



TOWN BOARD OF SUPERVISORS

Dave Valentine, Town Chairman

David A. Flowers

Lawrence Lechner

David Salvaggio

Gary Wickert

TOWN PLAN COMMISSION

Dave Valentine, Commission Chairman

Lawrence Lechner

William Henke

Paul Waldo

Thomas Martin

Ed Downey

Ralph Luedtke

TOWN STAFF

Jim Culotta, Administrator

Eric Ryer, Mgmt. Asst. for Parks & Planning

Bob Eichner, Director of Public Works

AD-HOC COMPREHENSIVE PLAN COMMITTEE MEMBERS

Dave Valentine, Town Chairman

Kevin Canney

Lawrence Lechner

Sharon Nieman-Koebert

Tony Coffey

Jim Lee

David Salvaggio

Ed Downey

Ralph Luedtke

Ed Trygstad

Patty Hansen

Bill Marten

Paul Waldo

William Henke

Tom Martin

Gary Wickert

Peter Hitler

Mark McGaver

Glenn Ziebell

Ben Johansen

Jim Meinert

Bernie Krienbrink

Maria Neufeld

COMPREHENSIVE PLAN ADOPTION & AMENDMENT HISTORY

Plan Originally Adopted

April 2, 2008

Plan Amendment

September 2, 2009

Plan Amendment

May 2, 2012



TABLE OF CONTENTS

Purpose of the Comprehensive Plan

Public Participation

Introduction

Issues and Opportunities Tab 01

Mission Statement

Housing Tab 02

Economic Development Tab 03

Agricultural, Natural, and Cultural Resources Tab 04

Land Use Tab 05

Transportation Tab 06

Utilities and Community Facilities Tab 07

Intergovernmental Cooperation Tab 08

Implementation Tab 09

Appendices Tab 10

A: Comprehensive Plan Household Survey

B: Design Preference Survey

The preparation of maps and other data included in this document was financed in part through a comprehensive planning grant provided by the Wisconsin Department of Administration.



PURPOSE OF THE COMPREHENSIVE PLAN

In October 1999, the Wisconsin Legislature enacted a new comprehensive planning law, which is set forth in Section 66.1001 of the Wisconsin Statutes. The new requirements supplement earlier provisions in the Statutes for the preparation of county development plans (Section 59.69(3) of the Statutes) and local master plans (Section 62.23 of the Statutes). The new requirements, which are often referred to as the “Smart Growth” law, provide a new framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The comprehensive planning law effectively requires that comprehensive plans be completed and adopted by the governing bodies of counties, cities, villages, and towns prior to January 1, 2010, in order for a County or local government to engage in zoning, subdivision control, and other land use related regulations and activities.

The comprehensive plan is required to address nine elements: Issues and Opportunities; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Facilities; Economic Development; Intergovernmental Cooperation; Land Use; and Implementation.

Public participation is required at every stage of the comprehensive planning process including adoption of written procedures, broad notice provisions, the opportunity to review and comment on draft plans, and a required public hearing prior to plan adoption.

The State of Wisconsin set forth fourteen goals that need to be met in order to receive grant funding for the planning process.

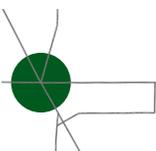
- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodland, open spaces and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.
- Preservation of cultural, historical and archeological sites.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
- Balancing individual property rights with community interests and goals.

- Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependant and disabled citizens.

Ozaukee County, along with fifteen participating local governments (including the Town of Cedarburg), and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) have entered into a multi-jurisdictional comprehensive planning process. This multi-jurisdictional process will result in comprehensive plans that will satisfy the comprehensive planning requirements set forth in Section 66.1001 of the Statutes for the County and all participating local governments. Following completion of the multi-jurisdictional County Plan, it will be forwarded to the County Board for adoption. Each participating local government will compile and adopt their individual comprehensive plan document, which may take into consideration the multi-jurisdictional plan. These individual plans will then be forwarded to the local governing body for adoption as the local comprehensive plan.

Ozaukee County has not previously adopted a County development plan or a comprehensive plan, the County Board did adopt the 2010 Regional Land Use and Transportation elements of the Regional Master Plan for Southeastern Wisconsin. The County Board also adopted an update to the County Park and Open Space Plan in 2001, a Farmland Preservation Plan in 1983, and an update to the Farmland Preservation Plan in 2012.

By accepting this grant funding, Ozaukee County and participating local governments have agreed to complete and adopt a County Comprehensive Plan and a Local Comprehensive Plan, as defined by Wisconsin Statutes, by April 2008.



PUBLIC PARTICIPATION

The following public participation process was included in the preparation of the Town of Cedarburg Comprehensive Plan.

COUNTYWIDE COMPREHENSIVE PLANNING PUBLIC OPINION SURVEY OF OZAUKEE COUNTY RESIDENTS

As part of the multi-jurisdictional comprehensive plan for Ozaukee County, the University of Wisconsin-Milwaukee Center for Urban Initiatives and Research, Ozaukee County Planning Resources and Land Management Department, UW Extension Ozaukee County, Southeastern Wisconsin Regional Planning Commission and the Ozaukee County Comprehensive Planning Citizen Advisory Committee conducted a random digit dial survey for the residents of Ozaukee County. Interviews were completed in March 2005 with 406 respondents. Of the 406 respondents, the Town of Cedarburg included 37 respondents or 9.1% of the respondents. The survey was designed to gather citizen input for Ozaukee County's comprehensive planning process.

PUBLIC PARTICIPATION PLAN

On March 21, 2007, the Town adopted by resolution a public participation plan for preparation of a comprehensive plan. The purpose of the public participation plan is intended to (a) actively engage Town residents, business owners, interest groups and community groups in shaping the Town's Comprehensive Plan; and (b) adoption of a public participation plan is a requirement of the Wisconsin comprehensive planning law.

As the public participation plan outlines, ongoing public participation efforts will provide the public with general education about:

- the contents of the comprehensive plan elements;
- the requirements of the comprehensive planning law and other laws and regulations that affect land use;
- the purpose and scope of the Town of Cedarburg Comprehensive Plan: 2035.

Ongoing public participation efforts will also inform the public about upcoming participation sessions and update the public regarding progress made on the plan. Specific participation efforts will include (a) written comments from the public, (b) plan information at the Town Hall and local library, (c) website posting, (d) town newsletter and local papers, (e) notice to non-metallic mining operators, and (f) regularly scheduled Ad-Hoc Committee meetings.

Public participation sessions will discuss and review (a) the comprehensive plan community survey, (b) interactive design workshops, and (c) the design preference survey. Opportunities for public participation will also include regularly scheduled meetings with the Town Ad-Hoc Committee, Plan Commission, and Board.

REGULAR AD-HOC COMMITTEE MEETINGS

The comprehensive plan elements were reviewed, discussed and revised at regular Ad-Hoc Committee meetings over the course of the project. Public comments were encouraged at each meeting.

COMPREHENSIVE PLAN COMMUNITY SURVEY

A Town-wide community survey was mailed on April 3, 2007 to 2,098 households, businesses, and property owners within the Town. Recipients of the survey were asked to complete the survey and return to the Town by April 30, 2007. The response rate was 32.5% (682 responses) which appears to be a representative sample of the entire Town. The survey with tabulated frequencies is referenced in Appendix A.



FIGURE 1: Town Public Workshop on June 26, 2007.

PUBLIC “WORKSHOP” MEETINGS

The first public “workshop” meeting was held on June 26, 2007 at the Town Hall (Figure 1). The meeting informed residents of Wisconsin’s “Smart Growth” legislation, the Comprehensive Plan schedule, and how Town residents can participate in the planning process. Residents also reviewed the Issues and Opportunities element of the Comprehensive Plan, completed a design preference survey (Appendix B), and discussed the next steps in the planning process.

The second public “workshop” meeting was held on January 22, 2008 to present and review the draft Plan elements in an open discussion session.

PUBLIC ADOPTION

The Town of Cedarburg Plan Commission adopted Resolution 2008-03 on February 20th, 2008 recommending that the Town Board adopt the Comprehensive Plan.

At their regular meeting on April 2nd, 2008, the Town Board held a Public Hearing and adopted the Comprehensive Plan.

