



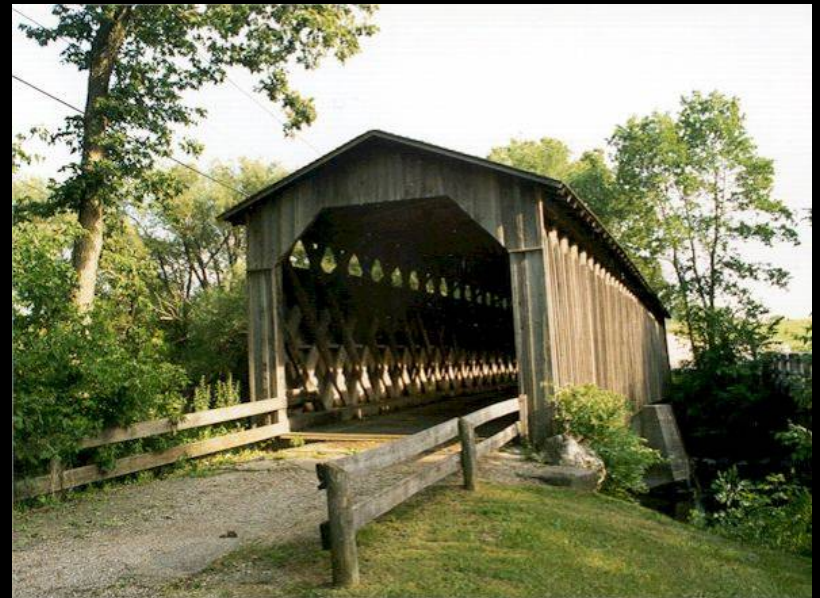
## Town of Cedarburg, WI

Consulting Services for a  
Comprehensive Plan



# Agenda

1. Comprehensive Plan Overview
2. Summary of Policies
3. Land Use Plan
4. Adoption Schedule



# Comprehensive Plan Overview

- **Required by State law**
  - **Needs to be completed / adopted by January 1, 2010**
1. **Issues and Opportunities**
  2. **Housing**
  3. **Economic Development**
  4. **Agricultural, Natural and Cultural Resources**
  5. **Land Use**
  6. **Transportation**
  7. **Utilities and Community Facilities**
  8. **Intergovernmental Cooperation**
  9. **Implementation**



# Comprehensive Plan Overview

## Public Participation

- ✓ Two interactive workshops
- ✓ Visual preference survey
- ✓ Citizen Ad-Hoc Committee meetings
- ✓ Progress meetings with Plan Commission or Board
  
- Present draft plan to Plan Commission
- Present draft plan to Town Board





# Summary of Policies

## Priorities

**Policies from elements are prioritized in the implementation section:**

- 2010
- 2015
- 2025
- 2035

**Issues and Opportunities and Implementation elements do not have separate policies**



# Summary of Policies

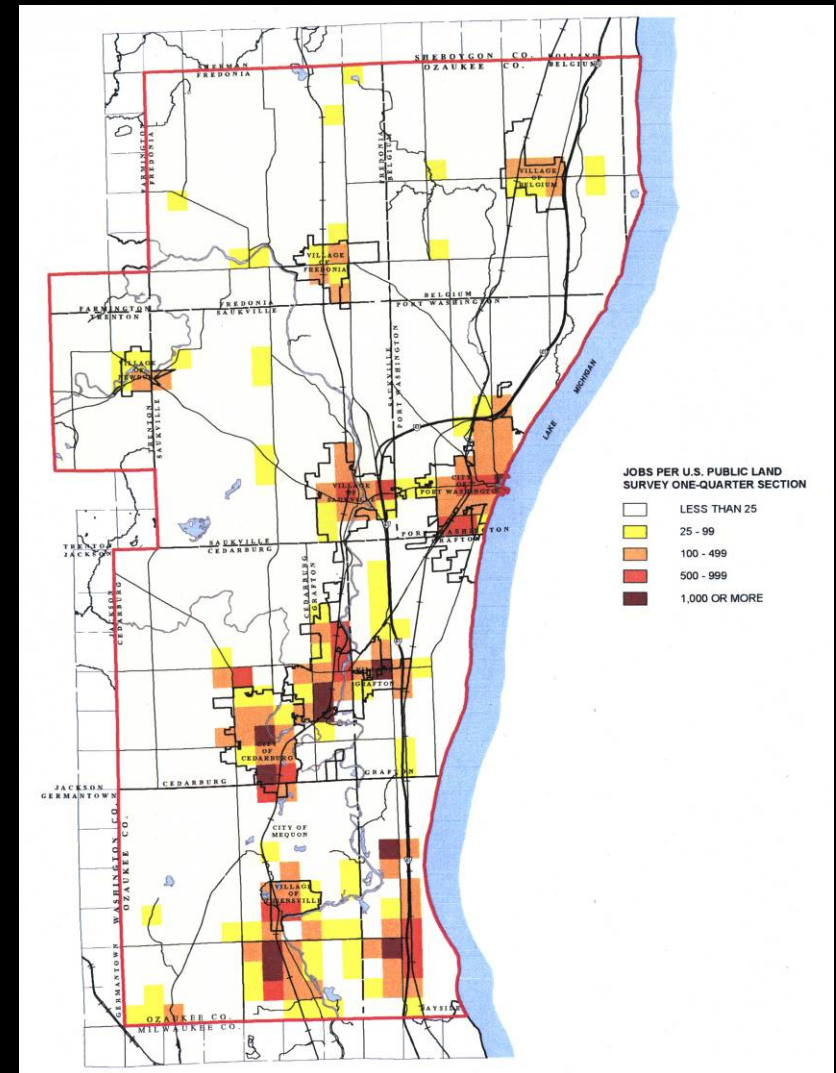
To Be Completed Before 2010

## 1. Housing

- Inform residents about housing programs that can assist in the upkeep and remodeling of the existing housing stock.

## 2. Economic Development

- Support and promote the use of economic development programs to attract, retain, and expand businesses and industries in the Town.

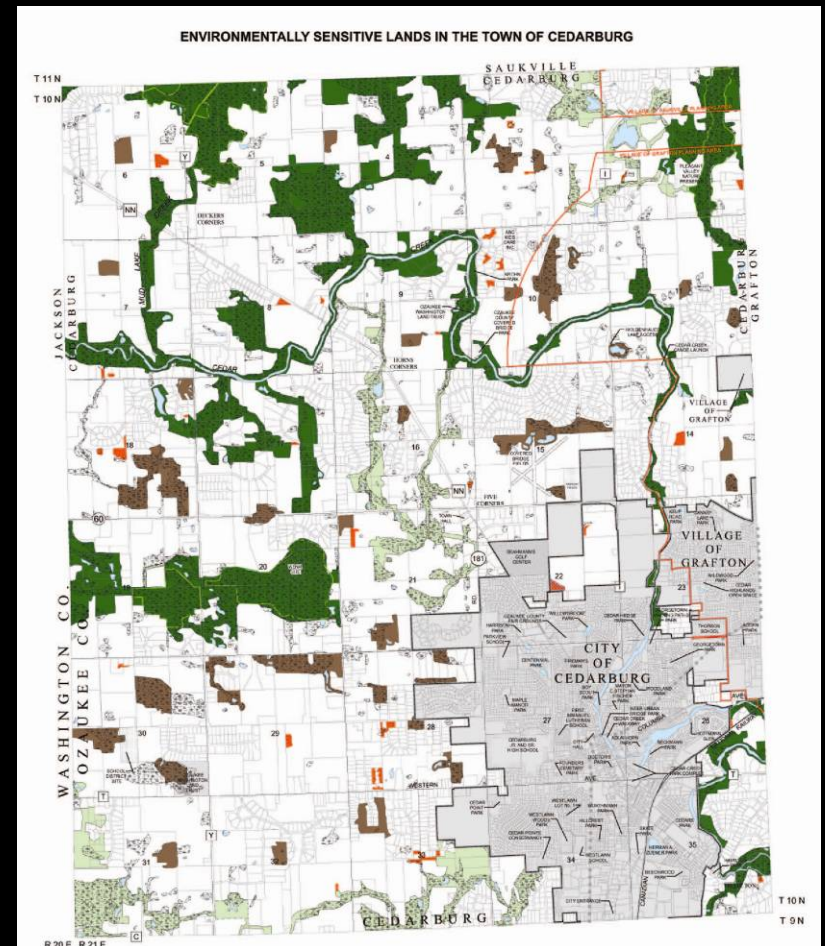


# Summary of Policies

To Be Completed Before 2010

## 3. Agricultural, Cultural and Natural Resources

- Promote Managed Forest Law (MFL) or similar programs as incentives to encourage the sustainability of woodlands in the Town of Cedarburg.
- Update the 1996 Landmarks Commission Barn Survey to include stone silos and other historic stone agricultural structures.



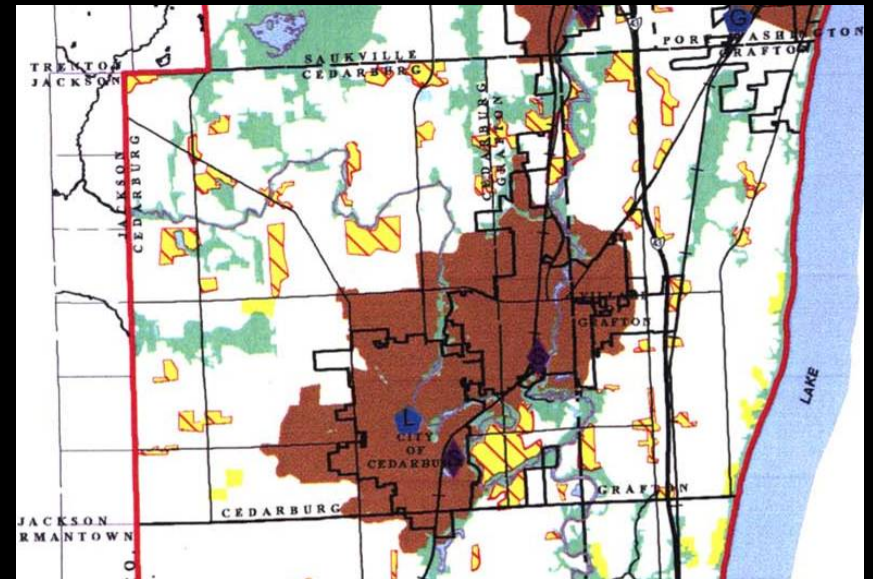


# Summary of Policies

To Be Completed Before 2010

## 4. Land Use

- Utilize the descriptions of each Land Use Plan District and the development guidelines as a basis for land use decision making when reviewing development proposals.
- Review and update existing ordinances to allow for shared driveways to encourage infill development.



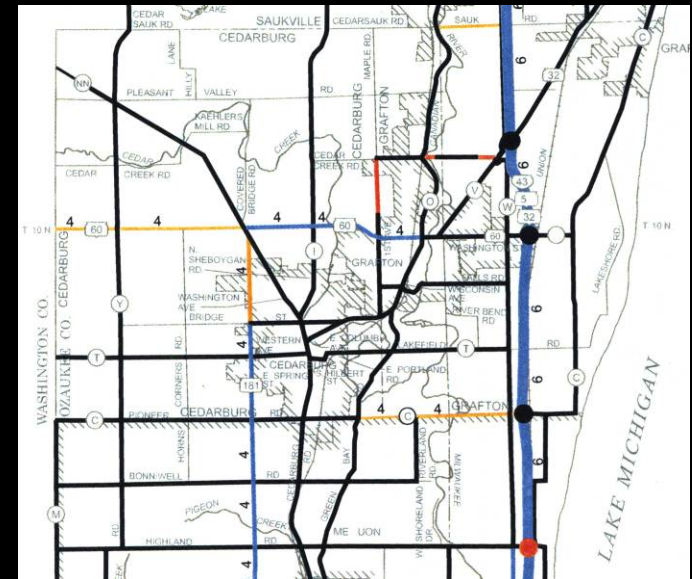


# Summary of Policies

To Be Completed Before 2010

## 5. Transportation

- Provide new and enhanced bicycle and pedestrian routes in the Town that serve as linkages between commercial centers and residential neighborhoods.
- Pursue grant funds to develop recommended trail and bicycle routes through the Town.
- Utilize the PASER (pavement surface evaluation and rating) data and place emphasis on streets in the Town that need major improvement.



# Summary of Policies

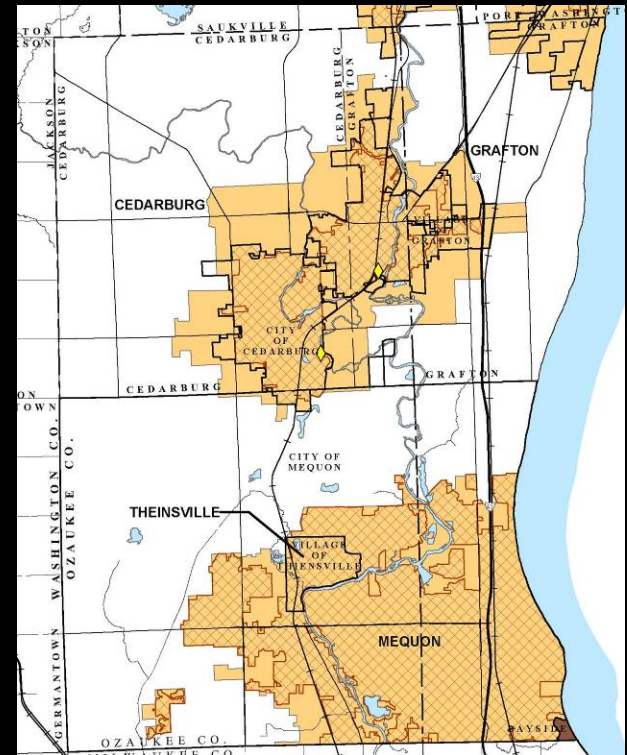
To Be Completed Before 2010

## 6. Utilities and Community Facilities

- Conduct a detailed analysis of the Five Corners area in regards to private on-site wastewater treatment systems (POWTS) and water supply.
- Incorporate new facilities into the Capital Improvement Program.
- Work with the Cedarburg School District to plan school facilities effectively.

## 7. Intergovernmental Cooperation

- Conduct an analysis of areas at risk for annexation in the Town.

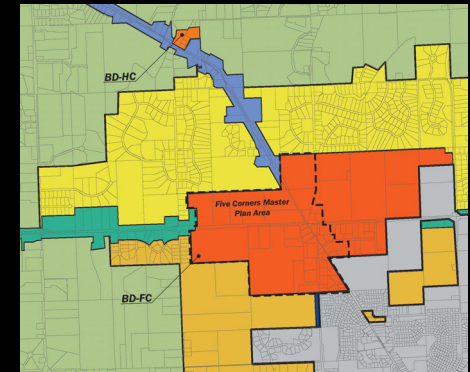


# Land Use Plan

## Structure of the Land Use Plan

Consists of the following:

- Land Use Plan Text
- Land Use Plan Map
- Land Use Plan Table
- Existing Zoning Classifications Map



MAP CODE	LAND USE NAME	ZONING CLASSIFICATIONS ALLOWED IN LAND USE											
		A-1	A-2	R-1	R-2	R-3	TR	E-1	CR-A	CR-B	B-1	B-2	B-3
<b>DISTRICTS</b>													
BD-DC	Business District - Deckers Corner										✓	✓	✓
BD-HC	Business District - Horns Corner										✓	✓	✓
BD-FC	Business District - Five Corners										✓	✓	✓



# Land Use Plan

## Using the Land Use Plan

Flexible and Amendable

Allows properties to continue the same function as currently permitted

Does a given proposal require a change:

- In zoning?
- In use of the land?
- In land division?

If none of these are being changed, then the proposal is considered consistent with the Land Use Plan.

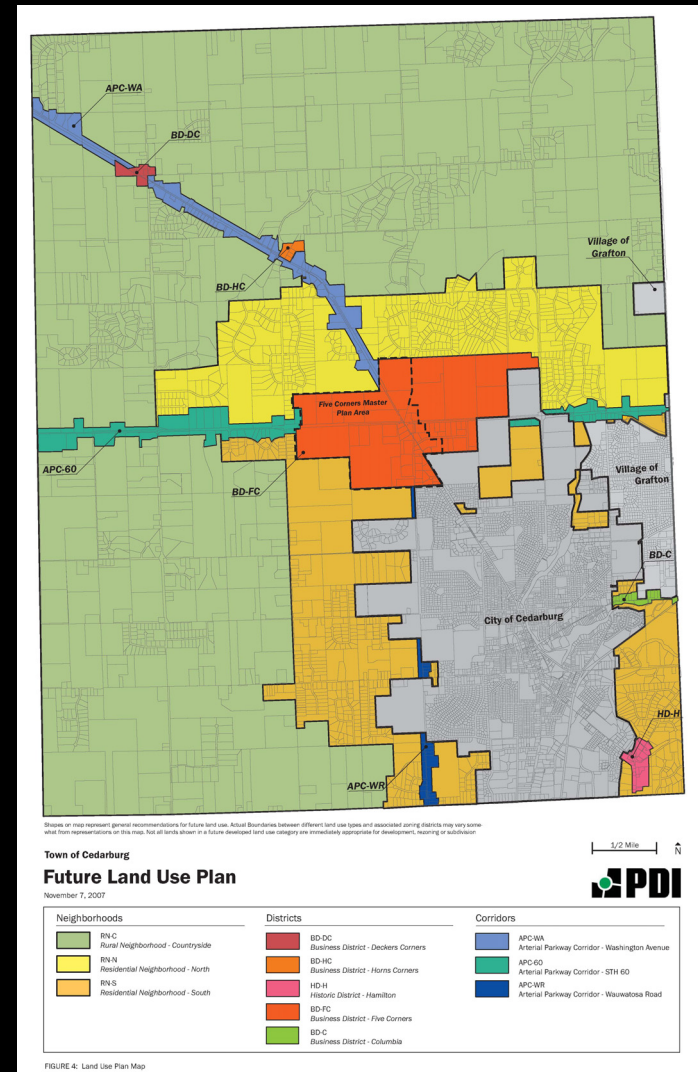


FIGURE 4: Land Use Plan Map



# Land Use Plan

## Neighborhoods

### Rural Neighborhood - Countryside

- Intended to minimize residential density and maximize the preservation of common open space

### Residential Neighborhood - North

- Intended to allow higher density residential development than the Rural Neighborhood - Countryside

### Residential Neighborhood - South

- Intended to allow higher density residential development through the use of the Town's PUD ordinance as an incentive to minimize the loss of land to City annexation.

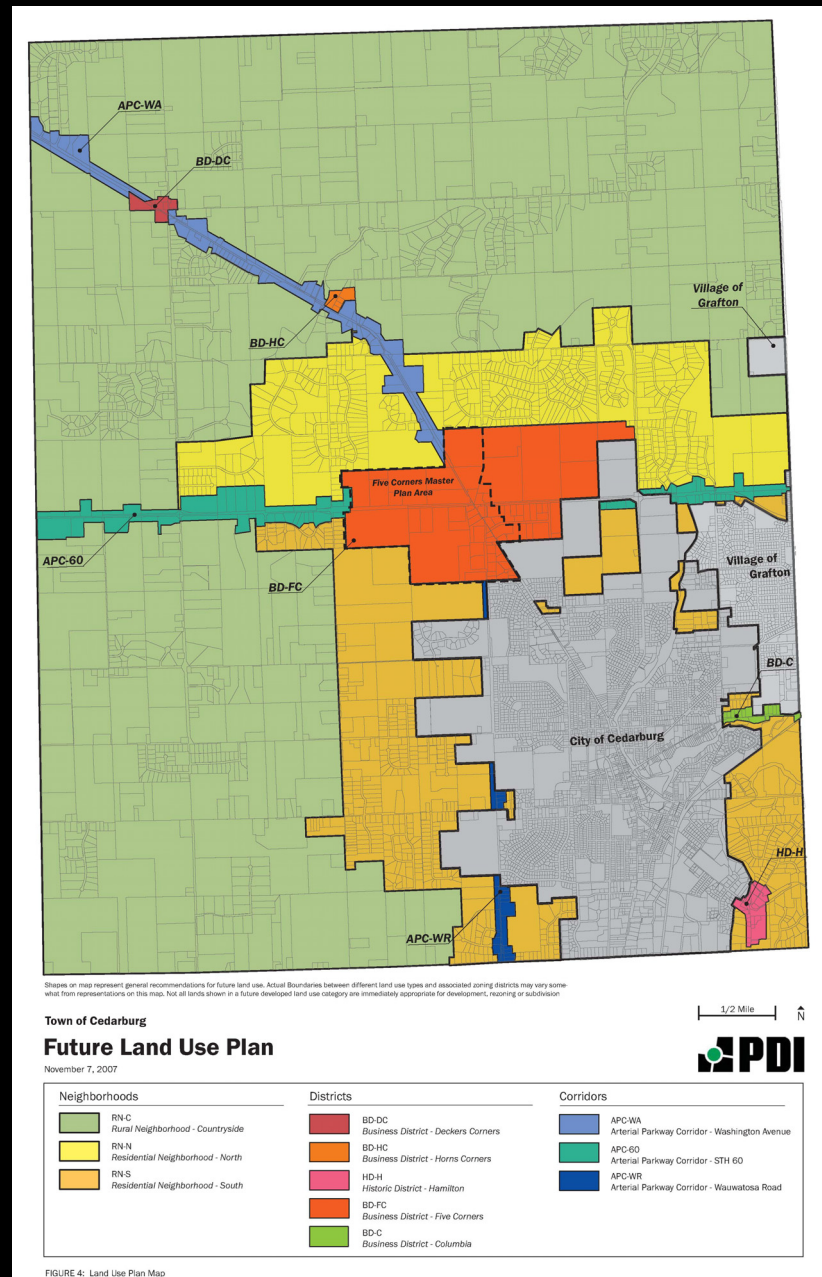


FIGURE 4: Land Use Plan Map

# Land Use Plan

## Districts

### Business – Deckers Corner, Horns Corner, Columbia

- “Small-scale” neighborhood business districts that serve the surrounding population

### Business – Five Corners

- Planned and designed as a major Town Center (traditional mixed-use)

### Historic – Hamilton

- “Small-scale” neighborhood district that serves the surrounding population

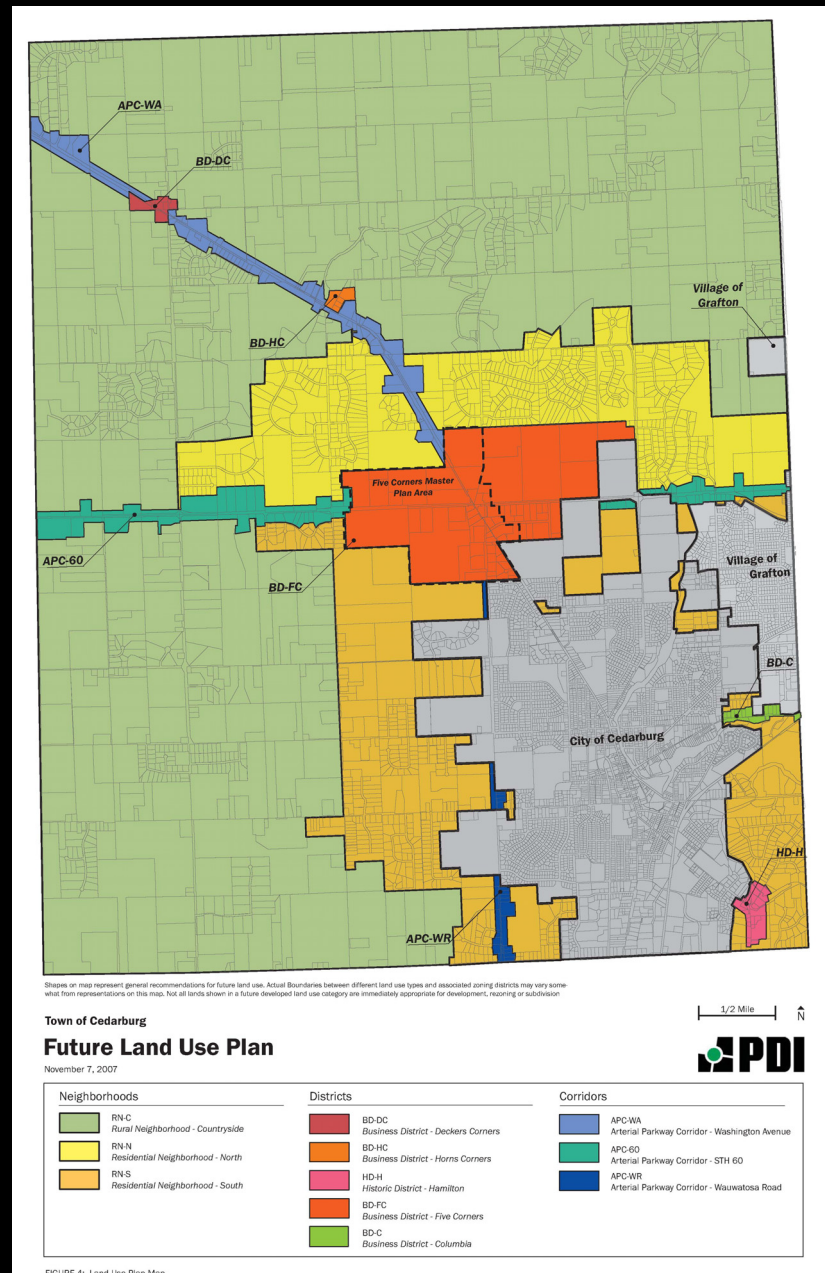


FIGURE 4: Land Use Plan Map

# Land Use Plan

## Corridors

### Arterial Parkway – Wauwatosa

- Continuation of existing mixed residential uses and limited small-scale commercial uses

### Arterial Parkway – STH 60

- Continuation of existing residential uses serviced by Five Corners and possible nodes of “medium-scale” commercial uses

### Arterial Parkway – Washington

- Continuation of existing residential uses serviced by Deckers Corner and Horns Corner and nodes of small-scale commercial uses

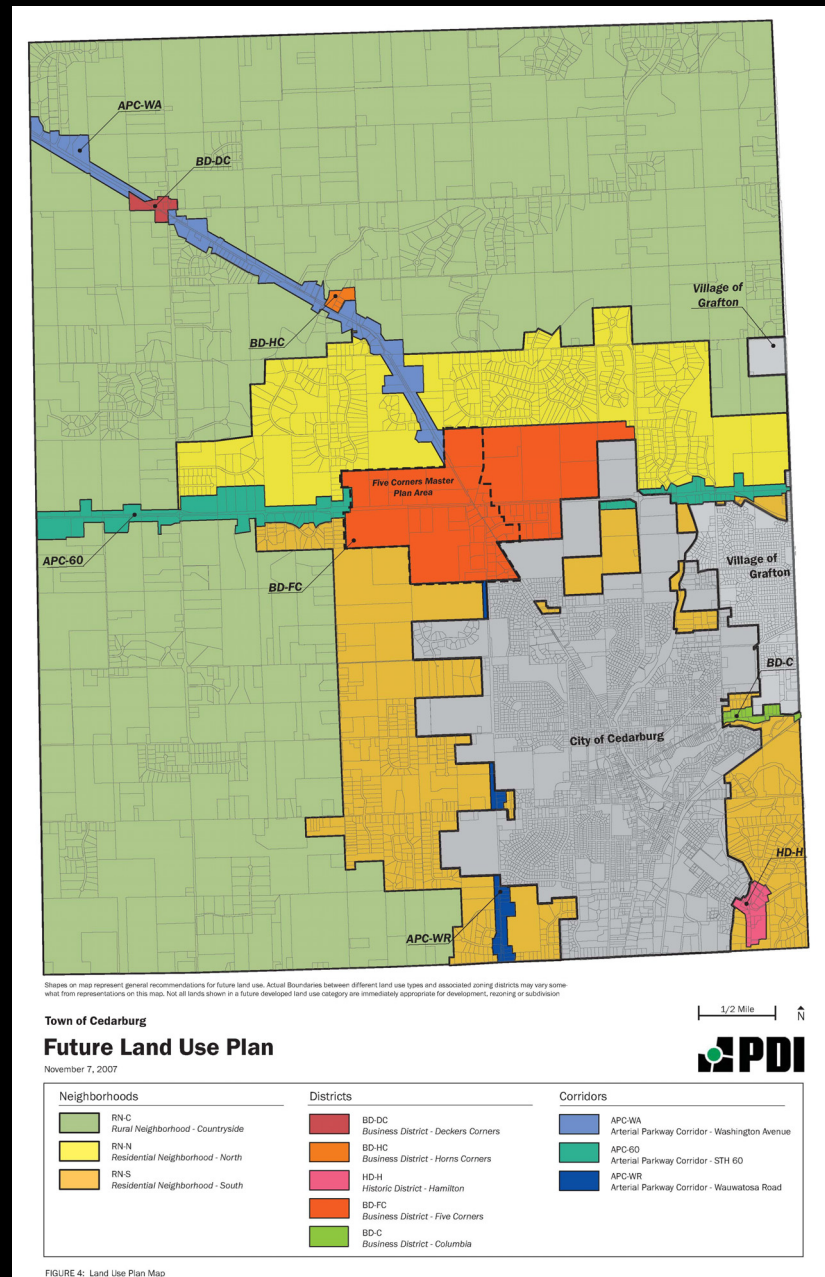


FIGURE 4: Land Use Plan Map



# Land Use Plan

## Land Use Plan Table

Shall be used in reviewing and approving changes in:

- zoning
- planned unit developments (PUDs)
- conditional uses
- land divisions
- land stewardship plans
- road alignments and circulation improvements
- related development matters

MAP CODE	LAND USE NAME	ZONING CLASSIFICATIONS ALLOWED IN LAND USE DISTRICTS <sup>1</sup>														ADDITIONAL CONDITIONS						
		A-1	A-2	R-1	R-2	R-3	TR	TR-2	E-1	CR-A	CR-B	B-1	B-2	B-3	TODD	M-1	M-2	M-3	C-1	P-1	Common Open Space Requirements	Other
<b>NEIGHBORHOODS</b>																						
RN-C	Rural Neighborhood - Countryside	✓	✓																		Reference Town Code	At the Town's discretion, allow M-3 through the use of a PUD
RN-N	Residential Neighborhood - North						✓	✓	✓	✓											Reference Town Code	
RN-S	Residential Neighborhood - South						✓	✓	✓	✓											Reference Town Code	At the Town's discretion, allow higher density developments through the use of a PUD
<b>DISTRICTS</b>																						
BD-DC	Business District - Deckers Corner											✓	✓	✓							Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed. >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
BD-HC	Business District - Horns Corner											✓	✓	✓							Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed. >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
BD-FC	Business District - Five Corners											✓	✓	✓	✓	✓	✓	✓	✓	✓	Reference Town Code	1. At the Town's discretion, allow M-1 and M-2 through the use of a PUD. 2. At the Town's discretion, allow developments > 30,000 sf (ground floor footprint) through the use of a PUD. 3. Properties subject to Town Center Overlay District.
BD-C	Business District - Columbia						✓	✓	✓	✓	✓	✓	✓	✓							Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed. >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
HD-H	Historic District - Hamilton						✓	✓	✓	✓	✓	✓	✓	✓							Reference Town Code	At the Town's discretion, allow developments < 30,000 sf through the use of a PUD. >30,000 sf not permitted
<b>CORRIDORS</b>																						
APC-WA	Arterial Parkway Corridor - Washington Avenue	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓							Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed. >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
APC-60	Arterial Parkway Corridor - STH 60						✓	✓	✓	✓	✓	✓	✓	✓							Reference Town Code	At the Town's discretion, allow developments > 30,000 sf (ground floor footprint) through the use of a PUD
APC-WR	Arterial Parkway Corridor - Wauwatosa Road						✓	✓	✓	✓	✓	✓	✓	✓							Reference Town Code	At the Town's discretion, allow developments < 30,000 sf through the use of a PUD. >30,000 sf not permitted

<sup>1</sup> Refer to Table 5 (Land Use Element) for the Summary of each Zoning Classification



# Land Use Plan

MAP CODE	LAND USE NAME	ZONING CLASSIFICATIONS ALLOWED IN LAND USE DISTRICTS <sup>1</sup>															ADDITIONAL CONDITIONS						
		A-1	A-2	R-1	R-2	R-3	TR	TR-2	E-1	CRA	CR-B	B-1	B-2	B-3	TCOD	M-1	M-2	M-3	C-1	P-1	Common Open Space Requirements	Other	
<b>NEIGHBORHOODS</b>																							
RN-C	Rural Neighborhood - Countryside	√	√						√	√	√							√	√	√	Reference Town Code	At the Town's discretion, allow M-3 through the use of a PUD	
RN-N	Residential Neighborhood - North						√	√	√	√	√									√	√	Reference Town Code	
RN-S	Residential Neighborhood - South						√	√		√	√									√	√	Reference Town Code	At the Town's discretion, allow higher density developments through the use of a PUD

# Land Use Plan

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<b>DISTRICTS</b>																							
BD-DC	Business District - Deckers Corner											√	√	√						√	√	Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed, >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
BD-HC	Business District - Horns Corner											√	√	√						√	√	Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed, >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
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BD-C	Business District - Columbia						√	√		√	√	√	√	√						√	√	Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed, >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
HD-H	Historic District - Hamilton						√	√		√	√	√	√	√						√	√	Reference Town Code	At the Town's discretion, allow developments < 30,000 sf through the use of a PUD. >30,000 sf not permitted

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<b>CORRIDORS</b>																						
APC-WA	Arterial Parkway Corridor - Washington Avenue	√	√				√	√	√	√	√	√	√	√					√	√	Reference Town Code	At the Town's discretion, allow developments <5,000 sf (ground floor footprint) with no PUD needed, >5,000 and < 30,000 sf through the use of a PUD. >30,000 sf not permitted
APC-60	Arterial Parkway Corridor - STH 60						√	√		√	√	√	√	√					√	√	Reference Town Code	At the Town's discretion, allow developments > 30,000 sf (ground floor footprint) through the use of a PUD
APC-WR	Arterial Parkway Corridor - Wauwatosa Road						√	√		√	√	√	√						√	√	Reference Town Code	At the Town's discretion, allow developments < 30,000 sf through the use of a PUD. >30,000 sf not permitted

# Adoption Schedule

## Draft Plan Reviewed by Ad-Hoc Committee

- February 4, 2008

## Draft Plan Presented to Plan Commission

- February 20, 2008

## Draft Plan Presented to Town Board

- April 2, 2008

## Next Steps

### Zoning Code Updates

- Begin After Plan Adoption





## Town of Cedarburg, WI

Consulting Services for a  
Comprehensive Plan

