

UTILITIES AND COMMUNITY FACILITIES

Section 66.1001 (2)(d) of the Wisconsin Statutes requires the Utilities and Community Facilities Element to provide a compilation of goals, objectives, policies, maps, and programs that guide the future development of various utilities and community facilities.

Furthermore, Section 16.965 of the Wisconsin Statutes sets forth goals related to the Utilities and Community Facilities Element that may be addressed as part of the planning process. They are:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.

The intent of this chapter is to address these issues and requirements set forth by the Wisconsin Statutes.

PARKS

The Town of Cedarburg owns, in whole or in part, five public parks: Pleasant Valley Nature Park (Figure 1), Creekside Park, Hamilton Park (Figure 2), Cedar Creek Farms Canoe Launch (Figure 3), and Krohn Park (Figure 4). Covered Bridge Park is located in the Town, but is owned by Ozaukee County. Currently, the parks are not connected by a complete system of trails.

The Town of Cedarburg shares the Cedarburg Community Pool with the City, and subsidizes a portion of the department's annual budget. Due to the subsidy, Town residents are entitled to resident rates at the Cedarburg Swimming Pool, and registration in various programs and classes.

Park & Recreation Committee

The Committee is composed of four (4) Town of Cedarburg citizen members and one Town Supervisor. Two members address facilities and activities associated with passive Town parks, while two other members address facilities and activities associated with active Town parks. The Town Board member addresses both active and passive facilities and activities. The citizen members are appointed by the Town Chairperson with the majority approval of the Town Board and are appointed for three-year terms. The Supervisor member of the Committee is appointed by the Town Chairman with the majority approval of the Town Board in April of each year. The citizen members should be from different parts of the Town of Cedarburg.

The Committee serves as an advisory panel to the Town Board, and undertakes the planning, development, acquisition, expansion, disposition, maintenance and the use of all parks and recreation facilities. The Committee works to provide the broadest community benefit in its provision of parks and recreation activities in the Town and acts to sustain, enhance and preserve the natural resources of the Town of Cedarburg. The Committee also makes recommendations



FIGURE 1: Pleasant Valley Nature Park Boardwalk.
Source: The Town of Cedarburg.

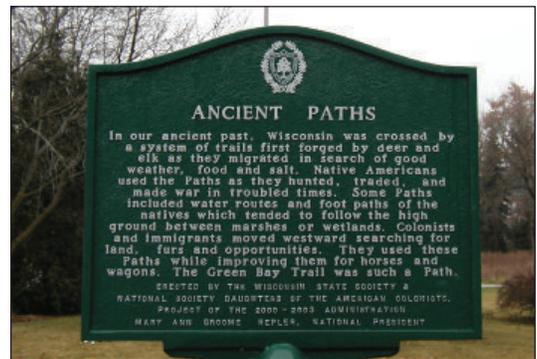


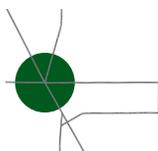
FIGURE 2: Hamilton Park.
Source: The Town of Cedarburg.



FIGURE 3: Cedar Creek Farms Park.
Source: The Town of Cedarburg.



FIGURE 4: Krohn Park Signage.
Source: The Town of Cedarburg.



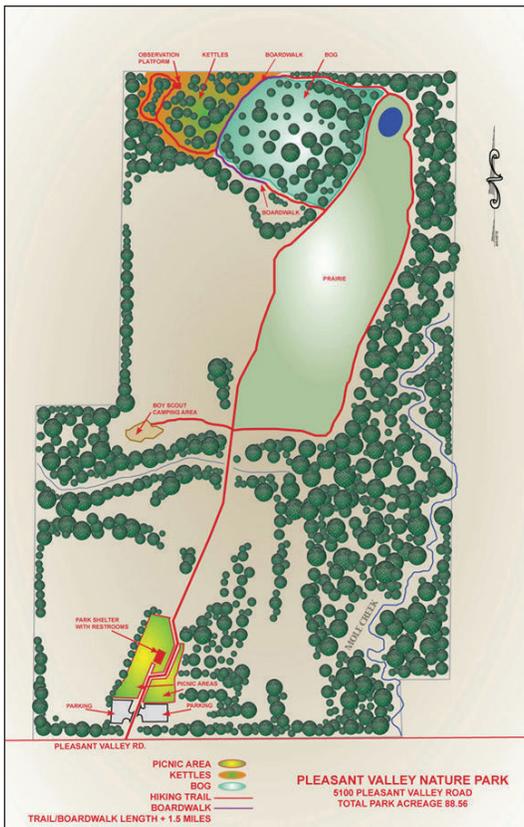


FIGURE 5. Pleasant Valley Nature Park Map.
Source: Town of Cedarburg.

to the Town Board when it deems appropriate to make application for grant funds from state agencies for the purpose of creating or enhancing the Town's parks and related facilities and recreation programs.

Town Comprehensive Park Plan

The Town's Park Plan, updated in 2009, provides an inventory of current parks and green space, outlines the natural resources available for parks and green space, offers a needs analysis, and provides action plan recommendations for the Town. A summary of the action plan recommendations are provided below.

For natural resources, the plan recommends the protection of existing resources and the restoration of former wetlands after agricultural use has ended. These areas will offer passive recreational spaces for residents and visitors (Figure 5). The Town should protect and restore its natural resource areas through the following:

- Planning policies and regulations
- Staged acquisition
- Protection by easement
- Development of lands and facilities

Multi-recreational trails are also addressed in the action plan. The recommendation is for the Town to review all new development plans to provide for pathway connections at the ends of culs-de-sac to adjacent property, and provide pathways that are parallel and separate to major roads in the Town. Priority should be given to roadways with high scenic interest and/or usage.

Lakes in the Town should be used for recreational purposes where appropriate. In particular, public access to Moldenhauer Lake on County Trunk Highway I should be maintained and enhanced.

The action plan also encourages collaboration between the Town, the City of Cedarburg, and Ozaukee County to develop a detailed plan for the future use of the Pleasant Valley Landfill site. In addition to this area, the action plan recommends the installation of two community parks of approximately 25 acres each. One would be located west of Wauwatosa Road to the north of State Trunk Highway 60, and the other would be west of Wauwatosa Road to the south of State Trunk Highway 60.

The recommendations conclude by encouraging the Town to work with the Wisconsin Department of Natural Resources (WDNR) to enforce public access to Cedar Creek. These access points should be spaced a half mile apart at most, which requires the installation of three access points: one between Highway NN and Covered Bridge Road along Kaehler's Mill Road, one at the intersection of the creek with Highway NN, and one at the intersection of the creek with Granville Road.

SANITARY SEWER SERVICE

SEWRPC is the designated water quality management agency for southeastern Wisconsin. The Town of Cedarburg does not provide sanitary sewer service to its residents, as most land in the Town

operates with septic systems.

The City of Cedarburg has a sanitary sewer service area that covers the entire City and a significant amount of land in the Town, including Town Hall (Figure 6). However, the City has no obligation to provide sewer service to properties in the sewer service area. SEWRPC, the City of Cedarburg, and the Town of Cedarburg may be conducting a study to review the cost effectiveness of providing sanitary sewer service to properties within the boundaries.

PRIVATE ON-SITE WASTEWATER TREATMENT

Properties not served by sanitary sewer are served through private on-site wastewater treatment systems (POWTS) that are regulated by Ozaukee County. Almost all properties in the Town of Cedarburg use these systems. POWTS include conventional systems, in-ground pressure systems, mound systems, at-grade systems, holding tank systems, shared septic/cluster systems, sand and gravel filter systems, constructed wetlands, and other experimental systems.

All of the above mentioned POWTS may be suitable to service the Five Corners area of the Town. Each system has its own specific design requirements, thus further study should be completed for the Town to determine which systems are most appropriate.

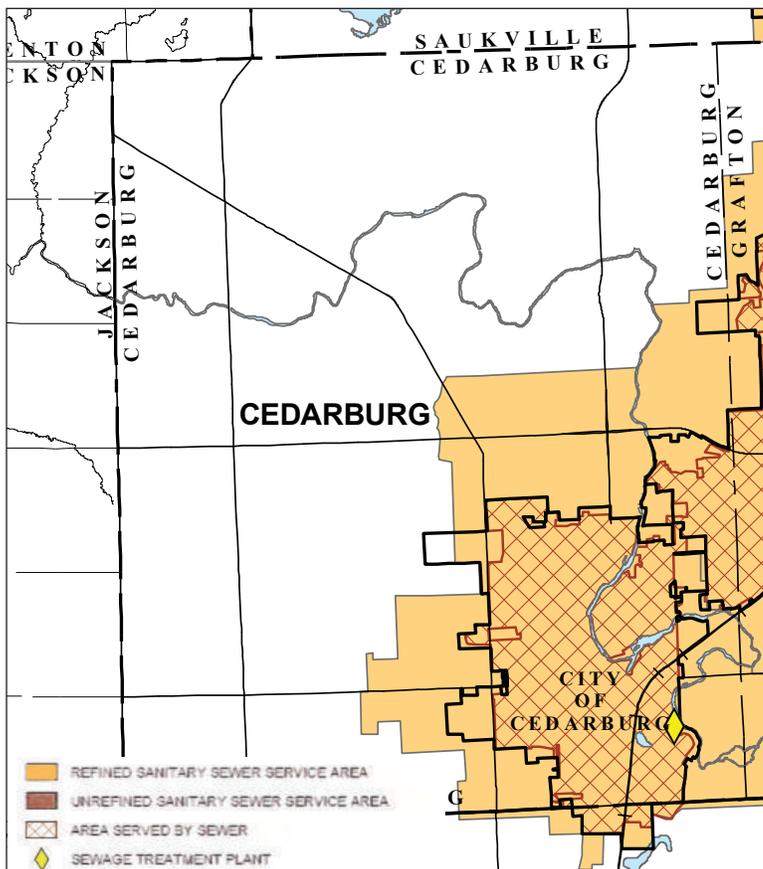


FIGURE 6: Sanitary Sewer Service Areas and Areas Served by Sewer in Ozaukee County.

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



The Town may continue to investigate the installation and operation of a Town water/wastewater utility through a community well system and clustered POWTS system to serve existing and new residential or commercial development. A clean, reliable water supply and wastewater system may be instrumental in attracting both residential and commercial developers to the Town as it continues to develop.

STORMWATER MANAGEMENT

Chapter NR 216 of the Wisconsin Administrative Code requires county and local governments in urbanized areas, identified based on population and density, to obtain a Wisconsin Pollutant Discharge Elimination System (WPDES) Stormwater Discharge Permit. The code requires that the municipality meet State standards to control pollution through the development of a storm sewer system map, a public information and education program, a stormwater and erosion control ordinance, an illicit discharge detection program, and a plan to reduce suspended solids. An annual report on progress in meeting the requirements must be submitted to the Wisconsin Department of Natural Resources (DNR).

Chapter NR 151 of the Wisconsin Administrative Code requires that municipalities with a WPDES permit reduce the amount of total suspended solids in stormwater runoff by 40 percent by 2013, with respect to stormwater runoff from areas of existing development with no controls as of October 2004. The Town of Cedarburg has obtained a WPDES Stormwater Discharge Permit, and will soon be preparing a stormwater management plan and construction site erosion control ordinance.

Regardless of whether a municipality is required to have a stormwater discharge permit, Chapter NR 151 requires that all construction sites that have one acre or more of land disturbance must achieve an 80 percent reduction in the amount of sediment that runs off the site. With certain limited exceptions, those sites required to have construction erosion control permits must also have post-development stormwater management practices to reduce the total suspended solids (sediment) that would otherwise run off the site by 80 percent for new development, 40 percent for redevelopment, and 40 percent for infill development occurring prior to October 1, 2012. After this time, infill development will be required to achieve an 80 percent reduction. The Town may wish to implement a separate policy to address the externalities of this requirement.

The 2035 Multi-Jurisdictional Comprehensive Plan for Ozaukee County recommends that street improvements in areas with urban density development should employ curb and gutter and storm sewer facilities to carry runoff, although roadside ditches and swales, culverts, and overland flow paths are appropriate in lower-density residential development. Urban developments may also need stormwater storage and infiltration facilities (i.e. dry ponds, wet ponds, infiltration basins). Due to the rural character of the Town, roadside swales and culverts handle the majority of runoff.

WATER SUPPLY

Approximately 7,800 residents in Ozaukee County are not served by public or private water supply systems (nine percent of the county). Most of the Town falls under this category, and thus use private wells to obtain a water supply.

The Town recently approved an initiative to investigate the feasibility of a Town water utility to serve the Five Corners area. The Water Utility Feasibility Study will locate and evaluate groundwater sources in the area.

If the Town were to install and operate community wells by means of a Town water utility, the Town may institute a wellhead protection plan. The Wisconsin Department of Natural Resources (WDNR) currently requires a 1,200 ft setback for private wells near landfills. If a property owner wishes to install a well within 1,200 feet, they must obtain a variance from the WDNR. This process is intended to protect residents from potential environmental hazards.

The Town could also establish a similar buffer around existing operational quarry sites since non-metallic mining operations have the potential to affect groundwater quality. In addition, the Town may also work with quarry operators to provide a groundwater monitoring program, including the use of monitoring wells at the perimeter of the quarry site to monitor the impact of mining operations on groundwater levels and quality.

In regards to water supply, the Town is located on the Lake Michigan side of the subcontinental divide. The option exists for the Town to partner with neighboring communities on a regional water utility that would supply the area with water from Lake Michigan. The Town is willing to partner with neighboring communities to provide water and sewer services if there is an opportunity for greater efficiency, cost savings, and/or a higher level of service.

SOLID WASTE DISPOSAL

The Town of Cedarburg provides municipal garbage collection service for all residents of the Town, and also offers refuse carts for purchase. Solid waste from the Town is deposited at a Veolia Environmental Services transfer station and sent to the Glacier Ridge Landfill in Horicon (Dodge County).

Additional solid waste programs available in Ozaukee County include household hazardous waste (HHW) and tire collection. Information on HHW is available by contacting Veolia, and tire collection information is available through Ozaukee County or by contacting Town Hall.

The Town of Cedarburg houses a 95-acre landfill, the Prochnow landfill (near Five Corners), that was operated jointly with the City of Cedarburg as a municipal landfill from 1957 to 1972. In the 1980s, soil and groundwater contamination was discovered near the landfill and adjacent properties. The contamination is being continuously monitored by the WDNR. The southeast migration of a contaminant plume from the landfill leaves the highest groundwater impact along Wauwatosa Road. The Five Corners Master Plan recommends the Prochnow landfill area for future recreational use.



FIGURE 7: View of the recycling center and Town Hall looking south.

Source: Microsoft Live Search.



RECYCLING FACILITIES

The Town's recycling center is located south of the Town Hall in Five Corners at 1293 Washington Avenue (Figure 7). The following items are recycled by the Town and must be separated from refuse:

- Aluminum containers
- Bimetal containers
- Corrugated cardboard
- Foam polystyrene packaging
- Glass containers
- Magazines
- Newspapers
- Office paper
- Rigid plastic containers (marked 1-7)
- Tires
- Vehicle batteries
- Waste oil
- Yard waste

The Town also accepts used athletic shoes as part of the Reuse-A-Shoe Program being run by the City of Milwaukee, Nike, and the National Recycling Coalition.

The Town will continue to study more efficient and cost effective methods of providing refuse collection and recycling services to residents. This may include relocating the public works garage and recycling center, and changing the manner in which refuse collection and recycling services are provided.

COMMUNICATIONS FACILITIES

Town of Cedarburg residents have access to several newspapers that cover information in the region. Among these, the Milwaukee Journal Sentinel and the Ozaukee County News Graphic serve as the main news providers for the Town.

Telecommunication services include the following categories: 1) Voice Transmission Services, 2) Data Transmission Services, and 3) Multimedia Services. In the Town of Cedarburg, the majority of these services are provided by AT&T, Nextel, Sprint, T-Mobile, U.S. Cellular, Verizon, and Time-Warner Cable.

PRIVATE UTILITIES

Electric Power Service

We Energies serves the majority of the Town of Cedarburg with electric power service. The extent of the power service does not constrain the location or intensity of urban development in the Town. A small portion of the Town also has access to Cedarburg Light and Water, a municipal utility which operates in the City of Cedarburg.

Natural Gas Service

The Town also receives service from We Energies for natural gas. A major natural gas pipeline runs east-west through the northern part of the Town.

Power Plants and Transmission Lines

The nearest electric power generation facility to the Town is for We Energies, and is located in the City of Port Washington.

CEMETERIES

One cemetery is located within the Town of Cedarburg, and several border the southern and eastern parts of the Town. The St. Wendelinus Cemetery is located in the northeast portion of the Town, and includes approximately 0.9 acres of land. The St. Paul Evangelical, St. Joseph's, and Woodlawn cemeteries are near the eastern border of the Town in the Village of Grafton.

HEALTH CARE FACILITIES

The nearest hospital to the Town that offers a full range of medical services is Columbia-St. Mary's Hospital (Ozaukee Campus) in the City of Mequon (Figure 8). This hospital is the only location in Ozaukee County offering full medical services.

The three closest special medical centers to the Town include Cedar Mills Medical Group in the City of Cedarburg, Homestead Family Health Center in the City of Cedarburg, and Advanced Healthcare Cedar Creek Clinic in Grafton. In addition, the new lifestyle center on State Highway 60 now houses an Aurora Clinic.

CHILD CARE FACILITIES

The Bureau of Regulation and Licensing (BRL) categorizes child care facilities into two types: family and group. Family child care centers provide care for four to eight children, while group child care centers care for nine or more.

Ten child care facilities were located in the City of Cedarburg as of 2004 (four family and six group). Only one facility is currently located in the Town: the Little Red Schoolhouse on Pleasant Valley Road.

NURSING HOMES

As of 2005, five nursing homes were located within Ozaukee County:

- Cedar Springs Health and Rehabilitation Center (City of Cedarburg)
- Heritage Nursing and Rehabilitation Center (City of Port Washington)
- Highlands at Newcastle Place (City of Mequon)
- Lasata Care Center (City of Cedarburg)
- Sarah Chundnow Campus (City of Mequon)

Lasata Heights, Newcastle Place, and the Sarah Chudnow Campus offer a variety of retirement community services ranging from independent living (with additional personal care services) to assisted living and nursing home facilities. Newcastle Place is currently in the process of completing its master planned retirement community with an addition to the 51-acre development. The facility will add an independent living 50-unit apartment building, six duplex homes and



FIGURE 8: Columbia St. Mary's Hospital Ozaukee Campus.
Source: Mortenson.



FIGURE 9: Ozaukee County Justice Center.
Source: Ozaukee County.



19 single-family cottage homes.

Demand for these services may increase for Town residents over the coming years as the population ages. Approximately 21.5% of the Town's population is age 55 or older (refer to the section on demographic data), while 37.8% of the population fall between the ages of 35 and 54.

POLICE

The Ozaukee County Sheriff's Department is responsible for overseeing the Town of Cedarburg. The Sheriff's Department is located in the Ozaukee County Justice Center in the City of Port Washington (Figure 9). As of 2005, the Sheriff's Department employed 34 full time officers, not including staff for jail operations, communications, or support services divisions. The Town shares the Sheriff's Department with the Village of Belgium and the Towns of Belgium, Fredonia, Grafton, Port Washington, and Saukville.

Town Constable

The Town also has one appointed Town Constable to provide basic law enforcement and code compliance for Town residents. Per Section 60.22(4) of the Wisconsin Statutes, the Town Constable is responsible for enforcing local ordinances and issuing citations for ordinance violations. The Constable may also assist the Cedarburg Fire Department in maintaining order at the scene of a fire.

SHARED SERVICES

A few services are shared between the Town and the City of Cedarburg. They are: Cedarburg Community Pool and Cedarburg Fire and Emergency Medical.

CEDARBURG SENIOR CENTER

The Town formerly shared a senior center with the City of Cedarburg that provides the programming of activities for residents age 55 or older. The facility is located in the Lincoln Building on Washington Avenue.

During the composition of the original comprehensive plan, the Town participated in a shared services agreement with the City for the Senior Center, which ended on January 1, 2010. The Town survey addressed the senior center in a series of questions about shared facilities. The first question asked for respondents to comment on the condition and adequacy of the shared service facility: 32.1% marked "excellent" or "good" for the center (65.0% had no opinion). In regards to the frequency with which residents use the center, the largest response group, 87.7% of respondents, have never visited the facility. Approximately 77.8% of respondents marked "no opinion" in regards to the quality of services provided by the senior center.

The last question pertaining to the senior center asked the following: "Rather than partner with the City for shared services, which of the following shared services should the Town provide on its own?" Of the respondents that answered the survey question, approximately

7.0% selected the senior center as a service the Town should provide on its own.

CEDARBURG COMMUNITY POOL

The Cedarburg Community Pool is a shared service between the Town and the City of Cedarburg, which is jointly owned. The pool is located on Evergreen Boulevard.

In the Town survey, approximately 72.7% marked “excellent” or “good” for the pool facility when asked to rate the condition and adequacy of various shared services. Approximately 49.3% of residents never use the pool, while 60.5% marked “excellent” or “good” for the quality of services provided at the pool location. Only 2.5% selected the pool as a service the Town should provide on its own.



FIGURE 10: Fire Station No. 2.
Source: Town of Cedarburg.

FIRE AND RESCUE

Cedarburg Fire Department

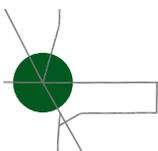
The Town and City of Cedarburg jointly fund a volunteer fire department to provide fire and emergency medical services to both communities. The department is one of nine departments in the Ozaukee County mutual aid agreement.

The Cedarburg Fire Department covers approximately 33 square miles, and provides fire response, Emergency Medical Service (EMS), and members trained to EMT-Intermediate level (which includes ambulance transporting to local hospitals, auto extrication, Dive Rescue, and public education’s “Survive Alive” program). The department receives over 850 calls annually; approximately 75% are for EMS. Fire Station No. 2, just recently completed, assists fire calls in the northern part of the City of Cedarburg and the outlying Town (Figure 10).

ISO ratings review the fire-fighting capabilities of individual communities. The ratings are numerically categorized from one through ten. A rating of “1” is the highest rating a fire department can receive, and the Cedarburg Fire Department has maintained an ISO rating of 3 for the last twenty years. The department also operates a 20-acre “Firemen’s Park” that generates funds for fire apparatus and necessary building upgrades.

The department currently staffs approximately 70 active firefighters and EMS personnel, and 150 “passive” or sustaining members that help with fundraising and non-emergency operations. Thirteen of the 70 active firefighters are Town residents, including the Chief and Deputy Chief.

When asked in the Town survey to comment on the condition and adequacy of the fire station, 91.1% of respondents marked “excellent” or “good”. Approximately 87.0% never use the fire and emergency medical services. Approximately 57.6% of respondents marked “excellent” or “good” for the quality of services provided, while 13.5% selected fire and emergency medical as a service the Town should provide on its own.



Dispatch Centers

Five dispatch centers exist in Ozaukee County, all of which take emergency calls 24 hours a day. The centers are operated by the Ozaukee County Sheriff's Department and the Mequon, Cedarburg, Grafton, and Port Washington Police Departments. Two additional dispatch centers, operated by the Saukville and Thiensville Police Departments, operate from 7am to 10pm. The Town has a shared service agreement for dispatch calls with the City of Cedarburg that requires the Town pay for its own calls.

LIBRARIES

The Town participated in a library shared services agreement with the City at the time of the original drafting of the Town comprehensive plan; this shared services agreement expired as of January 1, 2010. The Town currently participates in the Eastern Shores Library system as a non-librariated community. However, the Town owns a portion of the public library facility. The facility is located on Hanover Avenue.

The Town survey asked respondents to comment on the condition and adequacy of the library facility: 64.3% marked "excellent" or "good". In regards to the frequency with which residents use the library, the largest response group (32.8%) visited the library "1-3 times per season." Approximately 68.2% of respondents marked "excellent" or "good" for the quality of services provided by the library. Only 3.7% selected the library as a service the Town should provide on its own.

SCHOOLS

Cedarburg School District

The majority of children in the Town of Cedarburg attend classes in the Cedarburg School District, which houses approximately 3,000 students in three elementary schools (K-5), one middle school (6-8) and one high school (9-12):

- Cedarburg High School (9-12)
- Webster Transitional (6-8)
- Parkview Elementary (K-5)
- Thorson Elementary (K-5)
- Westlawn Elementary (K-5)

The school district includes all of the City and the Town of Cedarburg, and parts of the City of Mequon, the Town of Jackson, and the Town and Village of Grafton. Cedarburg High School is accredited by the North Central Accrediting Association, and is a member of the Wisconsin Interscholastic Athletic Association and the North Shore Conference. Cedarburg High School employs 65 full-time faculty members, 11 part-time faculty members, and 2 administrators. The high school offers 22 extracurricular athletic and organizations, including the Community Service Volunteer Program.

The school district currently holds land in the southwestern portion of the Town (near Bridge Street) that is being reserved for a school, although there are no immediate plans to build a facility.

Private Schools

St. Francis Borgia Catholic parish is planning a private school facility within Town boundaries.

Ozaukee Homeschoolers Network

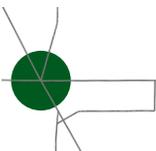
A number of students at all levels are homeschooled in Ozaukee County. The Ozaukee Homeschoolers Network provides learning resources, legal information, and general support for parents and children involved in home schooling. The Oscar Grady library in Saukville also offers materials for homeschooled children.

Post-Secondary Educational Facilities

Several post-secondary educational facilities are available in close proximity to the Town of Cedarburg. The University of Wisconsin-Milwaukee (UWM) maintains a field station with research facilities in the Town of Saukville at the Cedarburg Bog Natural Area. In addition, the City of Mequon is home to the Milwaukee Area Technical College (MATC) Mequon campus, Concordia University, and Wisconsin Lutheran Seminary.

OTHER GOVERNMENT FACILITIES

The post office for the Town of Cedarburg is located on Hanover Avenue in the City of Cedarburg. In addition, the Town constructed a new Town Hall in 2000 in the Five Corners area.



UTILITIES AND COMMUNITY FACILITIES

GOALS, OBJECTIVES, AND POLICIES

GOAL #1

Provide efficient and cost-effective governmental services and facilities for Town residents and businesses.

OBJECTIVE

Require all development, both new and existing, to pay the appropriate percentage (per Town ordinances) through impact fees determined by the Town Board and/or others for services and/or facilities that support or serve such development.

POLICIES

Conduct a detailed analysis of the Five Corners area in regards to private on-site wastewater treatment systems (POWTS) and water supply.

Incorporate new facilities into the Capital Improvement Program and evaluate existing facilities to ensure efficient and effective delivery of Town services.

Review all development proposals for efficiency in delivery of public services, e.g. snow removal, refuse collection, utility extensions, etc.

Continue to work toward equitable shared services with the City of Cedarburg when advantageous for Town residents.

Work with the Cedarburg School District to plan school facilities effectively.

OBJECTIVE

Ensure adequate utility corridors for water and stormwater management, collector streets, telecommunication systems, electric, and natural gas distribution, and ensure that appropriate sites for future recreational and educational facilities are properly planned and designated.

POLICIES

Require that all new and replacement electric and telecommunications distribution and service lines be located underground when economically feasible.

Require the development of residential, commercial, and industrial uses at densities that are cost effective to serve.

Explore grants and funding opportunities (under the guidance of Ozaukee County) available for utilities and community facilities that work collaboratively with Town impact fees.

GOAL #2

Assure adequate facilities are provided for active and passive recreation pursuits.

OBJECTIVE

Provide recreational facilities that are in demand by Town residents, and preserve open spaces for public enjoyment and benefit.

POLICIES

Follow recommendations made in the Town Comprehensive Park Plan.

Work to ensure that all parks in the Town are interconnected by a system of trails and pathways for bicycle and pedestrian traffic.

Construct new park facilities and trails that accommodate access for handicapped persons and meet ADA requirements.

GOAL #3

Promote better management of stormwater within Town boundaries.

OBJECTIVE

Further investigate sustainable stormwater management practices in addition to conventional stormwater management systems.

POLICY

Promote the use of rain barrels, rain gardens, porous pavement, and green roof systems in all new developments and redevelopment efforts in the Town.

