

# **Town of Holland Petition for Rezoning and /or Conditional Use Permit (CUP)**

## **APPLICANT INFORMATION**

### **What is a rezoning or conditional use permit?**

The zoning district that a property falls within regulates the use, size, and general development within the property in order to protect the neighboring property owners and promote the overall public health, safety, and welfare of the Town of Holland. A rezoning or conditional use permit (depending on the proposed use) allows the property to be used in a manner that currently would not be permitted.

### **Where do I start?**

Prior to starting the process, it is recommended that a property owner meet with the Town Zoning Administrator to review the proposed rezoning or conditional use permit in order to obtain background information regarding permitted uses, dimensional requirements, procedure for rezoning, and potential issues that may need to be addressed. Meetings may be set up by calling the Town Chairman, for the Town of Holland.

Jerome Wall  
(920) 532-4723

In order for the rezoning or conditional use permit to be processed, the completed application form, fee, and all accompanying information must be received by the Town Clerk by the 20<sup>th</sup> of the month in order to be placed on that following month's Town Planning Commission Agenda (which meets as needed), but you should confirm the date with the Town Clerk. Prior to the Planning Commission meeting, the Town Zoning Administrator may contact you regarding setting up a site visit to review the rezoning/ conditional use permit on the property.

### **What's next?**

At a regularly scheduled meeting the Town Planning Commission will generally make a recommendation to the Town Board based upon the information from the application, Town Comprehensive Plan, as well as other pertinent plans, statutes, and studies, and information. It is strongly recommended that you attend all meetings and Public Hearing regarding your application in order to answer any questions that come up.

After the Planning Commission recommendation and proper public notification, the Town Board will hold a Public Hearing on the proposed rezoning and/or conditional use permit to obtain public input.

# Town of Holland Petition for Rezoning and /or Conditional Use Permit (CUP)

Date of Request \_\_\_\_\_

Petitioner/Owner (please print)

Agent for Petitioner/Owner(if applicable)

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_  
City            State            Zip

\_\_\_\_\_  
City            State            Zip

Phone \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Email \_\_\_\_\_

Parcel Numbers(s) of Properties for Rezoning or CUP: \_\_\_\_\_

Current Zoning District and/or CUP: \_\_\_\_\_

Proposed Zoning District and/or CUP \_\_\_\_\_

Current Use of Property: \_\_\_\_\_

Please provide a statement of proposed land use and impact of zoning change or CUP with regard to the compatibility of the use proposed with adjacent lands:

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Please provide a legal description of the property proposed for rezoning or CUP:

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If proposal is to rezone an area of land that dose not follow established parcel boundaries, please attach a site plan or plat of survey drawn to scale showing the area proposed to be rezoned, a corner tied to a known location, and its dimensions.

**If current zoning district is Exclusive Agriculture and the request is to rezone the property to a different zone, please fill out page 2. If current zoning district is not Exclusive Agriculture, please skip page 2 and continue to page 3.**

As stated in Section 91.48(b)(1) Wis. Statutes, if property is currently zoned Exclusive Agriculture, a conversion fee is required to be paid prior to the Town granting a rezoning out of Exclusive Agriculture. The fee is payable to the Town, but is sent to the State by March 1 of every year. There is no fee for a Conditional Use Permit. The conversion fee formula, at this time, for the Town of Holland follows:

\$618 x \_\_\_\_\_ acres proposed to be rezoned = \$\_\_\_\_\_ payable to the Town of Holland. Please bring a check made out in this amount to the Town Board meeting when the proposed rezoning or Conditional Use Permit is on the Agenda. If the rezoning is approved, the fee must be paid to the town at that meeting. (See note 1 below.)

**If proposal is to rezone lands out of the Exclusive Agriculture Zoning District, please provide a statement of how the proposed rezoning meets the following criteria:** ( see note 2 below.)

1: The land is better suited for a use not allowed in the Farmland Preservation Zoning District.

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2: The rezoning is consistent with the Town's Comprehensive Plan.

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3: The rezoning is substantially consistent with the Brown County Farmland Preservation Plan.

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4: The rezoning will not substantially impair or limit current or future agriculture use of surrounding parcels of land that are zoned for or legally restricted to agriculture use.

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**If proposal is to request a Conditional Use Permit for non-farm residential development in the Exclusive Agriculture zone, please provide a statement of how the development meets the following criteria:** (See note 3 below.)

1: The non-farm residence will not convert prime farmland from agriculture use or convert land previously used as cropland ( other than a woodlot) from agriculture use. If there is no reasonable alternative to converting these lands, please state " No reasonable Alternative".

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2: The non-farm residence will not significantly impair or limit the current or future agriculture use of other protected farmland.

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Please note that additional information may be requested by the Town Zoning Administrator, Planning Commission, or Town Board of the Town of Holland.

I, \_\_\_\_\_, as owner/ owner's designated agent (circle one) for the above rezoning/ Conditional Use Permit (circle one), here by file this request with the Town Clerk, for the Town of Holland, for processing and agree to pay any fees associated with processing the application. I understand that the above request will not be processed until all the required information is provided with the petition and fees paid to the Town Clerk.

Property Owner Signature: \_\_\_\_\_

Please Print Name: \_\_\_\_\_

Agent Signature (if Applicable): \_\_\_\_\_

Please Print Name (if Applicable): \_\_\_\_\_

Please submit all application materials to:

**AFR Inspection Service**

Marty Johnson  
**8291 Tritt Rd.**  
Omro, Wi. 54963

*For Office Use Only: Date Received:* \_\_\_\_\_

Please note:

1: The conversion fee is based upon three times the Grade 1 value of tillable cropland within the Town of Holland, as determined by the Wisconsin of Revenue, The value changes yearly and may be found at:

<http://www.dor.state.wi.us/report>

2: The town is required by Section 91.48(1)(a) of the State Statutes to find the rezoning request meets these criteria in order to grant a rezoning out of Exclusive Agriculture Zoning District.

3: Town is required by Section 91.48(2)©(1) of the State Statutes to find the rezoning request meets these criteria in order to grant a non-farm residence conditional use permit.