AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

A strong community identity and stable economic development are affected by the wise use of resources. Conserving agricultural land, protecting natural features, and preserving cultural resources are all fundamental to a healthy environment and thriving community. Types of resources acknowledged by this Comprehensive Plan include productive agricultural areas, undeveloped areas, stream corridors, environmentally sensitive areas, wetlands, mineral resources, open spaces, and historical buildings and areas.

This Comprehensive Plan recognizes that resources in the County and Town are limited and need to be properly managed. Key to this effort is identifying and locating specific characteristics and areas of agricultural, natural, and cultural resources in the County and Town. This is necessary to properly locate future development, avoid serious environmental problems, and ensure natural resources are protected.

AGRICULTURAL RESOURCES

Managing land for agricultural uses is important to the area as it impacts the area's economy and affects development decisions. It also contributes to the rural character and provides open space.

Ozaukee County Farmland Preservation Plan

In 1983, the Ozaukee County Board adopted the Farmland Preservation Plan, which identified prime agricultural lands throughout the county. The plan defines prime agricultural land as follows: "an individual farm must be at least 35 acres in size; at least one-half of the farm must be covered by soils meeting U.S. Natural Resources Conservation Service (NRCS) criteria for national prime farmland or farmland of statewide significance (general Class I, II, or III soils); and the farm must occur in a contiguous farming area at least 100 acres in size."

In 2013, Ozaukee County updated its Farmland Preservation Plan to meet the requirements of the Working Lands Initiative. As part of this update, there were no lands identified for farmland preservation within the Town.

Soil Associations

The Natural Resources Conservation Service (NRCS) issued a soil survey for Ozaukee County in 1970. The data from this survey can be applied to the following endeavors: managing farms and woodlands; selecting sites for roads, buildings, and other structures; identifying mineral resources; and judging the suitability of land for agricultural, industrial, or recreational uses.

The survey identified the Town of Cedarburg to have a large soil association called Hochiem-Sisson-Casco association. Soil associations are general areas with broad patterns of soils. The Hochiem-Sisson-Casco association contains well-drained soils that have a subsoil of loam to clay loam underlain mainly by loamy till, outwash, and lake-laid deposits on uplands, terraces, and in lakebeds. Most areas suitable for cultivation have

been cleared and are cultivated. This association also contains more woodlands than other associations found in the County.

Smaller soil associations found within the Town include the Ozaukee-Mequon, Houghton-Adrian, and Casco-Fabuis associations.

Soil Suitability for Agricultural Production

The NRCS developed a method known as the Land Evaluation and Site Assessment (LESA) system. LESA is a numeric system for rating potential farmland preservation areas by evaluating soil quality and geographic variables.

The NRCS rated each soil type in Ozaukee County and placed soil ratings into groups ranging from the best to worst suited for cropland. The best group is assigned a value of 100 and all other groups are assigned lower values. In addition to soil type, the land evaluation component considers slope, the agricultural capability class, and soil productivity.

Figure 1 presents the land evaluation ratings for agricultural soils in the Town and Table 1 presents the ratings for the Town and Ozaukee County.

It should be noted that the need for a LESA system in the State is to provide rankings for soil survey map units to make farmland suitability assessments for the Farmland Protection Policy Act (FPPA). Recently, the State updated the Statewide LESA system that corrects the deficiencies in the old system. The new LESA system assigns the official map units for each Soil Survey Area into one of 20 groupings with Group 1 being the map units in the soil survey area with the best suitability for agricultural land uses and Group 20 being the least suited. The groupings are generated independently for each soil survey area so that each area will have some map units in the highest group and some map units in the lowest group. When the Farmland Preservation Plan for Ozaukee County is updated, the new LESA system and data will likely be used to prepare that plan. This new data will likely affect the Land Evaluation (LE) portion of the LESA analysis for the County.

Existing Agricultural Land

In 2020, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) identified 5,159 total acres of existing agricultural lands as part of their land use inventory for the Town of Cedarburg. As shown in Figure 2, the 2020 land use inventory included cultivated lands (4,153 acres), pasture lands and unused agricultural lands (549 acres), orchards and nurseries (273 acres), and non-residential farm buildings (184 acres).

Table 2 depicts agricultural lands in Ozaukee County in 2015 and the Town of Cedarburg in 2020.

Agricultural Production

Ozaukee County farms produce a varied array of agricultural products including many varieties of crops and livestock. Among the most prominent of these agricultural products are corn, forage (hay, grass silage, and greenchop), soybeans, small grains, and dairy products.

As Table 3 illustrates, from 2012 to 2017, the land area for the production of soybeans has increased by 1,300 acres, while the land area for corn, forage, and small grains has decreased.

In addition to crop agricultural activity, there is a significant livestock agricultural activity in Ozaukee County. The most prevalent livestock activities in the County are the raising and selling of cattle and calves and dairy farming.

As Tables 4 and 5 illustrate, there were 316 farms in Ozaukee County in 2017. Of these 316 farms, 39 were dairy farms. They boarded 9,200 dairy cows (an average of 236 dairy cows per herd), and produced 256,000,000 pounds of dairy products (or 27,800 pounds per cow). This was a 16% increase from 2012. There are no active commercial dairy farms located in the Town of Cedarburg.

Table 6 depicts the different agricultural products grown in Ozaukee County and the number of farms involved in producing each agricultural product. It should be noted that individual farms in the County have diversified crops and livestock.

Agricultural Revenue

In 2017, Ozaukee County farms combined to produce agricultural products with a market value of $75,225,000 consisting of $18,967,000 in crops and $56,258,000 in livestock. The average farm in the County produced agricultural products with a market value of $238,052. Farms across the State combined to produce agricultural products with a market value of $11,427,423,000 in 2017. The average farm in the State produced agricultural products with a market value of $176,368.

The average net income of a farm operation in the County in 2017 was $59,981, compared to an average of $36,842 for the State. Farming was the primary occupation for principal producers on 51% of the farms in Ozaukee County. Farming was the primary occupation for principal producers on approximately 48% of farms in the State.

Table 7 illustrates the sales of agricultural products for Ozaukee County farms in 2017.

Number and Size of Farms

In 2017, there were 316 farms in Ozaukee County (Figure 3). Table 4 illustrates the number of farms by size category in Ozaukee County and the State of Wisconsin. The average farm size in the County was 188 acres in 2017, while the median farm size was 60 acres. This compares to 221 acres (average farm size) and 90 acres (median farm size) for farms in the State.

As indicated in Table 5, the total number of farms in the County has steadily decreased over the past 30 years, while the number of livestock has continued to increase. This trend indicates that farm buildings have been increased or enlarged to accommodate larger herds. The significant increase in the average sale price per acre of agricultural land over the past 30 years illustrates the development pressure on agricultural land in the County.

Agricultural Farms Enrolled in State and Federal Conservation Programs

There are a number of Federal and State conservation programs that have been created to help protect farmland and related rural land. The programs include the Conservation Reserve Program (CRP), Conservation Reserve Enhancement Program (CREP), Wetland Reserve Program (WRP), and Wisconsin Farmland Preservation Program (FPP).

Table 8 identifies farms enrolled in State and Federal conservation programs for the Town of Cedarburg and Ozaukee County.

NATURAL RESOURCES

The landforms and physical features of the Town of Cedarburg and Ozaukee County are important determinants of growth and development. The physical geography of an area must be considered in land use, transportation, and utility and community facility planning and development. Additionally, physical features contribute to the natural beauty and overall quality of life in an area.

Topographic Features

Glaciation has largely determined the topography and soils of the Town of Cedarburg and Ozaukee County. Elevations in Ozaukee County range from 580 feet above sea level (Town of Belgium) to 988 feet above sea level (Town of Cedarburg). In general, the topography of the Town of Cedarburg and Ozaukee County is relatively level to gently rolling in some areas, with low lying areas associated with streams and wetlands. The nature of the Lake Michigan shoreline in the County is generally characterized by areas of steep slopes, including bluffs and several ravines.

There is evidence of four major stages of glaciation in Ozaukee County. The last and most influential in terms of present topography was the Wisconsin stage, which ended in the State about 11,000 years ago. Most of the County is covered with glacial deposits ranging from large boulders to fine grain clays such as silty clay loam till, loam to clay loam, and organic mucky peat.

Geology

The bedrock formations underlying Ozaukee County consist of the Milwaukee Formation and Niagara Dolomite. The Milwaukee Formation includes shale, shale limestone, and dolomite. It is approximately 130 feet thick and is found in the eastern portion of the County along Lake Michigan. Niagara Dolomite is approximately 100 feet thick and is found in the central and western portions of the County.

Also located in the Town of Cedarburg (Section 26) is the Cedar Creek Anschuetz Quarries. This 7-acre geologic area, as inventoried in SEWRPC's Regional Natural Areas and Critical Species Habitat Plan, includes outcrops and abandoned quarries along Cedar Creek that were a main supply of stone for area buildings. This geologic area is privately owned. Although the quarries are no longer in existence and have been reclaimed to urbanized uses, outcrop features of the site are still prevalent along the creek.

Lake Michigan Bluff and Ravine Areas

Shoreline erosion and bluff stability conditions are important considerations in planning for the protection and sound development and redevelopment of lands located along Lake Michigan. These conditions can change over time because they are related to changes in climate, water level, the geometry of the near shore areas, the extent and condition of shore protection measures, the type and extent of vegetation, and the type of land uses in shoreland areas.

There are approximately 25 linear miles of Lake Michigan shoreline in Ozaukee County. The Lake Michigan shoreline contains areas of substantial bluffs with heights of up to 140 feet ravines; areas of gently rolling beaches with widths of up to 150 feet; and areas of low sand dune ridges and swales.

Nonmetallic Mineral Resources

Nonmetallic minerals include crushed stone (gravel), dimension stone, and sand. Nonmetallic mines (quarries) provide sand and stone for transportation facilities and buildings. Nonmetallic minerals are important economic resources that should be taken into careful consideration whenever land is being considered for development. Mineral resources, like other natural resources, occur where nature put them, which is not always convenient or locally desirable. If an adequate supply of stone and sand is desired for the future, wise management of nonmetallic mineral resources is important.

Areas Suitable for Sand and Gravel Extraction

Figure 4 illustrates areas possibly containing commercially workable amounts of sand and gravel, with the largest concentrations in the western portion of the County and along the Milwaukee River. Table 9 depicts the potential sources of sand and gravel, in acres, for the Town of Cedarburg and Ozaukee County.

Existing Nonmetallic Mining Sites and Registered Sites

There were 10 nonmetallic mining operations encompassing about 361 acres in Ozaukee County in 2022. Each mining operation may include a combination of active mining sites, future mining sites, proposed mining sites, reclaimed mining sites, and unreclaimed mining sites. As the inventory of agricultural, natural, and cultural resources provided by Ozaukee County and SEWRPC illustrates, active mining sites include about 149 acres, reclaimed mining sites includes 79 acres, and unreclaimed mining sites includes 133 acres. The County continues to receive applications for new mining sites and each site is reviewed by County staff on a case-by-case basis to ensure all guidelines are met prior to activating mining operations. The County administers all of the non-metallic mining sites in the County, except for sites located in the Town of Saukville. Sites in the Town of Saukville are administered by the Town through the State NR 135 program.

According to the inventory provided by Ozaukee County and SEWRPC, the Town of Cedarburg had two nonmetallic mining sites in 2022. Both sites are currently going through a stage of reclamation. The Dorian Rettman Revocable Trust site has one acre to be reclaimed with nine acres already reclaimed and the Charmoli Holdings, LLC and Ponfil Trust site has five acres to be reclaimed with five acres already reclaimed.

Water Resources

Water resources such as lakes, streams and their associated floodplains, and groundwater form an important element of the natural resource base for Ozaukee County. The contribution of these resources is immeasurable to economic development, recreational activity, and aesthetic quality of the Town of Cedarburg and Ozaukee County.

Watersheds

Ozaukee County encompasses five major watersheds and an area that drains directly into Lake Michigan. All of the watersheds are part of the Great Lakes-St. Lawrence River drainage system. The major watersheds include the Milwaukee River watershed, Sauk Creek watershed, Menomonee River watershed, Sheboygan River watershed, and Sucker Creek watershed. A majority of Ozaukee County is located in the Milwaukee River watershed.

Furthermore, since Ozaukee County is located entirely east of the subcontinental divide that separates the Mississippi River and the Great Lakes-St. Lawrence River drainage basin, local governments within Ozaukee County are not subject to limitations on the use of Lake Michigan water that affect areas west of the divide.

Surface Water Resources

Surface water resources consist of streams, rivers, lakes, and associated floodplains and shorelands. Lakes, rivers, and streams constitute a focal point for water-related recreation activities and greatly enhance the aesthetic quality of the environment. However, lakes, rivers, and streams are readily susceptible to degradation through improper land development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads from manufacturing and improperly located onsite waste treatment systems; sanitary sewer overflows; urban runoff, including runoff from construction sites; and careless agricultural practices. The water quality of surface waters may also be adversely affected by the excessive development of riparian areas and inappropriate filling of peripheral wetlands. This adds new sources of undesirable nutrients and sediment, while removing needed areas for trapping nutrients and sediments. In 2015, surface waters within Ozaukee County encompassed 2,627 acres, or about 2%, of the County. As shown in Figure 5, surface waters encompassed 278 acres within the Town of Cedarburg, or about 2% of the total area of the Town, in 2020.

Floodplains

Floodplains are the wide, gently sloping areas usually lying on both sides of a river or stream channel. The flow of a river onto its floodplain is a normal phenomenon and, in the absence of flood control, can be expected to

occur periodically. For planning and regulatory purposes, floodplains are defined as those areas subject to inundation by the 1-percent-annual-probability (100-year recurrence interval) flood event.

Floodplains in the Town of Cedarburg and Ozaukee County were identified as part of the Ozaukee County Flood Insurance Study (FIS). Floodplain delineations developed as part of the FIS detailed study are illustrated on Figure 5.

Shorelands

Shorelands are defined by the *Wisconsin Statutes* as lands within the following distances from the ordinary high water mark of navigable waters: 1000 feet from a lake, pond, or flowage; and 300 feet from a river or stream, or to the landward side of the floodplain, whichever distance is greater. Additional ordinances in Ozaukee County restrict removal of vegetation and other activities in shoreland areas and require most structures to be set back a minimum of 75 feet from navigable waters. Areas affected by shoreland regulations are illustrated in Figure 6 for the Town of Cedarburg and Ozaukee County.

Wetlands

Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and duration that is sufficient to support a prevalence of vegetation typically adopted for life in saturated soil conditions. As illustrated in Figure 5, wetlands occur in depressions, near the bottom of slopes, along lakeshores and stream banks, and on land areas that are poorly drained. Wetlands are generally unsuited or poorly suited for most agricultural or urban development purposes. In 2020, wetlands encompassed 2,657 acres within the Town of Cedarburg, or about 17% of the total area of the Town.

Groundwater Resources

Ozaukee County has seen an increase in the overall water consumption and groundwater consumption in recent decades. Total water consumption increased 15% (gallons per day) between 1979 and 1995. Groundwater consumption in Ozaukee County increased 14% (gallons per day) between 1979 and 1995. Over 84% of the total water used per day by Ozaukee County was groundwater in 1995.

As of 2005, about 33 percent of the total resident 2005 population of Ozaukee County was served by private domestic wells, including the Town of Cedarburg. There are a number of areas within Ozaukee County classified as having urban-density development that are served by private wells and the majority of these areas are located in the southern portion of the County, within the City of Mequon and the Towns of Cedarburg and Grafton. Assuming an average use of 65 gallons per capita per day, these private domestic wells would withdraw about 1.9 million gallons per day from the shallow groundwater aquifer. In 2005, about 90 percent of the water withdrawn by private wells was returned to the groundwater aquifer via onsite sewage disposal systems, while the remaining percentage of water withdrawn was returned to a surface water system.

The regional water supply plan prepared by SEWRPC indicates that there would be an adequate water supply of groundwater in the deep and shallow aquifer for Ozaukee County and the Region as a whole. The shallow aquifer is the source of water for most wells in the Town of Cedarburg and Ozaukee County.

A critical factor to maintaining a high-quality groundwater supply is determining which areas of the Town of Cedarburg and Ozaukee County are most vulnerable to groundwater contamination (i.e. areas within proximity to the former Prochnow Landfill). Land use planning can be used to steer incompatible uses away from these areas once they have been identified.

The Town of Cedarburg completed a study concerning the need for, and feasibility of, creating a water utility. In 2008, the "Five Corners Preliminary Water Supply Investigation," was completed by EarthTech and was intended to provide information and potential locations for a public water supply system within the Five Corners area. The study found that an adequate groundwater supply source was available in the area, and the creation of a water utility was a feasible option. See the "Water Supply" section in the Utilities and Community Facilities chapter of this report for further information.

The Town also expressed its willingness to work with neighboring communities to study the feasibility of creating a cooperative water utility; however, that option was not agreed upon at that time. In addition, the Town expressed a willingness to consider purchasing water from neighboring water utilities—the City of Cedarburg and the Village of Grafton—that utilized groundwater or surface water sources, such as Lake Michigan. These efforts could be revisited in future years to provide water and/or sewer to areas of the Town such as the Town Center.

Woodlands

With good planning practices, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air, water, and regulating surface water runoff, woodlands help maintain a diversity of plant and animal life. The destruction of woodlands can contribute to excessive stormwater runoff, siltation of lakes and streams, and loss of wildlife habitat.

Figure 7 identifies the woodland areas for the Town of Cedarburg and Ozaukee County. For the purpose of this Comprehensive Plan, woodlands are defined as upland areas of one acre or more in area, having 17 or more trees per acre (each measuring 4 inches in diameter and 4.5 feet above the ground), and having a canopy coverage of 50% or greater.

Natural Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Natural areas are classified into one of three categories: NA-1 (statewide or greater significance), NA-2 (countywide or regional significance), and NA-3 (local significance). Natural area classifications are based on the diversity of plant and animal species and community

type present, the structure and integrity of the native plant or animal community, the uniqueness of the natural features, the size of the site, and the educational value.

Figure 8 identifies natural areas in Ozaukee County. The six natural areas wholly or partially located within the Town of Cedarburg include: #1 – Cedarburg Bog State Natural Area (NA-1 & RSH); #2 - Mole Creek Swamp/Pleasant Valley Park Woods (NA-3 & RSH); #3 - Cedar-Sauk Low Woods (NA-3); #4 - Sherman Road Woods (NA-3); #5 - Five Corners Swamp (NA-3); and #6 - Cedar Creek Forest (NA-3 & RSH). Five of the six natural areas are sites of local significance and Mole Creek Swamp/Pleasant Valley Park Woods and Cedar Creek Forest are sites that support rare, threatened, or endangered animal or plant species officially designated by the WDNR. These natural areas encompass a total of approximately 596 acres in the Town of Cedarburg. The natural areas identified in this Village plan update reflect the sites inventoried in an update to the *Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*. The plan is expected to be completed in early 2024.

Critical Species Habitat and Aquatic Sites

Critical species habitat sites consist of areas outside natural areas that are important for their ability to support rare, threatened, or endangered plant or animal species. Such areas identified as "critical" habitat are considered to be important to the survival of a particular species or group of species of special concern. There are five critical species habitat sites wholly or partially located within the Town of Cedarburg that encompass approximately 172 acres. Figure 8 identifies the five sites within the Town that include: #7 - Bridge Road Wetlands and Meadows (T10N, R21E, Section 28); #8 - Cedar Creek Wetlands (T10N, R21E, Sections 13 and 14); #9 - Cedarburg Wetlands and Meadows Habitat Area (T10N, R21E, Section 4); #10 - Decker Corner Habitat Area (T10N, R21E, Section 6); and #11 - Wasaukee-Pioneer Hardwood Swamp (T10N, R21E, Section 31). The critical species habitat sites identified in this Village plan update also reflect the sites inventoried in an update to the *Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*.

There are also over 20 aquatic sites that support threatened or rare fish, reptile, or mussel species in Ozaukee County. In the Town of Cedarburg, Mole Creek, a tributary to the Milwaukee River with a statewide or greater significance classification, and Cedar Creek, a river of local significance, both have good fish population, fish diversity, and mussel species rich, are identified.

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been identifying and delineating those areas in which concentrations of the best remaining elements of the natural resources occur. It has been recognized that preserving these areas is essential to both the maintenance of the overall environmental quality of the region and to the continued provision of the amenities required to maintain a high quality of life for residents.

Seven elements of the natural resources are considered essential to maintaining the ecological balance and the overall quality of life in the Region, and serve as the basis for identifying the environmental corridor network. These seven elements are:

- Lakes, rivers, streams, and associated shorelands and floodplains
- Wetlands
- Woodlands
- Prairies
- Wildlife habitat areas
- Wet, poorly drained, and organic soils
- Rugged terrain and high relief topography

In addition, there are certain features that are closely related to natural resources and were used to identify areas with recreational, aesthetic, ecological, and nature value. These features include existing park and open space sites, potential park and open space sites, historic sites, scenic areas and vistas, and natural areas.

Figure 9 identifies the environmental corridors and isolated natural resource areas for the Town of Cedarburg and Ozaukee County.

Primary environmental corridors include a wide variety of the most important natural resources and are at least 400 acres in size, two miles long, and 200 feet wide. Secondary environmental corridors serve to link primary environmental corridors; no minimum area or length criteria apply. Secondary environmental corridors that do not connect primary environmental corridors must be at least 100 acres in size and one mile long. An isolated natural resource area is a concentration of natural resource features, encompassing at least five acres but not large enough to meet the size or length criteria for primary or secondary environmental corridors.

The importance of maintaining the integrity of the remaining environmental corridors and isolated natural resource areas is apparent. Preserving environmental corridors and isolated natural resource areas as natural open areas can assist in flood-flow attenuation, water pollution abatement, noise pollution abatement, and maintenance of air quality. Corridor preservation is also important to the movement of wildlife and for the movement and dispersal of seeds for a variety of plant species.

Park and Open Space Sites

Park and open space sites and related topics are addressed as part of the Utilities and Community Facilities element of this plan update.

CULTURAL RESOURCES

Cultural resources include historic buildings, structures, and sites, and archeological sites. Cultural resources help to provide Ozaukee County, the Town of Cedarburg, and each distinct community with a sense of heritage,

identity, and civic pride. Resources such as historical and archeological sites and historic districts can also provide economic opportunities for communities and their residents. For these reasons it is important to identify historical and archeological sites located in Ozaukee County.

Historical Resources

In 2022, there were 41 historic places and districts in Ozaukee County listed on the National Register of Historic Places and the State Register of Historical Places. In most cases, a historic place or district is listed on both the National Register and on the State Register. After the State Register was created in 1991, all properties which are nominated for the National Register must first go through the State Register review process.

Of the 41 historic places and districts in the County listed on the National and State Registers, 29 are historic buildings or structures, six are historic districts, and six are shipwrecks. Sites and districts listed on the National and State Register of Historic Places have an increased measure of protection against degradation and destruction.

The Town of Cedarburg currently has two historic structures and one historic district registered on the National and State Register of Historic Places. The two historic structures are the Covered Bridge (listed in 1973) and the Concordia Mill (listed in 1974). The one historic district is the Hamilton Historic District (listed in 1976).

In addition to those historic sites and districts nominated to the National and State Registers of historic places, there are 119 sites in Ozaukee County which have been designated as local landmarks by local governments. Like historic sites listed on the National and State Registers, properties designated as local landmarks have an extra level of protection against degradation and destruction. The Town of Cedarburg has nine identified local landmarks:

- Concordia Mill (Figure 10)
- Covered Bridge
- Deckers Corners
- Five Corners
- Hamilton Park
- Hamilton School
- Hamilton Tavern, Hotel, & Livery (now Hamilton House)
- Kaehler's Mill
- Turn Halle

The State Historical Society of Wisconsin also administers a historical marker program. In the Town of Cedarburg, the Covered Bridge is a historical marker.

Archaeological Resources

As of 2019, there were 394 known prehistoric and historic archeological sites located wholly or partially within Ozaukee County and listed on the State Historical Society's Archeological Sites Inventory, including prehistoric and historic camp sites, villages, and farmsteads; marked and unmarked burial sites; and Native American mounds. No archeological sites in Ozaukee County are listed on the National or State Registers of Historic Places. Refer to Tab 2 (Introduction) for more information on archaeological resources in the Town.

Local Historical Societies and Museums

There are several local historical societies affiliated with the State Historical Society of Wisconsin in the Ozaukee County area. These include the Ozaukee County Historical Society, Cedarburg Cultural Center, Mequon Historical Society, Port Washington Historical Society, and Saukville Area Historical Society. Each historical society contains a varying number of facilities housing items of historical or archeological significance, historical records and information, educational facilities, or gallery and performance facilities.

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES: GOALS, OBJECTIVES, AND POLICIES

GOAL #1

Maintain and protect the Town of Cedarburg's unique rural character and identity.

OBJECTIVE

Preserve and maintain significant cultural features, natural areas, and environmental corridors.

POLICIES

Achieve a practical balance between residential development and maintaining the rural character the Town.

Evaluate the feasibility of using transfer of development rights (TDR) and purchase of development rights (PDR) programs for protecting and preserving significant cultural features, natural areas, and environmental corridors.

Continue to utilize the Town's preservation award program for historic significance, when implemented by the proper authoritative body.

Encourage deed restrictions on unique/sensitive areas as part of new development or redevelopment to preserve open space consistent with the Future Land Use Map.

Promote Managed Forest Law (MFL) or similar programs as incentives to encourage the sustainability of woodlands in the Town of Cedarburg.

Encourage the implementation of the Park Plan recommendations (as they relate to significant cultural features, natural areas, and environmental corridors) for the Town of Cedarburg.

Update the 1996 Landmarks Commission Barn Survey (Landmarks Commission project) to include stone silos and other historic stone agricultural structures; encourage the preservation and repair of such structures, including the use exceptions to allow flexibility in such preservation and repair.

OBJECTIVE

Preserve scenic views and minimize views of new development from roads.

POLICIES

Discourage new development on hilltops and ridges and encourage significant housing setbacks from major roads.

Encourage "parkway" streetscapes along major roadways in the Town of Cedarburg.

Promote compliance with the Town's Planting Strip Guidelines for new major land divisions on arterial and collector roads.

GOAL #2

Support the continuation and preservation of agricultural and agricultural related land uses in the Town to ensure farming remains a viable option within the Town.

OBJECTIVES

Preserve and protect agricultural land from premature development consistent with the Future Land Use Map.

Protect parcels that are suitable for long-term agricultural use based on the results of the LESA analysis consistent with the Future Land Use Map.

POLICIES

Consider the use of agricultural tax incremental financing (TIFs) to maintain, attract, or expand agricultural and agricultural related uses.

Consider authorizing limited non-agricultural commercial activities that meet applicable regulations pertaining to home occupations/professional home offices, or in the case of utilizing outbuildings, such activities that are low profile in nature, are operated by the owner of the premises, and meet other requirements of Town zoning.

Evaluate the compatibility of all proposed development near farms, farming operations, and large contiguous areas of agricultural use when a development proposal is reviewed by the Town.

Encourage various types of agriculture and farming operations in the Town, including niche farming, that may include organic farming, nurseries, orchards, forestry, tree farms, vegetable farms, equestrian facilities, and special agriculture, etc.

PROGRAMS

Promote agricultural use on parcels determined to be most suitable for long-term agricultural use based on the results of the LESA analysis.

Review and revise the Town Zoning Ordinance and Land Division Ordinance as necessary to ensure they are consistent with the Town comprehensive plan. A Zoning Ordinance update is projected to be completed in spring 2024.

Examine the potential agricultural use of parcels identified as agriculture and agriculture-related uses on the Town Planned Land Use Map that meet the Town and County criteria.

OBJECTIVE

Retain existing farm operations and agri-business in the Town to the extent possible.

POLICIES

Support economic initiatives to ensure farming remains viable in the Town, including agri-tourism consistent with the Town Code and direct marketing of farm products.

Continue monitoring agricultural infrastructure in the Town to support farm operations.

Encourage farming by younger age groups in the Town, including retiring farmers passing farms or farming operations to their heirs.

Support implementation of the Working Lands Initiative recommendation to establish a beginning farmer program to recruit and train the next generation of farmers.

PROGRAMS

Encourage agri-tourism in the Town by informing various agricultural-related special events such as farm breakfasts, farm tours, corn mazes, and u-pick farms to join the Chamber of Commerce, which is the local entity that provides information and marketing for such events.

Implement programs recommended under the Farmland Protection and Land Evaluation and Site Assessment Analysis Issue to preserve all agricultural activity in the Town, including support of the Wisconsin Working Lands Initiative recommendations.

GOAL #3

Protect, preserve, and sensibly use the Town's natural resources.

OBJECTIVES

Encourage the preservation of natural resource features and open spaces when future development proposals are introduced to the Town.

Discourage incompatible land uses in environmentally sensitive areas.

POLICIES

Work to implement strategies regarding the preservation and protection of environmentally sensitive areas.

Promote land use patterns that are sensitive to natural resource conservation.

OBJECTIVES

Encourage integrated water resource management of surface water, groundwater and water-dependent natural resources.

Ensure surface water resources, such as Cedar Creek, have recreational value.

POLICY

Floodplains and floodways should not be allocated for development that would cause or be subject to flood damage.

GOAL #4

Require all mineral extraction operations and utilities be consistent with *State Statutes* and other County/local regulations.

OBJECTIVE

Require the submission of a land use plan/study, mineral extraction phasing plan, and reclamation plan (under Ozaukee County ordinance) for future and expanded mineral extraction sites in the Town of Cedarburg to the extent allowed consistent with *State Statute*s and other County/local regulations.

POLICY

Consider applications along with Ozaukee County and the Wisconsin Department of Natural Resources in zoning and conditional use deliberations for the establishment, maintenance, operation, and reclamation of any existing or future mineral extraction sites.

GOAL #5

Encourage preserving historic, archaeological, and cultural, buildings, districts, and sites.

POLICY

Encourage the preservation of historical resources that contribute to the heritage and economy of the Town.

PROGRAM

Identify structures and/or areas whose historic or architectural interest may make a valuable contribution to the character and charm of the Town.

Worldox #264567-7 – Town of Cedarburg CPU: Chapter 5 Text
110-1257
SH/BRM/RLR/mid
08/09/23; 08/07/23; 07/27/23; 07/25/23; 07/06/2023

TABLE 1: Land Evaluation Rating for Agricultural Lands in Ozaukee County

Local Government	95-100 (acres)	90-94.9 (acres)	85-89.9 (acres)	80 - 84.9 (acres)	75 - 79.9 (acres)	70 - 74.9 (acres)	60 - 69.9 (acres)	< 60 (acres)
City of Mequon	6,808	12,282	3,689	834	306	101	2,788	3,255
Town of Belgium	566	15,160	221	1,399	773	320	1,464	2,880
Town of Cedarburg	**2,728**	**4,509**	**1,640**	**1,385**	**574**	**482**	**2,195**	**2,279**
Town of Fredonia	2,205	7,482	735	1,962	166	1,311	3,441	4,616
Town of Grafton	115	5,960	363	688	284	213	1,692	2,028
Town of Port Washington	63	7,850	22	480	76	116	1,138	1,630
Town of Saukville	1,672	4,521	833	1,859	473	2,826	3,773	5,083
Other Cities and Villages	659	7,426	1,080	1,477	319	122	2,488	2,757
Ozaukee County	14,816	65,190	8,583	10,084	2,971	5,491	18,979	24,528

Source: NRCS and SEWRPC.

TABLE 2: Existing Agricultural Lands in Ozaukee County: 2015

Local Government	Cultivated Lands (acres)	Pasture Land and Unused Agricultural Land (acres)	Orchards and Nurseries (acres)	Farm Buildings (acres)	Total (acres)
City of Mequon	5,804	1,005	801	208	7,818
Town of Belgium	15,125	871	134	307	16,437
Town of Cedarburg[a]	**4,153**	**549**	**273**	**184**	**5,159**
Town of Fredonia	11,705	946	39	291	12,981
Town of Grafton	2,467	438	40	126	3,071
Town of Port Washington	7,320	179	88	165	7,752
Town of Saukville	7,687	697	117	275	8,776
Other Cities and Villages	2,559	76	0	29	2,664
Total	56,820	4,761	1,492	1,585	64,658

[a]Acreage for the Town of Cedarburg is 2020 data.

Source: SEWRPC.

TABLE 3: Agricultural Production in Ozaukee County (2017)

	Ozaukee County							State of Wisconsin	
Crop	Land Area 2017 (acres)	Land Area 2012 (acres)	Change 2012-2017 (acres)	Percent Change 2012 - 2017	Land Area 2002 (acres)	Change 2002 – 2017 (acres)	Percent Change 2002 - 2017	Percent Change 2012 - 2017	Percent Change 2002 - 2017
Corn	15,600	15,700	-100	-0.6	16,100	-500	-3.1	-6.2	12.1
Forage	13,300	13,900	-600	-4.3	16,600	-3,300	-19.9	-1.0	-23.2
Soybeans	11,400	10,100	1,300	12.9	9,000	2,400	26.7	30.3	45.7
Small Grains	3,300	5,500	-2,200	-40.0	6,600	-3,300	-50.0	-25.5	-34.9
Total	43,600	45,200	-1,600	-3.5	48,300	-4,700	-9.7	1.4	2.8

Source: USDA National Agricultural Statistics Service 2017 Census of Agriculture and SEWRPC.

TABLE 4: Farm Size in Ozaukee County and Wisconsin (2017)

	Ozaukee County		State of Wisconsin	
Size (acres)	Number	Percent	Number	Percent
Less Than 10 Acres	51	16.1	5,923	9.1
10 to 49 Acres	95	30.1	16,919	26.1
50 to 179 Acres	69	21.8	21,254	32.8
180 to 499 Acres	63	19.9	14,177	21.9
500 to 999 Acres	29	9.2	4,180	6.5
1,000 Acres or More	9	2.9	2,340	3.6
Total	316	100.0	64,793	100.0

Source: USDA National Agricultural Statistics Service 2017 Census of Agriculture and SEWRPC.

TABLE 5: Agricultural Trends in Ozaukee County 1987-2017

Variable	1987	1992	1997	2002	2007	2012	2017
Total Number of Farms	483	448	427	533	513	416	316
Number of Dairy Farms	167	133	106	96	69	66	39
Number of Dairy Cows	9,900	8,600	8,400	9,000	8,300	8,600	9,200
Land in Farms (Acres)	85,201	78,772	69,930	75,467	70,689	64,987	59,299
Price per Acre (Average Land Sale)	$1,333	$1,389	$2,509	$4,043	$4,785	$5,608	$6,554
Total Number of Cattle	20,600	20,500	18,900	20,700	17,700	18,500	26,400

Source: USDA National Agricultural Statistics Service 2017 Census of Agriculture and SEWRPC.

TABLE 6: Agricultural Products Produced by Ozaukee County Farms 2017

Agricultural Products	Number of Farms	Percent
Livestock & Poultry - Cattle and Calves	101	32.0
Livestock & Poultry - Hogs and Pigs	7	2.2
Livestock & Poultry - Sheep and Lambs	10	3.2
Livestock & Poultry - Chickens and Egg Production	4	1.3
Crops - Corn for Grain	75	23.7
Crops - Corn for Silage or Greenchop	62	19.6
Crops - Wheat for Grain	56	17.7
Crops - Oats for Grain	22	7.0
Crops - Barely for Grain	2	0.6
Crops - Sorghum for Silage or Greenchop	--	--
Crops - Soybeans	92	29.1
Crops - Potatoes and Sweet Potatoes	9	2.8
Crops - Forage	137	43.4
Crops - Vegetables	41	13.0
Crops - Orchards	14	4.4
Total	632[a]	200.0[a]

[a]*There were 316 farms in Ozaukee County in 2017. The number of farms total is greater than 316 and the percent total is greater than 100.0 because many farms produce more than one agricultural product.*

Source: USDA National Agricultural Statistics Service 2017 Census of Agriculture and SEWRPC.

TABLE 7: Farms in Ozaukee County and Wisconsin by Value of Agricultural Product Sales[a]: 2017

	Ozaukee County		State of Wisconsin	
Value of Sales	Number	Percent	Number	Percent
Less than $2,500	92	29.1	20,714	32.0
$2,500 to $4,999	20	6.3	4,837	7.5
$5,000 to $9,999	18	5.7	5,653	8.7
$10,000 to $24,999	39	12.4	7,186	11.1
$25,000 to $49,999	22	7.0	4,951	7.6
$50,000 to $99,999	26	8.2	5,572	8.6
$100,000 or More	99	31.3	15,880	24.5
Total	316	100.0	64,793	100.0

[a] *Gross Sales of Agricultural Products Produced per Farm (Before Taxes and Expenses).*

Source: USDA National Agricultural Statistics Service 2017 Census of Agriculture and SEWRPC.

TABLE 8: Farms Enrolled in State and Federal Farmland Preservation Programs in Ozaukee County: 2023

	State Program		Federal Programs					
	Farmland Preservation Program (FPP)[a]		Conservation Reserve Program (CRP)		Conservation Reserve Enhancement Program (CREP)		Wetland Reserve Program (WRP)	
U.S. Public Land Survey Township	Parcels	Acres	Parcels[b]	Acres	Parcels[b]	Acres	Parcels	Acres
Belgium	210	9,333	--	8	--	22	2	26
Cedarburg	**–**	**–**	**–**	**34**	**–**	**–**	**–**	**–**
Fredonia	--	--	--	96	--	6	2	14
Grafton	--	--	--	32	--	--	--	--
Port Washington	--	--	--	171	--	--	--	--
Saukville	--	--	--	0	--	5	--	--
City of Mequon	--	--	--	48	--	--	--	--
Village of Newburg	--	--	--	14	--	--	--	--
Total	210	9,333	--	403	--	33	4	40

[a] Farmland Preservation Program and Wetland Reserve Program Acreage Totals per Township as of 2022.

[b] Data for the number of parcels within these programs were not provided by the USDA-FSA.

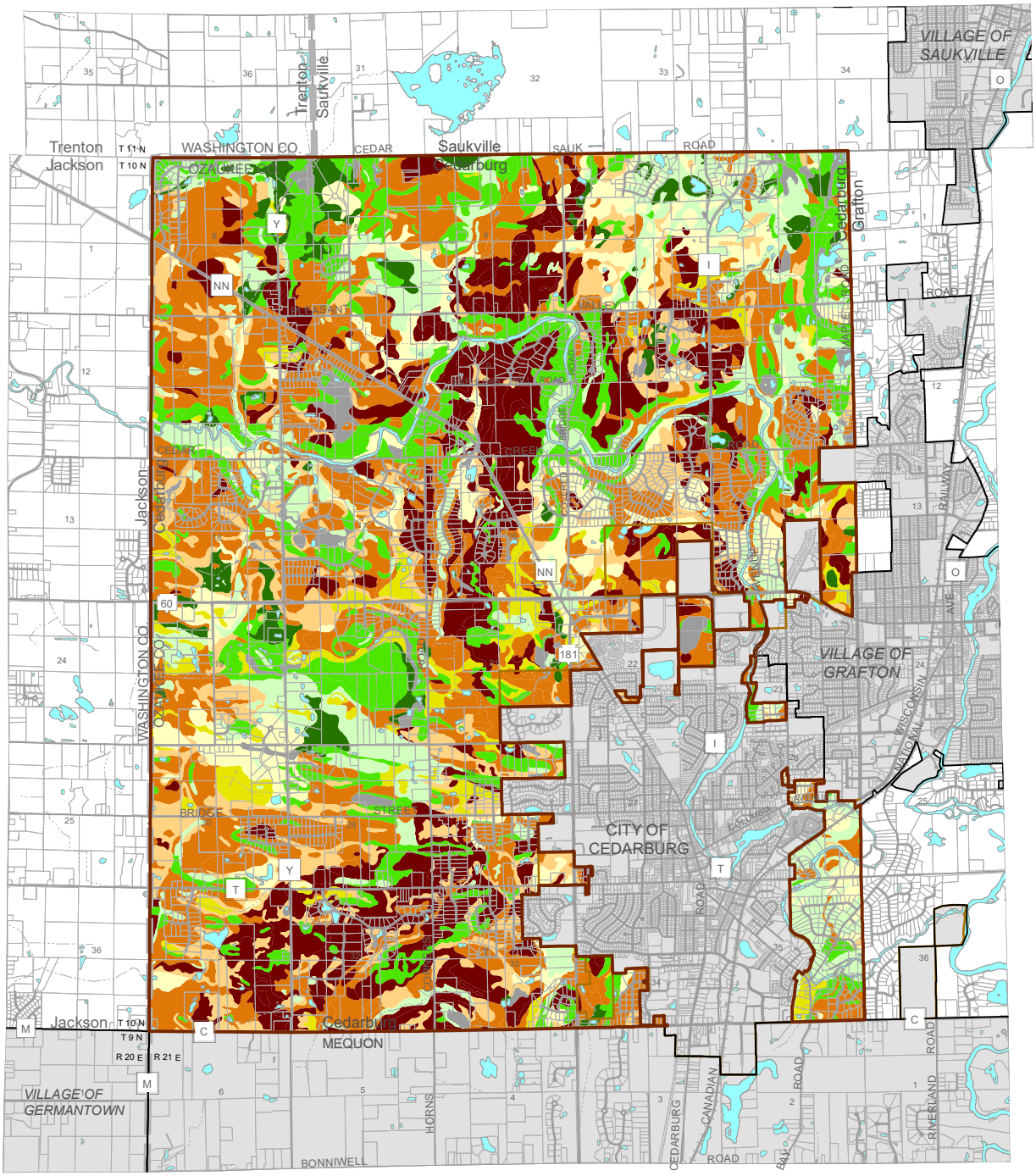
Source: U.S. Department of Agriculture–Farm Service Agency (USDA-FSA), Ozaukee County, and SEWRPC.

TABLE 9: Potential Sources of Sand and Gravel in Ozaukee County

Local Government	Sands (acres)	Gravel (acres)
City of Cedarburg	236	114
City of Mequon	2,403	1,346
City of Port Washington	613	478
Village of Belgium	15	7
Village of Fredonia	188	140
Village of Grafton	245	152
Village of Newburg	378	363
Village of Saukville	625	520
Village of Thiensville	244	23
Town of Belgium	1,722	687
Town of Cedarburg	**2,926**	**1,590**
Town of Fredonia	3,464	2,430
Town of Grafton	889	627
Town of Port Washington	786	485
Town of Saukville	5,035	3,726
Ozaukee County	19,769	12,688

Source: Wisconsin Geological and Natural History Survey and SEWRPC.

Figure 1
Land Evaluation Rating for Agricultural Lands in the Town of Cedarburg



- TOWN OF CEDARBURG: 2023
- INTERGOVERNMENTAL AGREEMENT BOUNDARY: 2021-2041
- 95 - 100
- 90 - 94.9
- 85 - 89.9
- 80 - 84.9
- 75 - 79.9
- 70 - 74.9
- 60 - 69.9
- LESS THAN 60
- SURFACE WATER
- NO RATING

NOTE: THE NATURAL RESOURCE CONSERVATION SERVICE RATED EACH SOIL TYPE IN OZAUKEE COUNTY AND PLACED THE SOIL RATINGS INTO GROUPS RANGING FROM THE BEST TO WORST SUITED FOR CROPLAND. THE BEST GROUP IS ASSIGNED A VALUE OF 100 AND ALL OTHER GROUPS ARE ASSIGNED LOWER VALUES.

N

0 0.375 0.75 1.5 Mile

0 2,000 4,000 8,000 Feet

Source: NRCS and SEWRPC

Figure 2
Existing Agricultural Lands in the Town of Cedarburg: 2020

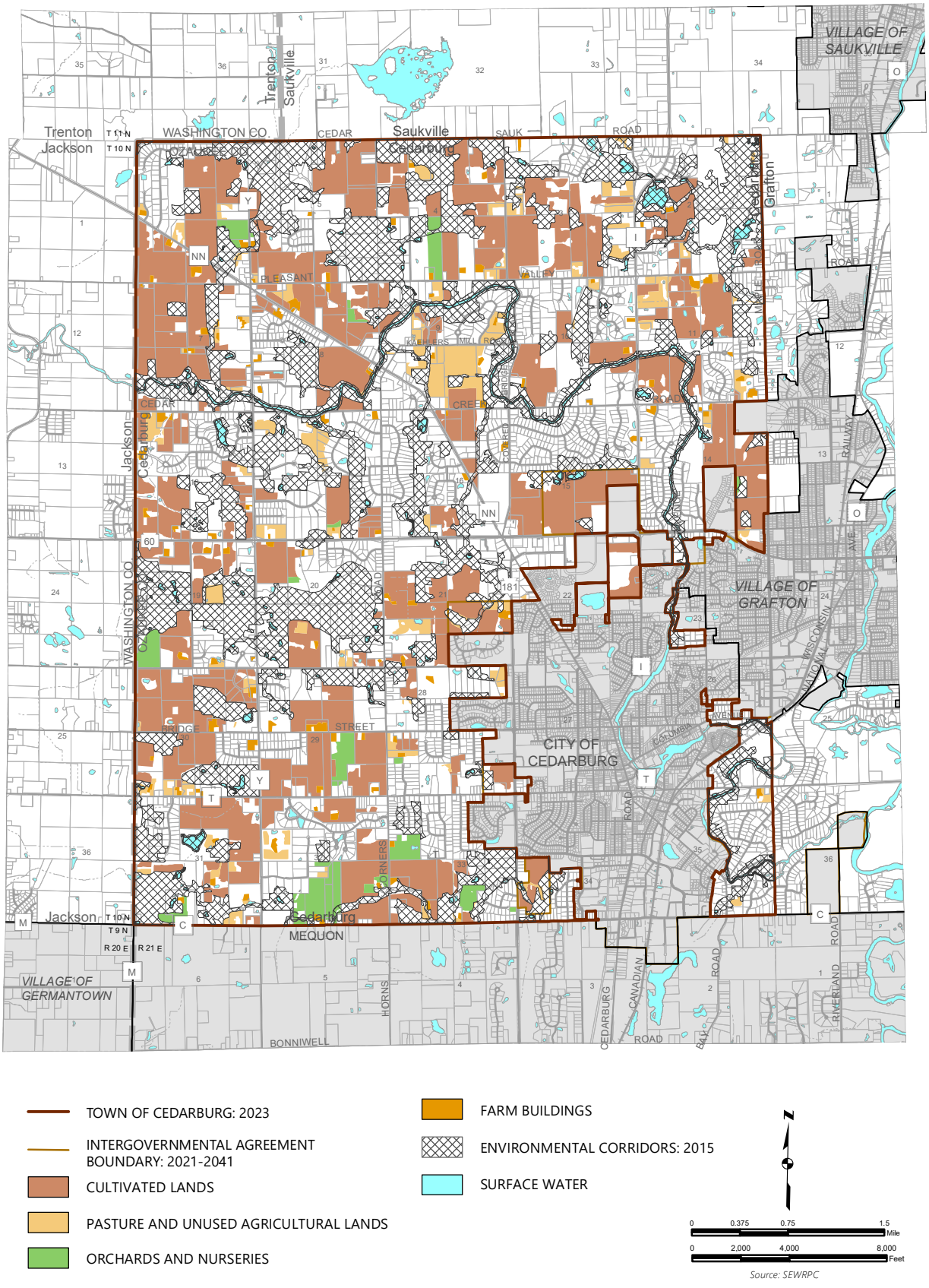
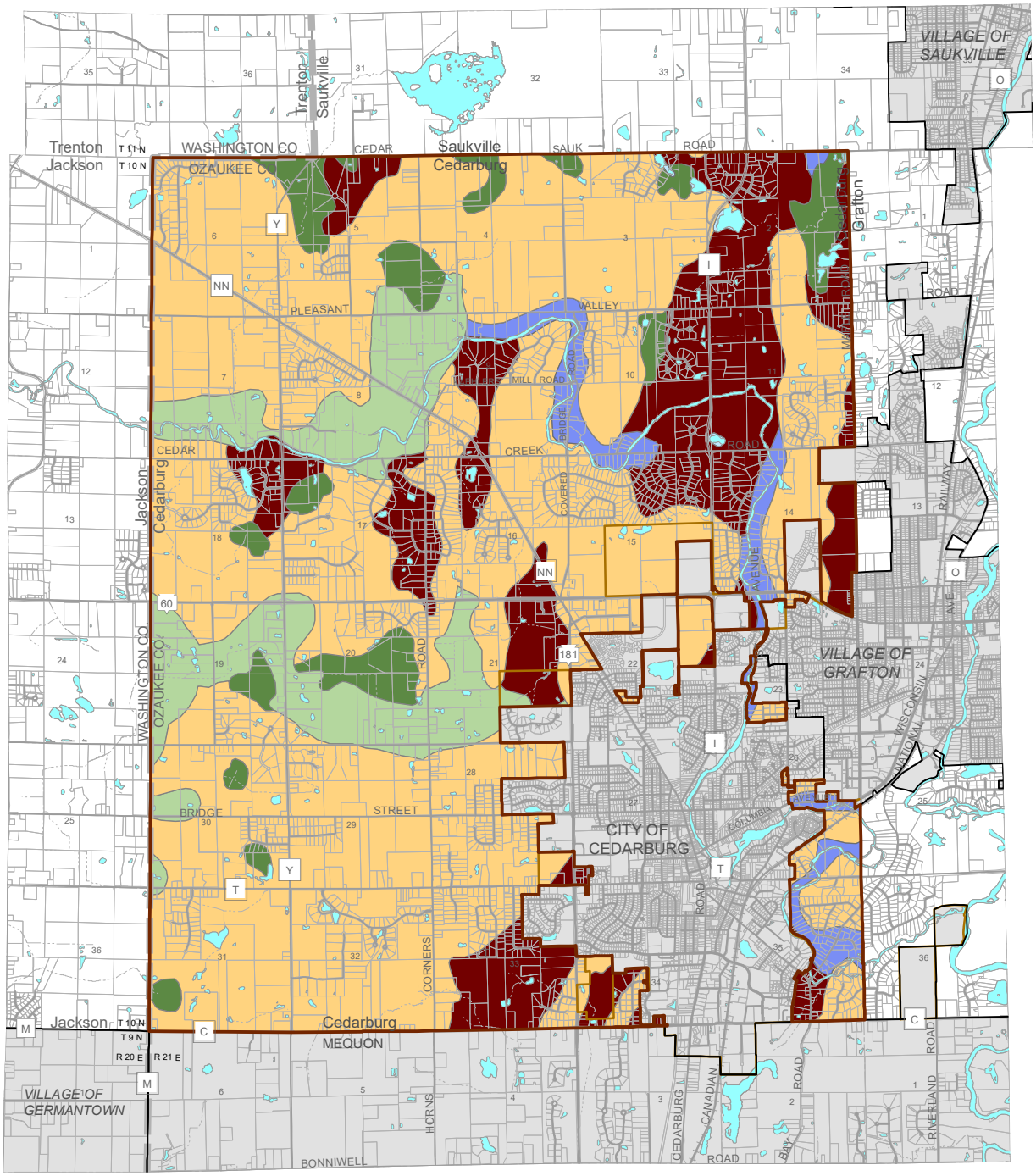


FIGURE 3: Farm on Pleasant Valley Rd

Figure 4
Potential Sources of Sand, Gravel, Clay, and Peat in the Town of Cedarburg



OUTWASH DEPOSITS
Highest potential for significant deposits of gravel and coarse to medium sand

GLACIAL TILL
May contain locally economic deposits of sand and gravel, but generally consists of poorly sorted clayey, silty to sandy material with boulders and cobbles. Resource potential medium to low

GLACIAL LAKE DEPOSITS
Predominantly clay and silt. Not a potential source for sand and gravel, but may contain clay deposits useful for construction

SURFACE WATER

PEAT AND ORGANIC SEDIMENT
Not a potential source for sand and gravel, but may contain economic deposits of peat

MODERN STREAM SEDIMENT
May contain local concentrations of sand and gravel, but environmental issues make development impractical. Not considered a significant future resource

LAKE MICHIGAN BEACH SEDIMENT
Generally thin sand and some gravel overlying till. Not considered a significant resource

TOWN OF CEDARBURG: 2023

INTERGOVERNMENTAL AGREEMENT BOUNDARY: 2021-2041

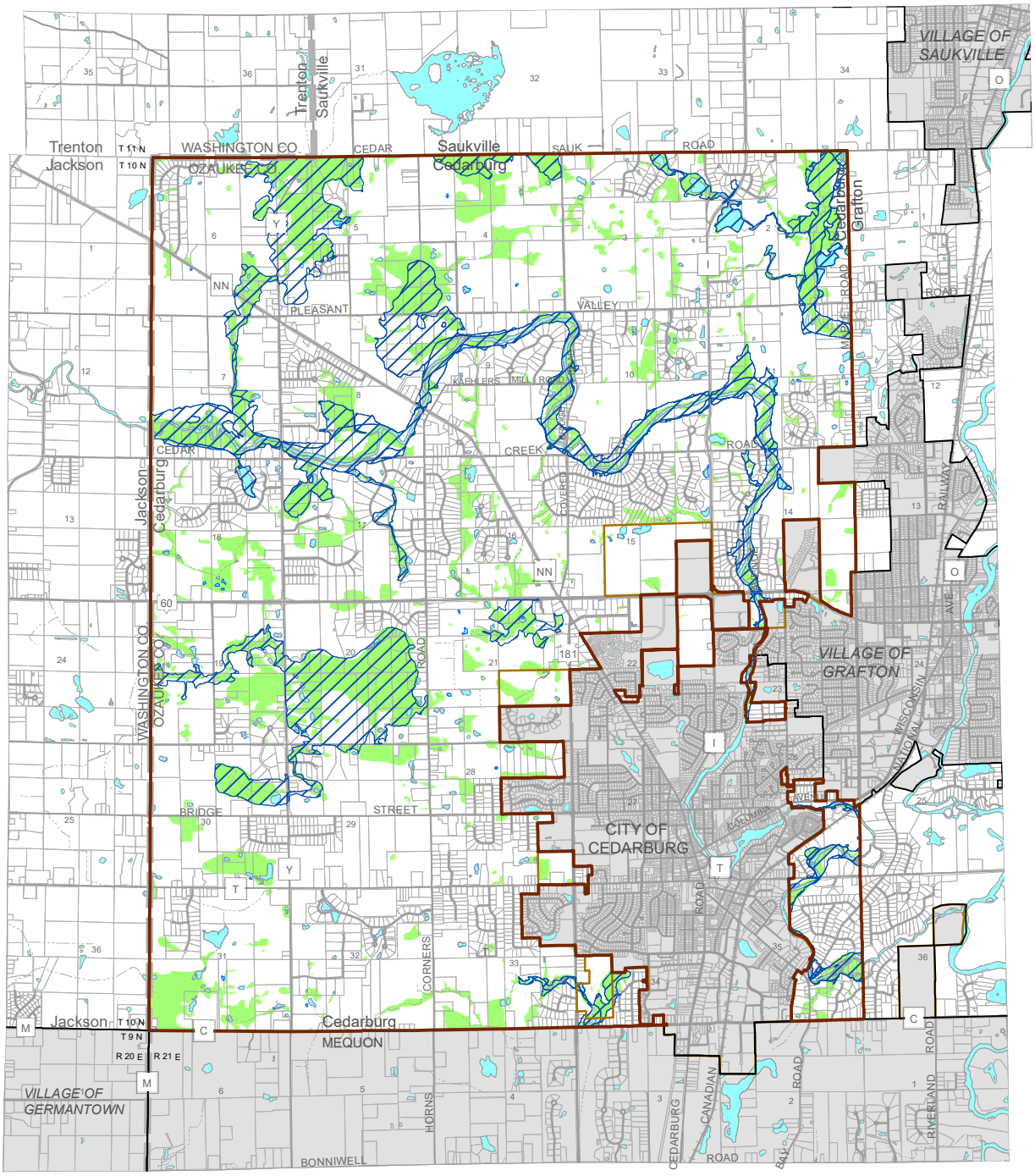
N

0 0.375 0.75 1.5 Mile

0 2,000 4,000 8,000 Feet

Source: Wisconsin Geological and Natural History Survey and SEWRPC

Figure 5
Surface Waters, Wetlands, and Floodplains in the Town of Cedarburg



TOWN OF CEDARBURG: 2023

INTERGOVERNMENTAL AGREEMENT BOUNDARY: 2021-2041

1-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAIN: 2021

WETLANDS: 2020

SURFACE WATER: 2020

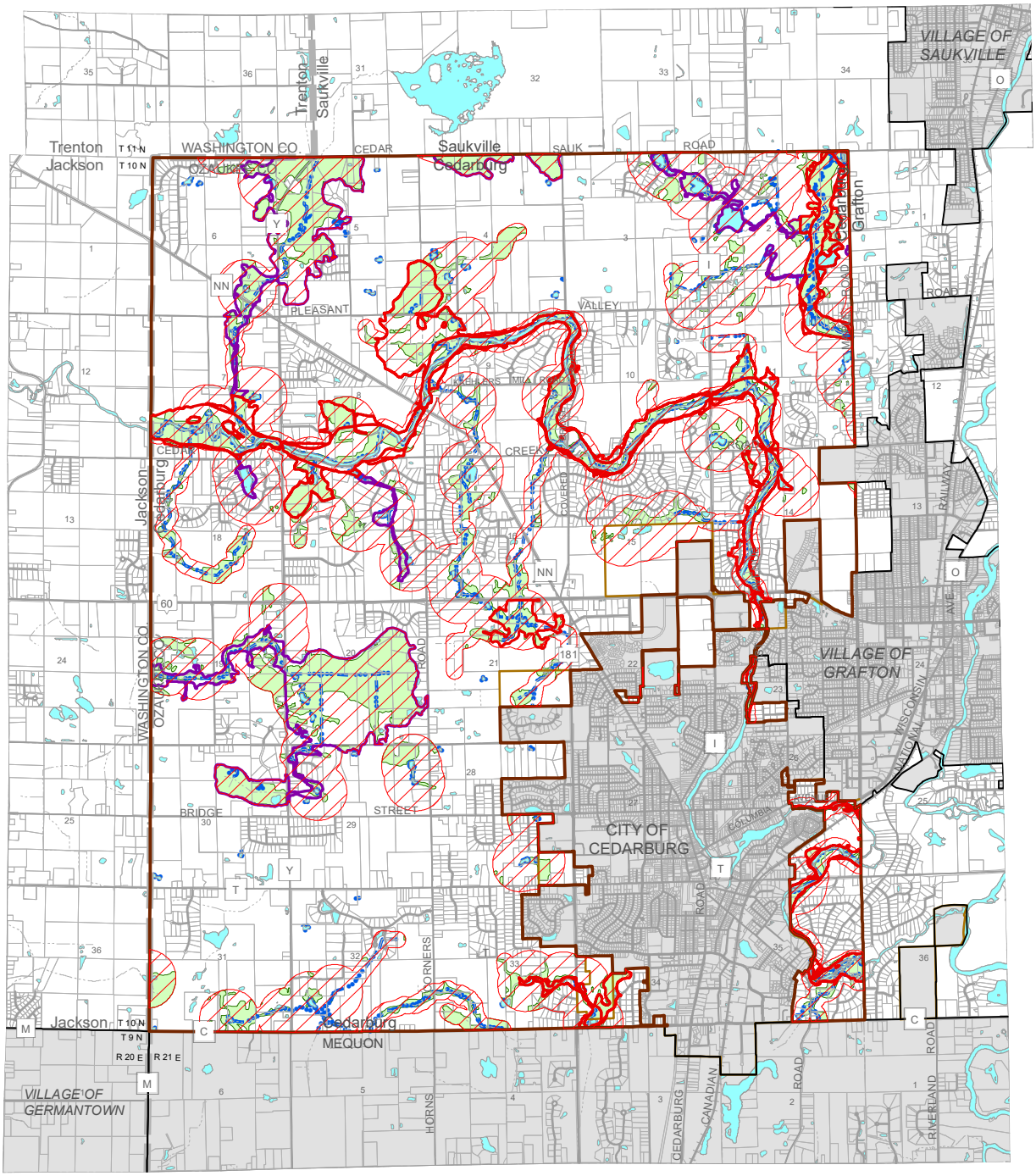
N

0 0.375 0.75 1.5 Mile

0 2,000 4,000 8,000 Feet

Source: Federal Emergency Management Agency, WDNR, and SEWRPC

Figure 6
Shoreland and Floodplain Zoning in the Town of Cedarburg



- TOWN OF CEDARBURG: 2023
- INTERGOVERNMENTAL AGREEMENT BOUNDARY: 2021-2041
- STREAM OR WATERBODY
- AREA REGULATED BY THE OZAUKEE COUNTY SHORELAND AND FLOODPLAIN ZONING ORDINANCE: 2020
- SHORELAND WETLANDS: 2020
- 1-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAIN BOUNDARY: 2021 (WITH FLOOD ELEVATIONS DETERMINED)
- 1-PERCENT-ANNUAL-PROBABILITY (100-YEAR RECURRENCE INTERVAL) FLOODPLAIN BOUNDARY: 2021 (WITH NO FLOOD ELEVATIONS DETERMINED)
- SURFACE WATER

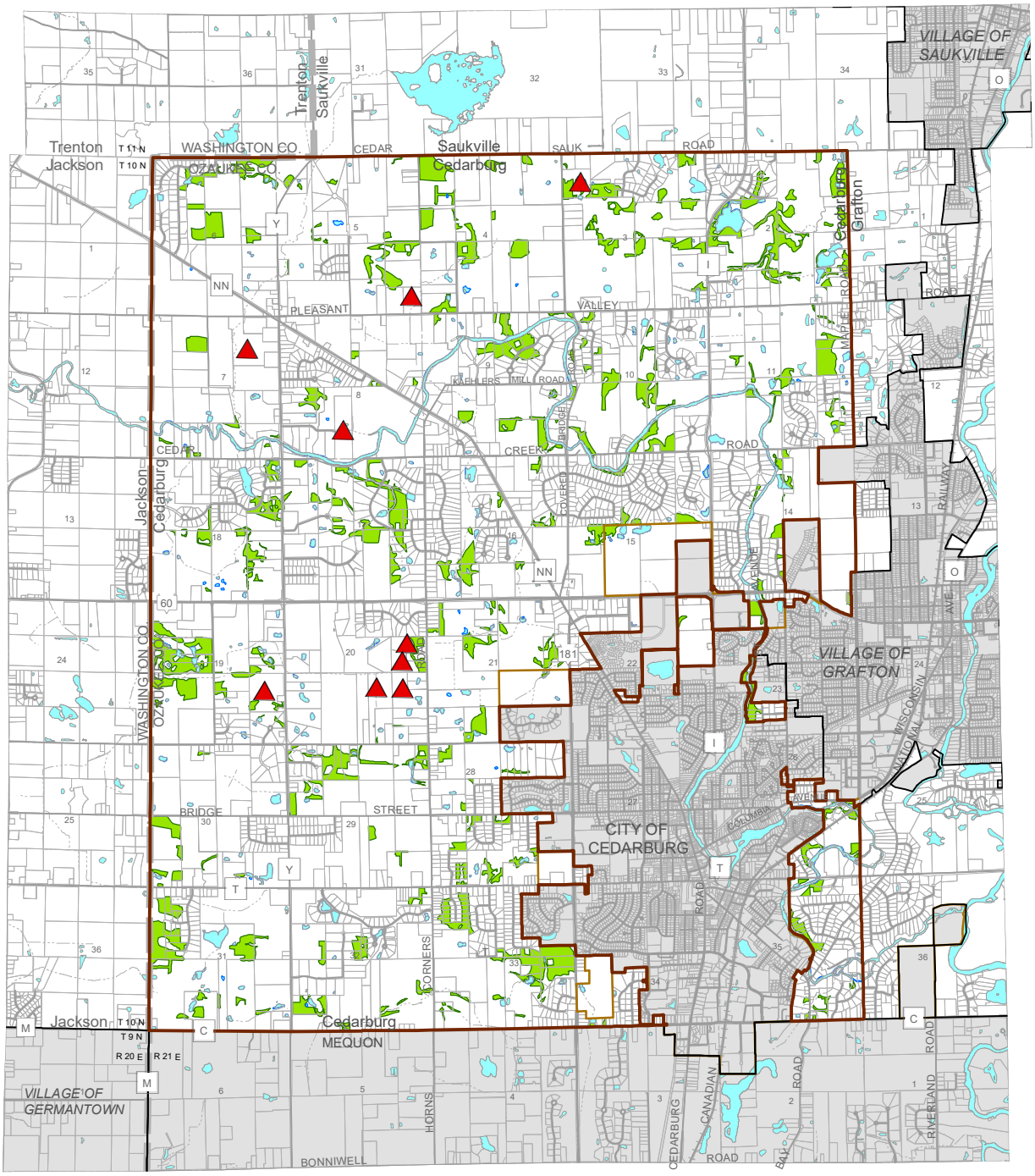
N

0 0.375 0.75 1.5 Mile

0 2,000 4,000 8,000 Feet

Source: Federal Emergency Management Agency, Ozaukee County, and SEWRPC

Figure 7
Woodlands and Managed Forest Lands in the Town of Cedarburg



TOWN OF CEDARBURG: 2023

INTERGOVERNMENTAL AGREEMENT BOUNDARY: 2021-2041

UPLAND WOODLANDS: 2020

LANDS ENROLLED IN THE DEPARTMENT OF NATURAL RESOURCES MANAGED FOREST LAND PROGRAM: 2023

SURFACE WATER

NOTE: Upand woods do not include lowland woods classified as wetlands, such as tamarack swamps. Lowland woods may be enrolled in the Managed Forest Land Program.

N

0 0.375 0.75 1.5 Mile

0 2,000 4,000 8,000 Feet

Source: Wisconsin Department of Natural Resources and SEWRPC.

Figure 8
Natural Areas and Critical Species Habitat Sites in the Town of Cedarburg

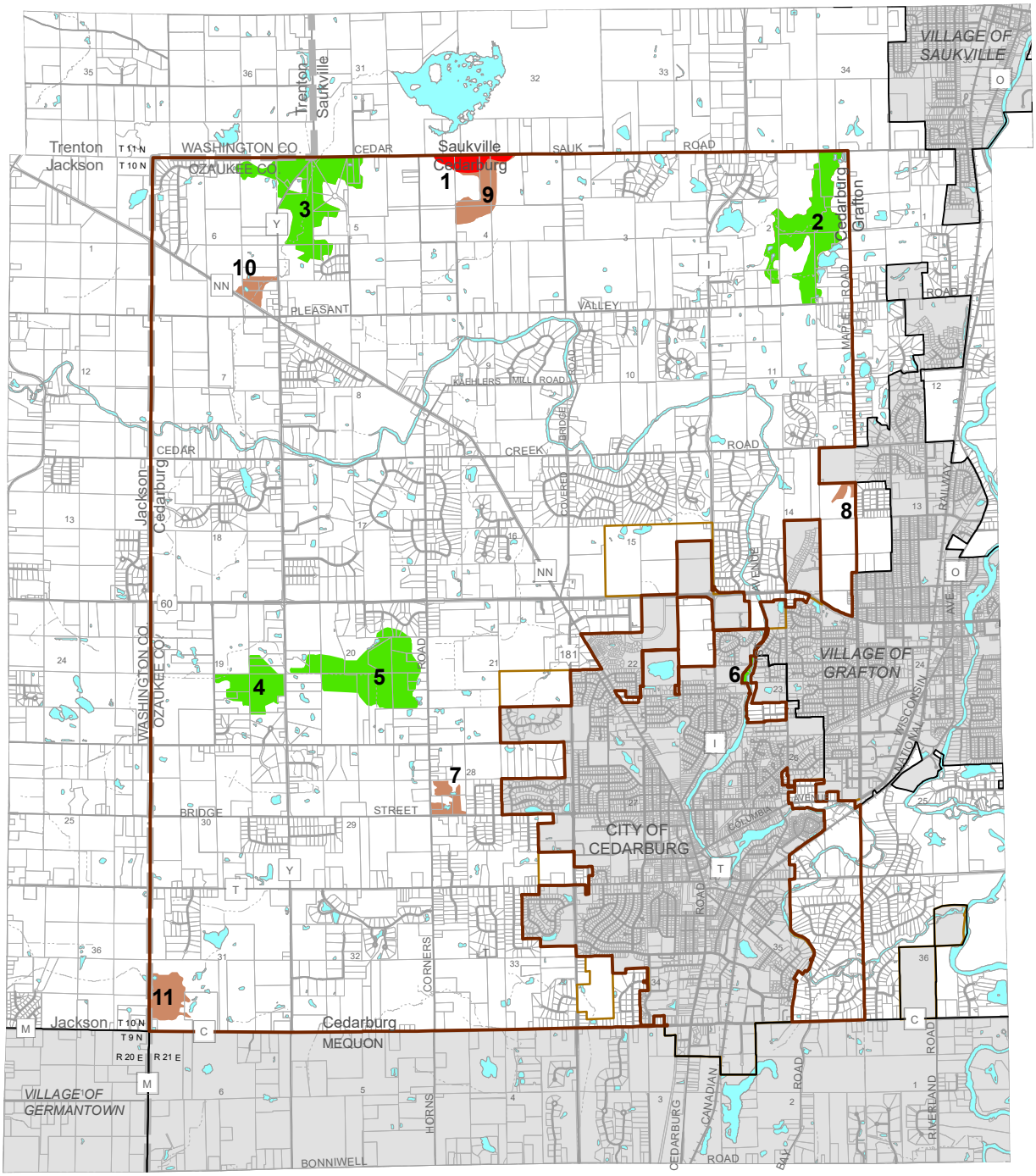
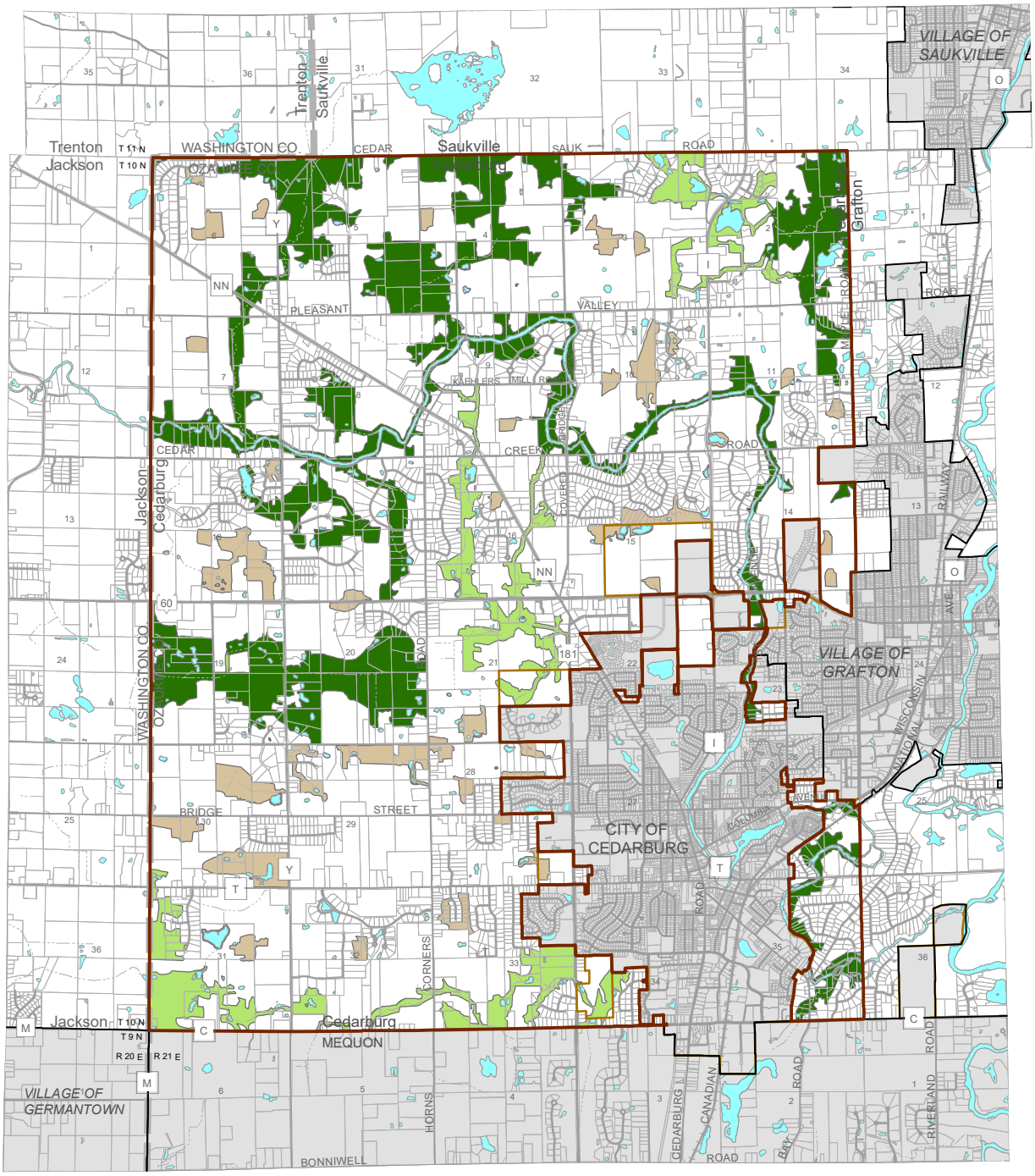


Figure 9
Environmental Corridors and Isolated Natural Resource Areas in the Town of Cedarburg: 2015



TOWN OF CEDARBURG: 2023

INTERGOVERNMENTAL AGREEMENT BOUNDARY: 2021-2041

PRIMARY ENVIRONMENTAL CORRIDORS

SECONDARY ENVIRONMENTAL CORRIDORS

ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER

N

0 0.375 0.75 1.5 Mile

0 2,000 4,000 8,000 Feet

Source: SEWRPC

FIGURE 10: Grist Mill - Hamilton