

SECTION 13.00 CHANGES AND AMENDMENTS

13.01 AUTHORITY

Whenever the public necessity, convenience, general welfare, or good zoning practice require, 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 Town Plan Commission.

13.02 INITIATION

A change or amendment may be initiated by the Town Board, Town Plan Commission, or by a petition of one or more of the owners or lessees of property within the area proposed to be changed.

13.03 PETITIONS

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Town Clerk, describe the premises to be rezoned, or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and have attached the following:

- A. Plot Plan drawn to a 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 200 feet of the area proposed to be rezoned.
- B. Owner's Names and Addresses of all properties lying within 500 feet of the area proposed to be rezoned.
- C. Additional Information required by the Town Plan Commission or Town Board.

13.04 RECOMMENDATIONS

The Town Plan Commission shall review all proposed changes and amendments within the limits of the Town and shall recommend that the petition be granted as requested, modified, or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Town Board. In addition:

- A. The Town Plan Commission shall recommend changes which remove areas from the A-1 Agricultural District only after a consideration of findings with respect to each of the following:
1. Adequate public facilities to accommodate the proposed development either exist or will be provided within a reasonable time.
 2. Provision of public facilities to accommodate the proposed development will not place an unreasonable burden on the ability of the Town, County, or other local unit of government to provide them.
 3. The land proposed for rezoning is suitable for development and development will not result in undue water and air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural resources.
- B. The Town Board shall notify Washington County and the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) of any change in the A-1 Agricultural District.

13.05 HEARINGS

The Town Board shall hold a public hearing upon each recommendation, and shall give notice as specified in Section 14.00 of this Ordinance.

13.06 TOWN BOARD ACTION

Following such hearing and after careful consideration of the Town Plan Commission's recommendations, the Town Board shall vote on the passage of the proposed change or amendment.

13.07 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 percent or more either of the land area included in such proposed change, or by the owners of 20 percent or more of the area of the land immediately adjacent and extending 100 feet therefrom, or by the owners of 20 percent 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 a unanimous vote of the Town Board.