

ISSUES AND OPPORTUNITIES

The Town of Cedarburg plans to address the following issues and opportunities as discussed and documented by Town staff, at Plan Commission meetings, at public “workshop” meetings, and through public written comments during the comprehensive planning process. The following issues and opportunities are addressed at some context throughout the remaining eight elements of this comprehensive plan document.

HOUSING

- Monitor and develop standards for the construction of manufactured housing or modular homes;
- Ensure the use of quality materials on new residential developments throughout the Town;
- Consider flexibility in density adjacent to the City of Cedarburg and Village of Grafton to create a density transition between both the City and Village and the Town;
- Help preserve farmland and to help establish or maintain green corridors and open spaces;
- Encourage preserving older stone farmhouses and barns where possible;
- Allow multifamily housing (townhouse, duplex, etc.) provided that the architectural quality is high and discuss areas appropriate for multifamily housing;
- Allow accessory structures for family residential purposes (“parent flats”) that add housing options within the Town, but carefully regulate in appropriate areas;
- Enhance the aesthetics of residential development with adequate green space;
- Evaluate open space ratios for new residential development;
- Encourage a balance of housing types for a variety of incomes and household types.

TRANSPORTATION

- Monitor and manage traffic at the Five Corners intersection. Consider the impacts of future development on the configuration of the Five Corners intersection;
- Monitor and evaluate the locations of existing and future curb cuts to minimize undesirable traffic movements at the Five Corners intersection;
- Consider roundabout and mini-roundabout options as alternatives to traffic signals;
- Provide adequate pedestrian and bicycle circulation throughout the Town with a focus on connectivity between systems;
- Consider the need for future public transportation or transit options beyond private automobiles (e.g. the Five Corners area);
- Provide sidewalks or pedestrian paths in residential areas, those located in private developments would be privately maintained;
- Consider designating “scenic roads” where appropriate in the Town (e.g. Covered Bridge Road);

- Monitor and maintain aging infrastructure in the Town through an annually evaluated Capital Improvement Plan.

UTILITIES AND COMMUNITY FACILITIES

- Consider updating the utility system needs for the Five Corners Area;
- Consider Department of Public Works/Town Hall facilities study and utilization of Town-owned property;
- Ensure adequate size and functionality for Town facilities as growth occurs in the future.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

- Protect the unique rural character and identity of the Town including farmland, flora, significant cultural features, natural areas, and environmental corridors;
- Protect agricultural land from premature development (i.e. when there is a surplus of housing or developer interest);
- Achieve a balance between residential development and maintaining the rural character and identity of the Town;
- Manage conflicts between agricultural uses and residential development;
- Promote unique agricultural uses (i.e. forestry, tree farms, vegetable farms, equestrian facilities, etc.) that are compatible with adjacent land uses;
- Protect and wisely utilize the Town's natural resources, including but not limited to: wetlands, wildlife, lakes, woodlands, open space, parks, and ground water resources;
- Create strategies to preserve and provide public access to Cedar Creek as a significant Town resource;
- Promote strategies to help preserve agricultural land where feasible.

ECONOMIC DEVELOPMENT

- Maintain and promote a diversified tax base;
- Strengthen business development in the Five Corners area and all business districts, making these locations an attractive place to locate businesses and an asset to the community in terms of tax base, job creation, visual appearance and services provided.

INTERGOVERNMENTAL COOPERATION

- Develop agreements with neighboring communities regarding;
- Development patterns, land use, transportation and municipal boundaries;
- Shared services and infrastructure systems.

LAND USE

- Locate development in appropriate locations at appropriate densities;
- Enhance compatibility with neighboring uses;
- Manage conflicts between the desire to locate residential uses near rural/agricultural landscapes and environmental features.

MISSION STATEMENT

Based on discussions regarding planning issues in the initial phases of this planning process, the following statement has been created to guide the development of this plan:

Create a collective “vision” that preserves the landscape’s natural features and open space, enhances the rural identity of the community, and guides high-quality public and private investment for the long-term development of the Town.

Potential revised Mission Statement: [Create a collective “vision” that highlights the rural and historic identity of the Town and its landscape, 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.]

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