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CITY OF CEDARBURG'S SMART GROWTH PLAN

INTRODUCTION

WHAT IS A SMART GROWTH PLAN?

A Smart Growth Plan is a comprehensive plan for a Wisconsin community that is required as a result of a recent State law requiring such a plan which was enacted on October 27, 1999. This law, referred to as Wisconsin's Smart Growth law was the work of a coalition of groups including the Wisconsin Realtors Association, the Wisconsin Builders Association, 1,000 Friends of Wisconsin, the Local Government Associations, and the Wisconsin Council of Regional Planning Organizations. These various interest groups and local and state government representatives collaborated to create legislation to define a comprehensive plan and establish a funding mechanism for planning grants to help pay for such plans.

The Smart Growth law provides the framework for preparing a comprehensive plan with a specific requirement that each municipality in the State enact a new Smart Growth comprehensive plan by January 1, 2010 or communities will forfeit their powers relating to land use regulations. This law affects all towns, villages, cities, counties, and regional plan commissions throughout the State.

After January 1, 2010, local programs and actions related to land use must be consistent with the community's Smart Growth comprehensive plan.

The Smart Growth law replaces an existing State Statute which more generally described the content of a comprehensive plan. The new law describes what information must be included for a plan to be considered effective in developing sound land use policies. Although the State's Smart Growth law does not dictate local land use policy, it does provide an essential framework for local land use decision making. It also aids local officials in determining the impacts of their decision by insuring that they consider all aspects of a community in making their land use decisions.

A Smart Growth Plan must include the following nine elements:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The specific content of each of the elements is described in detail in the Smart Growth law.

HOW CAN YOU FIND OUT MORE ABOUT THE CITY'S SMART GROWTH PLANNING PROCESS?

The Common Council adopted a Public Participation Plan in conjunction with kicking off the Smart Growth planning process. The Plan was adopted by the Common Council on March 3, 2003. The Public Participation Plan includes seven steps that involve providing public education, reviewing the community vision survey, assessing trends, preparing objectives for key plan elements, and other related plan review and implementation steps.

See the Public Participation Plan contained in Appendix _____ (insert later) and also posted separately on this Web site.

WHY PREPARE THE SMART GROWTH PLAN NOW INSTEAD OF WAITING UNTIL THE YEAR 2010 DEADLINE IS CLOSER?

The City is proceeding with its Smart Growth planning now because the City's current comprehensive plan was prepared in the late 1980's and is due to be updated. More importantly, community planning takes time and the City believes that a methodical process without the pressure of a looming deadline is better way to prepare a comprehensive plan to allow for careful deliberation of related issues.

The City's current comprehensive plan provides adequate guidance for most day-to-day decisions and contains much information that can be carried over into the new Smart Growth Plan. However, changing development requirements, changing residential development needs,

community expansion needs, and infill developments all require that the City's comprehensive plan be updated.

In 2005, the City applied for and was awarded a grant by the State of Wisconsin to pay for City staff labor and consultant costs and reproduction costs to prepare the Smart Growth Plan.

WHAT INFORMATION IN THE CITY'S CURRENT COMPREHENSIVE PLAN IS USEFUL AND APPLICABLE TO THE NEW SMART GROWTH PLAN?

Much of the information in the City's current comprehensive plan will be used directly in the new Smart Growth Plan. The current comprehensive plan was prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in the late 1980's for the 20-year planning period from 1990 through 2010. SEWRPC provided technical information which is highly detailed and much of the information is not outdated and will be used to comply with certain data requirements of the new Smart Growth Plan. As an example, much of the required inventory data related to the physical inventory of natural features such as environmental corridors, wetlands, forested areas, environmentally sensitive areas, threatened and endangered species area, stream corridors, flood plains, wildlife habitat and other natural resources will be used. The maps and inventory data from the SEWRPC plan will be referred to as complying with the Smart Growth requirement for such data where applicable.

Certain specific sections of the City's current comprehensive plan, such as the Historic Preservation Planning Inventory and Analysis, will be referenced as a component of the new Smart Growth Plan. That component, currently referred to as Chapter 5 of the SEWRPC Plan, will be updated to include additional historic buildings, structures, or historic landmarks that had been designated as historic after the initial inventory was done in 1985. The amendment listing the additional historic buildings, structures, or landmarks will be included in an appendix of the new plan.

An appendix in the new plan will also includes a listing of other components of the City's current comprehensive plan which are adopted by reference as components of the new Smart Growth Plan. See Appendix _____ for this listing. (Insert Later)

HOW HAS CEDARBURG GROWN IN THE PAST AND HOW FAST WILL IT GROW IN THE FUTURE?

The City's historical and projected population growth is shown on Figure 1.1 and on Table 1.1. This information shows the City's actual population growth from 1960 to 2000 based on US Census data. Note that the City's annual increase in population ranges from 1.1% per year to 4.8% per year for the decades from 1960 to 2000.

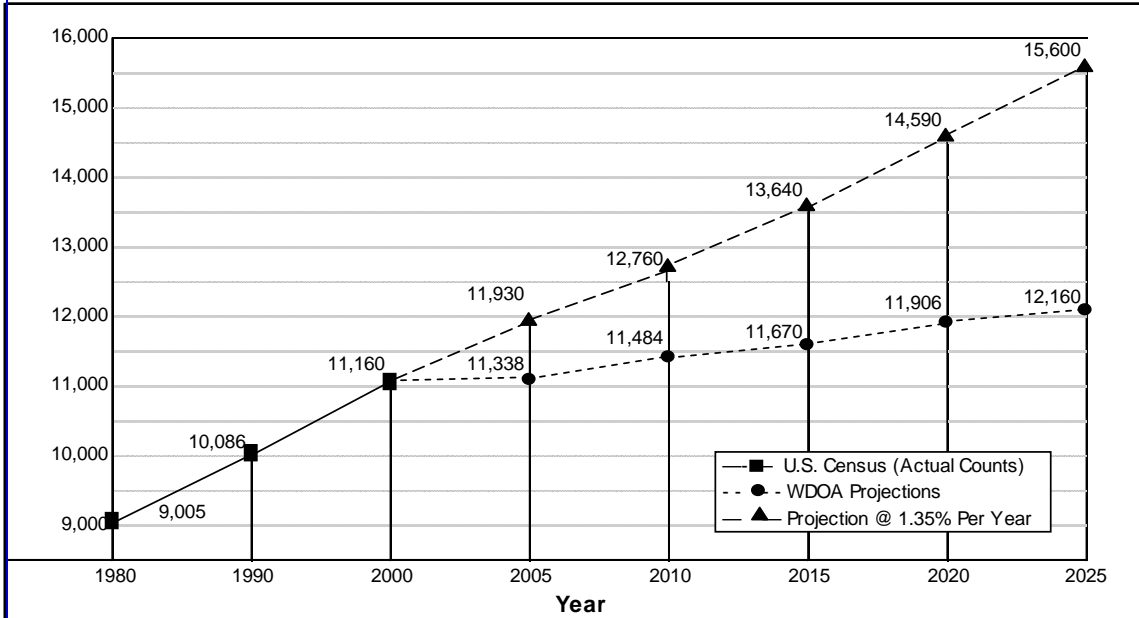
Table 1.1 also shows projected population for the years from 2000 through 2025 in five-year increments. The five-year increment periods are part of the 20-Year planning scenarios required in the new Smart Growth Plan.

Note on Table 1.1 that the projected population increase for the years 2000 to 2025 is based on an annual increase of 1.35% per year. This rate of population increase was generally agreed to by the Common Council and Plan Commission as a basis for projecting future population growth.

Figure 1.1 shows the population trends and projections for the years 1980-2025. Two different projections are shown for the years 2000-2025. One projection is based on the 1.35% annual increase mentioned above. That rate would result in a population of 15,600 in the year 2025. Also shown on the table is a projection made by the Wisconsin Department of Administration Demographic Services Center. This State agency is required to make population projections every ten years based on the latest US Census data. The methodology used by the State uses actual population counts from the decennial censuses of 1980, 1990, and 2000, and the January 1, 2002 population estimates developed by the State. This agency's projection of a municipality's population is made by means of lineal extrapolation. This methodology assumes that the annual amount of future population change will be similar to the annual amount of past population change. In this method, an annual average population change is calculated and applied to a base-year population. Consequently, this projection is based on an annual average change based on past growth. The State's method projects that the City

Figure 1.1 shows the actual U.S. Census counts, WDOA projections, and a population projection based on an average growth rate of 1.35% per year.

Figure 1.1: Population Trends and Projections, 1980 - 2025 for the City of Cedarburg



Source: U.S. Bureau of the Census, 2000; Wisconsin Dept. of Administration, Demographic Services Center, Official Population Projections, 2004; and City of Cedarburg Planning Department, 2004.

Table 1.1 shows more detailed information regarding the City of Cedarburg's historical population growth for the decades between 1960 through 2000. During this period, the City's population grew at annual rates of increase ranging from 1.1% per year to 4.8% per year. The table also shows projected population for five-year periods from 2000 through 2025. These projections are based on an annual increase of 1.35% per year.

TABLE 1.1
HISTORICAL AND PROJECTED GROWTH FOR THE CITY OF CEDARBURG, 1960-2025

YEARS	POPULATION	NET POPULATION 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%
2000-2005	11,930 (proj. 2005)			1.35% (proj.)
2006-2010	12,760 (proj. 2010)			1.35% (proj.)
2011-2015	13,640 (proj. 2015)			1.35% (proj.)
2016-2020	14,590 (proj. 2020)			1.35% (proj.)
2021-2025	15,600 (proj. 2025)			1.35% (proj.)

would have a population of 12,160 in the year 2025. The State's method results in a lower population level because they are based on the projection of the same absolute population growth experienced during the Census counts. Clearly, the State's methodology does not take into consideration local factors such as desirability of the community, ability to attract more than an average share of a metropolitan housing market, and the desirability of local school districts, which are factors that affect population change in Cedarburg.

In addition, population projections will be prepared by SEWRPC in the near future. Those population projections will be included in the Smart Growth report when available.

HOW MUCH RESIDENTIAL GROWTH HAS THE CITY EXPERIENCED?

See Table 1.2 for a summary of the rate of new construction of residential units in the City from 1980 through 2003. During this 24-year period, the City added a total of 1,414 dwelling units or about an average of 59 dwelling units per year. See the table for a breakdown of the growth rates for single-family, two-family, and multi-family homes.

WHAT ARE THE CHARACTERISTICS OF THE CITY'S POPULATION?

The residential population of the City of Cedarburg was 11,196 persons in 2000, compared to 10,086 in 1990. The increase of 1,110 persons or 11 percent during the 1990's is similar to the increase experienced during the 1980's, which was recorded at 1,081 persons. In relative terms, the residential population of Ozaukee County in 2000 was 82,317 persons, which compares to 73,831 persons in 1990, an increase of 9,486 persons or 13 percent. Accordingly, the rate of change in the City is consistent with that of the County with the City's share of Ozaukee County's population being 13.8 percent in 1990 and 13.6 percent in 2000.

Growth in the City population over the past decade was accompanied by a change in the age composition. Among the five-year age groups, growth over the past ten years in the City of Cedarburg was highest in the 35 to 44-year and the 45 to 54-year age groups, largely reflecting the aging "baby-boomers" (those born from 1946 through 1964). Conversely, the largest decreases in population between 1990 and 2000 occurred on



Smart Growth Plan

TABLE 1.2

**NEW CONSTRUCTION OF RESIDENTIAL UNITS
IN THE CITY OF CEDARBURG
1980 - 2003**

	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
2003	58	8 BLDGS--16 UNITS	0	74
TOTALS	795 UNITS	174 UNITS	445 UNITS	1,414
ANNUAL AVERAGE	33 UNITS/YR	7.2 UNITS/YR	18.5 UNITS/YR	58.9 UNITS/YR

the 20 to 24-year and the 25 to 34-year age groups, a reflection of baby-boomers moving out of those age groups. (See Table ____.) (Insert Later)

As part of the 2000 census, respondents were given the opportunity for the first time to specify more than one race when reporting their racial identity. The vast majority of the respondents in the City of Cedarburg (97 percent) reported only one race. This includes 95.6 percent reporting White; 0.8 reporting Hispanic or Latino (of any race); 0.7 percent reporting Asian; 0.2 percent reporting Black or African American; 0.1 percent reporting American Indian or Alaska Native; and 0.1 percent reporting some other race. (See Table ____.) (Insert Later)

CHANGES IN HOUSEHOLDS

In addition to total population, the number of households, or occupied housing units, is of importance in land use and public facilities planning. Households greatly influence the demand for urban land and transportation and other public facilities and services. The number of households in the City was 4,432 in 2000, an increase of 527, or 13.5 percent, over the 1990 level. For comparison purposes, Ozaukee County experienced an increase in the number of households from 25,707 in 1990 to 30,857 in 2000, or an increase of 20 percent.

The rate of growth in households in the City during the 1990's of 13.5 percent exceeded the rate of growth in the total population of 11 percent. The differential growth rates between households and population are reflected in a declining average household size in the City.

The average household size for the City of Cedarburg was 2.45 persons in 2000, which represents a decrease of about 0.08 persons per household, or about 3.3 percent, from the 1990 figure of 2.53 persons. The decline in household size during the 1990's in the City reflects a continuation of a long-term decline in household sizes for the County and the Region over the last 50 years. Trends toward decreasing household sizes have been influenced in part by changes in the types of households. This is particularly evident with smaller non-family households, including single-person households. Single-person households alone increased substantially over the past decade, growing from 945 in 1990 to 1,245 in 2000 and comprised 28 percent of all households in the City in 2000. Other non-family households, aside from single-person households, also increased substantially in number and proportion. Non-family households overall, including single-person households, increased by 326 during the 1990's,

and increased in relative proportion from 27.7 percent of total households in 1990 to 31.8 percent in 2000. These changes in household type are a continuation of trends experienced during the 1970's and 1980's.