

Goals of Extraterritorial Zoning

- 1. Preserve the look and feel of the New Glarus area**
- 2. Accommodate reasonable development opportunities in rural areas**
- 3. Preserve farmland and farming**
- 4. Not affect ability of land owners to continue to use and enjoy current land use**
- 5. Provide future growth opportunities in mutually agreed areas**
- 6. Increase intergovernmental cooperation**
- 7. Make zoning decisions for the New Glarus area in the New Glarus area**
- 8. Provide clearer and more consistent plans and regulations**

Administration of Extraterritorial Zoning

- 1. Designed to provide shared town-village voice for areas of mutual concern**
- 2. Extraterritorial Zoning (ETZ) Committee made up of 3 town representatives and 3 village representatives**
- 3. Zoning ordinance text and zoning map must be approved by Village Board, following preparation by the ETZ Committee (current deadline of November 15th)**
- 4. ETZ Committee will essentially replace local Plan Commission for areas under extraterritorial zoning jurisdiction**
- 5. Zoning ordinance text may be written to delegate more or less authority to ETZ Committee (yet to be finalized)**

Plans and Regulations CURRENTLY Affecting Land Use Within 1½ Miles from Village Limits

1. Town of New Glarus Comprehensive Plan

- a. Advises clustering of rural development and preservation of rural character
- b. May be little need to modify this plan to match extraterritorial zoning solution

2. Village of New Glarus Extraterritorial Area Plan

- a. Includes land use and development density recommendations within 1 ½ miles of Village limits
- b. Suggests most areas be developed no greater than one home per 35 acres
- c. Shows future “urban service area” where Village anticipates development on public sewer and water services over the next 20 years
- d. Can be modified to match extraterritorial zoning solution

3. Town of New Glarus Land Division and Subdivision Ordinance

- a. Includes program for incentive clustering beyond ½ mile from Village, with densities above one home per 35 acres if certain standards met
- b. Requires provision for future sanitary sewer within ½ mile of Village
- c. Can be modified to reflect extraterritorial zoning solution

4. Village of New Glarus Subdivision Ordinance

- a. Applies in Village and to all lands within 1 ½ miles from Village limits
- b. Sets maximum density of one lot per 35 acres within ½ mile of Village limits
- c. Can be modified to reflect extraterritorial zoning solution

5. Green County Subdivision Regulations

- a. Regulates the division of land in towns
- b. Lands within Village-Town final extraterritorial zoning area may be removed from County subdivision jurisdiction (further research required)

6. Green County Zoning Ordinance

- a. Most land within 1 ½ miles currently zoned “Agriculture”
- b. No zoning changes since June 2004 under extraterritorial zoning “freeze”
- c. Lands within Village-Town extraterritorial zoning area would be removed from County zoning jurisdiction

Extraterritorial zoning is an attempt to remove the inconsistencies between these different plans and regulations, and to eliminate a couple of them entirely.