



**CITY OF CEDARBURG
A MEETING OF THE COMMON COUNCIL
MONDAY, OCTOBER 13, 2025 – 7:00 PM**

A meeting of the Common Council of the City of Cedarburg, Wisconsin, will be held on Monday, October 13, 2025 at 7:00 PM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers. For access to the Zoom link, send a request to cityhall@cityofcedarburg.wi.gov.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. MOMENT OF SILENCE
4. PLEDGE OF ALLEGIANCE
5. STATEMENT OF PUBLIC NOTICE
6. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Council. At this time individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Council agenda item.

7. PUBLIC HEARING
 - A. A Public Hearing updating the City of Cedarburg Smart Growth Comprehensive Land Use Plan – 2025 as to Chapters/Elements 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendix A- Cedarburg Housing Data Report October 2024, Appendix B- Hwy 60 Horns Corners Road to Keup Road Traffic Planning & Access Study 8-27-25, Appendix C-Cedarburg School District Community Growth and Projections Report December 2024, and Appendix D-Intergovernmental Agreement between City of Cedarburg and Town of Cedarburg to provide for Orderly Growth and Development and for the Connection of Forward Way to Hilltop Drive.
 - B. Ordinance #2025-32 amending Title 13, Chapter 1 (Zoning), Articles C and F of the Municipal Code, SECTIONS 13-1-42(a), 13-1-43(a), 13-1-44(a), 13-1-45(a), 13-1-46(a), 13-1-47(a), 13-1-48(a), 13-1-49(a), 13-1-50(a), 13-1-51(a), 13-1-52(a), 13-1-69(m)(2)b., 13-1-76(c)(6), and 13-1-240(b) pertaining to definition and use of the term ‘Density’ and adding the term and definition for ‘Net Buildable Acres’.

- C. Ordinance #2025-33 amending Title 13, Chapter 1 (Zoning), Article C of the Municipal Code, Section 13-1-40(a) Districts., by adding a new zoning district titled “Detailed, Planned Mixed-Use Neighborhood Zoning District”.

8. NEW BUSINESS

- A. Discussion and possible action on Ordinance No. 2025-31 to adopt updated chapters/elements and/or related Exhibits or Appendices to the Smart Growth Comprehensive Land Use Plan-2025
- B. Discussion and possible action on Ordinance No. 2025-32 amending Title 13, Chapter 1 (Zoning), Articles C and F of the Municipal Code, Sections 13-1-42(a), 13-1-43(a), 13-1-44(a), 13-1-45(a), 13-1-46(a), 13-1-47(a), 13-1-48(a), 13-1-49(a), 13-1-50(a), 13-1-51(a), 13-1-52(a), 13-1-69(m)(2)b., 13-1-76(c)(6), and 13-1-240(b) pertaining to definition and use of the term ‘Density’ and adding the term and definition for ‘Net Buildable Acres’
- C. Discussion and possible action on Ordinance No. 2025-33 amending Title 13, Chapter 1 (Zoning), Article C of the Municipal Code, Section 13-1-40(a) Districts., by adding a new zoning district titled “Detailed, Planned Mixed-Use Neighborhood Zoning District”
- D. Discussion and possible action on Development Agreement and Sewer/Water easements for the Lasata CBRF project on Wauwatosa Road
- E. Discussion and possible action on Engineering Design Contract for the 2026 Street and Utility Project
- F. Discussion and review of 2026 Budget

9. CONSENT AGENDA

- A. Discussion and possible action on approval of September 29, 2025 Council Meeting Minutes
- B. Discussion and possible action on payment of bills dated 09/23/2025 through 10/06/2025, transfers from 09/30/2025 through 10/06/2025, and payroll from 09/14/2025 through 09/27/2025

10. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

- A. Administrator's Report

11. COMMUNICATIONS

- A. Comments and suggestions from Council Members
- B. Mayor's Report

12. ADJOURN TO CLOSED SESSION

- A. It is anticipated the Common Council will adjourn to closed session pursuant to State Statute 19.85(1)(e) to deliberate or negotiate the purchase of public property, the investment of public funds, or to conduct other specified public

business, whenever competitive or bargaining reasons require a closed session. Specifically to be discussed is item 12.A.2.

1. Approval of September 29, 2025 Closed Session minutes
2. Discussion on potential purchase of Lot 5 in the Hwy 60 Business Park by Egan Gardner Development.

13. RECONVENE TO OPEN SESSION

- A. Discussion and possible action on potential purchase of Lot 5 in the Hwy 60 Business Park by Egan Gardner Development.

14. ADJOURNMENT

Individual members of various boards, committees, or commissions may attend the above meeting. It is possible that such attendance may constitute a meeting of a City board, committee, or commission pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 NW 2d 408 (1993). This notice does not authorize attendance at either the above meeting or the Badke Meeting but is given solely to comply with the notice requirements of the open meeting law.

* Information attached for Council; available through City Clerk's Office. ** Citizen comments should be primarily one-way, from citizen to the Council. Each citizen who wishes to speak shall be accorded one opportunity at the beginning of the meeting. Comments should be kept brief. If the comment expressed concerns a matter of public policy, response from the Council will be limited to seeking information or acknowledging that the citizen has been understood. It is out of order for anyone to debate with a citizen addressing the Council or for the Council to take action on a matter of public policy. The Council may direct that the concern be placed on a future agenda. Citizens will be asked to state their name and address for the record and to speak from the lectern for the purposes of recording their comments. *** Information available through the Clerk's Office. 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, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov

COVER PAGE PLUS LISTING OF OFFICIALS & STAFF

PENDING PC REVIEW/UPDATE

Resolution #2024-08

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CEDARBURG ESTABLISHING
PUBLIC PARTICIPATION PROCEDURES FOR A PLANNED UPDATE TO THE CITY'S
COMPREHENSIVE PLAN (i.e. CITY OF CEDARBURG SMART GROWTH COMPREHENSIVE
LAND USE PLAN – 2025)**

WHEREAS, pursuant to Section 66.1001 of the Wisconsin Statutes, any program or action of a local governmental unit that affects land use, including but not limited to zoning, subdivision regulation and official mapping, shall be consistent with that local governmental unit's adopted comprehensive plan beginning January 1, 2010, such plan being required to address the nine elements as required by Wisconsin Statutes Section 66.1001(2); and

WHEREAS, the City of Cedarburg City Planning Commission and Common Council did adopt the Smart Growth Comprehensive Land Use Plan for the City of Cedarburg in 2008, which plan has been amended from time to time since then and will now be wholly updated to comply with the procedures established by Section 66.1001 of the Wisconsin Statutes; and

WHEREAS, Section 66.1001(4)(a) of the Wisconsin Statutes requires that the City Common Council adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation including open discussion, communication programs, information services and public meetings for which advance notice has been provided, and that such written procedures shall also provide for wide access to draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Common Council of the City of Cedarburg believes that regular, meaningful public involvement in the comprehensive planning process is important to ensure that the resulting comprehensive plan reflects the desires and expectations of the public to the maximum extent practicable; and

WHEREAS, the Plan Commission of the City of Cedarburg did, on July 1, 2024, review the Public Participation Plan attached hereto as Exhibit A, found that it includes written procedures designed to foster public participation, ensures wide distribution of draft plan materials, provides opportunities for open discussion and written comments on such materials, and provides mechanisms to respond to such comments, and did, therefore, recommend approval thereof to the Common Council; and

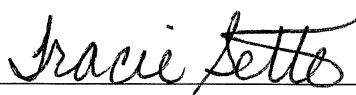
NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Cedarburg hereby adopts the Public Participation Plan for the City of Cedarburg Comprehensive Plan adopted February 2008 as its public participation procedures to fulfill the requirements of Wis. Stats. Section 66.1001 (4)(a).

This Resolution was adopted by the City of Cedarburg City Common Council on the 8th day of July, 2024:

CITY COMMON COUNCIL OF THE CITY OF CEDARBURG, WISCONSIN

BY: 

Pat Thome, Mayor

ATTEST: 

Tracie Sette, City Clerk

Exhibit A to Resolution #2024-08

“PUBLIC PARTICIPATION PLAN” DEVELOPED FOR THE PLANNED UPDATE TO THE CITY OF CEDARBURG COMPREHENSIVE PLAN (i.e. SMART GROWTH COMPREHENSIVE LAND USE PLAN – 2025

Methods of Public Participation.

The City of Cedarburg may use several methods to encourage public input throughout the comprehensive planning update process and for any future updates or amendments as may be needed thereafter. Methods to be employed include the following:

Method 1: Plan Commission

The City of Cedarburg will utilize the Plan Commission as the main body responsible for development, updates, and ongoing maintenance of the Comprehensive Plan for the City of Cedarburg-2050. The Plan Commission will be responsible for reviewing data, prioritizing issues and land use alternatives, overseeing the organization of the Plan, and determining goals, objectives and policies based on, among other things, information gathered from the public.

Method 2: Public Meetings & Public Hearings

Public meetings provide opportunity for both education and input. All Plan Commission and Common Council meetings are open to the public. All meeting agendas are posted in advance on the City of Cedarburg website and published as required by State law. Approved minutes of previous meetings are also posted on the City’s website. Any time an amendment or an update to the Comprehensive Plan is contemplated, it will be referred to, and reviewed in detail, by the Plan Commission at a meeting that is open to the public. Time for public comments may be set aside at each such meeting.

Any amendment or update to the Comprehensive Plan that is recommended by the Plan Commission to the City Common Council by action/Resolution of the Planning Commission will be the subject of a public hearing duly noticed by Class 1 notice, published at least 30 days prior to such hearing. The public hearing will consist of a short presentation summarizing and highlighting the major parts of the proposed amendment and/or update. Participants will have the opportunity to provide comments about the draft plan amendment or update. An official public record of the presentation and all comments will be established. The draft plan amendment will be available for review prior to the public hearing. Interested citizens will also have the opportunity to provide written comments prior to the public hearing, which will be read into the hearing.

Method 3: News Releases and Website

News releases are an effective tool to keep both the public and the press informed about the planning process. The City of Cedarburg may utilize news releases to create public awareness about the comprehensive planning process at key times during the amendment and or update process. In addition, the City will utilize its website to keep citizens informed on the planning process, to encourage public involvement, and to permit input/comments to City staff at any time.

Method 4: Public Engagement Survey

The City may conduct community surveys to inform it’s priorities and objectives as a part of the Comprehensive Plan update. Pertinent survey data may be summarized for use by the Plan Commission during the development of a Plan update.

Other Methods

In order to further develop the community’s vision, the City may use such other methods to gain the public’s input as workshops, open houses, and/or informational meetings.

CITY OF CEDARBURG

PLAN COMMISSION RESOLUTION 2025-14

RESOLUTION OF THE CITY OF CEDARBURG PLAN COMMISSION UPDATING/AMENDING ELEMENTS/CHAPTERS, 2-HOUSING, 3- TRANSPORTATION, 4-UTILITIES AND COMMUNITY FACILITIES, 8-LAND USE, APPENDICES B & C, AND THE RELATED INTRODUCTION SECTION THE CITY OF CEDARBURG SMART GROWTH COMPREHENSIVE LAND USE PLAN - 2025

WHEREAS, the City of Cedarburg, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a Comprehensive Plan for the physical development of the City of Cedarburg and recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, the City of Cedarburg Plan Commission did, on January 7, 2008, pass Resolution 2008-01 adopting the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025; and

Whereas, the City of Cedarburg Common Council did, on January 7, 2008, pass Ordinance 2008-06 adopting the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025; and

WHEREAS, the City of Cedarburg did, on July 8, 2024, initiate work on an update/amendment to the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025 by passing Resolution 2024-08 establishing a Public Participation Plan; and

WHEREAS, the City of Cedarburg Plan Commission has observed and engaged in the protocols of the Public Participation plan throughout its work toward arriving at the proposed updates to Elements/Chapters, 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, and 8-Land Use; and

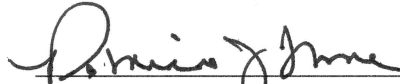
NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of Cedarburg hereby adopts the Updated/Amended Elements/Chapters, 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendices B & C, and the related Introduction section; and

BE IT FURTHER RESOLVED, that the Plan Commission hereby reaffirms the efficacy of existing Chapters/Elements 1-Issues and Opportunities, 5-Agricultural, Natural and Cultural Resources, 6-Economic Development, 7-Intergovernmental Cooperation, and 9-Implementation, and 10-Summary of Goals and Objectives until further/pending consideration is given them; and

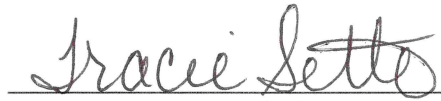
BE IT FURTHER RESOLVED, that the Secretary of the Plan Commission certifies a copy of the updated Elements/Chapters 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendices B & C, and the related Introduction section to the Common Council; and

BE IT FURTHER RESOLVED, that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance, which will constitute its adoption of the Update/Amendments to Chapters 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendices B & C, and the related Introduction section.

Passed and adopted this 27th day of August 2025.


Patricia Thome, Mayor

ATTEST:


Tracie Sette, City Clerk

Approved as to form:


Michael Herbrand, City Attorney

CITY OF CEDARBURG

PLAN COMMISSION RESOLUTION 2025-15

RESOLUTION OF THE CITY OF CEDARBURG PLAN COMMISSION UPDATING/AMENDING APPENDIX A - CEDARBURG HOUSING DATA REPORT - 2024, AND APPENDIX D - INTERGOVERNMENTAL AGREEMENT TOWN-CITY REF GROWTH & DEVELOPMENT 2021, AS COMPONENT PARTS OF THE CITY OF CEDARBURG SMART GROWTH COMPREHENSIVE LAND USE PLAN - 2050

WHEREAS, the City of Cedarburg, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a Comprehensive Plan for the physical development of the City of Cedarburg and recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, the City of Cedarburg Plan Commission did, on January 7, 2008, pass Resolution 2008-01 adopting the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025; and

Whereas, the City of Cedarburg Common Council did, on January 7, 2008, pass Ordinance 2008-06 adopting the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025; and

WHEREAS, the City of Cedarburg did, on July 8, 2024, initiate work on an update/amendment to the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025 by passing Resolution 2024-08 establishing a Public Participation Plan; and

WHEREAS, the City of Cedarburg Plan Commission has observed and engaged in the protocols of the Public Participation plan throughout its work toward arriving at the proposed updates to Appendix A - Cedarburg Housing Data Report - 2024, and Appendix D - Intergovernmental Agreement Town-City Ref Growth & Development 2021, as component parts of the City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2050; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes, the Plan Commission of the City of Cedarburg hereby adopts Appendix A - Cedarburg Housing Data Report - 2024, and Appendix D - Intergovernmental Agreement between City of Cedarburg and Town of Cedarburg to provide for Orderly Growth and Development and for the Connection of Forward Way to Hilltop Drive; and

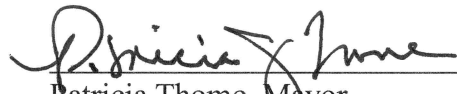
BE IT FURTHER RESOLVED, that the Plan Commission hereby reaffirms the efficacy of existing Chapters/Elements 1-Issues and Opportunities, 5-Agricultural, Natural and Cultural

Resources, 6-Economic Development, 7-Intergovernmental Cooperation, and 9-Implementation, and 10-Summary of Goals and Objectives until further/pending consideration is given them; and

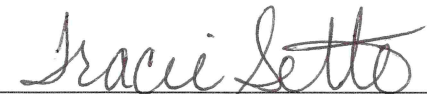
BE IT FURTHER RESOLVED, that the Secretary of the Plan Commission certifies a copy of the created/updated Appendix A - Cedarburg Housing Data Report - 2024, and Appendix D - Intergovernmental Agreement between City of Cedarburg and Town of Cedarburg to provide for Orderly Growth and Development and for the Connection of Forward Way to Hilltop Drive sections to the Common Council; and

BE IT FURTHER RESOLVED, that the Plan Commission does hereby recommend that the Common Council adopt an Ordinance, which will constitute its adoption of the Updates/Amendments to Appendices A and D in the Smart Growth Comprehensive Land Use Plan update to 2050.

Passed and adopted this 2nd day of September, 2025.


Patricia Thome, Mayor

ATTEST:


Tracie Sette, City Clerk

Approved as to form:


Michael Herbrand, City Attorney

ORDINANCE NO. 2025-31**An Ordinance Adopting an Update to the Smart Growth Comprehensive Land Use Plan – 2025**

The Common Council of the City of Cedarburg, Wisconsin, does hereby ordain as follows:

SECTION I

Whereas, per Section 62.23(2) and (3) of the Wisconsin Statutes, the City of Cedarburg, Wisconsin is authorized to prepare, adopt, and periodically update a Comprehensive Plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission and Common Council of the City of Cedarburg have adopted written procedures designed to foster public participation during the preparation of the City's Comprehensive Plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the City of Cedarburg Plan Commission did, by majority votes of the entire Commission, pass Resolutions 2025-14 and 2025-15 adopting the updates to Chapters 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendices A, B, C, & D, and the related Introduction, and favorably recommending adoption to the Common Council; and

WHEREAS, the City of Cedarburg did, on October 13, 2025, hold a public hearing on the proposed Update to the existing Smart Growth Comprehensive Land Use Plan – 2025 in compliance with Section 66.1001(4)(d) of the Wisconsin Statutes; and

NOW THEREFORE, the Common Council of the City of Cedarburg, Wisconsin does ordain as follows: the documents on file in the Office of the City Clerk, entitled 'Smart Growth Comprehensive Land Use Plan – 2050 containing updated Chapters 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendices A, B, C, & D, and the related Introduction is hereby adopted pursuant to Section 66.1001(4)(c) as updated, and existing Chapters 1-Issues and Opportunities, 5-Agricultural, Natural and Historical Resources, 6-Economic Development, 7-Intergovernmental Cooperation, 9-Implementation, and 10-Summary of Goals and Objectives are hereby retained as written for now.

SECTION II

This Ordinance shall take effect upon passage and publication as required by law.

Passed and adopted this 13th day of October, 2025 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

Attest:

City Clerk, Tracie Sette

Approved as to form:

City Attorney, Michael P. Herbrand

TABLE OF CONTENTS

PENDING PC REVIEW/UPDATE

INTRODUCTION

In 1991, after extensive inventories and analysis of the factors and conditions affecting development in the City of Cedarburg, the Common Council adopted a comprehensive land use plan with a designated year 2010. This plan was drafted by the Southeastern Wisconsin Regional Planning Commission with assistance provided by the City Council, Plan Commission and City staff. It served to guide the City's growth through 2007. On October 27, 1999, Governor Tommy G. Thompson signed 1999 Wisconsin Act 9 into law. This legislation, referred to as Wisconsin's Smart Growth Legislation, made significant changes to the Statewide planning statutes in existence at the time. The new law requires all local governments to make land-use decisions consistent with an adopted comprehensive plan by January 1, 2010. The legislation created a nine-element definition for a comprehensive plan and requires each community to address all nine elements, which are listed below:

- Issues And Opportunities
- Housing
- Transportation
- Utilities And Community Facilities
- Agricultural, Natural And Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

The scope and content of the comprehensive plan extends to all aspects of the physical development of a community. The intent of the plan is to serve as a guide to accomplish a coordinated, harmonious development of the city which will best promote its public health, safety, morals, order, prosperity, and general welfare. The plan addresses the general location and intensity of residential development and the location of concentrations of commercial, industrial, and institutional uses, all of which place demands on public facilities including streets and highways, sanitary trunk sewers and wastewater treatment plants, water service and stormwater management facilities.

In 2008, the City adopted a new/updated plan – The City of Cedarburg Smart Growth Comprehensive Land Use Plan - 2025. This plan satisfied the requirements of the 1999 Wisconsin Act 9 Smart Growth Legislation and has guided growth and development throughout the City through 2025.

Section 66.1001(2)(i) of the Comprehensive Planning Statute provides that a comprehensive plan must be updated at least once every 10 years. These periodic updates do not require that all the contents or elements be wholesale rewritten or replaced, rather, to the extent certain information, maps, tables, data, goals, and objectives remain applicable and effective, the City can reaffirm these as a part of the update. For instance, but without limitation, data relating to the physical inventory of the natural features such as soil types, high bedrock locations, floodplain boundaries, environmental corridor, wetland, and forested area locations, and certain other natural resource features which tend to change little over time, may simply be reaffirmed as a part of this update process.

The vision that these efforts have defined is that the City of Cedarburg will continue to be a quaint, historic, vibrant, and growing community with expertly planned neighborhoods and housing types for all residents, an historic downtown filled with carefully preserved and protected buildings and structures offering a variety of unique goods and services for sale along with exceptional dining and entertainment opportunities, outlying community commercial centers supplying the broader spectrum of goods and services throughout the City, and a stable industrial and employment base, well into the future. This vision will be achieved through the watchful eyes of the Plan Commission and the Common Council to ensure that growth is limited to an annual rate of approximately 1%-1.6% annually and that there is

a thoughtful balance between residential, business, and light industrial development. A variety of housing options will be necessary to support the needs of the first-time homebuyer, newcomers, growing families, empty nesters, and residents who want to downsize locally. Working in concert with the Economic Development Board and Cedarburg Chamber of Commerce, staff will continue working to encourage new business development which is vital to the success of this Plan. The City must commit to taking a thoughtful and responsible approach to new business development to safeguard against potential adverse negative impacts on the community.

This planning effort involved extensive inventories and analyses of the factors and conditions impacting development in the City. Through this analysis, population and housing projections were prepared which assisted in determining the amount of land needed and the appropriate classifications thereof to support future growth. With this Plan the City has established the policies, goals and objectives to guide its growth through the year 2050.

CHAPTER 1 - ISSUES AND OPPORTUNITIES

PENDING PC REVIEW/UPDATE

CHAPTER 2

HOUSING ELEMENT

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

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

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

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

Housing Inventory

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

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

Comparison of Housing Occupancy

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

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

Structure Type

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

Comparison of Occupied Structure Type

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

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

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

Structure Age

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

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

Housing Age Comparison

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

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

Housing Value

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

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

Housing Value Comparison (Owner Occupied)

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

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

Housing Affordability

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

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

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

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

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

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

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

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

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

Housing Assistance Programs

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

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

Housing Demand

Population Trends

As indicated in the Issues and Opportunities Element of this Plan, the City of Cedarburg's annual increase in population ranges from .99% per year to 8.47% per year for the decades from 1950 to 1990 (See Table 2.7 below). During the period between 1980 and 2020, the City's population growth rate averaged .77% per year. From 2010 to 2020 the growth rate was

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

HISTORIC AND PROJECTED POPULATION CHANGE

TABLE 2.7	Historical Population Growth Rates of the City of Cedarburg			
	POPULATION	NET POP. INCREASE	% INCREASE	ANNUAL
YEARS		PER DECADE	PER DECADE	% INCREASE
1880-1890	1,361 (1890)	--	--	--
1890-1900	1,626 (1900)	265	19.47%	1.95%
1900-1910	1,777 (1910)	151	9.29%	0.93%
1910-1920	1,738 (1920)	-39	-2.19%	-0.22%
1920-1930	2,055 (1930)	317	18.24%	1.82%
1930-1940	2,245 (1940)	190	0.09%	0.01%
1940-1950	2,810 (1950)	565	25.17%	2.52%
1950-1960	5,191 (1960)	2,381	84.73%	8.47%
1960 – 1970	7,697 (1970)	2,506	48.28%	4.83%
1970 – 1980	9,005 (1980)	1,308	16.99%	1.70%
1980 – 1990	9,895 (1990)	890	9.88%	0.99%
1990 – 2000	10,908 (2000)	1,013	10.24%	1.02%
2000 – 2010	11,412 (2010)	504	4.62%	0.46%
2010 – 2020	12,121(2020)	709	6.21%	0.62%
2020-2024*	12,914 (2024)*	793*	6.54%	1.64%
2020-2030	13,122 (2030)	1,001	8%	1%
2030-2040	14,019 (2040)	897	7%	1%
2040-2050	14,746 (2050)	727	5%	1%
Gray Highlight = Source US Census Data				
Yellow Highlight = Source Wisconsin Department of Administration Population Projections				
* = Period less than 10-years				

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

Housing Trends

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

Housing Development Environment

Based on the US Census 2023 Annual Geographic Information Table, the City of Cedarburg is 4.972 square miles/3,182.08 acres in area. Of the land currently located within the City's current municipal boundary, no single land use/land use classification demands greater acreage than residential. In 2024, approximately 61% of the City's total land area is developed as, or classified for future development of, residential uses.

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

The City's wastewater treatment plant, based on annual average flow, is currently at about 86% of its capacity. Based on *peak* flows, the City's wastewater treatment plant did experience a recent past overflow during a very large rain event. Every year the city is replacing or lining leaking sanitary sewer mains to reduce these peak flow events by reducing stormwater infiltration into the sanitary system. It is true today, that the wastewater treatment plant needs to be rehabilitated, or a new wastewater treatment plant built. The city is gathering further information to decide on rehabilitating the current wastewater treatment plant vs

building a new wastewater treatment plan. Until the wastewater treatment plant is rehabilitated or built new, there is still room for additional development and connections. With each new project, the city needs to be cognizant of and evaluate the potential impacts upon annual average flow and peak flows as not to exceed the system capacity.

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

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

In providing a variety and adequate supply of housing options for its residents, the City of Cedarburg considers the needs and requirements of its diverse population; a population that includes first-time home buyers, young & growing families, empty-nesters, residents who want to downsize, work from home individuals and families, people with special needs or disabilities, and retirees. Through careful planning and good judgment, the City of Cedarburg will maintain its unique historic character and continue to foster community pride, increase its desirability and protect existing property values through thoughtfully conceived land use/smart growth plans and complimentary zoning regulations.

Conclusions – Housing Analysis

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

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

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

95 residential units per year).

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

Housing and Residential Development Issues, Goals, Objectives and Policies

Issues:

- Supply of dwelling units may not be keeping-up with demand in certain sectors.
- Lack of new single-family homes ranging in size from 1,200 square feet and up.
- New homes and development need to be more reflective of Cedarburg's unique and historic character type as to architectural themes and neighborhood design.
- Protect existing neighborhoods from intrusion by incompatible land uses.
- Connect new neighborhoods with adequate park and open space access/opportunities and multi-modal routes to the city's central business district.
- Integrate various housing types within new neighborhoods or subregions of the City.
- Ensure proper maintenance, preservation, and improvement to the quality, integrity, care and maintenance of residential buildings and sites throughout the City.

Goals:

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

- Establish clear code-based provisions intended to preserve and improve the quality and integrity of existing residential neighborhoods.
- Maintain housing values over time.

Objectives:

- Work closely with developers at the outset of their neighborhood planning processes to guide them into designs that address the goals outlined above.
- Enforce residential codes and ordinances to ensure that properties are well maintained.
- Conduct a review of the City Codes and Ordinances and consider amendments as may be necessary to address housing concerns/issues as outlined above.
- Educate residents about the importance of property maintenance.

Policies:

- Provide for an appropriate range in home sizes through the use of Planned Unit Development (PUD) zoning and conservation subdivisions.
- Encourage appropriate residential densities for redevelopment sites in or near the downtown area to maintain a walkable customer base for existing businesses.
- Continue to monitor the FAR and Lot Coverage (i.e., mass and open space) requirements to ensure that these reflect the character of the City while addressing the needs of its citizens.
- The City of Cedarburg should continue its efforts to update the Zoning and Building Codes to provide better consistency with the Land Use Plan.
- New senior, elderly, assisted care, and housing for those with special needs or disabilities should be guided to areas most readily accessible (ideally walkable) to medical, commercial, recreational, social services, faith/worship, banking and other such necessities.
- New residential developments should be located in areas where public utilities and services can be conveniently and economically provided.
- Require adequate buffer areas around residential developments to protect from incompatible land uses.
- Promote the integration of different housing types such as single-family and two- family.

- Encourage the development of smaller homes (i.e., 1,200 sq. ft. and >).
- Task developers with the responsibility to prepare impact analysis for new development proposals including such things as environmental implications and impact on public services, public safety, traffic/transportation facilities, schools, etc.
- Identify “Smart Growth Areas” (i.e. prospective new development and redevelopment areas) and label them on the Land Use Map.
- Require architectural theme and design detail information to be made a part of new housing development applications as might ensure that certain unique architectural and building/site design characteristics of historic Cedarburg continue to be referenced going forward.
- Encourage appropriate residential densities for redevelopment sites in or near the downtown area to sustain a customer base for existing retail, restaurant and entertainment uses.
- Guide high density multi-family residential uses to infill, brownfield redevelopment, and arterial-type road/highway corridor locations.
- Develop programs to assist in the rehabilitation of existing substandard homes in the City in order to provide a decent and safe living environment for all residents.
- Encourage the use of redevelopment sites where streets, sewer, and water systems are already in place.

Cedarburg Housing Data Report

1.1 Executive Summary

Cedarburg has long been an appealing community, with significant efforts made by its residents to preserve the historic structures that contribute to its unique character. Since its founding, the city has grown steadily, expanding outward from Cedar Creek.

Currently, the City of Cedarburg is actively engaged in a Comprehensive Plan Update. Chapter 2 – Housing is a critical element of Cedarburg's Comprehensive Plan. It plays a pivotal role in shaping the future of the City. As part of the planning activities, the City has requested a third-party analysis of the housing market in Cedarburg, population growth projections and potential future housing needs.

The analysis was undertaken in late Q3 and early Q4 of 2024. The analysis draws heavily on the 2022 American Community Survey (ACS) generated by the U.S. Census bureau, data from the Wisconsin Multiple Listing Service (MLS), U.S Department of Housing and Urban Development (HUD), Rentdata.org and RocketHomes.com.

Like many communities throughout Wisconsin and across the nation, Cedarburg faces a housing shortage driven by high demand and limited availability of housing units. As a result, housing affordability is a challenge for buyers.

The City of Cedarburg seeks to continue its growth, protect its community character, and maximize available development space. Planning efforts to address these priorities encompass transportation analysis, public utility analysis, engagement with external stakeholders (e.g., Cedarburg School District), and public involvement. These activities focus on where and how to grow and the potential impacts of growth.

The Smart Growth areas identified by the Plan Commission help answer the question of where growth should occur. Utilizing these areas provides the flexibility needed to address projected population growth of 3,375 people and an expansion of 1,324 housing units by 2040.

This document centers on Cedarburg's housing data and acknowledges the unique character of the City, which fosters a strong sense of community and desirability as a place to live. The analysis provided aims to equip the community with data to establish goals, objectives, and policies that address Cedarburg's housing needs while preserving its overall character.

1.2 Housing Data and Analysis

An important part of assessing the local housing market is to understand current conditions as well as factors that influence residential patterns. By reviewing existing conditions, the factors that influence these conditions, and assessing housing strengths and concerns, we can develop a picture of the local housing market in 20 years. The following sections touch upon these aspects of the City housing market.

- Supply Factors – Number and type of housing units, tenure, vacancies, housing values and rental rates, cost and condition of housing stock.
- Demand Factors – Population, households, income, and economic factors.
- Local Housing Market Overview

Data from the 2022 ACS shows that 57.3% of the current units in the City of Cedarburg were built prior to 1980, and 14.6% of the City's housing unit were built since 2000. **Table 1-2A** provides total number of units in the City of Cedarburg, the occupancy type and number of units by occupancy type.

Table 1-2A Total Housing Units & Occupancy

Total Housing Units	5,390
Occupied housing units	5,067
Vacant housing units	323
Homeowner vacancy rate	0
Rental vacancy rate	3.8

Source: [2022 ACS DP04](#)

Vacant units listed in the table above include 78 seasonal homes, 67 rental units, 41 sold but unoccupied units, and 137 other vacant units, as indicated in [Table B25004](#) of the 2022 ACS.

The City of Cedarburg's owner-occupancy rate of 66.5% and renter-occupancy rate of 33.5% are consistent with the rates for Ozaukee County and the State of Wisconsin. **Table 1-2B** illustrates Cedarburg, Ozaukee County and Wisconsin occupancy type and rates. The table also shows average household size by occupancy type.

Table 1-2B Housing Unit Occupancy Type & Household Average Size

	Units	Percent	Ozaukee County	Wisconsin
Owner-occupied	3,369	66.50%	74.00%	67.90%
Renter-occupied	1,698	33.50%	26.00%	32.10%
Avg. Household Size - Owner	2.72		2.72	2.49
Avg. Household Size - Renter	1.68		1.51	1.94

Source: [2022 ACS DP04](#)

Table 1-2C shows the number of units in a structure. Housing units in Cedarburg are predominantly single family detached dwellings at 63.7%. That is also consistent with Ozaukee County 65.2% at and Wisconsin at 66.1%.

Table 1-2C Housing Units Per Structure

Units in Structure	Units	Percent
Totals Units	5,390	
1-unit, detached	3,433	63.70%
1-unit, attached	293	5.40%
2 units	139	2.60%
3 or 4 units	372	6.90%
5 to 9 units	494	9.20%
10 to 19 units	119	2.20%
20 or more units	540	10.00%
Mobile home	0	0.00%
Boat, RV, van, etc.	0	0.00%

Source: [2022 ACS DP04](#)

***Table 1-2D** summarizes number of units built by year and percentage of the total housing units. Of note, the ACS data does not reflect the 567 units constructed / approved since 2020 (i.e. Arrabelle, Stone Lake, Cedar Place, Fox Run and Cedarway) by the City.

Data from the 2022 ACS shows that 57.3% of the current units in the City of Cedarburg were built prior to 1980, and 14.6% of the City's housing unit were built since 2000.

Table 1-2D Housing Unit Date Built*

Total Housing Units	Units	Percent
Built 2020 or later	5	0.10%
Built 2010 to 2019	440	8.20%
Built 2000 to 2009	338	6.30%
Built 1990 to 1999	873	16.20%
Built 1980 to 1989	644	11.90%
Built 1970 to 1979	896	16.60%
Built 1960 to 1969	636	11.80%
Built 1950 to 1959	471	8.70%
Built 1940 to 1949	253	4.70%
Built 1939 or earlier	834	15.50%

Source: [2022 ACS DP04](#)

Increases in housing costs in the City of Cedarburg have outpaced the growth in Median Household Income since 2000. The median home value in the City of Cedarburg is \$372,500 per the [2022 ACS](#) which is 107% higher than data reported in the 2000 census. During that same time frame, the median household income increased 41.1% from \$56,431 to \$79,610 in 2022. This difference creates pressure on housing affordability. **Table 1-2E** shows the reported values of owner-occupied housing units in Cedarburg.

Table 1-2E Housing Unit Values

Owner-occupied Units	Units	Percent
Less than \$50,000	32	0.90%
\$50,000 to \$99,999	35	1.00%
\$100,000 to \$149,999	26	0.80%
\$150,000 to \$199,999	53	1.60%
\$200,000 to \$299,999	835	24.80%
\$300,000 to \$499,999	1,761	52.30%
\$500,000 to \$999,999	626	18.60%
\$1,000,000 or more	1	0.00%
Median (dollars)	\$	372,500

Source: 2022 ACS DP04

A majority of households in the City of Cedarburg are long-term residents, with 79% reporting they have lived at their current location for over fourteen years. **Table 1-2F** details the number of owner-occupants by the date range in which they took occupancy of their current unit.

Table 1-2F Householder Occupancy Date

Range	Units	Percent
Moved in 2021 or later	288	5.70%
Moved in 2018 to 2020	771	15.20%
Moved in 2010 to 2017	1,577	31.10%
Moved in 2000 to 2009	1,069	21.10%
Moved in 1990 to 1999	634	12.50%
Moved in 1989 and earlier	728	14.40%

Source: 2022 ACS DP04

The tenure of householders indicates limited filtering, defined as downsizing or moving to larger homes, within the city, which restricts opportunities for new residents to join the community. New householders are more likely to seek occupancy in newly constructed units, which have also increased in price. The lack of householder movement suggests a limited variety of housing units, potentially leading to longer occupancy in current homes. Additionally, affordability plays a significant role in housing decisions.

Table 1-2G 2019 MLS Data

Class	Beds	Total Listed	# Sold	% Sold	Average	Median	Average	Median	Sale /List Ratio	Average	Median
					List Price Sold		Sale Price Sold			DOM Sold	
Single-Family	All	275	222	80.73%	\$417,702	\$399,000	\$416,917	\$391,250	99.81%	46	16

Source: Wisconsin MLS, Accessed by Vierbicher Staff October 2024

Table 1-2H YTD 2024 MLS Data

Class	Beds	Total Listed	# Sold	% Sold	Average	Median	Average	Median	Sale /List Ratio	Average	Median
					List Price Sold		Sale Price Sold			DOM Sold	
Single-Family	All	132	121	91.67%	\$557,219	\$515,000	\$560,020	\$520,000	100.50%	21	5

Source: Wisconsin MLS, Accessed by Vierbicher Staff October 2024

Cedarburg homeowners considering a housing change face the stark reality that the cost to acquire a home equivalent to their current one may be 50% higher than when they first moved to Cedarburg. This is a challenge statewide as the [Wisconsin Policy Forum report](#) from March of 2024 indicates. The median home sale price increased 53.3% from 2017 to 2022 and the price-to-income ratio is 3.7%.

The Cedarburg census-based data on median home values confirms a significant increase, with market-based data reflecting an even greater rise. Data pulled from the Wisconsin Multiple Listing Service (MLS) in early October 2024 indicates that the median sale price for a single-family home in Cedarburg is \$515,000. This 2024 median sale price is \$142,500 higher than the 2022 median home value reported in the 2022 ACS.

Tables 1-2G and **1-2H** report MLS market-based data for the City of Cedarburg in 2019 and year-to-date in 2024. Over this 5-year period, the median sale price increased by 32.91%. Notably, the number of single-family units listed decreased by 52%, and the average days on the market dropped by 54.35% over the same timeframe. In 2024, buyers are also paying over the list price for single-family units in Cedarburg. This data reflects the high demand for housing in Cedarburg and the limited inventory available, which has driven market prices up and made affordability a major barrier.

As Cedarburg develops the housing element of its updated comprehensive plan, housing affordability is a critical component. The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as “housing costs that constitute 28% to 30% of a household’s gross annual income.” The Urban Land Institute defines workforce housing as “housing affordable to households earning 60% to 120% of the area median income.” The Wisconsin Realtors Association further defines workforce housing as “the supply of housing in a community that meets the needs of its workforce (e.g., teachers, police officers, firefighters, nurses).”

To put affordability into perspective, the Median Household Income (MHI) in the City of Cedarburg is \$79,610, as reported by the 2022 ACS. **Table 1-2I** shows the estimated income over 12 months for the City Cedarburg.

Table 1-2I Last 12 Month Income Estimates

Annual Gross Income	Percent	Number
Less than \$10,000	2.70%	137
\$10,000 to \$14,999	2.30%	117
\$15,000 to \$24,999	10.00%	507
\$25,000 to \$34,999	5.30%	269
\$35,000 to \$49,999	12.60%	638
\$50,000 to \$74,999	13.50%	684
\$75,000 to \$99,999	11.40%	578
\$100,000 to \$149,999	14.80%	750
\$150,000 to \$199,999	13.50%	684
\$200,000 or more	13.90%	704
Median income (dollars)	\$	79,610

Source: [2022 ACS S1901](#)

Based on this data, approximately 46.4% of households in Cedarburg are at or below the MHI of \$79,610. The housing affordability threshold, defined by HUD as 30% of income, would be \$1,990 per month or \$23,883 annually.

Financial institutions generally use a factor of 2.5 times gross annual income as a benchmark for an affordable mortgage. This would equate to a mortgage of \$199,025 for a household earning the MHI in Cedarburg.

Table 1-2J below provides a matrix showing Median Household Income (MHI) levels and values, the workforce MHI range, the calculated affordable mortgage value, and the affordable housing threshold. The matrix indicates that a household earning 180% of the MHI could secure an affordable mortgage of \$358,245. In this scenario, the household would need a down payment of \$161,755, or 31%, to purchase the median-priced owner-occupied housing unit in Cedarburg.

Table 1-2J Last 12 Month Income Estimates

City of Cedarburg	Below Median Household Income		Median Income	Above Median Household Income		
Median Income Ranges	60% AMI	80%AMI	100%AMI	120% AMI	150%AMI	180% AMI
	\$47,766	\$63,688	\$79,610	\$95,532	\$119,415	\$143,298
	WORKFORCE HOUSING RANGE					
Affordable Mortgage (2.5x income)	\$119,415	\$159,220	\$199,025	\$238,830	\$298,538	\$358,245
Affordable Housing Threshold (30% of income)	\$14,330	\$19,106	\$23,883	\$28,660	\$35,825	\$42,989

Sources: [2022 ACS S1901](#), and Vieribicher

While owner-occupied housing in Cedarburg faces significant affordability challenges, renter-occupied units are more affordable. Table 7-2K documents the 2022 ACS-reported gross rents for the 1,698 rental units in Cedarburg. Based on the affordability threshold above, 96% of the rental units in Cedarburg are affordable to householders at the median household income (MHI) or above.

Table 1-2K Gross Rents

Occupied Units Paying Rent	Units	Percent
Less than \$500	47	2.80%
\$500 to \$999	753	45.30%
\$1,000 to \$1,499	628	37.80%
\$1,500 to \$1,999	168	10.10%
\$2,000 to \$2,499	54	3.20%
\$2,500 to \$2,999	9	0.50%
\$3,000 or more	4	0.20%
No rent paid	35	
Median (dollars)	\$	1,018

Source: 2022 ACS DP04

Market data on rents in the Cedarburg area also provides a positive point related to affordability. **Table 1-2L** shows the projected market rent rates with estimates for monthly utilities and insurance. Based on this data, market rate rental prices are affordable to householders at MHI of above as estimates costs are below the \$1,990 monthly affordability threshold shown in Table 1-2J on the previous page.

Table 1-2K Gross Rents

Unit Type	Rent	Utilities	Insurance	Total
1 Bedroom	\$1,056.00	\$100.00	\$10.56	\$1,166.56
2 Bedroom	\$1,257.00	\$110.00	\$12.57	\$1,379.57
3 Bedroom	\$1,558.00	\$120.00	\$15.58	\$1,693.58
4 Bedroom	\$1,701.00	\$130.00	\$17.01	\$1,848.01

Source: Rentdata.org, Accessed by Vierbicher Staff October 2024

The housing market in Cedarburg faces many of the same challenges observed statewide and nationally. Since the Great Recession, the creation of new housing parcels has plummeted, and today, the annual parcel creation total is about half of what it was in 2007. As a result, there is an undersupply of housing units. While Cedarburg has seen new construction of both single-family and multi-family units, this construction has not kept pace with demand, leading to limited availability of units, which drives market prices up. Additionally, a limited variety of housing unit options hinders the historic filtering of housing units, as empty nesters, retirees, and seniors look to downsize. These householders are staying in place, and thus their housing units are not available on the market. Furthermore, households seeking to upgrade to larger homes have limited options and often pursue remodels and additions to their current housing units instead of acquiring or constructing new housing.

Costs related to construction also hinder the creation of new housing units. New construction costs have more than doubled since 2019 due to the impacts of COVID-19, supply chain challenges, and labor shortages.

Increasing the number and variety of housing units in the City of Cedarburg will help reduce supply pressures in the housing market. Expansion of traditional residential development, consisting of single-family homes, twin homes, and multi-family units, is critical. In-fill development opportunities for multi-family, twin homes, and single-family units should also be pursued.

1.3 Population Analysis

Another critical consideration in Chapter 2 – Housing element of the Cedarburg comprehensive plan is population projection. Population growth is driven by a variety of factors, including school districts, employment opportunities, public amenities (i.e., parks, trails, events, etc.), public safety, transportation infrastructure, community character, and affordability. The impacts of these community attributes are difficult to quantify. An analysis of historic population growth can provide a basis for projecting future growth and is data-driven. The combination of this data and the community attributes is key to developing future population projections.

Section 1.3 of this document draws on data from the U.S. Census and the Wisconsin Department of Administration. It also incorporates input from City staff related to the community attributes identified above.

Table 1-3A depicts the gender and age of the residents of Cedarburg. The median age in Cedarburg is 43.9 and slightly younger than Ozaukee County where the median age is 44.3.

Table 1-3A Cedarburg Gender & Age

Gender and Age Range	Persons	Percent
Male	5,893	48.30%
Female	6,320	51.70%
Under 5 years	492	4.00%
5 to 9 years	795	6.50%
10 to 14 years	869	7.10%
15 to 19 years	1,010	8.30%
20 to 24 years	690	5.60%
25 to 34 years	1,150	9.40%
35 to 44 years	1,383	11.30%
45 to 54 years	1,536	12.60%
55 to 59 years	810	6.60%
60 to 64 years	999	8.20%
65 to 74 years	1,293	10.60%
75 to 84 years	766	6.30%
85 years and over	420	3.40%
Median age (years)	43.9	

Source: [2022 ACS DP05](#)

Cedarburg's medial age is higher than the State of Wisconsin median age of 40.5. Nearly 22% of Cedarburg's population is under 18 years of age and 23.9% is between 35 and 54. Older residents, aged 55 and older, make up 35.1% of the population, with 20.3% being 65 or older.

Consideration of current age classes projected into the future is an essential element of population projection. For example, in 2044, the current 35 to 54 age cohort will be 55 to 74 years of age, representing a 5.9% decline in that group. The currently 55 to 64 cohort will age into the 75 to 84 group, which indicates a 120% increase in that cohort. These changes will impact the type and number of housing units needed to serve an aging population.

Household

Based on ACS Data the average household size in Cedarburg has declined from 2.93 to 2.37 persons from 2010 to 2022. This trend is consistent with household size declines at the county, state and national level for the same period. **Table 1-3B** illustrates the average household size for Cedarburg, Ozaukee County and the state.

Table 1-3B Total Households & Ave Household size

Households	City	County	State
Total Households	5,067	38,030	2,495,539
Ave Household Size	2.37	2.41	2.31

Source: 2022 ACS S1101

There is a link between population, average household size and housing unit demand. If population remains constant and the average household size declines, that equates to more households within the population. In the case of Cedarburg, ACS Data from 2010 reports 4,711 households, while the 2022 ACS total household count is 5,067, representing a 7.5% increase.

Table 1.3C is a projection from the Wisconsin Department of Administration (DOA). The DOA does household projections every 10 years based on Census data. Their projection estimates 5,274 households in Cedarburg by 2040, reflecting a 4.1% increase over the 5,067 reported in the 2022 ACS.

2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
5,009	5,197	5,335	5,357	5,274

Source: DOA "Pop & Household Projections, Produced in 2013, Based on 2010 census"

The Wisconsin Department of Administration (DOA) does multiple population projections for communities in the State of Wisconsin. The first projection is done every 10 years and is based on data collected in the decennial census. DOA projections based on the 2020 Census will not be available until December 2024. When that data is released, it is recommended that the Cedarburg Plan Commission review the data and consider potential adjustments based on the data. The second DAO population estimate is done on an annual basis. **Table 1-3D** is a summary of the annual DOA population estimates for Cedarburg.

Table 1-3D DOA Annual Population Estimates

2010 Census	2013 Estimate	2015 Estimate	2020 Census	2024 Estimate
11,412	11,451	11,530	12,121	12,914

Source: DOA Population Est. Time Series 10/2024

The population of Cedarburg has grown by 6.54% since the 2020 census, based on the DOA annual estimates. Vierbicher staff reviewed the historic population growth documented by the U.S. Census, the DOA decennial projections, and the DOA annual estimates to establish a conservative annual growth rate of 1.6% annually for the population of Cedarburg. The annual growth rate also took into account data provided by City Planning staff related to community attributes. Table 1-3E projects the population of Cedarburg over 5-year increments through 2040.

Table 1-3E Vierbicher Population Projection

2020 Actual	2024 DOA Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection
12,121	12,914	13,121	14,051	15,211	16,289

Source: US Census Data, DOA "Population & Household Projections, Vierbicher

The projected population growth of 1.6% annually results in a 15.92% increase from 2020 to 2030 and a 15.93% increase from 2030 to 2040. These decade-level increases are below the historic decade to decade average increase of 18.61% experienced by Cedarburg since the 1890 census.

To accommodate the projected population growth, the City of Cedarburg should pursue policies that result in more housing units across a wide variety of types (i.e., single-family homes, twin homes, townhomes, and multi-family units).Table 1-3F (on the following page) identifies the need for 1,324 additional housing units in Cedarburg to support the population growth estimates in Table 1-3E. The projection indicates 881 owner-occupied units and 444 renter occupied units are needed. This projection derived from the current owner to renter occupied ratio in the City. However, the mix of housing may tighten or invert. In that scenario more multi-family units may be built versus traditional single-family units. State and national trends support this scenario, as affordability concerns and availability of land for development continue to challenge communities and developers. Additionally, the trend toward renter-occupied versus owner-occupied housing may continue to expand, driven by factors such as affordability, flexibility, amenities, and preferences.

Based on the housing unit projection above, 81 new housing units would be needed 2025. A total of 365 new housing units would need to be built from 2026 through 2030. Four hundred fifty-six new units would need to be constructed between 2031 and 2035. During the period from 2026 to 2040, a projected 423 new units will be needed. This results in an average of 82 new units annually from 2026 through 2040.

The new housing units projected keep pace with projected population growth over this period. However, the projected new units do not increase the available housing stock required to address the inventory and affordability challenges faced by Cedarburg. As the Plan Commission and City Council proceed with planning activities related to land use and housing, a review of strategies that further increase the number of new units in the city may be necessary.

The City of Cedarburg is not alone as it relates to housing challenges. Communities throughout that state and nationwide are faced with low inventories, affordability issues, shifting demographics and changes in householder preferences. Housing is a leading topic at state and national planning and administration conferences. Communities nationwide are seeking strategies to address housing challenges. Housing affordability across various housing types is a topic of discussion at the municipal, county, state, and national levels. Affordable housing and workforce housing are priorities nationwide.

Changes in zoning to enable housing unit diversity within the community, reduction of lots sizes to increase density, allowance of accessory dwelling units, implementation of bungalow courts, and planned unit development are all strategies that are being implemented nationwide. Cedarburg is positioned to select the strategies that best fit the community needs and character.

Table 1-3F Vierbicher Housing Unit Projections

	2020 Actual	2024 DOA Estimate	2025 Projection	2030 Projection	2035 Projection	2040 Projection	Totals
Occupied Housing Units	4920	5,067	5,148	5,513	5,968	6,391	
Owned Occupied	3514	3,369	3,423	3,666	3,968	4,250	881
Renter-Occupied	1406	1,698	1,725	1,847	2,000	2,142	444
Needed Owner Occupied			54	243	303	281	881
Needed Renter Occupied			27	122	153	142	444
					Total Units		1,324

Source: US Census Data, DOA "Population & Household Projections, Vierbicher

One strategy is the adoption of Smart Growth Areas. The Plan Commission, as part of Chapters 2 (Housing) and 8 (Land Use) of the comprehensive plan, has identified 12 Smart Growth Areas throughout the City of Cedarburg. The Smart Growth Areas represent land for potential development and is a combination of green field, redevelopment and infill properties. The Plan Commission has approached these areas from the perspective that "developments should be in accordance with the Housing and Residential Development Goals, Objectives and Policies as set forth in Chapter of this Comprehensive Plan (i.e., Housing)".

The identified Smart Growth areas provide more than sufficient area to support the housing unit projections mentioned above. Additionally, the designation of Smart Growth Areas provides the tools to plan and manage development compatible with the community needs and desires. These areas leverage existing infrastructure and maximize the available space within the City. The goal in each designated area is to maximize its use for the City while considering compatibility with its surroundings by identifying its potential future use. The designation of the Smart Growth Areas provides a guide for local officials to leverage when considering projects within the City of Cedarburg and provides the flexibility to address the range of housing needs in the City.

Cedarburg has opportunities that many communities in Wisconsin can only hope for. The community is a highly desirable place to live, with unique character that attracts potential new residents. The demand for housing in Cedarburg generates interest from companies focused on residential development, with several submitting proposals for consideration by the City. These growth opportunities are beneficial for Cedarburg.

The City of Cedarburg has benefited from growth over the past 130 years. This commercial and residential expansion has shaped the community and funded services and amenities. Today, communities in Wisconsin are dependent on growth to generate the revenues needed to keep pace with increasing operational costs. Growth is critical to the future of Cedarburg, just as it has been since its founding.

Planning and managing growth is a delicate balance, which is understood by the Plan Commission and Common Council. The local governing body is engaged and will continue to provide opportunities for members of the community to contribute to the planning process. Through this engagement, the community will complete the Comprehensive Plan update and chart the path for the City of Cedarburg to follow for the next 20 years.

CHAPTER 3

TRANSPORTATION ELEMENT

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

Transportation Element. A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation service systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals, and programs to the state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural transportation plans, airport master plans and rail plans that apply to the local governmental unit.

Transportation System

A properly planned transportation network is necessary and vital for the efficient movement of people, goods and services. Different types of uses and intensities of land use impose a variety of demands on streets and highways. Existing and new transportation facilities have significant affects on how adjacent lands develop. Accordingly, the coordination of land use and transportation improvements is critical for the attractive and efficient growth of a community. Streets and roads function as a connective network, dispersing traffic and offering a variety of pedestrian, bicycle, and vehicular routes to any destination while joining and integrating neighborhoods with surrounding neighborhoods and business centers. The system also serves as a location for utilities and storm water drainage facilities. There was an estimated 58.5 miles of streets and highways in the City of Cedarburg in 2025.

The street and highway classification system design is based on the primary function served. There are three classifications recognized: 1) arterial streets; 2) collector streets; and 3) land access streets.

The State Trunk Highway System, which includes Interstate Highways, U.S.-numbered highways, and State highways, generally carry the highest traffic volumes, provide the highest traffic speeds, have the highest degree of access control, and serve land uses of Statewide or regional significance. State Trunk Highways (STH) serve the longest trips, principally carrying traffic traveling through

the community or County and between the City or County to other Cities or Counties. County trunk highways (CTH) should form an integrated system with the State Trunk Highways and principally serve traffic between the community and other communities in the County. Local arterial streets serve the shortest trips, serve locally-orientated land uses, carry the lightest traffic volumes than the arterial system, provide lower traffic speeds, have the least access control, and principally serve traffic within the community.

Arterial Streets are defined as streets and highways which are principally intended to provide a high degree of travel and mobility, serving the through movement of traffic and providing transportation service between major suburban areas or through the area. Arterial streets and highways are classified by the unit of government that has responsibility, or jurisdiction, over the facility. The Wisconsin Department of Transportation (WisDOT) has jurisdiction over the State Trunk Highway system, Ozaukee County has jurisdiction over the County trunk highway system, and the City of Cedarburg has jurisdiction over the local streets within its corporate limits. Arterial streets and highways in the City of Cedarburg are shown on Map 3.1. The arterial street system should be integrated with the area-wide system. Access to abutting property from an arterial street is a secondary function and should always be subordinate to the primary function of traffic movement.

Arterial streets are typically spaced at about one-half mile intervals in high-density areas, one-mile intervals in medium density areas and two-mile intervals in low-density areas. To serve travel effectively, and to make efficient use of public resources, the arterial street system is planned as an integrated system, irrespective of jurisdictional boundaries and responsibilities for streets and highways, with consideration of existing and future traffic volumes.

Collector Streets are defined as streets or highways which are intended to serve primarily as connections between the arterial system and the land access street system. In addition to collecting traffic from and distributing traffic to the land access streets, collector streets usually provide the same principal function as land access streets; that of providing access to abutting property. The right-of-way width and cross-section for collector streets are generally uniform throughout the City as specified in the Land Division Ordinance.

Land Access (Local) Streets are defined as streets which are intended to serve primarily as a means of access to abutting properties, principally serving the residential areas of a community. WisDot maintains a detailed database of local street information in the “Wisconsin Information System for Local Roads” (WISLR). Physical attributes such as right-of-way and pavement width, number of traffic lanes, type of surface and pavement ratings, the presence and type of shoulders or curbs, and the presence of sidewalks are available through a database that can be accessed through the WisDot website by registered users. Under Section 86.302 of the Wisconsin Statutes, pavement ratings must be submitted to WisDot by each community every other year. The PASER method (Pavement Surface Evaluation and Rating) is the most commonly used method in Wisconsin.

Collector and land access (local) streets should form a street system within neighborhoods determined by arterial streets or other natural boundaries. Collector and land access streets should not be extended directly through a neighborhood, or from neighborhood to neighborhood. The street system should be designed to discourage through traffic from traveling within the neighborhood, but should be designed to permit direct travel by personal vehicle, bicycle, and walking within the neighborhood.

Right-of-Way Width

The right-of-way is the limit of publicly-owned land encompassing a street. The minimum right-of-way width of all proposed and existing streets shall generally be as follows:

Arterial streets	100
Collector streets	80 feet
Local streets	60 feet

Recognizing that some streets and adjacent development in Cedarburg existed prior to current transportation design standards, the right-of-way widths do vary throughout the City of Cedarburg but can be modified by action of the Common Council as necessary to preserve the character of the historic development patterns of the past.

Congestion Measures

Level-of-service designations are used to quantitatively measure the operational characteristics of the arterial street system. There are six levels of service corresponding to letters “A” through “F” of the alphabet; “A” describes free-flow, unrestricted traffic conditions and “F” describes a breakdown in traffic flow. At level-of-service “A” or “B”, traffic would operate during peak traffic

periods without any speed reduction and with minimal average signalized intersection delays of only 5 to 15 seconds. Level-of-service “C” would experience no traffic congestion during peak traffic periods with no speed reduction and average signalized intersection delays would be about 15 seconds. There may, however, be some restrictions on lane changing and some difficulty in making left turns across traffic at driveways and unsignalized intersections. With level-of-service “D” conditions, traffic would experience a 5% to 10% reduction in travel speed from free-flow speeds, as average signalized intersection delays would increase to about 25 seconds. There would also be restrictions on lane changing and maneuverability and difficulty in making left turns across traffic at unsignalized intersections and driveways. At level-of-service “E”, traffic would be severely congested during peak traffic periods. During peak periods, traffic would experience a 10% to 25% reduction in travel speed from free-flow and average intersection delays of about 35 seconds. There would be significant restrictions on lane changing and maneuverability and significant difficulty in making left turns across traffic at unsignalized intersections and driveways. Level-of-service “F” conditions would exhibit extreme travel congestion during peak traffic periods. Traffic would experience a 25% to 70% reduction in travel speed with substantial delays at signalized intersections. Average delays to each vehicle at controlled intersections may exceed 35 seconds and could approach 120 seconds. Vehicles may have to wait through more than one traffic-signal red phase to clear an intersection.

Facility Inventory

State Highways

State highways generally carry the highest volume of traffic, have the highest degree of access control and principally carry traffic through the City and/or County. Prior to 1993, the City of Cedarburg had one State Trunk Highway (STH 57) located within its boundary. However, that was reclassified based on an analysis of traffic volume and adjacent land uses conducted in 1984, which determined that STH 57 (Washington Avenue) did not meet the criterion for a State Trunk

Highway. (See SEWRPC, Ozaukee County Jurisdictional Highway Plan, January 1993.) That study resulted in the City of Cedarburg entering into a Jurisdictional Transfer Agreement in 1993 with the State Department of Transportation which contained the provision that Wauwatosa Road would become a State Highway (STH 181) and the jurisdiction of STH 57 would shift to local control.

In 2005, the City of Cedarburg annexed just less than 300 acres located along the north and south side of STH 60 between Cedar Creek and the 5 Corners intersection. As a result of this annexation, Cedarburg now has two State highways within its jurisdiction: Wauwatosa Road (STH 181) and State Highway 60.

STH 181 (Wauwatosa Road) skirts the City on a north/south axes approximately 1.5 miles west of the downtown area and passes through urban type residential areas and rural agricultural areas. This highway provides for efficient movement of traffic for destinations in, through and beyond the City's limits. In 2013, the State Department of Transportation added roundabouts at the STH 181 intersections with Western road and Bridge Road, and STH 181 was upgraded to a 3-lane TWLTL (two way left turn lane) between the roundabouts. A pedestrian/bicycle path should be constructed within the right-of-way along the east side of STH 181. The State Department of Transportation plans for STH 60 remain uncertain at this point.

Primary Arterials

Traffic mobility is the major function of these roads although land access is important for the businesses and residences. Following are the primary arterials serving the City of Cedarburg: Washington Avenue, Columbia Road, and Pioneer Road. Washington Avenue cuts through the heart of the City where it serves the commercial development south of Lincoln Boulevard and the downtown business district. Because Washington Avenue serves both commercial areas and also extends through old historic residential neighborhoods, traffic should be kept slow, with cautious movements. The annual average daily traffic volume (ADT) for Washington Avenue between Columbia Road and Bridge Road was 7,000; from Columbia Road to Hamilton Road was 10,600; and Hamilton Road to Lincoln Boulevard was 11,100 in 2023. Columbia Road, connecting downtown Cedarburg with the Village of Grafton, had an annual average traffic count of 5,100 from Washington Avenue to Keup Road and 8,400 east of Keup Road in 2023. Pioneer Road serves as the link from Cedarburg to I-43 and beyond to the City of Milwaukee. In 2023, the ADT for Pioneer Road between STH 181 and Washington Avenue was 6,200 and east of Washington Avenue was 8,200.

Secondary Arterials

Traffic mobility is a major function of these roads; however, land access is important for businesses and residences. Bridge Road, Western Road, Sheboygan Road, Keup Road, Hamilton Road and Portland Road are considered secondary arterials. Bridge Road and Western Road serve as major

east/west links to and from the City for traffic heading to STH 181 or further to the west. Sheboygan Road and Keup Road are the major links to and from STH 60 and north, east or west thereof.

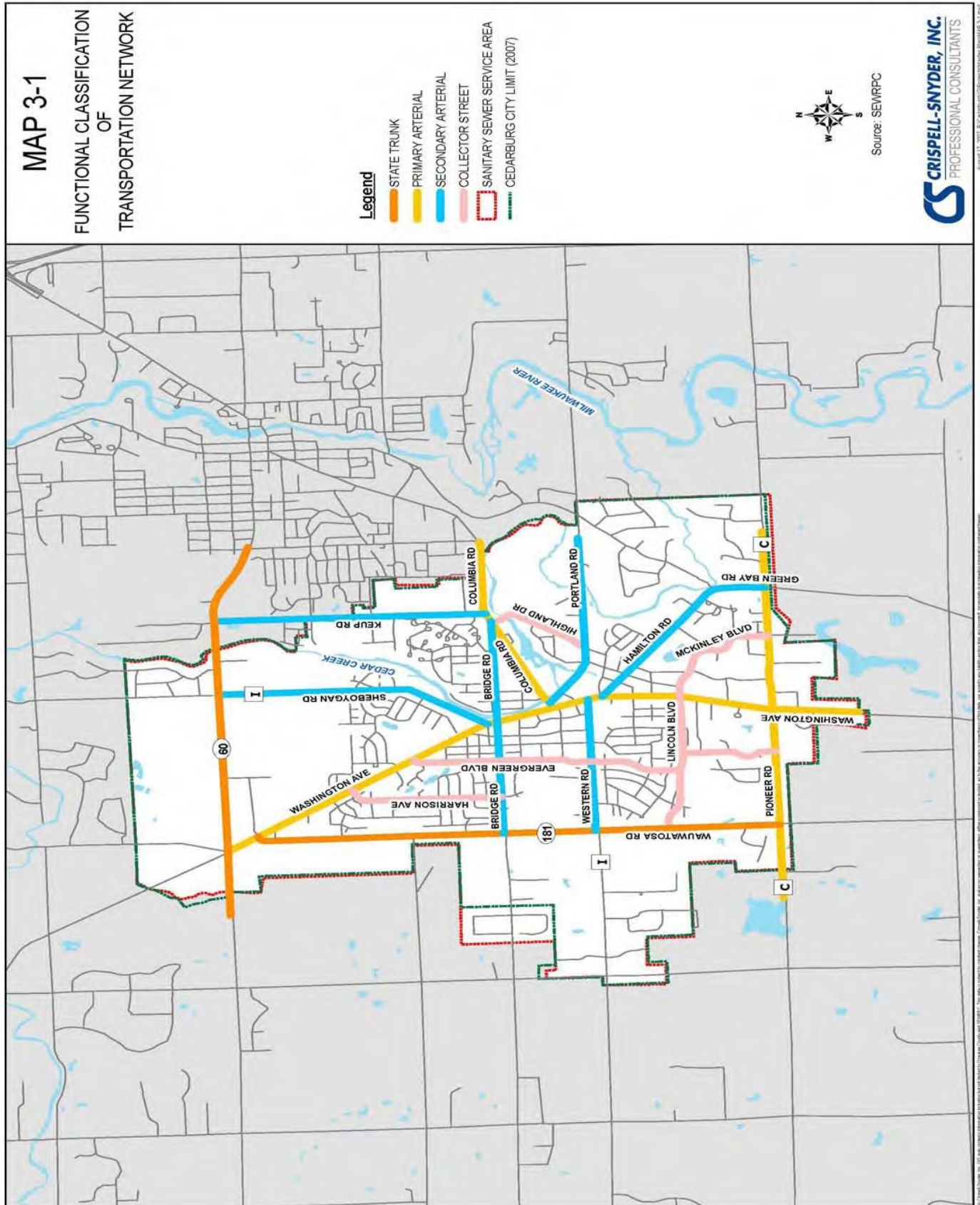
Collector Streets

Collector streets are intended to serve primarily as connections between the arterial street system and land access streets. They also perform a secondary function of providing access to abutting properties. These include Evergreen Boulevard, Lincoln Boulevard, McKinley Boulevard, Harrison Avenue and Highland Drive.

Local Streets

The primary function of local streets is land access. The remaining roads are classified as local streets.

Map 3-1 below depicts the Functional Classification of the City's Transportation Network.



Pedestrian & Bicycle Facilities

Sidewalks and pedestrian trails are very important to the City of Cedarburg as they provide a passive form of recreation and functional connectivity throughout the City. Sidewalks in particular provide a safe and healthy way for pedestrians to travel anywhere in the City as they exist on both sides of all streets throughout most of the City. Pedestrian/bike trails are generally found along the more rural arterials and the Interurban Trail cuts through the center of the City within the WEPCO right-of-way. The City's pedestrian trail system is intended to interconnect with the Town of Cedarburg's more rural trails to provide passive and functional connectivity between the two communities.

To ensure pedestrian safety, the City of Cedarburg promotes programs such as "Cedarburg STOPS For Pedestrians" which recognizes that motorists and pedestrians share access to the public right-of-way and requires the operator of a vehicle to reduce speed, or stop if necessary, to avoid endangering, colliding with or interfering in any way with pedestrians. Furthermore, to provide added safety for pedestrians, Cedarburg has introduced certain restrictions on semi-trailer truck traffic traveling through Cedarburg on Washington Avenue and Columbia Road where sidewalks are close to travel lanes. Instead, semi-trailer truck traffic is directed to State Highway 60, Wauwatosa Road and Pioneer Road where traffic is diverted around the center of the City.

In order to effectively maintain the quality of its sidewalks, the City has a sidewalk replacement program in place which requires the City Engineering Department to inspect up to 20% of the City's sidewalks, on an annual basis, to determine whether sidewalk repair or replacement is necessary. Where needed, repairs and/or replacement take place annually.

One of the most popular trails in the City is the Ozaukee Interurban Trail which cuts through the heart of Cedarburg along the same route as the former Interurban railway. That railway served as a mass transit system connecting Sheboygan and Ozaukee Counties with the City of Milwaukee in the early 1900's. The Interurban was established in 1905 when the right-of-way was acquired by the Milwaukee Electric Railway and Light Company for development of an improved rapid transit system from Milwaukee to Sheboygan. The Northern Route, the interurban electric railway from Milwaukee to Sheboygan, had stops in the mostly rural communities of Brown

Deer, Thiensville, Cedarburg, Grafton, Port Washington, Belgium, Cedar Grove, Oostburg and Sheboygan. This system operated for years before finally discontinuing in the 1950's.

The Ozaukee Interurban Trail is a 30-mile paved trail that spans the entire length of Ozaukee County. The majority of the trail is off-road and perfect for family enjoyment. The trail connects the communities of Mequon, Thiensville, Cedarburg, Grafton, Port Washington and Belgium by using the existing right-of-way owned by We Energies. Unlike many recreational trails in the State of Wisconsin, use of the Ozaukee Interurban Trail is free for everyone. The trail route connects historic downtowns with natural landscapes. It runs along woodlands, wetlands, farmlands and waterways, including Cedar Creek, the Milwaukee River, Lake Michigan and the Lake Michigan National Marine Sanctuary, and provides easy access to Ozaukee County's walkable downtowns. It is designated as a "Great Wisconsin Birding Trail." While primarily used for outdoor recreation, the Trail is also used as a commuter route for employment, businesses, industry and commerce. The trail is intended for year-round uses, such as biking, in-line skating, walking, running and cross-country skiing. Motorized vehicles and horses are not allowed on the trail.

Bridges

There are four vehicular bridges and two pedestrian bridges in the City of Cedarburg. The vehicular bridges include the Bridge Road bridge, the Columbia Road bridge, the Highland Avenue bridge and the Portland Road bridge. The pedestrian bridges include the Interurban Bridge which crosses Cedar Creek in the downtown area and the City Park bridge crossing Cedar Creek for park access. The possibility exists for one additional, future pedestrian bridge to be placed over Cedar Creek at West Highland Drive approximately ½ mile south of Highway 60. These bridges are inspected annually and while Ozaukee County covers the costs of these inspections, it is the responsibility of the City of Cedarburg to conduct the preventive maintenance as stated in the inspection reports. Following is a description of the City bridges:

- The Bridge Road bridge was reconstructed in the fall of 2002 as part of a public works project that included the replacement of the deteriorated bridge deck, sidewalks, parapet walls and the east wing walls. During the construction process it was discovered that the stone arch base structure was also in need of attention to stabilize it as the stonework of the arches were beginning to separate. Because of this, it was decided that additional

maintenance work was needed and as a result, the arch base was tuck pointed and reinforced with tie rods. The Bridge Road bridge is now structurally sound and with proper maintenance should remain safe and usable for years into the future.

- The Columbia Road bridge, located east of the Washington Avenue/Columbia Road intersection, was one of the first to cross Cedar Creek and consequently is near some of the most photographed sites in the City. Its current substructure was constructed in 1949 after the original bridge was determined to be inadequate to support the changing automobile industry and the ever increasing traffic counts. The bridge was reconstructed with new approaches and a new deck in 1988. This bridge is perhaps the most important bridge in the City as it is part of a major arterial system that supports traffic movements through historic areas of Cedarburg to Grafton and destinations beyond.
- The Highland Road bridge is located adjacent to Columbia Mill Dam just east of the Columbia Road/Bridge Road/Highland Road intersection. This stone arch bridge was constructed in 1939 with WPA funds. It is a major connection for those areas located south and east of Cedar Creek.
- The Portland Road Bridge is located at the east end of City Park where Portland Avenue crosses the old mill race from Ruck Dam as it winds around to reconnect with Cedar Creek. This bridge is a simple box-culvert with a decorative stone wall along the south side of Portland Avenue and a less impressive masonry wall along the north side.

Existing Public Transit System

Public transportation provides a means of travel for people by publicly owned and operated vehicles between trip origins and destinations, and may be divided into service provided for the general public and service provided to special population groups. Certain segments of the population may be expected to have a greater dependence on public transit because they have more limited access to the automobile as a mode of transportation than the general public. Five transit-dependent groups have been identified which include: 1) school age children, 2) aged individuals, 3) persons of low-income households, 4) households with no vehicles, 5) disabled individuals.

Cedarburg is served by the Ozaukee County Transit Service, the Ozaukee County Express Bus and the Ozaukee County Taxi System.

On August 5, 1996, Ozaukee County and the Ozaukee County Transportation Management Association initiated operation of a new, publicly-subsidized bus service between Ozaukee County and central Milwaukee County. The basis for the new express bus service was set forth in the commuter bus element of the first Ozaukee County transit system development plan which recommended establishment of a commuter bus route and a system of connecting shuttle routes to transport workers between central Milwaukee and Ozaukee County employment centers. This Ozaukee County Express Bus service, which provided fixed-route commuter service between Ozaukee County and downtown Milwaukee, has since been permanently eliminated. The last day of service was June 28, 2024. The Ozaukee County Board voted to terminate the service due to low ridership and high operating costs. However, Ozaukee County still offers other transportation options including Ozaukee County Shared Ride Taxi Service, established in 1998, operates every day and provides county-wide transportation, including routes that connect with the Milwaukee County Transit System (MCTS), and Ozaukee County Transit which provides connections to the (MCTS) for travel to downtown Milwaukee.

Other Public Transit Services

Specialized transportation services for aged and disabled individual are also provided in the County by a number of public and private nonprofit agencies and organizations, by private medical facilities and by private, for-profit transportation companies. These are typically provided based on demand rather than on a fixed schedule.

Historic Public Transit Services

The Milwaukee Electric Railway and Light Company owned and operated an interurban electric railway linking Milwaukee to many of the surrounding

communities to as far north as Sheboygan from its inception in 1905 to the end of operation in 1951. During its operation, this interurban line was an important means of transportation for a work force that lived along its route to jobs in Milwaukee. It was made famous for transporting African American blues musicians to the main recording studio for Paramount Records recording label in Port Washington and ultimately in Grafton.

Interregional Public Transportation

Rail, bus, ferry and airline carriers are all reasonably accessible to City of Cedarburg residents providing transportation service throughout the State and cities across the country.

Rail Service

As a result of a railway engineer's decision to locate the Milwaukee-to-Green Bay rail line close to the settlement of Cedarburg in 1870, the City of Cedarburg had an important developmental advantage over the older community of Hamilton. This led to the steady decline in growth for Hamilton and only with increases in mobility did that decline cease. Currently, intercity passenger train service in the region is provided by [Amtrak](#) out of Milwaukee locations.

Currently the Canadian National Railway tracks run through the east side of the City generally carrying products and supplies to/from Charter Steel for instance.

Bus Service

Intercity bus services are provided by multiple carriers including, for instance, Badger, GO RiteWay, Amtrak Thruway, and US Coachways. None of the buses make stops in Ozaukee County. Daily round trips between Green Bay, Madison, downtown Milwaukee and General Mitchell International Airport are generally available. Services provided by Greyhound in Southeastern Wisconsin, is centered in Milwaukee, which the carrier uses as a regional hub where passengers have the opportunity to transfer between buses.

Ferry Service

The Lake Express High Speed Ferry provides daily, seasonal transport for passengers, cars, motorcycles, and bicycles between the Port of Milwaukee and the Port of Muskegon, MI. The S.S. Badger Ferry provides similar daily service between the Port of Manitowoc, WI and the Port of Ludington, MI.

Air Service

Milwaukee's General Mitchell International Airport is located approximately 30 miles to the south and is the largest scheduled passenger service airport in Wisconsin. Numerous airlines that serve this medium-hub airport providing nonstop flights to more than 35 cities across North America connections to over 160 international locations, making it a convenient hub for travelers from Milwaukee and beyond. There are an average of 93 plane arrivals per day and 85 departures for a combined total of approximately 178 daily arrivals and departures. The West Bend Municipal Airport and the Lawrence J. Timmerman Airport are located just 8 and 13 miles respectively, from the City of Cedarburg. The former Grob Field airport (now listed as 'Closed Indefinitely' by AirNav.com), was a small private airport once located in the Town of Cedarburg along the north side of Highway 60 west of Highway I. It principally served recreational type flight.

Transportation Issues Identified by the City of Cedarburg

- Create a City Road Plan and establish a traffic study format with allowances for annual review.
- Reconcile zoning and land uses to prohibit development that adds unacceptable weight and/or volume to existing roads.
- Be careful in giving up control of roads within the community that could affect control of its uses and the City's destiny.
- Work to maintain influence over Wauwatosa Road and State Highway 60 to ensure community input in the future.

- Engage “traffic calming” road designs and discourage internal pass-through commuter traffic.
- New road construction should be networked and aligned with existing roadways to ensure connectivity.
- Bike paths shall be an integral part of the City’s transportation system.

Transportation Goals, Principles and Standards

In addition to the Goals, Principles and Standards listed below, the City Common Council generally endorses the [VISION 2050](#) (and recently adopted [2024 Update](#) thereto), a land use and transportation plan prepared by the Southeastern Wisconsin Regional Planning Commission and generally integrates the recommendations of the plan into the City’s planning, regulatory and other activities related to transportation.

Further, as a part of the City’s effort toward updating the Comprehensive Plan Smart Growth Land Use Plan-2025 to 2050, it was determined early on that the City should gather independent, expert, analysis and reporting on housing, school district needs, and traffic/transportation (particularly within the City’s north side growth areas) implications, to help inform its eventual land use and development decisions. The Final Technical Memorandum and related supporting data appendices which comprise the Cedarburg Traffic & Access Planning Study, jointly commissioned by the City and Town of Cedarburg for the WIS 60/Horns Corners Road to Keup Road, Washington Avenue/WIS 60 to Bridge Road, and Sheboygan Road (County I)/WIS 60 to Washington Avenue areas, are attached hereto as Appendix B.

Goal

Provide a transportation system which is economical and maintained in a timely planned manner.

- Objectives:
 - In accordance with State law, the City should continue using PASER Rating System to evaluate all roads in the City to update ratings as required.
 - Use the City of Cedarburg Capital Improvements Plan and Budget to

coordinate annual road improvement.

- Create a robust asphalt maintenance program to maintain recently reconstructed roads in good condition as might avoid very costly future repairs.
- Periodically review the Transportation Network Map provided in this Chapter to ensure that it accurately reflects changes indicated on the Official City Map and current development plans.

Goal

Maintain a multi-modal transportation system which will effectively serve the existing land use pattern and promote the implementation of the Comprehensive Land Use Plan.

- Objectives:
 - Provide off-road alternative pedestrian and bicycle routes for recreation and transportation.
 - Increase public awareness of public transportation services.
 - Coordinate with adjacent communities and the County to provide a viable public transportation network where feasible and appropriate.

Goal

Balance the roadway needs of through-traffic commuters with the needs of the adjacent neighborhoods to minimize disturbances and adverse impacts on the neighborhoods.

- Objectives:
 - Apply traffic calming techniques where appropriate.
 - Preserve existing trees and plant new ones along all roadways.
 - Continue to separate the traveled portion of the road from pedestrian and neighboring properties.
 - Direct the flow of general truck traffic to those roads most suitable and away from residential areas.

Goal

Provide a transportation system which reduces accident exposure and provides for increased travel safety and personal security.

- Objectives:
 - Control access along arterial and collector streets by enforcing the access requirements of the Land Division and Subdivision Code.
 - Maintain street paving in good condition.
 - Make sure that roadway design and capacity standards are appropriately related to road function.

Goal

Provide bicycle and pedestrian ways that reduce accident exposure and ensure increased safety and personal security.

- Objectives:
 - On and off-road bike and/or pedestrian paths should be encouraged in all new development.
 - Continue the sidewalk replacement program to ensure safe pedestrian travel.
 - Coordinate efforts with Ozaukee County to ensure proper maintenance of the Interurban Trail system.
 - Provide adequate directional signage along the City's paths and trails.
 - Continue to invest in programs to ensure safe and health conditions for pedestrian and bicycle traffic.
- Principles
 - An integrated multi-modal system, accessible to people of all abilities, connects major land use activities throughout the City, providing the accessibility essential to support those activities. Through its effect on accessibility, the City's transportation system can be used to encourage development in desirable locations and to discourage development in undesirable areas.
 - Total transportation cost for the desired level of service should be minimized. Undue investment in transportation facilities and service occurs at the expense of other public and private investments.

- A flexible, intermodal transportation system, accessible to people of all abilities, is necessary to provide an adequate level of service to all segments of the population and to support essential economic and social activities. The City's transportation system consisting of arterial, collector and local streets, highways, public transit facilities, bicycle and pedestrian facilities can be located and designed to be readily adaptable to changes in transportation technology.
- Adverse effects on the natural environment, air pollution, water pollution and the loss of natural habitat can be minimized through proper location, design and operation of the transportation system.
- Every attempt should be made to reduce both the incidence and severity of accidents.

Specific Recommendations

- The number of driveway cuts should be held to a minimum along Primary Arterials (i.e. Washington Avenue, Pioneer Road, Columbia Road).
- The City should continue to support the ongoing private efforts toward establishing a riverwalk along Cedar Creek between Bridge Street and Cedar Creek Park.

MEMORANDUM

DATE: April 4, 2025

TO: Mikko Hilvo, City of Cedarburg Administrator
Eric Ryer, Town of Cedarburg Administrator

FR: Pat Hawley, P.E., PTOE, RSP
Shana Brummond, P.E., PTOE

RE: Cedarburg Traffic & Access Planning Study

INTRODUCTION

The City of Cedarburg and Town of Cedarburg have several undeveloped parcels where development is either planned or anticipated in the future along the WIS 60 corridor. The communities initiated a transportation planning study to achieve the following goals:

1. Coordinate with WisDOT on the future of WIS 60. WIS 60 is a state highway; and therefore, all design and access decisions are WisDOT's responsibility.
2. Identify the future typical sections of the major public roadways and the traffic control and geometry (including roundabouts) at the major intersections in the study area needed to accommodate the planned developments. The ultimate roadway design will be determined by WisDOT.
3. Develop an access plan for the WIS 60 corridor that can be shared with developers to guide their site planning process. Future access locations will be determined by WisDOT.
4. Estimate the geometry of the development access intersections with the public street network based on planned or anticipated development plans. This is intended to provide a preliminary assessment of the intersection geometry and traffic control for planning purposes. WisDOT will ultimately require each development seeking access to WIS 60 to submit a traffic impact analysis (TIA) study to define their specific transportation improvement needs as part of their WisDOT approval. The WisDOT TIA is often also used as part of the municipal approval process.

raSmith was retained by the City and Town to prepare a traffic planning study to identify future developments, traffic forecasts, evaluate potential access locations and preliminary intersection geometry to address the goals outlined above. This technical memorandum summarizes the procedures, findings and recommendations of the study.

STUDY AREA

Based on coordination with the City and Town, the project study area includes the following roadway segments:

- WIS 60 from Horns Corners Road to Keup Road
- Washington Avenue from WIS 60 to Bridge Road
- Sheboygan Road (County I) from WIS 60 to Washington Avenue

The study area roadways are described below.

WIS 60 is an east-west arterial. It is a two-lane undivided roadway that widens to a four-lane median divided roadway east of Forward Way to east of Sheboygan Road/County I. Year 2023 Annual Average Daily Traffic (AADT) volume reported by WisDOT along WIS 60 was 15,700 vehicles per day (vpd) east of Washington Avenue (WIS 181/County NN). The posted speed limit along WIS 60 changes at approximately 1,650 feet west of Washington Avenue (55 miles per hour (mph) to the west and 45 mph to the east).

Washington Avenue is a two-lane undivided roadway with a northwest-southeast orientation within the study area. Washington Avenue is designated as WIS 181 for the section between Sycamore Drive and WIS 60. The roadway is also designated as County NN north of WIS 60. The WisDOT Year 2023 AADT volume was 9,900 vpd between WIS 60 and Sycamore Drive. The posted speed limit along Washington Avenue is 35 mph south of WIS 60 and decreases to 25 mph north of Cambridge Avenue. The posted speed limit is 55 mph to the north of WIS 60.

Sheboygan Road/County I is a two-lane undivided roadway that widens to a four-lane median divided section at the intersection with WIS 60. The WisDOT Year 2023 AADT volume along Sheboygan Road was 3,900 vpd south of WIS 60. The posted speed limit along Sheboygan Road/County I is 25 mph north of Washington Avenue that increases to 45 mph north of Henry Court. The posted speed limit on County I is 55 mph to the north of WIS 60.

The study area includes the following seven intersections, as shown in Exhibit 1:

- WIS 60 & Horns Corners Road – two-way stop control
- WIS 60 & Washington Avenue (WIS 181/County NN) & Covered Bridge Road – traffic signal
- WIS 60 & Sheboygan Road/County I – traffic signal
- WIS 60 & Keup Road – traffic signal
- Washington Avenue & Sycamore Drive – all-way stop control
- Washington Avenue & Sheboygan Road (County I)/Elm Street – one-way stop control
- Washington Avenue & Bridge Road – traffic signal

The existing transportation system is shown in Exhibit 2. The WisDOT has a resurfacing project planned for WIS 60 from Five Corners Drive to 1st Avenue. No geometric modifications are expected as part of the resurfacing project. The project will include replacing the traffic signals at the WIS 60 intersections with Washington Avenue (STH 181/County NN), Sheboygan Road/County I, and Keup Road. Construction is currently scheduled for Year 2030, which may advance to Year 2028 if funding is available.

APPROACH & METHODOLOGY

This study is intended to assist in planning for future developments within the two communities. The study was comprised of four main elements including existing conditions, future developments, future traffic and transportation planning analysis as outlined below.

Existing Conditions

raSmith obtained recent WisDOT daily traffic volumes for the study roadways. Turning movement traffic counts for three of the study intersections were obtained from WisDOT. Traffic counts at the remaining intersections were collected as part of project. raSmith documented the existing geometry for the study area and the intersection traffic control.

Future Developments

The City and Town identified currently planned developments, as well as sites where development is likely to occur by the Year 2050, in each of their communities. The City and Town identified the development locations, the planned/anticipated land use types and their planned/anticipated sizes.

Future Traffic

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) provided Year 2050 daily traffic forecasts for the study corridors and peak hour turning movement forecasts for the study intersections. The SEWRPC forecasts accounted for the future developments identified by the municipalities.

raSmith developed trip generation estimates for the future development sites and assigned peak hour trips to the site driveways. Since the SEWRPC forecasts included the communities' development plans, the raSmith trip assignments were only applied to the developments' driveways, and not to the public study area intersections, to avoid double counting.

SEWRPC's WIS 60 through traffic forecasts at the public intersections were carried to the adjacent site driveways to develop the through traffic volumes at the private driveways. This approach blends two traffic forecasting methodologies, which results in some traffic imbalances along the corridor.

Transportation Planning Analysis

Traffic analysis was conducted for the Year 2050 peak hours for the existing public street intersections and the anticipated development driveway intersections. While overlapping, the goals for the public street intersections and the future development driveway intersections were slightly different.

The goal for the public street intersection analysis was to identify the likely typical section(s) along WIS 60 (two lane undivided vs three-lane TWLTL vs four-lane median divided), future traffic control options, and the functional area of the public intersections. The functional area determination was then used to establish anticipated access windows along WIS 60 for the development sites.

The goal of the development driveway intersection analysis was to estimate the anticipated intersection size and traffic control based on the traffic generated by the assumed land use types and sizes. In addition, the level of access was evaluated to determine if full access or restricted access could be provided based on the operational analysis. The future development access windows were chosen to provide adequate spacing between adjacent intersections and/or to align with access on the opposite side of WIS 60.

Potential improvement options were identified to achieve acceptable traffic operations at all study intersections and driveways. Traffic signals and roundabouts were identified as potential future intersection controls at several intersections. Traffic signal warrants were not conducted, and their identification was based on the peak hour volumes and the intersections' operations under two-way stop control.

It should be stressed this study is a planning level evaluation to provide guidance for future development and access along the WIS 60 corridor. WisDOT will require each development to prepare a traffic impact analysis (TIA) study to analyze the specific conditions of each site. The TIAs will also be used by each municipality as part of their formal review process. The ultimate driveway access locations, design and traffic control will be determined by WisDOT through the TIA process.

EXISTING CONDITIONS

WisDOT provided weekday intersection turning movement traffic counts for three intersections, and raSmith retained Gewalt Hamilton & Associates, Inc. (GHA) to collect weekday peak period turning

movement traffic counts for the remaining intersections. Details of the intersection traffic counts are summarized in Table 1.

Table 1
Intersection Turning Movement Count Collection Summary

Intersection	Weekday Count Period	Count Date	Source
WIS 60 & Horns Corners Road	6:00am to 9:00am and 3:00pm to 6:00pm	9/5/2024	GHA
WIS 60 & Washington Avenue (WIS 181/County NN) & Covered Bridge Road	6:00am to 7:00pm	11/14/2023	WisDOT
WIS 60 & Sheboygan Road/County I	6:00am to 7:00pm	11/14/2023	WisDOT
WIS 60 & Keup Road	6:00am to 7:00pm	11/14/2023	WisDOT
Washington Avenue & Sycamore Drive	6:00am to 9:00am and 3:00pm to 6:00pm	9/5/2024	GHA
Washington Avenue & Sheboygan Road (County I)/ Elm Street	6:00am to 9:00am and 3:00pm to 6:00pm	9/5/2024	GHA
Washington Avenue & Bridge Road	6:00am to 9:00am and 3:00pm to 6:00pm	9/5/2024	GHA

Based on the traffic counts, the existing weekday morning peak hour was identified to be 7:00 to 8:00am and weekday evening peak hour was identified to be 4:30 to 5:30pm. The existing traffic volumes are summarized in Exhibit 3. Traffic counts are provided in Appendix A.

raSmith collected the existing roadway geometrics, speed limits, and traffic control in the study area. The existing transportation system is shown in Exhibit 2.

FUTURE DEVELOPMENTS

The City and Town identified vacant sites in their respective communities where development is currently planned or development is likely to occur at some future time. The communities are currently at different phases of their development plans. The City has several developments in progress. Whereas the Town is in the midst of a zoning code update, and they are using this traffic planning exercise to help identify future potential transportation needs. Exhibit 4 shows the development sites included in the study, Exhibit 5 shows their anticipated land uses, and Table 2 summarizes the land use assumptions used for the traffic study. It should be stressed the land use types and sizes shown in Table 2 are purely assumptions for those sites with a status of “no current plans”, and the actual development plans are yet to be determined.

**Table 2
Future Development Sites**

Site	Land Use Type & Size Assumed for the Traffic Study	Potential Access	Status
1	Athlete Performance (62,301 SF) Children's Wisconsin Clinic (9,992 SF)	Utilizes existing access on WIS 60 for Korb Sports Complex.	Athlete Performance opened in 2024.
2*	Commercial (14,400 SF) Office (14,400 SF) Residential (11 homes)	Future access driveway on WIS 60	No current plans
3	Cedarburg Professional Center (30,300 SF)	Plan to utilize existing access on WIS 60 for Korb Sports Complex.	Approved project. Pending plan submittal from developer.
4*	Future Coffee Shop (2,000 SF)	Utilize existing access on WIS 60 for Korb Sports Complex.	No current plans
5*	Commercial (24,200 SF) Restaurant (5,000 SF) Office (29,200 SF) Residential (20 homes)	Future access driveway on WIS 60.	No current plans
6*	Commercial (27,360 SF)	Future access driveway on WIS 60.	No current plans
7*	Commercial (19,200 SF) Office (19,200 SF)	Future access driveway on WIS 60.	No current plans
8*	Commercial (72,250 SF) Restaurant (5,000 SF) Office (25,750 SF) Residential (8 homes)	Future access driveway on WIS 60.	No current plans
9*	Commercial (73,500 SF) Fast Food Restaurant (3,000 SF) Office (25,500 SF) Residential (36 homes)	Future access driveway on WIS 60. Secondary access on County NN (serve residential only)	No current plans
10	Residential (422 homes)	Future access driveway on WIS 60. Secondary access on County I.	Concept plans pending
11	Existing Wilo (250,500 SF) Phillipp Lithographing Co. (30,700 SF) Manufacturing (212,800 SF) Cornerstone Christian Learning Center: Phase 1 (10,650 SF), Phase 2 (5,661 SF)	Utilize Forward Way for access to WIS 60.	Wilo opened in 2022. Phillipp Lithographing Co. and Phase 1 of Cornerstone Christian Learning Center were recently approved.
12	Gas Station with Convenience Market (9,000 SF & 20 VFP) Commercial (145,000 SF) 2 Restaurants (10,000 total SF) Public Park (10 acres)	Future access driveway on WIS 60. Secondary access on Sheboygan Road.	No current plans
13	Residential (300 apartments)	WIS 60 access anticipated to align with Cedar Creek Pkwy. Secondary Sheboygan Rd access anticipated to align with existing median opening.	Concept plans pending
14	Recreational & Complimentary Land Uses (Restaurants, Hotel, Medical Clinic, etc.)	Future access on WIS 181 (1221 Wauwatosa Road driveway)	No current plans
15	Residential (160 homes)	Future access driveway on WIS 181.	No current plans

- Land use assumptions based on draft zoning work being completed by the Town.

**Table 2 (continued)
Future Development Sites**

Site	Land Use Type & Size Assumed for the Traffic Study	Potential Access	Status
16	Residential (50 homes)	Future access driveway on WIS 181.	No current plans
17	Stone Lake Condominium Development (70 units)	Driveway planned on Susan Lane.	Approved & under construction
18	Residential (71 homes)	Future Sheboygan Rd access on anticipated to align with Colleen Way. Additional access to the south is planned via Holly Lane extension.	Concept plans pending
19	Residential (50 homes)	Future access driveway on Sheboygan Road.	No current plans

* Land use assumptions based on draft zoning work being completed by the Town.

As noted by the asterisks in Table 2, the anticipated land use types and sizes shown for Sites 2, 4, 5, 6, 7, 8 and 9 are for traffic study assumption purposes only based upon the Town's draft zoning work currently underway. The ultimate land uses and project sizes will be determined by final approved zoning and future development project proposals.

FUTURE TRAFFIC

raSmith developed Year 2050 traffic volumes based on the SEWRPC traffic forecasts for the study intersections and trips estimated for the developments along the WIS 60 corridor as discussed in this section.

TRAFFIC FORECASTS

SEWRPC prepared Year 2050 average weekday daily traffic (AWDT) forecasts for the study corridors and peak hour turning movements for the study intersections. The SEWRPC forecasts include the future development sites identified in Table 2. To compare the SEWRPC forecasts to WisDOT's published daily traffic values, the AWDT was converted to AADT. The existing and Year 2050 daily traffic (AADT) forecasts are shown in Exhibit 6. The Year 2050 intersection traffic volumes are shown in Exhibit 7.

SEWRPC's Year 2050 traffic forecast is provided in Appendix B.

DEVELOPMENT TRAFFIC

Trip Generation

Development traffic for each site was estimated using ITE's *Trip Generation Manual*, 11th Edition. The driveway trips were not adjusted for linked and pass-by trips to provide a more conservative trip estimate. Trip generation for sites with future access to WIS 60 (Sites 1 through 13) are provided in Appendix C. For the sites with no direct access to WIS 60 (Sites 14 through 19), trip generation and assignment were not conducted. The approach for sites 14 through 19 is consistent with the overall study goals and methodology. The traffic generated by sites 14 through 19 is included in SEWRPC's forecasts (as are sites 1 through 13), but without direct access to WIS 60, their driveway volumes will not impact the WIS 60 typical section or the WIS 60 intersections' functional areas.

Trip Distribution & Assignment

The following trip distribution was developed based on the existing traffic patterns and anticipated traffic patterns with future developments.

West of WIS 181/County NN/Covered Bridge Road:

- WIS 60 to/from the east: 65%
- WIS 60 to/from the west: 35%

East of WIS 181/County NN/Covered Bridge Road:

- WIS 60 to/from the east: 55%
- WIS 60 to/from the west: 45%

Trips generated by future development sites were assigned to their access driveway based on the above trip distribution, as shown in Exhibits 8A and 8B.

All the development trips were assigned to WIS 60 for the purpose of this study. It is anticipated that Sites 8, 9, 10, 12 and 13 may have some type of access to the side streets.

As noted previously, development trips were not assigned to the public street intersections since the SEWRPC traffic forecasts included future developments in the area. The WIS 60 through traffic from the SEWRPC forecasts was used to develop the through traffic for the adjacent driveways.

TRANSPORTATION PLANNING ANALYSIS

Transportation planning analysis was conducted for the following two scenarios:

- Year 2050 operations without improvements. This scenario analyzes the public street intersections only (no driveways) utilizing the existing intersection geometrics and traffic control. This analysis scenario provides a baseline for the study intersections without improvements.
- Year 2050 operations with improvements. The improvements analysis includes both the public street and the driveway intersections. It includes future access locations and recommends potential improvement options.

It should be noted both scenarios utilize identical Year 2050 traffic volumes at the public street intersections. The two differences are the inclusion of the anticipated development driveways and the inclusion of intersection improvements for the second scenario

The study intersections were analyzed using the procedures set forth in the Highway Capacity Manual 7th Edition (HCM7). The signalized and stop controlled intersections were analyzed with Synchro and the roundabouts were analyzed with HCS. Level of Service (LOS) is a quantitative measure from the HCM referring to the overall quality of flow at an intersection. LOS ranges from very good, represented by LOS "A," to very poor, represented by LOS "F." For analysis and design purposes, LOS "D" was used to define acceptable peak hour operating conditions.

The planning analysis was based on the following parameters:

- Analysis of the driveways utilized defaults for peak hour factor (0.92) and heavy vehicle percentages (2%).
- Maintaining the existing four-lane median divided section on WIS 60 between Forward Way and approximately 1,150 feet east of Sheboygan Road/County I.
- Future traffic signals between Site 5 Driveway/Site 6 Driveway and Sheboygan Road/County I would operate as a coordinated signal system. The coordinated signal system analysis does not include pedestrian phase (walk/flashing don't walk) to cross WIS 60 or side streets. The pedestrian phases are anticipated to be push button activated.

YEAR 2050 OPERATIONS WITHOUT IMPROVEMENTS (PUBLIC STREETS ONLY, NO DRIVEWAYS)

The Year 2050 traffic analysis for the public street intersections with the existing transportation system is shown in Exhibit 9. While the development traffic is included in the Year 2050 traffic volumes, the development driveways were not analyzed in this scenario.

Based on the Year 2050 traffic analysis, the southbound approach of the WIS 60 intersections with Horns Corners Road is expected to operate at LOS F conditions during the weekday evening peak hour. The WIS 60 intersection with Washington Avenue (WIS 181/County NN) & Covered Bridge Road is expected to have several movements operating at LOS E/F conditions during the peak hours. The WIS 60 intersection with Keup Road is expected to have movements operating at LOS E/F conditions. Improvements to address the unacceptable traffic operations are provided in the improvements section.

Details of the Year 2050 traffic operational analysis with existing transportation system are provided in Appendix D.

YEAR 2050 OPERATIONS WITH IMPROVEMENTS (INCLUDES DRIVEWAYS)

The Year 2050 total traffic analysis with improvements included the study intersections and the development driveways. Exhibits 10,11 and 12 show the anticipated sites, recommended access windows and potential improvement options anticipated to accommodate the Year 2050 total traffic conditions. The potential improvements options and access locations are detailed below.

Potential Improvement Options

Some of the future driveways are expected to operate unacceptably with the existing two-lane undivided WIS 60 cross section. As part of the WisDOT TIA process, an intersection control evaluation (ICE) will analyze different intersection control options and determine the recommended intersection control. For this planning study, the following intersection control options were evaluated for the WIS 60 intersections and driveways.

Two-Way Stop Control With Raised Median: A raised median could be constructed on WIS 60 to provide storage to perform northbound and southbound left-turn and through movements in two stages (proceed from the stop bar to the median in stage 1, and accelerate from the median into the WIS 60 travel lane in stage 2). WisDOT recommends a minimum 24-foot wide median to accommodate two-stage left-turn and through movements.

Traffic Signal: A future traffic signal could be installed when warranted.

Roundabout: A future roundabout could be constructed when traffic signal warrants are met. WisDOT currently requires traffic signal warrants to be met to consider a roundabout. Roundabouts are not recommended in close proximity of a signalized intersection due to the dispersion of platoons created by traffic signals.

The results of the Year 2050 total traffic analysis with improvements is provided in Appendix E. As shown in Appendix E, the intersections are expected to operate acceptably with the improvement options shown in Exhibits 10, 11 and 12. The intersection type and traffic control is highlighted in the following sections, while the intersections' specific recommended geometry is shown in Exhibits 10-12.

WIS 60 & Horns Corners Road Intersection

- Two-Way Stop Control Option:
 - o Consider providing a raised median section on the WIS 60 approaches to accommodate two-stage crossing.

- Roundabout Option:
 - o Consider a single lane roundabout. *Traffic signal volume warrants are not expected to be met with the Year 2050 volumes based on the land use assumptions used in this study. A roundabout may be warranted based on safety needs.*

WIS 60 & Site 2 Driveway Intersection

- The Site 2 Driveway is anticipated to operate under one-way stop control. Based on Year 2050 traffic analysis, the southbound approach is expected to operate at LOS E conditions during the weekday evening peak period. HCM can overestimate delays for stop controlled intersections, and for the purposes of this study, it is shown with stop control. The site's future WisDOT TIA will identify the specific improvement requirements.

WIS 60 & Korb Sports Complex Driveway Intersection

- One-Way Stop Control Option:
 - o Consider providing a raised median section on the WIS 60 approaches to accommodate two-stage crossing.
- Roundabout Option:
 - o Consider a single lane roundabout. *Traffic signal volume warrants are not expected to be met with the Year 2050 volumes based on the land use assumptions. A roundabout may be warranted based on safety needs.*

WIS 60 & Site 5 Driveway/Site 6 Driveway Intersection

- Traffic Signal Control Option:
 - o Consider installing a traffic signal when warrants are met. Coordinate future traffic signal with the adjacent traffic signals on WIS 60 to improve corridor operations.
- Roundabout Option:
 - o Consider a single lane roundabout.
 - o A roundabout at Site 5 Driveway/Site 6 Driveway would likely require the WIS 60 intersection with Washington Avenue to operate under roundabout control as well.

WIS 60 & Site 7 Driveway/Site 8 Driveway Intersection

- Traffic Signal Control Option:
 - o Consider installing a traffic signal when warrants are met. Coordinate future traffic signal with the adjacent traffic signal at the WIS 60 intersection with Washington Avenue (WIS181/County NN) and Covered Bridge Road to improve corridor operations.
- Roundabout Option:
 - o Consider a single lane roundabout.
 - o A roundabout at Site 7 Driveway/Site 8 Driveway would likely require the WIS 60 intersection with Washington Avenue to operate under roundabout control as well.

WIS 60 & Washington Avenue (WIS 181/County NN) & Covered Bridge Road Intersection

- The intersection is expected to operate with several movements at LOS E/F conditions with the existing geometry. A four-lane WIS 60 is anticipated to be needed to accommodate the Year 2050 volumes at the five-legged intersection.
- Coordinate traffic signal with the adjacent future traffic signals on WIS 60.

A multi-lane roundabout would be challenging at this five-legged intersection due to the skews of the roadways and the right-of-way impacts anticipated with the realignment of the skewed approach legs. Maintaining a signalized intersection at five-corners may limit the ability to introduce roundabouts along the WIS 60 corridor.

WIS 60 & Site 9 Driveway Intersection

- Traffic Signal Control Option:
 - o Consider installing a traffic signal when warrants are met. Coordinate future traffic signal with the adjacent traffic signal at the WIS 60 intersection with Washington Avenue (WIS 181/County NN) and Covered Bridge Road to improve corridor operations.
- Roundabout Option:
 - o Consider a single lane roundabout.
 - o A roundabout at Site 9 Driveway would likely require the WIS 60 intersections with Washington Avenue and Forward Way to operate under roundabout control as well.

WIS 60 & Forward Way/Site 10 Driveway Intersection

- Traffic Signal Control Option:
 - o Consider installing a traffic signal when warrants are met. Coordinate future traffic signal with the adjacent traffic signal at the WIS 60 intersection with Sheboygan Road/County I to improve corridor operations.
- Roundabout Option:
 - o Consider a single lane roundabout.
 - o A roundabout at Forward Way/Site 10 Driveway would likely require the WIS 60 intersection with Sheboygan Road/County I to operate under roundabout control as well.

WIS 60 & Site 12 Driveway Intersection

- One-Way Stop Control Option:
 - o Restrict the left-out movement with a raised median that allows left-in, right-in and right-out movements. The left-out movement was shown to operate unacceptably under the Year 2050 volumes.
 - o The left-out traffic was redistributed to the WIS 60 intersection with Sheboygan Road/County I.
- Roundabout Option:
 - o Consider a roundabout with two entry lanes for the eastbound and westbound approaches.
 - o A roundabout allows for full access.
 - o A roundabout at Site 12 would likely require the WIS 60 intersections with Forward Way and Sheboygan Road/County I to operate under roundabout control as well.

WIS 60 & Sheboygan Road/County I Intersection

- Traffic Signal Option:
 - o Coordinate traffic signal with future traffic signals on WIS 60 to improve corridor operations. Based on preliminary analysis, the intersection has surplus capacity and could operate at acceptable levels with fewer travel lanes.
- Roundabout Option:
 - o Consider a roundabout with two entry lanes for the eastbound and westbound approaches

WIS 60 & Site 13 Driveway Intersection

- Align driveway with Cedar Creek Parkway and the existing median opening. The future intersection is anticipated to operate under two-way stop control.

WIS 60 & Keup Road Intersection

- Traffic Signal Option:
 - o The intersection is planned to continue to operate as an isolated signal due to spacing from adjacent signalized intersections.
- Roundabout Option:
 - o Consider a roundabout with two entry lanes for the westbound approach.

Details of the Year 2050 total traffic operational analysis with improvements are provided in Appendix E.

Potential Access Locations

Future access along WIS 60 was evaluated based on WisDOT preferred intersection spacing and the functional area of the existing public street intersections. The functional area was calculated for each approach based on queues from the Year 2050 traffic analysis with improvements and deceleration related to the posted speed limit. raSmith utilized the traffic queues for the following intersection control analysis:

- WIS 60 & Horns Corners Road – future two-way stop control with raised median
- WIS 60 & Washington Avenue (WIS 181/County NN) & Covered Bridge Road – future coordinated traffic signal with improvements
- WIS 60 & Forward Way/Site 10 Driveway – future coordinated traffic signal with improvements
- WIS 60 & Sheboygan Road/County I – future coordinated traffic signal with improvements
- WIS 60 & Keup Road – uncoordinated traffic signal with improvements

The development driveways are recommended to be located outside of the functional areas of adjacent intersections.

WisDOT desires traffic signals be spaced at one quarter to one half mile spacing to provide optimal progression. WisDOT prefers roundabouts be located at the same quarter mile minimum spacing, but there may be instances where shorter intersection spacing is allowed due to roundabout's smaller functional area.

The recommended access windows for the driveways are shown in Exhibits 10, 11 and 12.

IMPROVEMENT TIMEFRAME CONSIDERATIONS

This planning study looked at a Year 2050 analysis year, which assumed all developments were constructed and open; and the study identified the improvements needed to accommodate the total future traffic conditions. In reality, the developments will occur over time over the next 25 years, and interim improvements will likely be needed for each development.

The typical process is for each developer to construct the public roadway improvements triggered by their development based on the WisDOT TIA process and the municipality's approval process. WisDOT outlines the required improvements in an improvement letter issued to the municipality after acceptance of the TIA.

RECOMMENDATIONS AND CONCLUSIONS

The transportation plan and access windows are expected to accommodate the planned and anticipated developments in the City and Town. The improvements identified are based on planning level analysis of the anticipated future developments.

As shown in Exhibits 10-12, a two-lane WIS 60 is expected to accommodate future traffic growth through the Year 2050 west of the Washington Avenue intersection. The Washington Avenue intersection has existing operational challenges due to its five-legged configuration and skewed approaches. Compensating for these challenges will require WIS 60 to operate as a four-lane roadway at the intersection, which will have right-of-way impacts. The intersection is likely to remain signalized under its five-legged configuration. A multi-lane roundabout would be challenging to construct due to the five legs, skews of the roadways and right-of-way impacts resulting from realigning the skewed legs. Maintaining traffic signal control at this intersection may limit the ability to introduce roundabouts elsewhere along the WIS 60 corridor. WIS 60 could operate acceptably as a two-lane roadway east of the Washington Avenue intersection. Considering the existing Sheboygan Road (County I) intersection is already constructed with a four-lane WIS 60, it may not be cost effective to downsize the intersection, despite its surplus capacity.

Each development requesting new access on WIS 60 will be required by WisDOT to conduct a TIA as part of their approval process to determine their access and improvements. WisDOT will seek to limit access to WIS 60 via alternative access to side streets and cross access between adjacent parcels where available.

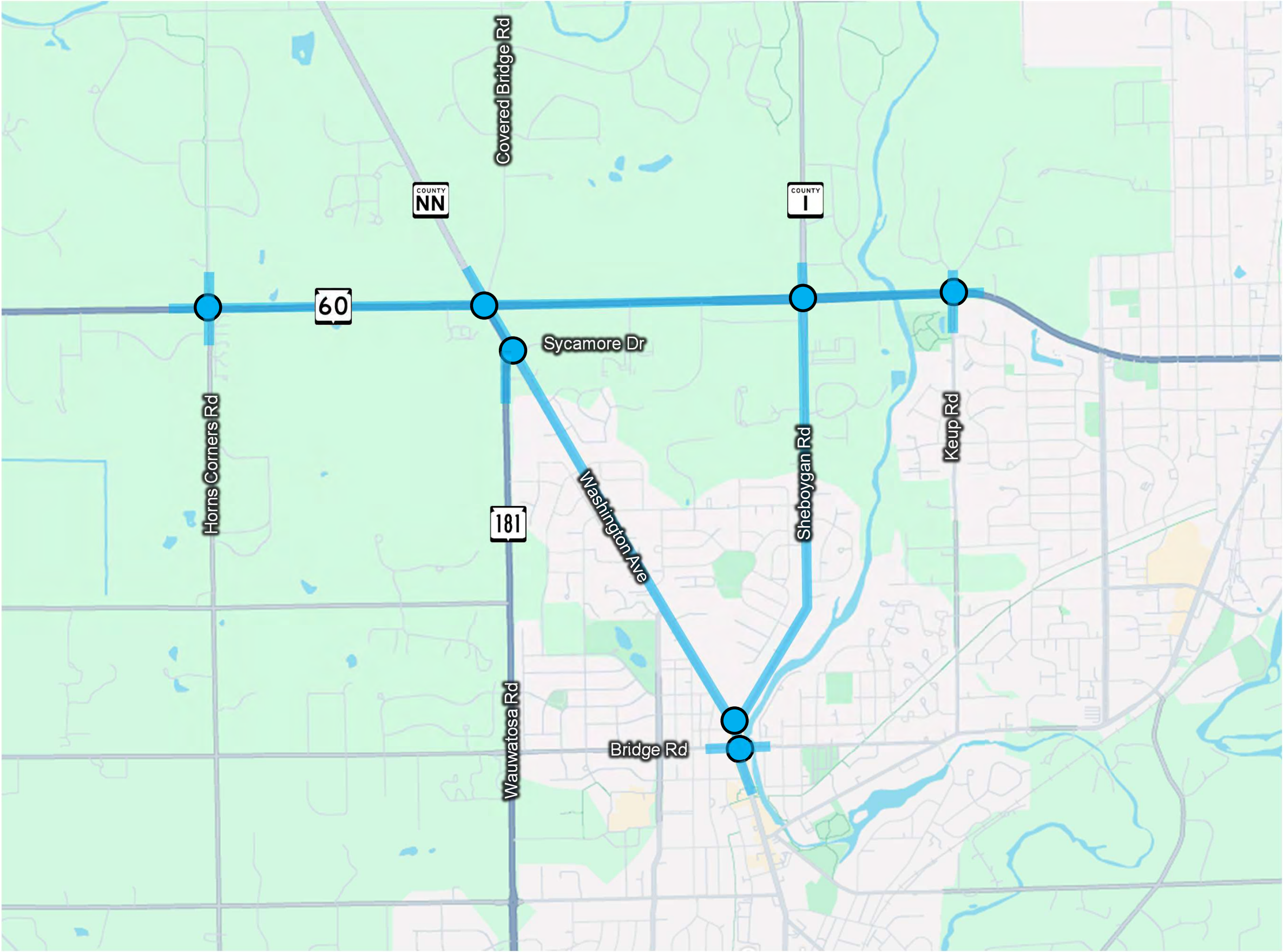
The findings and conclusions presented in this study are based on the current land use assumptions provided by the City and Town, and it provides a vision for the WIS 60 corridor under these assumptions. It is very likely these assumptions will change over time, and thus the study is not binding to the City or Town. The planning study was conducted in such a way that its recommendations are expected to accommodate some modifications to the land use types and sizes. Moderate to major changes in the assumed land use types or intensities could alter the overall recommendations.

EXHIBITS

- Exhibit 1 – Study Location Map
- Exhibit 2 – Existing Transportation System
- Exhibit 3 – Existing Traffic Volumes
- Exhibit 4 – Future Development Sites
- Exhibit 5 – Future Development Sites Anticipated Land Uses
- Exhibit 6 – Existing & Year 2050 Daily Traffic Volumes
- Exhibit 7 – Year 2050 Traffic Volumes
- Exhibits 8A – Year 2050 Total Traffic Volumes
- Exhibit 8B – Year 2050 Total Traffic Volumes
- Exhibit 9 – Year 2050 Peak Hour Operating Conditions with Existing Transportation System
- Exhibit 10 – WIS 60 Transportation Plan Considerations (West Section)
- Exhibit 11 – WIS 60 Transportation Plan Considerations (Center Section)
- Exhibit 12 – WIS 60 Transportation Plan Considerations (East Section)

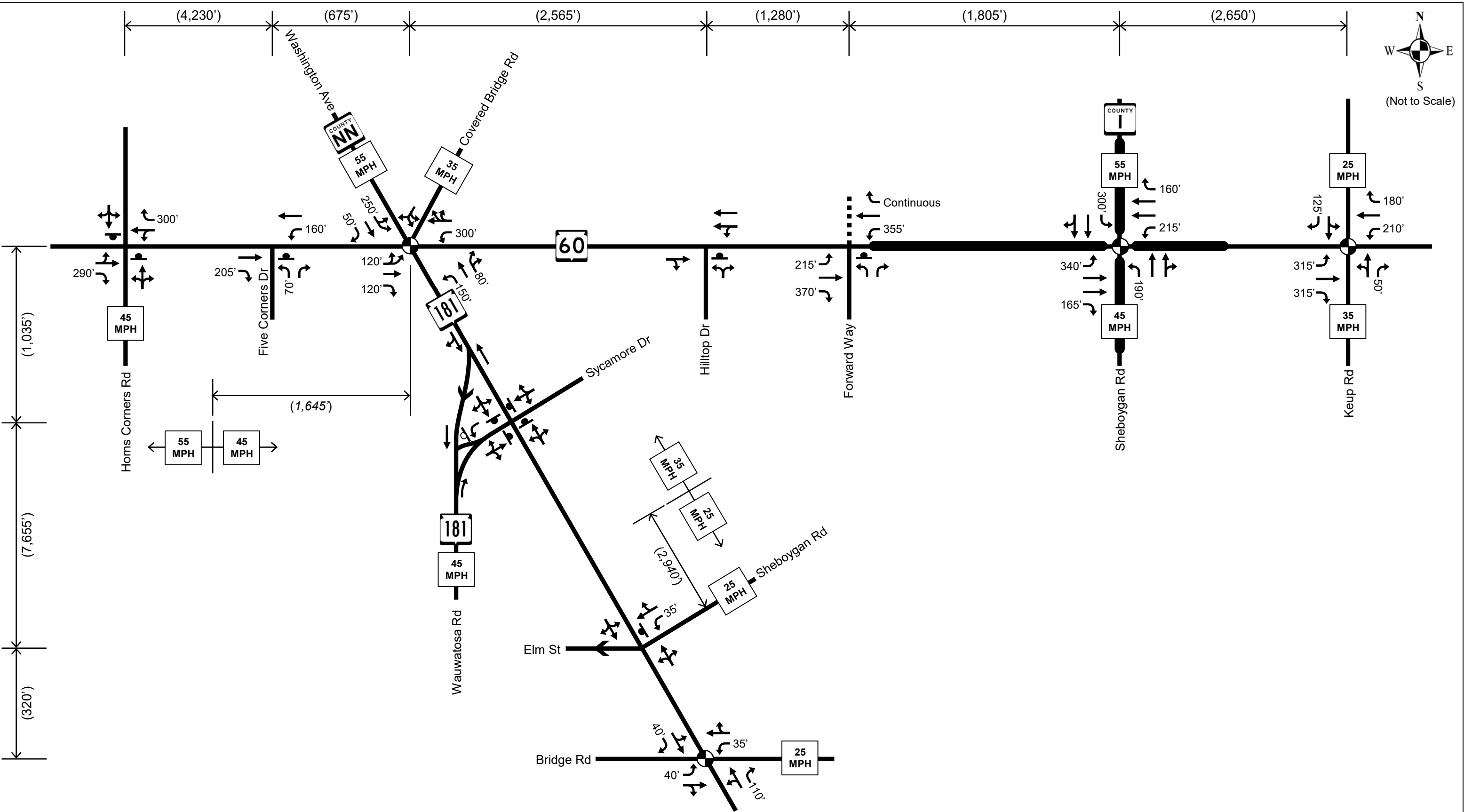
APPENDICES

- Appendix A – Traffic Information
- Appendix B – SEWRPC Forecasts
- Appendix C – Development Trip Generation
- Appendix D – Year 2050 Traffic Analysis for Public Street Intersections with Existing Transportation System
- Appendix E – Year 2050 Total Traffic Analysis with Improvements



Legend

-  = Study Intersection
-  = Study Area Roadway Segment



Legend

= Lane Geometry

= Traffic Signal

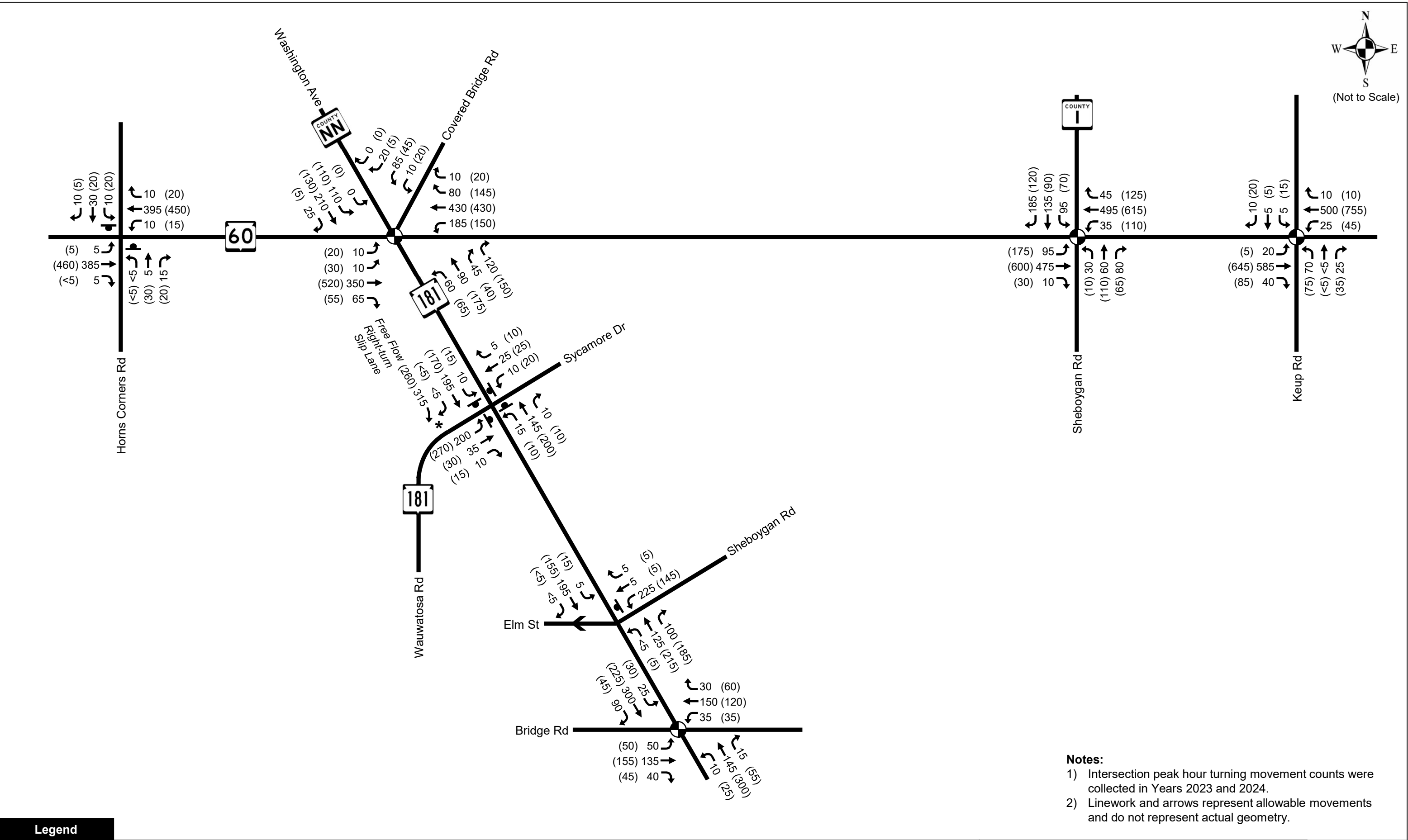
= Raised Median

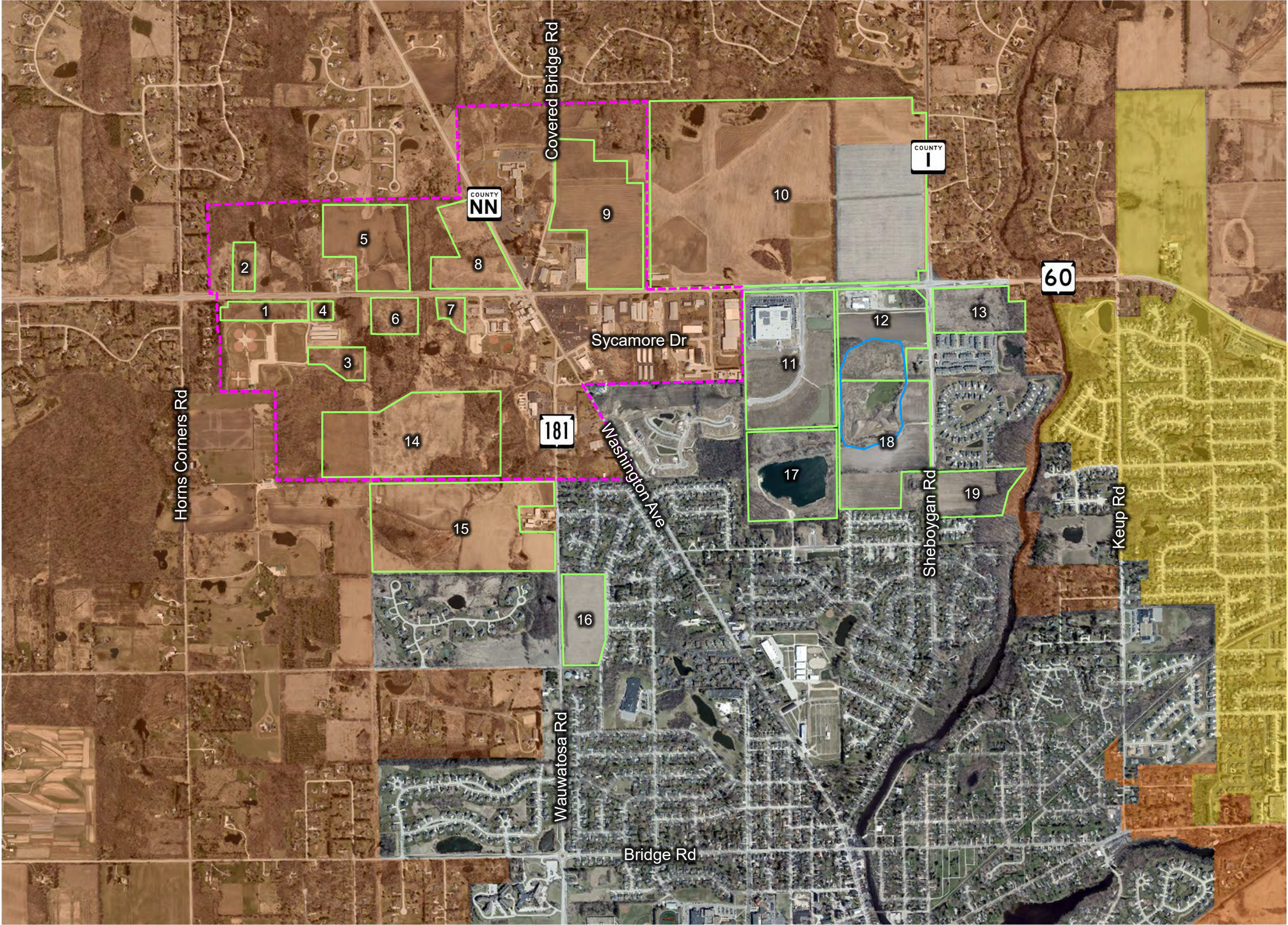
= Stop Sign

XXX' = Turn Bay Storage Length, ft

(XXX') = Intersection Spacing (Centerline-to-Centerline, ft)

= Yield Sign



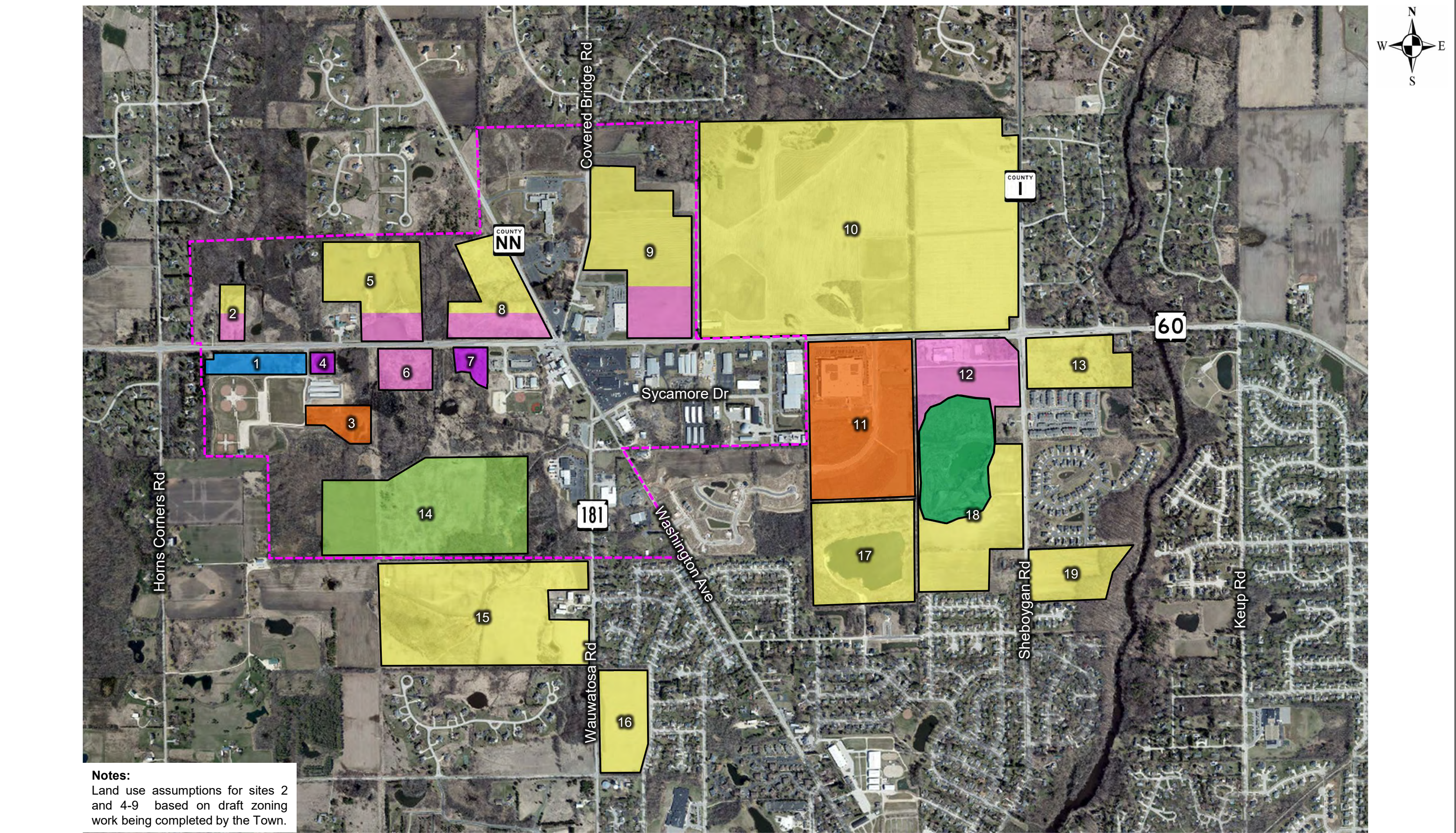


Legend

- = Future Development Site
- = Future Park Site
- XX = Development Site Number
- = Five Corners Business District
- = City of Cedarburg
- = Town of Cedarburg
- = Village of Grafton

Future Development Sites

Exhibit
4



Legend					
= Residential	= Mixed Use	= Public Park	= Business Park/Manufacturing	XX = Development Site Number	
= Recreational	= Retail / Restaurant	= Recreational & Complimentary Uses		= Five Corners Business District	



Notes:

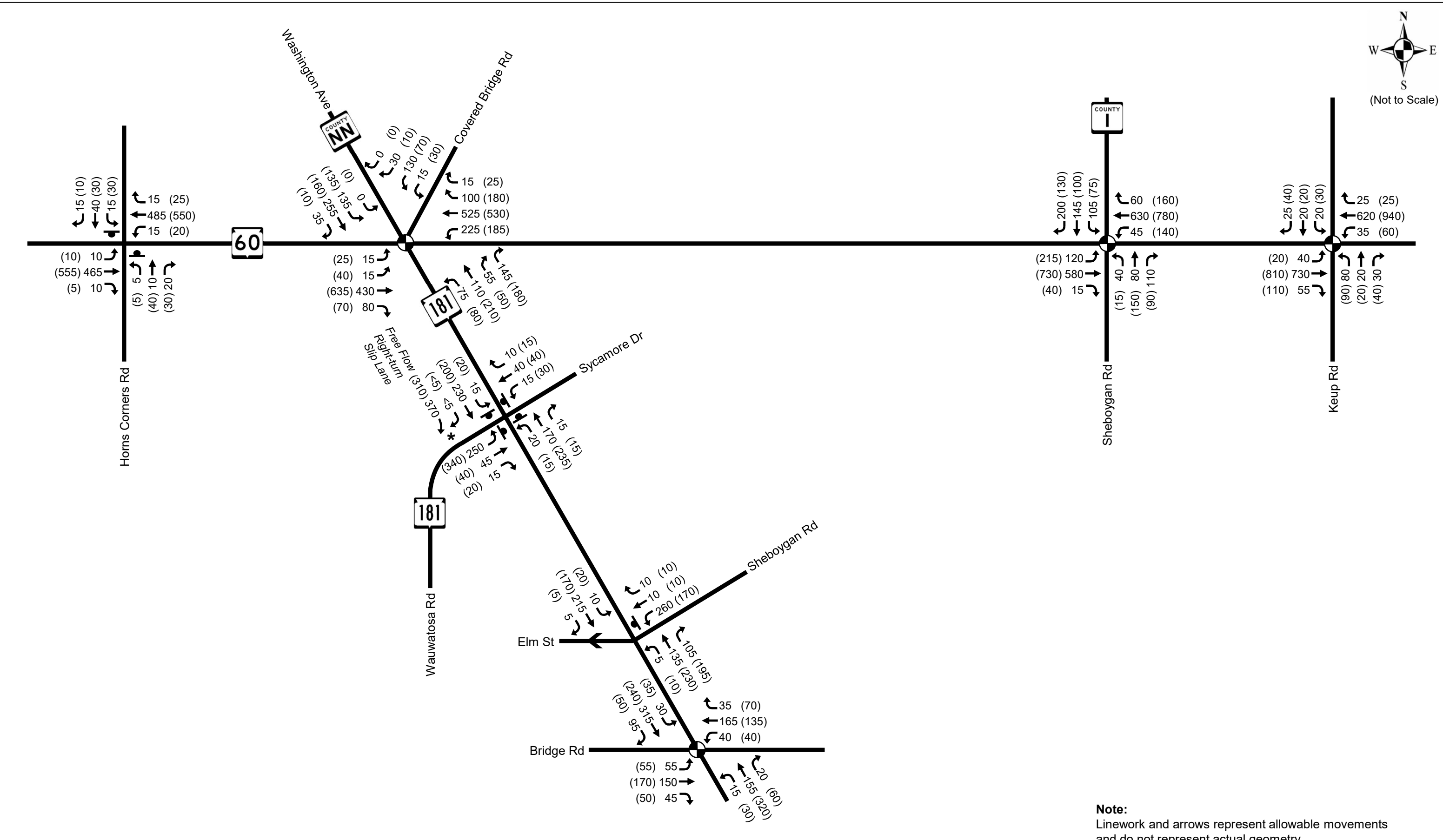
- 1) Existing AADT volumes represent WisDOT's Year 2023 AADT unless noted.
- 2) * represents WisDOT Year 2019 AADT.
- 3) Year 2050 AADT volumes were converted from SEWRPC's Year 2050 AWDT

Legend

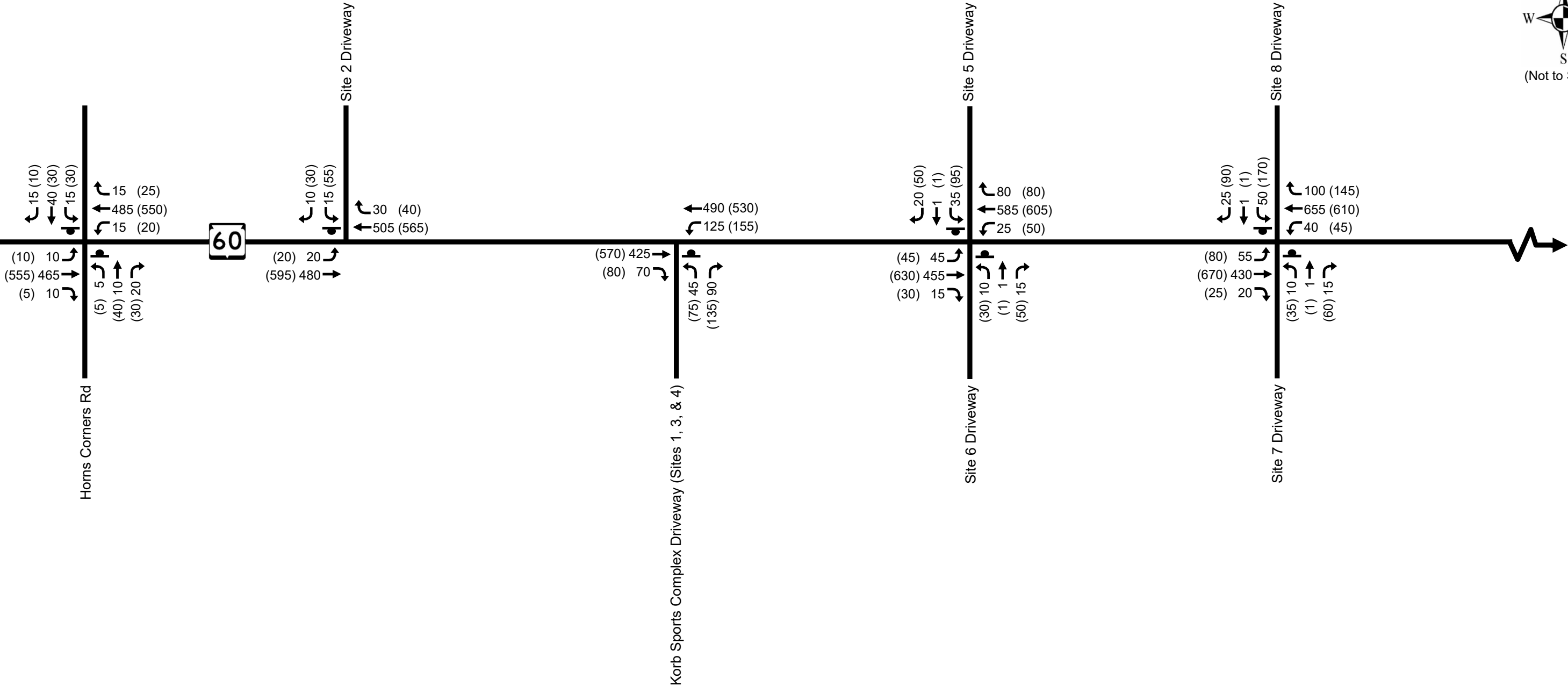
XXX = Existing Annual Average Daily Traffic (AADT) Volume (vpd) **XXX** = Year 2050 Estimated Annual Average Daily Traffic (AADT) Volume (vpd)

Existing & Year 2050 Daily Traffic Volumes

Exhibit
6



Legend		
XX = Weekday Morning Peak Hour Volume (7:00 – 8:00 am) (XX) = Weekday Evening Peak Hour Volume (4:30 – 5:30 pm)	Year 2050 Traffic Volumes	Exhibit 7

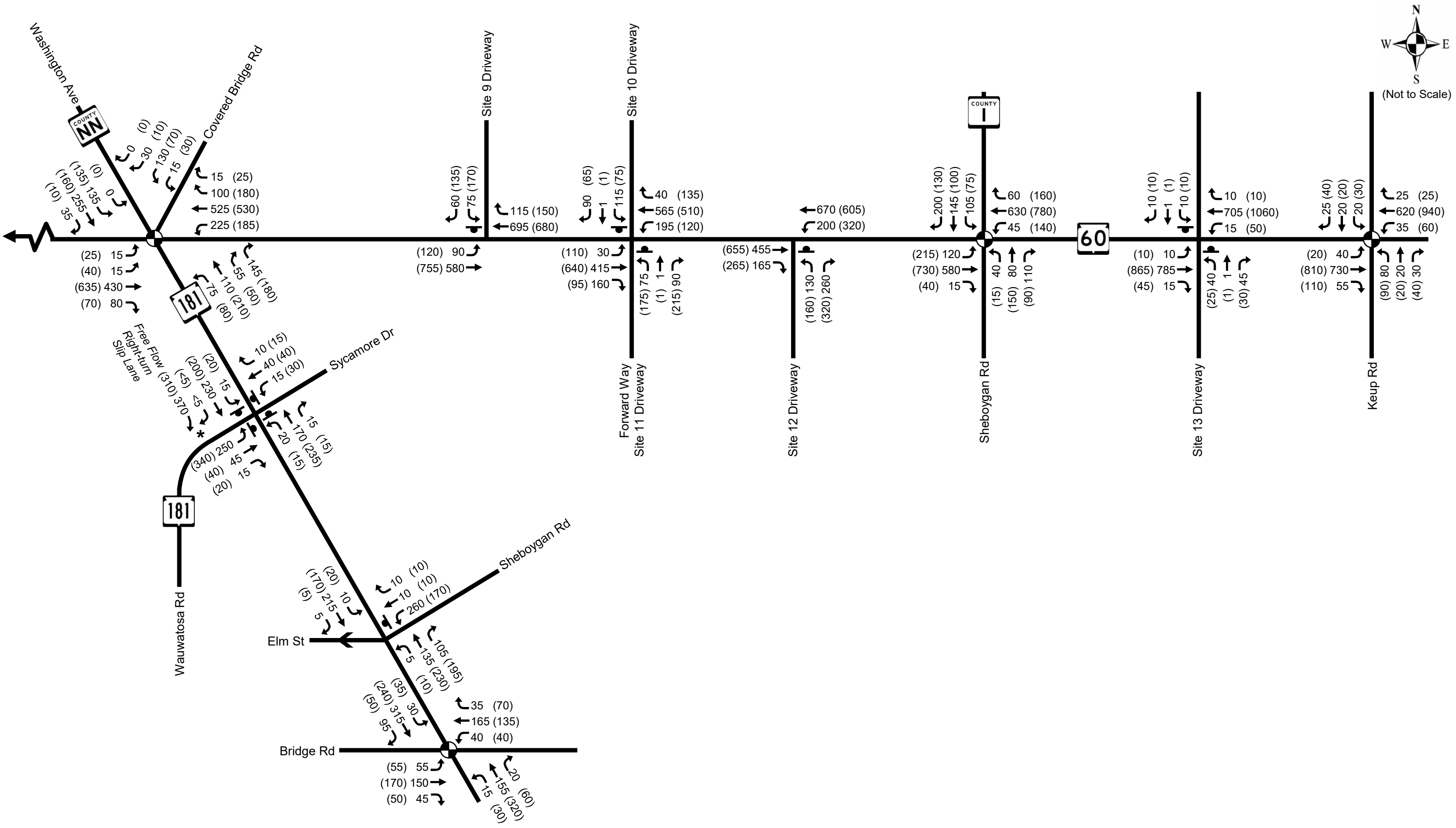


Legend

- XX

= Weekday Morning Peak Hour Volume (7:00 – 8:00 am)
- (XX)

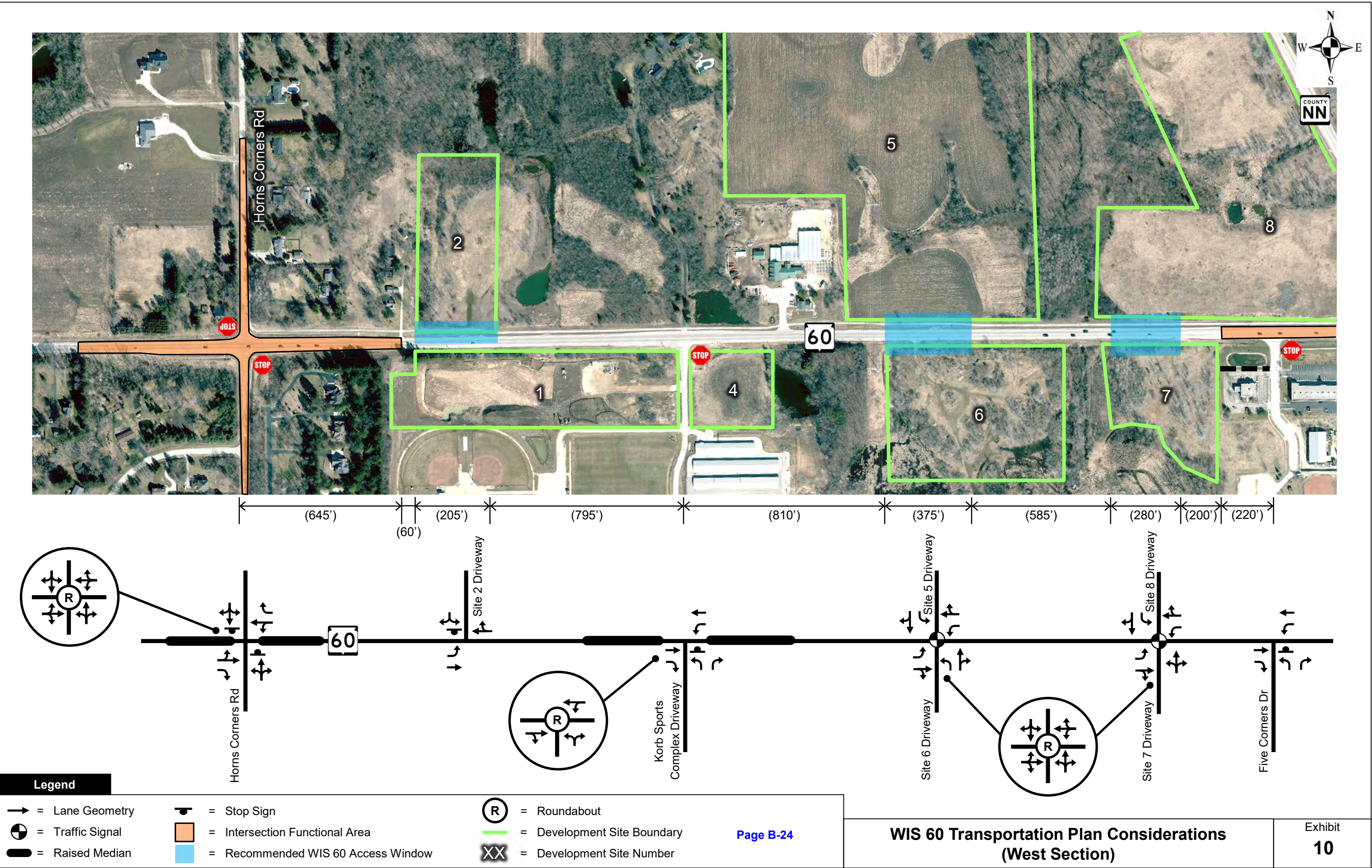
= Weekday Evening Peak Hour Volume (4:30 – 5:30 pm)
- = Traffic Signal
- = Stop Sign



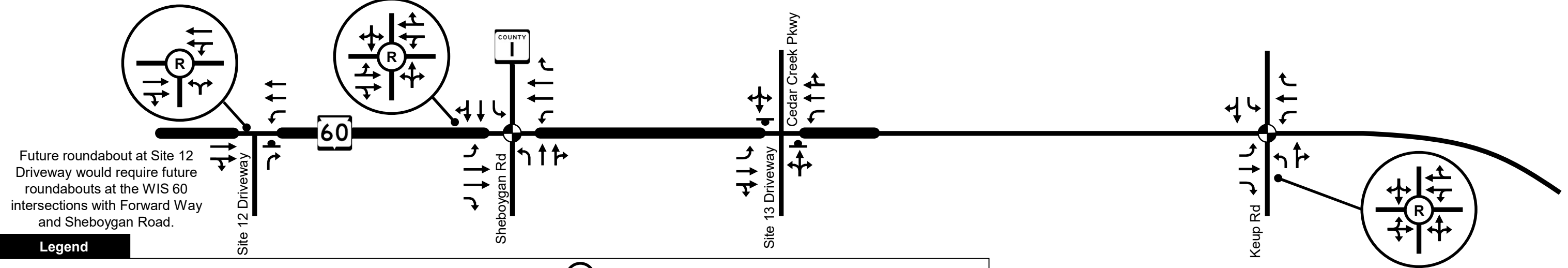
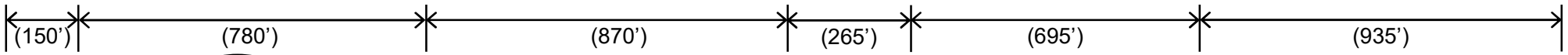
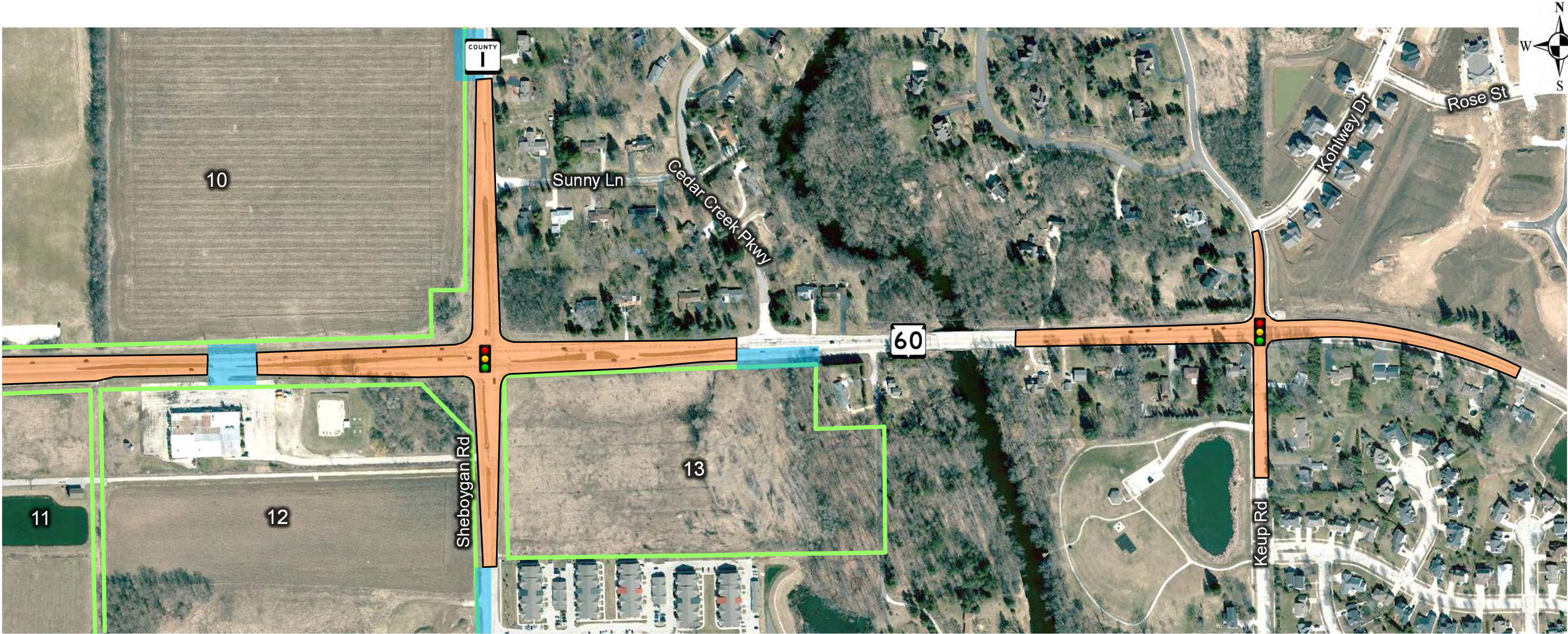
Legend		Page B-22		Year 2050 Total Traffic Volumes		Exhibit 8B	
XX = Weekday Morning Peak Hour Volume (7:00 – 8:00 am)	⬤ = Traffic Signal						
(XX) = Weekday Evening Peak Hour Volume (4:30 – 5:30 pm)	⬤ = Stop Sign						

Intersection	Traffic Control	Peak Hour	Parameter	Level of Service (LOS) per Movement by Approach												Overall Intersection LOS
				Eastbound			Westbound			Northbound			Southbound			
				LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
WIS 60 & Horns Corners Rd	Two-Way Stop Control	AM	LOS	A	A	(A)	A	A	(A)	C	C	C	D	D	D	N/A
			Delay, sec	8.7	8.7	0.0	8.7	8.7	0.0	21.3	21.3	21.3	33.4	33.4	33.4	
			Queue, ft	<25	<25	0	<25	<25	0	<25	<25	<25	45	45	45	
		PM	LOS	A	A	(A)	A	A	(A)	D	D	D	F	F	F	N/A
			Delay, sec	8.8	8.8	0.0	8.8	8.8	0.0	34.7	34.7	34.7	72.1	72.1	72.1	
Queue, ft	<25	<25	0	<25	<25	0	45	45	45	80	80	80	80			
WIS 60 & CTH I/ Sheboygan Rd	Traffic Signal	AM	LOS	B	A	A	B	A	A	B	B	B	B	B	B	B
			Delay, sec	13.6	8.3	6.3	11.1	8.5	6.5	18.1	14.6	14.6	17.1	16.2	15.4	
			Queue, ft	75	140	<25	25	150	<25	35	75	75	80	130	130	
		PM	LOS	B	A	A	B	A	A	C	C	C	C	C	C	B
			Delay, sec	18.8	7.2	5.3	12.7	7.4	5.6	23.1	21.7	21.7	25.0	21.7	21.7	
Queue, ft	200	150	<25	90	165	35	<25	90	90	60	90	90	90			
WIS 60 & Keup Rd	Traffic Signal	AM	LOS	C	C	A	C	B	A	E	E	B	C	C	B	C
			Delay, sec	25.7	24.3	9.9	32.0	17.5	9.7	69.4	69.4	16.6	21.7	21.7	16.5	
			Queue, ft	<25	345	<25	<25	260	<25	90	90	25	45	45	<25	
		PM	LOS	D	C	B	D	E	B	F	F	B	D	D	B	E
			Delay, sec	45.0	30.0	10.5	42.3	62.3	10.1	287.9	287.9	19.5	37.4	37.4	19.6	
Queue, ft	<25	435	30	35	675	<25	95	95	30	50	50	30	30			
Washington Ave & Sycamore Dr	All-Way Stop Control	AM	LOS	C	C	C	B	B	B	B	B	B	B	B	B	B
			Delay, sec	16.1	16.1	16.1	10.3	10.3	10.3	12.1	12.1	12.1	13.0	13.0	13.0	
			Queue, ft	90	90	90	<25	<25	<25	45	45	45	55	55	55	
		PM	LOS	C	C	C	B	B	B	B	B	B	B	B	B	C
			Delay, sec	19.1	19.1	19.1	10.4	10.4	10.4	13.4	13.4	13.4	12.6	12.6	12.6	
Queue, ft	120	120	120	<25	<25	<25	55	55	55	45	45	45	45			
Washington Ave & Sheboygan Rd/ Elm St	One-Way Stop Control	AM	LOS	--	--	--	C	A	A	A	A	A	A	A	A	N/A
			Delay, sec	--	--	--	20.0	9.5	9.5	7.8	7.8	7.8	7.8	7.8	7.8	
			Queue, ft	--	--	--	85	<25	<25	<25	<25	<25	<25	<25	<25	
		PM	LOS	--	--	--	C	B	B	A	A	A	A	A	A	N/A
			Delay, sec	--	--	--	17.3	10.2	10.2	7.6	7.6	7.6	8.3	8.3	8.3	
Queue, ft	--	--	--	45	<25	<25	<25	<25	<25	<25	<25	<25	<25			
Washington Ave & Bridge Rd	Traffic Signal	AM	LOS	C	C	C	C	C	C	B	B	A	B	B	A	B
			Delay, sec	24.6	20.8	20.8	23.7	20.9	20.9	10.4	10.4	8.9	12.7	12.7	9.4	
			Queue, ft	45	130	130	35	130	130	80	80	<25	165	165	30	
		PM	LOS	C	C	C	C	C	C	B	B	A	B	B	A	B
			Delay, sec	23.0	20.4	20.4	22.9	20.2	20.2	11.8	11.8	9.1	11.1	11.1	9.1	
Queue, ft	45	135	135	35	130	130	155	155	<25	120	120	<25	<25			

Intersection	Traffic Control	Peak Hour	Parameter	Operating Conditions per Movement by Approach																		Overall Int. LOS
				Eastbound (WIS 60)				Westbound (WIS 60)				Northbound (Washington Ave)				Southbound (CTH NN)			Southbound (Covered Bridge Rd)			
				Hrd LT	LT	TH	RT	LT	TH	RT	Hrd RT	LT	TH	RT	Hrd RT	LT	TH	RT	LT	TH	RT	
				to CTH NN	to Covered Bridge Rd	WIS 60	to Washington Ave	to Washington Ave	WIS 60	to CTH NN	to Covered Bridge Rd	WIS 60	to CTH NN	to Covered Bridge Rd	WIS 60	WIS 60	to Washington Ave	WIS 60	WIS 60	to Washington Ave	WIS 60	
WIS 60 & STH 181/ CTH NN/Covered Bridge Rd	Traffic Signal	AM	LOS	E	E	E	D	E	E	E	E	F	E	F	F	D	E	D	F	F	F	E
			Delay, sec	61.5	61.5	74.5	45.8	69.5	56.1	56.1	56.1	82.4	72.8	88.8	88.8	50.4	55	45.7	94.5	94.5	94.5	
			Queue, ft	75	75	>500	130	425	>500	>500	>500	160	210	275	275	205	390	50	380	380	380	
		PM	LOS	F	F	F	D	E	D	D	D	E	F	F	F	D	D	D	F	F	F	E
			Delay, sec	94.9	94.9	89.3	42.2	74.7	53.2	53.2	53.2	76.4	91.9	87.5	87.5	54.9	49.9	44.3	95.6	95.6	95.6	
			Queue, ft	195	195	>500	115	355.0	>500	>500	>500	165.0	375	295	295	205	240	<25	220.0	220	220	







Legend

= Lane Geometry

= Traffic Signal

= Raised Median

= Stop Sign

= Intersection Functional Area

= Recommended WIS 60 Access Window

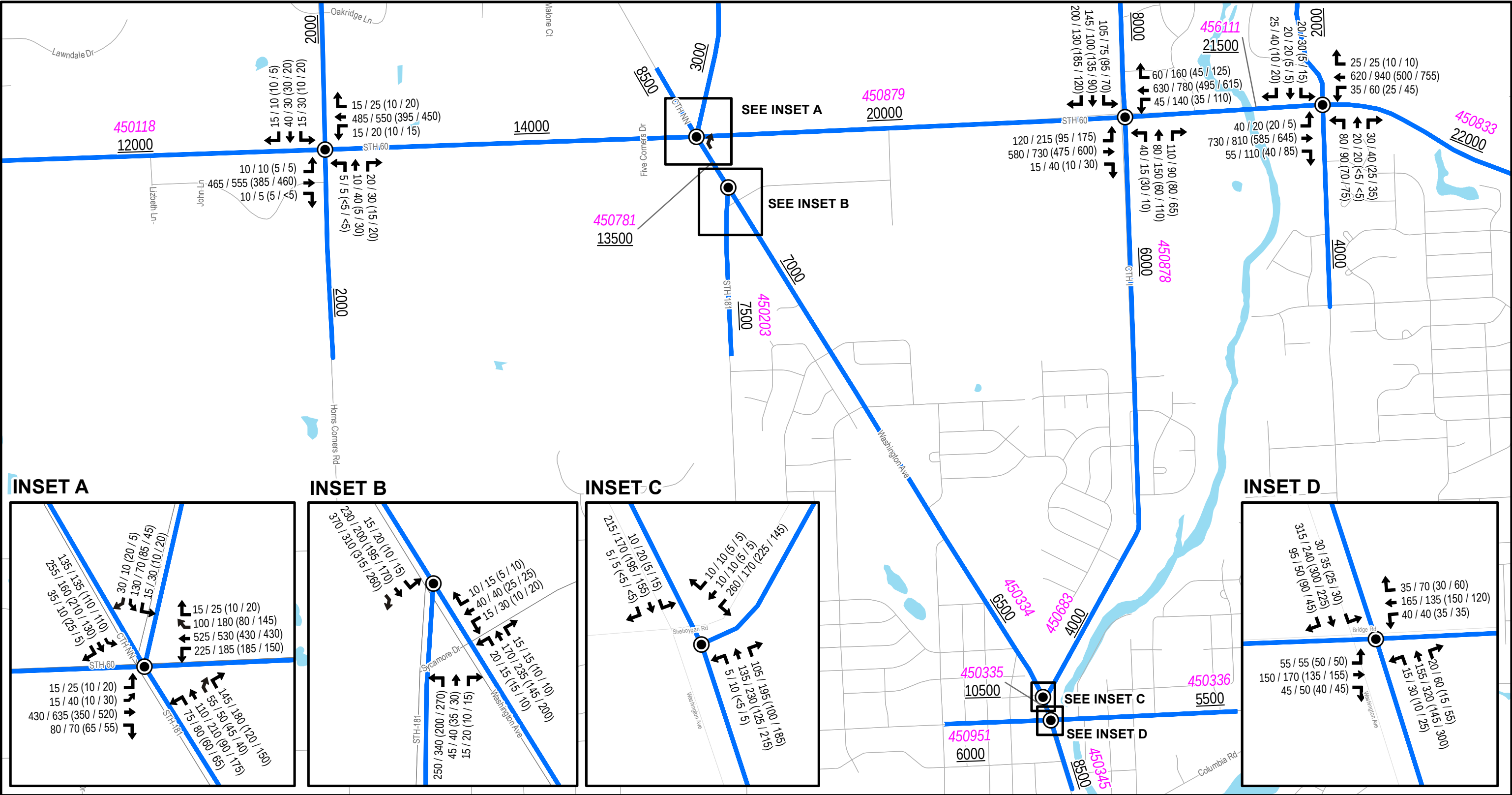
= Roundabout

= Development Site Boundary

= Development Site Number

APPENDIX B

SEWRPC Forecasts



CEDARBURG TRAFFIC STUDY

FORECAST YEAR 2050 AVERAGE WEEKDAY TRAFFIC (AWDT) AND PEAK-HOUR TURN MOVEMENT VOLUMES

FORECAST WORK ORDER:
MASTER CONTRACT:
ROUTE(S): STH 60 / WASHINGTON AVE
LOCATION DESCRIPTION: BRIDGE RD/KEUP RD
COUNTY(IES): OZAUKEE
FORECAST YEARS: 2050
SEWRPC PROJECT ID: 200-1000
PREPARED BY: G. ALE
DATE: 12/19/2024

— FORECAST FACILITY

XXXXXX TRADAS_ID

XXXXX FORECAST YEAR 2050 AWDT VOLUME ON A ROADWAY SEGMENT

AVERAGE WEEKDAY PEAK-HOUR TURN MOVEMENT VOLUMES

XXX / XXX (XXX / XXX) FORECAST YEAR 2050 (COUNT YEAR 2023/2024)
AM / PM PEAK-HOUR VOLUMES

NOTES

(A) THE FORECASTS ARE PREPARED WITHIN THE CONTEXT OF THE VISION 2050 LAND USE AND TRANSPORTATION SYSTEM PLAN AND UTILIZE THE COMMISSION'S 5TH GENERATION TRAVEL DEMAND MODELS AND TIME-OF-DAY ASSIGNMENTS.

(B) AM PEAK HOUR IS 7:00 – 8:00 AM AND PM PEAK HOUR IS 4:30 – 5:30 PM.

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APPENDIX C

Development Trip Generation

Trip Generation Summary

Site	Weekday	AM Peak			PM Peak		
	Daily Trips	In	Out	Total	In	Out	Total
1,3 & 4	2,780	195	135	330	235	210	445
2	1,180	50	25	75	60	85	145
5	1,385	40	25	65	80	80	160
6	2,485	125	55	180	125	145	270
7	1,320	60	25	85	70	95	165
8	5,870	155	75	230	225	260	485
9	7,115	205	135	340	270	305	575
10	3,795	70	205	275	245	140	385
11	3,965	355	165	520	215	390	605
12	15,305	365	290	655	585	580	1,165
13	2,000	30	85	115	95	55	150

Sites 1, 3 & 4 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
492	Health/Fitness Club (Site 1)	62,301	SF		N/A	40	51%	40	49%	80	1.31	125	57%	90	43%	215	3.45
630	Clinic (Site 1)	9,992	SF	395	FCE	25	81%	5	19%	30	FCE	10	30%	25	70%	35	3.69
770	Business Park (Site 3)	30,300	SF	1,035	FCE	40	85%	5	15%	45	FCE	15	26%	35	74%	50	FCE
937	Coffee/Donut Shop w/ Drive-Thru (Site 4)	2,000	SF	1,065	533.37	85	51%	85	49%	170	85.88	40	50%	40	50%	80	38.99
488	Soccer Complex (Existing Korb Sports Complex)	4	Fields	285	71.33	5	61%	0	39%	5	0.99	45	66%	20	34%	65	16.43
Total				2,780		195		135		330		235		210		445	
Linked (XXX)				0%													
Driveway Trips				2,780		195		135		330		235		210		445	
Pass-by (XXX)				0%													
Total New Trips				2,780		195		135		330		235		210		445	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		195	135	235	210
T/F West WIS 60	35%	70	45	80	75
T/F East WIS 60	65%	125	90	155	135
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		195	135	235	210
		OK	OK	OK	OK

Site 2 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
822	Strip Retail Plaza (<40K)	14,400	SF	835	FCE	20	60%	15	40%	35	2.36	50	50%	50	50%	100	FCE
710	General Office Building	14,400	SF	215	FCE	25	88%	5	12%	30	FCE	5	17%	30	83%	35	FCE
210	Single-Family Detached Housing	11	DU	130	FCE	5	26%	5	74%	10	FCE	5	63%	5	37%	10	FCE
Total				1,180		50		25		75		60		85		145	
Linked (XXX)				0%													
Driveway Trips				1,180		50		25		75		60		85		145	
Pass-by (XXX)				0%													
Total New Trips				1,180		50		25		75		60		85		145	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		50	25	60	85
T/F West WIS 60	35%	20	10	20	30
T/F East WIS 60	65%	30	15	40	55
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		50	25	60	85
		OK	OK	OK	OK

Site 5 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
822	Strip Retail Plaza (<40K)	24,200	SF	1,320	54.45	35	60%	20	40%	55	2.36	75	50%	70	50%	145	FCE
932	High Turnover (Sit-Down) Restaurant	5,000	SF	535	107.2	30	55%	20	45%	50	9.57	25	61%	20	39%	45	9.05
710	General Office Building	29,200	SF	400	FCE	55	88%	5	12%	60	FCE	10	17%	50	83%	60	FCE
210	Single-Family Detached Housing	20	DU	230	FCE	5	26%	10	74%	15	FCE	15	63%	5	37%	20	FCE
Total				2,485		125		55		180		125		145		270	
Linked (XXX)				0%													
Driveway Trips				2,485		125		55		180		125		145		270	
Pass-by (XXX)				0%													
Total New Trips				2,485		125		55		180		125		145		270	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		125	55	125	145
T/F West WIS 60	35%	45	20	45	50
T/F East WIS 60	65%	80	35	80	95
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		125	55	125	145
		OK	OK	OK	OK

Small Sample Size ≤ 5

Site 6 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
822	Strip Retail Plaza (<40K)	27,360	SF	1,385	FCE	40	60%	25	40%	65	2.36	80	50%	80	50%	160	FCE
Total				1,385		40		25		65		80		80		160	
Linked (XXX)				0%													
Driveway Trips				1,385		40		25		65		80		80		160	
Pass-by (XXX)				0%													
Total New Trips				1,385		40		25		65		80		80		160	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		40	25	80	80
T/F West WIS 60	35%	15	10	30	30
T/F East WIS 60	65%	25	15	50	50
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		40	25	80	80
		OK	OK	OK	OK

Site 7 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
822	Strip Retail Plaza (<40K)	19,200	SF	1,045	54.45	25	60%	20	40%	45	2.36	65	50%	60	50%	125	FCE
710	General Office Building	19,200	SF	275	FCE	35	88%	5	12%	40	FCE	5	17%	35	83%	40	FCE
Total				1,320		60		25		85		70		95		165	
Linked (XXX)				0%													
Driveway Trips				1,320		60		25		85		70		95		165	
Pass-by (XXX)				0%													
Total New Trips				1,320		60		25		85		70		95		165	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		60	25	70	95
T/F West WIS 60	35%	20	10	25	35
T/F East WIS 60	65%	40	15	45	60
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		60	25	70	95
		OK	OK	OK	OK

Small Sample Size ≤ 5

Site 8 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
821	Shopping Plaza (40-150K)	72,250	SF	4,880	67.52	80	62%	45	38%	125	1.73	185	49%	190	51%	375	5.19
932	High Turnover (Sit-Down) Restaurant	5,000	SF	535	107.2	30	55%	20	45%	50	9.57	25	61%	20	39%	45	9.05
710	General Office Building	25,750	SF	355	FCE	45	88%	5	12%	50	FCE	10	17%	45	83%	55	FCE
210	Single-Family Detached Housing	8	DU	100	FCE	0	26%	5	74%	5	FCE	5	63%	5	37%	10	FCE
Total				5,870		155		75		230		225		260		485	
Linked (XXX)			0%														
Driveway Trips				5,870		155		75		230		225		260		485	
Pass-by (XXX)			0%														
Total New Trips				5,870		155		75		230		225		260		485	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		155	75	225	260
T/F West WIS 60	35%	55	25	80	90
T/F East WIS 60	65%	100	50	145	170
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		155	75	225	260
		OK	OK	OK	OK

Site 9 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
821	Shopping Plaza (40-150K)	73,500	SF	4,965	67.52	80	62%	45	38%	125	1.73	185	49%	195	51%	380	5.19
734	Fast Food Restaurant w/ Drive-Thru	3,000	SF	1,400	467.48	70	51%	65	49%	135	44.61	50	52%	50	48%	100	33.03
710	General Office Building	25,500	SF	355	FCE	45	88%	5	12%	50	FCE	10	17%	45	83%	55	FCE
210	Single-Family Detached Housing	36	DU	395	FCE	10	26%	20	74%	30	FCE	25	63%	15	37%	40	FCE
Total				7,115		205		135		340		270		305		575	
Linked (XXX)				0%													
Driveway Trips				7,115		205		135		340		270		305		575	
Pass-by (XXX)				0%													
Total New Trips				7,115		205		135		340		270		305		575	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		205	135	270	305
T/F West WIS 60	45%	90	60	120	135
T/F East WIS 60	55%	115	75	150	170
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		205	135	270	305
		OK	OK	OK	OK

Site 10 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
210	Single-Family Detached Housing	422	DU	3,795	FCE	70	26%	205	74%	275	FCE	245	63%	140	37%	385	FCE
Total				3,795		70		205		275		245		140		385	
Linked (XXX)			0%														
Driveway Trips				3,795		70		205		275		245		140		385	
Pass-by (XXX)			0%														
Total New Trips				3,795		70		205		275		245		140		385	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		70	205	245	140
T/F West WIS 60	45%	30	90	110	65
T/F East WIS 60	55%	40	115	135	75
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		70	205	245	140
		OK	OK	OK	OK

Site 11 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
140	Manufacturing (Wilo)	250,000	SF	1,145	FCE	120	76%	40	24%	160	FCE	60	31%	140	69%	200	FCE
140	Manufacturing	212,800	SF	1,005	FCE	105	76%	35	24%	140	FCE	55	31%	115	69%	170	FCE
770	Business Park	30,700	SF	1,040	FCE	40	85%	5	15%	45	FCE	15	26%	35	74%	50	FCE
565	Day Care Center Phase 1	10,650	SF	505	47.62	60	53%	55	47%	115	11.00	55	47%	65	53%	120	11.12
565	Day Care Center Phase 2	5,661	SF	270	47.62	30	53%	30	47%	60	11.00	30	47%	35	53%	65	11.12
Total				3,965		355		165		520		215		390		605	
Linked (XXX)				0%													
Driveway Trips				3,965		355		165		520		215		390		605	
Pass-by (XXX)				0%													
Total New Trips				3,965		355		165		520		215		390		605	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		355	165	215	390
T/F West WIS 60	45%	160	75	95	175
T/F East WIS 60	55%	195	90	120	215
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		355	165	215	390
		OK	OK	OK	OK

Site 12 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
WisDOT	Gas Station with Convenience Market	9,000 20	SF VFP	4,350		160	51%	150	49%	310		160	50%	160	50%	320	
821	Shopping Plaza (40-150K)	145,000	SF	9,790	67.52	155	62%	95	38%	250	1.73	370	49%	385	51%	755	5.19
932	High Turnover (Sit-Down) Restaurants (2)	10,000	SF	1,070	107.2	50	55%	45	45%	95	9.57	55	61%	35	39%	90	9.05
411	Public Park	10	Acres	95	FCE	0	59%	0	41%	0	0.02	0	55%	0	45%	0	0.11
Total				15,305		365		290		655		585		580		1,165	
Linked (XXX)			0%														
Driveway Trips				15,305		365		290		655		585		580		1,165	
Pass-by (XXX)			0%														
Total New Trips				15,305		365		290		655		585		580		1,165	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		365	290	585	580
T/F West WIS 60	45%	165	130	265	260
T/F East WIS 60	55%	200	160	320	320
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		365	290	585	580
		OK	OK	OK	OK

Small Sample Size ≤ 5

Site 13 Trip Generation

ITE Code	Land Use	Size	Unit	Weekday		AM Peak						PM Peak					
				Daily Trips	Rate or FCE	In	%	Out	%	Total	Rate or FCE	In	%	Out	%	Total	Rate or FCE
220	Multi-Family Housing (Low-Rise)	300	DU	2,000	FCE	30	24%	85	76%	115	FCE	95	63%	55	37%	150	FCE
Total				2,000		30		85		115		95		55		150	
Linked (XXX)			0%														
Driveway Trips				2,000		30		85		115		95		55		150	
Pass-by (XXX)			0%														
Total New Trips				2,000		30		85		115		95		55		150	

		Distribution			
		AM		PM	
		IN	OUT	IN	OUT
%		30	85	95	55
T/F West WIS 60	45%	15	40	45	25
T/F East WIS 60	55%	15	45	50	30
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		30	85	95	55
		OK	OK	OK	OK

APPENDIX E

Year 2050 Total Traffic Analysis with Improvements

Intersection	Traffic Control	Peak Hour	Parameter	Level of Service (LOS) per Movement by Approach												Overall Intersection LOS
				Eastbound			Westbound			Northbound			Southbound			
				LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
WIS 60 & Horns Corners Rd	Two-Way Stop Control	AM	LOS	A	(A)	(A)	A	(A)	(A)	B	B	B	C	C	C	N/A
			Delay, sec	8.7	0.0	0.0	8.6	0.0	0.0	14.8	14.8	14.8	18.3	18.3	18.3	
		PM	LOS	A	(A)	(A)	A	(A)	(A)	C	C	C	C	C	C	N/A
			Delay, sec	9.0	0.0	0.0	8.8	0.0	0.0	20.2	20.2	20.2	24.6	24.6	24.6	
WIS 60 & Horns Corners Rd	Roundabout	AM	LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
			Delay, sec	7.9	7.9	7.9	7.7	0.7	0.7	5.4	5.4	5.4	7.6	7.6	7.6	
		PM	LOS	A	A	A	A	A	A	B	B	B	B	B	B	A
			Delay, sec	8.3	8.3	8.3	8.4	8.4	8.4	10.1	10.1	10.1	10.4	10.4	10.4	
WIS 60 & Site 2 Driveway	One-Way Stop Control	AM	LOS	A	(A)	--	--	(A)	(A)	--	--	--	C	--	C	N/A
			Delay, sec	8.8	0.0	--	--	0.0	0.0	--	--	--	20.0	--	20.0	
		PM	LOS	A	(A)	--	--	(A)	(A)	--	--	--	E	--	E	N/A
			Delay, sec	9.2	0.0	--	--	0.0	0.0	--	--	--	45.0	--	45.0	
WIS 60 & Korb Sports Complex Driveway	One-Way Stop Control	AM	LOS	--	(A)	(A)	A	(A)	--	C	--	B	--	--	--	N/A
			Delay, sec	--	0.0	0.0	9.0	0.0	--	21.4	--	12.2	--	--	--	
		PM	LOS	--	(A)	(A)	A	(A)	--	D	--	C	--	--	--	N/A
			Delay, sec	--	0.0	0.0	10.0	0.0	--	34.1	--	15.5	--	--	--	
WIS 60 & Korb Sports Complex Driveway	Roundabout	AM	LOS	--	A	A	A	A	--	A	--	A	--	--	--	A
			Delay, sec	--	7.8	7.8	8.3	8.3	--	5.8	--	5.8	--	--	--	
		PM	LOS	--	B	B	A	A	--	A	--	A	--	--	--	B
			Delay, sec	--	11.0	11.0	9.9	9.9	--	8.5	--	8.5	--	--	--	
WIS 60 & Site 5 / 6 Driveways	Traffic Signal	AM	LOS	A	A	A	A	A	A	D	D	D	D	D	D	A
			Delay, sec	2.6	3.7	3.7	0.5	1.2	1.2	43.0	42.1	42.1	43.9	42.4	42.4	
		PM	LOS	A	A	A	A	A	A	D	D	D	D	D	D	A
			Delay, sec	3.6	6.4	6.4	2.1	1.3	1.3	42.1	40.0	40.0	46.1	40.0	40.0	
WIS 60 & Site 5 / 6 Driveways	Roundabout	AM	LOS	A	A	A	A	A	A	A	A	A	A	A	A	A
			Delay, sec	7.2	7.2	7.2	9.7	9.7	9.7	5.0	5.0	5.0	6.0	6.0	6.0	
		PM	LOS	B	B	B	B	B	B	A	A	A	A	A	A	B
			Delay, sec	12.1	12.1	12.1	11.0	11.0	11.0	7.6	7.6	7.6	8.3	8.3	8.3	
WIS 60 & Site 7 / 8 Driveways	Traffic Signal	AM	LOS	A	A	A	A	A	A	D	D	D	D	D	D	A
			Delay, sec	0.3	0.6	0.6	0.1	0.9	0.1	42.9	41.7	41.7	44.3	42.2	42.2	
		PM	LOS	A	A	A	A	A	A	D	C	C	D	D	D	A
			Delay, sec	0.5	1.7	1.7	0.3	1.2	0.1	38.2	34.1	34.1	43.6	35.1	35.1	
WIS 60 & Site 7 / 8 Driveways	Roundabout	AM	LOS	A	A	A	B	B	B	A	A	A	A	A	A	A
			Delay, sec	7.4	7.4	7.7	12.1	12.1	12.1	5.0	5.0	5.0	7.0	7.0	7.0	
		PM	LOS	C	C	C	B	B	B	A	A	A	B	B	B	B
			Delay, sec	17.8	17.8	17.8	14.0	14.0	14.0	9.7	9.7	9.7	11.7	11.7	11.7	
WIS 60 & Site 9 Driveway	Traffic Signal	AM	LOS	A	A	--	--	A	A	--	--	--	D	--	D	A
			Delay, sec	0.4	0.6	--	--	1.2	0.1	--	--	--	44.8	--	42.8	
		PM	LOS	A	A	--	--	A	A	--	--	--	D	--	D	A
			Delay, sec	3.9	0.7	--	--	1.9	0.2	--	--	--	49.8	--	42.1	
WIS 60 & Site 9 Driveway	Roundabout	AM	LOS	A	A	--	--	B	B	--	--	--	A	--	A	B
			Delay, sec	9.7	9.7	--	--	13.4	13.4	--	--	--	8.2	--	8.2	
		PM	LOS	C	C	--	--	C	C	--	--	--	B	--	B	C
			Delay, sec	21.0	21.0	--	--	15.3	15.3	--	--	--	13.1	--	13.1	
WIS 60 & Forward Way / Site 10 Driveway	Traffic Signal	AM	LOS	A	A	A	A	A	A	D	D	D	D	D	D	B
			Delay, sec	4.8	6.3	4.9	6.3	1.1	0.1	42.6	37.3	37.3	45.2	37.3	37.3	
		PM	LOS	B	A	A	A	C	C	D	D	D	D	C	C	C
			Delay, sec	11.8	2.7	0.1	9.0	31.9	21.3	40.8	38.9	38.9	46.4	31.7	31.7	
WIS 60 & Forward Way / Site 10 Driveway	Roundabout	AM	LOS	B	B	B	B	B	B	A	A	A	B	B	B	B
			Delay, sec	14.2	14.2	14.2	13.6	13.6	13.6	7.5	7.5	7.5	12.4	12.4	12.4	
		PM	LOS	C	C	C	C	C	C	D	D	D	A	A	A	C
			Delay, sec	21.0	21.0	21.0	22.1	22.1	22.1	25.9	25.9	25.9	9.6	9.6	9.6	
WIS 60 & Site 12 Driveway	One-Way Stop Control	AM	LOS	--	(A)	(A)	A	(A)	--	--	--	B	--	--	--	N/A
			Delay, sec	--	0.0	0.0	9.4	0.0	--	--	--	10.6	--	--	--	
		PM	LOS	--	(A)	(A)	B	(A)	--	--	--	B	--	--	--	N/A
			Delay, sec	--	0.0	0.0	13.0	0.0	--	--	--	11.9	--	--	--	
WIS 60 & Site 12 Driveway	Roundabout	AM	LOS	--	A	A	A	A	--	B	--	B	--	--	--	A
			Delay, sec	--	5.9	5.9	6.6	6.6	--	11.3	--	11.3	--	--	--	
		PM	LOS	--	A	A	A	A	--	D	--	D	--	--	--	B
			Delay, sec	--	9.4	9.4	7.3	7.3	--	26.4	--	26.4	--	--	--	
WIS 60 & Sheboygan Rd	Traffic Signal	AM	LOS	C	B	B	B	B	A	D	C	C	C	C	C	C
			Delay, sec	29.9	19.2	13.6	19.5	13.1	9.8	42.2	26.6	26.6	31.6	28.5	28.5	
		PM	LOS	B	C	C	B	C	B	D	C	C	D	C	C	C
			Delay, sec	16.3	32.4	21.7	14.9	20.3	14.7	44.3	31.1	31.1	36.4	31.1	31.1	
WIS 60 & Sheboygan Rd	Roundabout	AM	LOS	A	A	A	A	A	A	B	B	B	D	D	D	B
			Delay, sec	8.0	8.0	8.0	7.4	7.4	7.4	13.9	13.9	13.9	28.4	28.4	28.4	
		PM	LOS	A	A	A	B	B	B	C	C	C	C	C	C	B
			Delay, sec	9.8	9.8	9.8	12.5	12.5	12.5	21.6	21.6	21.6	24.2	24.2	24.2	
WIS 60 & Cedar Creek Pkwy / Site 13 Driveway	Two-Way Stop Control	AM	LOS	A	(A)	(A)	A	(A)	(A)	B	B	B	B	B	B	N/A
			Delay, sec	9.4	0.0	0.0	8.8	0.0	0.0	14.2	14.2	14.2	14.9	14.9	14.9	
		PM	LOS	B	(A)	(A)	A	(A)	(A)	C	C	C	C	C	C	N/A
			Delay, sec	11.1	0.0	0.0	9.4	0.0	0.0	16.7	16.7	16.7	23.6	23.6	23.6	
WIS 60 & Keup Rd	Traffic Signal	AM	LOS	B	B	A	B	A	A	B	B	B	B	B	B	B
			Delay, sec	13.7	10.5	5.1	17.3	8.8	5.0	18.7	16.8	16.8	17.5	16.8	16.8	
		PM	LOS	C	A	A	B	B	A	C	C	C	C	C	C	B
			Delay, sec	21.6	9.9	4.5	17.5	14.8	4.3	24.7	21.7	21.7	22.9	21.8	21.8	
WIS 60 & Keup Rd	Roundabout	AM	LOS	B	B	B	A	A	A	C	C	C	B	B	B	A
			Delay, sec	13.6	13.6	13.6	5.8	5.8	5.8	23.0	23.0	23.0	10.2	10.2	10.2	
		PM	LOS	C	C	A	A	A	A	B	B	B	B	B	B	B
			Delay, sec	22.8	22.8	22.8	7.7	7.7	7.7	11.0	11.0	11.0	13.3	13.3	13.3	
Washington Ave & Sycamore Dr	All-Way Stop Control	AM	LOS	C	C	C	B	B	B	B	B	B	B	B	B	B
			Delay, sec	16.1	16.1	16.1	10.3	10.3	10.3	12.1	12.1	12.1	13.0	13.0	13.0	
		PM	LOS	C	C	C	B	B	B	B	B	B	B	B	B	C
			Delay, sec	19.1	19.1	19.1	10.4	10.4	10.4	13.4	13.4	13.4	12.6	12.6	12.6	
Washington Ave & Sheboygan Rd / Elm St	One-Way Stop Control	AM	LOS	--	--	--	C	A	A	A	A	A	A	A	A	N/A
			Delay, sec	--	--	--	20.0	9.5	7.8	7.8	7.8	7.8	7.8	7.8		
		PM	LOS	--	--	--	C	B	B	A	A	A	A	A	A	N/A
			Delay, sec	--	--	--	17.3	10.2	10.2	7.6	7.6	7.6	8.3	8.3	8.3	
Washington Ave & Bridge Rd	Traffic Signal	AM	LOS	C	C	C	C	C	C	B	B	A	B	B	A	B
			Delay, sec	24.6	20.8	20.8	23.7	20.9	20.9	10.4	10.4	8.9	12.7	12.7	9.4	
		PM	LOS	C	C	C	C	C	C	B	B	A	B	B	A	B
			Delay, sec	23.0	20.4	20.4	22.9	20.2	20.2	11.8	11.8	9.1	11.1	11.1	9.1	

Intersection	Traffic Control	Peak Hour	Parameter	Operating Conditions per Movement by Approach																		Overall Int. LOS
				Eastbound (WIS 60)				Westbound (WIS 60)				Northbound (Washington Ave)				Southbound (CTH NN)			Southbound (Covered Bridge Rd)			
				Hrd LT	LT	TH	RT	LT	TH	RT	Hrd RT	LT	TH	RT	Hrd RT	LT	TH	RT	LT	TH	RT	
				to CTH NN	to Covered Bridge Rd	WIS 60	to Washington Ave	to Washington Ave	WIS 60	to CTH NN	to Covered Bridge Rd	WIS 60	to CTH NN	to Covered Bridge Rd	WIS 60	WIS 60	to Washington Ave	WIS 60	WIS 60	to Washington Ave	WIS 60	
WIS 60 & STH 181/ CTH NN/Covered Bridge Rd	Traffic Signal	AM	LOS	C	C	D	C	D	C	B	B	D	D	D	C	C	C	D	D	D	D	
			Delay, sec	32.4	32.4	40.5	30.9	39.7	21.0	18.6	18.6	49.7	43.1	54.6	54.6	32.4	35.0	26.5	54.7	54.7		54.7
		PM	LOS	C	C	D	C	D	B	B	B	D	D	D	D	D	C	C	D	D	D	D
			Delay, sec	32.5	32.5	46.2	26.7	38.6	15.8	15.1	15.1	44.2	54.8	52.1	52.1	35.7	29.5	24.7	54.7	54.7	54.7	

From: [Hawley, Pat](#)
To: [Art Baumann](#); [Higdon, Hans - DOT \(Hans.Higdon@dot.wi.gov\)](#); [Robert Elkin \(robert.elkin@dot.wi.gov\)](#)
Cc: [City of Cedarburg - Mikko Hilvo](#); [City of Cedarburg - Mary Censky](#); [eroyer@townofcedarburgwi.gov](#); [Brummond, Shana](#)
Subject: Cedarburg Traffic Planning Study
Date: Thursday, May 8, 2025 2:31:30 PM
Attachments: [image001.png](#)
[Appendix \(B, C & E\).pdf](#)
[M 250404 Cedarburg Traffic Planning Study.pdf](#)

Hello Art, Hans and Robert,

The City of Cedarburg and Town of Cedarburg jointly retained raSmith to conduct a traffic planning study for their communities. Much of study focused on potential future development along the WIS 60 corridor. While there is a clear understanding that WIS 60 is a state facility and all access, geometry and traffic control decisions will ultimately be yours, the study was intended to help the communities in their land use discussions and decisions. As the memo notes, a primary goal of the study was to identify potential intersection geometry and traffic control, corridor typical sections and resulting access windows based on the current land use assumptions. All improvements are noted as considerations, not recommendations.

The study is provided for your information only, no formal review is requested. The Town and City will not be formally adopting the study. I included each of you on this submittal since the it overlaps somewhat with your responsibilities.

Please reach out if you have any questions.

Pat Hawley, P.E., PTOE, RSP, Associate
Assistant Director of Transportation Services
Senior Traffic Project Manager



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[LinkedIn](#)

[raSmith.com](#)

CHAPTER 4

UTILITIES AND COMMUNITY FACILITIES ELEMENT

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

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

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

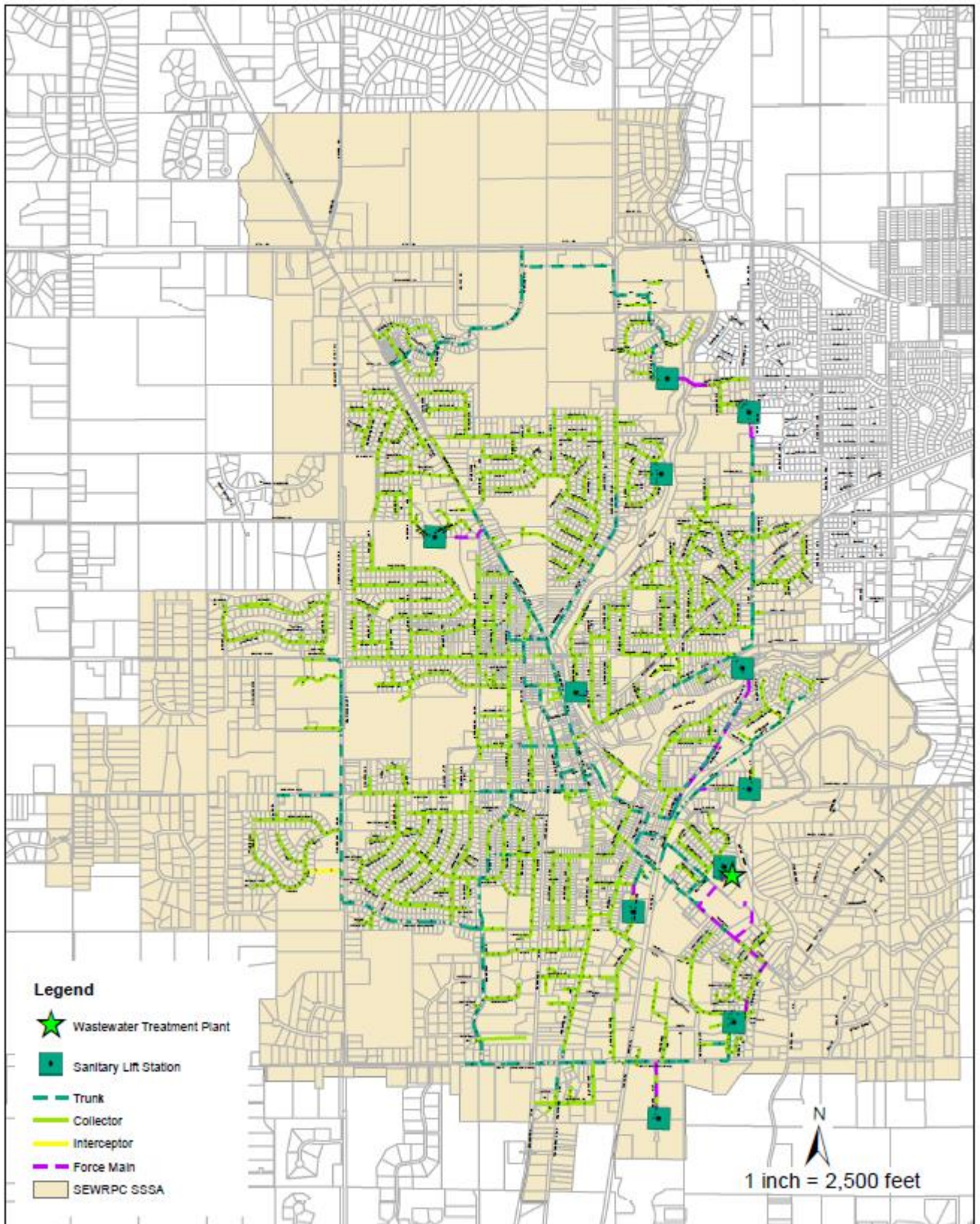
Public Utilities Inventory

Sanitary Sewer Service Area

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

MAP 4-1

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



Wastewater Treatment

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

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

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

In 1998, the second Discharge Permit was issued from the Department of Natural Resources. A permit to discharge is issued for a five-year period. Plant improvements for producing better biosolids were installed in 1998. In addition, a better biosolids loading station was built and the remote 180-day biosolids storage tank was operational in the fall of 1999 under a private sector contract.

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

Light and Water Utility

- Electric

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

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

- Water

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

to serve its customers in the future.

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

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

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

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

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

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

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

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

- Sodium Hypochlorite disinfection processes are located at each well site to disinfect the drinking water before it enters into the distribution system.
- Fluoride, at a level of 1.0 to 1.5 parts per million, helps combat childhood tooth decay.
- Orthophosphate addition at each well site is a corrosion control technology that controls mineral build-up in the water pipes by creating a barrier between the piping and the water; helping to prevent minute amounts of lead and copper from being deposited into the water from the services laterals and interior home plumbing.

Storm Water Drainage Facilities

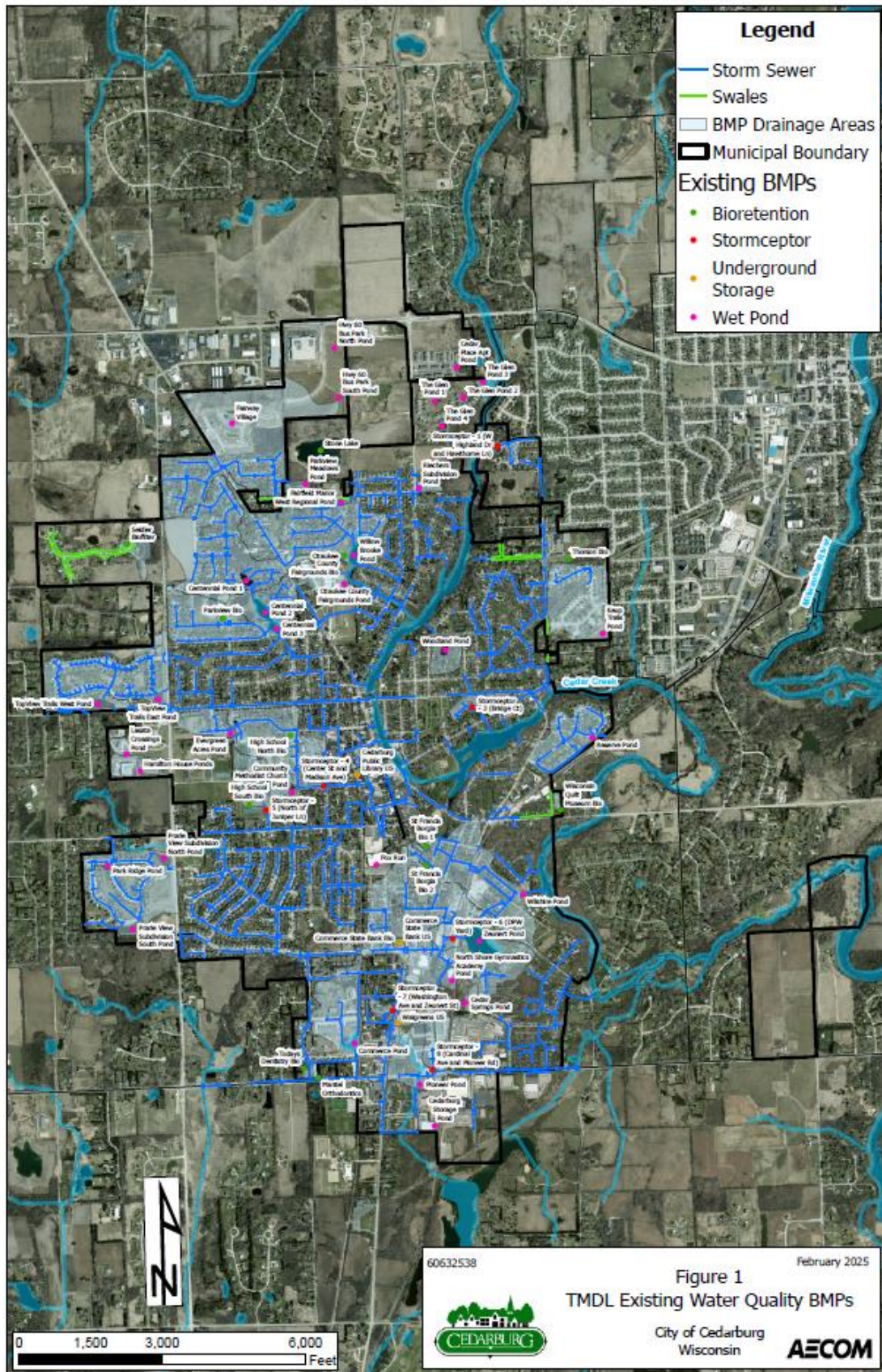
Title 14 of the Cedarburg Code of Ordinances designates the Department of Engineering and Public Works to administer and enforce the Stormwater Management regulations.

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

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

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

MAP 4-2 City of Cedarburg Stormwater Management System Map



Solid Waste Disposal and Curbside Recycling

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

Residents may use the City of Cedarburg Yard Waste Drop-off site at W59 N306 Johnson Avenue for grass clippings, garden debris, brush, clean dry cardboard, waste oil, anti-freeze and lead acid batteries. The City provides periodic, seasonal curbside brush, leave, and holiday tree collection services. Visit the [City Engineering/Department of Public Works tab on the City of Cedarburg website](#) for more detailed information as to collection schedules and drop-off site policies/procedures.

Corporate Utilities

- Natural Gas

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

- Telephone and Internet Service

Local copper and fiber land-line telephone and high-speed internet service are provided primarily by Spectrum, and AT&T. Digital and cellular/mobile telephone and high-speed internet alternatives are available through multiple carriers/providers, Spectrum, Verizon, T-Mobil, and AT&T among them.

- Cable Television

Analog cable television is provided primarily by Spectrum. Digital options are available through Spectrum, Direct TV, Dish TV, and many others. Streaming TV services such as Netflix, Amazon Prime Video, YouTube TV, and a multitude of others have become an integral part of the TV service/programming choice.

Analysis of Public Utilities' Needs

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

Sewage Collection System

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

Wastewater Recycling Center

In March of 2022, the City's Wastewater Recycling Center Discharge Permit was renewed for another five years which will bring the City to the forty-year mark for the current plant. The current plant is not able to meet the phosphorous limits set in this permit. The City began an Adaptive Management Plan (AM) Plan as a phosphorous compliance alternative, which was approved by the DNR. In 2000, the City purchased 100 acres of land located along the north side of Pioneer Road (CTH C) at the confluence of the Cedar Creek and Milwaukee River for a new regional treatment plant. Upgrades and repairs are needed at the Wastewater Treatment Plant to serve the City's ultimate Sanitary Sewer Service Area (SSSA). The City is currently preparing a Facility Plan that will identify the future wastewater treatment needs of the City, evaluate alternatives to address those needs, and recommend a cost-effective plan to move forward. The alternatives being evaluated at this time

include:

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

Municipal Water System

As the final phase of TID #2 developed, and in preparation to serve future development as annexations occur north and west of the current City limits, plans were forming for a new elevated water storage tank. In 2021, a new 500,000 gallon high level pressure zone elevated tower was constructed.

Municipal Power Service

In 2004, the Cedarburg Light & Water Utility upgraded its electrical system by building a new power plant substation which resulted in added capacity, and enhanced reliability. The new substation is located southwest of the south end of Doerr Way. This upgrade was necessary because the system was near its capacity of 30 megawatts and the upgrade raised that capacity to 112 megawatts. With the steady increase in electrification, the potential need for a new substation exists within this plan period.

Two substations will be retired in the near future. These include the power plant substation, located next to the firehouse and the northwest substation, located near Sherman Road. and Wauwatosa Road. These substations serve customers on legacy voltage (5KV) which is being converted to our newer system (25KV).

Community Facilities and Services

Community Center Complexes

- City Hall – In 1987, the municipal offices moved to its current location at W63 N645 Washington Avenue. This building was constructed in 1908 and served generations of local students as Cedarburg’s first High School. It continued to serve the educational needs of Cedarburg into the 1960s and then sat vacant or underused for years until the Common Council undertook a preservation/ renovation effort to convert it into municipal offices. It is one of three former school buildings – the Lincoln Building, the gymnasium and the Washington Building – which comprise the Community Center Complex. The Washington building was selected to serve as the “new” City Hall because of its prominence in the heart of downtown Cedarburg and that it made a logical transition from public education to public service use. The renovation and reuse of this building has resulted in approximately 13,000 square feet of space for Cedarburg’s municipal offices which will serve the City of Cedarburg well into the future.
- Senior Center – The Senior Center is located in the Lincoln Building which was constructed in 1894 and originally served as Cedarburg’s grade school. Because it has remained in public ownership and has continuously been in use, it is remarkably well preserved. The Lincoln Building currently serves as Cedarburg’s Senior Center. Due to handicap accessibility issues, the multi-stories of this building are not utilized to their fullest extent.
- The Gymnasium – Athletic activities had traditionally been held in the old Turner Hall located at the corner of Washington Avenue and Turner Street. In 1935, a referendum was approved to construct a new \$77,000 gymnasium, pending a \$35,000 grant from the federal government. The “new” Gymnasium was built in 1938-39, facing Washington Avenue. It was financed in part using Works Progress Administration (WPA) grant money. The gymnasium continues to be used for recreational and community activities. Turner Hall was razed and is now the site of a bank.

Police Department

The Cedarburg Police Department was established in 1885 and has become a

progressive, community-oriented agency, serving a community of approximately 12,914 residents. Based on the 2023 Annual Report, the Department consists of twenty-nine employees who are committed to providing the highest quality of police service. Among these, 23 are sworn officers.

The Cedarburg Police Department operates from a police station situated on a 3.5-acre site located south and east of the Wauwatosa Road and Western Road intersection. Originally, however, the police station was much smaller with the first jail being a single room in the basement of Turner Hall. That jail was mainly used to lockup a stranger overnight for disturbing the peace after imbibing too much at a local tavern. In the 1930's, the Old Firehouse on Madison Avenue was renovated as a W.P.A. project to include an office and jail. This facility served the Police Department needs until 1969 when the City constructed its first true police station on Hanover Avenue. The Hanover station included a court/meeting room, photographic facilities, dispatch facilities and a shooting range. This station served their needs until the Spring of 2000 when the Police Department moved into the current building. Substantial deferred maintenance issues at this station are being addressed incrementally as budget constraints allow. In 2025 the City is evaluating a possible remodel of the current station or building an entirely new station at a different location (possibly as a shared site/building to fulfill both fire and police department needs).

Fire Department

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

- Values: "To serve the community with Courage, Honor, Pride and Commitment".
- Mission Statement: "With our core values as a foundation, the Cedarburg

Fire Department will provide our community and visitors with the highest level of Fire Suppression, Fire Inspection, Rescue, Emergency Medical Services and Public Education’.

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

The Fire Department has served both the City and Town of Cedarburg on a volunteer basis since 1866, transitioning to a combination department in 2024, in large part due to passage of a City/Town public safety referendum. This changed the 66 volunteers to paid-on-call staff and added full-time staff including the Fire Chief and Firefighter/Paramedics, bringing the total number of full-time staff positions to 8. The department currently has active members providing firefighting and EMS services, and passive members that support the department through fundraising and other non-emergency functions. The service area covers approximately 33 square miles with a population of about 18,000.

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

In 2005, the Town of Cedarburg constructed a new satellite fire station northeast of the 5 Corners intersection on Covered Bridge Road on property owned by the Town. This station is necessary to provide adequate fire protection service for new growth in the Town and during special events when access to and from the downtown fire station is disrupted. Transitioning to a combination department has become a challenge at both stations, with full-time and paid-on-call staff sleeping and living at the station. The buildings were not designed to provide male/female dorm rooms, locker rooms, a day room and a bigger kitchen. The main station is not ADA compliant and is land locked along the East side of Cedar Creek causing

response issues during large events downtown when the roads are closed. Substantial deferred maintenance issues at the main station are being addressed incrementally as budget constraints allow. In 2025 the City is evaluating a possible remodel of the current station or building an entirely new station at a different location (possibly as a shared site/building to fulfill both fire and police department needs).

The fire department is actively working to reduce risk throughout the Cedarburg community at all times. This includes providing fire and life safety education to all ages, fire inspection services of local businesses, and investigation of fire incidents. Further, the Survive Alive House is utilized to teach children how to escape their home in the case of a fire. The fire department maintains an effective fleet of fire and rescue vehicles to provide fire, rescue and ambulance transport when needed.

Cedarburg Emergency Government

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

Cedarburg Public Library

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

Library Board's decision to construct a new building, devoted solely to their needs.

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

A Building Program Statement developed in 2003/2004 recommended a 41,800 square foot library to serve a projected population of 20,000 people. However, in 2005, the City and Town jointly recommended that a new library of approximately 28,000 square feet be constructed on a site comprised of the current library site plus the site immediately to the north. It was recommended that the new library be designed for future expansion to about 40,000 square feet. For a brief period, the City and Town had considered the former Mercury Marine property located on 1.9-acres between Madison and St. John Avenues, south of Cleveland Street, as an alternate site for the new library. For various reasons (including environmental contamination), that location never fleshed out, so today's 25,500 sq. ft. library, which opened on July 12, 2014, stands at W63 N589 Hanover Avenue.

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

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

- Finding the right balance between existing resources (money, space, staff time)

and desired services, programs and collections. How can the library decide which choices will have the biggest impact?

- Competition for support. Although library use in Cedarburg has held steady, the library must still compete for people's time and attention, as well as for financial resources.
- Connecting with the community. Many people don't know the full range of media, programs and services that the library offers.
- Space needs. After just five years in its new building, CPL sees the need to reallocate space within the building and must think creatively about how to maximize this finite resource.

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

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

Public Parking

Public parking facilities are an essential element of a community's transportation system. The provisions of adequate and well managed on-street and off-street parking facilities is critical to a healthy downtown business climate. The City of Cedarburg

maintains three parking facilities which include: the .21 acre site located at the northeast corner of Hanover Avenue and Western Road and contains approximately 27 stalls; the parking lot at the southeast corner of Hanover Avenue and Turner Street is owned by Cedarburg State Bank but offered to the City at no cost, contains 24 stalls; the parking facility adjacent to City Hall, the Community Center and Senior Center contains approximately 96 stalls. The City continues to investigate opportunities in, and within walking distance of the downtown, for development of publicly available off-street parking, whether privately owned and for-profit, or publicly owned.

Schools and Churches

Public School System

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

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

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

- 2024-25 Enrollment: 1,086

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

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

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

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

decrease through 2030, due to current larger middle school class sizes and smaller elementary class sizes. Middle school enrollment is projected to increase from 2030 to 2040, resulting from expected increases in births and housing development in the late-2020s, increasing elementary enrollment then and middle school enrollment later.

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

School District Information Source: [Cedarburg School District Website - 2024](#)

Private Schools and Churches/Places of Worship

- St. Francis Borgia School – In 2006, St. Francis Borgia Catholic Church served over 2,000 families and the school offered educational opportunities for over 700 children and young adults. By 2006, the Parish had examined their current facilities and decided to construct a new school on the 47-acre site they also own, located along Covered Bridge Road north of 5 Corners. The new school, finished in 2015, now enrolls over 300 students in preK-8th grades. This north site already contained the north church which was originally built in 1951. This north site now included space for multi-purpose education, an activity center for school, religious education, administrative offices, meetings, youth ministry and athletic activities. The old school was sold. The south/downtown Church, built in 1870, continues to be used for limited daily masses, sacramental obligations, weddings, funerals, and special events. The south church underwent a *significant* restoration and beautification project in 2024.
- First Immanuel Lutheran School – Located at W67 N622 Evergreen Boulevard, this campus serves more than 440 students aged 2 through grade

8. The school features an early childhood center serving students aged 2 through pre-Kindergarten, an elementary school serving children in Kindergarten – 5th grade, and a fully departmentalized middle school serving grades 6-8. Their facilities also include a place of worship, Immanuel Lutheran Church – Located at W61 N498 Washington Avenue, this church was originally constructed in 1882.

- Advent Lutheran Church – Located at W63 N642 Washington Avenue, this church was originally constructed 1909.
- Community United Methodist Church – Located at W68 N563 Evergreen Boulevard, this church was organized and its building erected in 1905.
- First Church of Christ Scientist – Located at W63 N108 Washington Avenue. This church and building date back to the mid/late 1960's.
- Trinity Lutheran Church – Located at N60 W6047 Columbia Road, this church was originally established in 1843, and it's current building constructed in 1891.
- The Jewish Discovery Center - Located at N58W6208 Columbia Road, this center opened in 2022.
- Heritage Baptist Church – Located at W51 N776 Keup Road, this church was founded in 2008.
- Redeemer Lutheran Church – Located at W76 N627 Wauwatosa Road, this church was founded in 1969, with the existing building having been constructed in 1973.
- Saint Nicholas Orthodox Church – Located at N65W6503 Cleveland Street, this church was founded in 1985. The church building they occupy was constructed in 1891.
- Faith Lutheran Church – Located at N35 W6621 Wilson Street, this church was constructed in the late 1950's to early 60's.
- The City also has several preschool and daycare opportunities such as the recently constructed Cornerstone Christian Learning Center at N117 W6751 Forward

Way, KinderCare at W62 N218 Washington Avenue, and Morningstar Montessori at N117 W6751 Washington Avenue.

Other Community Facilities

Health Care Facilities

- Lasata Care Center – W76 N677 Wauwatosa Road is owned by Ozaukee County. This campus is comprised of:
 - Lasata Care Center, a 136-bed skilled care nursing home.
 - Lasata Crossings, a 60-unit Residential Care Apartment Complex assisted living facility.
 - Lasata Heights, a 60-unit apartment building for independent seniors over age 62.
 - A new 16,000 square foot, 21 resident, assisted living and memory care assisted living CBRF is currently under construction on the campus.
- Community-Based Residential Facilities (CBRF)
 - Harrison Home (by Excelcare Inc.) at W72 N675 Harrison Avenue is a 15-bed facility.
 - Hamilton House (by Senior Living Inc.) at W76 N629 Wauwatosa Road is a 28-bed facility.
 - Lakehouse Cedarburg (by Cedarburg AL LLC) at W65 N225 McKinley Blvd. is a 65-bed facility.
- Clinics
 - Froedtert and the Medical College of Wisconsin opened a new clinic in 2025 offering Internal and Pediatric Primary Care and lab services.

Cemeteries

- Zur Ruhe Cemetery. This cemetery, located at N69 W60001 Bridge Road, is City owned, operated, and maintained. As of 2025, no grave sites remain available for sale. Due to the existence of high bedrock and limited space available for future grave sites expansion, the City may wish to evaluate construction of columbarium' for cremains to be interred here.
 - Hilgen Cemetery. Hilgen Cemetery is located within Zur Ruhe cemetery, directly behind Cedarburg cemetery on the very west side. There is no Hilgen Cemetery sign.

- Immanuel Cemetery. This cemetery, located at N32 W5400 Hamilton Road, is City owned, operated, and maintained. As of 2025, about 150 grave sites remain for sale at a cost of \$750/site. The existing vacant residence structure on this property will be razed in 2025, which will provide some space for additional grave sites, depending on the bedrock conditions. The City may wish to evaluate construction of columbarium(s) for cremains to be interred at this site. Within the boundaries of this cemetery property, off to the west, 3+/- acres are vacant land currently used as a recreational soccer field. This area could be used for additional future grave sites as well. To the east of this site, the City also owns a vacant 2.36-acre parcel that could also be platted into future grave sites. On average, 25 grave sites are sold each year at Immanuel Cemetery.

The combined supply of available grave sites in 2025 is +/-150 , which would provide a 6-year supply of sites.

Consideration may eventually have to be given to identifying a new/future cemetery site in the City. This subject should be revisited at one of the required 10-year update intervals (i.e., 2035 or 2045) for this Plan.

- St. Francis Borgia Catholic Cemetery. This privately owned and operated cemetery , is located at 7963 Pioneer Road in the City of Mequon. This cemetery also has sites available. Saint Francis Borgia Catholic Church and School are located in the Town and City of Cedarburg respectively.
- Immanuel Heritage Cemetery. This cemetery, located at N69 W6101 Bridge Road, is City owned.
- Advent Lutheran Columbarium. This columbarium is located at W63N642 Washington Avenue.
- Otto B. Lau Cemetery. This cemetery is located on the northeast corner of Pioneer Rd. and Green Bay Road. It is located about 50 yards off the road and under a tree. The house on this corner was torn down years ago, but the grave site still remains. There is only one stone in this cemetery.

- Founders Cemetery. This cemetery is located at W67 N520 Evergreen Boulevard. This location is also associated with Founders Park.

Utilities and Community Facilities Goals, Objectives, and Policies Public Utilities.

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

Goal

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

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

natural drainage.

- Development should be permitted only in areas that can be efficiently and economically served by public utilities.
- The capital improvements program should continue to be used to compliment the land use plans and strategies of the Comprehensive Plan.
- The City should continue to utilize, and periodically update, the impact fee Ordinance as will appropriately place the costs for certain public services onto the direct beneficiaries.

Community Facilities and Services Goals, Objectives and Policies

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

Goal:

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

- Objectives:
 - Provide adequate and effective police and fire protection to all areas of the City.
 - Provide high quality library collections and services that inspire personal growth, ignite curiosity, bring people together, and build a strong community.
 - Provide for a full range of municipal and social services to all City residents.
 - Continue to provide for a wide range of social, cultural, and educational activities for the benefit and enjoyment of all City residents.
 - Continue to utilize the City of Cedarburg Capital Improvements Program as the critical tool to implement this Comprehensive Plan and develop needed utilities and community facilities.

- Continue to communicate with the Cedarburg School District regarding new development to their planning needs such as staffing and building space.
- Policies:
 - The City of Cedarburg should continue to work with the Cedarburg School District, private schools in the area, Ozaukee County and area Technical Colleges and Universities to strengthen and increase educational opportunities within the City.
 - The City of Cedarburg should continue to provide for the highest level of service and efficiency for police and fire protection services.
 - The City of Cedarburg should continue to provide social services and assist in medical services to meet the needs of its residents.
 - The City should continue to utilize the City of Cedarburg Capital Improvements Program to ensure long range financial planning is keeping step with anticipated public improvements.

Community Growth & Projections Report



December 2024



**CEDARBURG
SCHOOL DISTRICT**



ACKNOWLEDGEMENTS

Board of Education

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Laura Stroebel, Vice President
Elizabeth Charland, Treasurer
Kate Noetzel, Clerk
Kate Erickson
Connie Kincaide
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I. INTRODUCTION AND SUMMARY

A. PURPOSE AND OVERVIEW

The Cedarburg School District (CSD) is a public school district in southern Ozaukee County and southeastern Washington County, Wisconsin (see Map 1). As of the 2024-25 academic year, the CSD educates approximately 3,090 grade 4K-12 students, across three elementary schools, one middle school, and one high school. This total includes approximately 170 non-resident students open-enrolling-in to CSD schools.

This Community Growth & Projections Report will assist the CSD to understand the impact of future residential development and demographic change on future student enrollment, where in the CSD enrollment change may occur, and how enrollment projections compare with current school configurations and capacities. The Report is intended to inform the CSD's long-range facility planning.

The process to complete this Community Growth & Projections Report included:

- Review of demographic and enrollment trends for different grade levels and geographic areas within the CSD.
- Review of recent, pending, and potential residential development proposals.
- Analysis of local land use plans, utility systems, intergovernmental agreements, and housing and economic trends.
- Engagement with municipal planning staff and local real estate professionals on community growth trends and prospects.
- Projections of future housing growth and demographic changes.
- Projections of CSD student enrollment by small geographic area ("neighborhood"), school, and grade grouping.

This Report features housing unit and CSD student enrollment projections in four periods: through 2027 (for '27-'28 school year), from 2028 to 2030 (for '30-'31 school year), from 2031 to 2035 (for '35-'36 school year), and from 2036 to 2040 (for '40-'41 school year). The projections are broken down by 57 different "neighborhoods," as depicted on Map 2. Enrollment projections are compared to the capacities of the CSD's schools, as provided by District staff.



Map 1 School District and Municipal Boundaries

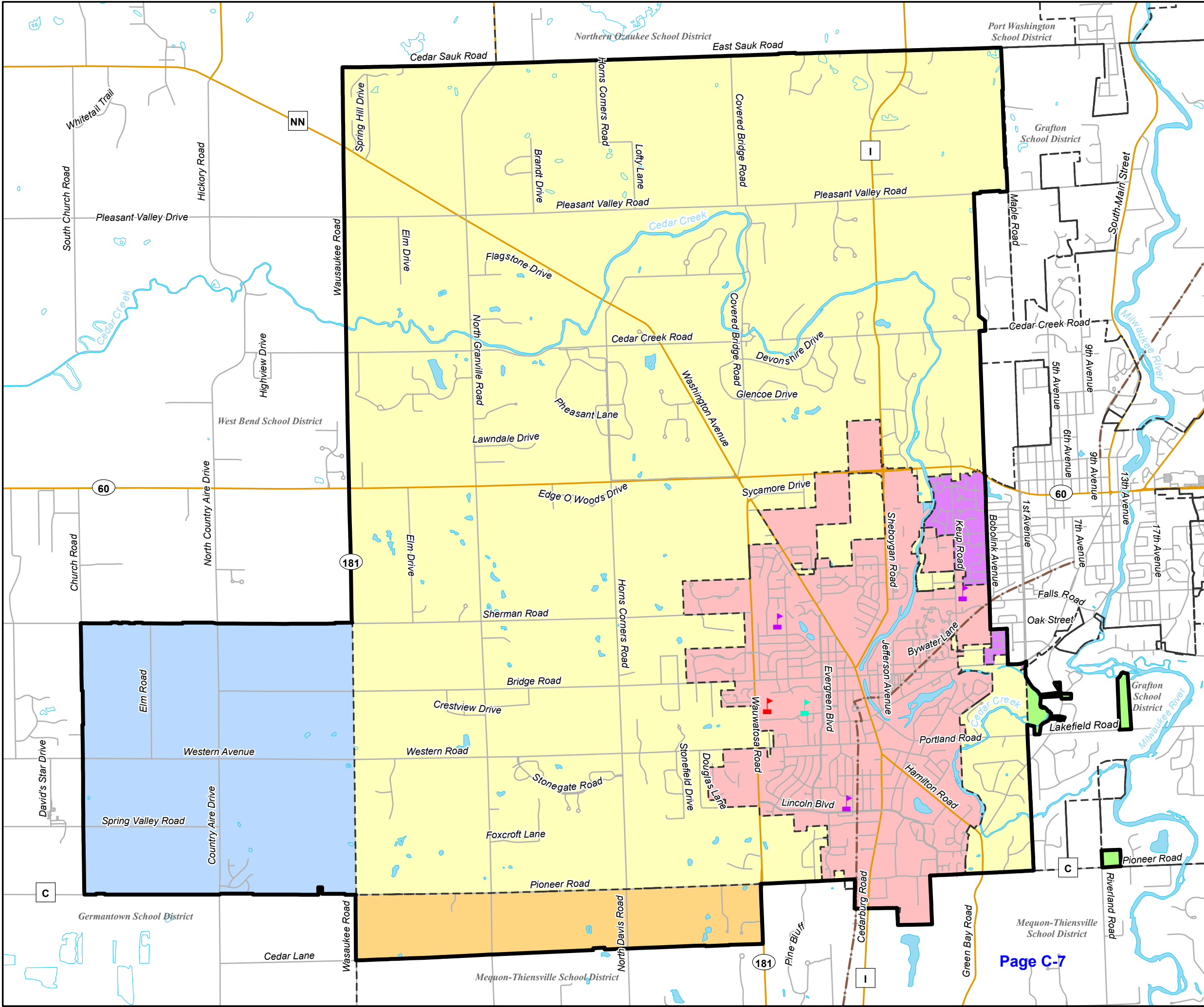
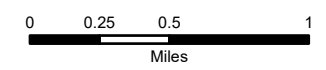
Legend

- Elementary School
- Middle School
- High School

- CSD District Boundary
- Municipal Boundaries

- Surface Water
- City of Cedarburg
- City of Mequon
- Town of Cedarburg
- Town of Grafton
- Town of Jackson
- Village of Grafton
- Ozaukee Interurban Trail
- Highways
- Local Roads

NOTE: This Map does not show the full extent of some municipalities that extend outside of the school district





Map 2 2024-2025 Attendance Areas and Neighborhoods

Legend

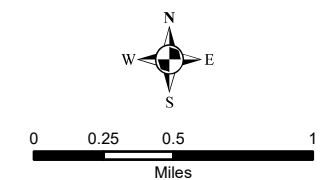
- Elementary School
- Middle School
- High School

Elementary School Attendance Area

- Parkview
- Thorson
- Westlawn

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Vacant CSD Owned Land

- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads



B. STATISTICAL SUMMARY

1. As of September 2024, the CSD educated 3,093 students in grades 4K-12. Elementary school (grade 4K-5) enrollment was 1,329 students, middle school (grade 6-8) enrollment was 691 students, and high school (grade 9-12) enrollment was 1,073 students.
2. The CSD experienced a 113 student, or 4 percent, increase in total enrollment between the 2014-15 and 2024-25 school years. This increase was almost entirely due to the implementation of 4K programming in the CSD in the 2016-17 academic year. Without the implementation of 4K, enrollment would have remained stable over the past decade.
3. Since 2014-15, grade 5K-5 enrollment increased by 36 students or 3 percent, middle school enrollment (grades 6-8) increased by 51 students or 8 percent, and high school enrollment (grades 9-12) *decreased* by 89 students or 8 percent.
4. Births in the CSD decreased by 19 percent since 2010, from 148 births in 2010 to 119 births in 2023. More than half of this decrease has occurred since 2020.
5. A large percentage of the CSD's population are from the Baby Boom and Generation X generations. From 2010 to 2020, all of the total population increase in the CSD was attributed to increases in the age 65 year and older population. As these populations continue to age and move on, their homes may transition to new families with children. The timing and extent of this turnover will depend in part on other available housing options for empty nesters and seniors in the community, interest rates, and housing costs.
6. The consultant utilized a student generation ratio of 0.76 resident grade 4K-12 students generated per new single-family home in its projections. This student generation ratio is in between the ratio indicated by a new homeowner survey (0.59 grade 4K-12 students-per-home) and the ratio determined by the consultant's analysis comparing October 2024 student addresses to addresses of new single-family homes permitted (0.88 grade 4K-12 students-per-home). The consultant chose a student generation ratio close to the ratio discovered by the consultant's analysis, as this ratio was based on actual students and homes in new neighborhoods. The 0.76 ratio is high in the consultant's experience.
7. The consultant also found new multiple-family development in the CSD generates an average of 0.05 CSD 4K-12 students-per-newer multiple-family unit—meaning that it typically requires around 20 new multiple-family units for each new student in the CSD.

C. HOUSING UNIT PROJECTIONS SUMMARY

1. The consultant projects construction of 1,847 new housing units of all types within the CSD between 2024 and 2040. This would average 115 new housing units per year—about the same as the 108 new housing units built per year over the past decade. This projection is driven mainly by approved and pending new developments in the City of Cedarburg and on an assumption of no major recession or housing crisis like what occurred in the late-2000s.
2. The consultant projects that new housing development in the CSD would be greater earlier in the projection period, with around 145 new housing units expected per year from 2024 to 2030. From 2030 to 2040, the consultant expects less new housing development, with around 96 new housing units per year, as geographic opportunities for new housing diminish.
3. The consultant’s housing unit projections include single-family homes, duplex units, and multiple-family units, including senior-restricted housing. The consultant anticipates that just under half, 48 percent, of projected housing units in the CSD between 2024 and 2040 will be new single-family homes, which have the highest levels of student generation per unit.
4. The majority of projected housing development in the CSD is expected in the City of Cedarburg, where the consultant projects just over 1,300 new housing units through 2040, or an average of about 82 new units per year.
5. The most significant projected housing growth is at the northern edge of the City, along Highway 60 and Sheboygan Road, in neighborhoods 19, 20, and 49 on Map 2. Neighborhoods 19 and 20 are projected to have significant multiple-family housing while neighborhood 49 is projected to have significant single-family housing. In fact, almost 75 percent of all new housing projected to be built in the City by 2040 is expected in these three neighborhoods alone. Neighborhoods 19 and 20 are currently in the Parkview Elementary attendance area, while neighborhood 49 is currently in the Thorson Elementary attendance area.
6. The consultant projects that 38 percent (505 units) of all projected new housing in the City of Cedarburg between 2024 and 2040 will be single-family homes. This is a similar percentage as the past decade, when 36 percent of all new housing built in the City were single-family homes.
7. The consultant projects 318 additional housing units in the Village of Grafton portion of the CSD by 2040, with much of this housing expected over the next few years in the Stonewall Farms and Hawk’s Ridge developments in neighborhood 45 on Map 2. About half of all new housing projected in the Village of Grafton portion of the CSD will be single-family homes, while the other half will be multiple-family housing units—mostly duplexes and four-plexes.

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8. In the Town of Cedarburg, the consultant projects 173 new housing units by 2040, for an average of 11 new housing units per year, similar to the average over the past decade. All of the Town-based housing units are projected to be single-family homes.
9. About 50 percent of all new housing units are projected to be built in the current Thorson Elementary School attendance area (as shown on Map 2), about 40 percent are projected to be built in the current Parkview Elementary School attendance area, and 10 percent are projected to be built in the current Westlawn Elementary School attendance area.
10. Almost 80 percent of all new single-family homes are projected to be built in the current Thorson Attendance area, with significantly less new single-family housing development projected in the current Parkview and Westlawn attendance areas.

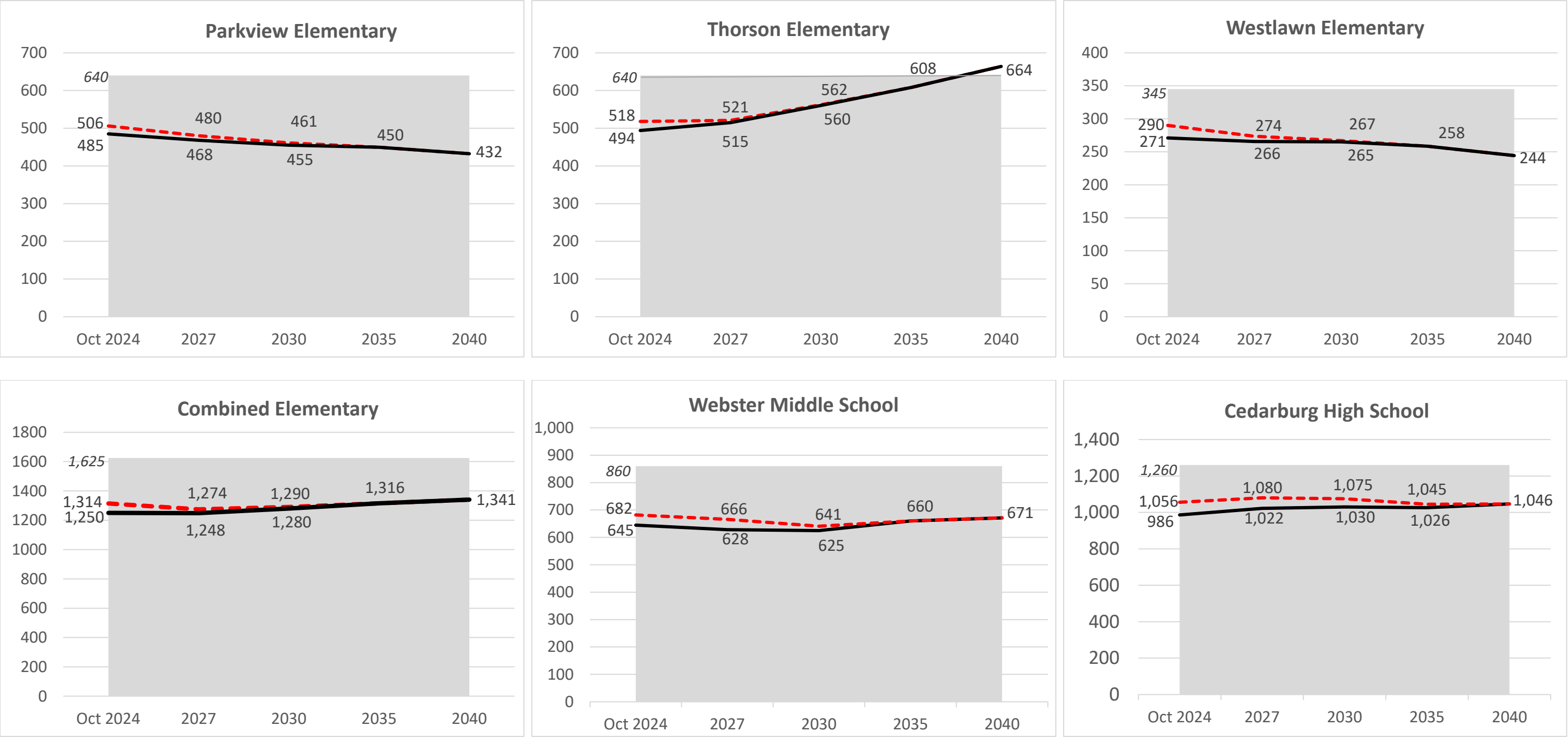
D. STUDENT ENROLLMENT PROJECTIONS SUMMARY

1. Between October 2024 and 2040, the consultant projects an increase of 177 4K-12 resident students enrolled in CSD schools. The consultant projects grade 4K-5 resident enrollment to increase by 91 students, grade 6-8 resident enrollment to increase by 26 students, and grade 9-12 resident enrollment to increase by 60 students.
2. Projected grade 4K-5 resident enrollment increases are driven by expected increases in new housing development and births through the 2020s. By 2040 and without any attendance area changes, the consultant projects resident enrollment at Westlawn Elementary School to decrease by 27 grade 4K-5 students, resident enrollment at Parkview Elementary School to decrease by 53 grade 4K-5 students, and resident enrollment at Thorson Elementary School to increase by 170 grade 4K-5 students.
3. The consultant projects that the combined 4K-5 resident enrollment at the CSD's three elementary schools will remain below the combined maximum capacity of the three elementary school buildings through 2040. Without attendance area changes, the consultant anticipates significant excess capacity at both Westlawn and Parkview Elementary Schools, while Thorson Elementary School would exceed its maximum building capacity by the late-2030s.
4. The CSD could consider attendance area shifts to better balance projected enrollment among its three elementary schools. The most straightforward would be shifting neighborhood 49 from the Thorson to the Parkview attendance area, ideally before students begin to emerge from the large Covered Bridge development. Shifting this one neighborhood would result in projected resident enrollment below maximum building capacities at all three elementary schools through 2040.

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5. The consultant projects Webster Middle School (grade 6-8) resident enrollment will increase by 26 students between October 2024 and 2040—totaling 671 grade 6-8 students by 2040. Resident grade 6-8 enrollment is projected to remain below the maximum building capacity of Webster Middle School through 2040. Middle school enrollment is projected to decrease through 2030, due to current larger middle school class sizes and smaller elementary class sizes. Middle school enrollment is projected to increase from 2030 to 2040, resulting from expected increases in births and housing development in the late-2020s, increasing elementary enrollment then and middle school enrollment later.
6. The consultant projects Cedarburg High School (grade 9-12) resident enrollment will increase by 60 students by 2040. Most of the projected increase will occur through 2030, due to large current middle school class sizes, which will enter high school over the next few years. Resident enrollment at Cedarburg High School is then projected to remain stable through 2040. Resident grade 9-12 enrollment is expected to remain below the maximum capacity of the Cedarburg High School building through 2040.
7. Comparing enrollment projections to current building capacities is only one factor to consider in long-range facilities planning. Other factors include basic goals and parameters (e.g., maximum school and class sizes), interest and tolerances for attendance area or grade grouping changes, the suitability for older buildings to operate efficiently and serve modern educational needs, existing building expansion opportunities and constraints, the suitability of different potential sites for new schools, the relative costs of different options to address needs, and the CSD's financial picture including its borrowing capacity.

Figure A: Projected School Enrollment vs. Building Capacity at Current CSD Schools



Maximum Building Capacity Projected Resident Enrollment With Open-Enrollment In

Note:
These charts assume no changes in current attendance areas and no changes to building capacity of each of the CSD’s school buildings.

II. SCHOOL DISTRICT OVERVIEW AND STUDENT ENROLLMENT TRENDS

A. CEDARBURG SCHOOL DISTRICT OVERVIEW

The Cedarburg School District (CSD) spans 34 square miles in southern Ozaukee County and southeastern Washington County. The CSD encompasses all of the City of Cedarburg and Town of Cedarburg along with small portions of the City of Mequon, Village of Grafton, Town of Grafton, and Town of Jackson. The CSD's current school buildings are indicated on the maps in this Report and described in Figure 1. All 4K students are housed in the three CSD elementary schools, along with 5K-5 students. The CSD does not anticipate any significant changes to 4K programming over the foreseeable future.

Figure 1: Current Cedarburg School District Building Overview

School	Grades Served	Neighborhood (see Map 2)	2024-25 Enrollment		Maximum Building Capacity
			CSD Resident Students	Total Students in Seats	
Parkview Elementary	4K-5	17	485	506	640
Thorson Elementary	4K-5	42	494	518	640
Westlawn Elementary	4K-5	30	271	290	345
Webster Middle	6-8	25	645	682	860
Cedarburg High	9-12	25	986	1,056	1,260

Sources: CSD

B. PRIVATE AND HOME SCHOOL ENROLLMENT TRENDS

There are three private schools operating in the CSD, and three private schools operating in the nearby Grafton School District. These six private schools attract students from the CSD, Grafton School District, and other school districts in Ozaukee County and southeastern Wisconsin. Figure 2 includes enrollment data for these six private schools over the past ten years. Their combined enrollment decreased by approximately 81 students, or 6 percent, since 2013, with most of the decrease occurring in the mid-2010s. Since 2019-20, private school enrollment has remained essentially stable. Private school offerings in the CSD and nearby Grafton School District end at 8th grade. Therefore, many private school students transition to public schools for high school.

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programming. Over the past decade, the CSD's incoming 9th grade class was, on average, 19 percent larger than the outgoing 8th grade class. This is mainly due to private school students transitioning to public high school, which was factored into the consultant's projections.

Figure 2: Enrollment of Private Schools Operating in and near the CSD, 2013-2023

Private School (District where located)	Grades Served	2013-14	2015-16	2017-18	2019-20	2021-21	2023-24	10 Year Change
First Immanuel Lutheran School (CSD)	4K-8	348	322	284	372	330	348	0
MorningStar Montessori Inc (CSD)	4K-5K	22	19	41	24	16	19	-3
Saint Francis Borgia Grade School (CSD)	4K-8	344	324	322	320	311	301	-43
Our Savior Lutheran School (Grafton SD)	4K-8	68	67	67	70	69	67	-1
Saint Joseph Parish School (Grafton SD)	4K-8	288	293	158	122	148	127	-161
Saint Paul Lutheran School (Grafton SD)	4K-8	192	162	265	281	298	319	+127
TOTALS	-	1,262	1,187	1,137	1,189	1,172	1,181	-81

Source: Wisconsin Department of Public Instruction

Note: Saint Paul Lutheran School completed an expansion in the mid-2010s, which increased the building capacity at that school and has resulted in increasing enrollment over the past decade.

From 2012 to 2019, home school enrollment in the CSD decreased, from 83 students to 51 students choosing home school. In 2020, with the COVID-19 pandemic's onset, the number of students being home schooled increased to 85 students. The number of students being home schooled decreased after 2020, down to 66 students by 2023.

In its enrollment projections later in this Report, the consultant assumed that the rate of CSD resident students attending private schools or being home schooled would remain constant at the 2023 levels.

C. CSD STUDENT ENROLLMENT TRENDS AND IMPLICATIONS

As reported in Figure 3, the CSD experienced a 113 student, or 4 percent, increase in total enrollment between the 2014-15 and 2024-25 school years. This increase was almost entirely due to the implementation of 4K programming in the CSD in the 2016-17

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academic year. Without the implementation of 4K, enrollment would have remained stable over the past decade. Since 2014-15, grade 5K-5 enrollment increased by 36 students or 3 percent, middle school enrollment (grades 6-8) increased by 51 students or 8 percent, and high school enrollment (grades 9-12) decreased by 89 students or 8 percent.

Figure 3: CSD Total Enrollment by Grade Group, September 2014 to September 2024

Grade Group	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	10 Year Change
4K	0	0	125	143	155	139	135	151	126	118	115	+115
5K-5	1,178	1,106	1,147	1,156	1,179	1,211	1,192	1,180	1,211	1,223	1,214	+36
6-8	640	668	679	695	670	676	676	644	645	655	691	+51
9-12	1,162	1,132	1,126	1,090	1,100	1,104	1,071	1,107	1,078	1,087	1,073	-89
4K-12 Enrollment	2,980	2,906	3,077	3,084	3,104	3,130	3,074	3,082	3,060	3,083	3,093	+113

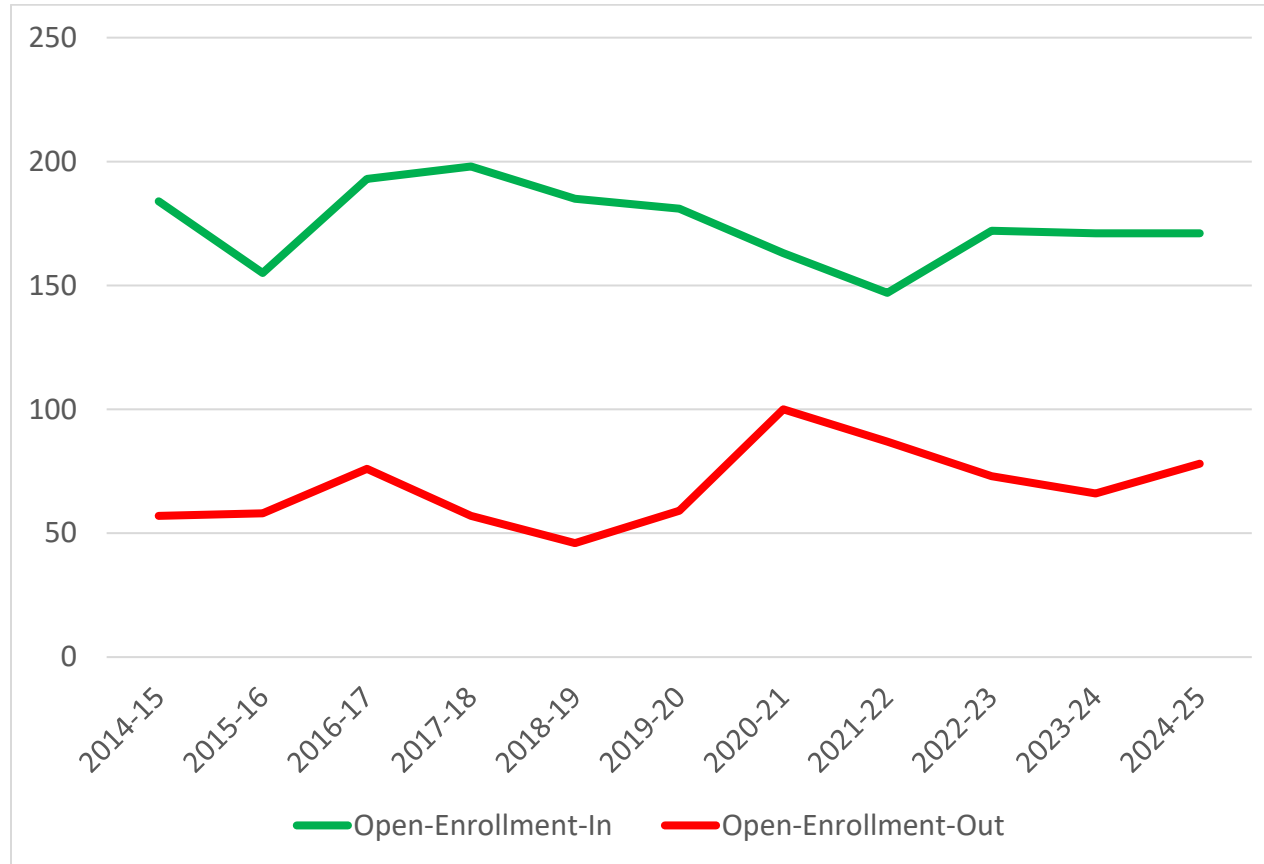
Source: CSD

D. OPEN ENROLLMENT TRENDS AND IMPLICATIONS

The CSD has consistently gained more non-resident students from other public school districts than it has lost through open enrollment. As shown in Figure 4, the number of non-resident students open-enrolling-in has remained relatively constant—generally between 150 to 170 students. The number of resident students open-enrolling-out has also remained relatively stable, except for the 2020-21 academic year, in which 100 resident students open-enrolled-out. The 2020-21 academic year was the first of the Covid-19 pandemic, during which many school districts had unusual shifts in open enrollment. The CSD fluctuated between in-person, virtual, and hybrid learning during that academic year.

In its enrollment projections later in this Report, the consultant assumed that the rate of CSD resident students open-enrolling-out would remain constant at 2024-25 levels. The consultant also assumed that the number of CSD non-resident students open-enrolling-in would decrease each year, per guidance the consultant received from the CSD, as grade 12 students graduate and the CSD does not accept any additional non-resident students open-enrolling-in beginning in the 2025-26 academic year.

Figure 4: CSD 4K-12 Open Enrollment Trends, 2013-14 through 2023-24



Source: CSD

III. DEMOGRAPHIC TRENDS AND EXPECTATIONS

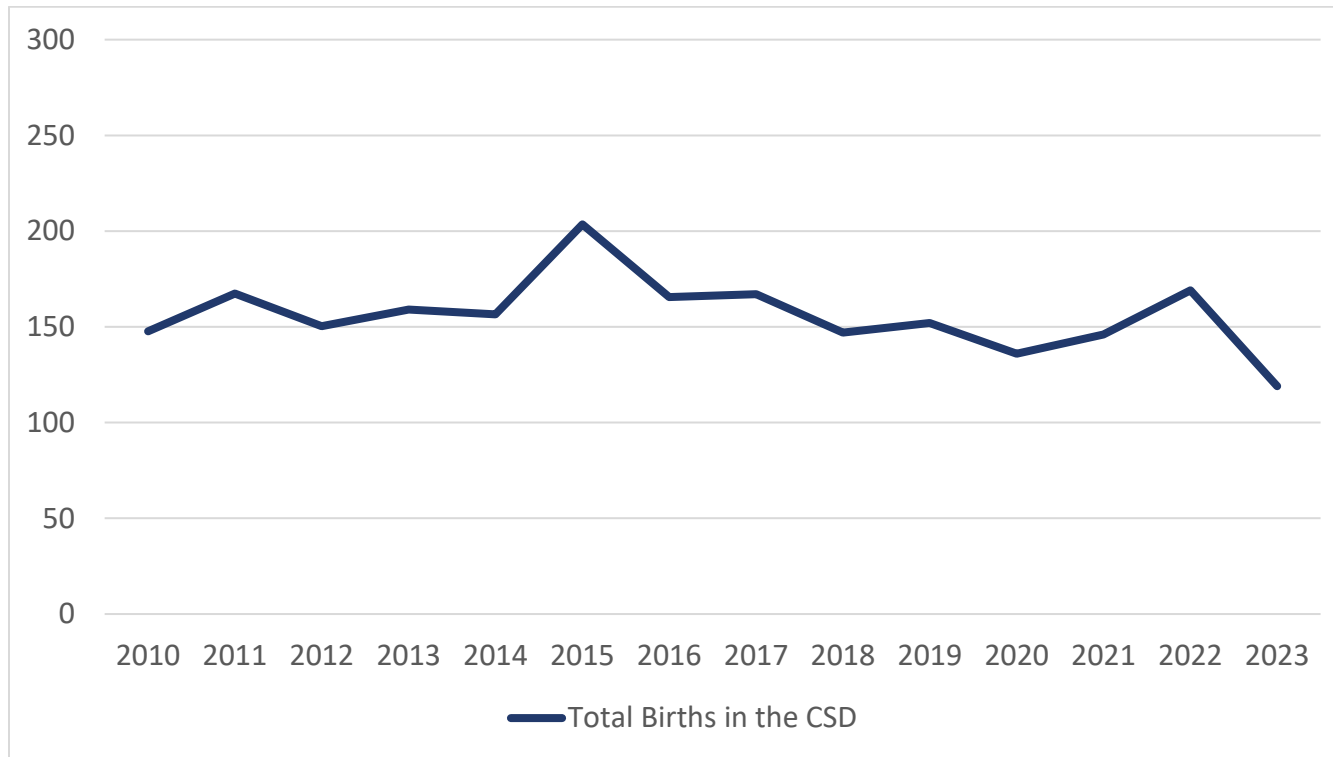
A. BIRTHS AND CHILD POPULATION TRENDS

The number of children born within a school district affects future enrollment in that district's schools. Births in the Cedarburg School District (CSD) decreased over the past decade plus, decreasing from 148 births in 2010 to 119 births in 2023, a decrease of 29 births or 19 percent. Most of that decrease occurred in the past few years, with more than half occurring since 2020. This could spell future enrollment decreases, unless there is significant development of new housing in the CSD, and/or significant in-migration of families moving to the CSD from elsewhere, whose children were not born in the CSD.

The consultant believes births will slightly increase in the CSD through the 2020s, due to the large Millennial generation entering their prime reproductive years and accelerating single-family housing development (see Section VI.A). Additionally, the sharp decline in the number of births in 2023 could be an outlier, with births increasing to more typical figures in the mid-2020s. Still, the consultant expects that births will remain lower over the next decade or two than in the 2000s and early-2010s, when large numbers of children were born in the CSD.

The number of children aged 0-4 years in a district is another important influence over future enrollment. Per the 2010 Census, there were 993 children aged 0-4 living in the CSD. The 2020 Census indicated that the 0-4 population in the CSD decreased 4 percent to 957 children aged 0-4. While minor, this correlates with the decrease in births, and could also spell future enrollment decreases, unless significant in-migration to the CSD occurs.

Figure 5: Births in the CSD, 2010-2023



Source: Wisconsin Department of Health Services

B. POPULATION TRENDS BY AGE, RACE, AND ETHNICITY

The average age in the CSD increased from 43.1 years old in 2010 to 45.8 years old in 2020. This follows County, State, and national trends of an aging population. The CSD is slightly older than Ozaukee County and much older than Wisconsin as a whole. From 2010 to 2020, the median age in Ozaukee County increased from 42.4 years old to 44.0 years old and the median age for Wisconsin increased from 38.1 years old to 39.6 years old.

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As shown in Figure 6, all of the increase in the CSD population from 2010 to 2020 was in the population aged 65 and older. As of 2020, there are now more residents aged 65 and older than there are school-aged children (aged 5-19). This suggests an aging community, but also suggests possible turnover in the future of homes occupied by people aged 65 and older to newer, younger families as these older residents move on by 2040. Available local housing choices that are attractive to seniors and empty-nesters, such as single-family condominiums, townhomes, and senior housing options may help support the turnover of larger single-family homes from older generations to younger generations. Still, housing is more expensive in the CSD than many other areas in southeastern Wisconsin (see Section IV.E). This may limit the potential and number of young families with children that can afford a home in the CSD, as younger families tend to have lower incomes and less wealth than older, more established families. See Section IV. E for more information about the impacts of housing costs, household turnover, and student generation.

Also shown in Figure 6, the number of persons in the CSD between 25-44 years of age (i.e., those of reproductive age) decreased by 438 people, or 10 percent, from 2010 to 2020. As of 2020, this age group comprises a good portion of the Millennial generation. This decreasing reproductive age population contributed to decreasing numbers of births over the past decade.

Figure 6: CSD Population by Age Group, 2010-2020

Age Group	2010	2020	2010 to 2020 Change
0-4	993	957	-36
5-19 (School Age)	4,448	3,924	-524
20-24	993	1,164	+171
25-44 (Reproductive Age)	4,249	3,811	-438
45-64	6,493	6,126	-367
65+ (Seniors)	2,681	4,167	+1,486
Total	19,856	20,149	293

Source: US Census Bureau

IV. HOUSING AND ECONOMIC TRENDS AND EXPECTATIONS

A. RECENT RESIDENTIAL BUILDING CONSTRUCTION

Trends in residential construction are one indicator of future housing development. Figure 7 lists recent housing starts (based on building permits issued) within the primary municipalities in the Cedarburg School District (CSD). Residential building activity increased over the past few years, with 30 to 50 new housing units permitted between 2014 and 2017 and 100+ new housing units permitted in 2019, 2020, 2022, and 2023. This recent increase is mostly within the City of Cedarburg. In the Town of Cedarburg, new housing development has decreased over the past decade, mostly due to lack of new single-family lots platted.

Figure 7: Housing Starts by CSD Municipality, 2014-2023

MUNICIPALITY	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
City of Cedarburg	17	23	37	32	63	300	104	32	271	96	975
Town of Cedarburg	12	11	17	15	13	8	10	11	7	5	109
Total by Year	29	34	54	47	76	308	114	43	278	101	1,084

Sources: City and Town

Figure 8 lists housing starts by type within the City of Cedarburg between 2014 and 2023. Overall, new housing development has increased significantly in the City. In the first half of the past decade, the City averaged 34 new housing units permitted each year. Over the second half of the past decade, the City averaged 161 new housing units permitted each year. This is due to increasing development of all types of housing. Single-family housing starts increased over the past decade, due to the development of new subdivisions like Fairway Village, The Glen at Cedar Creek, and Sandhill Trails. Two-family (duplex) housing also increased, with new duplexes built in Fairway Village, Fox Run, and Cedarburg Trail Condominiums. Multiple-family housing development increased in the late-2010s and early-2020s, with development of Cedar Place Apartments (197 units) and Fox Run Apartments (160 units).

Figure 8: City of Cedarburg Housing Starts by Type, 2014-2023

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Single-family	17	23	37	32	47	39	36	24	49	44	348
Duplex	0	0	0	0	0	0	20	8	18	52	98
Multiple-family	0	0	0	0	16	261	48	0	204	0	529
Total	17	23	37	32	63	300	104	32	271	96	975

Source: City of Cedarburg

B. NEW HOUSING IMPACT ON ENROLLMENT

Understanding the rate of student generation from new housing construction is critical to enrollment projections using the consultant's method. Typically, new single-family homes generate the most students within the first 5 to 10 years of being built, as most new homes are often purchased by families with young school-aged children. The number of students then decreases as the neighborhood ages and the composition of the neighborhood changes from mostly families with young children to a combination of families with children of all ages, childless families, seniors, and empty nesters.

The consultant compared October 2024 student addresses to permit addresses of new single-family homes. The intent was to understand how single-family homes are generating students for the CSD. This analysis suggests an average current student generation ratio of 0.88 CSD 4K-12 students per newer single-family home—or a little less than one new single-family home required for each additional student. In the consultant's experience, this ratio is high and deserved further investigation.

The consultant, with assistance from District staff, also conducted a survey of households that have built or bought new single-family homes in the CSD, based on 2021, 2022, and 2023 new single-family home permit records from the City and Town of Cedarburg. Survey results showed each new single-family home reported generates 0.59 CSD 4K-12 students, with new homes in the City generating 0.56 CSD 4K-12 students and new homes in the Town generating 0.72 CSD 4K-12 students.

The ratio discovered in the survey results (0.59) is lower than the ratio discovered in the consultant's analysis of student addresses and permit addresses of new single-family homes (0.88). More information explaining the differences between the two ratios, and the student generation ratio the consultant used in the enrollment projections, is found in Appendix A, Step 5.

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New multiple-family development in the CSD generates an average of 0.05 CSD 4K-12 students-per-newer multiple-family unit. This ratio is based on analysis of three new multiple-family housing developments—Arrabelle Apartments, Fox Run Apartments, and Cedar Place Apartments. These three developments have a combined 426 units, in which 20 4K-12 CSD students live. In the consultant’s experience, this 0.05 ratio is typical for new multiple-family housing in suburban communities like Cedarburg. Such housing is typically marketed towards young professionals, empty-nesters, singles, and other childless families.

C. EXISTING HOUSING IMPACT ON ENROLLMENT

Understanding the rate of student generation from *existing* housing is just as important, as most of the housing that will exist in 2040 has already been constructed. There were approximately 8,827 housing units in the CSD in October 2024. The consultant projects 1,847 new housing units between 2024 and 2040. This means that about 83 percent of the housing units projected to be on the ground in 2040 are already built.

Using October 2024 housing unit and student address data, the consultant’s analysis suggests a student generation ratio of 0.30 to 0.50 CSD 4K-12 students per each older existing single-family home, depending on proximity to CSD schools and housing age. Therefore, older single-family homes generate students at about 35 to 65 percent of the rate of newer single-family homes (utilizing the 0.88 ratio mentioned in the previous section).

In contrast, existing multiple-family housing units tend to generate *greater* numbers of students than do new multiple-family units, as older units tend to be more affordable and sometimes include more bedrooms per unit. The consultant found existing multiple-family units in the CSD generate students at rate of 0.08 CSD 4K-12 students-per-housing unit.

D. EXISTING HOME SALES AND ENROLLMENT IMPACTS

Understanding where sales of existing homes are occurring can also help a school district understand where future student growth may occur—even if no new housing units are being built. Part of the consultant’s methodology for projecting future enrollment in the CSD includes assessing the likelihood, timing, and extent of turnover in existing neighborhoods. This assessment is based on a variety of factors, including an analysis of neighborhood age (30± years old is when major turnover usually starts to occur), recent trends in student generation by neighborhood, and analysis of sales of existing homes.

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Map 3 aggregates single-family homes sales from January 2019 to December 2023 for each of the neighborhoods in the CSD. In general, recent existing home sales are clustered in central City of Cedarburg neighborhoods in close proximity to CSD schools. Neighborhoods 21, 27, 30, and 40 in central portions of Cedarburg all had 100 or more single-family home sales over the past five years. Other neighborhoods with notable home sales include neighborhoods 25, 44, and 48, located in the City of Cedarburg, Village of Grafton, and Town of Cedarburg respectively.

A significant portion of housing in these neighborhoods was built in the 1990s and 2000s, and is therefore beginning or approaching a first significant turnover period. The CSD can expect stabilizing, or even increasing, numbers of students from some of these neighborhoods through 2040, with a shift from more high school students today to more elementary school students by the 2030s. In contrast, neighborhoods built in the 2010s and later will likely have decreasing enrollment, as current elementary school-aged students age and more of this housing becomes populated by empty nesters. The consultant does not expect neighborhoods built in the 2010s to turn over in significant numbers until the 2040s, after the consultant's final projection period. The effect of turnover on enrollment is discussed further in Appendices A and B.

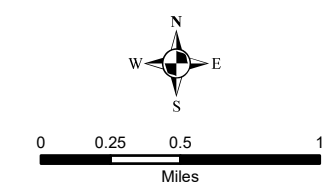


Map 3

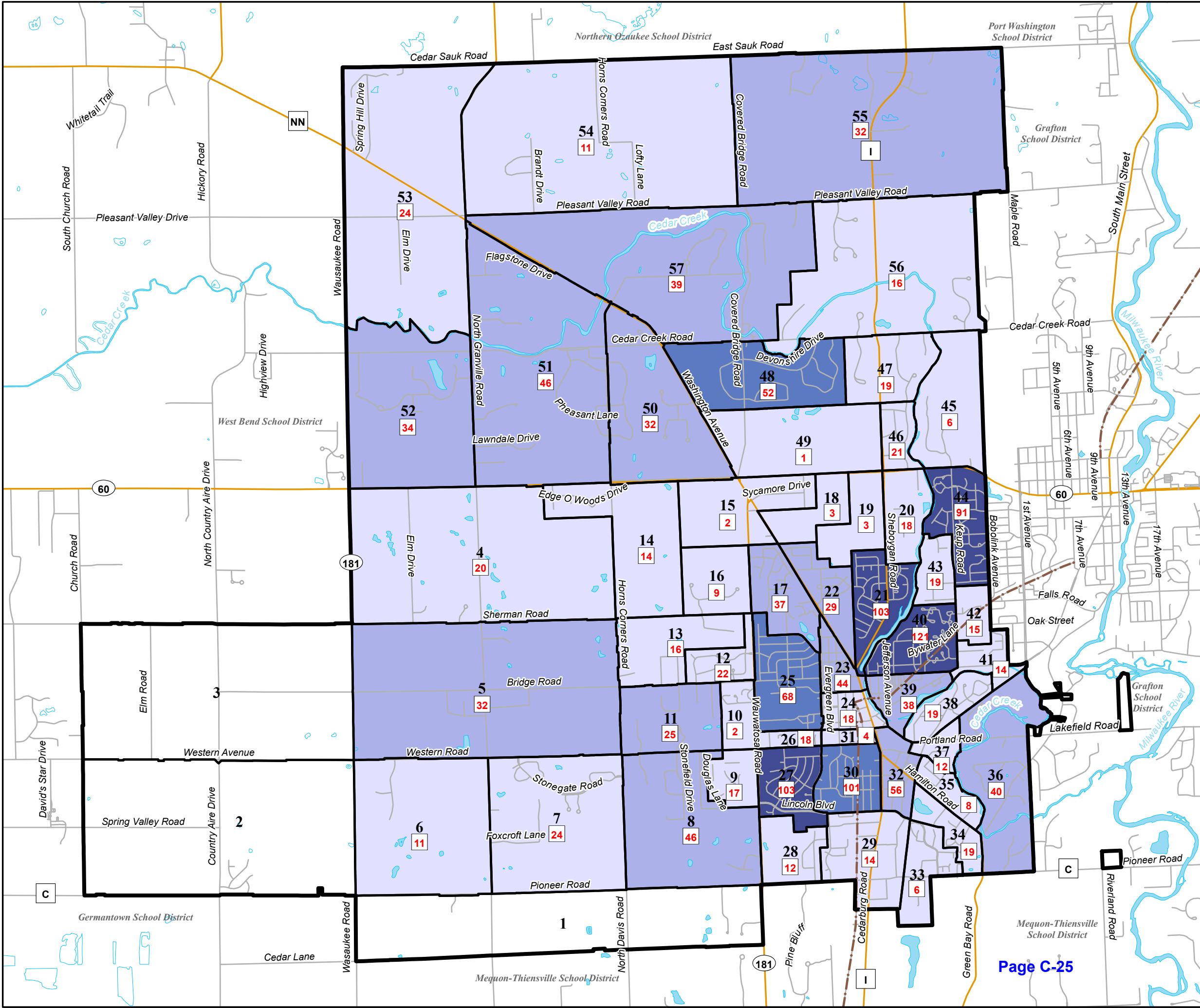
Single Family Home Sales, 2019 – 2023

Legend

- No Data
- 1 - 24
- 25 - 49
- 50 - 89
- 90 - 121
- # Number of Home Sales
- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads



October, 2024
Source: Ozaukee County Land Information Office,
Washington County LIO, City of Cedarburg,
WI DNR, WI DOA, WI DPI



E. OTHER HOUSING AND ECONOMIC TRENDS

The City of Cedarburg, CSD, and Ozaukee County make up part of Milwaukee’s northern metropolitan area, and contain some of the most educated and wealthiest communities in Wisconsin and in the country (per the U.S. Census Bureau).

Housing in the CSD and Ozaukee County tends to be more expensive than elsewhere in the State. As of 2024, the median home sale price in Ozaukee County was \$471,217, which is the second highest in Wisconsin behind Waukesha County. This median home sale price of \$471,217 is more than double the median home sale price a decade ago in 2014 of \$232,700. Most of the increase in median home sale prices has occurred over the past few years.

In 2024, the median sale price of single-family homes in the City of Cedarburg was \$503,778. This is an increase of 56 percent since 2016, when the median sale price was \$322,214, and an increase of 30 percent since 2020, when the median sale price was \$388,710. The median sale price in the City of Cedarburg is 7 percent higher than in Ozaukee County as a whole. The trend in Ozaukee County is that municipalities in the more suburban southern part of the County, closer to Milwaukee, tend to be more expensive than more rural municipalities further north.

Housing, population, and student enrollment growth in the CSD is driven in large part by local and regional job growth. As of the early-2020s, the City of Cedarburg had over 6,300 jobs, concentrated in manufacturing, health care, social assistance, retail trade, education, and finance and insurance. Major employers in the City of Cedarburg include the CSD, the City of Cedarburg, BMO Harris Bank, Piggly Wiggly, Cedar Springs Health and Rehabilitation, Carlson Tool, Kemps Dairy, and Advanced Technology International. The consultant anticipates continued employment growth in and near the CSD.

The region’s extensive transportation network, with access to Highway 60, Highway 181, and Interstate 43, provides easy access from the CSD to nearby jobs in Grafton, Port Washington, Germantown, Menomonee Falls, Wauwatosa, Waukesha, and Milwaukee. Large regional employers include Advocate Aurora Health, Froedtert, Quad, Medical College of Wisconsin, Kohl’s, General Electric, Northwestern Mutual, Rockwell Automation, Milwaukee Tool, and Harley-Davidson.

Ozaukee County and Washington County are part of the WOW Workforce Development Area (WDA), which also includes Waukesha County. These three counties make up the WOW counties surrounding Milwaukee County. Employment in the WOW WDA is projected to grow by 10 percent from 2020 to 2030, amounting to 36,500 more jobs. This projected growth outpaces the State, which is projected to grow by 6.3 percent during the same period. In total, local and regional employment—and the CSD’s advantageous access to it—is an asset that should support continued appeal for existing and new residents.

V. COMMUNITY AND DEVELOPER PLAN ANALYSIS

A. SECTION OVERVIEW

Local land use planning, growth management, economic development, and infrastructure investments (and limitations) influence future housing and enrollment growth. Other factors influencing future residential and enrollment growth include transportation (highway and road improvements or expansions), natural barriers (e.g., wetlands, rivers), and utility availability.

As part of the projection process, the consultant analyzed local community and residential developer plans in the Cedarburg School District (CSD). These plans provide insight to the growth and development goals and expectations of the municipalities, landowners, and residential developers in the CSD. To best understand how the plans were being executed, the consultant also interviewed and obtained data from local municipal staff and residential real estate professionals.

Broadly speaking, the City of Cedarburg and Village of Grafton have accommodated new housing development of most types and the Town of Cedarburg is receptive to new single-family housing development. Still, many of the easiest and best areas for new housing development have already been developed, with only a few large and easily developable areas remaining in the CSD that have ready access to utilities that allow for urban development and are within an area agreed for City expansion by intergovernmental agreement.

B. CITY OF CEDARBURG PLANS AND EXPECTATIONS

The City of Cedarburg is a city of 12,000 residents in Ozaukee County and serves as the commercial, industrial, and social center for the CSD. The City is located along Cedar Creek, less than three miles west of Interstate 43, with access to Highway 60 and Highway 181. The City is a suburb of Milwaukee, located six miles north of the northernmost City of Milwaukee limits. Per the U.S. Census, over 80 percent of workers that reside in Cedarburg work in other municipalities in the Milwaukee region. The City is a 25 minute drive from Menomonee Falls, 30 minutes from Downtown Milwaukee, 35 minutes from Wauwatosa, 45 minutes from Sheboygan, and 50 minutes from the City of Waukesha. This appeals to individuals seeking a small-town lifestyle in commuting distance to regional employment and commercial centers. Recent residential and industrial development in the City has extended west and north of the City's center, generally along and near Highway 60, Highway 181, Sheboygan Road, and Washington Avenue.

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The City is currently in the process of updating its Comprehensive Plan, with a projected plan completion date of August 2025. Broadly, the current Plan's policies plan for and prioritize infill and redevelopment of vacant or underutilized sites located along major transportation corridors while also encouraging new neighborhoods on the edge of the City with a variety of housing types, densities, arrangements, and costs.

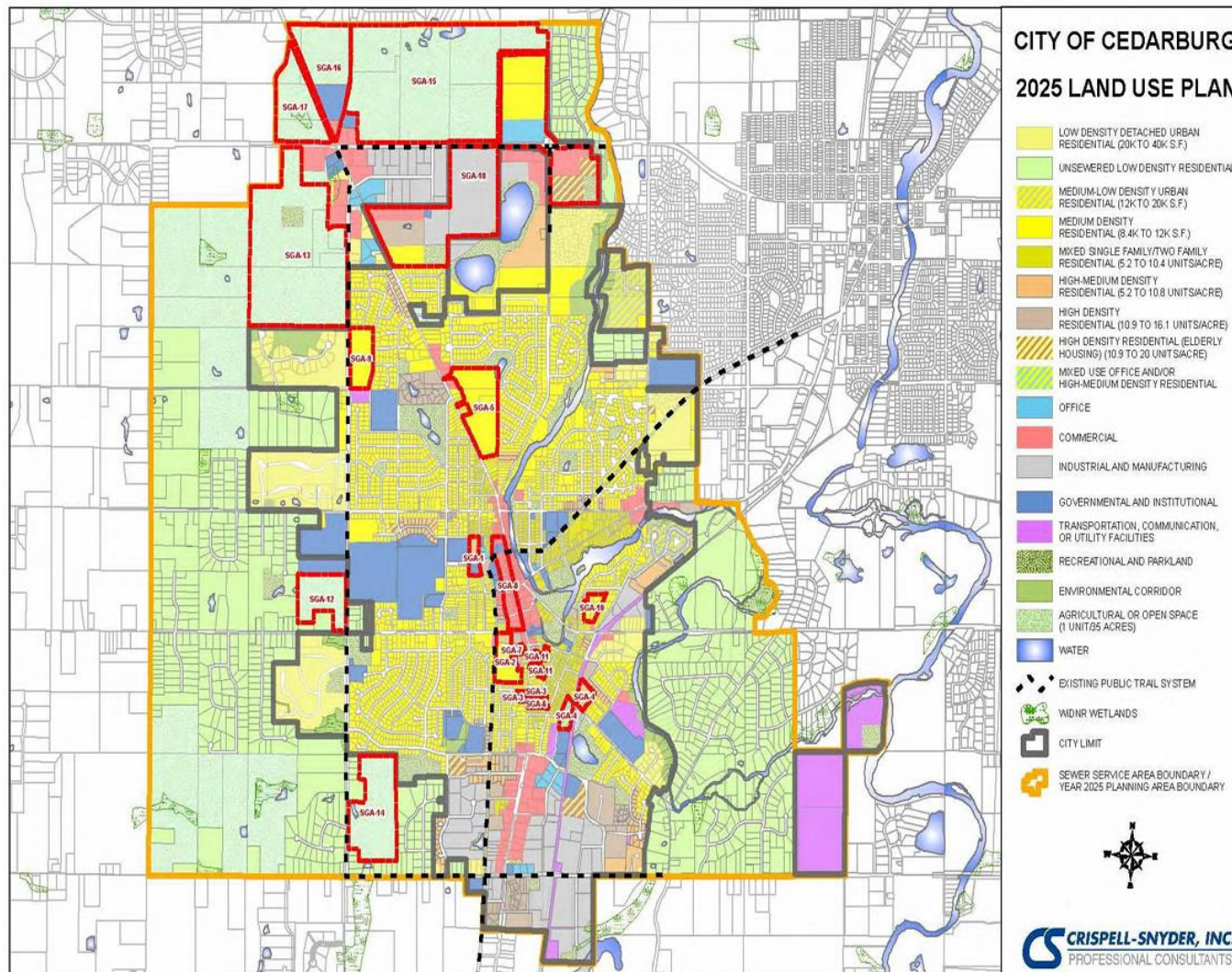
The current and pending Plan's policies include Smart Growth Areas (SGAs), which are infill/redevelopment areas where public infrastructure and transportation facilities already exist. These are shown on the Future Land Use map, which is reproduced as Figure 9 on the following page. In many of these SGAs, medium- to higher-density residential development is planned, with 4 to 20 housing units per acre. Elsewhere on the Future Land Use map, larger-scale opportunities for medium-density residential uses are planned north of Highway 60, west and east of Sheboygan Road, and along Highway 181. These areas are planned to develop with mostly single-family homes, but could develop with other types of housing at moderate densities.

The 2024 Cedarburg Housing Data Report outlined the housing shortage in the Cedarburg area, driven mostly by high demand and limited availability of housing units, which has caused home prices to increase and challenged housing affordability. The Report showed a need for over 1,300 new housing units in the City of Cedarburg by 2040. The data provided in the report is being factored into the City's Comprehensive Plan update, to ensure the City is adequately able to plan for this housing demand and housing unit increase with a limited amount of vacant and developable land remaining.

The consultant spoke with local and regional developers and home builders currently building or planning to build new housing and subdivisions in the City of Cedarburg. These developers are familiar with the Cedarburg market, and emphasized the attractiveness of the Cedarburg market to families, especially families with children, in Ozaukee County and the greater Milwaukee area. Developers are interested in continued development in the City, but realize there is a limited amount of vacant and developable land remaining within and near the City.

In 2021, the City of Cedarburg entered into a 10 year boundary agreement with the Town of Cedarburg, with the ability to extend the agreement an additional 10 years. The agreement designates areas north, west, and southwest of the City for future City-based development. This area provides the City with around 400 acres for potential future development, provided there is landowner interest in selling and/or developing. Outside of the areas designated for City-based development, any future development will occur in the Town per the agreement, and will develop at significantly lower densities.

Figure 9: City of Cedarburg Comprehensive Plan, Future Land Use Map



C. TOWN OF CEDARBURG PLANS AND EXPECTATIONS

The Town of Cedarburg is located north and west of the City of Cedarburg and has a population of 6,100 residents in 2020. Significant portions of the Town are developed with large-lot single-family homes. Many of these are located along Highway 60, Cedar Creek Road, County Highway NN, County Highway I, Pleasant Valley Road, Horns Corners Road, and Western Avenue. Northern and western edges of the Town are in agricultural and forested uses. Extensive environmental features in these northern and western areas, such as wetlands, floodplains, and hydric soils, limit future development potential.

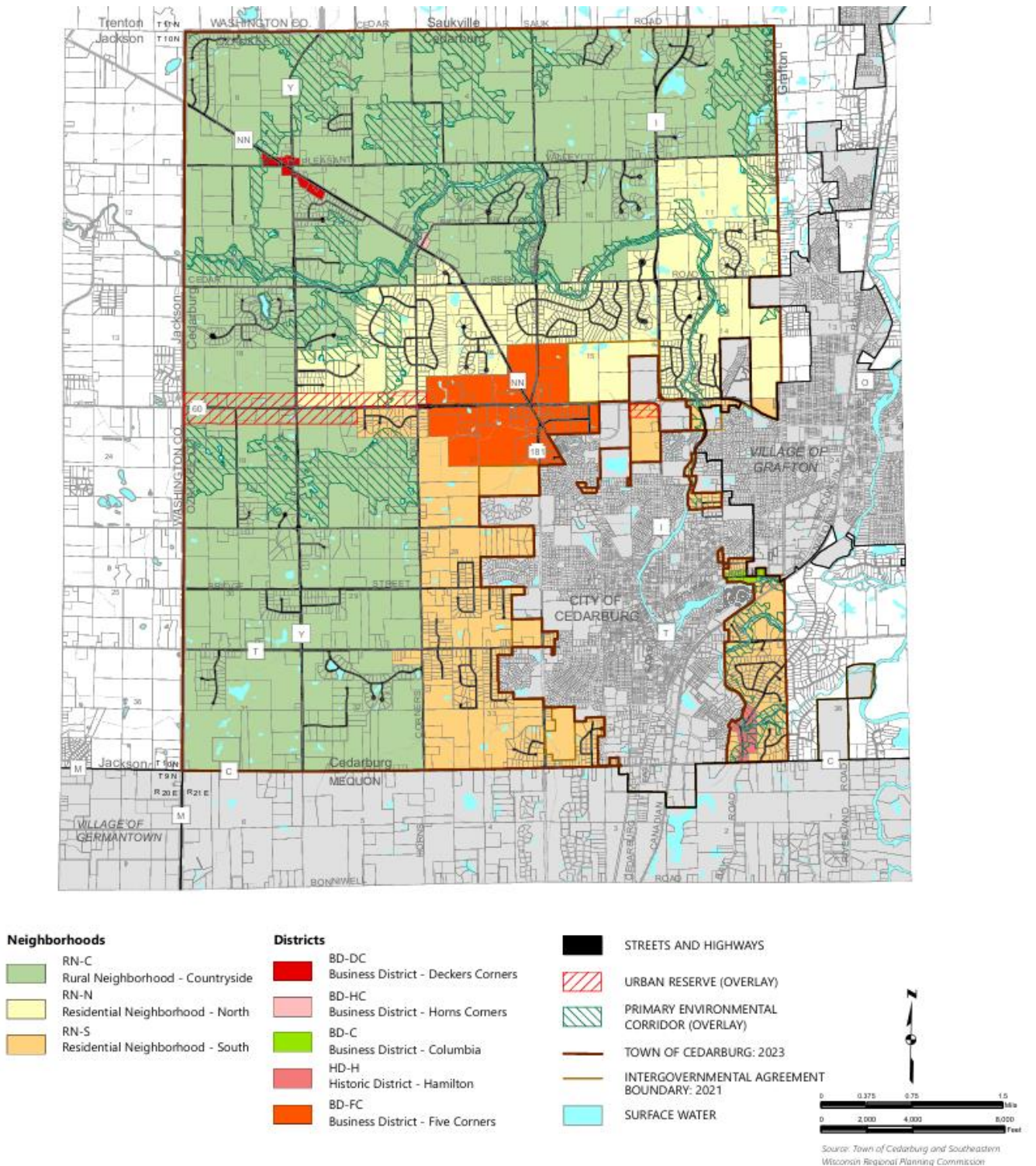
At the time of writing, the Town was finishing its Comprehensive Plan update, which will extend the Plan through 2050. Through its Planned Land Use Map, reproduced as Figure 10, the Town envisions future residential development north and west of the City of Cedarburg, mostly south of Cedar Creek Road and east of Horns Corners Road. The Town plans for “Residential Neighborhood – North” and “Residential Neighborhood – South” areas north and west of the City, where the minimum lot size will be 1 to 1.5 acres. Lands north of Cedar Creek Road and west of Horns Corners Road are planned for “Residential Neighborhood – Countryside” uses, where the minimum lot size will be 4 acres. Overall, the Town’s Plan projects an additional 546 housing units by 2050 (or about 18 new housing units per year). This is a greater annual pace than the 11 new housing units per year the Town experienced over the past decade.

Near the Five Corners area, the Town has over 600 acres planned for future “Business District – Five Corners” development, of which about half is undeveloped. Parts of this area could be developed with mixed uses, including housing above commercial uses, but this type of development will likely be limited by lack of utilities. Single-family home development could also be possible in this area, but only beyond a several hundred foot setback from Highway 60.

Overall, the consultant anticipates single-family housing development to continue in the Town of Cedarburg at a similar pace to that experienced over the past decade, but at a lower pace than what the Town has projected in its Comprehensive Plan, due to community desire to maintain the rural, open, and agricultural character of the Town and a lack of large tracts of land under single ownership that are easily developable. Similar to the City, many of the best and easiest areas for development in the Town have already been developed.

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Figure 10: Town of Cedarburg Comprehensive Plan, Planned Land Use Map



D. VILLAGE OF GRAFTON PLANS AND EXPECTATIONS

The Village of Grafton is located northeast of the City of Cedarburg. The majority of the Village is located in the Grafton School District, except for the western edge of the Village in the CSD. This includes the developed Cedar Highlands, Highlands of Grafton, Westview Meadows, Creekside Estates, and Lone Oak subdivisions. This also includes the currently developing Stonewall Farms subdivision and a portion of the planned Hawk's Ridge subdivision, which the consultant projects will develop through the rest of the 2020s and into the 2030s. Outside of these two subdivisions, most of the other land in the Village that is also in the CSD is built out.

E. TOWN OF JACKSON PLANS AND EXPECTATIONS

The Town of Jackson is located in eastern Washington County. Only a small portion of the Town is located in the CSD, with the rest of the Town split between the West Bend School District and Germantown School District. The Town plans several areas for future residential development, but most of them are located outside of the CSD. One area of future residential development in the CSD is located on approximately 80 acres near Western Avenue and Church Road, where the Town plans for single-family residential uses at a density of 1 single-family home per acre. Otherwise, the rest of the Town of Jackson land in the CSD is planned for continued agricultural use. The consultant anticipates minimal new housing and enrollment change from the Town of Jackson.

F. PLANS AND EXPECTATIONS OF OTHER MUNICIPALITIES IN THE CSD

The CSD includes small areas of the City of Mequon and Town of Grafton, but neither are expected to have notable impact on CSD housing or enrollment.

VI. HOUSING AND ENROLLMENT GROWTH EXPECTATIONS

This section synthesizes information from earlier sections to provide housing unit and enrollment growth projections for the Cedarburg School District (CSD) through the year 2040, broken down into four time periods and into 57 different neighborhoods. The consultant's general expectation for housing growth beyond 2040 is also shared. Projection methodology is described in Appendix A. Each neighborhood's projections are detailed in Appendix B (housing) and Appendix C (enrollment).

A. HOUSING UNIT PROJECTIONS

The consultant expects that the CSD will experience significant new housing development through 2040. The consultant projects construction of 1,847 new housing units within the CSD by 2040. This is an average of 115 new units per year, similar to the average of 108 new units per year over the past decade. New housing development in the CSD is projected to be greater through the rest of the 2020s, with around 145 new housing units per year, than in the 2030s. In the 2030s, new housing development is projected to be lower, with around 96 new housing units per year. The consultant's expectation for new housing construction is based on multiple factors, which include:

- Being centered on a City of 12,000 people, the CSD has substantial amenities and infrastructure to support growth.
- There is significant residential development breaking ground in 2024 or 2025, particularly new single-family subdivisions and new multiple-family developments in northern portions of the City.
- The Cedarburg Housing Data Report, which stated a demand for over 1,300 new housing units in the City by 2040.
- Recent investment and interest from regional developers and home builders reflect strong market sentiment for new housing development in Cedarburg.
- Interest rates are expected to decrease over the next few years, as projected by Fannie Mae, Mortgage Bankers Association, and Wells Fargo.
- Cedarburg is an attractive, charming suburb within commuting distance to Milwaukee and other regional employment centers.

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- The Cedarburg School District is a “Significantly Exceeds Expectations” school district, per the State Department of Public Instruction.

The consultant’s projections do not consider the possibility of a major economic or real estate downturn, such as the “Great Recession” of the late-2000s. If another such event were to occur, new housing development could be placed on hold for a few to several years. This, in turn, would affect the enrollment projections presented later in this section.

The consultant anticipates that just under half (48 percent) of the CSD’s new housing units built between 2024 and 2040 will be single-family homes. This percentage is slightly higher than that experienced over the past decade, when 42 percent of all new housing units built were single-family homes. That means that just over half of the CSD’s new housing units built by 2040 will be multiple-family housing units, including townhomes, duplexes, apartments, and senior living. This percentage is due to market demand for multiple-family housing, particularly for the local workforce, young families, and senior populations. Still, the projected housing mix has implications for future enrollment, as multiple-family residences almost always generate substantially fewer students-per-unit than single-family homes.

Map 4 indicates projected housing unit growth by neighborhood between 2024 and 2040. Complete housing unit growth projections by neighborhood, including rationale, are included as Appendix B.

The majority of projected housing development is expected to occur in the City of Cedarburg, where the consultant projects just over 1,300 new housing units through 2040, or an average of about 82 new units per year. This is slightly lower than the average over the past decade, when 89 new housing units were built each year. The decrease is due to two main factors. The first is a decrease in the percentage of new housing projected to come in the form of multiple-family housing, which is often built more quickly and in greater numbers than single-family homes. The second is due to the increasing scarcity of easily developable land in the City of Cedarburg. While there remains several hundred acres of land available for development in the City, the consultant projects much of this developing over the next 10 years, resulting in only a few remaining areas for City-based housing development by the late-2030s.

The most significant projected housing growth is in northeastern areas of the City, along Highway 60 and Sheboygan Road, in neighborhoods 19, 20, and 49. Neighborhoods 19 and 20 are projected to have significant multiple-family housing development while neighborhood 49 is projected to have significant single-family housing development. In fact, almost 75 percent of all new housing projected to be built in the City by 2040 will occur in these three neighborhoods. Other notable areas of development in

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the City include neighborhoods 30, 32, and 35, where new multiple-family housing redevelopment is projected on vacant and former industrial sites.

The consultant projects that 38 percent (505 units) of all projected new housing in the City of Cedarburg between 2024 and 2040 will be single-family homes. This is a similar percentage as the past decade, when 36 percent of all new housing built in the City was a single-family home.

The consultant projects 318 additional housing units in the Village of Grafton, with much of this housing being developed over the next few years in the Stonewall Farms and Hawk's Ridge developments. About half of all new housing projected in the Village will be a single-family home, while the other half will be multiple-family units, almost entirely in new duplex and quadplex (4-unit) buildings. Small amounts of additional housing development are expected in the Village of Grafton outside of Stonewall Farms and Hawk's Ridge. However, by 2040, much of the Village-based land in the CSD will be built out.

In the Town of Cedarburg, the consultant projects 173 new housing units, for an average of 11 new housing units per year, similar to the average experienced over the past decade. All of these Town-based housing units are projected to be single-family homes.

The consultant projects 40 additional housing units through 2040 in the Town of Jackson and City of Mequon. All of which are projected to be single-family homes.

As shown in Figure 11, about 50 percent of all new housing units are projected to be built in the current Thorson Elementary School attendance area, about 40 percent are projected to be built in the current Parkview Elementary School attendance area, and only 10 percent are projected to be built in the current Westlawn Elementary School attendance area. Almost 80 percent of all new single-family homes are projected to be built in the current Thorson Elementary School Attendance area, with significantly lower amounts of new single-family housing development projected in the current Parkview and Westlawn Elementary School attendance areas.

Figure 11: Housing Unit Projections by Current Elementary School Attendance Area

2024-25 Elementary School Attendance Area	Estimated/Projected Housing Units within 2024-25 Attendance Area					Projected Total Housing Unit Increase 2024 – 2040	Projected Single- Family Home Increase 2024 - 2040
	Oct. 2024	2027	2030	2035	2040		
Parkview	3,292	3,473	3,689	3,840	4,010	+718	+163
Thorson	3,004	3,190	3,413	3,692	3,922	+918	+687
Westlawn	2,531	2,600	2,601	2,662	2,742	+211	+29
TOTAL	8,827	9,263	9,703	10,194	10,674	+1,847	+879

Areas projected for housing development beyond 2040 are marked with "house" and "apartment" symbols on Map 4. Additional projected post-2040 growth areas in and around the City of Cedarburg are areas that are planned by the City for future housing development, logically situated for potential utility extensions, planned to develop in the City per the recent City and Town boundary agreement, and contain significant acreage of vacant and developable land. This includes neighborhoods 16 and 28 on Map 4. After vacant land in those two neighborhoods develop, the City will essentially be built out, at least under the current City and Town boundary agreement.

The consultant also anticipates Town-based single-family development occurring in northeastern neighborhoods of the Town (neighborhoods 48, 55, and 57), but the magnitude and density of Town-based single-family housing development will be lower than that in the City.



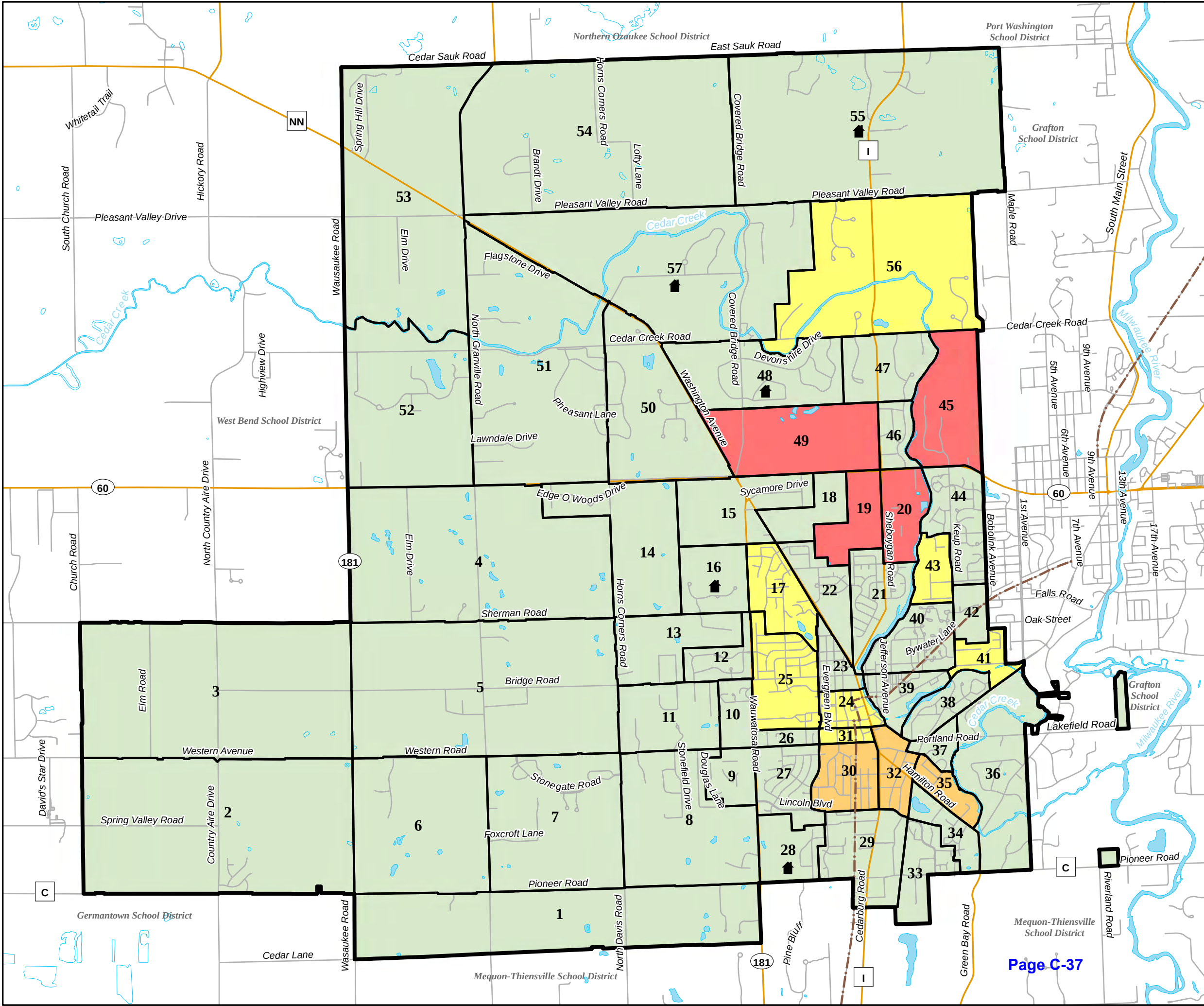
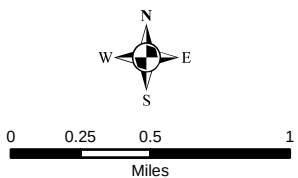
Map 4 Projected Housing Unit Growth, 2024-2040

Legend

- 0 - 19 New Housing Units
- 20 - 49 New Housing Units
- 50 - 99 New Housing Units
- 100 - 454 New Housing Units

Projected Housing Growth Area, 2040+

- Single Family Houses
- Multiple Family Units
- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads



B. PROJECTED STUDENT-PER-HOUSING UNIT RATIOS

The consultant projected CSD resident student enrollment within each of the 57 neighborhoods by multiplying projected housing units by projected student-per-housing unit ratios in the 4K, 5K-5, 6-8, and 9-12 grade groups. Complete 4K-12 enrollment projections by neighborhood and grade group are included as Appendix C. Projected student-per-housing unit ratios are a lynchpin for enrollment projections under the consultant's methodology. The following student-per-housing unit ratios and characteristics contributed to the consultant's calculation of student enrollment change in the CSD:

- Newer single-family homes in the CSD generate an average of 0.76 CSD 4K-12 students-per-housing unit. The ratio varies depending on the type of home built (e.g., starter versus move-up) but not necessarily by location, with new single-family homes in the City, Town, and Village generating similar numbers of students. Student-per-housing unit ratios are typically highest in the first 5 to 10 years after a home is first built, and then slowly decline as the home (and family) gets older.
- Larger quantities of housing built in Cedarburg during the 1990s and 2000s has begun and will continue to turn over to new households in large numbers through the 2020s and 2030s. The CSD may see increasing enrollment from these homes, particularly at the elementary school level, as these homes turn over. Expected interest rate decreases should fuel this transition.
- Rural areas plus City neighborhoods with housing that is 50+ years old typically have lower student-per-housing unit ratios, likely based on distance from schools and other kid-friendly amenities and the lower suitability of older housing for modern family living (e.g., fewer bedrooms, bathrooms, garage space; more upgrades required).
- New market-rate multiple-family units in the CSD have generated an average of 0.05 students-per-housing unit. Older market-rate multiple-family housing in the CSD generates students at rate of about 0.08 students-per-unit, due to its relative affordability and often-higher bedroom counts.

C. STUDENT ENROLLMENT PROJECTIONS VERSUS SCHOOL CAPACITY

The consultant's projections are shown in Figure 12 and Figure 13 for each school and grade group in the CSD, assuming no changes in grade groupings or elementary attendance areas. The consultant's projections in Figure 12 and Figure 13 suggest where and when current school capacities may be exceeded under these assumptions. Figure 12 shows the consultant's enrollment projections for resident students only, while Figure 13 includes open-enrollment-in of non-resident students, based on the following assumptions:

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- No shifts in current school configurations, school sizes or quantities, grade groups, or 4K delivery model.
- All elementary school students would attend their current “home” elementary school based on their home address, per current District policy and with no changes in attendance areas.
- A constant rate of resident students choosing home schooling, open-enrolling-out to other public school districts, and attending private schools as current as during the 2024-25 academic year.
- For Figure 13, the consultant assumed that students open-enrolling-in to the CSD would remain as students in the CSD until graduation, and also assumed that the CSD would not accept any new open-enrollment-in students starting in the 2025-26 academic year, per guidance from the CSD. Therefore, the number of non-resident students open-enrolling-in to the CSD would decrease with each passing academic year, as existing open-enrollment-in students graduate and no additional open-enrollment students are added.

As shown in Figure 12, between October 2024 and 2040, the consultant projects an increase of 177 4K-12 resident students enrolled in CSD schools. The consultant projects grade 4K-5 resident enrollment to increase by 91 students, grade 6-8 resident enrollment to increase by 26 students, and grade 9-12 resident enrollment to increase by 60 students.

At the elementary school level, the consultant projects resident enrollment at Westlawn Elementary School to decrease by 27 grade 4K-5 students by 2040. This is mostly because the current Westlawn Elementary School attendance area is built-out, meaning there is limited opportunity for new students generated from new housing there. As shown in Figure 11, only 211 new housing units are projected in the current Westlawn Elementary School attendance area through 2040, of which only 29 (13 percent) are projected to be new single-family homes. That means that the vast majority of new housing projected in the current Westlawn attendance area will be multiple-family housing, which generates students at significantly lower rates than new-single-family homes. That, combined with an overall projection of fewer students per existing housing unit from built-out neighborhoods, is projected to result in steadily decreasing resident enrollment at Westlawn Elementary School.

The consultant also projects resident enrollment to decrease at Parkview Elementary School, with enrollment projected to decrease by 53 students through 2040. The reasons for the projected decrease at Parkview are somewhat different than the reasons for the decrease at Westlawn. Significant portions of the current Parkview Elementary School attendance area have single-family housing that was developed in the 2010s and early-2020s (neighborhoods 9, 12, 18, 20), which currently have very high elementary school (grade 4K-5) student per-housing-unit ratios. The consultant projects fewer elementary students from these neighborhoods through the late-2020s and 2030s, as these elementary school-aged students age into middle school and high school. These factors should decrease elementary school enrollment at Parkview Elementary School. Additionally, while the consultant projects 718 new housing units in the current Parkview Elementary School attendance area (see Figure 11), only

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163 are projected to be new single-family homes (23 percent). While the projected housing development in the current Parkview attendance area is greater than the amount of new housing projected in Westlawn's current attendance area, this new housing is projected to not generate enough new elementary school students to offset the loss from aging students in single-family home neighborhoods developed in the 2010s and early-2020s (neighborhoods 9, 12, 18, 20). This is mostly because 77 percent of all new housing projected to be developed in Parkview's current attendance area through 2040 is expected to be multiple-family housing units, which generates students at much lower rates than new single-family homes.

At Thorson Elementary School, the consultant projects grade 4K-5 resident enrollment to increase substantially, by 170 additional students by 2040, with no assumed attendance area shifts. This is mostly due to significant new housing development, specifically of new single-family homes, projected to occur in Thorson Elementary School's current attendance area (again, see Figure 11). The consultant projects over 900 new housing units in Thorson's current attendance area through 2040, of which almost 700 are projected to be new single-family homes. This means that almost 80 percent of all projected new single-family homes in the CSD will be built in the current Thorson Elementary School attendance area, concentrated in neighborhoods 45 and 49, both of which combined are projected to have almost 550 new single-family homes by 2040. Since single-family homes generate students at significantly higher rates than new multiple-family housing units, the concentration of most new single-family homes in Thorson's current attendance area is projected to result in a substantial enrollment increase at Thorson.

Using the assumptions listed above, the consultant projects that 4K-5 resident enrollment at the CSD's three elementary schools will remain below the combined maximum capacity of the three elementary school buildings through 2040, with significant excess capacity at both Westlawn Elementary School and Parkview Elementary School. The consultant's projections show projected resident enrollment at Thorson Elementary School exceeding its maximum building capacity by the late-2030s. The CSD could consider attendance area shifts to better balance projected enrollment among its three elementary schools. The most straightforward would be shifting neighborhood 49 from the Thorson to the Parkview attendance area, ideally before students begin to emerge from the large Covered Bridge development. Shifting this one neighborhood would result in projected resident enrollment below maximum building capacities at all three elementary schools through 2040. Other minor attendance area shifts near the Cedar Creek southeast of downtown Cedarburg may also help if the CSD is interested in greater enrollment balance among its elementary schools.

The consultant projects Webster Middle School (grade 6-8) resident enrollment will increase by 26 students between October 2024 and 2040—totaling 671 grade 6-8 students by 2040. Middle school enrollment is projected to decrease through 2030, due to current larger middle school class sizes and smaller elementary class sizes that will enter middle school over the next several years. Middle school enrollment is projected to increase from 2030 to 2040, resulting from expected increases in births in the

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late-2020s, increasing elementary enrollment, and increasing housing development in the 2020s. Overall, resident grade 6-8 enrollment is projected to remain below the maximum building capacity of Webster Middle School through 2040.

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

Figure 13 shows total enrollment projections at the CSD's three elementary schools, middle school, and high school, including open-enrollment-in students and resident students. The enrollment figures shown in Figure 13 assume the CSD does not accept any new open-enrollment-in students, and that current open-enrollment-in students would remain in the CSD until they graduate, per guidance the consultant received from the CSD. Overall, the consultant's projections in Figure 13 show stable enrollment through 2040, as the projected 177-resident enrollment increase (shown in Figure 12) is essentially erased with the graduation, and subsequent reduction (without replacement), of the 171 non-resident students currently open-enrolling-in to the CSD.

Figure 12: CSD Projected Resident Enrollment Compared to Current Building Capacities

School	<u>Resident</u> Student Enrollment October 2024 ¹	<u>Resident</u> Student Enrollment Projections ²				Projected Enrollment Change, 2024-2040	Maximum Building Capacity ³
		Sept. 2027	Sept. 2030	Sept. 2035	Sept. 2040		
Parkview Elementary (4K-5)	485	468	455	450	432	-53	640
Thorson Elementary (4K-5)	494	515	560	608	664	+170	640
Westlawn Elementary (4K-5)	271	266	265	258	244	-27	345
Grades 4K-5 Total	1,250	1,248	1,280	1,316	1,341	+91	1,625
Webster Middle (6-8)	645	628	625	660	671	+26	860
Cedarburg High (9-12)	986	1,022	1,030	1,026	1,046	+60	1,260
Grades 4K-12 Total	2,881	2,898	2,935	3,002	3,058	+177	3,745

Notes and Sources:

- ¹ From an export of grade 4K-12 Cedarburg School District (CSD) students as of October 2024. Totals do not include non-resident students open-enrolling-in to the CSD. Totals include 4K students, all of which are housed in the three CSD elementary schools.
- ² Projections include grade 4K-12 resident students only. **Yellow cells** = projected enrollment above maximum building capacity.
- ³ Maximum building capacities provided by CSD.

Figure 13: CSD Projected Total Enrollment Compared to Current Building Capacities

School	Total Student Enrollment October 2024 ¹	Total Student Enrollment Projections ²				Projected Enrollment Change, 2024-2040	Maximum Building Capacity ³
		Sept. 2027	Sept. 2030	Sept. 2035	Sept. 2040		
Parkview Elementary (4K-5)	506	480	461	450	432	-74	640
Thorson Elementary (4K-5)	518	521	562	608	664	+146	640
Westlawn Elementary (4K-5)	290	274	267	258	244	-46	345
Grades 4K-5 Total	1,314	1,274	1,290	1,316	1,341	+27	1,625
Webster Middle (6-8)	682	666	641	660	671	-11	860
Cedarburg High (9-12)	1,056	1,080	1,075	1,045	1,046	-10	1,260
Grades 4K-12 Total	3,052	3,020	3,006	3,021	3,058	+6	3,745

Notes and Sources:

- ¹ From an export of grade 4K-12 Cedarburg School District (CSD) students as of October 2024. Totals include CSD resident students and non-resident students open-enrolling-in to the CSD.
- ² Projections include grade 4K-12 resident students plus non-resident students open-enrolling-in to CSD schools, assuming that students open-enrolling-in to the CSD remain as students in the CSD until graduation, and also assuming that the CSD does not accept any new open-enrollment-in students starting in the 2025-26 academic year, per guidance the consultant received from the CSD. **Yellow cells** = projected enrollment above maximum building capacity.
- ³ Maximum building capacities provided by CSD.

D. STUDENT ENROLLMENT PROJECTIONS BY NEIGHBORHOOD

Map 8 indicates the consultant's projected grade 4K-12 CSD resident student enrollment change (between October 2024 and 2040) within each of the 57 neighborhoods. For Map 8, the consultant categorized and color-coded neighborhoods as being in one of four groups, described as follows:

- **Decrease.** Projected 2024 to 2040 school enrollment *decrease* of 36 to 11 resident students. This includes several older City of Cedarburg neighborhoods, many of which are located near Cedar Creek and were developed before the 1980s. Other neighborhoods projected to have enrollment decreases were developed in the late-2000s and 2010s, where older students are expected to age out of the school system and existing housing is expected to be increasingly occupied by empty nesters. This includes neighborhoods 9 and 12 on the west side of the City of Cedarburg, neighborhood 7 in the Town of Cedarburg, and neighborhood 44 in the Village of Grafton. Many of these neighborhoods will continue to have significant total numbers of students.
- **Minor Change.** Projected school enrollment *decrease* of 10 resident students to an *increase* of 10 resident students. Most neighborhoods on Map 8 fall within this group, particularly in rural areas and in City-based neighborhoods with established housing that has already experienced its first major significant turnover (i.e., housing built more than 30 years ago).
- **Modest Increase.** *Increase* of between 10 and 49 resident students. This group includes neighborhood 30, which is projected to have modest amounts of new single-family and new multiple-family housing development, and neighborhood 18, which had significant amounts of recent (since 2020) single-family housing development, which will result in increasing enrollment as current large number of infants, toddlers, and elementary school-aged children age into high school by 2040.
- **Significant Increase.** *Increase* of between 50 and 295 resident students. In neighborhoods 45 and 49, significant housing development is anticipated, particularly of new single-family homes. In fact, about 62 percent of all new single-family homes projected in the CSD through 2040 are projected to occur in these two neighborhoods alone.

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Maps 5, 6, and 7 indicate resident enrollment change by neighborhood for the 4K-5, 6-8, and 9-12 grade groups, respectively. They largely reflect trends on the 4K-12 projections Map 8. However, there are subtle differences that reflect variations in housing and student ages, and to reflect the bubble of larger, current middle school class sizes.

E. COMPARISON TO 2019 PROJECTIONS

The consultant last projected student enrollment for the CSD in 2019. The consultant's 2019 projections extended through the year 2035. The consultant's updated 2024 projections in this Report extend through the year 2040. Figure 14, shown below, compares the consultant's 2024 resident enrolment projections to its 2019 projections for the year 2035.

Figure 14: Enrollment Projection Comparison – MDROffers 2024 vs. MDROffers 2019

Grade Grouping	MDROffers 2035 <u>Resident</u> Enrollment Projections <u>Completed in 2019</u>	MDROffers 2035 <u>Resident</u> Enrollment Projections <u>Completed in 2024</u>
Grades 4K-5	1,611	1,316
Grades 6-8	751	660
Grades 9-12	1,104	1,026
4K-12 Total	3,465	3,002

The updated 2024 projections suggest about 450 fewer 4K-12 resident students in 2035 than projected in 2019, with most of this difference at the grade 4K-5 level. While there is little change in the consultant's housing unit projections, the lower projected resident enrollment is due to a few factors related to changing demographics and a shifting housing market.

The primary factor is the recently decreasing number of births, even as the number of housing units has increased. This has translated into recent and projected lower resident student generation from households/housing in the CSD. In 2019, the consultant had births data in the CSD from the mid-2000s to 2017, which showed increasing numbers of births in the CSD (see

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Figure 5). In 2019, the consultant assumed that births would continue their steady increase through the early- to mid-2020s. In fact, since 2019, the number of births in the CSD actually decreased, even while over 500 new housing units were built (including over 150 new single-family homes). Overall, almost 200 fewer births occurred in the CSD since 2019 than what the consultant anticipated would occur. This explains about one-half of the difference between the 2019 and 2024 resident enrollment projections for the year 2035.

The second factor for the lower resident enrollment projections is more multiple-family housing development than projected in 2019. In the 2019 projections, the consultant projected that 54 percent of new housing developed would be single-family homes. However, between 2019 and 2024, only 35 percent of new housing units developed in the CSD came in the form of a new single-family home. That means about 65 percent of new housing built in the CSD since 2019 has been multiple-family housing units, which generate significantly fewer students-per-housing unit than new single-family homes. This shift occurred due to greater market demand for multiple-family housing (driven by household preferences and/or decreasing affordability) and City acceptance of greater variety in housing types.

A third factor for lower resident enrollment projections, particularly in the grade 4K-5 group, is that a portion of recent single-family housing development has been marketed towards and purchased by seniors. In 2019, the consultant projected single-family housing development in neighborhoods 19 and 20 to occur in the early-2020s, and projected several dozen new elementary school-aged students from these new single-family home developments. As of 2024, the single-family housing developments were built (neighborhood 20), or are projected to be built over the next few years (neighborhood 19), but they are generally marketed towards seniors and therefore produce few students. For example, in 2019, the Glen at Cedar Creek (neighborhood 20) was projected to have 26 grade 4K-5 students in 2025. In fact, only 2 grade 4K-5 students lived in this development as of October 2024. The updated 2024 projections indicate that additional single-family housing development in neighborhoods 19 and 20 is expected to generate students at much lower rates compared to the consultant's 2019 projections. In total, in the 2019 projections, the consultant projected 55 grade 4K-5 students in neighborhoods 19 and 20 in 2035. Now, in 2024, the consultant projects 14 grade 4K-5 students in neighborhoods 19 and 20 in 2035.

The lingering effects of the pandemic, economic uncertainty, rising housing costs, rising interest rates, and environmental concerns will likely affect interest among some in having children, or more children. In total, the consultant now anticipates fewer school-aged children per household in the future than it did in 2019.

Map 5

Projected Grade 4K-5
(Elementary) Student
Enrollment Change by
Neighborhood, 2024-2040

Legend

Decrease (-21 to -6)

Minor Change (-5 to +5)

Modest Increase (+6 to +29)

Significant Increase (+30 to +140)

#

Projected Enrollment Change by Neighborhood

CSD District Boundary

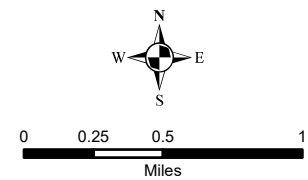
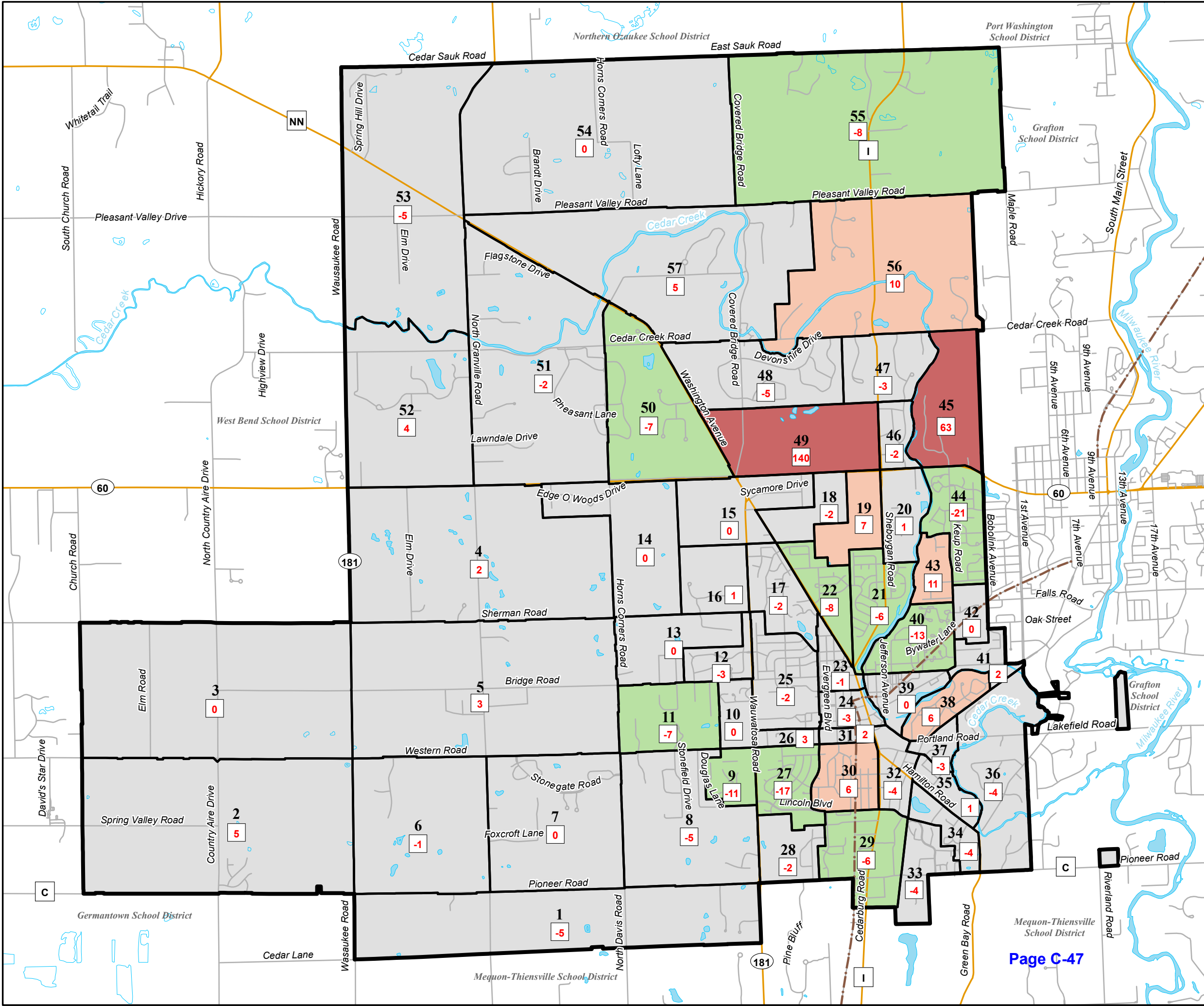
CSD Neighborhood Boundaries (with #)

Surface Water

Ozaukee Interurban Trail

Highways

Local Roads





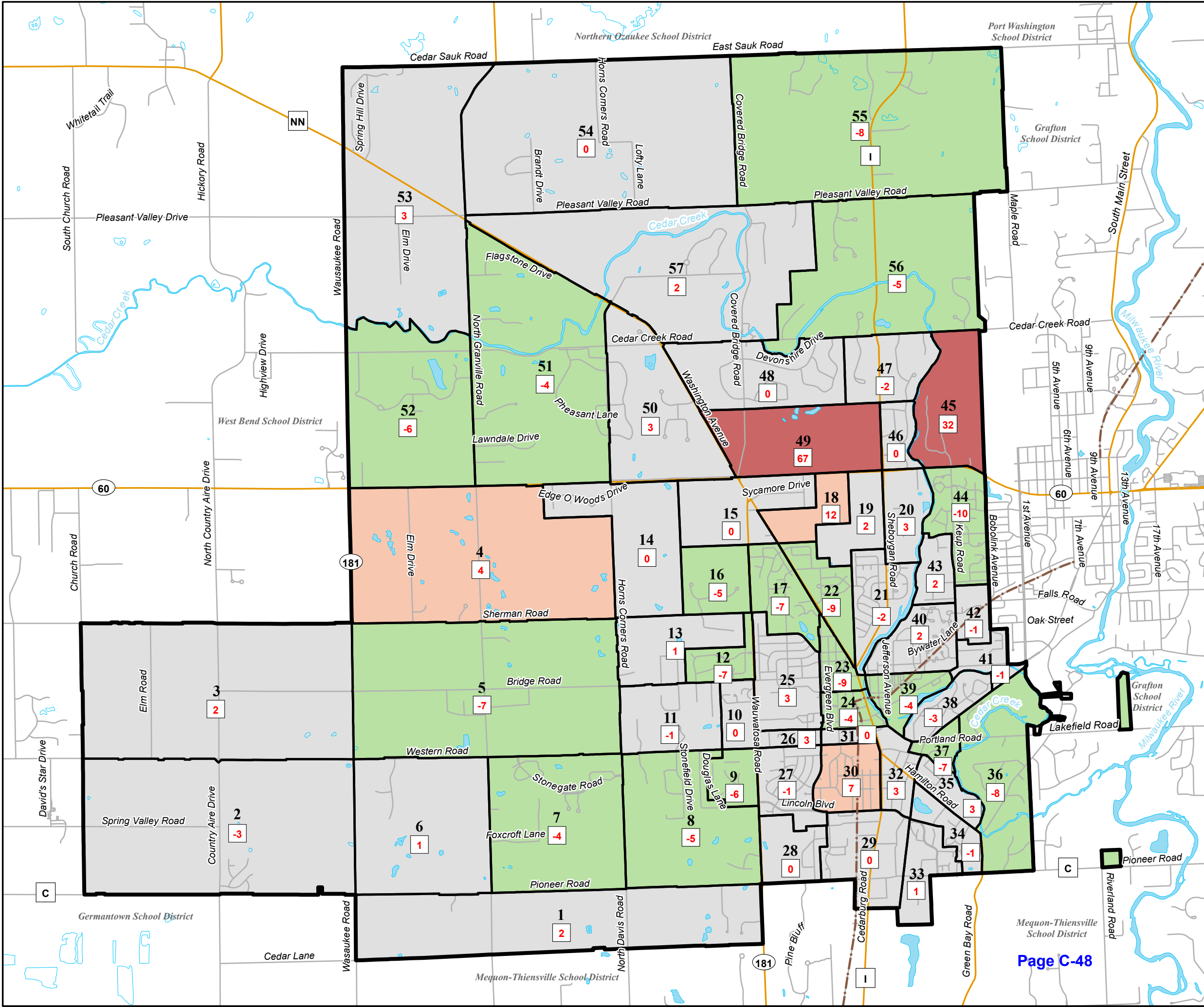
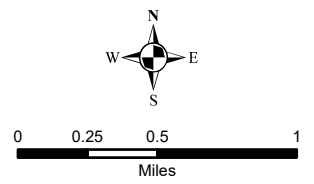
Map 6 Projected Grade 6-8 (Middle) Student Enrollment Change by Neighborhood, 2024-2040

Legend

- Decrease (-10 to -4)
- Minor Change (-3 to +3)
- Modest Increase (+4 to +19)
- Significant Increase (+20 to +67)
- # Projected Enrollment Change by Neighborhood

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)

- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads





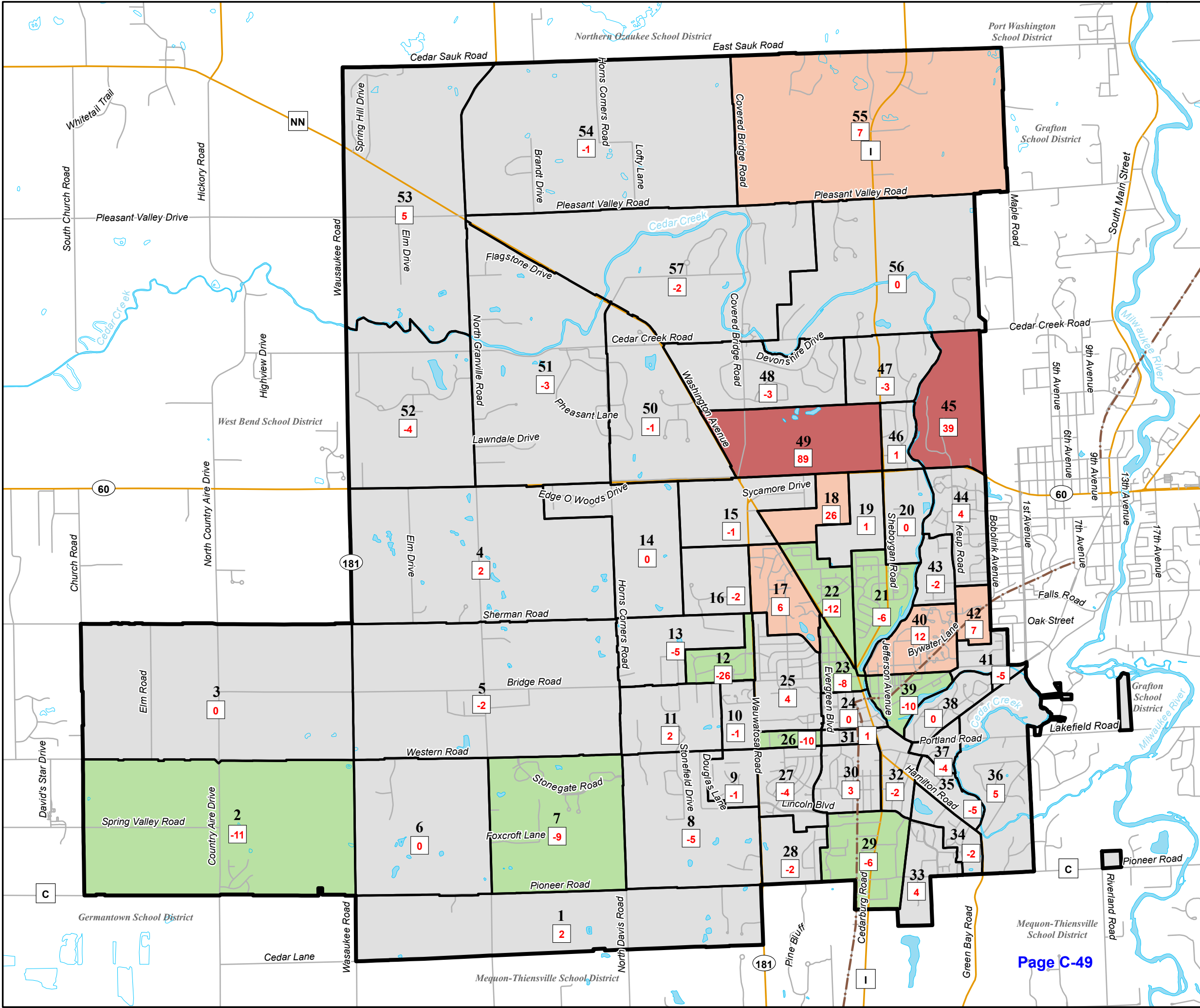
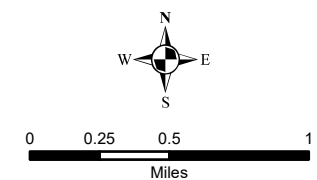
Map 7

Projected Grade 9-12 (High) Student Enrollment Change by Neighborhood, 2024-2040

Legend

- Decrease (-26 to -6)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +29)
- Significant Increase (+30 to +89)
- # Projected Enrollment Change by Neighborhood

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads





Map 8

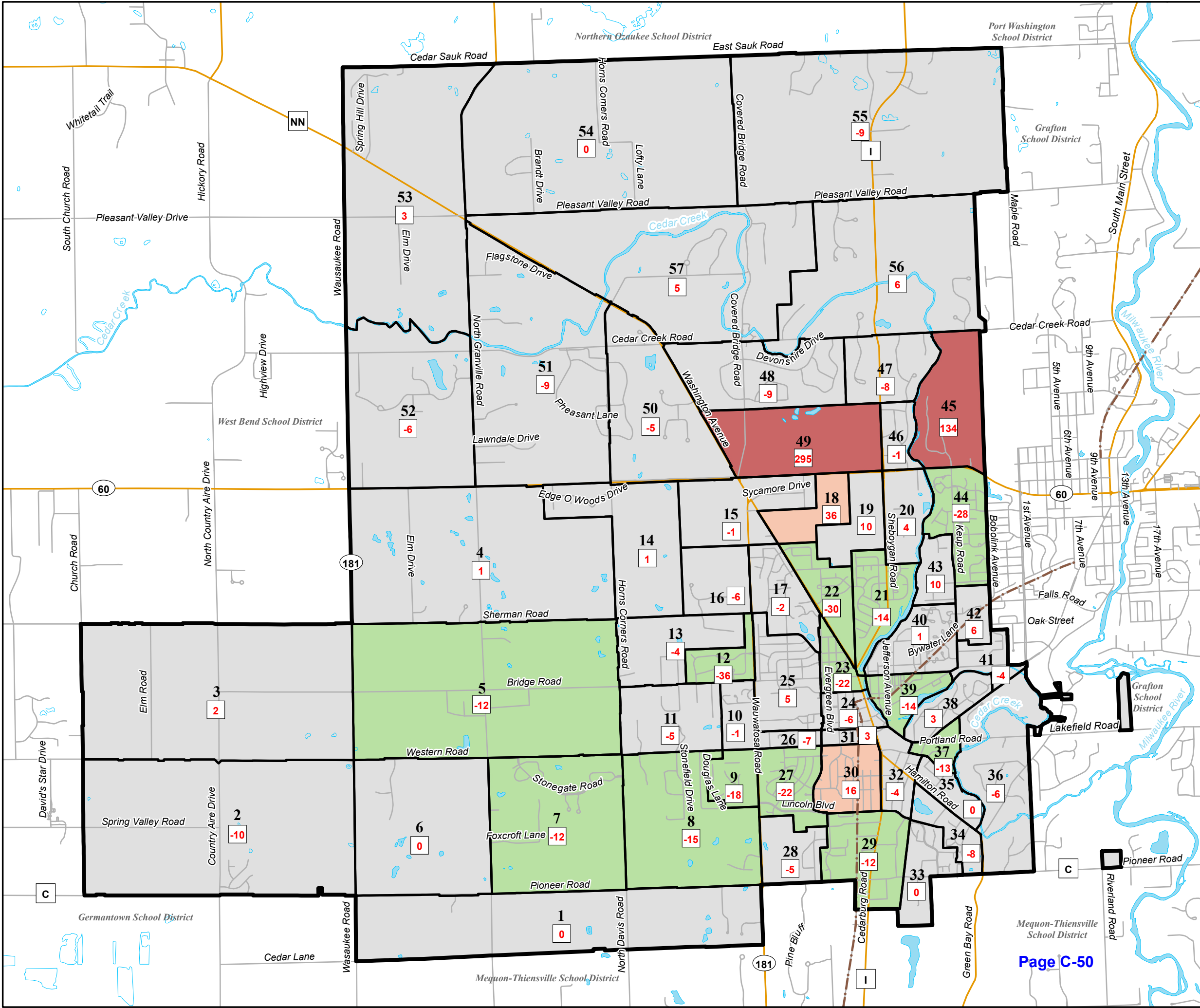
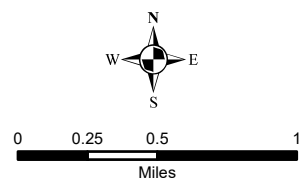
Projected Grade 4K-12 Student Enrollment Change by Neighborhood, 2024-2040

Legend

- Decrease (-36 to -11)
- Minor Change (-10 to +10)
- Modest Increase (+11 to +49)
- Significant Increase (+50 to +295)
- # Projected Enrollment Change by Neighborhood

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)

- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads



APPENDIX A: PROJECTION METHODOLOGY

Appendix A describes the consultant’s housing and enrollment projection methodology, which led to the projections in the body of this Community Growth & Projections Report and in Appendices B and C. The methodology is based upon a professional analysis of local and regional plans, the plans and subdivisions of private housing developers, and emerging housing growth and market conditions. The methodology also considers the dynamics within older, emerging, and future neighborhoods within the Cedarburg School District (CSD). Different neighborhoods generate students at different rates and at different times in their evolution. The methodology relies on computations of expected ratios of students-per-housing unit in each neighborhood and how the ratios may change over time. The methodology is described in the “steps” that make up the remainder of this Appendix A.

STEP 1 – DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the CSD into 57 different neighborhoods (see Map 2). These neighborhoods are the basis for data collection and analysis, and for housing and enrollment projections. This approach enables understanding of not only *how many* students the CSD may be educating, but also *where* future students may live. This approach also has several future applications, which include identifying which schools may become the most crowded, which schools have the greatest excess capacity, and how attendance areas could be shifted in the CSD. Neighborhood delineations were based on several factors, including commonly understood neighborhoods or “subdivisions,” major roads, Cedar Creek, other physical barriers, municipal limits, and planned municipal growth areas.

STEP 2 – ALLOCATE 2024 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of housing units in October 2024 for each of the 57 neighborhoods. The consultant began with 2020 U.S. Census housing unit counts by Census designated blocks, assigning them to the appropriate neighborhoods. Next, the consultant updated neighborhood-by-neighborhood housing unit totals to 2024 based on building permit data and aerial photo and Ozaukee County map interpretation. The CSD provided October 2024 student enrollment data. The consultant used geographic analysis software to place each CSD resident 4K-12 student within one of the 57 neighborhoods. Using the above data, the consultant estimated October 2024 student-per-housing unit ratios for each neighborhood within each of the CSD’s current school grade groupings: 4K, 5K-5, 6-8, and 9-12.

STEP 3 – ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD

The consultant reviewed and analyzed local government comprehensive, land use, neighborhood development, and utility system plans; intergovernmental agreements and relationships; and private developer plats and plans as they affected each of the 57 neighborhoods. Already-platted yet unbuilt lots in each neighborhood were identified, which signaled the potential for new housing in the near future. Preliminary and conceptual plans and possibilities were also assessed for longer-term projections. Interviews, data sharing, and past experience contributed to the consultant’s understanding of housing market dynamics and future development patterns in the CSD. See Section V and Appendix B of this Report for details.

STEP 4 – COMPLETE HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 57 different neighborhoods for four periods: 2024-2027, 2028-2030, 2031-2035, and 2036-2040. These were added to October 2024 housing unit estimates to arrive at total projected 2027, 2030, 2035, and 2040 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods in the area and accounted for single-family, multiple-family, and other residential developments. The Appendix B table includes a column with factors expected to influence new housing unit growth in each neighborhood.

STEP 5 – ANALYZE FACTORS TO DETERMINE CSD STUDENT-PER-HOUSING UNIT RATIOS

As part of this Report, the consultant compared October 2024 student addresses to permit addresses of new single-family homes. This analysis suggests an average current student generation ratio of 0.88 CSD 4K-12 students per newer single-family home—or a little less than one new single-family home required for each additional student. In the consultant’s experience, this ratio is high, and warranted further investigation.

Therefore, the consultant and CSD conducted a survey of households that bought new single-family homes in the CSD, based on 2021, 2022, and 2023 new single-family home permit records from CSD municipalities. The intent of the survey was to better understand how new single-family homes are generating students in the CSD and reinforce or contradict the aforementioned analysis.

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Survey results suggested an average of 0.59 CSD 4K-12 student for every newly built single-family home in the CSD, with an additional ratio of 0.45 children aged 0-4 from every newly built single-family home. These ratios differed by municipality, with survey results showing new single-family homes in the Town generating more CSD grade 4K-12 students (0.72 CSD 4K-12 students per new home) and new single-family homes in the City generating fewer CSD grade 4K-12 students (0.56 CSD 4K-12 students per new home).

The consultant utilized a ratio of 0.76 in its projections for resident students generated from new single-family homes in the CSD. This ratio is in between the ratio indicated by the new homeowner survey (0.59) and the ratio determined by the consultant's student address analysis (0.88). The consultant chose a ratio close to the ratio discovered by the consultant's student address analysis, as this ratio was based on actual students and homes in new neighborhoods. Still, the 0.76 ratio is high in the consultant's experience.

Additionally, 65 percent of survey respondents moved from outside of the CSD. Compared to results of similar surveys completed elsewhere, this suggests that there is significant in-migration of families moving into the CSD from outside of the CSD. About 18 percent of survey respondents moved to the CSD from Milwaukee County; another 18 percent moved from elsewhere in Wisconsin, outside of the Milwaukee area; 14 percent moved from elsewhere in Ozaukee County, but not in the CSD; and another 14 percent moved from outside of Wisconsin.

About 32 percent of survey respondents were aged 30-39 and an additional 2 percent were aged 19-29. That means that just over one-third of new single-family homes have at least one adult aged 19-39—in other words, families with adults in reproductive ages. In the consultant's experience, this is fairly low. In fact, 47 percent of survey respondents were aged 50 or older, suggesting that many new single-family homes are being sold to older residents that are outside of reproductive age. Not surprisingly, only 12 percent of survey respondents stated they had plans to continue growing their family. This is likely due to the fact that the CSD has higher housing costs than many other areas in the greater Milwaukee area, and therefore, older, established families are more likely to have greater incomes and wealth required to purchase homes in the CSD than younger homeowners with lower incomes and wealth.

A significant portion of recently built and projected new housing in the CSD has been and is expected to take the form of multiple-family housing, such as apartments, townhomes, and condominiums. Therefore, understanding the rate of student generation from multiple-family housing is also critical. On average, new multiple-family housing generates about 0.05 CSD students-per-unit while

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older multiple-family housing generates about 0.08 CSD students-per-unit. This results in a total multiple-family average of 0.07 CSD students-per-unit across all multiple-family housing in the CSD, regardless of age of the housing.

Student-per-housing unit ratios for five unique multiple-family housing developments in the CSD, provided in Figure A-1, show how student generation ratios differ across the CSD by unit type, median rent, and age of housing.

Figure A-1: Student-Per-Housing Unit Ratios in Existing Multiple-Family Complexes

Neighbor -hood	Multiple-Family Development	Number of Bedrooms	Housing Units	Student-Per-Housing Unit Ratio			
				4K-5	6-8	9-12	Total
24	Hanover Square Apartments	1-2 beds	32	0.22	0.09	0.07	0.38
17	Washington Court Apartments	2-3 beds	24	0.04	0.08	0.13	0.25
17	Canterbury Court	2 beds	128	0.03	0.03	0.02	0.08
30	Fox Run Apartments (New)	2-3 beds	160	0.05	0.02	0.01	0.08
32	Arabelle Apartments (New)	1-3 beds	69	0.01	0.00	0.03	0.04
Totals ¹			1,779	0.03	0.01	0.03	0.07

Source: MDRoffers Consulting. The figures listed in the "Totals" row are for all of the existing multiple-family housing units in the CSD, including but not limited to the five examples.

The biggest factor in student generation from existing multiple-family housing appears to be affordability of the multiple-family housing, with older, more affordable multiple-family housing generating more students than newer, more expensive multiple-family housing. Another factor in student generation from existing multiple-family housing is the number of bedrooms, with apartment complexes with mostly 2- and 3-bedroom units generating more students than those offering mostly 1- and 2-bedroom units. Newer multiple-family units tend to generate fewer students than older multiple-family units, as most newer apartment buildings tend to be marketed towards young professionals, young Millennials, Generation Z, and other childless families. These new multiple-family developments tend to have amenities such as gyms and pools instead of playgrounds. Therefore, the consultant generally used lower student-per-housing unit ratios of 0.02-0.05 for new multiple-family housing in these projections, with the understanding that newer multiple-family housing will generate fewer students than older, established multiple-family housing.

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Still, it is critical not to attach too much importance to the impact of *new* housing development on future student enrollment. The *existing* housing stock is much more impactful on future enrollment than new housing. There were approximately 8,827 housing units in the CSD in October 2024. The consultant projects 1,847 new housing units between October 2024 and 2040. This means that about 83 percent of the housing units projected to be on the ground in 2040 are already built.

STEP 6 – PROJECT CSD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of CSD students-per-housing unit by neighborhood for 2027, 2030, 2035, and 2040 within each of the 4K, 5K-5, 6-8, and 9-12 grade groups. These projections were based on trends from projected demographic shifts in the region, community, and neighborhood; the projected mix of new single-family and multiple-family housing in each neighborhood; acquired data of student-per-housing unit ratios from recently built and more established housing within the CSD; recent trends for birth rates and age 0-4 population; recent housing and residential subdivisions in the CSD; and the anticipated progression of student cohorts through the sequential grade groups.

In general, the consultant projected that already existing housing units would have fewer students-per-unit than when they were newer, as described further in the body of this Report. The consultant projected stable to declining student ratios in many older neighborhoods. The City has several neighborhoods with developments of 1990s through 2000s vintage. These neighborhoods are projected to have relatively stable student-per-housing unit ratios through 2040, with some of them shifting from current high-school dominated numbers to elementary-school dominated before 2040.

STEP 7 – COMPLETE CSD ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected CSD student-per-housing unit ratio for each grade grouping in 2027, 2030, 2035, and 2040. The result was CSD resident student enrollment projections by grade group for each of the 57 neighborhoods, for the 2027-28, 2030-31, 2035-36, and 2040-41 school years.

The 2024 student-per-housing unit ratios for each neighborhood exclude those students residing in the CSD, but not attending CSD schools. These include students who open-enroll-out to other school districts, attend private schools, or are home-schooled. The projections assume home schooling, resident students open-enrolling-out, and resident students choosing to attend private schools remains at a constant rate as during the 2024-25 academic year.

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The consultant included in the projections a 5 percent increase in class sizes as grades progress from grade 5 to grade 6 (elementary to middle) and a 19 percent increase from grade 8 to grade 9 (middle to high), based on average increases over the past decade. These increases are common in school districts with private school options, especially if those private school options do not offer middle and/or high school grades.

In 2023, Governor Evers increased funding for State private choice and independent charter schools, but public school funding was similarly increased. This suggests that both public and private schools will be able to implement upgrades and improvements to serve current and future students. The consultant's assumptions related to resident students choosing to attend private schools or choosing to be home-schooled could end up being incorrect if there is additional law change at State and national levels related to public school funding, open enrollment, school choice, and vouchers. The CSD could also affect this assumption based on programming, facility improvements, and other actions it may take over the next several years.

STEP 8 – ENHANCE PROJECTIONS TO INCLUDE OPEN-ENROLLED-IN STUDENTS

The results from Step 7 provided projected CSD resident enrollment for each school in the CSD for 2027, 2030, 2035, and 2040. The consultant then further enhanced these projections to include students projected to open-enroll-in from outside of the CSD. The assumption is that students open-enrolling-in to the CSD would remain as students in the CSD until graduation, and that the CSD would not accept any new open-enrollment-in students starting in the 2025-26 academic year, per guidance that was provided to the consultant from the CSD.

APPENDIX B: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2024-2040

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
1	Pioneer Trace (2000s/2010s). Twin Oaks (2000s/2010s). Neighborhood 1 is planned by the City of Mequon for residential use at a density of one dwelling unit per 5 acres. The consultant projects limited future housing in this neighborhood, perhaps including a small subdivision or other scattered lots through 2040. Overall enrollment is projected to remain steady from this neighborhood, as new students generated from new single-family housing balances fewer students generated from existing housing.	42	44	46	52	58
2	Meadow Lark Lane, Cardinal Drive, Dove Dr (1960s/1970s). Lands in neighborhood 2 are planned by the Town of Jackson for Agricultural, Rural Residential, and Open Space use and zoned for A-1 Agricultural. Lands generally have prime agricultural soil and large parcels in farm ownership, with scattered wetlands located throughout central portions of the neighborhood. David's Star Lutheran School (5K-8) is located directly west of the neighborhood 2 boundary. The consultant projects a 10-lot single-family home subdivision to develop in the 2030s. Otherwise, no additional housing is anticipated in neighborhood 2. Enrollment is projected to decrease over the next few years, due to large high school cohort in the neighborhood. After, enrollment is projected to remain stable.	129	129	130	135	140
3	Includes the unincorporated hamlet of Kirchhayn. Most lands in neighborhood 3 are planned by the Town of Jackson for Agricultural, Rural Residential, and Open Space use. About a third of the lands in the neighborhood are in wetlands, with these concentrated in the eastern half of the neighborhood. There are ~80 undeveloped acres planned for single-family residential for lots between 0.5 and 1.5 acres per unit in the southwestern corner of the neighborhood. However, the consultant does not anticipate new single-family housing development here until after 2040. Elsewhere in neighborhood 3, the consultant projects a handful of new single-family homes throughout the projection periods, and a small 8-lot subdivision between 2030 and 2040. Stable enrollment projected.	84	85	85	91	97
4	The Town of Cedarburg Comprehensive Plan's Future Land Use Map indicates undeveloped lands in this neighborhood are planned for Rural Neighborhood - Countryside use. Much of neighborhood 4 is undevelopable due to the presence of wetlands, and other developable areas have largely been divided into sub-40 acre tracts. The consultant projects 2-4 new homes per 5-year projection period through 2040. Stable enrollment projected.	64	66	68	71	75
5	Crestview (1980s/1990s), Ridgefield Ct (1990s/early 2000s), Meadow View Estates of Cedarburg (2020s, with six vacant single-family home lots). The consultant anticipates Meadow View Estates becoming built out by 2030. Town of Cedarburg plans lands in neighborhood 5 for Rural Neighborhood - Countryside use. Much of the land in neighborhood 5 has been subdivided into sub-40 acre lots, many of which have a single-family home on them. However, the consultant anticipates one additional 5-7 lot division between 2030 and 2035 in addition to 1-3 individual homes in every five year period. Enrollment to remain stable over the next few years, due to large middle school aged cohort, but enrollment will then slightly decrease through the 2030s.	141	144	148	156	159
6	Woodside Dr (1990s-2000s). Lands in neighborhood 6 are planned for Rural Neighborhood use. There are ~120 undeveloped acres zoned Rural Neighborhood - Countryside, which enables a maximum density of one home per 4 acres. At build out, these 120 acres could yield up to 30 single-family homes. The consultant projects a handful of homes in neighborhood 6 through 2040, given that recent Town-based development has been closer to the City of Cedarburg and Village of Grafton (northern portions of the Town). Enrollment projected to remain low and stable.	45	46	47	48	50

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Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
7	Foxcroft Lane (1960s/1970s), Huntington Dr (1990s), Greystones of Cedarburg (2010s, 1 remaining lot). Undeveloped land in neighborhood 7 is planned for Rural Neighborhood - Countryside use, with minimum lot sizes of 4 acres. Much of the neighborhood has been subdivided into large-lot single-family home parcels, but ~160 acres are available for development. In the early-2020s, a 4-lot development in the northeastern portion of neighborhood was approved. Consultant projects all homes developed by 2030. The consultant projects a subdivision of ~8 single-family homes between 2027 and 2035. Minimal additional housing is projected in the neighborhood, except for a few other single-family homes. Enrollment is projected to decrease over the next few years, due to large high school cohort in the neighborhood. After, enrollment is projected to remain stable as neighborhood turns over to new, younger families in the 2030s.	80	83	89	94	95
8	Daisy Wood (1970s), Beech Wood (1970s), Stonefield Meadows (1960s). Remaining undeveloped lands in neighborhood 8 are planned by the Town for Rural Neighborhood - South use, with a minimum density of 1 home per acre. Much of neighborhood 8 is already parceled out, except for the southwestern quadrant, where ~60 acres are developable. Consultant projects one smaller residential developments between 2035 and 2040. Enrollment is projected to decrease over the next few years, due to large high school cohort in the neighborhood. After, enrollment is projected to remain stable.	154	154	155	156	161
9	Pine Ridge, Prairie View (2010s-2020s). Neighborhood 9 is built out. Enrollment is projected to decrease through the 2030s as current large cohort of students age out of the school system.	95	95	95	95	95
10	Includes the Lasata Senior Living Campus, which underwent a renovation and expansion in the early 2010s. The residential component includes Lasata Crossings, which consists of 60 independent and assisted living units and Hamilton House (82 independent and assisted living units plus memory care). Remaining undeveloped ~27 acres in neighborhood 10 is still in the Town of Cedarburg but is planned to be annexed into the City of Cedarburg per the 2021 City and Town agreement. The City of Cedarburg plans this land as one of its "Smart Growth" areas for future residential use or future institutional use. The consultant projects this land developing with non-residential uses or potentially with continued institutional or senior housing uses. Minimal students are projected to come from this neighborhood, due to prevalence of senior housing.	146	146	146	146	146
11	Hillside Lane, Maplewood Court (1970s). Lands in neighborhood 11 are planned for "Residential Neighborhood-South" use but are largely built out. Existing development patterns would make further subdivision unlikely. The consultant does not anticipate any additional new housing in neighborhood 11. Stable enrollment projected from the neighborhood.	86	86	86	86	86
12	Topview Trail (2000s/2010s). Neighborhood 12 is built out. As typical of many neighborhoods built in the 2000s and early-2010s, a large high-school cohort is present in the neighborhood. Consultant projects enrollment to decrease as large high school class sizes are replaced by smaller elementary class sizes over the next 10 years. Enrollment will then stabilize in the late-2030s.	86	86	86	86	86
13	Hillside Lane, Maplewood Court (1970s), Common Drive, Sherman Court (1990s). Undeveloped lands in neighborhood 13 are planned by the Town as part of its "Residential Neighborhood – South” area. The consultant projects minimal new housing in this neighborhood, as most of the land has already been divided up. The consultant projects steady student-per-housing unit ratios through the projection period.	48	48	49	49	50
14	Edge O Woods Drive (1970s). Also includes the new Korb Sports Complex, a regional athletic complex with both indoor and outdoor facilities. The Town has ~160 developable acres in neighborhood 14 planned as part of its "Residential Neighborhood-South" area, which allows a density at a minimum of 1 home per acre. However, much of this land has already been subdivided up into sub-40 acre lots, many of which have a single-family home on them. Other undeveloped lands in neighborhood 14 are planned as part of the Town's Five Corners business district. The consultant projects a handful of new single-family homes here by 2040. Low student-per-housing unit ratios expected.	53	54	55	56	58

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Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
15	Location of Cedarburg Town Hall. Neighborhood 15 is planned by the Town as part of its Five Corners Business District, which emphasizes commercial and light industrial uses. The consultant does not anticipate any new housing development here through 2040. Existing low student-per-housing unit ratios to continue.	16	16	16	16	16
16	Seidler Pond (2000s/10s). The southern half of neighborhood 16 is built out, while the northern half contains 80 acres in mostly agricultural use. Approximately 30 acres are not developable due to wetlands. Consultant does not anticipate northern half of neighborhood to develop with single-family housing until after 2040. Consultant projects student-per-housing unit ratios will decrease through 2030 and then remain steady.	25	25	25	25	25
17	Location of Parkview Elementary School. Parkview Meadows, Paulus Heritage (1980s). Neighborhood 17 includes a mix of single-family, condominium, and apartment housing. There are 18 undeveloped acres planned by the City for small-lot residential use, but are currently in agricultural use with no immediate plans for development. The consultant projects ~35 single-family homes to develop on these lands between 2035 and 2040. Neighborhood 17 will then be built out. Enrollment is projected to slightly decrease through 2035, then increase in the late-2030s with new housing development.	363	363	363	363	398
18	Includes Fairway Village (2020s) in the southeastern corner of the neighborhood. The rest of the neighborhood is in the City's Tax Incremental District (TID) #2 and is largely proposed for industrial land uses. As of October 2024, Fairway Village has five homes under construction, which the consultant expects to be built and occupied by 2027. Other lands in neighborhood 18 will develop with non-residential uses. Overall, enrollment is projected to increase, given large elementary-aged cohort in the neighborhood and projected increase in additional younger siblings over the next few years.	110	115	115	115	115
19	Neighborhood 19 is a former gravel quarry. The City's land use plans for this area include recreation and open space, plus ~35 acres planned for residential use at ~5-10 housing units per acre. In the early-2020s, Kings Way received approval for 72 condominiums around a pond in the southwestern part of the neighborhood called Stone Lake Condominiums. The consultant projects 30 condo units to be built and occupied by 2027 with remaining to be built and occupied by 2030. These units will particularly be attractive to empty-nesters and seniors. Northeast of Stone Lake, Cornerstone recently proposed 68 single-family condominiums, very similar to the Glen at Cedar Creek development in neighborhood 20. The consultant projects this to begin developing in the mid-2020s, with ~30 single-family condos between 2024 and 2027 and remaining ~35 between 2027 and 2030. This development will similarly be attractive to empty-nesters and seniors, but will have more two-story options, which could be attractive to some families with children. ~30 acres remain developable in the northern part of neighborhood 19, including the Circle B building. The consultant projects about half of this land will develop with commercial uses, specifically lands immediately south of Highway 60. The consultant projects higher density multiple-family housing development closer to the commercial uses and Sheboygan Road, with moderate-density multiple-family housing closer to future condominium developments to the south. Overall, the consultant projects 40 townhome units between 2030 and 2035 and 100 multiple-family units between 2035 and 2040. Neighborhood 19 will then be built out with residential uses. Student ratios are projected to remain low and steady in neighborhood, due to prevalence of multiple-family housing and housing attractive to seniors, but overall enrollment will increase due to new housing development.	4	67	144	184	284
20	Reichers Subdivision (2010s), The Glen at Cedar Creek (2010s-2020s). Near the north end of neighborhood 20, south of Highway 60, ~17 acres are planned for a mix of commercial and medium density residential (5 to 10 units per acre) uses. In 2022, Mandel Group proposed 310 multiple-family units across ten 2-story buildings and three 3-story buildings on this site. The proposal was then scaled back to 250 units due to opposition, and scaled back again in 2023 to 207 units. The project has not yet been approved, and the developer is returning in 2025 with revised plans. The consultant projects 80 multiple-family units and 20 townhome units by 2027 and remaining 100 multiple-family units between 2027 and 2030. At the southern end of neighborhood 20, ~15 undeveloped acres are planned for smaller-lot single-family housing. The consultant projects this land could yield ~35 small-lot single-family condos, and that development could be similar to The Glen at Cedar Creek product (attractive to seniors and empty-nesters). The consultant projects all 35 single-family condos to be built between 2030 and 2035. Neighborhood 20 will then be built out. Multiple-family housing, and single-family housing that is attractive to empty-nesters and seniors, will keep student-per-housing unit ratios low in neighborhood 20.	262	362	462	497	497

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Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
21	Willowbrooke Phase 1 - 5 (1960s/1970s), Cedar Hedge (1970s), Fairfield Manor (1990s/2000s). Overall, enrollment is projected to remain fairly stable in neighborhood 21, given dominance of 1990s and 2000s housing, which will turnover to newer, younger families in the 2020s and 2030s. The consultant believes this turnover is already occurring, due to large number of recent home sales and recent increase in number of 4K students in neighborhood 21.	355	355	355	355	355
22	Willowbrooke Phases 6 - 9 (1970s), Parkview Meadows (2000s), Fairfield Manor West (2010s-2020s). Neighborhood 22 is also the site of the Ozaukee Country Fairgrounds. No additional housing is projected from this neighborhood. Enrollment is projected to decrease as students age out of the school system.	164	164	164	164	164
23	Original Plat/Historic Downtown Cedarburg (pre-1900s), C. Fred Groth Estates, Groth and Bruss Subdivision (pre-war), Fair View Estates, Victoria Spring Heights, Evergreen Terrace (1950/60s). Primary existing and planned land uses of the historic downtown are commercial, but some buildings feature apartments on the second floor. Neighborhood is built out. Decreasing enrollment projected as fewer students are generated from older housing in neighborhood.	269	269	269	269	269
24	Original Plat/Historic Downtown Cedarburg (pre-1900s), Boerner's, Wiesler & Wirth (1950s/60s). Hanover Square Apartments (32 units). Primary existing and planned land uses of the historic downtown are commercial, but some buildings feature apartments on the second floor. Neighborhood includes First Immanuel Lutheran School (5K-8). The 3-acre Norstar site on Cleveland Street is still in operation, but City plans for the site are for residential use at 10-20 units per acre. The consultant projects a ~40 unit multiple-family townhome-style development around 2030. Being Downtown Cedarburg, there exists the possibility of a redevelopment site. The consultant does not anticipate a site redeveloping, but if a new redevelopment were to occur, it would likely generate very few students. Steady student-per-housing unit ratios projected.	129	129	149	169	169
25	Location of Cedarburg High School and Webster Middle School. Maple Manor (1960s/70s), Evergreen Acres (1990s/2000s), Evergreen Acres Addition #1 (2000s), Cedar High Condos (1970s). Northwest of the school campus, there are ~8 undeveloped acres planned for residential use. The consultant projects ~20 single-family units built between 2030 and 2035. The neighborhood will then be built out. The neighborhood seems to have recently turned over, as evidenced by a large 4K cohort and increasing elementary enrollment over the past five years. Overall, enrollment is projected to slightly increase over the next 10 years or so, then slightly decrease in the late-2030s.	342	342	342	362	362
26	Assorted homes built via CSM (1960s/70s), Cider Mill Homesites (1990s). Neighborhood is built out. Some larger lots may subdivide into a couple additional homes in the neighborhood. Enrollment projected to decrease, given large high school-aged cohort in the neighborhood.	56	57	58	59	59
27	Cedar Pointe Nos. 1-3 (1990s), Cedar Pointe Nos. 5-7 (2000s). Neighborhood is built out. Neighborhood turned over to new families over the past few years, as evidenced by increasing elementary school enrollment. Enrollment to remain stable through 2030, but then decrease through 2040 as students age and no new students are generated from new housing.	300	300	300	300	300
28	Pioneer Acres (1950s, 1960s). Existing housing in neighborhood 28 is within the Town of Cedarburg. There are ~40 developable acres remaining, which are in the sewer service area and planned to develop in the City due to the Town/City boundary agreement. The City of Cedarburg identifies this land as a "Smart growth" area planned for future single-family residential use, but the consultant does not project new housing here until after 2040. Enrollment is projected to remain low and stable.	47	47	47	47	47

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Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
29	Existing housing in neighborhood 29 includes a mix of duplexes, townhouses, and multibuilding apartment complexes. There are two remaining duplex units to be built in Cedarburg Trail Condominiums, which the consultant projects will be built by 2027. The consultant does not anticipate further residential redevelopment in neighborhood 29 before 2040. Slightly decreasing enrollment anticipated in neighborhood 29, due to preponderance of multiple-family housing.	579	581	581	581	581
30	Location of Westlawn Elementary School. Westlawn Park (1950s/60s), Cedarburg Hills (1990s), Fox Run (2020s), which will contain 160 multiple-family apartment units, 44 townhome units, and 26 single-family home rental units at build out. As of October 2024, the apartments and townhomes are at 80% capacity, while the 26 single-family home rentals are under construction. The consultant projects all units to be built and fully occupied by 2027. Per the developer agreement, the single-family homes must be rented for 3 years, but then can be sold and become owner-occupied units. Additionally, the townhome units are currently rentals, but may at some point switch to owner-occupied units. The consultant still projects lower than typical new housing ratios in Fox Run, given density, size of units, location, and overall greater likelihood of childless families living in this type of housing. Overall, enrollment to slightly increase in neighborhood 30, due to infusion of new housing and proximity of schools.	635	701	701	701	701
31	Assessor's Plat, Clara Luedtke, Avenues (pre-war). Neighborhood is built out. In the southeastern part of neighborhood, a developer interest has slowly been acquiring a few parcels. It is not known what the plans are for this area, but the consultant projects a development of 30 multiple-family units between 2035 and 2040. Steady student-per-housing unit ratios projected.	81	81	81	81	111
32	Wurthermann's Subdivision, J. Schuette's Subdivision, Additions 1-4 (1940s/50s), Wittenberg and Johann's Addition (1950s), Green Lawn Heights (1950s/1960s). Recent redevelopment resulted in the Arrabelle Apartments (69 units). The ~4.3 acre Amcast site is another potential redevelopment site, planned for higher density residential (up to 21 units per acre). This site is in need of environmental remediation. Previous concept plans suggested a mixed-use project with a higher-density housing component. The consultant projects 60 multiple-family housing units between 2030 and 2035. Age of existing housing plus new multiple-family units are projected to keep student-per-housing unit ratios steady throughout the projection period.	259	259	259	319	319
33	Existing housing in neighborhood 33 includes a mix of duplexes, townhouses, senior, and multibuilding apartment complexes. Undeveloped lands in neighborhood 33 are planned for industrial uses. The consultant anticipates redevelopment in neighborhood 33 will not result in additional housing. Steady student-per-housing unit ratios projected.	322	322	322	322	322
34	Quarry Heights (1950s), Hamilton Meadows (1980s). Neighborhood has a mix of single-family and duplex housing and is built out. Slightly decreasing enrollment anticipated as families and neighborhood ages.	151	151	151	151	151
35	Landmark Estates (1990s/2000s), Wilshire Place Condos. Other land uses in this neighborhood include the Cedarburg Wastewater Treatment facility and a cemetery. Neighborhood is built out. 4.2 Amcast site in northwest corner of the neighborhood is a prime redevelopment site. The City plans this for medium-to-high density residential uses. The consultant projects 50 multiple-family units here between 2035 and 2040. The consultant projects stable enrollment in this neighborhood.	101	101	101	101	151
36	Cedar Creek Heights North (1970s, 1980s), Bluebird Circle (2000s). There are few remaining developable lands that could be further subdivided for new housing. The consultant projects minimal new housing development in neighborhood 36. Steady student-per-housing unit ratios projected.	139	139	140	142	144
37	Wittenberg and Johann's Addition (1950s), Cedarwood, Spring Court (1960s/70s). Neighborhood is built out. Enrollment projected to decrease, particularly in the late-2020s and early-2030s, due to large middle and high school-aged cohorts.	63	63	63	63	63

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Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
38	Fred Hilgen's Addition (pre WW2), Edgewater Highlands (1950s), Cedar Highlands (1960s/70s), The Reserve at Cedar Creek Condominiums (2000s/10s). Neighborhood is built out. There could be 4 single-family homes on a small infill site in the southern part of the neighborhood. The consultant projects these between 2030 and 2035. Stable enrollment expected from this established neighborhood.	226	226	226	230	230
39	Hilgen & Schroedger's Addition, Jacob Zaun Subdivision (prewar), Bridge Commons Condos (2000s). Neighborhood is built out. Slightly decreasing enrollment projected, due to large high school-aged cohort.	203	203	203	203	203
40	Frankz Park Subdivision (1950s), Norwood Park (1960s), Orchard Estates (1960s), Cedar Ridge Estates (1960s-1980s). Neighborhood is built out. Recent homes sales have resulted in elementary school enrollment increases over the past few years. Consultant projects overall stable enrollment in neighborhood 40.	419	419	419	419	419
41	Neighborhood includes the Pine Ridge Condominiums (1990s/2000s, 128 units) in the Village of Grafton and assorted homes along Columbia and Pine Roads within the Town of Cedarburg. Neighborhood is built out, except for 3.1 vacant acres north of Columbia Road along the intersection with Pine Ridge Ct. In the early-2020s, a 24-unit condominium development was proposed for this parcel. The consultant projects these units around 2027. Steady and low student-per-housing unit ratios projected.	159	171	183	183	183
42	Location of Thorson Elementary School. Keup Trail (2010s), Sandhill Trails (2010s, 1 home under construction, 1 vacant lot). Consultant projects that Sandhill Trails will build out by 2027. Neighborhood 42 will then be built out. Given new housing suitable to families and proximity of elementary school, student-per-housing unit ratios are projected to be high, gradually shifting to the upper grades over the projection period.	70	72	72	72	72
43	Hawthorn Lane, Sarangela Estates (2000s). There are ~16 undeveloped acres within the City of Cedarburg planned for single-family residential use. The consultant projects 30 single-family homes here between 2035 and 2040. After, neighborhood 43 will be built out. Enrollment projected to decrease through the early-2030s, but will then increase by 2040 due to turnover of 2000s housing stock to new families and projected new single-family housing development.	41	41	41	41	71
44	Cedar Highlands, Highlands of Grafton, Westview Meadows, Creekside Estates (1990s), Lone Oak (2000s). This Village of Grafton neighborhood is built out. Large middle school age cohort will result in stable enrollment through 2030, after which enrollment will decrease in neighborhood as students age, and smaller 4K and elementary cohorts age.	313	313	313	313	313
45	Cedarton Estates (1990s/2000s). In the early 2020s, Stonewall Farms was approved encompassing the entire southeastern quadrant of neighborhood 45 with 98 single-family homes, 20 duplex units, and 68 fourplex units. As of October 2024, 22 single-family homes are built and occupied, 41 are under construction, and 35 vacant lots remain. The consultant projects all single-family homes to be built and occupied by 2027. Also as of October 2024, 4 duplex units were built and occupied and 16 duplex units have not yet been built. In the four-plex units, 9 units were built and occupied, 19 units were built but not occupied or under construction, and 40 four-plex units have not been built. The consultant projects all of these units to be built and occupied by 2027. Also in the early-2020s, Hawk's Ridge was approved just north of Stonewall Farms, encompassing 100 acres, and providing 130 single-family homes and 28 four-plex units. However, most of this development will occur in the Grafton School District. Preliminary plats show 25 single-family homes and 28 four-plex units will be built in the Cedarburg School District, which the consultant anticipates will all develop between 2027 and 2030. After 2030, only ~46 acres in the northwestern quadrant of the neighborhood will remain available for development. The consultant projects 60 single-family homes and 30 duplex/townhome units, split between the 2030-2035 and 2035-2040 projections periods. More single-family homes are expected after 2040. Enrollment is projected to increase substantially, due to significant new housing development.	71	222	275	320	365
46	Sunny View Estates, Cedar Creek Estates (1960s/70s). Neighborhood is built out. Steady enrollment projected.	63	63	63	63	63

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Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
47	Cedar Creek Farms, Prairie Creek Run (2000s), Behrens Prairie (2000s/10s, 1 remaining lot). Consultant projects remaining lot and two additional homes developed by 2030. Consultant projects that homes in neighborhood 47 will retain their popularity with family households throughout the projection period, though likely to have a large number of graduating high school students. Overall, enrollment is projected to remain mostly stable.	66	67	69	69	69
48	Sherwood Forest (1970s), Fox Hollow (2000s). 2 vacant lots remain, which the consultant projects will develop by 2027. East of Washington Avenue, 3 vacant lots exist in a small CSM. The consultant projects these to develop by 2030. The Town has planned ~30 developable acres as part of its "Residential Neighborhood - North", in which lots of 1.2 to 1.5 acres are allowed. The consultant projects a few new single-family homes here between 2027 and 2040. Consultant projects that homes in neighborhood 48 will generally retain their popularity with family households throughout the projection period, though some students will age out of the system, resulting in minor enrollment decreases.	182	186	188	189	190
49	Current land uses in this neighborhood include the St. Francis Borgia Church and School (5K-8) and Grob Field, a privately-owned unpaved airstrip. In the early-2020s, Neumann Development proposed development of most of neighborhood 49, with the majority of lands developing in the City but portions of the land developing in the Town. The original proposal included 560 total housing units. At last discussion, the total units proposed would be 25 single-family homes in the Town and 340 single-family homes and 74 condominium units in the City, and is referred to as "Covered Bridge". The large project will be phased, with construction beginning in 2026 and ending in 2035. The consultant projects 100 single-family homes by 2030, 160 by 2035, and remaining 80 by 2040. The consultant also projects half of the condominium units between 2027 and 2030 and the other half between 2030 and 2035. In the southeastern corner of neighborhood, lands planned for commercial uses will likely develop with single-family homes, with 10 projected between 2035 and 2040. In the northeastern corner of neighborhood 49, 18 vacant acres remain. The consultant projects 30 single-family homes here between 2035 and 2040. After which, neighborhood 49 will essentially be built out. Other lands in the western portion of the neighborhood, which are projected to develop in the Town, the consultant projects will develop with non-residential uses. Overall, enrollment will increase significantly in this neighborhood, due to sheer number of new housing units, particularly new single-family homes.	4	4	141	338	458
50	Fox Hill Estates (late 2000s-2010s), Skyline Drive (1980s-1990s), White Oaks (2000s/10s, 2 remaining lots), Malone Meadows (2000/10s, 4 remaining lots). Consultant projects remaining lots will fill by 2027. Remaining undeveloped land in neighborhood 50 is planned for business/commercial use as part of the Town's Five Corners business district. Overall, stable enrollment expected.	123	129	129	129	129
51	Highlawn (1970s), Flagstone Drive (1970s), Sunnyridge Lane (1990s), Whitetail/Fawn Lanes (2000s/10s). Southeast portion of neighborhood 51 is planned for Residential Neighborhood-North use for single-family homes on 1.2 to 1.5 acre lots, and contains ~50 undeveloped acres. The consultant projects ~12 single-family homes here between 2030 and 2040. Other undeveloped lands in neighborhood 51 are planned for Rural Neighborhood - Countryside use and are largely developed or have extensive wetlands. The consultant therefore projects minimal additional development. Recent home sales have not resulted in new family households. Consultant projects generally steady enrollment due to projected housing turnover and new homes.	191	191	191	197	203
52	Hidden Valley (1960s, 1970s), Hidden Valley West Addition (2000s). Neighborhood 52 is planned for Rural Neighborhood use. Consultant projects a handful of new single-family homes through 2040. Slightly decreasing enrollment anticipated.	107	108	108	110	112
53	Meadowridge Estates (2000s), Spring Hill Estates (1990s/2000s). Neighborhood is planned for Rural Neighborhood -Countryside use, with a minimum lot size of 4 acres. Much of the land is still in agricultural use. Consultant projects a handful of single-family homes throughout the projection period. Stable enrollment projected.	89	90	91	92	94

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Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
54	Rolling Glen (1970s), Brandt Woods (2020s, 7 vacant lots remaining). Neighborhood 54 is planned for Rural Neighborhood -Countryside use, with a minimum lot size of 4 acres. Much of the land is still in agricultural use. Consultant projects Brandt Woods to build out by 2035, with another small development in the neighborhood to develop between 2035 and 2040. Low student-per-housing unit ratios projected to continue.	57	59	61	64	68
55	Northwood Hills (1990s), Greylog Court, Beechwood Ct (1970s). Neighborhood 55 is planned for Rural Neighborhood - Countryside use, with a minimum lot size of 4 acres per single-family home. Much of the land is still in agricultural use. The consultant projects 10 single-family homes, spread throughout the projection periods. Large middle school cohort to keep total enrollment stable in neighborhood through 2030, with enrollment projected to decrease thereafter.	156	158	159	163	166
56	Creek Ridge Meadows (1990s), Pleasant Valley Preserve (2000/10s), Ridgeview Meadows (2010s, 3 remaining lots). Neighborhood 56 is planned for Rural Neighborhood use. The consultant projects remaining homes in Ridgeview Meadows to be built by 2027. In the early-2020s, Pleasant Valley was proposed in the northeastern quadrant of the neighborhood for 53 single-family homes. This is the first major development in the Town since the 2000s. The consultant projects this development to be approved in the next few years, with the first homes expected shortly after 2027. The consultant projects 2-4 single-family homes per year until build out after the 2040s. The consultant anticipates lots becoming sold out quickly, but actual building of homes may take longer. Enrollment projected to decrease through 2030, due to large high school cohort, but then increase from 2030 to 2040 due to new housing development.	131	134	143	153	163
57	Night Pasture Road, Blacksmith Road (1990s/2000s), Kaehlers Mill Reserve (7 undeveloped lots). Neighborhood 57 is planned for Rural Neighborhood use. Consultant projects Kaehlers Mill Reserve to build out slowly, with about 1 home built per year between 2027 and 2035. The consultant projects an additional development of 5 single-family homes in neighborhood 57 between 2035 and 2040. Steady to slightly increasing enrollment projected with expected turnover and new housing development.	131	132	135	139	144
Totals		8,827	9,263	9,703	10,194	10,674

APPENDIX C: CSD 4K-12 RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2024-2040

Neighborhood	Grades 4K-5 ²					Grades 6-8 ²					Grades 9-12 ²					Grades 4K-12 ²				
	2024 ¹	2027	2030	2035	2040	2024 ¹	2027	2030	2035	2040	2024 ¹	2027	2030	2035	2040	2024 ¹	2027	2030	2035	2040
1	13	7	6	8	8	2	7	4	3	4	4	4	10	6	6	19	18	20	17	19
2	4	4	5	7	9	7	2	2	2	4	16	12	6	3	5	27	18	12	13	17
3	11	12	10	10	11	3	5	6	5	5	7	5	7	7	7	21	22	23	23	23
4	16	13	12	11	10	1	8	6	6	5	7	3	11	10	9	24	24	29	27	25
5	25	22	21	23	22	18	12	11	11	11	19	24	21	17	17	62	58	53	51	50
6	3	2	2	2	2	0	2	1	1	1	2	1	2	2	2	5	4	5	5	5
7	8	7	7	8	8	9	5	5	5	5	19	17	13	10	10	36	29	25	23	24
8	20	16	16	14	15	12	10	8	8	7	17	19	17	12	12	49	45	40	34	34
9	37	32	29	29	26	20	18	15	13	14	23	30	29	23	22	80	80	74	66	62
10	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0
11	19	16	14	13	12	7	9	8	7	6	8	10	14	12	10	34	36	36	31	29
12	28	25	25	25	25	19	14	12	12	12	45	34	25	19	19	92	72	62	56	56
13	5	3	3	5	5	1	3	1	1	2	8	3	4	2	3	14	8	8	8	10
14	4	5	5	5	4	2	2	2	3	2	4	3	3	4	4	10	10	11	12	11
15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0
16	6	4	4	6	7	8	3	2	2	3	5	11	6	3	3	19	18	13	11	13
17	39	32	28	26	37	24	20	16	13	17	21	34	32	23	27	84	86	76	62	82
18	38	48	52	46	36	10	18	22	24	22	8	12	24	33	34	56	78	98	104	92
19	1	4	6	9	8	1	2	1	2	3	1	2	3	1	2	3	8	10	12	13
20	3	4	5	5	4	0	2	3	3	3	3	3	4	4	3	6	9	12	12	10
21	61	67	68	63	55	32	28	31	32	30	55	52	46	50	49	148	146	145	145	134
22	33	30	25	25	25	21	17	15	12	12	31	33	29	21	19	85	80	69	59	55
23	25	22	21	20	20	18	13	12	10	9	24	27	22	17	16	67	63	55	48	45
24	13	15	14	11	10	9	6	6	6	5	9	13	11	11	9	31	34	31	28	25
25	73	77	76	77	71	34	33	36	39	37	51	53	53	57	55	158	163	165	173	163
26	6	8	8	8	6	1	3	4	4	4	16	5	5	6	6	23	16	16	17	16
27	87	78	77	74	70	37	44	38	37	36	62	60	67	60	58	186	181	182	172	164
28	5	4	3	3	3	2	3	2	2	2	5	4	4	3	3	12	10	9	8	7
29	25	24	22	21	19	10	12	11	11	10	23	18	19	17	17	58	53	53	50	46
30	61	69	71	72	67	25	32	32	33	32	50	48	50	52	53	136	149	153	157	152
31	16	19	19	19	18	8	7	9	9	8	13	13	11	14	14	37	39	39	41	40
32	24	21	20	21	20	7	12	10	10	9	18	13	17	16	16	49	46	47	47	45
33	16	13	14	12	12	5	8	7	6	6	4	7	10	9	8	25	29	30	27	25
34	23	21	20	19	19	10	11	10	9	9	17	16	17	15	15	50	48	47	44	42
35	8	10	10	9	9	2	3	4	5	5	10	5	5	6	5	20	18	19	19	20
36	19	19	19	18	15	16	9	9	9	8	9	17	15	14	14	44	45	43	41	38
37	12	11	10	10	9	11	6	5	5	4	11	16	11	8	7	34	32	26	22	21

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Neighborhood	Grades 4K-5 ²					Grades 6-8 ²					Grades 9-12 ²					Grades 4K-12 ²				
	2024 ¹	2027	2030	2035	2040	2024 ¹	2027	2030	2035	2040	2024 ¹	2027	2030	2035	2040	2024 ¹	2027	2030	2035	2040
38	18	23	24	25	24	15	8	10	12	12	18	22	15	18	18	51	53	50	54	54
39	13	11	11	11	13	9	6	5	5	5	18	15	11	8	8	40	33	27	24	26
40	85	87	84	74	72	33	39	41	40	35	47	51	60	64	59	165	178	185	179	166
41	3	3	4	5	5	4	2	2	2	3	9	6	4	3	4	16	11	10	10	12
42	21	25	26	25	21	12	10	11	12	11	12	18	16	19	19	45	52	54	57	51
43	9	9	8	8	20	6	4	4	4	8	12	10	8	6	10	27	23	20	18	37
44	78	69	65	62	57	40	39	34	32	30	45	59	62	52	49	163	167	161	146	135
45	8	43	55	64	71	3	14	24	30	35	12	17	26	45	51	23	74	105	140	157
46	9	9	9	8	7	4	4	4	4	4	5	6	7	7	6	18	19	19	19	17
47	21	18	18	17	18	10	11	9	9	8	16	16	17	14	13	47	45	44	40	39
48	37	37	37	33	32	18	18	18	19	18	33	30	31	30	30	88	85	85	82	79
49	0	0	38	91	140	0	0	18	49	67	0	0	14	61	89	0	0	70	202	295
50	25	23	21	19	18	8	13	11	12	11	19	15	19	18	18	52	51	52	49	47
51	34	31	30	31	32	21	18	16	16	17	31	33	30	28	28	86	82	76	75	77
52	13	16	17	18	17	15	6	7	8	9	18	23	13	12	14	46	44	37	39	40
53	19	17	15	14	14	4	10	8	7	7	5	6	11	11	10	28	32	35	33	31
54	6	5	5	6	6	3	3	3	2	3	5	5	5	4	4	14	13	13	12	14
55	27	22	22	21	19	18	14	11	11	10	10	20	22	18	17	55	57	56	50	46
56	25	22	25	31	35	24	16	15	16	19	29	33	29	27	29	78	71	69	74	84
57	12	15	16	16	17	6	5	7	8	8	15	11	9	12	13	33	31	33	36	38
Totals	1,250	1,248	1,280	1,316	1,341	645	628	625	660	671	986	1,022	1,030	1,026	1,046	2,881	2,898	2,935	3,002	3,058

Notes:

¹ 2024 totals in this figure are October 2024 CSD resident student enrollment.

² These numbers in this figure do not include current or projected non-resident students who open-enroll-in to CSD schools from other districts. Those projected students are included within the projections included in the body of this Report.

**CHAPTER 5 - AGRICULTURAL, NATURAL, AND
CULTURAL RESOURCES**

CHAPTER 6 - ECONOMIC DEVELOPMENT

PENDING PC REVIEW/UPDATE

**CHAPTER 7 - INTERGOVERNMENTAL
COOPERATION**

CHAPTER 8

LAND USE ELEMENT

66.1001 (2)(h) Wis. Stat:

Land Use Element. A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. This element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agriculture, residential, commercial, industrial, and other public and private uses. The Land Use Element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. This element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that show current land uses and future land uses that indicate natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which service of public utilities and community facilities that will be provided in the future.

The Land Use Plan is the official statement of the City of Cedarburg, setting forth major objectives concerning its desired physical development. This Plan is intended to be used as a tool to help guide physical development into functional, healthy, efficient and attractive land use patterns. It is not intended to be considered rigid and unchangeable, but rather is viewed as a flexible guide to help City officials and concerned citizens to review development proposals. The intent of the Land Use Plan is to promote the public interests rather than the interests of individuals or special groups within the City. This Plan shall promote the public health, safety, morals, order, convenience, prosperity and general welfare of the City of Cedarburg.

The Plan contributes to responsible democratic government by helping duly elected officials to safeguard and promote the public interests. The Plan also contributes to democratic government by providing a focus for citizen participation in the planning and subsequent development process.

The Land Use Plan is long range and targeted on the year 2050, providing a means of taking into account long-range development goals and objectives when considering short-range actions. This

Plan is intended to accommodate projected growth in the City's population, households and employment through time to ensure that today's decisions will lead toward tomorrow's goals. As conditions change from those used as the basis for the preparation of this Plan, the Plan should be revised as necessary. Accordingly, the Plan is required to be reviewed every 10 years to determine whether the land use development objectives as set forth herein are still valid, as well as to evaluate the extent to which the various objectives are being realized through its implementation.

Nature of the Plan

The preparation of this Land Use Plan involved projecting future changes in population, households, employment and allocating increments of land to support such projections. These allocations were made, insofar as practicable, in a manner that is consistent with the City's land use objectives. The allocations take into account the work of the Plan Commission in arriving at its preliminary recommendations, the public input received at an open house/public hearing regarding the proposed Smart Growth Areas that was conducted on December 17, 2024, and ongoing citizen input through regularly-scheduled Plan Commission meetings. The City also commissioned a Housing Report and Traffic Analysis to aid in informing the decisions of the Plan Commission in this smart growth planning process. The Cedarburg School District commissioned an enrollment projections analysis in 2024-2025 which also lent useful information to the Plan Commission in this update process. A public hearing is required to be held by/before the Common Council prior to their final action/adoption of any amendment or update to the City's Comprehensive Plan.

Population Forecasts

The population forecasts promulgated by the Plan Commission (*Ref Chapter 2-Housing, Population Trends*) are based on an annual increase of 1% - 1.6%, which indicates that the City may be expected to reach a residential population level of approximately 14,746 persons by the year 2050. This level represents an increase of about 2,625 persons over the 2024 level. At 2.37 persons per household (the 2022 average household size according to US Census Bureau Quick Facts Estimates), about 1,107 housing units or ~45 new dwelling units per year will need to be added to the existing housing stock.

Sanitary Sewer Service Area

The Southeastern Wisconsin Regional Plan Commission (SEWRPC) has adopted an areawide water-quality management plan for southeastern Wisconsin. The SEWRPC plan is aimed at achieving clean and wholesome surface waters within the seven-county southeastern Wisconsin region that are “fishable and swimmable.” The regional water-quality management plan identifies sewage treatment facilities in the region and refined sanitary sewer service areas for each treatment facility. The City of Cedarburg’s sanitary sewer service area covers the entire City and also extends into areas of the Town of Cedarburg and the Town of Grafton (Ref Map 4-1 in Chapter 4 of this Plan) . This Land Use Plan recognizes a forecast residential population which takes into consideration growth through annexation of those areas of the Towns that are within the sewer service area of the City, and on the City side of the boundary as established by the Intergovernmental Agreement between the City of Cedarburg and Town of Cedarburg (Ref Appendix D).

The Land Use Plan indicates both those areas in which urban development now exists and those where development could be permitted in accordance with the land use development objectives, principles and standards set forth in the various elements of this Plan. The character of Cedarburg is defined by development patterns of the past, which should continue to serve as a guide for the future. Future growth will be steered to areas where public utilities and urban services exist or will be provided. The goal of this Plan is to ensure that those growth patterns harmonize with the character of the area.

Existing Land Use: 2024

In 2024, City land encompassed about 4.972 square miles (i.e., 3,182 acres). Table 8.1 and Map 8-1 illustrate the current total acreage and distribution of the different land use categories throughout the City of Cedarburg.

Table 8.1 SUMMARY OF EXISTING LAND USE CLASSIFICATIONS IN THE CITY OF CEDARBURG: 2025

LAND USE CLASSIFICATION	ACREAGE	% of TOTAL
High Density Residential	132	5%
High Density Residential (Elderly Housing)	17	1%
High-Medium Density Residential	118	4%
Industrial/Manufacturing	227	8%
Low Density Detached Urban Residential	293	10%
Medium Density Residential	1199	41%
Medium-Low Density Residential	61	2%
Mixed Single-Family/ Two-Family Residential	108	4%
Mixed Use Office and/or High-Medium Density Residential	6	0%
Office	29	1%
Recreational/Parkland	197	7%
Transportation, Communication, or Utility Facilities	142	5%
Community Exhibition/Fairgrounds	38	1%
Commercial	126	4%
Governmental and Institutional	242	8%
Total	2933	100%

Residential Land Use

Existing residential development in 2025 is generally divided into high, medium, and low density categories. Total acreage currently set aside for, or already developed in, residential use is ~1,928 acres or about 66% of the area of the City.

According to the 2020 Census and as reflected on Table 2.2 of the Housing Element, the City of Cedarburg surpasses Ozaukee County and the State of Wisconsin in the percentage of housing stock devoted to multi-family residential units (three or more units per building), at 28% for the City, and 25% and 20% for the County and State, respectively.

Commercial/Office Land Use

Existing office and commercial land uses account for ~155 acres or 5% of City land area. Commercial and office land uses are predominantly located along Washington Avenue in downtown Cedarburg and along south Washington Avenue from Lincoln Boulevard south to Pioneer Road. Other smaller commercial and office nodes exist at the intersections of Washington Avenue and Jackson Street, Bridge Road and Columbia Road, Portland Road at Highland Road, Alder Street at Riveredge Drive, between Park Lane and Cedar Creek, and at Washington Avenue and Cambridge Avenue.

Cedarburg's downtown has traditionally served as the focal point for the City's commercial and entertainment activities. Because Washington Avenue is lined with limestone and cream-city brick buildings dating back to the mid-1800s that have changed little over time, it was designated as the Washington Avenue Historic District and is listed on the National Register of Historic Places, giving the area national recognition for its historic and architectural importance (see [Washington Avenue Historic District](#)). This listing has aided in promoting Cedarburg as a destination for tourists. Restoration and preservation efforts undertaken by the property owners (and overseen by the Cedarburg Landmarks Commission) will serve to protect and enhance Cedarburg's distinctive downtown character well into the future. Reference Chapter 5-Agricultural, Natural & Cultural Resources, for further information about the City's historic resources.

Industrial Land Use

Existing industrial land uses account for ~227 acres or approximately 8% of the land area in the City. The City's business/industrial districts were previously limited to the areas along Cardinal Avenue and Doerr Way, on the west side of McKinley Boulevard, and along the east side of Evergreen Boulevard immediately north of Pioneer Road. In 2022, the City developed its 60-acre Highway 60 Business Park to facilitate new industrial investment, growth, and development. This new business park is located on the south side of Hwy 60 between Sheboygan Road and Wauwatosa Road.

Park, Recreational and Open Space Land Uses

Existing lands devoted to park and recreational and open space uses total ~235 acres. The City owned parks are individually described/categorized in the recently adopted "[City of Cedarburg, Wisconsin Comprehensive Outdoor Recreation Plan Five Year Park Plan 2025 through 2030](#)". Other open spaces include primary and secondary environmental corridors, as well as isolated natural areas, waterways, floodplains and wetlands.

Institutional and Governmental Land Uses

Institutional and governmental land uses include such things as City buildings, school facilities, cemeteries and churches, transportation installations, utility installations, and similar. Existing lands devoted to these uses total ~384 acres or 13% of the City's land area. Reference Chapter 4-Utilities and Community Facilities for further information.

Environmentally Significant Lands

The land use objectives set forth in this plan call for the preservation of primary environmental corridors and wetlands as natural open uses, and the preservation of secondary environmental corridors and isolated natural resource areas as natural open uses to the extent practicable. Reference Chapter 5-Agricultural, Natural & Cultural Resources for further information.

Land Use Trends and Projected Land Use Plan

Table 8.2 compares the land use acreage allocations from 2006 with the 2024 totals.

Because the City of Cedarburg shares its southern border with the City of Mequon and northeastern border with the Village of Grafton, and because low density development has occurred directly

west of the City limits, the most immediate future growth potential lies to the north and northwest. In 2007, the City created TID #2 (now closed/replaced by TID #6) to provide the financial means to have public sewer and water service extended to serve future development of the area along State Highway 60 between Cedar Creek and Washington Avenue and along the each side of Sheboygan Road south of Highway 60. Scattered infill development and redevelopment sites will continue to contribute to the City's future developable area as well.

Residential Land Use

Table 8.2 reveals that the Residential land use category continues to be the predominant classification (i.e., 50% in 2006 and 67% in 2024). Within the residential classification, medium density continues to dominate (i.e., 42% in 2006 and 53% in 2024), followed by high-medium density (i.e., 4% in 2006 and 8% in 2024) and high density (i.e., 4% in 2006 and 6% in 2024).

Commercial/Office Land Use

Cedarburg's downtown Central Business District and scattered commercial nodes located at high-traffic intersections have historically served as the hub of commercial and office activity in this community. From 2006 to 2024, the acres devoted to Commercial/Office land use classification increased just slightly, from 4% to 5% of total acres Citywide.

Industrial/Manufacturing Land Uses

Between 2006 and 2024, Industrial/Manufacturing land uses increased from 7% to 8% of total acres Citywide. This increase may be attributed to the development of the City of Cedarburg Highway 60 Business Park in 2021 which added approximately 58-acres to the Citywide total of Industrial/Manufacturing acreage.

Supporting Land Uses

The quantity of acreage devoted to supporting land use classifications such as Recreational/Parkland, Governmental/Institutional, Transportation/Utilities, and similar... tend to ebb and flow with the rate and type of new development/redevelopment occurring over any given period of time.

Table 8.2 COMPARISON OF LAND USE ACREAGES 2024 v 2006					
	2024	2024		2006	2006
LAND USE CLASSIFICATION	ACREAGE	% OF TOTAL		ACREAGE	% OF TOTAL
High Density Residential	132.42	5%		82	4%
High Density Residential (Elderly Housing)	16.71	1%		1	
High-Medium Density Residential	117.7	4%		73	4%
Industrial/Manufacturing	227.29	8%		140	7%
Low Density Detached Urban Residential	292.58	10%		2	
Medium Density Residential	1198.8	41%		850	42%
Medium-Low Density Residential	61.16	2%		2	
Mixed Single-Family/ Two-Family Residential	107.72	4%		3	
Mixed Use Office and/or High-Medium Density Residential	5.53	0%		N/A	
Office	28.5	1%		88	4%
Recreational/Parkland	197.45	7%		141	7%
Transportation, Communication, or Utility Facilities	141.82	5%		361	18%
Community Exhibition/Fairgrounds	37.99	1%		4	
Commercial	125.93	4%		5	
Governmental and Institutional	241.58	8%		302	15%
Total	2933.18	100%		2037	100%
<i>1 Included in High Density Residential Acreage</i>					
<i>2 Included in Medium Density Residential Acreage</i>					
<i>3 Included in High-Medium Density Residential Acreage</i>					
<i>4 Included in Recreational Parkland</i>					
<i>5 Included in Office Acreage</i>					
<i>6 Agricultural and Rural Acreage in 2006 was 664</i>					

Trends in Land Values

Table 8.3 describes the increase in the equalized values for the different use types, as compiled by the State of Wisconsin Department of Revenue

Table 8.3 Equated Statement of Assessment -City of Cedarburg			
Type of Property	2015	2020	2024
Residential	\$984,831,200.00	\$1,085,692,300.00	\$1,620,026,900.00
Commercial	\$186,769,100.00	\$242,476,500.00	\$325,198,200.00
Manufacturing	\$18,513,800.00	\$15,914,000.00	\$36,895,300.00
Agricultural	\$41,500.00	\$28,000.00	\$34,200.00
Undeveloped/Ag Forest/Other	\$499,700.00	\$458,800.00	\$189,600.00
Personal Property	\$18,035,440.00	\$11,669,940.00	\$0.00
Total Value	\$1,208,690,740.00	\$1,356,239,540.00	\$1,982,344,200.00

Source: Wisconsin Dept. of Revenue Statistical Report of Property Valuation, 2015, 2020, and 2024

Land Use Conflicts

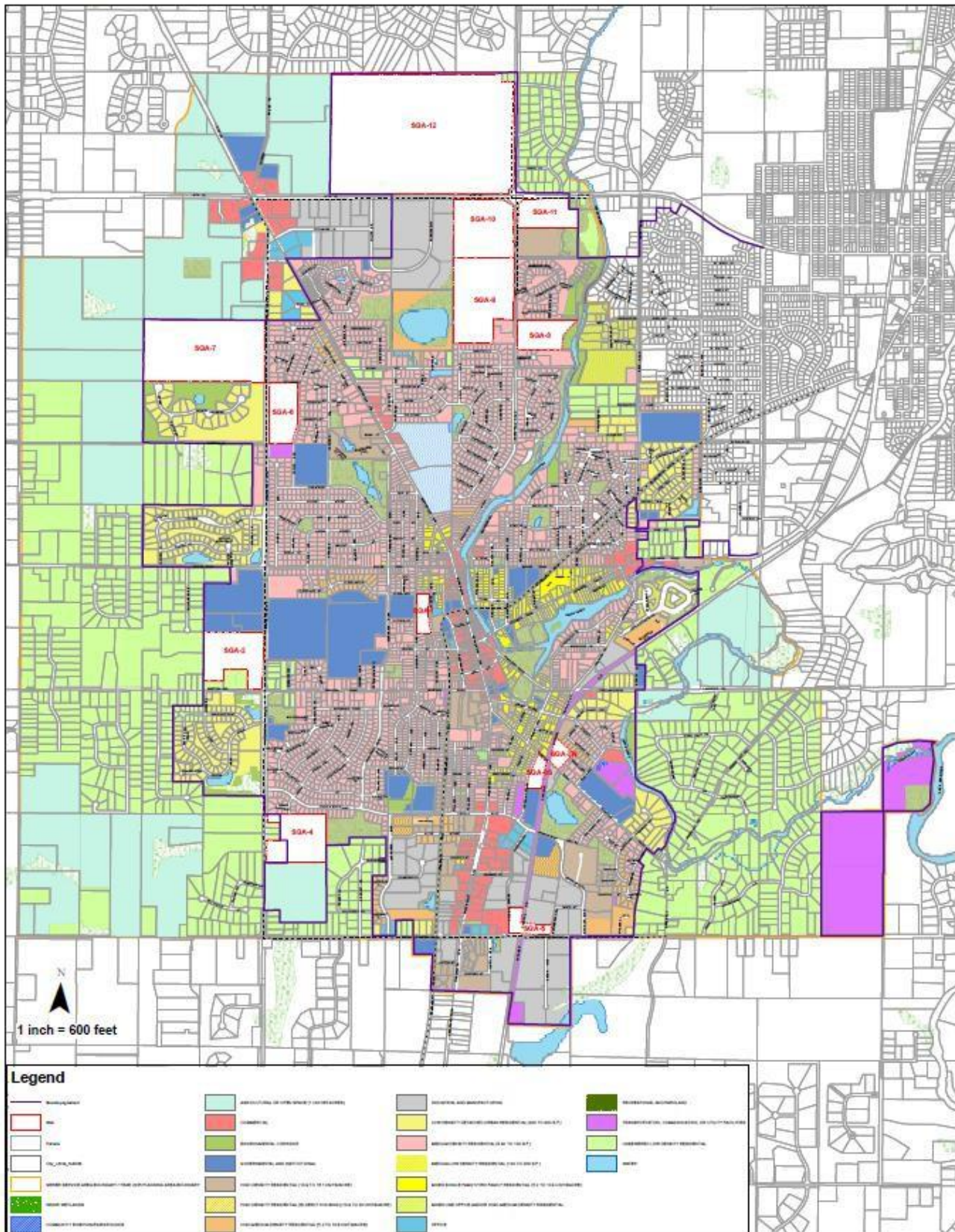
Land use conflicts occur when incompatible land uses are located adjacent to or near each other. There are many examples of these conflicts, but a common one is where industrial or intense commercial development occurs immediately adjacent to residential neighborhoods. A prime example in Cedarburg is the former Mercury Marine (currently Norstar) site located between St. John Avenue and Madison Avenue, in an area that is primarily residential. While land use conflicts of this nature are the result of past development patterns, the City of Cedarburg now utilizes the following methods to minimize conflicts as new developments are proposed:

- **Use Buffering.** To minimize conflicts between land uses, the City of Cedarburg's Land Use Plan is designed to provide buffers between incompatible land uses. More specifically, the Plan proposes less intensive land uses radiating outward from the more intensive land use. For example, an appropriate series of land uses to buffer an intensive business/commercial use from single-family development might be to introduce a step down in intensity to multi-family and then two-family uses in-between.

- Landscaping and Berming. Vegetative landscaping can be used as a visual buffer to minimize the impacts on adjacent properties. However, when properly designed, landscaped berms provide better, more effective, visual and sound buffers. These should be undulating berms rather than lineal and planted under the direction of a qualified arborist. The City of Cedarburg should continue the use of their landscape screening/buffering demands as development proposals come forward to minimize the impacts on adjacent properties. Site and architectural plan reviews that favor building and open space design strategies that compliment and minimize direct conflicts with closest adjoining land uses.

MAP 8.2 INSERT NEW LAND USE PLAN MAP – 2050 WHEN COMPLETED

FUTURE LAND USE MAP



Land Use Plan for the City of Cedarburg: 2050

Effective land use management for the City of Cedarburg will evolve through the dedicated efforts of the Plan Commission and Common Council to ensure the proper timing and allocation of land development. Effective design controls and compatible land use development will ensure that the City we know today will continue to thrive well into the future. The intent of this Plan is to continue the efforts that began with preserving the historic downtown and saving what we already have in our traditional neighborhoods. It promotes planned development patterns that make walking or bicycling appealing and safe, which will also minimize vehicular traffic congestion. It also discourages unplanned, uncontrolled growth that leads to increased utility extension costs, land use conflicts and gradual deterioration of the City's identity. Future development or redevelopment is encouraged that is orderly and compatible with existing development.

In 2016, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) adopted [VISION 2050](#), Southeastern Wisconsin's long-range land use and transportation plan. Every four years, the Commission conducts an interim review and update of VISION 2050, the most recent of these being the [2024 Update Report](#). VISION 2050 is a useful guide and reference for communities throughout the southeast Wisconsin region to consider when developing or updating their local plans. When reviewing requests for approval to extend sanitary sewer mains, SEWRPC does evaluate the proposed new land uses to be served in the context of the VISION 2050 Plan.

Land Use Within the City Limits/Boundary – 2024

The City of Cedarburg has identified twelve (12) Smart Growth Areas (SGA's). These are the twelve locations within the City's current boundary (and/or on the City side of the Boundary Agreement between the City and Town of Cedarburg). which contain the most significant, viable locations for new development and redevelopment to support the City's land use needs through 2050. (Ref Map 8.2). The City should continue to monitor development occurring to the west, north and east to ensure that longer-term future City growth potential remains, beyond these twelve SGA's .

Projected Land Use Needs for the Year 2050

As indicated in Chapter 1, “Issues and Opportunities Element,” the projected population of the City of Cedarburg (using the is 14,756 by the year 2050. This projection will result in an increased demand of land for residential, commercial, industrial, educational and recreational uses which, as noted, will be provided through the conversion of existing open/agricultural lands and expansion into the City’s extraterritorial areas.

Table 8.4 Projected Land Use Needs, 2024 – 2050, and 5-Year Increments						
Land Use Category	2024 Existing Land Uses		2050 Future Land Uses		Change 2024 - 2050	5-Year Increment (Acres)
	Acres	%	Acres	%		
High Density Residential	132.42	4.51%	151	4.51%	19	3.76
High Density Residential (Elderly Housing)	16.71	0.57%	19	0.57%	2	0.47
High-Medium Density Residential	117.7	4.01%	134	4.01%	17	3.34
Industrial/Manufacturing	227.29	7.75%	260	7.75%	32	6.45
Low Density Detached Urban Residential	292.58	9.97%	334	9.97%	42	8.30
Medium Density Residential	1198.8	40.87%	1,369	40.87%	170	34.01
Medium-Low Density Residential	61.16	2.09%	70	2.09%	9	1.74
Mixed Single-Family/ Two-Family Residential	107.72	3.67%	123	3.67%	15	3.06
Mixed Use Office and/or High-Medium Density Residential	5.53	0.19%	6	0.19%	1	0.16
Office	28.5	0.97%	33	0.97%	4	0.81
Recreational/Parkland	197.45	6.73%	225	6.73%	28	5.60
Transportation, Communication, or Utility Facilities	141.82	4.84%	162	4.84%	20	4.02
Community Exhibition/Fairgrounds	37.99	1.30%	43	1.30%	5	1.08
Commercial	125.93	4.29%	144	4.29%	18	3.57
Governmental and Institutional	241.58	8.24%	276	8.24%	34	6.85
Total	2933.18	100%	3349.29			

To determine land use demands through the year 2050, this Plan relied on the aforementioned population projections and the historic land use patterns (i.e. acreage per resident ratio). The current “acreage per resident” ratio was established for each land use category and then multiplied by the adopted population projection for the year 2050 to generate the estimates of land area needed for each category. The method for determining the area for each land use category is shown on Table 8.5 below.

Table 8.5 Land Area Needed Based On Population, 2024 - 2050						
Land Use Category			Acreage per Resident		Additional Acres Needed by 2050	
	2024 Acreage	2024 Population	Ratio	2050 Population	2050 Acreage	
High Density Residential	132.42	12,914	0.010	14,746	151	19
High Density Residential (Elderly Hous	16.71	12,914	0.001	14,746	19	2
High-Medium Density Residential	117.7	12,914	0.009	14,746	134	17
Industrial/Manufacturing	227.29	12,914	0.018	14,746	260	32
Low Density Detached Urban Residen	292.58	12,914	0.023	14,746	334	42
Medium Density Residential	1198.8	12,914	0.093	14,746	1,369	170
Medium-Low Density Residential	61.16	12,914	0.005	14,746	70	9
Mixed Single-Family/ Two-Family Resid	107.72	12,914	0.008	14,746	123	15
Mixed Use Office and/or High-Medium	5.53	12,914	0.000	14,746	6	1
Office	28.5	12,914	0.002	14,746	33	4
Recreational/Parkland	197.45	12,914	0.015	14,746	225	28
Transportation, Communication, or Ut	141.82	12,914	0.011	14,746	162	20
Community Exhibition/Fairgrounds	37.99	12,914	0.003	14,746	43	5
Commercial	125.93	12,914	0.010	14,746	144	18
Governmental and Institutional	241.58	12,914	0.019	14,746	276	34
Total	2933.18					

Land Use Plan

The City of Cedarburg's Land Use Plan (Map 8-3) was developed to meet the established goals and objectives as set forth hereunder and in previous sections of this Comprehensive Plan. It is intended to serve a residential population of about 14,756 persons by the year 2050, an increase of about 2,625 persons or an annual growth rate of 1% (target not more than 1.6%) per year.

The Plan shows both existing development and where future development should occur.

Land Use Goals, Objectives, and Policies

Goal - Land Use Allocation

Provide a balanced allocation of area for the various land use categories to meet the social, physical and economic needs of the City's population.

- Objectives:
 - The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.
 - The Plan Commission and Common Council should periodically compare the ratio of residential, commercial and industrial land uses with City goals, objectives and policies.
 - The Plan Commission and Common Council should be receptive to new and innovative ideas for quality residential, commercial and industrial development designs within the City limits.

- Policies:
 - Review the Comprehensive Plan projections at least every 5 years to evaluate the balance of space provided to the various land uses.

Goal - Spatial Distribution

Provide a spatial distribution of the various land uses to create a convenient and compatible arrangement of land uses while avoiding land use conflicts.

- Objectives:
 - Provide proper spatial distribution of the various land uses to create a compatible arrangement of land uses related to the supporting transportation, utility and public facility systems.
 - Promote the proper utilization of utilities and service facilities to further enhance the economic base of the City of Cedarburg.
 - Ensure that adjacent uses are either compatible with one another or, to the extent necessary, appropriately buffered from one another.
 - Promote the integration of different housing types (i.e. single-family, two-family, multi-family, attainable housing/housing for the local workforce, and housing for those with special needs and/or disabilities) within all new developments.
 - Buffering techniques should be incorporated to reduce the potential of land use conflicts.
- Policies:
 - Dense residential uses should be located in areas that are served with public sanitary sewerage and water supply facilities. They should also be located within a reasonable walking distance to local services such as parks, commercial areas and schools, and should have reasonable transportation access to employment, community and regional commercial, cultural and governmental centers.
 - Industrial uses should be located in planned industrial districts where direct access to arterial streets and highway facilities is present. Industrial districts should be carefully placed as not to conflict with commercial, residential, governmental, recreational, school or institutional uses. Furthermore, industrial uses should be provided adequate water supply, public sanitary sewer service, proper stormwater drainage and adequate power supply.
 - Neighborhood and community commercial uses should be located in established centers of concentrated retail and service activities with direct access to the arterial street system.

Goal – Smart Growth Sites

Manage the development, redevelopment, use and/or reuse of existing urban areas of the City where public infrastructure already exists (i.e., the Smart Growth Areas).

- Objectives:
 - Provide the necessary assistance to properly clean up contaminated sites and prepare them for redevelopment opportunities where appropriate
 - Evaluate infill and or redevelopment sites near the downtown area to establish appropriate residential densities that will provide a good customer base in walkable proximity to downtown businesses.

Goal - Natural Resources

Provide a spatial distribution of the various land uses that will preserve the natural resources of the City.

- Objectives:
 - Promote the proper use of land to protect and preserve natural resources of the area; including soils, groundwater supply and quality, lakes and streams, wetlands, woodlands and wildlife habitat.
 - Unsewered development should not be permitted in areas where future provision of sewer service is planned.
 - Preserve primary environmental corridors and wetlands as natural open uses, and the preservation of secondary environmental corridors and isolated natural resource areas as natural open uses to the extent practicable.
 - Development served by private wells should be discouraged.
 - Floodplains should not be considered for any urban development which would cause or be subject to flood damage.
 - Adequate stormwater drainage facilities should be provided for all urban development.
 - Wetlands should not be considered for any urban development except limited recreational uses. Under State law, shoreland wetland areas must be preserved pursuant to Chapter NR 117 of the Wisconsin Administrative Code.
 - High- and medium-value woodland areas of at least 5 acres or more should be protected and only limited active recreational uses should be considered therein.
 - Environmental corridors should be preserved as natural open space uses to the extent practical, or developed at a modest and environmentally sensitive density.

- Policies:
 - Monitor the proper allocation of land uses to maintain an ecological balance between the activities of man and the natural environment.
 - Provide a suitable environment for desirable and unique plant and animal life with opportunities for scientific, cultural and educational pursuits.
 - Protect wetlands by stabilizing stream flows and controlling stormwater runoff. To the maximum extent possible, wetlands should not be drained or filled, and only limited recreational uses of wetland areas should be considered.
 - Maintain proper setbacks for uses located in close proximity to wetlands.

Goal – Recreation

Maintain an adequate amount of active and passive recreational lands to meet the current and future recreational needs.

- Objectives:
 - Provide an integrated system of public, outdoor recreational sites and related open space areas which will provide the residential population of Cedarburg adequate opportunity to participate in a wide range of outdoor recreational activities. (See the City’s “Comprehensive Park and Open Space Plan.”)
 - Maintain and grow the multi-modal trail and transportation opportunities throughout the City.

Goal - Historic Preservation

Promote the protection, preservation, enhancement, perpetuation and use of sites and improvements of special historic interest and value in order to support the educational, cultural and general welfare of the residents of the City of Cedarburg and to promote tourism as an economic driver for the City.

- Objectives:
 - Apply standards that are consistent with the standards established by the U.S. Secretary of the Interior for historic preservation. These standards govern all forms of historic preservation treatments, including acquisition, protection, stabilization, preservation, rehabilitation, restoration and reconstruction of historic assets.

The foregoing represents the goals and objectives which the City Land Use Plan should seek to achieve. These represent the proper allocation of space to the various land use categories and the proper arrangement of land uses for this planning effort. While these goals and objectives include guidelines for residential, commercial, business, institutional and parkland development, detailed site design considerations must also be addressed during the project approval phase.

Smart Growth Areas (SGA) (See Map 8-3)

The Plan also identifies “Smart Growth Areas” (SGA’s), which are infill/re/development areas, usually having immediate access to urban public infrastructure, utilities, and transportation facilities. Careful consideration has been given to these sites as they represent opportunities for future re/development that will have minimal impact on existing public services, facilities, utilities, and infrastructure.

Consistent with the goals, objectives, and policies set forth in Chapter 2 Housing, bearing in mind the public input and feedback solicited and received as a part of this Smart Growth Comprehensive Land Use Plan-2025 Update, and considering such information as the existing and planned surrounding land uses, the Cedarburg School District 2025 Community Growth & Student Enrollment Projections Report (Ref Appendix C), the 2024 City of Cedarburg Housing Data Report (Ref Appendix A), the 2025 City and Town of Cedarburg Traffic Planning and Access Study (Ref Appendix B), and various related quantitative and empirical data analysis, the City designates the twelve identified Smart Growth Areas to the following land use classifications:

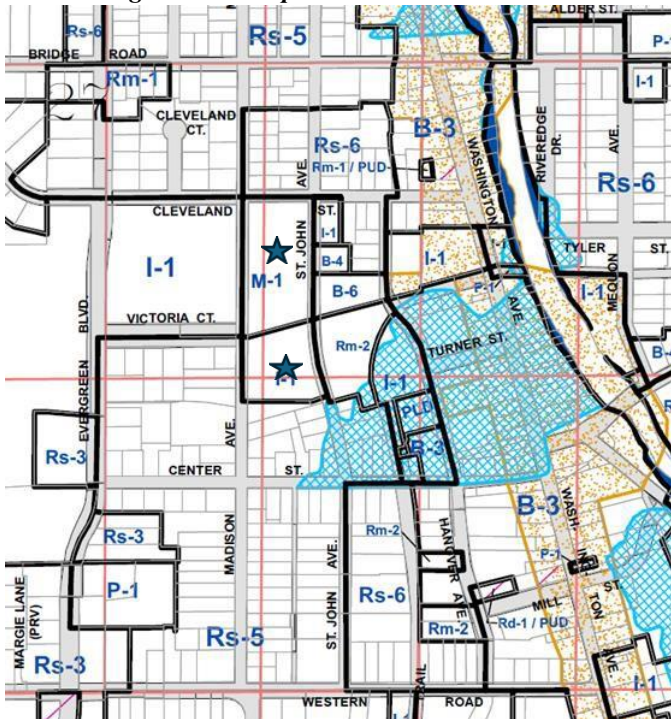
SMART GROWTH AREA (SGA) 1

Acres: 5 gross acres (~5 net buildable acres)

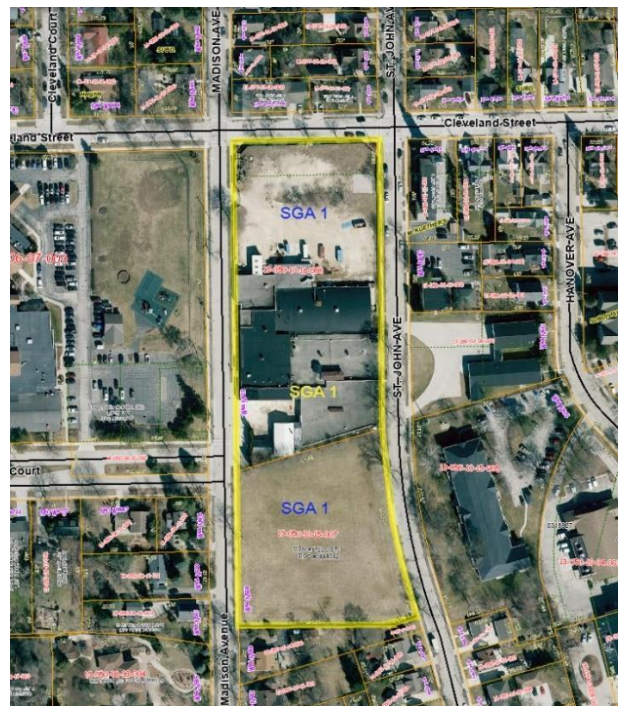
Land Use Plan Map – 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA-1 is located between Madison and St. John Avenues along the south side of Cleveland Street.

- As a part of the 2025 Update to the City’s Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing part High-Medium Density Residential (i.e., the north 3-acres/’Norstar’ site) and part Governmental and Institutional (i.e., the south 2-acres/’Mercury Marine’ site) , to all Medium Density Residential Classification. Within the Medium Density spectrum more specifically, the City may favor developments emphasizing single-family detached homes based upon lots sizes ranging from 8,400 to 12,000 square feet in area (Ref current Zoning Districts [Rs-3](#), [Rs-4](#), and [Rs-5](#) for instance) as most consistent with the character of the surrounding area and development.
- The north parcel is currently zoned M-1 Limited Manufacturing District and contains an operating light industrial/business use.
- The south parcel is vacant. It is currently 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/lot) and south (approximately 9,000 to 11,000 sq ft/lot).
- There are also existing institutional types of land uses to the east and west (i.e., churches and school) of this site.
- These lots are considered “brownfields”. Future development/redevelopment may have to account for/mitigate those limitations.
- This site may be well suited to housing for senior/elderly/assisted living, or persons with special needs or disabilities given its walkable proximity to the downtown area where medical, commercial, recreational, social services, faith/worship, banking and other such necessities (reference the Goals, Objectives and Policies set forth in Chapter 2-Housing) can be accessed.
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- Sanitary sewer, water, and utility infrastructure are currently accessible to this SGA. In the event of soil contamination, utility installation methods may need to be scrutinized.

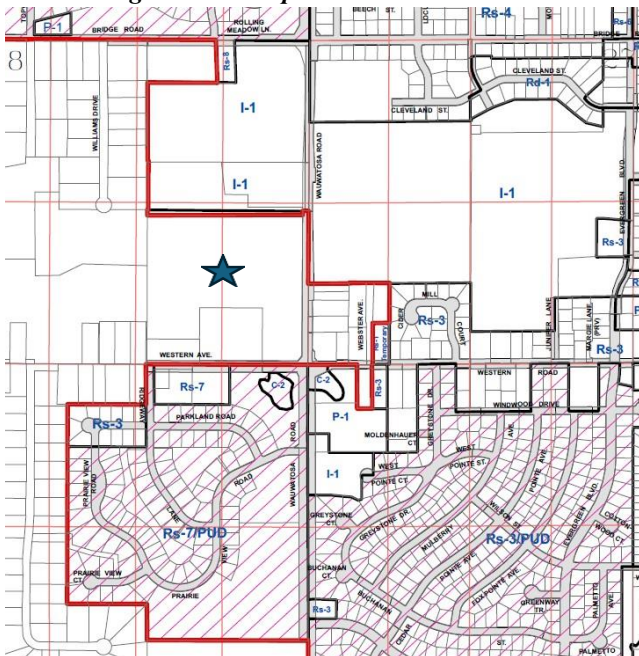
SMART GROWTH AREA (SGA) 2

Acres: 29 gross acres (~21 net buildable acres)

Land Use Plan Map - 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA-2 is located at the northwest Corner of Western Avenue and Wauwatosa Road.

- As a part of the 2025 Update to the City’s Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing Agricultural or Open Space (1 unit per 35 acres), to Governmental and Institutional Classification. This reclassification reflects the City’s preference to group governmental and institutional type uses together wherever possible and leaving other such sizeable vacant sites that are not already bound by this use type, for future residential neighborhoods.
- This 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.
- This property is not presently in the City of Cedarburg however, it is inside of the “City Growth Area” as set forth in the Boundary Agreement (see Appendix A).
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- Sanitary sewer, water, and utility infrastructure are currently accessible to this SGA.

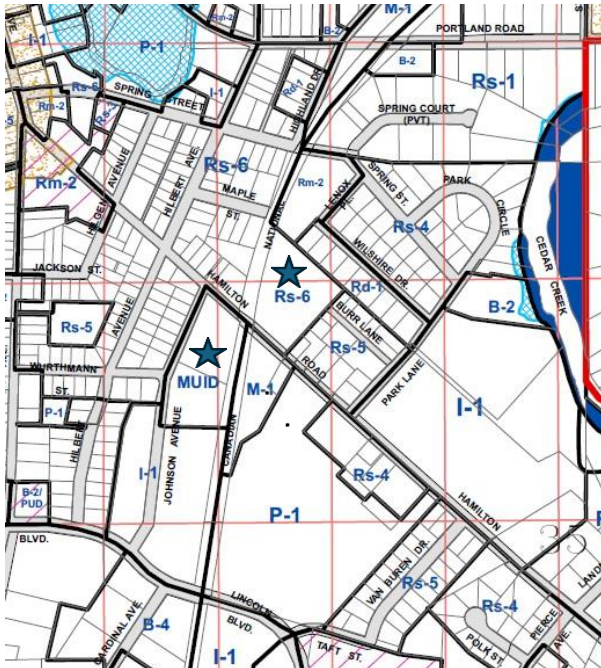
SMART GROWTH AREAS (SGA's) 3-North & 3-South

Acres: 8.6 acres (combined gross) [~8.6 net buildable acres]

Land Use Plan Map - 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA's 3-North and 3-South are located at the northeast and southeast corners, respectively, of Hamilton Road at the Chicago, Milwaukee, St. Paul, Pacific Railroad crossing.

- SGA 3 North (4.28 acres)
 - As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being reaffirmed in its current Land Use Classification of High-Medium Density Residential (5.2 to 10.8 units per acre). It should be noted that open/public space (i.e. Recreational and Parkland Classification) use of all or part of this site was also considered and should be given due consideration, possibly through Land Use Plan Map Amendment, if that possibility should arise in the future.
 - This SGA, which contains the dilapidated remains of a former industrial use building, is a 'brownfield'.
 - This SGA is currently zoned Rs-6 Single-Family/Two-Family Residential.
 - Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
 - Sanitary sewer, water, and utility infrastructure are currently accessible to this SGA. In the event of soil contamination, utility installation methods may need to be scrutinized.
- SGA 3-South (4.32-acres)
 - As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being reaffirmed in its current Land Use Classification of part Mixed-Use Office and/or High-Medium Density Residential over approximately .75-acres (in the northwest corner around an existing, old office building) and to reclassify the remainder part from existing High-Density Residential Classification to High-Medium Density Residential. It should be noted that open/public space (i.e. Recreational and Parkland Classification) and/or municipal use (i.e., Governmental and Institutional Classification) of all or part of this site was also considered and should be given due consideration, possibly through Land Use Plan Map Amendment, if that possibility(s) should arise in the future.
 - As the site of a former industrial use This SGA is considered a 'brownfield'.
 - This SGA is currently zoned MUID Mixed-Use Infill District.
 - Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
 - Sanitary sewer, water, and utility infrastructure are currently accessible to this SGA. In the event of soil contamination, utility installation methods may need to be scrutinized.

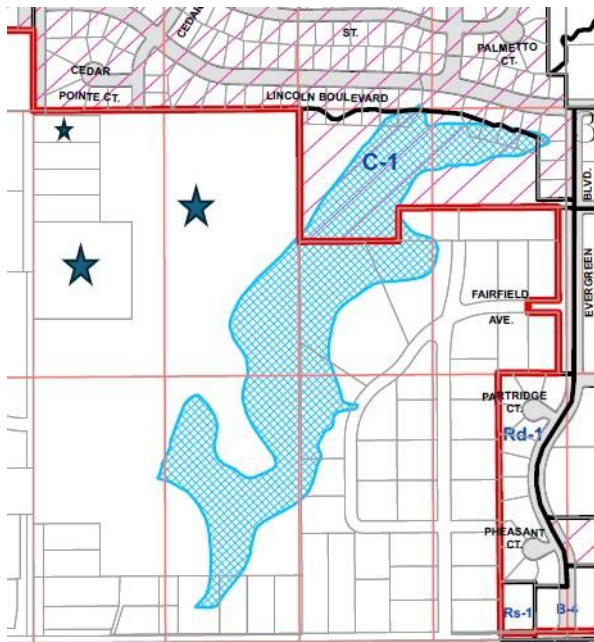
SMART GROWTH AREA (SGA) 4

Acres: 28 gross acres (~20.5 net buildable acres)

Land Use Plan Map - 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA-4 is located south of Cedar Pointe Avenue, east of Wauwatosa Road.

- As a part of the 2025 Update to the City’s Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing Agricultural or Open Space, to Medium-Low Density Residential (12,000 to 20,000 sq. ft. lot sizes). Within the Medium-Low Density spectrum more specifically, the City may favor developments emphasizing single-family detached homes based upon lots sized similarly to the existing platted lots in Cedar Pointe Subdivision directly north of this site (Ref Zoning District Rs-3 for instance) as most consistent with the character of the surrounding area and development.
- This property is not presently in the City of Cedarburg, however, it is inside of the “City Growth Area” as set forth in the Boundary Agreement (see Appendix A).
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- This SGA is likely to be served by bringing sanitary sewer and water service down and over from Lincoln Blvd. through the City owned lands.
- Cedarburg Light & Water advises that this SGA is not within their current boundary agreement with WE Energies and the PSCW. An amendment would be needed to service this parcel.

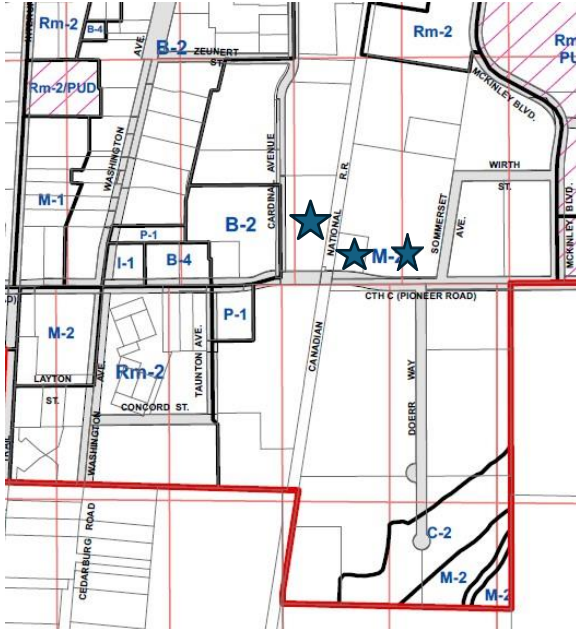
SMART GROWTH AREA (SGA) 5

Acres: 6.4 gross acres (~6.4 net buildable acres)

Land Use Plan Map - 2025

PENDING MAP UPDATE

Current Zoning Map



2024 Aerial Photo



SGA-5 is located at the northeast corner of Cardinal Lane at Pioneer Road.

- As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing Industrial and Manufacturing, to Commercial Classification. It was noted that the [B-2 Community Commercial Zoning District](#) provides a great example of use types that could appropriately be considered for development here.
- The current zoning of this SGA is M-2 General Manufacturing District.
- Buildings and site design should be consistent with the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- 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 these sites if developed consistently with the use types described in the B-2 Community Commercial Zoning District.

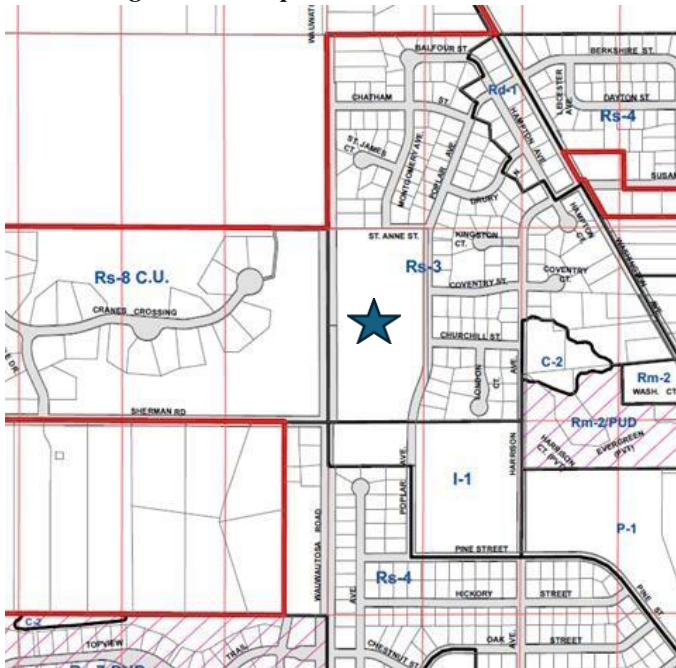
SMART GROWTH AREA (SGA) 6

Acres: 18.28 gross acres (~18.28 net buildable acres)

Land Use Plan Map – 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA-6 is located between Wauwatosa Road and Poplar Avenue, at the west ends of Coventry and Churchill Streets.

- As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing Medium Density Residential (8,400 to 12,000 sq. ft. lots), to Medium-Low Density Residential Classification (12,000 to 20,000 sq. ft. lots). This change is made in the interest of ensuring future platted lot sizes will most closely match the existing lots in the immediate surrounding neighborhood to the north and east (Ref Zoning District Rs-3 for instance) as most consistent with the character of the surrounding area and development.
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- 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.

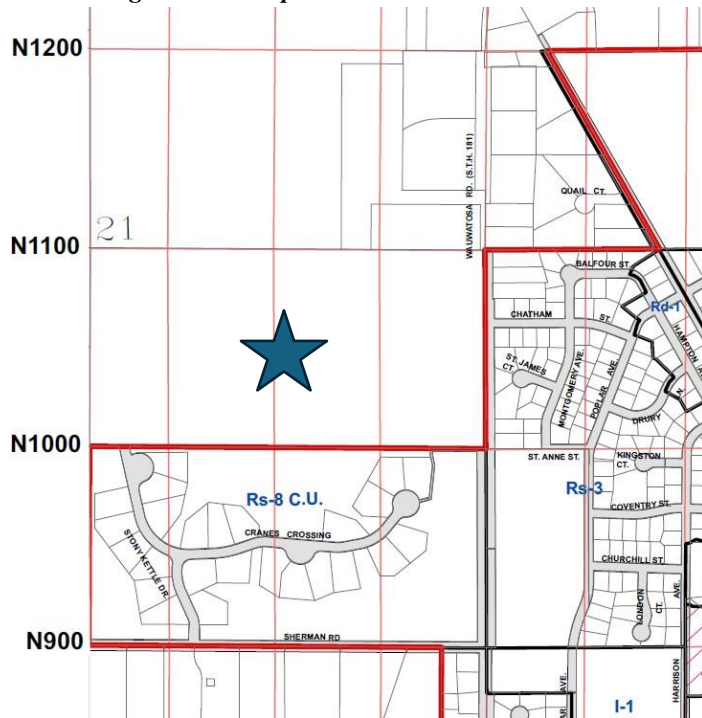
SMART GROWTH AREA (SGA) 7

Acres: 79.76 acres gross (~56 net buildable acres)

Land Use Plan Map - 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA-7 is located north of the Seidler Pond Subdivision along the west side of Wauwatosa Road.

- As a part of the 2025 Update to the City’s Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing Agricultural and Open Space Classification, to Low Density Detached Urban Residential Classification (20,000 to 40,000 sq. ft. lot sizes). It was noted that this area might best be developed in a style similar to that of the neighboring Siedler Pond neighborhood to the south.
- This site is currently located in the Town of Cedarburg, however, it is inside of the “City Growth Area” as set forth in the Boundary Agreement (see Appendix A).
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- 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 Low-Density character type as set forth above. It is noted that water main would have to be extended through an easement from north end of the Stoney Kettle cul de sac.

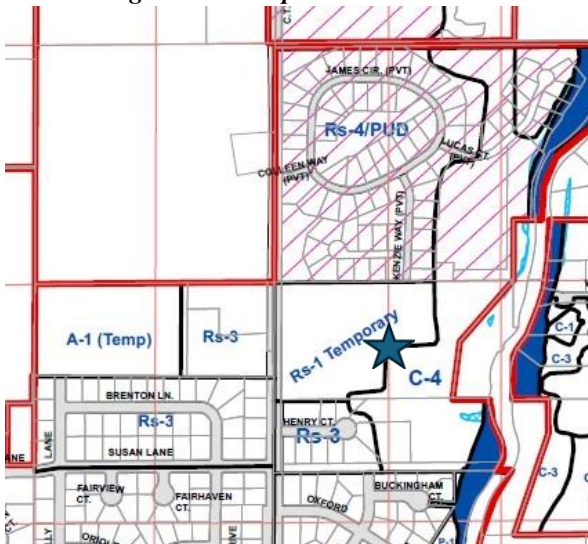
SMART GROWTH AREA (SGA) 8

Acres: 15.5 gross acres (~11 net buildable acres)

Land Use Plan Map – 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA 8 is located along the east side of Sheboygan Road one-quarter mile south of Hwy 60. This SGA backs up to Cedar Creek.

- As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing Medium Density Residential (8,400 to 12,000 sq. ft. lots), to Medium-Low Density Residential Classification (12,000 to 20,000 sq. ft. lots). This change is made in the interest of ensuring future platted lot sizes will most closely match the existing lots in the immediate surrounding neighborhood to the north and south (Ref Zoning District Rs-3 for instance) as most consistent with the character of the surrounding area and development.
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- 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 consistently with the Medium-Low Density Residential land use type as identified above.

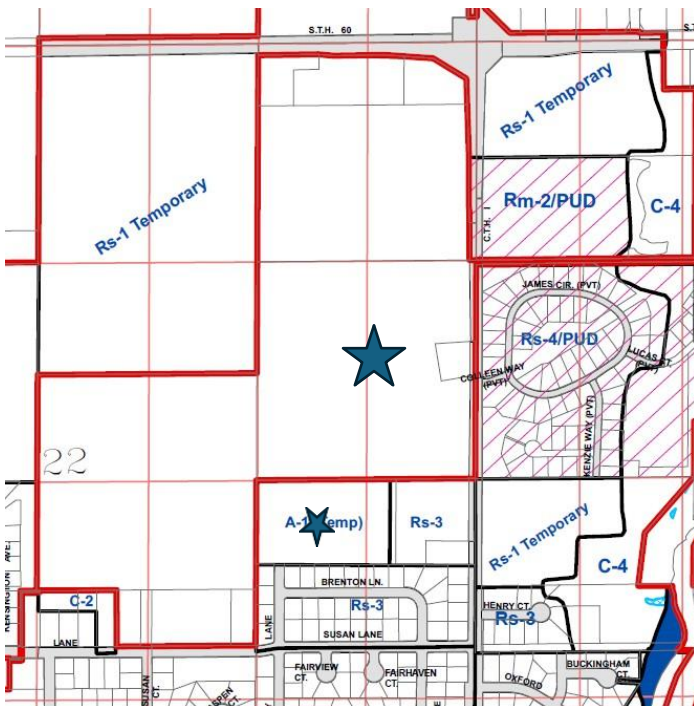
SMART GROWTH AREA (SGA) 9

Acres: 50.25 gross acres (~34.25 net buildable acres)

Land Use Plan Map – 2050

PENDING MAP UPDATE

Zoning Districts Map – 2025



2024 Aerial Photo



SGA 9 is located along the west side of Sheboygan Road one-quarter to one-half mile south of Hwy 60.

- As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing part High-Medium Density Residential (5.2 to 10.8 units per acre), part Medium Density Residential Classification (8,400 sq. ft. to 12,000 sq. ft. lots) in the southwest corner, and part Recreational and Parkland (around the former quarry), to Medium-Low Density Residential Classification (12,000 to 20,000 sq. ft. lots) with Recreational and Parkland (in the former quarry area).
- The vacant southwest 10-acre parcel within this SGA is currently in the City limits. The remainder of this SGA is currently located in the Town of Cedarburg however, it is inside of the "City Growth Area" as set forth in the Boundary Agreement (see Appendix A).
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- Sanitary sewer currently sits in Sheboygan Rd. at Colleen Way. That sewer should be deep enough to serve both the east and west sides of this SGA. Should alternate sewer connection be needed to serve the lower areas, there is also sanitary sewer in Sheboygan Rd. at the south edge of this site.
- Cedarburg Light and Water advises that there are no obstacles to serving this site if developed consistently with the Medium-Low Density Residential land use type as identified above.
- The former quarry use on this site is currently in the reclamation process. While the content and compaction of fill material being placed in the former quarry areas is apparently being monitored, the filled areas might never be suitable for intensive land uses. Approximately 18-acres in the northwest corner of this site are to be classified for future Recreational and Parkland use.

SMART GROWTH AREA (SGA) 10

Acres: 38.19 gross acres (~25.19 net buildable acres)

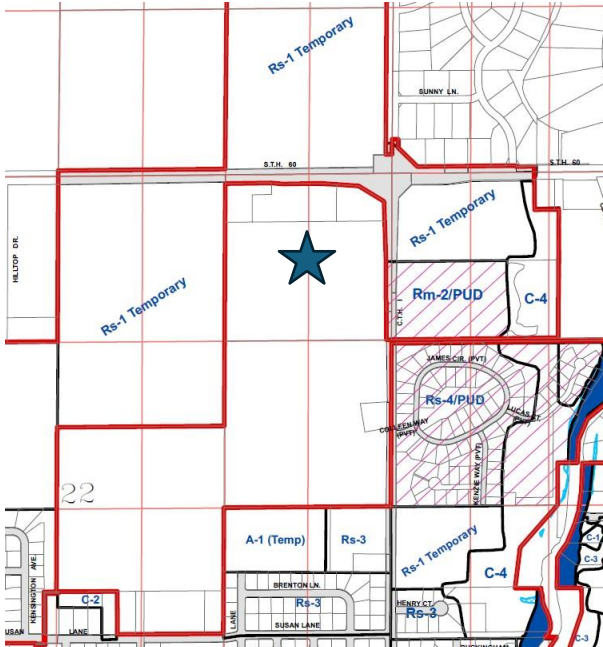
Land Use Plan Map - 2050

PENDING MAP UPDATE

2024 Aerial Photo



Zoning Districts Map – 2025



2010 Aerial Photo(as for information)



SGA 10 is located at the southwest corner of Sheboygan Road at Hwy 60.

- As a part of the 2025 Update to the City’s Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from existing part Commercial, part Industrial and Manufacturing, and part Recreational and Parkland, to part Commercial (approximately 25.19 acres) and part Recreational and Parkland (approximately 13 acres).
- This property is currently located in the Town of Cedarburg; however, it is inside of the “City Growth Area” as set forth in the Boundary Agreement (see Appendix A).
- In the northeast corner of this site there is a vacant, wooded, 2+/- acre parcel. West of that corner parcel, extending across the north 300 feet of this SGA adjacent to Hwy 60, there is an existing bowling alley and related outdoor recreational uses.
- In the southeast corner of this SGA is a single-family residence located on a 3+/- acre lot.
- Access from this SGA 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 this SGA (fill quality/compaction is unknown, reference 2010 Aerial Photo on previous page). This area is very likely undevelopable for any intensive land use.
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- 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 for the use types described above, while noting that more investigation will need to be done to determine if this area should be added to the High-Level Pressure Zone due to its higher elevation.

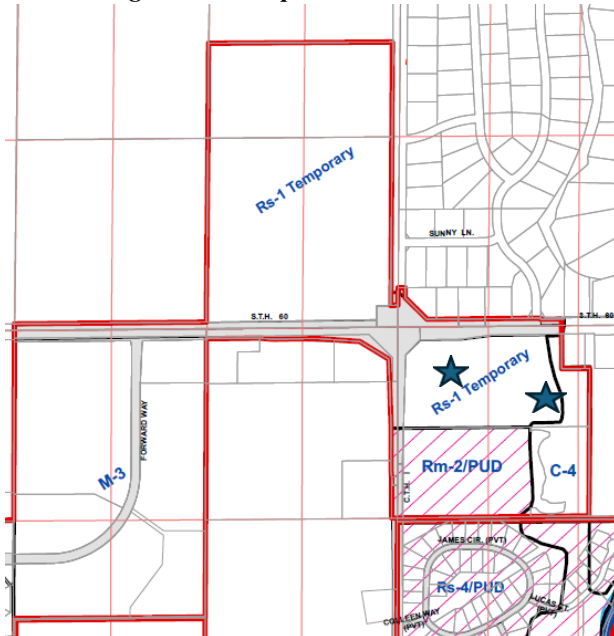
SMART GROWTH AREA (SGA) 11

Acres: 17 gross acres (~14 net buildable acres)

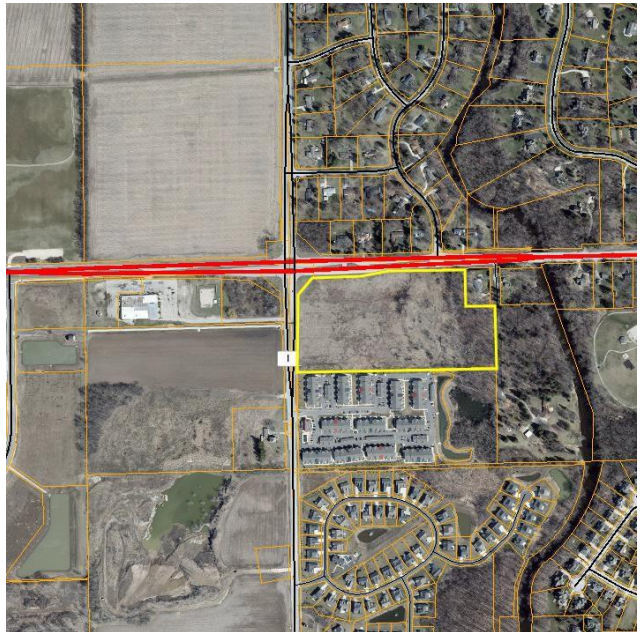
Land Use Plan Map – 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA 11 is located at the southeast corner of Sheboygan Road at Hwy. 60

- As a part of the 2025 Update to the City's Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Classification from part (approximately 13.25 acres) Commercial, and part (approximately 3.75 acres in the southeast corner) High-Density Residential (Elderly Housing 10.9 to 20 units/acre), to the newly created Land Use Classification of Detailed Planned Mixed-Use Neighborhood.
- The zoning district that comports with the Detailed Planned Mixed-Use Neighborhood Land Use Classification is the newly created Detailed Planned Mixed-Use Neighborhood Zoning District.
- This site is currently zoned Rs-1 Temporary.
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- Sanitary sewer infrastructure is available to serve this site if developed according to Planned Mixed-Use Neighborhood use types. 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 as a part of serving this SGA.

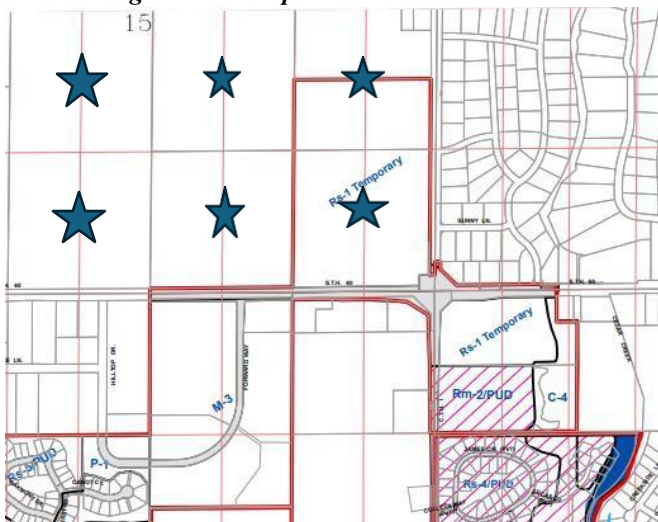
SMART GROWTH AREA (SGA) 12

Acres: 232.3 acres gross / 222 net buildable

Land Use Plan Map – 2050

PENDING MAP UPDATE

2025 Zoning Districts Map



2024 Aerial Photo



SGA-12 is located at the northwest corner of Hwy 60 and Sheboygan Road.

- As a part of the 2025 Update to the City’s Smart Growth Comprehensive Land Use Plan, this SGA is being updated in its Land Use Classification from part Medium Density Residential, part Office, and part Agricultural or Open Space, to all Medium-Density Residential. The zoning districts that may be supported under this classification include Rs-3, Rs-4, and Rd-1.
- Approximately 56.31 acres of this area (the zoned area [i.e., Rs-1 Temporary]) is currently in the City. The remainder is in the Town of Cedarburg however, it is inside of the “City Growth Area” as set forth in the Boundary Agreement (see Appendix A).
- Access to/from this area to Hwy 60 and will be controlled by Wis DOT.
- It is principally vacant land with the exception of a small hangar building in the southwest corner along Hwy 60 and a residential use in the northwest corner.
- Buildings and site design should be consistent with the Goals, Objectives, and Policies set forth in Chapter 2-Housing, as well as the [Site Plan and Architectural Review Standards](#) set forth in the [City of Cedarburg Zoning Code](#).
- 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 in 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 the High-Level Pressure Zone. Further it is noted that electric service is readily accessible to serve the site.

Land Use Classification Information Table 8.6

Land Use Classification	Maximum Density / Minimum Lot Size	Proposed Additional Net Buildable Acres Within SGA's
<i>Residential Classifications</i>		
<u>HIGH DENSITY RESIDENTIAL (ELDERLY HOUSING)</u>	(10.9 TO 20 UNITS/ACRE)	
Prospectively Compatible/Consistent Zoning Districts: I-1, Rm-1, Rm-2 *		
<u>HIGH DENSITY RESIDENTIAL</u>	(10.9 TO 16.1 UNITS/ACRE)	
Prospectively Compatible/Consistent Zoning Districts: Rm-1, Rm-2 *		
<u>HIGH-MEDIUM DENSITY RESIDENTIAL</u>	(5.2 TO 10.8 UNITS/ACRE)	7.85
Prospectively Compatible/Consistent Zoning Districts: Rs-5, Rs-6, Rd-1 *		
<u>MEDIUM DENSITY RESIDENTIAL</u>	(8.4K TO 12K S.F.)	227
Prospectively Compatible/Consistent Zoning Districts: Rs-3, Rs-4, Rs-5, Rs-6, Rd-1 *		
<u>MEDIUM-LOW DENSITY RESIDENTIAL</u>	(12K TO 20K S.F.)	82
Prospectively Compatible/Consistent Zoning Districts: Rs-1, Rs-2, Rs-3, Rs-7, Rd-1 *		
<u>LOW DENSITY DETACHED URBAN RESIDENTIAL</u>	(20K TO 40K S.F.)	56
Prospectively Compatible/Consistent Zoning Districts: Rs-1, Rs-7, Rs-8 *		
<u>MIXED SINGLE FAMILY/TWO FAMILY RESIDENTIAL</u>	(5.2 TO 10.4 UNITS/ACRE)	
Prospectively Compatible/Consistent Zoning Districts: Rs-5, Rs-6, Rd-1 *		
<u>AGRICULTURAL OR OPEN SPACE</u>	(1 UNIT/35 ACRES)	
Prospectively Compatible/Consistent Zoning Districts: A-1, P-1 *		
<u>UNSEWERED LOW DENSITY RESIDENTIAL</u>		
Prospectively Compatible/Consistent Zoning Districts: Rs-8 *		

Table 8.6 Continued

Mixed Use Classifications		
<u>MIXED USE OFFICE AND/OR HIGH-MEDIUM DENSITY RESIDENTIAL</u>	(5.2 TO 10.8 UNITS/ACRE)	0.75
Prospectively Compatible/Consistent Zoning Districts: MUID, B-4, Rs-5, Rs-6, Rd-1 *		
<u>DETAILED PLANNED MIXED USE NEIGHBORHOOD</u>	(5.2 TO 10.8 UNITS/ACRE) **	14
Prospectively Compatible/Consistent Zoning Districts: PMUN *		
Office Classification		
<u>OFFICE</u>	N/A	
Prospectively Compatible/Consistent Zoning Districts: B-4, B-5, B-6 *		
Commercial Classification		
<u>COMMERCIAL</u>	N/A	32
Prospectively Compatible/Consistent Zoning Districts: B-1, B-2, B-3, B-6 *		
Industrial Classification		
<u>INDUSTRIAL AND MANUFACTURING</u>	N/A	
Prospectively Compatible/Consistent Zoning Districts: OSLM, B-5, M-1, M-2, M-3 *		
Other Classifications		
<u>GOVERNMENTAL AND INSTITUTIONAL</u>	N/A	21
Prospectively Compatible/Consistent Zoning Districts: I-1, PLD *		
<u>COMMUNITY EXHIBITION/FAIRGROUNDS</u>	N/A	
Prospectively Compatible/Consistent Zoning Districts: CEG *		
<u>TRANSPORTATION, COMMUNICATION, OR UTILITY FACILITIES</u>	N/A	
Prospectively Compatible/Consistent Zoning Districts: I-1 *		
<u>RECREATIONAL AND PARKLAND</u>	N/A	31
Prospectively Compatible/Consistent Zoning Districts: P-1 *		
<u>ENVIRONMENTAL CORRIDOR & WATER</u>	N/A	
Prospectively Compatible/Consistent Zoning Districts: C-1, C-2, C-3, C-4, FW, FFO *		
	TOTAL ACRES	472
* TBD by Plan Commission and Common Council through re/zoning process		
** As calculated against 70% of net buildable acres		

NOTE: For purposes of this plan, Net Buildable Acres (NBA) shall mean “Gross total site acreage minus any unbuildable lands such as, but not necessarily limited to regulated wetlands, shorelands, floodway, floodplain, C-1, C-2, C-3 and C-4 Conservancy Areas, and Environmental Corridors, except to the extent as may be specifically waived or modified by the Plan Commission.

A new Land Use Classification “Detailed Planned Mixed-Use Neighborhood” has been established as a new tool to permit flexible mixed residential/commercial/open-social space uses, with an emphasis on residential and interconnectivity elements, in locations where the City may find this would be a desirable land use solution. It provides as follows:

Detailed Planned Mixed-Use Neighborhood Land Use Classification:

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

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

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

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

- As for the locally oriented neighborhood business/service/office portion of the development plan, emphasis shall be on providing compatibly styled and proportioned, multi-modal transportation accessible spaces (i.e., automobile, bicycle and pedestrian) for sale or lease to providers of convenience goods, services, dining, entertainment and/or social places (target not less than 10% of total net buildable acres should be devoted to development of nonresidential buildings/spaces/uses)
- Target not less than 30% of the total net buildable acres of the site to be set aside for public or private outdoor open space/gathering and recreational spaces/uses. These

spaces should be thoughtfully designed for the use and benefit of the residents of the neighborhood, interspersed, and interconnected throughout the planned neighborhood.

- Traditional neighborhood design principles should be observed in the site plan/plan strategy including, for instance:
 - Compact development. The developed area is designed for human scale/pedestrian interconnectivity, vs the automobile exclusively, throughout the area. This includes being sensitive to walking distances, heights of buildings, design of exterior lighting, signs, landscaping, paths/sidewalks and other features. Compact development includes parks, gathering spaces, residential, and community business/service/office uses within a close proximity. These features serve as destination points for the immediate and surrounding residential areas (1/2 mile or less).
 - Mixed Use. The development includes a mixture of land uses and housing types. Mixing uses can promote different means of interconnected transportation being promoted in the community (walking, bicycling, automobiles). Mixing housing types and sizes tends to result in households of all ages, sizes and incomes. Mixed use may also mean that residential uses are provided above commercial uses such as shops or offices.
 - Cultural and Environmental Sensitivity and Design. The development should foster a sense of community identity. Adequate open spaces, thoughtful use of landscaping, and the use of environmentally responsive storm water management systems may play a significant role in characterizing the neighborhood.
 - The perimeter of a traditional planned neighborhood should be bounded by a greenbelt approximately 15-20 feet in depth. This area should include thoughtful, undulating berming and landscaping together with accessible pedestrian ways.
- Building design. The design of buildings throughout the planned neighborhood, and their specific spatial placements, receives special attention. The mix of new housing development in these areas is intended to mirror the City-wide historic mix of residential uses/types.
- The City zoning district that is most appropriate to implement this future land use classification is Planned Mixed-Use Neighborhood District (PMN). Properties in this zoning district shall not be eligible for Planned Unit Development Overlay Zoning.

Environmentally Significant Lands

This year 2050 Land Use Plan recommends that, to the maximum extent practicable, environmentally sensitive lands be preserved through use of zoning and by development design review, as might ensure the City's best remaining woodlands, wetlands, environmental corridors, prairies, wildlife habitat, surface water, and associated shorelands and floodplains (ref Chapter 5 – Agricultural, Natural, and Cultural Resources) are preserved and protected. The main waterway in Cedarburg is Cedar Creek, which flows through the heart of the City of Cedarburg. Its associated floodplain and related environmental corridor areas which, along with documented woodlands,

isolated natural areas and wetlands, are intended to be protected.

The Cedar Creek Walkway

The City, working in concert with a local, private citizens group, have been focused on acquiring the final sections of easement necessary to create a continuous, public, creek-side walkway that would extend from Boy Scout Park on the north (north of Bridge Road on Riveredge Drive), and run southward all the way through the downtown, crossing over Columbia Road, and ending in Cedar Creek Park at Portland Avenue. Map 8-4 depicts the planned continuous route of the Cedar Creek Walkway. Ultimately, the City should consider upgrading some of the existing, deteriorated sections of the walkway, and constructing the missing sections, to make this trail complete/continuous and accessible. Upon its completion, certain businesses with frontage along Washington Avenue and backing up to the walkway may have an opportunity to develop ‘back-of-store’ business occupancies and or entrances catering to pedestrians using the Cedar Creek Walkway.

Map 8-4



Extraterritorial Area

State Statutes provide the City with power to monitor and guide development in its 3-mile extraterritorial platting and zoning area (i.e., the Towns of Cedarburg and Grafton). The City is presently in year 4 of a 10/20-year Intergovernmental Agreement with the Town of Cedarburg (Reference Appendix D). This agreement provides, among other things, that the “City shall not implement/exercise Extraterritorial Zoning or Extraterritorial Plat review over Town Lands within the Town Area for the duration of this Agreement, including the Renewal Term”. The City does not have an intergovernmental agreement with the Town of Grafton as to extraterritorial platting or zoning.

City’s often exercise their extraterritorial land division and zoning authority in targeted areas of the extraterritorial area to prevent unplanned sprawl development that would hinder the City’s ability to grow outward. To protect the extraterritorial areas against uncontrolled urban sprawl-type development on the City’s edge, and within the City’s Sewer Service Area Boundary, Low-Density Residential land use classification is typically applied to these areas calling for a maximum density of 1 unit per acre (or more). Beyond the edge, the remaining undeveloped areas may be classified as Agricultural or Open Areas calling for minimum lot sizes of 35 acres.

The purpose of this section is to identify conditions that have the potential of negatively impacting the City in order to better guide development in the extraterritorial area according to the goals, objectives and policies identified in this Comprehensive Plan.

- Zoning

The Town of Cedarburg’s Land Use Map - 2050 is shown on Map 8-5 below. The City should continue working with the Town of Cedarburg to evaluate strategies to ensure future development patterns that are consistent with the goals and objectives prescribed herein.

- Natural Areas

Natural areas, including but not necessarily limited to wetlands, select woodlands, primary environmental corridors, surface waters, and floodplains (as depicted in Chapter 5 Agricultural, Natural, and Cultural Resources) must be protected because of their flood control, wildlife habitat, water quality protection, and recreational values.

- Prime Agricultural Lands

In 2009, the Wisconsin Legislature enacted Wisconsin Act 28, which repealed and recreated the Wisconsin Farmland Preservation Program set forth in Chapter 91 of the Wisconsin Statutes, and related tax credits under subchapter IX of Chapter 71 of the Statutes. The City of Cedarburg is included in the [Ozaukee County Farmland Preservation Plan](#), administered through their Planning and Parks Department. Ozaukee County is currently updating the Plan which must be adopted by the end of 2025. Few acres remain in the City of Cedarburg that are actively farmed. The County Plan does not identify any Farmland Preservation areas in the City of Cedarburg, Town of Cedarburg, or Town of Grafton at this time.

- Existing Residential Development

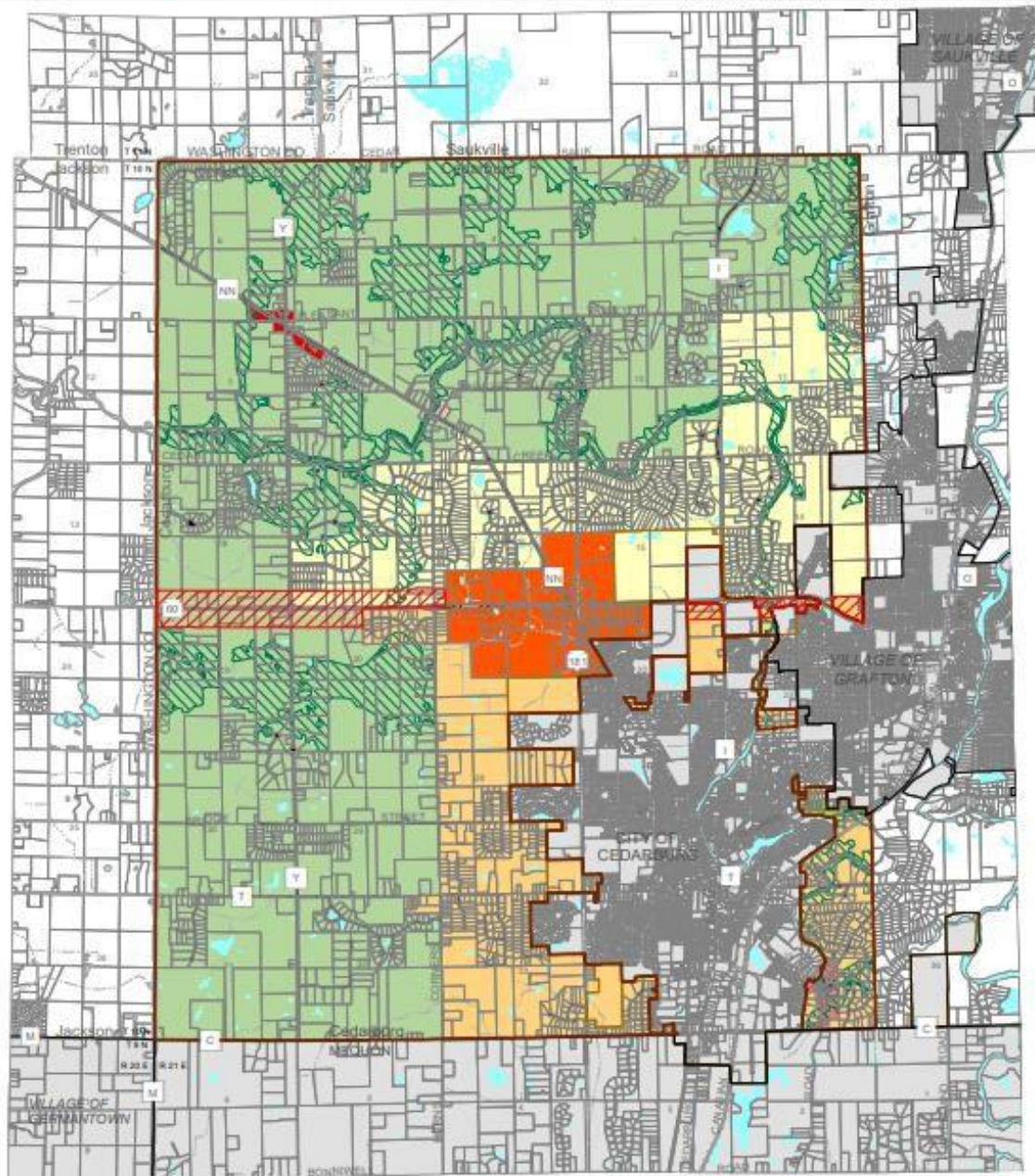
Residential development within the extraterritorial area has resulted in low-density land use patterns that are automobile dependent and land consumptive. The City of Cedarburg and the adjacent towns should be working on a cooperative plan/agreement to ensure that future development patterns within the City's Sanitary Sewer Service Area are appropriate for future public sewer service.

- Existing Commercial and Industrial Development

Commercial and industrial development in the City of Cedarburg extraterritorial area is primarily located along State Highway 60 in the 5 Corners area. The Town of Cedarburg's recently updated Comprehensive Plan Land Use Map identifies industrial and commercial uses extending from just west of County Trunk I to just east of Horns Corners Road.

Map 8-5

Town of Cedarburg Planned Land Use Map: 2050



Neighborhoods

- RN-C
Rural Neighborhood - Countryside
- RN-N
Residential Neighborhood - North
- RN-S
Residential Neighborhood - South

Districts

- BD-DC
Business District - Deckers Corners
- BD-HC
Business District - Horns Corners
- BD-C
Business District - Columbia
- HD-H
Historic District - Hamilton
- BD-FC
Business District - Five Corners

STREETS AND HIGHWAYS

- URBAN RESERVE (OVERLAY)
- PRIMARY ENVIRONMENTAL CORRIDOR (OVERLAY)
- TOWN OF CEDARBURG: 2023
- INTERGOVERNMENTAL AGREEMENT BOUNDARY: 2021
- SURFACE WATER



Source: A Comprehensive Plan For The Town Of Cedarburg: 2050 (2nd Edition)

The Town of Cedarburg, Wisconsin

IN THE NAME AND BY THE AUTHORITY OF THE TOWN OF CEDARBURG, WISCONSIN

Resolution 2021-8

“RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF CEDARBURG AND TOWN OF CEDARBURG TO PROVIDE FOR ORDERLY GROWTH AND DEVELOPMENT AND FOR THE CONNECTION OF FORWARD WAY TO HILLTOP DRIVE”

WHEREAS, Section 66.0301(6)(a) of the Wisconsin Statutes provides that any two municipalities whose boundaries are immediately adjacent at any point may enter into a written agreement determining all or a portion of a common boundary line between the municipalities; and

WHEREAS, Section 66.0301(6)(c) of the Wisconsin Statutes provides that before any such agreement may take effect, it must be approved by the governing body of each municipality by the adoption of a resolution and, before each municipality may adopt such resolution, a public hearing on the agreement must be held after due notice; and

WHEREAS, on the 7th day of July, 2021, after due public notice, a public hearing was held before the Town Board of the Town of Cedarburg regarding the Intergovernmental Agreement between the City of Cedarburg and Town of Cedarburg to provide for orderly growth and development and for the connection of Forward Way to Hilltop Drive, a copy of said Agreement is attached to this Resolution and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Cedarburg does hereby approve the Intergovernmental Agreement between City of Cedarburg and Town of Cedarburg to provide for orderly growth and development and for the connection of Forward Way to Hilltop Drive, as set forth in the attached Agreement, incorporated herein by reference.

Adopted this 7th day of July, 2021.



David M. Salvaggio, Town Chairman

Attest:



Jack Johnston, Assistant Administrator/Clerk

**INTERGOVERNMENTAL AGREEMENT BETWEEN
CITY OF CEDARBURG AND TOWN OF CEDARBURG
TO PROVIDE FOR ORDERLY GROWTH AND DEVELOPMENT
AND FOR THE CONNECTION OF FORWARD WAY TO HILLTOP DRIVE**

THIS AGREEMENT ("Agreement") is entered into by and between the City of Cedarburg ("City"), a Wisconsin municipal corporation, and the Town of Cedarburg ("Town"), both located in Ozaukee County, Wisconsin. The City and the Town may be individually referred to herein as "Party" or collectively as "Parties". The purpose of the Agreement is to set forth the procedures, terms, and conditions by which the parties wish to achieve the following mutual goals pursuant to Section 66.0301, of the Wisconsin Statutes:

Orderly, planned growth for the City and the Town and the provision of appropriate, cost effective municipal services for such development;

Orderly, planned boundaries between the City and the Town, promoting cost effective provision of services and more efficient operation of all units of government;

Prevention of unplanned development leading to urban sprawl, and protection of the area's natural resources; and

Promotion of quality development in the City and the Town.

**ARTICLE I
DEFINITIONS**

1.1 City Growth Area. Attached and incorporated by reference is a map, marked **Zoning Map A**, showing the area that is identified as the "City Growth Area". The City Growth Area consists of developed and undeveloped land within the Town that the Parties acknowledge may be annexed at the request of the property owner and/or developed within the City's future municipal boundaries. City Smart Growth areas are included within the City Growth Area. The City Growth Area is intended to be sufficient for at least the next 20 years of City growth.

1.2 Town Area. The remaining areas not included as City Growth Area shall be referred to herein as "Town Area". The Town Area consists primarily of developed and undeveloped land that the Parties acknowledge shall remain under the Town's jurisdiction and/or developed within the Town during the term of this Agreement. The Town Area is intended to be sufficient for at least the next 20 years of Town growth and will be guided by the Town Comprehensive Plan.

1.3 Smart Growth Area. The term "Smart Growth Area", as used herein, shall have the meaning given in the City Smart Growth Comprehensive Land Use Plan - 2025, passed,

approved and adopted by the City on February 25, 2008, by Ordinance No. 2008-06, as amended.

1.4 Rural Profile. The term “Rural profile”, as used herein, shall mean the construction of a public roadway without curb, gutter, or storm sewer, but, rather, with gravel shoulder and ditch construction.

ARTICLE II NATURE OF THIS AGREEMENT

2.1 Intergovernmental Cooperation. This Agreement is entered into pursuant to and in accordance with the provisions of Section 66.0301, Wis. Stats.; it shall be liberally construed and enforced in favor of cooperative action between the Parties. The Parties agree the adoption of this agreement does not in and of itself result in the change of the jurisdiction of any territory or a boundary change.

2.2 Effectiveness of Agreement. Notwithstanding any provision to the contrary contained herein, this Agreement shall not become effective unless and until the Governing Body of each Party has adopted an “Authorizing Resolution”, which Resolution approves of this Agreement and authorizes its execution, and this Agreement is fully executed by all such authorized individuals. If such Authorizing Resolutions are not so duly adopted by the Governing Body of each Party on or before July 7, 2021, then in such event, this Agreement shall not become effective.

2.3 Public Hearing. Prior to the adoption of the Authorizing Resolutions, each Party held a public hearing on this Agreement. Each Party gave notice of this Agreement and public hearing thereon by publishing a Class 1 notice under Ch. 985. At the public hearing, each Party hereto provided proof of such publication.

2.4 Publication of Agreement. When each of the Parties hereto has adopted the Authorizing Resolution, the Parties shall jointly publish this Agreement as a Class 1 notice under Ch. 985 in a newspaper of general circulation within the jurisdiction of each Party.

2.5 Effective Date. The “effective Date” for purposes of this Agreement shall be the date of the adoption and publication of the final Party’s Authorizing Resolution.

ARTICLE III DEVELOPMENT WITHIN CITY GROWTH AREA

3.1 General Agreement. At such times that this Agreement remains in effect, including the Renewal Term, the following terms and conditions shall dictate future development and/or annexation of real property within the City Growth Area.

3.2 City Covenants. The City may annex territory at the request of the property owner from the City Growth Area upon receipt of a Petition for Annexation submitted in compliance with the Wisconsin Statutes.

3.3 Town Covenants. Prior to the expiration or termination of the Agreement, including the Renewal Term, for any reason, the Town agrees as follows concerning the City Growth Area:

a. The Town will cooperate to maintain currently undeveloped lands in an undeveloped state, in order to preserve them for potential future City development.

b. The Town will discourage premature development by imposing and maintaining zoning classifications that do not permit, or that discourage, development in violation of the terms herein. To the extent authorized by law, the Town shall refuse to approve certified survey maps or platted subdivisions within the City Growth Area.

c. The Town shall not challenge any annexation within the City Growth Area, including, but not limited to, annexation of town island parcels, nor shall the Town judicially oppose any annexations that are consistent with the terms of this Agreement. The Town will not financially support anyone who opposes or contests any such annexation within the City Growth Area. The City shall meet with Town officials prior to or shortly after the filing of any annexation petition for the purpose of discussing matters of mutual concern under this Agreement. If the Town is impleaded into an annexation lawsuit by a party other than the City, the Town shall immediately stipulate that it does not oppose the contested annexation. The Town will also cooperate with the City on the dismissal of the Town as a party to the lawsuit.

ARTICLE IV DEVELOPMENT WITHIN TOWN

4.1 General Agreement. At such times that this Agreement remains in effect, including the Renewal Term, the following terms and conditions shall dictate future development and/or annexation of real property within the Town Area.

4.2 City Covenants. The boundaries of the City Growth Area are intended to establish the outer limits of annexation and the potential boundary of the City for the term of this Agreement, including the Renewal Term. Prior to the expiration or termination of the Agreement and the Renewal Term, for any reason, the City agrees that it will not annex any land from the Town Area, without prior Town approval. The City shall not implement/exercise Extraterritorial Zoning or Extraterritorial Plat review over Town lands within the Town Area for the duration of this Agreement, including the Renewal Term.

ARTICLE V ROADS

5.1 Hilltop Road and Forward Way. Pursuant to the Highway Order, issued by the Town conditionally or contemporaneously herewith, the extension of the City right-of-way and public roadway identified as Forward Way shall connect to the existing Town right-of-way and public roadway identified as Hilltop Drive, as set forth on **Exhibit B**, attached hereto and incorporated herein by reference. Such connection shall require completion of the construction of Hilltop Drive, to the corporate boundary of the City, and shall further result in anticipated increased traffic on Sycamore Drive, to its intersection with Washington Avenue. Therefore, the parties agree to share the costs of such construction and reconstruction of Hilltop Drive and Sycamore Drive, to its intersection with Washington Avenue, as follows:

a. **Hilltop Drive extension to Sycamore Drive intersection.** The City shall undertake, bid, construct and be financially responsible for the construction of Hilltop Drive, from the corporate boundary of the City, north to and including the intersection with Sycamore Drive. Said reconstruction shall be approximately as set forth on **Exhibit B**, with a Rural Profile. The City, its officers, employees, contractors, agents and assigns, shall be granted access at all reasonable times to this section of Hilltop Drive right-of-way for the purposes set forth herein. The Town shall reasonably cooperate with the reconstruction, which cooperation shall include, but is not necessarily limited to, assisting in traffic control and/or notices to adjacent or impacted landowners. Such work shall be completed by the City no later than December 31, 2022.

b. **Sycamore Drive reconstruction to Washington Avenue.** The City shall reimburse the Town for forty-five percent (45%) of the actual costs for the reconstruction of Sycamore Drive, identical to its existing construction and profile, from its intersection with Hilltop Drive west to the intersection with Washington Avenue. Such reimbursement shall not include the reconstruction of the intersection of Sycamore Drive and Washington Avenue, which is anticipated to be served by a four-way stop. The Town shall undertake, bid, construct and pay for such reconstruction, subject to the reimbursement set forth herein. The Town shall determine the reconstruction schedule. City shall be given a minimum of one-year advanced notice of said reimbursement ("Notice"), in order to properly budget for said cost. Said Notice shall include the approximate construction schedule, engineering designs for said extension, and actual or engineer's estimate of total and City reimbursement costs. The City shall make the reimbursement payment to the Town within two months of the Town sending the City a summary of the actual roadway construction costs.

ARTICLE VI PROHIBITION OF TOWN INCORPORATION

6.1 Prohibition on Incorporation. At such times that this Agreement remains in effect, including any Renewal Term, Incorporation by the Town, as set forth in Chapter 66 of the

Wisconsin Statutes, as amended, or any other applicable law, rule or regulation, shall be prohibited.

ARTICLE VII
TOWN COOPERATION WITH CITY UTILITY EASEMENT TO
CONNECT TO WATER RECYCLING CENTER

7.1 In the event that the City determines, in its sole discretion, that it is most appropriate to extend water and/or sewer lines through Town roads or right-of-way for purposes of extending or connecting the lines to a new or existing City water recycling center or sewer plant outside of the City on property located on Pioneer Road as identified on the attached Exhibit A, then the Town shall fully cooperate, in no way obstruct, and timely approve of such extension, pursuant to Chapter 196 of the Wisconsin Statutes, or any other applicable law, rule or regulation. The City shall be responsible, at City expense, for such installation, including restoration of the Town road(s) to the condition prior to construction. The City shall indemnify and hold harmless the Town for any and all claims which may arise related to such work in the Town Right of Way. Nothing herein shall require or in any way mandate that the City provide water or sewer service outside of its corporate boundaries. Any related work shall not result in the annexation of any Town properties.

ARTICLE VIII
TERM

8.1 Term. The initial term of this Agreement shall commence upon the Effective Date and continue for a ten (10) year period of time thereafter ("Initial Term").

8.2 Automatic Renewal; Renewal and Withdrawals. The Initial Term hereof shall be automatically extended for one (1) additional ten (10) year renewal term ("Renewal Term") commencing upon the expiration of the Initial Term; unless both Parties agree to terminate the automatic renewal term at least 120 days prior to the expiration of the Initial Term:

ARTICLE IX
NO CHALLENGES TO THIS AGREEMENT; REMEDIES

9.1 No Challenges. Each Party waives any and all rights each may have to commence or maintain any action or other proceeding to contest, invalidate, or otherwise challenge the validity or enforceability of this Agreement.

9.2 Defense. In the event of any action by any person other than a Party challenging the validity or enforceability of this Agreement or any of its provisions, the Parties shall reasonably cooperate in order to preserve this Agreement. If both Parties are not named as a party to the said action, the other Party shall seek to intervene; and the named Party shall support such intervention. To the extent deemed appropriate by the governing bodies of the Parties, the Parties may jointly retain counsel to represent their interests in the event of such

challenge. No settlement of such an action shall be permitted without the approval of both Parties.

9.3 Breach. A Party's failure to comply with any provisions of this Agreement constitutes a breach of the Agreement.

9.4 Remedies. In the event of a breach of this Agreement, a Party may seek specific performance of this Agreement in addition to any other remedies available at law or in equity. The breaching Party shall pay the other Party's attorney fees reasonably incurred in seeking specific performance or other remedies for the breach.

9.5 Mediation. In the event that the Parties are unable to resolve a dispute as to the construction or application of this Agreement, or if one Party believes there has been a breach by the other Party, the Parties shall participate in mediation of the dispute or the alleged breach. The mediator shall be an impartial individual found mutually acceptable to the Parties. In the event that the Parties are unable to agree to a mediator, within 30 days of written request for mediation by one Party, either Party may petition the Circuit Court for Ozaukee County for the appointment of a mediator pursuant to Chapter 708 of the Wisconsin Statutes. The Parties shall attempt in good faith to avoid litigation of disputes through mediation. The Parties shall share equally in the cost of the mediator. This Section 9.5, however, does not preclude any Party from instituting litigation, if necessary, in its opinion for the protection of its interests or if mediation is not successful. In the event of any litigation following failed mediation, the prevailing Party in such litigation is entitled to recover from the adverse Party its reasonable attorney's fees and disbursements.

ARTICLE X MISCELLANEOUS PROVISIONS

10.1 Amendments. This Agreement may be amended in writing, from time to time, by mutual consent of both parties.

10.2 Notices. All notices required under this Agreement must be served, either personally or by certified mail, upon the Parties' respective municipal clerks.

10.3 Enforceability and Compliance with Laws. The Parties have entered into this Agreement under the authority of Section 66.0301 of the Wisconsin Statutes. Its enforceability will not be affected by statutory amendments, changes in the forms of City or Town government, or changes in elected officials. The Parties agree that this Agreement shall be construed so as to be binding upon the Parties' respective officials, employees, successors and agents. This Agreement is consistent with all known state and federal laws and administrative rules and regulations. This Agreement shall be governed by the laws of the State of Wisconsin.

10.4 Complete Agreement. This Agreement is the complete agreement of the parties with respect to the matters covered by this Agreement and it shall supersede all prior

agreements or municipal policies to the contrary. No agreements, promises, or representations made during or in connection with the negotiations for or approval of this Agreement shall be binding or effective unless they are included herein. This Agreement may be recorded with Register of Deeds for Ozaukee County. This Agreement may be used in litigation and may be introduced into evidence by either Party without objection in any action to enforce the terms of this Agreement.

10.5 No Waiver. The failure of a Party to require strict performance with any provision of this Agreement will not constitute a waiver of the provision or of any of the Parties' rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the Party waiving the right. If an obligation of a Party is being waived or released, the writing must be signed by all affected Parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any party. Waivers and releases will affect only the specific right or obligation waived or released and will not affect the rights or obligations of the Party that did not sign the waiver or release.

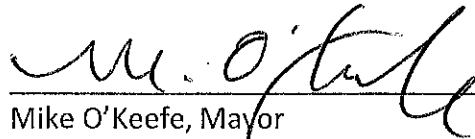
10.6 Performance Standard. This Agreement requires the Parties to act or to refrain from acting on a number of matters. The Parties hereby acknowledge that this Agreement imposes on them a duty of good faith and fair dealing. In addition, whenever consent or approval is required by a Party, the consent or approval shall not be unreasonably withheld.

10.7 No Third Party Beneficiary. This Agreement is intended to be solely between the signatories set forth on the following pages. Nothing in this Agreement grants any third party beneficiary rights to any non-party that may be enforced by any non-party to this Agreement.

10.8 Construction. This Agreement shall be liberally construed to accomplish its intended purposes. The parties acknowledge that the language contained in this Agreement is the product of numerous individuals representing the various interests. Therefore, ambiguities shall not be construed against the drafter of this document. This Agreement should be construed to give a reasonable meaning to each of its provisions, and a construction that would render any of its provisions meaningless, inexplicable, or mere surplusage is to be avoided.

10.9 Severable Provisions. If any clause, provision, or section of this Agreement is declared invalid by any Court of competent jurisdiction, the invalidity of such clause, provision, or section shall not affect the remaining provisions.

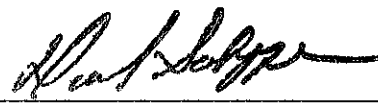
CITY OF CEDARBURG


Mike O'Keefe, Mayor

ATTEST:


Tracie Sette, Clerk

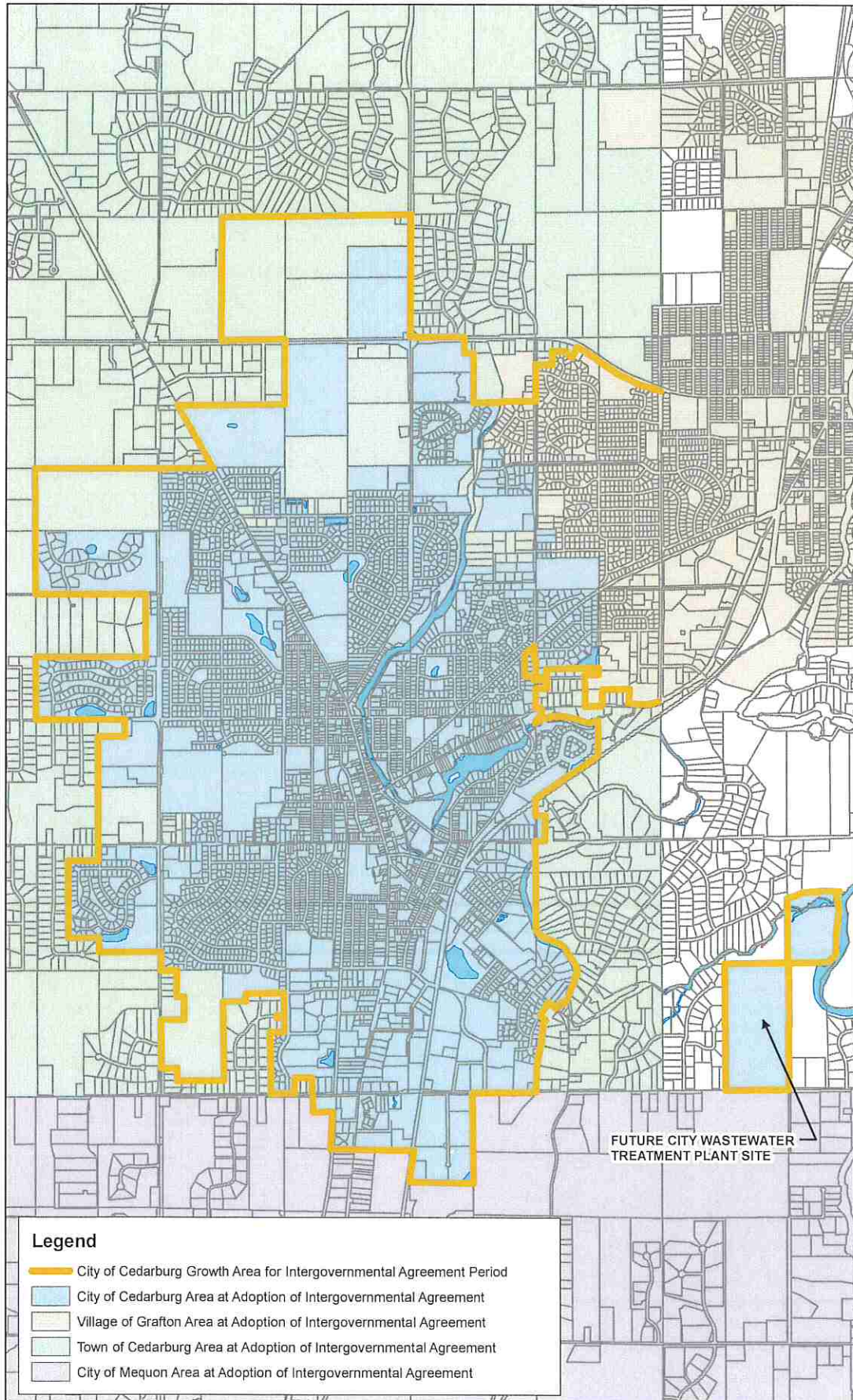
TOWN OF CEDARBURG


David Salvaggio, Chairman

ATTEST:


Jack Johnston, Clerk

ZONING MAP A CEDARBURG CITY AND TOWN INTERGOVERNMENTAL AGREEMENT MAP



ZONING MAP A
CEDARBURG CITY AND TOWN INTERGOVERNMENTAL AGREEMENT MAP

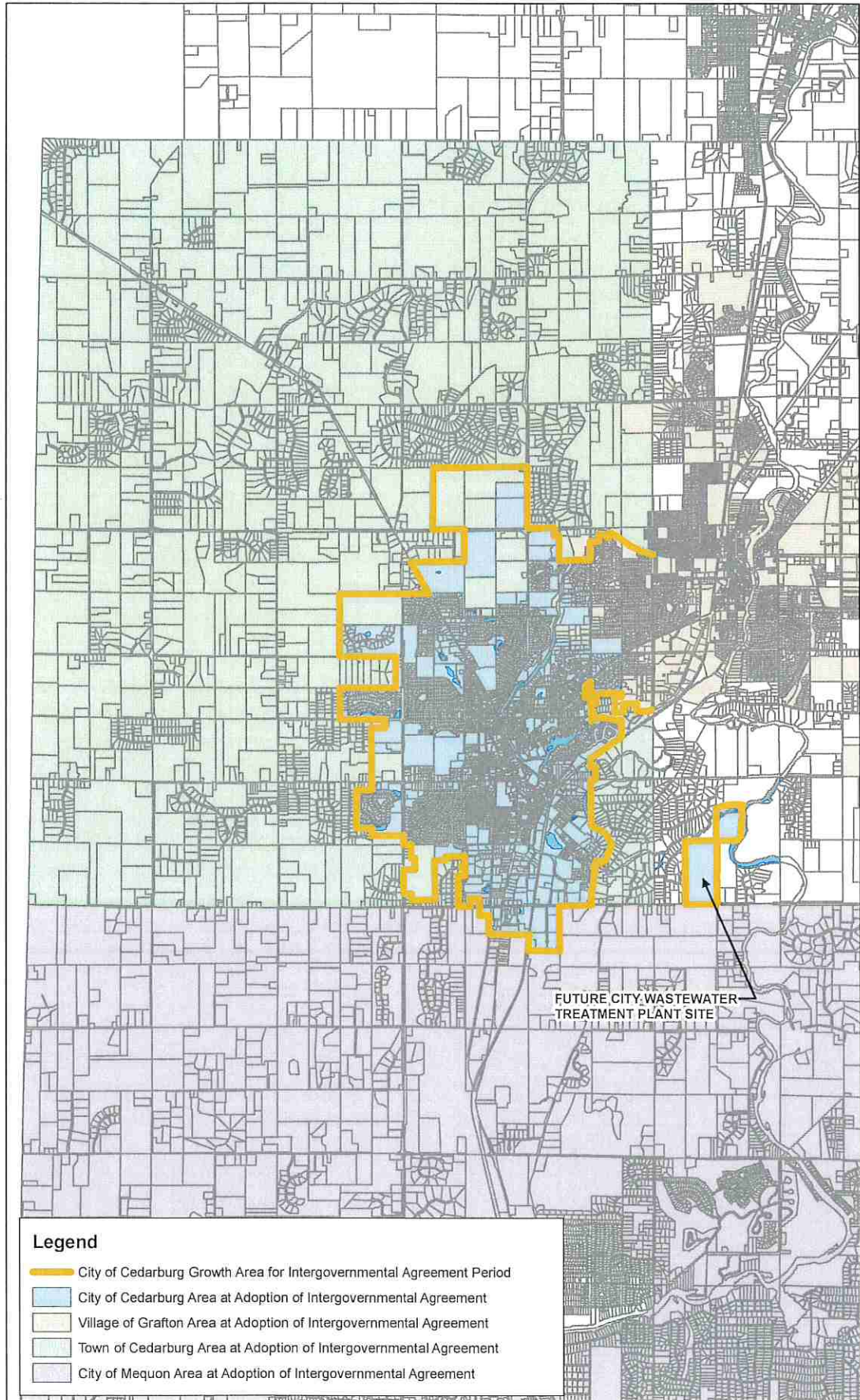


EXHIBIT B

HILLTOP DRIVE (TOWN OF CEDARBURG ROADWAY)

Part of Hilltop Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 22, Town 10 North, Range 21 East, in the City and Town of Cedarburg, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of Lot 2 of CSM 1829, and the point of beginning; thence South 87° 52' 12" West 80.00 feet along the south line of the Town of Cedarburg Limits, 80.00' to the Southwest corner of Hilltop Drive; thence North 02° 07' 48" West along the West line of said Drive 38.52 feet to a point; thence North 87° 52' 12" East 80.00 feet to a point in the East line of said Drive; thence South 02° 07' 48" East along said East line 37.67 feet to the Southeast corner of said Drive and to the point of beginning.

Said land contains 3,048 square feet or 0.0699 acres.

June 4, 2021

Drawing No. 168106-RMK

EXHIBIT B

HILLTOP DRIVE

(TOWN OF CEDARBURG ROADWAY)

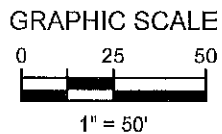
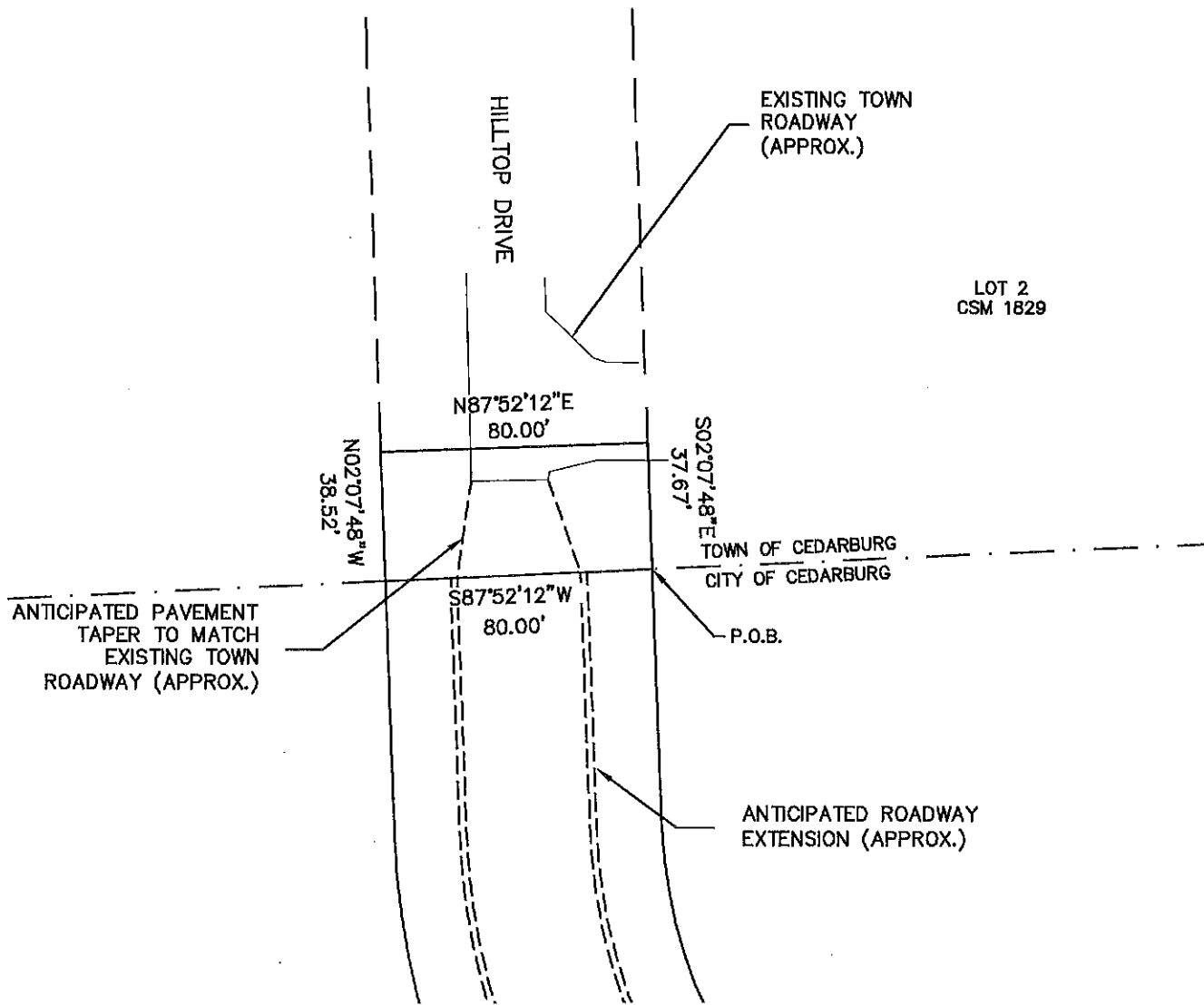
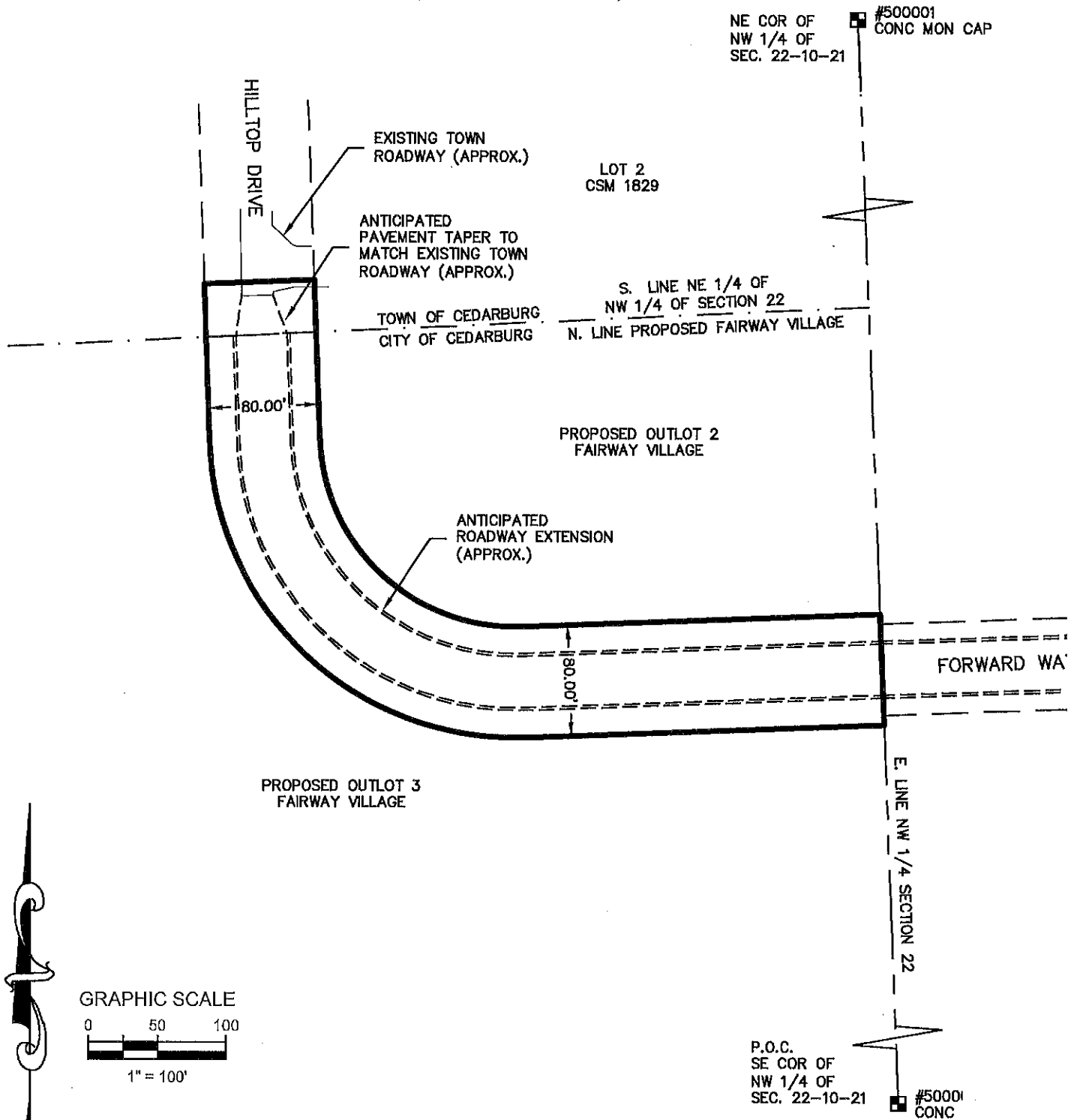


EXHIBIT B

HILLTOP DRIVE (ROADWAY LAYOUT)



CHAPTER 9 - IMPLEMENTATION

**CHAPTER 10 - SUMMARY OF GOALS AND
OBJECTIVES**

ORDINANCE NO. 2025-32

ORDINANCE TO AMEND TITLE 13, CHAPTER 1 OF THE MUNICIPAL CODE (ZONING), SECTIONS 13-1-42(a), 13-1-43(a), 13-1-44(a), 13-1-45(a), 13-1-46(a), 13-1-47(a), 13-1-48(a), 13-1-49(a), 13-1-50(a), 13-1-51(a), 13-1-52(a), 13-1-69(m)(2)b., 13-1-76(c)(6), and 13-1-240(b) pertaining to definition and use of the term ‘density’ and adding the term and definition for Net Buildable Acres.

WHEREAS, the City of Cedarburg Plan Commission did, on September 3, 2025, review, discuss, and favorably recommend this Code amendment to the Common Council; and

WHEREAS, the City of Cedarburg Common Council did, on October 13, 2025, conduct a public hearing on this matter;

NOW, THEREFORE, the City Council of the City of Cedarburg, Ozaukee County, Wisconsin does ordain as follows:

SECTION I

SECTIONS 13-1-42(a), 13-1-43(a), 13-1-44(a), 13-1-45(a), 13-1-46(a), 13-1-47(a), 13-1-48(a), 13-1-49(a), 13-1-50(a), 13-1-51(a), 13-1-52(a), 13-1-69(m)(2)b., 13-1-76(c)(6), and 13-1-240(b) , as forth in Title 13, Chapter 1, Article C and Article L of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG are hereby amended to read as follows:

13-1-42(a). *Purpose.* The Rs-1 Single-Family Residential District is intended to accommodate single-family residential development at densities not exceeding 2.2 dwelling units per net buildable acre served by public sanitary sewer and water supply facilities. Standards certain public improvements may be modified as provided in [section 13-1-42\(k\)](#) of this chapter.

13-1-43(a). *Purpose.* The Rs-2 Single-Family Residential District is intended to establish high-quality single-family residential development at densities not exceeding 2.9 dwelling units per net buildable acre served by public sanitary sewer and water supply facilities. In addition to establishing new subdivisions with complete urban infrastructure, the RS-2 District is intended to accommodate existing single-family development in newly-annexed areas. In such newly-annexed areas, complete urban infrastructure such as curb, gutter, storm sewers, street lights, street trees and sidewalks may not be required. A determination to waive such requirements shall be on a case-by-case basis after review and recommendation of the plan commission and in accord with procedures and provisions described in [section 14-1-90](#) of the Land Division and Subdivision Regulations. Sidewalks may be required if determined necessary by the plan commission.

13-1-44(a). *Purpose.* The Rs-3 Single-Family Residential District is intended to establish and preserve quiet single-family residential neighborhoods free from other urban land uses, except those which are compatible with such residential use, and at densities not to exceed 3.6 units per net buildable acre, served by public sanitary sewer and water supply facilities.

13-1-45(a). *Purpose.* The Rs-4 Residential District is intended to 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 buildable acre, served by public sanitary sewer and water supply facilities.

13-1-46(a). *Purpose.* The Rs-5 Single-Family Residential District is intended to establish and preserve the same use as in the Rs-3 Residential District, except at densities not to exceed 5.2 units per net buildable acre, served by public sanitary sewer and water supply facilities.

13-1-47(a). *Purpose.* The Rs-6 Single-Family/Two-Family Residential District is intended to establish and preserve single-family and two family residential use in older neighborhoods, at densities not to exceed 10.4 dwelling units per net buildable acre, free from other use except those which are compatible with such residential use and, further, to allow for the conversion of large single-family dwellings to two family dwellings.

13-1-48(a). *Purpose.* The Rs-7 Low-Density Single-Family Residential District is intended to accommodate existing single-family residential platted subdivisions and land divisions by certified survey map which are low-density in character and which do not necessarily provide the full complement of urban improvements such as concrete curb and gutter, street lamps, sidewalks, storm sewers, or street trees. The district is intended to accommodate such existing low-density single-family residential development on lots at densities not to exceed 2.2 dwelling units per net buildable acre to be served by municipal sewer and water facilities. Sidewalks may be required in plan commission-designated areas.

13-1-49(a). *Purpose.* The Rs-8 Low-Density Single-Family Residential District is intended to accommodate single-family residential platted subdivisions and land divisions by certified survey map which are low-density in character and which do not necessarily provide the full complement of urban improvements such as concrete curb and gutter, street lamps, sidewalks, storm sewers, or street trees. The district is intended to accommodate such low-density single-family residential development on lots at densities not to exceed 1.1 dwelling units per net buildable acre to be served by municipal sewer and water facilities. Sidewalks may be required in plan commission-designated areas. Conservation subdivisions may be allowed as a conditional use in accord with performance standards applicable to such subdivisions.

13-1-50(a). *Purpose.* The Rd-1 Two-Family Residential District is intended to establish and preserve two family residential neighborhoods, at densities not to exceed 8.7 dwelling units per net buildable acre, served by municipal sewer and water facilities.

13-1-51(a). *Purpose.* The Rm-1 Multiple-Family Residential District is intended to establish and preserve residential areas, at densities not to exceed 10.9 dwelling units per net buildable acre, served by municipal sewer and water facilities.

13-1-52(a). *Purpose.* The Rm-2 Multiple-Family Residential District is intended to establish and preserve multiple-family residential areas, at densities not to exceed 16.1 dwelling units per net buildable acres, served by municipal sewer and water facilities.

13-1-69(m)(2)b. The total residential density within the PUD Planned Unit Development Overlay District will be compatible with the city's Smart Growth Comprehensive Plan - 2025 and/or the density permitted in the underlying basic use district.

13-1-76(c)(6). Residential development at densities not to exceed 6.7 dwelling units per net buildable acre for two-family and 3.4 dwelling units per net buildable acre for single-family, served by municipal sewer and water facilities:

13-1-240(b)

Density. Density means the number of dwelling units per unit of land.

Density net. Deleted

Density, gross. Deleted

Net Buildable Acres (NBA). NBA shall mean “Gross total site acreage minus any unbuildable lands such as, but not necessarily limited to regulated wetlands, shorelands, floodway, floodplain, C-1, C-2, C-3 and C-4 Conservancy Areas, and Environmental Corridors, except to the extent as may be specifically waived or modified by the Plan Commission.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of Cedarburg and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this 13th day of October, 2025 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

Attest:

City Clerk, Tracie Sette

Approved as to form:

City Attorney, Michael P. Herbrand

ORDINANCE NO. 2025-33

ORDINANCE TO AMEND TITLE 13, CHAPTER 1, ARTICLE C OF THE MUNICIPAL CODE (ZONING), SECTION 13-1-40(a) Districts. by adding a new district titled “Detailed, Planned Mixed-Use Neighborhood Zoning District”.

WHEREAS, the City of Cedarburg Plan Commission did, on September 3, 2025, review, discuss, and favorably recommend this Code amendment to the Common Council; and

WHEREAS, the City of Cedarburg Common Council did, on October 13, 2025, conduct a public hearing on this matter;

NOW, THEREFORE, the City Council of the City of Cedarburg, Ozaukee County, Wisconsin does ordain as follows:

SECTION I

SECTIONS 13-1-40(a) , as forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG is hereby amended to include a new Zoning District:

Detailed Planned Mixed-Use Neighborhood Zoning District:

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

(b) Procedures. Developments in the PMN District shall not be eligible for Planned Unit Development (PUD) Overlay zoning. All applications for PMN development sites/plans/plats shall contain a comprehensive plan set (i.e., the Project Plan) submittal including, but not necessarily limited to all information as required and set forth in [Sections 13-1-124 and 13-1-125](#) of the Code as to Site and Architectural Plans, and all information as required and set forth in [Title 14, Chapter 1 Land Division, Subdivision and Condominium Regulations](#) to the extent a Certified Survey Map, Subdivision Plat and/or Condominium Plat may be incorporated as a part of the planned development.

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

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

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

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

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

- c. The proposed development shall be adequately provided with and shall not overburden public services and facilities, such as fire and police protection, streets, schools, or public utilities and facilities.
- (4) Any approved Planned Mixed-Use Neighborhood Zoning Project Plan shall be documented/memorialized in its entirety, signed by the Developer, City Mayor and City Clerk, and retained on file in the City Clerk's office.
- (5) Any subsequent change or addition to an approved Planned Mixed-Use Neighborhood Zoning Project Plan shall first be submitted for consideration/possible approval by the city plan commission. If in the opinion of the city plan commission such change or addition constitutes a substantial alteration of the original plan, a public hearing before the city common council shall be required and notice thereof be given pursuant to the provisions of [section 13-1-229 of the Zoning Code](#). In the case of a substantial alteration, the Common Council shall have the final approval authority, bearing in mind the recommendation of the Plan Commission.
- (6) If a building permit is not issued within one year of receiving Planned Mixed-Use Neighborhood Zoning Project Plan approval, the Project Plan approval for the property shall be automatically discontinued. Any future development of the site(s) thereafter shall be subject to an applicant initiating the plan review and approval process again from the beginning.

(c) Permitted nonresidential uses.

- (1) Any of the following establishments selling goods, merchandise, and services directly to the general public:
- a. Art studios and galleries.
 - b. Bagel stores.
 - c. Bakery for retail sales.
 - d. Book or stationary stores.
 - e. Candy/confectionary stores.
 - f. Clothing or dry good stores.
 - g. Coffee/espresso bars.
 - h. Computer stores.
 - i. Custard/ice cream and soda shops.
 - j. Delicatessens
 - k. Florist shops.
 - l. Gift shops.
 - m. Grocery stores (neighborhood scale/style).
 - n. Hobby shops.
 - o. Jewelry stores.
 - p. Music and radio stores.
 - q. Optical stores.
 - r. Pharmacies (neighborhood scale/style).
 - s. Shoe stores.
 - t. Sporting goods stores.
 - u. Cellular devices, wireless phone and related accessories stores.
 - v. Beer and wine bars.
- (2) Any of the following business, professional and public service offices:
- a. Accounting and similar professional offices.
 - b. Architectural, engineering, or other similar professional offices.
 - c. Legal service and similar professional offices.
 - d. Dental, optical, chiropractic, surgical, and similar medical practitioners' professional offices and services.
 - e. Banks, savings and loans associations and similar financial institutions.
- (3) Any of the following customer service establishments:
- a. Art, dance, or music teaching studios.
 - b. Shoe repair shops.

- c. Travel agent offices.
- d. Pet grooming (not including daycare, boarding or training) services.
- e. Internet, cellular, cable TV and similar service providers.

(d) Permitted Residential Uses.¹

- (1) Single-Family detached residential dwelling units.²
- (2) Two-Family attached townhome-style, residential dwelling units.²
- (3) Multi-Family attached townhome-style residential dwelling units.² (Ref Section (g)(5) below for applicable definition of townhome/townhome-style).

(e) Permitted accessory uses.

- (1) Accessory buildings customarily incidental to the uses allowed herein including garages, storage sheds and dumpster facilities.
- (2) Essential services.
- (3) Ground-mounted and building-mounted satellite dish antennas less than three feet in diameter.
- (4) Off-street parking and loading areas.

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

- (1) Beauty parlors and barber shops.
- (2) Child-day-care facilities.
- (3) Public and/or private utilities, telecommunication installations, transmission and distribution lines, poles, and other accessories. [Note: when a utility proposes a main inter-city transmission facility, the utility shall give notice to the city of such intention and of the date of hearing before the public service commission]. Public and/or private utility installations less than three feet in height shall be subject only to City of Cedarburg staff approval and may be allowed subject to staff-imposed conditions regarding, among other things, effective screening from public view with all-season vegetation.
- (4) Brew pubs.
- (5) Restaurants.
- (6) Businesses serving liquor.
- (7) Satellite dishes larger than three-foot diameter.
- (8) Liquor stores.
- (9) Any individual nonresidential use, user, tenant space, or occupancy exceeding 5,000 sq. ft. gross floor area.
- (10) Any use requiring drive-thru ordering or drive-thru pick-up such as, but not necessarily limited to, banking, food ordering, or food pick-up.
- (11) Any nonresidential use that proposes to be open to the public between the hours of 12:00 a.m. and 4:00 a.m.

(g) Standards

- (1) ¹ Not less than 51% of net buildable acres in a Planned Mixed-Use neighborhood shall be devoted to residential use. Total permitted residential use density (minimum 5.2 and maximum 10.8 units per net buildable acre) shall be calculated against 70% of total net buildable acres.
- (2) As for the locally oriented neighborhood business/service/office portion of the development plan, emphasis shall be on providing compatibly styled and proportioned, multi-modal transportation accessible spaces (i.e., automobile, bicycle and pedestrian) for sale or lease to providers of convenience goods, services, dining, entertainment and/or social places such as set forth above in permitted principal, accessory and conditional uses (target not less than 10% of total net buildable acres should be devoted to development of nonresidential buildings/spaces/uses).
- (3) Target not less than 30% of the total net buildable acres of the site to be set aside for public or private outdoor open space/gathering and recreational spaces/uses. These spaces should be thoughtfully designed for the use and benefit of the residents of the neighborhood, interspersed, and interconnected throughout the planned neighborhood.
- (4) Traditional neighborhood design principles should be observed in the site plan/plat strategy including,

for instance:

- a. Compact development. The developed area is designed for human scale/pedestrian interconnectivity, vs the automobile exclusively, throughout the area. This includes being sensitive to walking distances, heights of buildings, design of exterior lighting, signs, landscaping, paths/sidewalks and other features. Compact development includes parks, gathering spaces, residential, and community business/service/office uses within a close proximity. These features serve as destination points for the immediate and surrounding residential areas (1/2 mile or less).
 - b. Mixed Use. The development includes a mixture of land uses and housing types. Mixing uses can promote different means of interconnected transportation being promoted in the community (walking, bicycling, automobiles). Mixing housing types and sizes tends to result in households of all ages, sizes and incomes. Mixed use may also mean that residential uses are provided above commercial uses such as shops or offices.
 - c. Cultural and Environmental Sensitivity and Design. The development should foster a sense of community identity. Adequate open spaces, thoughtful use of landscaping, and the use of environmentally responsive storm water management systems may play a significant role in characterizing the neighborhood.
- (5) ² Within the residential acreage, primary emphasis shall be placed on providing a mixed spectrum of residential unit types (i.e., target minimum 20% of all residential units as single-family-detached), along with some two-family units (i.e., target minimum 20% of all housing units), and some multi-family townhome* units (not to exceed eight attached units per townhome building or two stories above grade). Residential units may also be incorporated on the second floor of buildings containing locally oriented business/service/office uses on the first floor with the total number of second floor residence units per building to be set at the discretion of the Plan Commission while bearing the overall maximum residential unit types and density targets in mind. **For the purposes of this section, townhomes are defined as attached residential units, each with a private at grade entrance, and with each individual unit extending vertically from (and including) the lowest floor/story of the building through to (and including) the top floor of the building.*
- a. Not more than eight multi-family-attached townhome dwelling units shall be permitted in a single building.
 - b. Multi-family attached townhome buildings shall not exceed two-stories above grade.
- (6) The perimeter of a traditional planned neighborhood must be bound by a greenbelt not less than 20 feet in depth. This greenbelt shall include thoughtful, undulating berming and landscaping together with accessible pedestrian ways.
- (7) Target required open space across the planned development site is 30% of total net buildable acres/area.
- (8) Target maximum permitted floor area ratio across the planned development site not to exceed 50% of total net buildable acres.
- (9) Minimum required lot size and lot width for single-family detached residence lots shall be 3,000 square feet, and 30-feet, respectively.
- a. Setbacks on all single-family residence lots shall be:
 - i. Front. 10-feet.
 - ii. Sides. 5-feet. No single-family or two-family residence building may be placed closer than 10 feet to any other building.
 - iii. Rear. 15-feet.
 - b. Total minimum living area per single-family residence shall be:
 - i. 1,000 square feet total.
 - ii. 700 square feet on the first floor of a two-story residence.
 - iii. 330 square feet per habitable story in a tri-level residence.
Every residence unit in a single-family attached building must be supplied with at least two attached/enclosed parking stalls plus .75 unenclosed guest parking stalls located within 250 feet of the residence unit.

- (10) Minimum required lot size and lot width for two-family residence lots shall be 5,000 square feet, and 50-feet, respectively.
- a. Setbacks on all two-family residence lots shall be:
 - i. Front. 10-feet.
 - ii. Sides. 5-feet. No single-family or two-family residence building shall be placed closer than 10 feet to any other building.
 - iii. Rear. 15-feet.
 - b. Total minimum living area per residence unit in a two-family attached building shall be:
 - i. 900 sq. ft. total.
 - ii. 500 sq. ft. on the first floor of a two-story residence unit.
 - iii. Every residence unit in a two-family-attached building shall be supplied with at least two attached/enclosed parking stalls plus .5 unenclosed guest parking stalls located within 250 feet of the residence unit.
- (11) Minimum required lot size and lot width for all multi-family townhome residence lots shall be 1,500 sq. ft. per attached residence unit, and 25-feet per attached residence unit, respectively.
- a. Setbacks on all multi-family townhome residence lots shall be:
 - i. Front. 15-feet.
 - ii. Sides. 10-feet. No multi-family townhome residence building shall be placed closer than 15-feet to any other building.
 - iii. Rear. 25-feet.
 - b. Total minimum living area per townhome residence unit in a multi-family attached building shall be:
 - i. 800 sq. ft. total.
 - ii. 400 sq. ft. on the first floor of a two-story residence unit.
 - iii. Every townhome residence unit in a multi-family-attached building shall be supplied with at least one attached/enclosed parking stall, one attached/unenclosed parking stall and, .5 unenclosed guest parking stalls located within 250 feet of the residence unit.
- (12) Minimum required lot size and lot width for all locally oriented neighborhood business/service/office lots shall be 8,400 sq. ft. and 50-feet respectively.
- a. Setbacks on all locally oriented neighborhood business/service/office lots shall be:
 - i. Front. 25-feet.
 - ii. Sides. 10-feet.
 - iii. Rear. 25-feet.
- (13) Minimum required living area per residence unit located on the second floor above non-residential first floor uses shall be 600 sq. ft. total. Every residence unit located on the second floor above non-residential first floor use shall be supplied with at least 1.5 parking stalls located within 100 feet of the unit entrance. These stalls may, at the discretion of the Plan Commission and Common Council, be shared in whole or in part with the parking stalls supplied in support of the non-residential uses.
- (14) Minimum setback from wetlands for all structures shall be not less than 15-feet. Construction activity shall not be allowed to encroach upon the wetlands.
- (15) No principal residence building or parts of a principal residence building shall exceed 35 feet in height. No residential accessory building shall exceed 20 feet in height.
- (16) No principal non-residential building or parts of a building shall exceed 35 feet unless a gabled roof style is proposed in which case the non-residential building height may be increased to not more than 40-feet to the top of the highest point on the building as measured from average grade along the front elevation of the building. Nonresidential accessory buildings shall not exceed 20 feet in height.
- (17) Site and architectural plan review. (See article F.)
- (18) Traffic, loading, parking, and access. (See article D.)
- (19) Performance standards. (See article H.)
- (20) Signs. (See title 15, chapter 5 of the Municipal Code.)

(h) Waiver or modification of Standards.

The Planned Mixed-Use Neighborhood zoning district is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicular traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The Planned Mixed-Use Neighborhood district will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards set forth above.

To this end, the Plan Commission and Common Council may determine and permit, (such as in the case of a unique or extenuating site/plan circumstance), that in order to achieve a coordinated area plan with maximal diversity in the location of structures and mixing of compatible uses, waiver or modification of Standards set forth in Sections (g)(2) – (g)(16) above.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of Cedarburg and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this _____ day of _____, 2025 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

COUNTERSIGNED:

City Clerk, Tracie Sette

OCTOBER 8, 2025

WIRTH FAMILY STATEMENT

I am Michael Wirth and I am submitting this statement on behalf of my family, regarding our property on STH 60 and County Road I, the single property within Smart Growth Area 11. Our family has owned the property since 1964 and has planned for its development ever since. During that 6 decade period, our taxes have been timely paid each year and we have cooperated with the City and others, as a matter of good citizen practice and land stewardship.

Over that time, we have expended more than \$1 million in exploring various development alternatives, each time seeking only a quality development from a reputable developer . We concluded that the best use of this property would be a first-class multi-family development. We then sought out who we believed would be the best developer for Cedarburg and have been working with the Mandel Group ever since. The Mandel Group is highly regarded by Milwaukee area suburban communities, such as Oconomowoc, Wauwatosa and Elm Grove.

In recent years the City of Cedarburg has approved two major developments immediately south of our property and, in so doing, has committed that entire area, including our property, for multi-family development, with The Glen and Cedar Place now both fully occupied. Moreover, consistent with planning best-practices, the City's prior approvals established a lower density at The Glen with a density transition increase to Cedar Place, such that the next development site to the north (SGA 11) would logically have the highest density, being situated at the corner of the State Highway and County Highway.

Nevertheless, when the Cedarburg Plan Commission recommended approval of the Mandel plan, its recommendation was not approved by the Council.

The Council is now holding public hearings to culminate the work that began in 2024. The lengthy process to amend the City's Comprehensive Land Use Plan took the dedicated effort of the Plan Commission and elected officials, City staff, contributing third-parties (subject matter consultants, the School District, etc.), and public participants. Thanks to all for the hard work and attention to detail.

However, there is still important work to be done and key details to address. In sharing this with you, it will be a familiar message to some, because various representatives of our family have consistently provided written and verbal comments throughout the process.

First, a public hearing will occur for the draft Comprehensive Land Use Plan including a recommended designation of Detailed Planned Mixed-Use Zoning District for SGA 11. But rather than positioning the long-vacant site for strategic growth and development at higher density than the adjacent properties to the south, the plan prescribes a mix of uses with a much lower density level. .

We are not asking you to toss out all of the hard work. Rather, if the consensus is to adopt the updated Comprehensive Land Use Plan, we ask that you do so, with the exception of SGA 11 and return only that matter to the Plan Commission and staff, for a more acceptable submission.

Second, a public hearing will occur for the draft Detailed Planned Mixed-Use Zoning District planning proposal language. We also ask that the draft ordinance text be returned to the Plan Commission. .

The details regarding the issues with the draft ordinance will be addressed by Phil Aiello of Mandel Group. Our concerns are more broadly related to the overall history and the City's comprehensive planning process. The prescribed mix of uses and reduced density do not recognize or even consider our family's investment backed expectations and steadfast efforts to find a reputable developer who can bring a quality market-based development to the site. Our preferred developer – Mandel Group – has reviewed the proposed requirements and advises that it will not be able to

purchase our property because of the complexities involved and that the low density will make any development infeasible.

The proposed draft is also inconsistent with the voluminous record from the comprehensive planning process. In the record is the City's housing study that documents the need for multi-family residences, a traffic study for STH 60 and County Road I that documents a high-density development at the Wirth site will not have an adverse impact, the necessary municipal infrastructure already serves the site, and the School District has capacity for additional children who may reside at the site.

The City has statutory requirements in the comprehensive planning process to include allowing for an adequate housing supply that meets existing and forecasted housing demand, providing for a range of housing choices that meet the needs of persons of all income levels, and documenting elements pertaining to transportation, utilities, and infrastructure. While all of that is in the record before you, the City will not fulfill its statutory duties if it adopts the proposed land use and zoning district for the property.

This has been a long process and we know that there have been voices of support for prudent strategic growth that will meet the City's long range needs. Those voices represent the silent majority of residents who are trusting you to plan for our prime development site at the corner of the State Highway and County Highway, immediately adjacent to a high-density existing multi-family development. We ask you to return the SGA 11 matter and the draft ordinance to the Plan Commission and staff in order to give full consideration to the Mandel approach and our legitimate concerns .

Thank you for your consideration.

OCTOBER 8, 2025

MANDEL GROUP STATEMENT

I am Phillip Aiello, President of Mandel Group. Over the past several years, we have shown a strong interest in developing a high-end multi-family project on the Wirth property. In that period, we considered all reasonable alternatives to our plans which were not accepted by the Council following affirmative recommendations by your Plan Commission.

Since late 2023, we have mostly stepped back but asked the sellers for updates as the City undertook its comprehensive planning process. I am here to report to you that our company remains very interested in bringing a high-end multi-family development to this site in Cedarburg.

We reviewed the current Detailed Planned Mixed-Use Zoning District planning proposal, both internally and in consideration with an independent planning consultant. In our collective opinions, there is no developer which would undertake actual development of what the proposed plan would require and certainly not Mandel Group. The draft plan before you is highly restrictive and prescribes both a mix of uses and residential housing types. The plan bases density calculations on net buildable area instead of total area, utilizes a density range inappropriate for a location next to high-density multifamily and a state highway, further restricts the density by multiplying the density range by 70% of buildable area instead of 100% of buildable area, and then further restricts the physical plan by limiting the types of housing allowed on the site.

If adopted as the land use plan for SGA 11 and the district requirements are as written, the mandates on the Wirth site (only a 17-acre parcel) would require substantial investments in a perfectly coordinated timing sequence by several different types of development companies, each with only part of the property as its responsibility. That level of complexity will make it infeasible to develop the long-vacant site at the corner of a State Highway and a County Highway without a significant tax incremental

incentive from the City. We remain committed to Cedarburg to develop our best product that does not need an incentive, but the current proposal will not work for us.

We echo the request to return both the SGA 11 land use designation in the updated Comprehensive Plan and the draft Detailed Planned Mixed-Use Zoning District to the Plan Commission and staff, for a more acceptable submission. If that is what you decide to do and if we are invited to contribute and collaborate, we will do so with the joint expectation that the next time we are before this Council, it is with a plan to develop the Wirth site in a way that makes sense in the marketplace and addresses the housing demands outlined in the housing study conducted by the City.

Thank you for your consideration.

ORDINANCE NO. 2025-31**An Ordinance Adopting an Update to the Smart Growth Comprehensive Land Use Plan – 2025**

The Common Council of the City of Cedarburg, Wisconsin, does hereby ordain as follows:

SECTION I

Whereas, per Section 62.23(2) and (3) of the Wisconsin Statutes, the City of Cedarburg, Wisconsin is authorized to prepare, adopt, and periodically update a Comprehensive Plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission and Common Council of the City of Cedarburg have adopted written procedures designed to foster public participation during the preparation of the City's Comprehensive Plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the City of Cedarburg Plan Commission did, by majority votes of the entire Commission, pass Resolutions 2025-14 and 2025-15 adopting the updates to Chapters 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendices A, B, C, & D, and the related Introduction, and favorably recommending adoption to the Common Council; and

WHEREAS, the City of Cedarburg did, on October 13, 2025, hold a public hearing on the proposed Update to the existing Smart Growth Comprehensive Land Use Plan – 2025 in compliance with Section 66.1001(4)(d) of the Wisconsin Statutes; and

NOW THEREFORE, the Common Council of the City of Cedarburg, Wisconsin does ordain as follows: the documents on file in the Office of the City Clerk, entitled 'Smart Growth Comprehensive Land Use Plan – 2050 containing updated Chapters 2-Housing, 3-Transportation, 4-Utilities and Community Facilities, 8-Land Use, Appendices A, B, C, & D, and the related Introduction is hereby adopted pursuant to Section 66.1001(4)(c) as updated, and existing Chapters 1-Issues and Opportunities, 5-Agricultural, Natural and Historical Resources, 6-Economic Development, 7-Intergovernmental Cooperation, 9-Implementation, and 10-Summary of Goals and Objectives are hereby retained as written for now.

SECTION II

This Ordinance shall take effect upon passage and publication as required by law.

Passed and adopted this 13th day of October, 2025 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

Attest:

City Clerk, Tracie Sette

Approved as to form:

City Attorney, Michael P. Herbrand

ORDINANCE NO. 2025-32

ORDINANCE TO AMEND TITLE 13, CHAPTER 1 OF THE MUNICIPAL CODE (ZONING), SECTIONS 13-1-42(a), 13-1-43(a), 13-1-44(a), 13-1-45(a), 13-1-46(a), 13-1-47(a), 13-1-48(a), 13-1-49(a), 13-1-50(a), 13-1-51(a), 13-1-52(a), 13-1-69(m)(2)b., 13-1-76(c)(6), and 13-1-240(b) pertaining to definition and use of the term ‘density’ and adding the term and definition for Net Buildable Acres.

WHEREAS, the City of Cedarburg Plan Commission did, on September 3, 2025, review, discuss, and favorably recommend this Code amendment to the Common Council; and

WHEREAS, the City of Cedarburg Common Council did, on October 13, 2025, conduct a public hearing on this matter;

NOW, THEREFORE, the City Council of the City of Cedarburg, Ozaukee County, Wisconsin does ordain as follows:

SECTION I

SECTIONS 13-1-42(a), 13-1-43(a), 13-1-44(a), 13-1-45(a), 13-1-46(a), 13-1-47(a), 13-1-48(a), 13-1-49(a), 13-1-50(a), 13-1-51(a), 13-1-52(a), 13-1-69(m)(2)b., 13-1-76(c)(6), and 13-1-240(b) , as forth in Title 13, Chapter 1, Article C and Article L of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG are hereby amended to read as follows:

13-1-42(a). *Purpose*. The Rs-1 Single-Family Residential District is intended to accommodate single-family residential development at densities not exceeding 2.2 dwelling units per net buildable acre served by public sanitary sewer and water supply facilities. Standards certain public improvements may be modified as provided in [section 13-1-42\(k\)](#) of this chapter.

13-1-43(a). *Purpose*. The Rs-2 Single-Family Residential District is intended to establish high-quality single-family residential development at densities not exceeding 2.9 dwelling units per net buildable acre served by public sanitary sewer and water supply facilities. In addition to establishing new subdivisions with complete urban infrastructure, the RS-2 District is intended to accommodate existing single-family development in newly-annexed areas. In such newly-annexed areas, complete urban infrastructure such as curb, gutter, storm sewers, street lights, street trees and sidewalks may not be required. A determination to waive such requirements shall be on a case-by-case basis after review and recommendation of the plan commission and in accord with procedures and provisions described in [section 14-1-90](#) of the Land Division and Subdivision Regulations. Sidewalks may be required if determined necessary by the plan commission.

13-1-44(a). *Purpose*. The Rs-3 Single-Family Residential District is intended to establish and preserve quiet single-family residential neighborhoods free from other urban land uses, except those which are compatible with such residential use, and at densities not to exceed 3.6 units per net buildable acre, served by public sanitary sewer and water supply facilities.

13-1-45(a). *Purpose.* The Rs-4 Residential District is intended to 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 buildable acre, served by public sanitary sewer and water supply facilities.

13-1-46(a). *Purpose.* The Rs-5 Single-Family Residential District is intended to establish and preserve the same use as in the Rs-3 Residential District, except at densities not to exceed 5.2 units per net buildable acre, served by public sanitary sewer and water supply facilities.

13-1-47(a). *Purpose.* The Rs-6 Single-Family/Two-Family Residential District is intended to establish and preserve single-family and two family residential use in older neighborhoods, at densities not to exceed 10.4 dwelling units per net buildable acre, free from other use except those which are compatible with such residential use and, further, to allow for the conversion of large single-family dwellings to two family dwellings.

13-1-48(a). *Purpose.* The Rs-7 Low-Density Single-Family Residential District is intended to accommodate existing single-family residential platted subdivisions and land divisions by certified survey map which are low-density in character and which do not necessarily provide the full complement of urban improvements such as concrete curb and gutter, street lamps, sidewalks, storm sewers, or street trees. The district is intended to accommodate such existing low-density single-family residential development on lots at densities not to exceed 2.2 dwelling units per net buildable acre to be served by municipal sewer and water facilities. Sidewalks may be required in plan commission-designated areas.

13-1-49(a). *Purpose.* The Rs-8 Low-Density Single-Family Residential District is intended to accommodate single-family residential platted subdivisions and land divisions by certified survey map which are low-density in character and which do not necessarily provide the full complement of urban improvements such as concrete curb and gutter, street lamps, sidewalks, storm sewers, or street trees. The district is intended to accommodate such low-density single-family residential development on lots at densities not to exceed 1.1 dwelling units per net buildable acre to be served by municipal sewer and water facilities. Sidewalks may be required in plan commission-designated areas. Conservation subdivisions may be allowed as a conditional use in accord with performance standards applicable to such subdivisions.

13-1-50(a). *Purpose.* The Rd-1 Two-Family Residential District is intended to establish and preserve two family residential neighborhoods, at densities not to exceed 8.7 dwelling units per net buildable acre, served by municipal sewer and water facilities.

13-1-51(a). *Purpose.* The Rm-1 Multiple-Family Residential District is intended to establish and preserve residential areas, at densities not to exceed 10.9 dwelling units per net buildable acre, served by municipal sewer and water facilities.

13-1-52(a). *Purpose.* The Rm-2 Multiple-Family Residential District is intended to establish and preserve multiple-family residential areas, at densities not to exceed 16.1 dwelling units per net buildable acres, served by municipal sewer and water facilities.

13-1-69(m)(2)b. The total residential density within the PUD Planned Unit Development Overlay District will be compatible with the city's Smart Growth Comprehensive Plan - 2025 and/or the density permitted in the underlying basic use district.

13-1-76(c)(6). Residential development at densities not to exceed 6.7 dwelling units per net buildable acre for two-family and 3.4 dwelling units per net buildable acre for single-family, served by municipal sewer and water facilities:

13-1-240(b)

Density. Density means the number of dwelling units per unit of land.

Density net. Deleted

Density, gross. Deleted

Net Buildable Acres (NBA). NBA shall mean “Gross total site acreage minus any unbuildable lands such as, but not necessarily limited to regulated wetlands, shorelands, floodway, floodplain, C-1, C-2, C-3 and C-4 Conservancy Areas, and Environmental Corridors, except to the extent as may be specifically waived or modified by the Plan Commission.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of Cedarburg and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this 13th day of October, 2025 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

Attest:

City Clerk, Tracie Sette

Approved as to form:

City Attorney, Michael P. Herbrand

ORDINANCE NO. 2025-33

ORDINANCE TO AMEND TITLE 13, CHAPTER 1, ARTICLE C OF THE MUNICIPAL CODE (ZONING), SECTION 13-1-40(a) Districts. by adding a new district titled “Detailed, Planned Mixed-Use Neighborhood Zoning District”.

WHEREAS, the City of Cedarburg Plan Commission did, on September 3, 2025, review, discuss, and favorably recommend this Code amendment to the Common Council; and

WHEREAS, the City of Cedarburg Common Council did, on October 13, 2025, conduct a public hearing on this matter;

NOW, THEREFORE, the City Council of the City of Cedarburg, Ozaukee County, Wisconsin does ordain as follows:

SECTION I

SECTIONS 13-1-40(a) , as forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG is hereby amended to include a new Zoning District:

Detailed Planned Mixed-Use Neighborhood Zoning District:

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

(b) Procedures. Developments in the PMN District shall not be eligible for Planned Unit Development (PUD) Overlay zoning. All applications for PMN development sites/plans/plats shall contain a comprehensive plan set (i.e., the Project Plan) submittal including, but not necessarily limited to all information as required and set forth in Sections 13-1-124 and 13-1-125 of the Code as to Site and Architectural Plans, and all information as required and set forth in Title 14, Chapter 1 Land Division, Subdivision and Condominium Regulations to the extent a Certified Survey Map, Subdivision Plat and/or Condominium Plat may be incorporated as a part of the planned development.

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

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

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

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

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

- c. The proposed development shall be adequately provided with and shall not overburden public services and facilities, such as fire and police protection, streets, schools, or public utilities and facilities.
- (4) Any approved Planned Mixed-Use Neighborhood Zoning Project Plan shall be documented/memorialized in its entirety, signed by the Developer, City Mayor and City Clerk, and retained on file in the City Clerk's office.
- (5) Any subsequent change or addition to an approved Planned Mixed-Use Neighborhood Zoning Project Plan shall first be submitted for consideration/possible approval by the city plan commission. If in the opinion of the city plan commission such change or addition constitutes a substantial alteration of the original plan, a public hearing before the city common council shall be required and notice thereof be given pursuant to the provisions of [section 13-1-229 of the Zoning Code](#). In the case of a substantial alteration, the Common Council shall have the final approval authority, bearing in mind the recommendation of the Plan Commission.
- (6) If a building permit is not issued within one year of receiving Planned Mixed-Use Neighborhood Zoning Project Plan approval, the Project Plan approval for the property shall be automatically discontinued. Any future development of the site(s) thereafter shall be subject to an applicant initiating the plan review and approval process again from the beginning.

(c) Permitted nonresidential uses.

- (1) Any of the following establishments selling goods, merchandise, and services directly to the general public:
- a. Art studios and galleries.
 - b. Bagel stores.
 - c. Bakery for retail sales.
 - d. Book or stationary stores.
 - e. Candy/confectionary stores.
 - f. Clothing or dry good stores.
 - g. Coffee/espresso bars.
 - h. Computer stores.
 - i. Custard/ice cream and soda shops.
 - j. Delicatessens
 - k. Florist shops.
 - l. Gift shops.
 - m. Grocery stores (neighborhood scale/style).
 - n. Hobby shops.
 - o. Jewelry stores.
 - p. Music and radio stores.
 - q. Optical stores.
 - r. Pharmacies (neighborhood scale/style).
 - s. Shoe stores.
 - t. Sporting goods stores.
 - u. Cellular devices, wireless phone and related accessories stores.
 - v. Beer and wine bars.
- (2) Any of the following business, professional and public service offices:
- a. Accounting and similar professional offices.
 - b. Architectural, engineering, or other similar professional offices.
 - c. Legal service and similar professional offices.
 - d. Dental, optical, chiropractic, surgical, and similar medical practitioners' professional offices and services.
 - e. Banks, savings and loans associations and similar financial institutions.
- (3) Any of the following customer service establishments:
- a. Art, dance, or music teaching studios.
 - b. Shoe repair shops.

- c. Travel agent offices.
- d. Pet grooming (not including daycare, boarding or training) services.
- e. Internet, cellular, cable TV and similar service providers.

(d) Permitted Residential Uses.¹

- (1) Single-Family detached residential dwelling units.²
- (2) Two-Family attached townhome-style, residential dwelling units.²
- (3) Multi-Family attached townhome-style residential dwelling units.² (Ref Section (g)(5) below for applicable definition of townhome/townhome-style).

(e) Permitted accessory uses.

- (1) Accessory buildings customarily incidental to the uses allowed herein including garages, storage sheds and dumpster facilities.
- (2) Essential services.
- (3) Ground-mounted and building-mounted satellite dish antennas less than three feet in diameter.
- (4) Off-street parking and loading areas.

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

- (1) Beauty parlors and barber shops.
- (2) Child-day-care facilities.
- (3) Public and/or private utilities, telecommunication installations, transmission and distribution lines, poles, and other accessories. [Note: when a utility proposes a main inter-city transmission facility, the utility shall give notice to the city of such intention and of the date of hearing before the public service commission]. Public and/or private utility installations less than three feet in height shall be subject only to City of Cedarburg staff approval and may be allowed subject to staff-imposed conditions regarding, among other things, effective screening from public view with all-season vegetation.
- (4) Brew pubs.
- (5) Restaurants.
- (6) Businesses serving liquor.
- (7) Satellite dishes larger than three-foot diameter.
- (8) Liquor stores.
- (9) Any individual nonresidential use, user, tenant space, or occupancy exceeding 5,000 sq. ft. gross floor area.
- (10) Any use requiring drive-thru ordering or drive-thru pick-up such as, but not necessarily limited to, banking, food ordering, or food pick-up.
- (11) Any nonresidential use that proposes to be open to the public between the hours of 12:00 a.m. and 4:00 a.m.

(g) Standards

- (1) ¹ Not less than 51% of net buildable acres in a Planned Mixed-Use neighborhood shall be devoted to residential use. Total permitted residential use density (minimum 5.2 and maximum 10.8 units per net buildable acre) shall be calculated against 70% of total net buildable acres.
- (2) As for the locally oriented neighborhood business/service/office portion of the development plan, emphasis shall be on providing compatibly styled and proportioned, multi-modal transportation accessible spaces (i.e., automobile, bicycle and pedestrian) for sale or lease to providers of convenience goods, services, dining, entertainment and/or social places such as set forth above in permitted principal, accessory and conditional uses (target not less than 10% of total net buildable acres should be devoted to development of nonresidential buildings/spaces/uses).
- (3) Target not less than 30% of the total net buildable acres of the site to be set aside for public or private outdoor open space/gathering and recreational spaces/uses. These spaces should be thoughtfully designed for the use and benefit of the residents of the neighborhood, interspersed, and interconnected throughout the planned neighborhood.
- (4) Traditional neighborhood design principles should be observed in the site plan/plat strategy including,

for instance:

- a. Compact development. The developed area is designed for human scale/pedestrian interconnectivity, vs the automobile exclusively, throughout the area. This includes being sensitive to walking distances, heights of buildings, design of exterior lighting, signs, landscaping, paths/sidewalks and other features. Compact development includes parks, gathering spaces, residential, and community business/service/office uses within a close proximity. These features serve as destination points for the immediate and surrounding residential areas (1/2 mile or less).
 - b. Mixed Use. The development includes a mixture of land uses and housing types. Mixing uses can promote different means of interconnected transportation being promoted in the community (walking, bicycling, automobiles). Mixing housing types and sizes tends to result in households of all ages, sizes and incomes. Mixed use may also mean that residential uses are provided above commercial uses such as shops or offices.
 - c. Cultural and Environmental Sensitivity and Design. The development should foster a sense of community identity. Adequate open spaces, thoughtful use of landscaping, and the use of environmentally responsive storm water management systems may play a significant role in characterizing the neighborhood.
- (5) ² Within the residential acreage, primary emphasis shall be placed on providing a mixed spectrum of residential unit types (i.e., target minimum 20% of all residential units as single-family-detached), along with some two-family units (i.e., target minimum 20% of all housing units), and some multi-family townhome* units (not to exceed eight attached units per townhome building or two stories above grade). Residential units may also be incorporated on the second floor of buildings containing locally oriented business/service/office uses on the first floor with the total number of second floor residence units per building to be set at the discretion of the Plan Commission while bearing the overall maximum residential unit types and density targets in mind. **For the purposes of this section, townhomes are defined as attached residential units, each with a private at grade entrance, and with each individual unit extending vertically from (and including) the lowest floor/story of the building through to (and including) the top floor of the building.*
- a. Not more than eight multi-family-attached townhome dwelling units shall be permitted in a single building.
 - b. Multi-family attached townhome buildings shall not exceed two-stories above grade.
- (6) The perimeter of a traditional planned neighborhood must be bound by a greenbelt not less than 20 feet in depth. This greenbelt shall include thoughtful, undulating berming and landscaping together with accessible pedestrian ways.
- (7) Target required open space across the planned development site is 30% of total net buildable acres/area.
- (8) Target maximum permitted floor area ratio across the planned development site not to exceed 50% of total net buildable acres.
- (9) Minimum required lot size and lot width for single-family detached residence lots shall be 3,000 square feet, and 30-feet, respectively.
- a. Setbacks on all single-family residence lots shall be:
 - i. Front. 10-feet.
 - ii. Sides. 5-feet. No single-family or two-family residence building may be placed closer than 10 feet to any other building.
 - iii. Rear. 15-feet.
 - b. Total minimum living area per single-family residence shall be:
 - i. 1,000 square feet total.
 - ii. 700 square feet on the first floor of a two-story residence.
 - iii. 330 square feet per habitable story in a tri-level residence.
Every residence unit in a single-family attached building must be supplied with at least two attached/enclosed parking stalls plus .75 unenclosed guest parking stalls located within 250 feet of the residence unit.

- (10) Minimum required lot size and lot width for two-family residence lots shall be 5,000 square feet, and 50-feet, respectively.
- a. Setbacks on all two-family residence lots shall be:
 - i. Front. 10-feet.
 - ii. Sides. 5-feet. No single-family or two-family residence building shall be placed closer than 10 feet to any other building.
 - iii. Rear. 15-feet.
 - b. Total minimum living area per residence unit in a two-family attached building shall be:
 - i. 900 sq. ft. total.
 - ii. 500 sq. ft. on the first floor of a two-story residence unit.
 - iii. Every residence unit in a two-family-attached building shall be supplied with at least two attached/enclosed parking stalls plus .5 unenclosed guest parking stalls located within 250 feet of the residence unit.
- (11) Minimum required lot size and lot width for all multi-family townhome residence lots shall be 1,500 sq. ft. per attached residence unit, and 25-feet per attached residence unit, respectively.
- a. Setbacks on all multi-family townhome residence lots shall be:
 - i. Front. 15-feet.
 - ii. Sides. 10-feet. No multi-family townhome residence building shall be placed closer than 15-feet to any other building.
 - iii. Rear. 25-feet.
 - b. Total minimum living area per townhome residence unit in a multi-family attached building shall be:
 - i. 800 sq. ft. total.
 - ii. 400 sq. ft. on the first floor of a two-story residence unit.
 - iii. Every townhome residence unit in a multi-family-attached building shall be supplied with at least one attached/enclosed parking stall, one attached/unenclosed parking stall and, .5 unenclosed guest parking stalls located within 250 feet of the residence unit.
- (12) Minimum required lot size and lot width for all locally oriented neighborhood business/service/office lots shall be 8,400 sq. ft. and 50-feet respectively.
- a. Setbacks on all locally oriented neighborhood business/service/office lots shall be:
 - i. Front. 25-feet.
 - ii. Sides. 10-feet.
 - iii. Rear. 25-feet.
- (13) Minimum required living area per residence unit located on the second floor above non-residential first floor uses shall be 600 sq. ft. total. Every residence unit located on the second floor above non-residential first floor use shall be supplied with at least 1.5 parking stalls located within 100 feet of the unit entrance. These stalls may, at the discretion of the Plan Commission and Common Council, be shared in whole or in part with the parking stalls supplied in support of the non-residential uses.
- (14) Minimum setback from wetlands for all structures shall be not less than 15-feet. Construction activity shall not be allowed to encroach upon the wetlands.
- (15) No principal residence building or parts of a principal residence building shall exceed 35 feet in height. No residential accessory building shall exceed 20 feet in height.
- (16) No principal non-residential building or parts of a building shall exceed 35 feet unless a gabled roof style is proposed in which case the non-residential building height may be increased to not more than 40-feet to the top of the highest point on the building as measured from average grade along the front elevation of the building. Nonresidential accessory buildings shall not exceed 20 feet in height.
- (17) Site and architectural plan review. (See article F.)
- (18) Traffic, loading, parking, and access. (See article D.)
- (19) Performance standards. (See article H.)
- (20) Signs. (See title 15, chapter 5 of the Municipal Code.)

(h) Waiver or modification of Standards.

The Planned Mixed-Use Neighborhood zoning district is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicular traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The Planned Mixed-Use Neighborhood district will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards set forth above.

To this end, the Plan Commission and Common Council may determine and permit, (such as in the case of a unique or extenuating site/plan circumstance), that in order to achieve a coordinated area plan with maximal diversity in the location of structures and mixing of compatible uses, waiver or modification of Standards set forth in Sections (g)(2) – (g)(16) above.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of Cedarburg and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this _____ day of _____, 2025 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

COUNTERSIGNED:

City Clerk, Tracie Sette

CITY OF CEDARBURG

MEETING DATE: October 13, 2025

ITEM NO: D.

TITLE:

Discussion and possible action on Development Agreement and Sewer/Water easements for the Lasata CBRF project on Wauwatosa Road

ISSUE SUMMARY:

Ozaukee County is moving forward with the Lasat CBRF project. The Development Agreement addresses the following items:

- Identifies completion dates for the development
- Identifies that the Developer will construct all improvements including sanitary sewer, water, storm sewer, driveways, and landscaping.
- Identifies that the Developer will reimburse the City for all construction inspection fees related to the installation of public utilities.
- Identifies that the Developer will be responsible for the install of underground gas mains, electric, and communication cables within the property.
- Identifies the work that must be completed to obtain building and occupancy permits.

Sewer and Water easements were also created to give the City access to the property to maintain the public-owned utilities within the easements.

STAFF RECOMMENDATION:

Approve

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

None

BUDGETARY IMPACT:

None

ATTACHMENTS:

1. Developer's Agreement_Lasata CBRF - FINAL Clean
2. Lasata CBRF Sanitary Sewer Easement_FINAL Clean
3. Lasata CBRF Water Utility Easement Form_FINAL Clean

INITIATED/REQUESTED BY:

Mike Wieser

FOR MORE INFORMATION CONTACT:

DEVELOPMENT AGREEMENT

Ozaukee County Lasata
Cedarburg, Wisconsin
For Lasata Senior Living Campus CBRF Building

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made as of the ____ day of _____, 2025, by and between the City of Cedarburg, a Wisconsin municipal corporation (the "City") and Ozaukee County (the "Developer"). The City and the Developer may be referred to herein singularly as a "Party" or collectively as the "Parties".

RECITATIONS

0.1 The Developer owns the Property (as hereinafter defined). The tax key number and legal description of the Property are provided in **Exhibit A**;

0.2 The Developer desires to develop a twenty-one-unit Community-Based Residential Facility, consisting of one total building, on the Property, and create easements for public utilities;

0.3 The City Council must approve a Development Agreement, which shall include, without limitation:

- (a) Timetables for performance/completion of the Improvements (as hereinafter defined);
- (b) Performance requirements and standards, and assurances for all Improvements;
- (c) Inspection requirements;
- (d) Exhibits, drawings or other attachments that depict Improvements, including but not limited to structures, fixtures and landscaping and their relative locations in the Development area as well as design and engineering details as necessary to document to a reasonable degree of specificity the type, character and nature of Improvements to be made within the Development area.

0.4 The Developer has caused engineering, planning, and design services to be performed in preparation for construction of certain Improvements for the Development and will cause additional such services to be performed as the site is developed; and

0.5 The Developer intends to contract for installation of certain other site Improvements; and

0.6 The City shall cause inspections and approvals of the Improvements being dedicated to the City during installation by Developer based on the City approved civil engineering plans.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitations, which are acknowledged to be true and correct, the mutual covenants, representations and warranties set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article 1

Definitions

The following terms, whenever used in this Agreement, shall have the following meanings:

1.01 "Contract Documents" means all documents now or hereafter evidencing contracts with the Developer or its contractors, sub-contractors or affiliates for construction and installment of the required Improvements set forth in the Improvement Plans and all addenda and amendments thereto.

1.02 "Improvements" means the improvements as described in § 4.02 below, to be installed for the benefit of the Development by the Developer (or by contract with the Developer, whether under the Contract Documents as described in § 1.01, or otherwise).

1.04 "Improvement Plans" means the improvement, grading and landscape plans prepared by CJ Engineering with last revision dated __April 9, 2025__ submitted by the Developer as approved by the City, along with any approved amendments or supplements. A true and complete copy of the Improvement Plans is attached hereto as **Exhibit B** and is incorporated herein by reference.

1.05 "Financial Guarantee" means one or more letters of credit or development bonds issued in conformity with the terms and conditions of this Agreement in the amount determined by the "Schedule of Values for Financial Guarantees" with respect to the Property.

1.06 "Property" means all the real property as described on **Exhibit A**.

1.07 "Development" means the twenty-one-unit Community-Based Residential Facility consisting of one total building to be constructed on the Property.

Article 2

Term

The term of this Agreement shall commence upon due execution hereof by or on behalf of all Parties.

Article 3

Developer's Representations and Warranties

The Developer represents and warrants, to the extent permitted by applicable law and to the knowledge of the Party executing this Agreement on Developer's behalf, that:

3.01 Good Title. The Developer owns all of the Property free and clear of all liens and encumbrances other than encumbrances shown on the title policy for the Property and mortgages for the purpose of developing the Property, and that it has retained sufficient rights in and to the balance of the Property so as to make all provisions of this Agreement valid and enforceable against the Developer and all successors in interest.

3.02 Contract Documents. The Developer has examined the Contract Documents, is familiar with the specifications set forth therein, and has determined that they are adequate and sufficient for the Developer's purposes.

3.03 Authority. The Developer has received all required approvals to enter into this Agreement and the signatures below shall bind the Developer.

Article 4

Duties of the Developer

4.01 Stormwater Pond Maintenance Agreement. Developer shall sign and record a perpetual maintenance agreement for the existing storm water ponds located on the Property in the form attached hereto as **Exhibit C**.

4.02 Construction Duties of the Developer. The Developer shall construct and install the Improvements in a single phase and pay all costs therefor, pursuant to the applicable Contract Documents and Improvement Plans, as follows:

- (a) Site Grading. Grade the site pursuant to the Improvement Plans and § 14-1-73(c) of the City of Cedarburg Zoning Code approved by the City Engineer. The City acknowledges that a portion of the site (up to 1 acre in size) may be used for storing topsoil and/or fill during construction and may remain ungraded until completion of construction of all of the units in the Development. Prior to the installation of all underground utilities, Developer shall certify to the City that the grading has been completed in compliance with the aforementioned Improvement Plans. In the event that the actual grade is not in compliance, Developer shall pay all costs associated with making the grade compliant to relay the underground electrical services.
- (b) Sanitary Sewerage Systems. Developer agrees to pay for and install all onsite sanitary sewerage facilities including all sewer mains and service laterals necessary to serve the Development as depicted in the Improvement Plans. All sanitary sewer mains shall be dedicated to the City.
- (c) Water Supply Facilities. Developer agrees to pay for and install all onsite water supply facilities including all water mains, service laterals and appurtenances

necessary to serve the Development as depicted in the Improvement Plans as approved by the City. All water mains shall be dedicated to the City.

- (d) Storm Water Drainage Facilities. Developer agrees to pay for and install all onsite storm water drainage facilities pursuant to § 14-2 necessary to serve the Development as depicted in the Improvement Plans as approved by the City. All on-site ponds shall be private and shall be maintained by the Developer in perpetuity.
- (e) Private Utilities. Developer shall file preliminary plans and Developer agrees to pay for and install private underground gas mains, electric distribution lines, cable television and telephone cables, pursuant to § 14-1-59.
- (f) Record Drawings. Prepare, or cause to be prepared, record drawings for those portions of the above work that are being dedicated to the City, pursuant to § 14-1-52(e). Developer shall prepare such drawings for work completed during each phase of the Development. Provide full sized prints on 4 mil mylar as well as an electronic version in Auto Cad.
- (g) Landscaping Other Than Street Trees. Developer shall pay for and install landscape features as shown in the Improvement Plans. Such landscape features shall be maintained in perpetuity by the Developer.
- (h) Erosion Control. Developer shall pay for, install and maintain erosion control using best management practices and pursuant to § 14-1-63, Chapter 14-2, and Chapter 15-2. Developer must comply with all applicable DNR permits, the City's Erosion Control Permit and the Storm Water Management Permit.
- (i) Emergency Services and Utility Access Easement Grant. Developer hereby grants to the City, its employees, agents, contractors, successors, and assigns, pedestrian and motor vehicle access over, across, through and under all private drives and parking lots within the Development for purposes of pedestrian and vehicular access to maintain and repair all public utilities within the Development and for pedestrian and vehicular access for all governmental emergency services, including, but not limited to, police, fire, ambulance and emergency government. Such Easement grant shall be created and recorded before building occupancy.

4.03 Time for Completion. Each of the items in § 4.02 above shall be completed on the dates specified in this Agreement.

4.04 Impact and Connection Fees. Subject to the provisions of any State of Wisconsin law, prior to issuance of any building permit for a building and payable at the time of building permit application, the following impact and connection fees will be due for each residential unit:

Sanitary Sewer Connection Fee

\$ 28,539.66

Police Station Fee	\$ 7,207.28
Water Supply Facilities Fee	\$ 10,631.44

The fees set forth above are based on the City's rates for 2025.

All of the above impact and connection fees are subject to an annual adjustment pursuant to § 3-6-9 of the Code of Ordinances.

4.05 Developer Payments.

- (a) Other Improvement Costs. The Developer is responsible to pay for all reasonable engineering, administrative and legal fees associated with the Development, during the installation of public utilities, including the cost of construction inspection, materials testing, preparation of as-built drawings, and other fees associated therewith.
- (b) Account Statements. Developer shall review and approve all engineering, inspection, and attorney draw requests received by the City and pertaining to the Improvements. The City shall provide copies of each such request with supporting documentation to the Developer.
- (c) Recording Fees. Developer shall pay to the Register of Deeds for Ozaukee County all recording fees due for the recording of this Agreement, the Certified Survey Map, and any separate dedication instruments and grants of easements as are directly attributable to the Development.

4.06 Property Manager. The Developer shall act as or shall retain a property manager who will be responsible for the maintenance of the stormwater pond, as set forth in Section 4.01 above.

4.07 Financial Guarantee. The Developer will not be required to provide an irrevocable letter of credit or an approved development bond to the City.

4.08 Completion Schedule. The Developer shall complete the Improvements being dedicated to the City no later than June 30, 2026.

4.09 Quality of Work.

- (a) All work performed under the provisions of this Agreement shall be done in a workmanlike manner in accordance with prevailing standards in the construction industry and all Improvements being dedicated to the City shall be done in accordance with established standards and specifications of the City as directed by the City Engineer.

- (b) The City shall have the right during the course of construction of Improvements being dedicated to the City under this Agreement to direct the Developer to issue contract change orders to be paid by Developer or as otherwise required by the Contract Documents, and to amend the plans and specifications, but only to the extent required to assure that construction will conform to City standards and specifications in place as of the date of this Agreement.

Article 5

Indemnification

5.01 Indemnification Agreement.

- (a) In addition to, and not to the exclusion or prejudice of, any other provision of this Agreement, the Developer, to the extent permitted by applicable law and without waiver of any defense, right or privilege, shall indemnify and hold harmless the City, its officers, agents and employees, and shall defend the same, from and against any and all liability, claims, loss, damages, interest, action, suits, judgments, costs, expenses, reasonable attorneys' fees and the like, to whomsoever owed and by whomsoever and whenever brought or obtained, which may in any manner result from the work performed or the responsibilities of the Developer under this Agreement, expressly including, though not limited to, negligence and the breach of any duty whether imposed by statutes, ordinances, regulations, order, decree or law of any other sort or by contract, on the part of the Developer or its officers, employees, agents or independent contractors, in carrying out the work and in supervising and safeguarding the same in any respect whatever, and including claims arising under any federal, state or local law, including Worker's Compensation laws and including negligence and the breach of any duty whether imposed by statutes, ordinances, regulations, order, decree or law of any other sort or by contract, on the part of the Developer or its officers, employees, agents or independent contractors, in carrying out the work and in supervising and safeguarding the same in any respect.
- (b) If a claim is made against the City related to work performed by the Developer or the responsibilities of the Developer under this Agreement, the City agrees that it shall, within ten (10) days of its notice thereof, notify the Developer and any liability insurance carrier, which has been designated by the Developer. The Developer shall thereafter provide full cooperation in defense of the claim. The Developer shall, at the option of the City, defend any claim on behalf of the City in which case the Developer or its insurer is authorized to act on behalf of the City in responding to any claim to the extent of this indemnity. Such authorization includes the right to investigate, negotiate, settle and litigate any such claim and control of the defense thereof subject to the approval of the City.

5.02 Extent of Damages. In every case, but not as a limitation on the liability of the Developer to the City, where judgment is recovered against the City on any such claim as provided in this Article 5, if notice has been given to Developer under § 5.01 above, any judgment thereon shall be conclusive upon the Developer as to the amount of damages and as to its liability therein; provided, however, notwithstanding anything to the contrary contained herein, the City shall

reserve and maintain all of its rights and remedies to pursue recovery of all legal and equitable remedies.

Article 6

Compliance

6.01 Compliance With Law and Regulations. The City and the Developer shall, in the performance of this Agreement, comply with, and give all stipulations and representations required by all applicable federal, state and local laws, ordinances and regulations. The City and the Developer shall also require such compliance, stipulations and representations with respect to any contract entered into by Developer or by the City, as the case may be, with others pertaining to the work covered by this Agreement.

6.02 Public Records Law The Developer and the City each understand that the Developer and the City are bound by the Wisconsin Public Records Law, Wis. Stat. Sec.19.21, *et. seq.*, Pursuant to Wis. Stat. § 19.36(3), the City or the Developer may be obligated to produce, to a third party, the records of Developer or the City that are “produced or collected” by Developer under this Agreement (“Records”). Developer is further directed to Wis. Stat. § 19.21, *et. seq.*, for the statutory definition of Records subject to disclosure under this paragraph, and the City and the Developer acknowledge that it has read and understands that definition. Irrespective of any other term of this Agreement, each Party is (1) obligated to retain Records for that period of time as required pursuant to that Party’s duly adopted public records retention policy, and (2) produce such Records to the other Party, if, in the other Party’s determination, the Party is required to produce the Records to a third party in response to a public records request. Any failure to retain and produce Records as required by this paragraph shall constitute a material breach of this Agreement.

Article 7

Conditions and Waivers

Except as otherwise provided in this Agreement, the City shall have no duty to issue building permits for construction of buildings within the Development unless and until all the following have occurred:

7.01 Improvement Plans. Improvement Plans, including sanitary sewer, water main, stormwater management, and grading plans for the Development have been approved by the City Engineer.

7.02 Erosion Control. Installation of all erosion control measures as shown on the Improvement Plans.

7.03 Impact Fees. The Developer has paid the fees referenced in 4.05 (a) and (b) for the residential units for which the building permit is requested and all impact and connection fees for the issuance of a building permit for such residential unit.

7.04 Occupancy Permit. Except as otherwise provided in the Agreement, the City shall have no duty to issue occupancy permits for buildings within the Development unless and until all the following have occurred.

(a) Natural gas, electrical, communications cable have been completely installed servicing the building for which Developer is seeking occupancy.

(b) Sanitary sewer, watermain, storm sewer, and all laterals in the right-of-way have been completely installed and approved serving the building for which Developer is seeking occupancy.

(c) Paved parking is constructed and completed serving the building for which Developer is seeking occupancy.

(d) Developer has granted all access and maintenance easements to the City, as required in Article 4, herein.

Article 8

Additional Terms

8.01 Time is of Essence. The times of performance of the terms and requirements of this Agreement and of the satisfaction and waiver of the conditions hereof are essential to the whole of this Agreement.

8.02 Dedication. Subject to the applicable provisions of the City Ordinances, as amended, upon the final approvals of the City Common Council and recording of the public easements dedicated therein by the Developer, such public improvements may be accepted by the City. Additionally, the Developer shall, without charge to the City, upon completion of all of the Improvements being dedicated to the City pursuant to § 4.02, unconditionally give, grant, convey, and fully dedicate the same to the City, and its successors and assigns forever, free and clear of all encumbrances whatsoever, including, without limitation, any and all structures, mains, conduits, pipes, lines, equipment, and appurtenances pertaining to such Improvements. After such Dedication, and subject to a one-year warranty period as provided by the Developer's contractor, the City shall be solely responsible for, and the Developer shall have no liability for, the Improvements including but not limited to the maintenance, repair and replacement of such Improvements. The City shall have the right to connect or integrate other improvements or public facilities to the Improvements hereunder as the City decides, without payment or award to, or consent required of, the Developer.

8.03 No Waiver: Remedies. The failure of any Party to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other Party imposed, shall not constitute or be construed as a waiver or relinquishment of any Parties' rights thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect. In no event shall any terms or conditions of this Agreement be deemed or interpreted as a waiver by the City or its insurer of any Statutory immunities, defenses, or other rights provided by law, including, but not limited to, notice rights under Chapter 893, Wis. Stats., damage limitations and statutory immunities or any kind. To the extent that indemnification is available and enforceable, neither the City nor its insurer shall be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law. In no event shall any terms or conditions of this Agreement be deemed or interpreted as a waiver by the Developer or its insurer of any Statutory immunities,

defenses, or other rights provided by law, including, but not limited to, notice rights under Chapter 893, Wis. Stats., damage limitations and statutory immunities or any kind. To the extent that indemnification is available and enforceable, neither the Developer nor its insurer shall be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

8.04 Notices. All notices and other communications provided for under this Agreement shall be in writing (including telefax communications) and mailed (certified), sent by facsimile, or personally delivered:

If to the City, as follows:

With a copy to:

Mike Wieser, P.E.
Director of Engineering and Public Works
Cedarburg City Hall
W63 N645 Washington Avenue
Cedarburg, WI 53012
Fax: (262) 387-2051

Attorney Michael Herbrand
Houseman and Feind, LLP
Attorneys at Law
1650 9th Avenue
Grafton, WI 53024
Fax: (262) 377-6080

If to Developer, as follows:

Ozaukee County Lasata
Attn: Jason Dzwinel
County Administrator
121 W. Main Street
P.O. Box 994
Port Washington, WI 53074

Ozaukee County
Attn: Rhonda Gorden
Corporation Counsel
1201 South Spring Street
Port Washington, WI 53074

or, as to each Party, at such other address as shall be designated by such Party in a written notice to the other Party in accordance herewith. Delivery of all such notices and communications shall be deemed complete, (a) if mailed, when deposited in the mail for certified mail, return receipt requested, postage prepaid, or (b) if sent by facsimile, when confirmed as being received by the Party to whom faxed or delivered, or (c) when personally delivered.

8.05 Force Majeure. The obligations of either of the Parties hereunder shall be suspended to the extent that it is hindered or prevented from complying therewith because of labor disturbances, including strikes and lockouts, acts of God, fires, storms, accidents, or any cause whatsoever beyond the control of the Parties.

8.06 Amendments. No amendment, modification, termination, or waiver of any provision of this Agreement, nor consent to any departure from this Agreement shall in any event be effective unless the same shall be in writing and signed by both Parties, and it shall be effective only in the specific instance and for the specific purpose for which given.

8.07 Assignment. This Agreement and the interests hereunder shall not be assigned except with the prior, written consent of the City.

8.08 Survival. All of the terms, conditions, and provisions of this Agreement, including but not limited to, all indemnification provisions, shall survive the completion of this Agreement.

8.09 Severability of Provisions. Any provision of this Agreement which is prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Agreement.

8.10 Headings. Article and section headings in this Agreement are included for convenience of reference only and shall not constitute a part of this Agreement for any other purpose.

8.11 Integration of Terms. This Agreement represents the entire agreement of the Parties.

8.12 Recording of Agreement. Upon complete execution, this Agreement, or a Memorandum thereof, shall be recorded with the Ozaukee County Register of Deeds Office.

by: _____
Lee Schlenvogt, County Board Chairman

Notary Public, State of Wisconsin
My commission: _____

EXHIBIT A

Legal Description of Property

The Tax Key Numbers for the Property are Tax Key No. 130501913001 and 130501911003

Lot One (1) of Certified Survey Map No. 1246 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, as Document No. 318654, being a division of all of Lot 12 and part of Lots 11 and 13, Block 19, Assessor's Plat of the City of Cedarburg, in the North East ¼ of Section 34, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

AND TOGETHER WITH an easement for ingress and egress as contained in Access Easement Reservation recorded on January 3, 2006 as Document No. 833625.

And:

Lot Four (4) of Certified Survey Map No. 1246 recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, as Document No. 318654, being a division of all of Lot 12 and part of Lots 11 and 13, Block 19, Assessor's Plat of the City of Cedarburg, in the North East ¼ of Section 34, Township 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

AND TOGETHER WITH an easement for ingress and egress as contained in Access Easement Reservation recorded on January 3, 2006 as Document No. 833625.

EXHIBIT B

Improvement Plans, including Landscape Plans, Completed by

[To be inserted]

EXHIBIT C

Stormwater Management Practice

Maintenance Agreement

**SANITARY SEWER
EASEMENT DECLARATION
AND AGREEMENT**

Document Number

Document Title

This Sanitary Sewer Easement Declaration and Agreement ("Agreement") is entered into by and between Ozaukee County, (the "Grantor"), and the City of Cedarburg, (the "Grantee") this _____ day of _____, 20__

RECITALS

A. Grantor is the owner of certain real property located at W76 N677 Wauwatosa Rd, Cedarburg, WI 53012, in the City of Cedarburg, Ozaukee County, Wisconsin, more fully described in the attached Exhibit A, which is incorporated herein by reference (the "Property").

B. Grantee has requested that Grantor grant a permanent easement for the provision of sanitary sewer service to and through the Property, as described and shown in Exhibit B, which is incorporated herein by reference (the "Easement").

BASED UPON THE FOREGOING RECITALS, the mutual agreements within the Easement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee agree as follows:

Recording Area

Name and Return Address

City Engineer
City of Cedarburg
W63N645 Washington Avenue
Cedarburg, WI 53012

Parcel Identification Number (PIN)
13-028-13-004.00

1. Grant of Easement: Grantor grants to Grantee, and its licensees, agents, contractors, subcontractors, successors and assigns, a perpetual easement over and across the land hereinafter specifically described, to install, operate, maintain, supplement, repair, enlarge, reconstruct, relocate, inspect and/or extend underground sanitary sewer main lines, with all of their necessary fixtures, equipment and appurtenances that may from time to time be required, with the right of ingress and egress for the purpose of this grant.

2. Use of Easement: Grantor shall not construct, place, grant, allow or maintain any structures or impediments of any kind within the Easement including, but not limited to, buildings, fences, gardens, and other landscaping that would inhibit Grantee's access, such that Grantee shall have the full enjoyment and use of the rights herein granted, including but not limited to, the rights to remove and to clear all structures and obstructions which might interfere with the rights herein contained and the free and full right of ingress and egress over and across the Easement and other adjacent lands of the Grantor to and from the Easement and the use of said Easement and other adjacent lands of the Grantor as necessary or convenient for the full enjoyment and use of the rights herein granted. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the Easement. Subject to the above, Grantor reserves the right to use the Property for purposes that will not interfere with the Grantee's full enjoyment of the Easement rights granted in this Agreement.

3. Elevation: Grantor agrees that the elevation of the ground surface existing as of the date of initial installation of Grantee's facilities within the Easement will not be altered without the written consent of the Grantee.

4. Indemnification and Liability Limitation: Grantee shall indemnify Grantor from and against all losses, costs, injuries, deaths or damages to persons or property that at any time during the term of this Agreement may be suffered or sustained by any person or entity in connection with the Grantee's activities conducted on the Property. Nothing contained in this Agreement is intended to be a waiver or estoppel of the Grantee or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including, but not limited to, those contained in Wisconsin Statutes 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, neither the Grantee nor its insurer shall be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law. Subject to the foregoing, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any incidental, punitive, indirect, special or consequential damages, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

5. Restoration and Maintenance: Grantee agrees to restore or cause to have restored the Grantor's land as nearly as is reasonably possible to the condition existing prior to such entry by the Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the Easement. Regular maintenance of the surface of the Easement shall be the sole responsibility of the Grantor.

6. Waiver: No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms of conditions of this Agreement.

7. Exercise of Rights: It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future and that none of the rights herein granted shall be lost by non-use.

8. Entire Agreement: This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin.

9. Severability: If any term or condition of this Declaration or the application of this Declaration to any person or circumstance shall be deemed invalid or unenforceable, the remainder of this Declaration or the application of the term or condition to the persons or circumstances, other than those to which it is held invalid or unenforceable, shall not be affected thereby and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

10. Notices: All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

11. Enforcement: Enforcement of this Agreement may be proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to prevent a violation or to obtain any other relief. Should a party enforcing this agreement by appropriate action prevail in litigation, that party shall be entitled to recover, as part of its costs, reasonable attorney's fees.

12. Governing Law: This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

13. Covenants Run with Land: All of the terms and conditions in this Agreement, including the benefits and burden, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Grantor and the Grantee and their respective successors and assigns.

GRANTOR

OZAUKEE COUNTY

By: Lee Schlenvogt, County Board Chairperson

By: Kellie Kretlow – County Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
OZAUKEE COUNTY)

Personally, came before me this ____ day of _____, 20__ the above-named, came to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My commission (expires) (is) _____

GRANTEE

CITY OF CEDARBURG

By: Patricia Thome, Mayor

By: Tracie Sette, City Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
OZAUKEE COUNTY)

Personally, came before me this ____ day of _____. 20____ the above-named came to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My commission (expires) (is)_____

EXHIBIT A

Legal Description – Property

Sec. 28, T10N, R21E
160/432 162/164 1049626PART NE SE COMM NE COR TH S
991 FT W 1316 FT N 652 FT E 718 FT N 350 FT E 614 FT
POB*EXC 0959022 HWY*SEC 28 T 10 R 21
22.476 ACRES

EXHIBIT B

Easement

Being a 20' wide non-exclusive Sanitary Sewer Easement, located in the Northeast Quarter of the Southeast Quarter of Section 28, Township 10 North, Range 28 East, City of Cedarburg, Ozaukee County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 28, thence S 00° 36' 51" E along the east line of said Southeast Quarter, 364.84 feet; thence S 89° 23' 09" W, 84.00 feet to a point on the west line of Wauwatosa Road (STH 181) and the Point of Beginning (P.O.B.);

thence S 00° 36' 51" E along said west line, **20.86 feet**;
thence N 74° 08' 44" W, **218.55 feet** ;
thence S 43° 31' 52" W, **83.85 feet** ;
thence S 65° 53' 57" W, **160.57 feet** ;
thence N 57° 19' 58" W, **141.33 feet** ;
thence S 68° 03' 53.4" W, **142.30 feet** ;
thence S 23° 53' 15" W, **113.66 feet** ;
thence S 17° 55' 09" E, **10.00 feet** ;
thence S 44° 29' 39" W, **16.06 feet** ;
thence S 72° 04' 51" W, **20.00 feet** ;
thence N 17° 55' 09" W, **17.64 feet**;
thence N 23° 53' 15" E, **70.52 feet** ;
thence N 44° 23' 43" E, **12.56 feet** ;
thence N 45° 30' 24" W, **4.10 feet** ;
thence N 44° 29' 36" E, **19.88 feet** ;
thence N 44° 46' 46" W, **8.11 feet** ;
thence N 23° 53' 15" E, **16.21 feet** ;
thence N 18° 16' 20" W, **13.41 feet** ;
thence N 45° 26' 09" E, **2.03 feet** ;
thence N 46° 11' 21" W, **3.89 feet** ;
thence N 18° 16' 20" W, **16.98 feet** ;
thence N 74° 46' 24" W, **14.53 feet** ;
thence N 46° 11' 21" W, **10.55 feet** ;
thence S 45° 30' 16" W, **5.85 feet** ;
thence N 74° 46' 24" W, **10.36 feet** ;
thence S 42° 52' 19" W, **202.34 feet** ;
thence N 47° 07' 41" W, **20.00 feet** ;
thence N 42° 52' 19" E, **209.90 feet** to the north property line of the grantor;
thence N 89° 17' 17.1" E along said north property line, **14.67 feet** ;
thence S 74° 46' 24" E, **47.96 feet** ;
thence S 18° 16' 20" E, **38.67 feet** ;
thence N 68° 03' 53.6" E, **138.22 feet** to the north property line of the grantor; thence N 89° 17' 17.1" E, along said north property line **11.55 feet** ;
thence S 57° 19' 58" E, **135.71 feet** ;
thence N 65° 53' 57" E, **145.80 feet** ;
thence N 43° 31' 52" E, **91.99 feet** ;
thence S 74° 08' 44" E, **224.74 feet** to the Point of Beginning.

Containing **23,454 Square Feet (0.538 Acre)**, more or less. Excluding any portion that encroaches on the existing buildings.

**WATER UTILITY
EASEMENT DECLARATION
AND AGREEMENT**

Document Number

Document Title

This Water Utility Easement Declaration and Agreement ("Agreement") is entered into by and between Ozaukee County, (the "Grantor"), and the City of Cedarburg, (the "Grantee") this _____ day of _____, 20__

RECITALS

A. Grantor is the owner of certain real property located at W76 N677 Wauwatosa Rd, Cedarburg, WI 53012, in the City of Cedarburg, Ozaukee County, Wisconsin, more fully described in the attached Exhibit A, which is incorporated herein by reference (the "Property").

B. Grantee has requested that Grantor grant a permanent easement for the provision of water utility service to and through the Property, as described and shown in Exhibit B, which is incorporated herein by reference (the "Easement").

BASED UPON THE FOREGOING RECITALS, the mutual agreements within the Easement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee agree as follows:

Recording Area

Name and Return Address

City Engineer
City of Cedarburg
W63N645 Washington Avenue
Cedarburg, WI 53012

Parcel Identification Number (PIN)
13-028-13-004.00

1. Grant of Easement: Grantor grants to Grantee, and its licensees, agents, contractors, subcontractors, successors and assigns, a perpetual easement over and across the land hereinafter specifically described, to install, operate, maintain, supplement, repair, enlarge, reconstruct, relocate, inspect and/or extend underground water main utility lines, with all of their necessary fixtures, equipment and appurtenances that may from time to time be required, with the right of ingress and egress for the purpose of this grant.

2. Use of Easement: Grantor shall not construct, place, grant, allow or maintain any structures or impediments of any kind within the Easement including, but not limited to, buildings, fences, gardens, and other landscaping that would inhibit Grantee's access, such that Grantee shall have the full enjoyment and use of the rights herein granted, including but not limited to, the rights to remove and to clear all structures and obstructions which might interfere with the rights herein contained and the free and full right of ingress and egress over and across the Easement and other adjacent lands of the Grantor to and from the Easement and the use of said Easement and other adjacent lands of the Grantor as necessary or convenient for the full enjoyment and use of the rights herein granted. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the Easement. Subject to the above, Grantor reserves the right to use the Property for purposes that will not interfere with the Grantee's full enjoyment of the Easement rights granted in this Agreement.

3. Elevation: Grantor agrees that the elevation of the ground surface existing as of the date of initial installation of Grantee's facilities within the Easement will not be altered without the written consent of the Grantee.

4. Indemnification and Liability Limitation: Grantee shall indemnify Grantor from and against all losses, costs, injuries, deaths or damages to persons or property that at any time during the term of this Agreement may be suffered or sustained by any person or entity in connection with the Grantee's activities conducted on the Property. Nothing contained in this Agreement is intended to be a waiver or estoppel of the Grantee or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including, but not limited to, those contained in Wisconsin Statutes 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, neither the Grantee nor its insurer shall be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin law. Subject to the foregoing, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any incidental, punitive, indirect, special or consequential damages, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

GRANTEE

CITY OF CEDARBURG

By: Patricia Thome, Mayor

By: Tracie Sette, City Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
OZAUKEE COUNTY)

Personally, came before me this ____ day of _____. 20__ the above-named, came to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My commission (expires) (is)_____

EXHIBIT A

Legal Description – Property

Sec. 28, T10N, R21E
160/432 162/164 1049626PART NE SE COMM NE COR TH S
991 FT W 1316 FT N 652 FT E 718 FT N 350 FT E 614 FT
POB*EXC 0959022 HWY*SEC 28 T 10 R 21
22.476 ACRES

EXHIBIT B

Easement

Being a 20' wide non-exclusive Water Main Easement, located in the Northeast Quarter of the Southeast Quarter of Section 28, Township 10 North, Range 28 East, City of Cedarburg, Ozaukee County, Wisconsin, more particularly described as follows:

Water Main Easement 1

Commencing at the East Quarter Corner of said Section 28, thence S 89° 17' 17" E along the north line of said Southeast Quarter, 517.95 feet; thence S 00° 42' 43" W, 40.00 feet to a point on the south line of Bridge Road and Point of Beginning 1 (P.O.B. 1);

thence S 00° 46' 05" E, 170.92 feet;
thence S 23° 21' 42" E, 49.47 feet;
thence S 00° 43' 53" W, 241.66 feet;
thence N 89° 16' 07" W, 20.00 feet;
thence N 00° 43' 53" E, 112.27 feet;
thence N 85° 42' 10" W, 121.79 feet;
thence S 01° 07' 1" E, 7.61 feet;
thence S 88° 52' 59" W, 20.00 feet;
thence S 00° 57' 10" E, 133.38 feet;
thence S 89° 30' 03" W, 74.37 feet;
thence N 00° 29' 57" W, 20.00 feet;
thence N 89° 30' 03" E, 54.21 feet;
thence N 00° 57' 10" W, 116.11 feet;
thence N 25° 45' 43" E, 19.34 feet;
thence N 89° 55' 27" E, 320.97 feet;
thence N 49° 06' 00" E, 7.21 feet;
thence S 85° 42' 10" E, 152.46 feet;
thence N 00° 43' 53" E, 105.09 feet;
thence N 23° 21' 42" W, 49.20 feet;
thence N 00° 46' 05" W, 174.93 feet;
thence N 89° 17' 17" E, 20.00 feet to Point of Beginning 1.

Containing 22,847 Square Feet (0.524 Acre), more or less. Excluding any portion that encroaches on the existing buildings.

CITY OF CEDARBURG

MEETING DATE: October 13, 2025

ITEM NO: E.

TITLE:

Discussion and possible action on Engineering Design Contract for the 2026 Street and Utility Project

ISSUE SUMMARY:

Staff requested proposals from a total of four engineering consulting firms for the design of the 2026 Street and Utility Project. A detailed Request for Proposal (RFP) was sent to each firm, and the scope of the work has been well-defined. Three firms submitted responsive proposals, and the lowest overall fee of \$53,800.00 was submitted by RaSmith. A summary of the proposal fees is included with your agenda.

The 2026 project includes the reconstruction of Fair Street from Evergreen to Washington, Franklin Avenue from Bridge to Walnut and from Pine to Fair. Madison Avenue from Walnut to Fair, St John Avenue from Bridge to Washington, Elm Street from St John to Washington, and Cedar Ridge Drive from Bridge to Orchard.

All streets will receive new asphalt pavement and base from curb to curb, with spot replacement of defective concrete sidewalk and curb. Portions of sanitary sewer will be replaced on Fair Street, Franklin Avenue, Madison Avenue, and St John Avenue. Portions of water main will be replaced on Fair Street, Franklin Avenue, Madison Avenue, St John Avenue, and Elm Street. Storm sewer will be partially replaced and/or added on sections of Franklin Avenue, Madison Avenue, and Cedar Ridge Drive.

You may recall that the bid date for the 2025 Street and Utility Project was bid in the first week of March. Staff found the bid prices to be high due to the large amount of projects that were bid before the Cedarburg project. Staff is attempting to move the bid date for the 2026 Street and Utility Project into February to receive more competitive bid prices. In order to move up the bid, staff is asking for approval of the design contract earlier than in the past.

STAFF RECOMMENDATION:

Approve

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

The engineering design proposals will be in front of the Public Works and Sewerage Commission at their October 9th meeting.

BUDGETARY IMPACT:

\$53,800 split proportionately between the streets capital, storm water capital, sanitary sewer reconstruction fund, and Light and Water budgets.

ATTACHMENTS:

1. Engineering Consultant bid tab

INITIATED/REQUESTED BY:

Mike Wieser

FOR MORE INFORMATION CONTACT:

2025 Street and Utility Project - Engineering Consultants

Proposals Submitted October 2, 2025

	RaSmith	Cedar Corporation	Kaupur
Design Services	\$40,000	\$57,850.00	\$61,239.00
Construction Staking	\$7,800.00	\$12,700.00	\$20,691.00
Asbuilt Preparation	\$6,000.00	\$4,100.00	\$6,920.00
TOTAL =	\$ 53,800.00	\$ 74,650.00	\$ 88,850.00

Construction Inspection (Per Hour)	\$118	\$90-\$145	\$100
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CITY OF CEDARBURG

MEETING DATE: October 13, 2025

ITEM NO: F.

TITLE:

Discussion and review of 2026 Budget

ISSUE SUMMARY:

The 2026 City of Cedarburg budget represents the first draft of the proposed financial plan for the upcoming fiscal year. It outlines a total levy of \$14,374,178—an increase of 5.8% over 2025—and an estimated tax rate of \$7.07 per \$1,000 of value. This translates to a \$116 increase in the City portion of property taxes for the average homeowner (\$550,000 assessed value). Key drivers of the levy increase include the addition of a Human Resources position, annual wage and benefit adjustments, and higher debt service tied to 2025/2026 infrastructure borrowing. The draft also reflects strategic adjustments to remain compliant with state levy limits, including deferred capital projects and a contingency reserve to preserve eligibility for the Expenditure Restraint Program in 2027.

This draft is intended to initiate Council review and public discussion. Department heads are available to answer questions and provide clarification on individual line items, programmatic changes, and capital priorities. As always, staff remain committed to transparency, fiscal stewardship, and aligning budget decisions with Cedarburg's long-term goals. Feedback from Council and the community will help refine the final budget in the weeks ahead.

STAFF RECOMMENDATION:

None

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

BUDGETARY IMPACT:

Sets 2026 Budget

ATTACHMENTS:

1. Council Budget Memo 2026 Budget
2. 2026 General Fund Budget
3. 2026 Special Revenue Funds
4. 2026 Capital Budget
5. 2026 - 2032 Capital Improvement Budget Details
6. 2026 Debt Service Fund
7. 2026 TID Budgets

INITIATED/REQUESTED BY:

Mikko Hilvo, Kelly Livingston, Maureen Hartjes

FOR MORE INFORMATION CONTACT:

Mikko Hilvo, City Administrator

Kelly Livingston, Finance Director

Maureen Hartjes, Deputy Finance Director



Memorandum

To: Mayor and Common Council

From: Mikko Hilvo, City Administrator
Kelly Livingston, Finance Director
Maureen Hartjes, Deputy Finance Director

Date: October 8, 2025

2026 Proposed Levy Summary

The City of Cedarburg's proposed total levy for 2026 is \$14,374,178, representing a 5.8% increase over the 2025 levy. The City's estimated tax rate is \$7.07 per \$1,000 of value, up \$0.21 from the 2025 rate of \$6.86.

This increase is primarily driven by:

- The addition of a new Human Resources position
- Annual wage and benefit adjustments
- Higher debt service tied to use of 2025 fund balance and street improvement projects financed in 2025

Levy Component Changes

Levy Component	Change from 2025	Explanation
General Fund	\$265,503	Supports operating costs including personnel
Capital Levy	(\$334,060)	The capital levy for 2026 is reduced due to state-imposed levy limit restrictions. To remain compliant, several capital projects have been deferred to future years. For priority initiatives that cannot be delayed—such as critical infrastructure improvements—the City is utilizing a combination of existing capital fund balance and debt service financing to ensure timely execution without exceeding allowable levy limits.
TID Levy	\$263,497	Reflects increased equalized value in TID #7
Debt Service Levy	\$599,356	Linked to 2025 use of Fund Balance and 2025 borrowing for 2025/2026 street projects
Fire/EMS	\$0	Levy remains the same as in 2025 per established increase through the referendum done in 2024.
Pool	\$0	No Increase Recommended
Library	\$0	No Increase Recommended

Estimated Tax Rate

Year	Rate/\$1,000 of assessed value	City Taxes to Avg. Homeowner*
2026	\$7.07	\$3,889
2025	\$6.86	\$3,773
Increase 2025/2026		\$116

Property Tax Estimate – City of Cedarburg

- The estimated average home value in Cedarburg is *\$550,000.
- A levy increase/decrease of \$19,440 increases/decreases the City portion of your tax rate by approximately \$0.01.

How to Estimate Your City Tax Portion

To calculate your estimated City tax:

$$(\text{Assessed Value} \div \$1,000) \times \text{Tax Rate}$$

For example, if your assessed home value is \$550,000 and the estimated 2026 tax rate is \$7.07:

$$(\$550,000 \div \$1,000) \times \$7.07 = \$3,889$$

This estimate reflects only the City portion of your total property tax bill.

Levy Limit Compliance and Budget Adjustments

For 2026, the City of Cedarburg's allowable levy increase under state levy limit regulations is \$530,799, excluding Tax Increment Districts (TIDs). To remain within this constraint, the proposed budget reflects several strategic adjustments:

- Capital project requests from department heads were reduced or deferred to future years.
- The Library's requested levy increase was reduced back to 2025 amount.
- General Fund increases were kept minimal, with priority given to the creation of a Human Resources position to support organizational capacity.
- Police Department funding was increased (wages/benefits) to ensure continued compliance with Act 12, which requires municipalities to maintain funding levels for law enforcement, fire, and EMS services. A three-year union agreement was agreed to and signed in 2025.

These adjustments allow the City to meet operational needs and statutory obligations while preserving long-term fiscal sustainability.

Annual Levy Increase History

2025 - 2026 levy increase: 5.8%
2024 - 2025 levy increase: 4.08% (w/o Fire/EMS referendum)
2023 - 2024 levy increase: 3.70%
2022 - 2023 levy increase: 1.98%
2021 - 2022 levy increase: 4.54%
2020 - 2021 levy increase: 3.70%
2019 - 2020 levy increase: 5.08%

The Tax Levy History page shows the levy increase by fund.

City of Cedarburg—Tax Levy History						
City Tax Levies	2022 Actual	2023 Actual	2024 Actual	2025 Actual	2026 Proposed	% Change 2025/2026
General Fund Levy—Operating	6,613,734	6,818,191	6,818,981	7,358,340	7,623,843	3.6%
Capital Improvement Levy	1,620,000	1,720,000	1,920,000	2,218,930	1,884,870	-15.1%
Special Revenue Fund Levy—Library	771,194	771,194	794,550	794,550	794,550	0.0%
TIF District - City Portion	106,691	177,063	232,674	362,506	626,003	72.7%
Special Revenue Fund Levy—Pool	69,216	69,216	69,216	69,216	69,216	0.0%
Special Revenue Fund Levy-Fire&P	0	464,199	536,971	1,829,273	1,829,273	0.0%
Debt Service Levy	1,982,178	1,365,047	1,434,055	947,067	1,546,423	63.3%
Total City Levy	11,163,013	11,384,910	11,806,447	13,579,882	14,374,178	5.8%

General Fund

The following spreadsheet shows the amount of Increase/(Decrease) in revenues. *Includes only major changes or revenue sources. Additional information is included in the budget document.

Revenue	Amount Receiving	Increase/(Decrease) from 2025
Real Estate Taxes	\$7,623,843	\$265,503
State Shared Revenue	\$540,167 Base: \$211,446.37 Supplemental: \$324,599.68 Utility: \$4,120.75	\$17,995
Expenditure Restraint Grant	\$0	(\$108,780)
Transportation Aid	\$777,256	\$32,071
Building Permits (Combined)	\$210,000	\$33,000
Investment Income	\$380,000	\$61,000
Rent – Monopole	\$240,000	\$25,000

The following spreadsheet shows the amount of Increase/(Decrease) in Department Budgets. All Departments have an increase in salaries and benefits based on a 3% base increase + market wage adjustment + merit pay.

Summary					
Function	2025 Budget	2026 Budget	Difference (\$)	Difference (%)	Reason fo Change
General Government	\$1,552,937	\$1,736,375	\$183,438	12%	Creation of an HR position/Wage & Benefits Increases/IT Increases
Public Safety	\$4,650,621	\$4,816,314	\$165,693	4%	Wage/Benefit Increases
Public Works	\$3,295,578	\$3,386,797	\$91,219	3%	Wage/Benefit Increases
Parks & Recreation	\$1,277,004	\$1,320,573	\$43,569	3%	Wage/Benefit Increases
Conservation & Development	\$140,666	\$151,923	\$11,257	8%	Wage/Benefit Increases
Other (Contingency)	\$120,760	\$550,000	\$429,240	355%	*Maximizing use of aggregate allowed by the Expenditure Restraint Program
TOTAL APPROPRIATIONS	\$11,037,566	\$11,961,982	\$924,416	8%	

Department	2025 Budget	2026 Budget	Difference (\$)	Difference (%)	
General Government					
Council	\$27,488	\$27,480	(\$8)	0%	No Major Changes
Mayor	\$7,726	\$7,769	\$43	1%	No Major Changes
City Administrator	\$212,561	\$210,598	(\$1,963)	-1%	No Major Changes
Human Resources Manager	—	\$96,665	\$96,665	New	Creation of a new HR position
City Clerk	\$289,808	\$302,853	\$13,045	5%	No Major Changes
Elections	\$25,248	\$34,827	\$9,579	38%	Additional Elections in 2026
Technology	\$180,000	\$241,376	\$61,376	34%	Increased IT and Cybersecurity needs
Assessor's Office	\$91,660	\$88,225	(\$3,435)	-4%	No Major Changes
Treasurer's Office	\$321,978	\$339,858	\$17,880	6%	Wage/Benefits Increases
Independent Audit	\$90,000	\$90,000	—	0%	No Major Changes
City Attorney	\$40,000	\$40,000	—	0%	No Major Changes
City Hall	\$243,145	\$231,654	(\$11,491)	-5%	No Major Changes
Employee Relations	\$9,196	\$9,100	(\$96)	-1%	No Major Changes
Insurance Costs	\$14,127	\$15,970	\$1,843	13%	No Major Changes
Public Safety					
Police Station	\$129,353	\$124,199	(\$5,154)	-4%	No Major Changes
Police Administration	\$739,582	\$765,305	\$25,723	3%	Wage/Benefits Increase
Police Patrol Division	\$3,193,374	\$3,291,455	\$98,081	3%	Wage/Benefits Increase
Police Investigative Division	\$324,293	\$348,550	\$24,257	7%	Wage/Benefits Increase
Building Inspection	\$235,545	\$257,631	\$22,086	9%	Wage/Benefits Increase
Emergency Management	\$26,224	\$26,924	\$700	3%	No Major Changes
Public Works					
Engineering/PW Admin	\$206,829	\$219,848	\$13,019	6%	Wage/Benefits Changes
Garage/Mechanic	\$556,676	\$580,169	\$23,493	4%	Wage/Benefits Changes
Public Works Crew	\$1,114,748	\$1,141,107	\$26,359	2%	Wage/Benefits Changes
Streets Ineligible	\$3,500	\$3,500	—	0%	No Major Changes
Street Lighting	\$288,500	\$304,000	\$15,500	5%	Increased Electrical Costs
Traffic Signals	\$12,500	\$12,500	—	0%	No Major Changes
Storm Sewers	\$52,500	\$52,500	—	0%	No Major Changes
Snow & Ice Control	\$166,875	\$137,000	(\$29,875)	-18%	Avg. annual amount spent has decreased
Solid Waste Collection	\$603,800	\$632,076	\$28,276	5%	Annual Rate Increase
Groundwater Monitoring	\$7,500	\$7,700	\$200	3%	Annual Rate Increase
Recycling	\$282,150	\$296,397	\$14,247	5%	Annual Rate Increase
Parks, Recreation & Forestry					
Senior Center	\$107,850	\$115,026	\$7,176	7%	Wage/Benefits/Program Cost Increases
Celebrations	\$19,000	\$32,000	\$13,000	68%	Increase in beautification projects
Parks, Recreation & Forestry	\$1,149,154	\$1,172,547	\$23,393	2%	Wage/Benefits Increases
Planning					
City Planning	\$140,666	\$151,923	\$11,257	8%	Wage/Benefits Increases
OTHER					
Contingency Reserve	\$120,760	\$550,000	\$429,240	355%	*Maximizing use of aggregate allowed by the Expenditure Restraint Program

General Fund - fund balance for 2026

Total Estimated Fund Balance at the end of 2025: \$4,645,764

Policy: “A general fund unassigned fund balance shall be maintained as of December 31 of each year equal to a minimum of 20% and a maximum of 35% of the ensuing year’s general operating budget.”

Minimum required unassigned fund balance per City policy: \$2,279,582

Maximum unassigned fund balance per City policy: \$3,989,269

Budgeted use of fund balance for 2026: \$639,000

Actual use of fund balance for 2026: \$89,000 for one time IT and retirement payout expenses.

*Unassigned fund balance is the residual classification for the General Fund. This is fund balance that has not been reported in any other classification. The General Fund is the only fund that can report a positive unassigned fund balance. Other governmental funds would report deficit fund balances as unassigned.

Why we are budgeting \$550,000 in the Contingency Reserve for 2026

Per our financial consultant to strategically position Cedarburg for Expenditure Restraint Program (ERP) eligibility in 2027, we have budgeted \$550,000 in the contingency reserve. This amount is shown as a use of fund balance, but it is not intended to be spent.

Purpose and Impact

- Maximizing the Aggregate Budget Floor: By including this contingency amount, Cedarburg raises its base budget level for 2026. This higher baseline benefits future years by allowing more flexibility in budget growth while remaining within ERP limits.
- Preserving ERP Eligibility: The ERP provides state aid to municipalities that keep their budget increases below a defined threshold. Cedarburg’s maximum allowable increase for 2026 is \$585,500. By budgeting \$550,000, we stay safely below that ceiling, leaving room for final adjustments if needed.
- Strategic Use of Fund Balance: Although the contingency is listed as a fund balance use, it is not earmarked for actual spending. This approach is a compliance mechanism, not a spending plan.

Long-Term Benefits

- Raises the Budget Floor: Future budgets will build off this higher 2026 base, giving the City more room to grow without jeopardizing ERP eligibility.
- Maintains Fiscal Discipline: This method ensures Cedarburg remains eligible for ERP funding while responsibly planning for future needs.
- Allows Flexibility: The \$35,500 buffer (between the \$550,000 budgeted and the \$585,500 maximum) provides room for late-stage adjustments or corrections.

Special Revenue Funds Overview

Community Pool – Fund 240

The Community Pool levy remains unchanged at \$69,216 for 2026. Following another successful season, the fund is projected to end 2025 with a balance of \$237,000. These reserves are intended to cover unexpected future repairs. For 2026, the City recommends using \$79,439 of fund balance to complete roof repairs and parking lot seal coating, resulting in an estimated year-end balance of \$157,804.

Library – Fund 260

The Library levy remains steady at \$794,550. To support expanded access to materials, the Library plans to use \$34,940 of fund balance for publications and subscriptions. The projected ending fund balance for 2026 is \$90,078.

Fire & EMS – Fund 270

The Fire and EMS levy remains unchanged, consistent with the 2024 voter-approved referendum supporting expanded full-time staffing and the development of a paramedic program.

Recreation Programs – Fund 220

The Recreation Programs fund is expected to close 2025 with a balance of \$165,906, reflecting strong community participation. The 2026 budget includes:

- \$40,000 transfer to the General Fund
- \$20,000 transfer to the Pool Fund
- \$66,384 use of fund balance for parks and recreation equipment

The projected year-end balance for 2026 is \$99,522. This fund is not required to maintain a reserve, as its purpose is to keep programs affordable without relying on tax support. Remaining funds may be used for future equipment purchases or new program development.

Cemetery Fund – Fund 200

This fund supports maintenance of Zur Ruhe and Immanuel Cemeteries, funded primarily through plot sales, which vary annually. The 2025 ending balance is estimated at \$246,954, with \$119,920 budgeted for 2026 capital projects, resulting in a projected year-end balance of \$127,034. As a perpetual fund, it is intended to be self-sustaining. Ongoing evaluation of project costs and revenue trends will be essential to maintain long-term viability.

Capital Improvement Budget – Fund 400

Department heads continue to prioritize deferred maintenance and infrastructure needs. To comply with levy limit restrictions and align with Council priorities, several projects have been postponed to future years. The City will rely on a mix of fund balance, debt service, donations, and other funding sources to support 2026 initiatives. The capital levy has been reduced by \$334,060 compared to 2025.

- Street and stormwater improvements remain top priority.
- The 2025 ending fund balance is estimated at \$1,343,016.
- The 2026 budget utilizes \$669,500, leaving an estimated year-end balance of \$683,016.
- Remaining funds are earmarked for future special projects, including:
 1. Prochnow landfill monitoring
 2. Business park signage
 3. DPW equipment replacement

As the fund balance is drawn down, and levy limits persist, the City will continue working with its financial consultant to evaluate sustainable funding strategies for future capital needs.

2026 Debt Service Summary

- Total Outstanding Debt: \$25,350,805
- 2026 Debt Service Levy: \$1,546,424
 - This reflects a \$599,357 increase over 2025, primarily due to borrowing for 2025–2026 street improvement projects.
- Use of Fund Balance in 2026: \$165,550
 - Applied to offset debt service costs and manage levy impact.
- Estimated Equalized Tax Rate: \$0.59 per \$1,000 of value
 - This rate supports the City’s debt obligations while remaining within levy limits.

The year-end fund balance will be finalized based on actual revenues and expenditures, but current projections support a stable reserve position.

Project	2026 Payment	Final Payment Year
Library Building	\$283,938	2027
Public Works Building	\$541,338	2036
Capital Projects – Streets	\$140,200	2028
Capital Projects – Swimming Pool	\$33,750	2030
Capital Projects – Streets (additional)	\$467,378	2035
Sewer Utility (Paid through Sewer Utility Fund)	\$64,026	2036
TID #4 – Amcast (Levied for since 2023)	\$245,370	2038
TID #6 – HWY 60 Business Park (Paid through TID fund)	\$386,411	2040
TID #7 – Hanover Avenue Project (Paid through TID fund)	\$203,400	2043

Cedarburg Water Recycling Center – 2026 Budget Overview

Rate Adjustments for 2026

To support infrastructure needs and regulatory compliance, the Water Recycling Center will increase sewer rates in 2026:

- Volumetric Rate: From \$11.40 to \$12.60 per 1,000 gallons
- Monthly Fixed Charge: From \$16.40 to \$18.90

For the average residential user (4,500 gallons/month), this results in an annual cost of \$907.20, or \$2.49/day, remaining competitive with neighboring communities.

Budget Comparison: 2025 vs. 2026

<u>Revenue</u>	<u>2025 Budget</u>	<u>2026 Budget</u>	<u>Change</u>
Residential Revenue	\$3,743,723	\$4,211,688	12.50%
Commercial Revenue	\$626,020	\$704,273	12.50%
Industrial Revenue	\$544,252	\$612,284	12.50%
Public Authority Revenue	\$145,402	\$163,577	12.50%
Sewer Connection Fees	\$10,000	\$20,000	100.00%
Investment Income (Total)	\$75,000	\$105,000	40.00%
Total Estimated Revenues	\$5,214,397	\$5,886,822	12.90%

<u>Appropriations</u>	<u>2025 Budget</u>	<u>2026 Budget</u>	<u>Change</u>
WRC Admin Labor	\$364,679	\$443,023	21.50%
WRC General Labor	\$427,371	\$444,470	4.00%
WRC Operations	\$474,500	\$504,200	6.30%
WRC Maintenance	\$73,000	\$72,000	-1.40%
Collection System	\$228,500	\$220,000	-3.70%
			-
Lift Stations	\$60,000	\$50,000	16.70%
Transportation	\$13,000	\$13,000	0.00%
Admin/General	\$266,050	\$291,650	9.60%
Contingency Fund	\$55,000	\$55,000	0.00%
Debt Service (Principal + Interest)	\$59,975	\$64,026	6.80%
Depreciation Expense	\$1,030,000	\$1,408,000	36.70%
Total Appropriations	\$3,260,287	\$3,782,432	16.00%

Strategic Context and Capital Planning

The Center's 2023 Facility Study outlined options for upgrading the aging 1987 infrastructure or constructing a new plant at the former Zarling property. These capital needs are driven by:

- New discharge limits for nutrient removal
- Compliance with PFAS/PFOS regulations under the WPDES permit
- Biosolids handling and disposal

The 2026 budget reflects proactive financial planning to reduce future borrowing and maintain affordability. The Center's net operating margin increased from \$1.95M in 2025 to \$2.10M in 2026, supporting long-term capital reserves.

Regional Benchmarking and Fiscal Stewardship

Cedarburg's sewer rates remain regionally competitive. Staff continue to monitor costs and funding strategies used by neighboring communities facing similar regulatory pressures. The Center's approach balances affordability with infrastructure resilience and environmental compliance.

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
Dept 000000				
100-000000-411111	REAL ESTATE TAXES	7,358,340	7,623,843	265,503
100-000000-411310	TAX EQUIVALENT - UTILITY	815,791	810,000	(5,791)
100-000000-435100	STATE SHARED REVENUES	522,172	540,167	17,995
100-000000-435102	EXPENDITURE RESTRAINT GRANT	108,780		(108,780)
100-000000-435104	STATE PERSONAL PROPERTY AID	103,767	103,767	
100-000000-435105	STATE AID CABLE FRANCHISE FEES	29,585	29,585	
100-000000-435300	STATE TRANSPORATION AIDS	745,185	777,256	32,071
100-000000-435302	STATE COMPUTER AIDS	21,048	21,048	
100-000000-435420	STATE GRANT - RECYCLING	38,019	37,992	(27)
100-000000-441110	LIQUOR & BEER LICENSES	31,767	25,000	(6,767)
100-000000-441122	DIRECT SELLER LICENSES	600	600	
100-000000-441123	CIGARETTE LICENSES	500	500	
100-000000-441124	OPERATOR LICENSES	13,000	14,000	1,000
100-000000-441125	BICYCLE LICENSES	40		(40)
100-000000-441126	DOG & CAT LICENSES	100	200	100
100-000000-441127	CABLE TV FRANCHISE FEES	116,000	116,000	
100-000000-441128	TRANSIENT PERMIT FEES	250	250	
100-000000-443500	BUILDING PERMITS	90,000	100,000	10,000
100-000000-443501	ELECTRICAL PERMITS	30,000	35,000	5,000
100-000000-443502	PLUMBING PERMITS	25,000	30,000	5,000
100-000000-443503	TECHNOLOGY FEE		500	500
100-000000-443505	HEATING/AIR COND PERMITS	20,000	25,000	5,000
100-000000-443506	DRIVE OPENING PERMITS	1,500	500	(1,000)
100-000000-443507	EROSION CONTROL PERMITS	3,000	4,000	1,000
100-000000-443508	OCCUPANCY PERMITS	4,500	5,000	500
100-000000-443509	SIGN PERMITS	1,500	2,000	500
100-000000-443510	STREET OPENING PERMITS	5,000	6,000	1,000
100-000000-443511	MISCELLANEOUS PERMIT FEES	4,000	6,000	2,000
100-000000-443512	BLDG INSPECTION PLAN REVIEW	12,000	20,000	8,000
100-000000-443513	STORMWATER MGMT PERMIT	500	500	
100-000000-443514	PLAN REVIEW	3,000	3,000	
100-000000-451101	COURT PENALTIES & COSTS	24,000	24,000	
100-000000-451301	PARKING VIOLATIONS	20,000	15,000	(5,000)
100-000000-451302	WINTER PARKING PERMITS		4,000	4,000
100-000000-461151	TREASURERS OFFICE FEES	21,363	3,000	(18,363)
100-000000-461152	LICENSE PUBLICATION FEES	850	960	110
100-000000-461153	ASSESSORS OFFICE FEES	5,000	5,000	
100-000000-461155	ENGINEERING FEES	1,000	1,000	
100-000000-461156	BUILDING INSPECT - HOUSE NOS	2,000	2,000	
100-000000-461157	STATE TAG FEE	2,500	2,000	(500)
100-000000-462140	POLICE DEPARTMENT FEES	5,000	4,500	(500)
100-000000-462141	ALARM PERMIT FEES		350	350
100-000000-462145	FALSE ALARM FEES	100	1,000	900
100-000000-463101	PUBLIC WORKS FEES	20,000	21,500	1,500
100-000000-463103	CELEBRATIONS REVENUE	20,000	35,000	15,000
100-000000-464125	WEED MOWING FEES	1,000		(1,000)
100-000000-467200	PARK RENTAL FEES	8,500	8,500	
100-000000-467435	SENIOR CENTER FEES	57,000	63,000	6,000
100-000000-473405	LANDFILL MONITOR - TOWN	2,165	2,000	(165)
100-000000-473409	EMERGENCY MNGMT-TOWN		100	100
100-000000-473500	SCHOOL DIST - CROSSING GUARDS	50,000	50,000	
100-000000-474100	HR TRANSFER (LIB & WRC)		11,000	11,000
100-000000-474111	FD - ADMIN LABOR		18,914	18,914
100-000000-474210	ROOM TAX - ADMIN LABOR	3,000	5,750	2,750
100-000000-474510	TID - ADMIN LABOR	3,000	3,000	
100-000000-481100	INVESTMENT INCOME	319,000	380,000	61,000
100-000000-482215	RENT - CITY PROPERTY	4,270	4,500	230
100-000000-482220	RENT - CITY MONOPOLE	215,000	240,000	25,000
100-000000-485550	DONATIONS	16,000	14,000	(2,000)
100-000000-486000	MISCELLANEOUS REVENUE	6,000	3,000	(3,000)
100-000000-491220	TRANSFER FROM REC PROG FND	40,000	40,000	
100-000000-491270	TRANSFER FROM EMS		22,200	22,200
NET OF REVENUES/APPROPRIATIONS - 000000 -		10,951,692	11,322,982	371,290
NET OF REVENUES/APPROPRIATIONS - Unclassified		10,951,692	11,322,982	371,290
Function: GENERAL GOVERNMENT				
Dept 511100 - COUNCIL				
100-511100-500111	SALARIES	16,800	16,800	
100-511100-500151	FICA	1,285	1,285	
100-511100-500165	WORKERS COMP INS	35	27	(8)
100-511100-500320	PROF PUBLICATIONS AND DUES	8,500	8,500	
100-511100-500330	TRAVEL & TRAINING	225	225	
100-511100-500390	OTHER EXPENSES	643	643	
NET OF REVENUES/APPROPRIATIONS - 511100 - COUNCIL		(27,488)	(27,480)	(8)

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: GENERAL GOVERNMENT				
Dept 513100 - MAYOR				
100-513100-500111	SALARIES	6,000	6,000	
100-513100-500151	FICA	459	459	
100-513100-500165	WORKERS COMP INS	13	10	(3)
100-513100-500225	TELEPHONE/COMMUNICATIONS	104	150	46
100-513100-500330	TRAVEL & TRAINING	400	400	
100-513100-500343	AWARDS, SUPPLIES	500	500	
100-513100-500390	OTHER EXPENSES	250	250	
NET OF REVENUES/APPROPRIATIONS - 513100 - MAYOR		(7,726)	(7,769)	43
Dept 513200 - CITY ADMINISTRATOR				
100-513200-500111	SALARIES	145,584	152,859	7,275
100-513200-500151	FICA	11,137	11,694	557
100-513200-500152	RETIREMENT	10,112	11,006	894
100-513200-500154	HEALTH INSURANCE	27,897	28,559	662
100-513200-500158	DEFERRED COMP CONTRIBUTION	11,647		(11,647)
100-513200-500165	WORKERS COMP INS	234	245	11
100-513200-500225	TELEPHONE/COMMUNICATIONS	650	935	285
100-513200-500310	OFFICE SUPPLIES	200	200	
100-513200-500320	PROF PUBLICATIONS AND DUES	1,600	1,600	
100-513200-500330	TRAVEL & TRAINING	3,500	3,500	
NET OF REVENUES/APPROPRIATIONS - 513200 - CITY ADMI		(212,561)	(210,598)	(1,963)
Dept 513300 - HUMAN RESOURCES MANAGER				
100-513300-500111	SALARIES		56,576	56,576
100-513300-500151	FICA		4,328	4,328
100-513300-500152	RETIREMENT		4,073	4,073
100-513300-500154	HEALTH INSURANCE		22,847	22,847
100-513300-500165	WORKERS COMP INS		91	91
100-513300-500210	PROFESSIONAL SERVICES		1,600	1,600
100-513300-500225	TELEPHONE/COMMUNICATIONS		650	650
100-513300-500310	OFFICE SUPPLIES		500	500
100-513300-500320	PROF PUBLICATIONS AND DUES		1,000	1,000
100-513300-500330	TRAVEL & TRAINING		1,000	1,000
100-513300-500380	EQUIPMENT/CAPITAL OUTLAY		4,000	4,000
NET OF REVENUES/APPROPRIATIONS - 513300 - HUMAN RES			(96,665)	96,665
Dept 514100 - CITY CLERK				
100-514100-500111	SALARIES	155,064	161,267	6,203
100-514100-500125	PART TIME SALARIES/SEASONAL	23,484	24,189	705
100-514100-500151	FICA	13,659	14,188	529
100-514100-500152	RETIREMENT	10,777	11,612	835
100-514100-500154	HEALTH INSURANCE	55,793	57,119	1,326
100-514100-500155	LIFE INSURANCE	77	81	4
100-514100-500165	WORKERS COMP INS	304	297	(7)
100-514100-500210	PROFESSIONAL SERVICES	4,000	4,000	
100-514100-500225	TELEPHONE/COMMUNICATIONS	500	500	
100-514100-500240	REPAIR AND MAINTENANCE	400	400	
100-514100-500310	OFFICE SUPPLIES	3,000	3,000	
100-514100-500311	RECORDING FEES	150	600	450
100-514100-500312	COMPUTER/COPIER SUPPLIES	2,000	2,000	
100-514100-500315	POSTAGE	12,000	15,000	3,000
100-514100-500320	PROF PUBLICATIONS AND DUES	2,000	2,000	
100-514100-500325	LEGAL PUBLICATIONS	4,500	4,500	
100-514100-500330	TRAVEL & TRAINING	1,500	1,500	
100-514100-500380	EQUIPMENT OUTLAY	600	600	
NET OF REVENUES/APPROPRIATIONS - 514100 - CITY CLER		(289,808)	(302,853)	13,045
Dept 514200 - ELECTIONS				
100-514200-500111	SALARIES	9,000	17,000	8,000
100-514200-500151	FICA	200	1,300	1,100
100-514200-500165	WORKERS COMP INS	48	27	(21)
100-514200-500310	OFFICE SUPPLIES	8,000	11,000	3,000
100-514200-500321	ELECTIONS LEGAL NOTICES	500	500	
100-514200-500380	EQUIPMENT OUTLAY	7,500	5,000	(2,500)
NET OF REVENUES/APPROPRIATIONS - 514200 - ELECTIONS		(25,248)	(34,827)	9,579
Dept 514700 - TECHNOLOGY				
100-514700-500210	PROFESSIONAL SERVICES	42,000	72,880	30,880
100-514700-500220	INTERNET	16,000	14,000	(2,000)
100-514700-500380	EQUIPMENT/SOFTWARE	112,000	142,496	30,496
100-514700-500385	EQUIPMENT OUTLAY	10,000	12,000	2,000
NET OF REVENUES/APPROPRIATIONS - 514700 - TECHNOLOG		(180,000)	(241,376)	61,376
Dept 515400 - ASSESSOR S OFFICE				
100-515400-500210	PROFESSIONAL SERVICES	87,500	87,500	
100-515400-500225	TELEPHONE/COMMUNICATIONS	200	315	115

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: GENERAL GOVERNMENT				
Dept 515400 - ASSESSOR S OFFICE				
100-515400-500312	COMPUTER/COPIER SUPPLIES	2,410	410	(2,000)
100-515400-500323	STATE OF WI FEES	1,550		(1,550)
NET OF REVENUES/APPROPRIATIONS - 515400 - ASSESSOR		(91,660)	(88,225)	(3,435)
Dept 515600 - TREASURER S OFFICE				
100-515600-500111	SALARIES	137,438	140,084	2,646
100-515600-500121	PART TIME SALARIES	62,245	40,747	(21,498)
100-515600-500135	SICK PAY OUT		27,101	27,101
100-515600-500151	FICA	15,279	13,834	(1,445)
100-515600-500152	RETIREMENT	13,878	12,243	(1,635)
100-515600-500154	HEALTH INSURANCE	40,171	48,644	8,473
100-515600-500155	LIFE INSURANCE	110	54	(56)
100-515600-500165	WORKERS COMP INS	340	330	(10)
100-515600-500210	PROFESSIONAL SERVICES	40,000	40,000	
100-515600-500225	TELEPHONE/COMMUNICATIONS	1,000	1,000	
100-515600-500310	OFFICE SUPPLIES	5,517	7,871	2,354
100-515600-500320	PROF PUBLICATIONS AND DUES	1,000	1,000	
100-515600-500330	TRAVEL & TRAINING	2,000	2,000	
100-515600-500380	EQUIPMENT OUTLAY		500	500
100-515600-500390	OTHER EXPENSES	3,000	4,450	1,450
NET OF REVENUES/APPROPRIATIONS - 515600 - TREASURER		(321,978)	(339,858)	17,880
Dept 515900 - INDEPENDENT AUDIT				
100-515900-500210	PROFESSIONAL SERVICES	90,000	90,000	
NET OF REVENUES/APPROPRIATIONS - 515900 - INDEPENDENT		(90,000)	(90,000)	
Dept 516100 - CITY ATTORNEY				
100-516100-500211	EXTRAORDINARY SERVICES	40,000	40,000	
NET OF REVENUES/APPROPRIATIONS - 516100 - CITY ATTORNEY		(40,000)	(40,000)	
Dept 518100 - CITY HALL				
100-518100-500111	SALARIES	79,829	80,156	327
100-518100-500112	OVERTIME	1,000	1,500	500
100-518100-500151	FICA	6,069	6,247	178
100-518100-500152	RETIREMENT	5,514	5,879	365
100-518100-500154	HEALTH INSURANCE	25,808	16,250	(9,558)
100-518100-500155	LIFE INSURANCE	60	81	21
100-518100-500165	WORKERS COMP INS	2,365	2,041	(324)
100-518100-500222	ELECTRIC	22,000	18,000	(4,000)
100-518100-500224	NATURAL GAS	21,000	18,000	(3,000)
100-518100-500225	TELEPHONE/COMMUNICATIONS	3,000	5,000	2,000
100-518100-500226	WATER SERVICE	5,500	5,500	
100-518100-500240	REPAIR AND MAINTENANCE	37,000	38,000	1,000
100-518100-500350	OPERATING SUPPLIES	12,000	12,000	
100-518100-500380	EQUIPMENT OUTLAY	22,000	23,000	1,000
NET OF REVENUES/APPROPRIATIONS - 518100 - CITY HALL		(243,145)	(231,654)	(11,491)
Dept 519200 - EMPLOYEE RELATIONS				
100-519200-500161	EAP/125 ADMIN	2,300	2,600	300
100-519200-500335	LEADERSHIP DEVELOPMENT	400		(400)
100-519200-500343	AWARDS, SUPPLIES	6,496	6,500	4
NET OF REVENUES/APPROPRIATIONS - 519200 - EMPLOYEE RELATIONS		(9,196)	(9,100)	(96)
Dept 519400 - INSURANCE COSTS				
100-519400-500510	PROPERTY INSURANCE	3,300	3,300	
100-519400-500512	LIABILITY INSURANCE	10,174	12,020	1,846
100-519400-500520	SURETY BONDS	653	650	(3)
NET OF REVENUES/APPROPRIATIONS - 519400 - INSURANCE		(14,127)	(15,970)	1,843
NET OF REVENUES/APPROPRIATIONS - GENERAL GOVERNMENT		(1,552,937)	(1,736,375)	183,438
Function: PUBLIC SAFETY				
Dept 522100 - POLICE STATION				
100-522100-500111	SALARIES	19,779	20,370	591
100-522100-500112	OVERTIME	500		(500)
100-522100-500151	FICA	1,551	1,558	7
100-522100-500152	RETIREMENT	1,409	1,467	58
100-522100-500154	HEALTH INSURANCE	11,158	4,642	(6,516)
100-522100-500155	LIFE INSURANCE		3	3
100-522100-500165	WORKERS COMP INS	590	509	(81)
100-522100-500222	ELECTRIC	30,945	31,000	55
100-522100-500224	NATURAL GAS	13,000	15,000	2,000
100-522100-500226	WATER SERVICE	1,555	1,650	95
100-522100-500240	REPAIR AND MAINTENANCE	40,866	40,000	(866)
100-522100-500340	MAINTENANCE SUPPLIES	4,500	4,500	
100-522100-500510	PROPERTY INSURANCE	3,500	3,500	

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: PUBLIC SAFETY				
Dept 522100 - POLICE STATION				
NET OF REVENUES/APPROPRIATIONS - 522100 - POLICE ST.		(129,353)	(124,199)	(5,154)
Dept 522110 - POLICE ADMINISTRATION				
100-522110-500111	SALARIES	122,567	128,703	6,136
100-522110-500112	OVERTIME	5,500		(5,500)
100-522110-500122	OFFICE/DISPATCHERS	241,467	251,046	9,579
100-522110-500134	HOLIDAY PAY	13,000		(13,000)
100-522110-500135	SICK PAY OUT	2,155	2,136	(19)
100-522110-500151	FICA	29,429	29,366	(63)
100-522110-500152	RETIREMENT	36,539	37,395	856
100-522110-500154	HEALTH INSURANCE	60,171	61,373	1,202
100-522110-500155	LIFE INSURANCE	42	73	31
100-522110-500165	WORKERS COMP INS	3,412	3,163	(249)
100-522110-500212	ATTORNEY/CONSULTANT	30,000	28,000	(2,000)
100-522110-500213	ANIMAL POUND	1,500	1,500	
100-522110-500225	TELEPHONE/COMMUNICATIONS	36,000	38,000	2,000
100-522110-500240	REPAIR AND MAINTENANCE	72,000	91,500	19,500
100-522110-500310	OFFICE SUPPLIES	6,500	6,500	
100-522110-500313	PRINTING-NEWSLETTERS, ETC	3,500	3,500	
100-522110-500320	PROF PUBLICATIONS AND DUES	1,500	1,500	
100-522110-500330	TRAVEL & TRAINING	6,000	6,000	
100-522110-500346	UNIFORMS	3,000	3,000	
100-522110-500347	SUPPLIES AND EXPENSES	300	300	
100-522110-500380	EQUIPMENT OUTLAY	23,000	23,000	
100-522110-500390	OTHER EXPENSES	2,000	2,000	
100-522110-500512	LIABILITY INSURANCE	40,000	47,250	7,250
NET OF REVENUES/APPROPRIATIONS - 522110 - POLICE AD		(739,582)	(765,305)	25,723
Dept 522120 - POLICE PATROL DIVISION				
100-522120-500111	SALARIES	1,932,312	2,033,307	100,995
100-522120-500112	OVERTIME	59,000	59,000	
100-522120-500123	CROSSING GUARDS	54,225	70,200	15,975
100-522120-500129	BILLABLE WAGES	(75,000)	(75,000)	
100-522120-500134	HOLIDAY PAY	66,928	66,928	
100-522120-500135	SICK PAY OUT	6,308	4,595	(1,713)
100-522120-500151	FICA	157,938	167,765	9,827
100-522120-500152	RETIREMENT	310,177	321,726	11,549
100-522120-500154	HEALTH INSURANCE	413,381	355,934	(57,447)
100-522120-500155	LIFE INSURANCE	306	338	32
100-522120-500159	LONGEVITY	9,240	10,878	1,638
100-522120-500165	WORKERS COMP INS	49,809	47,906	(1,903)
100-522120-500240	REPAIR AND MAINTENANCE	35,000	35,000	
100-522120-500330	TRAVEL & TRAINING	27,000	30,000	3,000
100-522120-500346	UNIFORMS	50,000	52,000	2,000
100-522120-500347	SUPPLIES AND EXPENSES	5,500	5,500	
100-522120-500351	GAS AND OIL EXPENSE	50,000	50,000	
100-522120-500352	K-9 UNIT EXPENSE	3,000	3,000	
100-522120-500380	EQUIPMENT OUTLAY	33,000	46,000	13,000
100-522120-500390	OTHER EXPENSES	1,750	1,750	
100-522120-500510	PROPERTY INSURANCE	3,500	4,628	1,128
NET OF REVENUES/APPROPRIATIONS - 522120 - POLICE PA		(3,193,374)	(3,291,455)	98,081
Dept 522130 - POLICE INVESTIGATIVE DIVISION				
100-522130-500111	SALARIES	217,196	217,540	344
100-522130-500112	OVERTIME	2,980	2,980	
100-522130-500134	HOLIDAY PAY	1,444	1,444	
100-522130-500135	SICK PAY OUT	860	1,638	778
100-522130-500151	FICA	17,020	17,105	85
100-522130-500152	RETIREMENT	33,372	33,049	(323)
100-522130-500154	HEALTH INSURANCE	33,755	57,119	23,364
100-522130-500155	LIFE INSURANCE	21	21	
100-522130-500159	LONGEVITY	740	404	(336)
100-522130-500165	WORKERS COMP INS	6,405	4,750	(1,655)
100-522130-500210	PROFESSIONAL SERVICES	2,500	4,500	2,000
100-522130-500310	OFFICE SUPPLIES	3,500	3,500	
100-522130-500330	TRAVEL & TRAINING	3,000	3,000	
100-522130-500346	UNIFORMS	1,500	1,500	
NET OF REVENUES/APPROPRIATIONS - 522130 - POLICE IN		(324,293)	(348,550)	24,257
Dept 522310 - BUILDING INSPECTION				
100-522310-500111	SALARIES	134,980	147,569	12,589
100-522310-500151	FICA	10,326	11,289	963
100-522310-500152	RETIREMENT	9,381	10,625	1,244
100-522310-500154	HEALTH INSURANCE	55,794	57,119	1,325
100-522310-500155	LIFE INSURANCE	31	54	23
100-522310-500165	WORKERS COMP INS	2,758	2,447	(311)

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: PUBLIC SAFETY				
Dept 522310 - BUILDING INSPECTION				
100-522310-500210	PROFESSIONAL SERVICES	12,000	15,000	3,000
100-522310-500225	TELEPHONE/COMMUNICATIONS	1,200	2,500	1,300
100-522310-500310	OFFICE SUPPLIES	4,700	5,500	800
100-522310-500320	PROF PUBLICATIONS AND DUES	150	500	350
100-522310-500330	TRAVEL & TRAINING	900	1,200	300
100-522310-500351	GAS AND OIL EXPENSE	1,100	1,200	100
100-522310-500512	LIABILITY INSURANCE	2,225	2,628	403
NET OF REVENUES/APPROPRIATIONS - 522310 - BUILDING		(235,545)	(257,631)	22,086
Dept 522360 - WEIGHTS & MEASURES INSPECTION				
100-522360-500214	WEIGHTS AND MEASURES INSPECT	2,250	2,250	
NET OF REVENUES/APPROPRIATIONS - 522360 - WEIGHTS &		(2,250)	(2,250)	
Dept 522410 - EMERGENCY MANAGEMENT				
100-522410-500165	WORKERS COMP INS	64	64	
100-522410-500220	INTERNET	1,700	1,700	
100-522410-500222	ELECTRIC	985	985	
100-522410-500224	NATURAL GAS	1,400	1,400	
100-522410-500225	TELEPHONE/COMMUNICATIONS	1,500	1,600	100
100-522410-500226	WATER SERVICE	525	525	
100-522410-500239	SIREN MAINT	1,750	1,750	
100-522410-500240	REPAIR AND MAINTENANCE	1,800	1,800	
100-522410-500290	MAINT/CONTRACTED SERVICES	500	500	
100-522410-500310	OFFICE SUPPLIES	800	800	
100-522410-500316	RADIO EQUIPMENT	2,000	2,000	
100-522410-500330	TRAVEL & TRAINING	2,000	2,000	
100-522410-500340	MAINTENANCE SUPPLIES	700	1,000	300
100-522410-500343	AWARDS, SUPPLIES	800	800	
100-522410-500346	UNIFORMS	1,200	1,500	300
100-522410-500350	OPERATING SUPPLIES	3,000	3,000	
100-522410-500351	GAS AND OIL EXPENSE	1,000	1,000	
100-522410-500380	EQUIPMENT OUTLAY	3,000	3,000	
100-522410-500510	PROPERTY INSURANCE	1,500	1,500	
NET OF REVENUES/APPROPRIATIONS - 522410 - EMERGENCY		(26,224)	(26,924)	700
NET OF REVENUES/APPROPRIATIONS - PUBLIC SAFETY		(4,650,621)	(4,816,314)	165,693
Function: PUBLIC WORKS				
Dept 533110 - ENGINEERING/PW ADMINISTRATION				
100-533110-500111	SALARIES	123,874	131,119	7,245
100-533110-500135	SICK PAY OUT		501	501
100-533110-500151	FICA	9,476	10,069	593
100-533110-500152	RETIREMENT	8,609	9,441	832
100-533110-500154	HEALTH INSURANCE	24,523	25,019	496
100-533110-500155	LIFE INSURANCE	25	36	11
100-533110-500165	WORKERS COMP INS	2,622	2,311	(311)
100-533110-500210	PROFESSIONAL SERVICES	10,000	10,000	
100-533110-500225	TELEPHONE/COMMUNICATIONS	1,300	1,500	200
100-533110-500310	OFFICE SUPPLIES	500	750	250
100-533110-500318	GIS MAPPING	3,000	3,000	
100-533110-500320	PROF PUBLICATIONS AND DUES	1,000	1,200	200
100-533110-500330	TRAVEL & TRAINING	2,500	2,600	100
100-533110-500350	OPERATING SUPPLIES	1,100	1,100	
100-533110-500351	GAS AND OIL EXPENSE	1,500	1,500	
100-533110-500380	EQUIPMENT OUTLAY	800	800	
100-533110-500512	LIABILITY INSURANCE	16,000	18,902	2,902
NET OF REVENUES/APPROPRIATIONS - 533110 - ENGINEERI		(206,829)	(219,848)	13,019
Dept 533210 - GARAGE/MECHANIC				
100-533210-500111	SALARIES	134,925	150,828	15,903
100-533210-500112	OVERTIME	1,400	1,400	
100-533210-500125	PART TIME SALARIES/SEASONAL	8,500	8,500	
100-533210-500151	FICA	11,079	12,296	1,217
100-533210-500152	RETIREMENT	9,475	10,961	1,486
100-533210-500154	HEALTH INSURANCE	39,234	40,166	932
100-533210-500165	WORKERS COMP INS	4,063	4,018	(45)
100-533210-500210	PROFESSIONAL SERVICES	8,000	10,000	2,000
100-533210-500222	ELECTRIC	24,000	24,000	
100-533210-500224	NATURAL GAS	11,500	11,500	
100-533210-500225	TELEPHONE/COMMUNICATIONS	9,500	9,500	
100-533210-500226	WATER SERVICE	7,000	7,000	
100-533210-500240	REPAIR AND MAINTENANCE	8,000	20,000	12,000
100-533210-500326	FUEL SYSTEM MAINTENANCE	6,000	6,000	
100-533210-500330	TRAVEL & TRAINING	8,000	8,000	
100-533210-500350	OPERATING SUPPLIES	50,000	55,000	5,000
100-533210-500351	GAS AND OIL EXPENSE	70,000	50,000	(20,000)

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: PUBLIC WORKS				
Dept 533210 - GARAGE/MECHANIC				
100-533210-500353	MAINTENANCE PARTS	100,000	105,000	5,000
100-533210-500380	EQUIPMENT OUTLAY	10,000	10,000	
100-533210-500510	PROPERTY INSURANCE	36,000	36,000	
NET OF REVENUES/APPROPRIATIONS - 533210 - GARAGE/ME		(556,676)	(580,169)	23,493
Dept 533311 - PUBLIC WORKS CREW				
100-533311-500111	SALARIES	645,096	627,674	(17,422)
100-533311-500112	OVERTIME	53,000	53,000	
100-533311-500125	PART TIME SALARIES/SEASONAL	8,500	8,500	
100-533311-500135	SICK PAY OUT	2,890	23,678	20,788
100-533311-500151	FICA	54,276	52,940	(1,336)
100-533311-500152	RETIREMENT	48,518	49,008	490
100-533311-500154	HEALTH INSURANCE	161,736	182,418	20,682
100-533311-500155	LIFE INSURANCE	103	68	(35)
100-533311-500165	WORKERS COMP INS	20,890	17,821	(3,069)
100-533311-500210	PROFESSIONAL SERVICES	35,000	40,000	5,000
100-533311-500240	REPAIR AND MAINTENANCE	60,233	60,000	4,500
100-533311-500350	OPERATING SUPPLIES	4,000	5,000	1,000
100-533311-500363	SIGNS	20,506	21,000	5,000
NET OF REVENUES/APPROPRIATIONS - 533311 - PUBLIC WO		(1,114,748)	(1,141,107)	35,598
Dept 533410 - STREETS INELIGIBLE				
100-533410-500530	MAINTENANCE	3,500	3,500	
NET OF REVENUES/APPROPRIATIONS - 533410 - STREETS I		(3,500)	(3,500)	
Dept 533420 - STREET LIGHTING				
100-533420-500222	ELECTRIC	288,500	304,000	15,500
NET OF REVENUES/APPROPRIATIONS - 533420 - STREET LI		(288,500)	(304,000)	15,500
Dept 533421 - TRAFFIC SIGNALS				
100-533421-500222	ELECTRIC	3,500	3,500	
100-533421-500240	REPAIR AND MAINTENANCE	9,000	9,000	
NET OF REVENUES/APPROPRIATIONS - 533421 - TRAFFIC S		(12,500)	(12,500)	
Dept 533440 - STORM SEWERS				
100-533440-500240	REPAIR AND MAINTENANCE	36,000	36,000	
100-533440-500295	STREET SWEEPING	15,000	15,000	
100-533440-500323	STATE OF WI FEES	1,500	1,500	
NET OF REVENUES/APPROPRIATIONS - 533440 - STORM SEW		(52,500)	(52,500)	
Dept 533450 - SNOW & ICE CONTROL				
100-533450-500209	PROFESSIONAL SERVICES-SEASONAL	2,000	2,000	
100-533450-500210	PROFESSIONAL SERVICES	6,000	6,000	
100-533450-500340	MAINTENANCE SUPPLIES	9,000	9,000	
100-533450-500380	EQUIPMENT OUTLAY	4,000	4,000	
100-533450-500450	SNOW AND ICE MATERIALS	145,875	116,000	1,000
NET OF REVENUES/APPROPRIATIONS - 533450 - SNOW & IC		(166,875)	(137,000)	1,000
Dept 533710 - SOLID WASTE COLLECTIONS				
100-533710-500290	MAINT/CONTRACTED SERVICES	603,800	632,076	28,276
NET OF REVENUES/APPROPRIATIONS - 533710 - SOLID WAS		(603,800)	(632,076)	28,276
Dept 533720 - GROUNDWATER MONITORING				
100-533720-500290	MAINT/CONTRACTED SERVICES	7,500	7,700	200
NET OF REVENUES/APPROPRIATIONS - 533720 - GROUNDWAT		(7,500)	(7,700)	200
Dept 533730 - RECYCLING				
100-533730-500240	REPAIR AND MAINTENANCE	5,000	5,000	
100-533730-500290	MAINT/CONTRACTED SERVICES	274,750	287,897	13,147
100-533730-500344	RECYCLING EXPENSES	2,400	3,500	1,100
NET OF REVENUES/APPROPRIATIONS - 533730 - RECYCLING		(282,150)	(296,397)	14,247
NET OF REVENUES/APPROPRIATIONS - PUBLIC WORKS		(3,295,578)	(3,386,797)	131,333
Function: PARKS AND RECREATION				
Dept 533740 - WEED CONTROL				
100-533740-500290	MAINT/CONTRACTED SERVICES	1,000	1,000	
NET OF REVENUES/APPROPRIATIONS - 533740 - WEED CONT		(1,000)	(1,000)	
Dept 555140 - SENIOR CENTER				
100-555140-500121	PART TIME SALARIES	49,725	51,150	1,425
100-555140-500151	FICA	3,804	3,913	109
100-555140-500152	RETIREMENT	1,489	1,589	100
100-555140-500165	WORKERS COMP INS	1,482	1,279	(203)
100-555140-500210	PROFESSIONAL SERVICES	10,400	13,000	2,600

GL NUMBER	DESCRIPTION	2025 AMENDED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: PARKS AND RECREATION				
Dept 555140 - SENIOR CENTER				
100-555140-500225	TELEPHONE/COMMUNICATIONS	300	300	
100-555140-500310	OFFICE SUPPLIES	2,000	2,000	
100-555140-500313	PRINTING-NEWSLETTERS, ETC	300	300	
100-555140-500330	TRAVEL & TRAINING	450	450	
100-555140-500390	OTHER EXPENSES	35,000	38,000	3,000
100-555140-500510	PROPERTY INSURANCE	2,100	2,100	
100-555140-500512	LIABILITY INSURANCE	800	945	145
NET OF REVENUES/APPROPRIATIONS - 555140 - SENIOR CE		(107,850)	(115,026)	7,176
Dept 555220 - CELEBRATIONS				
100-555220-500347	SUPPLIES AND EXPENSES	12,000	25,000	13,000
100-555220-500390	OTHER EXPENSES	7,000	7,000	
NET OF REVENUES/APPROPRIATIONS - 555220 - CELEBRATI		(19,000)	(32,000)	13,000
Dept 555510 - PARKS, RECREATION & FORESTRY				
100-555510-500111	SALARIES	563,705	592,041	28,336
100-555510-500112	OVERTIME	14,000	14,000	
100-555510-500125	PART TIME SALARIES/SEASONAL	74,718	82,518	7,800
100-555510-500151	FICA	49,910	52,675	2,765
100-555510-500152	RETIREMENT	38,838	43,086	4,248
100-555510-500154	HEALTH INSURANCE	115,286	94,689	(20,597)
100-555510-500155	LIFE INSURANCE	130	147	17
100-555510-500165	WORKERS COMP INS	19,707	16,801	(2,906)
100-555510-500210	PROFESSIONAL SERVICES	2,500	2,500	
100-555510-500220	INTERNET	3,900	3,900	
100-555510-500222	ELECTRIC	15,000	14,500	(500)
100-555510-500224	NATURAL GAS	2,500	2,500	
100-555510-500225	TELEPHONE/COMMUNICATIONS	4,740	5,200	460
100-555510-500226	WATER SERVICE	9,000	11,500	2,500
100-555510-500240	REPAIR AND MAINTENANCE	54,000	54,000	
100-555510-500241	VANDALISM & REPAIR	800	800	
100-555510-500243	FIELD MAINTENANCE SUPPLIES	4,500	4,500	
100-555510-500290	MAINT/CONTRACTED SERVICES	108,000	108,000	
100-555510-500310	OFFICE SUPPLIES	2,000	2,000	
100-555510-500320	PROF PUBLICATIONS AND DUES	1,620	1,620	
100-555510-500330	TRAVEL & TRAINING	4,900	4,900	
100-555510-500341	TREES AND SUPPLIES	30,000	30,000	
100-555510-500363	SIGNS	1,000	1,000	
100-555510-500380	EQUIPMENT OUTLAY	5,500	5,500	
100-555510-500384	LEGACY TREE & BENCH PROGRAM	3,000	3,000	
100-555510-500390	OTHER EXPENSES	2,900	2,900	
100-555510-500510	PROPERTY INSURANCE	10,000	10,000	
100-555510-500512	LIABILITY INSURANCE	7,000	8,270	1,270
NET OF REVENUES/APPROPRIATIONS - 555510 - PARKS, RE		(1,149,154)	(1,172,547)	23,393
NET OF REVENUES/APPROPRIATIONS - PARKS AND RECREATIO		(1,277,004)	(1,320,573)	43,569
Function: CONSERVATION AND DEVELOPMENT				
Dept 566310 - CITY PLANNING				
100-566310-500111	SALARIES	94,502	103,944	9,442
100-566310-500151	FICA	7,230	7,952	722
100-566310-500152	RETIREMENT	6,568	7,484	916
100-566310-500154	HEALTH INSURANCE	27,897	28,559	662
100-566310-500165	WORKERS COMP INS	89	84	(5)
100-566310-500210	PROFESSIONAL SERVICES	1,500	1,500	
100-566310-500225	TELEPHONE/COMMUNICATIONS	780	300	(480)
100-566310-500310	OFFICE SUPPLIES	600	600	
100-566310-500320	PROF PUBLICATIONS AND DUES	700	700	
100-566310-500330	TRAVEL & TRAINING	800	800	
NET OF REVENUES/APPROPRIATIONS - 566310 - CITY PLAN		(140,666)	(151,923)	11,257
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND DE		(140,666)	(151,923)	11,257
Function: OTHER				
Dept 591000 - RESERVE FOR CONTINGENCY				
100-591000-500990	CONTINGENCY RESERVE	120,760	550,000	475,000
NET OF REVENUES/APPROPRIATIONS - 591000 - RESERVE F		(120,760)	(550,000)	475,000
NET OF REVENUES/APPROPRIATIONS - OTHER		(120,760)	(550,000)	475,000
ESTIMATED REVENUES - FUND 100		10,951,692	11,322,982	639,000.00
APPROPRIATIONS - FUND 100		11,037,566	11,961,982	(639,000.00)
NET OF REVENUES/APPROPRIATIONS - FUND 100		(85,874)	(639,000)	(639,000)
BEGINNING FUND BALANCE		4,731,638		
ENDING FUND BALANCE		4,645,764		

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BUDGET REPORT FOR CITY OF CEDARBURG
Fund: 200 CEMETERY FUND

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GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
200-000000-465500	CEMETERY PROPERTY SALES	10,000	15,000	5,000
200-000000-465550	MONUMENTS & MARKERS INSP FEE	1,500	2,500	1,000
200-000000-481100	INVESTMENT INCOME	2,000	7,800	5,800
200-000000-482170	CEMETERY RENTAL INCOME		3,000	3,000
200-000000-486000	MISCELLANEOUS REVENUE	3,000		(3,000)
NET OF REVENUES/APPROPRIATIONS - Unclassified		16,500	28,300	11,800
Function: PARKS AND RECREATION				
200-544210-500111	SALARIES	12,041	12,400	359
200-544210-500112	OVERTIME	500	500	
200-544210-500125	PART TIME SALARIES/SEASONAL	27,000	28,500	1,500
200-544210-500151	FICA	2,843	2,964	121
200-544210-500152	RETIREMENT	872	929	57
200-544210-500154	HEALTH INSURANCE	2,268	2,321	53
200-544210-500155	LIFE INSURANCE	14	72	58
200-544210-500165	WORKERS COMP INS	790	684	(106)
200-544210-500210	PROFESSIONAL SERVICES	2,750	2,750	
200-544210-500222	ELECTRIC	1,100	750	(350)
200-544210-500226	WATER SERVICE	1,300	1,000	(300)
200-544210-500230	GROUNDS MAINTENANCE	3,000	3,000	
200-544210-500240	REPAIR AND MAINTENANCE	2,500	2,500	
200-544210-500350	OPERATING SUPPLIES	2,500	2,500	
200-544210-500380	EQUIPMENT OUTLAY	20,000	20,000	
200-544210-500510	PROPERTY INSURANCE	350	350	
200-544210-500940	TRANSFER TO CAPITAL IMP FUND		67,000	67,000
NET OF REVENUES/APPROPRIATIONS - PARKS AND RECREATIO		(79,828)	(148,220)	68,392
NET OF REVENUES/APPROPRIATIONS - FUND 200		(63,328)	(119,920)	(56,592)
BEGINNING FUND BALANCE		310,282	246,954	(63,328)
ENDING FUND BALANCE		246,954	127,034	(119,920)

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BUDGET REPORT FOR CITY OF CEDARBURG
Fund: 210 ROOM TAX FUND

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GL NUMBER	DESCRIPTION	2025	2026	2026
		COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
210-000000-411500	ROOM TAXES	60,000	115,000	55,000
NET OF REVENUES/APPROPRIATIONS - Unclassified		60,000	115,000	55,000
Function: CONSERVATION AND DEVELOPMENT				
210-566700-500721	CHAMBER TOURISM & DEVELOPMENT	57,000	109,250	52,250
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND DE		(57,000)	(109,250)	52,250
Function: TRANSFERS TO OTHER FUNDS				
210-592000-500701	TRANSFER TO GENERAL FUND	3,000	5,750	2,750
NET OF REVENUES/APPROPRIATIONS - TRANSFERS TO OTHER :		(3,000)	(5,750)	2,750
NET OF REVENUES/APPROPRIATIONS - FUND 210				
BEGINNING FUND BALANCE				
ENDING FUND BALANCE				

GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
220-000000-467201	GYM RENTALS	3,000	3,000	
220-000000-467202	ATHLETIC FIELD RENTALS	550	750	200
220-000000-467310	SUMMER/WINTER REC FEES	120,000	130,000	10,000
220-000000-467316	WPRA TICKET SALES REVENUE	3,000	3,000	
220-000000-467317	YOUTH FOOTBALL REGISTRATION	14,000	19,000	5,000
220-000000-467318	SAFETY TRAINING	4,500	4,500	
220-000000-467319	BASKETBALL FEES	26,000	26,000	
220-000000-467320	SOFTBALL FEES	13,000	13,000	
220-000000-467323	VOLLEYBALL FEES	1,200	1,200	
220-000000-467324	AQUATICS FITNESS	4,000	4,000	
220-000000-467325	CONCESSION REVENUES	800	800	
220-000000-467326	SPECIAL REC EVENTS	1,000	1,000	
220-000000-467327	SOLAR RECREATION	10,000	10,000	
220-000000-467328	SUMMER SAND VOLLEYBALL	1,800	1,800	
220-000000-467329	SUMMER SOCCER	20,000	20,000	
220-000000-467331	BANNER ADVERTISING	700	700	
220-000000-467332	POMS REVENUE	58,991	100,000	41,009
220-000000-467335	TOTAL BODY FITNESS	12,000	12,000	
220-000000-467336	CIVIC BAND REVENUE	3,000	3,000	
220-000000-467352	RECREATION BROCHURE SPONSORSHI	5,500	6,000	500
220-000000-467432	TENNIS	2,500		(2,500)
220-000000-481100	INVESTMENT INCOME		5,000	5,000
220-000000-484410	YOUTH CENTER RECEIPTS	300	300	
220-000000-485550	DONATIONS	4,000	4,000	
220-000000-486000	MISCELLANEOUS REVENUE	15,000	15,000	
NET OF REVENUES/APPROPRIATIONS - Unclassified		324,841	384,050	59,209
Function: PARKS AND RECREATION				
220-555390-500125	PART TIME SALARIES/SEASONAL	144,550	188,000	43,450
220-555390-500127	EXERCISE/FITNESS SALARIES	8,000		(8,000)
220-555390-500151	FICA	11,671	13,770	2,099
220-555390-500161	EAP/125 ADMIN	60		(60)
220-555390-500165	WORKERS COMP INS	3,936	3,814	(122)
220-555390-500225	TELEPHONE/COMMUNICATIONS	900	2,900	2,000
220-555390-500228	SCHOOL DISTRICT FEES	25,000	25,000	
220-555390-500290	MAINT/CONTRACTED SERVICES	28,000	36,000	8,000
220-555390-500309	RECREATION BROCHURE EXPENSES	4,800	4,800	
220-555390-500320	PROF PUBLICATIONS AND DUES	200	200	
220-555390-500330	TRAVEL & TRAINING	700	700	
220-555390-500336	TRANSPORTATION	4,000	4,000	
220-555390-500347	SUPPLIES AND EXPENSES	30,000	35,000	5,000
220-555390-500355	WPRA TICKET EXP	3,000	3,000	
220-555390-500356	SOLAR RECREATION	6,050	6,050	
220-555390-500372	SAFETY EQUIPMENT	3,000	3,000	
220-555390-500380	EQUIPMENT OUTLAY	4,500	4,500	
220-555390-500386	CIVIC BAND EXPENSES	4,000	4,000	
220-555390-500391	CREDIT CARD FEES	6,700	10,000	3,300
220-555390-500394	POMS EXPENSES	25,000	45,000	20,000
220-555390-500510	PROPERTY INSURANCE	700	700	
220-555390-500701	TRANSFER TO GENERAL FUND	40,000	40,000	
NET OF REVENUES/APPROPRIATIONS - PARKS AND RECREATIO		(354,767)	(430,434)	75,667
Function: TRANSFERS TO OTHER FUNDS				
220-592000-500706	TRANSFER TO CAP IMPROVEMENT	32,000		(32,000)
220-592000-500710	TRANSFER TO SWIMMING POOL	20,000	20,000	
NET OF REVENUES/APPROPRIATIONS - TRANSFERS TO OTHER :		(52,000)	(20,000)	(32,000)
NET OF REVENUES/APPROPRIATIONS - FUND 220		(81,926)	(66,384)	15,542
BEGINNING FUND BALANCE		247,832	165,906	(81,926)
ENDING FUND BALANCE		165,906	99,522	(66,384)

		2025	2026	2026
GL NUMBER	DESCRIPTION	COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
240-000000-411111	REAL ESTATE TAXES	69,216	69,216	
240-000000-467340	SWIMMING POOL FEES	95,000	95,000	
240-000000-467341	SWIMMING POOL - PASSES	100,000	100,000	
240-000000-467342	SWIMMING POOL - LESSONS	30,000	30,000	
240-000000-467343	SWIMMING POOL - EXERCISE	6,500	8,000	1,500
240-000000-467344	SWIMMING POOL - UNIFORMS/MISC	2,000	2,000	
240-000000-467345	SWIMMING POOL - CONCESSIONS	48,000	52,000	4,000
240-000000-467346	SWIMMING POOL - SWIM TEAM	7,500	7,500	
240-000000-467351	SWIMMING POOL-BANNER PROGRAM	3,000	3,500	500
240-000000-481100	INVESTMENT INCOME		2,000	2,000
240-000000-482215	RENT - CITY PROPERTY	5,000	5,000	
240-000000-491220	TRANSFER FROM REC PROG FND	20,000	20,000	
NET OF REVENUES/APPROPRIATIONS - Unclassified		386,216	394,216	8,000
Function: PARKS AND RECREATION				
240-555320-500125	PART TIME SALARIES/SEASONAL	184,318	184,318	
240-555320-500132	MAINTENANCE/PART TIME SALARIES	4,000	4,000	
240-555320-500151	FICA	13,492	14,406	914
240-555320-500165	WORKERS COMP INS	6,000	6,000	
240-555320-500210	PROFESSIONAL SERVICES	2,970	5,470	2,500
240-555320-500220	INTERNET	1,800	1,800	
240-555320-500222	ELECTRIC	17,253	18,007	754
240-555320-500224	NATURAL GAS	20,000	20,000	
240-555320-500225	TELEPHONE/COMMUNICATIONS	440	2,440	2,000
240-555320-500226	WATER SERVICE	9,906	10,889	983
240-555320-500290	MAINT/CONTRACTED SERVICES	5,500	9,000	3,500
240-555320-500324	LICENSES & PERMITS	600	600	
240-555320-500330	TRAVEL & TRAINING	600	600	
240-555320-500340	MAINTENANCE SUPPLIES	29,500	29,500	
240-555320-500346	UNIFORMS	2,500	3,000	500
240-555320-500350	OPERATING SUPPLIES	51,000	51,000	
240-555320-500380	EQUIPMENT OUTLAY	26,107	26,107	
240-555320-500390	OTHER EXPENSES	1,200	1,000	(200)
240-555320-500510	PROPERTY INSURANCE	2,200	2,200	
240-555321-500125	PART TIME SALARIES/SEASONAL	12,000	12,000	
240-555321-500151	FICA	918	918	
240-555321-500324	LICENSES & PERMITS	400	400	
240-555321-500350	OPERATING SUPPLIES	20,000	25,000	5,000
240-555321-500380	EQUIPMENT OUTLAY	750	45,000	44,250
NET OF REVENUES/APPROPRIATIONS - PARKS AND RECREATIO		(413,454)	(473,655)	60,201
NET OF REVENUES/APPROPRIATIONS - FUND 240		(27,238)	(79,439)	(52,201)
BEGINNING FUND BALANCE		161,324	134,086	(27,238)
ENDING FUND BALANCE		134,086	54,647	(79,439)

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BUDGET REPORT FOR CITY OF CEDARBURG
Fund: 250 PARKS IMPACT FEE FUND

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GL NUMBER	DESCRIPTION	2025	2026	2026
		COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
250-000000-467510	PARK EQUIPMENT IMPACT FEE		40,000	40,000
250-000000-481100	INVESTMENT INCOME		10,000	10,000
NET OF REVENUES/APPROPRIATIONS - Unclassified			50,000	50,000
Function: TRANSFERS TO OTHER FUNDS				
250-592000-500706	TRANSFER TO CAP IMPROVEMENT		250,000	250,000
NET OF REVENUES/APPROPRIATIONS - TRANSFERS TO OTHER :			(250,000)	250,000
NET OF REVENUES/APPROPRIATIONS - FUND 250			(200,000)	(200,000)
BEGINNING FUND BALANCE		185,315	185,315	
ENDING FUND BALANCE		185,315	(14,685)	(200,000)

GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
260-000000-411111	REAL ESTATE TAXES	794,550	794,550	
260-000000-435432	LIBRARY GRANTS	10,000	2,000	(8,000)
260-000000-467100	LIBRARY FEES AND FINES	10,000	12,000	2,000
260-000000-467110	LIBRARY - COUNTY REIMBURSEMENT	289,557	301,247	11,690
260-000000-467150	LIBRARY - PHOTOCOPIES-TAXABLE	1,500	1,500	
260-000000-473200	LIBRARY DONATIONS	15,000	20,000	5,000
260-000000-481100	INVESTMENT INCOME	12,000	10,000	(2,000)
260-000000-482215	RENT - CITY PROPERTY	500	500	
NET OF REVENUES/APPROPRIATIONS - Unclassified		1,133,107	1,141,797	8,690
Function: PARKS AND RECREATION				
260-555110-500111	SALARIES	471,949	490,997	19,048
260-555110-500124	BONUSES	350	950	600
260-555110-500125	PART TIME SALARIES/SEASONAL	152,173	141,000	(11,173)
260-555110-500128	MAINT/PW SALARIES	22,000	22,313	313
260-555110-500135	SICK PAY OUT	1,373	1,785	412
260-555110-500151	FICA	49,562	50,191	629
260-555110-500152	RETIREMENT	34,975	37,944	2,969
260-555110-500154	HEALTH INSURANCE	104,205	65,628	(38,577)
260-555110-500155	LIFE INSURANCE	148	147	(1)
260-555110-500161	EAP/125 ADMIN	100		(100)
260-555110-500165	WORKERS COMP INS	1,100	1,572	472
260-555110-500212	ATTORNEY/CONSULTANT	2,000	2,000	
260-555110-500222	ELECTRIC	28,000	25,000	(3,000)
260-555110-500223	MARKETING	7,000	7,500	500
260-555110-500224	NATURAL GAS	10,000	8,500	(1,500)
260-555110-500225	TELEPHONE/COMMUNICATIONS	9,000	10,000	1,000
260-555110-500226	WATER SERVICE	3,000	3,000	
260-555110-500240	REPAIR AND MAINTENANCE	19,000	15,000	(4,000)
260-555110-500290	MAINT/CONTRACTED SERVICES	55,000	55,000	
260-555110-500308	PROGRAM SUPPLIES	2,000	2,000	
260-555110-500310	OFFICE SUPPLIES	8,000	8,000	
260-555110-500312	COMPUTER/COPIER SUPPLIES	5,000	6,000	1,000
260-555110-500313	PRINTING-NEWSLETTERS, ETC	500	500	
260-555110-500315	POSTAGE	450	450	
260-555110-500319	PUBLICATIONS AND SUBSCRIPTIONS	90,000	125,000	35,000
260-555110-500320	PROF PUBLICATIONS AND DUES	1,800	1,800	
260-555110-500322	DONATION EXPENDITURES	15,000	20,000	5,000
260-555110-500330	TRAVEL & TRAINING	6,000	6,000	
260-555110-500331	GRANT EXPENDITURES	15,000	2,000	(13,000)
260-555110-500350	OPERATING SUPPLIES	5,000	6,000	1,000
260-555110-500380	EQUIPMENT OUTLAY	10,000	7,000	(3,000)
260-555110-500381	SHARED SYSTEM SERVICES	26,000	28,500	2,500
260-555110-500382	TECHNOLOGY	7,000	7,000	
260-555110-500395	EMPLOYMENT EXPENSES	250	250	
260-555110-500405	HR TRANSFER		11,110	11,110
260-555110-500510	PROPERTY INSURANCE	6,600	6,600	
NET OF REVENUES/APPROPRIATIONS - PARKS AND RECREATIO		(1,169,535)	(1,176,737)	7,202
NET OF REVENUES/APPROPRIATIONS - FUND 260		(36,428)	(34,940)	1,488
BEGINNING FUND BALANCE		161,446	125,018	(36,428)
ENDING FUND BALANCE		125,018	90,078	(34,940)

GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
270-000000-411111	REAL ESTATE TAXES	1,829,273	1,245,736	(583,537)
270-000000-435101	FIRE INSURANCE DUES	105,000	103,047	(1,953)
270-000000-435201	STATE GRANT - FD SAFETY		3,400	3,400
270-000000-441130	FIRE INSPECTION FEE	22,000	32,000	10,000
270-000000-462146	EMS TRANSPORTS BILLING	680,000	1,400,000	720,000
270-000000-462147	INSURANCE WRITE-DOWNS/WRITE-OFF/RE		(925,000)	(925,000)
270-000000-473406	UNIFORMS	500	500	
270-000000-473407	FIRE-OPERATING EXP-TOWN	536,623	684,741	148,118
270-000000-481100	INVESTMENT INCOME		40,000	40,000
270-000000-486000	MISCELLANEOUS REVENUE	10,000		(10,000)
270-000000-486005	EVENT REVENUE		10,000	10,000
NET OF REVENUES/APPROPRIATIONS - Unclassified		3,183,396	2,594,424	(588,972)
Function: PUBLIC SAFETY				
270-522500-500111	SALARIES	788,630	1,027,269	238,639
270-522500-500112	OVERTIME	25,000	30,000	5,000
270-522500-500121	PART TIME SALARIES	229,422	218,942	(10,480)
270-522500-500151	FICA	77,881	97,630	19,749
270-522500-500152	RETIREMENT	118,847	153,849	35,002
270-522500-500154	HEALTH INSURANCE	154,520	243,311	88,791
270-522500-500155	LIFE INSURANCE	60	78	18
270-522500-500165	WORKERS COMP INS	30,471	38,680	8,209
270-522500-500210	PROFESSIONAL SERVICES	88,000	46,000	(42,000)
270-522500-500212	ATTORNEY/CONSULTANT	2,000	4,000	2,000
270-522500-500222	ELECTRIC	17,000	20,000	3,000
270-522500-500223	MARKETING	5,000	5,000	
270-522500-500224	NATURAL GAS	16,000	13,000	(3,000)
270-522500-500225	TELEPHONE/COMMUNICATIONS	30,000	30,000	
270-522500-500226	WATER SERVICE	7,500	7,500	
270-522500-500230	GROUNDS MAINTENANCE	1,000	500	(500)
270-522500-500235	EQUIPMENT TESTING	12,000	12,000	
270-522500-500240	REPAIR AND MAINTENANCE	70,000	77,000	7,000
270-522500-500290	MAINT/CONTRACTED SERVICES	7,000	7,000	
270-522500-500310	OFFICE SUPPLIES	7,500	6,500	(1,000)
270-522500-500315	POSTAGE	500	200	(300)
270-522500-500320	PROF PUBLICATIONS AND DUES	2,500	2,000	(500)
270-522500-500330	TRAVEL & TRAINING	45,000	45,000	
270-522500-500346	UNIFORMS	10,000	10,000	
270-522500-500347	EMS SUPPLIES AND EXPENSES	50,000	58,000	8,000
270-522500-500350	OPERATING SUPPLIES	60,000	65,000	5,000
270-522500-500351	GAS AND OIL EXPENSE	24,000	24,000	
270-522500-500380	FIREFIGHTING EQUIPMENT	36,000	40,000	4,000
270-522500-500382	TECHNOLOGY		32,940	32,940
270-522500-500390	COMPUTERS/SOFTWARE/APPS	6,000	25,000	19,000
270-522500-500392	REFUNDS - EMS BILLING	6,000	5,000	(1,000)
270-522500-500400	EMS EQUIPMENT	20,000	20,000	
270-522500-500401	EMS-CITY ADMINISTRATIVE FEES	18,363	18,914	551
270-522500-500402	EMS-PARAMEDIC OVERSIGHT FEE	62,000	75,000	13,000
270-522500-500405	HR TRANSFER		22,220	22,220
270-522500-500510	PROPERTY INSURANCE	47,500	59,730	12,230
270-522500-500512	LIABILITY INSURANCE	6,500	7,679	1,179
270-522500-500940	TRANSFER TO CAPITAL IMP FUND	225,000	15,000	(210,000)
NET OF REVENUES/APPROPRIATIONS - PUBLIC SAFETY		(2,307,194)	(2,563,942)	256,748
NET OF REVENUES/APPROPRIATIONS - FUND 270		876,202	30,482	(845,720)
BEGINNING FUND BALANCE		2,046,333	2,922,535	876,202
ENDING FUND BALANCE		2,922,535	2,953,017	30,482

GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
601-000000-464111	RESIDENTIAL REVENUE	3,743,723	4,211,688	467,965
601-000000-464112	COMMERCIAL REVENUE	626,020	704,273	78,253
601-000000-464113	INDUSTRIAL REVENUE	544,252	612,284	68,032
601-000000-464114	PUBLIC AUTHORITY REVENUE	145,402	163,577	18,175
601-000000-464215	SEWER CONNECTION FEES	10,000	20,000	10,000
601-000000-464310	SEPTAGE HAULER FEE	70,000	70,000	
601-000000-481100	INVESTMENT INCOME	25,000	50,000	25,000
601-000000-481121	INV INC - WWTF REPLACEMENT	30,000	30,000	
601-000000-481122	INV INC - COLL SYST REPLACE	20,000	25,000	5,000
NET OF REVENUES/APPROPRIATIONS - Unclassified		5,214,397	5,886,822	672,425
Function: WATER RECYCLING CENTER				
601-573805-500111	SALARIES	256,415	277,221	20,806
601-573805-500135	SICK PAY OUT		35,999	35,999
601-573805-500151	FICA	19,616	21,220	1,604
601-573805-500152	RETIREMENT	17,821	19,960	2,139
601-573805-500154	HEALTH INSURANCE	63,030	83,229	20,199
601-573805-500155	LIFE INSURANCE	151	51	(100)
601-573805-500161	EAP/125 ADMIN	500	500	
601-573805-500165	WORKERS COMP INS	7,146	4,843	(2,303)
601-573810-500111	SALARIES	270,931	285,946	15,015
601-573810-500112	OVERTIME	9,000	6,000	(3,000)
601-573810-500120	WRC PAGER PAY	18,250	18,250	
601-573810-500151	FICA	22,581	23,730	1,149
601-573810-500152	RETIREMENT	20,515	22,334	1,819
601-573810-500154	HEALTH INSURANCE	78,468	80,332	1,864
601-573810-500155	LIFE INSURANCE	114	123	9
601-573810-500165	WORKERS COMP INS	7,512	7,755	243
601-573815-500111	SALARIES	129,403	133,279	3,876
601-573815-500112	OVERTIME		3,000	3,000
601-573815-500151	FICA	10,129	10,425	296
601-573815-500152	RETIREMENT	9,202	9,812	610
601-573815-500154	HEALTH INSURANCE	55,794	57,119	1,325
601-573815-500155	LIFE INSURANCE	19	21	2
601-573815-500165	WORKERS COMP INS	3,665	3,407	(258)
601-573825-500222	ELECTRIC	115,000	115,000	
601-573825-500224	NATURAL GAS	6,000	7,200	1,200
601-573825-500225	TELEPHONE/COMMUNICATIONS	10,000	10,500	500
601-573825-500226	WATER SERVICE	6,500	6,500	
601-573825-500294	SLUDGE HAULING	275,000	300,000	25,000
601-573825-500312	COMPUTER/COPIER SUPPLIES	7,500	5,000	(2,500)
601-573825-500370	LAB SUPPLIES	22,000	22,000	
601-573825-500371	COAGULANTS	20,000	25,000	5,000
601-573825-500372	SAFETY EQUIPMENT	12,500	13,000	500
601-573830-500297	REFUSE COLLECTION	20,000	20,000	
601-573830-500340	MAINTENANCE SUPPLIES	50,500	50,000	(500)
601-573830-500342	JANITORIAL SUPPLIES	2,500	2,000	(500)
601-573835-500360	COLLECTION SYSTEM MAINT	28,500	20,000	(8,500)
601-573835-500383	WRC ADAPTIVE MANAGEMENT	200,000	200,000	
601-573840-500340	MAINTENANCE SUPPLIES	60,000	50,000	(10,000)
601-573845-500240	REPAIR AND MAINTENANCE	13,000	13,000	
601-573850-500210	PROFESSIONAL SERVICES	15,000	15,000	
601-573850-500211	EXTRAORDINARY SERVICES	5,000	5,000	
601-573850-500215	ENGINEERING	30,000	30,000	
601-573850-500216	L&W BILLING	175,000	186,000	11,000
601-573850-500218	SEWER AUDIT	5,500	5,500	
601-573850-500310	OFFICE SUPPLIES	750	750	
601-573850-500320	PROF PUBLICATIONS AND DUES	300	300	
601-573850-500323	STATE OF WI TESTING	12,000	17,500	5,500
601-573850-500330	TRAVEL & TRAINING	6,000	4,000	(2,000)
601-573850-500390	OTHER EXPENSES	500	500	
601-573850-500405	HR TRANSFER		11,100	11,100
601-573850-500510	PROPERTY INSURANCE	16,000	16,000	
601-573855-500990	CONTINGENCY RESERVE	55,000	55,000	
601-573860-500610	DEBT SERVICE - PRINCIPAL	45,000	50,000	5,000
601-573860-500620	DEBT SERVICE - INTEREST	14,975	14,026	(949)
601-573870-500540	DEPRECIATION EXPENSE	1,030,000	1,408,000	378,000
NET OF REVENUES/APPROPRIATIONS - WATER RECYCLING CEN'		(3,260,287)	(3,782,432)	522,145
NET OF REVENUES/APPROPRIATIONS - FUND 601		1,954,110	2,104,390	150,280
BEGINNING FUND BALANCE		22,135,605	24,089,715	1,954,110
ENDING FUND BALANCE		24,089,715	26,194,105	2,104,390
ESTIMATED REVENUES - ALL FUNDS		10,318,457	10,594,609	56,592.00
APPROPRIATIONS - ALL FUNDS		7,697,065	8,960,420	(56,592.00)
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		2,621,392	1,634,189	

BEGINNING FUND BALANCE - ALL FUNDS	25,248,137	27,869,529	2,621,392
ENDING FUND BALANCE - ALL FUNDS	27,869,529	29,503,718	1,634,189

GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
Dept 000000				
400-000000-411111	REAL ESTATE TAXES	2,218,930	1,884,870	(334,060)
400-000000-435425	DNR GRANT - DAMS	400,000	337,500	(62,500)
400-000000-481100	INVESTMENT INCOME	10,000	40,000	30,000
400-000000-483315	SALE OF CITY PROPERTY	38,000	50,000	12,000
400-000000-486000	MISCELLANEOUS REVENUE	40,000		(40,000)
400-000000-491000	PROCEEDS FROM BORROWING	1,230,000	4,340,000	3,110,000
400-000000-491200	TRANSFER FROM CEMETERY FUND	25,000	67,000	42,000
400-000000-491220	TRANSFER FROM REC PROG FND	32,000		(32,000)
400-000000-491250	TRANSFER FROM PARKS/PLAYGROUND		45,000	45,000
400-000000-491270	TRANSFER FROM EMS	225,000	15,000	(210,000)
400-000000-491700	TRANSFER FROM PARKS IMPACT FEE FUN		250,000	250,000
NET OF REVENUES/APPROPRIATIONS - 000000 -		4,218,930	7,029,370	2,810,440
NET OF REVENUES/APPROPRIATIONS - Unclassified		4,218,930	7,029,370	2,810,440
Function: GENERAL GOVERNMENT				
Dept 518100 - CITY HALL				
400-518100-500805	CEMETERY	25,000	67,000	42,000
400-518100-500806	CITY HALL IMPROVEMENTS	303,000		(303,000)
400-518100-500811	VEHICLE REPLACEMENTS	6,620	6,620	
NET OF REVENUES/APPROPRIATIONS - 518100 - CITY HALL		(334,620)	(73,620)	(261,000)
NET OF REVENUES/APPROPRIATIONS - GENERAL GOVERNMENT		(334,620)	(73,620)	(261,000)
Function: PUBLIC SAFETY				
Dept 522110 - POLICE ADMINISTRATION				
400-522110-500807	STATION IMPROVEMENTS	5,000		(5,000)
NET OF REVENUES/APPROPRIATIONS - 522110 - POLICE AD		(5,000)		(5,000)
Dept 522120 - POLICE PATROL DIVISION				
400-522120-500724	OFFICER EQUIPMENT	75,000	89,000	14,000
400-522120-500811	VEHICLE REPLACEMENTS	151,971	171,000	19,029
NET OF REVENUES/APPROPRIATIONS - 522120 - POLICE PA		(226,971)	(260,000)	33,029
Dept 522230 - FIRE STATION				
400-522230-500807	STATION IMPROVEMENTS		40,000	40,000
400-522230-500831	EQUIPMENT	25,000	15,000	(10,000)
NET OF REVENUES/APPROPRIATIONS - 522230 - FIRE STAT		(25,000)	(55,000)	30,000
Dept 522410 - EMERGENCY MANAGEMENT				
400-522410-500811	VEHICLE REPLACEMENTS	60,000		(60,000)
NET OF REVENUES/APPROPRIATIONS - 522410 - EMERGENCY		(60,000)		(60,000)
NET OF REVENUES/APPROPRIATIONS - PUBLIC SAFETY		(316,971)	(315,000)	(1,971)
Function: PUBLIC WORKS				
Dept 533210 - GARAGE/MECHANIC				
400-533210-500880	EQUIP REPLACEMENT	500,000	490,000	(10,000)
NET OF REVENUES/APPROPRIATIONS - 533210 - GARAGE/ME		(500,000)	(490,000)	(10,000)
Dept 533311 - PUBLIC WORKS CREW				
400-533311-500854	STREET IMPROVEMENTS	1,130,000	3,730,000	2,600,000
400-533311-500876	ASPHALT REPAIRS		60,000	60,000
400-533311-500899	SIDEWALK REPLACEMENTS-CAPITAL	50,000	50,000	
NET OF REVENUES/APPROPRIATIONS - 533311 - PUBLIC WO		(1,180,000)	(3,840,000)	2,660,000
Dept 533440 - STORM SEWERS				
400-533440-500472	NR216 COMPLIANCE	40,000	40,000	
400-533440-500475	STORMWATER IMPROVEMENTS	662,930	975,000	312,070
400-533440-500877	STORM SEWER CAPITAL PRJT ENG		36,250	36,250
NET OF REVENUES/APPROPRIATIONS - 533440 - STORM SEW		(702,930)	(1,051,250)	348,320
NET OF REVENUES/APPROPRIATIONS - PUBLIC WORKS		(2,382,930)	(5,381,250)	2,998,320
Function: CONSERVATION AND DEVELOPMENT				
Dept 533750 - ENVIRONMENTAL EXPENSES				
400-533750-500841	PROCHNOW	65,000	47,000	(18,000)
400-533750-500874	DAM STUDIES	800,000	950,000	150,000
NET OF REVENUES/APPROPRIATIONS - 533750 - ENVIRONME		(865,000)	(997,000)	132,000
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND DE		(865,000)	(997,000)	132,000
Function: PARKS AND RECREATION				
Dept 555110 - LIBRARY				
400-555110-500824	LIBRARY BUILDING	29,000		(29,000)

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BUDGET REPORT FOR CITY OF CEDARBURG
 Fund: 400 CAPITAL IMPROVEMENTS FUND

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GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: PARKS AND RECREATION				
Dept 555110 - LIBRARY				
	NET OF REVENUES/APPROPRIATIONS - 555110 - LIBRARY	(29,000)		(29,000)
Dept 555510 - PARKS, RECREATION & FORESTRY				
400-555510-500861	PARK IMPROVEMENTS	142,000	182,000	40,000
400-555510-500864	PARK DEVELOPMENT		750,000	750,000
	NET OF REVENUES/APPROPRIATIONS - 555510 - PARKS, RE	(142,000)	(932,000)	790,000
	NET OF REVENUES/APPROPRIATIONS - PARKS AND RECREATIO	(171,000)	(932,000)	761,000
ESTIMATED REVENUES - FUND 400				
		4,218,930	7,029,370	817,909.00
APPROPRIATIONS - FUND 400				
		4,070,521	7,698,870	(817,909.00)
NET OF REVENUES/APPROPRIATIONS - FUND 400				
		148,409	(669,500)	(817,909)
	BEGINNING FUND BALANCE	1,584,762	1,733,171	148,409
	ENDING FUND BALANCE	1,733,171	1,063,671	(669,500)

CITY OF CEDARBURG

Capital Improvement Budget

2026 – 2032

Funding Sources

<u>Year</u>	<u>Property Tax</u>	<u>Debt</u>	<u>Cemetery Fund</u>	<u>Park Impact Fees</u>	<u>FD Special Revenue</u>	<u>Pool Fund</u>	<u>FD Corporation Donation</u>	<u>Environmental Reserves</u>	<u>Capital Reserves</u>	<u>Equipment Reserves</u>	<u>Grants</u>
2026	\$1,884,870	\$4,340,000	\$67,000	\$250,000	\$15,000	\$45,000	\$0	\$47,000	\$950,000	\$100,000	\$337,500
2027	\$1,961,601	\$3,140,000	\$57,000	\$0	\$565,000	\$0	\$0	\$115,500	\$0	\$100,000	\$0
2028	\$2,426,987	\$54,955,000	\$82,000	\$0	\$20,000	\$0	\$100,000	\$37,500	\$0	\$0	\$0
2029	\$1,814,487	\$1,665,000	\$58,000	\$650,000	\$576,000	\$0	\$0	\$37,500	\$0	\$0	\$0
2030	\$1,615,237	\$1,345,000	\$32,000	\$300,000	\$400,000	\$0	\$100,000	\$37,500	\$0	\$0	\$0
2031	\$2,251,837	\$1,550,000	\$32,000	\$300,000	\$25,000	\$0	\$0	\$37,500	\$0	\$0	\$0
2032	\$1,547,500	\$1,765,000	\$32,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Operating Impact Definitions

IMPACT LEVEL	DESCRIPTION
Positive	Improves efficiency, reduces maintenance costs, enhances service delivery, or replaces aging infrastructure. May result in long-term savings or improved staff productivity.
Negligible	Minimal or no measurable effect on operating costs. Typically applies to routine replacements, compliance items, or small-scale upgrades.
Neutral	No expected change in operating costs or service levels. Often used for planning, engineering, or one-time studies.
Negative	Increases operating costs due to added staffing, maintenance, utilities, or service expansion. May require future budget adjustments.

2026

Capital Improvement Program – Department Summary

Administrative Services

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Environmental Legal Consulting	Ongoing environmental compliance	\$5,000	Environmental Reserve	Negligible
Prochnow Landfill Monitoring	Annual groundwater testing/DNR compliance	\$42,000	Environmental Reserve	Negligible
Dam Repair	Infrastructure Improvement	\$950,000	DNR Grant/ Capital Reserves	Positive

Building Inspection – City Hall

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
BI Vehicle Lease	Inspection Vehicle Lease	\$6,620	Property Tax	Negligible

Building Inspection – Cemeteries

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Cemetery Expansion	Possible columbarium and layout	\$50,000	Cemetery Fund	Neutral
Cemetery Beautification	Headstone Restoration	\$2,000	Cemetery Fund	Negligible
Zero Turn Mower	Equipment Addition	\$15,000	Cemetery Fund	Negligible

Engineering & Public Works – Equipment

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Plow Truck Replacement	Replaces 2009 Peterbilt	\$320,000	Property Tax	Positive
Parks Equipment Replacement (#43)	Multi-function John Deer Unit	\$100,000	Equipment Replacement Reserves	Positive
GMC Plow Replacement	Snow removal vehicle	\$70,000	Property Tax	Positive

Stormwater – Consulting & Engineering

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
NR216 Compliance	MS4 permit support	\$40,000	Property Tax	Neutral
Engineering Services (2027 prep)	Design for future projects	\$36,250	Property Tax	Neutral

Stormwater – Infrastructure

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Franklin: Bridge to Walnut	Storm Water Improvements	\$85,000	Property Tax	Positive
Madison Ave: Walnut to Fair	Storm Water Improvement	\$235,000	Property Tax	Positive
St. John: Bridge to Washington	Storm Water Improvements	\$20,000	Property Tax	Positive
Cedar Ridge: Bridge to Orchard	Storm Water Improvements	\$85,000	Property Tax	Positive
Washington Ave: Lincoln to City Limits	Storm Water Improvements	\$550,000	Property Tax	Positive

Street Improvements

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Sidewalk Replacement	Annual Sidewalk Program	\$50,000	Debt	Positive
Asphalt Repairs	Annual Asphalt Repairs	\$60,000	Debt	Positive
Elm St: St. John to Washington	Road Reconstruction	\$75,000	Debt	Positive
Fair St: Evergreen to Washington	Road Reconstruction	\$140,000	Debt	Positive
Franklin Ave: Bridge to Walnut	Road Reconstruction	\$115,000	Debt	Positive
Franklin Ave: Pine to Fair	Road Reconstruction	\$120,000	Debt	Positive
Madison: Walnut to Fair	Road Reconstruction	\$210,000	Debt	Positive
St. John: Bridge to Washington	Road Reconstruction	\$165,000	Debt	Positive
Cedar Ridge: Bridge to Orchard	Road Reconstruction	\$405,000	Debt	Positive

Washington Ave: Lincoln to City Limits	Road Reconstruction	\$2,500,000	Debt	Positive
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Fire Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Update Bathrooms	Facility Updates	\$20,000	Property Tax	Positive
Firefighting Equipment/Hose	Equipment Replacement	\$15,000	FD Special Revenue Fund	Positive
Update Officers/Full-Time Work Area	Facility Updates	\$10,000	Property Tax	Positive
Addition of a Female Locker Room	Facility Updates	\$10,000	Property Tax	Positive

Library

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Parks and Forestry

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Bandshell Staining	Maintenance and Preservation	\$45,000	Property Tax	Positive
Layton Ave Playground	New playground installation	\$250,000	Park Impact Fees	Negative
Creekwalk Extension	Extension of Creekwalk	\$500,000	Debt	Negative

Municipal Pool

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Pool Heater	Equipment Replacement	\$92,000	Property Tax	Positive
Roof Replacement: Main Building	Facility Repairs	\$35,000	Pool Fund Balance	Positive
Pool Parking Lot Seal Coating	Facility Repairs	\$10,000	Pool Fund Balance	Positive

Police Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Squad Replacement	Replace Squad #7, #3, #1	\$171,000	Property Tax (Lease)	Positive
Body Cameras/Squad Cameras/Tasers	Year 3 of a 5 year contract	\$77,000	Property Tax	Negligible
Axon Cameras	Year 1 of 5 for Community Security Updates	\$0	Property Tax	Positive
Handguns	Officer Equipment Replacement	\$12,000	Property Tax	Negligible

Emergency Government

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Capital Improvement Program – Department Summary

Administrative Services

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Environmental Legal Consulting	Ongoing environmental compliance	\$5,000	Environmental Reserve	Negligible
Prochnow Landfill Monitoring	Annual groundwater testing/DNR compliance	\$32,500	Environmental Reserve	Negligible
Prochnow Landfill Remediation	Engineering/Design	\$78,000	Environmental Reserve	Negligible

Building Inspection – City Hall

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
BI Vehicle	Inspector Vehicle Lease (Last year)	\$3,864	Property Tax	Positive
Gym Restroom Remodel	Exterior restroom upgrades	\$65,000	Property Tax	Positive
City Hall Parking Lot Seal Coating	Surface Preservation	\$9,500	Property Tax	Positive
Dumpster/AC Fence	Screening and Security	\$14,000	Property Tax	Negligible

Building Inspection – Cemeteries

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Landmark Structure Repairs	Facility Repairs	\$10,000	Cemetery Fund	Positive
Zero Turn Mower	Equipment Replacement	\$15,000	Cemetery Fund	Positive
Columbarium (Zur Ruhe and Immanuel)	Construction of a columbarium	\$30,000	Cemetery Fund	Positive
Cemetery Beautification	Headstone Restoration	\$2,000	Cemetery Fund	Negligible

Engineering & Public Works – Equipment

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
#3 2011 International Garbage Truck	Equipment Replacement	\$320,000	Property Tax	Positive
Setting up leaf vac/chipper truck on existing truck chassis	Equipment Replacement	\$130,000	Property Tax	Positive
2017 John Deere 1570 Cab, Blower, Broom, Salter, Mower	Equipment Replacement	\$100,000	Equipment Replacement Reserves	Positive

Stormwater – Consulting & Engineering

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Engineering Services – 2028 Projects	Engineering Services	\$19,250	Property Tax	Neutral
Engineering NR 216 Compliance	Engineering Services	\$40,000	Property Tax	Neutral

Stormwater – Infrastructure

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Madison Ave: Lincoln to Western	Stormwater Improvements	\$210,000	Property Tax	Positive
St. John Ave: Western to Bridge	Stormwater Improvements	\$90,000	Property Tax	Positive
Tail Race/Behling Field Culvert	Stormwater Improvements	\$425,000	Property Tax	Positive

Street Improvements

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Sidewalk Replacement	Annual Sidewalk Program	\$50,000	Debt	Positive
Asphalt Repairs	Annual Asphalt Repairs	\$100,000	Debt	Positive
Madison Ave: Lincoln to Western	Road Reconstruction	\$525,000	Debt	Positive
St. John Ave: Western to Bridge	Road Reconstruction	\$585,000	Debt	Positive
Westlawn Ave: Madison to 345' S. of Madison	Road Reconstruction	\$80,000	Debt	Positive

Fire Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Ambulance Replacement	Vehicle Replacement	\$480,000	FD Special Revenue	Positive
Cardiac Monitor	EMS Equipment Upgrades	\$45,000	FD Special Revenue	Positive
Auto Pulse	EMS Equipment Upgrades	\$25,000	FD Special Revenue	Positive
Firefighting Equipment and Hose	Equipment Replacement	\$15,000	FD Special Revenue	Positive

Library

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Public PC's Purchase	Equipment Upgrades	\$6,000	Property Tax	Negligible
Update Lighting Control	Facility Updates	\$26,000	Property Tax	Positive

Parks and Forestry

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Cedarcreek Playground Replacement	Facility Updates	\$250,000	Property Tax	Positive
Zeunert Asphalt Resealing	Facility Repairs	\$5,000	Property Tax	Positive
Willowbrooke Asphalt Resealing	Facility Repairs	\$5,000	Property Tax	Positive

Municipal Pool

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Roof Replacement: Mechanical Building	Facility Repairs	\$26,000	Property Tax	Positive

Police Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Squad Replacement	Replace squad #2, #4, #9	\$170,000 (Lease)	Property Tax	Positive
Body Cameras/Squad Cameras/Taser	Equipment Replacement – Year 4 of 5	\$77,000	Property Tax	Negligible
Axon Cameras	Public Safety – Year 2 of 5	\$39,987	Property Tax	Positive
Drone Upgrades	Equipment Updates	\$30,000	Property Tax	Negligible

Emergency Government

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Facilities

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Architectural/Engineering for New Public Safety Building	Architectural and Engineering	\$1,800,000	Debt	Neutral

2028

Capital Improvement Program – Department Summary

Administrative Services

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Environmental Legal Consulting	Ongoing environmental compliance	\$5,000	Environmental Reserve	Negligible
Prochnow Landfill Monitoring	Annual groundwater testing/DNR compliance	\$32,500	Environmental Reserve	Negligible
Prochnow Remediation	Environmental Cleanup – Cap on the landfill site	\$1,000,000	Debt	Positive

Building Inspection – City Hall

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Exterior City Hall Cleaning	Facility Maintenance	\$35,000	Property Tax	Positive
City Hall Upgrades and Painting – Year 1	Facility Updates	\$75,000	Property Tax	Negligible
City Hall Furniture Upgrades – Year 1	Facility Updates	\$10,000	Property Tax	Negligible
Brick Tuckpointing & Glass Block Repair	Structural preservation	\$70,000	Property Tax	Positive

Building Inspection – Cemeteries

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Zur Ruhe /Immanuel Columbarium	Construction of a columbarium	\$30,000	Cemetery Fund	Positive
Cemetery Beautification	Headstone Restoration	\$2,000	Cemetery Fund	Negligible
Reroof and reside storage garages at both cemeteries	Facility Maintenance	\$50,000	Cemetery Fund	Positive

Engineering & Public Works – Equipment

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
#76 2015 GMC P/U Plow and Lift Gate	Equipment Replacement	\$90,000	Property Tax	Positive
Pre-wet system installation on Tandem	Equipment Updates	\$90,000	Property Tax	Positive
2015 GMS 1 ton dump with plow and salter	Equipment Replacement	\$100,000	Property Tax	Positive
#43 2011 John Deere 4520 Loader tractor w/ cab and broom	Equipment Replacement	\$125,000	Property Tax	Positive
#47 2020 John Deere 1570 Cab, Blower, Broom, Salter, Mower	Equipment Replacement	\$100,000	Property Tax	Positive
Service Truck Replacement (#75)	Replaces 2008 GMC	\$90,000	Property Tax	Positive

Stormwater – Consulting & Engineering

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Engineering Services for 2029 Projects	Engineering Services	\$38,000	Property Tax	Neutral
Engineering NR216 Compliance	Engineering Services	\$40,000	Property Tax	Neutral

Stormwater – Infrastructure

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Harrison Ave: Bridge to Harrison Ct.	Stormwater Improvements	\$135,000	Property Tax	Positive
Evergreen: Pine to Washington	Stormwater Improvements	\$220,000	Property Tax	Positive
Wilshire: Park to Lenox	Stormwater Improvements	\$30,000	Property Tax	Positive

Street Improvements

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Sidewalk Replacement	Annual Sidewalk Program	\$35,000	Debt	Positive
Asphalt Repairs	Annual Asphalt Repairs	\$100,000	Debt	Positive
Harrison: Bridge to Harrison Ct.	Road Reconstruction	\$550,000	Debt	Positive
Evergreen: Pine to Washington	Road Reconstruction	\$425,000	Debt	Positive
Wilshire Dr: Park to Lenox	Road Reconstruction	\$170,000	Debt	Positive
Lenox: Spring to Wilshire	Road Reconstruction	\$75,000	Debt	Positive
Highland Bridge Parapet Wall Replacement	Infrastructure Repairs	\$600,000	Debt	Positive

Fire Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Suburban #169	Vehicle Replacement	\$100,000	FD Corporation	Positive
FF Equipment/Hose	Equipment Replacement	\$20,000	FD Special Revenue	Positive

Library

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Update Indoor Security System	Facility Updates	\$10,000	Property Tax	Negligible
LED Light Conversion/HVA updates	Facility Repairs	\$5,000	Property Tax	Positive
Video/Interactive Display updates	Facility Repairs	\$8,000	Property Tax	Negligible

Parks and Forestry

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Behling Field Concessions Stand Upgrades	Facility Updates	\$500,000	Property Tax	Positive
Behling Field Asphalt Repair	Facility Updates	\$100,000	Property Tax	Positive
Cedar Pointe Playground Expansion	Facility Expansion	\$250,000	Property Tax	Positive

Municipal Pool

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
SCS Slide Replacement	Facility Updates	\$17,000	Property Tax	Positive

Police Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Body Cameras/Squad Cameras/Tasers – Year 5 of 5	Equipment Replacement	\$77,000	Property Tax	Negligible
Axon Cameras – Renewal	Public Safety – Year 3 of 5	\$39,987	Property Tax	Negligible
Squad Replacements – 3 squad	Vehicle Replacement	\$172,000 (Lease)	Property Tax	Positive

Emergency Government

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Facilities

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Public Safety Building	Construction of a new public safety building	\$52,000,000	Debt	Negative

Capital Improvement Program – Department Summary

Administrative Services

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Environmental Legal Consulting	Ongoing environmental compliance	\$5,000	Environmental Reserves	Negligible
Prochnow Landfill Monitoring	Annual groundwater testing/DNR compliance	\$32,500	Environmental Reserves	Negligible

Building Inspection – City Hall

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Interior Painting – year 2	Facility Maintenance	\$75,000	Property Tax	Negligible
City Hall Furniture Updates – year 2	Facility Updates	\$10,000	Property Tax	Negligible
Gymnasium Front Door Replacement	Facility Maintenance	\$50,000	Property Tax	Positive

Building Inspection – Cemeteries

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Road Repairs at Both Cemeteries	Cemetery Expansion	\$56,000	Cemetery Fund	Positive
Cemetery Beautification	Headstone Restoration	\$2,000	Cemetery Fund	Negligible

Engineering & Public Works – Equipment

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
#7 2009 Elgin Street Sweeper	Equipment Replacement	\$250,000	Property Tax	Positive
#9 2020 Case Skidster	Equipment Replacement	\$75,000	Property Tax	Positive
#30 2015 Spaulding Patch Trailer Shared with Town	Equipment Replacement	\$20,000	Property Tax	Positive
#71 2016 Chevy P/U Plow and Lift Gate	Equipment Replacement	\$90,000	Property Tax	Positive
#15 2014 Vermeer Stumper Shared with Port Washington	Equipment Replacement	\$100,000	Property Tax	Positive

Stormwater – Consulting & Engineering

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Engineering NR 216 Compliance	Engineering Services	\$40,000	Property Tax	Neutral
Engineering Services 2030 Projects	Engineering Services	\$14,500	Property Tax	Neutral

Stormwater – Infrastructure

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Regional Stormwater Quality BMP	Stormwater Improvements	\$350,000	Property Tax	Positive
Pine St: Hickory to Evergreen	Stormwater Improvements	\$180,000	Property Tax	Positive
Linden St: Harrison to Pine	Stormwater Improvements	\$30,000	Property Tax	Positive
Monroe Ave: Bridge to Linden	Stormwater Improvements	\$115,000	Property Tax	Positive
Orchard Dr: Woodland to Cedar Ridge	Stormwater Improvements	\$25,000	Property Tax	Positive
Meadow Ln: Appletree to N. of Orchard	Stormwater Improvements	\$60,000	Property Tax	Positive

Street Improvements

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Columbia/Bridge/Highland Signal Replacement	Public Infrastructure Updates	\$250,000	Debt	Positive
Asphalt Repairs	Annual Asphalt Repairs	\$100,000	Debt	Positive
Sidewalk Replacement	Annual Sidewalk Program	\$60,000	Debt	Positive
Pine St: Hickory to Evergreen	Road Reconstruction	\$175,000	Debt	Positive
Linden St: Harrison to Pine	Road Reconstruction	\$250,000	Debt	Positive
Monroe Ln and Court: Appletree to N. of Orchard	Road Reconstruction	\$150,000	Debt	Positive
Meadow Ln and Court: Appletree to N. of Orchard	Road Reconstruction	\$410,000	Debt	Positive
Orchard Dr: Woodland to Cedar Ridge	Road Reconstruction	\$270,000	Debt	Positive

Fire Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Ambulance #152	Vehicle Replacement	\$500,000	FD Special Revenue	Positive
Cardiac Monitor	Equipment Replacement	\$48,000	FD Special Revenue	Positive
Auto Pulse	Equipment Replacement	\$28,000	FD Special Revenue	Positive

Library

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Library Shelving	Facility Updates	\$50,000	Property Tax	Negligible

Parks and Forestry

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Prochnow Park Development	Park Development	\$500,000	Park Impact Fees	Negative
Zeunert Playground Expansion	Facility Expansion	\$150,000	Park Impact Fees	Positive

Municipal Pool

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Police Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Squad Replacement – 3	Vehicle Replacement	\$150,000 (Lease)	Property Tax	Positive
Body Cameras/Squad Cameras/Tasers – Year 1 of 5	Equipment Replacement	\$90,000	Property Tax	Negligible
Axon Cameras	Public Safety – Year 4 of 5	\$39,987	Property Tax	Positive

Emergency Government

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

2030

Capital Improvement Program – Department Summary

Administrative Services

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Environmental Legal Consulting	Ongoing environmental compliance	\$5,000	Environmental Reserves	Negligible
Prochnow Landfill Monitoring	Annual groundwater testing/DNR compliance	\$32,500	Environmental Reserves	Negligible

Building Inspection – City Hall

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
City Hall Furniture Updates – year 3	Facility Updates	\$10,000	Property Tax	Negligible
Lincoln Building Windows/Exterior Painting	Facility Maintenance	\$125,000	Property Tax	Negligible
City Hall Interior Painting – year 3	Facility Updates	\$75,000	Property Tax	Negligible

Building Inspection – Cemeteries

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Columbarium (Zur Ruhe & Immanuel)	Construction of a columbarium	\$30,000	Cemetery Fund	Positive
Cemetery Beautification	Headstone Restoration	\$2,000	Cemetery Fund	Negligible

Engineering & Public Works – Equipment

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
#10 2018 John Deere 624K Loader with 2012 plow	Vehicle Replacement	\$325,000	Property Tax	Positive
#31 2006 Snow go Blower	Vehicle Replacement	\$225,000	Property Tax	Positive
#48 2015 Kubota 60” zero turn mower	Vehicle Replacement	\$50,000	Property Tax	Positive

Stormwater – Consulting & Engineering

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Engineering Services NR216 Compliance	Engineering Services	\$40,000	Property Tax	Neutral
Engineering Services 2031 Projects	Engineering Services	\$32,250	Property Tax	Neutral

Stormwater – Infrastructure

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Hickory St: Harrison to Pine	Stormwater Improvements	\$30,000	Property Tax	Positive
Oak St: Harrison to Pine	Stormwater Improvement	\$25,000	Property Tax	Positive
Evergreen: Western to Lincoln	Stormwater Improvements	\$185,000	Property Tax	Positive
Cottonwood Ct: Evergreen to Termini	Stormwater Improvements	\$10,000	Property Tax	Positive
Windwood Ct: Evergreen to Termini	Stormwater Improvements	\$10,000	Property Tax	Positive

Buchanan St: Evergreen to Cedar Pointe	Stormwater Improvements	\$30,000	Property Tax	Positive
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Street Improvements

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Hickory St: Harrison to Pine	Road Reconstruction	\$155,000	Debt	Positive
Oak St: Harrison to Pine	Road Reconstruction	\$200,000	Debt	Positive
Evergreen Blvd: Western to Lincoln	Road Reconstruction	\$515,000	Debt	Positive
Cottonwood Cr: Evergreen to Termini	Road Reconstruction	\$55,000	Debt	Positive
Windwood Ct: Evergreen to Termini	Road Reconstruction	\$60,000	Debt	Positive
Buchanan St: Evergreen to Cedar Pointe	Road Reconstruction	\$200,000	Debt	Positive
Asphalt Repair	Annual Asphalt Repair	\$100,000	Debt	Positive
Sidewalk Replacement	Annual Sidewalk Plan	\$60,000	Debt	Positive

Fire Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Replace SCBA	FF Equipment Replacement	\$400,000	FD Special Revenue	Positive
Tahoe #154	Vehicle Replacement	\$100,000	FD Corporation	Positive

Library

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Replace Carpet/Furniture	Facility Updates	\$50,000	Property Tax	Negligible

Parks and Forestry

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Tennis/Pickleball Resurfacing	Facility Maintenance	\$50,000	Property Tax	Positive
New Park Playground	Facility Updates	\$300,000	Park Impact Fees	Negative

Municipal Pool

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Pool Painting	Facility Maintenance	\$70,000	Property Tax	Positive

Police Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Squad Replacement – 3	Vehicle Replacement	\$143,000	Property Tax (Leases)	Positive
Body Cameras/Squad Cameras/Tasers – Year 2 of 5	Equipment Replacement	\$90,000	Property Tax	Negligible
Axon Cameras	Public Safety – Year 5 of 5	\$39,987	Property Tax	Positive

Emergency Government

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Capital Improvement Program – Department Summary

Administrative Services

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Environmental Legal Consulting	Ongoing environmental compliance	\$5,000	Environmental Reserves	Negligible
Prochnow Landfill Monitoring	Annual groundwater testing/DNR compliance	\$32,500	Environmental Reserves	Negligible

Building Inspection – City Hall

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Lincoln Building interior remodeling and painting. Bathroom & HVAC upgrades	Facility Maintenance	\$500,000	Property Tax	Positive
City Hall Furniture Updates – year 4	Facility Updates	\$10,000	Property Tax	Negligible

Building Inspection – Cemeteries

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Columbarium (Zur Ruhe & Immanuel)	Construction of a columbarium	\$30,000	Cemetery Fund	Positive
Cemetery Beautification	Headstone Restoration	\$2,000	Cemetery Fund	Negligible

Engineering & Public Works – Equipment

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
#93 2013 Western Star Plow Truck	Vehicle Replacement	\$350,000	Property Tax	Positive
#11 2015 Ram Squirt Lift Truck	Vehicle Replacement	\$210,000	Property Tax	Positive
#46 2017 Ventrac Mower	Vehicle Replacement	\$70,000	Property Tax	Positive

Stormwater – Consulting & Engineering

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Engineering Services NR 216 Compliance	Engineering Services	\$40,000	Property Tax	Neutral
Engineering Services 2032 Projects	Engineering Services	\$22,250	Property Tax	Neutral

Stormwater – Infrastructure

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Wilshire Pond Dredging	Stormwater Improvements	\$350,000	Property Tax	Positive
Portland Rd: Columbia to Struck	Stormwater Improvements	\$250,000	Property Tax	Positive
Poplar: Pine to St. Anne	Stormwater Improvements	\$45,000	Property Tax	Positive

Street Improvements

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Portland: Columbia to Struck	Road Reconstruction	\$920,000	Debt	Positive
Poplar Ave: Pine to St. Anne	Road Reconstruction	\$470,000	Debt	Positive
Asphalt Repair	Annual Asphalt Repair	\$100,000	Debt	Positive
Sidewalk Replacement	Annual Sidewalk Plan	\$60,000	Debt	Positive

Fire Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Firefighting Equipment	Equipment Replacement	\$25,000	FD Special Revenue	Positive

Library

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Update Projector/Sound System	Equipment Updates	\$10,000	Property Tax	Negligible

Parks and Forestry

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Tennis/Pickleball Court Resurfacing	Facility Maintenance	\$50,000	Property Tax	Positive
New Park Playground	Facility Expansion	\$300,000	Park Impact Fees	Negative

Municipal Pool

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Police Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Squad Replacement – 3	Vehicle Replacement	\$140,000	Property Tax	Positive
Body Cameras/Squad Cameras/Tasers – Year 3 of 5	Equipment Replacement	\$90,000	Property Tax	Negligible
Axon Cameras	Public Safety – Year 1 of 5	\$39,587	Property Tax	Positive

Emergency Government

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Capital Improvement Program – Department Summary

Administrative Services

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Environmental Legal Consulting	Ongoing environmental compliance	\$10,000	Property Tax	Neutral
Prochnow Landfill Monitoring	Annual groundwater testing/DNR compliance	\$32,500	Property Tax	Neutral

Building Inspection – City Hall

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
City Hall Roof Replacement	Facility Maintenance	\$300,000	Property Tax	Positive

Building Inspection – Cemeteries

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Columbarium (Zur Ruhe & Immanuel)	Construction of a columbarium	\$30,000	Cemetery Fund	Positive
Cemetery Beautification	Headstone Restoration	\$2,000	Cemetery Fund	Negligible

Engineering & Public Works – Equipment

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
#93 2013 Western Star Plow Truck	Vehicle Replacement	\$350,000	Property Tax	Positive
#11 2015 Ram Squirt Lift Truck	Vehicle Replacement	\$210,000	Property Tax	Positive
#46 Ventrac Mower	Vehicle Replacement	\$70,000	Property Tax	Positive

Stormwater – Consulting & Engineering

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Engineering NR216 Compliance	Engineering Services	\$40,000	Property Tax	Neutral
Engineering Services 2033 Projects	Engineering Services	\$30,000	Property Tax	Neutral

Stormwater – Infrastructure

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Hamilton: Park to City Limits	Stormwater Improvements	\$170,000	Property Tax	Positive
Hanover: Western to Cleveland	Stormwater Improvements	\$155,000	Property Tax	Positive
Harrison Ave: Bridge to HS	Stormwater Improvements	\$50,000	Property Tax	Positive
Cleveland: W. of Harrison to Evergreen	Stormwater Improvements	\$70,000	Property Tax	Positive

Street Improvements

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Hamilton: Park to City Limits	Road Reconstruction	\$545,000	Debt	Positive
Hanover Ave: Western to Cleveland	Road Reconstruction	\$480,000	Debt	Positive
Turner St: Cleveland to Washington	Road Reconstruction	\$80,000	Debt	Positive
Harrison Ave: Bridge to HS	Road Reconstruction	\$125,000	Debt	Positive
Cleveland: W. of Harrison to Evergreen	Road Reconstruction	\$285,000	Debt	Positive
Park Lane: Spring to WRC Driveway	Road Reconstruction	\$90,000	Debt	Positive
Asphalt Repairs	Annual Asphalt Repairs	\$100,000	Debt	Positive
Sidewalk Replacements	Annual Sidewalk Program	\$60,000	Debt	Positive

Fire Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Firefighting Equipment/Hose	Equipment Replacement	\$25,000	FD Special Revenue	Positive

Library

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Parks and Forestry

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
New Park Development	Park Development	\$300,000	Park Impact Fees	Negative

Municipal Pool

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT
Pool Painting	Facility Maintenance	\$60,000	Property Tax	Positive

Police Department

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Emergency Government

PROJECT NAME	DESCRIPTION	BUDGET	FUNDING SOURCE	OPERATING IMPACT

Capital Projects Linked to Strategic Plan Goals

Capital Project	Department	Strategic Plan Goal Supported
Prochnow Landfill Monitoring/Remediation	Admin Services	<i>Plan for Managed Growth and Development</i> (Prochnow redevelopment); <i>Enhance Quality of Life Services</i> (future park/recreation use)
City Hall Renovations (restrooms, painting, furniture, handrails, décor)	Building Inspection	<i>Enhance Efficiency & Effectiveness of Government</i> (safe/functional facilities); <i>Enhance Employee Work Environment</i>
Cemetery Columbarium & Beautification	Building Inspection – Cemeteries	<i>Plan for Managed Growth and Development</i> (respectful land use); <i>Enhance Quality of Life Services</i>
Plow & Service Truck Replacements, Equipment Upgrades	Engineering & Public Works	<i>Maintain & Improve Infrastructure</i> (streets, storm, fleet reliability)
Stormwater Infrastructure (Franklin, Madison, Washington, St. John, etc.)	Engineering & Public Works	<i>Maintain & Improve Infrastructure</i> (stormwater compliance, sustainability)
Road Reconstructions & Sidewalk Program	Streets	<i>Maintain & Improve Infrastructure</i> (safe, sustainable streets); <i>Become Bicycle/Pedestrian Friendly</i>
Public Safety Building (Design & Construction)	Facilities	<i>Ensure a Safe, Secure, and Healthy Community</i> (fire/police facilities); <i>Enhance Fire/EMS Service Level</i>
Fire Department Facility Updates & Equipment	Fire Dept	<i>Ensure a Safe, Secure, and Healthy Community</i> (service level, safety)
Ambulance, Cardiac Monitor, SCBA Replacements	Fire Dept	<i>Enhance Fire/EMS Service Level</i> (paramedic program, faster response)
Police Body Cameras, Squad Cars, Axon Cameras, Drones	Police Dept	<i>Ensure a Safe, Secure, and Healthy Community</i> (community trust, technology)
Library Facility Updates (lighting, security, furniture, carpet, shelving)	Library	<i>Enhance Quality of Life Services</i> (education/culture); <i>Enhance Employee Work Environment</i>
Park Improvements (Bandshell, Creekwalk Extension, Playground Expansions, Tennis/Pickleball Resurfacing)	Parks & Forestry	<i>Enhance Quality of Life Services</i> (playgrounds, trails); <i>Promote Quality Public Spaces</i> ; <i>Support Urban Forest/Beautification</i>
Municipal Pool (heater, painting, roof, slide, amenities)	Parks & Rec / Pool	<i>Enhance Quality of Life Services</i> (recreation, family amenities)
Zeunert & Willowbrooke Asphalt Resealing	Parks & Forestry	<i>Maintain & Improve Infrastructure</i> ; <i>Support City Beautification</i>

GL NUMBER	DESCRIPTION	2025 COUNCIL APPROVED BUDGET	2026 FINANCE REVIEW BUDGET	2026 FINANCE REVIEW AMT CHANGE
Function: Unclassified				
300-000000-411111	REAL ESTATE TAXES	947,067	1,546,423	599,356
300-000000-491350	TRANSFER FROM TIF FUND		59,460	59,460
300-000000-491410	TRANSFER FROM LEAD PIPE FUNDS		71,471	71,471
NET OF REVENUES/APPROPRIATIONS - Unclassified		947,067	1,677,354	730,287
Function: CONSERVATION AND DEVELOPMENT				
300-533750-500610	DEBT SERVICE - PRINCIPAL LEAD PIPE		67,976	67,976
300-533750-500620	DEBT SERVICE - INTEREST LEAD PIPE		3,495	3,495
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND DE'			(71,471)	71,471
Function: DEBT SERVICE				
300-581521-500610	DEBT SERVICE - PRINCIPAL	355,000		(355,000)
300-581521-500620	DEBT SERVICE - INTEREST	3,550		(3,550)
300-581530-500610	DEBT SERVICE - PRINCIPAL	410,000	420,000	10,000
300-581530-500620	DEBT SERVICE - INTEREST	129,638	121,338	(8,300)
300-581540-500610	DEBT SERVICE - PRINCIPAL	25,000	30,000	5,000
300-581540-500620	DEBT SERVICE - INTEREST	4,300	3,750	(550)
300-581565-500610	DEBT SERVICE - PRINCIPAL	275,000	275,000	
300-581565-500620	DEBT SERVICE - INTEREST	14,576	8,938	(5,638)
300-581575-500610	DEBT SERVICE - PRINCIPAL	130,000	130,000	
300-581575-500620	DEBT SERVICE - INTEREST	14,100	10,200	(3,900)
300-581576-500610	DEBT SERVICE - PRINCIPAL	23,645		(23,645)
300-581576-500620	DEBT SERVICE - INTEREST	9,979		(9,979)
300-581577-500610	DEBT SERVICE - PRINCIPAL		300,041	300,041
300-581577-500620	DEBT SERVICE - INTEREST		226,796	226,796
300-582000-500690	PAYING AGENT FEE	2,600		(2,600)
NET OF REVENUES/APPROPRIATIONS - DEBT SERVICE		(1,397,388)	(1,526,063)	128,675
Function: TRANSFERS TO OTHER FUNDS				
300-592000-500705	TRANSFER TO TIF FUND	245,534	245,370	(164)
NET OF REVENUES/APPROPRIATIONS - TRANSFERS TO OTHER :		(245,534)	(245,370)	(164)
NET OF REVENUES/APPROPRIATIONS - FUND 300		(695,855)	(165,550)	530,305
BEGINNING FUND BALANCE		897,386	201,531	(695,855)
ENDING FUND BALANCE		201,531	35,981	(165,550)

		2025	2026	2026
GL NUMBER	DESCRIPTION	COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
350-000000-411111	REAL ESTATE TAXES	4,633	4,912	279
350-000000-491300	TRANSFER FROM DEBT SERVICE	245,534	245,370	(164)
NET OF REVENUES/APPROPRIATIONS - Unclassified		250,167	250,282	115
Function: CONSERVATION AND DEVELOPMENT				
350-566710-500115	ADMIN - DIRECTOR SALARY	1,000	1,000	
350-566710-500210	PROFESSIONAL SERVICES	4,000	15,000	11,000
350-566710-500212	ATTORNEY/CONSULTANT	1,000	8,000	7,000
350-566710-500610	DEBT SERVICE - PRINCIPAL	145,000	150,000	5,000
350-566710-500620	DEBT SERVICE - INTEREST	100,534	95,370	(5,164)
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND D		(251,534)	(269,370)	17,836
NET OF REVENUES/APPROPRIATIONS - FUND 350		(1,367)	(19,088)	(17,721)
BEGINNING FUND BALANCE		(1,051,073)	(1,052,440)	(1,367)
ENDING FUND BALANCE		(1,052,440)	(1,071,528)	(19,088)

GL NUMBER	DESCRIPTION	2025	2026	2026
		COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
351-000000-411111	REAL ESTATE TAXES	204,520	217,868	13,348
351-000000-435104	STATE PERSONAL PROPERTY AID		517	517
NET OF REVENUES/APPROPRIATIONS - Unclassified		204,520	218,385	13,865
Function: CONSERVATION AND DEVELOPMENT				
351-566710-500115	ADMIN - DIRECTOR SALARY	250	250	
351-566710-500210	PROFESSIONAL SERVICES	2,000	2,000	
351-566710-500227	DEVELOPERS INCENTIVE	202,270	216,135	13,865
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND D		(204,520)	(218,385)	13,865
NET OF REVENUES/APPROPRIATIONS - FUND 351				
	BEGINNING FUND BALANCE	53,403	53,403	
	ENDING FUND BALANCE	53,403	53,403	

		2025	2026	2026
GL NUMBER	DESCRIPTION	COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
352-000000-411111	REAL ESTATE TAXES	54,029	57,596	3,567
NET OF REVENUES/APPROPRIATIONS - Unclassified		54,029	57,596	3,567
Function: CONSERVATION AND DEVELOPMENT				
352-566710-500115	ADMIN - DIRECTOR SALARY	250	250	
352-566710-500210	PROFESSIONAL SERVICES	2,000	2,000	
352-566710-500212	ATTORNEY/CONSULTANT	500	500	
352-566710-500227	DEVELOPERS INCENTIVE	51,279	54,846	3,567
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND D		(54,029)	(57,596)	3,567
NET OF REVENUES/APPROPRIATIONS - FUND 352				
BEGINNING FUND BALANCE		8,489	8,489	
ENDING FUND BALANCE		8,489	8,489	

GL NUMBER	DESCRIPTION	2025	2026	2026
		COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
353-000000-411111	REAL ESTATE TAXES	312,808	316,338	3,530
353-000000-435104	STATE PERSONAL PROPERTY AID		59,642	59,642
NET OF REVENUES/APPROPRIATIONS - Unclassified		312,808	375,980	63,172
Function: CONSERVATION AND DEVELOPMENT				
353-566710-500115	ADMIN - DIRECTOR SALARY	500	500	
353-566710-500210	PROFESSIONAL SERVICES	5,000	5,000	
353-566710-500212	ATTORNEY/CONSULTANT	5,000	10,000	5,000
353-566710-500610	DEBT SERVICE - PRINCIPAL	260,590	205,000	(55,590)
353-566710-500620	DEBT SERVICE - INTEREST	151,572	121,950	(29,622)
353-566710-500704	TRANSFER TO DEBT SERVICE FUND		59,461	59,461
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND D		(422,662)	(401,911)	(20,751)
NET OF REVENUES/APPROPRIATIONS - FUND 353		(109,854)	(25,931)	83,923
BEGINNING FUND BALANCE		335,197	225,343	(109,854)
ENDING FUND BALANCE		225,343	199,412	(25,931)

		2025	2026	2026
GL NUMBER	DESCRIPTION	COUNCIL APPROVED BUDGET	FINANCE REVIEW BUDGET	FINANCE REVIEW AMT CHANGE
Function: Unclassified				
354-000000-411111	REAL ESTATE TAXES	315,469	982,962	667,493
NET OF REVENUES/APPROPRIATIONS - Unclassified		315,469	982,962	667,493
Function: CONSERVATION AND DEVELOPMENT				
354-566710-500115	ADMIN - DIRECTOR SALARY	1,000	1,000	
354-566710-500210	PROFESSIONAL SERVICES	4,000	5,000	1,000
354-566710-500212	ATTORNEY/CONSULTANT	2,000	2,000	
354-566710-500227	DEVELOPERS INCENTIVE	202,569	771,562	568,993
354-566710-500610	DEBT SERVICE - PRINCIPAL		100,000	100,000
354-566710-500620	DEBT SERVICE - INTEREST	105,900	103,400	(2,500)
NET OF REVENUES/APPROPRIATIONS - CONSERVATION AND D		(315,469)	(982,962)	667,493
NET OF REVENUES/APPROPRIATIONS - FUND 354				
BEGINNING FUND BALANCE		748,683	748,683	
ENDING FUND BALANCE		748,683	748,683	
ESTIMATED REVENUES - ALL FUNDS				
APPROPRIATIONS - ALL FUNDS		1,136,993	1,885,205	17,721.00
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		1,248,214	1,930,224	(17,721.00)
		(111,221)	(45,019)	
BEGINNING FUND BALANCE - ALL FUNDS				
ENDING FUND BALANCE - ALL FUNDS		94,699	(16,522)	(111,221)
		(16,522)	(61,541)	(45,019)

CITY OF CEDARBURG
Common Council
September 29, 2025

1. CALL TO ORDER

A meeting of the Common Council of the City of Cedarburg, Wisconsin, was held on Monday, September 29, 2025 at 7:00 p.m. at City Hall, W63 N645 Washington Avenue, Cedarburg, WI. The meeting was also available via Zoom.

Acting Mayor Kristin Burkart called the meeting to order at 7:00 p.m.

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Acting Mayor Kristin Burkart, Council Members Jim Fitzpatrick, Melissa Bitter, Amanda Didier, Robert Simpson, Kristian Lindo

Excused: Mayor Patricia Thome

Absent: Council Member Mark Mueller

Also Present: City Administrator Mikko Hilvo, City Clerk Tracie Sette, City Attorney Michael Herbrand, Planner Mary Censky, Finance Director Kelly Livingston, interested citizens and news media.

5. STATEMENT OF PUBLIC NOTICE

At Acting Mayor Burkart's request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law.

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

Naiomi Lundman - W66 N383 Kennedy Avenue — Informed the Council of an event taking place on October 12, 2025, at Faith Lutheran Church entitled Music in Common—a 20th Anniversary Celebration

Acting Mayor Burkart retains her right to vote in the third (3rd) District.

7. NEW BUSINESS

- A. Introduction and setting the date for a public hearing on the matter of Resolution No. 2025-16 proposing to vacate the un-built portion of Grant Avenue public road right-of-way lying south of its intersection with Wilson

Street.

Faith Lutheran Church is the owner of all lands adjoining the un-built portion of Grant Avenue lying south of Wilson Street. On January 6, 2025 they appeared before the Plan Commission requesting consideration as to vacating/discontinuing this portion of public right of way. The Plan Commission feedback advised staff and Faith Lutheran Church that they would support an eventual vacation and find it to be in the public interest. As the owners of all the abutting lands, if vacated, this right of way would revert to ownership by Faith Lutheran Church.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to introduce Resolution No. 2025-16 proposing to vacate the un-built portion of Grant Avenue public right-of-way lying south of its intersection with Wilson Avenue and bring to the November 10th Common Council Meeting. Motion carried without a negative vote with Council Member Mueller absent.

B. Discussion and possible action on Mayoral recommendation on virtual meetings and draft Policy CC-32

The recommendation for the adoption of a new Hybrid and Virtual Meeting Policy (CC-32) proposes a consistent framework for public meeting formats in Cedarburg. The policy is designed to enhance accessibility, provide operational clarity and compliance with Wisconsin Open Meetings Law. This policy would protect the public from the onslaught of Zoom-bombing that has been taking place by providing a livestream for citizens wishing to view the Common Council and/or Plan Commission meetings. The Finance Committee will continue to hold virtual meetings with the public able to view the meeting virtually. All other Boards and Committees will meet in-person with no virtual option. The public is always welcome to attend any and all meetings in-person and are given the chance to speak during public comments and may send any correspondence about meeting input to the City Clerk. The new policy would take effect January 2026.

A discussion ensued and each Council Member offered a perspective on the future of Zoom utilization.

Terry King, W63 N762 Sheboygan Rd., spoke in favor of the continuance of public participation over Zoom.

A motion was made by Council Member Bitter, seconded by Council Member Didier, to approve the Mayoral recommendation on virtual meetings and draft Policy CC-32, continuing with the current format through December 31, 2025, as listed in the draft policy, with the new format effective January 1, 2026. Motion carried (4-2) with Council Members Fitzpatrick and Lindo voting against, and Council Member Mueller absent.

C. Discussion and possible action on Mayoral appointments to the Light & Water Commission and the Community Development Authority

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to approve the Mayoral appointments to the Light & Water Commission and Community Development Authority, as listed in the Council packet. Motion carried

without a negative vote with Council Member Mueller absent.

D. Discussion and possible action on review of 2026 proposed City Budget

Administrator Hilvo explained the first draft of the proposed 2026 City Budget. The allowable levy under state levy limit is \$13,748,175 which is an increase of \$530,799 from 2025. The majority of this increase is due to an increase in borrowing (debt service payments) for 2025-2026 street improvement projects. The key priorities for 2026 include the addition of an HR-Payroll staff position and the completion of the South Washington Avenue reconstruction project. The estimated Levy Adjustments are as follows:

- General Fund Levy - increase of \$265,503
- Capital Levy - decrease of \$334,060 (offset by use of capital fund balance)
- Tax Increment District (TID) Levy - increase of \$263,497
- Fire & EMS Levy - no change
- Pool and Library levies - no change
- Debt Service Levy - increase of \$599,356 (reflecting 2025-2026 street improvement borrowing)

The proposed tax rate for 2026 is \$7.39 per \$1,000 resulting in an estimated increase of \$291.50 for the average home (\$550,000).

No action was taken by the Common Council.

E. Discussion and possible action on approving Ramboll's proposal for additional NR716 Site Investigation Activities for the former Prochnow Landfill site.

The City of Cedarburg continues to collaborate with the Town of Cedarburg and Mercury Marine ("Prochnow Group") on environmental remediation efforts at the Prochnow Landfill site. Ramboll serves as the group's environmental consultant and has been submitting documentation to the Wisconsin Department of Natural Resources (WDNR) on behalf of the group. The current proposal from Ramboll (dated September 19, 2025) outlines additional Site Investigation work required by WDNR. The total cost is \$261,500, with the City's share at \$77,273.25, based on the established 29.55% cost allocation. Common Council approval is requested to fund this scope using Capital Fund Environmental Reserves.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to approve the Ramboll proposal for additional NR716 Site Investigation Activities for the former Prochnow Landfill site not to exceed \$77,274.00 to be funded out of the Capital Fund Environmental Reserve. Motion carried without a negative vote with Council Member Mueller absent.

8. CONSENT AGENDA

A motion was made by Council Member Fitzpatrick, seconded by Council Member Didier, to approve the following consent agenda items:

A. Discussion and possible action on approval of September 8, 2025 Council

Meeting Minutes

- B. Discussion and possible action on payment of bills dated 9/3/2025 through 9/22/2025, transfers from 9/6/2025 through 9/23/2025, and payroll from 8/31/2025 through 9/27/2025.

Motion carried without a negative vote with Council Member Mueller absent.

9. REPORTS OF CITY OFFICERS AND DEPARTMENT HEADS

A. City Administrator's Report

Administrator Hilvo shared the new Employee Culture Statement with the Common Council.

The Greater Cedarburg Foundation (GCF) 25th anniversary celebration was held on September 27th and was a great success.

10. COMMUNICATIONS

A. Comments and suggestions from Council Members - None

B. Mayor's Report - None

11. ADJOURN TO CLOSED SESSION

- A. It is anticipated the Common Council will adjourn to closed session pursuant to State Statute 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Specifically to be discussed is item 11.A.1.

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson to adjourn to closed session at 8:15 p.m. pursuant to State Statute 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Motion carried on a unanimous roll call vote with Council Member Mueller absent.

- 1) Discussion on request by AT&T for Cell Tower Lease Agreement modifications

12. RECONVENE TO OPEN SESSION

Open Session reconvened at 8:25 p.m.

- A. Discussion and possible action on request by AT&T for Cell Tower Lease Agreement modifications

No action was taken by the Common Council.

13. ADJOURNMENT

A motion was made by Council Member Fitzpatrick, seconded by Council Member Simpson, to adjourn the meeting at 8:28 p.m. Motion carried without a negative vote with Council Member Mueller absent.

Individual members of various boards, committees, or commissions may attend the above meeting. It is possible that such attendance may constitute a meeting of a City board, committee, or commission pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 NW 2d 408 (1993). This notice does not authorize attendance at either the above meeting or the Badke Meeting but is given solely to comply with the notice requirements of the open meeting law.

* Information attached for Council; available through City Clerk's Office. ** Citizen comments should be primarily one-way, from citizen to the Council. Each citizen who wishes to speak shall be accorded one opportunity at the beginning of the meeting. Comments should be kept brief. If the comment expressed concerns a matter of public policy, response from the Council will be limited to seeking information or acknowledging that the citizen has been understood. It is out of order for anyone to debate with a citizen addressing the Council or for the Council to take action on a matter of public policy. The Council may direct that the concern be placed on a future agenda. Citizens will be asked to state their name and address for the record and to speak from the lectern for the purposes of recording their comments. *** Information available through the Clerk's Office. 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, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov

[MIN_SIGNATURES]

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Fund: 100 GENERAL FUND							
09/26/2025	PWBDD	51337*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	518100	44.00
				TELEPHONE/COMMUNICATIONS	500225	522110	285.74
				TELEPHONE/COMMUNICATIONS	500225	533210	44.00
				CHECK PWBDD 51337 TOTAL FOR FUND 100:			373.74
09/26/2025	PWBDD	51338*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	518100	246.17
09/26/2025	PWBDD	51339	AT&T MOBILITY	TELEPHONE/COMMUNICATIONS	500225	522410	116.13
09/26/2025	PWBDD	51341	BADGER REBUILD CENTER	MAINTENANCE PARTS	500353	533210	2,362.50
				MAINTENANCE PARTS	500353	533210	111.69
				CHECK PWBDD 51341 TOTAL FOR FUND 100:			2,474.19
09/26/2025	PWBDD	51344	BARBARA ZINDARS	PUBLIC WORKS FEES	463101	000000	40.00
09/26/2025	PWBDD	51345*#	BEYER'S HARDWARE	MAINTENANCE SUPPLIES	500340	522100	16.69
				OPERATING SUPPLIES	500350	533210	42.22
				OPERATING SUPPLIES	500350	533210	15.28
				MAINTENANCE PARTS	500353	533210	58.40
				MAINTENANCE PARTS	500353	533210	17.77
				MAINTENANCE PARTS	500353	533210	2.22
				MAINTENANCE PARTS	500353	533210	16.79
				REPAIR AND MAINTENANCE	500240	555510	13.42
				REPAIR AND MAINTENANCE	500240	555510	44.88
				CHECK PWBDD 51345 TOTAL FOR FUND 100:			227.67
09/26/2025	PWBDD	51349	CEDARBURG LIGHT & WATER	DUE TO L&W IMPACT FEES	256201	000000	2,126.29
				DUE TO L&W IMPACT FEES	256201	000000	2,126.29
				CHECK PWBDD 51349 TOTAL FOR FUND 100:			4,252.58
09/26/2025	PWBDD	51350	CEDARBURG OVERHEAD DOOR CO.	REPAIR AND MAINTENANCE	500240	533210	4,762.00
09/26/2025	PWBDD	51353	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	500310	515600	40.00
				OFFICE SUPPLIES	500310	515600	10.83
				OFFICE SUPPLIES	500310	515600	22.05

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Fund: 100 GENERAL FUND							
				OFFICE SUPPLIES	500310	515600	(10.83)
				CHECK PWBDD 51353 TOTAL FOR FUND 100:			<u>62.05</u>
09/26/2025	PWBDD	51354*#	CONLEY MEDIA, LLC	OFFICE SUPPLIES - NEWS GRAPHIC	500310	555140	132.00
09/26/2025	PWBDD	51355	DEBBIE FISHER	SENIOR CENTER FEES	467435	000000	236.00
09/26/2025	PWBDD	51356	E.H. WOLF AND SONS, INC.	FUEL INVENTORY	161500	000000	3,476.75
				FUEL INVENTORY	161500	000000	4,268.76
				CHECK PWBDD 51356 TOTAL FOR FUND 100:			<u>7,745.51</u>
09/26/2025	PWBDD	51358*#	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	(33.68)
09/26/2025	PWBDD	51360	FIRESIDE THEATRE	OTHER EXPENSES - DEPST FOR 2026	500390	555140	112.00
09/26/2025	PWBDD	51361#	GRAFTON ACE HARDWARE	MAINTENANCE PARTS	500353	533210	7.24
				REPAIR AND MAINTENANCE	500240	555510	28.78
				CHECK PWBDD 51361 TOTAL FOR FUND 100:			<u>36.02</u>
09/26/2025	PWBDD	51367	LETTERS & SIGNS	SIGNS	500363	533311	2,148.00
09/26/2025	PWBDD	51368*#	MACQUEEN EQUIPMENT	MAINTENANCE PARTS	500353	533210	(0.43)
09/26/2025	PWBDD	51369*#	NAPA AUTO PARTS	MAINTENANCE PARTS	500353	533210	11.38
				MAINTENANCE PARTS	500353	533210	11.86
				MAINTENANCE PARTS	500353	533210	149.48
				MAINTENANCE PARTS	500353	533210	40.80
				MAINTENANCE PARTS	500353	533210	(110.00)
				CHECK PWBDD 51369 TOTAL FOR FUND 100:			<u>103.52</u>
09/26/2025	PWBDD	51370	ODP BUSINESS SOLUTIONS,LLC	EQUIPMENT OUTLAY	500380	522110	408.63
09/26/2025	PWBDD	51372*#	ONTECH SYSTEMS, INC	PROFESSIONAL SERVICES	500210	514700	564.20
				EQUIPMENT/SOFTWARE	500380	514700	820.00
				REPAIR AND MAINTENANCE	500240	522110	40.00

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Fund: 100 GENERAL FUND							
CHECK PWBDD 51372 TOTAL FOR FUND 100:							1,424.20
09/26/2025	PWBDD	51377	RNOW INC	MAINTENANCE PARTS	500353	533210	11.08
09/26/2025	PWBDD	51378	ROAD EQUIPMENT PARTS CENTER	MAINTENANCE PARTS	500353	533210	242.30
09/26/2025	PWBDD	51379	RUDIG TROPHIES	OFFICE SUPPLIES	500310	514100	21.00
09/26/2025	PWBDD	51380	SOUTHSIDE TIRECO., INC	MAINTENANCE PARTS	500353	533210	1,696.40
09/26/2025	PWBDD	51381	TRANSUNION RISK AND ALTERNATIVE	OFFICE SUPPLIES	500310	522130	75.00
09/26/2025	PWBDD	51382	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	533210	93.85
09/26/2025	PWBDD	51383*#	US CELLULAR	TELEPHONE/COMMUNICATIONS	500225	533110	21.00
				TELEPHONE/COMMUNICATIONS	500225	533210	75.56
				TELEPHONE/COMMUNICATIONS	500225	555510	34.44
CHECK PWBDD 51383 TOTAL FOR FUND 100:							131.00
09/26/2025	PWBDD	51384	VILLAGE OF GRAFTON	OTHER EXPENSES - FS OKLAHOMA	500390	555140	2,835.28
09/26/2025	PWBDD	51386*#	WE ENERGIES	NATURAL GAS-0713912926-00011	500224	518100	3.32
				NATURAL GAS-0713912926-00006	500224	518100	23.41
				NATURAL GAS-0713912926-00001	500224	518100	25.50
				NATURAL GAS-0711276804-00002	500224	522100	679.74
				NATURAL GAS-0711276804-00001	500224	522100	13.76
				NATURAL GAS-0713912926-00004	500224	522410	10.66
				NATURAL GAS-0713912926-00009	500224	533210	34.00
				NATURAL GAS-0719886467-00001	500224	555510	25.20
				NATURAL GAS-0707973696-00001	500224	555510	12.79
CHECK PWBDD 51386 TOTAL FOR FUND 100:							828.38
10/03/2025	PWBDD	51389	ABT MAILCOM	PROFESSIONAL SERVICES	500210	515600	3,100.00
10/03/2025	PWBDD	51394#	AT&T MOBILITY	RENT - CITY MONOPOLE	482220	000000	3,049.13
				TELEPHONE/COMMUNICATIONS	500225	522110	1,334.51
CHECK PWBDD 51394 TOTAL FOR FUND 100:							4,383.64

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Fund: 100 GENERAL FUND							
10/03/2025	PWBDD	51395*#	BEYER'S HARDWARE	MAINTENANCE PARTS	500353	533210	21.98
10/03/2025	PWBDD	51396	BIASEW	TRAVEL & TRAINING	500330	522310	80.00
10/03/2025	PWBDD	51397	BLACKBURN MFG. CO.	OPERATING SUPPLIES	500350	533210	262.80
10/03/2025	PWBDD	51398	BLAIN'S FARM & FLEET	OPERATING SUPPLIES	500350	533210	298.16
				MAINTENANCE PARTS	500353	533210	124.97
				CHECK PWBDD 51398 TOTAL FOR FUND 100:			423.13
10/03/2025	PWBDD	51399	BOBCAT PLUS, INC.	MAINTENANCE PARTS	500353	533210	1,229.16
10/03/2025	PWBDD	51400	BROOKS TRACTOR	MAINTENANCE PARTS	500353	533210	174.83
10/03/2025	PWBDD	51401	CALLAHAN BLUM, ERIN	PROFESSIONAL SERVICES	500210	555140	504.00
10/03/2025	PWBDD	51402*#	CEDARBURG LIGHT & WATER	DUE TO L&W IMPACT FEES	256201	000000	2,126.29
				DUE TO L&W IMPACT FEES	256201	000000	2,126.29
				CHECK PWBDD 51402 TOTAL FOR FUND 100:			4,252.58
10/03/2025	PWBDD	51403#	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	518100	50.00
				TELEPHONE/COMMUNICATIONS	500225	522110	584.00
				TELEPHONE/COMMUNICATIONS	500225	522110	422.56
				CHECK PWBDD 51403 TOTAL FOR FUND 100:			1,056.56
10/03/2025	PWBDD	51404	COMMUNITY UNITED METHODIST CHURCH	OTHER EXPENSES	500390	555140	150.00
10/03/2025	PWBDD	51405	COMPLETE OFFICE OF WISCONSIN	OFFICE SUPPLIES	500310	515600	20.86
				OFFICE SUPPLIES	500310	515600	14.97
				OFFICE SUPPLIES	500310	515600	8.40
				CHECK PWBDD 51405 TOTAL FOR FUND 100:			44.23
10/03/2025	PWBDD	51406	CONLEY MEDIA, LLC	LEGAL PUBLICATIONS	500325	514100	238.84
10/03/2025	PWBDD	51412	EXTREME SKI & BIKE	REPAIR AND MAINTENANCE	500240	522120	25.49

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Fund: 100 GENERAL FUND							
10/03/2025	PWBDD	51413	FASTENAL COMPANY	MAINTENANCE PARTS	500353	533210	18.30
				MAINTENANCE PARTS	500353	533210	8.78
				MAINTENANCE PARTS	500353	533210	23.38
				CHECK PWBDD 51413 TOTAL FOR FUND 100:			50.46
10/03/2025	PWBDD	51416	FP SOLUTIONS LLC	REPAIR AND MAINTENANCE	500240	518100	540.00
10/03/2025	PWBDD	51419	GRAFTON ACE HARDWARE	OPERATING SUPPLIES	500350	533210	110.26
10/03/2025	PWBDD	51421	HALEY MAXINE GREBE	PROFESSIONAL SERVICES	500210	555140	120.00
10/03/2025	PWBDD	51422*#	HOME DEPOT CREDIT SERVICES	REPAIR AND MAINTENANCE	500240	518100	154.52
				OPERATING SUPPLIES	500350	533210	319.11
				CHECK PWBDD 51422 TOTAL FOR FUND 100:			473.63
10/03/2025	PWBDD	51423	JACQUELINE E.W.JANZ	PROFESSIONAL SERVICES	500210	555140	40.00
10/03/2025	PWBDD	51425	JM BRENNAN, INC.	REPAIR AND MAINTENANCE	500240	518100	540.00
10/03/2025	PWBDD	51426	LAFORCE INC.	REPAIR AND MAINTENANCE	500240	555510	1,042.97
10/03/2025	PWBDD	51427	LISA SWANSON	PUBLIC WORKS FEES	463101	000000	30.00
10/03/2025	PWBDD	51431	MOTION & CONTROL ENTERPRISES LLC	MAINTENANCE PARTS	500353	533210	1,009.22
				MAINTENANCE PARTS	500353	533210	1,942.93
				MAINTENANCE PARTS	500353	533210	201.55
				CHECK PWBDD 51431 TOTAL FOR FUND 100:			3,153.70
10/03/2025	PWBDD	51432*#	NAPA AUTO PARTS	MAINTENANCE PARTS	500353	533210	1.69
10/03/2025	PWBDD	51434*#	OLSEN'S PIGGLY WIGGLY	AWARDS, SUPPLIES	500343	519200	64.27
				SUPPLIES AND EXPENSES	500347	522120	35.51
				CHECK PWBDD 51434 TOTAL FOR FUND 100:			99.78
10/03/2025	PWBDD	51437#	RAY O'HERRON CO., INC.	UNIFORMS	500346	522110	14.39
				UNIFORMS	500346	522120	45.73
				CHECK PWBDD 51437 TOTAL FOR FUND 100:			60.12

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Fund: 100 GENERAL FUND							
10/03/2025	PWBDD	51438	REINDERS, INC.	MAINTENANCE PARTS	500353	533210	513.33
10/03/2025	PWBDD	51440	RICOH USA, INC.	REPAIR AND MAINTENANCE	500240	522110	920.19
10/03/2025	PWBDD	51441	ROAD EQUIPMENT PARTS CENTER	MAINTENANCE PARTS	500353	533210	96.80
10/03/2025	PWBDD	51444	SHERWIN INDUSTRIES, INC.	MAINTENANCE PARTS	500353	533210	155.33
10/03/2025	PWBDD	51445	SHERWIN WILLIAMS CO.	OPERATING SUPPLIES	500350	533210	(110.99)
				MAINTENANCE PARTS	500353	533210	490.00
				CHECK PWBDD 51445 TOTAL FOR FUND 100:			379.01
10/03/2025	PWBDD	51448	SUSAN CHIARELLO	PUBLIC WORKS FEES	463101	000000	15.00
10/03/2025	PWBDD	51451	UNIFIRST CORPORATION	OPERATING SUPPLIES	500350	533210	93.85
				OPERATING SUPPLIES	500350	533210	93.85
				CHECK PWBDD 51451 TOTAL FOR FUND 100:			187.70
10/03/2025	PWBDD	51452	WEDIGE RADIATOR & AC, INC.	MAINTENANCE PARTS	500353	533210	524.41
Total for fund 100 GENERAL FUND							55,802.21
Fund: 200 CEMETERY FUND							
09/26/2025	PWBDD	51345*#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	544210	17.88
09/26/2025	PWBDD	51363	HILGENDORF MEMORIALS	MONUMENTS & MARKERS INSP FEE	465550	000000	75.00
10/03/2025	PWBDD	51422*#	HOME DEPOT CREDIT SERVICES	REPAIR AND MAINTENANCE	500240	544210	85.89
Total for fund 200 CEMETERY FUND							178.77
Fund: 220 RECREATION PROGRAMS FUND							
09/26/2025	PWBDD	51348	CAROLYN CULEA	SUMMER SOCCER	467329	000000	165.00
09/26/2025	PWBDD	51366	JESSICA FISCHER	AQUATICS FITNESS	467324	000000	50.00
09/26/2025	PWBDD	51376	RENEE E FISHER	MAINT/CONTRACTED SERVICES	500290	555390	330.00
09/26/2025	PWBDD	51385	WATERTOWN UNIFIED SCHOOL DISTRICT	POMS EXPENSES	500394	555390	2,140.00
09/26/2025	PWBDD	51387	WEISSMAN'S THEATRICAL SUPPLIES,	POMS EXPENSES	500394	555390	1,101.00

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Fund: 220 RECREATION PROGRAMS FUND							
10/03/2025	PWBDD	51408	DANIELLE DYER	POMS REVENUE	467332	000000	185.00
10/03/2025	PWBDD	51415	FORM & FITNESS SPEED SCHOOL	POMS EXPENSES	500394	555390	779.00
10/03/2025	PWBDD	51417	FUNTACTICS SOCCER CAMP	MAINT/CONTRACTED SERVICES	500290	555390	3,510.31
10/03/2025	PWBDD	51442	SAMDRIDHI GARG	TOTAL BODY FITNESS	467335	000000	25.00
10/03/2025	PWBDD	51446	SILK SCREEN SPECIALISTS, INC.	POMS EXPENSES	500394	555390	770.00
10/03/2025	PWBDD	51449	TERESA STANGE	AQUATICS FITNESS	467324	000000	50.00
Total for fund 220 RECREATION PROGRAMS FUND							9,105.31
Fund: 231 AMERICAN RESCUE PLAN ACT							
09/26/2025	PWBDD	51375	PARKING LOT MAINTENANCE LLC	GRANT EXPENDITURES	500331	566721	2,995.00
				GRANT EXPENDITURES	500331	566721	3,265.00
CHECK PWBDD 51375 TOTAL FOR FUND 231:							6,260.00
Total for fund 231 AMERICAN RESCUE PLAN ACT							6,260.00
Fund: 232 DONATIONS							
09/26/2025	PWBDD	51336	ACEK9	K-9 UNIT EXPENSE	500352	522120	168.00
Total for fund 232 DONATIONS							168.00
Fund: 240 SWIMMING POOL FUND							
09/26/2025	PWBDD	51386*#	WE ENERGIES	NATURAL GAS-0719900042-00001	500224	555320	1,805.86
				NATURAL GAS-0716746085-00001	500224	555320	55.86
CHECK PWBDD 51386 TOTAL FOR FUND 240:							1,861.72
Total for fund 240 SWIMMING POOL FUND							1,861.72
Fund: 260 LIBRARY FUND							
09/26/2025	PWBDD	51337*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	555110	44.03
09/26/2025	PWBDD	51338*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	555110	323.22
09/26/2025	PWBDD	51343	BAKER & TAYLOR BOOKS	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	470.74
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	110.90
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	414.96
				PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	310.72

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Fund: 260 LIBRARY FUND				CHECK PWBDD 51343 TOTAL FOR FUND 260:			1,307.32
09/26/2025	PWBDD	51365	JANI-KING OF MILWAUKEE	MAINT/CONTRACTED SERVICES	500290	555110	492.36
				MAINT/CONTRACTED SERVICES	500290	555110	527.81
				CHECK PWBDD 51365 TOTAL FOR FUND 260:			1,020.17
09/26/2025	PWBDD	51373	ORKIN COMMERCIAL SERVICES	MAINT/CONTRACTED SERVICES	500290	555110	114.00
10/03/2025	PWBDD	51409	ELEGANT ESTATES	REPAIR AND MAINTENANCE	500240	555110	1,925.00
10/03/2025	PWBDD	51424	JAMES IMAGING SYSTEMS, INC.	MAINT/CONTRACTED SERVICES	500290	555110	480.71
				COMPUTER/COPIER SUPPLIES	500312	555110	219.18
				CHECK PWBDD 51424 TOTAL FOR FUND 260:			699.89
10/03/2025	PWBDD	51429	MIDWEST TAPE, LLC	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	1,700.47
10/03/2025	PWBDD	51433	NASSCO, INC.	OPERATING SUPPLIES	500350	555110	231.91
10/03/2025	PWBDD	51435	PLAYAWAY PRODUCTS LLC	PUBLICATIONS AND SUBSCRIPTIONS	500319	555110	747.46
				Total for fund 260 LIBRARY FUND			8,113.47
Fund: 270 FIRE DEPT & EMS							
09/26/2025	PWBDD	51337*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	522500	44.00
09/26/2025	PWBDD	51338*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	522500	154.70
09/26/2025	PWBDD	51340	AURORA MEDICAL CENTER GRAFTON LLC	EMS SUPPLIES AND EXPENSES	500347	522500	59.24
09/26/2025	PWBDD	51345*#	BEYER'S HARDWARE	REPAIR AND MAINTENANCE	500240	522500	72.13
				OPERATING SUPPLIES	500350	522500	17.51
				CHECK PWBDD 51345 TOTAL FOR FUND 270:			89.64
09/26/2025	PWBDD	51347	BOUND TREE MEDICAL, LLC	EMS SUPPLIES AND EXPENSES	500347	522500	58.10
				EMS SUPPLIES AND EXPENSES	500347	522500	895.65
				CHECK PWBDD 51347 TOTAL FOR FUND 270:			953.75
09/26/2025	PWBDD	51351	CHARTER COMMUNICATIONS	TELEPHONE/COMMUNICATIONS	500225	522500	357.12

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Fund: 270 FIRE DEPT & EMS							
09/26/2025	PWBDD	51354*#	CONLEY MEDIA, LLC	PROF PUBLICATIONS AND DUES	500320	522500	138.00
09/26/2025	PWBDD	51357	EMR, LLC	REPAIR AND MAINTENANCE	500240	522500	1,787.89
09/26/2025	PWBDD	51358*#	FASTENAL COMPANY	OPERATING SUPPLIES	500350	522500	390.12
09/26/2025	PWBDD	51362	GUTHRIE & FREY	OPERATING SUPPLIES	500350	522500	83.40
09/26/2025	PWBDD	51368*#	MACQUEEN EQUIPMENT	FIREFIGHTING EQUIPMENT	500380	522500	424.18
09/26/2025	PWBDD	51371	OLSEN'S PIGGLY WIGGLY	OPERATING SUPPLIES	500350	522500	215.57
09/26/2025	PWBDD	51386*#	WE ENERGIES	NATURAL GAS 0713912926-00003	500224	522500	117.92
				NATURAL GAS 0713912926-00008	500224	522500	41.42
				CHECK PWBDD 51386 TOTAL FOR FUND 270:			159.34
09/26/2025	PWBDD	51388	ZOLL MEDICAL CORPORATION	EMS - FAP GRANT EXPENSES	500397	522500	1,641.64
				EMS - FAP GRANT EXPENSES	500397	522500	1,119.56
				CHECK PWBDD 51388 TOTAL FOR FUND 270:			2,761.20
10/03/2025	PWBDD	51390	AIRGAS USA LLC	EMS SUPPLIES AND EXPENSES	500347	522500	169.77
10/03/2025	PWBDD	51392	AMERICAN RESPONSE VEHICLES, INC	REPAIR AND MAINTENANCE	500240	522500	150.00
10/03/2025	PWBDD	51393	ASCENSION WI EMP SOLUTIONS	OPERATING SUPPLIES	500350	522500	427.00
10/03/2025	PWBDD	51395*#	BEYER'S HARDWARE	OPERATING SUPPLIES	500350	522500	12.73
10/03/2025	PWBDD	51410	EMERGENCY SERVICES MARKETING CORP,	COMPUTERS/SOFTWARE/APPS	500390	522500	660.00
10/03/2025	PWBDD	51411	EMS MANAGEMENT & CONSULTANTS	PROFESSIONAL SERVICES	500210	522500	3,466.38
10/03/2025	PWBDD	51414	FIRE SAFETY USA INC	FIREFIGHTING EQUIPMENT	500380	522500	5,619.90
10/03/2025	PWBDD	51418	GALLS, LLC	UNIFORMS	500346	522500	266.27
				UNIFORMS	500346	522500	136.99

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CHECK DISBURSEMENT REPORT FOR CITY OF CEDARBURG
CHECK DATE FROM 09/23/2025 - 10/06/2025
Banks: PWBDD

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 270 FIRE DEPT & EMS				CHECK PWBDD 51418 TOTAL FOR FUND 270:			403.26
10/03/2025	PWBDD	51420	GUETZKE & ASSOCIATES, INC.	OPERATING SUPPLIES	500350	522500	685.00
10/03/2025	PWBDD	51430	MINUTEMAN PRESS	OFFICE SUPPLIES	500310	522500	382.47
10/03/2025	PWBDD	51432*#	NAPA AUTO PARTS	REPAIR AND MAINTENANCE	500240	522500	63.33
10/03/2025	PWBDD	51434*#	OLSEN'S PIGGLY WIGGLY	OPERATING SUPPLIES	500350	522500	110.07
				OPERATING SUPPLIES	500350	522500	85.24
				OPERATING SUPPLIES	500350	522500	4.04
				OPERATING SUPPLIES	500350	522500	3.41
				OPERATING SUPPLIES	500350	522500	19.73
				OPERATING SUPPLIES	500350	522500	61.32
				OPERATING SUPPLIES	500350	522500	37.64
				CHECK PWBDD 51434 TOTAL FOR FUND 270:			321.45
10/03/2025	PWBDD	51439	RENNERT'S FIRE EQUIPMENT	REPAIR AND MAINTENANCE	500240	522500	794.32
				Total for fund 270 FIRE DEPT & EMS			20,773.76
Fund: 280 PUBLIC SAFETY IMPACT FEES							
09/26/2025	PWBDD	51359	FGM ARCHITECTS INC	PROFESSIONAL SERVICES	500210	522140	5,706.26
				Total for fund 280 PUBLIC SAFETY IMPACT FEES			5,706.26
Fund: 350 TIF DISTRICT FUND #4							
09/26/2025	PWBDD	51346	BOARDMAN & CLARK LLP	ATTORNEY/CONSULTANT	500212	566710	216.00
10/03/2025	PWBDD	51391	AMBROSE ENGINEERING INC.	ATTORNEY/CONSULTANT	500212	566710	1,925.00
				Total for fund 350 TIF DISTRICT FUND #4			2,141.00
Fund: 400 CAPITAL IMPROVEMENTS FUND							
10/03/2025	PWBDD	51407	CROWLEY CONSTRUCTION CORP.	STORMWATER IMPROVEMENTS	500475	533440	2,995.00
10/03/2025	PWBDD	51436	RAMBOLL AMERICAS ENGINEERING	PROCHNOW	500841	533750	116.17
10/03/2025	PWBDD	51443	SCHAEFER POWER SYSTEMS, INC	LIBRARY BUILDING	500824	555110	1,279.20
				LIBRARY BUILDING	500824	555110	364.40
				LIBRARY BUILDING	500824	555110	3,607.40
				CHECK PWBDD 51443 TOTAL FOR FUND 400:			5,251.00

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 400 CAPITAL IMPROVEMENTS FUND							
10/03/2025	PWBDD	51447	STRUCK & IRWIN PAVING, INC.	ASPHALT REPAIRS	500876	533311	21,256.25
10/03/2025	PWBDD	51453	ZIPS AW DIRECT	EQUIP REPLACEMENT	500880	533210	444.96
Total for fund 400 CAPITAL IMPROVEMENTS FUND							30,063.38
Fund: 601 WATER RECYCLING CENTER							
09/26/2025	PWBDD	51337*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	573825	44.00
09/26/2025	PWBDD	51338*#	AT&T	TELEPHONE/COMMUNICATIONS	500225	573825	231.19
09/26/2025	PWBDD	51342	BADGER STATE WASTE, LLC	SLUDGE HAULING	500294	573825	22,711.00
09/26/2025	PWBDD	51352	CINTAS CORPORATION	SAFETY EQUIPMENT	500372	573825	140.84
09/26/2025	PWBDD	51364	INDUSTRIAL SUPPLIERS & PARTS	COLLECTION SYSTEM MAINT	500360	573835	688.85
09/26/2025	PWBDD	51369*#	NAPA AUTO PARTS	MAINTENANCE SUPPLIES	500340	573840	25.98
09/26/2025	PWBDD	51372*#	ONTECH SYSTEMS, INC	NEW SCADA AND DESKTOP COMPUTERS	185344	000000	9,623.00
09/26/2025	PWBDD	51374	OZAUKEE DISPOSAL CORPORATION	REFUSE COLLECTION	500297	573830	1,525.00
09/26/2025	PWBDD	51383*#	US CELLULAR	TELEPHONE/COMMUNICATIONS	500225	573825	36.50
09/26/2025	PWBDD	51386*#	WE ENERGIES	ELECTRIC 1838 PIONEER 0711836389-00004	500222	573825	22.92
				NATURAL GAS-0712590709-00001	500224	573825	9.57
				NATURAL GAS-0713182701-00001	500224	573825	9.90
				MAINTENANCE SUPPLIES-0711836389-00001	500340	573840	13.56
				MAINTENANCE SUPPLIES-0713912926-00005	500340	573840	125.87
				MAINTENANCE SUPPLIES-0713912926-00012	500340	573840	18.85
				MAINTENANCE SUPPLIES-0713912926-00007	500340	573840	11.48
				MAINTENANCE SUPPLIES-0713912926-00010	500340	573840	15.00
				MAINTENANCE SUPPLIES-0713912926-00002	500340	573840	17.27
CHECK PWBDD 51386 TOTAL FOR FUND 601:							244.42
10/03/2025	PWBDD	51402*#	CEDARBURG LIGHT & WATER	L&W BILLING	500216	573850	46,837.37

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount	
Fund: 601 WATER RECYCLING CENTER								
10/03/2025	PWBDD	51428	MEAD & HUNT INC.	YEAR #4 OF ADAPTIVE MANAGEMENT	500383	573835	315.00	
10/03/2025	PWBDD	51450	TROJAN TECHNOLOGIES CORP	LAB SUPPLIES	500370	573825	1,863.30	
				Total for fund 601 WATER RECYCLING CENTER			84,286.45	
TOTAL - ALL FUNDS							224,460.33	
'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND								
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT								

CITY OF CEDARBURG
TRANSFER LIST
9/30/25-10/6/25

Date	Amount	Transfer to
PWSB CHECKING ACCOUNT		
9/30/2025	\$115,746.80	ETF-August WRS remittance
9/30/2025	\$201.77	Credit card fees
9/30/2025	\$1,112.36	Associated Bank-September FSA disbursements
9/30/2025	\$66,443.88	Light & Water-charges
9/30/2025	\$16,276.41	Elan-August credit card statement
10/1/2025	\$13,282.97	Southgate Leasing-vehicle leases
10/1/2025	\$3,379.24	Delta Dental-October dental & vision premiums
10/1/2025	\$273,000.00	PWSB Payroll
10/3/2025	\$2,352.36	Mission Square-contributions for 8/31/25-9/13/25
10/3/2025	\$5,860.00	North Shore Bank-contributions for 8/31/25-9/13/25
10/3/2025	\$622.11	State of Wisconsin-child support for 8/31/25-9/13/25
10/3/2025	\$750.00	Wis Deferred Comp-contributions for 8/31/25-9/13/25
10/3/2025	\$577.50	Police Association-dues for 8/31/25-9/13/25
10/6/2025	\$6,424.84	State of Wisconsin-September sales tax
	<u>\$506,030.24</u>	
PWSB PAYROLL CHECKING ACCOUNT		
10/3/2025	\$191,822.07	Payroll for 9/14/25-9/27/25
10/3/2025	\$80,964.66	Payroll taxes for 9/14/25-9/27/25
	<u>\$272,786.73</u>	
PWSB MONEY MARKET ACCOUNT		
9/25/2025	\$750,000.00	PWSB Checking Account

City of Cedarburg, Wisconsin



City Administrator's Report

 Date: October 6, 2025

The following information is provided to keep the Common Council and staff informed on some of the activities and events of the City. Points of clarification may be addressed during the City Administrator's Report portion of the agenda; however, if discussion of any of these items is necessary, placement on a future Council agenda should be directed.

Department Updates

Building Inspection

- Permits continue to be pulled for Stone Lake, Cedar Way, and Cedar Plaza.
- Gym roof repair has begun.

Treasurer

- Health insurance open enrollment runs through October 31st.

Senior Center

- Gretel attended a Senior Conference where many ideas and concerns were shared.

Clerk

- Tracie and Jessica will attend the WMCA District 5 Clerk's meeting on October 23rd.
- Jessica will participate in Election Academy through UW-Green Bay Government Outreach.

Engineering

- 2025 asphalt repair project will be the week of October 20th.
- 2026 South Washington and Street Project plans are underway.
- Water Recycling Center Facility Comp Plan will be ready soon.
- Interviews will be held for the Engineering Tech position.
- Mike will be off October 20th through 24th.

DPW

- Crews were busy with Homecoming parade, Oktoberfest, and Maxwell Street Day.
- Brush pickup has begun. Leaf pickup will follow.
- Crews will work on crack sealing.
- There are open positions: Mechanic and Crewperson.

Library

- ABC's 20/20 filmed an episode in the library's Community Room. They paid \$1,000 for the use of the room.
- Linda is a member of the 5 Year Sheboygan/Ozaukee Library Committee, and the county agreement is being reevaluated.

Parks & Recreation

- Fall soccer and adult softball have ended.
- Flag football ends October 18th.
- Laser grading will begin soon on field at Behling.

Administrator

- Mikko attended CVMIC training on October 2nd and 3rd.

Police

- Homecoming Week vandalism is on the rise and extends beyond toilet paper.

Fire

- October Maxwell Street Day went well. The vendors were at 54% capacity.