

ECONOMIC DEVELOPMENT BOARD
January 13, 2010

EDB20100113-1
UNAPPROVED

A meeting of the Economic Development Board, City of Cedarburg, Wisconsin, was held on Wednesday, January 13, 2010 at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Chairperson Robert Guse at 7:00 p.m.

Roll Call: Present - Council Member Mike Maher, Robert Guse, Christopher Smith, Mike Ruzicka, Brian Taffora, Robert Poggenburg, David Krier, Daniel Den Boer

Excused - Mark McGaver

Also Present - Council Member Paul Radtke, City Planner Jon Censky

STATEMENT OF PUBLIC NOTICE

City Planner Censky acknowledged that notice of this meeting had been provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic*, to all news media and citizens who had requested copies, and by posting.

APPROVAL OF MINUTES

Board Member Poggenburg moved to approve the minutes of September 16, 2009 as presented. The motion was seconded by Board Member Krier and passed by unanimous vote, with Board Member McGaver excused.

REVIEW AND DISCUSS THE SMART GROWTH COMPREHENSIVE LAND USE PLAN REGARDING THE AREA ALONG CARDINAL AVENUE BETWEEN PIONEER ROAD AND ZEUNERT STREET; AND POSSIBLE ACTION THEREON

Council Member Radtke addressed the Board and explained that he was concerned that this area is becoming run down; some of the buildings appear dilapidated and others seem obsolete and have sat vacant. Because of this, he felt it is time to review the Land Use Plan and, if necessary, make changes that would encourage new development that better fits the area and serves the community as a whole. He opined that since this area backs up to businesses along Washington Avenue, future uses should compliment those uses. City Planner Censky cautioned that if a zoning change is made that renders the existing uses non-conforming, it could negatively impact the future of those businesses. He explained that non-conforming uses can continue to operate even though they do not conform to regulations of the district; however, they cannot expand. If the building is ever damaged beyond 50% of its market value, it could not be rebuilt and if the use is ever discontinued for a period of 12 months or more, it could not be re-introduced. Accordingly, Planner Censky suggested that the future zoning should be highly marketable for the area. Board Member Smith felt that this area would be appropriate for business-type uses such as a grocery store or restaurant. Those types of uses, he felt, will support other businesses in the area as well as Cedarburg as a whole.

Board Members generally agreed that a change should be considered which would result in a future transformation of the area toward business uses rather than the existing manufacturing. Members agreed to give more thought to what would be appropriate for the area and that this discussion would continue at next month's meeting.

REVIEW AND CERTIFY CODE OF ETHICS; AND ACTION THEREON

All Board Members certified that they had read the Code of Ethics.

SET DATE FOR NEXT MEETING

The next meeting will be held on Wednesday, February 10, 2010 at 7:00 p.m.

ADJOURNMENT

Board Member Smith moved to adjourn at 7:55 p.m. The motion was seconded by Board Member Den Boer and passed by unanimous vote, with Board Member McGaver excused.

Respectfully submitted,
Jonathan P. Censky, City Planner