

APPLICATION/PETITION FOR REZONE – Burnett County, WI

FEE: \$300.00

APPLICATION #: MAP-23- 06

COMMITTEE MEETING DATE: 8/1/2023

DATE RECEIVED: 6/14/23 CURRENT ZONING DISTRICT: A-2

PARCEL # (24 digits): 07-030-2-38-16-32-5 05-003-012000

PROPOSED ZONING DISTRICT: I-1

RECEIVED STAMP (BELOW):

TAX ID #: 20717



ACTION TAKEN BY LAND USE AND INFORMATION COMMITTEE:

APPROVED
 DENIED MEETING DATE: _____

ACTION TAKEN BY COUNTY BOARD OF SUPERVISORS:

APPROVED
 DENIED MEETING DATE: _____

ACTION TAKEN BY TOWN BOARD OF SUPERVISORS, TOWN OF Siren

APPROVED
 DENIED MEETING DATE: _____

MAP UPDATED BY: _____ DATE: _____

LAND SERVICES STAFF ONLY ABOVE THIS LINE

Applicant Complete All Remaining Sections Below

Part A:

Property Owner's Name: HOPKINS SAND & GRAVEL

Applicant's Name: RICHARD HOPKINS

Applicant's Mailing Address: 27760 Hwy 35 WEBSTER City WI State 54893 Zip

Applicant's Telephone Number: 715 866-4157

Applicant's Email: rick@hopkinsgravel.com

**If staff has a question about this application, you will be contacted via email. Make sure your email address is legible and your email provider will accept emails from the following addresses: @BurnettCounty.org and @BurnettCountyWI.gov

Gov't Lot 3 lying East of Hwy 35

Legal Description: NE 1/4 OF SW 1/4 SEC 32 T 38 N R 16 W 40 ACRES

Lot #: _____ CSM Vol. _____ Pg. _____ OR

Lot #: _____ Block #: _____ Subdivision Name: _____ OR

Gov't Lot #: 3 OR NE 1/4 SW 1/4

Section #: 32 Town #: 38 N Range #: 16 W Town of: SIREN

Attach additional page if needed for lengthy description OR attach a copy of the deed OR attach tax system property page.

Parcel # (24 digits): 07 030 2 38 16 32 5 05 003 012000

Tax ID # (1-5 digits): 20717

Lot Area: _____ ft² and 40.34 acres

Property Site Address #: 7675 GODFREY LK RD.

From A-2 Zoning District to INDUSTRIAL Zoning District I-1

If this proposed Zoning Amendment is approved, the above described property will be used for:

POSSIBLE INDUSTRIAL ACTIVITIES AND ALLOW 80ft² VEE TYPE SIGN
TO REMAIN

Part B: Attach construction plans/survey map detailing the following: Plans/map shall be drawn with a scale preferably at 1"=20' or multiples of 10', scale shall not exceed 1"=50', unless approval from Zoning Administrator for a different scale is allowed. Note scale used on the plans/map. Plans/maps shall be on letter or legal size paper with North being at the top of the page (Make sure all items below are shown):

- Property lines, road right-of-ways, and road centerlines including distances to property lines, road right-of-ways, and road centerlines for all existing and proposed structures on the parcel
- Show area to be used for the proposed request
- All existing uses on parcels within 300 ft of the parcel for this request
- All existing zoning districts within 300 ft of the parcel for this request
- Vegetation proposed to be removed or disturbed
- Ordinary High Water Mark (OHWM) and distances to it from all existing and proposed structures; must show all within 200 ft of structures
- Floodplain and wetland boundaries and distances to them from all existing and proposed structures; must show all within 200 ft of structures
- Dimensions, locations and setbacks of all existing and proposed structures including all decks/porches/walkways/etc; must show dimensions for ALL items
- Sanitary system, drainfield, and well with distances to property lines, OHWM, wetlands, floodplains, existing and proposed buildings
- Location and extent of filling/grading
- Location and type of erosion control measures
- Existing and proposed utilities and utility easements
- Any other construction related to your project
- North arrow

Part C: Provide names and addresses of all property owners within 300' of the parcel proposed to be rezoned.

This must include all parcels (including vacant parcels) that are within 300' of the parcel proposed to be rezoned, including those across the road. Address for the owner would be their mailing address (where they get their mail) in many cases this may not be the site address. Attach additional sheets if necessary.

- | | | | | |
|-------|--|----------------------|-------------|---------------------|
| ① | Burnett Co. Hwy Dept. | 8150 Hwy 70 | SIREN WI | Tax id: 20710 |
| ② | Burnett Co. | 7410 W. RD K STE 105 | SIREN WI | Tax id: 20715/20711 |
| ③ | STANEY BONNGAND | 22605 Hwy 35 | SIREN WI | Tax id: 20712 |
| ④ | ROBERT ENICKSON | 3525 THULLUM LN. | APPLETON WI | Tax id: 20720/20716 |
| ⑤ | CHERYL CARROLL | 7600 GODFREY LK. RD | SIREN WI | Tax id: 20704 |
| Self- | HOPKINS S+G | 21760 Hwy 35 | WEBSTER WI | Tax id: 20723 |
| | | | | 20724 |
| | | | | 20721 |
| ⑥ | Town of Siren Clerk - Christopher Tewalt | | | |
| ⑦ | Town of Siren Chair - Philip Stiemann | | | |
| ⑧ | County Supervisor District 13 - Patti Hurd | | | |

Notices mailed
6/27/23

Part D: Signature and date

(If applicant and owner are different then both need to sign the application.)

THIS APPLICATION CONSTITUTES NOTICE THAT ALL IMPROVEMENTS ARE SUBJECT TO ACCESS AND/OR REVIEW BY THE LOCAL MUNICIPALITY'S TAX ASSESSOR FOR THE PURPOSE OF TAX ASSESSMENT

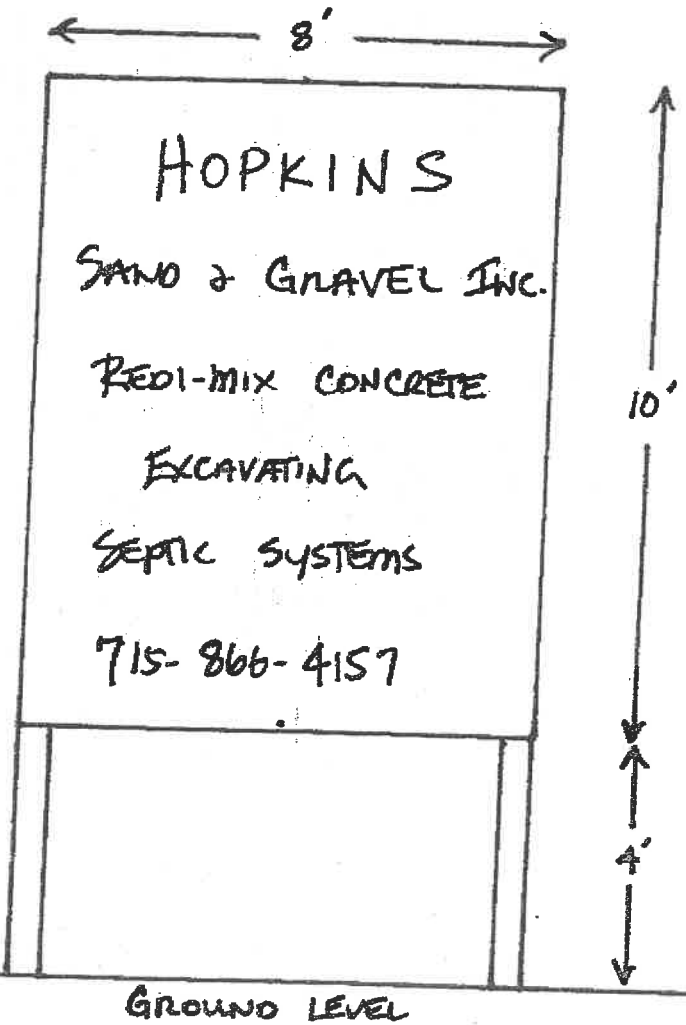
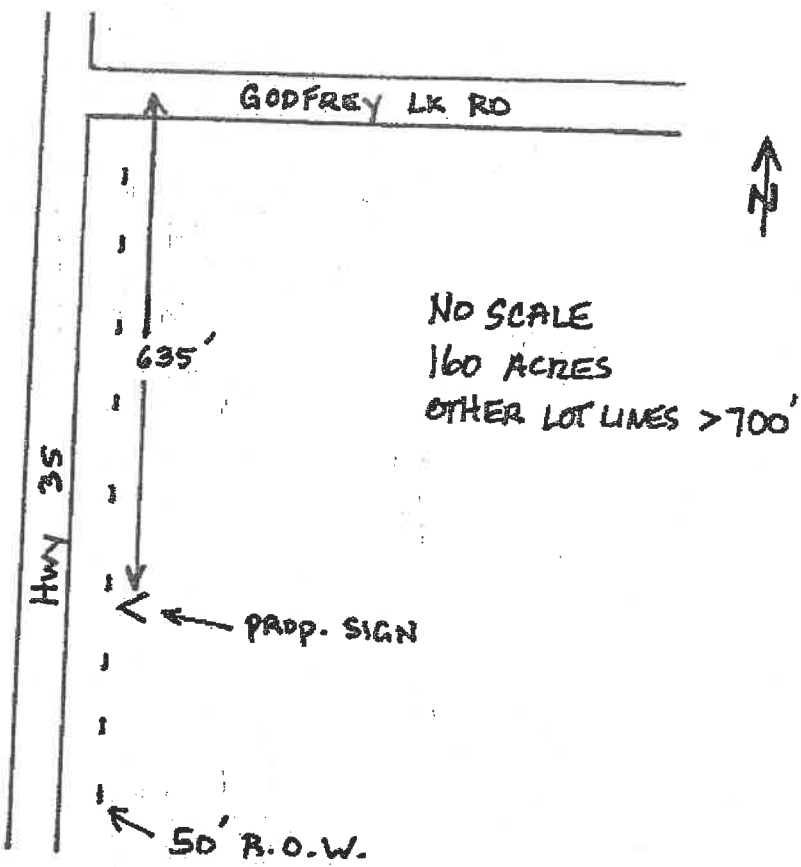
I hereby petition the Burnett County Land Use and Information Committee for an amendment to the Burnett County Ordinance and/or map to effect a change in the Zoning classification. I certify that the information I have provided in this application is true and accurate. I agree to permit County officials charged with administering county ordinances or other authorized persons to have access to the above-described premises at any reasonable time for the purpose of inspection. I understand that the petition application fee is non-refundable, regardless if the petition is approved or denied. I understand that the fee for this petition application is only for the petition request, and if permits are required for the project, those will require separate fees. I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda, and the submittal deadlines will restart.

Signed Renee Hopkins (Applicant) 6-12-23 (Date)

Signed _____ (Owner) _____ (Date)

(If applicant and owner are different, then both need to sign the application.)

SEC 32 T 38 N / R 16 W
TOWN OF SIREN
BURNETT CO.



Towne, Jason

From: rick@hopkinsgravel.com
Sent: Friday, June 16, 2023 10:43 AM
To: Towne, Jason
Subject: RE: Rezone

We will go for the rezone.

Rick Hopkins
Hopkins Sand & Gravel
27760 Hwy 35
Webster Wi 54893
W 715-866-4157
M 715-791-0023
F 715-349-8104
rick@hopkinsgravel.com

----- Original Message -----

Subject: RE: Rezone
From: "Towne, Jason" <Jason.Towne@BurnettCountyWI.gov>
Date: Fri, June 16, 2023 9:02 am
To: "rick@hopkinsgravel.com" <rick@hopkinsgravel.com>

Hi Rick,

A variance is a \$500 non-refundable application fee and a survey is required as part of the submittal so likely will have +/- \$2,000 into the application process.

A variance requires a hardship and uniqueness on the property for why you can't comply with the requirements. I think the board would deny the request as it appears that you can comply with the requirements, however you do have the right to apply.

Here is a link to the variance application:

<https://www.burnettcountywi.gov/DocumentCenter/View/3661/VARIANCE-APPLICATION-BOARD-OF-ADJUSTMENT-BOA-REV-12-09-22-PDF?bidId=>

Thanks,

Jason

From: rick@hopkinsgravel.com <rick@hopkinsgravel.com>
Sent: Thursday, June 15, 2023 10:29 AM
To: Towne, Jason <Jason.Towne@BurnettCountyWI.gov>
Subject: RE: Rezone

Jason,

What is required for and what are the odds of a variance?

Rick Hopkins
Hopkins Sand & Gravel
27760 Hwy 35
Webster Wi 54893
W 715-866-4157
M 715-791-0023
F 715-349-8104
rick@hopkinsgravel.com

----- Original Message -----

Subject: Rezone
From: "Towne, Jason" <Jason.Towne@BurnettCountyWI.gov>
Date: Thu, June 15, 2023 9:56 am
To: "rick@hopkinsgravel.com" <rick@hopkinsgravel.com>

Hi Rick,

I just want to make you aware that if the rezone is approved, the sign will still need to be modified to meet the requirements. Such as 10 ft from the r-o-w, and it can't be v shaped.

If you don't want to meet these specific sign requirements, a variance would be the only way to get relief from specific ordinance required standards.

Thanks,

Jason

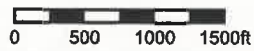
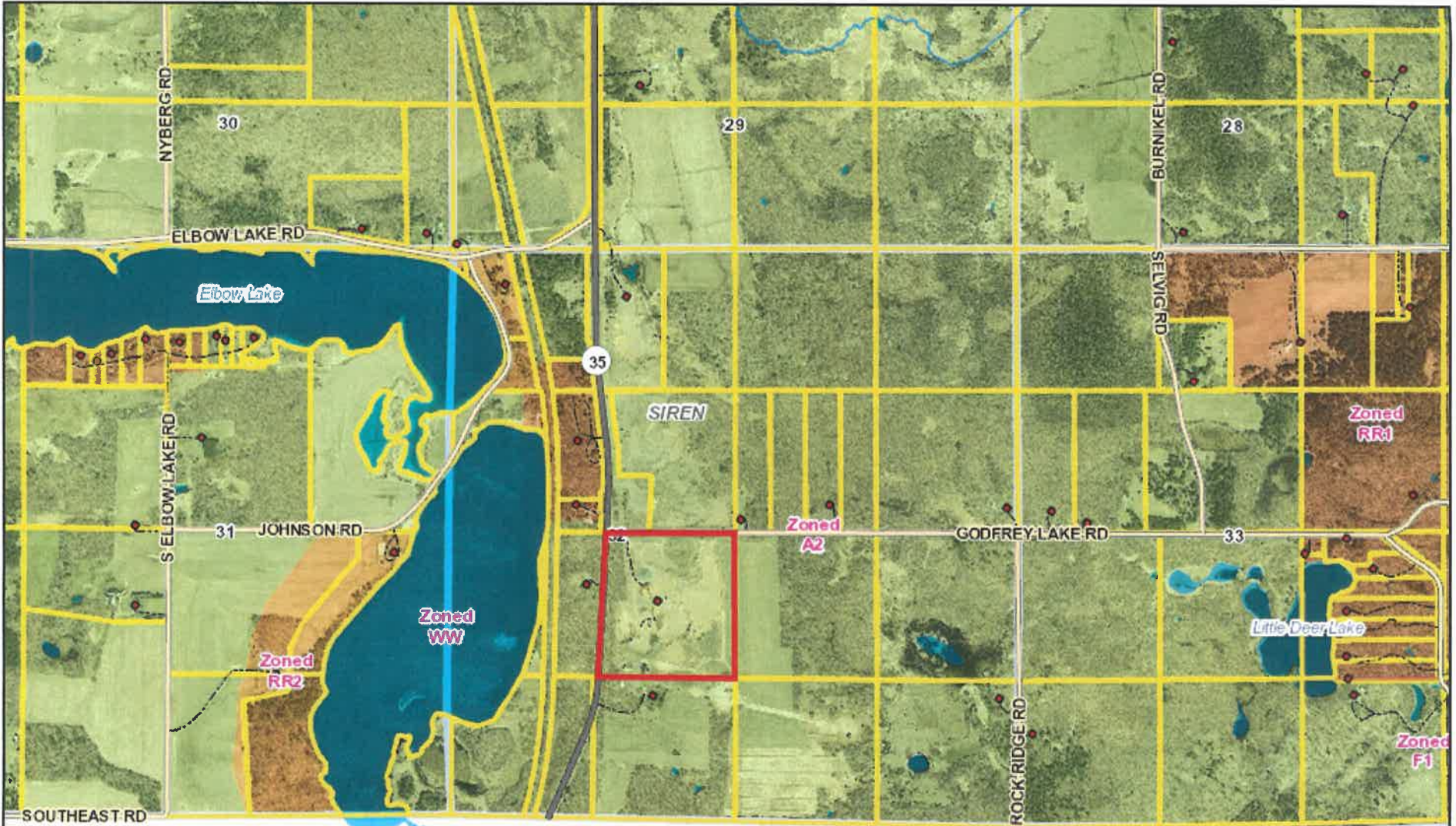
Jason Towne
Land Services Director
County Surveyor/Zoning Administrator/LIO
Burnett County, WI
7410 County Rd K #120
Siren, WI 54872
715.349.2109 x2611
Jason.Towne@BurnettCountyWI.gov
Mapping Site: <http://burnettcowi.wgxtreme.com/>
County Site: <http://www.BurnettCountyWI.gov/>



2022
Aerial

0 100 200 300ft

DISCLAIMER: This map is not intended to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



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Polk

Zoning Districts

BURNETT COUNTY LAND SERVICES
BURNETT COUNTY GOVERNMENT CENTER

7410 County Road K, #120
Siren, Wisconsin 54872

Phone (715) 349-2109
landservices@burnettcounty.org

June 26, 2023

Hopkins Sand & Gravel
Attn: Rick Hopkins
27760 State Rd 35
Webster, WI 54893

RE: MAP AMENDMENT APPLICATION #MAP-23-06

Dear Applicant,

Please be advised that a public hearing will be held before the Burnett County Land Use and Information Committee on Tuesday, August 1st, 2023 at 9:00 a.m., in Room 165 at the Burnett County Government Center, Town of Meenon, Siren, Wisconsin.

This hearing will be held in order to receive comment on your request to rezone a parcel from A-2 to I-1.

It is expected that you, or a representative acting for you, be available via telephone or in-person, so you will need to register in advance at:
<https://web.burnettcounty.org/Forms/PublicComment>

Please contact this office if you have any questions or comments.

Thanks,

Jason Towne
Jason Towne
Zoning Administrator