

# VILLAGE OF JOHNSON CREEK

125 Depot St., P.O. Box 238, Johnson Creek, WI 53038 (920-699-2296)

## REZONING APPLICATION

Rezoning Application Required by Village Code- Chapter 250-120 thru 250-123

### INTRODUCTION

Zoning applications require a public hearing. The application should be submitted by the 25th of the month prior to the month in which the Plan Commission will hold the public hearing. Following the hearing, the Plan Commission will forward its recommendation to the Village Board for final action. Please complete each section of the application.

Items that must accompany an application:

1. The applicant(s) are required to submit Ten (10) copies of the completed application, Agreement for Reimbursable Services and the required survey plat and plans (11"X17") folded to (8 1/2"X11") as prepared by a land surveyor registered in the State of Wisconsin, as applicable, showing all of the information required by the Zoning Ordinance. In addition to the subject site, the drawings must show the location, elevation and use of any abutting lands and their structures within 300 feet of the subject site. Survey and plans should include:
  - a) Boundaries and dimensions of the property
  - b) Location and dimensions of all existing and proposed buildings
  - c) The location and classification of adjacent zoning districts
  - d) Location and existing use of all properties within 300 feet of the land proposed for rezoning.
2. Payment of 500.00 Application Fee. (Village Code - Chapter 33 - Fees)
3. Payment of Reimbursable Cost Fees (See Appendix A) (Village Code - Chapter 33 - Fees)
4. Provide any additional information as required by the Plan Commission, Zoning Administrator, Village Engineer, Village Planner or Building Inspector.

### **After you have submitted the above information, the Village will:**

1. Compile a list of names, addresses and parcel numbers of owners of all properties within 300 feet of the area to be proposed.
2. Notify the appropriate neighboring town clerk(s) if the subject property is within 1,000 feet of the Village limits.
3. Mail, at least 10 days before the public hearing, notices to property owners within 300 feet, municipal clerk, the petitioner and Plan Commission.
4. Publish notice of public hearing once each week for two (2) consecutive weeks, the last publication of which shall be at least one (1) week before the public hearing.
5. The Plan Commission shall hold the public hearing and forward a recommendation to the Village Board within 60 days.
6. The Village Board may request further information and/or additional reports from the Plan Commission, the Zoning Administrator, the Applicant or any other source. It may approve the conditional use as originally proposed, with modifications or deny.

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The following information and documentation must be filed with the Village Administrator.  
Please type or print this information:

Address of property to be rezoned	
Parcel number	
Name of petitioner	
Mailing address of petitioner	
Daytime phone number of petitioner	
Name of property owner	
Mailing address of property owner	
Daytime phone number of property owner	
Legal description of property involved (description must come from deed)  - Attach to application if necessary -	
Property is presently zoned	
Requested zoning	

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Reason/Justification for rezoning request	
If the application is granted, what plans does the applicant have to develop or use the above described lands (describe the use in detail).	
How will this rezoning benefit the Village?	

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Date of Signature

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### Agreement for Reimbursable Services Petitioner/Applicant/Property Owner

In accordance with Village Code - Chapter 250-138 the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in its review of a proposal coming before the Plan Commission. The Village reserves the right to apply the charges for these services as well as for staff time expended in the administration, investigation and processing of applications to the Petitioner.

The Petitioner is required to provide the Village with an executed copy of this agreement as a prerequisite to the processing of the development application. The submittal of a development proposal application or petition shall be construed as an agreement to pay for such professional review services applicable to the proposal. The Village may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The Property Owner acknowledges that review fees which are applied to a Petitioner, but which are not paid by such Petitioner, may be charged by the Village as an assessment against the subject property for current services provided the property.

Note: Consultant services (e.g. engineering, planning, surveying, legal, etc.) and Village administrative time are charged in addition to the normal costs payable by the Applicant/Petitioner/Property Owner (e.g. application filing fees, permit fees, publication expenses, recording fees, impact fees, etc.)

\_\_\_\_\_  
(Project Name/Nature of Application)

\_\_\_\_\_  
(Property Tax Key Numbers Involved in Project)

\_\_\_\_\_  
(Signature of Applicant/Petitioner)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of Property Owner)

\_\_\_\_\_  
(Date)

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### Appendix A

*(For Office Use Only)*

<u>Application Fee</u>	\$500	_____
<u>Reimbursable Development Cost Fees</u>		
Village Attorney		
Basic – (application, correspondence, meeting attendance)	\$300	_____
Review – (Plat, CSM, Zoning, CUP, PIP, GDP, PUD, Variance)	\$300	_____
Village Engineer		
Site Plan Review - (grading, lighting, signage, storm water)	\$700	_____
Review – (Plat, CSM, Zoning, CUP, PIP, GDP, PUD, Variance)	\$300	_____
Village Planner		
Site Plan Review – (zoning, comprehensive plan, landscaping)	\$500	_____
Review – (Plat, CSM, Zoning, CUP, PIP, GDP, PUD, Variance)	\$300	_____
Village Administration		
Basic – (pre-application meetings, legislation, correspondence)	\$300	_____
Review – (Plat, CSM, Zoning, CUP, PIP, GDP, PUD, Variance)	\$300	_____
Reimbursable Development Cost Fees Total		_____

(The above fees reflect the actual cost of the reimbursable costs payable with the submittal of the application. These fees do not include actual reimbursable costs billable to the applicant for the draft of any contractual agreements including development agreements or contracts and/or costs associated with the design, construction, inspection or dedication of public infrastructure.)

*(For Office Use Only)*

Fees submitted with application

Application Fees \_\_\_\_\_ Reimbursable Cost Fees \_\_\_\_\_

Total amount received \_\_\_\_\_ Date Received \_\_\_\_\_