

Oconto County

Planning & Zoning

Rezone Application Packet

Rezone Packet Includes:

- Checklist
- Town Recommendation Form for Rezones
- Rezone Application
- Guidance for Zoning Amendments

WHAT YOU NEED TO DO PRIOR TO SUBMITTING YOUR PETITION TO REZONE:

- Consult Planning & Zoning Staff regarding your proposal
-

(Please refer to Local Guide for Town Contact and Meeting Information – These guides are available at the Oconto County Planning & Zoning Office (Oconto & Lakewood) or online at <http://www.co.oconto.wi.us>)

- Attend Town Plan Commission Meeting
- Have Plan Commission complete applicable portions of the Town Recommendation Form
- (Note that a town recommendation may not be required for floodplain, conservancy, and certain shoreland matters. This will be determined during your consult with Planning & Zoning Staff.)**
- Attend Town Board Meeting
- Have Town Board complete applicable portions of the Town Recommendation Form
- Complete Rezone Application
- Submit to Oconto County Planning & Zoning Office
- Application
 - Detailed Map showing the proposed area of the property being petitioned (must include all dimensions or survey map)
 - A detailed legal description of the area petitioned for zoning amendment
 - Town Recommendation Form (not required for floodplain, conservancy, and certain shoreland matters)
 - \$400.00 Application fee

All applications must be received by the Oconto County Planning & Zoning Office prior to the first of the month in order to be scheduled for the following month's public hearings. Please note that incomplete applications will not be processed. Please refer to local guide for additional information.



Oconto County Planning & Zoning

301 Washington St.

Oconto, WI 54153

920.834.6827

TOWN RECOMMENDATION FORM

For Oconto County Rezone Application

THIS TOWN RECOMMENDATION FORM MUST BE SUBMITTED TO THE PLANNING & ZONING OFFICE WITH THE REZONE APPLICATION. PLEASE NOTE THAT INCOMPLETE APPLICATIONS MAY BE DELAYED. PLEASE CONTACT THE OCONTO COUNTY PLANNING & ZONING OFFICE WITH ANY ZONING RELATED QUESTIONS AT 920.834.6827.

Petitioner Information

Owner:

Last Name _____ First Name _____ Phone # _____

Address _____ City _____ State & Zip _____

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent:

Last Name _____ First Name _____ Phone # _____

Address _____ City _____ State & Zip _____

Property Information

Parcel No. _____ - _____ - _____ - _____

Location (Gov. Lot _____ or _____ ¼, _____ ¼), Section _____, T _____ N, R _____ E, Town of _____

Subdivision (CSM - Vol. & Page _____, Lot _____) or (Plat Name _____, Block _____, Lot _____)

Physical Address _____ Size of Parcel to be rezoned _____

Zoning Information

Current Zoning District *(check all that apply)*

- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (AG)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Light Industrial (LI)
- Industrial (I)
- Other _____

Proposed Zoning District *(check all that apply)*

- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service (CS)
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (AG)
- Large Scale Agricultural (LA)*
- Restricted Commercial (RC)*
- General Commercial (GC)*
- Light Industrial (LI)
- Industrial (I)
- Other _____

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezone petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

For Zoning Maps go to: <http://ocmaps.co.oconto.wi.us/SOLO/>

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE OWNER/AGENT -

What will be the proposed use(s) of the parcel if the rezone is approved?

What is the need for the proposed use(s)?

Is there potential for the proposed use(s) to create conflict with existing uses in the area?

- THE FOLLOWING QUESTIONS SHALL BE ANSWERED BY THE TOWN -

Are there adequate public facilities to serve the proposed land use? Yes No

Explain:

Are the burdens on the local government for providing services for this proposal reasonable? Yes No

Explain:

Does the proposal agree with the Town Vision Statement as found in the Town Comprehensive Plan? Yes No

Explain:

Does the proposal agree with the Town Goals, Objectives & Development Strategies as found in the Town Comprehensive Plan? Yes No

(Please give detailed information including page numbers from the comprehensive plan supporting the recommendation)

Explain:

(Please attach any additional comments, minutes, or information further supporting the recommendation)

Town Plan Commission

Recommends Approval Recommends Denial

Plan Commission Chairperson

Date: _____

Town Board

Recommends Approval Recommends Denial

Town Clerk

Date: _____

OCONTO COUNTY PETITION FOR ZONING AMENDMENT

Note: In order to avoid any delays, please complete all parts of this application. Incomplete applications will not be processed.

Petitioner Information

Owner:

Last Name _____ First Name _____ Phone # _____

Address _____ City _____ State & Zip _____

If you wish to appoint an agent to speak at the hearing, please complete the following:

Agent:

Last Name _____ First Name _____ Phone # _____

Address _____ City _____ State & Zip _____

Property Information

Parcel No. _____ - _____ - _____

Location (Gov. Lot _____ or _____ ¼, _____ ¼), Section _____, T _____ N, R _____ E, Town of _____

Subdivision (CSM - Vol. & Page _____, Lot _____) or (Plat Name _____, Block _____, Lot _____)

Physical Address _____ Size of Parcel to be rezoned _____

Zoning Information

Current Zoning District *(check all that apply)*

- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (A)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Light Industrial (LI)
- Industrial (I)
- Other _____

Proposed Zoning District *(check all that apply)*

- Residential Single Family (R-1)
- Residential Multiple Family (R-2)
- Mobile Home Park (R-3)
- Community Service
- Park and Recreation (P-R)
- Forest (F)
- Rural Residential (RR)
- Agricultural (A)
- Large Scale Agricultural (LA)
- Restricted Commercial (RC)*
- General Commercial (GC)*
- Neighborhood Commercial (NC)*
- Light Industrial (LI)
- Industrial (I)
- Other _____

Purpose of Rezone Petition? _____

* The Planning and Zoning Committee, at its discretion may substitute a General Commercial (GC) district rezone petition with the Restricted Commercial (RC) district or Neighborhood Commercial (NC) district based on consistency with the Oconto County Comprehensive Plan and information received during the public hearing.

The following items must be enclosed in order for the petition to be processed:

- ✓ Detailed map showing the proposed area of the property being petitioned *(must include all dimensions or survey map)*
- ✓ A detailed legal description of the area petitioned for zoning amendment.
- ✓ \$400.00 application fee *(payable to Oconto County Zoning)*
- ✓ Town Recommendation Form – *(Not Required for floodplain, conservancy, and certain shoreland matters)*

I certify that all information provided in this application is true and accurate. Property owner signature is required, agent signature if applicable.

Property Owner Signature _____ Date _____

Agent Signature _____ Date _____

Guidance for Zoning Amendments

Petitions for rezoning from one district to another are to follow Wisconsin Statutory requirements to assure decisions made are based on the facts presented and compliance with the Oconto County Zoning Ordinance and Comprehensive Plan. The following is guidance on how and why decisions on proposed rezoning amendments are approved or denied. Decisions are based on the applicant providing sufficient information to support the Planning & Zoning Committees decision.

The location of zoning districts accounts for the existing uses of the land that have developed within the county. These districts have been classified primarily because of the present uses being made of the lands, but may include certain existing uses that would not normally be classified within a given district. Districts may be mapped to include areas that may be developed to meet their future needs.

The principles for transition from one district to another shall apply to zoning amendments submitted in accordance with section 14.3300. The Planning and Zoning Committee shall consider these principles:

- a. The intent and purpose of the use district from which petitioned and the use district to which petitioned.
- b. The proposed uses of the lands and its compatibility to the use district and the surrounding area.
- c. Protection of natural and man-made resources.
- d. Protection of the public against hazardous conditions; (Floodplain and Airport Height Regulations).
- e. Protection of the public by applying zoning concepts to districts for purposes such as agriculture, single and multiple family housing, mobile home parks, commercial and manufacturing operations, and to allow more inclusive zoning concepts in districts such as the Rural Residential district.
- f. Insure proper land use by applying proper environmental planning by considering the following objectives:
 - (1) The preservation of adequate open spaces for present and future use and recreational use.
 - (2) The maintenance of natural or undeveloped lands and buffer zones between developed areas.
 - (3) The protection of scenic and historically valuable sites.
 - (4) The protection of forests, wilderness and wildlife and maintenance of other factors that insure balance of ecological systems by not developing forests, wetlands, beaches, estuaries and shorelands.
 - (5) The prevention of buildings in hazardous areas such as steep slopes, floodplains or wetlands.
 - (6) The maintenance of highly productive farmland.
 - (7) The prevention of erosion and unnecessary destruction of ground-cover.
 - (8) The minimizing of pollution of the water, land and air by proper location of industries and waste disposal sites.
 - (9) The minimizing of the demand for energy and use of the automobile by planning of existing community development.
 - (10) The building and expansion of developments of sufficiently high density to be served economically by transit and shipping facilities.

Decisions on petitions of rezoning of areas in the Agricultural District to other districts must consider the following:

- a. Availability of adequate public facilities to serve the proposed land use change; and
- b. Reasonableness of the burdens on local government for providing the needed services; and
- c. Suitability of the land for development; and
- d. Prospects that the development may cause unreasonable air or water pollution, soil erosion or adverse affects on valued natural areas; and
- e. Effect of loss of agricultural lands; and
- f. Relationship of the proposed uses to the use of agricultural lands adjacent thereto.

Applicants must be able to answer questions in regards to the above mentioned information at the public hearing. Any supporting documentation can be presented to support your proposal. Detailed site plans are very beneficial in order to generate discussion and address matters important to meeting the standards of the Oconto County Zoning Ordinance.

More specific standards for rezoning of lands can be found in the zoning district that you are applying for. Please review the Oconto County Zoning Ordinance for these standards. Please visit the Oconto County website www.co.oconto.wi.us for further information.

Note: Postponement/rescheduling of a public hearing due to the applicants error in the submittal or absent from the public hearing shall be charged \$150 fee to cover administration costs for re-notice of the public hearing.