

**APPLICATION FOR REZONING**  
**or Amend Zoning Ordinance**

APPLICANT \_\_\_\_\_ PHONE \_\_\_\_\_ (H) \_\_\_\_\_ (W)

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

OWNER OF PROPERTY \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY \_\_\_\_\_

**PROCEDURE FOR REZONING APPROVAL**

I. **GENERALLY.** In accordance with the provisions of Wisconsin Statutes, the Hudson Town Board may from time to time change the zoning of parcels of land within the Town. These changes in classification are for the purpose of meeting the land use needs of the residents of the Town in conformance with the Town's Comprehensive Plan. Rezoning may be initiated by the Town Board or by application of the owner of the property to be considered for rezoning.

II. **SUBMITTAL MATERIAL**

A. **Application for Rezoning.** An applicant for a rezoning shall obtain from the Town Clerk during normal business hours and complete the proper application form. On the application form shall be indicated the following:

\_\_\_(1) Legal description of the property;

\_\_\_(2) The present zoning classification;

\_\_\_(3) The proposed zoning classification;

\_\_\_(4) The recommendation for use of this property by the Town Comprehensive Plan;

\_\_\_(5) The applicant shall present evidence to the Town Clerk of ownership or some controlling interest in the property (i.e.: option to purchase);

\_\_\_(6) The legal description of the property involved in the request for rezoning, including the street address, if any, of the property;

\_\_\_(7) Abstractor's certified property certificate showing the names and addresses of property owners within 200 ft. of the property;

- \_\_\_(8) Application fee of \$1000.00;
- \_\_\_(9) A total of 15 copies of this completed form shall be provided by the applicant to the Town Clerk;
- \_\_\_(10) Applicant is required to review the Town of Hudson Comprehensive Plan;
- \_\_\_(11) Applicant will describe how the proposed rezoning will promote the Town of Hudson Comprehensive Plan;
- \_\_\_(12) Applicant shall present evidence to show how the proposed rezoning will promote the health, safety, morals, comfort, prosperity and general welfare of the Town of Hudson.

This application shall be completed and submitted along with the established fee to the Town office during regular office hours and at least 15 working days prior to the meeting of the Town Plan Commission. The Town Clerk shall make a copy of the notice and a list of the owners and addresses to which the notice was sent as a part of the record of the proceedings. The failure to receive notice by individual property owners shall not invalidate the proceedings.

### III. PROCEDURE

- A. **Notice of Hearing.** No rezoning may be adopted until a public hearing has been held on the matter by the Hudson Town Board.
- B. **Review and Recommendation by the Plan Commission.** In considering applications for rezoning under the Zoning Code, the Plan Commission shall consider the following: conformance to the Town of Hudson Comprehensive Plan, inter-relationship with the plan elements to conditions both on and off the property, the impact of the plan on the existing and anticipated traffic and parking conditions, the adequacy of the plan with respect to land use, pedestrian and vehicular ingress and egress, building location and height, architectural and engineering features, landscaping, lighting, provisions for utilities, site drainage, open space, loading and unloading areas, grading, signage, screening, setbacks and other related matters.

The Plan Commission shall consider oral or written statements from the applicant, the public, or its own members. It may question the applicant; it may approve, disapprove, or table by motion the development proposal. The application may not be tabled for more than one regular scheduled meeting, except if the applicant does not appear before the Plan Commission or at the applicant's request. Failure to appear shall be construed as a request to table.

The Plan Commissions recommendations to the Hudson Town Board are advisory only and not binding on the Town Board.

- C. **Review and Decision by the Hudson Town Board.** The Town Board shall review the application after the Plan Commission has made its recommendation. The Town Board may impose necessary conditions and safeguards.
- D. **Developers' Agreement.** Prior to issuing a Building Permit, the Town Board may require the developers to sign an agreement with the Town which assures that particular elements of the site approval application either proposed by the applicant or imposed by the Town, shall be carried out.

Note: The Hudson Town Board recommends that you discuss your proposal with adjacent property owners before a formal application is made. Any conflicts that you can resolve ahead of time will make it easier and quicker for the Town to process your application.

- E. **Signatures.** This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner(s)

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