

## Chapter Two: Agricultural, Natural, and Cultural Resources

This chapter of the *Comprehensive Plan* contains background data, goals, objectives, policies, and recommended programs for agricultural preservation, natural resource conservation, and cultural resource protection.

### Agricultural Resources

#### Character of Farming

Agriculture is an important component of Jefferson's economy and way of life. According to the 2006 land use inventory, agricultural land accounts for approximately 24 percent of the City's total land area, and a much greater percentage of the surrounding towns is in agriculture. Crop and sod farms are generally located around the periphery of the City.

#### Assessment of Farmland Viability

The Natural Resources Conservation Service groups soils based on their capability to produce commonly cultivated crops and pasture plants without deteriorating over a long period of time. These capability classifications are based on numerous criteria that include, but are not limited to, the soil's salinity, capacity to hold moisture, potential for erosion, depth, and texture and structure, as well as local climatic limitations (e.g. temperature and rainfall). Under this system of classification, soils are separated into eight classes. Generally, Class I and Class II soils are the best suited for the cultivation of crops.

Class I soils have few limitations that restrict their use. These soils can sustain a wide variety of plants and are well suited for cultivated crops, pasture plants, range lands, and woodlands. Class II soils have moderate limitations that restrict the types of plants that can be grown or that require simple conservation practices or soil management techniques to prevent deterioration over time. However, these practices are generally easy to apply, and, therefore, these soils are still able to sustain cultivated crops, pasture plants, range lands, and woodlands.

Soils in Class III have severe limitations that, under natural circumstances, restrict the types of plants that can be grown, and/or that alter the timing of planting, tillage, and harvesting. However, with the application and careful management of special conservation practices, these soils may still be used for cultivated crops, pasture plants, woodlands, and range lands.

Soils in capability Classes IV through VIII present increasingly severe limitations to the cultivation of crops. Soils in Class VIII have limitations that entirely preclude their use for commercial plant production.

Map 3 depicts the locations of Class I, II, and III soils in and near the City of Jefferson. While there are no Class I soils located in the City, Class II and III soils are scattered throughout the area. Class II soils account for approximately 62 percent of the City's total land area and Class III account for about 26 percent.

#### Agricultural Resource Recommendations Summary

- Work with surrounding Towns and through current regulations to limit the conversion of farmland in areas not identified for development in this Plan.
- Promote farmland preservation not just through regulation and incentives, but also through an economic development strategy that includes businesses that produce local and regional agricultural products.

For the entire planning area, there is a small area of Class I soils to the west of the City accounting for less than 1 percent of the area. Class II soils account for approximately 54 percent of the entire planning area and Class III account for about 35 percent.

## Farmland Preservation Efforts

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Local farmers can participate in several federal and State programs and initiatives that are intended to preserve long-term farming activities. The 2002 Farm Bill reauthorized several federal programs, including:

- The Conservation Reserve Program (CRP), which provides technical and financial assistance to eligible farmers and ranchers to address soil, water, and related natural resource concerns on their lands in an environmentally beneficial and cost-effective manner.
- The Wetland Reserve Program, which provides technical and financial support to help landowners with their wetland restoration efforts.
- The Wildlife Habitat Incentives Program, which provides both technical assistance and up to 75 percent cost-share assistance to landowners to establish and improve fish and wildlife habitat on their property.
- The Grazing Lands Conservation Initiative, which focuses on providing technical assistance to help new grazers begin using rotational grazing methods. Trained grazing specialists work one-on-one with farmers, developing grazing plans, including seeding recommendations, fencing and watering plans.
- The Environmental Quality Incentives Program (EQIP), which provides a voluntary conservation program for farmers and ranchers that promotes agricultural production and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land.

In addition, the Wisconsin Department of Revenue offers two important farmland preservation programs, the Farmland Preservation Credit Program and the Farmland Tax Relief Credit Program.

The Farmland Preservation Credit Program strives to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and provides property tax relief to farmland owners. To qualify for the credit, farmland must be 35 acres or more and zoned for exclusive agricultural use or be subject to a preservation agreement between the farmland owner and the State. In addition, in order to be eligible for this credit, all program participants must comply with soil and water conservation standards set by the State Land Conservation Board. The City of Jefferson does not have exclusive agriculture zoning. However, in 2006 there were 24 claims for this credit in the City, constituting a total of \$6,877 and an average credit of \$286. It should be noted that claims for both of the Farmland Preservation Credit and the Farmland Tax Relief Credit are documented for the municipality in which the claimant lives, which may not be where the farm is actually located.

The Farmland Tax Relief Credit Program provides direct benefits to all farmland owners with 35 or more acres. The credit is computed as a percentage of up to \$10,000 of property taxes, with the maximum credit of \$1,500. In 2006, there were 33 claims for this credit in the City of Jefferson, constituting a total of \$9,788 and an average credit of \$296. Participation in both of these programs was considerably higher in the surrounding Towns.

In 1999, Jefferson County prepared its Agricultural Preservation and Land Use Plan, which was intended to provide guidelines for development and agricultural and natural resource preservation through 2020. The County's plan identifies lands outside of the City's urban services area in the Towns of Jefferson and Aztalan as agricultural preservation areas. The County's zoning ordinance supports this effort through the use of the A-1 Exclusive Agricultural district.

## Agricultural Resource Goals, Objectives, and Policies

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### Goal:

- a. Protect agricultural lands and resources in areas in the City's planning area, until such time as urban development (served by public sanitary sewer and water systems) in the City is warranted.

### Objectives:

- a. Recognize the value of farmland for its economic and open space values.
- b. Protect farm operations from incompatible land uses and activities that may adversely affect the capital investment in agricultural land, improvements, and equipment, including low density residential development.
- c. Work with the surrounding towns to help preserve farming as a viable occupation and way of life.

### Policies:

- a. Carefully consider the location of productive agricultural lands before making decisions on the expansion of municipal services or growth.
- b. Consider using extraterritorial land division review in support of this adopted Plan to limit development in or near productive farming and natural areas.
- c. Work with the Towns and County to encourage a compact, orderly, efficient development pattern within the current or future City boundaries that minimizes land use and/or intergovernmental conflicts.

## Agricultural Resource Programs and Recommendations

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Beyond the policies outlined above, the City of Jefferson will work on the following programs designed to help retain the area's agricultural base.

### *1. Continue to Exercise Subdivision Review Authority to Limit Residential Development within the City's Extraterritorial Jurisdiction*

Large areas of lands within the City's extraterritorial planning area that are not in environmental corridor have been categorized on the City's future land use map (see Maps 6a and 6b) as agriculture/rural. It is recommended that the City exercise its subdivision review authority within its 1.5-mile extraterritorial jurisdiction to limit housing development in these areas to agricultural densities and to direct intensive development (e.g. large subdivisions, multi-family residential, commercial, industrial) to the City or other incorporated communities. Additionally, at the time of writing, the City was considering adopting Jefferson County's agricultural preservation policies. The City intends to consider future policies for density as well as lot size. This recommendation is discussed further in Chapter Three: Land Use and in Chapter Eight: Intergovernmental Cooperation.



## 2. *Promote Direct Marketing of Farm Products to Consumers*

In addition to preserving land for farming, the City should be involved in efforts to ensure the economic viability of future agricultural operations. This will involve cooperating with the surrounding towns, counties, UW-extension, DATCP, and other public and non-profit organizations to develop markets for and identify ways to add value to local agricultural products. Some ways in which the City can contribute to these efforts include the following:

- a. Farmer's Markets: Local farmers markets provide a direct means for farmers to sell their products to the consumer, contribute to the local economy, and encourage members of the community to come together. Jefferson currently hosts a market in Rotary Park during the summer months. The City should support the future growth and expansion of this event.
- b. Community-Supported Agriculture (CSA) programs: A CSA program allows farmers to sell shares of their products directly to consumers in advance of the growing season. Such programs encourage healthful food choices, support local farmers, and relieve some of the burdens and uncertainties associated with conventional marketing approaches. There is an abundance of CSA programs in southern Wisconsin, including many based in Jefferson County. The City has an opportunity advance these programs by supporting and promoting the programs wherever possible. Some relatively simple and straightforward approaches might be to arrange for the display of informational pamphlets for local CSA programs in City Hall, or to post information and links on the City's website that inform residents about available CSA programs.
- c. Restaurants: Jefferson would benefit from more restaurants located in the City to serve residents and employees of City businesses. This provides an opportunity for the establishment of restaurants, bakeries and cafes that purchase, serve, and generally promote locally grown foods. The type of restaurant that offers handmade food from locally grown products would be an asset to a family-oriented, hard-working community like Jefferson, but this concept could also be used to market the restaurant to people who live outside the City in surrounding communities.
- d. Schools: Since it is necessary for schools to consistently purchase large quantities of food, local food producers would offer fresh, in-season, healthful products that would promote the health of students. The Jefferson School District could become involved in the Wisconsin Homegrown lunch program. The goal of this program is to incorporate fresh, nutritious, local, and sustainably grown food to school lunch menus. Involvement in this program benefits the health and wellbeing of students and school faculty, supports the local agricultural economy, and establishes partnerships between the school district and local farms. This creates opportunities for students to learn outside the classroom about agriculture and food production.
- e. Food Processors: Companies that manufacture food products provide an obvious target for the marketing of local, raw agricultural products. Jefferson is home to several food producing companies, including LD Foods which processes frozen fish, Nestle Purina which manufactures pet food, and Tyson Foods which manufactures sausages and other prepared meats. In addition, there are numerous agricultural processing operations surrounding Jefferson.

Map 3: Agricultural Soils



## Natural Resources

A survey of Jefferson's natural resources provides an important framework for guiding several elements of the *Comprehensive Plan*. As a growing community, such information can help identify the appropriate locations for certain types of development, and can pinpoint areas that should be preserved and managed for recreational purposes, stormwater management, and ground water protection. Maintenance of these natural features is also important for community appearance and for the functions they perform for natural communities. Map 4 in this *Plan* depicts the City's key environmentally sensitive areas, some of which are described in more detail below.

### Ecological Landscapes

An ecological landscape is defined as a region of Wisconsin characterized by a unique combination of physical and biological attributes, such as climate, geology, soils, water, or vegetation. Different ecological landscapes offer distinct management opportunities based upon their levels of biological productivity, habitat suitability for wildlife, and presence of rare species and natural communities. The City of Jefferson's Planning Area falls entirely within the Southeast Glacial Plains Landscape. Understanding the distinct attributes of each of these landscapes will be important when identifying future land management and land use goals. Many of these attributes are identified in the following sections.

### Topography

The topography in the City of Jefferson was shaped over 10,000 years ago by Wisconsin's most recent period of glacial activity. The landscape is characterized by gently rolling moraines and drumlins that were formed by material deposited along the edges of the ice sheet during the glacier's retreat. Elevations in the planning area average 797 feet above sea level, and vary between 790 feet along the Rock River and 900 in the hills north east of Downtown.

### Metallic and Non-Metallic Resources

While there are no active mineral extraction sites located in the City of Jefferson, there is a site located north of the City on CTH N in the Town of Aztalan. Under State Statutes (295.20), landowners who want to register their property as a nonmetallic mining deposit are required to notify each county, city, village and/or town that has zoning authority over their property. Registrations must be recorded at the County Register of Deeds in the County where the mineral deposit is located. State law limits the ability of a municipality or a county to rezone or otherwise interfere with the future extraction of a mineral resource from a registered nonmetallic mineral deposit. Zoning changes prohibiting mining on land registered as a marketable nonmetallic mining deposit cannot take effect during the registration period. Registration is effective for 10 years and renewable for an additional 10 years. In addition, registration on property with active mining

#### Natural Resource Recommendations

##### Summary

- Protect natural resources – such as the Rock and Crawfish River environmental corridors – to enhance City form and livability, recreational opportunities, and scenic beauty.
- Adopt land use policies that promote a more compact development pattern, focusing on techniques that minimize the amount of land required for additional growth.
- Protect groundwater quantity and quality through collaboration with local partners.
- Work with local, regional, and state organizations on natural resource and recreation initiatives.

operations can be renewed for as long as mining is ongoing. Zoning changes may take effect after the registration has expired.

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## Groundwater

Groundwater is comprised of the portion of rainfall that does not run off to streams or rivers and that does not evaporate or transpire from plants. This water percolates down through the soil until it reaches the saturated zone of an aquifer. Groundwater supplies all of the water for domestic, commercial and industrial uses in the City of Jefferson.

The quality of groundwater in the City is generally good and the supply is adequate for the planning period. However, groundwater contamination is of concern primarily in areas of the City that are served by private wells. In rural areas, a common groundwater contaminant is nitrate-nitrogen, which can come from improperly functioning on-site wastewater systems, animal feedlots, livestock waste facilities, sludge and seepage application, lawn and agricultural fertilizers, and decaying plant debris.

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## Watersheds and Surface Waters

The City is located within three watersheds: the Johnson Creek, Middle Rock River, and Lower Crawfish River watersheds in the Upper Rock River Basin. The Rock River Basin covers approximately 3,777 square miles and incorporates 10 counties in southern Wisconsin. Water from the Rock River Basin enters the Mississippi River via the Rock River and eventually ends up in the Gulf of Mexico. The main trunk of the Rock River flows south through the Cities of Watertown, Jefferson, and Fort Atkinson in Jefferson County. The Crawfish River joins the Rock River at County Highway J in the City of Jefferson. The City has one of only a few constructed fish ladders in the state by the Rock River Dam. It is considered extremely unlucky to walk under this ladder.



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## Floodplains

The Federal Emergency Management Agency (FEMA) designates floodplains. These are areas predicted to be inundated with flood waters in the 100-year storm event (e.g., a storm that has a 1 percent chance of happening in any given year). Development within floodplains is strongly discouraged so as to property damage. The City of Jefferson Floodplain Ordinance regulates development within floodplain areas.

Map 4 shows the 389 acres of land in the City classified as floodplain, comprising approximately 11 percent of the City's total land area. Floodplain areas in the City are located along the Rock and Crawfish Rivers. The National Flood Insurance Program maps produced by the FEMA should be referenced for official delineation and elevations of floodplain boundaries. FEMA is currently updating its floodplain mapping in southern Wisconsin. The City and lowland property owners should carefully monitor the upcoming mapping efforts in Jefferson County.

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## Wetlands

According to the Wisconsin DNR's Wetland Inventory Maps, wetland habitats comprise approximately three percent (110 acres) of the City's total land area, not including small tracts of wetland that are less than five

acres in size. These ecosystems play significant roles in maintaining the quality of groundwater and surface water and provide valuable habitats for fish, birds, and other wildlife. Wetland areas are generally located along the Rock and Crawfish Rivers and in low-lying areas. The City of Jefferson Shoreland-Wetland Ordinance regulates the use and development of wetlands within 300 feet of navigable streams and 1,000 feet of lake and ponds. Wetlands account for approximately 7 percent of the City's ETJ Planning Area.

## Woodlands and Natural Vegetation

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The Planning Area's native vegetation consists of a mix of prairie lands, oak forests, maple-basswood forests, savannas, wet-mesic prairies, southern sedge meadows, emergent marshes, and calcareous fens. Agriculture and development have significantly changed vegetative cover in this part of the state. Much of the natural vegetation has been removed and undeveloped areas are dominated by croplands. However, there are small pockets of woodlands in the towns surrounding the Planning Area.

## Steep Slopes

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As shown on Map 4, slopes exceeding a 12 percent grade are located mainly north of Woolcock Street in the City. These are associated with glacial drumlins. Generally, slopes that have between a 12 and 20 percent grade present challenges for building site development, and slopes that exceed a 20 percent grade are not recommended for any disturbance or development. Within the Planning Area, steep slopes are located to the east between the City and the Jefferson Marsh, as well as immediately north of the City east of Highway 26.

## Rare Species Occurrences/Natural Areas

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WisDNR's Natural Heritage Inventory program maintains data on the general location and status of threatened or endangered plant and animal species and natural communities of special concern. There are occurrences of aquatic endangered species in the south central portion of the City at the convergence of the Rock and Crawfish Rivers. Animal species include Lake Sturgeon and Blanchard's Cricket Frog. More specific information on location and type of species is available from the State's Bureau of Endangered Resources. In the Planning Area, there are occurrences of aquatic and terrestrial endangered species immediately south of the City and in the Jefferson Marsh.

## Environmental Corridors

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The Jefferson County Agricultural Preservation and Land Use Plan identifies the location of environmental corridors in the City. These corridors are shown on Map 4. Environmental Corridors are continuous systems of open space that include floodplains, wetlands, public lands, and contiguous woodlands. Environmental corridors are located along the Rock and Crawfish Rivers. It is Jefferson County's policy to discourage development within areas that have been identified as environmental corridor. However, as documented in the County's Agricultural Preservation and Land Use Plan, if and when development is permitted within an environmental corridor, it is recommended that it not exceed one dwelling unit per ten acres.

## State Natural Areas/Wildlife Areas

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State wildlife areas are intended to preserve wild lands for hunters, trappers, hikers, wildlife watchers, and all people interested in the out-of-doors. Furthermore, these areas help protect and manage important habitat for wildlife and help prevent draining, filling, and destruction of wetlands and the private blocking of important waterways, game lands, and lakes.

State natural areas are intended to protect the state's natural diversity, provide sites for research and environmental education, and serve as benchmarks for assessing and guiding use of other lands in the state.

Natural areas consist of tracts of land or water that have native biotic communities, unique natural features, or significant geological or archeological sites.

The City does not have any state natural areas or wildlife areas within its boundaries. The closest Wildlife Area is the Jefferson Marsh Public Hunting Ground, located just east of the City in the Town of Jefferson. In addition, the nearest Natural Area is the Jefferson Tamarack Swamp, located in the Jefferson Marsh.

### Land Legacy Places

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In the Wisconsin Land Legacy Report, the DNR identified those key places around the state that are critical to meeting Wisconsin's conservation and outdoor recreation needs over the next 50 years. One of the many places in Jefferson County is the Jefferson Marsh east of the City. Although it is protected as a state Wildlife Area and used for hunting as described above, the Report notes that the area could also help meet many other recreation demands if some uplands were available for public access.

### Glacial Heritage Area Project

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The Glacial Heritage Area Project is an effort led by the WisDNR to establish a network of conservation areas, recreational facilities, and recreation trails in the Glacial Heritage Area in Southeastern Wisconsin. This area is centered on western Jefferson County, but includes portions of Dane County, Dodge County, Rock County, and Walworth County. The primary goal of the project is to help meet the demand for outdoor, nature-based, land and water recreational activities in the state by setting aside lands for hiking, biking, wildlife watching, camping, horseback riding, hunting, fishing, boating, and other activities. The portion of Southeastern Wisconsin that is known as the Glacial Heritage Area already boasts one state park, eleven large State Wildlife Areas, twelve State Natural Areas, the Glacial Drumlin and Glacial River trails, numerous county parks, and lands owned by private conservation groups. These resources provide the foundation for establishing an intricate network of "strings and pearls," in which conservation areas and parks represent the "pearls," and trails represent the "strings."

It is another goal of this project to directly connect these outdoor recreational resources with the numerous communities located within the Glacial Heritage Area. The City of Jefferson is located within the project's primary study area, within which WisDNR is hoping to identify the majority of its new "strings" and "pearls." Therefore, the future growth plans of the City will be important in helping WisDNR identify future lands for acquisition and future opportunities for connecting these lands to people.

### Natural Resource Goals, Objectives, and Policies

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#### *Goal:*

- a. Protect the outstanding natural features in the City of Jefferson.

#### *Objectives:*

- a. Preserve the City's natural resources (e.g. streams, wetlands, woodlands, wildlife habitat, and open spaces), especially along the Rock and Crawfish Rivers, and near the Glacial Drumlin State Trail.
- b. Protect and improve surface water and shoreline quality on the Rock and Crawfish Rivers in the City.
- c. Direct development away from environmentally sensitive areas.
- d. Pursue opportunities that both support natural resource protection and the health of the local economy.

*Policies:*

- a. Protect the City's sensitive natural areas including floodplains, wetlands, drainageways and steep slopes (shown on Map 4) through overlay zoning standards.
- b. Protect and improve surface water quality (e.g. rivers and wetlands) by supporting streambank management, natural shoreline restoration, erosion control, clean-up initiative, proper agricultural practices, stormwater management and use of vegetative buffers.
- c. Work with WisDNR to maintain the dam and fish ladder on the Rock River.
- d. Require all site plans, preliminary plats, and certified survey maps to accurately depict sensitive environmental resources including wetlands, floodplains, steep slopes, and drainageways that are found on the site.
- e. Consider the preservation of natural features of a site, and natural resources in the area when development proposals are offered.
- f. Work to protect threatened or endangered species and wildlife habitat areas.
- g. Cooperate with other units of government and non-profit land conservation agencies on preservation of natural resources which are under shared authority or cross government boundaries
- h. Encourage programs that help to educate citizens on the tools, programs, and incentives that protect the natural environment
- i. Carefully review proposals for metallic and non-metallic mineral extraction operations, requiring the submittal and careful review of site plans, and reclamation plans and the protection of adjacent property owners, natural resources, and roads.

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## Natural Resource Programs and Recommendations

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The City and surrounding area contain outstanding natural resources that will require concerted, on-going, and coordinated efforts to maintain and enhance, including the following efforts:

### *1. Protect Environmental Corridors*

Environmental corridors are important elements of the natural resource base. They help create the form and character of the City. They have environmental, ecological, passive recreational, stormwater management, groundwater protection and recharge, erosion control, wildlife, timber, and scenic value. Environmental corridors also have severe limitations for development; therefore, minimizing development in these areas also protects private property.

For the City, environmental corridors are shown on Maps 6a and 6b and described more fully in the Land Use chapter. They represent the composite of adopted floodplain, wetland, steep slope (20%+), and drainageway and waterway buffer areas.

Existing development and farming uses should be allowed to continue within mapped environmental corridors, but some improvements may be limited. New buildings that do not replace old buildings and significant expansions to existing building footprints should not be allowed, unless the environmental corridor boundary is determined to be in error or environmental protection laws are otherwise followed. Environmental corridors should also be maintained of sufficient width and ground cover to provide movement of wildlife and fulfill their other functions. Maintained lawns and formal landscaping within environmental corridors are strongly discouraged.

### *2. Promote a Compact Development Pattern*

The City should adopt land use policies that generally promote a more compact development pattern, focusing on techniques that minimize the amount of land required for additional growth, such as infill development, redevelopment, conservation neighborhood development, and smaller lots sizes (see Chapter Six: Housing and Neighborhood Development). A compact development pattern will benefit regional water

quality (see call-out box), facilitate alternative forms of transportation (e.g. walking, biking), will help keep development out of productive agricultural areas, and will be less expensive to serve with public utilities and services.

### 3. *Protect Groundwater Quantity and Quality*

Groundwater is the source for all of the City's drinking water supply. If groundwater is removed from an aquifer more quickly than it is recharged, the amount of water available in the aquifer is reduced. This situation is becoming an increasing concern in neighboring counties. In addition, groundwater recharges local rivers and streams. For these reasons, groundwater protection is critical. This *Plan* supports several efforts to protect groundwater quality and quantity, including the following:

- Remain informed and involved in decisions pertaining to high-capacity wells. Permits for high capacity wells (those withdrawing more than 100,000 gallons per day) must be registered with and permitted by WisDNR. The DNR will not approve wells that impair public water utility supplies. Wells drawing more than 2 million gallons per day are evaluated in terms of whether they impair public water rights, future water use plans, or cause adverse groundwater effects. The DNR also has authority to deny a request for a high-capacity well should it assess the environmental impacts as significant to outweigh the benefit. Should potential new sites be proposed in the Jefferson area over the planning period, the City should remain informed and involved in any WisDNR decisions regarding high-capacity well decisions. One way to stay involved in through regular communication and providing public comment during Environmental Impact Statement review periods. The City could also consider participating in cooperative groundwater management plans with municipalities, industries, local and regional planning agencies, and State agencies where appropriate, should special groundwater protection priority areas be delineated in the future.
- Carefully consider and study new development in areas susceptible to groundwater contamination. The City should consider limiting the location of additional commercial and industrial uses with the potential to emit pollutants into the soil or groundwater in portions of the City more highly susceptible to groundwater contamination. In particular, precautions should be used in siting gas stations or other uses that store fuel or other potential contaminants. The City may also wish to work with existing business owners on plans to maximize the potential and severity of spills that may otherwise cause future contamination.
- Partner with property owners in the identification, assessment, remediation, and reuse of "brownfield" sites. These sites have the potential to contaminate groundwater. Significant State and federal dollars are now available for brownfield assessment, planning, and clean-up in advance of redevelopment. The City should continue to be active in identifying and helping to clean up and restore to economic use those sites that contain soil contamination. See Chapter Seven: Economic Development, for more specific strategies.
- Collaborate with stakeholders. Organizations such as the Rock River Coalition are active in promoting water quality in the Rock River basin. The City should work with these groups on initiatives that effect Jefferson's groundwater supply and quality.

### 4. *Work with the State to Identify and Preserve New Lands within the Glacial Heritage Area*

Because the City of Jefferson is located within the Glacial Heritage Area Project's primary study area, it will be important for the City to remain involved in the project's ongoing feasibility study process, which is intended to identify lands appropriate for future acquisition and preservation. Jefferson should also continue to work with WisDNR to coordinate possible connections between public recreation areas and City neighborhoods. The City's Future Land Use Map (Maps 6a and 6b) will also be an important tool in helping the WisDNR to identify which areas are most appropriate for further study and analysis.

Map 4: Natural Features



## Cultural Resources

At the close of the Blackhawk War, the first settlers came to what would later be named the City of Jefferson. In 1838, the population of the settlement was increased by the arrival of three new settlers: W. Sanborn, A. Ebenezer and M. Seaton. In the spring of 1839, William Sanborn, an industrious resident who foresaw a growth pattern for Jefferson, built a two-story frame building on Main Street to serve as a hotel. After it was burned down, a nearly identical building called the Sawyer House was built on the same location. It was razed between 1911 and 1912 to clear the site for the present F & M Bank.

The Village of Jefferson was informally incorporated on April 13, 1857. The village grew and prospered, and an act of the Wisconsin legislature approved the incorporation of the Village of Jefferson as a City on March 19, 1878. At the time of its incorporation as a city, Jefferson had a population just under 3,000. There were kerosene lamps, coal and wood stoves, barns, hitching posts, dirt streets, and a horse watering tank in the middle of Main Street. This quaint, small-town atmosphere continues today.

The Jefferson Historical Society Museum is located in the lower level of City Hall at 317 South Main Street. The Society holds an archive of photographs and a collection of historic artifacts, including information about local schools and churches. The Society also maintains a database of 61,215 events from 1836 to 1979 composed by Elmer Waldmann, a member of the Jefferson Historical Society. Waldmann laboriously summarized thousands of articles from the Jefferson Banner newspaper and other resources at the Jefferson Public Library.

The Council for the Performing Arts, a non-profit organization founded in 1977, is dedicated to all professional and amateur arts for community enrichment and entertainment. Jefferson is very fortunate to have the Performing Arts Center — a 1,000-seat auditorium with a 64 by 44 foot proscenium stage and fine light and sound systems, making this facility one of southeastern Wisconsin's largest community theaters. The Center is located in Jefferson High School, and the Council shares the stage with a busy school district schedule. The stage provides the spotlight for professional and amateur musicians, actors and dancers. Area residents have enjoyed great performances from the Glenn Miller Orchestra, the Madison Symphony, Missoula Children's Theater, and the Dutton Family. More than 15,000 people enjoy these wonderful events every year.

The City of Jefferson is a strong German community which celebrates that heritage in September annually. Gemuetlichkeit Days is a three-day event held on the second weekend after Labor Day. This is a family event with a German theme. Young and old dress in traditional German costume, and participate in contests for all ages throughout the weekend. Visitors enjoy music and dancing, food, and a large parade at the end of the event.

### Cultural Resource Recommendations

#### Summary

- Continue historic renovations to existing buildings that enhance the character of the downtown.
- Continue to support and expand existing events and explore new events such as a canoe festival.



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## Historic Sites

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The Wisconsin Historical Society's Architecture and History Inventory (AHI) contains data on a wide range of historic properties throughout the state. The AHI identifies 154 documented structures in the City of Jefferson. This list includes the Rock River Bridge, Jefferson Public Library, St. Mary's Episcopal Church, and several other houses, churches, and commercial buildings. There are 8 properties or areas in the City that are listed on the National Register of Historic Places including the Copeland--Ryder Company, the High School, and the Main Street Commercial Historic District. An additional 26 sites are located in the planning area.

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## Archeological Sites

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There are 33 archeological sites within the City of Jefferson designated by the Wisconsin State Historical Society. These sites include cemeteries/burial sites, effigy mounds, and campsites/villages. All human burial sites, including cemeteries and Indian mounds, are protected under State law. The National Historic Preservation Act of 1966 requires federal agencies to ensure that their actions do not adversely affect archeological sites on or eligible for listing on the National Register of Historic Places. Archeological sites can be protected during the course of state agency activities if the sites have been recorded with the Office of the State Archeologist. An additional 123 sites are located in the planning area.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Many of these sites are located on private land, and may not be viewed by the general public.

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## Cultural Resource Goals, Objectives, and Policies

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### *Goal:*

- a. Preserve cultural, historic, and archeological site and scenic character.

### *Objectives:*

- a. Maintain and enhance the cultural integrity of the City through preservation and enhancement of historic, cultural, and archeological resources.
- b. Promote the historic Downtown area as the central gathering, working, and living place in the City.

### *Policies:*

- a. Support local cultural events, like Gemuetlichkeit Days, which celebrate the unique heritage of the City of Jefferson.
- b. Emphasize the value of historic buildings as community focal points.
- c. Support the efforts of the Jefferson Historical Society, including historic building restoration and preservation of locally significant artifacts and information.
- d. Encourage private landowners to protect and rehabilitate historic and archeological sites, and incorporate them into the planning of new development areas where appropriate.

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## Cultural Resource Programs and Recommendations

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### *1. Continue Historic Downtown Renovations*

The City should collaborate with Downtown and riverfront historic building owners to develop a strategy to restore façades and business signage in accordance with the Downtown & Riverfront Design Guidelines for Infill and Restoration. The City should also promote and utilize the Jefferson Façade Improvement Grant

(FIG) program to provide financial resources to assist Downtown and riverfront businesses and building owners in their building revitalization efforts. The FIG program provides financial assistance for the improvement of building façades in designated areas including a Downtown commercial area, redevelopment area, or TIF district.

Investments in high quality Downtown public infrastructure, such as the recently completed bridge on USH 18 over the Rock River, should also continue.

### *2. Protect and Rehabilitate Known Historic and Archeological Sites*

This *Plan* identifies known historic and archeological sites that are included in the Wisconsin Archeological Site Inventory (ASI) and the State Historic Society databases. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. The City should make specific requests to the State Historical Society for more detailed information when development proposal is offered on land in an area where a historic or archeological site has been identified.

### *3. Support and Sponsor City Events*

The City has an opportunity to bolster the community's pride, cohesiveness, and sense of place by supporting and sponsoring local events and programs that celebrate the history, culture, and values of City residents. The City should coordinate with the School District, the Jefferson County Fair, the Chamber of Commerce, the Historical Society, churches, and other community groups to help organize these events. The County, City, and local organizations currently host events such as the Jefferson County Fair, Classic Cars Shows, Summer Concerts, farmers market, and Take a Kid Fishing Day.



In addition, the City could sponsor an annual event that attracts river and canoe enthusiasts from around the region to capitalize on Jefferson's location at the convergence of the Rock and Crawfish Rivers. Such an event could include the following types of attractions: mini workshops on paddling, canoe safety, or similar topics; canoe races; canoe parade where participants decorate their canoe; raffles; skills shows; canoe and canoe accessory vendors; t-shirts; refreshments; or a showing of river related films for the evening hours. The City's Park and Recreation Department should help to organize this event, as well as local recreation groups.

In promoting new events as well as already established events such as *Gemueticlichkeit Days*, the City and Chamber should tap all available regional marketing organizations, publications, and internet-based resources to get the word out to City residents and to residents of surrounding communities and the region.

