

TOWN OF WAUPUN

REQUEST FOR REZONING APPLICATION

non-refundable fee

PLEASE TYPE OR PRINT CLEARLY	Date _____	Fee \$ 200 00
PROPERTY OWNER INFORMATION		
Last Name _____	First _____	
Address _____		
City _____	State _____	Zip _____ Phone () _____

Person, Business or Government Requesting the Rezone (skip if taxpayer is making request)			
Name or Business _____			
Address _____			
City _____	State _____	Zip _____	Phone () _____

PROPERTY INFORMATION (this information can be found on property tax bill)	
Property Address _____	Parcel No (s) _____
Fire No _____	_____
City _____	_____
Legal Description _____ _____ 1/4 _____ 1/4 Section _____ T 14 N, R 15 E	_____

ZONING INFORMATION	
1 The land is requested to be rezoned from _____ to _____	
2 Total acreage in parcel before rezone: _____	
3 Number of acres being rezoned _____	
4 How many miles from the nearest city/village boundry. _____	
5. Is the land served by public service:	Yes No
6. Is the land served by public water	Yes No
7 Is the land within a sanitary district	Yes No

MAPS
Attach a map in accordance with Section 17 3 of the Town of Waupun Zoning Ordinances A copy of the ordinance is attached Be sure it is to the correct scale and detailed

REASONS JUSTIFYING THIS PETITION

SPECIFY PROPOSED USE

List the names and addresses of the adjoining property owners Use additional paper if necessary

Name	Name
Address	Address
Phone No	Phone No

Name	Name
Address	Address
Phone No	Phone No

Name	Name
Address	Address
Phone No	Phone No

REQUEST IS VALID ONLY IF ACCOMPANIED BY THE PROPER FEE

I state, as petitioner, that I have read the foregoing petition to rezone and believe it is true and correct

Petitioner's Signature(s) _____ dated _____

INSTRUCTIONS FOR REZONE APPLICATION:

09/08

1. Complete form legibly, use ink.
2. Map should be as complete as possible, use ink (pencil does not copy well).
According to Town of Waupun Zoning Ordinance 17.5, the scale of the map is to be 1" for every 100 feet.
Include a copy of the plat book with the specific area marked clearly
3. Complete all names, addresses, and phone numbers of adjoining property owners within 200 feet of the proposed area to be rezoned.
4. Return to the Town Clerk with your non-refundable fee.

SUBMITTING APPLICATION:

Plan Commission meetings are usually held the 3rd Monday of every month. (A meeting is not held if applications have not been filed.)

According to Town of Waupun Zoning Ordinance 16.5, the notice of hearing requires a Class II publishing. Class II means it must be published twice (15 days, and 7 days before the hearing). The town's legal paper, The Fond du Lac Reporter, requires a 3 to 4 day notice to publish.

Your application must reach the Clerk's office by Monday, three weeks prior to the regular meeting (it must be received 3 weeks before the 3rd Monday of the month):

If you have a question about the deadline, please call.

WHAT HAPPENS NEXT:

At the public hearing, the Plan Commission will hear your reasons for the petition as well as concerns of any town residents.

As soon as possible after the public hearing, the Plan Commission shall act on the petition, either approving, modifying or disapproving the same. The recommendation shall be made in writing to the Town Board. This is done at the next scheduled meeting (the second Monday of the month at 7:30 p.m.). The Town Board (having final determination) will vote on the petition.

17.3 Petitions for any change to the District boundaries or amendments to the regulations shall be filed with the Town Clerk, who shall refer them to the Town Planning Commission. A report of all petitions referred shall be made to the Town Board at its next scheduled meeting. Such petitions shall describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use, and have attached the following:

A map drawn to scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned; and

The names and addresses of all property owners lying within 200 feet of the proposed area to be rezoned; and

Such additional information that may be required by the Town Planning Commission or the Town Board.

17.4 The petition for amendment shall be accompanied by a fee in the amount of \$200. The petitioner is responsible for the payment of publication costs, hearing costs and other out-of-pocket disbursements incurred by the Town in excess of the \$200 fee. An amendment shall not take effect until the Town has been fully reimbursed for the costs of the proceedings.

17.5 The Town Planning Commission shall hold a public hearing upon each petition. Notice of the time and place of such hearing shall be given by a Class II notice in the Town's official newspaper. As soon as possible after the public hearing the Town Planning Commission shall act on the petition

either approving, modifying or disapproving the same. The recommendation shall be made in writing to the Town Board.

17.6 After careful consideration of the Town Planning Commission recommendations, the Town Board shall vote on the passage of the proposed change or amendment.

17.7 If a protest against the amendment is duly signed and acknowledged by the owners of 20% or more, either of the areas of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent extending 100 feet therefrom, or by owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of the full Town Board membership.

17.8 In the event of a protest against an amendment to the text of the regulations of this Zoning Ordinance is duly signed and acknowledged by 20% of the number of persons casting ballots in the last general election, the vote of the full Town Board membership is necessary to adopt such amendment.

TOWN OF WAUPUN
FOND DU LAC COUNTY, WISCONSIN

ORDINANCE AMENDING MIMIMUM LOT SIZE
IN A-T ZONING DISTRICT

The Town Board of the Town of Waupun does hereby ordain, as follows:

Section 1. Purpose The purpose of this Ordinance is to amend the minimum lot size in the A-T Agricultural Transition District of the Town's Zoning Ordinance from 35 acres to one acre. The Town Board is acting pursuant to its zoning authority under sec 62.23(7), Wis Stats And its Village powers pursuant to sec 60 10(2), Wis. Stats.

Section 2. Amendment. Section 7 5 of the Zoning Ordinance is hereby amended to read as follows:

"7 5 Minimum Lot, Height, and Yard Requirements: Same as Section 6 5 Exclusive Agricultural District (A-1), except that the minimum lot size to establish a residence under Section 6 5(1) is 1 acre not 35 acres, exclusive of the R.O.W."

Section 3. Effective Date This Ordinance shall become effective upon approval by the Town Board and publication in the Town's official newspaper

Dated this 3rd day of August, 2003.

Town of Waupun

By: Randy Vande Slunt
Town Chairperson

Attest. Marni Lemmenes
Town Clerk

AMENDMENT OF ZONING ORDINANCE

The Town Board of Supervisors of the Town of Waupun, Fond du Lac County, does hereby ordain that section 6.6 of the Town's Zoning Ordinance is hereby amended to include the following subparagraphs to be inserted at the end of the current text of section 6.6:

6.6 Standards for Rezoning: The Department of Agriculture, Trade and Consumer

Protection shall be notified of all rezonings. Decisions on petitions for rezoning areas zoned for exclusive agricultural use shall be based on findings which consider the following:

1. Adequate public facilities to serve the development are present or will be provided.
2. Provision of these facilities will not be unreasonable burden to local government.
3. The land is suitable for development.
4. Development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
5. The potential for conflict with remaining agricultural uses in the area.
6. The need of the proposed development location in an agricultural area.
7. The availability of alternative locations.
8. The productivity of the agricultural lands involved.
9. The location of the proposed development to minimize the amount of agricultural land converted.
10. The area of land proposed to be rezoned is not excessive. An area of one acre or less is presumed to be the maximum reasonable size for residential use.
11. The driveway that will service the development is no more than 350 feet in length. In the case of a driveway which traverses other lands, the total area of the parcel to be rezoned and the driveway does not exceed 1.25 acres. The width of the driveway is not less than 20 feet.
12. That the Town reserves the right to deny any request for rezoning in whole or in part and to place reasonable conditions upon the rezoning of lands. The Town also reserves the right to consider other circumstances and criteria not enumerated herein that it deems to be reasonably related to the rezoning request under consideration.