

General Rezone Information

The following is a summary of section 59.69(5) (e) Wisconsin State Statutes:

Who Can Rezone?

The following people or entities can request a rezone:

1. Property Owner
2. Town Board of any town, in which the zoning ordinance is in effect
3. Any member of the County Board
4. Chippewa County Zoning Committee

How Is A Rezone Started?

One of the above-mentioned individuals or entities files a petition for a change in district boundaries with the Chippewa County Zoning Department. A copy of the petition is sent to the county supervisor of the district where the rezone has been requested after the petition has been filed in the Chippewa County Zoning Department.

Notification Of The Public Hearing

Once the Zoning Department has received the petition, a public hearing shall be scheduled. Notice of the time, date and place of the hearing shall be given by publication in Chippewa County of a class 2 notice, under chapter 985. A copy of the notice is sent to the following individuals:

1. The town clerk of the town affected by the amendment at least 10 days prior to the date of the public hearing will be notified via certified mail.
2. All property owners within 300 feet of the perimeter of the proposed district change.
3. The owner and/or operator of an airport as defined in section 62.23(6)(am)1,b,. if the change is located within a designated airport zone.

What Can The Towns Do?

Towns have the ability to recommend to the Chippewa County Zoning Committee to disapprove, approve or recommend approval with change of any proposed amendment to the zoning districts. The Town can file a resolution disapproving of the amendment before, at or within 10 days after the public hearing. If the town disapproves of the amendment, the zoning committee may not recommend approval of the petition without change, but may only recommend approval with change or recommend disapproval.

What Can The Zoning Committee Do?

The Zoning Committee has the ability to recommend to the Chippewa County Board of Supervisors to disapprove, approve or recommend approval with change of any proposed amendment to the zoning districts. If the Zoning Committee is favorable to granting the petition in its original or modified form, an ordinance amendment shall be drafted and forwarded to the full County Board for their determination.

If the Zoning Committee after the public hearing recommends denial of the petition, it shall report its recommendation directly to the County Board with its reasons for the action.

What Can The County Board Do?

The Chippewa County Board of Supervisors may enact the ordinance as drafted by the Zoning Committee or may amend the petition or it may deny the petition for amendment. The County Board may also refuse to deny the petition as recommended by the Zoning Committee in which case it shall be sent back to the Zoning Committee to draft an ordinance, which will state the intent of the County Board.

What Can The Property Owners Do?

A petition in opposition can be filed with the County Clerk at least 24 hours prior to the County Board meeting at which a zoning petition is scheduled to be considered. The petition must be duly signed and acknowledged by any of the following:

1. Owners of 50% or more of the area proposed to be rezoned; or
2. Abutting owners of 50% or more of the total perimeter, including those parcels within 300 feet of the area proposed to be rezoned

If such petition is received, action on the ordinance may be deferred until the zoning agency has a reasonable opportunity to ascertain and report to the County Board as to the authenticity of the ownership statements.

Each signer must state the amount of area or frontage owned and shall include a description of the lands owned. If the statements are found to be true, the ordinance may not be enacted except by the affirmative vote of $\frac{3}{4}$ of County Board members present and voting.