

Who is in charge of Extraterritorial Zoning?

Joint Extraterritorial Zoning Committee~

Jim Stradal, Stephenson, Town Board Supervisor,
Plan Commission Chair

Mike Kudick, Stephenson, Town Board Chair

Kevin Solway, Stephenson, Town Board
Supervisor

Kurt Kostuch, Crivitz Trustee, Development
Committee Chair

Stew Swanson, Crivitz Trustee, Development
Committee Member

Amy Grandaw, Crivitz Trustee, Development
Committee Member

John Deschane, Crivitz President, Development
Committee Non-Voting Member

What is the Extraterritorial Zoning process?

The committee will hold public meetings over the next 2-3 years.

Their goal is to develop recommendations for a zoning ordinance.

The ordinance will include~

- Identification of zoning districts on a map,
- Description of each zoning district,
- Allowable uses,
- Administration & enforcement of the ordinance.

The committee will hold a public hearing on the proposed ordinance, once developed.

Following the hearing they will vote on recommendation of the ordinance to the Village Board. An affirmative vote of 4 of the 6 members are required for recommendation.

The Crivitz Village Board will approve the final ordinance as recommended by the committee after appropriate public hearings are held.

Any changes to the newly established zoning ordinance must be first evaluated and approved by the Joint Extraterritorial Zoning Committee only after a public hearing is held.

It is important to note that the area would still be in the township. Building permits would continue to be obtained from the town building inspector. Zoning permits or variances would be obtained from the Village.

Where can I get more information?

- Visit www.crivitz.com.
- Visit www.stephensonwisc.com
- Visit <https://docs.legis.wisconsin.gov/statutes>.

Copies of the following documents are available upon request at the Crivitz Village Hall, or in pdf format by sending a request to mpadgett@vocwi.com

Village of Crivitz Ordinance No. 2018-08: Interim Zoning to Preserve Existing Land Uses in Lands Which are the Subject of Extraterritorial Zoning in the Town of Stephenson, Marinette County, Wisconsin

Village of Crivitz Resolution No. 276: Declaring Commencement of Proceedings and Intent to Zone Extraterritorial Lands in the Town of Stephenson, Marinette County, Wisconsin in an Area Not to Exceed 1.5 Miles from the Corporate Limits of the Village of Crivitz

Village of Crivitz Wellhead Protection Plan

Extraterritorial Zoning Boundary Map 11/20/18

Extraterritorial Land Use Map Overlay 11/20/18

Village of Crivitz

Extraterritorial Zoning Fact Sheet



March, 2019



This fact sheet is a general guide and is not intended to provide any legal advice. The reader should only rely on the actual Wisconsin statute, which controls over any unintended discrepancies in this fact sheet. Please see Wisconsin Statute 62.23(71) Extraterritorial Zoning

What is Extraterritorial Zoning?

Zoning helps protect property values by keeping incompatible or unsuitable uses away from adjacent properties. For example, a factory or commercial use would likely not be permitted in a residential zone.

Villages are given statutory authority to exercise their zoning authority outside of their municipal boundaries through a process known as 'Extraterritorial Zoning'. They may do so within a contiguous area extending not more than 1-1/2 miles of their boundaries, provided the proper cooperative steps with the adjoining town are followed.

While zoning may concern many, extraterritorial zoning is simply a way to protect the property values and water resources for all of the businesses and residents who live in and around the Village of Crivitz.

Extraterritorial Zoning does not~

Include or involve any annexation or acquisition of property by the Village of Crivitz.

Change the existing use of a property. If a property is currently used for farming, the property owner, or future owner would be able to continue farming the property.

Regulate how much fertilizer may be used on farmland or residential property.



Why is Extraterritorial Zoning happening here?

Groundwater Protection or Aquifer Protection ~

The Village's 3 municipal wells are located outside of the Village limits and draw from an aquifer that ranges from the Twin Bridge area in the Town of Stephenson and runs southeasterly toward the Lake Noquebay Outlet.

Because the Town does not currently have zoning, there is no legal mechanism in place for the Village to enact regulations to protect the groundwater that contributes to these wells. Extraterritorial zoning would provide that legal mechanism.

The Crivitz Wellhead Protection plan identifies the land contributing groundwater to the wells as the "wellhead protection area". The plan requires companion legislation to set forth land use regulations and provide for enforcement of these regulations within the designated wellhead protection area to ensure the groundwater is protected. This legislation would be included in the extraterritorial zoning ordinance as a 'zoning overlay district'.

Protecting this irreplaceable water resource should be a high priority for not only Village residents and visitors, but also for those living in the Township. A significant percentage of Town residents rely on the same aquifer that supplies the Crivitz municipal wells as their sole source of water.

It is the Villages position that achieving this goal will benefit all private landowners in the areas of the municipal wells, children and staff attending the Crivitz Schools, and all those who visit and work in the Village of Crivitz.

Village Boundary Buffer~

The Village is also seeking to create a 'buffer zone' around its boundaries that would preserve the property values of landowners on its borders.

For example: a Village property zoned and used for residential purposes with a \$250,000 home present - a significant investment- sitting immediately on the town/village line. At the present time there is no land use regulation or zoning on the town side of this line. Therefore, any type of business, including a plastics manufacturer, a high-volume swine farm or a similarly offensive business could begin operation next to this residential parcel, thereby rendering it virtually unmarketable and reducing its value considerably.

Zoning of the property on the town side of the line, regulating its use to prohibit an offensive industry of the nature shown in the example would benefit both the residential landowner on the village side of the line, as well as landowners in the nearby vicinity.

