

Village of Crivitz

Marinette County, WI

20-YEAR COMPREHENSIVE PLAN



Prepared by: Bay-Lake Regional Planning Commission
September 2009



**VILLAGE OF CRIVITZ
MARINETTE COUNTY, WISCONSIN**

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CLERK Marilyn Padgett

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VILLAGE OF CRIVITZ 20-YEAR COMPREHENSIVE PLAN

Prepared by:

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RESOLUTION NO. 238

**VILLAGE OF CRIVITZ PLAN COMMISSION
ADOPTION OF THE VILLAGE OF CRIVITZ
20-YEAR COMPREHENSIVE PLAN**

WHEREAS, Wisconsin Statutes 62.23 authorizes the adoption of a Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development of the Village;

AND WHEREAS, the Comprehensive Plan has been prepared by the Bay-Lake Regional Planning Commission which contains proposals, programs, descriptions, maps, and explanatory matter regarding natural resources, population, housing, economic development, transportation, land use, public facilities, outdoor recreation, and future land use plan for the 20-year planning period;

AND WHEREAS, the Comprehensive Plan has been prepared in accordance with the elements of a plan as defined in Wisconsin Statutes 66.1001 (Smart Growth);

AND WHEREAS, the Comprehensive Plan has been drafted and reviewed by the Village of Crivitz Plan Commission;

NOW, THEREFORE BE IT RESOLVED that the Village of Crivitz Plan Commission hereby recommends to the Crivitz Village Board that a Comprehensive Plan entitled: *Village of Crivitz 20-Year Comprehensive Plan*, be adopted by the Village Board pursuant to Wisconsin Statutes Sections 62.23 and 66.1001(4).

Dated this 10 day of Sept, 2009.

Resolution introduced and adoption moved by Paul Dyer.

Motion for adoption seconded by Bob Volk.

Voting Aye: _____ Nay: _____

APPROVED:

Gregory Behrendt
Village of Crivitz Plan Commission Chair

ATTEST:

Patricia Deschamps
Village of Crivitz Plan Commission Secretary

**VILLAGE OF CRIVITZ
ORDINANCE NO. 2009-13**

**An Ordinance Adopting a Comprehensive Plan for the Village of Crivitz Pursuant to
Wisconsin Statutes Section 66.1001 (Smart Growth)**

WHEREAS, on September 6, 2007, Marinette County approved a contract with the Bay-Lake Regional Planning Commission to prepare a Multi-Jurisdictional Comprehensive Plan for Marinette County, to include the Village of Crivitz, under the guidelines of Section 66.1001 Wisconsin Statutes; and,

WHEREAS, the project included a public participation plan in every stage of the process for preparation of a Comprehensive Plan for the Village of Crivitz, which addressed provisions for wide distribution of the proposed elements of the Comprehensive Plan, and provided an opportunity for written comments to be received from the public and for the Village to respond to such comments; and,

WHEREAS, the Crivitz Plan Commission held a public hearing on September 10, 2009, which was preceded by a Class 1 Notice provided as described in Wisconsin Statutes Chapter 985 that was published at least 30 days before the hearing was held, and the notice included all of the following information:

1. The date, time and location of the hearing;
2. A summary of the proposed Comprehensive Plan;
3. The name of the individual employed by the Village of Crivitz who may provide additional information regarding the proposed ordinance;
4. Information relating to where and when the proposed Comprehensive Plan could be inspected before the hearing, and how a copy of the Plan could be obtained; and,

WHEREAS, on September 10, 2009, the Village of Crivitz Plan Commission recommended to the Village Board adoption of the Comprehensive Plan by resolution, which vote is recorded in the official minutes of the Plan Commission; and,

WHEREAS, the Village Board of the Village of Crivitz, having carefully reviewed the recommendation of the Village Plan Commission, having determined that all procedural requirements and notice have been satisfied, having given the matter due consideration, including consideration of the Plan elements relating to issues and opportunities, natural, agricultural and cultural resources, population and housing, economic development, transportation, utilities and community facilities, intergovernmental cooperation, land use and implementation, and having determined that the Comprehensive Plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Village of Crivitz which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Village Board of the Village of Crivitz, Marinette County, Wisconsin, **DOES ORDAIN AS FOLLOWS:**

Section 1: The Comprehensive Plan recommended by the Village of Crivitz Plan Commission to the Crivitz Village Board, attached hereto as Exhibit A, is hereby adopted.

Section 2: The Village Clerk is directed to file a copy of the attached Comprehensive Plan for the Village of Crivitz with all the following entities:

1. Every governmental body that is located in whole or in part within the boundaries of the Village of Crivitz;
2. The Clerk of every local governmental unit that is adjacent to the Village of Crivitz;
3. The Wisconsin Land Council;
4. The Wisconsin Department of Administration;
5. The Bay-Lake Regional Planning Commission;
6. The public library that serves the area in which the Village of Crivitz is located.

Section 3: SEVERABILITY Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall only apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

Section 4: EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication as provided by law.

Offered by: Jo Di Volk
Seconded by: Janis Porfilio
Vote: Ayes: 5 Nays: 0
Abstentions: 0 Absent: 1
Date of Adoption: 09/15/2009

BY ORDER OF THE BOARD OF TRUSTEES
VILLAGE OF CRIVITZ, WISCONSIN


John J. Deschane
President

ATTEST: 
Marilyn L. Padgett
Clerk/Treasurer

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Volume I

Village Plan

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**CHAPTER 1:
INTRODUCTION**

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PURPOSE OF THE COMPREHENSIVE PLAN

This comprehensive plan for the Village of Crivitz was prepared to address the future development of land within and adjacent to the village during the next 20 years. The goal of the plan is to establish measures to grow the village's economic base; improve the appearance and function of the Village Center; provide housing and services for an aging population; and create a variety of recreational opportunities while maintaining the village's small-town feel. The plan is to serve as a guide to ensure consistent decisions are being made in regards to recreational enhancements, transportation improvements, housing development, public services expansion, and sound economic development. The *Village of Crivitz 20-Year Comprehensive Plan* is a legal document establishing the policy framework from which village officials will base their future decisions.

The cornerstone of this plan is the future land use map found in Chapter 3. To assist officials in working toward achieving this desired land use map for the village, a thorough list of development strategies provide a roadmap for officials and residents to follow as they work to implement the village's comprehensive plan. The Future Land Use Map (Map 3.1) shall be used for reference and in conjunction with the Village of Crivitz ordinances and other growth and development strategies such as a Tax Incremental Financing to guide decisions on where and how the Village of Crivitz should be developed as well as preserved during the next 20 years.

State Planning Legislation

The *Village of Crivitz 20-Year Comprehensive Plan* was prepared to appropriately address the following required nine elements of a comprehensive plan as outlined in s. 66.1001, Wis. Stats.

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agriculture, Natural, and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

Comprehensive Planning Legislation s. 66.1001, Wis. Stats. further states:

“Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's comprehensive plan:

- (a) Official mapping established or amended under s. 62.23 (6).
- (b) Local subdivision regulation under s. 236.45 or 236.46.
- (c) County zoning ordinances enacted or amended under s. 59.69.
- (d) City or village zoning ordinances enacted or amended under s. 62.23 (7).
- (e) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.
- (f) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.”

HOW TO USE THIS PLAN

The *Village of Crivitz 20-Year Comprehensive Plan* consists of ten chapters presented in two volumes along with an appendices. Chapters 1 through 4 comprise **Volume I** of the village's plan. The content of these four chapters meet all the requirements outlined in s. 66.1001, Wis. Stats. The appendix is comprised of planning materials generated during the preparation of the *Village of Crivitz 20-Year Comprehensive Plan*. **Volume II** consists of Chapters 5 through 11. These chapters detail background information and data at both the village and county level.

Volume I: Village Plan: This volume describes how the Village of Crivitz envisions itself developing during this 20 year planning period. It includes detailed background information and data, development strategies, land use projections, a General Plan Design (future land use map), and a plan implementation schedule.

Chapter 1: Introduction - contains an overview of the purpose of the plan; the planning legislation; plan development process; and the vision statement.

Chapter 2: Inventory, Trends, and Forecasts - identifies land use issues and conflicts; acknowledges continued land use trends; and projects future land use allocations for residential, commercial and industrial needs.

Chapter 3: Future Land Use Plan - illustrates a desirable future land use plan and defines the characteristics of the future land uses through a series of land use recommendations.

Chapter 4: Implementation – discusses intergovernmental cooperation programs to facilitate joint planning and decision making processes with other government units. In addition, it details a work plan to implement the development strategies (goals, objectives, policies, and programs) of the comprehensive plan with identified stakeholders and projected timetable for completion.

Appendices: Village Plan – contains public participation materials; nominal group results; and intergovernmental cooperation workshop results.

Volume II: Community Resources: This volume contains village and countywide background information that served as a basis in the development of the village's development strategies and future land use recommendations.

Chapter 5: Natural, Agricultural and Cultural Resources - provides a detailed description of the villages and county's unique natural and cultural features.

Chapter 6: Population and Housing - presents village historic demographic information along with future population and housing projections.

Chapter 7: Economic Development – highlights labor force statistics; economic composition; and provides an analysis of existing and future economic conditions for the village and Marinette County.

Chapter 8: Transportation - describes the villages and county's existing multi-modal transportation system.

Chapter 9: Utilities and Community Facilities - inventories all local and countywide utilities and facilities including schools and emergency services.

Chapter 10: Land Use Controls and Inventory – provides a brief overview of village ordinances regulating land use and development and provides a detailed inventory of existing land uses.

Appendices: Community Resources - economic SOAR results; land use inventory codes; a detailed list of available housing, economic development, and transportation financial and technical resources; a glossary of acronyms and definitions; and other relevant input and materials generated or gathered during the planning process.

PLAN DEVELOPMENT PROCESS

The 30 month multi-jurisdictional planning process was divided into three separate planning phases:

First Phase: Inventorying countywide background information to be used for preparation of the county resource document.

- Countywide background data was collected, analyzed, and presented for review.
- Marinette County Comprehensive Plan Advisory Committee (MCCPAC) and communities representatives reviewed and provided input on the countywide background materials.
- Two (2) Open Houses were conducted. These Open Houses were held to allow the public to review background materials, ask questions, and provide feedback.
- A draft of *Volume II: Village of Crivitz and Marinette County Resources* was prepared to be used as reference during the completion of the local and county comprehensive plans.

Second Phase: Completion and adoption of the local comprehensive plans

- The Village of Crivitz Planning Committee held its initial planning meeting with BLRPC staff in October of 2008.
- Meetings were held on a monthly basis to review materials and to gather additional input from residents and landowners.
- The village’s vision statement was developed along with the land use goals, objectives, policies, and programs by using results from the various issue identification workshops and background data.
- A preliminary future land use map was prepared along with the recommended land use strategies to guide future development and conservation of the village over the next 20 years.

Third Phase: Completion and adoption of the *Village of Crivitz 20-Year Comprehensive Plan*

- The required thirty-day review of the village’s plan was held during August and September of 2009 to allow citizens, landowners, neighboring communities, and other interested parties to review the completed draft of the *Village of Crivitz 20-Year Comprehensive Plan*.

- Crivitz’s second open house was held on September 10, 2009 to allow the public to review the planning materials and provide input as to the contents of the draft plan.
- The required Public Hearing on the *Village of Crivitz 20-Year Comprehensive Plan* was held on September 10, 2009, and the Planning Commission made recommendation for adoption of the plan following the public hearing. Any input received during the review, open house, and public hearing was considered and included in the village’s comprehensive plan as appropriate.
- The *Village of Crivitz 20-Year Comprehensive Plan* was completed on September 15, 2009 with its adoption as an ordinance by the Crivitz Village Board of Trustees.

Public Participation Process

The Village of Crivitz used the following public involvement steps and group discussions to gather valuable information in the preparation and adoption of the *Village of Crivitz 20-Year Comprehensive Plan*.

Public Participation Plan

The key component in drafting and adopting a comprehensive plan that fully addresses the village’s future planning needs is gathering input from residents and land owners during the plan development process. In accordance with s. 66.1001(4), Wis. Stats., the Village of Crivitz approved “Procedures for Public Participation for Adoption or Amendment of the Village of Crivitz Comprehensive Plan” at their village board meeting on June 19, 2007. A copy of these written procedures is included as Appendix A of this plan.

Monthly meetings – open to the public - were held to review background data, finalize each plan element, and create the Future Land Use Plan. In addition to the monthly planning meetings, the following steps were used to gather additional input from the public.

Nominal Group Exercises

The Nominal Group Exercise was conducted at Wausaukee School on October 16, 2007 with more than 50 participants. Following an overview of the planning process, timeline, plan outline, local schedules etc.; the attendees broke into four groups and were asked to (individually) identify the important issues that will be addressed in the Comprehensive Plan.

The results of the “nominal group” include more than 200 issues and are shown in Appendix B.

Intergovernmental Cooperation Workshop

An Intergovernmental Cooperation Workshop was conducted on June 18, 2009 for the Village of Crivitz, the Town of Beaver, the Town of Stephenson, neighboring municipalities, school districts, civic and recreational clubs, Marinette County staff, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, and other entities and departments that have an interest in and/or direct impact on the implementation of the area’s comprehensive plans.

The goal of the workshop was to gather input on any current land use issues or conflicts that need to be addressed during the development of the local comprehensive plans as well as the county’s plan. Some examples of positive working relationships and current and future issues and conflicts are listed below. Those in attendance were also asked to provide potential resolutions to those land use problems. Examples of some of the resolutions discussed during the

meeting are also listed below. A comprehensive list of positive working relationships, current or future land use issues and conflicts, and potential resolutions are attached as Appendix C.

Positive Working Relationships

- Shared services (mutual aid for fire, police and rescue squad)
- Shared services for recycling
- Shared services for schools
- Informal agreement for sharing of equipment and crews for road and utility work

Existing or Potential Land Use Conflicts

- Possibility of annexation around the Village of Crivitz
- Protection of Village’s water well located in Town of Stephenson
- Better well protection planning in area
- Village buying land in town.
- Land uses occurring on border between communities
- Land uses affecting roads

Resolutions

- Sharing of information between communities (e.g. meeting minutes)
- Have representatives from each community attend board meetings and report back
- Mutual planning efforts and communication
- Boundary agreements
- Planning commissions from communities should meet quarterly
- Communicate before actions are taken.

Open Houses

Two open houses were held during the planning process. The first was held close to the planning mid-point on January 16, 2008 at the Crivitz Municipal Building. Several displays and informational pieces were available for review, including a draft of the Volume II Resource document and several display maps illustrating the County’s natural resources.

Those in attendance were encouraged to attend future meetings and provide input as to the contents of the plan. They were offered the opportunity to provide written comments on the displays and the overall planning process.

The second open house was held on September 10, 2009 at the Crivitz Village Hall. It was held at the conclusion of the planning process to allow the residents and other interested persons the opportunity to review the completed draft plan and give input as to its contents and scope.

VISION STATEMENT

The following is the village's 20-Year Vision Statement as prepared by members of the Plan Committee:

“In 2030, the Village of Crivitz is a healthy and vibrant community lead by progressive government officials and community leaders. The village’s diverse economy is comprised of tourism, industry, commercial services, and professional occupations that offer family supportive wages. The combination of affordable residential housing for all age groups; plentiful recreational and cultural opportunities; and a school district viewed as an academic leader makes Crivitz attractive to families seeking a community with strong qualities”.

CHAPTER 2: INVENTORY, TRENDS, AND FORECASTS

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INTRODUCTION

This chapter contains detailed background information and data used in the creation of the *Village of Crivitz 20-Year Comprehensive Plan*. This chapter also highlights the demographic, economic, and land use trends and forecasts used to prepare the Village of Crivitz 20-Year Future Land Use Map contained within Chapter 3 of this document.

COMMUNITY INVENTORY

History and Description of Planning Area

Village of Crivitz History (John Deschane)

The community known as Crivitz was born as a sawmill town in the late 1800's as the rail junction (known as "Ellis Junction") of the then Milwaukee and Northern Railroad line. The area's bountiful timber was sawn at a mill owned by the Butler-Mueller Company, who sold their interests to Hieronymus Zech. Mr. Zech started a major land selling campaign, selling the logged off areas to Polish and German immigrants from the Milwaukee and Chicago area. These industrious immigrants started farms in the "cutover" country.

In 1905 a group of men formed the Crivitz Pulp and Paper Company and built a dam on the Peshtigo River. Remnants of this dam can still be seen from the bridge near Riverside Tavern. The pulp mill operated until 1925, when the dam washed out. Once the plentiful timber was gone, along with the pulp mill, the area became a farming community. As the railroad and highway system developed, more people came to our area to see its natural beauty. Our area has become one of Wisconsin's most popular tourist destinations.

The original Village of Crivitz was laid out west of Ellis Junction by Judge Fredrick J. Bartels and registered on September 10, 1883. Judge Bartels names the village after his home town of Crivitz, Germany. ("Crivitz" in German means "curve in the road."). Judge Bartels was a prominent member of our community, serving as a postmaster, justice of the peace and chairman of the Town Board of Supervisors. His wife, Louisa Bartels, donated the lands for the original location of the Catholic and Presbyterian churches. The Bartels also donated the land for the first school in the community. F.J. Bartels named the original streets using the names of his 12 children, his wife, and himself.

Crivitz was incorporated as a village on March 13, 1913, with J.P. Durler as its first president. In September of 1927 the village was dissolved to become a part of the Township of Stephenson. The village was reestablished on September 11, 1974, with Paul Dyer as president. It is an incorporated village today.

The first Crivitz School was constructed in 1885 on the site of the current elementary school. The building was a one-room frame building. A second classroom was added in 1900 to take care of the "rapid growth of the settlement". The building burned in 1906 and was replaced in 1907 with a two-room building, which served the community until growth again demanded a larger facility. A modern 2 story brick elementary and high school was constructed in time for the 1913-1914 school year. A fire in 1924 destroyed this building. The building that replaced it is still in use today as part of our elementary school. In 1999 a separate high school was built just off Highway 141.

St. Mary’s Catholic Church was incorporated on April 21, 1900. The original building was built in 1898 and destroyed by fire in 1907. It was replaced in 1908 with a larger and more modern facility. That building was struck by lightning on Mother’s Day in 1962 and completely destroyed by fire again. The current building is built one block north of the original structure. Grace Evangelical Lutheran Church was formed on November 11, 1900, and has been worshiping in its building since they purchased it from the Episcopalians in 1908. A major addition was added to the building in 1998. Faith Presbyterian Church was organized in Crivitz on June 4, 1907, with its first services held at the schoolhouse. The Gow Memorial Presbyterian Church was dedicated on June 13, 1913, and served the congregation until they dedicated their current building on March 10, 1958. Trinity Assembly of God started their services at the American Legion Hall in February of 1980. They constructed their church on South St. in the Village in the spring of 1983.

The Crivitz we see today may look different than the Crivitz that was first laid out and recorded 125 years ago at the Marinette County Court House, but many things are still the same. The rail junction once known as Ellis Junction, with the main north/south rail line and Marinette spur, is still here and in daily use, no longer by the Milwaukee and Northern railroad but now the Escanaba and Lake Superior Railroad. The depot still stands, much older and tired-looking. It no longer serves as a passenger depot but as an office for the railroad workers. Passenger service has been long discontinued, but we still see many freight cars going through town. You can still lunch at the “Hotel”, presently renamed “Trackside”, in the same building that has been here all of these years. You can still buy lumber from the Gochts, plumbing from the Damas, and groceries and cars from the Witts. These businesses continue to be run by the descendents of Charles Gocht, Joe Dama and Patsy Witt, who were some of the merchants that were here when Crivitz first started in the early 1900s.

Our community economy has also changed from the days of the Butler-Mueller Sawmill and Crivitz Pulp and Paper Mill. While sawmills and logging are still an important part of our local economy, tourism has become our economic mainstay. The efforts and drive of the Crivitz Recreation Association since its inception in 1936 and those of the Crivitz Business Association, established in 1975, to promote our area and its natural beauty, have made Crivitz the tourism capital of Northeastern Wisconsin. Without a doubt, Crivitz is a great place to live, work and play!

Village of Crivitz Planning Area

The Village of Crivitz is located in west central Marinette County. It is completely surrounded within the east central portion of the Town of Stephenson. The village encompasses an area of approximately 1,003 acres. Map 2.1 provides a general location of the Village of Crivitz in Wisconsin. Map 2.2 shows the Village of Crivitz while Map 2.3 highlights the planning area.

Past Planning Efforts

The Village last developed a Comprehensive Plan in 1980. A Downtown Redevelopment Plan was developed in 2008 and included planned improvements to the downtown area that would attract new businesses and improve the appeal of the existing retail commercial establishments.

DEMOGRAPHIC TRENDS AND FORECASTS

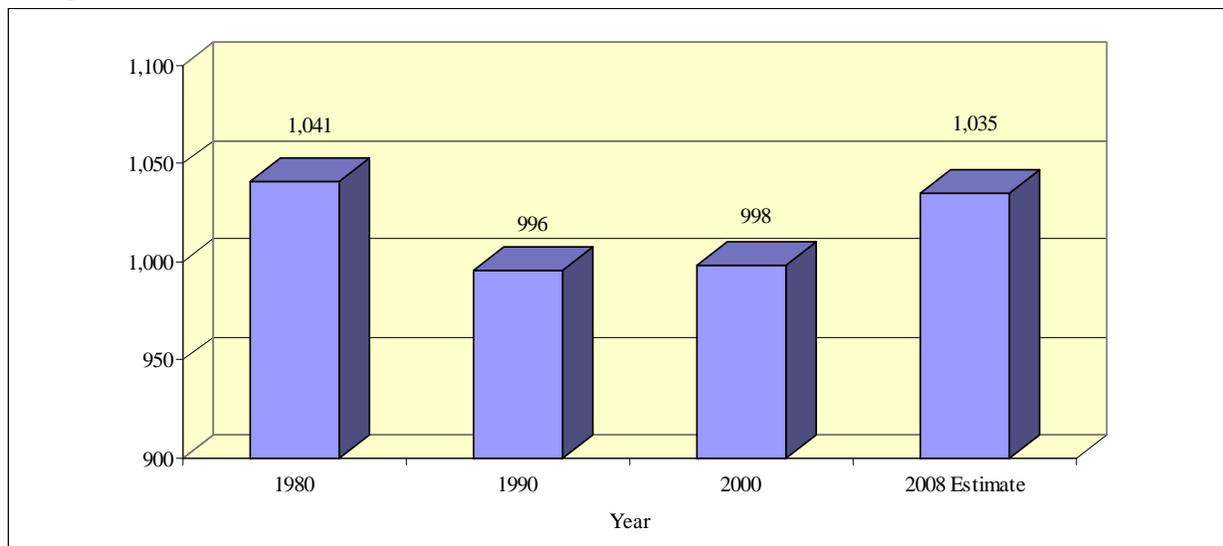
Population

Historic Population Trends

Analyzing the change in population and housing trends and characteristics over time is important to help understand the needs of a community’s current and future populations.

As illustrated by Figure 2.1, the Village of Crivitz has generally experienced very minor population fluctuations since its incorporation in 1972. The Wisconsin Department of Administration (WDOA) estimates that the village’s population has grown to 1,035 from the 2000 Census count of 998 persons.

Figure 2.1: Census Population, 1980, 1990 and 2000; and, WDOA Population Estimate, 2008; Village of Crivitz



Source: U.S. Bureau of the Census, General Population Characteristics 1840-1970, Bay-Lake Regional Planning Commission, December 1975; U.S. Bureau of the Census, Census of Population and Housing, 1980, 1990, and 2000; Bay-Lake Regional Planning Commission, 2009; and WDoA Population Estimates, 2009.

For more information regarding historic population and other population trends for the Village of Crivitz and each community in Marinette County, please see Chapter 6 of *Volume II: Community Resources*.

Population Projections

By analyzing past population trends, it is possible to project future population growth/decline over this 20-year planning period. The use of forecasting calculates, or predicts, a future number by using existing figures. It will enable village officials to better understand future needs for housing, utilities, transportation, recreation, and a number of other population influenced services.

**Village of Crivitz
Year 2000 Population
Characteristics**

Population: **998**

Median Age: **41.3**

Age Groups:

- 0-4 years: 6.1%**
- 5-17 years: 17.0%**
- 18-64 years: 51.7%**
- 65+ years: 25.2%**

The Wisconsin Department of Administration’s projections are based on past and current population trends, and are intended as a base-line guide for users. The Linear Trend projects numbers to fit a straight trend line, while a Growth Trend projects numbers fit an exponential curve. More information on these projection methods and how the Village of Crivitz compares to Marinette County and local municipalities can be found in Chapter 6 of *Volume II: Community Resources*.

Based on these the WDOA forecasting method, the Village of Crivitz can anticipate the total number of residents to decline anywhere by approximately 28 persons or -2.81 percent over the next 20 years. The projected loss of population may influence the type and scope of the development strategies prepared to implement the comprehensive plan. The loss of population combined with the significant aging of the village’s population will have a direct impact on the local school, the need for services demanded by older residents, the lack of new revenue to invest in infrastructure and services, and the ability to recruit new businesses to the area to supply jobs or offer goods and services.

Table 2.1: Population Trends and Projections, 2008 - 2030

Geographic Location	2000 Census Population	WDOA Projections						# Change 2000 - 2030	% Change 2000 - 2030
		2008	2010	2015	2020	2025	2030		
Village of Crivitz	998	1035	1,002	999	996	986	970	(28)	-2.81
Marinette County	43,384	44,488	45,153	45,997	46,787	47,305	47,415	4,031	9.29
Wisconsin	5,363,715	5,563,896	5,751,470	5,931,386	6,110,878	6,274,867	6,415,923	1,052,208	19.62

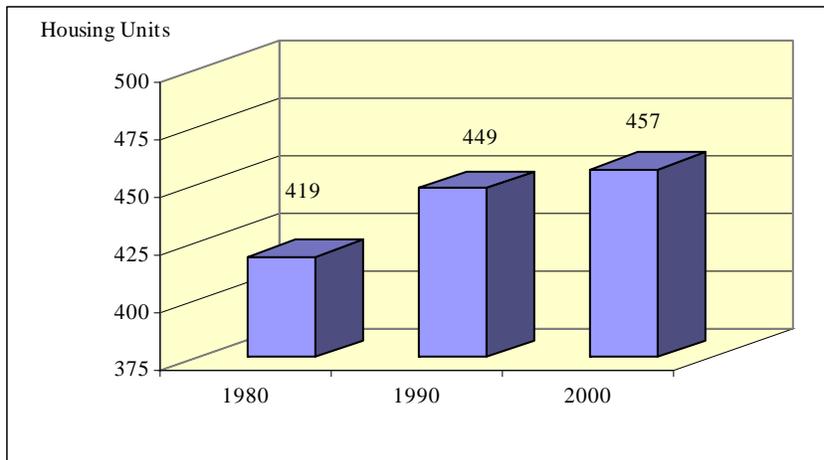
Source: U.S. Bureau of the Census, Census of Population and Housing, 1970 - 2000; Wisconsin Department of Administration, Official Population Projections, 2004; and Bay-Lake Regional Planning Commission, 2007.

Housing

Housing Trends and Characteristics

As reported by the U.S. Census and illustrated by Figure 2.2, the Village of Crivitz’s total number of housing units increased by just eight (8) homes between 1990 and 2000.

Figure 2.2: Historic Housing Units, 1980 - 2000



Source: U.S. Bureau of the Census, 1970, Series 100, Table 2; 1980 Census of Population and Housing, STF 1A, Table 4; 1990 Census of Population and Housing, STF 1A; 2000 Census; WDoA Revised Census Counts, 2000 and 2003; and Bay-Lake Regional Planning Commission, 2009.

Housing Projections

The same methodology used to project population estimates was used to determine future housing needs in the Village of Crivitz. These projections reflect future occupied housing units only, which means vacant housing units are not included. Table 2.2 illustrates the WDOA occupied housing unit projections. The village could experience an increase of approximately 45 new homes between the 2000 Census Count and the plan horizon in 2030. Also shown in the table is the continued anticipated decline in the number of persons residing in each home from 2.38 in 2000 to 2.10 by 2030. This illustrates the village will experience a growing older population combined with a limited number of new families with children moving into the community.

Table 2.2: Occupied Housing Trends and Projections, 1980 - 2030

Village of Crivitz	1980	1990	2000	2005	2010	2015	2020	2025	2030
US Census Occupied Housing Units	419	449	406						
2008 WDOA Household Projections			406	425	439	449	456	455	451
Persons per Household			2.38	2.31	2.24	2.19	2.15	2.12	2.10

Source: U.S. Bureau of the Census, 1970 - 2000 Census of Population and Housing; WDOA Final Household Projections for Wisconsin Municipalities, 2000 – 2025, January 2004; WDOA Final Household Projections for Wisconsin Counties, 2000 – 2030, January 2009; and Bay-Lake Regional Planning Commission, 2009.

Economic Development

The Village of Crivitz’s economy is heavily dependent upon agriculture, sales and service, manufacturing, and food and beverage sales.

Of the village’s residents in the labor force, the majority, 24.1 percent are employed in production, transportation, and material moving; and 24.1 are employed in the service sector. Table 2.3 reflects the occupation of employed persons living in the Village of Crivitz in 2000.

*Village of Crivitz
Year 2000 Economic Characteristics*

1999 Median Household Income: **\$26,250**

Employment Status:

Employed (2006): 93.64%
Unemployed (2006): 6.4%

Education Levels (Ages 25 & over):

High School Graduate: 45.2%
Associate Degree: 4.2%
Bachelor’s Degree: 5.1%
Graduate or Professional Degree: 3.0%

Table 2.3: Employment by Industry Group, 2000

Occupation	Village of Crivitz		Marinette County		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Sales and office	75	19.84	4,427	21.8	690,360	25.2
Service	91	24.07	3,308	16.3	383,619	14.0
Management, professional, and related	74	19.58	4,981	24.5	857,205	31.3
Farming, fishing, and forestry	4	1.06	372	1.8	25,725	0.9
Construction, extraction, and maintenance	43	11.38	2,107	10.4	237,086	8.7
Production, transportation, and material moving	91	24.07	5,141	25.3	540,930	19.8
Total	378	100.00	20,336	100.0	2,734,925	100

Source: U.S. Department of Commerce, Bureau of Economic Analysis, REIS 1969-2000; and Bay-Lake Regional Planning Commission, 2009.

LAND USE TRENDS AND FORECASTS

Existing Land Use Issues and Conflicts

The Village of Crivitz will experience a number of varied land use decisions within the next 20 years. Current and future land use issues and conflicts may include:

- It is important that the planned mixed used development on the east and west sides of USH 141 contains quality business and structures and that the area is developed in an orderly manner because it is the primary entrance to the village.
- The continued reinvestment in infrastructure and support for businesses in the downtown area will be needed to prevent further deterioration and relocation of those businesses to the highway.
- Traffic controls and sign ordinance revisions may be needed to improve safety and improve the appearance of the corridor along USH 141.
- The railroad property may be underutilized and affords the opportunity for a higher use.
- Governor Thompson State park and the significant number of seasonal residents in the adjacent towns will continue to influence retail and commercial development in the Village.

Anticipated Land Use Trends

The diversity of the business community; the high quality of municipal services and local public school; and location are major considerations as to where people chose to live and work. The Village of Crivitz is an ideal location for those individuals wanting to reside in a small community with good municipal services and school. The village maintains a real wholesome sense of community. Redevelopment of the Village Center and the attraction of quality development along the USH 141 corridor and in the designated business areas on the north and south sides of the village could reverse the trend of declining businesses and population growth by adding jobs and creating an influx of new investment and money into Crivitz. If proper planning is done by the village, it can certainly influence any anticipated future economic and demographic trends.

- Commercial and light manufacturing businesses are anticipated to locate along USH 141 corridor and Henriette Avenue.
- There is a potential for multi-family development on the property south of the school.

- There are plans for further development of subdivisions predominately in the southwestern corner of the village’s planning area along the Peshtigo River and in the northwest area of the village.
- Within the traditional village neighborhoods, there are opportunities for infill development and older homes give people an affordable housing option.
- With the village’s rich history, there are ample opportunities for rehabilitation of existing older residential structures because of their unique features, location, and good value.

Development Considerations

Land Supply

There is sufficient room for development opportunities-recreational, residential, retail, commercial, and light industrial land uses within the existing village limits already served by municipal services. Crivitz’s rural, small community feel may be a catalyst for those people seeking those attributes in building a home or locating a business. The School District of Crivitz will also be a draw for those families seeking a quality school offering a variety of extracurricular activities. There is an abundance of affordable homes to draw to both young people and older adults to the community. The Village has developed and continued to improve recreational facilities that are second to none in the County. As an older community, there are redevelopment opportunities within the village’s central business district, including the railroad property which can be redeveloped for a more productive land use.

Land Price

Land prices in and adjacent to the village will follow the regional trend of increasing land prices for development. Parcels along high traffic volume transportation routes will continue to follow the trend for increasing land values for these types of properties. The cost of residential lots within existing subdivisions will remain competitive with surrounding communities. Any agriculture land in the village and planning area will continue to increase in value due to the rise in crop prices. The central business district will see land values remain flat unless future investments are made.

LAND USE PROJECTIONS

Five Year Incremental Land Use Projections

Comprehensive Planning legislation s. 66.1001, Wis. Stats. require Comprehensive Plans to include projections in five-year increments for future residential, commercial, and industrial land uses over the 20-year planning period. Three population and housing projections methods were used to determine anticipated future growth within the village. They are the Wisconsin Department of Administration (WDoA) projections, a moderate growth rate that reflects the anticipated County population growth rate and a more aggressive growth rate that mirrors the State’s anticipated population increase over the 20 year planning period.

It is **not** the intent of this comprehensive plan to see an entire area within each of the developed land use classifications illustrated on the Future Land Use Plan be developed. The specified uses should be allowed if consistent with the type, location, and density of existing development. Some of the land within the land use classification is not developable due to natural features, easements, setbacks, existing preferred land uses, or availability of supporting infrastructure.

Within developing areas, these additional considerations and land uses generally account for approximately 25 percent of the gross land area. Given these considerations, the gross land use needs for residential, commercial, and industrial development for the Village of Crivitz by 2030 is 112 acres.

Residential Projections

The Village’s future residential land use acreage was projected utilizing the following methodology:

- The village’s future housing needs were based on the WDOA occupied housing unit projections for 2010 through 2030.
- A per residential lot average of .75 acres per housing unit; and
- A multiplication factor ranging from 1.25 to 2.5 to allow for market flexibility and to further account for the continued decline in persons per household of 2.36 in 2000 to 2.14 by 2030.

Using this projection model, the Village of Crivitz can anticipate the construction or adaptive reuse of existing structures for an increase of 60 new homes by 2030, which averages approximately three new homes per year. The land needed for these new residents equates to 79 gross acres needed for residential development over the next twenty years.

Table 2.4: Five-Year Incremental Housing Land Use Projections, 2010 - 2030

Year	New Housing Units	Acres Per Dwelling Unit	Market Value Assumption	Acres Needed
2010	33	0.75	1.5	37
2015	10	0.75	1.75	13
2020	7	0.75	2	11
2025	5	0.75	2.25	8
2030	5	0.75	2.5	9
Total	60			79

Source: Bay-Lake Regional Planning Commission, 2009.

Note: The projections are for single family homes and do not account for multiple family and apartment complexes which have greater residential densities.

Commercial and Industrial Future Land Use Needs

To calculate future commercial and industrial land use needs, the ratio between existing residential acreage and existing commercial and industrial land use acreage are determined based on the 2008 land use inventory. That ratio, for commercial land use, is approximately two (2) acres of residential land to every one acre of commercial land for a 2:1 ratio. That ratio, for industrial land use, is approximately 80 acres of residential land to every one acre of industrial land for an 80:1 ratio. Based on this ratio, the village can anticipate allocating some 39 gross acres for commercial development and just more than two (2) acres for industrial development over the 20-year planning period. The commercial and industrial development that is anticipated to take place during the planning period will be in designated locations adjacent to USH 141.

Table 2.5: Five-Year Incremental Commercial Land Use Projections for Commercial and Industrial Uses, 2010 - 2030

Year	Residential	Commercial	Industrial
2010	37.1	18.6	0.98
2015	13.1	6.6	0.35
2020	10.5	5.3	0.28
2025	8.4	4.2	0.22
2030	9.4	4.7	0.25
Total	78.6	39.3	2.1

Source: Bay-Lake Regional Planning Commission, 2009.

SUMMARY OF IMPLEMENTATION GOALS

During the planning process, eleven goals were developed that illustrate how the Village of Crivitz will approach overall growth and development within its municipal boundaries and extraterritorial boundary over the next 20 years. These goals are also listed by topic with applicable objectives, policies, and programs further detailed in Chapter 4. By achieving these more defined policies and programs, the Village of Crivitz will be able to systematically work toward implementation of this Comprehensive Plan over the next 20 years.

LAND USE: To ensure the village and the planning area is developed/preserved according to the land use recommendations formed as the basis for creation of the General Plan Design.

COMMUNITY PLANNING: To utilize the Village of Crivitz 20-Year Comprehensive Plan as a guide when making future land use decisions.

INTERGOVERNMENTAL COOPERATION: To coordinate with the Town of Stephenson, Marinette County, the School District of Crivitz and other interested groups/agencies on future planning projects.

NATURAL RESOURCES: To maintain a healthy natural environment for the residents of the Village of Crivitz to enjoy.

AGRICULTURAL RESOURCES: To protect valuable farmland in the planning area by directing orderly development to other land uses.

CULTURAL RESOURCES: To preserve, enhance, and promote the village’s cultural resources.

HOUSING: To promote quality housing options for all segments of the village’s current and future population.

ECONOMIC DEVELOPMENT: To encourage small scale economic development that is compatible with the size and infrastructure capabilities of the village.

TRANSPORATION: To advocate for a safe and efficient motor and non-motorized transportation network.

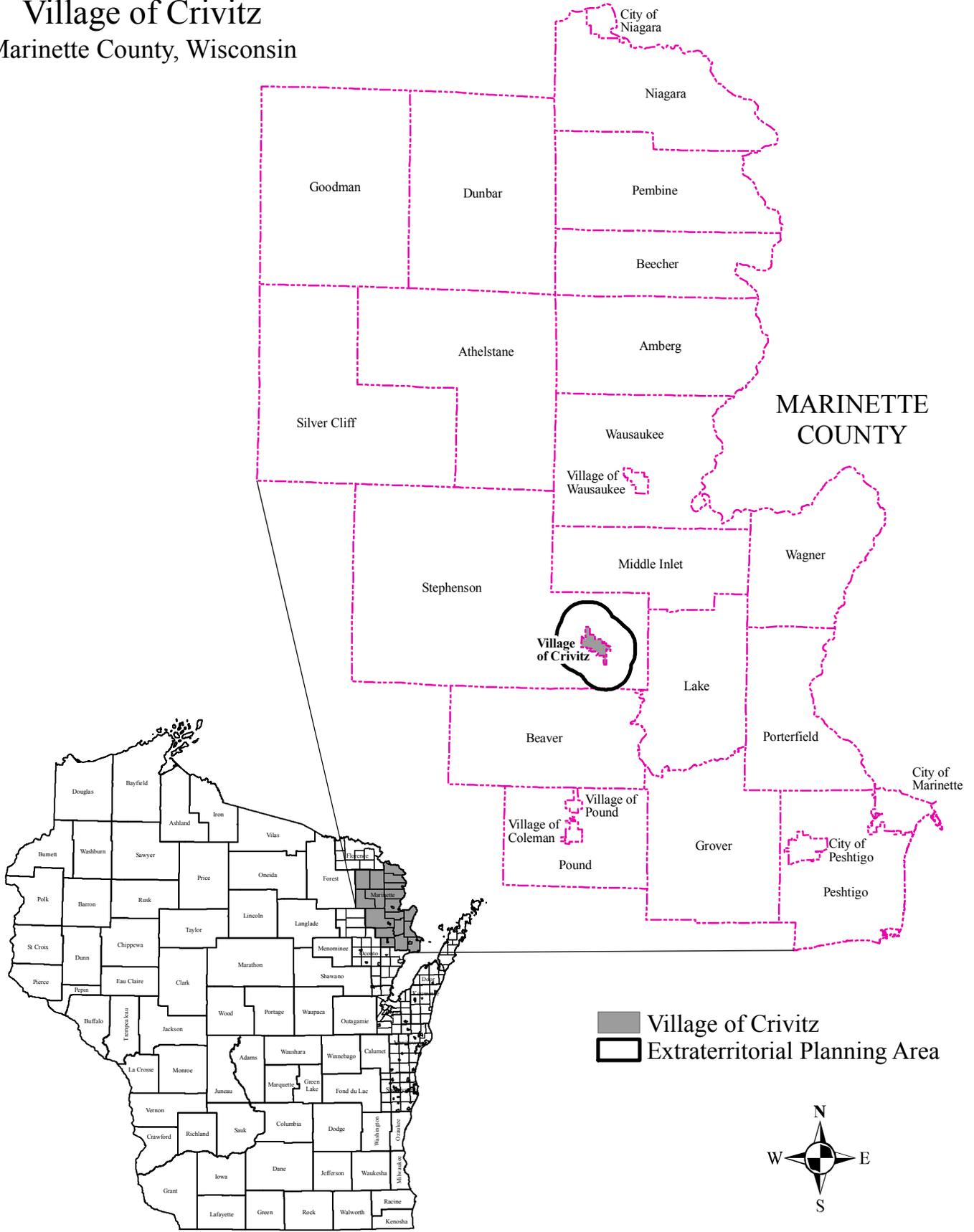
UTILITIES/COMMUNITY FACILITIES: To ensure future community facilities and public utilities adequately serve the residents of the village.

PARKS AND RECREATION: To advocate for a wide variety of recreational opportunities for village residents.

Location Map

Village of Crivitz

Marinette County, Wisconsin



Village of Crivitz
 Extraterritorial Planning Area

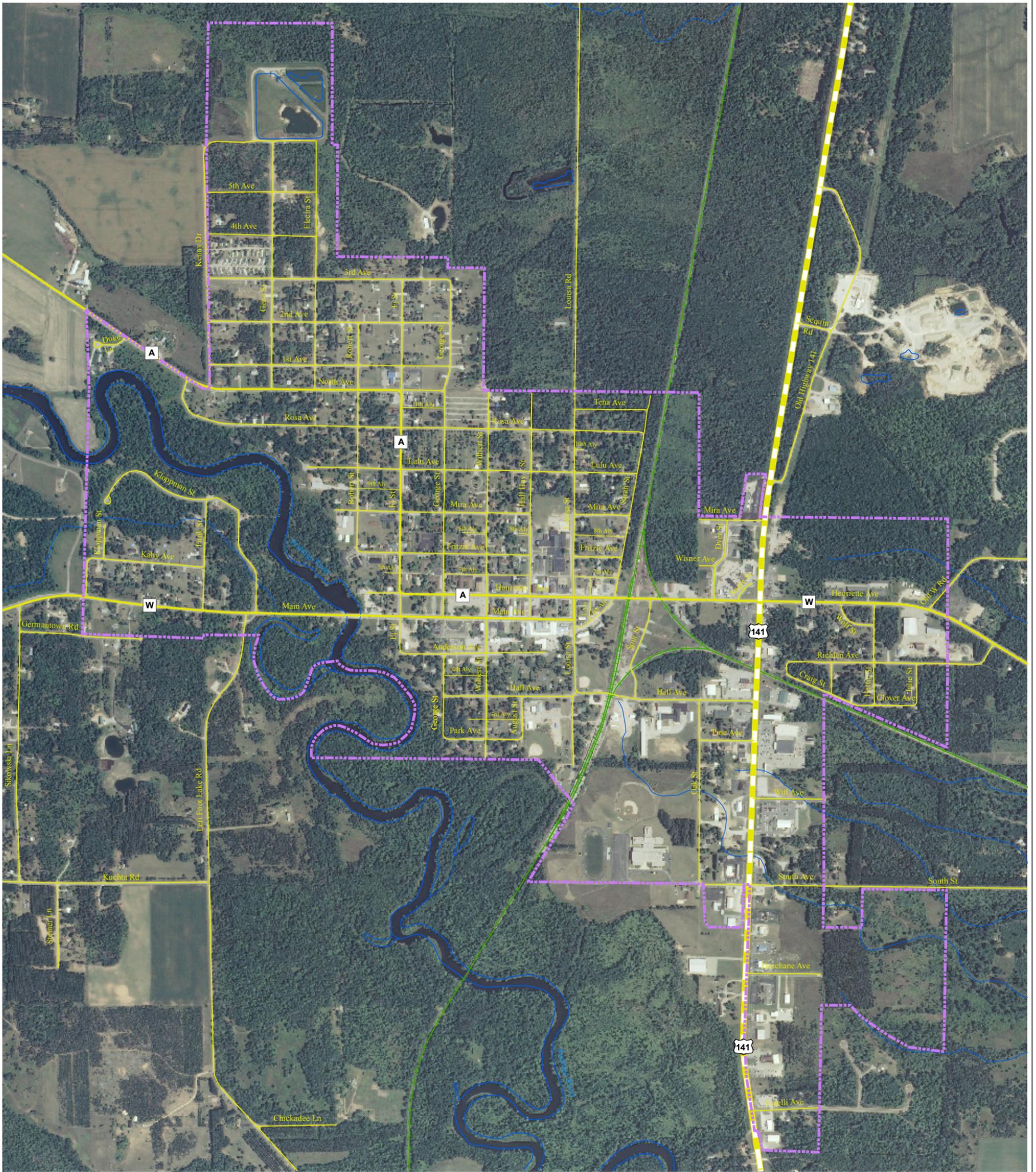


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Source: Village of Crivitz; Marinette County; Bay-Lake Regional Planning Commission, 2009.

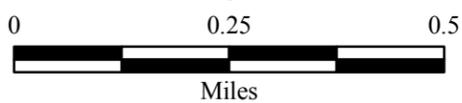
Village of Crivitz

Marinette County



Base Map Features

-  Village Boundary
-  U.S. Highway
-  County Highway
-  Local Roads
-  Alley
-  Railroad
-  Surface Water

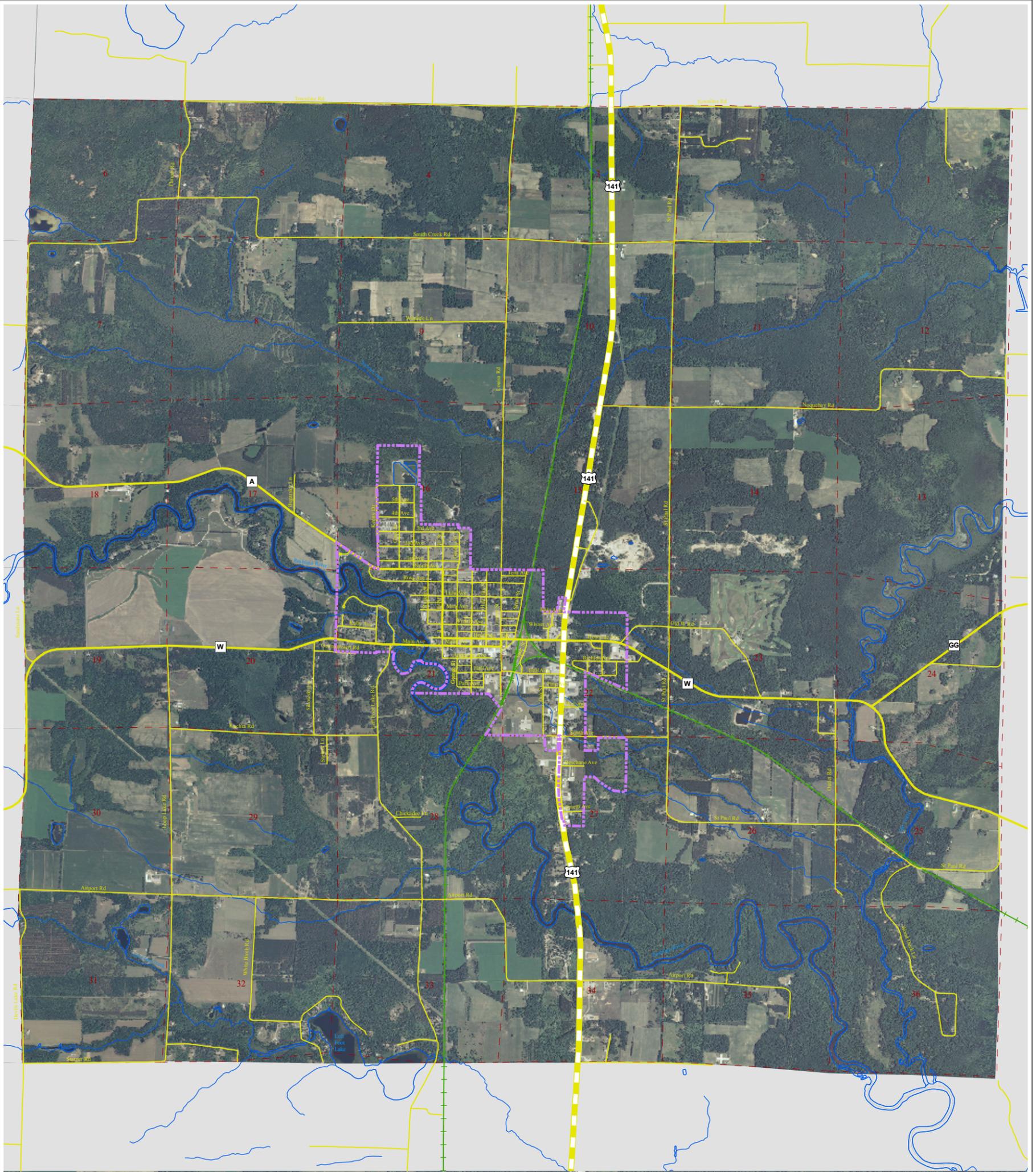


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 Source: FSA, 2008; Village of Crivitz; Marinette County; Bay-Lake Regional Planning Commission, 2009.

Planning Area

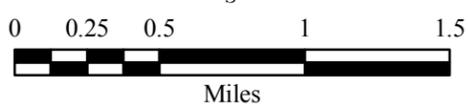
Village of Crivitz

Marinette County



Base Map Features

- Village Boundary
- U.S. Highway
- County Highway
- Local Roads
- Alley
- Section Line
- Railroad
- Surface Water



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 Source: FSA, 2008; Village of Crivitz; Marinette County; Bay-Lake Regional Planning Commission, 2009.

CHAPTER 3: FUTURE LAND USE

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INTRODUCTION

This chapter discusses in detail the land use recommendations that support the village's Future Land Use Plan. The background information and data provided in *Volume II: Community Resources* serves as a reference for the Plan Commission during the year-long preparation of the village's preferred future land use map. From these monthly meetings and presentations to the public, the Village of Crivitz Future Land Use Plan (Map 3.1) will be drafted and approved. The land use inventory conducted in 2008, a detailed list of development strategies, and a series of implementation tools, such as local zoning ordinances, will assist village officials in achieving the Future Land Use Plan.

20-YEAR GENERAL PLAN DESIGN

Land Use Classifications

The following land use classifications are illustrated on the Village of Crivitz future land use plan. Utilizing these land use classifications, this chapter details the suggested type, location and density of development illustrated on the Future Land Use Plan. The classifications define those vital land use characteristics that will assist in creating a diverse economic environment and promote efficient and orderly growth. The village's future land use classifications are:

- Residential (includes Mobile Home Parks and Multi-family Development)
- Woodlands and Natural Areas
- Commercial
- Mixed Use
- Industrial
- Governmental/Institutional/Utilities
- Parks and Recreation
- Agricultural
- Transportation
- Environmental Corridors Overlay

Land Use Recommendations

Neighborhood Residential

The Neighborhood Residential land use classification allows for higher density residential development within and adjacent to the village where infrastructure can support the additional traffic and utilities are available. These areas are examples of the older village neighborhoods. Infill development of the vacant land within the traditional neighborhoods and subdivisions within the northwest and southwest sections of the village will promote a variety of housing options for current and future residents.

Recommendations:

- **Existing residential neighborhoods will remain** during the 20-year planning period with the likelihood of infill developments and rehabilitation or redevelopment of existing structures taking place whenever possible.
- **New residential development within existing neighborhoods should follow the village’s current zoning standards.** Future developments should correspond to surrounding land uses according to scale and density, especially on a variety of infill lots.
- **New development should correspond with the existing neighborhood residential types** to avoid incompatibilities, compromising of the area’s visual appearance, and set uniform design standards for use and appearance of the neighborhood. Duplexes, single-family homes, and multi-family complexes could share the same neighborhood. This is done through careful planning and design resulting in higher densities without any noticeable change in the neighborhood character.
- **Future residential developments shall be sensitive to natural features** by preserving wildlife habitat, through conformance of set back requirements, incorporating natural features into the landscape, and planting trees along streets to maintain road edges and control erosion run off.
- **Traffic and circulation standards** will require streets to link neighborhoods, allow for parallel parking, slow traffic, and include sidewalks where pedestrian traffic demands them.
- **The inclusion of shared open spaces and natural features** in this classification could be used for either passive or active recreational activities.
- **Infill should be maximized in areas of concentrated residential development whenever possible** to limit the costs to extend infrastructure; minimizing the loss of open space and valuable agriculture land; and decreasing the travel distance between residences and existing services.
- **The rehabilitation or redevelopment of existing structures** will be encouraged to offer a more affordable housing option for residents and to improve the general look and housing conditions within the village.
- **The construction of additional multi-family housing** will be given consideration based on the changing needs of the village’s residents during this planning period.
- **Future residential development should maximize protection of environmentally sensitive areas** (i.e. woodlands, wetlands, steep slopes, floodplains, etc.) in order to minimize soil erosion and damage to surface waters.

Open Space Residential

The Open Space Residential classification will be illustrated as “*woodlands and agricultural*” on the village’s Future Land Use Plan. It includes single-family residences being built predominately within agricultural, wooded, and open space land use designations. This classification is located primarily in two areas: one is north of CTH A and west of Kenny Drive; and the second area is east of USH 141 and south of the railroad tracks. The village’s intent is to protect productive farmland and existing natural areas (vegetated areas and/or open space views) from further development that will cause fragmentation of such features.

Recommendations:

- **Houses should be located around open spaces that include natural environmental areas such as fields, woodlands, pastures, or farmland** by grouping them together in ways that create large, clear naturally landscaped areas between those clusters.
- **New residential development should conform to surrounding uses** in order not to detract from or conflict with existing properties.
- **The incorporation of various development techniques helps maintain a balance between the natural environment and new development.** It is recommended that various development techniques such as conservation subdivisions are utilized in these areas in an effort to protect surrounding environmental features; preserve open space and agriculture land throughout residential areas; and protect and maintain healthy woodlands and wildlife habitats. In addition, development design and techniques should recognize and address forest insect, disease, and wildland fire hazards that occur from building within forested areas.
- **For any new subdivisions proposed within the village or planning area, an Area Development Plan should be provided.** This requirement will allow the village to review and ensure that future roads are well designed to promote efficient traffic flow and to avoid unnecessary cul-de-sacs and loops that can increase the village's future maintenance costs or be disruptive for fire, police, or rescue services.
- **Each home and each cluster of houses will conform to the watershed and water quality regulations** by following set backs for environmental corridors and other natural features.
- **Traffic patterns and flow will involve the integration of linked trail systems; an efficient street design plan; a limited number of cul-de-sacs; and the use of landscaping to provide a visual connection between homes and clusters of homes.**
- **Shared open spaces are designed to incorporate the natural features** of the landscape that will provide a variety of quiet recreational opportunities.
- **Residential lots are recommended to have edges as a natural feature.** Developers should design residential developments with as many lots as possible having at least one significant edge bordering a natural feature.
- **Land management and controls should include zoning, deed restrictions, covenants, and easements that guarantee land control and management of natural areas.**
- **It is important to designate open space or common areas during the initial development stages to minimize** their future use as developable parcels.

Mixed Use Development Area (Village Center)

The Mixed Use or Village Center classification incorporates a mix of municipal, commercial, and residential uses in the heart of Crivitz, adjacent to USH 141, CTH A and CTH W. This mix of land uses should be maintained to best serve the residents of village and the Village of Crivitz.

Recommendations:

- **A strong visual image is created** by requiring front façades to face public spaces or streets and by maintaining a distinctive architectural style through the use of size, materials, colors, texture, and composition.

- **The lower level of Village Center buildings should be converted back to commercial and retail use.**
- **The rehabilitation and utilization of existing buildings** is critical to the long-term viability, appearance, and function of this area.
- **This important area of the village should encourage a balance of pedestrian and vehicular movement.**
- **The utilization of appropriate zoning and design regulations will ensure the area maintains a healthy business appearance.** The siting of parking lots and garages in none prominent locations and the inclusion of proper landscaping, fencing and vegetation to buffer mixed land uses will help create an inviting Village Center feel.
- **Implement the Downtown Redevelopment Plan which includes recommendations to:**
 - Add streetscaping on Henriette Avenue from Sarah Street west to Louisa Street;
 - Develop a plan to extend sidewalks from Sarah Street east to USH 141.
 - Improve sightlines along Henriette Avenue from USH 141 to provide an attractive corridor from the highway to the downtown.
 - Establish a Business Improvement District (BID) in the central business district.
 - Make improvements to Veteran’s and Don Brooks Parks to attract customers to the downtown area.
 - Work with the Escanaba and Lake Superior Rail Road (E&LS) to maintain and provide visual improvement to the switch yard and wood yard.
 - Revise the *Signage Ordinance* (Accomplished in 2009)
 - Revise the zoning ordinance to prohibit certain uses and require minimum standards (paved parking areas for example) in the downtown.
 - Aggressively research and apply for grants that will develop plans to bring customers and businesses back to the downtown.
- **The Village Center will contain mixed commercial and retail businesses to promote the ‘small town’ image.** These businesses will include specialty shops, governmental services, personal services, financial services, etc. to accommodate the needs of the current and future residents.
- **It will be important to incorporate housing units** into the design of any new commercial structures designed within the Village Center.
- **Community interaction should be encouraged** through the planning of cultural, institutional, and other public activities.

Commercial

The Commercial land use classification also includes retail, professional, and service sector businesses. This classification identifies the elements associated with growth in designated locations adjacent to USH 141 and within the Village Center in an effort to maintain an identifiable commercial core while avoiding scattered commercial development.

Recommendations:

- **Existing businesses should maintain a crisp appearance**, while new commercial developments within the Village Center should contain similar scale in order not detract from the character of the surrounding properties.
- **It is expected that a mix of future commercial will locate along the USH 141, CTH A and CTH W highway corridors in a linear pattern.** The intent is to locate commercial developments in areas that will give future commercial developments the most exposure and allow for easy traffic access.
- **Future highway commercial sites within the village should allow for essential uses that accommodate current residents along with transient demands**, allowing ample room for parking and drive-thru services.
- **The creation and implementation of a detailed corridor development plan will include consistent design standards** to address transportation, land use, and design issues in the highway commercial areas along USH 141, CTH A, and CTH W.
- **The enhancement of the village’s major primary entryway** off USH 141 through signage, landscaping, etc. will serve as an important first impression of the village.
- **Home-based businesses are envisioned to remain and be a part of the village’s economic development strategy.**

Industrial

The Industrial classification focuses on existing operations and new businesses locating in and near the village during the planning period. In order not to cause land use conflicts, the Future Land Use Plan designates areas within the village and adjacent to USH 141, CTH A and CTH W for future industrial development. The pace at which industrial land is developed will determine the need to annex designated industrial property into the Village and prompting the extension of municipal services to those properties.

Recommendations:

- **Existing industrial land use areas** are expected to remain throughout the planning period.
- **The village should steer new industrial developments to the areas within the village designated for industrial uses and in the future to an area that has access to USH 141, in addition to rail access if possible.**
- **The village should continually monitor the capacities of the existing infrastructure and community facilities to accommodate existing and new industrial development.** If the infrastructure in a particular area requires expensive improvement to accommodate new growth, the village should carefully study and compare costs of these improvements to their overall benefit to the community.

- **Industrial sites should be managed in such a way that enhances the aesthetics of the village.** It is important for the village to control the design of industrial uses in order to maintain/enhance the aesthetics of the village. It is recommended that the village develop a set of standards for industries regarding landscaping, building design, lighting, parking, etc. This is especially important for areas on the village's edge and along USH 141 that serves as a primary entryway to the community.
- **The establishment of buffers is recommended to prevent incompatibilities with existing land uses.**
- **The location of future industrial development should not be detrimental to the surrounding area** by reason of dust, smoke, odor, degradation of groundwater, or other nuisance factors.

Governmental/Institutional/Utilities

The Governmental/Institutional/Utilities land use classification addresses the capacity and efficiency of government buildings; emergency services and facilities; utilities and utility sites; cemeteries; and public services provided to village residents.

Recommendations:

- **Village officials should monitor the services provided to village residents and businesses** as development pressures grow to ensure the municipal services meet their needs and are cost efficient.
- **Any existing governmental/institutional facilities** will maintain their safety, functionality, visual appearance, and stature within the village.
- **The Village Board should continue its involvement in the long-range plans of the School District of Crivitz** as they plan for construction of new facilities, improvements to existing structures, curriculum/program changes, etc. Joint planning is important to avoid duplication of efforts and the better utilization of resources.
- **When practicable telecommunication towers and antennas** should be installed on available structures (e.g. water tower) rather than erecting new towers randomly throughout the planning area.
- **There should be ongoing consultation with gas, cable, internet, and electric providers on their expansion plans in and near the village.**
- **Village officials should continually monitor the efficiency and effectiveness of all village provided services** to identify the need for improvement, change in policy, establishment of mutual aid agreements, or future capital investments.
- **Future municipal development should be located and signed in a manner to ensure safe access into and out of all public buildings and facilities.**
- **Village officials should remain aware of changing issues on telecommunication towers and antennas** and the siting of such facilities within the planning area.

Park and Recreation

The Park and Recreation land use classification comprises recreational facilities, trails, parks and open spaces within and around the Village of Crivitz.

Recommendations:

- **The village should continue to update the Outdoor Recreation Plan** to guide creation of new recreation areas or expansion and improvement of existing recreational facilities. An updated plan will make the village eligible for public and private grant funds to finance the stated projects.
- **Plans for future residential developments should be reviewed** to determine the need for additional recreational facilities within these areas.
- **The village should work with the Town of Stephenson, School District of Crivitz, Marinette County, and the Wisconsin Department of Natural Resources** to discuss their future plans for new and existing recreational facilities and explore the option of sharing facilities.
- **The village should cooperate with the Town of Stephenson** in planning of future parks and recreational facilities to promote connectivity of recreational uses such as trails.

Agricultural

The Agricultural land use classification was established to preserve existing lands devoted to the growing of crops and the raising of livestock.

Recommendations:

- **The village should encourage the preservation of agricultural lands** and the farmer's right to farm (in the planning area).
- **If residential development is permitted in these areas, low density development should be promoted.** Future development in these areas should be done in a fashion that has the least amount of negative impacts on the environment and limits the fragmentation of productive agriculture land.
- **Where appropriate, new development techniques and programs will be encouraged to preserve as much farmland as possible.** The utilization of various development techniques such as conservation by design subdivisions help preserve farmland.
- **It is important for these valuable agriculture lands to continue under the utilization of best management practices.** Inappropriate agricultural practices can have an adverse impact on the quality of surface water and groundwater unless properly managed.
- **The integration of natural buffers** are encouraged between farming and future non-farming operations in order to lessen conflict between land uses.
- **Large-scale farming operations** are recommended to be located or expand in areas of the planning area that avoid environmental corridors, surface water features, and the village's municipal wells.

Woodlands/Open Space

The Woodlands/Open Space land use classification promotes the maintenance of private woodlands and open space areas within the village and planning area.

Recommendations:

- **If residential development is permitted in these areas, low density development should be promoted.** Future development in these areas should be done in a fashion that has the least amount of negative impacts on the environment and limits the fragmentation of quality open space and valuable woodlands.
- **The utilization of existing natural features will help to enhance the character of the area.** The Preservation of large tracts of natural areas and/or features is essential to enhance/retain buffers between incompatible uses while maintaining scenic views.
- **Private woodlands should not be developed with higher densities.** The utilizing of unique development options such as conservation subdivision designs or clustering can help maintain the continuity of woodlands.
- **The application of best management practices will help protect the planning area's many natural features and open space areas** that can be better utilized to enhance recreational opportunities and facilities.
- **Future development should recognize and address fire-related hazards that can occur in wildland-urban interface areas.** Wisconsin Department of Natural Resources encourages utilizing best management practices and protection measures (i.e. Firewise Communities) in the development, including future road access.

Transportation

The Transportation land use classification covers both motorized and non-motorized travel. This includes the existing road network; future recreation paths and trails; and recommendations for safety and improved traffic movement in and around the village.

Recommendations:

- **To preserve the natural look of the area and to minimize the negative impacts of future residential development along roads,** it is recommended future development be minimally visible from the road through the usage of minimum set-back requirements.
- **For any new subdivisions proposed to be built within the planning area, an Area Development Plan should be provided.** This will allow the village to review and ensure that future roads are well designed to promote efficient traffic flow and to avoid unnecessary cul-de-sacs and loops that can increase the village's future maintenance costs or be disruptive for fire, police, or rescue services.
- **The utilization of the PASER (Pavement Surface Evaluation and Rating) program** will assist local officials in maintaining the roads in the future and ensure there is a cost effective road management plan in place.
- **Recreational paths and trails such as snowmobile trails should have proper signage and intersection controls** to ensure safe crossing and interaction with vehicles.

Environmental Corridors Overlay

Environmental corridors contain four components; 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA), WDNR wetlands with a 50-foot setback, steep slopes of 12 percent or greater, and 75-foot setback from all navigable waterways as defined by the Marinette County Shoreland Zoning Ordinance. Together, these elements represent the areas of the planning area that are most sensitive to development and are intended to be preserved.

Recommendations:

- **This plan should serve as a guide for the preservation of environmental corridors.** Using the environmental corridors as a guide when reviewing proposed developments will give the village background information to determine what areas are important to maintaining the rural character and quality of the village’s natural resource base. The corridors are an overlay to the recommended plan and should be utilized as a reference.
- **Future developments should be located away from environmental corridors as much as possible,** or have them designed in such a manner to help minimize the negative effects on water resources, wildlife habitats and the overall character of the planning area
- **Development near environmental features in the planning area should be carefully reviewed in order to maintain ample wildlife corridors.**

IDENTIFIED SMART GROWTH AREAS

According to s. 16.965, Wis. Stats., a “smart growth area” is “an area that will enable the development and redevelopment of lands within existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low utility and municipal and state governmental costs.” Smart growth areas identified in the plan include:

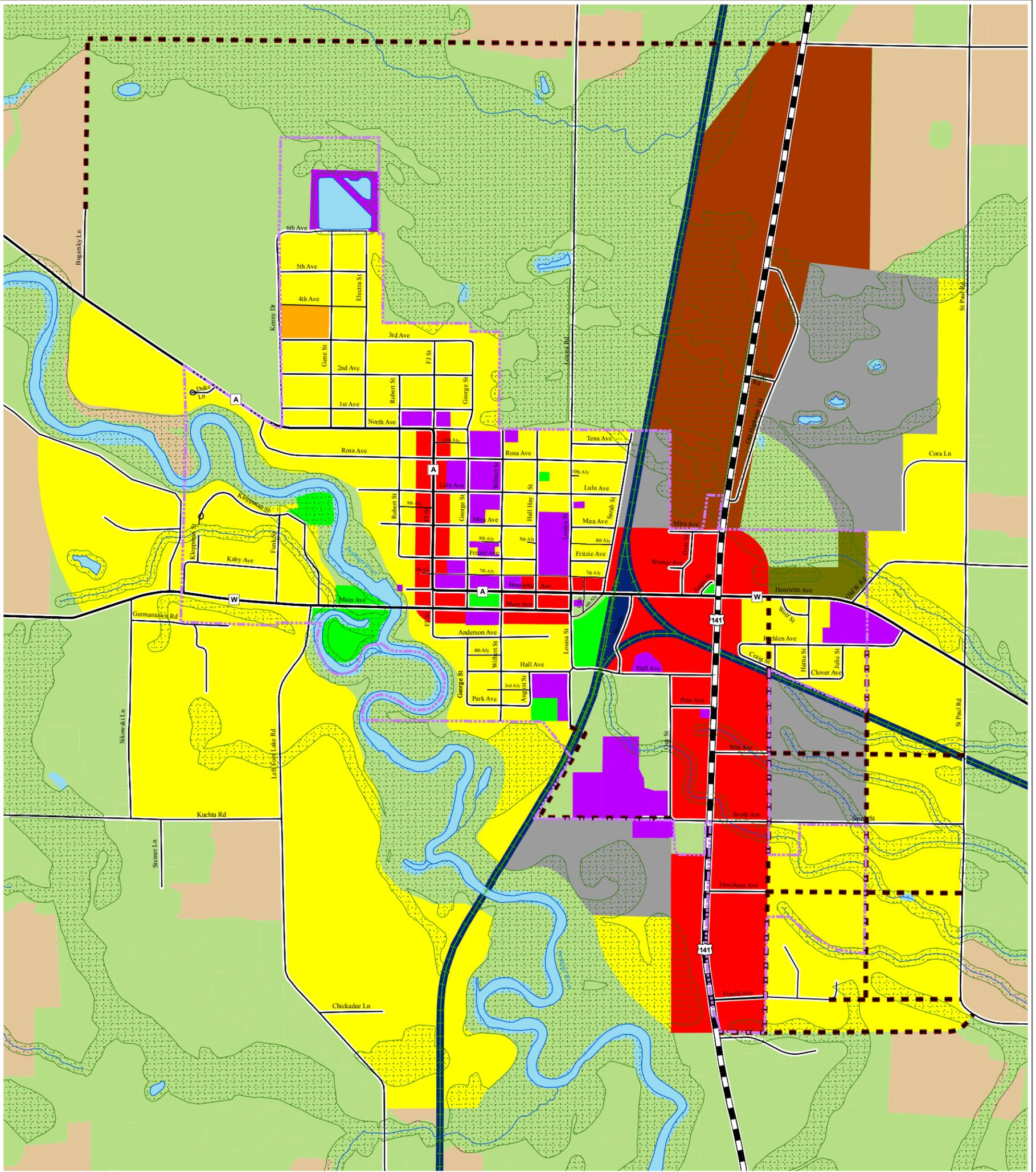
- Redevelopment and investment in the Village’s Center;
- Redevelopment and development of lands adjacent to the rail corridor for appropriate uses;
- Where practical utilize lands owned by the Escanaba and Lake Superior Rail Road;
- Support new manufacturing and light industrial development adjacent to the USH 141 and rail corridor
- Continue to improve and promote the Dyer Business Park;
- Revitalize and redevelop established business and industrial properties downtown such as the Cruiser factory site;
- Develop a visitor information center or booth;
- Continue to develop and support tourism oriented retail and service businesses adjacent to CTH A and CTH W;
- Continue to expand and improve park and recreation facilities as recommended in the *Village of Crivitz Comprehensive Plan* and the *Marinette County Comprehensive Outdoor Recreation Plan*;
- Support new housing development that provides costs of services, green space and other “natural resource” protection and enhancement;

- Protect important natural features, especially those along the Peshtigo River;
- Develop a bicycle trail system or a bicycle lane along CTH A connecting the village to the Governor Thompson State Park;
- Develop and provide safe crossings connecting the east and west sides of the highway at the CTH W, Hall Street intersections, and a safer crossing at Pine Avenue from the west side of the highway to the grocery store;
- Work with the E&LS to improve the rail corridor within the Village to include screening of the rail yard along Henriette Avenue and minimizing the blockage of crossings;
- Support maintenance and improvement of the Crivitz Municipal Airport including an expanded runway to accommodate larger aircraft;
- Create a trail system along important natural features such as the Peshtigo River; connecting the trail to the downtown;
- Develop sidewalks in the village to accommodate and facilitate safer pedestrian traffic particularly on Hall Avenue, Louisa Street, and Oak Street (to service the school) and on South Avenue to USH 141 (utilize the Safe Routes to School Planning and Facility Development Grant Program to facilitate improvements).

Future Land Use Plan

Village of Crivitz

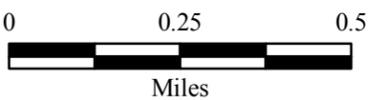
Marinette County



- | | |
|---|---|
|  Residential |  Governmental/Institutional |
|  Mobile Homes |  Parks and Recreation |
|  Multiple Family |  Transportation |
|  Commercial |  Woodlands/Natural Areas |
|  Mixed Use |  Agricultural |
|  Industrial |  Environmental Corridors |

Base Map Features

-  Village Boundary
-  Proposed Road
-  U.S. Highway
-  County Highway
-  Local Roads
-  Alley
-  Railroad
-  Surface Water



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.

Source: Village of Crivitz; Marinette County; Bay-Lake Regional Planning Commission, 2009.

CHAPTER 4: IMPLEMENTATION

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INTRODUCTION

This chapter outlines a number of actions and activities necessary to implement the intent and vision of the *Village of Crivitz 20-Year Comprehensive Plan*. In addition, there is a description of how each of the plan elements is integrated and made consistent with one another. A process for amending/updating the comprehensive plan, as well as a mechanism used to measure the progress toward achieving the plan, is also provided.

RESPONSIBILITIES OF LOCAL OFFICIALS

As directed by the Crivitz Village Board, the Planning Committee has the primary responsibility of implementing the comprehensive plan. Elected officials and members of the Plan Commission need to be familiar with the maps, land use recommendations, vision statement, and development strategies found within the plan. The comprehensive plan should provide much of the rationale elected officials need in making a land use decision or recommendation. When reviewing any petition or when amending any of the village’s land use controls, the comprehensive plan shall be reviewed and a recommendation derived based on the development strategies, vision statement, land use recommendations, and Future Land Use Plan. If a decision needs to be made that is inconsistent with the comprehensive plan, the comprehensive plan must be amended to reflect this change in policy before it can take effect.

CONSISTENCY WITH EXISTING PLANS, REPORTS, AND STUDIES

This plan was created in a manner to promote consistency amongst all the elements and their respective development strategies. It is important elected officials and Plan Commission members periodically review the plan elements and development strategies for applicability and consistency. These reviews will also ensure the plan contains the most current information available to make land use decisions. Any village ordinances and regulations need to be periodically reviewed for consistency with the *Village of Crivitz 20-Year Comprehensive Plan*.

INTERGOVERNMENTAL COOPERATION

This portion of the chapter examines the Village of Crivitz’s working relationship with the surrounding Town of Stephenson, Crivitz School District, Marinette County, Regional Planning Commission, and state and federal government. An inventory of formal intergovernmental agreements, shared resources and consolidated services is also discussed.

This chapter also stresses the importance of the village working cooperatively with neighboring jurisdictions by identifying existing or potential conflicts, communicating visions, and coordinating plans, policies, and programs. These joint efforts assist the village in resolving issues of mutual interest and promoting consistency between plans.

Existing Intergovernmental Activities

Adjacent Governmental Units

The Village of Crivitz is completely surrounded by the Town of Stephenson. The village’s planning area (lands within 1.5 miles of its boundaries) extends into the Town of Stephenson.

Overall, the village has a good working relationship with Stephenson. However, the village does not have the power to annex lands; therefore the borders between the village and the town are fixed.

until such a time that the village accepts lands to be annexed. As a result, boundary disputes are possible.

Several public services originate from facilities located in the Village of Crivitz

- Fire services for the village, the Town of Stephenson are provided by the Crivitz volunteer fire department. In addition, EMS/ambulance services are housed in the village.
- A postal facility, library, along with public parks and recreation facilities in the village are also utilized by residents of the surrounding rural areas.

Other services provided to the Village of Crivitz are housed in facilities located in surrounding communities. The Marinette County Sheriff’s Department provides police protection when village officers are not available, and residents have a choice of hospitals and other healthcare services found in the cities of Marinette, Oconto, Oconto Falls, Green Bay, or Iron Mountain, MI.

School District

The Village of Crivitz is located within the Crivitz School District along with the Northeast Wisconsin Technical College (NWTC) District. The village’s relationship with the districts is considered good. The village and its residents can provide input on school activities, future development projects, etc. NWTC offers classes at the Central Region Community and Regional Learning Center located in the village. NWTC has an understanding with the Crivitz School District to share resources, and to provide quality educational opportunities for the adult community during and after school hours.

County

The village enforces its own zoning and other ordinances. Therefore, Marinette County has little jurisdiction within the village. However, the county has jurisdiction in the village’s planning area, which extends into the Town of Stephenson. The county implements shoreland/floodplain zoning, land divisions, etc. in these unincorporated areas.

The village and Marinette County continue to maintain a good relationship with each other fostering general agreements and mutual respect. Marinette County Sheriff’s Department provides services when village officers are not available, and the County Highway Department performs street repairs and maintenance on the village’s county and state highways. The village is also covered by the county’s Emergency Management planning.

Region

Marinette County, including the Village of Crivitz, is a member of the Bay-Lake Regional Planning Commission (BLRPC) that covers the northeast region of the State of Wisconsin. The BLRPC’s annual work program activities include economic development, natural resources, transportation and community planning. Through a positive working relationship, the BLRPC has conducted numerous work program activities and developed various local and regional plans, reports, and studies that may relate directly to planning within the Village of Crivitz.

State

The village’s relationship with the State of Wisconsin is one which deals mainly with issues related to transportation (WisDOT) and natural resources (WDNR) and shared revenue.

Inventory of Plans and Agreements Under S. 66.0301, S. 66.0307 or S. 66.0309

Cooperative Boundary Plan

State Statutes 66.0301 and 66.0307 allow municipalities to enter into agreements regarding the location of municipal boundaries. The Cooperative Boundary Plan is any combination of cities, villages, and towns that may determine the boundary lines between themselves under a cooperative plan approved by the Wisconsin Department of Administration (WDOA). The cooperative plan must be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory covered by the plan which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or general welfare. Cooperative boundary plans cover at least a 10-year period. Additionally, Cooperative boundary agreements are a tool that could also be used for service sharing between local units of government.

Presently, the Village of Crivitz has not entered into a cooperative boundary plan with any municipality.

Extraterritorial Subdivision regulation

State Statutes allow an incorporated village or city to extend Extraterritorial Plat Review over surrounding unincorporated areas. This helps cities or villages protect land uses near their boundaries from conflicting uses outside their limits.

The extraterritorial area for the village extends 1.5 miles beyond its corporate boundary into the Town of Stephenson.

Extraterritorial Zoning

State Statutes allow an incorporated village or city to extend extraterritorial zoning over surrounding unincorporated areas. The extraterritorial area for the Village of Crivitz extends 1.5 miles beyond its village limits into the surrounding Town of Stephenson. However, Extraterritorial zoning requires a joint effort between the village and town to develop a plan for an area to be zoned. The extraterritorial zoning is then established according to the developed plan.

Currently, extraterritorial zoning is not being administered by the Village of Crivitz.

Inventory of Existing or Potential Conflicts and Possible Resolutions

An Intergovernmental Cooperation Workshop was conducted in June 2009 for the Village of Crivitz, the Town of Beaver, and the Town of Stephenson. Representatives from each of the communities within the planning cluster were invited to attend the workshop, along with neighboring municipalities, school districts, civic and recreational clubs, Marinette County staff, Wisconsin Department of Natural Resources, Wisconsin Department of Transportation, and other entities and departments that have an interest in or direct impact on, the implementation of the area's comprehensive plans.

The workshop collected input on any existing or potential conflicts and positive relationships between the communities and their surrounding government jurisdictions. Participants were also asked to provide potential resolutions to the identified issues or concerns. The items applicable to the Village of Crivitz were addressed during the comprehensive plan development process or incorporated into the implementation portion of the comprehensive plan. The list of issues and

conflicts, and resolutions from the Northwest Cluster Intergovernmental Cooperation Workshop are displayed in Appendix C of *Volume I: Village Plan*.

COMPREHENSIVE PLAN UPDATES

The Plan Committee was the lead entity in developing the *Village of Crivitz 20-Year Comprehensive Plan*. Any changes to the comprehensive plan should follow s. 66.1001 (4)(b), Wis. Stats. and the procedures for fostering public participation approved by the village.

It is recommended that the village’s comprehensive plan be reviewed/updated by the Plan Committee based on the following schedule:

- **Annually**
 - Review the vision statement and future development strategies;
 - Identify updates to the Wisconsin Department of Administration (WDOA) population and housing estimates, and U.S. Census data;
 - Review implementation priorities and relevance of the development strategies;
 - Update any changes to Future Land Use Plan text or map;
- **Five Years**
 - Review U.S. Census data when it becomes available in 2001 and 2002 along with WDOA population and housing projections.
 - Work with the Village to update *Volume II: Community Resources* as needed;
 - Identify substantial changes over the past five years and any potential impacts to the community in the near future. This helps monitor outcomes of implemented development strategies and identifies any possible needs for the 10-year update;
 - Be aware of updates or completion of other local, county, or regional plans.
- **Ten Years** - required comprehensive plan update per s. 66.1001(2)(i), Wis. Stats. Amend the plan as needed based on changing conditions.
 - Conduct a review of the village’s vision statement, Future Land Use Plan development strategies and map, land use recommendations; and work with the Village to update the village’s population, housing, and economic data, along with other relevant planning information inventoried in *Volume II: Community Resources*.
 - Review ordinances and other controls for consistency with the comprehensive plan.

IMPLEMENTATION OF LOCAL LAND USE CONTROLS

Zoning

Village of Crivitz Code of Ordinances

The Village of Crivitz maintains and administers a zoning ordinance. The village uses these zoning ordinances to promote public health, safety, and welfare; to protect natural resources; and to maintain community character. Zoning districts were established to avoid land use conflicts, protect environmental features, promote economic development, and to accomplish land use objectives laid out by a comprehensive plan. Please refer to the *Village of Crivitz Code of Ordinances* for detailed information on zoning districts, regulations, restrictions, permitted uses, and zoning maps.

- The comprehensive plan’s preferred land uses need to be compared to the existing zoning map to determine compatibility and realignment within various districts. The Plan Commission should closely review when re-zoning will occur because it is not the intent of the zoning map to become a direct reflection of the plan. The comprehensive plan previews the future while zoning deals with present day.
- Any additional ordinances may be developed by the Village of Crivitz in order to work toward implement of the Future Land Use Plan presented in Chapter 3 of this plan.

Official Mapping

Under s. 62.23(6), Wis. Stats., the City Council/Village Board/Town Board (under village powers) "...may by ordinance or resolution adopt an official map showing the streets, highways, parkways, parks and playgrounds laid out, adopted and established by law." Once an area is identified on an official map, no building permit may be issued for that site, unless the map is amended.

The official map serves several important functions:

1. It helps assure that the Village acquires lands for streets, or other uses at a lower vacant land price;
2. It establishes future streets that subdividers must adhere to unless the map is amended; and,
3. It makes it known to potential buyers there is land designated for future public use.

Floodplain Ordinance

The Village of Crivitz regulates development in flood hazard areas in order to protect life, health and property through Shoreland-Wetland Zoning. These regulations will limit development within these three districts:

1. The *Floodway District (FW)* consists of the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood waters.
2. The *Floodfringe District (FF)* consists of that portion of the floodplain between the regional flood limits and the floodway.
3. The *General Floodplain District (GFP)* consists of all areas which have been or may be hereafter covered by flood water during the regional flood. It includes both the floodway and floodfringe districts.

For more information on the village’s floodplain regulations, please refer to the Shoreland-Wetland Ordinance.

Crivitz will continue to cooperate with Marinette County, WDNR, FEMA, and other appropriate agencies when updates to the Marinette County Flood Insurance Rate Maps and the Marinette County Floodplain Zoning Ordinance are proposed.

Shoreland Ordinance

The Marinette County Shoreland Ordinance regulates the shorelands of all navigable waters in the unincorporated areas (village’s planning area) by establishing minimum lot sizes for parcels within the shoreland zone, setbacks of buildings and structures from the water, and standards for the alteration of surface vegetation and land surfaces. The ordinance regulates lands which are:

1. Within unincorporated communities that lie within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages; and
2. Within 300 feet of the ordinary high water mark of all navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater.

The Marinette County Shoreland Ordinance also establishes minimum lot sizes for parcels within the shoreland zone, setbacks of buildings and structures from the water, and standards for the alteration of surface vegetation and land surfaces.

- Portions of the Town of Stephenson are located within the village’s extraterritorial planning and are regulated by the county’s shoreland ordinance.

Subdivision Ordinance

The Village of Crivitz adopted a Subdivision Ordinance under the authority granted by secs. 60.22(3), 61.34(1), and 236.45, Wis. Stats. The ordinance is intended to regulate the division of land within the village in order to promote the public health, safety, convenience, and general welfare. The regulations, in part, are designed to lessen congestion in the streets; and to foster the orderly layout and use of land. Please see ordinance for further information and details.

Local Village Ordinances

The Village of Crivitz has adopted the following local land use ordinances that will be referenced during the implementation of the village’s comprehensive plan:

- *One and Two Family Dwelling Code*
- *Building Construction*
- *Driveways*
- *Fair Housing*
- *Parks and Recreation*
- *Annexations*

Other Ordinances and Regulations

Other tools to implement the *Village of Crivitz 20-Year Comprehensive Plan* may include the development/support of additional village controls such as:

- *Blighted Building Ordinance*
- *Landscape Ordinance*
- *Erosion and Stormwater Control Ordinances*
- *Historical Preservation Ordinance*
- *Design Review Ordinance*

IMPLEMENTATION OF DEVELOPMENT STRATEGIES

The Village of Crivitz Planning Commission will be directly responsible for, or oversee the implementation of most of the development strategies (goals, objectives, policies, and programs) with the Village Board ensuring the plan is being implemented in a timely manner. In total, there are eleven general goals with a detailed list of objectives, policies, and programs. Since many planning issues are interrelated (e.g., land use and transportation), the objectives, policies, and programs of one element may closely relate to those stated in other areas.

The following statements specifically describe the steps the Village of Crivitz intends to take in order to efficiently develop over the next 20 years. A majority of the strategies were taken from the village’s current land use plan adopted in 1997 and revised to reflect the responses of the Nominal Group discussion, Intergovernmental Cooperation meeting, and other public involvement steps.

Goals, Objectives, Policies and Programs

Goals, objectives, policies and programs are a combination of intended steps to produce a series of desired outcomes. They each have a distinct and different purpose within the planning process.

- **Goals** - describe desired situations toward which planning efforts should be directed. They are broad and long range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** - are measurable ends toward reaching a defined goal.
- **Policies** – is a rule or set of rules to help ensure plan implementation.
- **Programs** – an action or a coordinated series of actions to accomplish a specific policy.

LAND USE

GOAL: *To ensure that the village and the planning area is developed and/or preserved according to the land use recommendations that form the basis for creation of the Future Land Use Plan.*

COMMUNITY PLANNING

GOAL: *To utilize the Village of Crivitz 20-Year Comprehensive Plan as a guide when making future land use decisions.*

Objective 1: Apply this 20-year comprehensive plan to best reflect the long term interests of village residents and businesses.

Policies:

- A. Consultation of this 20-year comprehensive plan will be made by the Plan Commission and Village Board prior to making any decisions regarding land use changes or the updating and/or enforcement of local ordinances.
- B. Ensure future development occurs in a planned and coordinated manner to minimize land use conflicts and the loss of valuable natural and agricultural lands.
- C. Encourage cooperation and communication between the village, the Town of Stephenson, Marinette County, and the Wisconsin Department of Natural Resources in implementing this 20-year plan.

Programs:

- Present a copy of the adopted 20-year comprehensive plan to the Town of Stephenson and Marinette County.
- Meet with the Town of Stephenson Plan Commission on a regular basis to discuss development along village borders and the USH 141 corridor.

Objective 2: The review and update of the village’s comprehensive plan is the responsibility of the Village Board and the Plan Commission.

Policies:

- A. Maintain maps relevant to the implementation of the comprehensive plan and to monitor land use changes within the village and the planning area.
- B. Continue to be involved on planning initiatives undertaken by the Town of Stephenson and Marinette County that may impact implementation of the village’s comprehensive plan.
- C. Review the comprehensive plan on an annual basis with plan updates scheduled for every five years.
- D. Ensure the public is informed and involved to the greatest extent possible when considering updates and revisions to the village’s comprehensive plan.

INTERGOVERNMENTAL COOPERATION

GOAL: To coordinate with the Town of Stephenson, Marinette County, Crivitz School District and other interested groups/agencies on future planning projects.

Objective: Promote cooperation between the Town of Stephenson, the Village of Crivitz, and any other municipality or government entity that makes decisions impacting the village and surrounding area.

Policies:

- A. Work cooperatively with the Town of Stephenson to address possible boundary issues to minimize land use conflicts.

Program:

- Work with the Town of Stephenson, Marinette County, and other relevant agencies regarding the health and viability of natural resources that lie across municipal boundaries.
- B. Develop coordination and sharing/joint ownership of community facilities, equipment and other services whenever possible.

Programs:

- Continue to utilize “mutual aid agreements” as a cost effective means to provide services.
 - Continue to support the School District of Crivitz, Northeast Wisconsin Technical College, the Crivitz-Stephenson Historical Society Museum and the Crivitz Area Public Library.
- C. Promote cooperation and communication with the School District of Crivitz to collectively support quality educational and recreational opportunities.
 - D. Utilize the Wisconsin League of Municipalities as a resource for informational publications and training opportunities.

NATURAL RESOURCES

GOAL: *To maintain a healthy natural environment for the residents of the Village of Crivitz to enjoy and for wildlife to thrive.*

Objective 1: Protect the area’s natural features such as wetlands, floodplains, the Peshtigo River, and woodlands.

Policies:

- A. Review all development proposed for areas adjacent to the river, wetlands, and on soils types noted as steep slopes.

Programs:

- Maintain a current environmental corridors map as a reference tool in implementing the village’s Future Land Use Plan (Map 3.1).
 - Maintain familiarity with state regulations, county ordinances, and village ordinances that directly address the preservation of the natural features found within the village and planning area.
 - Encourage the inclusion of environmental corridors, buffer zones, grasslands and other natural areas in any future residential, commercial, and industrial development.
 - Work with Marinette County, Town of Stephenson, and the Wisconsin Department of Natural Resources officials to further explore ways to best utilize or preserve natural features within the planning area.
- B. Encourage sound management practices of the planning area’s woodlands and wetlands.

Programs:

- Wisconsin Department of Natural Resources recommends that the Village support and encourage the use of forestry best management practices for water quality and forest management.
- C. Support the preservation of natural corridors for the movement of animals between significant natural areas.

Objective 2: Encourage protection of both surface and groundwater resources.

Policies:

- A. Work cooperatively with the Town of Stephenson and Marinette County to pursue measures to protect surface and groundwater resources.
- B. Work with the Town of Stephenson on the creation and maintenance of a wellhead protection plan.
- C. Support studies that monitor the number of wells being constructed, closed, and measure the level of general water quality adjacent to the wells supplying water to the village.

AGRICULTURAL RESOURCES

GOAL: *To protect valuable farmland by directing orderly development to other land uses.*

Objective 1: Retain large contiguous prime agricultural tracts and open spaces in the “planning area” to preserve the area’s rural atmosphere and large farming operations.

Policies:

- A. Advocate for the use of sound agricultural and soil conservation methods to minimize surface and groundwater contamination and soil erosion.
- B. Encourage residential, commercial, and industrial development to locate in designated areas of the village and along USH 141, and to smaller, less productive agriculture tracts within the planning area.
- C. Discourage development on soils that have been identified as being prime agricultural areas thus encouraging the use of these lands for farming purposes only.

Programs:

- Consider establishing a development agreement with the Town of Stephenson to promote more orderly and efficient development within the village’s planning area.
- Work with Marinette County officials to update the county’s farmland preservation plan.

Objective 2: Minimize the potential for conflicts between farming and non-farming land uses.

Policies:

- A. Explore the option of establishing a mandatory buffer strip and/or setback between farm operations and adjacent residential and commercial developments to minimize conflicts of farming operations on residential living and commercial activities.
- B. Encourage a planned unit development (PUD) approach if a large tract of farmland is to be developed as opposed to a piece by piece method over a long time period.
- C. Consider clustering and conservation designs for future housing developments in order to preserve contiguous lands for future farming.

CULTURAL RESOURCES

GOAL: *To preserve, enhance, and promote the village’s cultural resources.*

Objective: Advocate for the preservation of buildings and sites that are an integral part of the village’s heritage.

Policies:

- A. Discourage the destruction or alteration of the Village’s remaining historic features.

Programs:

- Support the efforts of the Crivitz-Stephenson Historical Society to continue preserving and promoting the village’s rich history through the museum and various publications.
 - Work with private owners of these historically significant features to identify technical and financial resources to preserve and enhance these valuable assets.
 - Meet with Town of Stephenson officials to determine interest in the joint preservation and marketing of the area’s cultural resources for tourism and recreational opportunities.
- B. Continue to support the village’s heritage through events and celebrations such as 4th of July Harvest Celebration, the Harvest fest and Anniversary Celebrations (125th was celebrated in 2009).

HOUSING

GOAL: *To promote quality housing options for all segments of the village’s current and future population.*

Objective 1: Promote initiatives that will provide a range of housing choices for individuals of all income levels, age groups, and persons with special needs.

Policies:

- A. Follow the land use recommendations established for housing within areas where infrastructure is already available or can be economically provided.
- B. Support housing developments that will provide housing for all persons including the low and moderate income, elderly, and residents with special needs.
- C. Promote walkable communities with the construction and maintenance of sidewalks and trails throughout the community.
- D. Enforce a subdivision ordinance that adequately controls future housing developments in and adjacent to the village.
- E. Obtain annual data from the state, county, and the Bay-Lake regional Planning Commission to monitor the village’s population growth or decline and the characteristics of village’s residents.

Objective 2: Maintain, preserve, and rehabilitate existing homes, apartments, and multi-family housing complexes.

Policies:

- A. Enforce existing housing codes to address homeowners and landlords who fail to maintain their homes and properties.
- B. Encourage infill development served by existing infrastructure as a cost effective method to add quality, affordable housing.

- C. Encourage a mix of residential and commercial uses within the central business district.
- D. Promote the maintenance and improvements to existing housing units.

Program:

- Direct residents to Marinette County and NEWCAP to obtain educational materials and information on financial programs for home repairs and modifications.

Objective 3: Locate new single family housing developments where they do not negatively impact the environment, adversely influence existing land uses, or compromise existing farming operations.

Policies:

- A. Direct higher density residential development to areas that minimize impacts upon low density areas, natural features, viewsheds, and farming operations.
- B. Regulated the construction of new homes and the remodeling of existing residences through county building codes and ordinances.
- C. Work to ensure new housing developments have adequate open space, safe transportation networks, and have a means for people to safely walk or bike within the neighborhoods.

ECONOMIC DEVELOPMENT

GOAL: *To encourage small scale economic development that is compatible with the size and infrastructure capabilities of the village.*

Objective 1: Designate areas for businesses to locate that will be to their benefit and not conflict with adjacent land uses.

Policies:

- A. Direct larger commercial and industrial development to the business park and to other designated areas along USH 141 and within the village limits that can be served by existing infrastructure or where infrastructure can be cost effectively extended.
- B. Ensure there are appropriate design standards and zoning districts to protect business investments.
- C. Work with town officials to establish a joint planning committee overseeing the location and the amount of signage, lighting, landscaping, buffering, and access of business sites located along USH 141.
- D. Monitor infrastructure capacity including rail services to ensure there are sufficient services in place to serve existing and future businesses.
- E. Partner with county and regional economic development professionals to attract suitable businesses and employers to the village.

Programs:

- Continue to develop the website and marketing publications to promote the village and its business development assets.
- Work with county and regional economic development professionals to promote the village and to grow and retain existing businesses.
- Create an incentive package to include tax incremental financing to attract businesses to the village and to encourage existing businesses to grow locally.
- Continually review the necessity of annexing land along USH 141 for future business development.

Objective 2: Enhance the village’s central business district.

Policies:

- A. Establish a committee to address improvements to the central business district.

Programs:

- Implement the *Village of Crivitz Downtown Development Plan*.
- Investigate the availability of technical and financial resources applicable to improving the central business district.
- Determine the types of retail and commercial business suitable for this area.
- Invest in landscaping and signage to improve the appearance of the area.
- Market the area as a viable business area.

TRANSPORTATION

GOAL: *To advocate for a safe and efficient motor and non-motorized transportation network.*

Objective 1: Promote a transportation system that is consistent with surrounding land uses and can be efficiently upgraded and expanded to meet future needs.

Policies:

- A. Conduct an annual assessment of road pavement conditions, road drainage and ditch maintenance needs, adequacy of existing driveways and culverts relative to safe access, and adequacy of sight triangles at road intersections.
- B. Work with the Town of Stephenson, Marinette County Highway Department and the Wisconsin Department of Transportation to establish safe efficient multi-model movement near all commercial, industrial, and public facility locations.
- C. Support the efforts of the Escanaba & Lake Superior Railroad to provide high quality service on well maintained track and safe crossings.
- D. Support State efforts to initiate passenger rail service to Northeast Wisconsin.

Program:

- Consider adequate traffic controls (e.g., turning lanes, signage, pedestrian lanes, frontage roads) near businesses located along the USH 141 corridor and along the village border.

Objective 2: Establish a transportation system that complements the rural character of the village and planning area.

Policies:

- A. Advocate for well maintain transportation corridors that allow for safe travel of residents and visitors.
- B. Promote a transportation system that facilitates energy conservation while minimizing associated pollution effects.
- C. Encourage transportation corridor preservation techniques to minimize the negative impacts caused by future development.
- D. Avoid adverse impacts on environmental corridors and other significant natural areas during the planning and development of transportation facilities.

UTILITIES/COMMUNITY FACILITIES

GOAL: *To ensure future community facilities and public utilities adequately serve the residents of the village.*

Objective 1: Promote the expansion and maintenance of community facilities to meet future needs.

Policies:

- A. Continue to encourage the concept of “mutual aid agreements” for applicable public services (e.g., emergency medical, fire, etc.).

Program:

- Continually monitor quality and cost of mutual aid services.
- B. Prepare an annual capital improvement budget to address expansion and upgrades to facilities and equipment and staffing levels.

Programs:

- Ensure all community facilities meet Americans with Disabilities Act requirements and have the capability to be upgraded to handle future technology driven equipment.
 - Replace equipment on an as needed basis.
 - Review the need to add staff, train existing staff, or hiring professional services to meet the administrative needs of the village.
- C. Work with the Town of Stephenson to address the need for joint planning of future services such as long term care facilities for older adults.

Objective 2: Encourage the expansion of public utilities to meet the needs of residents, businesses, and farming operations during this planning period.

Policies:

- A. Work with the Town of Stephenson to develop a Wellhead Protection Plan.
- B. Work cooperatively with service providers to upgrade telecommunication, gas, and electrical services as appropriate.
- C. Work with utility providers to identify alternative energy and fuel options for village operations and promote with residents and businesses.

PARKS AND RECREATION

GOAL: *To advocate for a wide variety of recreational opportunities for village residents.*

Objective: Promote quality recreational sites that are available to all village residents and visitors to the area.

Policies:

- A. Take part in any planning efforts concerning additional recreational facilities with Marinette County, Town of Stephenson, and Crivitz School District.

Programs:

- Continue participation in future updates to the *Marinette County Comprehensive Outdoor Recreation Plan*.
- Discuss recreation options with the school and town.
- Identify cultural resources that can be jointly utilized for marketing of the area.
- Discuss the need to build a multi-generational community building
- Implement the Village’s Outdoor Recreation Plan.
- B. Evaluate the opportunity to utilize the area’s natural features for enhancing and/or expanding recreational opportunities.
- C. Consider access for the disabled, elderly and very young when planning/designing/coordinating and constructing any new recreation facilities, including parking, trails, etc.

Stakeholders

State of Wisconsin

Wisconsin Department of Administration

Wisconsin Department of Natural Resources

Wisconsin Department of Transportation

Marinette County

Marinette Highway Department

Marinette County Land Conservation Department

Marinette County Planning/Zoning/Solid Waste Department

Marinette County Forestry and Parks Division

Marinette County UW-Extension
 Bay-Lake Regional Planning Commission
 Civic and Recreation Clubs
 School District of Crivitz
 Town of Stephenson

Implementation Timetable

To efficiently implement the *Village of Crivitz 20-Year Comprehensive Plan*, the detailed list of development strategies outlined above is divided into three primary categories: Ongoing, Annual, and Schedule. Several strategies are “Ongoing” and have been noted as being maintained or continued. Some actions need to be completed on an “Annual” basis, such as meetings with recreational groups, local school districts, or neighboring communities to discuss local land use issues and concerns; establish the annual and capital improvements budgets; review the comprehensive plan and local ordinances; and submit letters of interest for joint planning projects (i.e. water quality studies, joint grant applications, or mutual aid agreements). A general implementation schedule for some of the key development strategies proposed by the Village of Crivitz is provided below.

Ongoing

1. The Crivitz Plan Commission should review the comprehensive plan and ordinances at their regularly scheduled meetings.
2. Crivitz should continue to maintain ordinances that address particular issues impacting the village. The village may want to consider adopting additional ordinances that will further promote implementation of the Future Land Use Plan and land use recommendations. Note: The preparation and adoption of some local ordinances may take one to two years to be completed.
3. There should be continued discussion between the Village of Crivitz and the Town of Stephenson regarding all development options within the extraterritorial planning area to include the commercial development along USH 141; parks and recreation; and siting of future utilities and infrastructure.
4. Village officials should work with Town of Stephenson, School District of Crivitz, recreation clubs, civic groups to investigate the location and types of recreational facilities needed in the future for all entities.
5. The village should continue to evaluate all mutual-aid agreements that are in place and evaluate any other potential opportunities.
6. To improve the look and overall value of the village, officials should continue to enforce existing housing codes to address homeowners and landlords who fail to maintain their homes and properties.
7. The town should work with Marinette County and other local, state and federal agencies to minimize the impact of future development on agriculture land and natural features.

Annual

1. Village officials should review on an annual basis the comprehensive plan, including land use trends, changes in demographics, and new state regulations that could impact the village’s ability to implement their plan.

2. The village should participate in meetings with adjacent communities to discuss implementation of the individual comprehensive plans.
3. For reference and information purposes, Crivitz should maintain and display a current map of the town's natural features-wetlands; wetlands, floodplains; lakes, rivers, and streams; woodlands; prime soils; and soils that comprise areas of steep slope.
4. Village officials should work cooperatively with service providers to upgrade telecommunication, gas, and electrical services, as appropriate, and identify alternative energy and fuel options for village operations and for promotion with residents and businesses.
5. Crivitz should continue to prepare an annual capital improvement budget to address expansion and upgrades to facilities and equipment and the need to hire staff or improve technology capabilities.
6. An annual assessment of road pavement conditions, road drainage and ditch maintenance needs, adequacy of existing driveways and culverts relative to safe access, and adequacy of sight triangles at road intersections should be conducted to ensure the area's transportation system is in good repair and keeping up with increasing traffic demands.

Schedule 0 to 5 Years

1. The village should continue to utilize tax incremental financing and the establishment of TIF Districts to provide a financial tool to attract businesses to the community. The establishment of a business incentive package would support the financial resources available through the district.
2. Village officials should prepare a design plan for current and future business locating along the USH 141 corridor that would include traffic flow, connectivity, signage, structures, landscaping, parking, and storage.
3. The creation of promotional materials, such as a village website and supporting publications, will help promote the village and its business development assets.
4. To support business development activities planned for the USH 141 corridor, the village should investigate the need to establish a committee to work on improving the central business district.
5. Crivitz should work with Marinette County on the updating of the county's Farmland Preservation Plan and the implementation and maintenance of the Multi-Hazards Plan.
6. The Village of Crivitz has several historic resources that may be valuable in the preservation and promotion of the village's history. The village is encouraged to inventory and map those resources and work with local, county and state staff to identify tools to preserve and promote those assets.
7. An assessment should be completed on the need to build a multi-generational community building that could be shared with the Town of Stephenson and Crivitz School District.

VOLUME I - APPENDIX A
PUBLIC PARTICIPATION RESOLUTION

VILLAGE OF CRIVITZ
RESOLUTION NO. 213

ADOPTING WRITTEN PUBLIC PARTICIPATION PROCEDURES
COMPREHENSIVE PLANNING

WHEREAS, the Village of Crivitz is preparing a Comprehensive Plan under Wis. Stats. 66.1001, and;

WHEREAS, the Village of Crivitz may amend the Comprehensive Plan from time to time; and

WHEREAS, Wis. Stats. 66.100(4) requires a governing body of a local unit of government adopt written procedures designed to foster public participation in the adoption or amendment of a comprehensive plan, and;

WHEREAS, the Village of Crivitz has reviewed the attached written procedures entitled "Procedures for Public Participation for Adoption or Amendment of the Village of Crivitz Comprehensive Plan".

NOW, THEREFORE BE IT RESOLVED that the Village of Crivitz Board of Trustees officially adopts the attached Procedures for Public Participation for Adoption or Amendment of the Village of Crivitz Comprehensive Plan.

Adopted this 19th day of June, 2007, by the Village Board of the Village of Crivitz, Marinette County, Wisconsin.

Offered by: Jo Di Volk Seconded Kurt Kostuch

Vote: Aycs: 6 Abstentions: 0
Nays: 0 Absent: 0

VILLAGE OF CRIVITZ

BY: [Signature]
John J. Deschane
President
BY: [Signature]
Marilyn L. Padgett
Clerk/Treasurer

Procedures for Public Participation for Adoption or Amendment of the Village of Crivitz Comprehensive Plan

Introduction

The Village of Crivitz Planning process is designed to engage stakeholders and facilitate community involvement. Passive and active means of participation outlined in this plan will provide guidance while promoting stakeholders to express ideas, opinions, and expertise throughout the planning process, resulting in a locally supported Village of Crivitz Comprehensive Plan.

The Wisconsin “Smart Growth” or “Comprehensive Planning” planning law requires public participation throughout the planning process. Section 66.1001(4)(a) of the Wisconsin State Statutes states:

“The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.”

The Village of Crivitz acknowledging the need for continuous public involvement throughout the planning process and the requirements of 66.1001(4)(a) has adopted these written public participation procedures. These adopted procedures will provide the Village of Crivitz with the framework necessary to maximize public involvement throughout the planning process.

Posting/Notification of all Plan Commission or Board Meetings

Public notification for Plan Commission or Board meetings will be posted at the following locations:

- Village of Crivitz Municipal Building
- Other location specific to the community

Village of Crivitz Board and Plan Commission or Board members will regularly check these sites to see that posted notifications are replaced if removed. These notifications will be posted during the entire Comprehensive Planning process until the adoption of a comprehensive plan.

Meetings

The Village of Crivitz Plan Commission or Board will participate in periodic public informational hearings/input sessions held in conjunction with other local communities (cluster meetings) and at the local level during the planning process.

In addition, the Plan Commission or Board will participate in two public hearings as required by Chapter 66.1001(4)(d). These meetings will be held upon the completion of the Comprehensive Plan and prior to Village of Crivitz Board voting to accept or deny the Comprehensive Plan. A notice of the hearing shall be published at least 30 days prior to the hearing in a newspaper likely to give notice in the area. The notice will meet the requirements for proper notification regarding date, time, location, etc.

Planning Clusters

All planning cluster meetings conducted by Marinette County, UW-Extension, or Planning Consultant, will be open to the public and posted similar to plan commission or board meetings.

Open Houses

A minimum of two (2) “Open Houses” shall be held during the development of the comprehensive plan in order to present information regarding the comprehensive plan and to obtain public comment. One shall be held at the “midway” point to present background information, and the second open house will be held near the end of the planning process to present the plan prior to the required public hearing. The open houses will provide the public with an opportunity to review and comment on work that has been accomplished by the plan commission or board.

Notices

The Village of Crivitz Plan Commission or Board will prepare and post notices of meetings in the local newspaper and notice the meeting in two locations within the Village of Crivitz.

Public Comments

In all cases Wisconsin’s open records law will be complied with. During the preparation of the comprehensive plan, a copy of the draft plan will be kept on file at the Village of Crivitz Municipal Building and will be available for public inspection during normal office hours. The public is encouraged to submit written comments on the plan or any amendments of the plan. Written comments should be addressed to the Village of Crivitz Clerk who will record the transmittal and forward copies of the comments to the Village of Crivitz Board, the Marinette County Land Information Staff and the Planning Consultant for consideration.

The Village of Crivitz Board and the Plan Commission or Board welcomes written comments regarding issues presented. Direct written responses will be made where a response is appropriate.

Distribution of the Adopted Plan

In accordance with State Statute (66.1001(4)), Procedures for Adopting Comprehensive Plans, one copy of the adopted plan or amendment shall be sent to the following:

- Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
- Every local governmental unit that is adjacent to the local governmental unit, which is the subject of the plan.
- The Wisconsin Department of Administration
- The Bay-Lake Regional Planning Commission
- The public library that serves the Village of Crivitz.

Adoption of Comprehensive Plan by Village of Crivitz Board

After adoption of a resolution by the Comprehensive Plan Committee, the Village of Crivitz Board will adopt the Comprehensive Plan by ordinance only after holding at least one public hearing at which the ordinance relating to the Comprehensive Plan is discussed. A majority vote of the members-elect is necessary for adoption. That hearing will be preceded by a Class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The Class 1 notice shall contain at least the following information:

- The date, time, and place of the hearing
- A summary, which may include a map, of the proposed Comprehensive Plan
- The name of an individual employed by the Village of Crivitz who may provide additional information regarding the proposed ordinance.
- Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy of the plan may be obtained.

Upon the day of publication of the public hearing notice, copies of the plan will be made available for public review at the nearest local library of the community, at the Marinette County Land Information Department and at the Village of Crivitz Municipal Building. Written comments on the plan from members of the public will be accepted by the Village of Crivitz Board at any time prior to the hearing and at the public hearing.

Additional Steps for Public Participation

In addition to public participation measures described in this plan, the Village of Crivitz will utilize other methods of obtaining public participation as adopted by Marinette County in the Marinette County Public Participation Plan. The Village of Crivitz reserves the right to execute additional steps, means, or methods in order to gain additional public participation and or additional understanding of the Comprehensive Plan and the process of its development and adoption. These optional steps may include ideas or means not identified in this plan or the County's public participation plan.

State Statutes

Where there is a conflict with these written procedures and provisions of s. 66.1001(4) Procedures for Adopting a Comprehensive Plan, the state statutes shall apply.

Amendments

The Village of Crivitz Board may amend these procedures from time to time.

VOLUME I - APPENDIX B
NOMINAL GROUP EXERCISE RESULTS

**MARINETTE COUNTY (MCCPAC)
NOMINAL GROUP
OCTOBER 16, 2007**

GROUP 1

8	Preserve natural resources; open space; maintain forest land
6	Promote industrial development by improving infrastructure; develop and enhance county utility, communication and technological services and infrastructure
4	Multi-jurisdictional tax incentives for rural industrial development
4	Protect private property rights
4	Improve county protective services
2	Reduce the amount of county owned land
2	Improve and enhance access to waterfalls
1	Control development – make sure development is appropriate
1	Retain businesses – develop county programs
1	Develop more parks on Menominee River
1	Assist towns with dealing with eyesores and dilapidated buildings
1	Develop ATV and snowmobile trails
	Preserve natural shoreline
	Improve and maintain county parks
	Create more housing to accommodate growth created by 4-lane highway
	Maintain county highways
	Preserve larger tracts of land
	Better municipal communications between northern and southern parts of the county
	Develop a north/south route in west part of county in addition to parkway

GROUP 2

4	Need to develop opportunities to keep young people in the county
4	Identify grants for business development
3	Preserve Marinette County as a “get away” (parks, waterfalls, etc.)
3	Continue to support tourism industry in Marinette Co.
3	Recruiting process for qualified and trained workers
2	Need for dairy processing (cheese, cheese house)
2	Improve and maintain roads
2	More interest and support for Crivitz Airport
1	Declining/aging housing stock
1	Prompt, honest feedback on issues from the county
1	Develop tourism potential created by the state park and forest
1	Initiate land use rules that mandate larger building parcels in rural areas
1	Preserve farmland
1	Open county land for hazardous/municipal waste (industrial byproducts)
1	Research windmills

1	Need to bring more industry into the central part of the county
1	Reduce county board to 14 members (1/2)
1	Faster internet in rural areas
	Need more clean, small industries in Marinette Co.
	Industrial areas better defined
	Aging infrastructure (transportation, utilities, etc.)
	Better define residential areas
	Lack of public transportation
	Continue to develop county forest as income production (logging) and tourist attraction
	Establish a sports museum
	Streamline Marinette Co. Business and Industry (MCABI) Program for small business
	Develop high tech. communications
	Programs to better understand issues of minorities (esp. Hmong)
	Need to deal with elderly in future
	Stress recycling program
	Programs to educate ethnic groups to help them integrate into community

GROUP 3

8	Need to preserve water resources-surface and sub-surface/water quality
6	Fragmentation of ag. and forest-concerned that this is occurring and may continue
6	More better paying jobs-retention of young people
4	Concern of out of state waste coming into county-how to control (e.g. foundry sands and sludges)
3	Improve quality of wetlands
3	Need more elderly housing at an affordable rate
2	Travel land and air availability
2	Concerned about potential mining in Marinette, with/and Menominee, MI (Metallic)
1	Limitations on water development
1	Reduce property taxes by 75 percent
1	Keep heavy industrial in cities-retain rural character
1	Limit number of gravel pits in county
1	Keeping lakes and streams clean
1	Concerned about state changing tax policy-what is paid based on ownership-keep change from occurring so they don't have to pay taxes (not pay in lieu of taxes)
1	Look at tax restructuring-particularly addressing farm subsidies
1	Address what is required through state statute for comprehensive planning
	Need to block off logging roads that are not being used
	Need to utilize unused rails (railroad) for other public use – not wasted
	Continue to conjoin public entities – reduce overlapping
	Prevent/stop spread of invasive species
	Continue to promote tourism on widespread basis (all over state)

GROUP 4

10	Attract small, clean industries and industrial parks
5	Maintain as much unbroken woodlands as possible
5	Development of <u>multi</u> -use trails between towns
3	Budget more for road maintenance
3	Preserve and expand lakefront for public use
3	Develop, maintain and secure county parks
2	Better planning in residential areas
2	Maintain and strengthen controls along waterways
2	Preserve farmlands
2	Improve airport in county
1	Allow private tourism related businesses near parks and tourism areas
1	Focus on Rustic Roads beauty
	Encourage industry and comm. to support a healthy economic base
	Locate and highlight historical areas
	Concern about human services impact on aging population
	Pass billboard control legislation
	Develop recreation for young people. Ex. like Bond Center
	Maintain access to industrial, commercial and ports areas
	Maintain, but not increase the federal, state, and county property
	Plan areas for residential and industrial expansion, where possible
	Concern about abandonment of mobile homes
	Improve arts and entertainment offerings

VOLUME I - APPENDIX C
INTERGOVERNMENTAL WORKSHOP RESULTS

**Intergovernmental Cooperation Workshop
Village of Crivitz Hall
June 18, 2009**

Intergovernmental cooperation stresses the importance of working cooperatively with neighboring jurisdictions by identifying existing or potential conflicts; communicating visions; and coordinating plans, policies and programs. These joint efforts will lead to accomplishing goals of mutual interest and promoting consistency between planning efforts. An inventory of formal intergovernmental agreements, shared resources, and consolidated services are also discussed.

The following is a listing of existing or potential conflicts facing the governmental jurisdictions. The list was generated on June 18, 2009 during an Intergovernmental Cooperation Workshop with the Village of Crivitz, the Town of Beaver, the Town of Stephenson, state departments, and other interested participants.

Existing or Potential Land Use Issues and Conflicts

- Annexation
- Protect water well located in T. of Stephenson (V. of Crivitz)
- Better well protection – planning
- Better communication between V. of Crivitz and the T. of Stephenson when V. of Crivitz want to buy land
- Border land uses
- Land uses affecting roads
- DNR master forest plan vs. T. of Stephenson plan
- State and County buying land
- Shoreland zoning
- How does the county handle properties that owe back taxes?

Initiatives or Agreements With Surrounding Communities and Cooperative Efforts That Provide More Efficient and Cost Effective Services for Citizens

- Existing mutual agreement on fire protection/police
- Existing recycling agreement
- Existing (informal) equipment/crew agreement
- Informal road agreement
- V. of Crivitz police in T. of Stephenson
- Mutual agreements for natural disaster
- Schools – mutual agreements between V. of Crivitz and T. of Stephenson
- Agreements between towns to enforce building permits, etc.
- Police protection in T. of Stephenson from the V. of Crivitz

Ideas for Resolving Existing or Potential Conflicts

- Have representatives from each community attend board meetings and report back
- Share minutes
- Lack of county board participation at town level. Need more
- Share plans (trails, etc.) and communicate
- Mutual planning efforts/recreation
- Notification on border/plans – boundary agreements
- Planning commissions – meet quarterly
- Communicate before actions are taken.