

COMPREHENSIVE PARK PLAN  
Town of Cedarburg, Ozaukee County



*Preserving Yesterday's Heritage for Tomorrow.*

# COMPREHENSIVE PARK PLAN

## Town of Cedarburg, Ozaukee County

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Adopted by the Town of Cedarburg Park Commission December 8, 1998

Adopted by Resolution by the Town of Cedarburg Board of Supervisors January 6, 1999

Revised Plan adopted by the Town of Cedarburg Park Commission January 13, 2004

Revised Plan adopted by the Town of Cedarburg Board of Supervisors February 4, 2004

Revised Plan adopted by the Town of Cedarburg Park Committee May 19, 2009

Revised Plan adopted by the Town of Cedarburg Plan Commission June 15, 2009

Revised Plan adopted by the Town of Cedarburg Board of Supervisors July 1, 2009

Revised Plan adopted by the Town of Cedarburg Park & Recreation Committee February 28, 2018

Revised Plan adopted by the Town of Cedarburg Plan Commission March 21, 2018

Revised Plan adopted by Resolution by the Town of Cedarburg Board of Supervisors April 4, 2018

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### Resolution #2018-3

#### “A Resolution of the Town Board Adopting the Town of Cedarburg Comprehensive Park Plan (2018-2022)”

- WHEREAS,** the Town of Cedarburg is a responsible steward of its natural resources, and endeavors to create opportunities for its residents and visitors to enjoy these unique community assets;
- WHEREAS,** the Town of Cedarburg Park & Recreation Committee has worked closely with Town staff over the past year to update the Town’s Comprehensive Park Plan;
- WHEREAS,** the Park & Recreation Committee has undertaken efforts to encourage public participation and input into the update of this plan;
- WHEREAS,** the Plan Commission has also considered the revised Comprehensive Park Plan and has encouraged public participation and input;
- WHEREAS,** the State requires that the Town update its Comprehensive Park Plan every five years to maintain eligibility for grant funding and to assure that park planning is kept up to date.

**NOW, THEREFORE, BE IT RESOLVED,** that the Town Board of the Town of Cedarburg, Wisconsin does hereby adopt the Comprehensive Park Plan (2018-2022).

**PASSED AND ADOPTED** by the Town Board of Supervisors of the Town of Cedarburg, Ozaukee County, Wisconsin on this 4<sup>th</sup> day of April, 2018.

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David Salvaggio,  
Town Board Chairman

*Attest:*

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Eric Ryer, Assistant Administrator/Clerk

## PURPOSE

This Comprehensive Park Plan is to serve as the official park planning document for the Town of Cedarburg. The intent of this plan is to enable the Town of Cedarburg to successfully manage the park needs of the community. The plan will provide relevant background information, descriptions of park facilities, and outline the goals and objectives as set out by the Town Park and Recreation Committee. This document will also include tables and maps providing information useful to park planning. For the purpose of this document, “park” is defined as an improved parcel or area that has been assigned a recreation purpose by the Town. “Recreation area” in this plan, is not the same as a park; a recreation area, in this plan, typically consists of unimproved parcels or areas that lack an assigned purpose.



Chapter 16 of the Town of Cedarburg Code of Ordinances establishes the Park and Recreation Committee. The Committee consists of five members; four Town residents and one Town Supervisor. The citizen members are appointed by the Town Chairman with the majority approval of the Town Board, and are appointed for three-year terms in April of each year.

The Committee had their initial meeting in May, 1997, and has been actively engaged in preparing plans for the Town Park system since that time. The Park and Recreation Committee currently meets as needed. Meetings are open to the public.

The Park and Recreation Committee prepared this plan with support from Town staff. The maps are based on data from Ozaukee County and the Southeastern Wisconsin Regional Planning Commission.

### Mission Statement

The mission for park planning in the Town of Cedarburg is to identify and provide active and passive facilities in an effort to preserve and enhance a high quality of life.

To further this mission, the vision of the Park & Recreation Committee is to:

1. Develop a pro-active Park Plan including both passive and active facilities.
2. Meet the park needs of Town residents and property owners, including connectivity between residential developments and surrounding communities.
3. Seek financial resources to create an effective park program.
4. Efficiently and economically manage the park system, including but not limited to bike paths and athletic fields.

## 2.1 TOWN GEOGRAPHY

### Location, History & Land Use

The Town of Cedarburg is located in southwest Ozaukee County. Situated near Lake Michigan, it is bounded on the north by the Town of Saukville, on the south by the cities of Cedarburg and Mequon, on the west by Washington County, and on the east by the Village and Town of Grafton.

The Town of Cedarburg covers approximately 26 square miles. The community of Cedarburg was first settled in the early nineteenth century after the establishment of a military road between Green Bay and Milwaukee. Easy access to the cities of Milwaukee and Chicago, along with fertile farmland and abundant timber for construction, led to the community's growth.

Much of Cedarburg's growth was also attributable to its presence on Cedar Creek, which was utilized by various industries to power their operations. Agriculture was the most important source of wealth in Ozaukee County during this time. Since the end of World War II, the area has sustained significant growth. Its historic base and proximity to Milwaukee has kept the Town an attractive place to live.

The current land use patterns in the Town, as shown in Figure 2 on the following page, demonstrate a tightly clustered commercial and industrial center at the Five Corners business district, with the remainder of the Town consisting of a mix of residential and agricultural uses. There are also smaller areas of commercial development along CTH NN, STH 60, Wauwatosa Road, and Columbia Road.

A major factor contributing to the existing character of the Town is its rural landscape. The Town is committed to maintaining its rural character as evidenced by the Comprehensive Plan 2035, which stresses the preservation of open space (referred to as recreational areas in this Plan) and agricultural land use. The overwhelming visual dominance of open spaces aids in maintaining the rural character.

### Topography, Soils, and Water Resources

The Town of Cedarburg has one major waterway, Cedar Creek, winding through its limits. The creek and its floodways provide wetlands that are the major portion of a Primary Environmental Corridor in the Town.

In addition to the wetlands associated with Cedar Creek, other wetland areas are found scattered throughout the Town. These additional wetland areas are located mainly in the southwest area of the Town between Highway 60 and Bridge Street west of Horn's Corners Road, and north of Pleasant Valley Road between Granville Road and Horn's Corners Road.

As new developments along Cedar Creek are being presented to the Town Plan Commission and Board, a statutory authority to provide public creek access to WDNR specifications is being enforced. Being a navigable waterway, Cedar Creek is an asset to the region in regards to recreational usage. It can be canoed for most of the spring, and sections of it can be canoed seasonally. By providing access to this resource, avid canoe enthusiasts will come to use the creek, drawing from other areas of the region. WDNR legislation calls for access points at least every half mile along the creek. This leads to the need to develop access locations whenever possible.

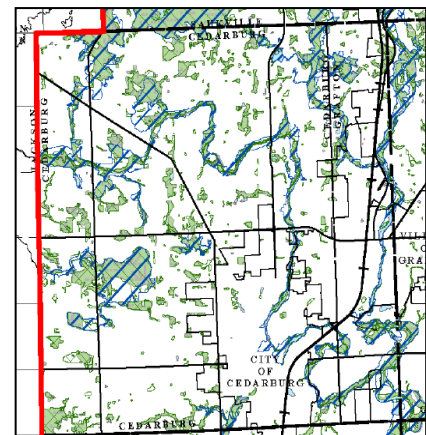


Figure 1: Surface Waters, Wetlands, and Floodplains in the Town of Cedarburg

Source: Ozaukee County & SEWRPC

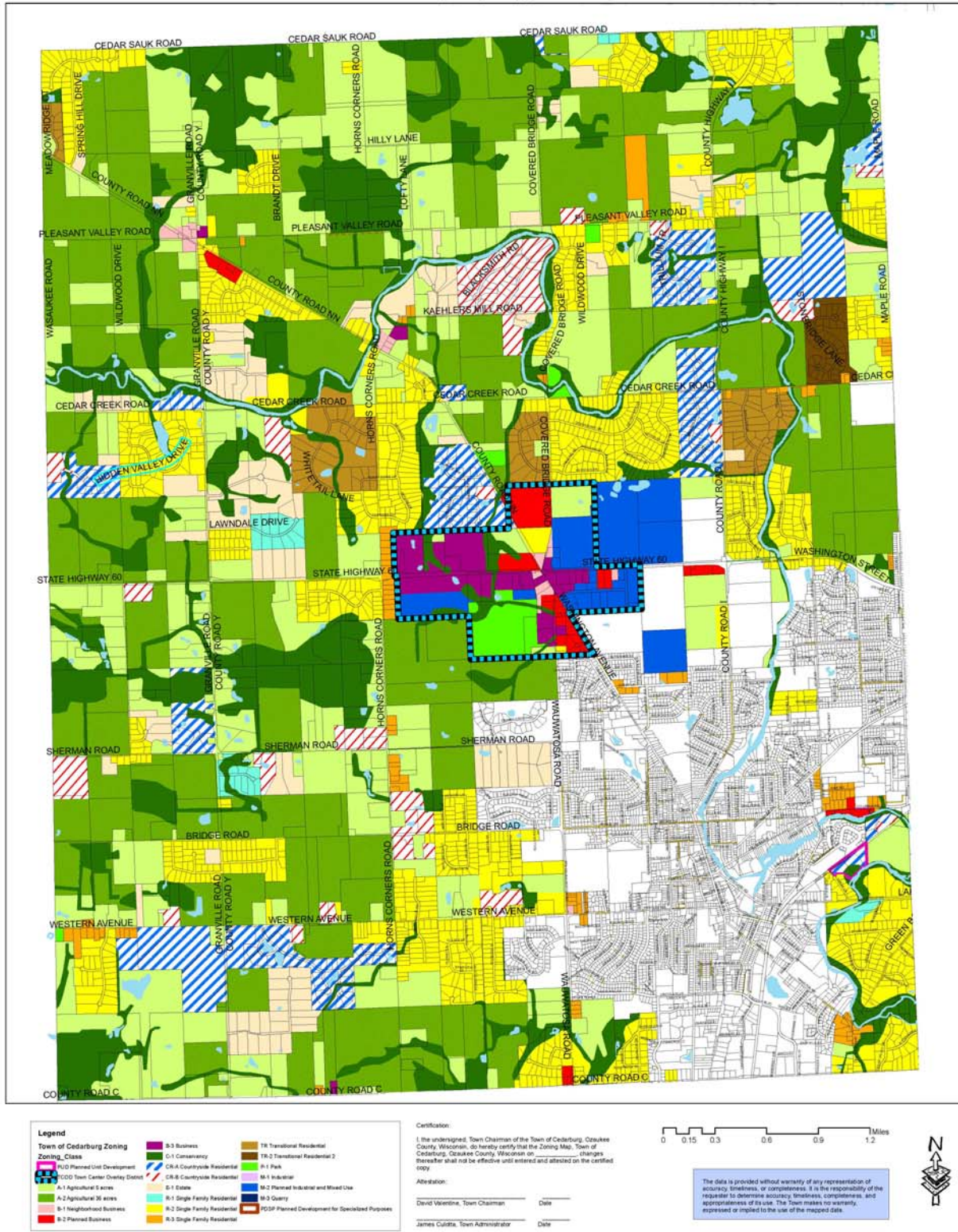


Figure 2: Town of Cedarburg Official Zoning Map (2014)  
Source: Town of Cedarburg

There are also several lakes and ponds in the Town. These water bodies are privately owned with limited access; however, there is public access to Moldenhauer Lake off of CTH I. These areas, along with woodlands and grasslands, provide natural habitat for wildlife and native plant species. The locations of wetlands, open surface water, and the 100-year floodplain are shown in Figure 1 on page 10. Generally speaking, the topography of the Town is flat to gently rolling with a few steep slopes located near Cedar Creek, which provides drainage for a major portion of the Town.

The soils in the area are basically well drained and have a silt or clay base. Most of the soils are from lake laid deposits. Given the Town's agricultural background, soils are suitable for grain crops and general agriculture. The good soil quality is telling of the high percentage of the Town's land still classified as agricultural lands. Figure 3 illustrates the location of agricultural land in the Town in 2000. Soil suitability for conventional septic and mound systems for residential development is another consideration when deciding the most appropriate use for land. Parcels lacking this ability have increased use as a park or other recreational area.

Potential areas for park development generally would consist of those areas which have significant natural features and which may not be likely to be converted into residential development. These areas could include those shown as woodlands (Figure 5) or wetlands (Figure 1), and which may have soils unsuitable for development.

## Climate

Ozaukee County has a continental climate modified somewhat by Lake Michigan. Winters are long and cold, spring and fall are generally short. The effects of the lake are more noticeable in spring and early summer when the prevailing wind is off the lake. Streams and small lakes are generally frozen from late November until early April. The summers are warm and generally include several short periods where it is hot and humid.

Approximately 55% of the area's annual rainfall occurs during the months of April through June, and September. The driest part of the growing season is during July and August.

## Vegetation

Forests originally covered about 94% of the land area of Ozaukee County with the remainder consisting of swamps and marshes (see Figure 4). The forest and marsh areas are now primarily in the Townships of Cedarburg, Fredonia and Saukville. Original forests consisted mainly of maple, beech, basswood, red oak, and hemlock with some walnut, and a few scattered pines.

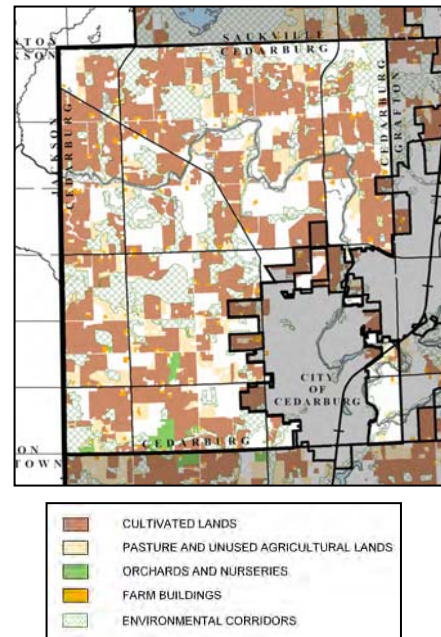


Figure 3: Existing Agricultural Lands in the Town of Cedarburg: 2000

Source: Ozaukee County & SEWRPC

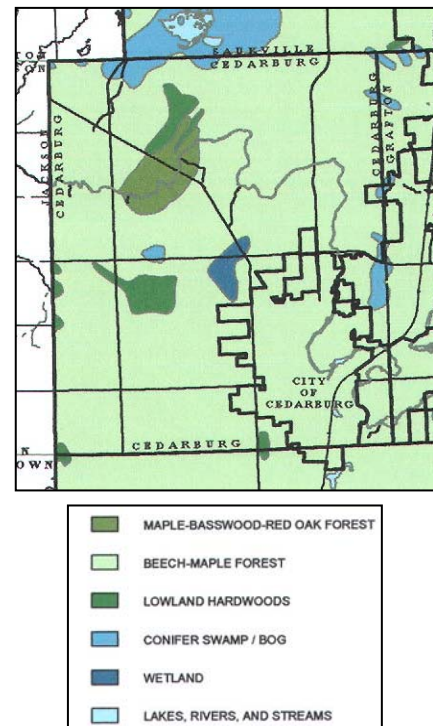


Figure 4: Pre-settlement Vegetation in the Town of Cedarburg: 1836

Source: Ozaukee County & SEWRPC

Early logging removed nearly all of the loggable timber and less than 5% of the County is now wooded. The remaining wooded areas add to the aesthetic and recreational value of the County and provide critical shelter for wildlife. Areas that are currently classified as woodlands are limited to scattered sites in the Town as shown in Figure 5. These consist of upland woodlands as mapped by SEWRPC.

The vegetation of past wetlands was mainly black ash, elm, cedar, tamarack, and other species that can tolerate swampy conditions. Grasses, cattails, sedges, and similar plants grow in marsh openings.

## 2.2 SOCIAL CHARACTERISTICS

### Population Trends and Projections

A major challenge to sound planning for the Town is not knowing how fast the Town will grow over the short and long-term. Metropolitan growth rates are unpredictable in terms of their timing, intensity and location when considering the number of municipalities in the Metro Milwaukee area competing for growth. Selecting a reasonable estimation of population projection for the Town is a critical component of the planning process when considering future public facility and land use needs including parks, schools, infrastructure, and land for various types of development.

In 2017, the Town of Cedarburg population was estimated to be 5,760. The 2010 US Census lists Ozaukee County's population at 86,395. The Ozaukee County Comprehensive Plan 2035 estimates the County population to increase to 102,778 by 2035, while the U.S. Census Bureau and SEWRPC estimate the Town population to increase to 6,825 by 2035. Furthermore, according to projections by SEWRPC, the planning analysis areas comprising of the Town of Cedarburg, City of Cedarburg, and the Village of Grafton is expected to increase from a total population of 28,148 in 2000 to 36,043 in 2035. These numbers will help municipal officials plan for future park and recreational area demand.

The Comprehensive Plan updated by the Town of Cedarburg in 2012 set out several different scenarios for future residential development. Build-out by 2035 would result in 643 new housing units every five years for the next 35 years (3,862 total units). What actually occurs will be significantly different, as building permit records show an average of 18 new homes per year from 1993-2017. Trends will alter with the housing market over time. Extrapolating 18 new homes per year over the period 2018-2035 would result in 306 new homes, averaging two people per household, for a 2035 population of 6,372.

### Age of Population

Per 2010 US Census data, the median age in the Town of Cedarburg is 45.1 years. The largest age group of the Town in 2010 was ages 45-54 years old, which accounted for 21.0% of the Town of Cedarburg residents. Ozaukee County's largest age group is also the 45-54 year olds accounting for 17.5% of Ozaukee County Residents. Although the largest segment of the population is in the 45-54 age group, in 2017 estimates, 28.8% of Town residents were age 0-19.

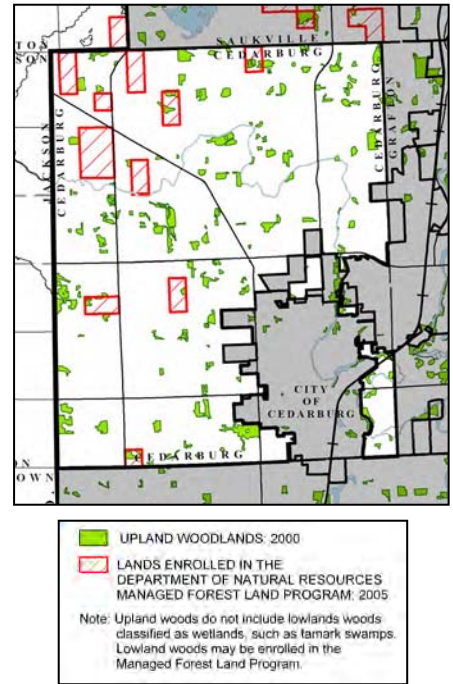


Figure 5: Woodlands and Managed Forest Lands in the Town of Cedarburg

Source: Ozaukee County & SEWRPC

Town of Cedarburg Age Statistics	
	Percentage
0-9	11.6%
10-19	17.2%
20-34	8.3%
35-54	33.7%
55-64	15.6%
65-84	12.5%
85+	1.1%
<b>Median Age 45.1</b>	
Table 1: Town of Cedarburg Age Statistics US Census Bureau 2018 (2010 breakdown)	

### 3.0

## EXISTING PARK & RECREATION SPACE

### 3.1 TOWN PARK & RECREATION SPACE

An inventory of current parks and recreation area in the Town of Cedarburg is shown in Table 2. These areas total roughly 420.85 acres. According to the Ozaukee County Multi-jurisdictional Comprehensive Plan adopted in 2008, the Village of Grafton has an estimated 144 acres of public and private park and recreation sites. The City of Cedarburg has slightly more at roughly 146 acres, not including Pleasant Valley Park & Trails; this increases to 234 acres when including Pleasant Valley Park & Trails, which is jointly owned by the Town and City of Cedarburg (City of Cedarburg and the Ozaukee County Multi-jurisdictional Comprehensive Plan). For a listing of all facilities in the County, refer to Ozaukee County Multi-jurisdictional Comprehensive Plan at [www.co.ozaukee.wi.us](http://www.co.ozaukee.wi.us).

Public and Private Park and Recreation Sites in the Town of Cedarburg		
Site Name	Size (acres)	Ownership
Cedarburg Habitat Preservation	19	State / Federal
Cedarburg Environmental Study Area	40	Ozaukee Washington Land Trust (OWLT)
Maier Cottage	1	OWLT
OWLT Easement	152	OWLT
Pleasant Valley Park and Trails	88	Town / City of Cedarburg
Krohn Park Public Canoe Launch	11	Town of Cedarburg
Cedar Creek Farms Canoe Launch	~0.33	Town of Cedarburg
Hamilton Park	1	Town of Cedarburg
MLG Site	20	Town of Cedarburg
Creekside Park	0.56	Town of Cedarburg
School District Site	20	School District
Moldenhauer Lake Access	1	Ozaukee County
Airport Fields	16	Private
Covered Bridge Park	12	Ozaukee County
Orthopaedic Hospital of Wisconsin Fields	5.26	Town of Cedarburg
Cedarburg Sports Complex	33.7	Town of Cedarburg
<b>Total</b>	<b>~ 420.85</b>	

Table 2: Public and Private Park and Recreation Sites in the Town of Cedarburg  
 Source: Ozaukee County Multi-jurisdictional Comprehensive Plan & Town of Cedarburg Comprehensive Plan 2035

In addition to the park and outdoor recreation facilities, there are also two historic sites and one historic district that are located on the National and State Register of Historic Places within the Town of Cedarburg. These include the Hamilton Historic District, the Covered Bridge, and Concordia Mill. These comprise an important element of the unique cultural heritage of Cedarburg (Town of Cedarburg, 2012).

## 3.2 PARK & RECREATION NATURAL RESOURCES

### Developed and Undeveloped by Type

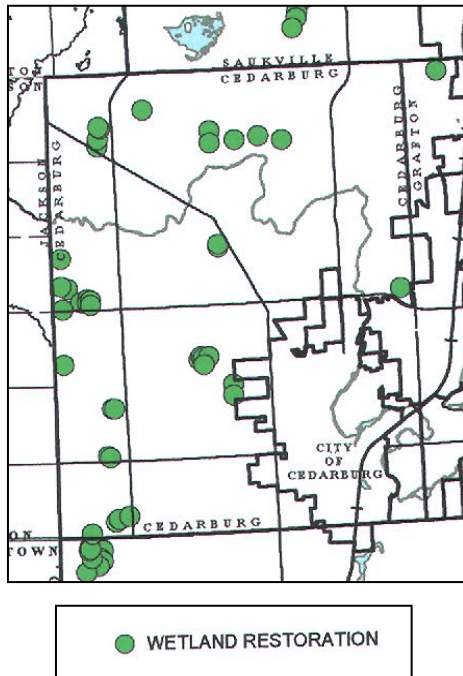


Figure 6: Wetland Restorations in the Town of Cedarburg: 2002

Source: Ozaukee County & SEWRPC

**Ridgetops** - Another key environmental feature, particularly noticeable in a few areas of the Town, are ridgetops. These serve to define the horizon, and large structures on top of them, including homes, tend to be visually prominent, especially if they do not blend with the character of the countryside.

**Steep Slopes** - Generally, the plateau on which the Town is located is comprised of gently rolling terrain with steep slopes (exceeding 12%) occurring very infrequently and only for very short runs. The vast majority of these areas are located directly adjacent to waterways.

**Wetlands** - Wetland areas are located along streams, drainage paths, and isolated low spots. These have been defined, identified and mapped by the Army Corps of Engineers and the Wisconsin Department of Natural Resources. These areas are important for aquifer recharge, groundwater and surface water quality improvement and wildlife habitat. According to the Ozaukee County Multi-jurisdictional Comprehensive Plan, the Town of Cedarburg is home to 38 wetland restoration sites, totaling 22.91 acres. Refer to Figure 6 to view these areas.

Before the plan moves into a summary of Town owned parks and recreation areas, it will define different natural resources available for park and recreation development.

**Drainage paths** - Several perennial drainage paths flow into Cedar Creek from all directions. Drainage paths are key contributors and conveyors of sedimentation and agricultural chemicals to creeks, wetlands, surface waters, and aquifer recharge areas.

**Floodplains** - Flood hazard areas are located along Cedar Creek. These have been identified and mapped by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program for risk management purposes. The 100-year flood area, where the flooding probability is greater than 1% in any given year, has limitations placed upon it by zoning.

**Hydrological Features** - Cedar Creek, which meanders from the northwest to the southeast, is the predominant open water feature in the Town. Most of the creek's banks in the Town are natural and undisturbed. As such, efforts to preserve and enhance the quality of Cedar Creek should be a priority for the Town.

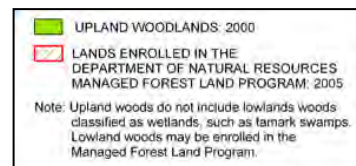
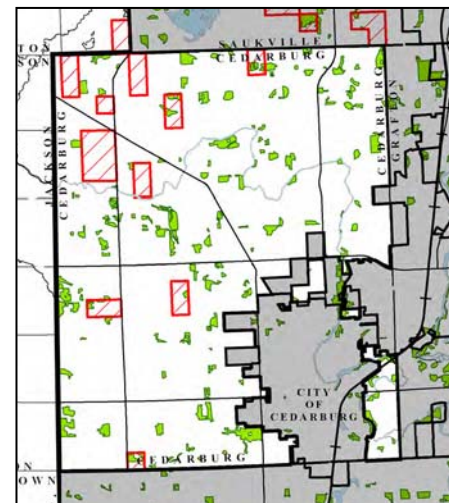


Figure 7: Woodlands and Managed Forest Lands in the Town of Cedarburg

Source: Ozaukee County & SEWRPC



Woodlands - The Town has very few wooded areas due to a combination of rich soils, few steep slopes, small wetland and floodplain areas, and the vast majority cleared in preparation of agriculture in the past. As such, the remaining woodlands of the Town are valuable contributors to the area's character and beauty because they represent corridors for wildlife and restricted habitat for certain plant species. A map identifying these areas is shown as Figure 7.

Grasslands - Grasslands occupy abandoned farmlands that have not returned to forest cover and are dominated by grass, reed or sedge species. They contain many herbs and nitrogen fixing legumes along with scattered trees. Critical breeding and feeding habitat for amphibians, birds and small mammals are contained within such areas. Animals are attracted by the moisture in mulch, the lack of wind in the dense plant cover, and the plentiful supply of insect or seed food sources.

### Environmental Corridors and Isolated Natural Resource Areas

The Southeastern Wisconsin Regional Planning Commission has identified and delineated areas that contain concentrations of important natural resource elements. The 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 types of natural resources are considered essential to the health of the ecological balance and subsequently the overall quality of life in the region, and serve as the basis for identifying environmental corridors. These seven elements include:

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

Additional elements which are not part of the natural resource base but are important in identifying areas with scenic, recreational, ecological and educational value are:

- Potential outdoor recreation and related recreation sites
- Historic sites and structures
- Significant scenic areas and vistas
- Existing outdoor recreational sites

### Primary Environmental Corridors

Primary environmental corridor areas consist primarily of wetlands, 100-year floodplains, woodlands, steep slopes (exceeding 12%), drainage ways, and related sensitive natural features. Primary environmental corridors consist of a variety of the most important natural resources and are at least 400 acres in size, two miles long, and 200 feet wide. Such corridors generally contain a wide variety of natural resource elements and are characterized by three

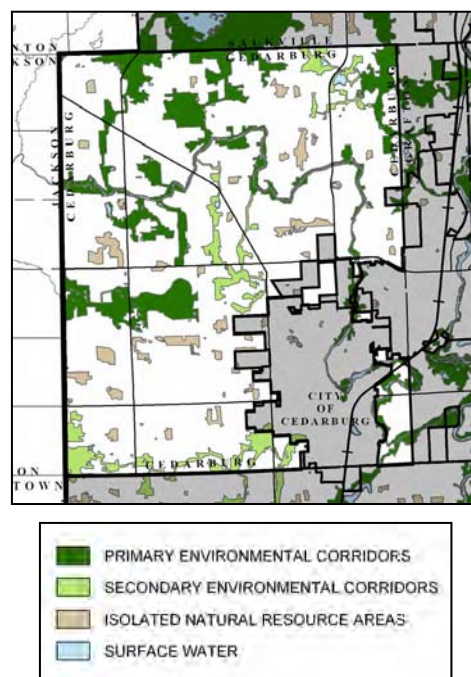


Figure 8: Environmental Corridors and Isolated Natural Resource Areas: 2000

Source: Ozaukee County & SEWRPC

or more elements in combination.

### Secondary Environmental Corridors

Secondary environmental corridors occupy an area of at least 100 acres, are narrow, and have a minimum length of one mile. Such corridors also include a variety of natural resource elements (one or two), but generally are less diverse and smaller in size, length, and width than primary environmental corridors.

### Isolated Natural Resource Areas

In addition to the environmental corridors, isolated natural resource areas are at least five acres in size. Such areas generally consist of natural resource base elements which have been separated physically from the environmental corridors by intensive urban or agricultural uses.

The Ozaukee County Comprehensive Plan adopted in 2008 identifies the Town of Cedarburg having 3,015 acres of Primary Environmental Corridors, 793 acres of Secondary Environmental Corridors, and 617 acres of Isolated Natural Resources. These areas are shown in Figure 8.

## Regional Natural Areas and Critical Species Habitat

### Natural Areas

Natural areas are expanses of land or water that contain intact native plant and animal communities suspected to be representative of the landscape pre-European settlement. This condition is a result of little modification by human activity, or a significant recovery following such activity. Natural areas are classified into three separate categories:

- NA-1 (statewide or greater significance)
- NA-2 (countywide or regional significance)
- NA-3 (local significance)

Many factors are considered when classifying a piece of land as a natural area. These factors include diversity of plant and animal species and community type, structure and integrity of the native plant or animal community, uniqueness of natural features, and site size and educational value (Ozaukee County Multi-jurisdictional Comprehensive Plan, 2008). Figure 9 identifies natural areas of local significance (NA-3) in the Town of Cedarburg. The natural areas include:

- #25 - Mole Creek Swamp (89 acres)
- #26 - Cedar-Sauk Low Woods (204 acres)
- #28 - Sherman Road Woods (72 acres)
- #29 - Five Corners Swamp (173 acres)
- #30 - Cedar Creek Forest (23 acres)

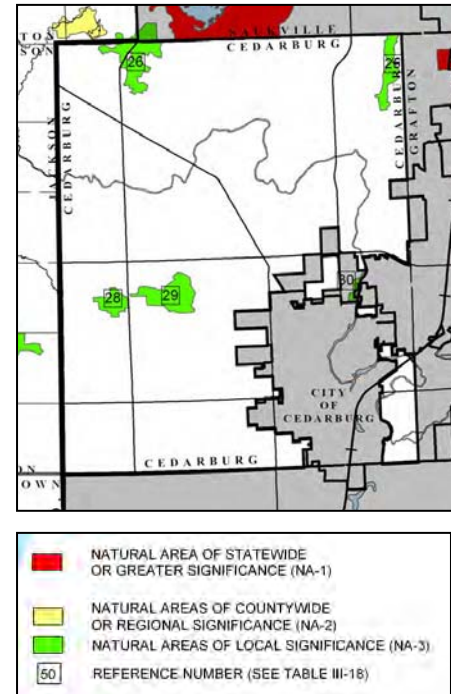


Figure 9: Natural Areas in the Town of Cedarburg

Source: Ozaukee County & SEWRPC

**#25 - Mole Creek Swamp:** a low, wooded area bordering Mole Creek dominated by green ash, alder, & red-osier dogwood.

**#26 - Cedar-Sauk Low Woods:** lowland hardwood forest of silver maple, green and black ash, American elm with evidence of past disturbance including grazing & power line right-of-way. Stream flows through from the Cedarburg bog.

**#28 - Sherman Road Woods:** lowland hardwood forest with second growth due to past grazing.

**#29 - Five Corners Swamp:** large lowland hardwood forest suffering from selective cutting and a series of wide trails. Dominant trees include red and silver maple and cottonwood.

**#30 - Cedar Creek Forest:** sugar maple and beech woods on the west bank of Cedar Creek; threatened by residential encroachment.

In addition, Sherman Road Woods and Cedar Creek Forest are sites that support rare, threatened, or endangered animal or plant species as designated by WDNR. In total, these natural areas cover approximately 425 acres in the Town of Cedarburg.

### Critical Species Habitat & Aquatic Habitat

Critical species habitat consists of those areas outside of natural areas that are significant as they provide habitat to support rare, threatened, or endangered flora or fauna. There are seven of these sites in Ozaukee County, one of which is in the Town of Cedarburg; that being the four-acre Cedarburg Woods-West. This site includes habitat for the Goldenseal (*Hydrastis Canadensis*).

Ozaukee County also possesses thirty aquatic sites that support threatened or rare fish, reptile, or mussel species. Of the thirty, Cedar Creek in the Town of Cedarburg is identified as an aquatic river or stream of local significance. The creek supports a healthy, diverse fish and mussel population (Town of Cedarburg Comprehensive Plan 2035, 2012).

The following policies are recommended by the Park & Recreation Committee for the protection of environmental corridors and state or federally identified habitat areas:

- Use public acquisition, dedication, or conservation easements.
- Use conservation development standards to preserve and restrict disruption to environmental corridors.

### 3.3 INVENTORY OF TOWN OWNED PARKS & RECREATION AREAS

#### Pleasant Valley Park & Trails

Pleasant Valley Park & Trails is located in Section 2. The Town owns a 25% share, with the City of Cedarburg owning the remaining 75% share of the park. In 1999, the Town and City entered into a lease agreement whereby the City authorized the Town to proceed with the development of the site as a passive public park for Town and City resident enjoyment. Once used as a sanitary landfill, the park has continuing groundwater monitoring. The lease agreement between the Town and City automatically renewed for another 10 year term on March 31, 2009. Since 1999, the following improvements have been made:



- A shelter and restrooms
- Wood chip trails
- Mountain bike trails/kiosk
- Elevated boardwalk paths
- A picnic area with picnic tables
- A parking area and landscaping
- A split rail fence
- An observation platform overlooking a kettle
- A trail and boardwalk extension
- A gravel access road



A parcel adjacent to the park includes a compost site used by the Town and City of Cedarburg.

#### Hamilton Park

This 1-acre park is located in the Hamilton Historic District in the southeast quarter of Section 35 at the intersection of Green Bay and Hamilton Roads. The park offers a very limited amount of recreation space with a few picnic tables and historic markers. Although not considered a canoe launch since there is no frontage on Cedar Creek, the Creek is directly across Green Bay Road.



#### Creekside Park

Creekside Park is located in the southeast quarter of Section 8 on Cedar Creek Road about ¼ mile west of Horns Corners Road. This 0.56-acre park acts mainly as one of the three canoe access points in the Town. The park has a gravel parking area, which also provides ready access to the Creek, to birdwatchers, and other residents looking to enjoy the natural surroundings. Significant removal of declining Ash trees and other invasive species was completed in the winter of 2018.



### Cedar Creek Farms Canoe Launch

The second of three canoe access points, Cedar Creek Farms Canoe Launch, is located in the northwest quarter of Section 14 off of Robin Court. This approximately 0.33-acre park offers a paved parking lot as well as a wooden canoe launch platform for recreationalists. The launch functions best in spring when water levels in Cedar Creek are at their peak.



### Krohn Park

Krohn Park is located in the northwest quarter of Section 10 along Covered Bridge Road. The 11-acre park stretches from the intersection of Kaehlers Mill and Covered Bridge Road to the intersection of Pleasant Valley Road and Covered Bridge Road. The Park features a trailhead installed in 2007, as well as a historical landmark monument plaque speaking to the original Kaehlers Mill settlement. A canoe access point is located at the north end of the park along Pleasant Valley Road. This access point was improved as part of a 2014 Eagle Scout project that included repainting the entrance sign, clearing the path of debris, and installing a canoe pole and bench adjacent to the creek.



### Park Aerials

Aerials of the five Town parks are found in Appendix A.

## 4.0

# BICYCLE & PEDESTRIAN ROUTE PLAN

### Master Bicycle and Pedestrian Route Plan

The Town of Cedarburg has an extensive and growing network of bicycle trails and pedestrian routes. In July 1999, the Town completed a plan titled, “Master Bicycle and Pedestrian Route Plan.” This Comprehensive Park Plan herein refers to the “Master Bicycle and Pedestrian Route Plan” as being a part of this Comprehensive Park Plan, while being a stand-alone document. The entirety of the “Master Bicycle and Pedestrian Route Plan” is not included here since the document already exists.



The purpose of the bicycle and pedestrian route plan is to create a viable, safe and attractive non-motorized transportation system for the Town of Cedarburg and encourage increased levels of bicycling and walking. A collection of planning recommendations were set up to help guide Town policies and facility development. Infrastructure improvements such as designated bikeways, bicycle parking, marked pedestrian cross walks and traffic control devices to assist pedestrians are among the type of facilities recommended to improve conditions for the non-motoring public. Recommendations to educate bicyclists and promote bicycling and walking as viable modes of transportation are also included.

The plan established a set of critical recommended routes for the Town. Since 1999, several of the recommendations have been translated into achievements. Although strides have been made, there are still recommended routes that have not yet come to fruition since the original plan in 1999. Some of these facilities are presently suitable for bicycling and will require little or no improvement. Other corridors require facility improvements such as paved shoulders, wide curb lane, or bike paths to provide a safe and attractive infrastructure for bicyclists. It is further recommended that many of these on-street and off-street facilities, or bikeways, be formally designated by distinguishable signage.

The main recommendations of this plan focus on providing a main north/south and two primary east/west corridors through the Town.

The system includes both on-street and off-street facility recommendations. The plan provides descriptions of the main routes, recommended improvements, and merits of each route.

Some key objectives of the plan include providing a balance of transportation, recreation, and social opportunities for residents, better establishing policies that accommodate the rights of bicyclists, runners and pedestrians on all Town road rights-of-way, establishing new facilities in new subdivisions, all while doing so in a safe, fiscally realistic and responsible manner. The plan also works to be consistent with regional planning efforts and the Town of Cedarburg Comprehensive Plan.

In order to achieve these objectives, the Town must work with community interest groups and foster public participation. Efforts should be focused on facilities that provide access to major destinations such as schools, Five Corners area/Cedarburg Sports Complex, the City of Cedarburg, Village of Grafton, and other important linkages such as the Interurban Trail.

## 5.0 PARK & RECREATION AREA NEEDS ANALYSIS

### 5.1 PUBLIC INPUT ASSESSMENT

An important component of any municipal park and recreation area plan is input from the public. The Town made a concentrated effort to gather this input. As part of the comprehensive planning efforts conducted by the Town ending in April of 2008, a Town-wide community survey was mailed on April 3, 2007 to 2,098 households, businesses, and property owners within the Town. Recipients of the survey were asked to complete the survey and return to the Town by April 30, 2007. The response rate was 32.5% (682 responses), which is a strong response rate for a mail survey.

A series of questions relating to “Community Facilities and Open Space” within the community survey provide direct community input on resident feelings in regards to park and recreation area related issues. A summary of the survey results pertaining to park and green or open space (referred to as recreation areas in this Plan) is provided on the following pages.

In addition to the survey data, Town staff and members of the then Park Committee worked with various groups to identify the specific needs of the recreational community. These groups include the Cedarburg Soccer Club, Cedarburg Youth Baseball, City of Cedarburg recreation staff, Buckskin Bowmen, Cedarburg School District, & the Monticello Snow-mobile Club.

#### Town Survey Data

There were several questions in the Comprehensive Plan survey addressing parks and green or open space (referred to as recreation area in this Plan). These included rating Pleasant Valley Nature Park (now Pleasant Valley Park & Trails), rating the importance of protecting natural features from development, identifying the major park needs in the Town over the next five to ten years, indicating the level of support for select recreational, natural and cultural resources, rating shared services, and asking survey respondents if they feel the Town should provide certain services such as a Senior Center, pool, and recreation programs independent of the City of Cedarburg. These results are provided in Table 3 on the following pages (only pertinent answers are shown).

Note: the Town conducts annual surveys to all Town residents. Updated survey information will likely be included in this plan when available to bring the survey information more current. It is the understanding of the Park and Recreation Committee, Plan Commission, and Town Board such an update will occur without their review and will not change the intent of the plan. If the new data changes the intent of the Park Plan, it will be brought before the bodies for adoption following addition of survey data.

**How do you rate the following Town facilities?**

	Very Good	Good	No Opinion	Poor	Very Poor
c) Pleasant Valley Nature Park	23.8%	23.7%	50.8%	1.5%	0.2%

**What do you see as the major park needs that should be provided for in the Town over the next five to ten years?**

Passive Parks	Very Important	Somewhat Important	No Opinion	Less Important	Not Important
a) Hiking/Walking Trails (not along roads)	38.3%	34.8%	9.7%	9.0%	8.2%
b) Hiking/Walking Trails (along roads)	21.6%	34.3%	16.2%	17.0%	10.8%
c) Conservancy /Natural Areas	46.9%	33.9%	7.5%	6.1%	5.6%
d) Public Parks (passive, natural landscape)	33.6%	38.3%	10.3%	10.3%	7.3%

Active Parks	Very Important	Somewhat Important	No Opinion	Less Important	Not Important
e) Bike Paths along Town and County roads	36.1%	38.7%	6.9%	11.0%	7.3%
f) Bike Paths off Town and County roads	30.3%	36.0%	9.9%	13.7%	10.1%
g) Cross Country Ski Trails	8.5%	28.5%	27.6%	18.1%	17.0%
h) Public Golf Course	8.9%	18.7%	18.9%	22.9%	30.0%
i) Access to Cedar Creek for canoeing, fishing, etc.	21.8%	42.7%	14.8%	11.6%	8.7%
j) Children's Playground	17.6%	36.8%	17.0%	14.5%	13.8%
k) Horse Trails	4.0%	13.3%	29.1%	21.6%	31.7%
l) Picnicking Areas	12.9%	41.1%	15.8%	15.5%	14.2%
m) Organized Athletic Fields for soccer, baseball, etc.	18.9%	33.7%	12.8%	16.9%	17.4%
n) Shelters /Restrooms	22.9%	38.2%	13.4%	11.7%	13.7%



**Indicate your level of support for the following statements.**

Support	Strongly	Somewhat	No	Somewhat	Strongly
	Support	Support	Opinion	Oppose	Oppose
a) The Town should set aside funds to establish programs (Federal, State, and County) that compensate farmers for maintaining their land in agricultural use rather than developing it for residential, commercial, or industrial use.	34.1%	25.8%	13.1%	10.7%	16.2%
b) Horses and other large animals should be allowed in areas designated for rural residential development on large lots (5 acres or larger).	33.1%	42.7%	13.2%	6.0%	4.6%
c) The Town should provide funds for more parks, playgrounds and recreational facilities to serve neighborhoods in the developed portion of the Town.	16.9%	34.5%	16.9%	18.7%	13.1%
d) The Town should establish regulations for the protection of woodlands, wetlands, and floodplains in the Town is important.	49.8%	28.7%	7.5%	7.7%	5.9%
e) The Town should enhance and fund further development of a recreational trail system throughout the Town.	25.8%	36.0%	15.9%	11.7%	10.6%
f) The Town should promote the preservation of significant agricultural buildings (barns, silos, and farmhouses) through the establishment of regulations.	25.6%	32.9%	18.6%	11.9%	11.0%
g) The Town should promote the preservation of significant historic buildings within the Town through the establishment of regulations.	35.2%	35.9%	12.6%	8.9%	7.4%
h) The overall landscape, views, and visual character of the Town of Cedarburg are important and should be preserved through the establishment of regulations.	47.4%	34.6%	6.0%	6.0%	6.0%

**How often do you or someone in your family use the following services?**

	1-3 Times Per Week	1-3 Times Per Month	1-3 Times Per Season	Never
a) Cedarburg Senior Center	0.9%	2.7%	8.7%	87.7%
b) Cedarburg Pool	8.9%	11.7%	29.8%	49.3%
c) Cedarburg Recreation Programs	5.9%	10.9%	26.1%	57.0%

**How do you rate the following services provided by:**

	Excellent	Good	No Opinion	Fair	Poor
a) Cedarburg Senior Center	6.8%	13.2%	77.8%	1.7%	0.3%
b) Cedarburg Pool	27.3%	33.2%	37.3%	2.0%	0.2%
c) Cedarburg Recreation Buildings	14.4%	31.8%	49.4%	3.5%	0.9%

Table 3: Town Survey Responses  
Source: Town of Cedarburg Comprehensive Plan: 2035

When considering what is now Pleasant Valley Park & Trails, 47.5% of respondents rate the park very good or good, with only 1.7% rating the park poor or very poor. Interestingly, 50.8% have no opinion, insinuating there is a large portion of Town residents that have not yet visited Pleasant Valley Park & Trails.

Another survey question asked respondents to identify the major park needs of the Town over the next five to ten years by rating various types of facilities. These facilities were broken down into two categories: active and passive facilities.

Topping the list of passive park needs was conservancy/natural areas with 80.8% of respondents rating this category as very or somewhat important. Also, over 70% of respondents rated hiking/walking trails not along roads and public parks with natural landscape very or somewhat important. When considering active park facilities, bike paths along Town and County roads topped the list with 74.8% rating them as either very or somewhat important. Access to Cedar Creek and organized athletic fields were also among those favorably rated, with 64.5% and 52.6% rating them very or somewhat important, respectively. Adversely, the idea of a public golf course in the Town only garnered a 27.6% favorable rating. A 1997 Park Committee Survey had very similar results across the categories for this question.

A series of questions asking respondents to rate the condition, adequacy and services provided by the Cedarburg Senior Center, Cedarburg Pool and Cedarburg Recreation Programs and Buildings (what were at that time shared services, but are no longer shared services) showed very few of the respondents rating the three fair or poor. It should be noted that all of these services had a significant rating of “No Opinion.”

Another question asking periodicity of use showed the majority of respondents using all three shared services sparingly, or not at all. Finally, residents overwhelmingly opposed the idea of the Town providing any of these three services on its own, with a Town Senior Center gaining the most support at 7.0%.

### Town Sports Complex Open House

Another element of public participation important to this plan was an Open House on the proposed Town Sports Complex Concept Plan held on July 15th, 2008, at Town Hall. Over 100 people attended the event, which was held from 4:00 - 8:00 p.m. The Open House featured the presentation of several posters addressing key issues associated with the Concept Plan including: ratings for existing baseball and soccer facilities in the Town and City of Cedarburg, a poster detailing the landfill areas on the site (environmental experts and staff were available to answer questions), a poster illustrating examples of other landfills turned municipal parks, and the actual Concept Plan for the new Town Sports Complex.

## 5.2 ANALYSIS OF TOWN PARK NEEDS

The National Recreation and Park Association (NRPA) no longer establishes “national standards.” Instead, they make available the *2017 NRPA Agency Performance Review* and park metrics for communities to get a better understanding of their park system. Past practice was to assign an acreage requirement for recreation areas per 1,000 persons in the Town. The *2017 NRPA Agency Performance Review* shows that the typical community has 9.6 acres of parkland per 1,000 residents, and one park per 2,266 residents. Only Town of Cedarburg parks are included in the recreation acreage requirements analysis. County park, school recreation areas, and private recreation area acreages are not included in the recreation requirements analysis because:



- County park facilities do not provide typical municipal recreation opportunities.
- Some County park facilities do not provide typical municipal recreation opportunities.
- Private recreation areas are not under public control, and have a different mission (i.e. profit) than public recreation areas.
- Private, not-for-profit recreation areas (e.g. Northshore United Soccer) can provide some municipal recreation opportunities, but they are not under public control.

The acreage totals for Town owned parks is 139.85 acres, providing 24.27 acres of parkland per 1,000 Town residents (total 5,760 residents in 2017). Further, the Town provides seven parks for a ratio of one park per 960 residents. Using the projected population figure of 6,825 in 2035 provided by the US Census Bureau, the Town would provide 20.40 acres of parkland per 1,000 residents while maintaining the same park acreage.

### Rating Town Parks: The “Scorecard Analysis”

During this 2018 update process, the members of the Park & Recreation Committee were given scorecards that were used to rate each of the parks. The averaged ratings supplied by the members can be seen below in Table 4.

Town of Cedarburg Park Rating Scorecard						
Park Quality	Pleasant Valley Nature Park	Krohn Park	Hamilton Park	Creekside Park	Cedar Creek Farms Park	OHOW Fields
Size	4.75	3	4.25	2	2	4.5
Drainage	4.5	2.75	4.5	2.25	2	4.25
Landscaping	4.25	3.25	4.5	1.75	2	4.25
Benches	4.25	3	4.5	1.75	NA	4.5
Driveway	4.5	NA	4.25	2.25	2	4.5
Parking Lot	4.25	3.25	4.25	2	1.75	4.5
Signage	4.5	3	4.5	1.75	2	4.75
Paths/Trails	3.5	1.75	NA	2.25	2.25	NA
Boardwalk	2	NA	NA	NA	NA	NA
Canoe Launch	NA	1.5	NA	2	2.25	NA
Shelters	4.5	NA	NA	NA	NA	NA
Lighting	3.25	NA	NA	NA	NA	2.75
Restroom	4.5	NA	NA	NA	NA	NA
AVERAGE RATING	4.06	2.69	4.39	2.00	2.03	4.25

**Rating Criteria:**

1. Not Available but is needed
2. Unsafe, current condition requires immediate attention (repair/replace)
3. Below average, park component is useable but in need of significant upgrading
4. Average, condition of the park component is adequate
5. Above average, condition of park component is more than adequate

N/A - Not applicable or not needed

Table 4: Town Park Rating Scorecard  
Source: Park & Rec Comm.

## Rating Cedarburg Baseball and Soccer Facilities

The Town also gathered ratings related to the baseball and soccer facilities located in the City and Town of Cedarburg as part of the 2008 Park Plan update. Ratings were gathered from Mark Schwantes of Cedarburg Soccer Club (now Northshore United Soccer), and from Jeff Gylland of Cedarburg Baseball (now Cedarburg Select Baseball). This data may be removed by the Town if it is deemed no longer applicable.

<b>Soccer Field Rating of Existing Conditions</b>																		
Rated by: Mark Schwantes, Cedarburg Soccer Club, on 5/12/08																		
	Airport Fields	Alliance Bible Church	ATACO Field	Centennial Park	CHS North	Georgetown Park	Immanuel Cemetery	Lasata Field	Maple Manor	Ozaukee Bank #1	Ozaukee Bank #2	Ozaukee Bank #3	Ozaukee Bank #4	Ozaukee Bank #5	Parkview	Thorson	Westlawn	Willowbrook Park
Ownership (C=City; O=Ozaukee County S=School District; P=Private)	P	P	P	C	S	C	P	O	C	P	P	P	P	P	S	S	S	C
<b>Age Group Served (check all)</b>																		
Under 6										X								
Under 8	X	X			X		X	X	X	X				X		X	X	
Under 10	X	X				X	X								X	X		
Under 12	X		X				X			X	X				X	X	X	
Under 14	X		X				X				X	X	X	X	X	X		
<b>Field Type (check all)</b>																		
Practice	X	X	X		X	X	X	X	X							X	X	
Game							X			X	X	X	X	X	X	X		
<b>Field Quality (rate 1-6)</b>																		
Size	4	3	2	1	1	2	2	2	2	4	4	4	4	4	2	3	1	1
Drainage	4	3	3		2	3	3	3	3	4	4	4	4	4	1.5	1.5		
Irrigation															2	2		
Goal Condition	4	3	3			3	3		2	4	4	4	4	4	3	3		
Overall Field Condition	4	3	3		1	2	2	3	2	4	4	4	4	4	1.5	1.5		
Quality Rating Average	4	3	2.75	1	1.33	2.5	2.5	2.67	2.25	4	4	4	4	4	2	2.2	1	1
<b>Amenities (rate 1-6)</b>																		
Restroom Facilities	2		3				2			2	2	2	2	2	2	2		
Concessions										3	3	3	3	3				
Parking	3	4	3				2	4	2	4	4	4	4	4	4	3	3	
Lighting																		
Bleachers / Benches																		
Amenity Rating Average	2.5	4	3				2	4	2	3	3	3	3	3	2.5	2.5		
<b>AVERAGE FIELD RATING</b>	3.25	3.5	2.88	1	1.33	2.5	2.25	3.33	2.13	3.5	3.5	3.5	3.5	3.5	2.25	2.35	1	1

### Rating Criteria:

1. Unsafe, current condition requires immediate attention (repair/replace)
2. Below average, field is playable/amenity is useable but in need of significant upgrading
3. Average, condition of the field/amenity is adequate
4. Above average, condition of field/amenity is more than adequate
5. Not applicable or **not needed**
6. Not available but **is needed**

Table 5: Soccer Field Rating  
Source: Mark Schwantes of Cedarburg Soccer Club

Cedarburg Soccer Club's average rating for City-owned fields was 1.65 (unsafe to below average and in need of significant upgrading), privately-owned fields was 3.26 (average to above average), and school district-owned fields was 1.75 (unsafe to below average and in need of significant upgrading). When considering the overall ratings done by Cedarburg Soccer, eight had average ratings between 3 & 4 (Airport fields, Alliance Bible Church, Lasata, Ozaukee Bank #1-5) demonstrating adequate conditions and facilities.

Six fields were rated between 2 & 3 (ATACO, Georgetown, Immanuel Cemetery, Maple Manor, Parkview & Thorson) demonstrating useable facilities that could use some significant upgrades. The remaining four fields had average ratings of between 1 & 2 (Centennial, CHS North, Westlawn and Willowbrook) indicating the fields need some immediate substantial improvements and or addition of amenities to increase safety and useability.

Cedarburg Baseball's average rating for City-owned fields was 2.24 (below average and in need of significant upgrading) and School-owned fields was 2.11 (below average and in need of significant upgrading). Two fields had average ratings between 3 & 4 (Behling and CHS Varsity field) demonstrating adequate facilities.

### Baseball Field Rating of Existing Conditions

Rated By: Jeff Gylland, Cedarburg Select Baseball, on 5/12/08

	Adlai Horn	Adlai West	Behling	CHS J.V. Field	CHS Varsity Field	First Immanuel	Parkview	Police Station	Police Station West	Thorson	Webster East	Webster West	Westlawn	Willowbrooke	Zeunert South	Zeunert North
Ownership (C=City; S=School District; P=Private)	C	C	C	S	S	P	S	C	C	S	S	S	S	C	C	C
Age Group Served (check all)																
Basepath Size (ft.)	60	60	ALL	90	90	60	60	60	ALL	ALL	60	60		60	60	60
K4-1st Grade									NA	NA	X	X	NA			
2nd-3rd Grade						X		X							X	X
4th-8th Grade	X	X	X	X	X		X							X		
High School			X	X	X					X	X					
Adult			X													
Field Type (check all)																
Practice		X														
Game	X		X	X	X	X	X		X							
Field Quality (rate 1-6)																
Drainage	4	3	3	4	4	2	1	2		1	3	4	1	3	2	3
Irrigation	1	1	3	4	4	1	1	1		1	3	4	1	1	1	1
Backstop / Dugouts / Bleachers	3	1	3	3	4	1	1	4		1	4	4	1	2	2	3
Infield Condition	3	3	3	4	4	2	1	3		1	3	4	1	3	2	2
Outfield Condition	2	1	4	3	4	2	2	3		1	3	4	1	2	2	3
Quality Rating Average	2.6	1.8	3.2	3.6	4.0	1.6	1.2	2.6		1.0	3.2	4.0	1.0	2.2	1.8	2.4
Amenities (rate 1-6)																
Restroom Facilities	2	2	4	2	2	2	1	4		1	2	2	1	2	4	2
Concessions	3	5	4	2	3	1	1	1		1	1	1	1	1	1	1
Parking	3	3	2	4	4	3	3	3		1	2	2	1	1	2	1
Lighting	1	1	3	1	1	1	1	1		1	1	1	1	1	1	1
Amenity Rating Average	2.3	2.8	3.3	2.3	2.5	1.8	1.5	2.3		1.0	1.5	1.5	1.0	1.3	2.0	1.3
<b>AVERAGE FIELD RATING</b>	<b>2.4</b>	<b>2.3</b>	<b>3.2</b>	<b>2.9</b>	<b>3.3</b>	<b>1.7</b>	<b>1.4</b>	<b>2.4</b>		<b>1.0</b>	<b>2.4</b>	<b>2.8</b>	<b>1.0</b>	<b>1.7</b>	<b>1.9</b>	<b>1.8</b>

**Rating Criteria:**

1. Unsafe, current condition requires immediate attention (repair/replace)
2. Below average, field is playable/amenity is useable but in need of significant upgrading
3. Average, condition of the field/amenity is adequate
4. Above average, condition of field/amenity is more than adequate
5. Not applicable or **not needed**
6. Not available but **is needed**

Table 6: Baseball Field Rating  
Source: Jeff Gylland of Cedarburg Select Baseball

Six fields were rated between 2 & 3 (Adlai Horn and West, CHS J.V. field, Police Station, Webster East and West) demonstrating useable facilities that could use some significant upgrades. The remaining seven fields had average ratings of between 1 & 2 (First Immanuel, Parkview, Thorson, Westlawn, Willowbrooke, Zeunert North and South) indicating the fields could use some substantial improvements and or addition of amenities to increase safety and usability.

## 5.3 LEVEL OF SERVICE

The National Park & Recreation Association, in their book titled “*Park, Recreation, Open Space and Greenway Guidelines*,” defines level of service as, “a quantification of the park and recreation delivery philosophy and policy of a community.” The book further explains that level of service, “provides a way to accurately calculate the minimum amount of land required to provide all of the recreation activities and the requisite facilities to support the activities by expressing this in the context of acres/population.”

### Level of Service: Park Classification

Although the NRPA no longer establishes standards, the Town is applying the document titled, “*Park, Recreation, Open Space and Greenway Guidelines*,” as a guide to help classify parks, identify needs, and view the current level of service for the community. The types of park facilities included in the classification table helps provide context.

#### Mini Parks

The Town does not currently maintain any public mini parks. Some of the private subdivision developments have what might be considered mini parks built and maintained by the applicable homeowner’s associations.

#### Neighborhood Parks

There are no neighborhood parks currently in the Town. Being a rural community, by nature, towns such as Cedarburg will generally not have neighborhood parks. Should the Town develop residential subdivisions dense enough to support a neighborhood park, the Town may consider establishing one at that time.

#### Community Parks

The Town provides an 88-acre community park in the northeast side of the Town. Pleasant Valley Park & Trails features 1.5 miles of walking paths and boardwalks that wind through expansive natural prairie, forests and over creeks, as well as a scout camping area. This park provides an excellent opportunity for outdoor enthusiasts to view wildlife. Pleasant Valley Park & Trails also features a state of the art park shelter. The Town may want to consider the addition of one or two additional community parks as more subdivisions populate the Town. These parks should be connected with paths and trails to maximize mobility.

#### Natural Resource Areas

There are several natural resource areas in the Town owned by different groups. Krohn Park is a Town owned property that provides trail and canoe launch opportunity. Covered Bridge Park is a County owned Park providing access to Cedar Creek. The Cedarburg Habitat Area, Cedarburg Environmental Study Area and the Ozaukee Washington Land Trust (former Parsons property) are also included in this classification. Together, the three privately owned properties total approximately 211 acres. The addition of more natural resource areas is a long-term goal of this plan. This will ensure the preservation of natural areas and work to create an interconnected network of facilities.

**TABLE 7: Park & Pathway Classification**

Classification	General Description	Location Criteria	Size Criteria	Park Facilities
Mini-Park	Provides access to limited, isolated or unique recreational needs.	Less than ¼ mile in residential setting.	Between 2,500 sq.ft. and 1 acre	None currently available
Neighborhood Park	The basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation.	¼ to ½ mile distance and uninterrupted by non-residential roads and other physical barriers.	5 acres minimum. 5 to 10 acres is optimal.	None currently available
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and recreation areas.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3 mile distance.	As needed to accommodate desired uses. Usually between 30 and 50 acres.	Pleasant Valley Park & Trails
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, recreation areas, and visual aesthetics/buffering.	Resource availability and opportunity.	Variable	Krohn Park, Covered Bridge Park, Cedarburg Habitat Area, Cedarburg Env. Study Area, Oz. Washington Land Trust property
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located community-wide facilities.	Determined by projected demand. Usually a minimum of 25 acres, with 40 to 80 acres being optimal.	Cedarburg Sports Complex
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use.	Variable-dependent on specific use.	Variable.	Creekside Park, Cedar Creek Farms, Hamilton Park, Moldenhauer Lake, OHOW Park
Private Park / Recreation Facility	Parks and recreation facilities that are privately owned yet contribute to the public park and recreation system.	Variable-dependent on specific use.	Variable.	Aiport Fields
<b>Pathway Classification</b>				
Park Trail	Multipurpose trails located within recreation areas, parks, and natural resource areas. Focus is on recreational value and harmony with natural environment.	Type 1: Separate single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters. Type 2: Multi-purpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters. Type 3: Nature trails for pedestrians. Hard or soft-surfaced.	N/A	Trails are located in Pleasant Valley Park & Trails and Krohn Park
On-Street & Off-Street Bikeways	Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.	Bike route: designated portions of the roadway for the preferential or exclusive use of bicyclists. Bike lane: shared portions of the roadway that separate motor vehicles and bicyclists, such as paved shoulders. Off-street path: a path separate from the roadway.	N/A	See the Town Bicycle Trails Map at Town Hall Mountain Bike Trails at Pleasant Valley Park & Trails
Cross-Country Ski Trail	Trails developed for traditional and skate-style cross-country skiing.	Loop trails usually located in larger parks and natural resource areas.	N/A	Trails at Pleasant Valley Park & Trails
Equestrian Trail	Trails developed for horseback riding.	Loop trails usually located in larger parks & natural resource areas. Sometimes built as multipurpose with hiking and biking.	N/A	None currently available

## Sports Complex

In 2008, the Town Board endorsed the creation of a Town Sports Complex on a 95-acre parcel known as the former Prochnow landfill. Five acres of the property along STH 60 were to be sold off as commercial development in keeping with the goals of the Five Corners Master Plan. The remainder of the property was to be developed into a balance of active and passive facilities. In order to best facilitate the planning of the Complex, the Town Board appointed a Sports Complex Subcommittee consisting of people with backgrounds knowledgeable in the various types of facilities that will populate the complex. The location of this complex has been moved to 8611 STH 60 on a 33.7 acre parcel purchased in 2017, with construction commencing in 2018. With OHOW Park currently being the only active park facility maintained by the Town, the Cedarburg Sports Complex will address a great need faced by the community.

## Special Use

The Town has five parks that support a single-purpose use. The County owned Moldenhauer Lake property off of CTH I provides access to a lake. Hamilton Park provides a unique natural and historic area in the middle of a fairly dense residential neighborhood known as the Hamilton Historic District. OHOW Park, a 5.26 acre baseball/softball park features two diamonds. The other single-purpose parks act as canoe access points (Creekside Park and Cedar Creek Farms Canoe Launch). Krohn Park was formerly a single-purpose until a landmark and trail were added. Additional creek access points should be pursued.

## Private Park / Recreation Facility

One private park/recreation facility that is especially significant to the Cedarburg youth is the Airport Fields soccer complex. The complex rests on 16 acres north of STH 60 and provides fields used primarily by Northshore United Soccer Club. The Town should work to ensure this facility remains or add other soccer fields.

## Park Trails

Pleasant Valley Park & Trails supports a network of mountain bike/winter/walking trails. Krohn Park also has a small trail that was constructed in 2008, and is planned to expand over time. New park trails should be considered as a component of any project.

## On-Street & Off-Street Bikeways

The Town has a substantial bicycle trail network, including both on and off-street trails. To view this network, refer to the Town website for the most current map. Bicycle facilities should be clearly marked and maintained. Signage is critical to safety. Paved shoulders should be considered in high-traffic areas.

## Cross Country Ski & Snowmobile Trails

Trails at Pleasant Valley Park & Trails can be used for cross country skiing and snowmobiling in the winter. However, trails for skiing and snowmobiling should be separate to ensure safety. New park trails should be considered for multi-use as winter ski and snowmobile trails.

## Equestrian Trails

Currently, there are no Town operated equestrian facilities. There are, however, many properties supporting horses in the Town. This may be a type of facility the Town would like to pursue in the future.



## Passive vs. Active Park Facilities

In addition to the Park & Pathway Table, the Park & Recreation Committee concentrated on answering two questions when determining a level of service: 1) what types of facilities does the Town already provide?; and, 2) what types of facilities should the Town concentrate on developing over the life of this plan?

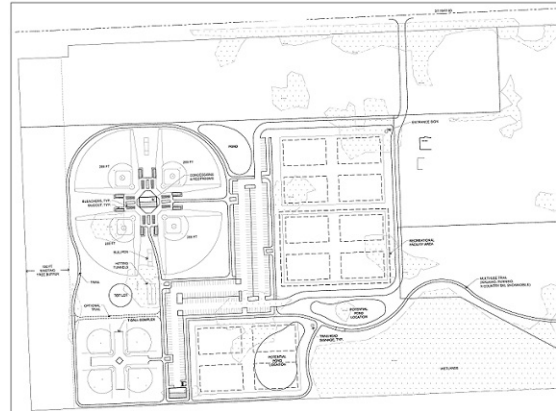
The Park & Recreation Committee concluded the Town currently makes available a fair amount of passive recreational facilities, and should focus more on the development of a mixture of passive and active recreational facilities such as baseball, soccer, flag football, lacrosse, and other athletic fields in upcoming years. Currently, the only active facility the Town makes available is OHOW Park. The addition of the 33.7 acre Cedarburg Sports Complex in 2018 will work to meet this need. The plans will develop the complex into a mix of baseball/softball and multi-use field space that can accommodate soccer, flag football, lacrosse, and other outdoor athletic activities. Passive features include a walking path. Active facilities will include athletic fields, playgrounds and batting cages. The scale of this park will create a regional destination for enthusiasts of all kinds. Although active facilities are a high priority at this time, passive parks that offer unique features and recreational opportunities should be considered for acquisition and improvement.

## 6.0

# CEDARBURG SPORTS COMPLEX: PRESENT & PAST PLANNING

## 6.1 CEDARBURG SPORTS COMPLEX

The Town has been actively planning for a sports complex for many years. Previously, the former Prochnow Landfill was the site on which the Town had been focusing its planning efforts. However, the property at 8611 STH 60 became available for development (just west of the previously planned location). This location is still within the Five Corners Business district and near the Town's OHOW Park which already has two youth baseball/softball fields. At their May 12th, 2017 special meeting, the Town Board approved an offer to purchase 30+ acres of property on which to construct the Cedarburg Sports Complex.



Following that action, the Town received proposals from three architecture/engineering firms outlining their ideas and qualifications to assist with initial concept planning.

When preparing the quote for the Cedarburg Sports Complex project, the quotes were to include:

1. Concept design and marketing materials of the site plan (posters and images)
2. Applicable meetings
3. Stormwater layout
4. Costs to improve site/shape land and install stormwater
5. Menu for cost of improvements (lights, dugouts, fences etc.)

The Park and Recreation Committee considered the three proposals at their May 2017 meeting, recommending the Town Board approve RA Smith National for the work. The Town Board agreed with this recommendation and selected RA Smith at their meeting on June 7th, 2017.

Staff then held its initial brainstorming meeting with RA Smith and provided them with details on the facilities to include in the concept plans. RA Smith gathered site data, the wetland delineation, and draft stormwater plan for the entire 62+ acre parent parcel to be mindful when placing the Sports Complex facilities.

The next step was review of four alternative plans by the Park & Recreation Committee.

### JUNE 28TH PARKS MEETING: REVIEW #1

The Park & Recreation Committee first considered Alternates A-C at their June 28th meeting. The Committee also took questions and comment from the public present at the meeting. The Committee then directed staff to collect comment from the public over the next several weeks. The primary takeaway from the meeting and public comment was that although the complex was designed with the intent of being a multi-use facility, the drawings showed primarily baseball diamonds.

### JULY 26TH PARKS MEETING: REVIEW #2

Taking into account comment from the public and staff, RA Smith updated Alternate B and created a fourth plan, Alternate D. This option also added multi-use space into the baseball outfields.

## PARK & RECREATION COMMITTEE RECOMMENDATION: July 26th

Taking into consideration public input they received, they unanimously recommended the Town Board consider Alternate D as the preferred option. Alternate D moved the maintenance building to the southeast corner of the property and included a trail network on the property connecting to OHOW Park. The Committee also noted the Town should keep in mind the future addition of a sidewalk along STH 60 connecting the Sports Complex to the Commons at Five Corners retail center.

The Town Board unanimously accepted Alternate D as the working concept for the Sports Complex at their meeting on August 2nd, 2017.

### “ALTERNATE D”

Alternate D consists of a five youth baseball/softball fields with 200’ fence distance, and two larger 300’ fields. The plan includes a primary concession stand/restroom building located in the middle to service all four fields. Base paths on these larger fields would be convertible down to the youth field size making them multi-use. Bullpens are shown, and dugouts and bleachers would be located on all fields (lights could be installed as well). Hitting tunnels will be located in between the fields, with the maintenance building located at the southeast end of the property out of the way of visitors. A playground is shown south of the primary parking lot; overflow parking will spill to the two smaller lots on the south end of the parcel. Roads and lots would be gravel initially. The road plan shows a loop system optimizing traffic flow. Two stormwater ponds are shown; the north pond will drain north to the retail lot and eventually under STH 60 to the wetlands on the north side of STH 60. The south pond would drain southeast. The northeast corner of the property shows an area for future recreational facilities yet to be decided, and could be used as multi-use space for soccer or flag football.

## REVISED PLAN: PARK & REC. COMMITTEE RECOMMENDATION: 2-28-18

Taking into consideration public input they received, grading and stormwater, traffic flow and design considerations, the Park & Rec. Committee unanimously recommended the Town Board consider Alternate F as the final working plan for the complex. Alternate F presents a quad plex for baseball and softball fields with 200’ fences, a tee ball quad plex for younger players, and several large multi-use field areas for soccer, flag football, lacrosse etc. The plan also provides a maintenance building, trail network, playground, parking and loop road network.

## Tow Board Action

The Town Board unanimously accepted Alternate F as the working plan for the Sports Complex at their meeting on March 2, 2018. They also unanimously approved Resolution 2018-1 to secure financing for the project. Construction of the Cedarburg Sports Complex will begin in the summer of 2018.

## Funding

The Park & Recreation Committee and Town Board have discussed fundraising. Avenues for funding the complex include but are not limited to donations, state stewardship and other local/state/federal/private grants, impact fees on hand for parks and recreation facilities, recreation user fees, and bonding. The Town has also reached out to other area youth sports organizations, the City of Cedarburg, and community groups to gauge interest in hopes of having a true community sports complex incorporating many programs. This plan will be updated over time with final Cedarburg Sports Complex information without going back to the Park & recreation Committee, Plan Commission and Town Board so long as the intent of the complex and this Comprehensive Park Plan is not changed. Site plan and budget details may be included as available and added to applicable sections of this plan.

## 6.2 PAST HISTORY OF THE SPORTS COMPLEX

On July 2nd, 2008, the Town Board announced conceptual plans for a major sports and recreation complex for Town and City of Cedarburg residents. The concept plan brings to fruition an idea developed by members of the Town Board in 2005. This sports complex was planned to be built on the former Prochnow landfill property, which is located on about 95 acres south and west of the Five Corners intersection. The property consists of open farmland, wetlands, and woodlands.

The scope of the initial Town sports complex would have made it the second largest park of its kind in Ozaukee County and one of the ten largest of its kind in all of Southeastern Wisconsin. The sports complex would have offered a wide-array of active and passive recreational amenities. Athletic fields for soccer, baseball, softball, football, and other sports, such as archery, would have been focal points of the park. A park facility of this magnitude would have been able to host tournaments for Cedarburg area youth sport leagues. Passive recreational opportunities were set to include an internal path that linked to the Town's existing bike trail system. Playgrounds, picnic areas, concession buildings and a pavillion were also envisioned for the complex.

Residential and commercial garbage was disposed of at the landfill between 1941 and 1972; the landfill has been closed for over 35 years. The actual landfill is only about 7 acres, a small fraction of the 95 acre property. The Town remains eager to remediate the landfill despite the relocation of the Cedarburg Sports Complex. According to the WDNR, a park could still be built prior to the cleanup of the landfill areas. Redeveloping landfills into parks is a common and safe activity practiced throughout the United States. Lime Kiln Park in Grafton and Mee-Kwon Park & Golf Course in Mequon are local examples of successful efforts to develop parks on former landfills.



Title to the land is currently held in the Estate of Marvin Prochnow. Before Mr. Prochnow passed away, he agreed to allow the four Principal Responsible Party's (PRPs), or the City of Cedarburg, Town of Cedarburg, Emerson Electric Corporation, and Mercury Marine, to eventually transfer the property to a new owner. The four PRPs have been tasked by the WDNR with remediation/cleanup of the 7 acre landfill portion of the site. In order for the Town to construct a park on the site in the future, the Town must first obtain unanimous written consent of the other PRPs to officially transfer the property.

### Explanation of the Need

The need for additional athletic fields has been expressed anecdotally for years. The Town has strived to better understand and address this problem. The Town's Five Corners Master Plan, completed in April 2006, formally identified the former landfill property as a possible location for athletic fields. The sports complex on the Prochnow site would have been the realization of these planning efforts. The provision of active athletic facilities (as well as passive) is also identified as a goal in the Town Comprehensive Plan: 2035 (Goal #2 of the Utilities & Community Facilities Chapter).

### Public Support

Public sentiment has been overwhelmingly in favor of a proposed sports complex. Residents from all walks of life agree this complex will benefit the Town by providing a unique recreation destination. Support is evident through letters received from the 5 Corners Lion's Club, Cedarburg Area Subway, Proposed Ozaukee Sports Center, residents who signed a support petition at the Open House, and through those volunteering to serve on the

Town Sports Complex Subcommittee charged with planning the park.

## Open House

The Town held an Open House on the concept plan on July 15th, 2008 at Town Hall. Over 100 people attended the event. The Open House featured several stations with posters addressing key issues associated with the Concept Plan. The posters included:

- The Five Corners Master Plan Map adopted in 2006. The Plan highlighted athletic facilities in the proposed park area; this demonstrated the foresight and intention of Town officials and residents to include a park in this area several years ago.
- A poster with ratings for existing baseball and soccer facilities in the Town and City of Cedarburg, demonstrating the need for additional athletic facilities. Mark Schwantes from Cedarburg Soccer and Jeff Gylland and Brad Chaney from Cedarburg Baseball fielded questions at this station.
- A poster detailing the landfill areas on the site. Environmental experts and staff fielded environmental issue questions.
- A poster illustrating how common it is for landfills to be transformed into parks.
- The Concept Plan for the new Town Sports Complex.

## Other Public Input

A Town survey of residents in 2007 reconfirmed the need for a sports complex when a majority of respondents indicated it is important to provide additional athletic and passive recreational facilities in the Town. In 2008, the then Town's Park Committee invited representatives of the Cedarburg Soccer Club, Cedarburg Youth Baseball, and the City of Cedarburg to share their thoughts on current and future athletic field needs. All three representatives expressed that existing athletic fields are unable to meet even current demands, much less anticipated future demands. Representatives noted they have to turn away players from their programs because there aren't enough facilities to play games and hold practice, and many fields are not regulation size. They also indicated that the existing Cedarburg area soccer fields are heavily overused, sometimes to the point whereby they have a difficult time keeping grass on the fields. Some of the fields are to the point where they are not considered safe.

Town staff assembled park ratings completed by representatives from Cedarburg Soccer and Cedarburg Youth Baseball and compared these ratings to those completed by the City of Cedarburg. See Tables 5 and 6 on pages 27 and 28 to view these ratings. The result of the current situation is many kids are turned away from programs in which they would like to participate, and those that can play do not get adequate instruction and practice time.

## 6.3 SUBCOMMITTEE & MEMBERSHIP

### Purpose of the Subcommittee

The Sports Complex Subcommittee was created by the Town Board at their August 6th, 2008, meeting. Founding members included Jeff Gylland of Cedarburg Baseball, Brad Chaney of the then Town Park Committee, Steve Schuette of Buckskin Bowman, Christi Tamsen (Physical Education Department Chair at Cedarburg High School), Mark Schwantes from Cedarburg Soccer, Pete Pavalko (former Park Committee member), and Dick Larson, a member of the Monticello Sno-mobile Club. Other appointed members, such as Sharon and Bill Lamacchia (Town residents), planned to become involved at a later date when the financial planning efforts began in earnest.

The purpose of the Subcommittee was to gather information and discuss the land use and facility related

needs for the sports complex. The Subcommittee was to develop the different elements of the park and concentrate their areas of expertise in generating a complex with a range of facilities and features.

The quantity, location, and type of facilities and features were also discussed but could change as the needs were further defined. The Subcommittee generated discussion among the community with the goal of encouraging community participation. The final goal for the Subcommittee was a document detailing the recommendations for the sports complex, which the Town Board was to utilize. The Subcommittee also contributed input aiding with the formal design of the sports complex by professional engineers/architects.

## 6.4 SUBCOMMITTEE RECOMMENDATION

### Deliberations

The Subcommittee met on numerous occasions to discuss the types of facilities that could become a part of the sports complex. The list of possible facilities was to grow and shrink as the planning process progressed.

### Recommended Facility Types

The Subcommittee felt baseball and soccer fields should have been located in the agricultural area. Little League sized diamonds would have also accommodated girl's softball, making the fields multi-use. The soccer fields could have also been used for flag/youth football.

The Cross-Country team at Cedarburg High School could have benefited from a network of unpaved trails within the park, as well as a one-mile, paved trail making a large loop through the property. This would have kept the students off the streets during training. Subcommittee member Christi Tamsen of the Cedarburg School District noted that the team would have needed two miles of trails if the sports complex was to be used to host meets.



An on-site pond could have been useful for fishing opportunities. Cedarburg High School could have held fly fishing demonstrations for physical education class. The pond could have also been used by local recreationalists. The installation of a small pier was also considered.

Other possible recreational activities could have included Frisbee/disc golf and an archery range. An archery range would have allowed the Buckskin Bowmen archery club to continue their traditional operations (which operate two and a half months out of the year) and provided a separate public range for new enthusiasts. Cedarburg High School, which offered an elective course on archery to juniors and seniors, could have used the course for physical education classes as well. The Subcommittee expressed support for a range of about ten targets to accommodate the high school students.

Of course, the sports complex would have served as a hub for the Town's bicycle/trail system. The importance of a safe, convenient stop with resting amenities in the Five Corners location was viewed as essential in transitioning from an auto-centric community to one balancing the importance of the car and the pedestrian. A centralized pavilion located by the sports fields would have served as the official hub.

The Subcommittee discussed the trail currently used by the Monticello Sno-mobile Club and expressed support for incorporating a snowmobile trail so long as it is restricted to a marked trail for their use only during winter months.

Other hard surface sports such as basketball, roller hockey, tennis and skateboard areas were not planned for due to lack of demand. A confidence course was also discussed but requires a large financial investment and constant supervision. Finally, the Subcommittee recommended the consideration of playgrounds, a sledding hill, and non-motorized, multi-use trails for walking, running, hiking and biking.

Overall, the Subcommittee felt the focus should have been on creating a comprehensive park that featured a balance between passive and active recreational opportunities. It was important to position the park amenities into the natural terrain in order to maintain the natural beauty of the property. Wooded picnic areas and natural seating along the top of ridges was to be considered. Toward this end, the Subcommittee agreed a parking lot on top of the former landfill would have been ideal as it would maximize the functionality of the most useable areas of the property. Finally, the Subcommittee noted that although there are many uses that are appropriate for the property, uses like the activities undertaken by the local “Midnight Mudders,” an off-road 4x4 truck group, were not appropriate for the sports complex property.



### Quantity of Facilities

One of the principal tasks of the Subcommittee was to inventory the property and consider the facility needs for each desired recreational activity. The Subcommittee was to estimate the number of participants for each activity and when these activities would occur. Based on these considerations, the Subcommittee was to recommend the quantity of facilities to be incorporated into the sports complex design.

#### Soccer

Mark Schwantes, representing Cedarburg Soccer (now Northshore United), said the club had an immediate need for about twenty acres for soccer fields. The soccer season stretches from late March until November. He indicated that it would have been ideal to have all games located at one facility.

At that time, Harris Bank Fields struggled to accommodate games, while the Airport Fields complex was for practice only and its long-term availability was in question. Approximately two acres were needed for each full-size soccer field and one acre was needed for an under ten field. The soccer club would also have like one full-size field with lights in order to increase the amount of possible playing time. They suggested investigating the possibility of using artificial turf instead of natural grass for this field as it could also have been used for football.

**Recommendation:** The Subcommittee recommended the sports complex initially construct 4 full-size fields, which could be painted to meet the needs of smaller age groups and multiple uses. Expansion room for additional fields was recommended.

#### Baseball

Jeff Gylland of Cedarburg Baseball (now Cedarburg Select Baseball) explained that youth baseball is played from April until the end of July. The club felt the most pressing need was a convertible, dirt practice diamond with base paths ranging between sixty and ninety feet. Lights and a fence on this diamond would have been ideal. Once this need was met, Cedarburg Baseball wanted two convertible, dirt Little League fields



with sixty to seventy foot base paths. Fences on these two diamonds would have been ideal. Little League sized baseball diamonds would have accommodated girl's softball, making the fields multi-use.

**Recommendation:** The Subcommittee recommended the sports complex initially construct one convertible, dirt practice field with base paths ranging between sixty and ninety feet, one full-size game field, and two convertible, dirt Little League fields with sixty to seventy foot base paths. This quad-plex would have made the complex a destination. Bleachers could have been added later.

In addition to the baseball and soccer (football) fields, the Subcommittee recommended the construction of the following:

#### **Other Facilities:**

- An archery course, range and associated facilities;
- An enlarged pond for fishing (possible pier) and ice skating;
- Independent snowmobile trail; state law prohibits crosscountry skiing and snowmobile riders from using the same trail;
- A one-mile paved trail for walking, hiking, biking, and cross-country skiing;
- A five acre multi-use field/area to accommodate different activities and age groups;
- Interconnected network of shorter, non-paved trails;
- An open-air pavilion for picnicking during tournaments and shelter during rain; possibly being bicycle trail network hub;
- Concession stand near the baseball quad-plex and soccer/football fields, as well as picnic areas;
- One or two playgrounds for younger children;
- Equipment storage building, possibly connected to the concession stand;
- Frisbee/disc golf course;
- Possible future addition of hard surface sports.



In addition to the facilities above, parking was seen as central to the sports complex. Based on discussions, the Subcommittee felt there must be at least 200 spaces to handle a soccer tournament. A general rule of thumb is twenty spaces per field. These parking facilities could have been concentrated over the former landfill area; however, there would have also been small lots located closer to the fields for accessibility, as well as a smaller lot on the north end of the property to provide easy access to any amenities located there (i.e. the pond). Should the archery range have been located on the north end of the property, Steve Schuette said the Buckskin Bowman felt they would need approximately 80 parking spaces, with the current parking lot area being sufficient.

#### **Prioritization of Facilities**

The following is a rough outline for the prioritization of the different sports complex facilities as determined by the Sports Complex Subcommittee. Table 8 on page 41 provides a guide to the Subcommittee recommendations.



### High Priority

The Subcommittee identified baseball and soccer facilities to be the top priority, as these posed the most pressing demand. Those should have been the first facilities developed on the site. Also to be developed during this initial stage were the roads and parking lots needed to serve the fields. While the earth moving equipment is present, the pond was to be installed.



### Medium Priority

Although the Subcommittee determined the remaining facilities to be either medium or low priority, that did not necessarily mean they would have ultimately been constructed in any particular order. Much of the development time table was to be built around funding.

Medium priority facilities included the concession stand associated with the baseball and soccer fields. This was to be constructed by Cedarburg Baseball and Cedarburg Soccer as funding became available (grants, funding drives or donations).

Potential funding and maintenance responsibilities were identified. The baseball, soccer, and archery clubs offered to assist in funding, constructing and maintaining various elements of the facilities.

Other medium priority athletic field accessory facilities could have included bleachers and lights. Also of medium priority was the pavilion/bicycle trail hub, which was to be installed as funding is obtained. The archery range could have been installed/expanded as Buckskin Bowmen obtained the necessary funds. The snow-mobile trail could have been added in the first fall by the Monticello Sno-mobile club. Non-paved trails could have been installed early on at a minimal cost since these trails required only marking and mowing. The paved trail could have been installed as funding became available. The addition of playgrounds not only addressed an unmet need in the Town, but also would have offered other recreational opportunity for the siblings of youth sport participants.

### Low Priority

The Subcommittee identified hard surface courts for sports such as basketball, tennis and a skate park as not in high demand at the time. A Frisbee/disc golf course was also looked upon favorably by the Subcommittee. This amenity, however, would have been secondary to the other core amenities such as baseball, soccer, archery, natural and paved trails and paths. Although enlargement of the pond is a high priority project, adding a pier to the pond could have been installed at a later time when funding became available.



## Sports Complex Subcommittee Recommendations

Facility Type	Priority	Number Recommended	Funding	Maintenance
Baseball/Softball Diamonds		Four fields are needed. These include one full-size, and three convertible fields.	Club	Club
Soccer Fields		Four full-size fields with room for additional fields.	Club	Club
Pond / Pier		Enlarge the pond on the north end of the property; work to be included with initial earth moving activity. This pond could include a pier for fishing.	Public / Other	Town
Roads and Parking		These facilities will be installed at the initial stages of development.	Public / Other	Town
Bike/Running Trails		One mile of paved trails, plus additional unpaved trails.	Public / Other	Town
Pavillion		One pavillion that would be used for events and as the hub for the Town Bicycle trail network.	Public / Other	Town
Archery Range		Includes a private area for Buckskin Bowmen and separate public area.	Club	Club
Snowmobile Trail		Trail would be independent of other trails during winter.	Club	Club
Multi-use Field/Area		Five acres ideal to accommodate various uses	Public / Other	Town
Concessions & Picnic Areas		One concession stand with seating. Separate picnic areas throughout also needed.	Club / Public	Town / Club
Playground		One or two playgrounds could be located near the baseball/softball and soccer fields for use by younger children.	Public / Other	Town
Frisbee/Disc Golf		One course stretching throughout the park.	Public / Other	Town
Basketball Court		One or two courts to be grouped with the other hard surface sports.	Public / Other	Town
Skate Park		One area grouped with the other hard surface sports.	Public / Other	Town
Tennis Courts		At least two courts adjacent to the basketball court and skate park.	Public / Other	Town

High Priority  
 Medium Priority  
 Low Priority

Table 8: Sports Complex Subcommittee Recommendations  
 Source: Sports Complex Subcommittee

### Funding of Facilities

Cedarburg Baseball showed interest in constructing the baseball fields at their own cost. The group possessed the funding and know-how to accomplish the construction. Fencing, lighting, bleachers and dugout facilities would have required additional fund raising efforts, which Cedarburg Baseball indicated they would be able to meet. Cedarburg Baseball estimated the costs at about \$50,000 per field, and about \$2,500 for a dirt infield alone. The group also indicated they would have been willing to pay for a proposed batting cage. Other amenities directly related to the baseball and soccer fields such as concession stands would most likely have been financed/constructed mainly by these groups.

Steve Schuette said the Buckskin Bowman would have been interested in assisting with funding the public archery range, as well as completely funding their private archery course.

The Subcommittee noted that although the disc golf was not a priority, the course would only run approximately \$5,500 for eighteen holes. This amenity could have been added, space permitting.

A number of the facilities would have been used mainly by the general public and would likely be financed by the Town or through other means, sponsorships, grants or donations.

### Maintenance of Facilities

Many of the infrastructure facilities would have required maintenance on a regular, annual basis, such as the concession stands and shelters. These facilities, to be utilized mainly by Cedarburg Baseball and Cedarburg Soccer, could have been maintained by club members taking a day or two and performing any annual paint/roof/spring cleaning/winterizing. Town assistance would have been needed for more complex maintenance issues.



Dick Larson of the Monticello Sno-mobile Club said the club would have been happy to groom any trails on the property for no cost.

Mark Schwantes of Cedarburg Soccer suggested the club was willing to maintain the soccer fields at the sports complex using their own equipment. Mr. Schwantes felt only a small building or room within a larger building would have been needed for all soccer related storage. Cedarburg Baseball echoed these sentiments, and would have cared for the baseball fields in the same manner.

Other amenities not directly associated with any particular group would have most likely be left to Town staff to maintain. These facilities would have included:

- Tables and benches
- Playgrounds, hard surface courts & Frisbee/disc golf course
- Pond (and pier)
- Mowing of natural trails and repair of the paved trails
- Maintain pavilion and shelters
- Maintain parking lots and access roads
- Multi-purpose field/area

## 6.5 FUTURE OF THE PROCHNOW SITE

The Town Board is still entertaining acquisition and planning efforts. These include negotiating with the other PRP's to acquire the property and address remediation related issues. If the Town obtains the property, fundraising and engineering efforts for a park could begin.

It is too early to set an estimated completion date for the park as there are many issues that must first be addressed, including the negotiated transfer of the property with the City of Cedarburg, Mercury Marine, and Emerson Electric. These three entities, along with the Town of Cedarburg, have the authority to direct the property to a new owner.

## 7.1 IMPROVING EXISTING PARKS & FACILITIES

Throughout the course of the Plan update, the Committee has identified improvements for existing parks and facilities. Some of these recommended improvements apply to all parks, including adequate signage to identify each park, park rules, and where appropriate, the location of park boundaries. Waste receptacles should also be available at each park to help maintain park appearance and cleanliness. Paths to and throughout parks should be adequately maintained to provide safe access. Renewable energy projects, including but not limited to wind and solar, should also be considered if appropriate.

The Committee recommends improvements unique to each park as follows:

### Cedar Creek Farms Canoe Launch

The Committee suggested moving the path to the north side of the tree line and adding more trees to screen the path from the adjacent property to the north. The addition of a step system could also improve access to the canoe launch.



### Creekside Park

The Committee felt the addition of flagstones would help improve access to Cedar Creek.

### Hamilton Park

The Committee suggested enhancing the sitting/picnic area by removing and replacing the railroad ties to provide better access and improve the aesthetics (completed). New and improved signage was also recommended, including a new entrance sign and interpretive signs detailing the history of the Hamilton Historic District (completed).

### Krohn Park

The Committee suggested the installation of a split rail fence to help delineate the path, which could be widened at the canoe launch point. Other ideas included clearing a view of the creek and old mill races for visitors sitting at the stone bench along Covered Bridge Road, new path extensions and signage to identify the park for both east and west bound traffic. Path improvements, including perhaps a foot bridge(s) would improve access. A 2014 Eagle Scout project included repainting of the entrance sign, clearing path debris, installing a canoe pole and bench.

### Pleasant Valley Park & Trails

The Committee suggested extending the gravel path to the restroom pavilion, combating invasive species (periodic clearing is undertaken), and consider other park trail improvements (multi-use path network has been added). Improving the Scouting Camp area by adding a restroom facility and consider building a shelter(s) was also recommended.

## Multi-use Pathways

The Committee encourages the extension of pathways and the connection of existing pathways. Toward this end, the addition of on-street bike lanes should be considered when Town roads are widened or resurfaced. Bikeway and other paths system signs should be inventoried to ensure adequate signage. New path segments should be pursued to improve pedestrian and bicycle accessibility throughout the Town.

## 7.2 NEW FACILITIES

There is one major new facility approved for the Town of Cedarburg: the Cedarburg Sports Complex.

### Cedarburg Sports Complex

The Town will be addressing a major deficiency in the number and quality of athletic fields in the Cedarburg area with the construction of the 33.7 acre Cedarburg Sports Complex. The proposed sports complex will provide immediate relief for these needs and offer new active and passive recreation opportunities. The Town Board approved funding for the facility through borrowing up to \$1.6 million from the State of Wisconsin, using impact fees, donations and sponsorships, grants, and reserve funds. This plan fully encourages seeking grant funding from any avenue, including State of Wisconsin stewardship and other grants. The final site plan will be added to the plan when available.

This section will lay out the goals and objectives, as well as possible funding sources to aid in the implementation of the recommendations.

## 8.1 GOALS & OBJECTIVES

**Goal 1:** Encourage the protection and enhancement of the unique identity of the Town of Cedarburg through the preservation of natural resources and physical features which are assets to the Town including both environmentally sensitive and historically significant areas.

### Objectives:

1. Identify and incorporate historical resources into the development of Town parks.
2. Preserve natural areas such as floodplains, wetlands, drainage ways, steep slopes, grasslands, and woodlands in Town parks.
3. Seek to maintain designated environmental corridors or isolated natural areas in their original state in Town parks.
4. Protect designated archeological, cultural, historic and scientific sites, such as the Covered Bridge, the Hamilton area, and Krohn Park.
5. Recommend to the Town Board appropriate transitional buffers between residential, business, commercial properties and parkland or recreational areas.
6. Require site plan review of all bike pathways, horse trails, walking paths, and nature trails by the Plan Commission to ensure compatibility.

**Goal 2:** Plan and develop an appropriate balance of active and passive park land and recreational areas, and plan and provide for the facilities and maintenance of such park land and recreational areas to meet current and future needs.

### Objectives:

1. Ensure public input on park planning needs in future surveys.
2. Promote the appropriate development and funding of land for active recreation facilities, including the Cedarburg Sports Complex.
3. Develop a plan for passive park use. Planning should be based on current and projected demand, and environmental significance as determined by Town conservancy zoning and/or environmental corridors.
4. Recommend areas to meet passive and active recreational needs in accordance with accepted standards.
5. Develop a site-specific master plan as parkland is designated or acquired.
6. Recommend the development of park facilities in concert with the growth of the population located within the park service area.

**Goal 3:**

Facilitate development, purchase efforts, and the use and maintenance of park and recreational areas with the City of Cedarburg, the Cedarburg School District, Ozaukee County, the WI-DNR, publicly oriented conservancy organizations, or any other similar groups through which the Town's interests would be served.

**Objective:**

1. Interact with County, School, City, State (WI-DNR and WI-DOT), Ozaukee Washington Land Trust, and publicly oriented clubs & organizations to improve and expand parkland opportunities and their associated economic benefits throughout the Town and adjacent communities in a cost-effective manner.

**Goal 5:**

Explore the potential for and pursuit of all funding sources for the development, maintenance, and improvement of parks and recreational areas in the Town.

**Objectives:**

1. Pursue state and federal funding programs which can assist in the acquisition or development of desired park system improvements, including those for renewable energy projects, including but not limited to wind and solar.
2. Solicit donations from public (State of Wisconsin and other public sources) and private organizations to assist in park system and recreational area acquisition and development, including the Cedarburg Sports Complex.
3. Maintain eligibility for federal, state and private grant funding.
4. Collect adequate impact fees to help fund park related expenses associated with providing recreational opportunities for new development.
5. Evaluate other alternative means of funding, donations or revenues available to promote the Town park system and recreational area needs of the community.

**Goal 6:**

Recommend the adoption of an adequate park budget which will financially address existing park needs, allow for future park land acquisition and facility development and provide users with safe and reliable facilities in parks and recreational areas.

**Objectives:**

1. Park & Recreation Committee should recommend a park budget to the Town Board for inclusion in the annual Town budget based on proposed projects.
2. Recommend possible funding sources for land acquisitions and improvements.
3. Replace unsafe, old and deteriorated facilities at Town parks.
4. Continually evaluate maintenance of existing facilities to ensure longevity and safety.
5. Comply with the requirements of the Americans with Disabilities Act.

**Goal 7:**

Monitor, review and update the Comprehensive Park Plan over time as the Town grows and park needs are met or needs change.

**Objectives:**

1. Continually monitor the parkland and recreational area needs of the community.
2. Update the Park Plan every five years, or sooner, to reflect changes in the communities needs and desires.
3. Solicit public input.

## 8.2 FUNDING SOURCES & PARK OPERATION

Current park revenues consist only of property tax revenue for park maintenance and operation. Additional income may be possible through user fees at existing facilities.

Expenses in the park budget are for grounds maintenance, grass and weed control, picnic table repair and replacement, and a token amount for electric service for area lighting.

A capital improvement schedule for operations and maintenance of the Town's parks would provide an opportunity for long range fiscal planning as the Town reviews the infrastructure improvements necessary to provide a desired level of parks for its residents. The possibility of grant funding is great with an approved Park Plan in place. Several organizations will provide grant money to acquire, develop, and maintain park facilities within the Town. Funding is available on a cost share basis through the State of Wisconsin (Dept. of Transportation, Wisconsin Dept. of Natural Resources, and any other state avenue), and through private organizations such as the Ozaukee/Washington Land Trust. In addition, the impact fees collected on all newly created lots in the Town include components that are designated for park and transportation improvements such as bike pathways. These impact fees are imposed on developments to help pay capital costs that are necessary to accommodate land development. Possible funding sources are provided in the following table:



**TABLE 9: FUNDING SOURCES**

Program	Purpose	Details	Deadlines	Notes	Agency	Contact
<b>Wisconsin Stewardship Programs</b>						
Acquisition of Development Rights	Acquire development rights for nature-based outdoor recreation areas and activities	Approximately \$6M available per year in WI Stewardship Programs 50% local match	May 1	Funds available for areas where restrictions on residential, commercial & industrial development  May include enhancements of outdoor recreation	WDNR	Sara deBruijn, Southeast District  414-263-8704
Aids for the Acquisition and Development of Local Parks (ADLP)	Acquire or develop public, nature-based outdoor recreation areas and facilities	Approximately \$6M available per year in WI Stewardship Programs 50% local match	May 1	A comprehensive outdoor recreation plan is required  Priority for land acquisition  Projects must comply with ADA	WDNR	Sara deBruijn, Southeast District  414-263-8704
Urban Greenspace Program (UGP)	Acquire land to provide natural space within or near urban areas, or to protect scenic or ecological features	Approximately \$6M available per year in WI Stewardship Programs 50% local match	May 1	A comprehensive outdoor recreation plan is required  Projects must comply with ADA	WDNR	Sara deBruijn, Southeast District  414-263-8704
Urban Rivers Grant Program (URGP)	Acquire land, or rights in lands, adjacent to urban rivers for the purpose of preserving or restoring them for economic revitalization or nature-based outdoor recreation activities	Approximately \$6M available per year in WI Stewardship Programs 50% local match	May 1	A comprehensive outdoor recreation plan is required  Projects must comply with ADA	WDNR	Sara deBruijn, Southeast District  414-263-8704
<b>Federal Programs</b>						
Land & Water Conservation Fund (LAWCON)	Acquire or develop public outdoor recreation areas and facilities	50% local match per project	May 1	A comprehensive outdoor recreation plan is required	WDNR with TEA-21 Funds	Sara deBruijn, Southeast District  414-263-8704
Recreational Trails Program	Provide funds for maintenance, development, rehabilitation, and acquisition of land for motorized, non-motorized, and diversified trails	50% local match per project	May 1	Funds may only be used on trails identified in or that further a goal of a local, county or state plan  Funds may be used on trails that are referenced in a statewide comprehensive outdoor recreation plan	WDNR with TEA-21 Funds	Bobbi Winebar  920-662-5175

Program	Purpose	Details	Deadlines	Notes	Agency	Contact
<b>Statewide Multi-Modal Improvement Program (SMIP)</b>						
Transportation Enhancements Program	Provide facilities for pedestrians and bicyclists. Provides funding for rehabilitating and operating historic transportation buildings and structures as well as "Main Streets"	Funded with TEA-21 20% required match	February	Not a grant program. 80% of funds are reimbursed if all federal guidelines are met.  Project must relate to surface transportation.  Construction projects must be over \$100,000  Non-construction projects must be over \$25,000	WisDOT	John Duffe  608-264-8723
Safe Routes to School Grant Program (SRTS)	Intended to combat childhood obesity and reestablish walking and biking to school	Funded through SAFETEA-LU	December	Funding for bicycle and pedestrian facilities  Funding for pedestrian and bicycle safety and programs	WisDOT	Renee Callaway  608-266-3973
<b>Federal Transit Administration Grants</b>						
Congestion Mitigation and Air Quality Improvement Program	Funds projects that will reduce vehicle trips and miles; reduce emissions due to traffic congestion, or reduce the per mile rate of vehicle emissions	Funded through TEA-21 20% local match	In April of odd numbered years	Only available to Milwaukee, Kenosha, Racine, Ozaukee, Waukesha, Washington, Sheboygan, Kewaunee, Manitowish, Walworth, and Door Counties	US DOT	John Duffe  608-264-8723
<b>Section 402 Highway Safety Funds</b>						
Highway Safety Program (Section 403)	Available for bicycle/pedestrian education. May also be used to develop safety classes for bicycle/pedestrian offenders	20%-50% local match per project	February	For communities that can document bicycle crashes related to motor vehicle violations  Funds new enforcement programs up to \$1,000	WisDOT Bureau of Transportation Safety	Chuck Thiede  608-266-3341
<b>Other Programs</b>						
Wisconsin Main Street Community Program	Comprehensive downtown revitalization program, which includes streetscape improvements	Wisc. Dept. of Commerce	No Date	General downtown program  May benefit trail enhancements through streetscaping	WI Economic Development Corporation	Neil White  608-210-6739

Surface Transportation Environment Cooperative Research Program	Evaluate transportation control measures. Improve understanding of transportation demand factors. Develop performance indicators that will facilitate the analysis of transportation alternatives	20% local match per project		Money available for: development of national bicycle safety education curriculum grants to a national not-for-profit organization engages in promoting bicycle and pedestrian safety study of the safety issues attendant to the transportation of children to and from school by various transportation modes	FHWA	David Bartz 512-417-5191
Urban Forestry Grants	Tree Inventory or Canopy Assessment, Urban Forestry Strategic or Management Plan, Urban Forestry Pest Response, Storm Response or Risk Reduction Plan, Tree Ordinance Development, Public Outreach, Staff or volunteer training, Tree Board or volunteer group development, Tree planting, maintenance or removal.	\$1,000 to \$25,000 grants awarded with a 50% local match	October 1	Funding is prioritized for communities needing to develop an urban forestry plan, needing worker training, and needing to conduct a street tree inventory	WDNR Urban Forestry	Olivia Whitthun 920-893-8544
Home Depot Community Impact(Environmental) Grants	Assistance for forestry and ecology projects, clean-up beautification projects, recycling programs				Home Depot Community Affairs	Local Home Depot Store Manager (Grafton)

This plan works to develop and manage a working system of park and recreational facilities for the Town of Cedarburg. It has been prepared to respond to expressed desires of the residents of the Town and to conform to the Comprehensive Plan of the Town and to accepted standards for provision of facilities. It provides the basic information and direction for future actions of the Town's Park & Recreation Committee, Plan Commission, and Town Board. Much work remains to implement the plan. This requires a critical investigation of all proposals, acquisitions, and development to examine their consistency with the plan as the Town Board approves all acquisition of parklands, easements and trails, either by purchase or donations.

# APPENDIX A:

## Park Aerials

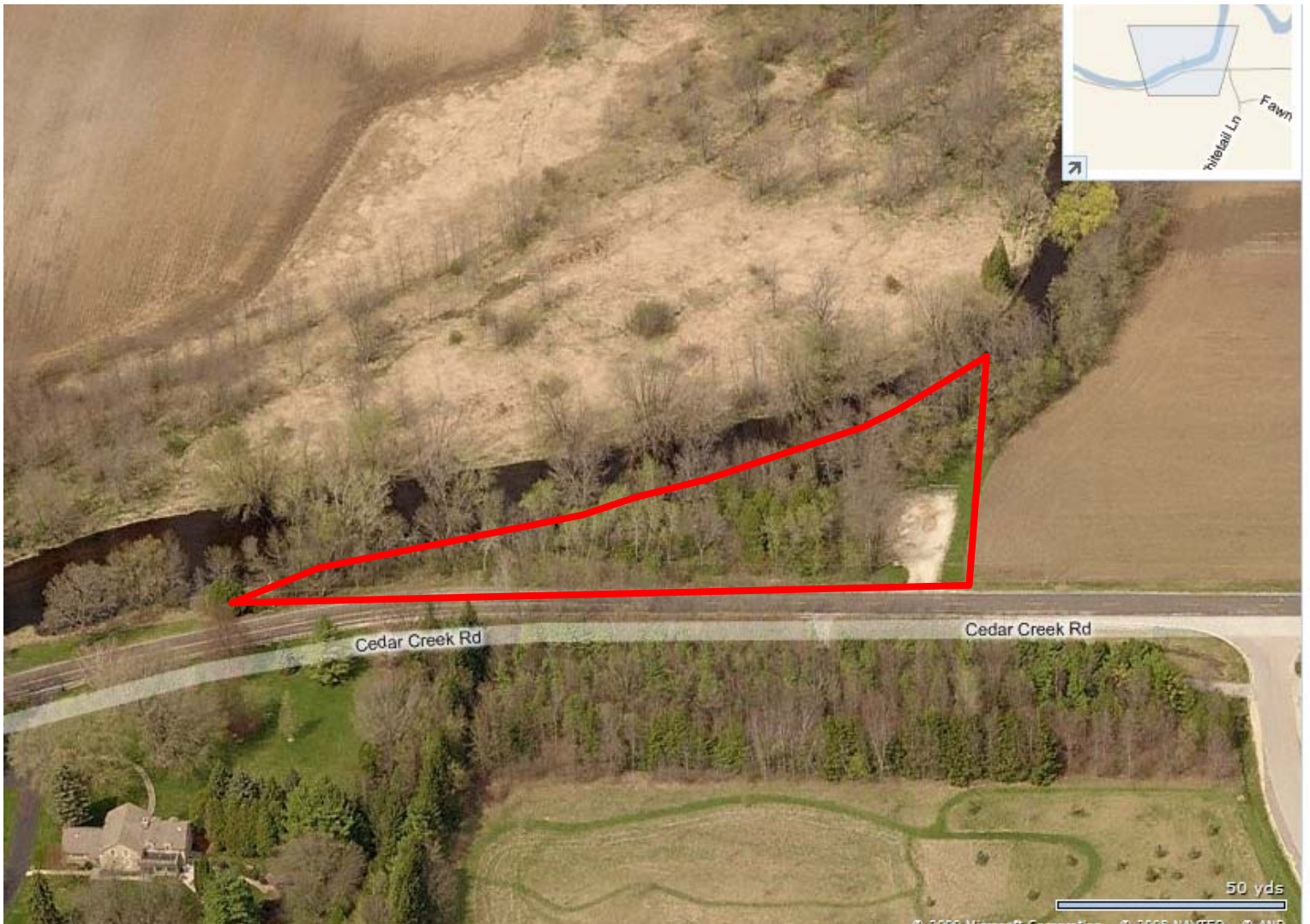
## Park System

**Cedar Creek Farms Canoe Launch**  
**1676 Robin Court**  
**Size: 0.33 acres**  
**Location: NW ¼ of Section 14**



## Park System

**Creekside Park**  
**9700 Cedar Creek Road**  
**Size: 0.56 acres**  
**Location: SE ¼ of Section 8**



## Park System

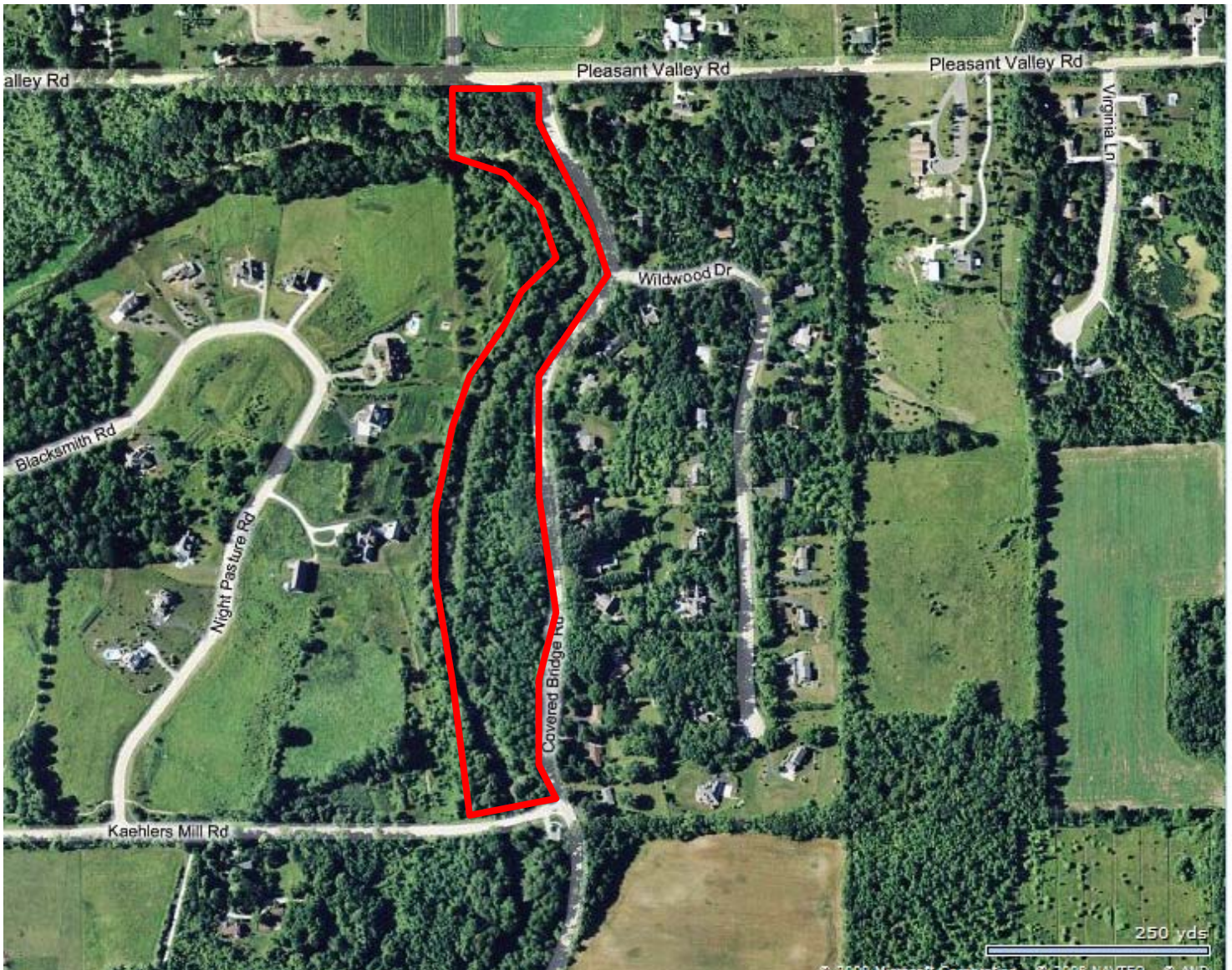
**Hamilton Park**  
**231 Hamilton Road**  
**Size: 1 acre**  
**Location: SE ¼ of Section 35**





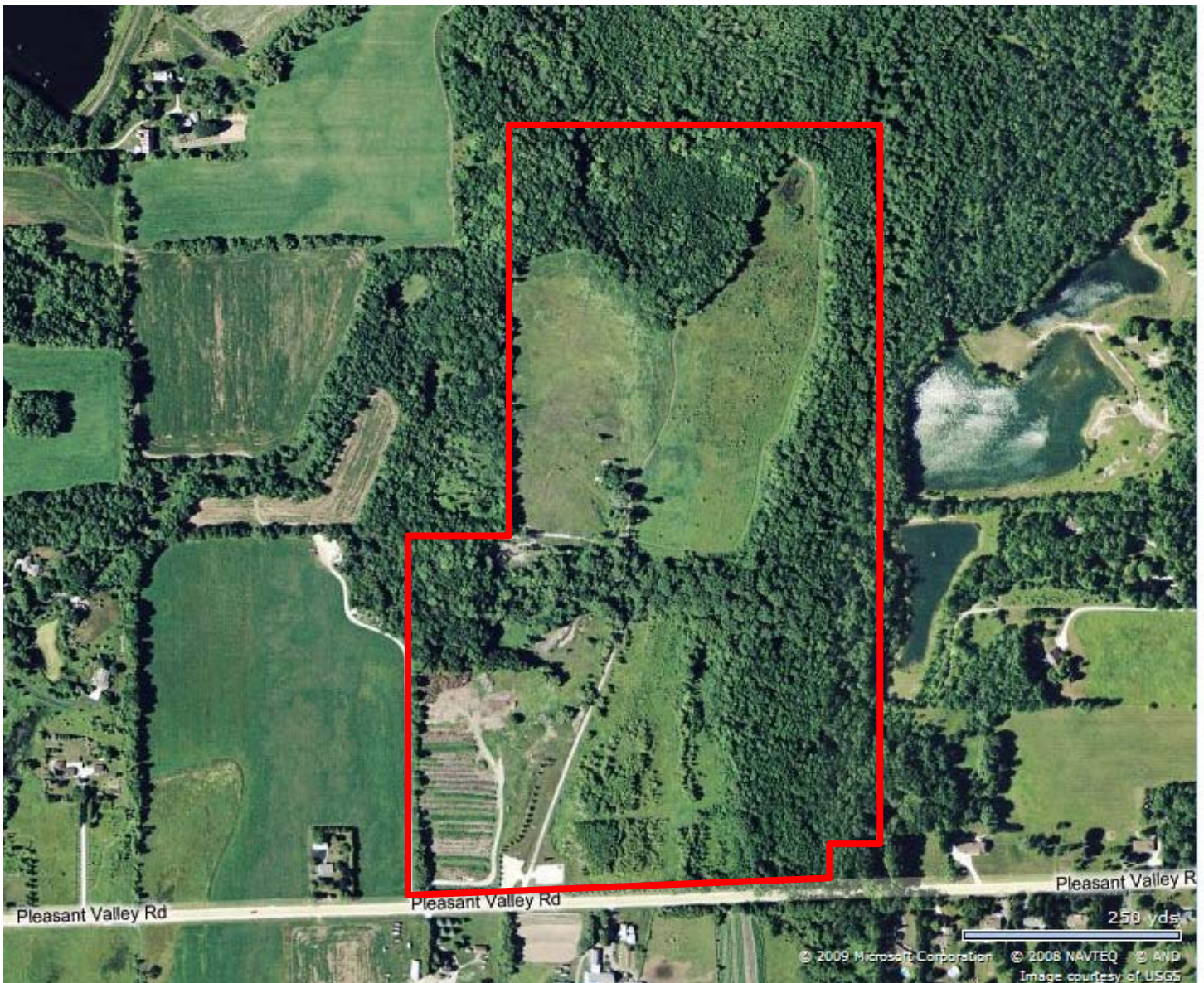
## Park System

**Krohn Park**  
**7599 Pleasant Valley Road**  
**Size: 11 acres**  
**Location: NW ¼ of Section 10**



## Park System

**Pleasant Valley Park & Trails**  
**5100 Pleasant Valley Road**  
**Size: 88 acres**  
**Location: SW & SE ¼ of Section 2**



## **Park System**

**OHOW Park**  
**1220 Five Corners Drive**  
**Size: 4.82 acres**  
**Location: NE ¼ of Section 21**



## Park System

**Cedarburg Sports Complex**  
**8555 STH 60**

**Size: 33.7 acres**

**Location: NW ¼ of Section 21**



## APPENDIX B:

### Plan Relationship to the Design Preferences Survey

## Plan Relationship to the Design Preferences Survey

As part of the Town of Cedarburg Comprehensive Plan: 2035, a Design Preferences Survey was conducted to gather information about what type of development residents would like to see in the Town. Some of the questions are relative to this Park Plan update.

When referring to open space (referred to as recreational areas in this Plan) and landscape character, respondents noted they preferred bike paths in new developments (such as picture at left below). The the following pictures rated the highest:



When referring to open space and landscape character, the following pictures rated the lowest:



APPENDIX C:  
Enlarged Plan Figures

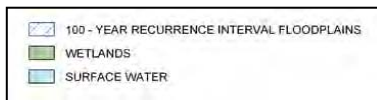
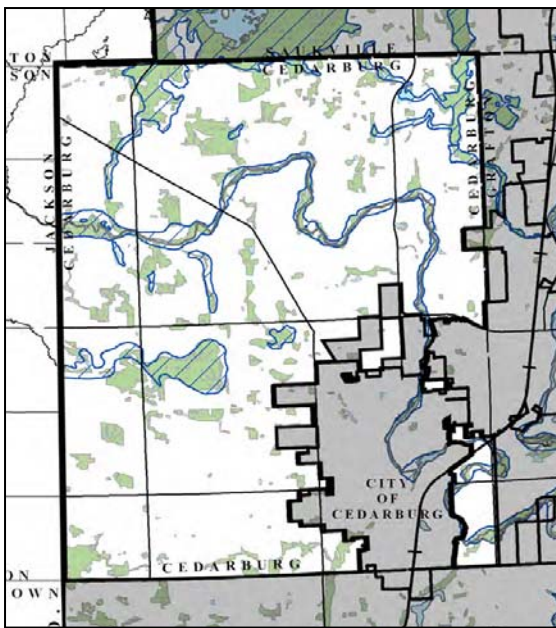


Figure 2: Surface Waters, Wetlands, and Floodplains in the Town of Cedarburg

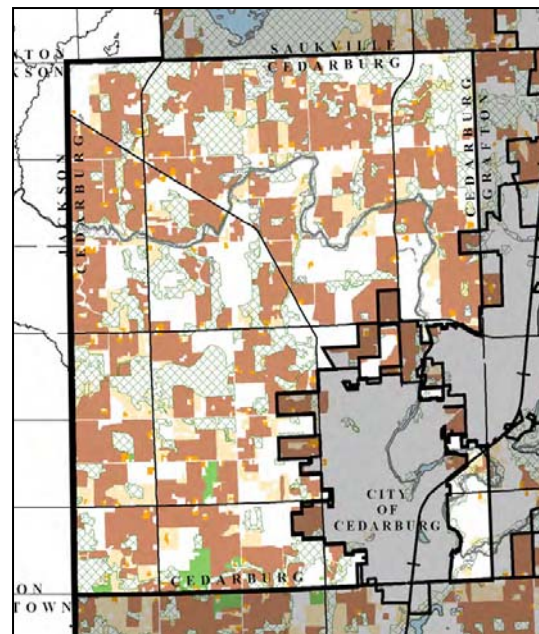


Figure 3: Existing Agricultural Lands in the Town of Cedarburg: 2000

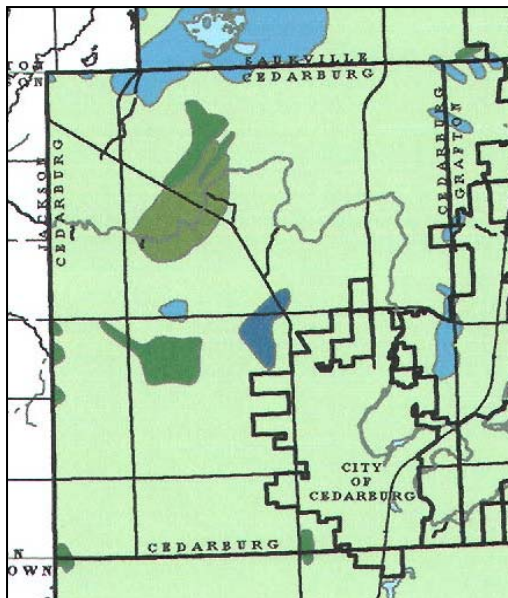


Figure 4: Pre-settlement Vegetation in the Town of Cedarburg: 1836

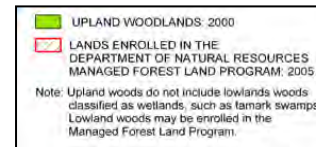
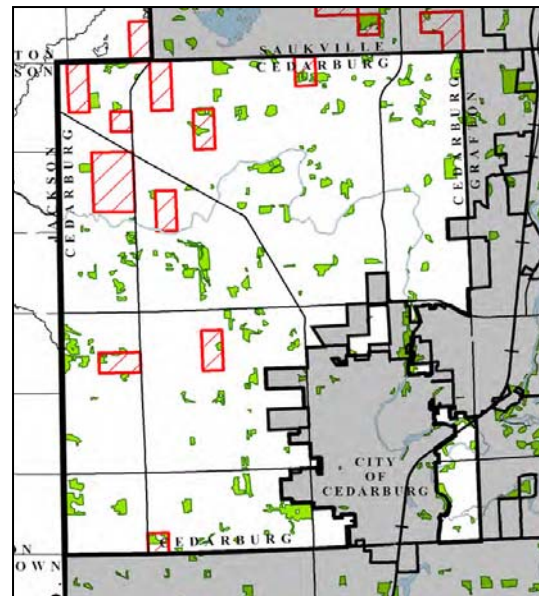


Figure 5 & 7: Woodlands and Managed Forest Lands in the Town of Cedarburg



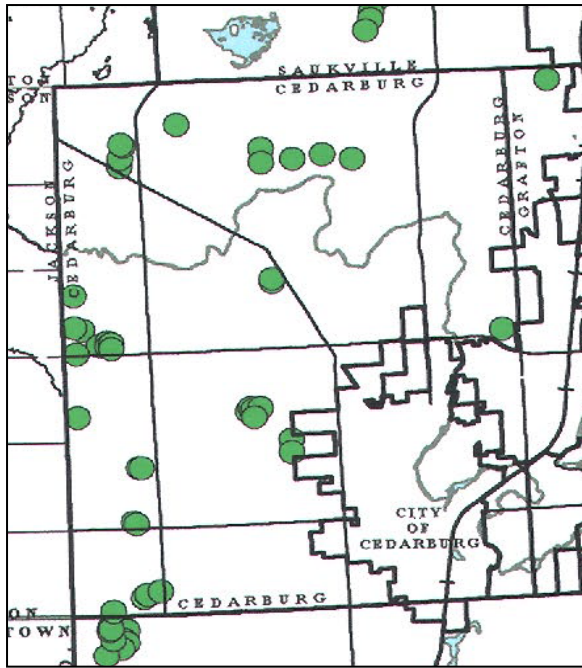


Figure 6: Wetland Restorations in the Town of Cedarburg: 2002

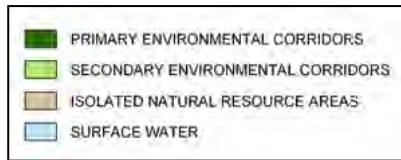
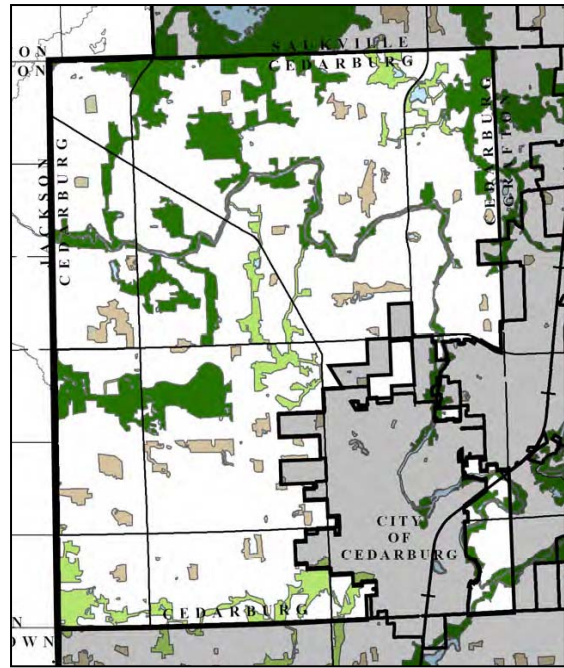


Figure 8: Environmental Corridors and Isolated Natural Resource Areas: 2000

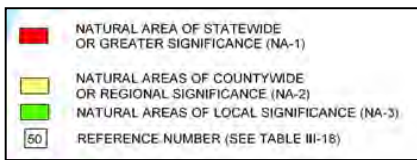
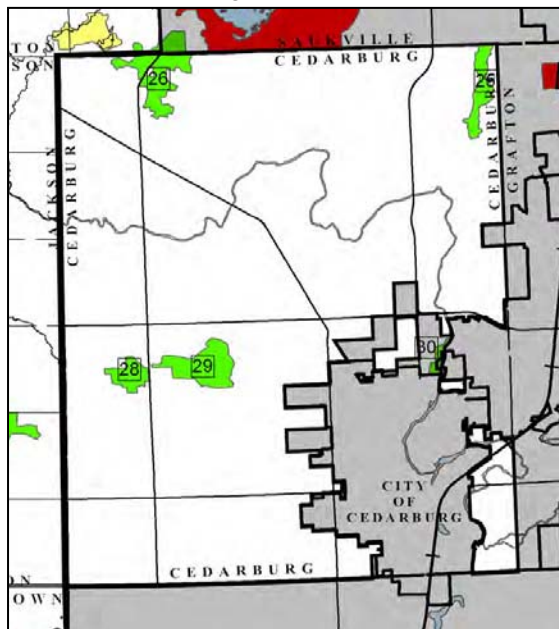


Figure 9: Natural Areas in the Town of Cedarburg