

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Oconto County Planning & Zoning Committee will hold public hearings on January 30, 2014 on the proposed redistricting of the following properties under the Oconto County Zoning Ordinance. The Committee will also hold a public hearing January 30, 2014 at the Brazeau Town Hall on proposed text amendments to the Oconto County Land Division Ordinance.

APPLICATION NO. 1 at 9:15 AM at the Maple Valley Town Hall for Phillip Fischer, 10979 Hickory Cemetery Road, Suring, WI 54174, and D & L Farms, LLC, 9573 County Road Z, Suring, WI 54174, Agent: Harry Smith, to rezone from Residential Single Family District and Agricultural District to Rural Residential District. Location of the property is in Section 4, T29N, R18E, Town of Maple Valley, 10970 Hickory Cemetery Road. (On-site inspection at 9:00 AM)

APPLICATION NO. 2 at 10:15 AM at the Brazeau Town Hall for Herbert and Linda Sheve, 12735 S.White Potato Lake Road, Pound, WI 54161, and WIAZ Development, 111 N. Broadway, Suite B, Green Bay, WI 54303 to rezone from Residential Multiple Family District and Mobile Home Park District to Residential Single Family District. Location of the property is in Section 25, T31N, R18E, Town of Brazeau, South White Potato Lake Road. (On-site inspection at 10:00 AM)

PUBLIC HEARING January 30, 2014 at 10:45 AM at the Brazeau Town Hall on proposed text amendments to the Oconto County Land Division Ordinance. The changes to be considered are as follows:

When bold & underlined print is used it indicates an addition to the ordinance. When strikeout print is used it indicates a deletion from the ordinance.

13.506 Requirements Of Certified Survey Maps

1. In addition to all requirements of §236.34 Wisconsin Statutes the Certified Survey Map shall include the following:
 - b. Owners name, along with reference to the recorded document(s) from Oconto County records ~~Volume and Page of the instrument~~ that show(s) title to the Platted area. The reference to the recorded document(s) ~~Volume and Page of the affected property~~ may be shown on the map, in the Surveyor's Certificate or in the Owner's Certificate.
 - c. ~~Volume and Page~~ Show recorded document(s) reference or platted status (i.e. State or County Plat by name and lot number, CSM by volume, page and lot number) of adjoining lands.

13.605 Requirements Of Retracement Certified Survey Maps

1. In addition to all requirements of §236.34 Wisconsin Statutes the Retracement Certified Survey Map shall include the following:
 - c. Owners name, along with reference to the recorded document(s) from Oconto County records ~~Volume and Page of the instrument~~ that show(s) title to the Platted area. The reference to the recorded document(s) ~~Volume and Page of the affected property~~ may be shown on the map, in the Surveyor's Certificate or in the Owner's Certificate.
 - d. ~~Volume and Page~~ Show recorded document(s) reference or platted status (i.e. State or County Plat by name and lot number, CSM by volume, page and lot number) of adjoining lands.
 - e. The Surveyor's Certificate shall include the following statement , " *This Certified Survey Map is not a division of property but solely a retracement and depiction of the land boundaries recorded in Volume _____ Page _____, (list recorded documents from Oconto County Records) Oconto County Records*".

13.703 Application For County Or State Plat

Where it is desired to create a subdivision, the subdivider shall do so by use of a Plat that conforms to the requirements of Ch. §236

13.706 Requirements of County and State Plats

1. Preliminary Plat Review: In addition to the requirements of Ch. §236 Wisconsin Statutes the preliminary Plat submitted shall include the following:
 - d. Owners name, along with reference to the recorded document(s) from Oconto County records ~~Volume and Page of the instrument~~ that show(s) title to the Platted area. The reference to the recorded document(s) ~~Volume and Page of the affected property~~ may be shown on the map, in the Surveyor's Certificate or in the Owner's Certificate.
 - e. ~~Volume and Page~~ Show recorded document(s) reference or platted status (i.e. State or County Plat by name and lot number, CSM by volume, page and lot number) of adjoining lands.
2. Final Plat Review: Upon approval of the preliminary Plat the subdivider shall submit a final Plat based upon a survey by a Wisconsin Registered Land Surveyor for review. In addition to the requirements of the preliminary Plat and Ch. §236 Wisconsin Statutes the final Plat submitted shall include the following:

13.901 Surveying Requirements

2. A Section protraction shall be required if the boundary of the affected property is along, adjacent to, or controlled by the allocated parts of the Section or other lot of the Federal Survey. The protraction shall be shown either as a part of the map or on a separate document prepared on a "Certificate of Survey" and shall include:

- c. The protraction of the Section need not be shown if it is an acceptable prior County record. Then a note of the recorded number of the document where the protraction is to be found will be sufficient. Example: "Parts of this boundary are based from the protraction of the Section located in (list recorded documents from Oconto County Records). ~~Volume _____ and Page _____~~ or Jacket _____ and Image _____, or County Surveyor's file number _____."

This hearing is open to the public. All interested parties are invited to attend. Notice is further given that a copy of the proposed amendments to the ordinance will be on file and open for inspection in the office of the Zoning Administrator for a period of at least two weeks prior to the public hearing.

Notice is further given that printed copies of the proposed zoning map & text amendments are available for public inspection in the Zoning Office, Courthouse, Oconto, Wisconsin during regular office hours.

Dated this 9th day of January, 2014.

THE OCONTO COUNTY PLANNING AND ZONING COMMITTEE OF
THE OCONTO COUNTY BOARD OF SUPERVISORS
By: Patrick Virtues
Zoning Administrator