

- ___ Date received by Town Clerk
- ___ Date neighbor notifications sent
- ___ Plan Commission approval/ denial
- ___ Town Board approval/denial

Application for REZONING or VARIANCE PETITION APPLICATION

1. Re-zone Request _____ Conditional Use Permit _____ (check one)
2. Petitioner's Name: _____ Phone Number(s): _____
3. Petitioner's Address: _____
4. Address of Property to be Rezoned: _____
5. Existing Zoning: _____ Proposed Zoning: _____
6. Parcel # _____, Section _____, Town _____ N, Range _____ E, Town of _____
7. Is the rezone request being made to enable construction of a home or other building?

8. If no, what is the purpose of the rezone?

9. If yes, is applicant proposing to 'Ag Overlay' another parcel? _____ If yes, list legal description or parcel number of proposed overlay parcel: _____
10. Total acreage involved in rezone request _____
11. Is the property being divided off of a larger parcel? _____
12. Present improvements on property, if any: _____
13. Proposed improvements and use of property:

14. Describe how services (sewer, water, streets, etc.) will be provided, *if applicable*:

15. Describe how providing the services will not be a burden to local government: _____

16. Is the land tillable or currently being used for agricultural purposes or enrolled in Conservation Reserve Program (CRP)? _____
17. Classification and limitations of soils on property: _____
18. Is the property located in a flood plain? _____
19. Describe the development's compatibility with surrounding land uses: _____

Please include the following with your application:

1. A summary of the proposed use of the property and/or the reasoning for the zoning changes
2. Names and addresses of adjacent landowners
3. Map and/or aerial photo of the property clearly showing:
 - a. Property Lines of the subject parcel and that of adjacent parcels
 - b. Existing and proposed building footprints
 - c. Current access and any proposed new access/driveway(s)
 - d. Existing and proposed utilities, if any
 - e. Public Roads/road names
 - f. Topography, especially slopes greater than 12% (these can be obtained from the county Land and Water Conservation (LWCD) Office or USDA-NRCS office in Portage)
 - g. Soil map of site (also from LWCD office or NRCS)
 - h. Location of any important environmental features, including wetlands, floodplains, navigable streams, ponds, lands in public ownership or other interest and large contiguous forests.

If the proposed rezone is for the construction of a new dwelling or other building, please include the following:

1. Site Plan for proposed use to include:
 - a. Proposed access & driveway
 - b. Parking
 - c. Buildings
2. A description of any restrictions, contracts, easements, etc. that may impact the use of this property.
3. Copy of Certified Survey (if available)
4. Summary of the impact the proposed changes would have on the surrounding properties and the Town at large. Address issues such as
 - a. Agricultural impact
 - i. Is the site on working farmland that will be taken out of production?
 - ii. How close to the nearest working farm is the proposed site?
 - iii. In what ways will the proposed site impact, or be impacted by, adjacent farm operations?
 - b. Non-agricultural off-site impacts
 - i. noise, traffic, pollution potential, erosion, disruption of existing natural resources, etc.

Include with this application any other information that will be useful to the Planning Commission in making these considerations.

If the site is being rezoned for residential development, include the above information for all additional properties being proposed for Ag Overlay.

Plan Commission Review Criteria

In evaluating the requested changes the Plan Commission will determine whether it is consistent with the Town of Caledonia Comprehensive Plan. In doing so, the Commission will consider the following, based on the application submitted, site visits or any other information, including, but not limited to:

- *Impact on agriculture in the town*
- *Impact on the environment and environmentally sensitive areas*
- *Impact on density and future development*
- *Impact on the aesthetics of the area*

In addition to these general categories, the Commission will specifically consider:

1. Agricultural Impact:

- a. Is Proposed Site on working farm land?
- b. Is the Site on highly productive land?
- c. How close is the site to a working agricultural operation?
- d. Does the proposed site have the potential to adversely impact existing agricultural operations?

2. Environmental Impact:

- a. Is the site on or near undisturbed natural or environmentally sensitive areas?
- b. What is the proposed site's impact or influence on any of the following?
 - c. Wetland
 - d. Navigable stream
 - e. Protected areas
 - f. Contiguous forest
1. Does development of the site have potential to cause excessive runoff or erosion?

3. Development Impact

- a. Does the proposed site increase the future development potential of the area?
- b. What is the density standard of the project (housing unit / acres)?
- c. Does the proposed site create potential conflicts with existing land uses?

4. IV. Aesthetic Impact:

- a. Does the site adversely impact the rural or natural character of the area?
- b. Do any proposed buildings create a significant visual change to the area's aesthetics?

5. V. Other Considerations:

- a. Does proposed site provide adequate access for emergency vehicles?
- b. Does the site abut a public road?
- c. Is the site adjacent to any of the following:
 - i. commercial or industrial enterprise?
 - ii. An interchange or major highway?
 - iii. Does the proposed site create potential conflicts with existing land uses?