



**CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
MONDAY, AUGUST 3, 2026 – 7:00 PM**

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, August 3, 2026 at 7:00 PM. The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers. The meeting can be viewed via the City's YouTube channel:

www.youtube.com/@cityofcedarburgwi8412

AGENDA

1. CALL TO ORDER

2. ROLL CALL

A. Mayor Patricia Thome, Council Member James Fitzpatrick, Vice Chairman Jack Arnett, Sig Strautmanis, Sherry Bublitz, Jon Scholz, James Hayes.

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. Discussion and possible action on approval of July 6, 2026 Plan Commission meeting minutes.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. At this time, individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Plan Commission agenda item. Written public comment regarding agenda or non-agenda items may be submitted to cityhall@cityofcedarburg.wi.gov by noon on the day of the meeting for distribution to the Plan Commission.

6. REGULAR BUSINESS; AND ACTION THEREON

A. Review, discussion and possible action to lend support to the Landmarks Commission as they prepare to apply to the State Historic Preservation Office (SHPO) for a no-match grant in the 2027 Certified Local Governments grant cycle. This no-match grant, if awarded, would be used to fund a citywide survey of historic resources.

B. Review, discussion, and possible action/recommendation to the Common Council on the request of applicant Brooke Weigand d/b/a InTouch Therapeutic Massage to amend Section 13-1-56(d) of the City Code, adding the use "Licensed massage therapy" to the list of Conditional Uses that can be

considered for approval in the B-4 Office and Service zoning district.

- C. Review, discussion, and possible feedback to staff interpreting the intention of certain specific conditional use permit conditions applicable to Sierzant, a bar use with an approved outdoor seating/consumption area located at N49 W5471 Portland Road.
- D. Review discussion, and possible action/recommendation to the Common Council for updates to “Chapter 5 – Agricultural, Natural and Cultural Resources” as currently set forth in the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025.

7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

8. MAYOR’S ANNOUNCEMENTS

9. ADJOURNMENT

It is possible that a quorum of members of the Landmarks Commission may attend the August 3, 2026, Plan Commission meeting at 7:00 p.m. No business will be conducted, and no action will be taken. Attendance is for the purpose of information gathering and exchange.

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information.

City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk’s Office, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov.

MEMBERS – PLEASE NOTIFY CITY PLANNER’S OFFICE IF UNABLE TO ATTEND THIS MEETING.



MEMORANDUM

TO: Plan Commission
Common Council
Public

FROM: City of Cedarburg Landmarks Commission

DATE: July 23, 2026

RE: Historic Resources Survey

The City of Cedarburg Landmarks Commission requests your support of its plan to apply for a no-match grant from the State of Wisconsin Historical Society. If granted, the Commission would utilize these funds to contract for a citywide historic survey of all properties.

The purpose of this project is to:

- Identify and document buildings, structures, sites, and neighborhoods that contribute uniquely to Cedarburg's history, architectural, and community character.
- Create a citywide inventory of historic resources.
- Help guide future planning and preservation efforts.
- Identify properties that may be eligible for local, state, or national historic recognition.
- Preserve information about the community's history for future generations.

This survey is intended strictly as an information-gathering effort. Participation in the survey and inclusion of a property in the survey inventory will not place a property on any local, state, or national historic register, designate a property as a local landmark, impose any new regulations, requirements, or restrictions on private property rights, or change the zoning or permitted use of any property.

A historic survey helps a community understand, document, and protect the buildings, places, and neighborhoods that tell their story, while providing the information needed to make informed planning and development decisions for the future.

For the City of Cedarburg specifically, the benefits may be realized in several ways:

1. Identifies What Makes Our Community Unique.

A survey creates an inventory of historic buildings, structures, and sites that contribute to the city's identity and sense of place.

It helps answer the question: *"What places make our community special and why?"*

2. Provides Better Information for Decision-Making.

Without a survey, our local committees and commissions may make planning, redevelopment, and preservation decisions with incomplete information. A survey provides objective data on:

- Building age and architectural style
- Historical significance
- Integrity and condition
- Potential eligibility for historic designation

This information can guide:

- Comprehensive planning
- Zoning decisions
- Redevelopment projects
- Infrastructure improvements

3. Helps Preserve Community Character.

Historic resources contribute to the character that residents and visitors value. Understanding these resources allows the city to:

- Protect important landmarks and neighborhoods.
- Manage change thoughtfully.
- Encourage compatible new development.

4. Supports Economic Development.

Historic character in the City Cedarburg is an economic asset. Communities with well-documented historic resources can:

- Promote heritage tourism.
- Support downtown revitalization.
- Increase community pride and investment.
- Position property owners to pursue certain historic preservation incentives and grants when available.

5. Creates a Baseline for the Future.

Buildings are continually being altered or demolished. A survey creates a permanent record of the community's historic resources before they are lost and provides a foundation for future planning efforts.

6. Engages the Community.

Historic surveys encourage residents to learn about and share in the community's history, strengthening local identity and fostering stewardship.

A historic survey is not intended to stop, change, or impose new regulations. Rather, it is a planning tool that helps the community identify and document the places that contribute to its history and character so that future decisions can be made with better information.

While the Wisconsin Historical Society does not publish a comprehensive webpage listing of every completed intensive survey by municipality and year, selected examples of historic surveys done for other Wisconsin cities can be found at the following links:

[City of Wauwatosa](#)

[City of Green Bay](#)

[City of Port Washington](#)

[City of Reedsburg](#)

[City of Middleton](#)

[City of Mineral Point](#)

[City of Wisconsin Rapids](#)

Funding for these surveys was provided by Certified Local Government No-Match Subgrants from the National Park Service, a Bureau of the U.S. Department of the Interior, as administered by the Wisconsin Historical Society.

Link to the [State of Wisconsin Historic Preservation Office/Certified Local Government Program/Certified Local Government Grants](#) .

Link to [State of Wisconsin Intensive \[Historic\] Survey Manual](#) .

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date: August 3, 2026

General Information:

Agenda Item: 6.B.

Applicant:

City of Cedarburg

Property Owner:

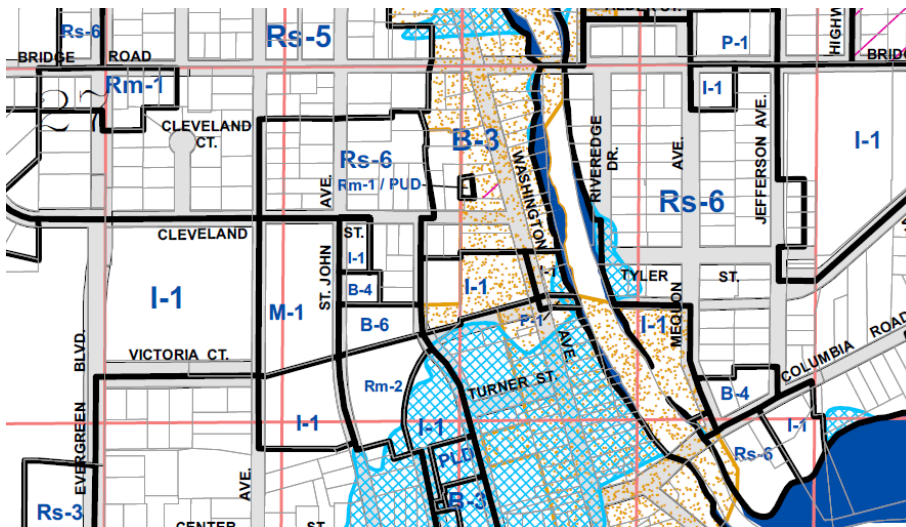
N/A

Requested Action:

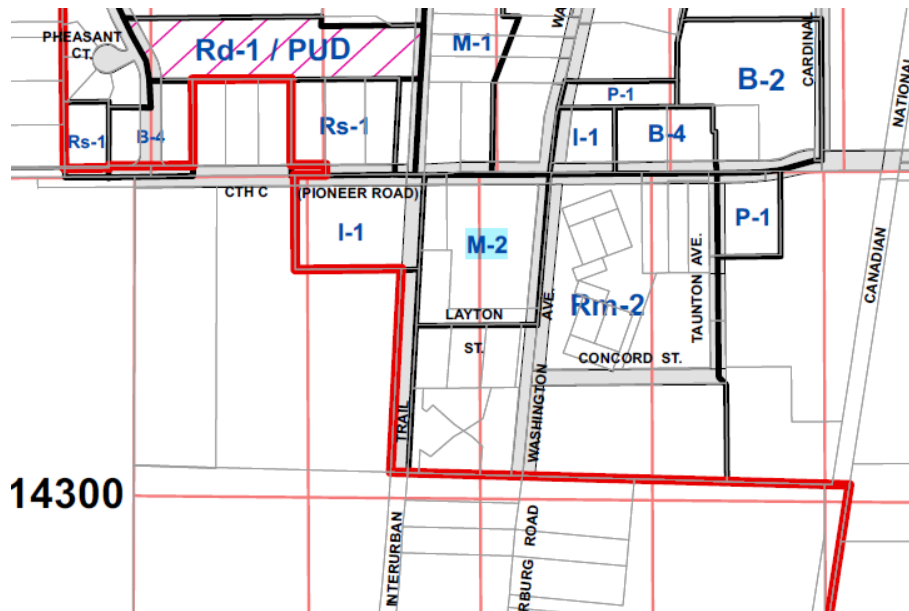
Recommendation to the Common Council for adoption of Ordinance 2026-__ adding "Licensed massage therapy" to the list of Conditional Uses that may be considered for approval in the B-4 Office and Service District.

Discussion:

There are limited few sites in the City that are currently zoned B-4 Office and Service District (see maps below). The B-4 District does currently list such uses as Chiropractor, Dental, Optometrist, Osteopath, Physician and surgeon services, and Medical clinics, as Permitted Uses. It also lists Athletic clubs, Barber shops and beauty salons, Gymnasiums, Health clubs, and Health resorts as Conditional Uses that may be considered for approval.



AND



Presently, only the [B-2-Community Business District](#) lists Licensed Massage Therapy among the possible uses. In the B-2 it is listed as a Conditional Use.

The applicant, a licensed massage therapist, recently relocated her business from the Town of Cedarburg into a B-4 Zoned property in the City. She is making this Code Amendment request in the hope of remaining at this new location. If the Plan Commission and Common Council support this Code Amendment by passage of the attached DRAFT Ordinance, she plans to apply directly thereafter for a Conditional Use Permit. The applicant has been provided with a copy of the recently adopted [Ordinance 2026-11](#) which established local regulations and licensing requirements for massage businesses.

Recommendation:

If the Plan Commission favors this change to the B-4 District, a recommendation to adopt Ordinance 2026-__ (see below) would be appropriate at this time.

ORDINANCE NO. 2026-

ORDINANCE TO AMEND SECTION 13-1-56(d) as set forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG by adding "Licensed massage therapy" to the list of Conditional Uses that may be considered for approval in the B-4 Office and Service Zoning District; and

WHEREAS, the City of Cedarburg Plan Commission did, on August 3, 2026, review, discuss, and favorably recommend this Code amendment to the Common Council; and

WHEREAS, the City of Cedarburg Common Council did, on TBD, 2026, conduct a public hearing on this matter;

NOW, THEREFORE, the City Council of the City of Cedarburg, Ozaukee County, Wisconsin does ordain as follows:

SECTION I

SECTION 13-1-56(d) as set forth in Title 13, Chapter 1, Article C of THE MUNICIPAL CODE OF THE CITY OF CEDARBURG is hereby amended to include the use “Licensed massage therapy” as a conditional use that may be considered for approval in the B-4 Office and Service Zoning District.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of Cedarburg and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this **TBD** day of **TBD** 2026 by the City of Cedarburg Common Council.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

COUNTERSIGNED:

City Clerk, Jessica Campolo

APPROVED AS TO FORM:

City Attorney Michael Herbrand _____



LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W65 N640 St. John Ave Cedarburg, WI 53012
APPLICANT/BUSINESS NAME: In Touch Therapeutic Massage LLC
APPLICANT/BUSINESS ADDRESS:
STATUS OF APPLICANT: ☐ OWNER ☒ AGENT ☐ BUYER ☒ OTHER Tenant
PHONE: _____ EMAIL: _____
✓ PROPERTY OWNER (IF DIFFERENT): OG 010
✓ PROPERTY OWNER MAILING ADDRESS: C/o Ascendent Health Partners
✓ PROPERTY OWNER PHONE: _____ ✓ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- | | |
|--|--|
| ☐ CONCEPT REVIEW | ☐ CONDITIONAL USE ZONING |
| ☐ SITE/ARCHITECTURAL PLAN APPROVAL | ☐ ANNEXATION REQUEST |
| ☐ SUBDIVISION PLAT OR CSM REVIEW | ☐ VARIANCE/BOARD OF APPEALS |
| ☒ ZONING DISTRICT CHANGE | ☐ OTHER _____ |

DESCRIBE REQUEST: Add Licensed Massage Therapy to the B4 District

PLEASE INCLUDE WITH YOUR APPLICATION:

One (1) copy of the full electronic set of application, narrative, sketches, plans, and photos of the proposal or request (in PDF format).

Three (3) Full-scale sets of supporting drawings, sketches, or survey maps-FOR STAFF USE

Ten (10) Reduced scale sets of plans (11" x 17" SIZE) For **PLAN COMMISSION REVIEW**

Eight (8) Reduced scale sets of plans (11" x 17" SIZE) For **SITE AND ARCHITECTURAL REVIEW BOARD**

SUBMIT ELECTRONIC COPIES TO MCENSKY@CITYOFCEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

✓ PROPERTY OWNER(S) SIGNATURE: [Signature] DATE: 7-29-2026

FOR CITY STAFF USE ONLY

TOTAL FEE: \$ 500.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 7-29-2026
APPLICATION AND FEE RECEIVED BY: IS PLAN COMMISSION MEETING DATE: 8-3-2026
ATTACHMENTS (CHECK IF RECEIVED):
PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-086-02-10-000
ZONING: B-4 ALDERMANIC DISTRICT: AD-3 PREVIOUS MEETING: NA



PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: August 3, 2026

General Information:

Agenda Item: 6.C.

Applicant/Property Owner:

N.A./This item is City initiated

Requested Action:

Discussion, consideration and feedback to Staff regarding interpretation of conditional use permit conditions - Sierzant.

Discussion:

Staff requests discussion and interpretation/feedback from Plan Commission on the specific condition "There is no Bar service use permitted ... outdoors on this property." as recently addressed in correspondence with the Permittee.

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky

Date Prepared: August 3, 2026

General Information:

Agenda Item: 6.D.

Applicant:

City initiated item

Request:

Review, discussion and possible recommendation to the Common Council regarding updates to Chapter 5 of the City of Cedarburg Smart Growth Comprehensive Land Use Plan-2025

Discussion:

The Planner will review proposed changes to Chapter 5 – Agricultural, Natural and Cultural Resources. The Plan Commission will discuss, attempt to reach consensus on acceptance of changes to be made, and possibly make a recommendation to the Common Council.

CHAPTER 5

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

66.1001 (2)(e) Wis. Stat.:

The Agricultural, Natural and Cultural Resources Element is a compilation of objectives, policies, goals, maps and programs of the conservation and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and non-metallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Natural Resources

The conservation and wise use of the natural resource base is vital to the physical, social and economic well-being of the Cedarburg area to provide a pleasant and habitable community. Consequently, the Smart Growth Comprehensive Plan for the City of Cedarburg study area intends to identify areas having concentrations of natural resources worth protecting and areas having natural resource characteristics that may present limitations on urban development.

As part of the Smart Growth planning process, the principal elements of the natural resource base were defined as 1) soils; 2) topographic and related features, including watershed boundaries, surface waters and associated floodlands, wetlands, areas of steep slopes, and scenic vistas; 3) woodlands; 4) wildlife habitat areas; and 5) certain other natural resource base-related elements, including existing park and open space sites and historical resources. The soils, topographic and related features, and woodlands and wildlife habitat of the study area are described and analyzed in this Chapter. The existing park and open space sites are itemized and discussed in the [“Comprehensive Outdoor Recreation Plan for the City of Cedarburg” adopted April 2025](#). Historic resources are also described and analyzed in this Chapter. Without a proper understanding and recognition of these elements of the natural resource base, human use and alteration of the natural environment may result in excessive monetary costs and environmental degradation. The natural resource base is highly vulnerable to misuse through improper land use development. Such misuse may lead to severe environmental problems which are difficult and costly to correct, and to the deterioration and destruction of the natural resource base itself. Intelligent selection of the most desirable urban development plan from among the alternatives available must therefore be based in part upon a careful assessment of the effects of each alternative upon the natural and cultural

resource base.

Soils

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. Therefore, any planning effort must examine not only how land and soils are presently used, but also how they can best be used and managed. This requires an areawide soil suitability study which maps the geographic locations of various kinds of soils; identifies their physical, chemical and biological properties; and interprets these properties for land use and public facilities planning. The resulting comprehensive knowledge of the character and suitability of the soils is extremely valuable in every phase of the planning process. The soils information presented herein are an important consideration in the preparation of the Smart Growth Plan for the Cedarburg area, being essential for the proper analysis of existing land use patterns, alternative plan development and evaluation, and plan selection. The soil assessments are used in conjunction with the other data in the design of desirable spatial patterns for residential, commercial, industrial, agricultural, and recreational land use development, and in the evaluation of alternative locations for various kinds of public works.

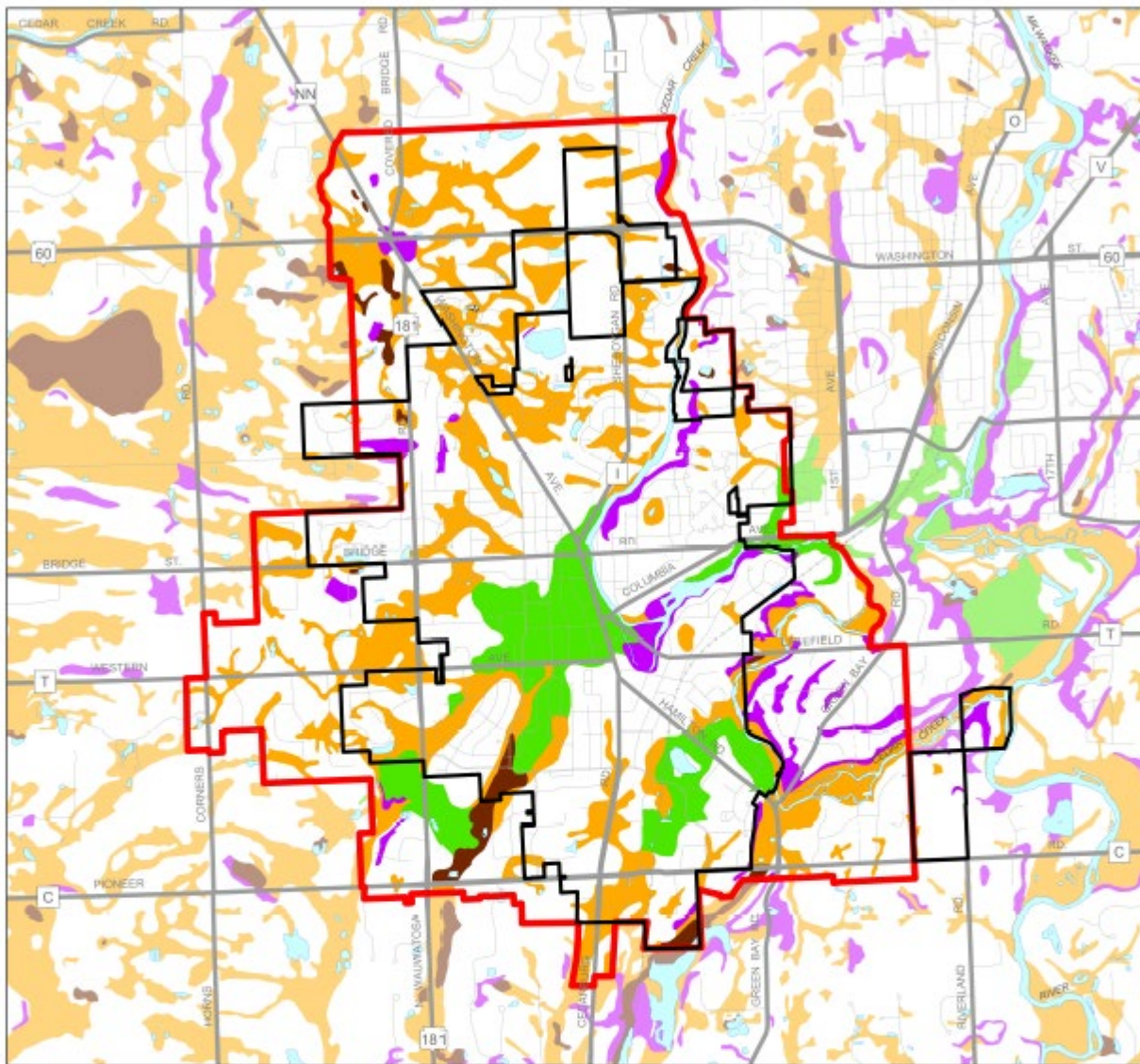
Map 5.1a. shows selected physical characteristics of soils in the Cedarburg study area. These characteristics include: 1) soils that have a fluctuating or high water table; 2) swamps, marshes and organic soils; 3) soils underlain by shallow bedrock; and 4) slopes of 12% or more.

According to the Southeast Wisconsin Regional Planning Commission (SEWRPC), soils with fluctuating or high water table may be prone to poor drainage and seasonal saturation, resulting in wet basements, reduced bearing capacity, septic limitations, and stormwater issues. Swampy, marshy, and organic soils may be valuable environmental resources, yet unsuitable as foundation soils due to settlement, flooding, wetland impacts, and poor support. Soils underlain by shallow bedrock offer limited soil depth and make excavation difficult resulting in higher construction costs, foundation design challenges, and septic limitations. Soils with slopes of 12% or more may be an erosion hazard and make grading difficulty. Slope instability, expensive infrastructure, runoff and erosion are common issues in these steep slope areas.

Map 5.1b. shows that the City is underlain with two principal soil associations, Hochheim–Sisson–Casco and Casco–Fabius. Both of these associations are considered favorable for urban type development.

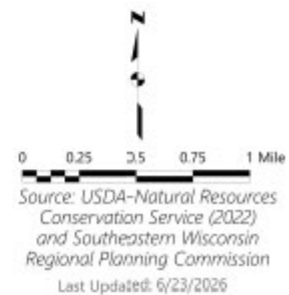
Map 5-1a.

Selected Physical Characteristics of Soils in the City of Cedarburg Study Area

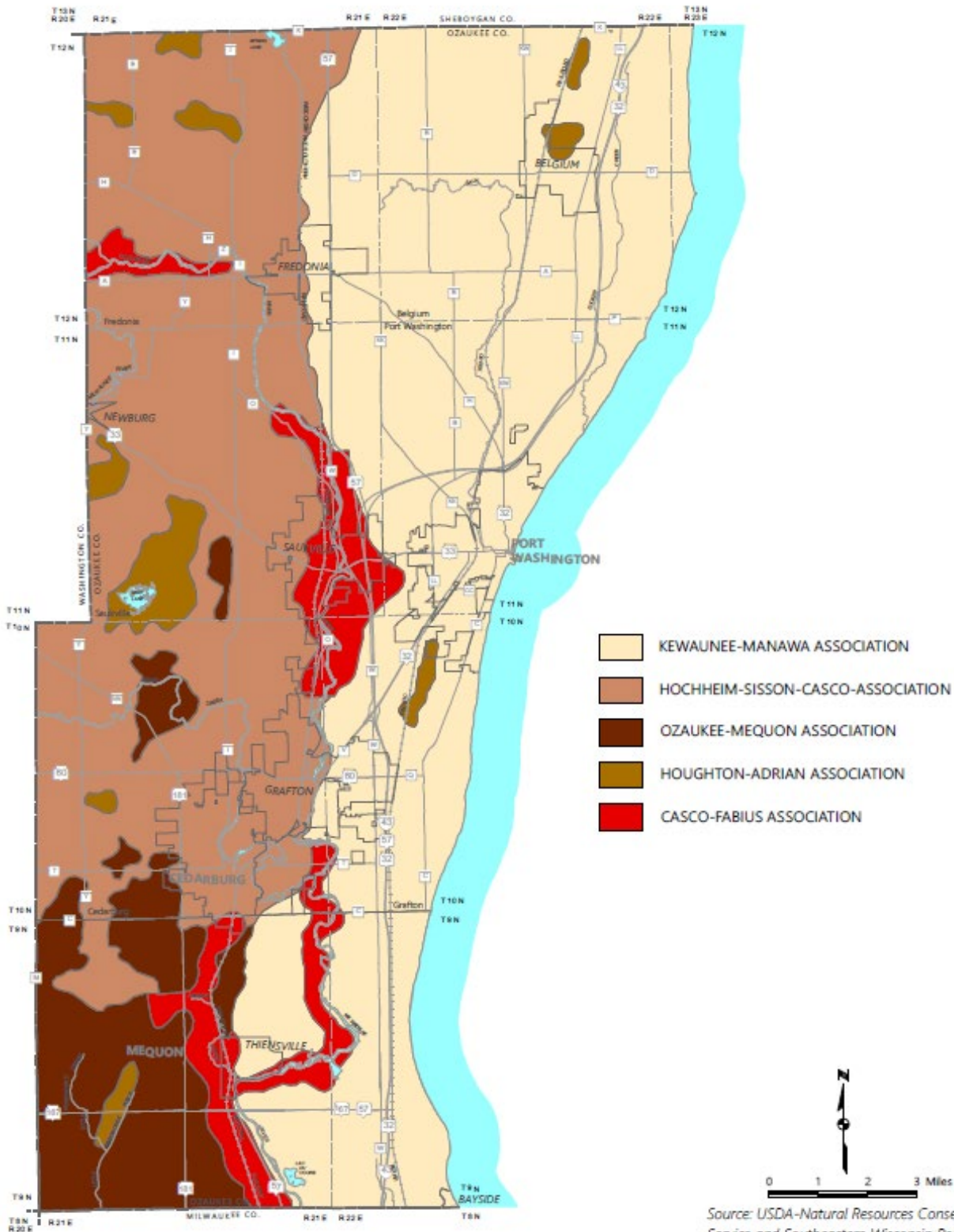


- SOILS THAT HAVE A FLUCTUATING OR HIGH WATER TABLE
- SWAMPS, MARSHES, AND ORGANIC SOILS
- SOILS THAT ARE UNDERLAIN BY SHALLOW BEDROCK
- SOILS THAT HAVE A SLOPE OF 12 PERCENT OR GREATER
- SURFACE WATER
- SANITARY SEWER SERVICE AREA (DECEMBER 2025)
- CITY OF CEDARBURG MUNICIPAL BOUNDARY

Note: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.



Map 5-1b.
Soils



Surface Water Resources

Surface water resources—consisting of lakes, streams and associated floodlands—form a particularly important element of the natural resource base of the Cedarburg area. Surface water resources influence physical development, provide recreational opportunities and enhance the aesthetic quality of the City. Lakes and streams constitute a focal point for water-related recreational activities; provide an attractive setting for properly planned residential development; and when viewed in the context of the total landscapes and cityscapes, greatly enhance the aesthetic quality of the environment. Lakes and streams are readily susceptible to degradation through improper rural and urban land use management and development. Water quality can be degraded by excessive pollutant loads—including nutrient loads—from malfunctioning and improperly located onsite sewage disposal systems, sanitary sewer overflows, urban runoff including runoff from construction sites, and careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riverine areas in combination with the filling of peripheral wetlands, which removes valuable nutrient and sediment traps while adding nutrient and sediment sources.

- **Lakes**
There are no major lakes (i.e., lakes having a surface area of 50 acres or more) within the Cedarburg area. There are, however, multiple minor lakes (i.e., lakes or ponds having a surface area of less than 50 acres) - reference Map 5-4 below. These include the [Cedarburg Pond](#), with a surface area of ~ 14.8 acres; the [Cedarburg Stone Quarry Pond located in Zeunert Park](#), with a surface area of ~6.2 acres; and Stone Lake Quarry Pond, with a surface area of ~13 acres, located in the Stone Lake neighborhood along Stone Lake Circle.
- **Perennial and Intermittent Streams**
The perennial and certain intermittent streams within the City of Cedarburg study area are also shown on Map 5-4 below. Perennial streams are defined as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Within the City of Cedarburg study area, there are approximately eight miles of such streams. Intermittent streams are defined as watercourses which do not maintain a continuous flow throughout the year.

- Watersheds, Subwatersheds and Subbasins

The City of Cedarburg is located within the Milwaukee River Basin, one of southeastern Wisconsin's major drainage basins, with all stormwater runoff ultimately flowing toward Lake Michigan and the Great Lakes St. Lawrence River drainage system. Most of the city is situated within the [Cedar Creek subwatershed](#), while smaller portions lie within the [Milwaukee River South subwatershed](#). Cedar Creek serves as the City's primary watercourse, collecting runoff from residential neighborhoods, commercial areas, agricultural lands upstream, wetlands, and tributary streams before joining the Milwaukee River. The City of Cedarburg has prepared an stormwater management plan for the City and has adopted the State's model stormwater management and erosion control ordinances.

Floodlands

The floodlands of a river or stream are the wide, gently sloping areas contiguous to and usually lying on both sides of the river or stream channel. Rivers and streams occupy their defined channels most of the time. However, during even minor flood events stream discharges increase markedly, and the stream channels may not be able to contain and convey all the flow. As a result, flood stages increase and the river or stream spreads laterally over the floodland. The periodic flow of a river onto its floodlands is a normal phenomenon and, in the absence of costly structural flood control works, will occur regardless of whether or not urban development exists on the floodland.

For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the stream channel itself, subject to inundation by the 100-year recurrence interval flood event. This is the event that may be expected to be reached or exceeded in severity once every 100 years; or, stated another way, there is a 1% chance of this event being reached or exceeded in severity in any given year. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence of high water tables and soils poorly suited to urban uses. The floodland areas often contain important elements of the natural resource base such as high-value woodlands, wetlands and wildlife habitat, and therefore, in many cases, constitute prime locations for needed park and open space areas. Every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space use.

Because of the importance of floodland data to sound land use and land management decisions, the identification of the 100-year recurrence interval flood hazard areas in the Cedarburg area is critical information. Floodplain/flood hazard mapping is a coordinated effort between the Federal Emergency Management Agency (FEMA) and the Wisconsin Department of Natural Resources (DNR). In areas for which detailed hydrologic and hydraulic data are available from the Regional Planning Commission, these federal and state level studies may utilize such data to assist in their mapping efforts. Most recently, FEMA completed a re-evaluation of the flood hazards in the City of Cedarburg and prepared updated Flood Insurance Rate Maps (FIRM) which were adopted by the City in 2024. Concurrently, the City adopted the WI DNR Model Floodplain Ordinance as it's latest [Floodplain Ordinance](#).

Wetlands

Wetlands are defined as an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions. Wetlands include areas such as swamps, marshes, bogs. Wetlands receive precipitation in the form of rain or snow which either become surface water runoff or percolate through the soil to become groundwater seepage. The location of a wetland in the landscape affects the type of water received. Wetlands can occur on slopes as well as in depressions.

Wetlands perform important natural functions which make them a particularly valuable resource. These functions may be summarized as follows:

- Wetlands enhance water quality. Aquatic plants change inorganic nutrients such as phosphorus and nitrogen into organic material, storing it in their leaves or in the peat

which is composed of their remains. The stems, leaves and roots of these plants also slow the flow of water through a wetland, allowing suspended solids and related water pollutants to settle out. Thus, the destruction of wetlands may be expected to adversely affect the quality of surface waters in the area.

- Wetlands regulate surface water runoff, storing water during periods of flood flows and releasing water during periods of dryer weather. Wetlands thus help to stabilize streamflows.
- Wetlands provide essential breeding, nesting, resting, feeding grounds and predator- escape cover for many forms of wildlife, and thus contribute to the overall ecological health and quality of the environment of the study area, as well as providing recreational, research and educational opportunities and adding to the aesthetic quality of the community.
- Wetlands may also serve as groundwater recharge and discharge areas.

Recognizing the important natural functions of wetland areas, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling and urbanization.

Wetlands within the Cedarburg area are shown on the [Wisconsin Wetland Inventory Maps](#) prepared by the Wisconsin Department of Natural Resources. Wetland areas must be field- verified by SEWRPC or a qualified specialist as part of the planning process for any land development activity.

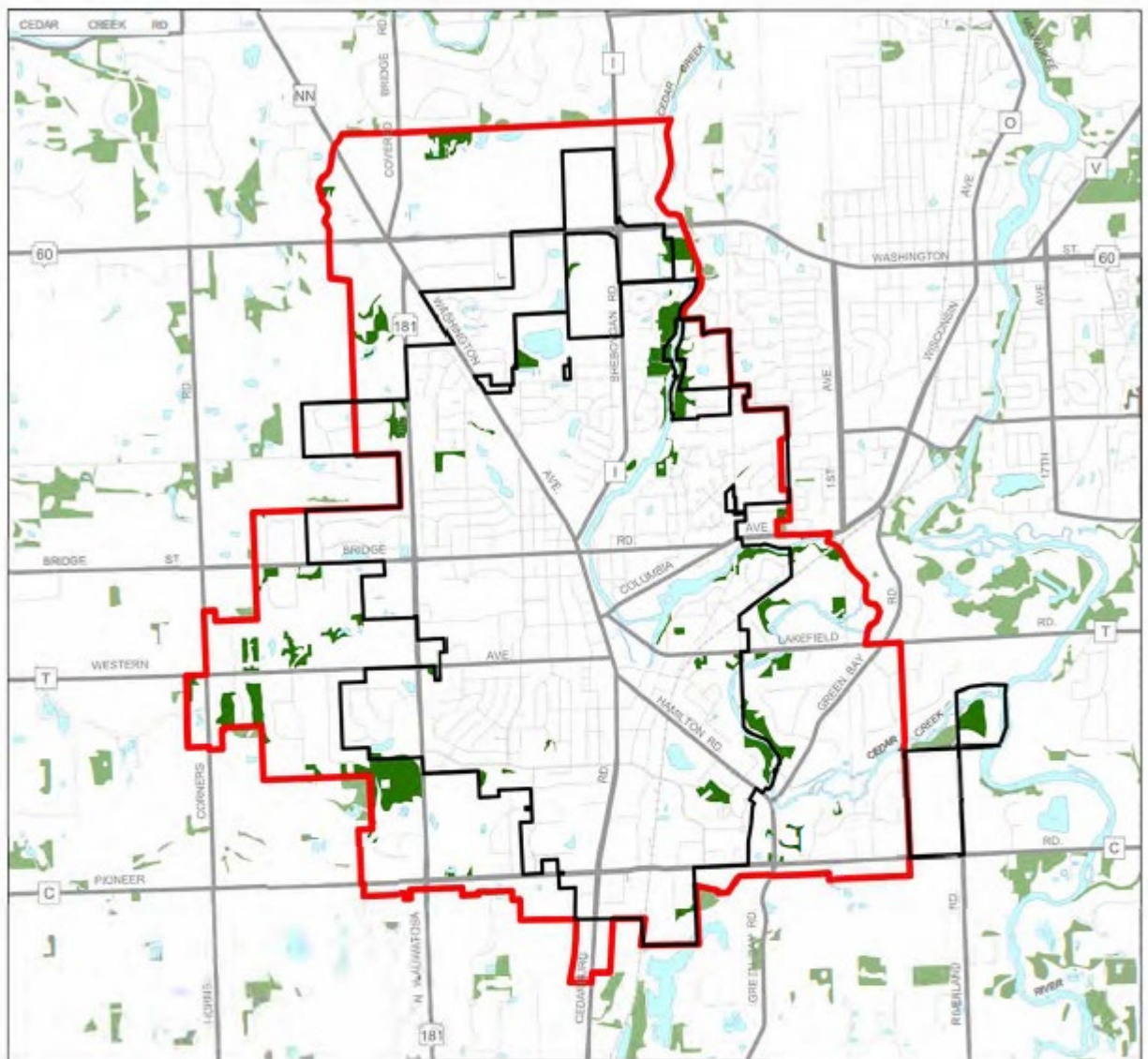
Woodlands

According to SEWRPC, woodlands are areas characterized by a relatively dense growth of trees and associated understory vegetation, generally covering one acre or more, and having a tree canopy closure sufficient to distinguish the area from scattered trees or open land. Woodlands have value beyond any monetary return for forest products. Under good management, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water, and regulating surface water runoff, the maintenance of woodlands within the area contributes to the maintenance of a diversity of plant and animal life maintained in association with human life. Existing woodlands which may take a century or more to develop, can be destroyed through mismanagement within a comparatively short time. The deforestation of hillsides contributes to rapid stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat.

Woodlands can and should be maintained for their total values: scenic, wildlife habitat, open space, educational, recreational, and air and water quality protection.

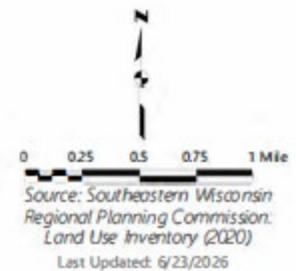
Primarily located on ridges and slopes, along lakes and streams, and in wetlands, woodlands provide an attractive natural resource of immeasurable value. Woodlands not only accentuate the beauty of streams and glacial land forms, but, as already noted, are essential to the maintenance of the overall environmental quality of an area. The latest inventory of woodlands in the City of Cedarburg was conducted by the Southeastern Wisconsin Regional Planning Commission in 2020. Woodlands, as shown on Map 5-2 below, occur in scattered locations throughout the City.

Map 5-2
Woodlands in the City of Cedarburg Study Area



- WOODLANDS
- SURFACE WATER
- SANITARY SEWER SERVICE AREA (DECEMBER 2025)
- CITY OF CEDARBURG MUNICIPAL BOUNDARY

NOTE: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.



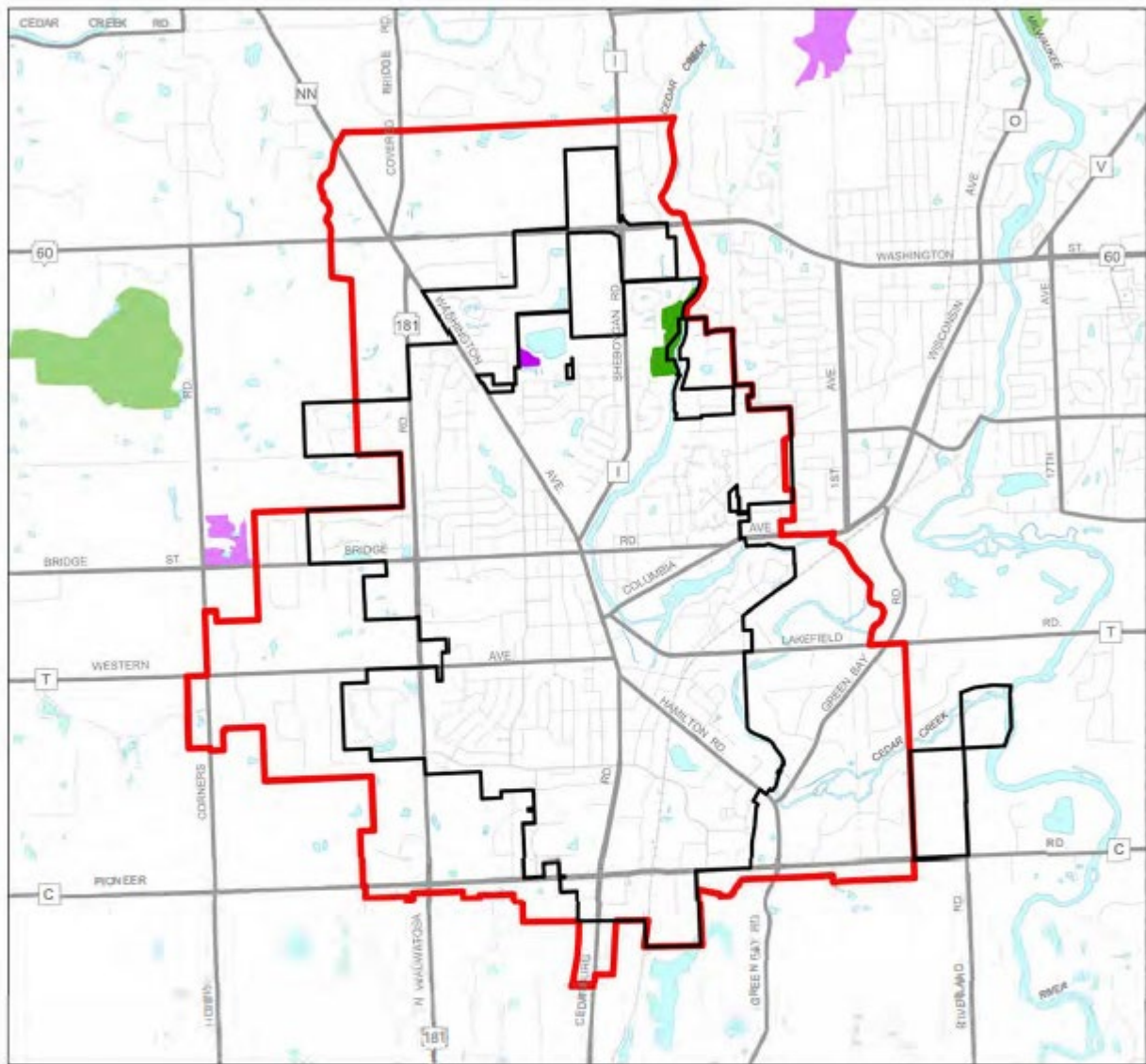
Wildlife Habitat

Wildlife in the City of Cedarburg study area includes a diverse cross-section of animals such as white-tailed deer, fox, coyote, squirrel/raccoon/beaver and similar small mammals, and game birds such as pheasant and other water fowl. The City's remaining wildlife habitat areas provide valuable recreation opportunities and constitute an invaluable aesthetic asset to the study area. The spectrum of wildlife species originally in the Cedarburg area has, along with the habitat, undergone alterations since the early settlement of the area by Europeans. These alterations were often the direct result of the changes in land use and cover made by the settlers, beginning with the clearing of forests and the draining of wetlands for agricultural purposes and ending with the development of intensive urban land uses. This process of change, which began in the early nineteenth century, is still operative today. Successive cultural uses and attendant management practices, both rural and urban, have been superimposed on the land. These use and management changes directly impact the wildlife and wildlife habitat. In agricultural areas, these cultural management practices include land drainage by ditching and tiling, and the increased use of fertilizers and pesticides. In the urban areas, cultural management practices that may affect wildlife and wildlife habitat include development of buildings and the related hard-surface coverage for supporting streets and parking, the excessive use of fertilizers and pesticides, road salting, heavy traffic which produces disruptive noise levels and damaging air pollution, and the introduction of domestic animals. Thus, the environmental and recreational importance of, and the need to protect and preserve the remaining wildlife habitat areas in the City of Cedarburg are paramount.

Natural Areas and Critical Species Wildlife Habitat areas remaining in the City of Cedarburg were most recently updated by the Southeast Wisconsin Regional Planning Commission in 2024. Natural Areas are tracts of land or water where there is so little modified by human activity, or which has sufficiently recovered from the effects of such activity, that it contains intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Critical Species Wildlife Habitat areas are any areas that harbor federal- or state-listed imperiled species. For strict regional mapping and zoning purposes, SEWRPC restricts this definition to sites that fall wholly or partly outside designated natural areas but still contain documented populations of rare species. In the case of Cedarburg Woods-West, the identified species include Goldenseal [Scientific name: [Hydrastis canadensis](#) with Wisconsin status: Rare / Special Concern (R) (under the classification used in the SEWRPC inventory)], and [Hydrophyllum](#)

appendiculatum (Greater Waterleaf). As shown on Map 5-3, wildlife habitat areas in the City of Cedarburg study area generally occur in association with existing surface water, wetland and woodland resources.

Map 5-3
Natural Areas and Critical Species Habitat Sites in the City of Cedarburg Study Area



- NATURAL AREA SITE
- CRITICAL SPECIES HABITAT SITE
- SURFACE WATER
- SANITARY SEWER SERVICE AREA (DECEMBER 2025)
- CITY OF CEDARBURG MUNICIPAL BOUNDARY

NOTE: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.

N
0 0.25 0.5 0.75 1 Mile
Source: Southeastern Wisconsin
Regional Planning Commission:
Natural Areas and Critical Species
Habitat Sites Inventory (2024)
Last Updated: 6/23/2026

Environmental Corridor Delineation

Environmental Corridors are defined by the Regional Planning Commission as linear areas in the landscape which contain concentrations of high-value elements of the natural resource base. Preservation of the natural resource base elements, especially where these elements are concentrated in identifiable geographic areas, is essential to the maintenance of the overall environmental quality of an area, to the continued provision of certain amenities that provide a high quality of life for the resident population, and to the avoidance of excessive costs associated with the development, operation and maintenance of urban land uses in the area.

Seven elements of the natural resource base are considered by the Southeastern Wisconsin Regional Planning Commission to be essential to the maintenance of the ecological balance and overall quality of life in an area. These elements include: 1) lakes and streams and their associated shorelands and floodlands; 2) wetlands; 3) areas covered by wet, poorly drained and organic soils; 4) woodlands; 5) prairies; 6) wildlife habitat areas; and 7) rugged terrain and high-relief topography having slopes exceeding 12%. Six of these seven elements are described in this Chapter as they occur in the study area. There are no prairies in the Cedarburg area.

The Environmental Corridors in the Cedarburg area were delineated by SEWRPC. Historically, SEWRPC delineated environmental corridors using a point-based evaluation system that assigned values to natural resource features such as wetlands, woodlands, wildlife habitat, floodplains, and surface waters. Areas meeting minimum resource value thresholds and size criteria were classified as Primary or Secondary Environmental Corridors accordingly. Current SEWRPC mapping continues to rely on updated resource inventories and corridor delineation procedures, and the fundamental concept remains the identification of concentrated areas containing significant natural resources.

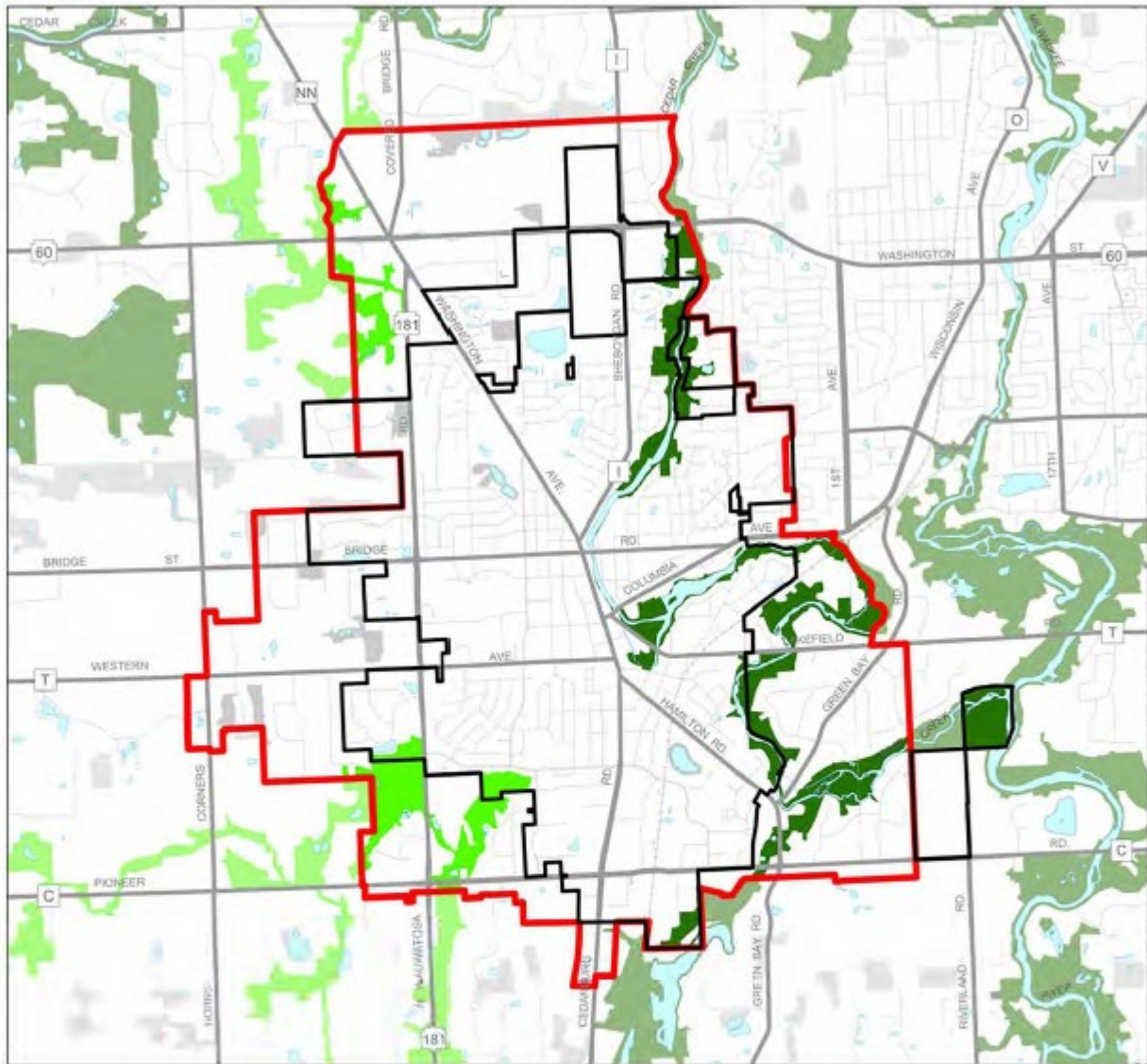
Today however, SEWRPC no longer "draws corridors by hand." Instead, staff:

- Updates inventories of wetlands, floodplains, woodlands, prairies, wildlife habitat, streams, soils, slopes, parks, and other features.
- Overlays these datasets in GIS.
- Identifies contiguous concentrations of significant resources.
- Applies the minimum acreage, length, and width criteria.
- Refines boundaries using recent orthophotography and field verification where needed.

Corridor inventories are updated on a recurring basis using the best available imagery and field data.

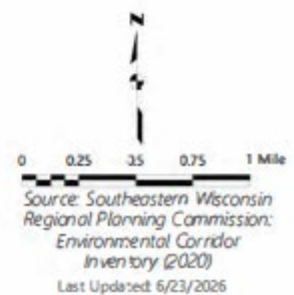
The Primary and Secondary Environmental Corridors and Isolated Natural Areas in the Cedarburg area so delineated are shown on Map 5-4.

Map 5-4
Environmental Corridors and Isolated Natural Areas in the City of Cedarburg Study Area



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- SANITARY SEWER SERVICE AREA (DECEMBER 2025)
- CITY OF CEDARBURG MUNICIPAL BOUNDARY

Note: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.



It is important to note that because of the many interacting relationships existing between living organisms and their environment, the destruction or deterioration of any one element of the total natural resource base may lead to a chain reaction of deterioration and destruction. The drainage and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration action and floodwater storage functions which contribute to maintaining high levels of water quality and stable stream flows and lake flood stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal and industrial water supply, and upon which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid storm water runoff, and attendant increased flood flows and stages, as well as the destruction of wildlife habitat. Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects may eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors and environmentally significant lands thus becomes apparent. The adopted [Vision 2050 – A Regional Land Use and Transportation Plan For Southeastern Wisconsin prepared by SEWRPC](#) accordingly recommends that the remaining primary environmental corridors be maintained in essentially natural, open uses, which may, in some cases, include limited agricultural and low-density residential uses.

- Primary Environmental Corridor

The Primary Environmental Corridors in the Cedarburg area are generally located along the perennial and intermittent streams in the eastern portion of the study area that are tributary to the Milwaukee River. These corridors contain the best remaining woodlands, wetlands and wildlife habitat areas within the study area. They are, in effect, a composite of the best individual elements of the natural resource base; and have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses, and thereby from degradation and destruction, should be a principal objectives for the City of Cedarburg. Preservation of these corridors in an essentially open, natural state -- including park and open space uses, limited agricultural uses and country estate-type residential uses -- will

serve to maintain a high level of environmental quality in the area, protect the natural beauty of the area and provide valuable recreational opportunities. Such preservation will also avoid the creation of serious and costly environmental and developmental problems such as flood damage, poor drainage, wet basements, failing pavements and other structures, excessive infiltration of clear waters into sanitary sewers and water pollution. The primary environmental corridors are shown on Map 5-4.

- Secondary Environmental Corridors

The Secondary Environmental Corridors in the Cedarburg area are generally located along intermittent streams or serve as links between separated segments of primary environmental corridor. These corridors often contain remnant resources from former primary environmental corridors which have been developed for intensive agricultural purposes or urban land uses. Secondary environmental corridors facilitate surface water drainage, maintain "pockets" of natural resource features, and provide for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. These corridors should be preserved in essentially open, natural uses as urban development proceeds within the area, particularly when the opportunity is presented to incorporate such corridors into urban stormwater detention areas, associated drainageways, and neighborhood parks and open spaces. The Secondary Environmental Corridors are shown on Map 5-4.

- Isolated Natural Features

In addition to the Primary and Secondary Environmental Corridors, other small concentrations of natural resource base elements exist within the study area. These resource base elements are isolated from the environmental corridors by urban development or agricultural uses and, although separated from the environmental corridor network, may have important residual natural values. Isolated Natural Features may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area. Important Isolated Natural Features within the City of Cedarburg include various isolated wetlands, woodlands and wildlife habitat. These Isolated Natural Features should also be protected and preserved in a natural state whenever possible. Such Isolated Natural Areas five acres or greater in size are also shown on Map 5-4.

Agricultural Soils and Prime Agricultural Land Delineation

In 1964, prime agricultural lands in the region were first delineated by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in cooperation with the county agricultural agents and the U. S. Department of Agriculture, Soil Conservation Service (SCS) District staff. The Wisconsin Farmland Preservation Act, enacted in 1977, provides for the preparation of county farmland preservation plans and the grant of State income tax credits for the maintenance of farmlands in delineated preservation areas. Ultimately, only those farmers owning lands within delineated prime agricultural areas, which are zoned for exclusive agricultural use, and located within an area for which a farmland preservation plan has been prepared, are eligible for the full State income tax credits provided under the law.

In August 1982, the Ozaukee County Board of Supervisors requested that the Southeastern Wisconsin Regional Planning Commission assist the County in the preparation of a farmland preservation plan for Ozaukee County. Under the direction of the County Zoning Committee, the Commission subsequently undertook the preparation of the requested plan. The work was carried out with the help of a technical advisory committee created by the County Board. It included local farmers, elected and appointed public officials, and certain State and Federal agency personnel. The Commission completed work on the plan with the publication of SEWRPC Community Assistance Planning Report No. 87, A Farmland Preservation Plan for Ozaukee County:- Wisconsin, May 1983. A formal public hearing on the plan was held on May 2, 1983. On June 1, 1983, the Ozaukee County Board of Supervisors acted to adopt the plan. In December of 2013, and most recently in December of 2025 the [Farmland Preservation Plan for Ozaukee County](#) was updated. In addition to farmland preservation, the County plan includes recommendations for the protection of environmentally significant areas, and recommendations regarding the location and intensity of urban development within the County. The plan also sets forth recommendations concerning the manner in which farmland preservation can be implemented.

While the City of Cedarburg presently includes limited few vacant lands that are actively planted and harvested for agricultural products (reference Smart Growth Areas [SGA's 6, and 8 for instance], and a few additional vacant sites that are currently outside of the City limits but on the City side of the City/Town Boundary Agreement (reference SGA's 2,4, 7, 9, 10, and 12 for instance), the Ozaukee County Farmland Preservation Plan does not identify any sites within the City of Cedarburg's current, or planned future municipal limits, for farmland preservation. Targeted preservation areas in Ozaukee County include those ranking high on the scales of soil quality and overall contiguous size of site(s), and low on the scales of proximity to existing or planned future incompatible land uses, and proximity to sanitary sewer service area boundaries, among other things.

Summary

The natural resources of the City of Cedarburg are vital to its ability to provide a pleasant and habitable environment for human life. Any meaningful planning effort must, therefore, recognize the existence of a limited natural resource base to which urban development must be properly adjusted if serious environmental problems are to be avoided. The principal elements of the natural resource base that require careful consideration in planning for the City are: soils, surface water resources and related drainage basins and floodlands, topographic features, scenic vistas, woodlands, wetlands, wildlife habitat and agricultural lands. Consideration is also required of certain resource-related features, such as existing and potential parks and outdoor recreation sites, and historical sites and structures. See the "[Comprehensive Park and Open Space Plan 2025-2030](#)" adopted April, 2025 for a summary of the City's parks and outdoor recreation sites.

Historic Preservation Planning, Inventory and Analysis

Historic preservation planning, as it relates to local units of government such as the City of Cedarburg, can be defined as an effort to ensure that the community's historic resources are protected and enhanced over time. Preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The elements necessary for effective historic preservation planning are: 1) a thorough survey of historic resources, 2) community support for historic preservation, and 3) integration of the historic preservation planning into the comprehensive community planning process. The principal means for implementing historic preservation planning include having a local landmarks or historic preservation commission created by municipal ordinance; a zoning ordinance with proper districts

and district regulations for protecting historic sites and structures; and a demolition control ordinance.

The importance of historic preservation planning lies in the assumption that the historic resources of a community are valuable and should be carefully considered in planning for community development and redevelopment. Historic preservation can help to maintain the unique identity of a community in a time when many factors are tending to create a national homogeneity in the environment. Other benefits of historic preservation may include: promotion of tourism; increased real estate values and municipal tax revenues; the arrest of decay in declining areas; the creation of community pride; and the conservation of cultural resources. Despite these benefits, economics, attitudes and existing laws can sometimes work against historic preservation. Through proper planning, however, the impediments to historic preservation can be reduced.

Historic preservation planning should not be accomplished separately from the overall community planning process. To be most effective, historic preservation planning should be integrated into the framework of the comprehensive plan for the development and redevelopment of the community. As an integral part of the total planning process, historic preservation can be considered in light of all the other needs and goals of the community, thereby affording such preservation equal consideration with other planning issues. In this way, historic preservation can become an issue of continuing concern and can be built into the ongoing development and redevelopment decision-making process of the community.

This section presents a brief history of the City of Cedarburg; a summary of past historic preservation planning efforts in the City of Cedarburg study area; a description of the Cedarburg Landmarks Commission and of the Ozaukee County Historical Society; a summary of the findings of surveys of historic places in the Cedarburg study area and the possible need for additional historic preservation survey work; and a description of the City historic preservation- related Ordinances.

History of the City of Cedarburg Study Area

Three major forts had been established within Wisconsin between 1816 and 1828. To supply these forts, the U.S. Army found it necessary to develop, in accordance with the General Survey Act of 1824, a system of military roads in the State. These roads were to have civil as well as military benefits. Indeed, the initial impetus for the settlement of the Cedarburg study area was the construction of the Fort Dearborn to Fort Howard military road (i.e., “Green Bay Road”) in about 1838. The road passed through what later would become the community of Hamilton. Immigrants began to settle the Cedarburg area in the 1840’s attracted by such features as fertile soil, a good supply of timber, ease of access to Milwaukee, Green Bay and Chicago via the new road, and the water power potential of Cedar Creek. Because of its location on Green Bay Road, Hamilton remained a viable community in the area until 1870, when the railway engineers located the Milwaukee-to-Green Bay line close to the settlement of Cedarburg, thus giving the site of the future City of Cedarburg an important development advantage over the older Hamilton, which experienced a decline in growth.

Cedarburg is generally considered to have been founded in 1844 by Frederick Hilgen who, shortly after his arrival in the area, partnered with William Schroeder to construct the first mill (a wooden grist mill) on Cedar Creek at the site of the present Cedarburg Mill (a limestone structure that replaced the former wooden mill in 1855) on Columbia Road. Hilgen had a great impact on the growth of Cedarburg in its first 35 years, being instrumental in the development of a grist mill, a saw mill, a planing mill, a woolen mill and a resort park. The commercial and industrial legacy which Hilgen left the community was largely responsible for its continued prosperity into the twentieth century. Ludwig Groth is identified as being the, or among the, first settler(s) in Cedarburg – arriving in 1842.

The early economy of Cedarburg was closely related to agriculture, the primary source of wealth in the nineteenth century Ozaukee County. Monthly produce and

stock fairs were held at the intersection of Washington Avenue and Columbia Road. The arrival of the railway benefited Cedarburg's commercial and industrial establishments.

With prosperity came increased building activity beginning in the 1880's, much of it high quality. Cedarburg was incorporated as a village in 1874 and as a City in 1885. Development was curtailed during the Great Depression, and prosperity did not return to the City until after World War II. Postwar increases in population and mobility brought large numbers of new residents to Cedarburg, many of them commuters to Milwaukee. Farmland surrounding the City was used for residential development. In 2007, as in the 1840's, Cedarburg remained an attractive place to settle because of its resources, which now included historic sites and structures, and proximity to Milwaukee. A listing of the known documentation of history of the Cedarburg area through 2007 can be found in the "A Development Plan for the City of Cedarburg: 2010."

Continued Downtown Preservation

Since the late twentieth century, the City has continued to invest in preserving and enhancing its historic downtown. Public and private efforts have focused on rehabilitating historic buildings, maintaining the traditional streetscape, and encouraging adaptive reuse of older commercial and industrial structures. Adaptive reuse of former industrial and institutional buildings along Cedar Creek for retail, restaurants, offices, galleries, and event spaces are among the efforts that have allowed downtown Cedarburg to remain a vibrant mixed-use district for its residents while also attracting visitors from throughout southeastern Wisconsin and beyond. Careful application of historic preservation standards by the City's Landmarks Commission, coordinated planning, and public investment in infrastructure and public spaces have reinforced the City's commitment to protecting its historic character while accommodating compatible redevelopment.

National Register Historic Districts and Designated Local Landmarks

Cedarburg contains one of Wisconsin's most intact collections of nineteenth-century limestone commercial, industrial, institutional, and residential architecture. The City's historic buildings and historic neighborhoods are recognized through several listings on the National Register of Historic Places, including the Washington Avenue Historic District, the Columbia Historic District and the Hamilton Historic District, along with numerous individually listed buildings/structures. These designations recognize the community's architectural significance and help promote preservation through public awareness and eligibility for historic rehabilitation incentives. In addition to National Register recognition, the City maintains a vibrant local historic preservation program to ensure that significant historic resources continue to be documented and memorialized for their contributions to Cedarburg's unique identity.

Growth as a Regional Tourism Destination

Historic preservation has become an important component of Cedarburg's local economy. The City's well-preserved downtown, distinctive limestone architecture, Cedar Creek corridor, specialty shops, restaurants, wineries, cultural institutions, and seasonal festivals attract visitors throughout the year. Events such as the Strawberry Festival, Wine & Harvest Festival, Winter Festival, Oktoberfest, and other community celebrations have established Cedarburg as one of Wisconsin's premier heritage tourism destinations. Tourism supports local businesses while also reinforcing community appreciation for the City's historic resources and cultural heritage.

Residential Development Since 2000

Since 2000, Cedarburg has experienced steady residential growth while maintaining its traditional community character. New residential neighborhoods have developed primarily along the City's perimeter as agricultural lands have gradually transitioned to residential use in accordance with adopted comprehensive plans. Additional residential development has included single and two-family homes, condominiums, senior housing, and limited multifamily housing designed to provide a broader range of housing opportunities. The City generally seeks to balance new development with

preservation of open space, environmental corridors, and the historic character that distinguishes Cedarburg from surrounding suburban communities.

Preservation of Cedar Creek's Industrial Heritage

Cedar Creek remains the defining natural and historical feature of Cedarburg. The creek provided the water power that supported the community's earliest industries, including grist milling, lumber processing, woolen manufacturing, and other businesses established during the nineteenth century. Continued stewardship of the Cedar Creek corridor has allowed the City to retain an authentic connection to its industrial past while creating attractive destinations for residents and visitors. The creek and its associated mill buildings continue to serve as the physical and symbolic center of Cedarburg's historic identity.

Historic Preservation Planning in the Cedarburg Study Area

There are four documents containing information on past historic preservation planning efforts in the City of Cedarburg study area: “[General Plan for Community Development: Cedarburg,](#)” prepared by Nelson & Associates in 1961”; the “[National Register of Historic Places Inventory. Nomination Form for the Hamilton Historic and Architectural District,](#)” prepared by the State Historical Society of Wisconsin in 1976; the “[National Register of Historic Places Inventory- Nomination Form for the Washington Avenue Historic and Architectural District](#)” prepared by Howard, Needles, Tammen and Bergendoff in 1985; and the “[National Register of Historic Places Inventory Nomination Form for the Columbia Road Historic and Architectural District,](#)” prepared by architectural historian Katherine Rankin with the assistance of the State Historical Society of Wisconsin in 1989.

- The General Plan of 1961

The “[General Plan for Community Development: Cedarburg](#)” addressed many aspects of community development, such as land use, sewerage and transportation. It was prepared, however, before there was widespread public awareness of the importance of historic preservation. Therefore, this

document contains no formal inventory of historic resources other than some uncaptioned photographs, circa 1960, of buildings and streetscapes and the observations that the City “has a rich heritage of fine old buildings” and that such buildings “give the area an almost New England look.” Despite the relatively sparse treatment of historic preservation as a specific issue, the plan did investigate issues related to historic preservation in the “Downtown Revitalization” chapter of the report.

The “Downtown Revitalization” chapter identified the need for a healthy central business district in the City of Cedarburg. Among the assets of the downtown, the study recognized the large number of historic buildings. One of the stated objectives of the plan was to “preserve the flavor and charm” of such buildings. To achieve this and other goals, the report recommended that, to create a pedestrian mall, Washington Avenue be closed to traffic from Western Avenue to a point between Columbia Road and Turner Street. With Washington Avenue closed, traffic would be routed over proposed and existing streets to the east and west, and additional off-street parking areas would be created near the mall.

Although the construction of the proposed mall and related streets and parking lots would have necessitated the demolition of several buildings subsequently identified as having historic value and would have resulted in the permanent closure of Washington Avenue, which historically was a through street, the plan did recommend that the buildings along the proposed mall be largely retained – a recommendation which, the plan notes, differed from accepted planning practice of the time. The plan pointed out that retention of buildings was preferable to all-new construction because of lower cost and the rich diversity that would result from a mixture of old and new. The insensitive alteration of the first floor elevation – a common treatment of old buildings – was specifically to be avoided, the plan recommended.

The Cedarburg Mill, located at N58 W6181 Columbia Avenue in the downtown area of the City, was given special attention in the General Plan. One of the oldest and most visually dominant buildings in the City, the mill is located near the hub of the mall proposed in the plan. The plan advanced various proposals for converting the mill to the municipal center of the City, housing governmental and cultural functions. These proposals would have altered the historic integrity of the mill to a greater or lesser extent and would have required removal of the historic Wadham's Filling Station located adjacent to the mill at N58 W6189 Columbia Road.

Some, but not all, of these recommendations of the General Plan were implemented. No streets were closed to create a pedestrian mall and Washington Avenue remains a heavily-used major arterial. Two local streets – Hanover Avenue and Mill Street – were extended a short distance in approximately the locations proposed in the plan and the area for off-street parking was increased as envisioned in the plan, although not always in the locations or to the extent proposed. Some new buildings were constructed, but the older buildings were generally retained as recommended in the plan. Some architecturally insensitive storefront additions to these buildings, however, still exist, some constructed after 1961. More recently, many storefronts have been altered in a manner more sympathetic to the overall historic building designs found in downtown Cedarburg. The Cedarburg Mill remained largely vacant, though in 1985 it was one of several sites being considered for either a new municipal government or a mixed-use commercial facility. In 2007, the mill contains an architectural office, a brew pub and a feed mill.

- National Register of Historic Places Inventory–Nomination Forms for the Hamilton, Washington Avenue and Columbia Road Historic and Architectural Districts

These three documents (see links above) present the findings of intensive studies of three different geographic areas. They differ significantly from the 1961 General Plan in that their only functions are to present an inventory of, and describe, the historic places in a given area, and recommend their listing on the National Register of Historic Places. The forms contain pertinent information about the districts, including location, ownership, representation in other surveys, historic significance, major bibliographic references and geographical data. These documents thus constitute a valuable data source for local planning, to be drawn upon when establishing historic preservation-related zoning districts and when making decisions regarding historic property. More information on each of these three districts is presented later in this section. Complete listings of properties concerned are contained in the City's "[A Development Plan for the City of Cedarburg: 2010](#)" Document.

The City Of Cedarburg Landmarks Commission and City Of Cedarburg Historic Preservation- Related Ordinances

The City of Cedarburg Landmarks Commission was officially established on April 30, 1973 by Ordinance No. 73-9, which re-created Section 3.15(3) of the City of Cedarburg Municipal Code. Under the original provisions of that Ordinance, the Landmarks Commission was composed of ten members, with seven required to be residents of the City of Cedarburg, and three residents of the Town of Cedarburg. Today, the commission is composed of seven members selected as follows: One council member, and six qualified persons, at least five of whom shall be residents of the City of Cedarburg. The sixth member may be either a city resident or the owner of property located within the Washington Avenue Historic District. The members are to be informed in the historical, architectural and cultural traditions of the community. The members are appointed by the Mayor for three-year terms subject to confirmation by the City Common Council. Members may be reappointed for succeeding terms. The members of the Landmarks Commission are not compensated except for necessary expenses sustained in carrying out their duties.

Ordinance No. 73-9 prescribed certain procedures to be followed by the Commission in holding meetings, including the keeping of minutes and quorum requirements. It also set forth the specific powers of the Landmarks Commission. The Landmarks Commission originally had the power to designate landmarks, landmark sites and historic districts within the City of Cedarburg. As defined in Ordinance No. 73-9, a “landmark” meant “any improvement which has a special character of special historic interest or value as part of the development, heritage or cultural characteristics of the city, state or nation and which has been designated as a landmark pursuant to the provisions of the ordinance.” The ordinance defined “landmark site” as “any parcel of land of historic significance due to a substantial value in tracing the history of aboriginal man, or upon which an historic event has occurred, and which has been designated as a landmark site pursuant to the provisions of the ordinance, or a parcel of land, or part thereof, on which is situated a landmark, or any abutting parcel, or part thereof, used as and constituting part of the premises on which the landmark is situated.” An “historic district,” as defined by the ordinance, meant “an area designated by the Commission which contains one or more landmark sites, as well as such abutting parcels which the Commission determines should fall under the provisions of the ordinance to assure that their appearance and development is harmonious with such landmarks or landmark sites.”

Other powers of the Landmarks Commission were established in Ordinance No. 82-19, when an Architectural Preservation Overlay District was created as part of the City Zoning Ordinance. At that time, the Architectural Preservation Overlay District designated the Landmarks Commission as the body which makes recommendations to both the City Plan Commission and Common Council regarding petitions for rezoning in the District; the designation of “preservation structures” in the District; and proposed changes to structures in the District.

Today the Landmarks Commission composition, powers and duties are as set forth in [Section 2-4-10 of the City Code – “Landmarks commission”](#). The Landmarks Commission actively promotes architectural preservation in the City through efforts

in education, and implementation/application of the current Historic Preservation Overlay Zoning District (HPD) which covers all of the Washington Avenue Historic District from Elm Street and Riveredge Drive on the north, to Saint Francis Borgia Church at the intersection of Hamilton Road and Washington Avenue on the south. The HPD also covers the 1.92-acre site at N50 W5050 Portland Road – home to the Wisconsin Museum of Quilts and Fiber Arts. . Since the Landmarks Commission was established in 1974, the group has used existing city staff, consultants and community volunteers to carry out its activities and programs. Generally speaking, the Landmarks Commission objectives are to identify, preserve, and protect Cedarburg's historic buildings, sites, structures, and districts that reflect the community's unique architectural, cultural, and historical heritage while also supporting vibrant, adaptive, economic reuse of these assets. The City maintains a comprehensive map and listing of all designated historic properties and districts, links to all applicable local zoning/building regulations, and information about assistance programs such state/federal tax credits and grants at [Historic Properties and Preservation in the City of Cedarburg](#).

Ozaukee County Historical Society

The [Ozaukee County Historical Society](#) was formed in 1960 as a not-for-profit corporation. Its overall goals, as stated in its [2023 Bylaws](#), are to preserve, advance, and disseminate knowledge of the history of Ozaukee County. To this end, the Society collects printed materials, manuscripts, materials reproduced by microfilm or other photographic or recording processes, digital data files, visual imaging, and artifacts relating to the history of Ozaukee County. It may hold property, both real and personal, in any amount and may lend, sell, lease or rent such property, provided such action is consistent with the terms of the gift, bequest or other conveyance under which title was originally acquired. It may hold exhibits, erect markers, sponsor or engage in activities of any kind compatible with the major purpose outlined above, whether on its own or in cooperation with other agencies or organizations, local or otherwise. Membership is available to any person interested in the history of Ozaukee County, or that of Wisconsin, who applies for any classification of

membership, regardless of race, color, creed, age, national origin, marital status, disability, religious affiliation, sex or sexual orientation, and who tenders the necessary dues. In 1985, the Society had approximately 475 members, which by 2007, had risen to 525 members. Today the Society has 227 members. The Ozaukee County Historical Society is an affiliate of the State Historical Society of Wisconsin, and, as such, must submit an annual report to that society with information about elections, projects and programs.

A principal vehicle employed by the Ozaukee Historical Society to achieve its goals is [Pioneer Village](#), a 7.5 acre village area nestled in a unique rural village setting amidst the rolling hills of Hawthorne Park including a collection of over 24 restored buildings and structures dating from the 1840s to early 1900's including farm houses, schools, tradesmen's shops, and the railway station formerly located in the City of Cedarburg. Pioneer Village was established in 1961 at its present site in Hawthorne Hills Park, part of the Ozaukee County park system, located on CTH I in the northern part of the Town of Saukville. Most restoration work and staffing of the museum is done by members of the Society. Numerous events are held each year at Pioneer Village, including a children's fair, ice cream social, musical entertainment, and seasonal celebrations.

The Ozaukee County Historical Society maintains an archive of materials pertaining to the history of the County. The collection includes books, records, maps and photographs. Previously housed in the second floor of the old City Hall in Cedarburg, the Society has since moved, along with its archives, to the Historic Interurban Depot building located in the City of Cedarburg.

Historic Preservation Surveys

Appendix B in the "[A Development Plan for the City of Cedarburg: 2010](#)" lists each historic site or structure in the Cedarburg Study Area known in 1985. Of the 132 identified historic places in the study area, 44 were located in the Town of Cedarburg; 87 were located in the City of Cedarburg; and one was located in

the City of Mequon. In 1987, the City of Cedarburg Landmarks Commission identified an additional 27 buildings or structures located within or near the Washington Avenue Historic and Architectural District which may be of historic significance. Those buildings or structures were identified on Map 26 and listed in Appendix C of “[A Development Plan for the City of Cedarburg: 2010.](#)” The current list and map of 262 identified buildings, sites, districts and structures in the City of Cedarburg in 2025 can be found at [Historic Properties and Preservation in the City of Cedarburg.](#)

The National Register of Historic Places classifies historic places into five categories: buildings, sites, districts, structures and objects. Buildings are defined as structures created to shelter any form of human activity, such as a house, barn, church, hotel or similar structure. The term may refer to a history-related complex, such as a mill complex or brewery complex. Sites are locations of significant events, of a prehistoric or historic occupation or activity and including cemeteries for instance, or of a building or structure such as a home or a stable, whether standing, ruined or vanished, where the location itself maintains historical or archeological value regardless of the value of any existing structure. Districts are geographically definable areas, urban or rural, possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events, plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. Structures are a work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, structures are often engineering projects large in scale such as a bridge or windmill. Objects are material things of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or design. Within the Cedarburg area no objects have been identified as historic.

Buildings and structures in historic and architectural districts are classified according to their significance in the district. “Pivotal” describes a building or structure that possesses exceptional architectural or historical significance and is essential to the

identity of a historic district. If removed or substantially altered, the district would lose much of its historic character. Pivotal buildings are often individually eligible for the National Register of Historic Places. “Contributing” describes a building or structure that adds to the historic or architectural significance of a district because it was present during the district's period of significance and retains sufficient historic integrity. While important to the district, it is generally not individually significant to the same degree as a pivotal property. Non-contributing describes a building or structure that does not contribute to the district's historic significance because it was constructed after the period of significance or has been altered so extensively that it no longer retains its historic character.

Buildings and structures constitute by far the largest number of identified historic places in the City of Cedarburg, followed by districts, and sites.

As illustrated on [Map of Historic Properties in the City of Cedarburg](#), the greatest concentration of identified historic buildings is in the downtown area of the City, along Washington Avenue. Another concentration of such buildings is in the Hamilton area of the Town (and part City) of Cedarburg, at the intersection of Hamilton and Green Bay Roads and along Green Bay Road south of this intersection. A grouping of historic buildings may also be found along Columbia Road in the City.

The historic preservation surveys/inventories of the Cedarburg study area all share the basic aim of identifying historic places, but their methods and completeness vary. The [National Register of Historic Places](#) list requires the most rigorous documentation of a property's historic significance. The [Historic American Buildings Survey](#) is meant to record, principally through photographs and drawings, buildings of historic value. The [Wisconsin Inventory of Historic Places](#) maintained by the State Historical Society of Wisconsin is a massive collection of information on a variety of existing and potential historic sites. H. Russell Zimmerman's book of historic places in Milwaukee County and the three counties surrounding it also is broad, with only a few items of information about each place. For pictorial representations, Edward A. Rappold's [Reflections of Old Cedarburg](#), and [More](#)

Reflections of Old Cedarburg, give valuable photographic references of architectural styles and architectural elements common to Cedarburg, and Harold E. Hansen's sketches of Cedarburg-Celebrating 100 Years provides an artist's interpretation of the styles and detailing common to Cedarburg. Figures 10 through 17 of "[A Development Plan for the City of Cedarburg-2010](#)," illustrates several of the historic places within the Cedarburg study area that have been identified.

The large number of identified historic places in the geographically small Cedarburg area indicates that the area is rich in historic resources. However, notwithstanding these efforts locate, identify and interpret historic places by the surveys already made, there is a need for additional survey work. The residential areas surrounding downtown Cedarburg, especially to the west, east and southeast, contain many historic homes. While the historic bridge over Cedar Creek on Bridge Road was reconstructed in 2005, the Highland Avenue bridge is of arch design and may be historically significant. The fact that no objects have been found to be historic by any of the surveys may indicate that there is a deficiency in the study of such resources; perhaps some machinery from the mill along the Creek or artifacts from Cedarburg's early settlers survive and should be identified as historic and preserved. To this end, the City's Landmarks Commission is currently in discussions with the State of Wisconsin Historic Preservation Office (SHPO) about applying for a no-match grant to have an up-to-date citywide intensive historic survey done. As a [Certified Local Government with SHPO](#), the City is eligible to apply for such assistance.

Historic Building Preservation

While many buildings in the City have been rehabilitated with sensitivity to their historic features, there are others which would require modification to rid them of features not contributing to their historic integrity. The City's U.S. Department of Interior guidelines should be followed in the rehabilitation of such buildings. Furthermore, historic photographs should be used as a resource when building restoration is in the planning stages. The City can set a good example for private

owners by adhering as closely as possible to Department of Interior guidelines when restoring publicly-owned buildings.

CHAPTER 5

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

66.1001 (2)(e) Wis. Stat.:

The Agricultural, Natural and Cultural Resources Element is a compilation of objectives, policies, goals, maps and programs of the conservation and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and non-metallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Natural Resources

The conservation and wise use of the natural resource base is vital to the physical, social and economic ~~development-well-being~~ of the Cedarburg area to provide a pleasant and habitable community. Consequently, a Smart Growth Plan for the City of Cedarburg study area ~~should intends to~~ identify areas having concentrations of natural resources worth protecting and areas having natural resource characteristics that may ~~have-present~~ limitations on urban development.

As part of the Smart Growth planning process, the principal elements of the natural resource base were defined as 1) soils; 2) topographic and related features, including watershed boundaries, surface waters and associated floodlands, wetlands, areas of steep slopes, and scenic vistas; 3) woodlands; 4) wildlife habitat areas; and 5) certain other natural resource base-related elements, including existing park and open space sites and historic sites. The soils, topographic and related features, and woodlands and wildlife habitat of the study area are described and analyzed in this Chapter. The existing park and open space sites are ~~itemized and~~ discussed in the “~~Comprehensive Outdoor Recreation Plan for the City of Cedarburg~~~~Comprehensive Park and Open Space Plan~~” adopted ~~April~~~~May~~ 2004~~25~~. ~~and h~~Historic sites are ~~also~~ described and analyzed in this Chapter. ~~and the “A Development Plan for the City of Cedarburg: 2010.”~~ Without a proper understanding and recognition of these elements of the natural resource base, human use and alteration of the natural environment may result in excessive monetary costs and environmental degradation. The natural resource base is highly vulnerable to misuse through improper land use development. Such misuse may lead to severe environmental problems which are difficult and costly to correct, and to the deterioration and destruction of the natural resource

base itself. Intelligent selection of the most desirable urban development plan from among the alternatives available must therefore be based in part upon a careful assessment of the effects of each alternative upon the natural [and cultural](#) resource base.

Soils

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. Therefore, any planning effort must examine not only how land and soils are presently used, but also how they can best be used and managed. This requires an areawide soil suitability study which maps the geographic locations of various kinds of soils; identifies their physical, chemical and biological properties; and interprets these properties for land use and public facilities planning. The resulting comprehensive knowledge of the character and suitability of the soils is extremely valuable in every phase of the planning process. The soils information presented herein ~~constitute a particularly~~[are an](#) important consideration in the preparation of the Smart Growth Plan for the Cedarburg area, being essential for the proper analysis of existing land use patterns, alternative plan development and evaluation, and plan selection. The soil assessments are used in conjunction with the other data in the design of desirable spatial patterns for residential, commercial, industrial, agricultural, and recreational land use development, and in the evaluation of alternative locations for various kinds of public works.

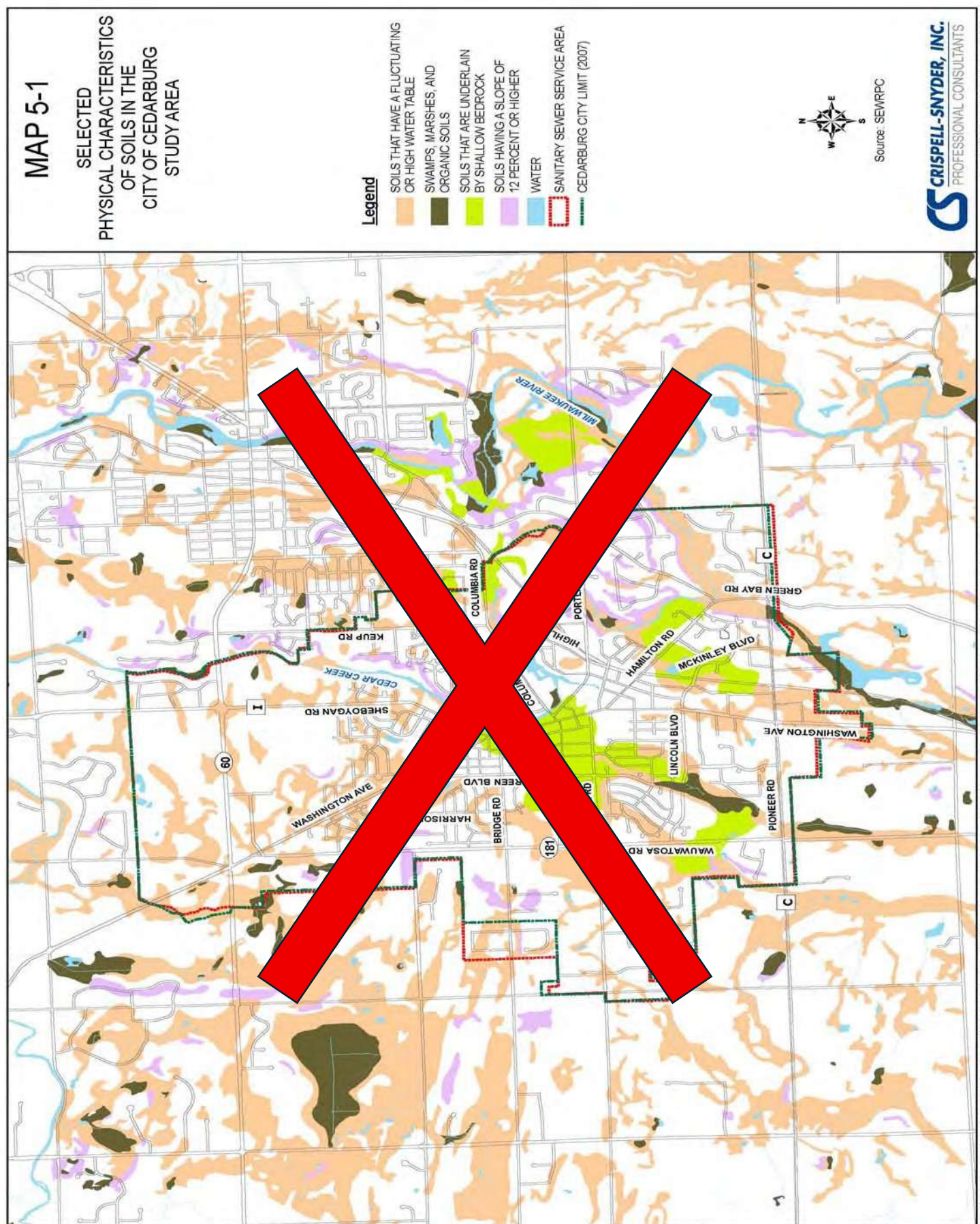
Map 5.1[a](#). shows selected physical characteristics of soils in the Cedarburg study area. These characteristics include: 1) soils that have a fluctuating or high water table; 2) swamps, marshes and organic soils; 3) soils underlain by shallow bedrock; and 4) slopes of 12% or more.

[According to the Southeast Wisconsin Regional Planning Commission \(SEWRPC\), soils with fluctuating or high water table may be prone to poor drainage and seasonal saturation, resulting in wet basements, reduced bearing capacity, septic limitations, and stormwater issues. Swampy, marshy, and organic soils may be valuable environmental resources, yet unsuitable as foundation soils due to settlement, flooding, wetland impacts, and poor support. Soils underlain by shallow bedrock offer limited soil depth and make excavation difficult resulting in higher construction costs, foundation design challenges, and septic limitations. Soils with slopes of 12% or more may be an erosion hazard and make grading difficulty. Slope instability, expensive infrastructure, runoff and erosion are common issues in these steep slope areas. Soils that have a slow permeability](#)

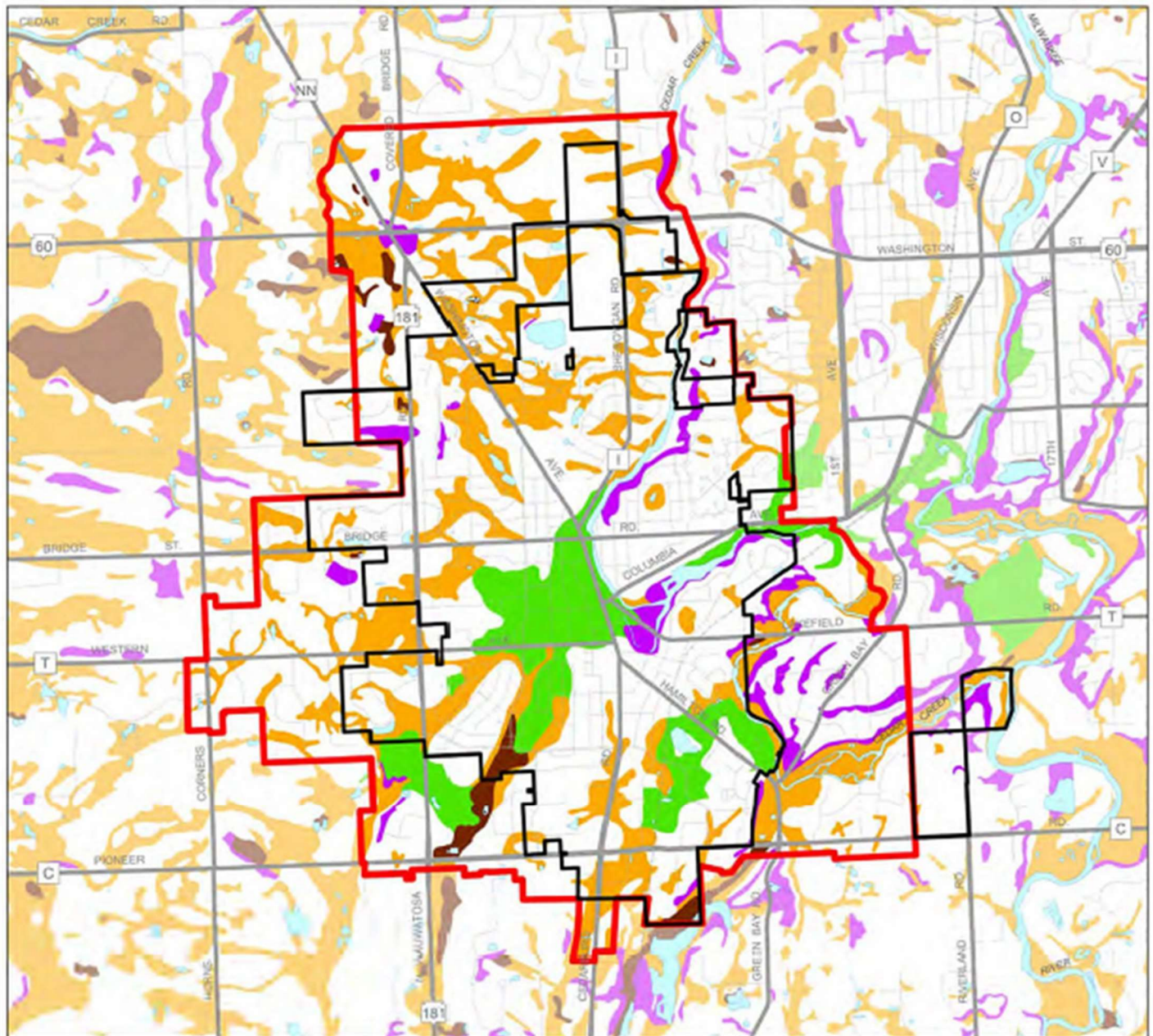
~~rate are found predominantly in the southern one-half of the study area. Those soils that exhibit a fluctuating or high water table, or that are subject to ponding and those soils subject to flooding or overflow, are scattered throughout the study area.~~

~~Soils with slopes of 12% or more are found in isolated portions of the study area. Soils that are underlain by shallow bedrock are found in the central portion of the study area.~~

Map 5.1b. shows that the City of Cedarburg is underlain with two principal soil associations, Hochheim–Sisson–Casco and Casco–Fabius. Both of these associations are considered favorable for urban type development.

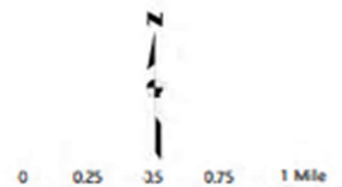


Map 5-1a
Selected Physical Characteristics of Soils in the City of Cedarburg Study Area



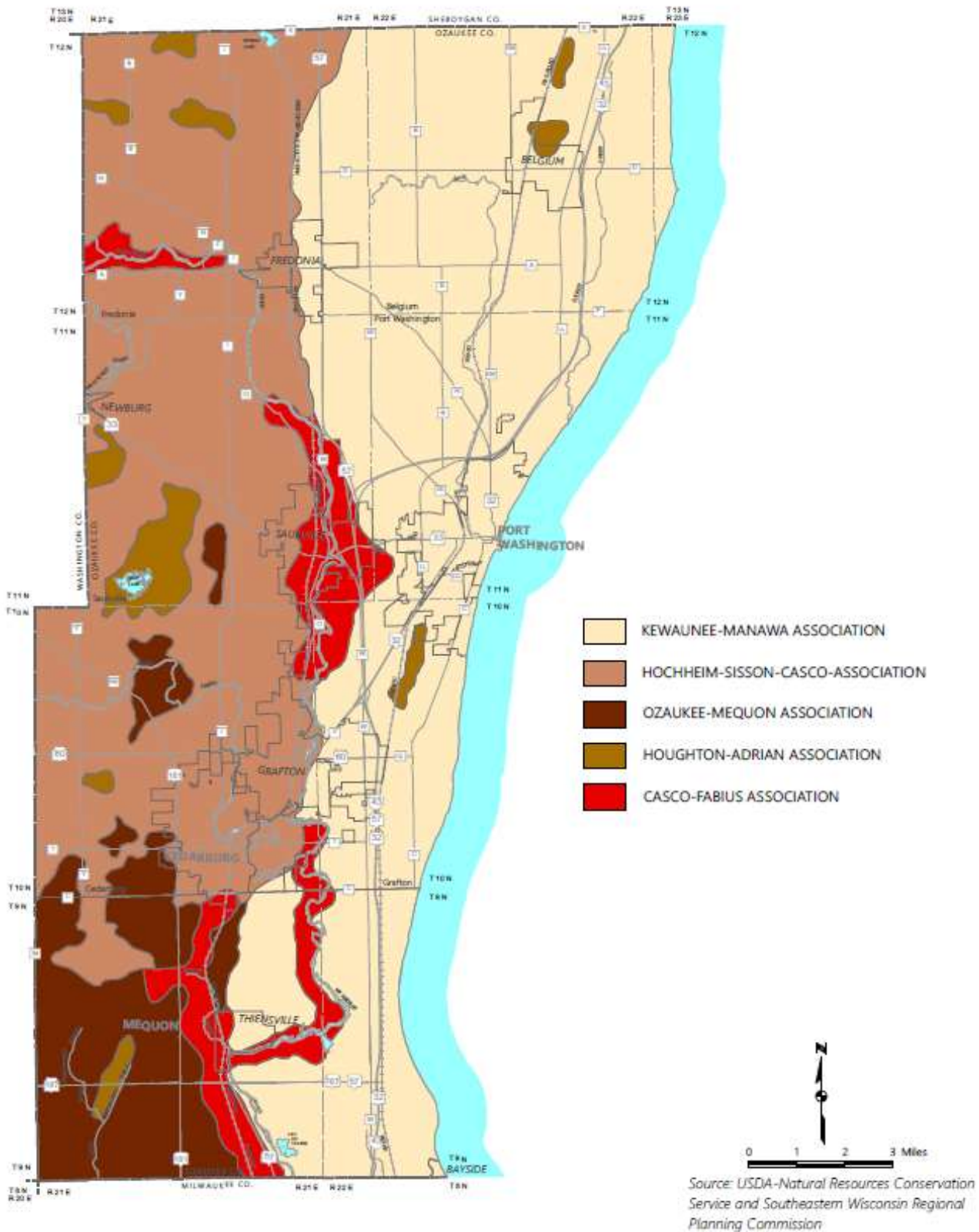
- SOILS THAT HAVE A FLUCTUATING OR HIGH WATER TABLE
- SWAMPS, MARSHES, AND ORGANIC SOILS
- SOILS THAT ARE UNDERLAIN BY SHALLOW BEDROCK
- SOILS THAT HAVE A SLOPE OF 12 PERCENT OR GREATER
- SURFACE WATER
- SANITARY SEWER SERVICE AREA (DECEMBER 2025)
- CITY OF CEDARBURG MUNICIPAL BOUNDARY

Note: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.



Source: USDA-Natural Resources Conservation Service (2022) and Southern Wisconsin Regional Planning Commission
Last Updated: 6/23/2026

Map 5-1b.



Surface Water Resources

Surface water resources—consisting of lakes, streams and associated floodlands—form a particularly important element of the natural resource base of the Cedarburg area. Surface water resources influence physical development, provide recreational opportunities and enhance the aesthetic quality of the area. Lakes and streams constitute a focal point for water-related recreational activities; provide an attractive setting for properly planned residential development; and when viewed in the context of the total landscapes and cityscapes, greatly enhance the aesthetic quality of the environment. Lakes and streams are readily susceptible to degradation through improper rural, ~~as well as~~ and urban, land use ~~development and~~ management and development. Water quality can be degraded by excessive pollutant loads—including nutrient loads—from malfunctioning and improperly located onsite sewage disposal systems, sanitary sewer overflows, urban runoff including runoff from construction sites, and careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riverine areas in combination with the filling of peripheral wetlands, which removes valuable nutrient and sediment traps while adding nutrient and sediment sources.

- Lakes

There are no major lakes (i.e., lakes having a surface area of 50 acres or more) within the Cedarburg area ~~that is, lakes having a surface area of 50 acres or more~~. There are, however, ~~two~~ multiple ~~named~~ minor lakes (i.e., —that is, lakes or ponds having a surface area of less than 50 acres) - reference Map 5-4 below. These ~~are~~ include the Cedarburg Pond, with a surface area of ~14.8 acres; ~~and~~ the Cedarburg Stone Quarry Pond located in Zeunert Park, with a surface area of ~6.2 acres; and Stone Lake Quarry Pond, with a surface area of ~13 acres, located in the Stone Lake neighborhood along Stone Lake Circle.
6.2 acres.

- Perennial and Intermittent Streams

The perennial and certain intermittent streams within the City of Cedarburg study area are also shown on Map 5-4 below. Perennial streams are defined as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Within the City of Cedarburg study area, there are approximately eight miles of such streams. Intermittent streams are defined as watercourses which do not

maintain a continuous flow throughout the year.

- Watersheds, Subwatersheds and Subbasins

The City of Cedarburg is located within the Milwaukee River Basin, one of southeastern Wisconsin's major drainage basins, with all stormwater runoff ultimately flowing toward Lake Michigan and the Great Lakes St. Lawrence River drainage system. Most of the city is situated within the Cedar Creek subwatershed, while smaller portions lie within the Milwaukee River South subwatershed. Cedar Creek serves as the City's primary watercourse, collecting runoff from residential neighborhoods, commercial areas, agricultural lands upstream, wetlands, and tributary streams before joining the Milwaukee River. As shown on Map 5.4, the Cedarburg area is located within the Milwaukee River watershed, which is a part of the Great Lakes St. Lawrence River drainage system. The Milwaukee River watershed in the Cedarburg area can be divided into several subwatersheds, including the Cedar Creek, Lower Cedar Creek, Lower Milwaukee River, and Upper Lower Milwaukee River subwatersheds. These subwatersheds, in turn, may be subdivided into individual drainage areas, termed subbasins. The City of Cedarburg has prepared a stormwater management plan for certain drainage areas within the study areaCity and has adopted the State's model stormwater management and erosion control ordinances.

Floodlands

The floodlands of a river or stream are the wide, gently sloping areas contiguous to and usually lying on both sides of the river or stream channel. Rivers and streams occupy their channels most of the time. However, during even minor flood events stream discharges increase markedly, and the stream channels may not be able to contain and convey all the flow. As a result, flood stages increase and the river or stream spreads laterally over the floodland. The periodic flow of a river onto its floodlands is a normal phenomenon and, in the absence of costly structural flood control works, will occur regardless of whether or not urban development exists on the floodland.

For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the stream channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that may be expected to be reached or exceeded in severity once every 100 years; or, stated another way, there is a 1% chance of this event being reached or exceeded in severity in any given year. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence of high water tables and generally of soils poorly

suited to urban uses. The floodland areas, ~~however, generally often~~ contain important elements of the natural resource base such as high-value woodlands, wetlands and wildlife habitat, and therefore, ~~in many cases,~~ constitute prime locations for needed park and open space areas. Every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space use.

Because of the importance of floodland data to sound land use and land management decisions, the identification of the 100-year recurrence interval flood hazard areas in the Cedarburg area is ~~important to the preparation of a sound development plan~~critical information. ~~Floodland delineations were~~Floodplain/flood hazard mapping is a coordinated effort between the Federal Emergency Management Agency (FEMA) and the Wisconsin Department of Natural Resources (DNR), prepared by the Southeastern Wisconsin Regional Planning Commission as part of its Milwaukee River watershed planning program, the findings and recommendations of which are set forth in SEWRPC Planning Report No. 13, A Comprehensive Plan for the Milwaukee River Watershed. In addition, several studies have been undertaken by the Federal Emergency Management Agency (FEMA) and the former U. S. Department of Housing and Urban Development, Federal Insurance Administration (FIA), to provide supplemental flood hazard data to be used in the identification of flood-prone areas for flood insurance purposes. In areas for which detailed hydrologic and hydraulic data ~~were~~are available from the Regional Planning Commission, these federal and state level studies may utilize such data to assist in their mapping efforts. ~~For areas for which such data were not available, the data necessary for the determination of flood hazards were developed. The floodland delineations within the City of Cedarburg study area encompass an area of about 814 acres, or about 6% of the total study area.~~ Most recently, the Federal Emergency Management Agency completed a re-evaluation of the flood hazards in the City of Cedarburg and prepared updated Flood Insurance Rate Maps (FIRM) which were adopted by the City in ~~2007~~2024. Concurrently, the City adopted the WI DNR Model Floodplain Ordinance as it's latest Floodplain Ordinance.

Wetlands

Wetlands are defined as means an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.~~areas that are inundated or saturated by surface water or groundwater at a frequency and with a duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.~~ Wetlands include areas such as swamps, marshes, bogs, ~~and similar areas~~. Wetlands receive precipitation in the form of rain or snow, which either ~~become~~ing surface water runoff or ~~percolating~~percolate through the soil to become groundwater seepage. The location of a wetland in the landscape affects the type of water received. Wetlands can occur on slopes as well as in depressions.

Wetlands perform important natural functions which make them a particularly valuable resource. These functions may be summarized as follows:

- Wetlands enhance water quality. Aquatic plants change inorganic nutrients such as phosphorus and nitrogen into organic material, storing it in their leaves or in the peat

which is composed of their remains. The stems, leaves and roots of these plants also slow the flow of water through a wetland, allowing suspended solids and related water pollutants to settle out. Thus, the destruction of wetlands may be expected to adversely affect the quality of surface waters in the area.

- Wetlands regulate surface water runoff, storing water during periods of flood flows and releasing water during periods of dryer weather. Wetlands thus help to stabilize streamflows.
- Wetlands provide essential breeding, nesting, resting, feeding grounds and predator- escape cover for many forms of wildlife, and thus contribute to the overall ecological health and quality of the environment of the study area, as well as providing recreational, research and educational opportunities and adding to the aesthetic quality of the community.
- Wetlands may [also](#) serve as groundwater recharge and discharge areas.

Recognizing the important natural functions of wetland areas, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling and urbanization.

Wetlands within the Cedarburg area are shown on the [Wisconsin Wetland Inventory Maps](#) prepared by the Wisconsin Department of Natural Resources. Wetland areas ~~should~~[must](#) be field-verified by SEWRPC or a qualified specialist as part of the planning process for any land development activity.

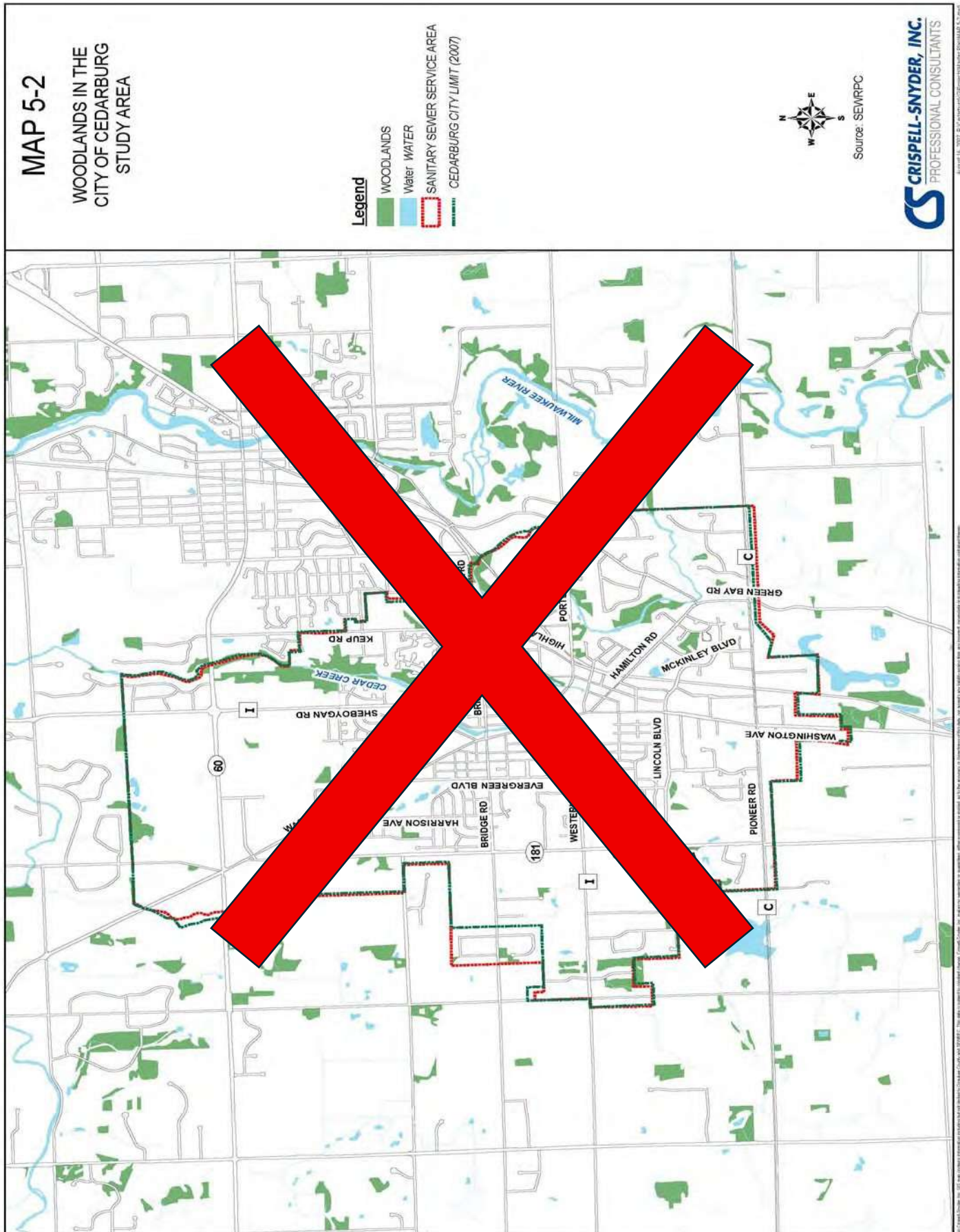
Woodlands

[According to SEWRPC, W](#)woodlands are [areas characterized by a relatively dense growth of trees and associated understory vegetation, generally covering one acre or more, and having a tree canopy closure sufficient to distinguish the area from scattered trees or open land.](#)~~defined as those upland areas one acre or more in size having 17 or more deciduous trees per acre, each measuring at least four inches in diameter at breast height and having 50% or more tree canopy coverage. In addition, coniferous tree plantations and reforestation projects are identified as woodlands.~~

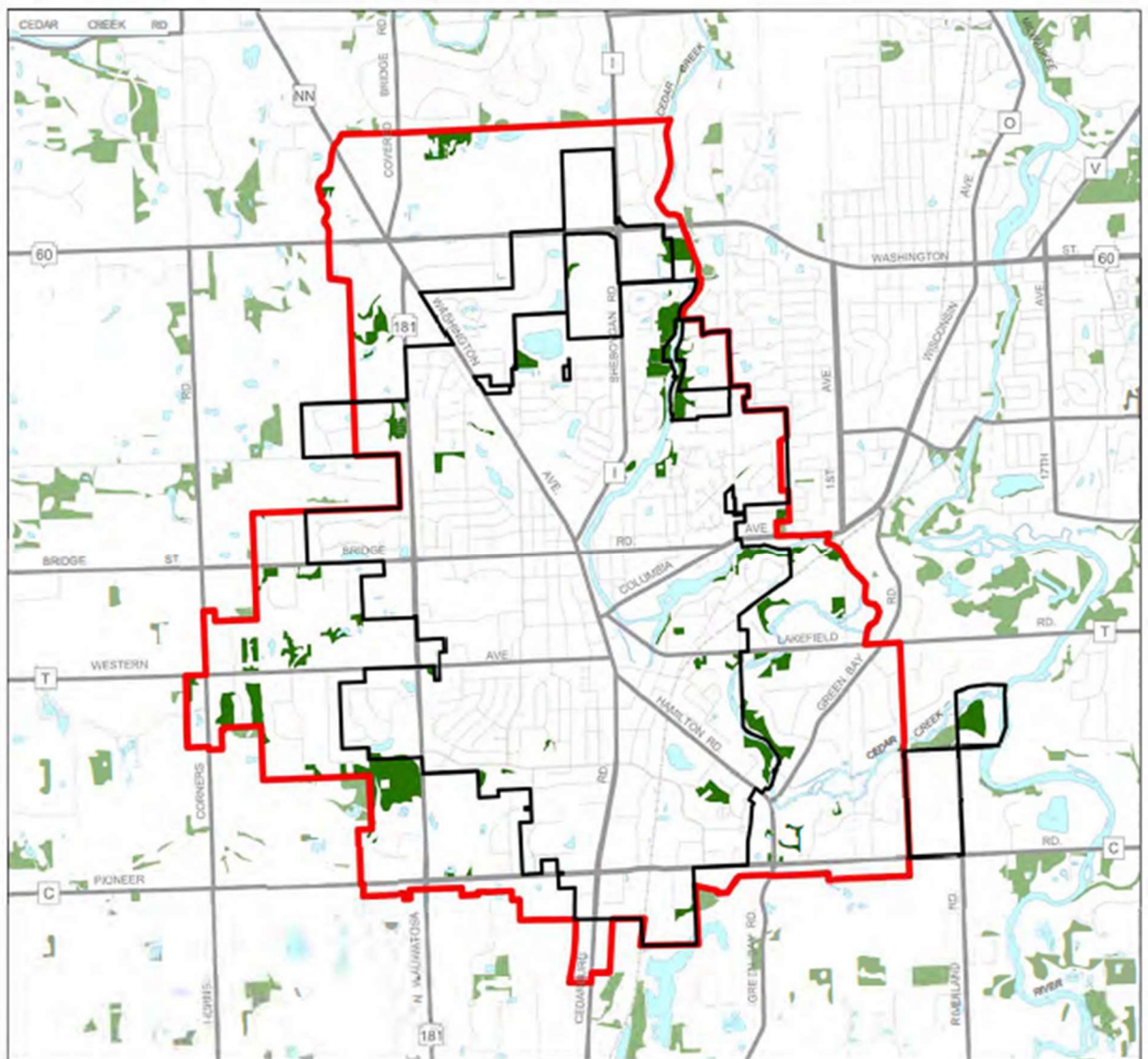
Woodlands have value beyond any monetary return for forest products. Under good management, woodlands can serve a variety of beneficial functions. In addition to contributing to

clean air and water, and regulating surface water runoff, the maintenance of woodlands within the area can contribute to the maintenance of a diversity of plant and animal life in association with human life. ~~The e~~Existing woodlands ~~of the study area,~~ which ~~required~~may take a century or more to develop, can be destroyed through mismanagement within a comparatively short time. The deforestation of hillsides contributes to rapid stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values: scenic, wildlife habitat, open space, educational, recreational, and air and water quality protection.

Primarily located on ridges and slopes, along lakes and streams, and in wetlands, woodlands provide an attractive natural resource of immeasurable value. Woodlands not only accentuate the beauty of streams and glacial land forms, but, as already noted, are essential to the maintenance of the overall environmental quality of an area. ~~Inventories~~The latest inventory of woodlands in the City of Cedarburg ~~area was~~ere conducted by the Southeastern Wisconsin Regional Planning Commission ~~as part of its 1963, 1970, 1975, 1980, 1985, 1990, 1995 and 2000~~in 2020.~~land use and cover inventories.~~ Woodlands, as shown on Map 5-2 below, occur in scattered locations throughout the City.~~study area.~~



Map 5-2
Woodlands in the City of Cedarburg Study Area



- WOODLANDS
- SURFACE WATER
- SANITARY SEWER SERVICE AREA (DECEMBER 2025)
- CITY OF CEDARBURG MUNICIPAL BOUNDARY

NOTE: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.

N
0 0.25 0.5 0.75 1 Mile
Source: Southeastern Wisconsin
Regional Planning Commission:
Land Use Inventory (2020)
Last Updated: 6/23/2026

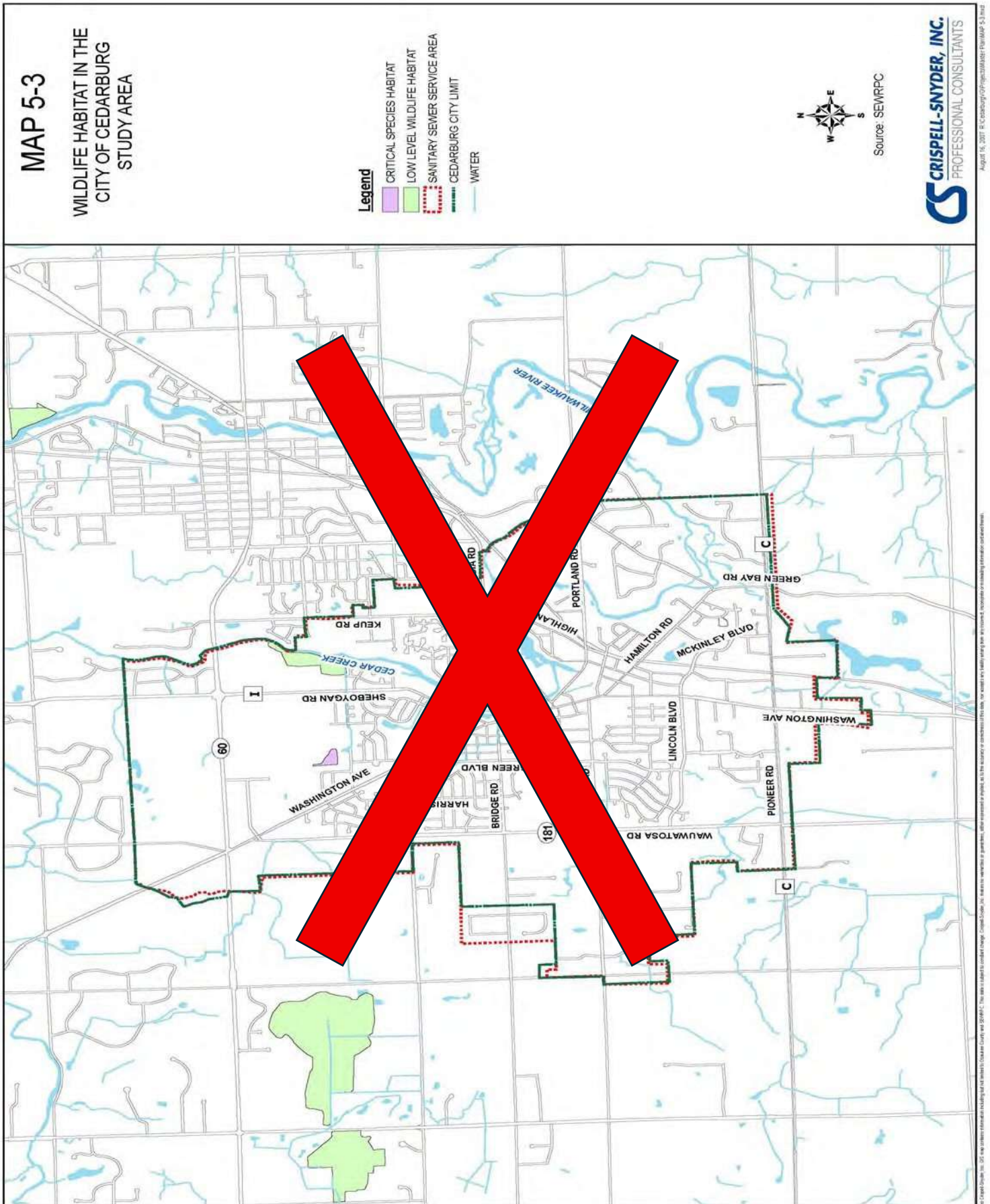
Wildlife Habitat

Wildlife in the City of Cedarburg study area includes ~~upland game such as a~~ diverse cross-section of animals such as white-tailed deer, fox, coyote, squirrel/raccoon/beaver and similar small mammals, and game birds; including such as pheasant, and other water fowl. The City's remaining wildlife habitat areas provide valuable recreation opportunities and constitute an invaluable aesthetic asset to the study area. The spectrum of wildlife species originally in the Cedarburg area has, along with the habitat, undergone ~~tremendous~~ alterations since settlement of the area by Europeans. These alterations were often the direct result of the changes in land use and cover made by the settlers, beginning with the clearing of forests and the draining of wetlands for agricultural purposes and ending with the development of intensive urban land uses. This process of change, which began in the early nineteenth century, is still operative today. Successive cultural uses and attendant management practices, both rural and urban, have been superimposed on the ~~overall~~ land. These -use and management changes and ~~have also affected directly impact~~ the wildlife and wildlife habitat. In agricultural areas, these cultural management practices include land drainage by ditching and tiling, and the increased use of fertilizers and pesticides. In the urban areas, cultural management practices that may affect wildlife and wildlife habitat include development of buildings and the related hard-surface coverage for supporting streets and parking, the excessive use of fertilizers and pesticides, road salting, heavy traffic which produces disruptive noise levels and damaging air pollution, and the introduction of domestic animals. Thus, the environmental and recreational importance of, and the need to protect and preserve the remaining wildlife habitat areas in the City of Cedarburg ~~area should be apparent are~~ paramount.

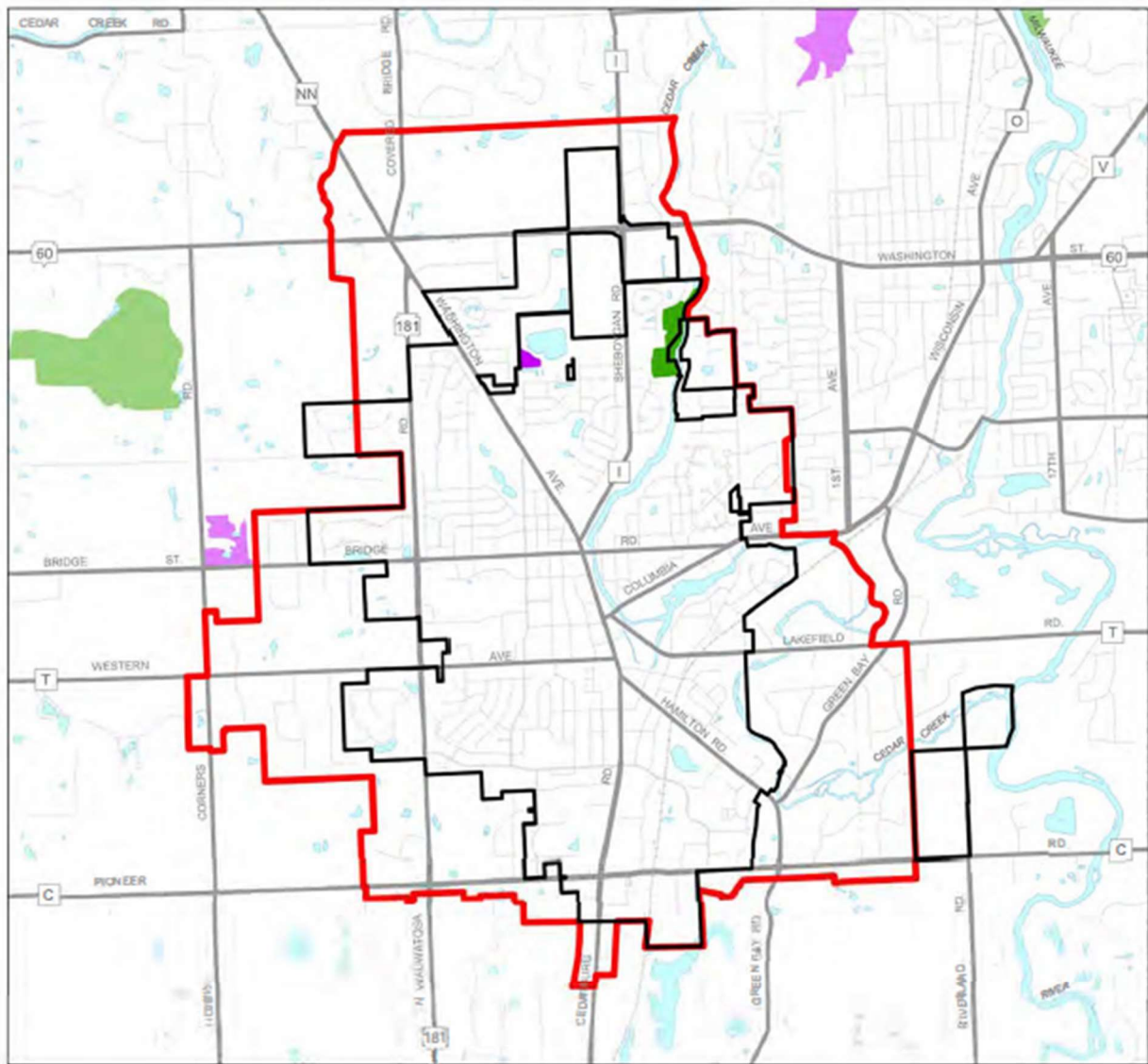
Natural Areas and Critical Species Wildlife ~~H~~habitat areas remaining in the Cedarburg study area in the City of Cedarburg were most recently identified updated by the Southeast Wisconsin Regional Planning Commission ~~and were categorized as either high-, medium- or low-value areas in 2024.~~ High-value Natural Areas are tracts of land or water where there is so little modified by human activity, or which has sufficiently recovered from the effects of such activity, that it contains intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Critical Species ~~w~~Wildlife ~~h~~Habitat areas are any areas that harbor federal- or state-listed imperiled species. For strict regional mapping and zoning purposes, SEWRPC restricts this definition to sites that fall wholly or partly outside designated natural areas but still contain documented populations of rare species. In the case of Cedarburg Woods-West, the identified

species is Goldenseal [Scientific name: Hydrastis canadensis with Wisconsin status: Rare / Special Concern (R) (under the classification used in the SEWRPC inventory)]. ~~contain a good diversity of wildlife, are adequate in size to meet all the habitat requirements for the species concerned, and are generally located in proximity to other wildlife habitat areas. Medium value wildlife habitat areas generally lack one of the three criteria for a high value wildlife habitat. However, these areas do retain a good plant and animal diversity. Low value habitat areas are remnant in nature in that they generally lack two or more of the three criteria for a high value wildlife habitat, but may, nevertheless, be important if located in proximity to high or medium value wildlife habitat areas, if they provide corridors linking higher value wildlife habitat areas, or if they provide the only available habitat range in an area.~~

As shown on Map 5-3, wildlife habitat areas in the City of Cedarburg study area generally occur in association with existing surface water, wetland and woodland resources, and cover about 950 acres or about 8% of the study area. Of this total habitat acreage, 532 acres or 56%, were rated as high value; 363 acres or 38%, were rated as medium value; and 55 acres or 6%, were rated as low value.



Map 5-3
Natural Areas and Critical Species Habitat Sites in the City of Cedarburg Study Area



- NATURAL AREA SITE
- CRITICAL SPECIES HABITAT SITE
- SURFACE WATER
- SANITARY SEWER SERVICE AREA (DECEMBER 2025)
- CITY OF CEDARBURG MUNICIPAL BOUNDARY

Note: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.


 0 0.25 0.5 0.75 1 Mile
 Source: Southeastern Wisconsin
 Regional Planning Commission:
 Natural Areas and Critical Species
 Habitat Sites Inventory (2024)
 Last Updated: 6/23/2026

Environmental Corridor Delineation

Environmental Corridors are defined by the Regional Planning Commission as linear areas in the landscape which contain concentrations of high-value elements of the natural resource base. Preservation of the natural resource base elements, especially where these elements are concentrated in identifiable geographic areas, is essential to the maintenance of the overall environmental quality of an area, to the continued provision of certain amenities that provide a high quality of life for the resident population, and to the avoidance of excessive costs associated with the development, operation and maintenance of urban land uses in the area.

Seven elements of the natural resource base are considered by the Southeastern Wisconsin Regional Planning Commission to be essential to the maintenance of the ecological balance and overall quality of life in an area. These elements include: 1) lakes and streams and their associated shorelands and floodlands; 2) wetlands; 3) areas covered by wet, poorly drained and organic soils; 4) woodlands; 5) prairies; 6) wildlife habitat areas; and 7) rugged terrain and high-relief topography having slopes exceeding 12%. Six of these seven elements ~~have been~~ described in this Chapter as they occur in the study area. There are no prairies in the Cedarburg area.

The Environmental Corridors in the Cedarburg area were delineated by SEWRPC. Historically, SEWRPC delineated environmental corridors using a point-based evaluation system that assigned values to natural resource features such as wetlands, woodlands, wildlife habitat, floodplains, and surface waters. Areas meeting minimum resource value thresholds and size criteria were classified as Primary or Secondary Environmental Corridors accordingly. Current SEWRPC mapping relies on updated resource inventories and corridor delineation procedures, but the fundamental concept remains the identification of concentrated areas containing significant natural resources." ~~using the following criteria:~~

~~Point values between 1 and 20 were assigned to each natural resource and natural resource-related element. These point values were based on the premise that those natural resource elements having intrinsic natural resource values and a high degree of natural diversity should be assigned relatively high point values, whereas natural resource-related elements having only implied natural values should be assigned relatively low point values. These values for each element of corridor are shown in Table 5.1.~~

~~Each element was then depicted on 1 inch equals 400 feet scale, ratioed and rectified aerial photographs.~~

~~Cumulative point values were totaled for all areas containing natural resource and natural resource-~~

[related elements.](#)

Table 5.1

POINT VALUE DESIGNATION FOR ELEMENTS OF PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS

Element	Code	Point Value
Natural Resource Base Lake		
Major (50 acres or larger) Minor (5-49 acres)		
River or Stream (perennial) Shoreland	LA	20
Perennial (lake, river, or stream) Intermittent Stream	LM	20
100-Year Floodland Wetland	PS	10
Wet, Poorly Drained, and Organic Soils Woodland	SP	10
Wildlife Habitat High Value Medium Value Low Value	SO	5
Steep Slope	FP	3
20% or Greater	WT	10
12% to 19%	— ^a	— ^a
Prairie	WO	10
	WH	10
	WM	7
	WL	5
	SS	7
	SL	5
	PR	10
Natural Resource Base Related		
Existing Park or Other Open Space Site Rural Open Space Site	OS	5
Other Park or Recreation Site Potential Park	PK	2
High Value Medium Value Low Value	PH	3
Historic Site Structural Other Cultural	PM	2
Archaeological	PL	1
Scenic Viewpoint (combined with area of steep slopes) Natural and Scientific Area	HS	1
State Scientific Area	HC	1
Natural Area of Statewide or Greater Significance	HA	2
Natural Area of Countywide or Regional Significance	SV	5
Natural Area of Local Significance	SA	15
	NS	15

	NC Ozaukee NE	City of Cedarburg County, Wisconsin 10
--	---------------------	--

"Code letters and point values for wet, poorly drained, and organic soils were not assigned. The consideration of wet, poorly drained, and organic soils in the determination of environmental corridors is discussed in "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin" SEWRPC Technical Record, Vol. 4, No.2, 1981. Source: SEWRPC

Environmental corridors were then delineated on the basis of the following point values and the data set forth in Table 5.2:

- Areas having a point value of 10 or greater with a minimum area of 400 acres and a minimum length of two miles were designated as Primary Environmental Corridors.
- Areas having point values of 10 or greater with a minimum area of 100 acres and a minimum length of one mile were designated as Secondary Environmental Corridors.
- Isolated areas having point values of 10 or greater, with a minimum of five acres, were designated as Isolated Natural Areas.
- For isolated areas with corridor values, linking segments were identified to establish corridor continuity when such areas met the qualifications set forth in Table 5.2.

Table 5.2 — REQUIREMENTS FOR LINKING SEPARATED AREAS WITH CORRIDOR VALUES

Aeres of Separated Corridor Value Lands	Maximum Continuity Distance Between Separated Areas with Corridor Values
640+	2,640 feet (1/2 mile)
320-639	1,760 feet (1/3 mile)
160-319	1,320 feet (1/4 mile)
80-159	880 feet (1/6 mile)
40-79	660 feet (1/8 mile)
20-39	440 feet (1/12 mile)
5-19	220 feet (1/24 mile)

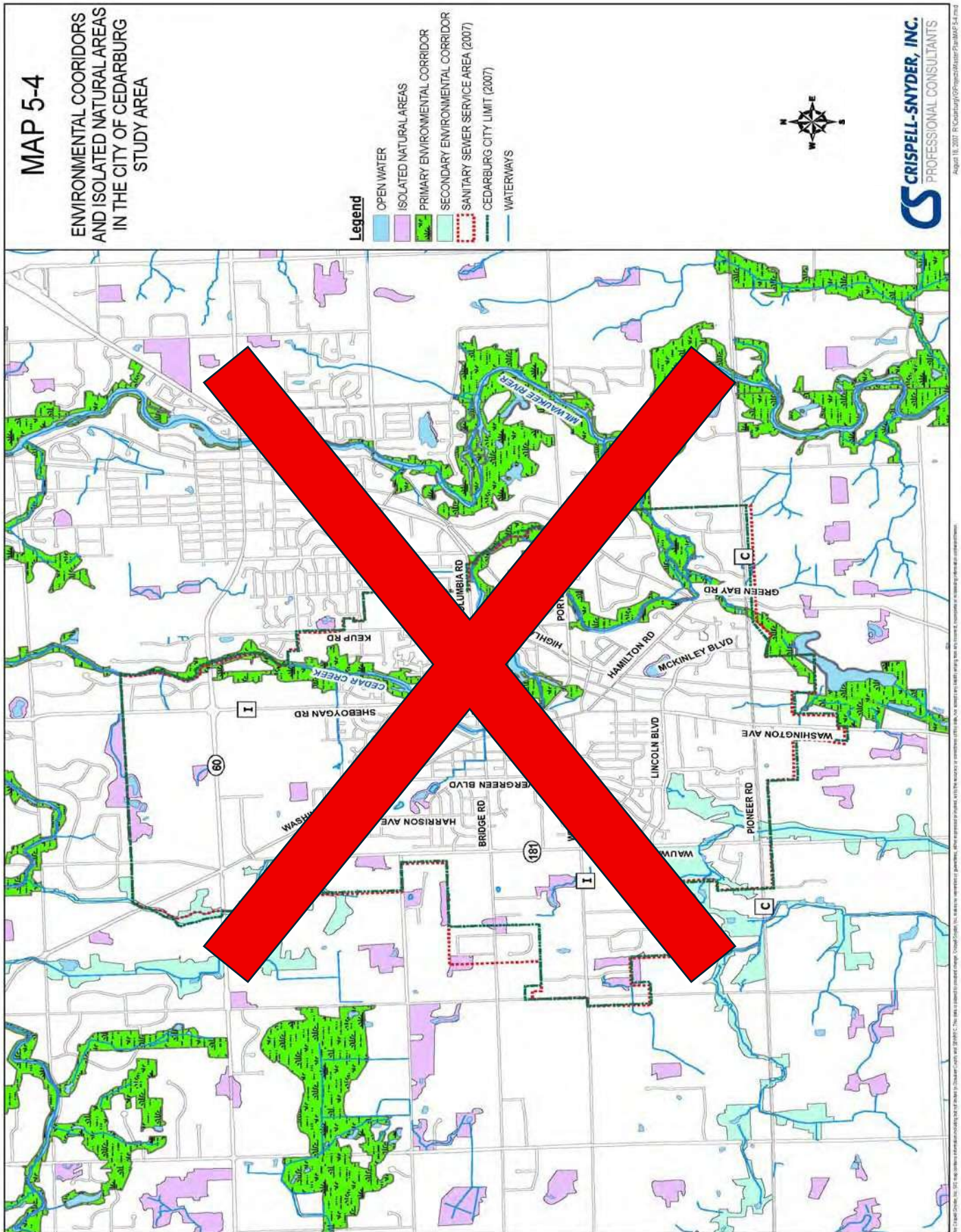
Source: SEWRPC

Today, SEWRPC no longer "draws corridors by hand." Instead, staff:

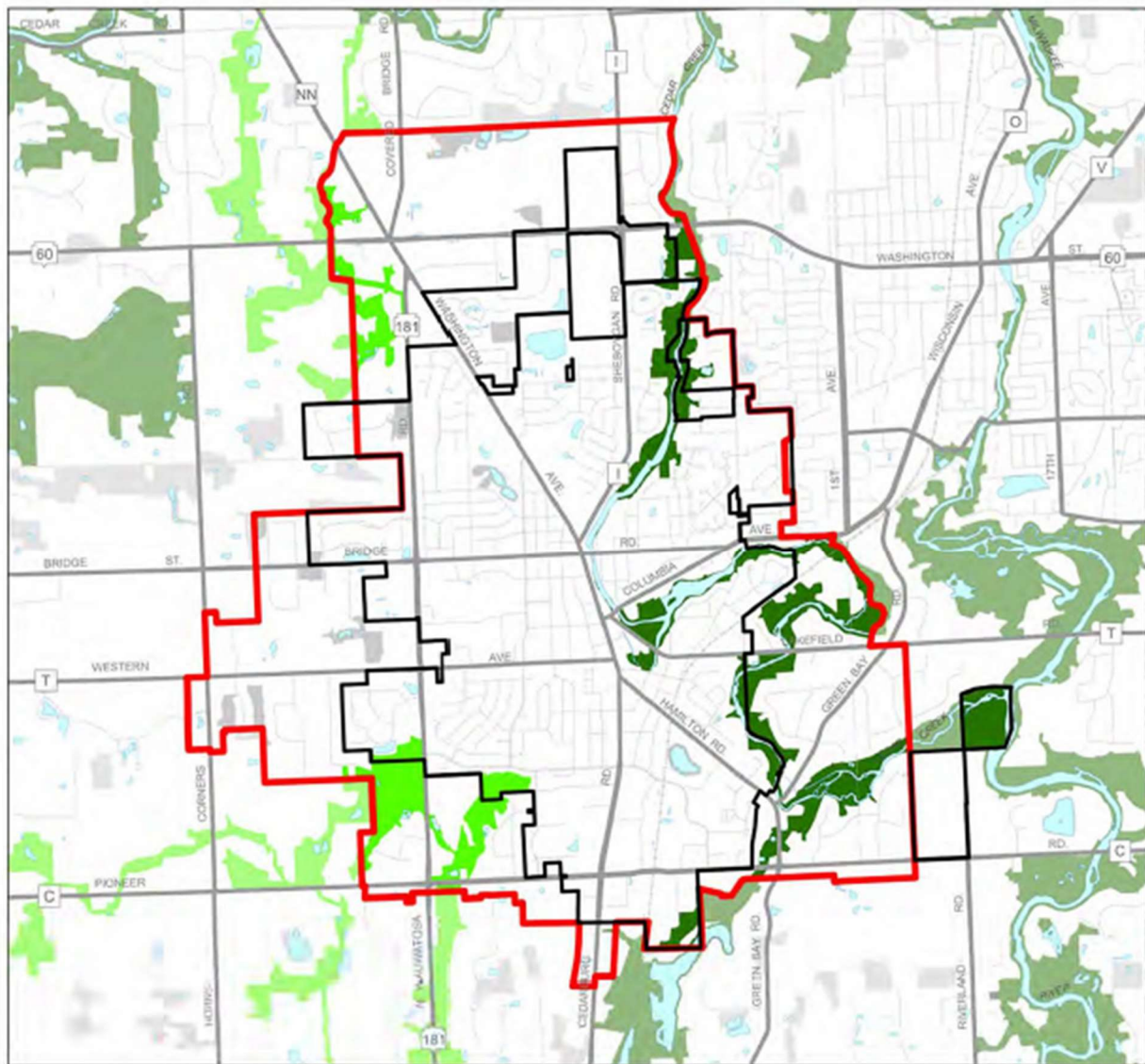
- Updates inventories of wetlands, floodplains, woodlands, prairies, wildlife habitat, streams, soils, slopes, parks, and other features.
- Overlays these datasets in GIS.
- Identifies contiguous concentrations of significant resources.
- Applies the minimum acreage, length, and width criteria.
- Refines boundaries using recent orthophotography and field verification where needed.

Corridor inventories are updated on a recurring basis using the best available imagery and field data.

The Primary and Secondary Environmental Corridors and Isolated Natural Areas in the Cedarburg area so delineated are shown on Map 5-4.

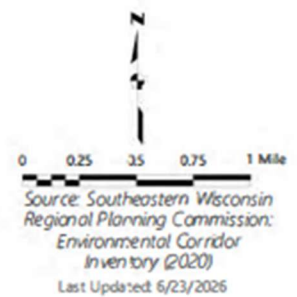


Map 5-4
Environmental Corridors and Isolated Natural Areas in the City of Cedarburg Study Area



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  SURFACE WATER
-  SANITARY SEWER SERVICE AREA (DECEMBER 2025)
-  CITY OF CEDARBURG MUNICIPAL BOUNDARY

Note: Colors outside the City of Cedarburg and the Cedarburg Sewer Service area are reduced in intensity to show the adjacent extent and distribution of each legend category.



It is important to note that because of the many interacting relationships existing between living organisms and their environment, the destruction or deterioration of any one element of the total natural resource base may lead to a chain reaction of deterioration and destruction. The drainage and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, the natural filtration action and floodwater storage functions, which contribute to maintaining high levels of water quality and stable stream flows and lake flood stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal and industrial water supply, and upon which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid storm water runoff, and attendant increased flood flows and stages, as well as the destruction of wildlife habitat. Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects may eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors and environmentally significant lands thus becomes apparent. The adopted [Vision 2050 – A Regional Land Use and Transportation Plan For Southeastern Wisconsin prepared by SEWRPC](#) ~~Regional Land Use Plan~~ accordingly recommends that the remaining primary environmental corridors be maintained in essentially natural, open uses, which may, in some cases, include limited agricultural and low-density residential uses.

- Primary Environmental Corridor

The Primary Environmental Corridors in the Cedarburg area are generally located along the perennial and intermittent streams in the eastern portion of the study area that are tributary to the Milwaukee River. These corridors contain the best remaining woodlands, wetlands and wildlife habitat areas within the study area; are, in effect, a composite of the best individual elements of the natural resource base; and have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses, and thereby from degradation and destruction, should be ~~one of the a~~ principal objectives ~~of a local development plan for the City of Cedarburg.~~ Preservation of these corridors in an essentially open, natural state -- including park and open space uses, limited agricultural

uses and country estate-type

residential uses -- will serve to maintain a high level of environmental quality in the area, protect the natural beauty of the area and provide valuable recreational opportunities. Such preservation will also avoid the creation of serious and costly environmental and developmental problems such as flood damage, poor drainage, wet basements, failing pavements and other structures, excessive infiltration of clear waters into sanitary sewers and water pollution. The primary environmental corridors are shown on Map 5-4.

- Secondary Environmental Corridors

The Secondary Environmental Corridors in the Cedarburg area are generally located along intermittent streams or serve as links between separated segments of primary environmental corridor. These corridors often contain remnant resources from former primary environmental corridors which have been developed for intensive agricultural purposes or urban land uses. Secondary environmental corridors facilitate surface water drainage, maintain "pockets" of natural resource features, and provide for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. Such-These corridors should be preserved in essentially open, natural uses as urban development proceeds within the study-area, particularly when the opportunity is presented to incorporate such corridors into urban stormwater detention areas, associated drainageways, and neighborhood parks and open spaces. The Secondary Environmental Corridors are shown on Map 5-4.

- Isolated Natural Features

In addition to the Primary and Secondary Environmental Corridors, other small concentrations of natural resource base elements exist within the study area. These resource base elements are isolated from the environmental corridors by urban development or agricultural uses and, although separated from the environmental corridor network, may have important residual natural values. Isolated Natural Features may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area. Important Isolated Natural Features within the City of Cedarburg area include a geographically well-distributed various variety of isolated wetlands, woodlands and wildlife habitat. These Isolated Natural Features should also be protected and preserved in a natural state

whenever possible. Such isolated natural areas five acres or greater in size are also shown on Map 5-4.

Agricultural Soils ~~And~~ Prime Agricultural Land Delineation

In 1964, prime agricultural lands in the region were first delineated by the Southeastern Wisconsin Regional Planning Commission ([SEWRPC](#)) in cooperation with the county agricultural agents and the U. S. Department of Agriculture, Soil Conservation Service (SCS) District staff. The Wisconsin Farmland Preservation Act, enacted in 1977, provides for the preparation of county farmland preservation plans and the grant of State income tax credits for the maintenance of farmlands in delineated preservation areas. Ultimately, only those farmers owning lands within delineated prime agricultural areas, which are zoned for exclusive agricultural use, and ~~in southeastern Wisconsin located~~ within an area for which a farmland preservation plan has been prepared, ~~will be~~ eligible for the full State income tax credits provided under the law.

In August 1982, the Ozaukee County Board of Supervisors requested that the Southeastern Wisconsin Regional Planning Commission assist the County in the preparation of a farmland preservation plan for Ozaukee County. Under the direction of the County Zoning Committee, the Commission subsequently undertook the preparation of the requested plan. The work was carried out with the help of a technical advisory committee created by the County Board and consisting of local farmers, elected and appointed public officials, and certain State and Federal agency personnel. The Commission completed work on the plan with the publication of SEWRPC Community Assistance Planning Report No. 87, A Farmland Preservation Plan for Ozaukee County:-Wisconsin, May 1983. A formal public hearing on the plan was held on May 2, 1983. On June 1, 1983, the Ozaukee County Board of Supervisors acted to adopt the plan. In December of 2013, The adopted and most recently in December of 2025 the Farmland Preservation Plan for Ozaukee County is intended to serve as a guide to the preservation of agricultural lands in Ozaukee County. was updated. In addition to farmland preservation, the County plan includes recommendations for the protection of environmentally significant areas, and recommendations regarding the location and intensity of urban development within the County. The plan also sets forth recommendations concerning the manner in which ~~the~~ farmland preservation ~~plan~~ can be implemented.

~~The Farmland Preservation Plan adopted in 1983 has not been updated since its adoption. Ozaukee County and SEWRPC are currently working on preparation of a new Smart Growth Comprehensive Plan for the County. This effort will include conducting a land evaluation and site assessment analysis to identify existing prime agricultural lands in Ozaukee County. The analysis may be used as a basis for updating the Farmland Preservation Plan at a future date. Until the plan is updated, the 1983 plan remains effective. While the City of Cedarburg presently includes limited few vacant lands that are actively planted and harvested for agricultural products (reference Smart Growth Areas [SGA's 6, and 8 for instance], and a few additional vacant sites that are currently outside of the City limits but on the City side of the City/Town Boundary Agreement (reference SGA's 2,4, 7, 9, 10, and 12 for instance), the Ozaukee County Farmland Preservation Plan does not identify any sites within the City of Cedarburg's current, or planned future municipal limits, for farmland preservation. Targeted preservation areas include those ranking high on the scales of soil quality and overall contiguous size of site(s), and low on the scales of proximity to existing or planned future incompatible land uses, and proximity to sanitary sewer service area boundaries, among other things.~~

Summary

The natural resources of the Cedarburg study area are vital to its ability to provide a pleasant and habitable environment for human life. Any meaningful planning effort must, therefore, recognize the existence of a limited natural resource base to which urban development must be properly adjusted if serious environmental problems are to be avoided. The principal elements of the natural resource base that require careful consideration in planning for the City are: soils, surface water resources and related drainage basins and floodlands, topographic features, scenic vistas, woodlands, wetlands, wildlife habitat and agricultural lands. Consideration is also required of certain resource-related features, such as existing and potential parks and outdoor recreation sites, and historical sites and structures. See the "[Comprehensive Park and Open Space Plan 2025-2030](#)" adopted ~~May~~[April](#), 2004~~25~~ for a summary of the City's parks and outdoor recreation sites.

Historic Preservation Planning, Inventory and Analysis

Historic preservation planning, as it relates to local units of government such as the City of Cedarburg, can be defined as an effort to ensure that the community's historic resources are protected and enhanced over time. Preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The elements

necessary for effective historic preservation planning are: 1) a thorough survey of historic resources, 2) community support for historic preservation, and 3) integration of the historic preservation planning into the comprehensive community planning process. The principal means for implementing historic preservation planning include [having](#) a local landmarks or historic preservation commission created by municipal ordinance; a zoning ordinance with proper districts and district regulations for protecting historic sites and structures; and a demolition control ordinance. ~~These principal means may be supplemented by a land subdivision control~~

~~ordinance and an official map ordinance, as well as by the use of easements and taxation policies.~~

The importance of historic preservation planning lies in the assumption that the historic resources of a community are valuable and should be carefully considered in planning for community development and redevelopment. Historic preservation can help to maintain the unique identity of a community in a time when many factors are tending to create a national homogeneity in the environment. Other benefits of historic preservation may include: promotion of tourism; increased real estate values and municipal tax revenues; the arrest of decay in declining areas; the creation of community pride; and the conservation of cultural resources. Despite these benefits, economics, attitudes and existing laws can sometimes work against historic preservation. Through proper planning, however, the impediments to historic preservation can be reduced.

Historic preservation planning should not be accomplished separately from the overall community planning process. To be most effective, historic preservation planning should be integrated into the framework of the comprehensive plan for the development and redevelopment of the community. As an integral part of the total planning process, historic preservation can be considered in light of all the other needs and goals of the community, thereby affording such preservation equal consideration with other planning issues. In this way, historic preservation can become an issue of continuing concern and can be built into the ongoing development and redevelopment decision-making process of the community.

This section presents a brief history of the City of Cedarburg; a summary of past historic preservation planning efforts in the City of Cedarburg study area; a description of the Cedarburg Landmarks Commission and of the Ozaukee County Historical Society; a summary of the findings of surveys of historic places in the Cedarburg study area and the possible need for additional historic preservation survey work; and a description of the City historic preservation- related Ordinances.

History of the City of Cedarburg Study Area

Three major forts had been established within Wisconsin between 1816 and 1828. To supply these forts, the U.S. Army found it necessary to develop, in accordance with the General Survey Act of 1824, a system of military roads in the State. These roads were to have civil as well as military benefits. Indeed, the initial impetus for the settlement of the Cedarburg study area was the construction of the Fort Dearborn to Fort Howard military “Green Bay Road” in about 1838. The road passed through what later would become the community of Hamilton. Immigrants began to settle the Cedarburg area in the 1840’s attracted by such features as fertile soil, a good supply of timber, ease of access to Milwaukee, Green Bay and Chicago via the new road, and the water power potential of Cedar Creek. Because of its location on Green Bay Road, Hamilton remained a viable community in the area until 1870, when the railway engineers located the Milwaukee-to-Green Bay line close to the settlement of Cedarburg, thus giving the site of the future City of Cedarburg an important development advantage over the older Hamilton, which experienced a decline in growth.

Cedarburg is generally considered to have been founded in 1844 by Frederick Hilgen who, shortly after his arrival in the area, [partnered with William Schroeder in constructing the first mill \(a wooden grist mill\) on Cedar Creek at the site of the present Cedarburg Mill \(a limestone structure that replaced the former wooden mill in 1855\) on Columbia Road.](#) Hilgen had a great impact on the growth of Cedarburg in its first 35 years, being instrumental in the development of a grist mill, a saw mill, a planing mill, a woolen mill and a resort park. The commercial and industrial legacy which Hilgen left the community was largely responsible for its continued prosperity into the twentieth century. [Ludwig Groth is identified as being the, or among the, first settler\(s\) in Cedarburg – arriving in 1842.](#)

The early economy of Cedarburg was closely related to agriculture, the primary source of wealth in the nineteenth century Ozaukee County. Monthly produce and stock fairs were held at the intersection of Washington Avenue and Columbia Road. The arrival of the railway benefited Cedarburg’s commercial and industrial establishments.

With prosperity came increased building activity beginning in the 1880’s, much of it high quality. Cedarburg was incorporated as a village in 1874 and as a City in 1885. Development was curtailed during the Great Depression, and prosperity did not return to the City until after World War II.

Postwar increases in population and mobility brought large numbers of new

residents to Cedarburg, many of them commuters to Milwaukee. Farmland surrounding the City was used for residential development. In 2007, as in the 1840's, Cedarburg remained an attractive place to settle because of its resources, which now included historic sites and structures, and proximity to Milwaukee. A listing of the known documentation of history of the Cedarburg area through 2007 can be found in the "A Development Plan for the City of Cedarburg: 2010."

Continued Downtown Preservation

Since the late twentieth century, the City has continued to invest in preserving and enhancing its historic downtown. Public and private efforts have focused on rehabilitating historic buildings, maintaining the traditional streetscape, and encouraging adaptive reuse of older commercial and industrial structures. Adaptive reuse of former industrial and institutional buildings along Cedar Creek for retail, restaurants, offices, galleries, and event spaces are among the efforts that have allowed downtown Cedarburg to remain a vibrant mixed-use district for it's residents while also attracting visitors from throughout southeastern Wisconsin and beyond. Careful application of historic preservation standards by the City's Landmarks Commission, coordinated planning, and public investment in infrastructure and public spaces have reinforced the City's commitment to protecting its historic character while accommodating compatible redevelopment.

National Register Historic Districts and Designated Local Landmarks

Cedarburg contains one of Wisconsin's most intact collections of nineteenth-century limestone commercial, industrial, institutional, and residential architecture. The City's historic buildings and historic neighborhoods are recognized through several listings on the National Register of Historic Places, including the Washington Avenue Historic District, the Columbia Historic District and the Hamilton Historic District, and numerous individually listed buildings/structures. These designations recognize the community's architectural significance and help promote preservation through public awareness and eligibility for historic rehabilitation incentives. In addition to National Register recognition, the City maintains a vibrant local historic preservation program to ensure that significant historic resources continue to be documented and memorialized for their contributions to Cedarburg's unique identity.

Growth as a Regional Tourism Destination

Historic preservation has become an important component of Cedarburg's local economy. The City's well-preserved downtown, distinctive limestone architecture, Cedar Creek corridor,

specialty shops, restaurants, wineries, cultural institutions, and seasonal festivals attract visitors throughout the year. Events such as the Strawberry Festival, Wine & Harvest Festival, Winter Festival, Oktoberfest, and other community celebrations have established Cedarburg as one of Wisconsin's premier heritage tourism destinations. Tourism supports local businesses while also reinforcing community appreciation for the City's historic resources and cultural heritage.

Residential Development Since 2000

Since 2000, Cedarburg has experienced steady residential growth while maintaining its traditional community character. New residential neighborhoods have developed primarily along the City's perimeter as agricultural lands have gradually transitioned to residential use in accordance with adopted comprehensive plans. Additional residential development has included single and two-family homes, condominiums, senior housing, and limited multifamily housing designed to provide a broader range of housing opportunities. The City generally seeks to balance new development with preservation of open space, environmental corridors, and the historic character that distinguishes Cedarburg from surrounding suburban communities.

Preservation of Cedar Creek's Industrial Heritage

Cedar Creek remains the defining natural and historical feature of Cedarburg. The creek provided the water power that supported the community's earliest industries, including grist milling, lumber processing, woolen manufacturing, and other businesses established during the nineteenth century. Continued stewardship of the Cedar Creek corridor, has allowed the City to retain an authentic connection to its industrial past while creating attractive destinations for residents and visitors. The creek and its associated mill buildings continue to serve as the physical and symbolic center of Cedarburg's historic identity.

Historic Preservation Planning in the Cedarburg Study Area

There are four documents containing information on past historic preservation planning efforts in the City of Cedarburg study area: “[LINK](#) General Plan for Community Development: Cedarburg,” prepared by Nelson & Associates in 1961; the “[National Register of Historic Places Inventory. Nomination Form for the Hamilton Historic and Architectural District](#),” prepared by the State Historical Society of Wisconsin in 1976; the “[National Register of Historic Places Inventory-Nomination Form for the Washington Avenue Historic and Architectural District](#)” prepared by Howard, Needles, Tammen and Bergendoff in 1985; and the “[National Register of Historic Places](#)

[Inventory Nomination Form for the Columbia Road Historic and Architectural District](#),” prepared by architectural historian Katherine Rankin with the assistance of the State Historical Society of Wisconsin in 1989.

- The General Plan of 1961

The “General Plan for Community Development: Cedarburg” addressed many aspects of community development, such as land use, sewerage and transportation. It was prepared, however, before there was widespread public awareness of the importance of historic preservation. Therefore, this document contains no formal inventory of historic resources other than some uncaptioned photographs, circa 1960, of buildings and streetscapes and the observations that the City “has a rich heritage of fine old buildings” and that such buildings “give the area an almost New England look.” Despite the relatively sparse treatment of historic preservation as a specific issue, the plan did investigate issues related to historic preservation in the “Downtown Revitalization” chapter of the report.

The “Downtown Revitalization” chapter identified the need for a healthy central business district in the City of Cedarburg. Among the assets of the downtown, the study

recognized the large number of historic buildings. One of the stated objectives of the plan was to “preserve the flavor and charm” of such buildings. To achieve this and other goals, the report recommended that, to create a pedestrian mall, Washington Avenue be closed to traffic from Western Avenue to a point between Columbia Road and Turner Street. With Washington Avenue closed, traffic would be routed over proposed and existing streets to the east and west, and additional off-street parking areas would be created near the mall.

Although the construction of the proposed mall and related streets and parking lots would have necessitated the demolition of several buildings subsequently identified as having historic value and would have resulted in the permanent closure of Washington Avenue, which historically was a through street, the plan did recommend that the buildings along the proposed mall be largely retained – a recommendation which, the plan notes, differed from accepted planning practice of the time. The plan pointed out that retention of buildings was preferable to all-new construction because of lower cost and the rich diversity that would result from a mixture of old and new. The insensitive alteration of the first floor elevation – a common treatment of old buildings – was specifically to be avoided, the plan recommended.

The Cedarburg Mill, located at N58 W6181 Columbia Avenue in the downtown area of the City, was given special attention in the General Plan. One of the oldest and most visually dominant buildings in the City, the mill is located near the hub of the mall proposed in the plan. The plan advanced various proposals for converting the mill to the municipal center of the City, housing governmental and cultural functions. These proposals would have altered the historic integrity of the mill to a greater or lesser extent and would have required removal of the historic Wadham’s Filling Station located adjacent to the mill at N58 W6189 Columbia Road.

Some, but not all, of these recommendations of the General Plan were implemented. No streets were closed to create a pedestrian mall and Washington Avenue remains a heavily-used major arterial. Two local streets – Hanover Avenue and Mill Street - were

extended a short distance in approximately the locations proposed in the plan and the area for off-street parking was increased as envisioned in the plan, although not always in the locations or to the extent proposed. Some new buildings were constructed, but the older buildings were generally retained as recommended in the plan. Some architecturally insensitive storefront additions to these buildings, however, still exist, some constructed after 1961. More recently, many storefronts have been altered in a manner more sympathetic to the overall historic building designs found in downtown Cedarburg. The Cedarburg Mill remained largely vacant, though in 1985 it was one of several sites being considered for either a new municipal government or a mixed-use commercial facility. In 2007, the mill contains an architectural office, a brew pub and a feed mill.

- National Register of Historic Places Inventory–Nomination Forms for the Hamilton, Washington Avenue and Columbia Road Historic and Architectural Districts

These three documents present the findings of intensive studies of three different geographic areas. ~~in the Cedarburg area using the same format and with the same goal—to nominate the respective districts for listing on the National Register of Historic Places. The documents~~ They differ significantly from the 1961 General Plan in that their only functions are to present an inventory of, and describe, the historic places in a given area, and recommend their listing on the National Register of Historic Places. The forms contain pertinent information about the districts, including location, ownership, representation in other surveys, historic significance, major bibliographic references and geographical data. These documents thus constitute a valuable data source for local planning, to be drawn upon when establishing historic preservation-related zoning districts and when making decisions regarding historic property. More information on each of these three districts is presented later in this section. Complete listings of properties concerned are contained in ~~Appendix B of the City's~~ "LINK A Development Plan for the City of Cedarburg: 2010." [Document.](#)

The City Of Cedarburg Landmarks Commission And City Of Cedarburg Historic Preservation-Related Ordinances

The City of Cedarburg Landmarks Commission was officially established on April 30, 1973 by Ordinance No. 73-9, which re-created Section 3.15(3) of the City of Cedarburg Municipal Code.

Under the original provisions of ~~this-that~~ Ordinance, the Landmarks Commission was composed of ten members, with seven required to be residents of the City of Cedarburg, and three residents of the Town of Cedarburg. Today, the commission is composed of seven members selected as follows: One council member, and six qualified persons, at least five of whom shall be residents of the City of Cedarburg. The sixth member may be either a city resident or the owner of property located within the Washington Avenue Historic District. ~~Subsequently, the Ordinance was amended, and the Commission now consists of eight members, seven of whom must be residents of the City of Cedarburg.~~ The members are to be informed in the historical, architectural and cultural traditions of the community. The members are appointed by the Mayor for three-year terms subject to confirmation by the City Common Council. Members may be reappointed for succeeding terms. The members of the Landmarks Commission are not compensated except for necessary expenses sustained in carrying out their duties.

Ordinance No. 73-9 prescribes ~~ds~~ certain procedures to be followed by the Commission in holding meetings, including the keeping of minutes and quorum requirements. ~~But more importantly, the Ordinance~~ It also sets forth the specific powers of the Landmarks Commission. The Landmarks Commission ~~has~~ originally had the power to designate landmarks, landmark sites and historic districts within the City of Cedarburg. As defined ~~by-in~~ Ordinance No. 73-9, a “landmark” means ~~ts~~ “any improvement which has a special character of special historic interest or value as part of the development, heritage or cultural characteristics of the city, state or nation and which has been designated as a landmark pursuant to the provisions of the ordinance.” The ordinance defines ~~sd~~ “landmark site” as “any parcel of land of historic significance due to a substantial value in tracing the history of aboriginal man, or upon which an historic event has occurred, and which has been designated as a landmark site pursuant to the provisions of the ordinance, or a parcel of land, or part thereof, on which is situated a landmark, or any abutting parcel, or part thereof, used as and constituting part of the premises on which the landmark is situated.” An “historic district,” as defined by the ordinance, means ~~st~~ “an area designated by the Commission which contains one or more landmark sites, as well as such abutting parcels which the Commission determines should fall under the provisions of the ordinance to assure that their appearance and development is harmonious with such landmarks or landmark sites.”

Other powers of the Landmarks Commission ~~are-were provided~~ established in Ordinance No. 82-19, ~~when-which establishes~~ an Architectural Preservation Overlay District was created as part of

the City Zoning Ordinance. At that time, the Architectural Preservation Overlay District designates^{sd} the Landmarks Commission as the body which makes recommendations to both the City Plan Commission and Common Council

regarding petitions for rezoning in the District; the designation of “preservation structures” in the District; and proposed changes to structures in the District.

Today the Landmarks Commission composition, powers and duties are as set forth in Section 2-4-10 of the City Code – “Landmarks commission”. The Landmarks Commission ~~has been~~ actively ~~in promoting~~ promotes architectural preservation in the City through efforts in education, ~~and implementation/application of the current Historic Preservation Overlay Zoning District (HPD) which covers all of the Washington Avenue Historic District from Elm Street and Riveredge Drive on the north, to Saint Francis Borgia Church at the intersection of Hamilton Road and Washington Avenue on the south. The HPD also covers the 1.92-acre site at N50 W5050 Portland Road – home to the Wisconsin Museum of Quilts and Fiber Arts. designation of landmarks and historic districts and the programming of history related community activities.~~ Since the Landmarks Commission was established in 1974, the group has used existing city staff, consultants and community volunteers to carry out its activities and programs. ~~Generally speaking, the long-term goal of the~~ Landmarks Commission ~~objectives are~~ is to identify, preserve, and protect Cedarburg's historic buildings, sites, structures, and districts that reflect the community's unique architectural, cultural, and historical heritage while also supporting vibrant, adaptive, economic reuse of these assets. ~~establish and retain historic districts and landmarks in the City of Cedarburg.~~ The City maintains a comprehensive map and listing of all designated historic properties and districts, links to all applicable local zoning/building regulations, and information about assistance programs such state/federal tax credits and grants at **Historic Properties and Preservation in the City of Cedarburg.**

Ozaukee County Historical Society

The Ozaukee County Historical Society was formed in 1960 as a not-for-profit corporation. Its overall goals, as stated in its 2023 bBylaws, are to preserve, advance, and disseminate knowledge of the history of Ozaukee County. To this end, the Society To this end, said society may collect printed materials, manuscripts, materials reproduced by microfilm or other photographic or recording processes, digital data files, visual imaging, and artifacts relating to the history of Ozaukee County. It may hold property, both real and personal, in any amount and may lend, sell, lease or rent such property, provided such action is consistent with the terms of the gift, bequest or other conveyance under which title was originally acquired. It may hold exhibits, erect markers,

~~sponsor or engage in activities of any kind compatible with the major purpose outlined above, whether on its own or in cooperation with other agencies or organizations, local or otherwise. may collect materials and artifacts relating to the history of Ozaukee County. It may also own property and sell, rent or lease property. The Society is also empowered to hold exhibits and pageants, erect markers, and sponsor or engage in activities of any kind consonant with its overall goal.~~ Membership is available to any person interested in the history of Ozaukee County, or that of Wisconsin, who applies for any classification of membership, regardless of race, color, creed, age, national origin, marital status, disability, religious affiliation, sex or sexual orientation, and who tenders the necessary dues.~~is open to anyone interested in the history of Ozaukee County upon payment of dues.~~ In 1985, the Society had approximately 475 members, which by 2007, had risen to 525 members. Today the Society has XXX members. The Ozaukee County Historical Society is an affiliate of the State Historical Society of Wisconsin, and, as such, must submit an annual report to that society with information about elections, projects and programs.

~~The~~A principal vehicle employed by the Ozaukee Historical Society to achieve its goals is Pioneer Village, a 7.5 acre village area nestled in a unique rural village setting amidst the rolling hills of Hawthorne Park including a collection of over 24 restored buildings and structures dating from the 1840s to early 1900's including farm houses, schools, tradesmen's shops, and the railway station formerly located in the City of Cedarburg. and outdoor museum of approximately 17 historic buildings gathered from various places in the County. Pioneer Village was established in 1961 at its present site in Hawthorne Hills Park, part of the Ozaukee County park system, located on CTH I in the northern part of the Town of Saukville. ~~The buildings date from the 1840s to the early 1900s and include farm houses, schools, tradesmen's shops and the railway station formerly located in the City of Cedarburg.~~ All~~Most~~ restoration work and staffing of the museum is done by members of the Society. A number of events are held each year at Pioneer Village, including a children's fair, ice cream

socials, handicraft shows and a festival honoring farmers in Ozaukee County who have cultivated land which has been in their families for 100 years or more. [Bluegrass music event, Planes/Trains, Autumn at](#)

Ozaukee County Historical Society maintains an archive of materials pertaining to the history of the County. The collection includes books, records, maps and photographs, and in 1985 was housed in the second floor of the old City Hall in Cedarburg. The Society has since moved the archives to the Historic Interurban Depot building located in the City of Cedarburg.

Historic Preservation Surveys

~~There are 132 places in the Cedarburg study area that have been identified as historic in one or more surveys.~~ Appendix B ~~on in~~ the “[LINK](#)A Development Plan for the City of Cedarburg: 2010” lists each historic site or structure [in the Cedarburg Study Area](#) known in 1985. ~~The known historic places are distributed in the National Register of Historic Places categories as follows: 120 buildings, eight sites, two districts and two structures. The five historic surveys conducted in the study area are: the Wisconsin Inventory of Historic Places maintained by the State Historical Society of Wisconsin; the National Register of Historic Places list of places, including places that are listed and places that are nominated; the Historic American Buildings Survey; H. Russell Zimmerman’s inventory for his book entitled [The Heritage Guidebook: Landmarks and Historical Sites in Southeastern Wisconsin](#); and the inventory used for SEWRPC Planning Report No. 27, “A Regional Park and Open Space Plan for Southeastern Wisconsin.” Another book valued by the City of Cedarburg’s Landmarks Commission is Alice Schimmelpfening Wendt’s book entitled [Hilgen Heirs](#).~~ Of the 132 identified historic places in the study area, 44 or 33% ~~are were~~ located in the Town of Cedarburg; 87 or 66% ~~are were~~ located in the City of Cedarburg; and one ~~is was~~ located in the City of Mequon. ~~Maps 24, 25, 26, and 27 in “A Development Plan for the City of Cedarburg: 2010” indicate the locations of historic places in the Cedarburg study area, the City and the central business district of the City, respectively.~~ In 1987, the City of Cedarburg Landmarks Commission identified an additional 27 buildings or structures located within or near the Washington Avenue Historic and Architectural District which may be of historic significance. ~~These Those~~ buildings or structures ~~are were~~ identified on Map 26 and listed in Appendix C of “[LINK](#)A Development Plan for the City of Cedarburg: 2010.” [The exhaustive list and map of 262 identified buildings, sites, districts and structures in the City of Cedarburg in 2025 can be found at Historic Properties and Preservation in the City of Cedarburg.](#)

The National Register of Historic Places classifies historic places into five categories: buildings, sites, districts, structures and objects. Buildings are defined as structures created to shelter any form of human activity, such as a house, barn, church, hotel or similar structure. The term may refer to a history-related complex, such as a [courthouse and jailmill complex or brewery complex](#). Sites are locations of significant events, of a prehistoric or historic occupation or activity [and including cemeteries for instance](#), or of a building or structure [such as a home or a stable](#), whether standing, ruined or vanished, where the location itself maintains historical or archeological value regardless of the value of any existing structure. Districts are geographically definable areas, urban or rural, possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events, plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. Structures are a work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, structures are often engineering projects large in scale [such as a bridge or windmill](#). Objects are material things of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or design. Within the Cedarburg area no objects have been identified as historic.

Buildings and structures in historic and architectural districts are classified according to their significance in the district. [“Pivotal” describes a building or structure that possesses exceptional architectural or historical significance and is essential to the identity of a historic district. If removed or substantially altered, the district would lose much of its historic character. Pivotal buildings are often individually eligible for the National Register of Historic Places.](#) [“Contributing” describes a building or structure that adds to the historic or architectural significance of a district because it was present during the district's period of significance and retains sufficient historic integrity. While important to the district, it is generally not individually significant to the same degree as a pivotal property. Non-contributing describes a building or structure that does not contribute to the district's historic significance because it was constructed after the period of significance or has been altered so extensively that it no longer retains its historic character.](#) ~~“Pivotal” buildings or structures are of the highest importance to a district; the alteration or absence of a significant number of such buildings may destroy the historic integrity of a district.~~ ~~“Contributing” buildings or structures support the historic integrity of a district without being central to its significance.~~ ~~“Noncontributing” buildings or structures detract from the integrity of a district. In 1989, the U.S. Department of the Interior recommended that use of the term “pivotal”~~

~~be discontinued.~~

Buildings and structures constitute by far the largest number of identified historic places in the City of Cedarburg, followed by districts, and sites. ~~study area, as already noted, representing 120 or about 91% of the total. Of the 120 historic buildings, approximately 53 or about 45% were constructed as residences, although a number have since been converted to commercial use. Approximately 20 or about 17% of the historic buildings were constructed as residences associated with farms or, in three cases, as farm outbuildings. Approximately 24 or about 20% of the historic buildings were constructed as commercial buildings, some with residences as subsidiary uses; approximately 11 or about 9% as industrial~~

~~buildings, with some converted to commercial uses; and 11 or about 9% as institutional buildings.~~

As illustrated on ~~Maps 25 and 26 of “A Development Plan for the City of Cedarburg: 2010,”~~[Map of Historic Properties in the City of Cedarburg](#), the greatest concentration of identified historic buildings is in the downtown area of the City, along Washington Avenue. Another concentration of such buildings is in the Hamilton area of the Town ~~(and part City)~~ of Cedarburg, at the intersection of Hamilton and Green Bay Roads and along Green Bay Road south of this intersection. A ~~loose~~ grouping of historic buildings may [also](#) be found along Columbia Road in the City. ~~A nomination for the creation of a Columbia Road Historic and Architectural District was prepared in 1989, but a Local Preservation District was not created. Other identified historic buildings are found in scattered locations in both the City proper and the Cedarburg study area, with very few at the western and northern edges of the Cedarburg study area.~~

The historic preservation surveys/[inventories](#) of the Cedarburg study area all share the basic aim of identifying historic places, but their methods and completeness vary. The [National Register of Historic Places](#) list requires the most rigorous documentation of a property’s historic significance. The [Historic American Buildings Survey](#) is meant to record, principally through photographs and drawings, buildings of historic value. The [Wisconsin Inventory of Historic Places](#) maintained by the State Historical Society of Wisconsin is a massive collection of information on a variety of existing and potential historic sites. H. Russell Zimmerman’s book of historic places in Milwaukee County and the three counties surrounding it also is broad, with only a few items of information about each place. ~~The SEWRPC list is a collation of inventories of historic sites conducted by various State, County and local historical agencies.~~ For pictorial [representations](#), Edward A. Rappold’s [Reflections of Old Cedarburg](#), and [More Reflections of Old Cedarburg](#), gives valuable photographic references of architectural styles and architectural elements common to Cedarburg, and Harold E. Hansen’s sketches of [Cedarburg-Celebrating 100 Years](#) provides an artist’s interpretation of the styles and detailing common to Cedarburg.

~~The five historic preservation surveys conducted of the Cedarburg study area all identify historic buildings and, as might be expected, there is considerable overlap among the five surveys, with~~

~~most buildings appearing on two or more surveys. The most extensive list of buildings is the Wisconsin Inventory of Historic Places maintained by the State Historical Society, which includes 114 or 95% of the 120 identified historic buildings in the Cedarburg study area. The next most extensive list is found in H. Russell Zimmerman's The Heritage Guidebook: Landmarks and Historical Sites in Southeastern Wisconsin, which includes 68 or 57% of the 120 identified historic buildings. The National Register of Historic Places identifies 67 historic buildings or 56% of the 120 identified historic buildings, but this total includes buildings nominated to the Register in 1985, as well as those formally listed, and the majority of the buildings (61) were nominated or listed as elements of historic districts rather than as individual buildings. SEWRPC Planning Report No. 27, "A Regional Park and Open Space Plan for Southeastern Wisconsin," lists 10 buildings or about 8% of the 120 identified historic buildings as being of historic significance. The Historic American Buildings Survey formally records only two buildings in the Cedarburg study area, but these two buildings, the Cedarburg Mill and the Concordia Mill, are the only historic places to appear on all five surveys.~~

~~Of the 132 identified historic places listed in Appendix B of "A Development Plan for the City of Cedarburg: 2010," only 12 or 9% are not buildings. These 12 places consist of eight sites and two structures. The sites are of archaeological significance because they contain material relating to the prehistoric inhabitants of the area. The districts are significant for their historic and architectural features and contain most of the buildings identified as historic in the Cedarburg study area. The structures consist of a silo located on a farm in U.S. Public Land Survey Section 20 in the Town of Cedarburg and the electric interurban railway bridge spanning Cedar Creek in the downtown area of the City. All the archaeological sites are located roughly in the southeastern quadrant of the Town of Cedarburg, but because of the risk of their damage or destruction by unprofessional excavation, the State Historical Society of Wisconsin has discouraged the promulgation of the exact locations. The identified archaeological sites appear only in the State Historical Society of Wisconsin Survey of Historic Places.~~

~~The three identified districts encompass the highest concentration of identified historic buildings in the Cedarburg study area. These three districts are, respectively, the Washington Avenue Historic and Architectural District, along and near Washington Avenue in the City of Cedarburg;~~

~~the Columbia Road Historic and Architectural District, along and near Columbia Road in the City of Cedarburg; and the Hamilton Historic and Architectural District, at and south of the intersection of Hamilton and Green Bay Roads in the Town of Cedarburg. The Washington Avenue and Hamilton Districts appear on both the Wisconsin Inventory of Historic Places and National Register of Historic Places lists. The Hamilton District also appears on the SEWRPC regional park and open space plan listing.~~

Figures 10 through 17 of “[LINK](#)A Development Plan for the City of Cedarburg: 2010,” illustrates several of the historic places within the Cedarburg study area that have been identified.

The large number of identified historic places in the geographically small Cedarburg area indicates that the area is rich in historic resources. ~~With the conversion of the electric interurban railway to the Ozaukee Interurban Pedestrian Trail and the Ozaukee County Historical Society’s renovation of the historic passenger depot located on Center Street in the City of Cedarburg sound preservation efforts have begun.~~ However, notwithstanding these efforts locate, identify and interpret historic places by theand the surveys already made, there is a need for additional survey work. The residential areas surrounding downtown Cedarburg, especially to the west, east and southeast, contain many historic homes. While the historic bridge over Cedar Creek on Bridge Road was reconstructed in 2005, the Highland Avenue bridge is of arch design and may be historically significant. The fact that no objects have been found to be historic by any of the surveys may indicate that there is a deficiency in the study of such resources; perhaps some machinery from the mill along the Creek or artifacts from Cedarburg’s early settlers survive and should be identified as historic and preserved. To this end, the ~~Ozaukee Cultural Center and Historic Society has been formed to preserve such artifacts. All of these concerns should be addressed in future historical research of the City of Cedarburg.~~ City’s Landmarks Commission is currently in discussions with the State of Wisconsin Historic Preservation Office (SHPO) about applying for a no-match grant to have an up-to-date citywide intensive historic survey done. As a Certified Local Government with SHPO, the City is eligible to apply for such assistance.

Historic Building Preservation

While many buildings in the City have been rehabilitated with sensitivity to their historic features, there are others which would require modification to rid them of features not contributing to their historic integrity. The City’s U.S. Department of Interior ~~guidelines should be followed in the~~

~~rehabilitation of such buildings. Furthermore, historic photographs should be used as a resource when building restoration is in the planning stages. The City can set a good example for~~

~~private owners by adhering as closely as possible to Department of Interior
guidelines when restoring publicly owned buildings.~~