

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

2020 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information				SECTION II: Agent Information			
Name: MARLENE ROONEY				Name: KAREN HAYHOE			
Mailing Address: 16440 90TH AVE				Mailing Address: 2105 COMMERCIAL BLVD.			
City: CHIPPEWA FALLS	State: WI	Zip: 54729		City: CHIPPEWA FALLS	State: WI	Zip: 54729	
Telephone: 715-529-7089(C) 715-720-9700 / 239-992-8113				Telephone: 715-456-2257			
Email Address (Required): J and M. rooney@gmail.com				Email Address (Required): Karen@woodsandwater.com			
SECTION III: Parcel Information							
Town of: EAGLE POINT				Property Address: 122ND AVE 'WEBBERS ADDN'			
Parcel Number(s): 22908-0334-64470001 (4 LOTS)				City: CHIPPEWA FALLS	State: WI	Zip: 54729	
Existing Zoning District(s): AGRICULTURE				Proposed Zoning District(s): RESIDENTIAL 1			

GENERAL DIRECTIONS:

- Complete this Application form and the required four (4) parts:
 - Part 1: General Questions related to the request
 - Part 2: Planning & Zoning Committee Schedule - 2020
 - Part 3: General Rezoning Process
 - Part 4: Applicant Acknowledgement/Signature
- Submit the completed application, all required information and a **\$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

Doug Clary
05/27/2020

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: 14983	Appeal Number: 2020-0011	Public Hearing Date: 6/18/20

Chippewa County – 2020 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

Part 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.

1. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Planning and Zoning Committee. Prepare an outline of your proposal, something similar to a "business plan", detailing for the Planning & Zoning Committee your proposal. Include any documentation you feel is necessary as part of your presentation in defining your proposal for the Committee and possibly the County Board. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

Part 2: Planning & Zoning Committee Schedule - 2020

Applications will not be placed on the appropriate agenda unless they are properly completed and include **ALL** required supporting information or documents **and** payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information in addition to the application forms might be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

<u>Application Deadline</u>	<u>Public Hearing</u>
December 26, 2019	January 23, 2020
January 23, 2020	February 20, 2020
February 20, 2020	March 19, 2020
<i>April Regular Meeting will not occur due to County Board Elections</i>	
April 23, 2020.....	May 21, 2020
<u>May 21, 2020</u>	<u>June 18, 2020</u>
June 18, 2020	July 23, 2020
July 23, 2020	August 20, 2020
August 27, 2020	September 24, 2020
September 24, 2020	October 22, 2020
October 22, 2020	November 19, 2020
November 19, 2020	December 17, 2020

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.
 Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.*

Part 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

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- (B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.
- (C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.
- (E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.
- (F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.
- (G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.
- (H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.
- (I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

Part 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Planning & Zoning Committee about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Planning & Zoning Committee, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____


Owner/Agent

Date: _____

4-5-20

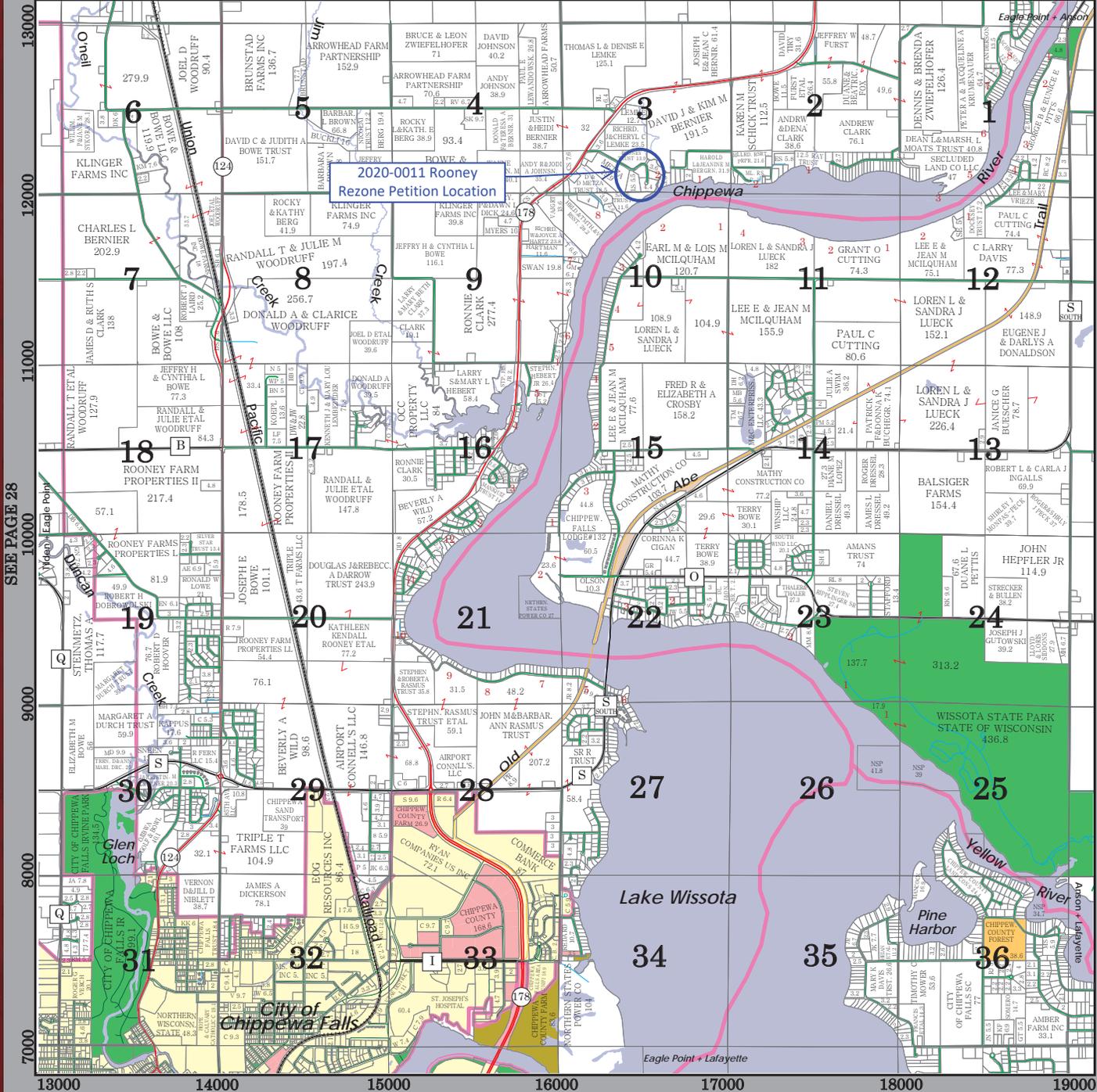
Part 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR

US Army Corp of Engineers
Wisconsin DOT



SEE PAGE 42



SEE PAGE 18

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All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.

Land Records Division / County Surveyor

- Coordinates land records modernization in Chippewa County
- Files and records land record information pertaining to land corners, maps of survey and information relating to land parcels
- Prepares parcel maps for Chippewa County lands
- Maintains the Public Land Survey System
- Creates and maintains the County Geographic Information System (GIS)
- Determines the geodetic positions of locations for survey and mapping projects
- Publishes the plat book for Chippewa County

Chippewa County Land Records
711 North Bridge Street
Chippewa Falls, WI 54729

www.co.chippewa.wi.us/government/land-records-county-surveyor



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DEPARTMENT OF PLANNING & ZONING

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Land Management

Land Planning

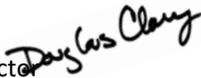
Land Records & G.I.S.

POWTS & Wells

Date: May 28, 2020

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for parcels of land that are located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcels associated with this rezone request. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

REZONE PETITION: #2020-0011

Petitioner: Marlene Rooney

Agent: Karen Hayhoe

Lots 1-4, Webbers Addition, located in the SE ¼ of the SW ¼, Section 03, Township 29 North, Range 08 West. Town of Eagle Point.

Current Zoning: Agricultural

Requested Zoning: Residential 1

Proposal: Single-Family Dwellings

Below is a list of the public meetings where the rezone petition will be discussed. All meetings are open to the public and all are invited to attend the meetings and discuss the rezone petition.

The Eagle Point Plan Commission will **REVIEW** the rezone request on **June 8, 2020 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Hwy 124, Chippewa Falls, Wisconsin 54729. The Plan Commission will forward an **ADVISORY** recommendation to the Eagle Point Town Board to approve, disapprove or approve with modification(s) and/or condition(s).

The Eagle Point Town Board will **REVIEW** the rezone request on **June 15, 2020 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Hwy 124, Chippewa Falls, Wisconsin 54729. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s).

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **June 18, 2020 at 4:30 PM**, in room 003, of the Chippewa County Courthouse located at 711 N. Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification, the rezone request will be forwarded to the County Board for their consideration. If the Planning & Zoning Committee disapproves, the rezone request will fail.

2020-0011 Rooney - Rezone Request - Location Map



Produced on May 27, 2020 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

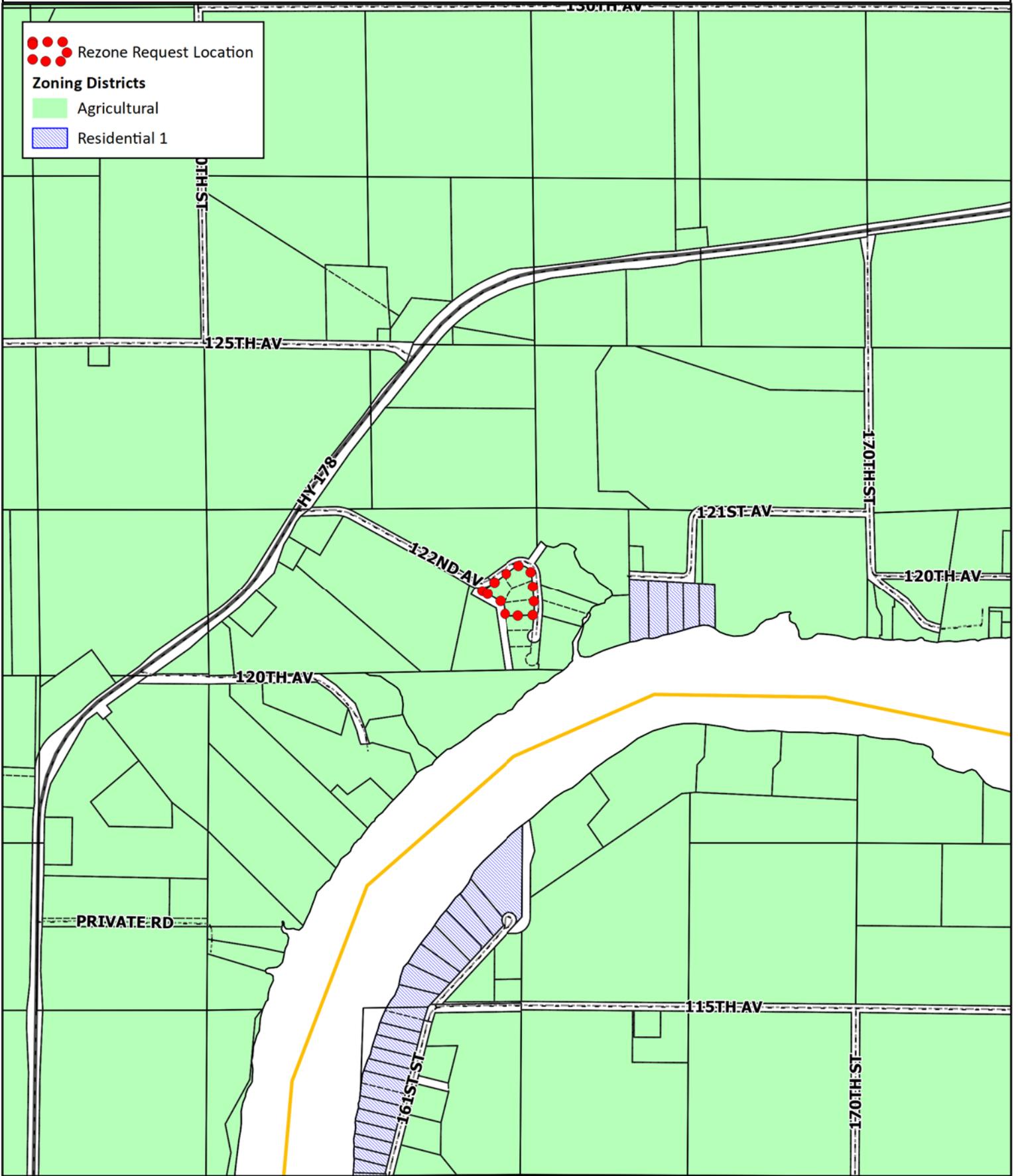
Scale: 1" = 500'

2020-0011 Rooney - Rezone Request - Aerial (2017)

 Rezone Request Location



2020-0011 Rooney - Rezone Request - Zoning Districts



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Scale: 1" = 1,000'