

TOWN OF WILLARD REZONING APPLICATION PROCESS

Comprehensive Zoning includes the division of land in a zoned township into separate zoning districts. Zoning Districts in the Town of Willard include:

- Residential-Recreational (RR-1, RR-2)
- Agricultural (A-1)
- Commercial (C-1)
- Industrial (I-1)

These districts are created so that land uses will be compatible with each other. Town of Willard Chapter 17.A Zoning Ordinance has certain requirements for permitted and prohibited uses in each district. Some proposed land uses may not be allowed for a particular district.

Conditional Use vs. Rezoning

Conditional Use Application

For example, a non-farm residential use in an Agricultural district requires a conditional use permit from the Town of Willard. The conditional use permit process helps to ensure that the residential development will not be harmful to farming uses going on in the area. The Town Board has the authority to grant a conditional use permit only when certain standards outlined on the conditional use permit application are met.

Rezoning Application

Certain uses are expressly prohibited in some districts. For example, a large landfill is not compatible in a Residential district, but may be acceptable in an Agricultural or Industrial district. A property owner may need to **rezone** their property in order to be able to use it in a different manner than is currently allowed.

The following is the process for **rezoning**:

- Decide the area that needs to be rezoned (spot zoning may be of concern)
- Applicant completes rezoning application.
- Bring or mail completed application to Willard Town Clerk with the appropriate payment.
- The Town Board will submit the completed application to the Town Zoning Committee for review. The Zoning Committee may also inspect the area that needs to be rezoned. The Zoning Committee votes whether or not to recommend the application to the Willard Town Board.
- The Town Board sets up the public hearing and forwards public hearing notice to the newspaper and township. The owner gets copy of the notice by certified mail. Neighboring property owners are mailed a copy of the public hearing notice. (State law requires noticing to be for two consecutive weeks and the 2nd notice must be no less than 7 days prior to the meeting).
- During the public hearing the Town Chair asks for comments for and against the proposal. All those interested are invited to attend and speak. Applicants are encouraged to attend and discuss their proposal, or write a letter about their proposal. The Town Board then votes to either approve or disapprove the rezoning application.
- A resolution, either approving or disapproving the rezoning, will be read at the next available Town Board meeting. The process is complete when the Town Board makes a decision on the rezoning.
- This process may take 2-3 months. Please contact the Town of Willard Clerk for more information.

TOWN OF WILLARD REZONING APPLICATION INSTRUCTIONS

Applicant: current land owner, legal representative, business, or entity (such as a corporation, partnership, limited liability company, and so forth) applying for rezoning.

Owner: current land owner (only if different from applicant above).

Area to be rezoned: legal description and parcel ID number may be obtained from a recent tax statement, the Rusk County courthouse, or Rusk County's website for online property search.

Enter current zoning district: Residential-Recreational (RR-1, RR-2), Agricultural (A-1), Commercial (C-1), or Industrial (I-1)

Enter proposed zoning district: Residential-Recreational (RR-1, RR-2), Agricultural (A-1), Commercial (C-1), or Industrial (I-1)

Reason for request: See Town of Willard Zoning Ordinance.

Sign and date the application.

Include payment: Contact Town Clerk for appropriate fee.

Review of a permit will not commence unless the required fee is paid. Failure to submit a required permit, or pay the required fee prior to the commencement of the proposed activity, shall constitute as a violation of town ordinance. The following describes the circumstances of when a building site, zoning, and conditional use permit application is required. An activity that does not require a permit application shall still comply with building codes and the Town Zoning Ordinance.

Mail or deliver to:

Town of Willard
N1510 Hwy 27
Conrath, WI 54731

If you have any questions, contact the Town Clerk, Mary Jane Nelson (715) 595-4141