

REZONING APPLICATION

Request

Proposed zoning request:

_____ from _____ to _____
Acres to be Rezoned Existing Zoning District Proposed Zoning District

Applicant Information

Property Owner: _____ Contractor/Agent: _____
Mailing Address: _____ Mailing Address: _____
Daytime Phone: _____ Daytime Phone: _____
Cell: _____ Cell: _____
Email: _____ Email: _____

Site Information / Legal Description

Site Address: _____
Property Location: _____ ¼ , _____ ¼ , Sec. _____, T. _____, R. _____ Parcel #: _____
Lot # _____ Block # _____ Subdivision or CSM # _____

Fees (Please refer to the current Village fee schedule).

Application Fee (payable to Village of Turtle Lake): \$ _____

Applications are due at least 30 days prior to a regularly scheduled Plan Commission meeting.

I attest that the information contained in this application is true and correct to the best of my knowledge.

Property Owners Signature: _____ Date _____
Contractor/Agent Signature: _____ Date _____

OFFICE USE ONLY

Date Accepted: ____/____/____ Accepted by: _____
Fee Received: ____/____/____ \$ _____ Receipt #: _____

Checklist for Complete Application

- Original plus 10 copies** of application packet to include:
 - Aerial photo (can be obtained from County website).
 - Scaled map with exact boundaries of parcel to be rezoned.
 - Drawing: to include short-term or long-term plans for the property identifying future use, density, layout, etc.
 - Completed rezoning questionnaire (page 3 of the application).
 - Property's most recent tax bill (this can be obtained at the County Treasurer's office) for proof of ownership.
 - List of all adjoining land owner names and mailing addresses (includes properties across roadways), within 100' of the area proposed to be rezoned.
 - Metes and Bounds description or boundary description (typically prepared by a registered land surveyor).
 - Application fee (nonrefundable) payable to the Village of Turtle Lake.

NOTE: Application materials should not include covers, binders, or envelopes. Application packets should be collated and either stapled or paper clipped in the upper left-hand corner. All maps, plans, and engineering data must be submitted on paper no larger than 11" x 17". All materials submitted with the application become property of the Village and will remain in the file.

Rezoning Procedure

Suggested Pre-Application Meeting: Prior to submitting an application, it is suggested that the landowner or their agent schedule a meeting with the Village Zoning Administrator to discuss the application and process.

Step 1, Application Submittal and Review: The application must include all items identified in the checklist. After a preliminary review, additional information may be required. Once it has been determined that all requested information has been obtained, the application will undergo an interdepartmental and interagency review.

Step 2, Public Hearing: All rezoning requests must undergo a public hearing before the Village Board (the Board may delegate the hearing to the Village Plan Commission). A notice of the hearing is published in a local newspaper for two (2) weeks prior to the scheduled hearing date. Notice of the hearing is also sent to all adjacent property owners.

Step 3, Plan Commission Recommendation & Village Board Action: Upon the vote by the Plan Commission, a recommendation is forwarded to the Village Board for action at their next regularly scheduled meeting. Once approved by the Village Board, the rezoning is complete, pending any conditions that may have been placed on the approval.

Rezoning Questionnaire

All rezonings are to be consistent with Village land use plans, Village ordinances and other applicable local plans. It is the applicant's responsibility to show that their proposed use is substantially consistent with these ordinances and plans. Each ordinance and plan is available for review by contacting the Village Clerk or on the Village website at: <https://www.turtlelakewi.com>.

To assist in determining how your proposed use relates to the aforementioned ordinances and plans, please answer the following questions on a separate sheet of paper and include them with your application materials.

- 1) Explain why you wish to rezone this property. Identify the proposed use if rezoned.
- 2) Explain the compatibility of your proposed use with uses on existing properties in the vicinity of this site.
- 3) Explain how the proposed use will affect stormwater runoff, wetlands, or will impact any shoreland areas.
- 4) Discuss if the site has any wildlife, scenic, or recreational value that should be protected or enhanced. Indicate if you are willing to pursue such efforts as part of your proposed use of the property.
- 5) If the proposed use is residential development, please submit a concept plan of an anticipated lot layout and describe any significant features on the site (wetlands, floodplain, poor soils, steep slopes, etc.) that either support development or are challenging.
- 6) Discuss any additional issues you feel that supports the consistency of your proposed use with Village ordinances and plans.
- 7) Explain how the proposed request complies with the Review standards as set forth in the Village Zoning Ordinance.
 - a. Advance the purposes of this Chapter as outlined in Section 13-1-14.
 - b. Advance the purposes of the general Article in which the amendment is proposed to be located.
 - c. Advances the purposes of the specific Section in which the amended is proposed to be located.
 - d. Is in harmony with the Village of Turtle Lake Comprehensive Plan.
 - e. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
 - f. Addresses any of the following factors that may not be addressed in the current zoning text:
 - i. A change in the land market, or other factors which require a new form of development, a new type of land use, or a new procedure to meet said change(s). New methods of development or types of infrastructure.
 - ii. Changing governmental finances to meet the needs of the government in terms of providing and affording public services.
 - iii. Another factor deemed appropriate by the Village.