

ECONOMIC DEVELOPMENT BOARD
March 8, 2023

EDB20230308-1
UNAPPROVED

A meeting of the Economic Development Board of the City of Cedarburg, Wisconsin, was held on Wednesday, March 8, 2023 at 9:00 a.m. at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Council Member Kristin Burkart at 9:00 a.m.

ROLL CALL Present - DJ Burns, Michael Pahl, Alex Uhan, Anna Marie Armbruster,
Mark Roller, Council Member Kristin Burkart

Also Present - City Administrator Hilvo

Excused - Maggie Dobson

STATEMENT OF PUBLIC NOTICE

Administrator Hilvo acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

Motion made by Alex Uhan, seconded by DJ Burns, to approve the January 4, 2023 minutes. Motion carried without a negative vote with Maggie Dobson excused.

COMMENTS & SUGGESTIONS FROM CITIZENS - None

REPORTS

City Administrator Hilvo reported that the Jim Coutts Legacy Seating Wall is currently being installed.

Council Member Kristin Burkart reported that a concept review of an apartment complex on the Amcast site was presented to the Common Council at the last meeting. The Susan Lane Quarry development was discussed by the Plan Commission earlier in the week.

UNFINISHED BUSINESS

Discussion and Possible Action on Review of All Smart Growth Areas in the City

Administrator Hilvo provided an update on the smart growth areas. Discussion ensued on all sites. SGA-1 (The Mercury Marine/Norstar site located south of Cleveland Street, between Madison and St. John Avenues) was discussed in more detail. The Mercury Marine site is listed as Governmental/Institutional. The intended use for this site was the Library but the City chose to build it in its current location instead. Discussion on this site focused on two options. Option one would be some type of residential use. This would most likely require a TID since additional environmental cleanup would be needed on the site to allow for residential use. It would also require that the property be rezoned to residential from Governmental/Institutional. Option two would be to build a community center on the site that would provide additional space for our residents to do activities that they currently have to find outside of our community. This could include an indoor gymnasium and play area for young kids. This option would not

require any zoning changes, but it would require the City to acquire the property and fund a future building on the site. Most likely it would not require any additional cleanup since it could be built on top of the cap that has been placed on the site already. A suggestion was made on how the CDA could acquire the property to assist with this process. It was also recommended that the City consider future funding for the CDA for Brownfield Redevelopment. The Norstar site would still be classified as High-Medium Density Residential.

SGA-2: Is currently being redeveloped as the Fox Run Development

SGA-3: Is the current Lumbyard building. It is zoned Mixed-Use office and/or High Density residential. It is currently used as a Mixed-Use office, but it could include High-Medium density residential in the future.

SGA-4: Is the current Amcast site that is in the process of being cleaned up and redeveloped.

SGA-5: Is the Ozaukee Fairgrounds. It is listed as potential residential if the fairgrounds ever relocate from the area. It was determined that the likelihood of the current use changing to residential is not likely based on the improvements the County has made on the site. The use should remain the same on this site.

SGA-6: This site on W61N378-392 Washington Ave is classified as Medium-Density single-family residential. This use should remain the same. It does not currently have good access from Washington Ave.

SGA-7: This site on W61N449 Washington Ave is classified as Medium-Density residential but is zoned multi-family. The current proposed use is for apartments.

SGA-8: This site is the stretch of Hanover Avenue behind the buildings on the downtown section of Washington Ave. The intent for this area is to create a vibrant pedestrian friendly extension of the Historic Downtown Business District.

SGA-9: This site is vacant farmland on Wauwatosa Road and Poplar Ave next to the Water Tower. This should remain as a potential single-family residential site.

SGA-10: This site, behind homes on Sunnyside Lane, Hilbert Ave, Portland Rd, and Highland Drive, is currently being built with only one single family home on it.

SGA-11: This site is the former St. Francis Borgia site that Arrabelle Apartments were built on.

SGA-12: This site on the northwest corner of Western Avenue and Wauwatosa Road across from Webster Middle School could be a site for a future subdivision similar to Top View Trails and Prairie View developments. Single-family homes would be proposed on this site.

SGA-13: This is the site of the Prochnow Landfill. Future development of the site, after the environmental cleanup has been decided/completed, could include single-family homes and an indoor/outdoor sports complex.

SGA-14: This is currently farmland south of the Cedar Point Subdivision. This area would be an extension

of Cedar Point to the south and only have single-family homes.

SGA-15: This site is north of HWY 60. It is currently farmland and includes soccer fields. Future use has not been determined but could include extension of the Business Park and/or single-family subdivision(s).

SGA-16: Outside of the City/Town Boundary Agreement. Town Property.

SGA-17: Outside of the City/Town Boundary Agreement. Town Property.

SGA-18: This site is the HWY 60 Business Park.

NEW BUSINESS

Discussion and Possible Action on Wi-Fi Service and Speakers in Downtown Cedarburg

This item was postponed until the next meeting.

Discussion and Possible Action on New Economic Development Program and Ideas

None were presented.

Identify and Possible Action on Future Agenda Items and Confirm Next Meeting Date

- Potential location of a dog park
- Potential location for a convenience store
- Discussion on branding the South End Business District and attracting new businesses.

ADJOURNMENT

Motion was made by DJ Burns, seconded by Mike Pahl, to adjourn the meeting at 10:16 a.m. Motion carried without a negative vote with Maggie Dobson excused.

Mikko Hilvo
City Administrator

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