

COMPREHENSIVE PLAN: 2035
TOWN OF CEDARBURG



ADOPTED APRIL 2, 2008



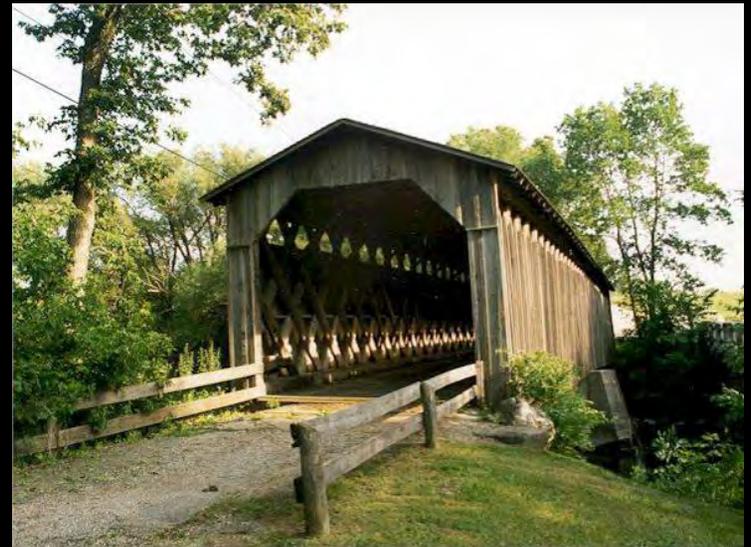
Town of Cedarburg, WI

Comprehensive Plan Review



Discussion

1. Changes to the Draft Plan dated February 2, 2008
2. How the Plan will be used
3. Relationship to County Plan
4. Ordinance review



Changes to Draft Plan

Official Draft Plan: February 22, 2008

Changes to official draft must be documented

Page 10:

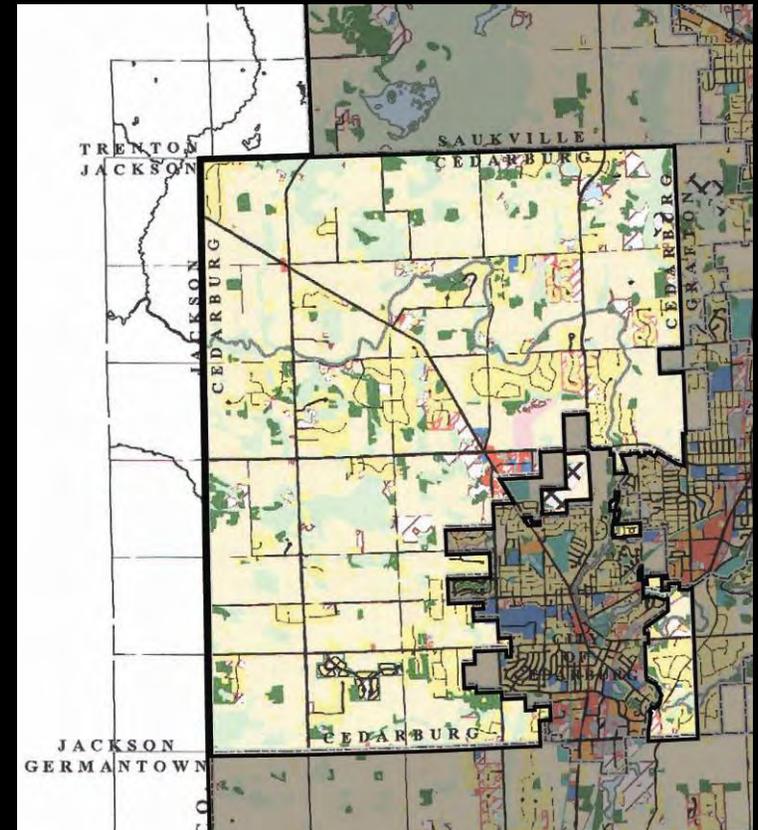
Credit given to Carol Boettcher for history information

Page 73:

**Existing land use map added
(requested by the DOA)**

Page 79:

E-1 added to RN-S as a permitted zoning classification



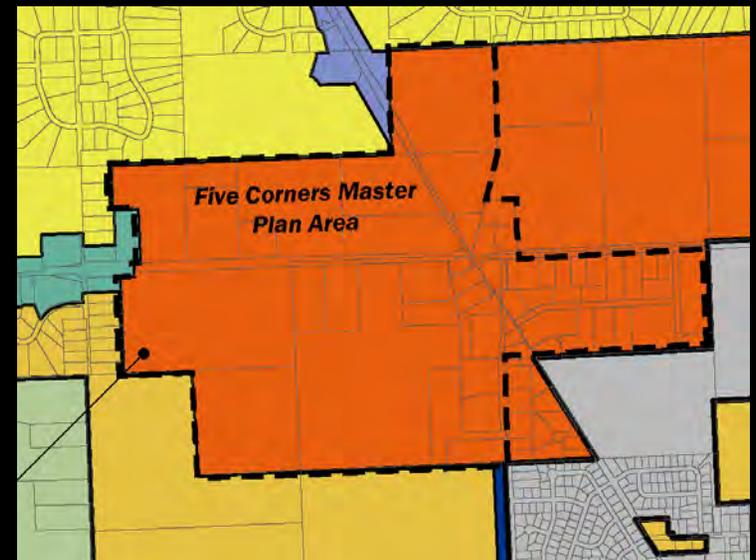
Changes to Draft Plan

Official Draft Plan: February 22, 2008

Page 80: Five Corners District

Former Text: “At the Town’s discretion, developments >30,000 square feet (ground floor footprint) may be permitted through the use of a PUD.”

New Text: “At the Town’s discretion, developments >30,000 square feet (ground floor footprint) may be permitted through the use of a GDP.”



Changes to Draft Plan

Official Draft Plan: February 22, 2008

Page 81:

E-1 added to HD-H as a permitted zoning classification

Page 83:

E-1 added to APC-60 and APC-WR as a permitted zoning classification



Changes to Draft Plan

Official Draft Plan: February 22, 2008

Page 84: Land Use Plan Table

E-1 added to RN-S, HD-H, APC-60, APC-WR

BD-FC: Five Corners Description

Former Text: “At the Town’s discretion, allow M-1 and M-2 through the use of a PUD”

New Text: “Allow uses permitted in the M-1/M-2 through the use of a GDP.”

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

Changes to Draft Plan

Official Draft Plan: February 22, 2008

Page 84: Land Use Plan Table

BD-FC: Five Corners Description

Former Text: “At the Town's discretion, allow developments > 30,000 sf (ground floor footprint) through the use of a PUD.”

New Text: “At the Town's discretion, allow developments > 30,000 sf (ground floor footprint) through the use of a GDP.”

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

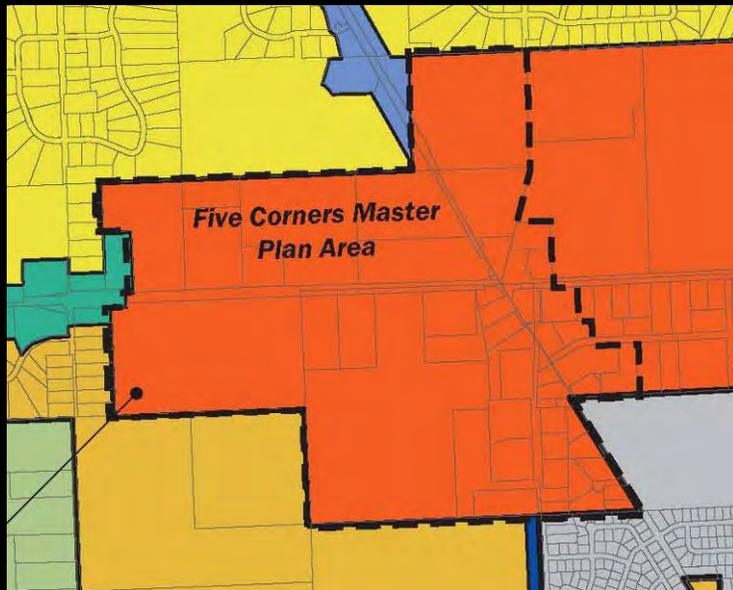
Changes to Draft Plan

Official Draft Plan: February 22, 2008

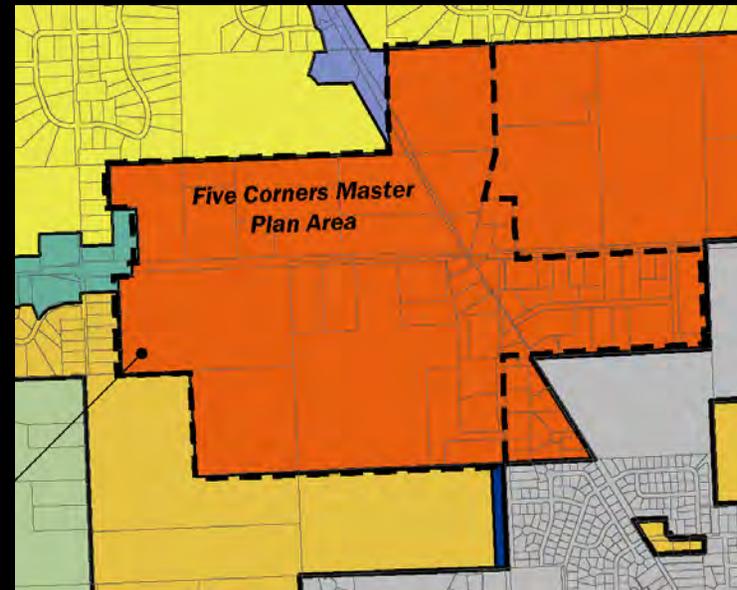
Figure 5: Land Use Plan Map

Corrections to Five Corners Master Plan Area Boundary

Incorrect Boundary



Correct Boundary



How the Plan Will Be Used

Town Officials and Staff

The following documents (pertaining to the Town) must be “consistent with” the comprehensive plan:

- Official mapping
- Land division ordinance
- Zoning ordinances



How the Plan Will Be Used

Town Officials and Staff

Implementation section lists policies by section and assigns the party responsible for completion

Policies prioritized and given a time frame for completion

ELEMENT / CATEGORY	RECOMMENDATION	RESPONSIBLE PARTY	PRIORITY LEVEL
<i>Housing</i>	Require inspections and approval, by qualified personnel, for all new residential construction and renovation activities.	Town Staff	Ongoing
	Inform residents about housing programs that can assist in the upkeep and remodeling of the existing housing stock.	Town Staff	2010
	Encourage (based on market demands) the construction of duplexes, town homes, condominiums, and apartments within the Five Corners District.	Town Board Town Plan Commission Town Staff	2015
	Consider locating affordable housing options within the Five Corners District.	Town Board Town Plan Commission Town Staff	2015
	Promote the assistance of housing programs in the County to attain affordable housing options.	Town Board	2015

ELEMENT / CATEGORY	RECOMMENDATION	RESPONSIBLE PARTY	PRIORITY LEVEL
<i>Economic Development</i>	Ensure new development is compatible with nearby land uses, architecture, and landscaping.	Town Board Town Plan Commission Town Staff	Ongoing
	Pursue and support consulting studies conducted to assist in the improvement and expansion of the Town's infrastructure.	Town Board	Ongoing
	Support and promote the use of economic development programs to attract, retain, and expand businesses and industries in the Town.	Town Board	2010
	Encourage the improvement of facades, landscaping, and signage of existing businesses within the Five Corners District through a matching grant program.	Town Staff	2010
	Pursue and assist appropriate business and industry prospects to locate in the Town.	Town Board	2015
	Establish business, commercial, and industrial design standards for new and expanding businesses in the Town.	Town Board Town Plan Commission Town Staff	2015

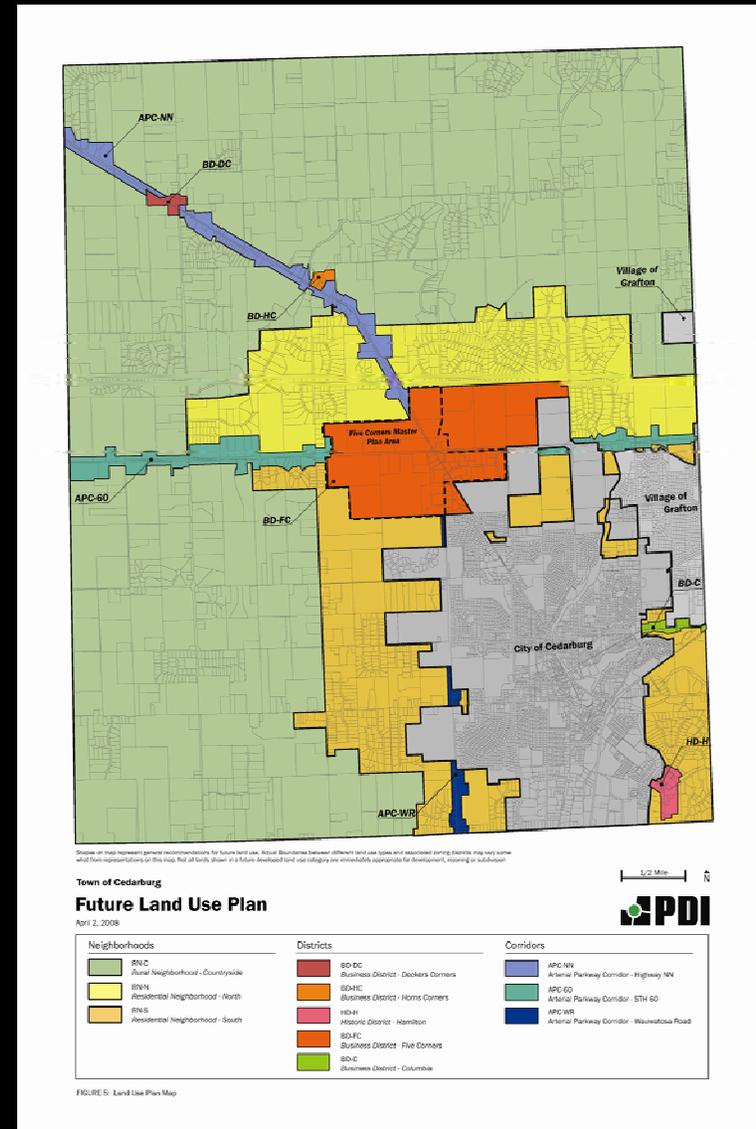
How the Plan Will Be Used

Residents and Property Owners: Land Use Plan

Allows properties to continue the same function as currently permitted, unless a change is proposed:

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

Then the Future Land Use Plan should be consulted.

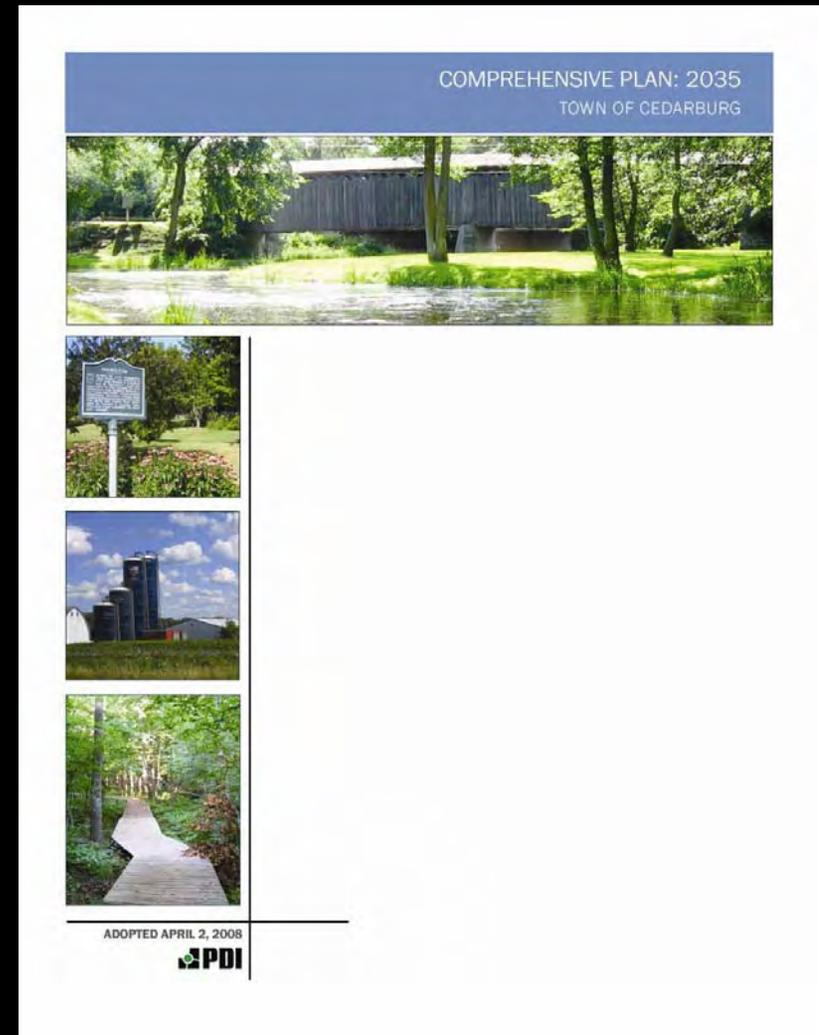


How the Plan Will Be Used

Amending the Plan

Plan will undergo periodic review
by Town officials and staff

Plan is a flexible tool that can be
amended as necessary



Ordinance Review

Next Step

- **Begin After Plan Adoption**
- **Review for consistency with the comprehensive plan as required in Wisconsin Statute 66.1001 (3)**

Chapter 320: ZONING

[HISTORY: Adopted by the Town Board of the Town of Cedarburg 1-2-1991 as Title 10, Ch. 1 of the 1991 Code. Amendments noted where applicable.]

GENERAL REFERENCES

Zoning Board of Appeals — See Ch. 16.
Building construction — See Ch. 108.
Land division — See Ch. 184.
Landmarks preservation — See Ch. 186.
Nonmetallic mining — See Ch. 206.
Mobile homes and trailers — See Ch. 214.

ARTICLE I Introduction

§ 320-1. Authority.

This chapter is adopted under the authority granted by §§ 60.61 and 62.23(7), Wis. Stats., and amendments thereto.

§ 320-2. Title.

This chapter shall be known as, referred to and cited as the "Zoning Code, Town of Cedarburg, Wisconsin" and is hereinafter referred to as the "Zoning Code" or "this chapter."

§ 320-3. Purpose.

The purpose of this chapter is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the people of the Town of Cedarburg, Wisconsin.

§ 320-4. General intent and purposes in view.

The general intent and purposes in view of this chapter are to regulate and restrict the use of all structures, lands and waters and to:

- A. General welfare. Promote and protect the comfort, public health, safety, morals, prosperity, aesthetics and general welfare of the people.
- B. Zones or districts. Divide the Town into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses.
- C. Character and stability. Protect the character and the stability of the residential, business, manufacturing and other districts within the Town and to promote the orderly and beneficial development thereof.
- D. Lot coverage. Regulate lot coverage, the intensity of use of lot areas and the size and