

**CITY OF CEDARBURG
PLAN COMMISSION
December 17, 2024**

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 6:00 p.m. on Tuesday, December 17, 2024. Attendees have the option of joining the meeting in person at Cedarburg Cultural Center, W62 N546 Washington Avenue, or online via the following Zoom link:

<https://us02web.zoom.us/j/88018260422>

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 HEARING
A.* Applicants Jeff and Christine McClean, d/b/a The Washington House Group LLC, request approval to have the existing Conditional Use Grant Permit and related Land Covenant transferred into their name(s) as the prospective new owners of the five-unit bed & breakfast use and site located at W62 N589 Washington Avenue. The applicant does not plan to make any changes to the structures, site or operating plan from what is currently permitted. The current property owner/CUP holder is Washington House Inn Associates in c/o James Pape as General Partner. This property is zoned B-3 Central Business District with HPD Historic Preservation Overlay District.
Tax Key No: 13-107-04-14-000
Ward/Ald. District: 3
7. REGULAR BUSINESS
A. * Review, discussion and possible action on the request of applicants Jeff and Christine McClean, d/b/a The Washington House Group LLC, for approval to have the existing Conditional Use Grant Permit and related Land Covenant transferred into their name(s) as the prospective new owners of the five-unit bed & breakfast use and site located at W62 N589 Washington Avenue. The applicant does not plan to make any changes to the structures, site or operating plan from what is currently permitted. The current property owner/CUP holder is Washington House Inn Associates in c/o James Pape as General Partner. This property is zoned B-3 Central Business District with HPD Historic Preservation Overlay District.
Tax Key No: 13-107-04-14-000
Ward/Ald. District: 3

8. PRESENTATION OF DRAFT UPDATE TO CEDARBURG SMART GROWTH COMPREHENSIVE LAND USE PLAN-2025, Chapter 2 – Housing, and Chapter 8 – Land Use.

9. PUBLIC HEARING

- A. Those attending this meeting in-person or by Zoom will now have the opportunity to offer their comments/input on the materials contained in/related to the DRAFT UPDATE to City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025, Chapters 2 – Housing and 8 - Land Use. Speakers will be limited to a maximum of (2) minutes per speaker. Comments that repeat the opinion or sentiment expressed by previous speakers may be curtailed.

10. MAYOR'S ANNOUNCEMENTS**

11. ADJOURNMENT

- * *Information is attached for Plan Commission Members; It is also available on the City's website.*
** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, and similar.*

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

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

BADTKE NOTICE

It is likely that a quorum of members of the Common Council will attend this Plan Commission meeting. No business will be conducted by the Common Council and no action will be taken by the Common Council. Alderpersons attendance at this meeting is for the purpose of information gathering.

12-13-2024

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: December 17, 2024

General Information:

Agenda Item: 6.A. & 7.A.

Applicant:

Jeff and Christine McClean, d/b/a
The Washington House Group LLC.

Current Property Owners:

Washington House Inn Associates
in c/o James Pape as General
Partner.

Requested Action:

Approval to transfer the existing
conditional use permit and related
land covenant for this 5-unit bed &
breakfast site/use from the current
property and business owner to a
new property and business owner
with no other changes.

Current Zoning:

B-3 Central Business District w/
HPD Historic Preservation Overlay
District.

Current Master Plan Classification:

Commercial

Surrounding Zoning/Land Use:

North: B-3 w/ HPD
South: B-3 w/ HPD
East: B-3 w/ HPD
West: B-3

Lot Size:

~ .18 acres / 7,840 sq. ft.

Location:

W62 N589 Washington Avenue

Discussion:

Discussion:

The Planner is not aware that there have been any issues or concerns associated with this site, or the 5-unit bed and breakfast use permitted through the existing CUP. The existing CUP dates back to 1993.

The business and property are being sold to a new party, Jeff and Christine McClean, d/b/a The Washington House Group LLC. It is a requirement of the City Code that the Plan Commission review and consider this transfer from one owner to the next in the same manner as for a new CUP.

Google Map Street View



Ozaukee County GIS - Aerial Map View



Recommendation:

The Planner recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

- 1) Review and Approval by the City Building Inspector, Police Department, and Fire Inspector of a new occupancy permit.
- 2) Execution and recording of a new CUP and Land Covenant document attaching the existing permissions and conditions to the new owners.



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W62 N589 Washington Avenue (Parcel No.

APPLICANT/BUSINESSNAME: The Washington House Group, LLC (principals: Jeff and Christine McLean)

APPLICANT/BUSINESS ADDRESS: 14170 North Pine Bluff Road, Mequon, Wisconsin 53097

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☒ BUYER ☐ OTHER _____

PHONE: 262-365-8614

EMAIL: jeffreymclean@gmail.com; christine.t.mclean@gmail.com

PROPERTY OWNER (IF DIFFERENT): Washington House Inn Associates, Limited Partnership (principal: Jim Pape)

PROPERTY OWNER MAILING ADDRESS: N70 W8340 Bridge Road, Cedarburg, Wisconsin

PROPERTY OWNER PHONE: 262-853-9390

PROPERTY OWNER EMAIL: jbpape@mac.com

REQUEST FOR (CHECK ALL THAT APPLY):

☐ CONCEPT REVIEW

☒ Transfer of
CONDITIONAL USE ZONING

☐ SITE/ARCHITECTURAL PLAN APPROVAL

☐ ANNEXATION REQUEST

☐ SUBDIVISION PLAT OR CSM REVIEW

☐ VARIANCE/BOARD OF APPEALS

☐ ZONING DISTRICT CHANGE

☐ OTHER _____

DESCRIBE REQUEST: The property is currently being used as a five (5) unit bed and breakfast establishment. The

Applicant has an accepted purchase agreement with the Property Owner to purchase the Property. Upon closing, the

Applicant will continue to use the Property as-is with no changes (i.e., for a five (5) unit bed and breakfast establishment).

PLEASE SUBMIT: FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW
PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: James B Pape

DATE: 11/7/24

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 300 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 11/7/2024

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: 12/02/2024

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS

☐ FIVE FULL-SIZE SETS

☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-107-04-14.000

ZONING: _____

ALDERMANIC DISTRICT: _____

PREVIOUS MEETING: _____

502223

No. Z CUG 1 (1987) CONDITIONAL USE GRANT

VOL 848 PAGE 146

Grant Number

Secs. 61.21, 61.35, 60.74 and 59.97 Wis. Stats.

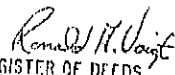
P93024

Before the Plan Commission of the City of Cedarburg
(Acting Body) (City, Village, Town, County)Ozaukee County, Wisconsin, in regard to Premises at W62 N589 Washington AvenueSoutheast 1/4, Section 27 Township 10 North, Range 21 East, Ozaukee County,
State of Wisconsin, further described as follows:The premises currently known as: W62 N589 Washington Avenue, Cedarburg, Wisconsin.
Currently Tax Key No.: 13-107-04-14-000 *

Also described as Lot 14, Block 4, original plat.

RECORDED

1993 OCT -8 AM 11:15


 REGISTER OF DEEDS
 OZAUKEE COUNTY, WI

WHEREAS the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

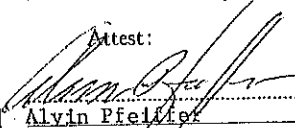
Petition therefore having been made, and public hearing held thereon, and the Plan Commission
(Acting Body)

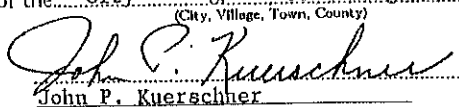
of the City of Cedarburg having determined that by reason of the
(City, Village, Town, County)
particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance:

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of allowing a five (5) unit bed and breakfast establishment

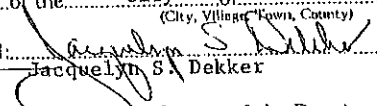
GRANTED by action of the Plan Commission of the City of Cedarburg
(City, Village, Town, County)
the 2nd day of August, 1993

Attest:


Alvin Pfeiffer
 Title Plan Commission Secretary
 (City, Village, Town, County) Clerk


John P. Kuerschner (Seal)
 Title Mayor and Plan Commission Chairman
 (Mayor, President, Chairman)

Original filed in the office of the City Clerk of the City of Cedarburg
(City, Village, Town, County)

Signed: 
Jacquelyn S. Dekker

The CONDITIONS of this Grant are:

1. This Grant shall become effective upon the execution and recording by the Owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This Grant shall be void unless proper application, pursuant to the building and zoning codes of the municipality, for appropriate Building, and Zoning Use and Occupancy Permits in conformity to this Grant, is made within 12 months of the date hereof.
3. This Grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building and operation plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.

6. Conditions on the Operations

- a. Hours of operation: No conditions.
- b. Performance standards relating to noise, vibration, odor, smoke or dust: As set forth in the City of Cedarburg Zoning Ordinance.
- c. Water supply requirements: No conditions.
- d. Provisions for sewage disposal: No conditions.
- e. Other:
 - 1) This bed and breakfast establishment shall be operated as an annex to the Washington House Inn.
 - 2) Any changes to the operation, use, site, expansion or substitution of this conditional use shall be subject to approval by the City of Cedarburg.

7. Conditions on the Buildings

- a. Facade material of each building side: As shown on architectural Plan Sheet Number 2 dated 8-26-93 and as approved by the Cedarburg Landmarks Commission and Plan Commission.
- b. Entrances, Design and Location: As shown on architectural Plan Sheet Number 2 dated 8-26-93 and as approved by the Cedarburg Landmarks Commission and Plan Commission.
- c. Signs attached to the Building, Location, Size, Design (including lighting): No conditions.
- d. Exterior Lighting of the Building: No conditions.
- e. Other: The maximum number of bed and breakfast units shall be five (5).

8. Conditions on the Site

- a. Street Access (number, location, design): Existing conditions may be continued.
- b. Off-Street Parking (location and design including screening thereof): See Item 8.j. below for this condition.
- c. Loading and Service Areas (location and design): No conditions.
- d. Outside Storage of Materials, Products or Refuse (location and screening thereof): No conditions.
- e. Finished topography and building grades, retaining walls, storm water run-off: No conditions.
- f. Landscaping of the Site and Buildings (including plant types, size, spacing): No conditions.
- g. Pedestrian walkways, terraces, malls (location and design): No conditions.
- h. Signs (free standing) location, size, design (including lighting): No conditions.
- i. Exterior Lighting of the Site, location design and power: No conditions.
- j. Other: Five (5) off-street parking spaces shall be provided using either of the following methods:
 - 1) Three (3) spaces shall be provided on the subject site, plus two (2) spaces shall be provided on adjacent lands to the south as depicted on certified survey map no. 1831 (Also known as C.S.M. No. 86-738), said spaces provided for in a lease agreement dated 8/9/93; or
 - 2) Five (5) spaces shall be provided on the subject site as depicted on a site plan dated 8/10/93 and on file in conditional use file no. P93024.

Receipt of a True Copy of this instrument on behalf of the petitioner
acknowledged the.....day of....., 19.....

Note: Where the conditions are shown on maps, drawings, photographs, or similar attachments, Enter: "See Exhibit....."

Acceptance of Conditions of Conditional Use Grant.

THIS COVENANT, Made this September day of 1993
by Washington House Inn Associates
James B. Pape, General Partner

Grantors,
for the use and benefit of all persons from time to time resident or owning property within the
boundaries of the City of Cedarburg
(City, Village, Town, County)

Ozaukee County, Wisconsin, and for the use
and benefit of the said City of Cedarburg
(City, Village, Town, County)

In its own right and as agent for the purpose of enforcing these presents on behalf of the above
described class of persons, Grantees.

The premises affected by these presents (hereinafter called the Premises) are the
following described lands in Township 10 North, Range 21 East, in the County
of Ozaukee and State of Wisconsin, to-wit:

The premises currently known as: W62 N589 Washington Avenue, Cedarburg, Wisconsin.
Currently Tax Key No.: 13-107-04-14-000

Also described as Lot 14, Block 4, original plat.

THIS SPACE RESERVED FOR RECORDING DATA
RECORDED

1993 OCT -8 AM 11: 15

Ronald H. Voigt
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

TAX KEY NO.

RETURN TO:

JAMES B PAPE
N70 W6340 BRIDGE RD
CEDARBURG, WI 53012

Mail address of the Premises is: W62 N589 Washington Avenue

Grantors warrant and covenant that at the time of the executing and delivery of these presents they are all of the owners of the Premises
and that no other person has any estate or interest therein except by reason of easements for public utilities, building restrictions, dedications to
the public or public bodies, instruments not of record, and mortgages to banks, savings and loan associations or insurance companies.

Grantors represent that petition on their behalf was made to the City of Cedarburg
(City, Village, Town, County)
pursuant to the Zoning Code of the said City for grant of permission to erect and/or conduct on the Premises a use
there permissible not by right but only by Conditional Use Grant; that in connection therewith Grantors made certain representations and
agreements as to site, building and operation plans which were incorporated into the Conditional Use Grant; that based thereon Conditional
Use Grant No. P93024 was issued under date of August 2, 1993, and that a true copy thereof is on file with the
City Clerk of the City of Cedarburg
(City, Village, Town, County)

NOW, THEREFORE, Grantors hereby accept the said Conditional Use Grant and covenant strictly to comply with all of the terms
and conditions thereof. This covenant shall run with the land and shall be binding on the Grantors and on all persons claiming any estate or
interest in the Premises by, through or under the Grantors, as long as the said Premises are used as described in the Conditional Use Grant for
the operation of: a five (5) unit bed and breakfast establishment

In Witness Whereof, Grantors have hereunto set their hands and seals this September day of 1993

SIGNED AND SEALED IN PRESENCE OF

James B. Pape, General Partner (SEAL)
WASHINGTON HOUSE INN ASSOCIATES
JAMES B. PAPE, GENERAL PARTNER

(SEAL)

IF A CORPORATION,
TYPE NAME HERE

(SEAL)

TITLE

(SEAL)

TITLE

CORPORATION

STATE OF WISCONSIN, } ss. Personally came before
County, } me this 4th day of October, 1993,
President
and James B. Pape, Secretary
of the above named corporation, to me known to be such persons and
officers who executed the foregoing instrument and acknowledged
that they executed the same as such officers, by its authority, for the
purposes therein contained.

THIS INSTRUMENT WAS DRAFTED BY

Martin R. Marchek, AIGP
City Planner

(SEAL)

ACKNOWLEDGMENT

INDIVIDUAL

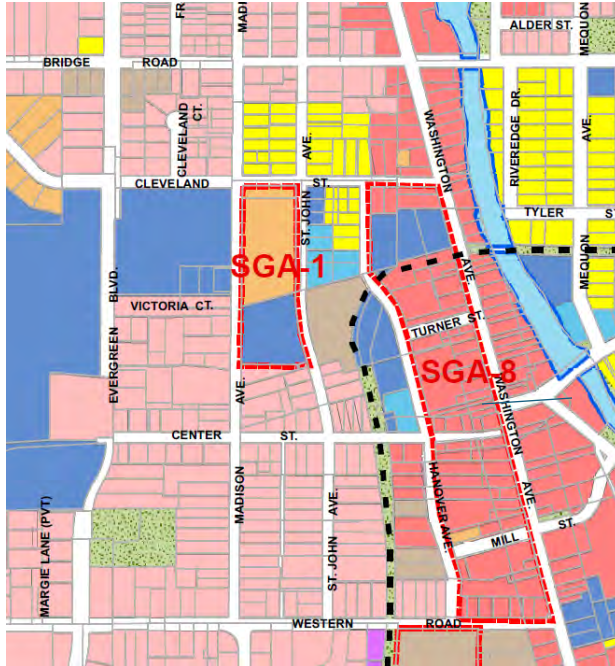
STATE OF WISCONSIN, } ss. Personally came before
Ozaukee County, } me this 4th day of October, 1993,
the above named James B. Pape
to me known to be the persons who executed the foregoing instrument
and acknowledged the same.

Anna M. Voigt
Notary Public, State of Wisconsin
My Commission expires April 27, 1997

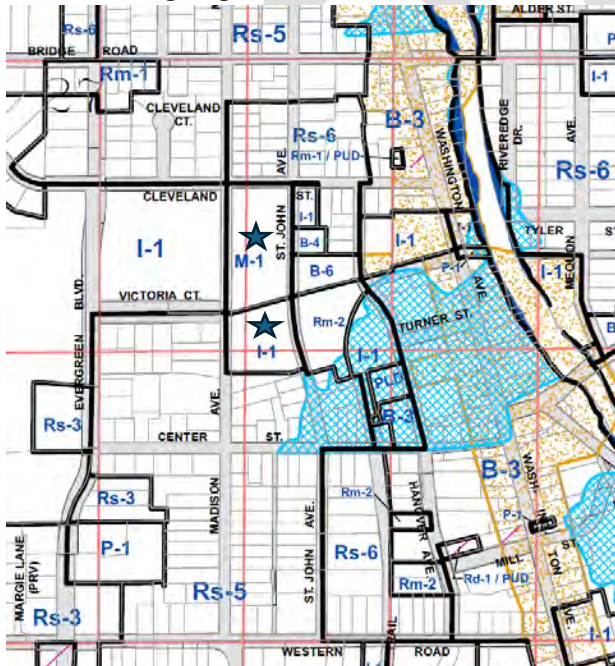
PROPOSED SMART GROWTH AREA (SGA) 1

Approximate Acres: 5

Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding this SGA reads:

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

Current Discussion and Information:

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

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

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

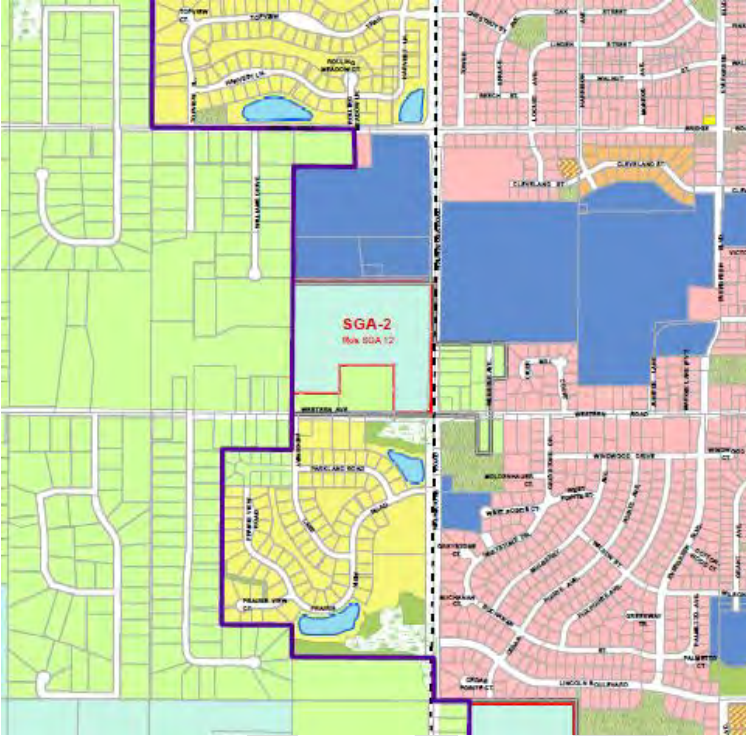
Updated through 12-13-24

PROPOSED SMART GROWTH AREA (SGA) 2

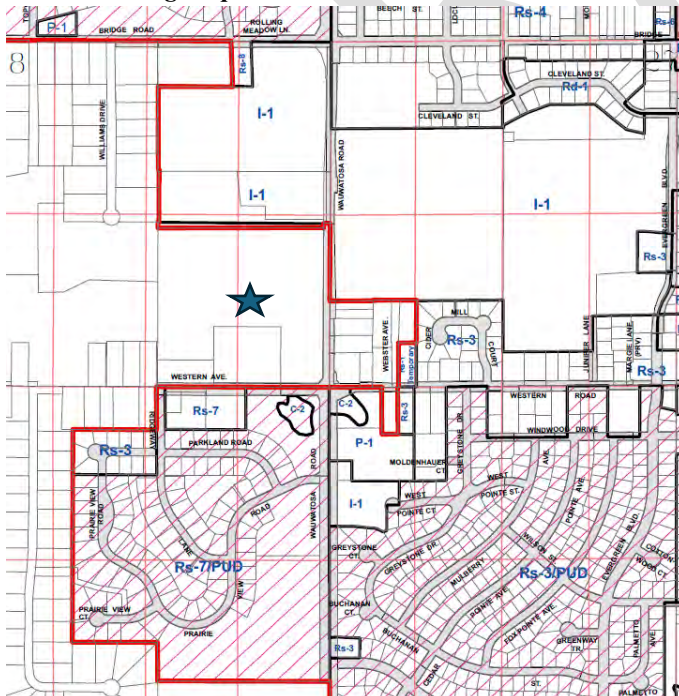
[f/k/a SGA 12]

Approximate Acres: 29

Current Land use Map



Current Zoning Map



2022 Aerial Photo



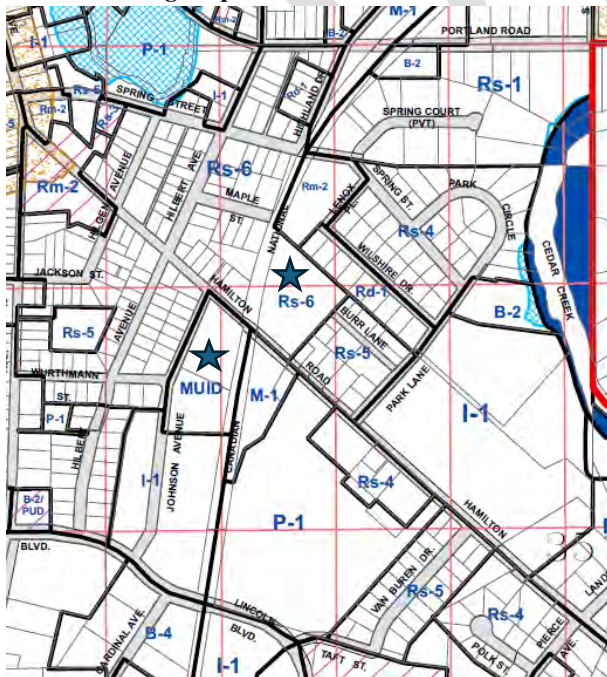
Current Verbiage of The Comprehensive Plan Regarding SGA 12

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

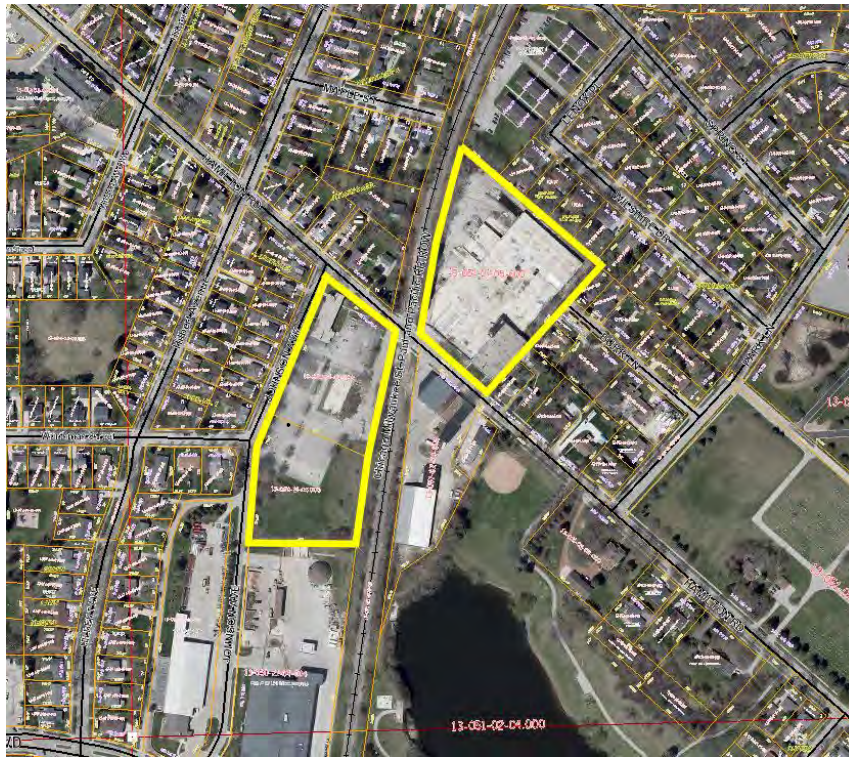
Current Discussion and Information (regarding SGA 2):

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

Updated through 12-13-24



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 4

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

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

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

per acre).

- Both of these sites should be designed in accordance with the Goals, Objectives and Policies set forth in Chapter 2-Housing.
- Existing sanitary sewer infrastructure is available in Hamilton Road to support development of these SGA's.
- Cedarburg Light and Water advises there are no obstacles to developing this site in the manner recommended above, noting that installation methods will need to be understood based on the soil contamination.

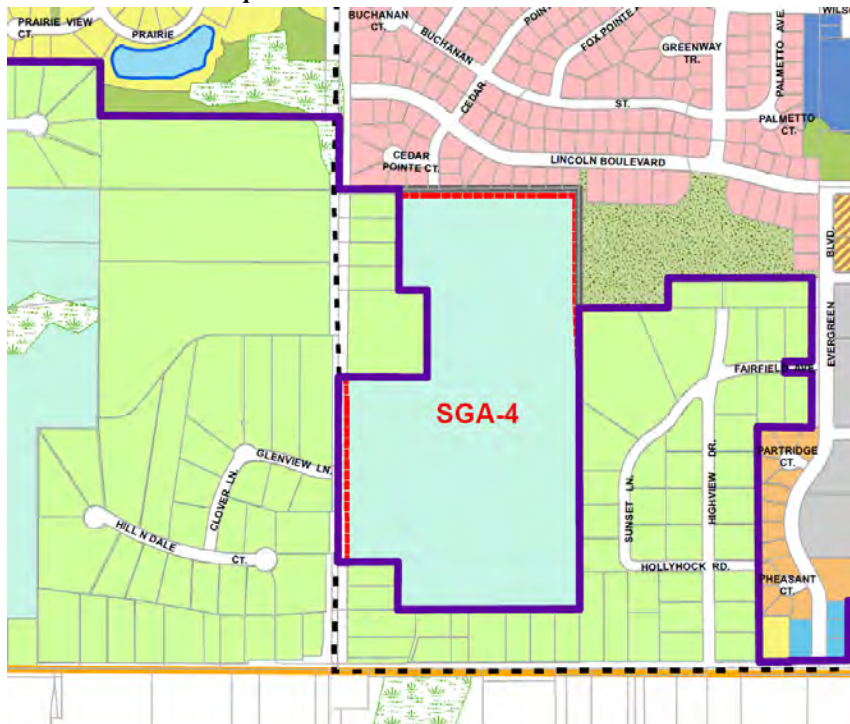
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PROPOSED SMART GROWTH AREA (SGA) 4

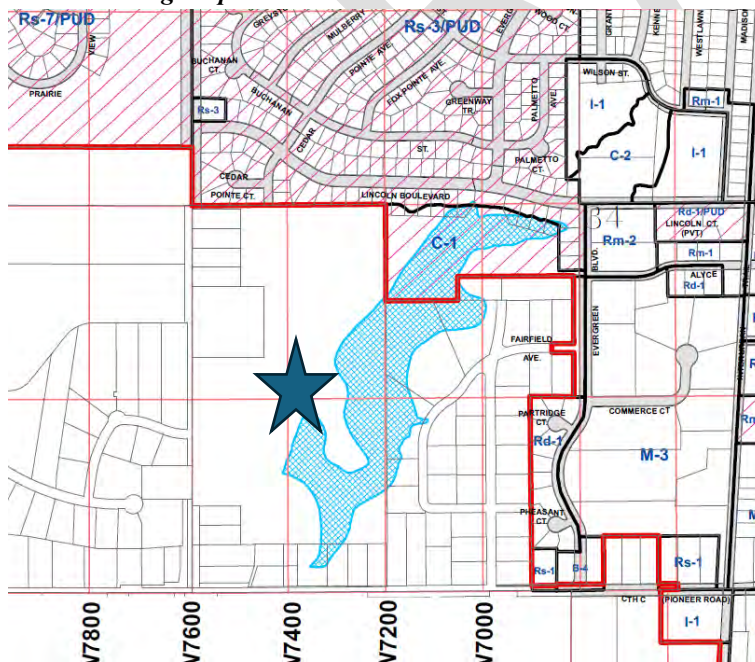
[f/k/a SGA 14]

Approximate Acres: 59

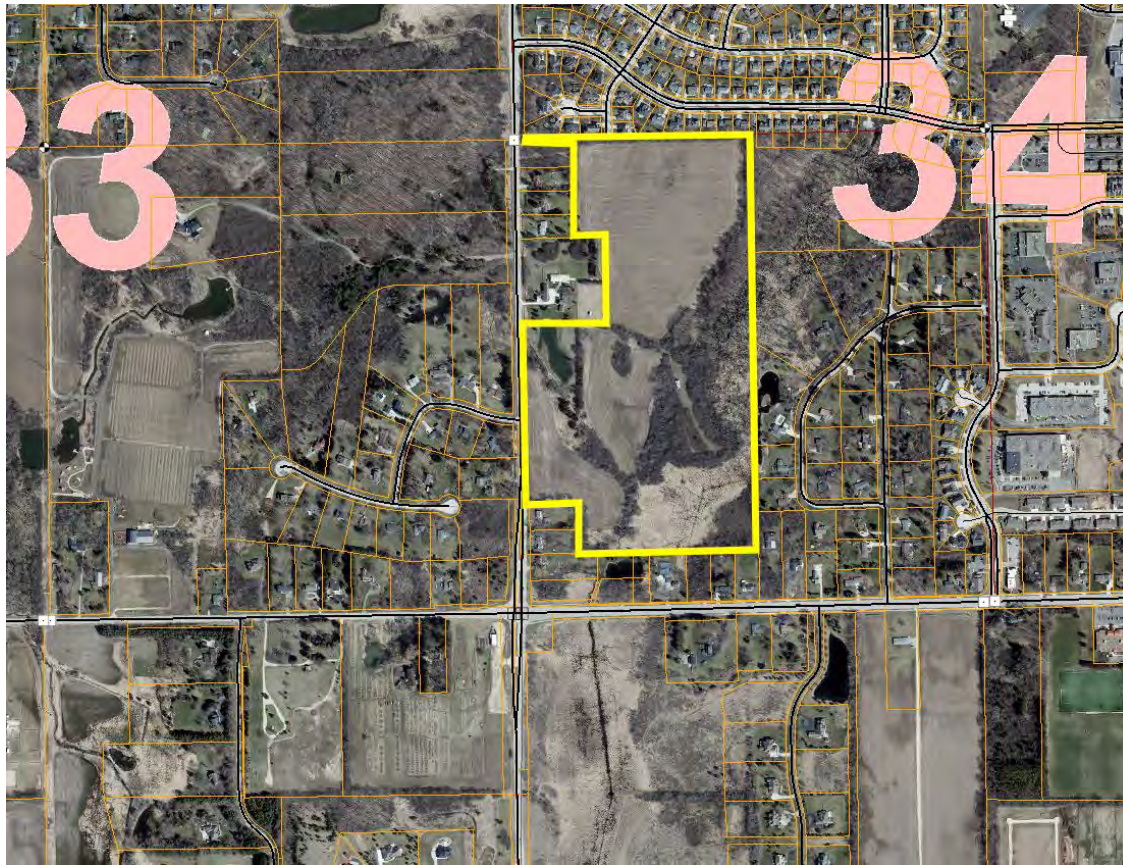
Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 14

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

Current Discussion and Information (regarding SGA 4):

- Property is not presently in the City of Cedarburg. It is inside of the City's boundary as set forth in our agreement with the Town of Cedarburg.
- This site is currently classified as Agricultural or Open Space (1 unit per 35 acres).
- Recommend that it be reclassified to Medium -Low Density Residential (12,000 to 20,000 sq. ft. per lot) to be consistent with lot sizes and development style of existing Cedar Pointe Subdivision to the north or remain classified as Agricultural or Open Space (1 unit per 35 acres).
- Develop the residential use at this location in accordance with the 'Housing and Residential Development Goals, Objectives and Policies' as set forth below.

- This site is somewhat encumbered by environmental features such as wetland and environmental corridor.
- The north half of this SGA could likely be served by bringing sewer over from Evergreen Blvd. along Lincoln Blvd and through the City owned lands. The south half of the site would likely have to be pumped north.
- Cedarburg Light and Water advises that
 - This area is not within our current boundary agreement with WE Energies and the PSCW. An amendment would be needed to service this parcel.
 - We do have water infrastructure stubbed at the end of Cedar Pointe Ave., but there is no water main on Wauwatosa Rd or Pioneer Rd to create the mandatory loop.

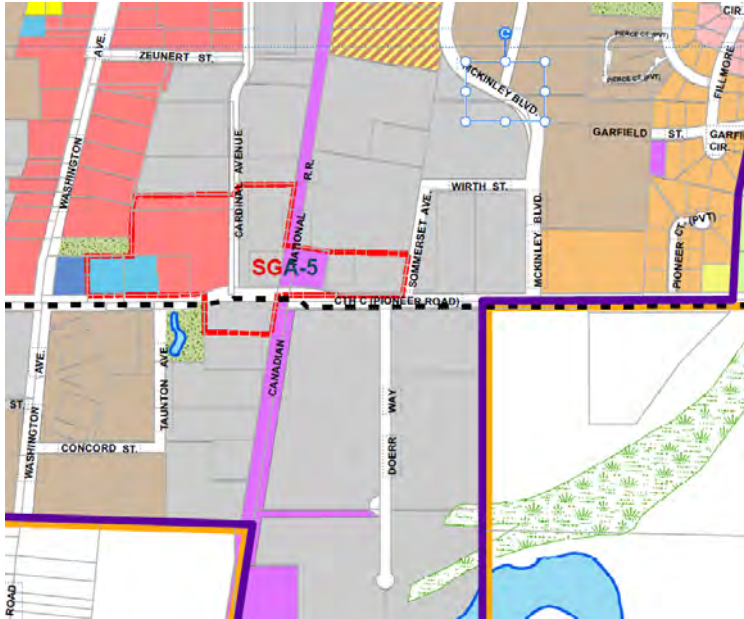
Updated through 12-13-24

PROPOSED SMART GROWTH AREA (SGA) 5

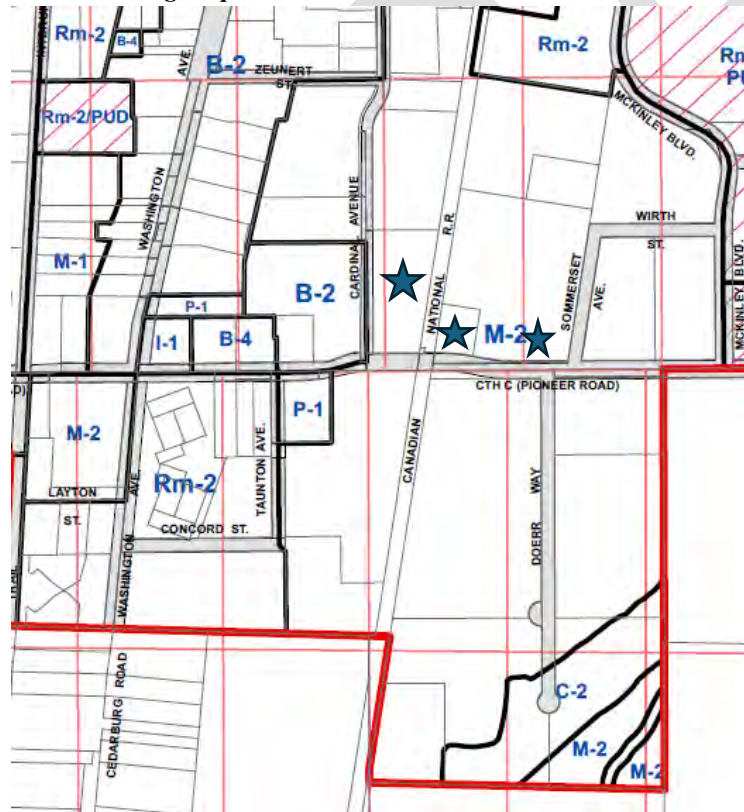
[f/k/a SGA 19]

Approximate Acres: 6.4

Current Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding current SGA 19

SGA-19 None.

Current Discussion and Information (regarding SGA 5):

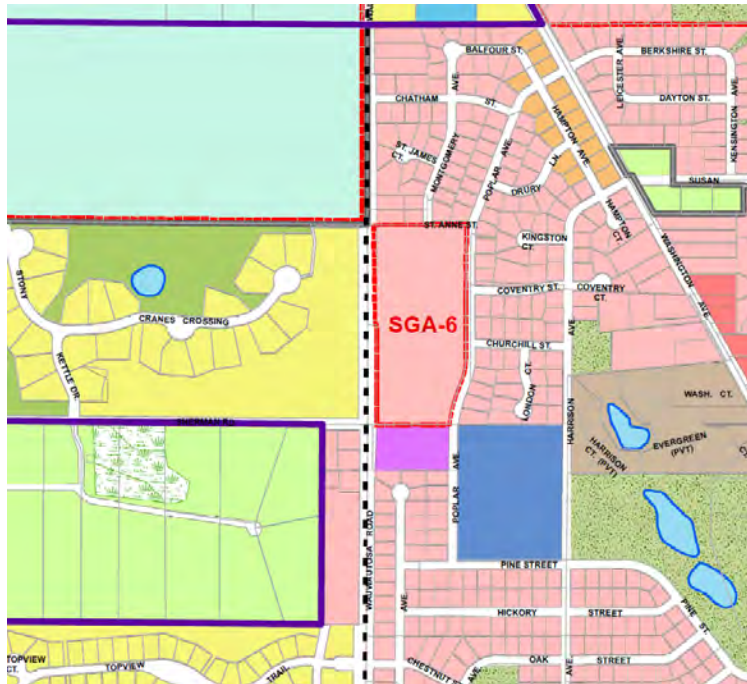
- Recommend changing the boundary of this SGA to remove the parts already developed as and classified for Commercial and Office. Recommend reclassifying the remainder from Industrial and Manufacturing to all Commercial land use classification.
- Sanitary sewer is available to serve these sites either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

Updated through 12-13-24

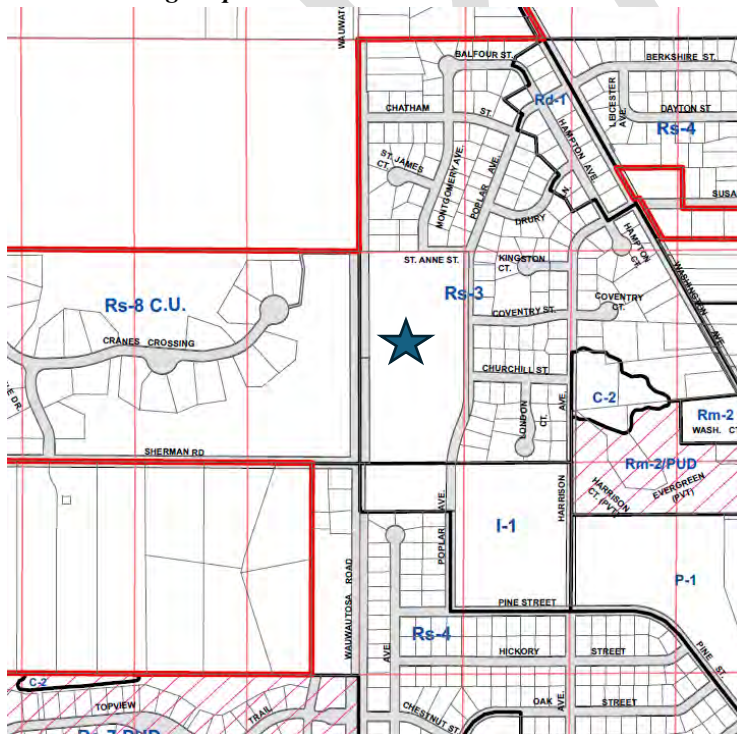
PROPOSED SMART GROWTH AREA (SGA) 6 [f/k/a SGA 9]

Approximate Acres: 18.28

Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 9

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

Current Discussion and Information (regarding SGA 26):

- To be consistent with the lot sizes of the existing, surrounding single-family residential developments, the land use classification of this site should remain as Medium-Density Residential.
- Sanitary sewer infrastructure is available at the corner of Coventry and Poplar and at the corner of Churchill and Poplar. Either location could be used to serve this area.

- Cedarburg Light and Water advises that there are no obstacles to serving this site in the manner described above.

Updated through 12-13-24

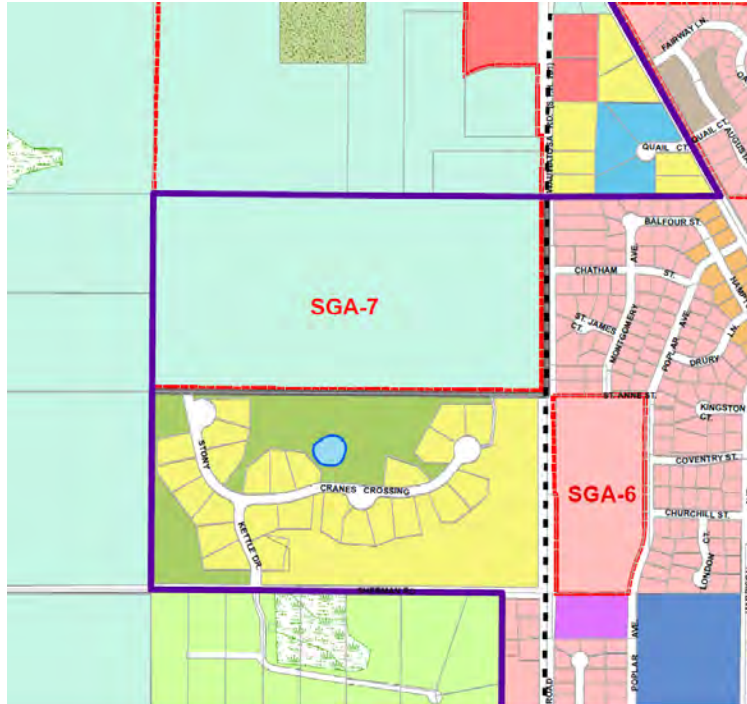
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PROPOSED SMART GROWTH AREA (SGA) 7

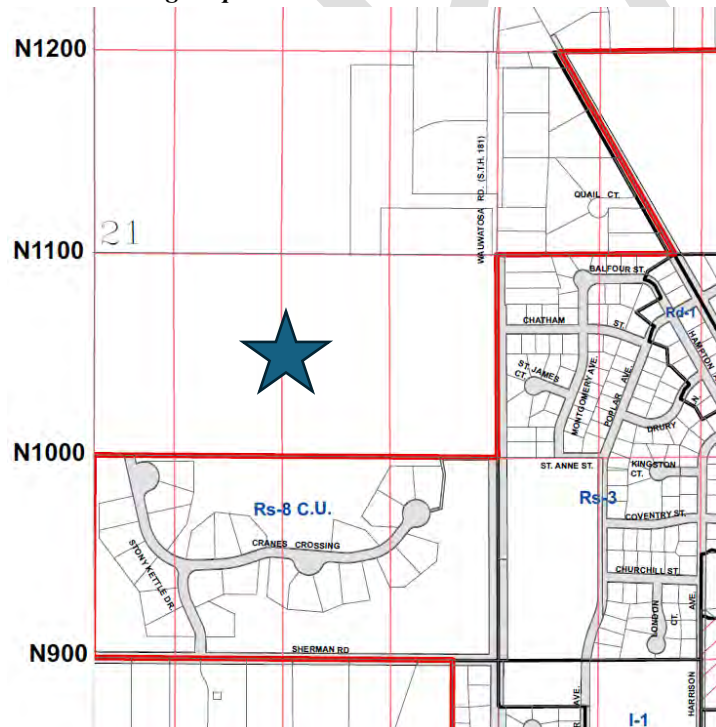
[f/k/a SGA 13]

Approximate Acres: 79.76 acres

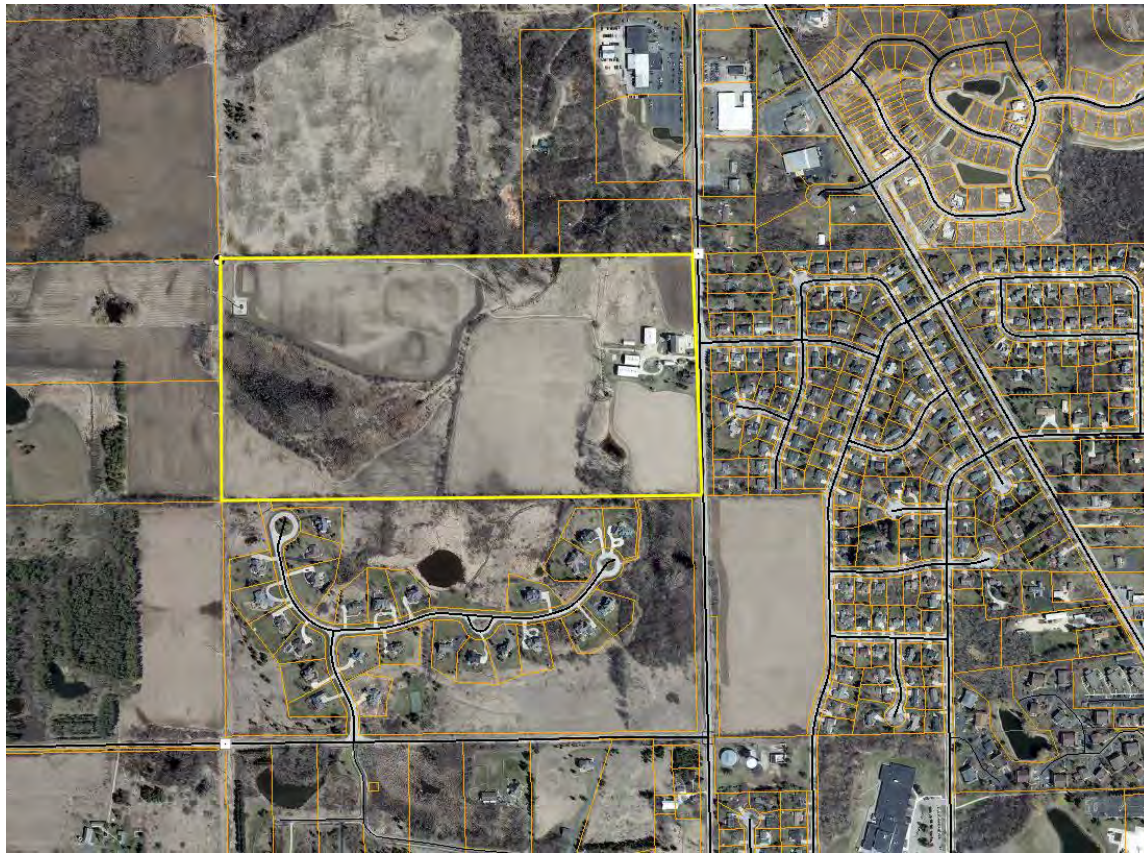
Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 13

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

Current Discussion and Information (regarding SGA 7):

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

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

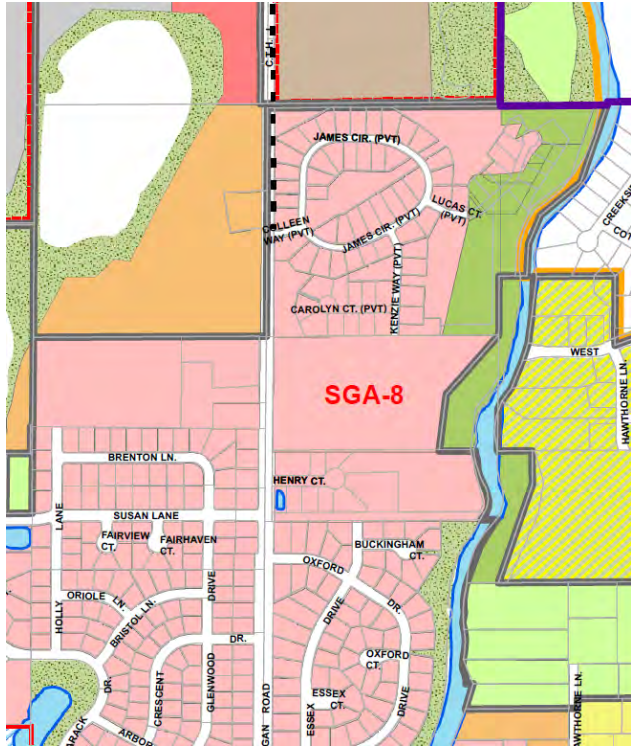
Updated through 12-13-24

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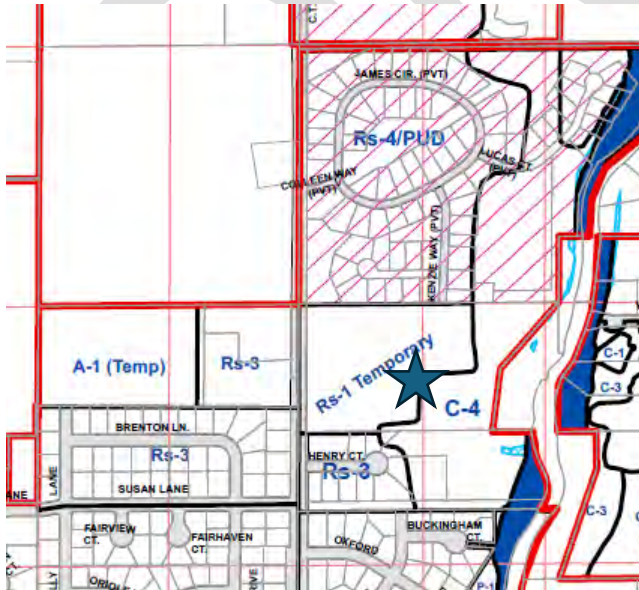
PROPOSED NEW SMART GROWTH AREA (SGA) 8

Approximate Acres: 15.5

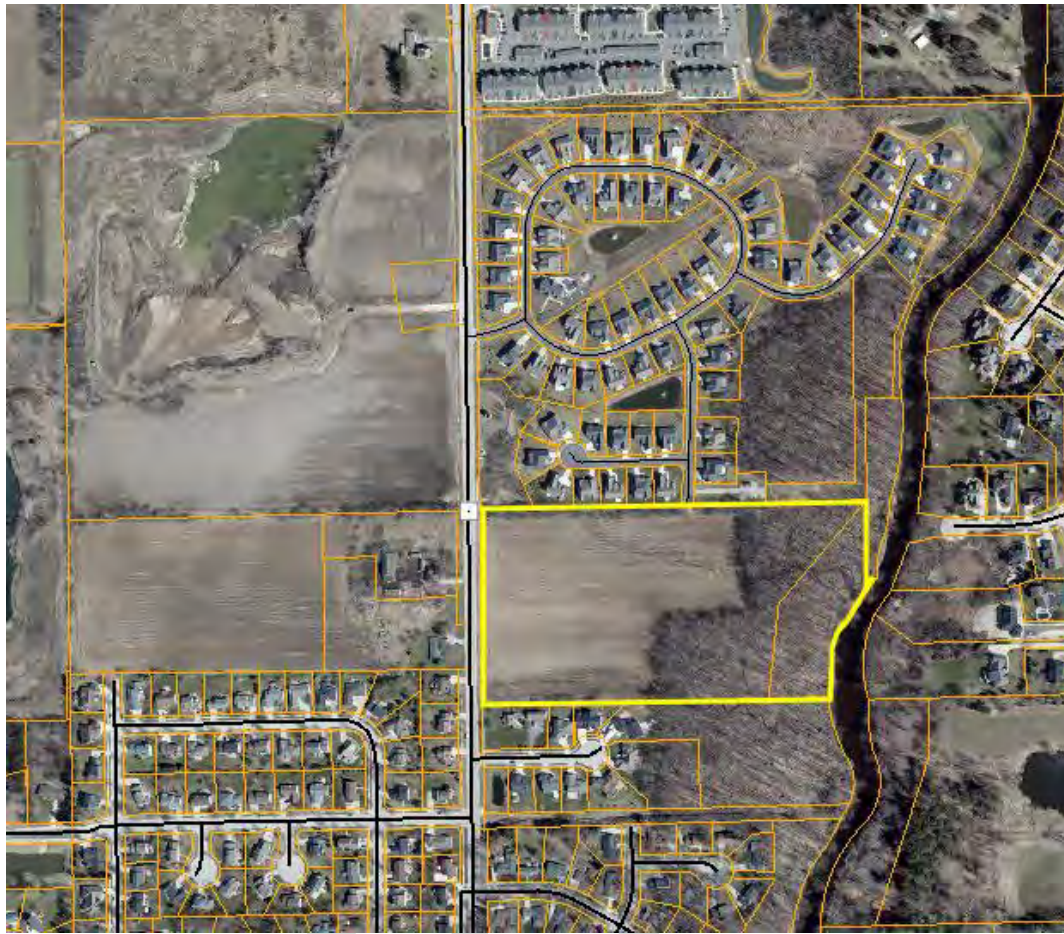
Land use Map



Current Zoning Map



2022 Aerial Photo



Proposed New Verbiage of The Comprehensive Plan Regarding SGA 8

- This SGA is located within the City limits.
- It is vacant land.
- It is partially encumbered by environmental corridor and wetland designations near the Creek.
- Plan Commission is recommending the continuation of land use classification Medium-Density Residential (8,400 to 12,000 sq. ft. per lot) for this SGA to be consistent with the existing City lot sizes in the existing subdivisions adjacent, to the north and south of this site.
- Develop the residential use at this location in accordance with the Housing and Residential Development Goals, Objectives and Policies as set forth in Chapter 2-Housing.
- Sanitary sewer infrastructure currently sits at the end of Kenzie Way on the north edge of the site and is available to service this SGA.

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

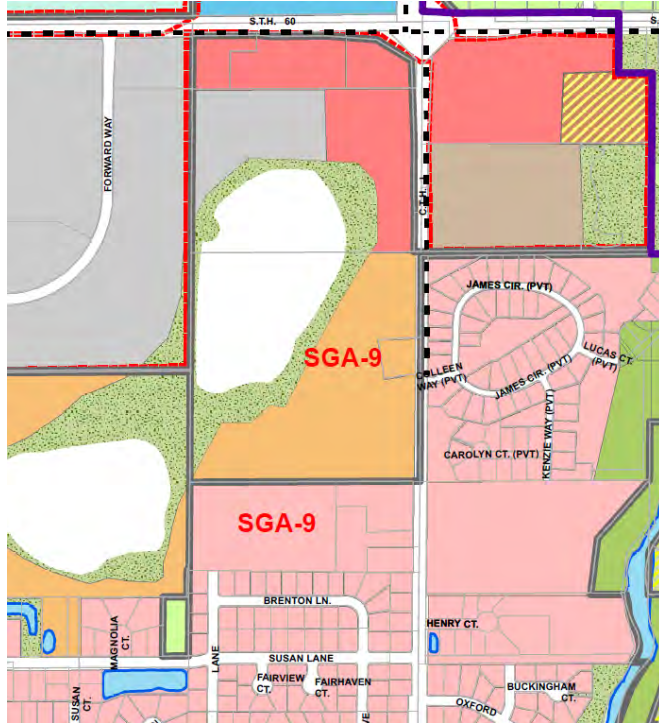
Updated through 12-13-24

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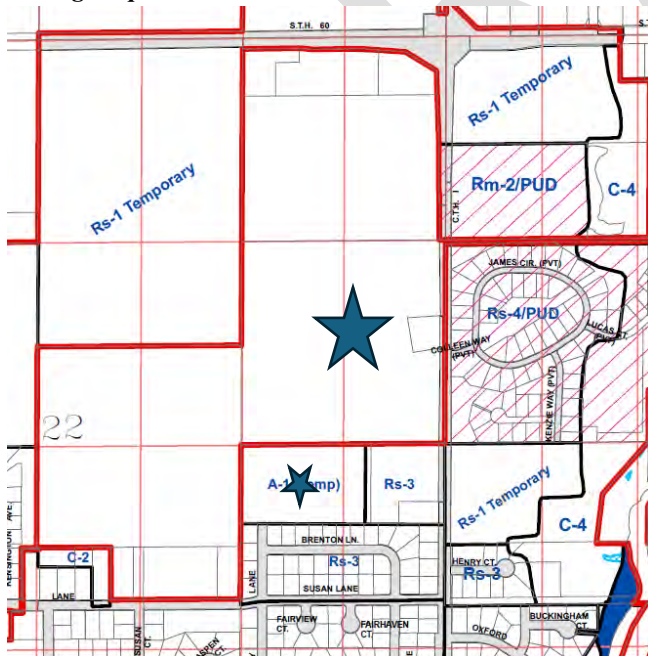
PROPOSED NEW SMART GROWTH AREA (SGA) 9

Approximate Acres: 50.25

Land use Map



Zoning Map



2022 Aerial Photo



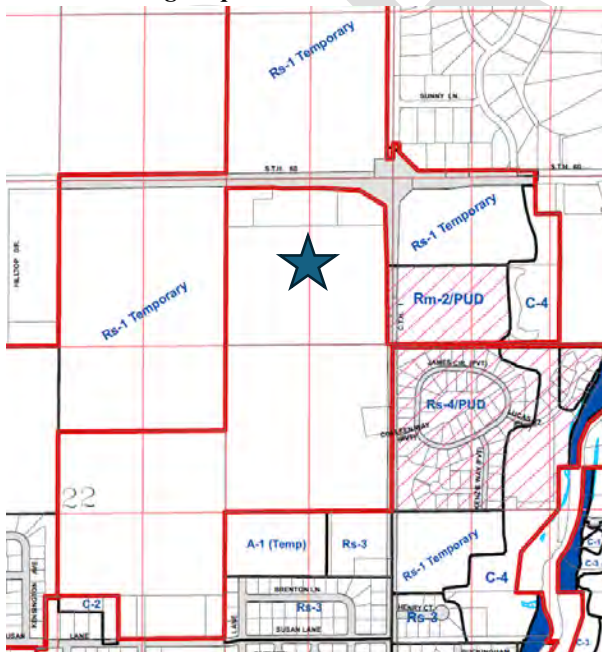
Proposed New Verbiage of The Comprehensive Plan Regarding SGA 9

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

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

Updated through 12-13-24

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2022 Aerial Photo



2010 Aerial Photo



Proposed New Verbiage of The Comprehensive Plan Regarding SGA 10

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

- The current area that is classified as Industrial and Manufacturing no longer appears to be a feasible use. Planning Commission is recommending the entire site be classified for Commercial with the undevelopable/filled quarry area to be set aside for Recreational and Parkland.

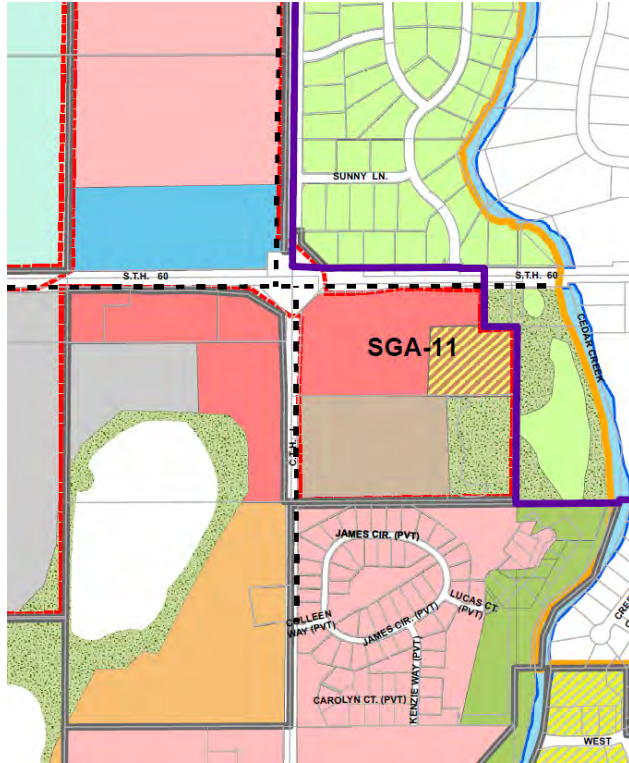
Updated through 12-13-24

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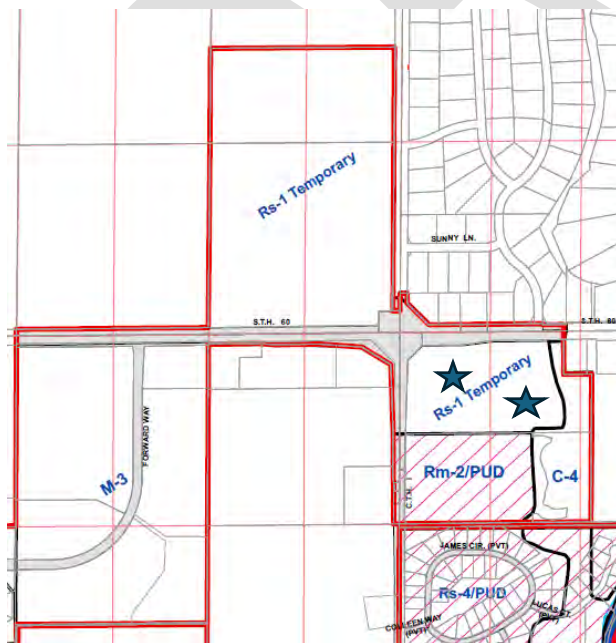
NEW SMART GROWTH AREA 11

Approximate acres: 17

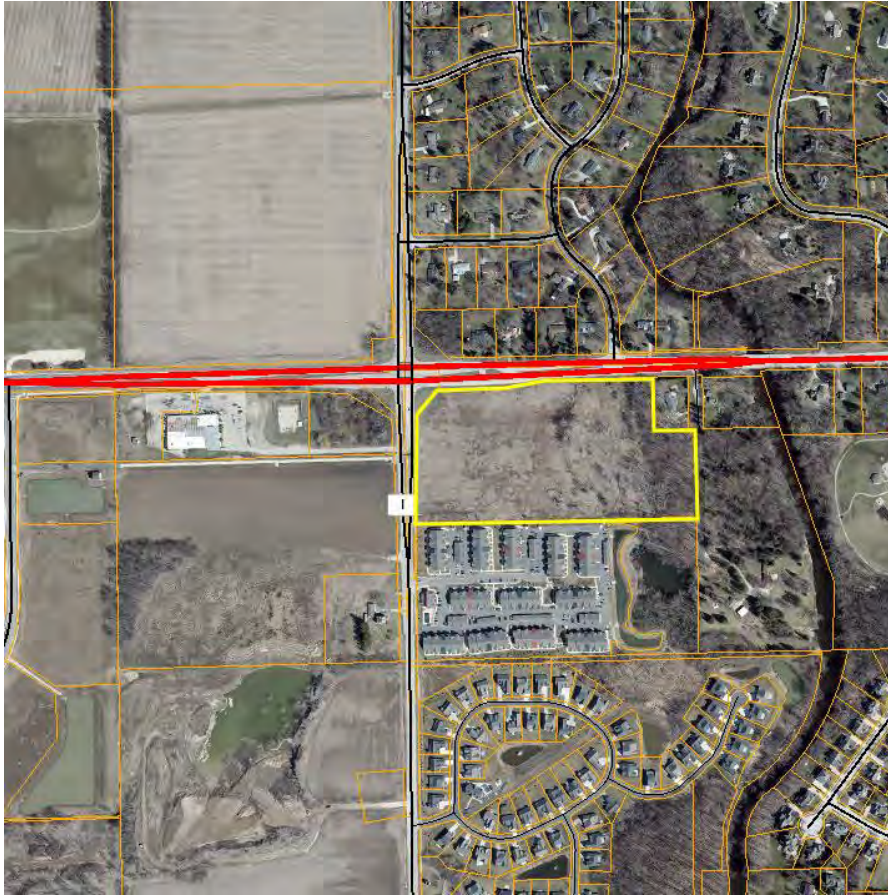
Land Use Map



Current Zoning Map



2022 Aerial Photo



Proposed New Verbiage of The Comprehensive Plan Regarding SGA 11

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

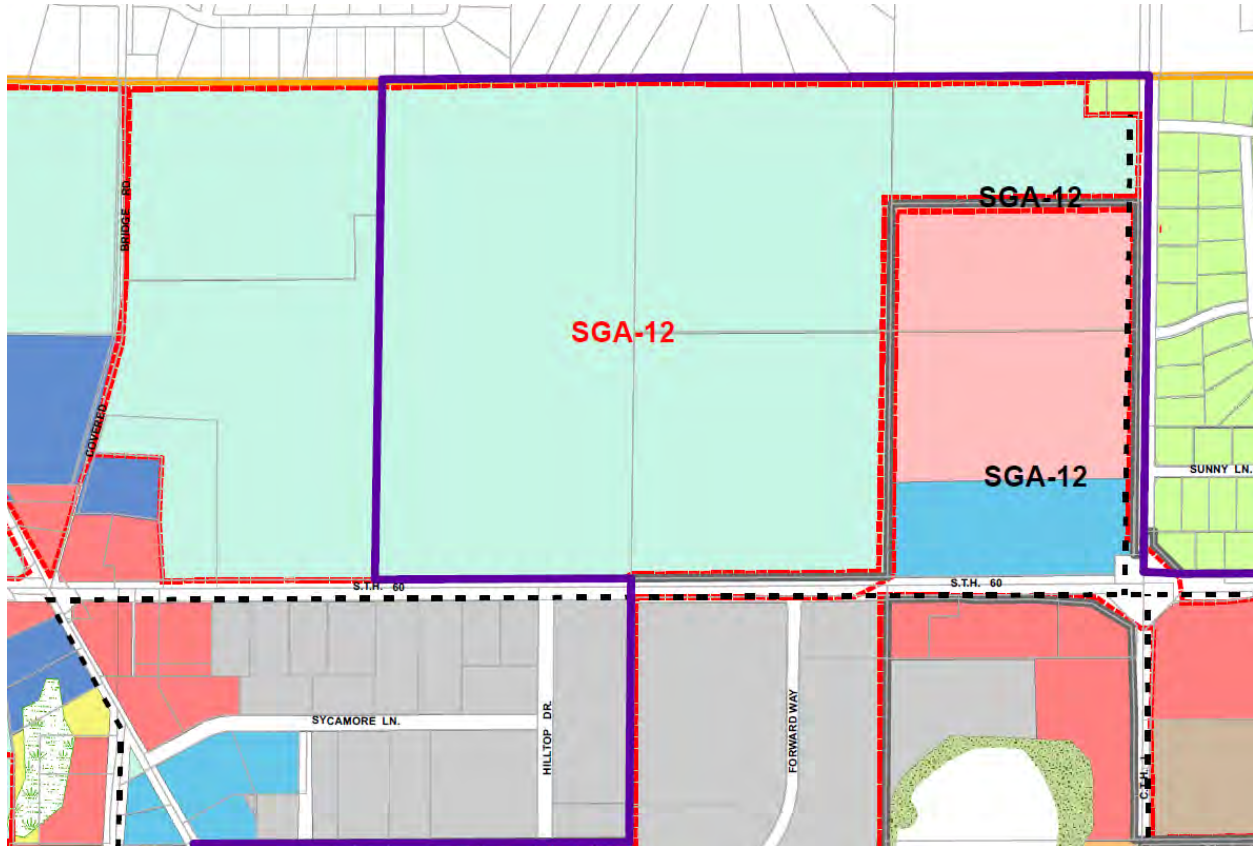
Updated through 12-13-24

PROPOSED SMART GROWTH AREA (SGA) 12

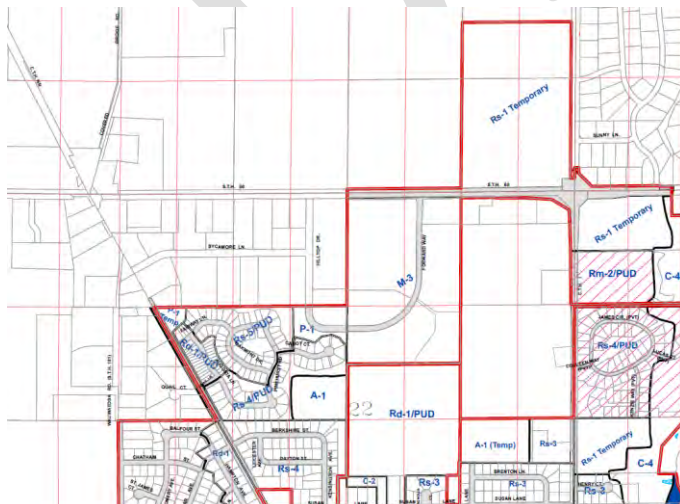
[f/k/a SGA 15]

Approximate Acres: 232.3 acres

Land use Map



Current Zoning Map



2022 Aerial Photo



Current Verbiage of The Comprehensive Plan Regarding SGA 16

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

Proposed New Verbiage of The Comprehensive Plan Regarding SGA 12

- Approximately 36.99 acres of this area (the zoned area) is currently in the City.
- The remainder is located in the Town of Cedarburg but the City side of the Town/City boundary agreement.
- Access from this area to Hwy 60 will be controlled by Wis DOT
- It principally is vacant land with the exception of a small hangar building in the southwest corner along Hwy.60.
- It currently has two Land Use Classifications on it. Approximately the west 17 acres are classified as Medium-Density Residential (8,400 to 12,000 sq. ft. per lot). The Town portion of this SGA is Agricultural or Open Space (1 unit/35 acres).

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

Updated through 12-13-24

CHAPTER 2

HOUSING ELEMENT

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

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

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

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

Housing Inventory

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

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

Comparison of Housing Occupancy

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

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

Structure Type

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

Comparison of Occupied Structure Type

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

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

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

Structure Age

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

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

Housing Age Comparison

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

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

Housing Value

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

Table 2.4 compares Cedarburg's housing values to the County and the State. In 2020, the City of Cedarburg had .9% of homes valued at less than \$50,000 and none that

exceeded \$1,000,000. The median value of housing units in the City was \$372,500, which is slightly higher than Ozaukee County (\$370,200) and considerably higher than The State of Wisconsin (252,800).

Housing Value Comparison (Owner Occupied)

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

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

Housing Affordability

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

Table 2.5 compares monthly housing costs for homeowners as a percentage of their household income for the City of Cedarburg, Ozaukee County, and the State of Wisconsin. In 2020, 80% of the homeownership households within the City of Cedarburg paid less than 30% of their monthly income toward housing costs, and those units were considered affordable to those living in them. This percentage is slightly less than that of Ozaukee County (82%) and the State of Wisconsin (81%).

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

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

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

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

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

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

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

Housing Assistance Programs

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

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

Housing Demand

Population Trends

As indicated in the Issues and Opportunities Element of this Plan, the City of Cedarburg's annual increase in population ranges from .99% per year to 8.47% per year for the decades from 1950 to 1990 (See Appendix B). During the period between 1980 and 2020, the City's population growth rate averaged .77% per year. From 2010 to 2020 the growth rate was .62%. During the years 2020-2024, **the Fairway Village Subdivision (113 Units, 16 zero-lot-line twin homes + 97 single-family-detached residences)**, Arrabelle Apartments (69 units), Stone Lake Condominiums (32 units, duplex-type), Cedar Place Apartments (197 units), Fox Run Development (230 units, 160 apartments, 44 townhomes, 26 single-family rental), and Cedarway Condominiums (7-units) have been approved. According to the Wisconsin Department of Administration figures, during this most recent 4-year period (2020-2024), the City's population increased by 6.54% (+793 persons). From 2020 to 2024, Ozaukee County grew 1.76% (+1,608 persons) and the State grew 1.62% (+95,532 persons).

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

Housing Trends

From 1990 to 2010, the trend in most communities in the State of Wisconsin, including the City of Cedarburg, was a decrease in the average number of residents inhabiting a home or apartment. This statistic is identified as *persons per household, or PPH* and it is calculated by dividing the number of residents living in occupied housing units by the number of occupied housing units. For the City of Cedarburg, persons 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 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 some room for additional development and connections, but with each new project, the city needs to be cognizant annual average flow and peak flows. of any new

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, persons with special needs and 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, based on a growth rate of 1.6% annually, the City would need to add approximately 1,340 housing units by 2040.

Housing and Residential Development Issues, Goals, Objectives and Policies

Issues:

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

Goals:

- o Encourage sufficient supply of high quality, diverse, and attainable housing options.
- o 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.
- o Maintain a sufficient supply of all housing types as might ensure that demand-side pressures are not artificially driving excessive price points.
- o Support development of new single-family detached homes in a broad range of sizes (i.e., from 1,200 square feet and up).

- o Encourage developers to consider offering a variety of housing types (size points, price points, attached/detached and multi-family...) within new neighborhoods.
- o Satisfy local demand for move-up/move over/downsize independent and assisted living type senior housing.
- o Satisfy local demand for integrated housing for persons with special needs and disabilities.
- o 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.
- o Establish clear code-based provisions intended to preserve and improve the quality and integrity of existing residential neighborhoods.
- o Maintain housing values over time.

Objectives:

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

Policies:

- o Provide for an appropriate range in home sizes through the use of Planned Unit Development (PUD) zoning and conservation subdivisions.
- o Encourage appropriate residential densities for redevelopment sites in or near the downtown area to maintain a walkable customer base for existing businesses.
- o 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.
- o 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.

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