



PIERCE COUNTY WISCONSIN
DEPARTMENT OF LAND MANAGEMENT & RECORDS

Pierce County Courthouse,
414 W. Main Street P.O. Box 647
Ellsworth, WI 54011
ZONING OFFICE 715-273-6747
PLANNING OFFICE 715-273-6746
Fax: 715-273-6864
www.co.pierce.wi.us

Pierce County PETITION FOR MAP AMENDMENT (Rezone) Application

GENERAL INFORMATION: A request for a map amendment (or rezone) may be initiated by a property owner or their agent. The process requires Town Board consideration and/or approval, a public hearing before the Land Management Committee (LMC), and approval by the County Board of Supervisors.

TOWN RECOMMENDATION: A Town Recommendation is required for all rezoning requests. If the Town in which the rezone is requested has adopted a comprehensive plan, approval of the rezone request will be based solely on its consistency with that Town's comprehensive plan. If the town in which the rezone is request does not have an adopted comprehensive plan, approval of the rezone request is based on consistency with the Pierce County Comprehensive Plan. In such cases, the Town Recommendation will be used to assist in the identification of applicable goal and policy statements in the County Plan. Acquiring a Town Recommendation typically requires appearing before the Town's Planning Commission as well as the Town Board. Please contact your Town Chair or Clerk for additional information or to be placed on an agenda.

APPLICATION: A pre-application conference with Department of Land Management staff is encouraged to discuss the logistics and feasibility of a given rezone request. A complete application must be submitted to the Land Management Department in order to be processed. A general checklist is as follows:

- Contact, Site Information, & Current and Proposed Zoning District (Page 1);
- Legal Description, Proposed Use, & Reasons for Rezoning (Page 2);
- Town Recommendation; and,
- Fee: \$500.

REVIEW & APPROVAL PROCESS: A rezone request (map amendment) requires that a public hearing be held prior to consideration by the Land Management Committee. A public hearing notice is published in the Pierce County Herald for two consecutive weeks, with the second publication being at least 7 days prior to the hearing date. Persons owning property within 300 feet of the property lines on which the rezone is requested are also provided notice of the date and time of the public hearing. A decision/recommendation is generated by the LMC following the holding of the public hearing. The proposed rezone is then placed on the County Board agenda for two meetings with action taken at the second meeting. Attendance at applicable LMC and County Board meetings is advised.

The Land Management Committee and County Board of Supervisors may, in the process of approving a zoning amendment, limit the use of land to one or more specific uses permitted in the zoning district for which the amendment is sought.

CONTACT INFORMATION:

Property Owner _____ Contact/Agent (if not owner) _____
Mailing Address _____ Mailing Address _____

Daytime Phone (_____) _____ Daytime Phone (_____) _____

SITE INFORMATION:

Property Location: _____ ¼ of the _____ ¼, Section _____, Town _____ N, Range _____ W, Lot _____, Block _____,
Subdivision _____ Town of _____, Pierce County, WI.
Site address: _____
Parcel Identification # _____ - _____ - _____ Computer # _____

CURRENT ZONING DISTRICT:

Zoning District (Check one):

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Exclusive Agriculture | <input type="checkbox"/> Primary Agriculture | <input type="checkbox"/> Ag-Residential | <input type="checkbox"/> General Rural |
| <input type="checkbox"/> General Rural Flexible | <input type="checkbox"/> General Rural Flexible-8 | <input type="checkbox"/> Rural Residential-8 | <input type="checkbox"/> Rural Residential-12 |
| <input type="checkbox"/> Rural Residential-20 | <input type="checkbox"/> Commercial | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Industrial |

Overlay District (Check one):

- | | | |
|---|--|--|
| <input type="checkbox"/> Floodplain | <input type="checkbox"/> Shoreland / Wetland | <input type="checkbox"/> Kinnickinnic River Blufflands |
| <input type="checkbox"/> St. Croix Riverway | <input type="checkbox"/> Not Applicable | |

REQUESTED ZONING DISTRICT:

Zoning District (Check one):

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Exclusive Agriculture | <input type="checkbox"/> Primary Agriculture | <input type="checkbox"/> Ag-Residential | <input type="checkbox"/> General Rural |
| <input type="checkbox"/> General Rural Flexible | <input type="checkbox"/> General Rural Flexible-8 | <input type="checkbox"/> Rural Residential-8 | <input type="checkbox"/> Rural Residential-12 |
| <input type="checkbox"/> Rural Residential-20 | <input type="checkbox"/> Commercial | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Industrial |

LEGAL DESCRIPTION:

In the space below or in an attached narrative, please document the legal description of the land to be rezoned.

Map Attached (check one): Yes No

PROPOSED USE:

In the space below, please describe the proposed use of the land to be rezoned.

REASONS FOR REZONING:

In the space below, please describe the reasons for rezoning the land.

I hereby certify that the above application and all attachments are true, correct, and complete to the best of my knowledge and belief.

Signed: _____ Date: _____

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY	
Date Filed:	Signed: (Zoning Administrator)
Fee:	
DNR Objection:	
Town Objection:	
Landowners Protest	
Airport Affected Area:	
Overlay District:	

Town Recommendation Form

Request: Conditional Use Permit Plat Approval—Concept, Preliminary, Final (Circle One)
 Map Amendment - (Rezone) Other - _____

Applicant/Agent:

Name _____

Site Address (if applicable) _____

Property Description: _____ ¼ of the _____ ¼, Section _____, T _____ N, R _____ W, Lot _____, Block _____,

Subdivision _____ Town of _____

Computer # _____ - _____ - _____ Parcel # _____

Zoning District _____ Acreage _____

A town recommendation is required as part of the application for a rezone (map amendment) or a conditional use permit. This recommendation is necessary whether a town has adopted a comprehensive plan or has not. Pierce County will seek to further each Town's planning goals when considering the establishment of conditionally permitted uses and when considering approval of a request for a rezone or map amendment.

Pierce County will consider adherence to the goals, objectives, and policies of an adopted or amended town comprehensive plan to be consistent with the "public interest" for decisions relating to that Town. In cases where an adopted plan gives guidance regarding the establishment of a proposed conditional use, the specific portion of the plan relating to the request should be referenced. If a town plan is silent regarding the establishment of a proposed use, or a town has not adopted a comprehensive plan, the recommendation will be advisory in nature.

Pierce County will approve re-zonings (map amendments) within a given town only when the proposed amendment is consistent with that town's comprehensive plan. The specific portion of the plan which supports the rezone request should be referenced. It should be noted that if a town's comprehensive plan is silent on a proposed rezone, approval cannot be granted unless consistency is achieved through plan amendment. In cases where a town has not adopted a comprehensive plan, a rezoning request will be considered based upon its consistency with the Pierce County Comprehensive Plan. In such cases, a town's recommendation regarding the proposed rezone will be used to assist the Land Management Committee in evaluating applicable goal statements. Questions regarding the need for a Town Recommendation and its use should be directed to Land Management Department Staff at (715) 273-6746.

Town Recommendation: Approval Denial

Justification/Plan Reference: _____

Concerns/Suggested Conditions: _____

Please attach additional information as necessary.

Town Chair Signature: _____ **Meeting Date:** _____