

REZONING

- A. Authority. Whenever the public necessity, convenience, general welfare or good zoning practice requires, the Town Board may, by ordinance, change the district boundaries or amend, change or supplement the regulations established by this ordinance or amendments thereto. Such change or amendment shall be subject to the review and recommendation of the Plan Commission.
- B. Initiation. A change or amendment may be initiated by the Town Board, the Plan Commission or by a petition of one or more owners or lessees of property within the area proposed to be changed.
- C. Petitions. Petitions for any change to the district boundaries or amendments to or variances from the regulations, together with the appropriate fee, shall be filed with the Town Zoning Official, shall describe the premises to be rezoned or the regulations to be amended, shall list the reasons justifying the petition, shall specify the proposed use and shall have attached the following:
 - (1) Plat plan. A plat plan drawn to scale of one-inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 300 feet of the area proposed to be rezoned.
 - (2) Owners. Owners' names and addresses of all property lying within 300 feet of the area proposed to be rezoned.
 - (3) Additional information. Additional information as required by the Plan Commission or the Town Board.
- D. Recommendations. The Plan Commission shall, within 30 days, hold a public hearing and review all proposed changes and amendments and shall recommend that the petition be granted as requested, modified or denied. The recommendation shall be made to the Town Board at a meeting subsequent to the public hearing.
- E. Hearings. The Plan Commission shall hold a public hearing after publishing a Class 2 notice, as specified in Ch. 985, Wis. Stats.
- F. Town Board action. Following such hearing and after careful consideration of the Plan Commission's recommendations, the Town Board shall vote on the passage of the proposed change or amendment. The acceptance or rejection of the Plan Commission's recommendation shall be by a majority vote of the Town Board.
- G. Protest. In the event of a protest against such district change or amendment to the regulations of this Ordinance, duly signed and acknowledged by the owners of 20% or more of the area of land included in such proposed change, or by owners of 20% or more of the land immediately adjacent extending 100 feet therefrom, or by the

owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of 3/4 of the members of the Town Board voting on the proposed change.