

Fee: \$ 350.00

Does request require a PLAN category change?  Yes  No  
(If YES, additional form, fee & notice is required)

Receipt: \_\_\_\_\_

## PETITION FOR REZONING

I, \_\_\_\_\_, hereby petition the Lincoln County Board of  
(Petitioner, Print Name)

Supervisors to rezone the following described lands in the Town of \_\_\_\_\_, owned  
(name of Town)

by \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_.  
(Property Owner, Print Name)                      (Current Zoning District)                      (Requested Zoning District)

*IF MULTIPLE APPLICANTS/PROPERTIES: Please complete the information on the back of this page.*

Tax Parcel Number (PIN): \_\_\_\_\_

Legal Description Summary:

Section: \_\_\_\_\_ Township: \_\_\_\_\_ North Range: \_\_\_\_\_ East

Gov Lot: \_\_\_\_\_ OR Quarter/Quarter: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Subdivision/CSM: \_\_\_\_\_

Reason for Rezone: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

***REQUIRED: ATTACH A SCALED MAP SHOWING WHAT IS INCLUDED IN THIS REQUEST.***

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

Property Owner Information
Name : _____
Mailing Address: _____ _____
Daytime Phone: (      ) _____

Petitioner Information (if other than owner)
Name : _____
Mailing Address: _____ _____
Daytime Phone: (      ) _____

Referred to Lincoln County Land Services Committee:

Date \_\_\_\_\_

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

**FOR OFFICE USE ONLY**

Date Application Received: \_\_\_\_\_

By (Staff): \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Town

Tax Parcel #

First Name

Owner  
Last Name

**IF MULTIPLE APPLICANTS** - Please, include my property in the rezone

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Print name:

Signature:

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**Property Information**

Tax Parcel Number (PIN): \_\_\_\_\_

Legal Description: Section: \_\_\_\_\_ Township: \_\_\_\_\_ North Range: \_\_\_\_\_ East

Gov Lot: \_\_\_\_\_ OR Quarter/Quarter: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Subdivision/CSM: \_\_\_\_\_

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Print name:

Signature:

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**Property Information**

Tax Parcel Number (PIN): \_\_\_\_\_

Legal Description: Section: \_\_\_\_\_ Township: \_\_\_\_\_ North Range: \_\_\_\_\_ East

Gov Lot: \_\_\_\_\_ OR Quarter/Quarter: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Subdivision/CSM: \_\_\_\_\_

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## COMPREHENSIVE PLAN AMENDMENTS & REZONES PROCEDURES & INFORMATION

**What is a Rezone or Comprehensive Plan Amendment?** 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 changed from one type of zoning district to another in order to allow a different permitted or conditional use.

<b>PUBLIC HEARING DATES (Thursdays)</b>	<b>APPLICATION DEADLINE (Wednesdays)</b>
November 12, 2020	October 14, 2020
December 10, 2020	November 11, 2020
January 14, 2021	December 16, 2020
February 11, 2021	January 13, 2021
March 11, 2021	February 10, 2021
April 8, 2021	March 10, 2021
May 13, 2021	April 14, 2021
June 10, 2021	May 12, 2021
July 8, 2021	June 9, 2021
August 12, 2021	July 14, 2021
September 9, 2021	August 11, 2021
October 14, 2021	September 15, 2021
November 11, 2021	October 13, 2021
December 9, 2021	November 10, 2021
January 13, 2022	December 15, 2021

### **REQUIREMENTS TO TURN IN A REZONE AND/OR A COMPREHENSIVE MAP AMENDMENT REQUEST (Per Chapter 59.69(5)(e) Wisconsin Statutes):**

- 1. COMPLETE APPLICATION(S)** – If you need any assistance, please contact office staff.
- 2. PAYMENT OF FEE IN FULL** – Please see the Land Services Fee Schedule for current pricing.
- 3. A BRIEF DESCRIPTION OF YOUR REQUEST** – Usually one or two paragraphs providing the details of your request. More may be needed depending on the type of request.
- 4. TOWN RESOLUTION OF SUPPORT** – Your application is not considered complete until you provide us with the Town Resolution of Support OR written confirmation from the Town Clerk or Chair confirming that you will have the Town Resolution of Support before the public hearing at the Land Services Committee Meeting. We recommend that you contact the Planning Commission and/or Clerk at your town as soon as possible and request to be added to the Town Agenda. *The Land Services Committee will not make a decision on any request that does not have the town recommendation.*
- 5. AERIAL IMAGE OF THE PROPERTY OR SCALED MAP** – Aerial maps are available at no cost on our website through GIS mapping. Our office can also provide an aerial map for you upon request. Scaled maps are usually acquired through a survey.

#### **\*PLEASE NOTE\***

The Zoning Office is not able to determine the outcome of a request.  
Final decisions are made by the Land Services Committee and County Board.

## **FREQUENTLY ASKED QUESTIONS**

**How Long Does it Take?** Time required from date of application to hearing could run from 4 to 8 weeks, depending upon when the application is submitted. Due to legal requirements of hearing notice publication (Class II according to Chapter 985, Wisconsin Statutes), an application & fee submittal deadline is set approximately thirty days prior to each scheduled hearing. A special meeting (one other than regularly scheduled) may be called by an applicant if requested and for an additional fee. Legal notice requirements must still be met. Once the Land Services Committee has made a decision, the request must be forwarded to the County Board for approval which can take an additional 4-8 weeks.

**What if the Town Resolution of Support indicates that the Town opposes my request?** The Town Resolution is only a recommendation. The Committee takes the recommendation into consideration, but may or may not vote accordingly. Regardless, *The Land Services Committee will not make a decision on any request that does not have the Town recommendation.*

**If my request is denied, will I be refunded my application fees?** No, you will not be refunded. The fees are used to pay for the costs of the hearing including the Public Hearing Notices, postage, publishing fees, etc.

**Am I required to attend the public hearing?** No. Although you are not required to attend, it is *highly* recommended that you, or a representative, attends in order to answer any questions the Committee may have regarding the request. Please note, if you have a representative attending in your stead, the Zoning Office will need written confirmation.

**What if I need to change the date of my public hearing?** It is possible to change your public hearing date with additional fees. The fee is determined based on how many cancellation notices and new notices our office must send out. These fees can range from \$50-\$150.

**Why can't I choose whatever zoning district I want to change it to?** Spot zoning is when a zoning ordinance is amended to zone a relatively small area for uses significantly different from those allowed in the surrounding area to favor the owner of a particular piece of property. Spot zoning is not necessarily illegal because such zoning is not necessarily inconsistent with the purposes for which zoning ordinances can be passed. However, rezoning should be consistent with long-range planning and based upon considerations which affect the whole community. Therefore spot zoning should only be indulged in where it is in the public interest and not solely for the benefit of the property owner requesting the rezoning.

### **What parameters are the zoning officials considering when reviewing a rezone request?**

- 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?

### **What is the entire process?**

1. Complete application and supporting materials submitted to the Zoning Office.
2. Hearing date set & notices published as Class II notice according to Chapter 985, Wisconsin Statutes.
3. Surrounding property owners and Town Officials notified.
4. Applicant notified by certified mail of time & place of hearing.
5. Land Services Staff prepares and distributes the Staff Report to the Town Officials, Applicant, and Land Service Committee Members.
6. Public hearing is conducted.
7. If the recommended for approval, the request will be forwarded to the County Board for approval.
8. Applicant notified in written form of decision.

RESOLUTION 20\_\_ - \_\_\_\_

APPROVING LINCOLN COUNTY ORDINANCE (20\_\_ - \_\_\_\_ - \_\_\_\_ ) WHICH AMENDS SECTION 17.2.03 OF THE LINCOLN COUNTY ZONING ORDINANCE BY REZONING LANDS IN THE TOWN OF \_\_\_\_\_.

WHEREAS, §59.69(5), Wisconsin Statutes, describes a procedure for preparing revisions to an existing county zoning ordinance, involving approval by both the County Board of Supervisors and a majority of Town Boards affected by the amendments; and

WHEREAS, Lincoln County has received a petition to rezone lands described as \_\_\_\_\_ ;  
having tax parcel number \_\_\_\_\_  
from a \_\_\_\_\_ district to a \_\_\_\_\_ district;  
and

WHEREAS, on \_\_\_\_\_ Lincoln County Board acted or will act upon the amendment following all procedures required under §59.69(5), Wisconsin Statutes and approved the same.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of \_\_\_\_\_ hereby approves the amendments as proposed in keeping with the procedures established and with the effect described under §59.69(5), Wisconsin Statutes.

Resolution Adopted: \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Town Chair

ATTEST:

\_\_\_\_\_, Town Clerk

# CONTACT NUMBERS FOR FREQUENTLY ASKED QUESTIONS

<b>BUILDING PERMITS &amp; UDC INSPECTORS</b>	TOWNS OF BIRCH, BRADLEY, HARRISON, KING, MERRILL, SKANAWAN, SOMO, TOMAHAWK & WILSON	David Hilgendorf 715-453-3211 Cell 715-966-0930 dhilgy1@yahoo.com
	TOWNS OF CORNING, HARDING, PINE RIVER, ROCK FALLS, RUSSELL & SCOTT	Northwinds Inspections (Darin Pagel) 715-218-0822 northwindsinspections@yahoo.com
	TOWN OF SCHLEY	Rich Grefe 715-218-5713 rdgrefe@gmail.com
<b>SEPTIC SYSTEMS (POWTS)</b>	LINCOLN COUNTY	Jeff Selgren 715-539-1094 Jeff.Selgren@co.lincoln.wi.us
<b>PLANNING COMMISSIONS</b>	TOWN OF BRADLEY	Dave Bethel – 715-966-0724
	TOWN OF SCHLEY	Earl Welker – 715-536-9764
<b>DRIVEWAYS/ CULVERTS</b>	TOWN ROADS	Please contact the Clerk of the applicable Town. See back of this sheet.
	COUNTY HIGHWAYS/ROADS	Lincoln County Highway Dept. Merrill Office 715-539-2500
	STATE & FEDERAL ROADS	Mark Ratty, Wisconsin DOT –Rhineland 715-365-5752 Mark.Ratty@dot.wi.gov
<b>WELLS</b>	PERMITS, HISTORY, ETC	William Roberts, Wisconsin DNR - Rhineland 715-365-8934 william.roberts@wisconsin.gov
<b>DNR</b>	<b>GENERAL QUESTIONS AND CONCERNS – Piers, docks, wharves, rip rap, wetlands, etc, etc</b> (Piers, docks, and wharves are NOT regulated by County Zoning.)	General Call Intake Number 608-267-3125 DNRWMSPublicInquiry@wisconsin.gov <a href="http://dnr.wi.gov/topic/Waterways/recreation/piers.html">http://dnr.wi.gov/topic/Waterways/recreation/piers.html</a>
<b>ARMY CORP. OF ENGINEERS</b>	FEDERAL WETLAND ISSUES AND PERMITS	Bill Sande 651-290-5882 William.M.Sande@usace.army.mil
<b>WVIC</b>	WVIC (Wisconsin Valley Improvement Co.), Projects taking place within 30' of the OHWM of Lake Nokomis, Deer Lake & Bridge Lake	Ben Niffenegger, Environmental Specialist WVIC 715-848-2976 x304 ben@wvic.com
<b>HEALTH DEPARTMENT</b>	RETAIL FOOD SALES, CAMPGROUNDS, TOURIST LODGING/RESORTS, PUBLIC POOLS, ETC.	Jeremy Blankenship, Lincoln County Health Dept. 715-539-1379 Jeremy.Blankenship@co.lincoln.wi.us
<b>MANAGED FOREST CROP</b>	TOWN OF CORNING	Scott Mueller 715-748-2470 Scotta.Mueller@wisconsin.gov
	ALL TOWNS (EXCEPT CORNING)	Bill Mills, WDNR 715-216-2278 William.Millis@wisconsin.gov
<b>SIGNS/ BILLBOARDS</b>	STATE AND FEDERAL HIGHWAYS	Anthony J. Culbert, Wisconsin DOT 715-421-8082 Anthony.Culbert@dot.wi.gov
	COUNTY AND TOWN ROADS	Lincoln County Zoning 715-539-1087
<b>COMMERCIAL STRUCTURES</b>	STATE PLAN APPROVAL FOR COMMERCIAL BUILDINGS	Ryan Geiger, WI DSPS 608-235-7405 ryan.geiger@wisconsin.gov
<b>STORM WATER</b>	STORM WATER ISSUES & PERMITS	Melissa Yarrington, Wisconsin DNR 715-359-0192 Melissa.Yarrington@wisconsin.gov
<b>FLOODPLAIN</b>	LINCOLN COUNTY	Lincoln County Zoning 715-539-1087
	STATE OF WISCONSIN	<a href="https://dnr.wi.gov/topic/floodplains/">https://dnr.wi.gov/topic/floodplains/</a>
	FEMA	<a href="https://www.fema.gov/">https://www.fema.gov/</a>

# MUNICIPALITY CONTACTS

TOWNSHIP	CHAIRMAN	CLERK	ASSESSOR
<b>BIRCH 002</b>	<b>DAVE FOX</b> W4239 CHASE HILL RD IRMA WI 54442 715-539-3242 Cell:218-3690 (NO EMAIL)	<b>CYNTHIA LOKEMOEN</b> W3585 COPPER LAKE AV GLEASON, WI 54435 715-536-8247 copperlakeranch@peoplepc.com	<b>UP NORTH ASSESSMENTS LLC - TODD ANDERSON</b> 8406 SOUTHRIDGE DR. ROTHSCHILD, WI 54474 715-845-2022 OR 715-573-6692 unallc@frontier.com
<b>BRADLEY 004</b>	<b>KEVIN KOTH</b> PO BOX 325 TOMAHAWK WI 54487 Cell-715-612-8124 kothkkjj@gmail.com	<b>KARI KISER</b> PO BOX 325 TOMAHAWK WI 54487 715- 453-3326 tofb@frontier.com	<b>JEREMY KURTZWEIL</b> 1501 N HUME AV MARSHFIELD WI 54449 715-486-9019 artemis1@charter.net
<b>CORNING 006</b>	<b>JOHN KUDICK</b> W8305 COUNTY RD M MERRILL WI 54452 715-539-2993 johnkudick@aol.com	<b>RICK HASS</b> N1428 STRAWBERRY RD MERRILL WI 54452 715-536-3432 rhasstoc@frontier.com	<b>JEREMY KURTZWEIL</b> 1501 N HUME AV MARSHFIELD WI 54449 715-486-9019 artemis1@charter.net
<b>HARDING 008</b>	<b>MICHAEL HORNISCHER</b> W6852 EDWARD DR MERRILL WI 54452 CELL: 715-432-1798 715-536-8457	<b>KRISTY AMENT</b> N2567 COUNTY RD E MERRILL WI 54452 715- 539-2682 hardingtownclerk@hotmail.com	<b>HOFFMAN APPRAISAL SERVICE - TERRY VOSBURGH</b> N3737 COUNTY LINE RD GLEASON WI 54435 715-536-6236 hoffmanappraisalservice@gmail.com
<b>HARRISON 010</b>	<b>BRIAN HANSON</b> PO BOX 2 GLEASON, WI 54435 715-612-6083 bphanson@solenis.com	<b>KATHY VOERMANS</b> N10455 COUNTY RD D TOMAHAWK, WI 54487 Home: 715-453-3395 kathy.townofharrison@ymail.com	<b>ASSOCIATED APPRAISAL CONSULTANTS INC</b> <b>MARK HAFFERMAN - 715-891-3596</b> PO BOX 342 HURLEY, WI 54534 920-422-5627 jeris.apraz@gmail.com <b>JERI STJOHN</b>
<b>KING 012</b>	<b>TERRY WIESE</b> W4240 PINE POINTE LN TOMAHAWK WI 54487 715-966-2881 twiese59@yahoo.com	<b>DONNA EDWARDS</b> W4450 COUNTY RD A TOMAHAWK WI 54487 Town Hall: 715-908-0001 Cell: 715-966-1767 Clerk@townofking.org	<b>ELK RIVER APPRAISALS AND ASSESSMENTS</b> <b>CINDY CHASE</b> W5749 COUNTY RD H PHILLIPS WI 54555 715-820-0541 elk.river@live.com
<b>TOWN OF MERRILL 014</b>	<b>MICHAEL MATUSHAK</b> W4594 PROGRESS AV MERRILL WI 54452 715-536-4383 chairmanmatushak@frontier.com	<b>KAY TAUTGES</b> W4594 PROGRESS AV MERRILL WI 54452 Town: 715-536-4383 tom.clerk.treasurer@frontier.com	<b>UP NORTH ASSESSMENTS LLC - TODD ANDERSON</b> 8406 SOUTHRIDGE DR. ROTHSCHILD, WI 54474 715-845-2022 OR 715-573-6692 unallc@frontier.com
<b>PINE RIVER 016</b>	<b>DAVID BREUNIG</b> W1382 COUNTY LINE RD MERRILL, WI 54452 715-536-5185	<b>AMANDA HERDT</b> N1823 COUNTY RD X MERRILL WI 54452 715-536-7687 pineriverclerk@gmail.com	<b>RIGLEMON APPRAISAL SERVICE - CLAUDE RIGLEMON</b> 21716 ASPEN AV WARRENS WI 54666 608-378-3003 clauder@centurytel.net
<b>ROCK FALLS 018</b>	<b>MICHAEL SPECHT</b> N5685 STATE RD 107 IRMA WI 54442 715-539-3304 mnspecht@hughes.net	<b>JUDITH BUCH</b> W5230 OLIVOTTI LK RD IRMA WI 54442 715-536-6976 judith_buch@frontier.com	<b>UP NORTH ASSESSMENTS LLC – TODD ANDERSON</b> 8406 SOUTHRIDGE DR. ROTHSCHILD, WI 54474 715-845-2022 OR 715-573-6692 unallc@frontier.com
<b>RUSSELL 020</b>	<b>ROBERT KRESSEL</b> W1421 1ST AV GLEASON, WI 54435 715-873-4669	<b>LINDA DORGAN</b> W1165 FRIEDL RD GLEASON WI 54435 715-873-4673 lmdorgan@centurytel.net	<b>JEREMY KURTZWEIL</b> 1501 N HUME AV MARSHFIELD WI 54449 715-486-9019 artemis1@charter.net
<b>SCHLEY 022</b>	<b>RICK DORN,SR</b> N2876 MOSSER RD MERRILL WI 54452 715-432-4713 rickdorn0@gmail.com	<b>BECKY DALLMAN</b> W1981 HEINEMAN RD. MERRILL, WI 54452 <b>715-571-1262</b> schleyclerk@gmail.com	<b>HOFFMAN APPRAISAL SERVICE-TERRY VOSBURGH</b> N3737 COUNTY LINE RD GLEASON WI 54435 715-536-6236 hoffmanappraisalservice@gmail.com
<b>SCOTT 024</b>	<b>MICHAEL WOLLER</b> N963 LAKE RD MERRILL WI 54452 715-536-3475	<b>BECKY BYER</b> N1288 GOLF DR MERRILL, WI 54452 Home: 715-536-5738 Cell 715-348-9239 Townclerk.scott@gmail.com	<b>HOFFMAN APPRAISAL SERVICE-TERRY VOSBURGH</b> N3737 COUNTY LINE RD GLEASON WI 54435 715-536-6236 hoffmanappraisalservice@gmail.com
<b>SKANAWAN 026</b>	<b>BEN MEHRING</b> W3410 STEVENSON RD IRMA WI 54442 715-493-3646 BMehring82@gmail.com	<b>LOYETTA DENNIS</b> W3294 STEVENSON RD IRMA, WI 54442 715-966-2605 ldennis@packagingcorp.com	<b>UP NORTH ASSESSMENTS – TODD ANDERSON</b> 8406 SOUTHRIDGE DR. ROTHSCHILD, WI 54474 715-845-2022 OR 715-573-6692 unallc@frontier.com
<b>SOMO 028</b>	<b>MARLENE "TUNKER" STEEN</b> N11580 EAST CIRCLE DR TRIPOLI, WI 54564 715-564-3116 tunker@gmail.com	<b>HEATHER MARHEINE</b> W10655 CARPENTER RD TRIPOLI, WI 54564 715-453-4662 chmarheine@hotmail.com	<b>ZILLMER MIDSTATE ASSESSMENT</b> <b>SCOTT ZILLMER</b> PO BOX 535 MARION, WI 54950 715-754-2287 zillmermidstate@gmail.com
<b>TOWN OF TOMAHAWK 030</b>	<b>GARY JAECKS</b> N9088 JAECKS RD TOMAHAWK WI 54487 715-453-2356 (NO E-MAIL)	<b>JESSE J HOFFMAN</b> N9048 FOX FARM RD TRIPOLI, WI 54564 715-254-4651 jessejhoffmantotclerk@yahoo.com	<b>APPRAISAL SERVICES</b> <b>ADAM KREMER</b> 2025 FAIRFAX ST EAU CLAIRE WI 54701 715-834-1361 akremer@asdps.com
<b>WILSON 032</b>	<b>FRAN PFLUM</b> W7815 SOMO DAM RD TOMAHAWK WI 54487 715-453-4797 (NO COMPUTER)	<b>TERESA LEPKOWSKI</b> PO BOX 566 TOMAHAWK, WI 54487 715-453-7526 wilsontownclerk@outlook.com <b>TOWN HALL: 715-453-6090</b>	<b>PETERSON APPRAISALS INC</b> <b>MIKE MUELVOR</b> 6166 LITTLE CHICAGO RD DEERBROOK WI 54424 Land 715-627-4001 Cell 715-493-2320 mike1980@frontier.com