

**TOWN OF ROCKLAND
REZONE APPLICATION FOR THE PLANNING COMMISSION**

APPLICANT/OWNER

AGENT FOR APPLICANT/OWNER

Name _____

Name _____

Address _____

Address _____

City State Zip

City State Zip

Zoning: Existing: _____

Uses: Existing: _____

Proposed: _____

Please state reasons & justification for rezoning: (Please include a map of the area, drawn to scale, outlining the parcel(s) requested for rezoning, identifying all adjacent streets, properties, existing zoning and present uses on all adjacent properties)

Legal description of the property _____

Names and addresses of bordering property owners and property owners across the road or street:

Please make sure this application is complete and attach any other information necessary for a prompt review. Send completed forms to: Vicky Van Vonderen 2645 Bildings Road De Pere WI 54115

REZONE INFORMATION

WHAT IS A REZONING?

A zoning designation regulates use, size, and development of a parcel. A rezoning is the procedure that changes the zoning designation and amends the Official Zoning Map of the Town of Rockland.

WHERE DO I START?

Contact the Planning Commission Secretary to discuss interest in rezoning and set up a Presubmittal meeting with the Planning Commission or submit the rezone application to the Planning Commission Secretary by the 15th of the month prior to the meeting. The Presubmittal meeting has no fee. The commission during the Presubmittal meeting will discuss permitted uses, surrounding uses, and possible nonconformities and any other pertinent information to the rezone request.

WHAT'S NEXT?

A completed rezone application must be completed and submitted to the Planning Commission Secretary by the 15th of the month prior to the meeting to place on the Planning Commission Agenda. At this meeting, the applicant will pay the appropriate fee.

Based on the information from the application and the meeting, the Planning Commission will make a written recommendation to the Town Board based on the Town Zoning Ordinance and pertinent plans and studies.

A notice of the Public Hearing is published in the newspaper two consecutive weeks before the Town Board meeting. The Town Board holds the Public Hearing. The Town Board approves or denies the application with a majority vote with findings of fact.

The Town Clerk will provide written notice to the applicant of the Town Board action and findings of fact and will notify Brown County to update the Town's digital zoning map with the Town Board action.

From the Town of Rockland Zoning Ordinance:

J. Amendments

1. Authority

The Rockland Town Board may, from time to time, in the manner hereafter set forth, amend the regulations imposed in the districts or amend district boundary lines, provided that in all amendatory ordinances adopted under the authority of this section, due allowance shall be made for the intent purpose of said changes as per ARTICLE II of this ordinance.

2. Initiation

Amendments may be proposed by any governmental body of any interested person or organization.

3. Application

An application for an Amendment shall be filed with the Town Planning Commission in such form and accompanied by such information as required by the Town Planning Commission. Said application shall be reviewed and a written recommendation submitted thereon to the Town Board.

4. Hearing Notice

The Town Board shall hold a public hearing on each application for an amendment. Time, place, and purpose of the hearing shall be published by a Class 2 notice pursuant to Wisconsin State Statute 985. Such notification appearing in the town Official Newspaper shall appear once during each of the 2 weeks prior to the scheduled date of such hearing, the last of which shall be at least one week before the hearing. The town shall also mail notice of the hearing to the parties of interest at least 10 days prior to the date of the hearing.

5. Findings and Recommendations

- a. The Town Planning Commission shall make written findings of fact and shall submit the same together with its recommendations to the Town Board prior to the public hearing.
- b. Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the Town Planning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:
 1. Existing uses of property within the general area of the property in question.
 2. Zoning classification of property within the general area of the property in question.
 3. Suitability of the property in question to the uses permitted under the existing zoning classification.
 4. Trend of development, if any in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
 5. Adequate public facilities to serve the development are present or will be provided.
 6. Providing these facilities will not be an unreasonable burden to the Town of Rockland.
 7. The land is suitable for development and development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
 8. The Planning Commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant.
 9. The Planning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant.

6. Town Board Action

- a. The Town Board shall not act upon a proposed amendment to this ordinance until it shall have received a written report and recommendation from the Town Planning Commission on the proposed amendment.
- b. The Town Board may grant or deny any application for an amendment, provided however, that in the event of a written protest against any proposed amendment to this ordinance, be duly signed and acknowledged by the owners of 20 percent or more either of the areas of the land included in such proposed change, or by the owners of 20 percent or more of the land immediately adjacent, extending 100 feet there from, or by the owners of 20 percent 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.
- c. If an application for a proposed amendment is not acted upon finally by the Town Board within 90 days of the date upon which such application is received by the Town Board it shall be deemed to have been denied.