

**CITY OF CEDARBURG
PLAN COMMISSION**

**PLN202400919-1
UNAPPROVED MINUTES**

September 19, 2024

A special meeting of the Plan Commission of the City of Cedarburg was held on Thursday, September 19, 2024, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers and online via the Zoom app. The meeting was called to order at 5:00 p.m. by Mayor Patrica Thome.

Roll Call	Present -	Mayor Patricia Thome, Council Member Jim Fitzpatrick, Adam Voltz, Jack Arnett, Sig Strautmanis, Jon Scholz
	Excused -	Sherry Bublitz
	Also Present -	City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Secretary Theresa Hanaman

STATEMENT OF PUBLIC NOTICE

Administrative Secretary Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES - NONE

COMMENTS AND SUGGESTIONS FROM CITIZENS

REVIEW AND DISCUSSION ON MATTERS RELATED TO THE COMPREHENSIVE PLAN UPDATE.

Planner Censky reviewed the outline and updated the tentative schedule with Plan Commission. Plan Commission reviewed and discussed Chapter 2, The Housing Element and Chapter 8, The Land Use Element along with the Smart Growth Area maps.

Developments should be in accordance with the Housing and Residential Development Goals, Objectives and Policies as set forth in Chapter 2 of this Comprehensive Plan (i.e., Housing).

Smart Growth Area 1

The Norstar parcel is currently zoned M-1 Limited Manufacturing District and contains an operating business use. The Mercury parcel is vacant and zoned I-1 Institutional and Public Service District. These parcels are considered ‘contaminated’ sites and redevelopment will have to account for those limitations. Plan Commission is asked to consider changing this parcel to High Density Residential (10.9 to 16.1 units per acre) or High- Medium Density Residential (5.2 to 10.8 units per acre) to incentivize redevelopment of contaminated lands.

This parcel was discussed and will be categorized as High Density on the north side of the property and High-Medium Density on the south side of the property. Development style should reflect Arabelle type, traditional architecture, and gable rooflines, stylism to reflect character of the surrounding neighborhood. The existing, surrounding land uses include single family residential to the north (approximately 8,000 to 9,000 sq ft) and south (approximately 9,000 to 11,000 sq ft), and institutional uses to the east and west.

Smart Growth Area 2

SGA 2 is a 12+/- acre site that is now the Fox Run Multi-Family Development.

Plan Commission recommends deleting this original Smart Growth Area 2.

Smart Growth Area 3

The existing

Land Use Category is 'Mixed Use Office and/or High-Medium Density Residential' to be 'Mixed Use Office, Neighborhood Commercial, and/or High-Medium Density Residential'.

These site/buildings have been partly updated and the main building now has multiple occupancies including two residential living units, a first-floor yoga studio space and a first-floor physical therapy business. The site is currently zoned B-1 w/ Planned Unit Development (PUD) Overlay. The current owner is in the process of preparing plans for some additional changes and the addition of some proposed new uses in the main building. Their plans at this time call for continued cold storage use of the south building.

Plan Commission agrees this location should be mixed use, office, neighborhood commercial, and/or High- Medium Density Residential.

Smart Growth Area 4

The south site (4.32-acres) was approved for a Planned Unit Development (PUD) development of 90 multi-family residential units (i.e., 20.8 units per acre) back in May, 2023. That approval was never used and has since expired. If there is still an appetite for that type of previously approved project, this site should be reclassified to High Density Residential (10.9 to 16.1 units per acre). The north site (4.28 acres) is currently classified as High-Medium Density Residential (5.2 to 10.8 units per acre). That classification is somewhat denser than the adjacent existing residential use to the east but that may be necessary to incentivize redevelopment of a contaminated site.

Plan Commission agrees this location should be classified as High-Density Residential and probably will be developed using PUD and TIF. The EPA needs to clean up this site first including Burr lane and additional areas.

Smart Growth Area 5

Plan Commission recommends deleting the original SGA 5 and replacing it with:

SGA -5 New “The Wirth/Stroebe Property”.

This site is currently zoned Rs-1 Temporary from when it was annexed into the City.

A permanent zoning has never been followed-up with. It currently has two Land Use Classifications on it. Approximately the west 13 acres are classified as Commercial. In the southeast corner there are approximately 4 acres which are classified as High Density Residential (Elderly Housing) (10.9 – 20 units per acre).

Considering the Commercial nature of the existing use across the street to the west, and the Commercial LUP designation of the lands across Sheboygan Road to the west, this site may be best reconsidered for High-Medium Density Residential (5.2 to 10.8 units per acre), or High Density Residential (10.9 to 16.1 units per acre) instead of being mostly commercial. *For reference, there are 197 apartment units on the 14 acres in the Cedar Place Apartment development (14+/- units per acre).* As to character-type of the housing, ‘townhome style units’ could be a specific reference that would distinguish this development area from the built high/medium density residential located directly south.

Plan Commission talked about the classification as High or Medium High Density at but would like the aid of the Housing Report/Study to better inform before they recommend the final classification. Planner Censky should have a preliminary report from Vierbicher in October.

Smart Growth Area 6

Plan Commission recommends deleting this Original Smart Growth Area 6 and simply leaving the land use classification of Medium Density Residential over the property for now.

Smart Growth Area 7

SGA 7 is a 7+/- acre site that has recently been approved for the Cedarway Condominium Development. Plan Commission recommends deleting this Original SGA 7.

Smart Growth Area 8

Plan Commission recommends deleting this Original SGA 8 and simply leaving the Commercial Classification over these lands for now.

Smart Growth Area 9

Current Zoning of this property is Rs-3 Single-Family, Residential (maximum permitted density is 3.6 units/net acre, and 12,000 sq. ft. minimum lot size. Plan Commission agrees to continue the Medium-Density Residential as the classification for this site.

Smart Growth Area 10

Staff recommends deleting this Original SGA 10 and simply leaving the Medium Density Residential classification over these lands for now.

Smart Growth Area 11

SGA 11 is currently classified as Governmental and Institutional Development. This 3+/- acre site is now the Arrabelle multi-family residential development. Plan Commission recommends deleting this Smart Growth Area.

Smart Growth Area 12

Staff recommends that it be reclassified to Medium Low Density Residential to be consistent with lot sizes and development style of Prairie View Subdivision to the south.

Smart Growth Area 13

This site is recommended to be reclassified to Medium -Low Density Residential to be consistent with lot sizes and development style of other sewered subdivisions located west of Wauwatosa Road. This area is currently located entirely within the Town of Cedarburg; however, it is inside of the “City Growth Area” as set forth in the 7-7-21 City/Town Boundary Agreement.

Smart Growth Area 14

Staff recommends this site be reclassified from Ag/Open Space to Medium Low Density Residential to be consistent with lot sizes and development style of Cedar Pointe Subdivision to the north.

Smart Growth Area 15

Plan Commission recommends that original SGA 15 be modified to:

SGA 15 - NEW

Plan Commission generally supports staff recommendation that this area be classified to all residential use, possibly some Mixed Residential Single Family/Two Family classification for zero lot line duplex style condominium uses and some Medium Density Residential.

Smart Growth Area 16

Plan Commission recommends that original SGA 16 be modified to:

Smart Growth Area 16 - NEW

This property is currently located in the Town of Cedarburg. It is located on the City side of the City/Town Boundary Agreement. The north 300 feet of this SGA, along Hwy 60, is presently occupied by a bowling alley and related outdoor recreation use. The property is currently listed for sale.

There is a filled quarry along the south side of the SGA. The filled quarry area of this site is considered undevelopable and possibly dedicated as a park. The current area that is classified as Industrial and Manufacturing may no longer be a feasible use. Plan Commission recommends reclassifying the entire site as Commercial. If SGA 16 is classified as Commercial, Plan Commission would not classify SGA 5 as Commercial.

Smart Growth Area 17

Plan Commission recommends that original SGA 17 be modified to:

Smart Growth Area 17-NEW

The southwest 10-acre parcel, within this SGA is already in the City limits. The remainder is currently located in the Town of Cedarburg. It is located on the City side of the City/Town Boundary Agreement.

Plan Commission would like to reclassify SGA 17 from part High-Medium Density Residential (5.2 to 10.8 units per acre) and part Medium Density Residential (12,000 to 12,000 sq. ft. per lot) to part Medium-Low Density Residential (12,000 to 20,000 sq. ft. per lot) to be consistent with the development to the east and part Recreational and Parkland (i.e. over the quarry area that is being filled at this time)

Smart Growth Area 18

This site is now the City's Business Park. Plan Commission and staff recommend deleting this Original SGA 18 and replacing it with:

Smart Growth Area 18 - NEW.

Staff recommends classifying this area for Medium Density Residential to be consistent with the existing City lot sizes in the Sarangela Subdivision located adjacent to the north of this site.

Smart Growth Area 19 – NEW

Staff and Plan Commission recommend Medium Density Residential classification and expect this site to develop in a manner consistent with the existing neighborhoods adjoining on the north and south.

Original Smart Growth Area 19 (Now Known as SGA 20 for purposes of this preliminary new SGA list)

Staff recommends possible reclassifying this SGA to Commercial and possibly expanding its boundaries.

ACTION - This was a Discussion and Feedback item only. No action was taken.

PUBLIC COMMENT

Rick Patek N116 W5575 Lucas Court, Cedarburg, WI 53012

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Scheduling of a special Plan Commission meeting to be held on October 16th at 5:00 p.m.

MAYOR'S ANNOUNCEMENTS

Mayor Thome had no comments or announcements.

ADJOURNMENT

A motion was made by Commissioner Arnett , seconded by Commissioner Fitzpatrick to adjourn the meeting at 7:45 p.m. The motion was carried without a negative vote with Commissioner Bublitz excused.

Theresa Hanaman
Administrative Secretary