

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

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

The Town of Cedarburg Comprehensive Plan recognizes that resources in the County and Town are limited and need to be properly managed. Key to this effort is the identification and location of the specific characteristics and locations 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 the protection of natural resources.

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."

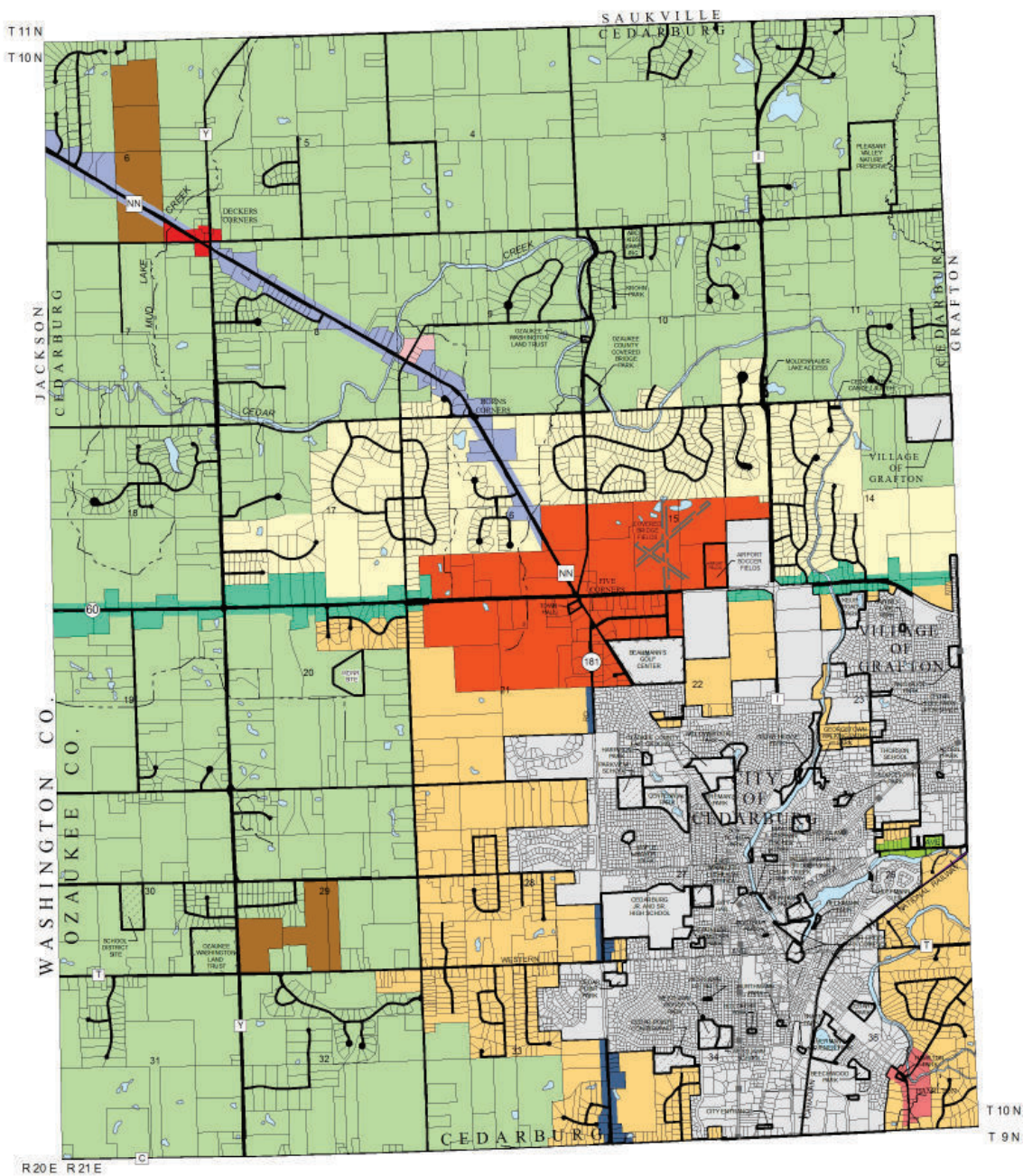
In 2012, Ozaukee County updated its Farmland Preservation Plan to meet the requirements of the Working Lands Initiative. The Town of Cedarburg opted to have certain lands included in the County Farmland Preservation Plan in an effort to preserve farming in the community. These lands are shown in Figure 1a.

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 are suitable for cultivation have been cleared

TOWN OF CEDARBURG PLANNED LAND USE MAP: 2035

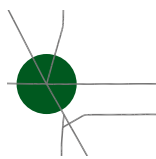


- | | | | |
|----------------------|--|------------------|--|
| Neighborhoods | | Corridors | |
| | RN-C Rural neighborhood - Countryside | | APC-NN Arterial Parkway Corridor - Highway NN |
| | RN-N Residential Neighborhood - North | | APC-60 Arterial Parkway Corridor - STH 60 |
| | RN-S Residential Neighborhood - South | | APC-WR Arterial Parkway Corridor - Wauwatosa Road |
| Districts | | | STREETS AND HIGHWAYS |
| | BD-DC Business District - Deckers Corners | | SURFACE WATER |
| | BD-HC Business District - Horns Corners | | |
| | BD-C Business District - Columbia | | |
| | HD-H Historic District - Hamilton | | |
| | BD-FC Business District - Five Corners | | |
| | FPD Farmland Protection District | | |



Source: Town of Cedarburg, Planning and Design Institute Inc., Ozaukee County, and SEWRPC.

FIGURE 1A: FARMLAND PRESERVATION AREAS IN THE TOWN OF CEDARBURG



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

Smaller soil associations found within the Town of Cedarburg are 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 and Washington Counties 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 and Table 1 depict the land evaluation ratings for agricultural soils in the Town of Cedarburg and Ozaukee County.

Existing Agricultural Land

In 2000, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) identified 8,878 total acres of existing agricultural lands as part of their land use inventory for the Town of Cedarburg. This land use inventory included cultivated lands, pasture lands and unused agricultural lands, orchards and nurseries, and non-residential farm buildings.

Figure 2 and Table 2 depict the existing agricultural lands in the Town of Cedarburg and Ozaukee County.

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 1999 to 2002, the land area for the production of corn has increased by 3,200 acres, while the land area for forage, soy, 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 activity in the County is dairy farming.

As Tables 4 and 5 illustrate, there were 533 farms in Ozaukee County in 2002. Of those 533 farms, 81 were dairy farms, two of which are located in the Town of Cedarburg. The 81 dairy farms boarded 9,000 dairy cows (an average of 103 dairy cows per herd), and produced 166,500,000 pounds of dairy products (or 18,500 pounds per cow) in 2002. This was a 13% increase in the County from 1999 to 2002.

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.

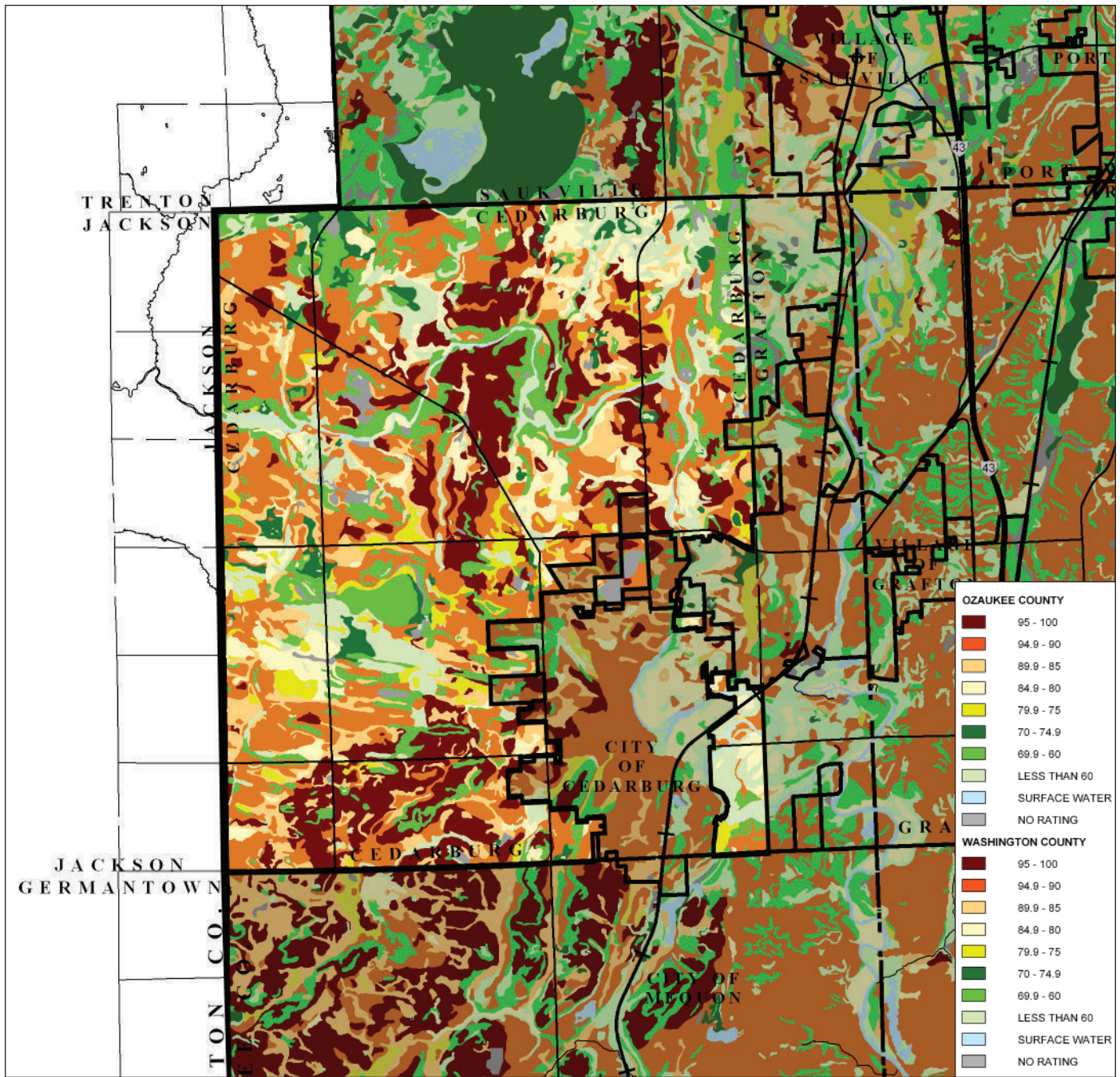


FIGURE 1: Land Evaluation Rating for Agricultural Lands in Ozauee County

Source: Natural Resources Conservation Service and SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozauee County: 2035

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

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| | 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) |
|---------------------------|-------------------|--------------------|--------------------|----------------------|----------------------|----------------------|----------------------|-----------------|
| Local Government | | | | | | | | |
| City of Mequon | 6,808 | 12,282 | 3,685 | 835 | 306 | 101 | 2,786 | 2,976 |
| Town of Belgium | 566 | 15,203 | 224 | 1,441 | 772 | 320 | 1,469 | 2,418 |
| Town of Cedarburg | 2,877 | 5,226 | 1,876 | 1,750 | 587 | 519 | 2,637 | 2,685 |
| Town of Fredonia | 2,205 | 7,684 | 735 | 1,964 | 168 | 1,312 | 3,457 | 4,304 |
| Town of Grafton | 82 | 5,818 | 240 | 343 | 271 | 185 | 1,377 | 1,214 |
| Town of Port Washington | 64 | 8,052 | 27 | 484 | 76 | 118 | 1,201 | 1,511 |
| Town of Saukville | 1,663 | 4,522 | 828 | 1,859 | 472 | 2,826 | 3,805 | 4,608 |
| Town of Framington | 8 | 52 | 219 | 143 | 527 | 84 | 63 | 522 |
| Town of Trenton | 9 | 106 | 592 | 805 | 1,128 | 129 | 694 | 2,476 |
| Other Cities and Villages | 551 | 6,407 | 988 | 1,468 | 468 | 119 | 2,241 | 2,998 |
| Ozauee County | 14,833 | 65,352 | 9,414 | 11,092 | 4,775 | 5,713 | 19,730 | 25,712 |

Source: NRCS and SEWRPC.



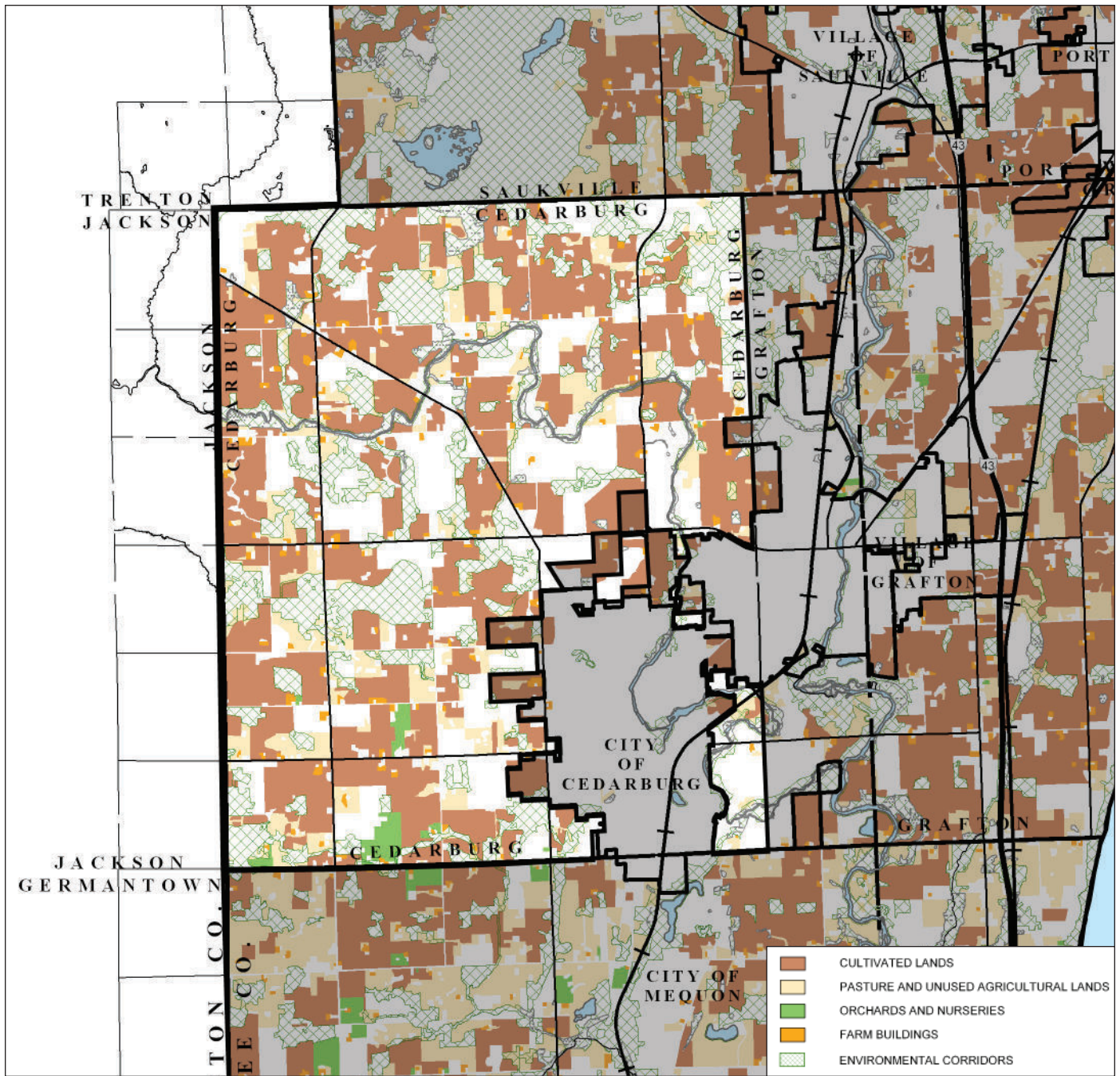


FIGURE 2: Existing Agricultural Lands in Ozaukee County 2000
 Source: SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035

TABLE 2: Existing Agricultural Lands in Ozaukee County 2000

| Local Government | Cultivated Lands (acres) | Pasture Land and Unused Agricultural Land (acres) | Orchards and Nurseries (acres) | Farm Buildings (acres) | Total (acres) |
|---------------------------|--------------------------|---|--------------------------------|------------------------|---------------|
| City of Mequon | 7,070 | 3,795 | 873 | 226 | 11,964 |
| Town of Belgium | 17,231 | 751 | 240 | 305 | 18,527 |
| Town of Cedarburg | 6,650 | 1,666 | 306 | 256 | 8,878 |
| Town of Fredonia | 13,609 | 974 | 48 | 266 | 14,897 |
| Town of Grafton | 3,649 | 1,079 | 20 | 108 | 4,856 |
| Town of Port Washington | 8,123 | 237 | 23 | 142 | 8,525 |
| Town of Saukville | 8,940 | 1,765 | 122 | 276 | 11,103 |
| Town of Framington | 968 | 153 | 0 | 27 | 1,148 |
| Town of Trenton | 2,826 | 420 | 0 | 68 | 3,314 |
| Other Cities and Villages | 2,689 | 341 | 6 | 37 | 3,073 |
| Total | 71,755 | 11,181 | 1,638 | 1,711 | 86,285 |

Source: SEWRPC.

TABLE 3: Agricultural Production In Ozaukee County 2002

| Crop | Ozaukee County ^a | | | | | | State of Wisconsin | | |
|--------------|-----------------------------|------------------------|--------------------------|----------------------------|------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | Land Area 2002 (acres) | Land Area 1999 (acres) | Change 1999-2002 (acres) | Percent Change 1999 - 2002 | Land Area 1990 (acres) | Change 1990 - 1999 (acres) | Percent Change 1990 - 1999 | Percent Change 1999 - 2002 | Percent Change 1990 - 1999 |
| Corn | 19,900 | 16,700 | 3,200 | 19.0 | 22,200 | -5,500 | -25.0 | 5.0 | -3.0 |
| Forage | 15,200 | 17,800 | -2,600 | -15.0 | 21,400 | -3,600 | -17.0 | -17.0 | -11.0 |
| Soy | 9,100 | 9,500 | -400 | -4.0 | 3,000 | 6,500 | 217.0 | 17.0 | 202.0 |
| Small Grains | 6,400 | 6,400 | 0 | 0.0 | 12,100 | -5,700 | -47.0 | -6.0 | -50.0 |
| Total | 50,600 | 50,400 | 200 | 0.4 | 58,700 | -8,300 | -14.0 | -3.0 | -1.0 |

^a Includes Ozaukee County only.

Source: U.S. Census Bureau, USDA National Agricultural Statistics Service, and SEWRPC.

TABLE 4: Farm Size in Ozaukee County and Wisconsin 2002

| Size (acres) | Ozaukee County ^a | | State of Wisconsin | |
|---------------------|-----------------------------|---------|--------------------|---------|
| | Number | Percent | Number | Percent |
| Less Than 10 Acres | 59 | 11.1 | 4,141 | 5.4 |
| 10 to 49 Acres | 164 | 30.8 | 17,152 | 22.2 |
| 50 to 179 Acres | 169 | 31.7 | 29,458 | 38.2 |
| 180 to 499 Acres | 118 | 22.1 | 20,021 | 25.9 |
| 500 to 999 Acres | 17 | 3.2 | 4,465 | 5.8 |
| 1,000 Acres or More | 6 | 1.1 | 1,894 | 2.5 |
| Total | 533 | 100.0 | 77,131 | 100.0 |

^a Includes Ozaukee County only.

Source: U.S. Census Bureau, USDA National Agricultural Statistics Service, and SEWRPC.

TABLE 5: Agricultural Trends in Ozaukee County 1976-2005

| Variable | 1976 | 1986 | 1996 | 1998 | 2002 | 2005 |
|------------------------------------|---------|---------|---------|---------|---------|----------|
| Total Number of Farms | 660 | 540 | 550 | 560 | 533 | N/A |
| Number of Dairy Farms | 255 | 190 | 110 | 98 | 81 | 77 |
| Number of Dairy Cows | 9,900 | 11,200 | 9,300 | 9,100 | 9,000 | 8,800 |
| Land in Farms (Acres) | 106,500 | 88,000 | 86,000 | 85,000 | 75,467 | 71,755 |
| Price per Acre (Average Land Sale) | \$1,500 | \$1,774 | \$2,215 | \$2,288 | \$6,602 | \$14,415 |
| Total Number of Cattle | N/A | N/A | 20,000 | 19,000 | 19,000 | 20,000 |

Note: N/A Indicates the Data is Not Available.

Source: Ozaukee County and SEWRPC.

TABLE 6: Agricultural Products Produced by Ozaukee County Farms 2002^a

| Agricultural Products | Number of Farms | Percent |
|---|-------------------|--------------------|
| Livestock & Poultry - Cattle and Calves | 172 | 32.3 |
| Livestock & Poultry - Hogs and Pigs | 10 | 1.9 |
| Livestock & Poultry - Sheep and Lambs | 20 | 3.8 |
| Livestock & Poultry - Chickens (Egg Production) | 17 | 3.2 |
| Crops - Corn for Grain | 150 | 28.1 |
| Crops - Corn for Silage or Greenchop | 104 | 19.5 |
| Crops - Wheat for Grain | 87 | 16.3 |
| Crops - Oats for Grain | 91 | 17.1 |
| Crops - Barely for Grain | 15 | 2.8 |
| Crops - Sorghum for Silage or Greenchop | 3 | 0.6 |
| Crops - Soybeans | 118 | 22.1 |
| Crops - Potatoes | 9 | 1.7 |
| Crops - Forage | 218 | 40.9 |
| Crops - Vegetables | 59 | 11.1 |
| Crops - Orchards | 15 | 2.8 |
| Total | 1088 ^b | 204.2 ^b |

^a Includes Ozaukee County only.

^b There were 533 farms in Ozaukee County in 2002. The number of farms total is greater than 533 and the percent total is greater than 100.0 because many farms produce more than one agricultural product.

Source: U.S. Census Bureau, USDA National Agricultural Statistics Service, and SEWRPC.

TABLE 7: Farms in Ozaukee County and Wisconsin by Value of Agricultural Product Sales^a 2002

| Value of Sales | Ozaukee County ^b | | State of Wisconsin | |
|----------------------|-----------------------------|---------|--------------------|---------|
| | Number | Percent | Number | Percent |
| Less than \$2,500 | 226 | 42.4 | 30,491 | 39.5 |
| \$2,500 to \$4,999 | 35 | 6.6 | 5,389 | 7.0 |
| \$5,000 to \$9,999 | 33 | 6.2 | 5,788 | 7.5 |
| \$10,000 to \$24,999 | 62 | 11.6 | 8,362 | 10.8 |
| \$25,000 to \$49,999 | 33 | 6.2 | 5,929 | 7.7 |
| \$50,000 to \$99,999 | 31 | 5.8 | 7,242 | 9.4 |
| \$100,000 or More | 113 | 21.2 | 13,930 | 18.1 |
| Total | 533 | 100.0 | 77,131 | 100.0 |

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

^b Includes Ozaukee County only.

Source: U.S. Census Bureau, USDA National Agricultural Statistics Service, and SEWRPC.

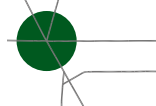




FIGURE 3: Farm on Pleasant Valley Road.

Agricultural Revenue

In 2002, Ozaukee County farms combined to produce agricultural products with a market value of \$38,323,000 consisting of \$14,471,000 in crops and \$23,852,000 in livestock. The average farm in the County produced agricultural products with a market value of \$71,901. Farms across the State combined to produce agricultural products with a market value of \$5,623,275,000 in 2002. The average farm in the State produced agricultural products with a market value of \$72,906.

The average net income of a farm operation in the County in 2002 was \$20,616, compared to an average of \$17,946 for the State. Farming was the principal occupation for the farm operator on 302 farms (57%) in Ozaukee County. Farming was the principal occupation for the farm operator on approximately 59% of farms in the State.

Table 7 illustrates the sales of agricultural products for Ozaukee County farms in 2002.

Number and Size of Agricultural Farms

In 2002 there were 533 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 142 acres in 2002, while the median farm size was 79 acres. This compares to 204 acres (average farm size) and 140 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 remained almost the same. This trend indicates that the number or size of buildings on farms has been increased to accommodate larger herds. The loss of agricultural land to increasing development is also indicated by the significant increase in the average sale price per acre of agricultural land in the County over the past 30 years.

Agricultural Farms Enrolled in State and Federal Preservation 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: Farms Enrolled in State and Federal Farmland Preservation Programs in Ozaukee County 2005

| U.S. Public Land Survey Township | State Program | | Federal Programs ^a | | | | | |
|----------------------------------|--|-------|------------------------------------|------------|---|----------|-------------------------|----------|
| | Farmland Preservation Program (FPP) ^b | | Conservation Reserve Program (CRP) | | Conservation Reserve Enhancement Program (CREP) | | Wetland Reserve Program | |
| | Parcels | Acres | Parcels | Acres | Parcels | Acres | Parcels | Acres |
| Belgium | | | 21 | 2403 | 1 | 30 | 2 | 21 |
| Cedarburg | | | 12 | 535 | 0 | 0 | 0 | 0 |
| Fredonia | | | 16 | 1156 | 2 | 31 | 2 | 11 |
| Grafton | | | 9 | 464 | 0 | 0 | 0 | 0 |
| Port Washington | | | 8 | 461 | 2 | 60 | 0 | 0 |
| Saukville | | | 7 | 535 | 0 | 0 | 0 | 0 |
| City of Mequon | | | 7 | 338 | 0 | 0 | 0 | 0 |
| Total | | | 80 | 5892 | 5 | 121 | 4 | 41 |

^a The Farm Service Agency has Refused to Release CRP, CREP, and WRP Contact and Acreage Data for the Washington County Portion of the Planning Area.

^b Farmland Preservation Program Acreage Totals per Township as of 2000 are Currently Under Preparation.

Source: Ozaukee County and SEWRPC.

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 regional 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. The Town of Cedarburg and Ozaukee County lie directly east of a major subcontinental divide between the Mississippi River and the Great Lakes – St. Lawrence River drainage basins.

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 5-acre geologic area includes outcrops and abandoned quarries along the Cedar Creek That were a main supply of stone for area buildings. This geologic area is privately owned.

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

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

| Local Government | Sands (acres) | Gravel (acres) |
|---|---------------|----------------|
| 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 |
| Town of Framington | 792 | 786 |
| Town of Trenton | 3,191 | 3,008 |
| Ozaukee County Planning Area ^a | 23,752 | 16,482 |

^a Includes Data for the City of Cedarburg.

Source: SEWRPC.

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 are 21 nonmetallic mining operations encompassing about 479 acres in Ozaukee County. 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 216 acres, future mining sites include 17 acres, proposed mining sites include 39 acres, reclaimed mining sites includes 94 acres, and unreclaimed mining sites includes 113 acres.

According to the inventory provided by Ozaukee County and SEWRPC, the Town of Cedarburg had four nonmetallic mining sites as of 2006. The Hennings site encompasses 18.0 acres of unreclaimed mining, the Kloehn site encompasses 2.0 acres of unreclaimed mining, the

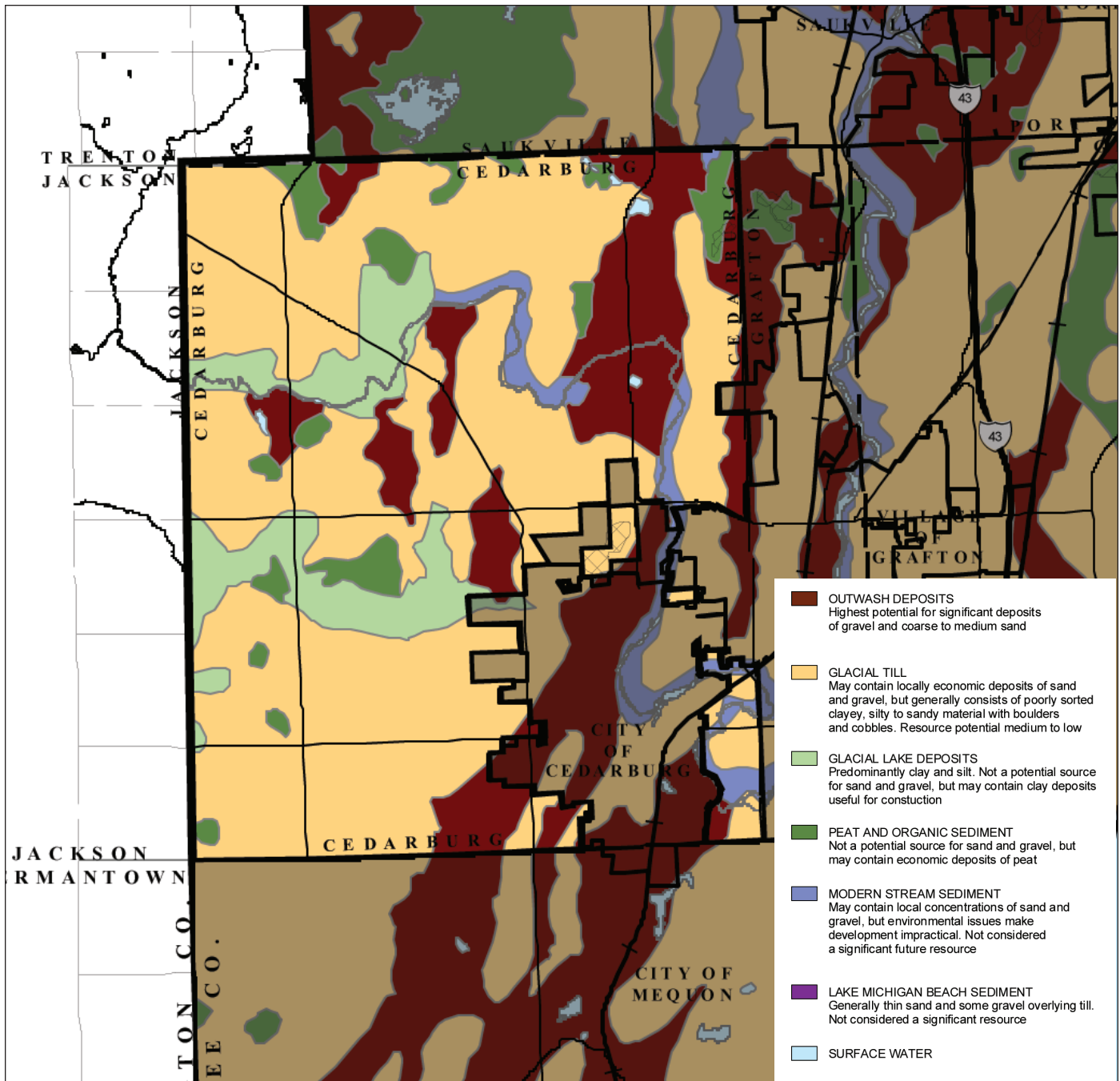


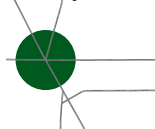
FIGURE 4: Potential Sources of Sand, Gravel, Clay, and Peat in Ozaukee County

Source: Wisconsin Geological and Natural History Survey and SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035

R&R Excavating site encompasses 25.8 acres of active mining, and the Cedarburg Quarry Corporation site encompasses 17.8 acres of active mining, 7.4 acres of proposed mining, 3.8 acres of reclaimed mining, and 5.9 acres of unreclaimed mining for a total of 34.9 acres.

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. Surface waters, illustrated on Figure 5, cover an area of 2,280 acres, or about 1%, of Ozaukee County. Of the 2,280 acres, 334 acres are located in the Town of Cedarburg.

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 100-year interval flood event.

Floodplains in the Town of Cedarburg and Ozaukee County were identified as part of the Ozaukee County Flood Insurance Study (FIS). Subsequent to adoption of the FIS, detailed floodplain studies were conducted for Cedar Creek and a portion of Ulao Creek. Floodplain delineations developed as part of the FIS and the Cedar Creek and Ulao Creek detailed studies 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

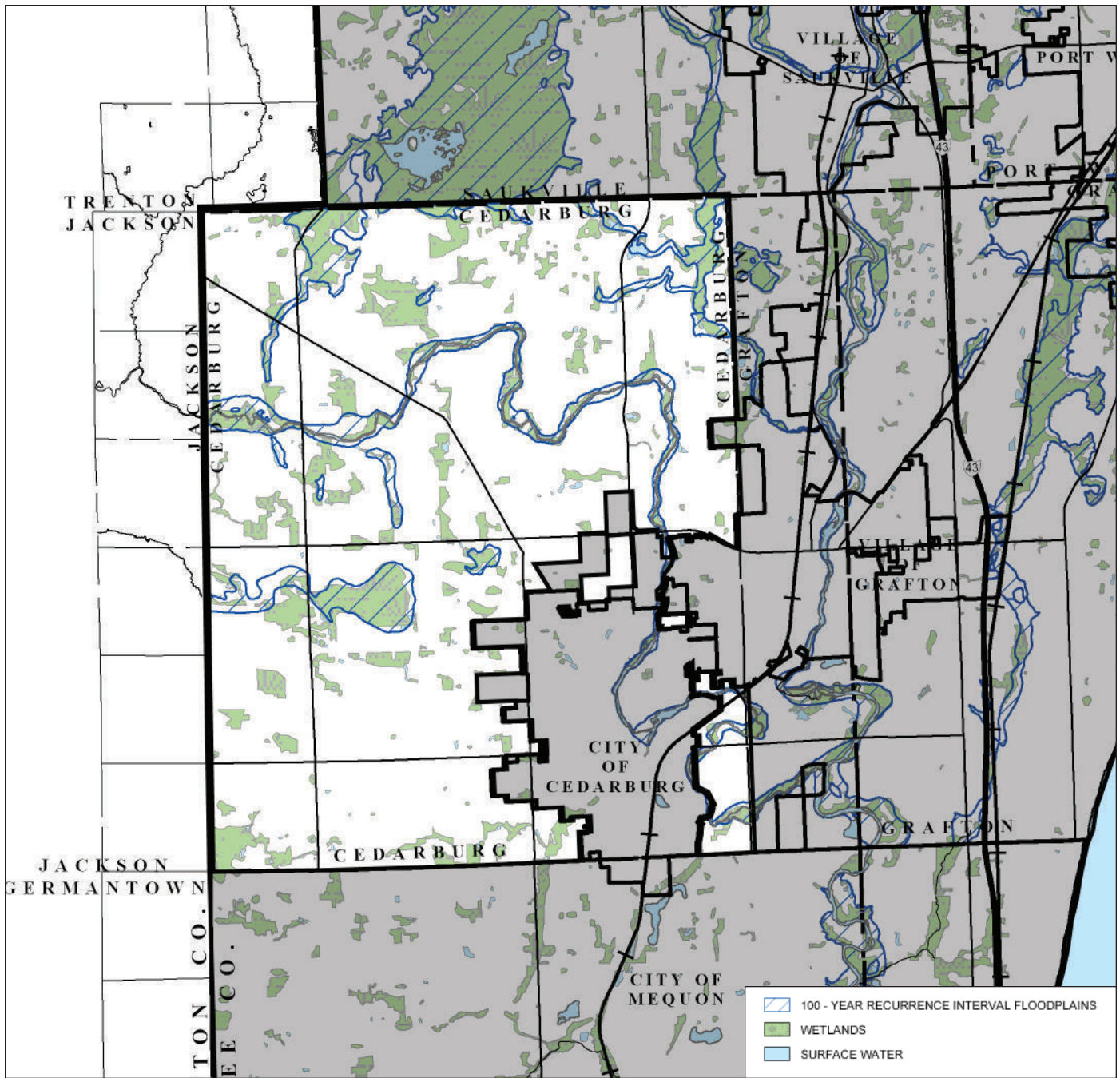


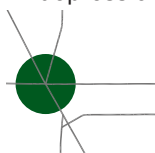
FIGURE 5: Surface Waters, Wetlands, and Floodplains in Ozaukee County

Source: Federal Emergency Management Agency, WDNR and SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035

and require most structures to be set back a minimum of 75 feet from navigable waters. Areas affected by shoreland regulations are illustrated on 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 on Figure 5, wetlands occur in depressions, near the bottom of slopes, along lakeshores and



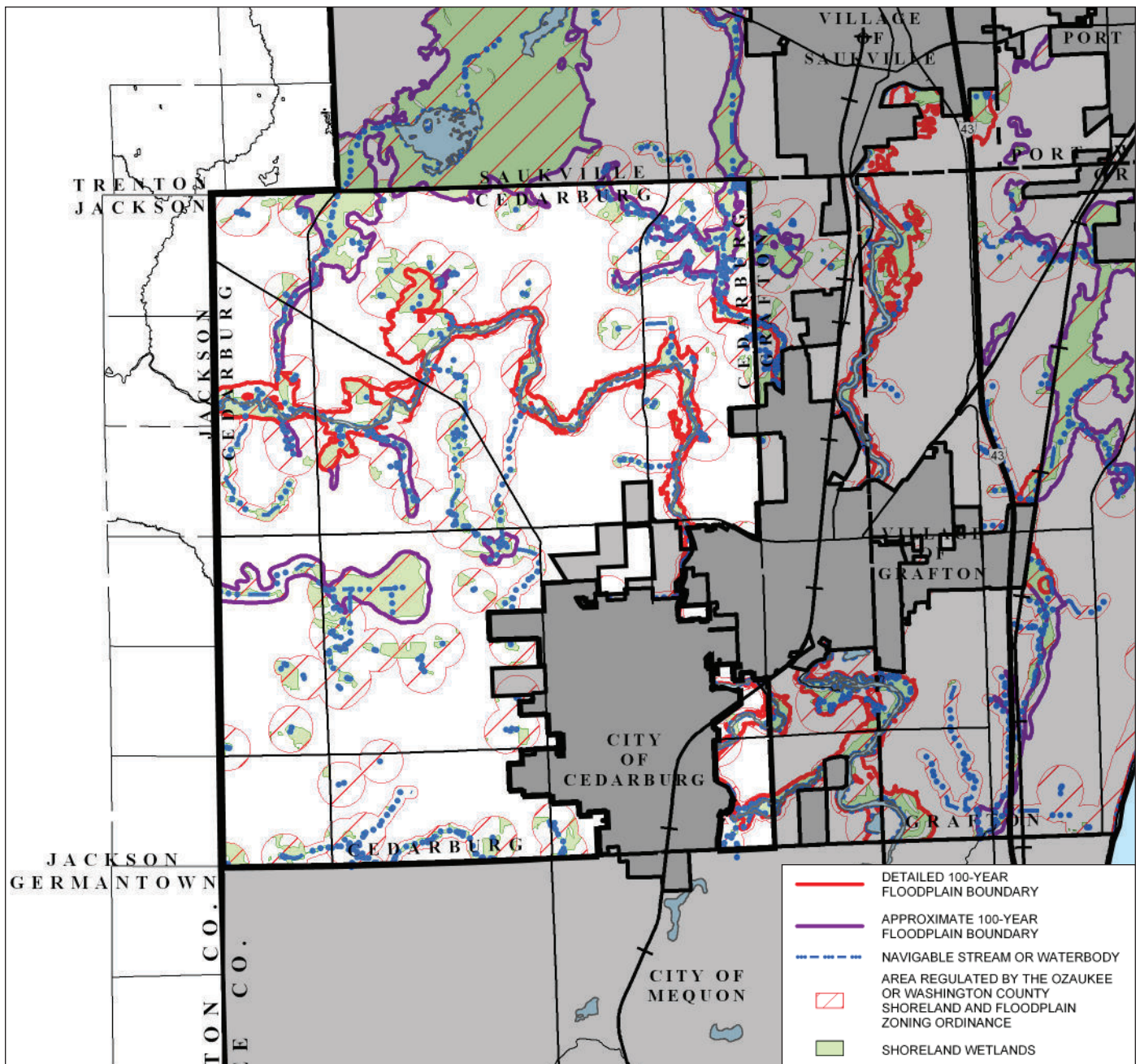


FIGURE 6: Shoreland and Floodplain Zoning in Unincorporated Areas in Ozaukee County
 Source: SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035

stream banks, and on land areas that are poorly drained. Wetlands are generally unsuited or poorly suited for most agricultural or urban development purposes. The Town of Cedarburg has approximately 2,658 acres of wetlands.

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.

A regional groundwater report prepared by SEWRPC indicates that

there is an adequate supply of groundwater in the shallow aquifer of 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 Prochnow Landfill). Land use planning can be used to steer incompatible uses away from these areas once they have been identified.

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). Consideration on an area for one of these classification is 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 natural areas within the Town of Cedarburg include: #25 - Mole Creek Swamp (NA-3 & RSH), #26 - Cedar-Sauk Low Woods (NA-3), #28 - Sherman Road Woods (NA-3 & RSH), #29 - Five Corners Swamp (NA-3), and Cedar Creek Forest (NA-3 & RSH). Each of these natural areas are sites of local significance and Sherman Road Woods and Cedar Creek Forest are sites that support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources. These natural areas encompass a total of approximately 425 acres in the Town of Cedarburg.

Critical Species Habitat and Aquatic Sites

Critical species habitat sites consist of areas outside natural areas which 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 7 critical habitat sites within Ozaukee County which encompass



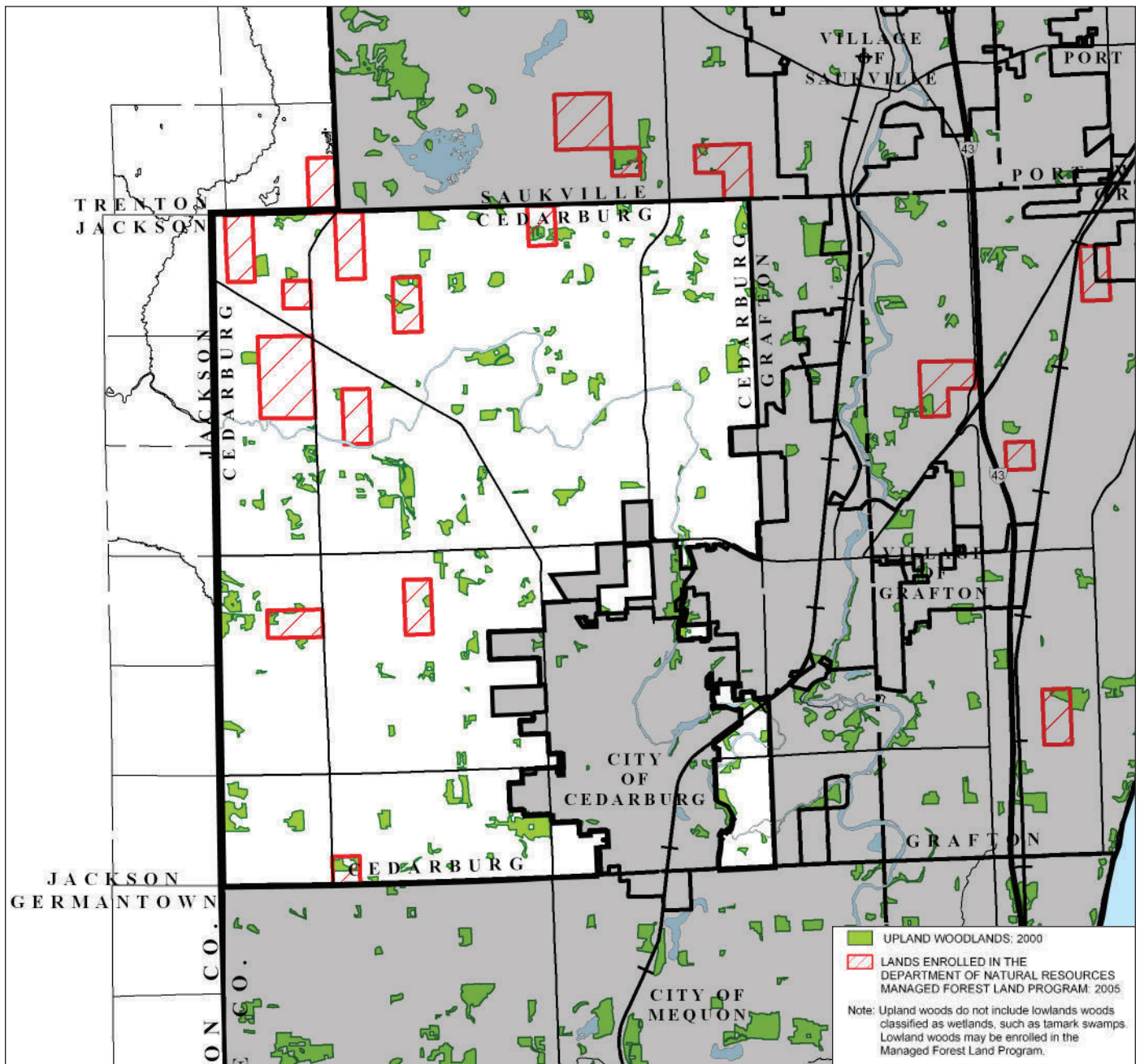


FIGURE 7: Woodlands and Managed Forest Lands in Ozaukee County
 Source: SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035

approximately 294 acres. One of these critical habitat sites is located in the Town of Cedarburg. The 4-acre Cedarburg Woods-West (T10N, R21E, Section 21) includes a critical plant species habitat site for the Goldenseal (*Hydrastis Canadensis*).

There are also 30 aquatic sites that support threatened or rare fish, reptile, or mussel species in Ozaukee County. In the Town of Cedarburg, Cedar Creek is identified as an aquatic river or stream of local significance and having good fish population, fish diversity, and mussel species rich.

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional

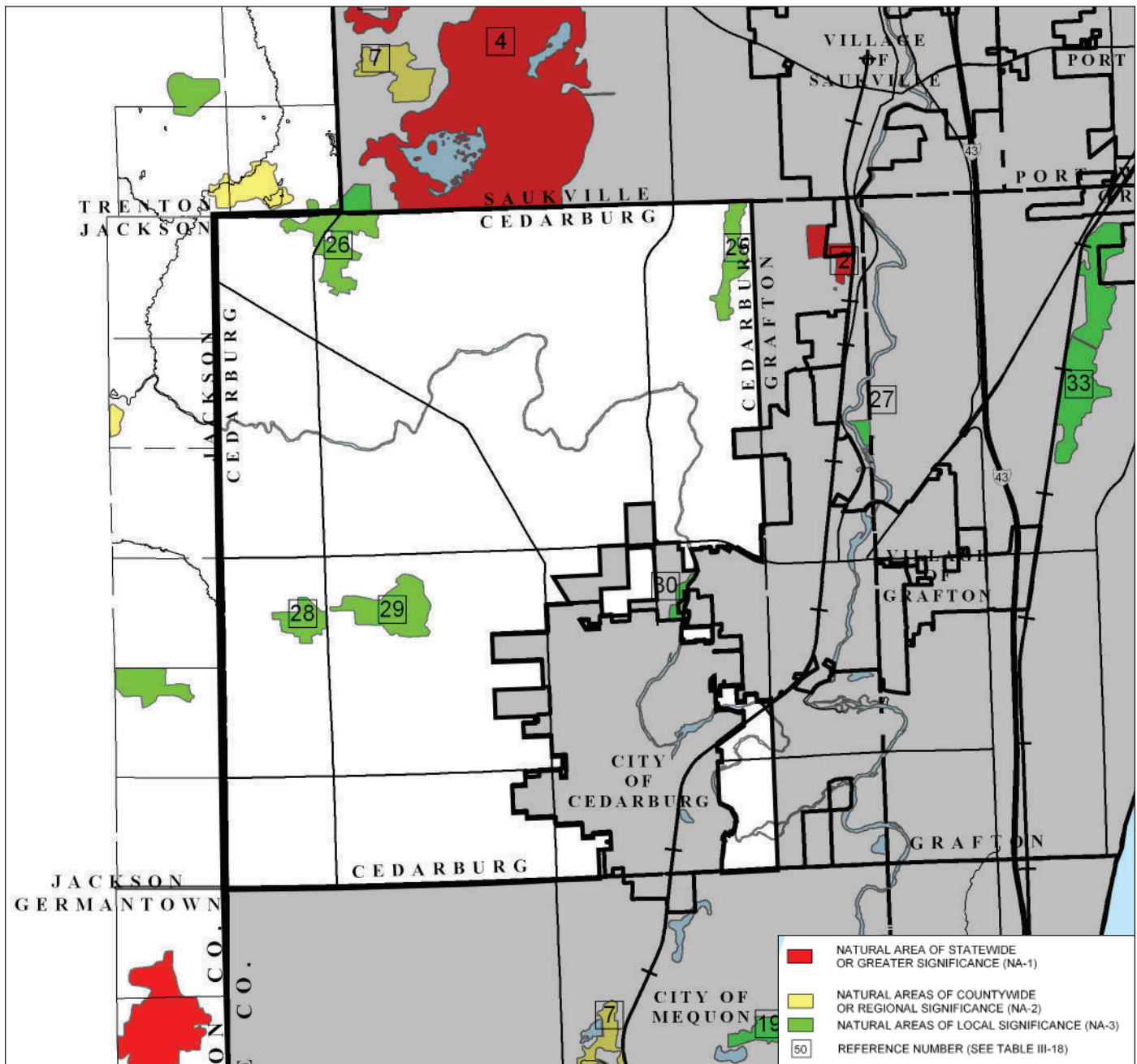
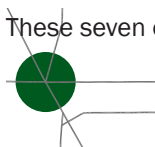


FIGURE 8: Natural Areas in Ozaukee County
 Source: SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035

planning program for Southeastern Wisconsin has been the identification and delineation of those areas in which concentrations of the best remaining elements of the natural resources occur. It has been recognized that preservation of 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 the maintenance of 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:



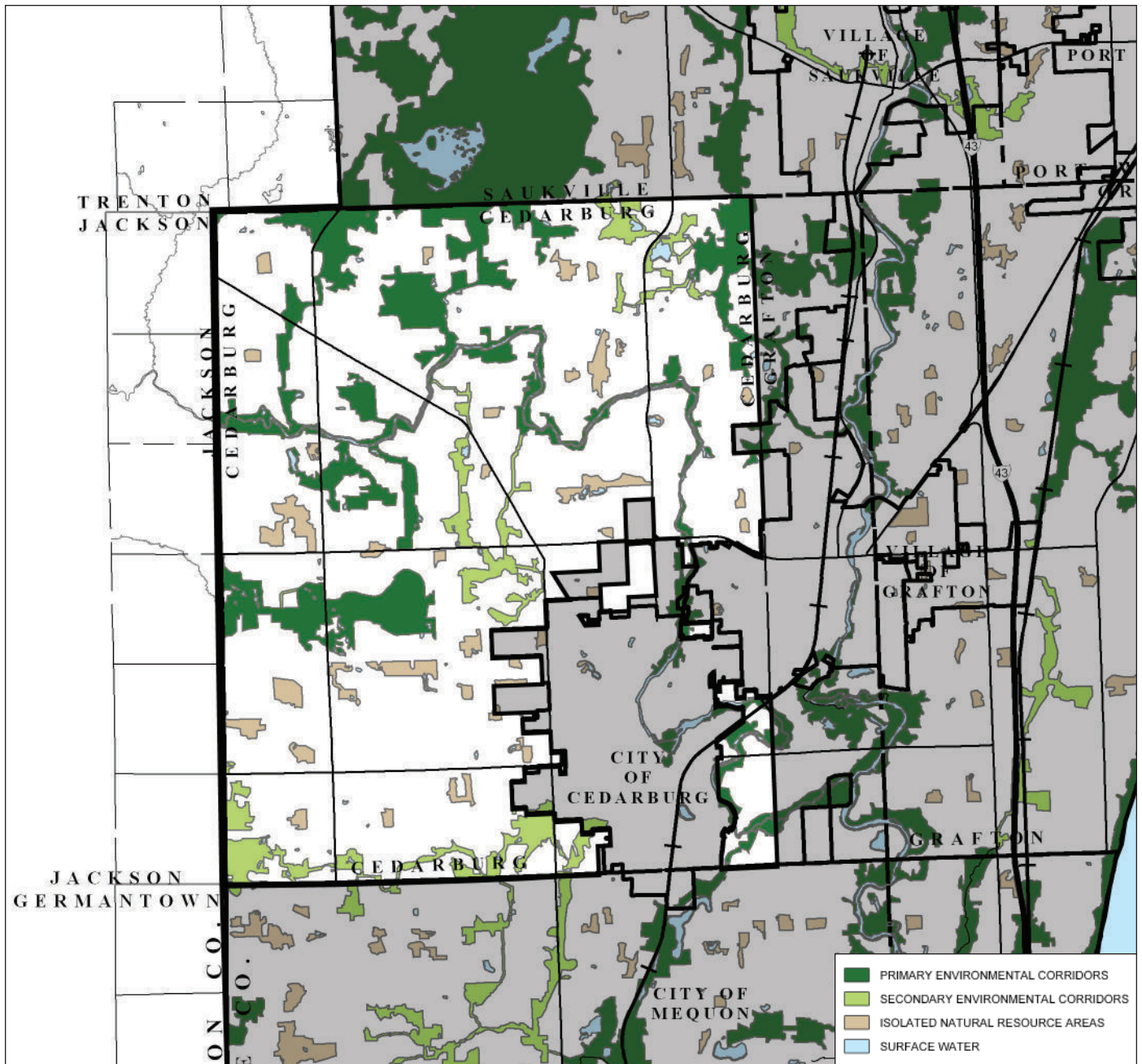


FIGURE 9: Environmental Corridors and Isolated Natural Resource Areas in Ozaukee County 2000

Source: SEWRPC; Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035

- 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 which are closely related to the 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 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. The preservation of 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 will be addressed as part of the Utilities and Community Facilities element of the Town of Cedarburg's Comprehensive Plan.

CULTURAL RESOURCES

Cultural resources encompasses 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 2005, there were 32 historic places and districts in the planning area 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 32 historic places and districts in the planning area listed on the National and State Registers, 27 are historic buildings or structures, five are historic districts, and one is a shipwreck. Sites and districts listed on the National and State Register of Historic Places have an increased measure of protection against degradation and destruction.

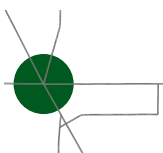




FIGURE 10: Concordia Mill.
Source: Town of Cedarburg.

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 in the Town of Cedarburg 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 designed 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. At this time, the Town of Cedarburg has nine identified local landmarks:

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

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 2005, there were 393 known prehistoric and historic archeological sites in the Ozaukee County area 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

Explore the use of programs that allow the transfer of development rights (TDR) and the purchase of development rights (PDR) for significant cultural features, natural areas, and environmental corridors.

Utilize the Town's preservation award program for historic significance.

Encourage deed restrictions on unique/sensitive areas as part of new development or redevelopment to preserve open space.

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

Study the implementation of a Tree Preservation Ordinance for 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 to include stone silos and other historic stone agricultural structures.

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

Ensure the long-term continuation (to the extent it is economically feasible) of agricultural and agricultural related uses in the Town.

OBJECTIVE

Preserve and protect agricultural land from premature development.

POLICIES

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

Promote unique agricultural uses (i.e. forestry, tree farms, vegetable farms, equestrian facilities, etc.). The Town of Cedarburg should explore incentive programs to attract these types of uses.

Manage conflicts between agricultural uses and residential development.

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

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 commercial activities that are low profile in nature, be operated by the owner of the premises, employ no more than two non-resident employees, produce no light or noise, be compatible with the agricultural setting of the area, and be a commercial activity that would not be better suited to be maintained in a traditional commercial setting or business park.

GOAL #3

Require all mineral extraction operations and utilities to be functionally and visually compatible with the predominant agricultural and rural residential uses of the Town.

OBJECTIVE

Require the submission of a master land use plan, mineral extraction phasing plan, and reclamation plan for future mineral extraction sites in the Town of Cedarburg.

POLICY

Actively participate 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 #4

Preserve a sufficient amount of agricultural land to ensure farming remains viable in Ozaukee County as a whole.

OBJECTIVE

Protect parcels that were determined to be suitable for long-term agricultural use, based in part on the results of the LESA analysis.

POLICY

Discourage future incompatible uses near farms and large contiguous areas of agricultural use.

PROGRAMS

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

Support Wisconsin’s Working Lands Initiative recommendations.

Review and revise the Town Zoning Ordinance and Land Division Ordinance as necessary to ensure they are consistent with the Town comprehensive plan.

POLICY

Encourage niche farming operations in the Town, such as organic farming and orchards.

PROGRAM

Assign agricultural use to parcels identified as agriculture and agriculture-related uses that meet the Town and County criteria including orchards, nurseries, and special agriculture on the Town Planned Land Use Map.

GOAL #5

Protect farms and farming in the Town of Cedarburg .

OBJECTIVES

Retain existing farm operations in the Town to the extent possible.
Retain existing agri-business in the Town to the extent possible.
Encourage agricultural activity on lands identified for agricultural use on the Town Planned Land Use Map for 2035.



POLICIES

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

Protect agricultural infrastructure in the Town to support farm operations.

Encourage farming by younger age groups in the Town.

Encourage retiring farmers to pass farms on to heirs or to sell farms to other farmers.

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

PROGRAMS

Establish a program to promote agri-tourism in the Town through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms.

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