

**CITY OF CEDARBURG
PLAN COMMISSION
November 13, 2024**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 5:30 p.m. on Wednesday, November 13, 2024. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link: <https://us02web.zoom.us/j/84605016201>

AGENDA

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

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman
3. STATEMENT OF PUBLIC NOTICE
4. APPROVAL OF MINUTES – None
5. COMMENTS AND SUGGESTIONS FROM CITIZENS
Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. Under this item, individuals can speak on any topic *not* on the agenda for up to 2 minutes, with possible time extensions at the discretion of the Mayor. No action will be taken on items not listed on this agenda except as a possible referral to committees, individuals, or a future Plan Commission agenda item.
6. PUBLIC HEARINGS - NONE
7. REGULAR BUSINESS; AND ACTION THEREON

A.* Review and discussion on matters related to the Comprehensive Plan Update including:
 - Chapter 2 – The Housing Element.
 - Follow-up discussion relating to the Preliminary and Final Housing Reports received.
 - Chapter text review.
 - Chapter 8 – The Land Use Element.
 - Twelve Smart Growth Areas (SGA's).
 - Chapter text review.
8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**
9. MAYOR'S ANNOUNCEMENTS**
10. ADJOURNMENT

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

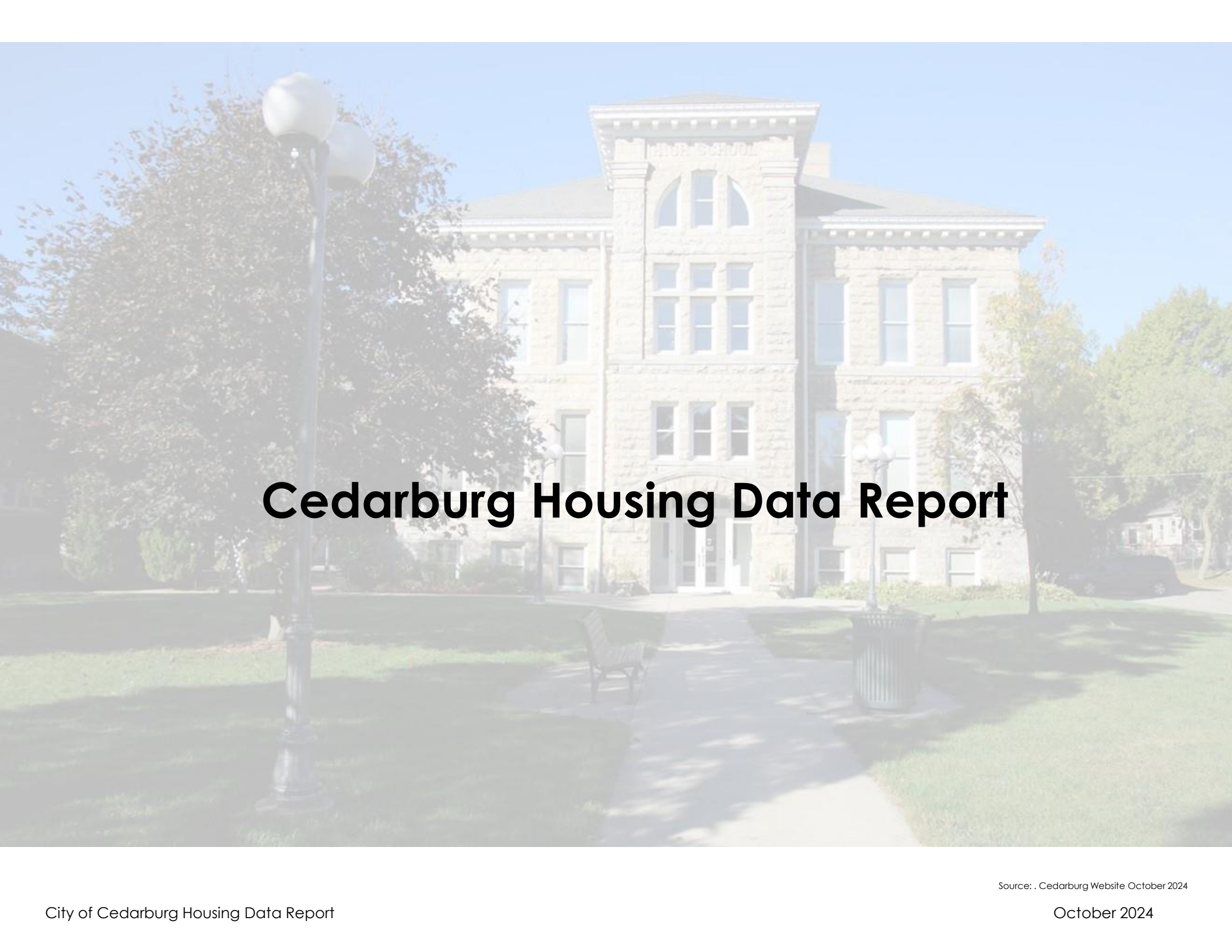
** This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, and similar.

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

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

11-08-2024



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.

CITY OF CEDARBURG 2025 LAND USE PLAN

