



Smart Growth Plan

TO: Common Council, Plan Commission, Economic Development Board

FROM: Marty Marchek, Planning Consultant

DATE: February 10, 2003

SUBJECT: Land Absorption Attributable to Development Occurring During the Years 1980-2002 and Projected Population Growth Attributable to Potential New Residential Developments

This memo was last provided in August, 2001 and the Common Council requested that the information herein be updated periodically. This latest version is being provided to coincide with review of the North Side/STH 60 Master Plan Amendment.

Tables 1-4 attached herewith describe the development that occurred during the 23-Year period 1980-2002, and the estimated amount of land absorbed for the various land uses. This background information is being provided as a benchmark and basis to project our future land use needs and population growth for the Smart Growth Master Plan update.

The following table aggregates and summarizes the information on Tables 1-4:

SUMMARY TABLE

LAND USE	LAND AREA ABSORBED* 1980-2002 (ACRES)	PERCENT OF TOTAL LAND AREA ABSORBED*
RESIDENTIAL	350.0	72.6
INDUSTRIAL	39.5	8.2
COMMERCIAL	19.6	4.0
PUBLIC/RECREATIONAL	72.9	15.2
TOTAL	482 ACRES	100%

*Absorbed Land Refers to Lands Platted and/or Developed for Use.

Note that during the period 1980 through 2002, the City's population increased from 9,005 to 11,252--an increase of 2,247 or about 97 persons per year. This is a growth rate of about 1.0% per year. For a long-term historic perspective of the City's population growth rate, see Attachment C.

Table 5 provides a projection of population growth based on potential new residential developments that are either underway or could occur in future years.

If all of the 760 residential dwelling units shown on Table 5 were developed at the "Annual Average" rate of about 60 dwelling units per year (shown on Table 1), the City's population growth would be as follows:

$$11,252 \text{ (Year 2002 Population)} + 1,852 \text{ New Residents} = 13,104 \text{ Population (in Year 2015)}$$

This would be an approximate population growth rate of 1.2% per year for an approximate 13-year build-out period if all of the projected development would occur.

Also included is Table 7 requested by Council Member Loomis. This table shows the range of property valuations by type of residential use.

MRM:djd

Attachments



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TABLE 1

**NEW CONSTRUCTION OF RESIDENTIAL UNITS
IN THE CITY OF CEDARBURG
1980 - 2002**

	SINGLE-FAMILY DWELLING UNITS	TWO-FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS (INCLUDES CBRF'S)	TOTAL DWELLING UNITS
1980	3	2 BLDGS--4 UNITS	0	7
1981	5	1 BLDG--2 UNITS	0	7
1982	5	1 BLDG--2 UNITS	0	7
1983	22	2 BLDGS--4 UNITS	2 BLDGS--29 UNITS	55
1984	37	4 BLDGS--8 UNITS	2 BLDGS--12 UNITS	57
1985	15	8 BLDGS--16 UNITS	10 BLDGS--68 UNITS	99
1986	28	5 BLDGS--10 UNITS	7 BLDGS--104 UNITS	142
1987	30	5 BLDGS--10 UNITS	0	40
1988	12	3 BLDGS--6 UNITS	6 BLDGS--48 UNITS	66
1989	40	3 BLDGS--6 UNITS	3 BLDGS--12 UNITS	58
1990	40	0	0	40
1991	55	1 BLDG--2 UNITS	0	57
1992	49	0	0	49
1993	46	5 BLDGS--10 UNITS	1 BLDG--4 UNITS	60
1994	52	8 BLDGS--16 UNITS	3 BLDGS--61 UNITS	129
1995	27	5 BLDGS--10 UNITS	2 BLDGS--8 UNITS	45
1996	29	11 BLDGS--22 UNITS	1 BLDG--48 UNITS	99
1997	46	8 BLDGS--16 UNITS	1 BLDG--4 UNITS	66
1998	38	1 BLDG--2 UNITS	0	40
1999	47	0	1 BLDG--47 UNITS	94
2000	50	1 BLDG--2 UNITS	0	52
2001	38	1 BLDG--2 UNITS	0	40
2002	23	4 BLDGS--8 UNITS	0	31
TOTALS	737 UNITS	158 UNITS	445 UNITS	1,340
ANNUAL AVERAGE	32.0 UNITS/YR	7.0 UNITS/YR	19.3 UNITS/YR	58.3 UNITS/YR



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TABLE 2

**LAND ABSORPTION
ATTRIBUTABLE TO RESIDENTIAL DEVELOPMENT
IN THE CITY OF CEDARBURG
1980-2002**

RESIDENTIAL LAND USE	NUMBER OF DWELLING UNITS BUILT 1980-2002	AVERAGE DENSITY (D.U./ACRE)	ESTIMATED AMOUNT OF LAND ABSORBED (ACRES)	PERCENT OF DWELLING UNITS BUILT 1980-2002
SINGLE-FAMILY	737	2.5	295	55.0
TWO-FAMILY	158	5	32	11.3
NON-ELDERLY MULTI-FAMILY	182	12	15	13.6
ELDERLY MULTI-FAMILY	142	24	6	10.6
CBRF on Harrison	12	13.1	.9 Acre	1
CBRF on McKinley	49	26.6 D.U./Acre	1.5 Acres	3.6
LASATA HEIGHTS	60	N/A	???	4.4
Totals	1,340	N/A	350 ACRES	100%
Annual Average	58.3		15.23 ACRES	



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**TABLE 3
LAND ABSORPTION ATTRIBUTABLE TO
COMMERCIAL AND INDUSTRIAL LAND USES ON NEW SITES* IN THE CITY OF CEDARBURG
1980 - 2002**

	INDUSTRIAL LAND USE (ACRES)	COMMERCIAL LAND USE (ACRES)	TOTAL LAND AREA ABSORBED (ACRES)
1980	?	?	?
1981	?	?	?
1982	?	?	?
1983	?	?	?
1984	Energenecs (2.8)	Hardees (1.0)	3.8
1985	-0-	Super Sales (1.2)	1.2
1986	-0-	-0-	-0-
1987	-0-	Jiffy Lube (.3) Gymnastics (1.5)	1.8
1988	-0-	Walgreens/Olsens (4.8) Heritage Square (1.0)	5.8
1989	-0-	McDonald's (1.0)	1
1990	-0-	-0-	-0-
1991	Amcast Parking Lot (2.5)	-0-	2.5
1992	Mermaid Water Services (2.0)	Dr. Walter's Bldg. (.2)	2.2
1993	-0-	Ozaukee Bank Office (1.0)	1
1994	Community Printing (1.9) Electro-Pro (2.5) Cedar Fields (4.6)	Cedar Springs Home (4.0)	13
1995	Key Environmental (2.5) L.S. Research (2.6) Kelch (7.9) Journal/Sentinel (2.4)	Women's Health Clinic (.5)	15.9
1996	Stoneridge Office Phase 1 (1.7)	-0-	1.7
1997	-0-	Mehta Bldg. (1.3)	1.3
1998	Stoneridge Office Phase 2 (1.6)	-0-	1.6
1999	-0-	M&I Bank (1.8)	1.8
2000	-0-	-0-	-0-
2001	A-1 Store-All (4.5)	-0-	4.5
2002	-0-	-0-	-0-
TOTALS	39.5 ACRES	19.6 ACRES	59.1 ACRES
ANNUAL AVERAGE	1.7 ACRES/YR.	.85 ACRES/YR.	2.56 ACRES/YR.

*Does not include expansions of existing facilities or redevelopment of existing sites.

? = Records Unavailable



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TABLE 4

**LAND ABSORPTION ATTRIBUTABLE TO
PUBLIC/RECREATION LAND USES
IN AND NEAR THE CITY OF CEDARBURG
1980-2002**

PUBLIC/RECREATION USE	LAND AREA ABSORBED (ACRES)
CEDAR POINTE PARK	5
CEDAR POINTE CONSERVANCY	12.5
CEDAR POINTE PARK ADDITION (YR 2000)	2.8
POOL EXPANSION	4
ICE HOCKEY FACILITY (MEQUON)	5
SOCCER CLUB FIELDS (MEQUON)	20
GROB AIRPORT SOCCER FIELDS (TOWN)	5
HOFFMANN GLEN PARK (Year 2002)	2.5
SKATEBOARD PARK AT PUBLIC WORKS (Year 2002)	.2
SUBTOTAL - PARK/REC	57 ACRES
NEW POLICE STATION	3
SCHOOL SITE EXPANSIONS AT WESTLAWN, PARKVIEW, THORSEN, HIGH SCHOOL, PAC	10
TOTAL	70.0 ACRES (Average 3.0 Acres/Yr.)



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TABLE 5

**PROJECTED POPULATION GROWTH
AND LAND ABSORPTION ATTRIBUTABLE TO
POTENTIAL RESIDENTIAL DEVELOPMENTS
IN THE CITY OF CEDARBURG**

I.D. NO.	POTENTIAL RESIDENTIAL DEVELOPMENT AND CURRENT STATUS	ZONING DISTRICT AND TYPE OF DEVELOPMENT	PARCEL SIZE (ACRES)	NO. OF LOTS OR DWELLING UNITS	POPULATION PER DWELLING UNIT*	PROJECTED POPULATION
	PLATTED LOTS:					
1	Cedar Pointe No. 7 (Remaining)	RS-3/PUD Single-Family	3	6	2.8	17
2	Evergreen Acres Addition No. 1	RS-4 Single-Family	5	11	2.8	31
3	Fairfield Manor Addition No. 1	RS-3 Single-Family	10	26	2.8	73
4	Reserve on Cedar Creek	RS-3/PUD Single-Family	23	46	2.8	129
5	Reserve on Cedar Creek	RD-1/PUD Two-Family	10	30	1.8	54
6	Seidler Pond	RS-1 Single-Family	80	25	2.8	70
7	Sarangela Estates	RS-3 Single-Family	20	21	2.8	59
8	Stroebe's Columbia Cottages	RS-6 Single-Family/ Two-Family PUD	6	19	2.8	53
	UNPLATTED CITY LAND:					
9	Evergreen Acres Addition No. 2	RS-4 Single-Family	8	16	2.8	45
10	Keup Farm/Tillmann	RS-4 Single-Family	43	75 (est.)	2.8	210
11	Messinger Property	RS-2/PUD Single-Family	18	9 (est.)	2.8	25
12	Bentz Property	RS-3 Single-Family	19	40	2.8	112
13	Westhaven/Freeman	Mixed Residential Uses	76	240	1.77**	425
	IN TOWN --POSSIBLE ANNEXATIONS					
14	North Sheboygan Road Corridor	Low & Medium Density Res.	117	196 ***	2.8	549
15	North Sheboygan Road Corridor	Park, Commercial, Office	52	0	N/A	0
	TOTALS	15 DEVELOPMENTS	490 Acres	760 D.U.'s	N/A	1,852

*SOURCE: 2000 U.S. Census - Table QT-H3 "Household Population and Household Type by Tenure: 2000"

Derived from this table are the following:

Use 2.8 Population Per Owner-Occupied Single-Family Units

Use 1.8 Population Per Two-Four Family Units

**BLENDED RATE: See Attachment "A" for details.

***See Attachment "B" for details.

Prepared: 8/17/2001 M. Marchek

Revised: 1/28/2003



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**TABLE 6
SUMMARY OF EXISTING LAND USE IN THE CITY OF CEDARBURG: 2002**

Land Use Category	Number of Acres	Percent of Subtotal (urban and rural)	Percent of Grand Total
Urban^a			
Residential			
Single Family	772	43.3	34.3
Two-Family	72	7.8	3.2
Multi-Family	80	8.6	3.5
Subtotal	924	59.7	41.0
Retail Sales and Service	88	4.6	3.9
Industrial	142	7.3	6.4
Transportation and Utilities			
Arterial Streets	72	3.7	3.2
Collector and Other Streets	30	1.6	1.3
Minor Land Access Streets	203	10.5	9.0
Railroad Rights-of-Way	16	.9	.7
Utilities and Other			
Transportation Related	19	.9	.8
Subtotal	340	17.6	15.0
Governmental and Institutional			
Public (includes Zarling site)	240	12.4	10.8
Private	62	3.2	2.7
Subtotal	302	15.6	13.5
Park and Recreational			
Neighborhood Parks	24	1.3	1.0
Community Parks	60	3.1	2.8
Other Recreational	52	2.7	2.3
Subtotals	136	7.1	6.1
Urban Subtotal	1,932	100.0	85.9
Rural			
Natural Areas			
Water	51	16.0	2.2
Wetlands	71	22.3	3.2
Woodlands	32	10.0	1.4
Subtotal	154	48.3	6.8
Agricultural and Other Open Lands	164	51.7	7.3
Rural Subtotal	318	100.0	14.1
Grand Total	2,250	--	100.0

^aIncludes related off-street parking.



TABLE 7
RANGE OF PROPERTY VALUATIONS BY TYPE OF RESIDENTIAL USE

SINGLE-FAMILY		
VALUATION RANGE (in 000's)	NUMBER OF UNITS	% OF SINGLE-FAMILY UNITS
\$30 - \$175	1,393	45.1%
\$175-\$250	1,055	34.2
\$250-\$325	425	13.8
\$325-\$400	168	5.4
\$400-Over	45	1.5
TOTAL	3,086	100.0%

TWO-FAMILY		
VALUATION RANGE (in 000's)	NUMBER OF UNITS	% OF TWO-FAMILY UNITS
\$50 - \$175	346	99.4%
\$175-\$250	2	.6
TOTAL	348	100.0%

MULTI-FAMILY		
VALUATION RANGE (in 000's)	NUMBER OF UNITS	% OF SINGLE-FAMILY UNITS
\$30 - \$175	926	100.0%



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ATTACHMENT "A"

RESIDENTIAL USES IN THE PRELIMINARY CONCEPT PLAN FOR THE WESTHAVEN/FREEMAN DEVELOPMENT

- 54 SINGLE-FAMILY LOTS @ 2.8 RESIDENTS EACH = 151 RESIDENTS
- 100 TWO-FAMILY UNITS @ 1.8 RESIDENTS EACH = 180 RESIDENTS
- 40 RESIDENTIAL CARE APARTMENT COMPLEX UNITS @ 1.2 RESIDENTS EACH = 48 RESIDENTS
- 46 COMMUNITY-BASED RESIDENTIAL FACILITY UNITS @ 1.0 RESIDENTS EACH = 46 RESIDENTS
- 240 DWELLING UNITS @ 1.77 RES. EACH = 425 RESIDENTS



ATTACHMENT “B”

HISTORICAL POPULATION GROWTH RATES OF THE CITY OF CEDARBURG

YEARS	POPULATION	NET POP. INCREASE PER DECADE	% INCREASE PER DECADE	ANNUAL % INCREASE
1960	5,191	--	--	--
1960 - 1970	7,696 (1970)	2,505	48.2%	4.8%
1970 - 1980	9,005 (1980)	1,309	17.0%	1.7%
1980 - 1990	10,086 (1990)	1,081	12.0%	1.2%
1990 - 2000	11,160 (2000)	1,074	10.6%	1.1%
2000 - 2010	12,625 (est. 2010)	1,515 (est.)	13.5% (est.)	1.35% (est.)



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ATTACHMENT “C” HISTORIC POPULATION CHANGES

<u>YEAR</u>	<u>POP</u>	<u>ANNUAL % CHANGE</u>	<u>10 YEAR % CHANGE</u>
1910	1,758		
1920	1,738	-0.1%	-1.1%
1930	2,055	1.8%	18.2%
1940	2,245	0.9%	9.2%
1950	2,810	2.5%	25.2%
1960	5,191	8.5%	84.7%
1970	7,697	4.8%	48.3%
1971	7,798	1.3%	
1972	8,120	4.1%	
1973	8,802	8.4%	
1974	9,493	7.9%	
1975	9,766	2.9%	
1976	10,163	4.1%	
1977	10,227	0.6%	
1978	10,536	3.0%	
1979	10,438	-0.9%	
1980	9,005	-13.7%	17.0%
1981	8,906	-1.1%	
1982	8,903	0.0%	
1983	9,011	1.2%	
1984	9,142	1.5%	
1985	9,229	1.0%	
1986	9,327	1.1%	
1987	9,411	0.9%	
1988	9,599	2.0%	
1989	9,734	1.4%	
1990	10,086	3.6%	12.0%
1991	10,117	0.3%	
1992	10,195	0.8%	
1993	10,278	0.8%	
1994	10,364	0.8%	
1995	10,444	0.8%	
1996	10,513	0.7%	
1997	10,655	1.4%	
1998	10,710	0.5%	
1999	10,733	0.2%	
2000	11,178	4.1%	10.8%
2001	11,196	0.2%	
2002	11,252	0.5%	
AVG. ANNUAL CHANGE	103	0.64%	24.9%



LAND USE ANALYSIS NORTH SHEBOYGAN ROAD CORRIDOR

AREA	PROPOSED USE	LAND	PROPOSED ZONING	APPROX. SIZE (ACRES)	DENSITY (D.U./ACRE)	EST. NO. OF D.U.'S	POP./D.U.	EST. POP.
A	SINGLE-FAMILY RES.		RS-8	75	1.1	82	2.8	230
B-1	SINGLE-FAMILY RES.		RS-3	15	2.7	41	2.8	115
B-2	TWO-FAMILY RES.		RD-1	25	4.0	100	1.8	180
C	PARK		P-1	12	N/A	N/A	N/A	0
D	COMMERCIAL		B-?	19	N/A	N/A	N/A	0
E	COMMERCIAL OFFICE		OSLM	12	N/A	N/A	N/A	0
F	SENIOR HOUSING		RM-2	11	20	220	1.3	286
TOTALS:				169	N/A	443	N/A	811

N/A = NOT APPLICABLE

D.U.= DWELLING UNIT

PREPARED: 11/06/2001 M. Marchek

REVISED: 4/8/2003 TO REFLECT LAND USES ON MASTER PLAN AMENDMENT ADOPTED ON 3/10/2003



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**EXISTING & PROJECTED POPULATION FOR THE
CITY & TOWN OF CEDARBURG FOR
LIBRARY PLANNING PURPOSES**

	YEAR	CITY OF CEDARBURG	TOWN OF CEDARBURG	COMBINED POPULATION
ACTUAL CENSUS	2000	11,160	5,550	16,710
	2001	11,196	5,582	16,778
	2002	11,252	5,671	16,923
PROJECTED POPULATION @ 1.35% INCREASE PER YEAR	2003	11,404	5,748	17,152
	2004	11,558	5,825	17,383
	2005	11,714	5,904	17,618
	2006	11,872	5,983	17,855
	2007	12,032	6,064	18,096
	2010	12,625	6,313	18,938
	2015	13,500	6,751	20,251
	2020	14,435	7,219	21,654
	2025	15,438	7,719	23,157
	2027	15,858	7,930	23,788