

## TOWN OF CEDARBURG COMPREHENSIVE PLAN UPDATE SUMMARY

The first edition of the Town of Cedarburg's Comprehensive Plan, adopted in 2008 and amended in 2009 and 2012, is documented in an extensive report that features a wide-range of data and mapping and addresses the nine comprehensive planning elements and corresponding goals, objectives, policies, and programs required by the comprehensive planning law. Section 66.1001(2)(i) of the State's comprehensive planning law requires that comprehensive plans be updated no less than once every 10 years.

To address the State comprehensive planning update requirement, the Town entered into an agreement with the Regional Planning Commission in June 2022 requesting assistance to update the Town comprehensive plan. The comprehensive plan update will have a design year of 2050 and focus on updating the land use plan map (aka Future Land Use Map); incorporating new plans and agreements adopted or endorsed by the Town since the current comprehensive plan was adopted including the border agreement with the City of Cedarburg that establishes a City growth boundary through 2041; consider residential development in select locations within the Town; discuss realization of a Town Center within the Five Corners area of the Town; updating population, household, and employment data and projections; updating natural resource information; updating transportation, utility, and community facilities information; and updating goals, objectives, policies, and programs.

The Mission Statement to guide the development of the Plan update is as follows:

*Create a collective "vision" that preserves the landscape's natural features and open space, enhances the rural and historic identity of the Town, and allows for high-quality public and private investment to realize a unique Town Center that combines a variety of uses for the community, while guiding new development in a manner that favors the long-term identity of the Town.*

Demographic data, trends, and projections for the Town are detailed below:

- 2020 population – 6,162 persons; 2050 projected population – 7,266 persons
- 2020 median age is 45.5 years old
- Educational attainment – of persons 25 years and older, 99.7 percent of persons received a high school degree or higher and about 47.8 percent of persons received a bachelor's degree or higher
- 2020 median income is \$114,435

Housing characteristics and information for the Town in 2020 are detailed below:

- 2,198 housing units – 97 percent were owner-occupied and 3 percent were renter-occupied
- Average household size was 2.74 persons per household
- 98.5 percent were single-family units and 1.5 percent were multifamily units
- 41.8 percent of the houses were built between 1980 and 2020
- 2020 - median household value was \$360,900; 2023 - median household value was \$549,700
- Household projections indicate an average of about 14 new household units per year to 2050

Land Use data, trends, and projections for the Town are detailed below:

- 2020 – 5,206 acres were agricultural lands, a decrease of 3,126 acres since 2000
- 2020 - single-family residential land uses were 3,128 acres, an increase of 405 acres since 2000
- 2020 - natural resource land uses (wetlands, woodlands, surface water) were 4,035 acres and open lands were 2,342 acres
- Planned land uses (2050) will consist of three neighborhoods and five districts – majority of development is planned for residential uses within the three neighborhoods
- Planned development within the five districts will mostly entail small-scale neighborhood business areas, except the Five Corners which is planned as a major Town Center that will consist of a traditional mixed-use area and encompass ~595 acres

Community facilities and services for the Town are provided below:

- 2023 – Town owns eight park or recreational sites; Covered Bridge County Park (located in the Town)
- Almost all properties are served through private on-site wastewater treatment systems for sewerage services and private, on-site wells for water supply services
- Town provides a yard for Town residents to recycle items not collected by the disposal company
- The Ozaukee County Sheriff's Department provides 24-hour policing service for the Town
- Shared service agreement between the Town and the City of Cedarburg provides both fire and rescue services for the Town
- The majority of school-age children in the Town attend schools associated with the Cedarburg School District

The Town should continue to communicate with neighboring communities, school districts, Ozaukee County, WDNR, WisDOT, and other intergovernmental partners for coordination and cooperation opportunities. It is recommended that the Town of Cedarburg continue to monitor the plan, make amendments as necessary, ensure consistency, and address the recommendations proposed throughout the plan.