

Fee: \$ 350.00 \_\_\_\_\_

Does request require a PLAN category change? \_\_\_\_\_  
(If YES, additional form, fee & notice is required)

Receipt # \_\_\_\_\_

**PETITION FOR REZONING**

I, \_\_\_\_\_, hereby petition the

Lincoln County Board of Supervisors to rezone the following described lands owned by

\_\_\_\_\_ (use reverse side if necessary) from a

\_\_\_\_\_ District to a \_\_\_\_\_ District:

**PLEASE ATTACH A MAP SHOWING THE BOUNDARIES OF WHAT IS TO BE INCLUDED IN THIS REQUEST.**

Parcel ID#(s) & Legal description(s) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed: \_\_\_\_\_

Print name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Referred to Lincoln County Land Services Committee:

Date \_\_\_\_\_

\_\_\_\_\_  
Christopher J. Marlowe – Lincoln County Clerk

- If multiple applicants, PLEASE LIST OF ALL PROPERTY OWNERS WITHIN THIS REZONE AND THEIR SIGNATURES ON THE REVERSE SIDE OF THIS PAGE.

(over)

PLEASE INCLUDE MY PROPERTY IN THE REZONE:

Print name:

Signature:

Parcel ID# & Property description:

## ZONING DISTRICT MAP AMENDMENT PROCEDURES

When property owners would like to use their land in a way that is neither a permitted or conditional use as specified by the Zoning Ordinance, their next option is to attempt to change the zoning classification of their parcel(s).

A rezoning or map amendment is defined as a legislative action that changes the zoning map portion of the Zoning Ordinance. The involved parcels are simply changed from one type of zoning district to another in order to allow a different permitted or conditional use.

Because a change in the zoning map effectively changes the ordinance, the process must involve a vote of the elected governing body; in this case the County Board of Supervisors. The process also involves the local Town(s) affected by the request because they have authority to veto or affirm the decision made by the County.

There are no specific statutory requirements to guide decision making on map amendments. The courts have ruled upon some map amendment decisions but the Land Services Committee has a great deal of discretion when it comes to making a recommendation regarding a rezoning request.

The following parameters are considered by zoning officials when reviewing a request for a rezone.

- Is the proposed zoning change consistent with the approved Lincoln County Comprehensive Plan and the local land use plan? (Both plans may have to be modified if the rezone amendment is approved)
- Does the proposed change make sense? Is it compatible with surrounding land uses? Will it create conflict with surrounding uses? Does the desired change more accurately reflect current land uses?
- Will the request burden society with demands for community services or infrastructure?
- Is this a land use that would be better situated elsewhere in the community?
- What will the impact be on surrounding property values?
- Does the proposal constitute a spot zoning?

Note: The courts have determined that a spot zone is an act that provides privileges to a single property or property owner that is not extended to other properties in the vicinity. It has been determined to be an illegal practice and is contrary to sound land use practices. A spot zone appears as an isolated zoning district that is surrounded by a different predominant land use.

The "rezoning" or map amendment process is designed to maintain the system of checks and balances between the two levels of government affected by such requests. It prevents the county from enacting changes without the town's consent. (See attached flow chart)

Chapter 59.69 (5)(e), Wisconsin Statutes specifies the procedures to follow when considering amendment request to the zoning ordinance or district boundary maps. These procedures can be complicated. In order to make the outcome more predictable for the applicants, this handout has been developed to both, outline the procedures and to provide tips for making the process run more smoothly.

If you have questions about the process or if you need help completing your petition to rezone, please contact our office at:

**Lincoln County Planning & Zoning  
Lincoln County Service Center  
801 N. Sales Street, Suite 103  
Merrill, WI 54452-1632**

**Phone (715) 539-1087**

## Summary of Lincoln County Rezoning Process

