



# REZONE APPLICATION

(Zoning Map Amendment)

## Part I. General Information

Applicant information:

Person's Name(s): Gary Blazek

Firm Name (if any): Vierbicher

Relationship (check one):  Owner  Tenant  Prospective Owner/Tenant  Representing: Owner

Mailing Address: 999 Fourier Dr, Suite 201 City: Madison State: WI Zip: 53717

Telephone: 608-821-3957 Fax: 608-826-0530 e-mail: gbla@vierbicher.com

Property owner information:

Person's Name(s): John Ganser

Ownership (check one):  Individual  Trust  Partnership  Corporation/LLC  Other: \_\_\_\_\_

Mailing Address: 1900 Prairie Street City: Prairie Du Sac State: WI Zip: 53578

Telephone: 608-643-4667 Fax: \_\_\_\_\_ e-mail: jganser@ganserconstructioninc.com

Parcel number or legal description of subject property:

Lots 81-109 of Westwynde Subdivison located in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Sec 2, T09N, R06E

Zoning District:

Existing: R-1-A Proposed: R-1-B

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- multiple family residential—3+ unit building(s)  current use  proposed use
- mixed commercial/residential building(s)  current use  proposed use
- office/research  current use  proposed use
- retail/commercial services  current use  proposed use
- manufacturing/warehousing/contractor  current use  proposed use
- institutional use  current use  proposed use
- parking  current use  proposed use
- significant earth filling, excavating, grading  current use  proposed use
- other use: \_\_\_\_\_  current use  proposed use

Summary of proposed project, following rezoning (attach pages as necessary):

Develop 33 residential lots on Broadway Street and Brigham Lane.  
Utilities from previous phases will be extended to service the new lots.  
Stormwater basins will be installed as part of this phase.



## Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable rezone application fee of \$500. For residential rezones, a fee of \$1,325 per housing unit (in 2013-14, adjustable annually) will also be required following the rezoning, if approved.

Also, please submit one easily reproducible electronic copy (e.g., PDF) of the following materials to make a complete application.

- A map with a graphic scale (not less than one inch equals 800 feet) and north arrow, such as an annotated and expanded version of the Village's official zoning map, showing the entire subject property included in the proposed rezoning, including lot boundaries and dimensions of the subject property and all other lands within 300 feet of the boundaries of the subject property. Said map shall clearly indicate the current zoning of the subject property, the current zoning of all property within 300 feet, and the jurisdiction in which the subject and adjacent property lies.
- Unless provided by the Zoning Administrator, a list of names and addresses of all property owners within 300 feet of the subject property as they appear on the current tax records.
- A map, such as the Future Land Use Map in the Comprehensive Plan, of the generalized location of the subject property in relation to the Village or Extraterritorial Zoning Jurisdiction as a whole and indicating its proposed future land use designation per Village plans.
- If the proposed rezoning will be accompanied by exterior building or site improvements, a conceptual site and building plan for the property. (Before site development may occur for most uses—aside from single- or two-family residential uses—submittal and approval of detailed site and building plans will be required.)

Paper copies of these materials must be provided if requested by the Village Administrator.



Part III. Comparison of Proposed Rezone with Required Review Criteria (to be completed below or on an attached sheet)

- 1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not. (Especially see Map 10B, and consult with Village Administrator as necessary.)

Yes, lots will remain single family residential and falls under the "Village Single Family" future land use category.

- 2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Article 0, Section 10-1-0004 of the Village's zoning ordinance? Explain how, or why not.

Yes -the proposed development will protect and promote property values, provide adequate transportation and utilities, and promote high quality and lasting urban design.

- 3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

No.

- 4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

No.

- 5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

No.

- 6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes. The proposed rezoning will be consistent with housing densities adjacent to the phase and is in line with the Comprehensive Plan.



Parcel Address or ID #: 172-1048-00000 thru 172-1076-00000

**Part IV. Reimbursement for Development Review Services**

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

**Part V. Signatures**

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

*John Row*  
Signature of ~~Applicant~~ *Property Owner*

10/20/2016  
Date

*Gary A. Blank*  
Signature of ~~Property Owner (if different)~~ *Applicant*

10/20/2016  
Date



Parcel Address or ID #: 172-1048-00000 thru 172-1076-00000

**Part VI. Record of Administrative Procedures (*to be completed by Village*)**

- Verification that subject property within (check one):  Village  Town (ET Jurisdiction)
- Pre-application conference with Village Administrator or designee (optional)  
Date of conference: \_\_\_\_\_ Participants: \_\_\_\_\_
- Pre-application conference with Village Plan Commission or Joint ET Committee (optional)  
Date of Conference: \_\_\_\_\_
- Application and required plans filed with Village  
Date filed: \_\_\_\_\_  
Name of Village staff person who accepted application: \_\_\_\_\_
- Application fee of \$500 received by Village (non-refundable)  
Date received: \_\_\_\_\_  
Name of Village staff person who accepted fee: \_\_\_\_\_
- Application and submitted plans verified as being complete  
Date verified: \_\_\_\_\_  
Name of Village staff person who verified application as complete: \_\_\_\_\_
- Notice of public hearing sent to owners within 300 feet, clerks within 1,000 feet, & newspaper  
Date sent to nearby land owners and clerks: \_\_\_\_\_  
Date of first publishing in community newspaper: \_\_\_\_\_  
Date of second publishing in community newspaper: \_\_\_\_\_
- Village Plan Commission or Joint ET Committee public hearing  
Meeting date: \_\_\_\_\_ (to be held within 45 days of complete application)
- Village Plan Commission or Joint ET Committee recommendation to Village Board  
Meeting date: \_\_\_\_\_ (within 75 days after submittal of complete application)  
Recommendation (circle one): Approval as presented    Approval with modifications    Denial
- Village Board Action  
Meeting date: \_\_\_\_\_ (within 90 days after public hearing, may be extended by agreement)  
Status (circle one): Approval as presented    Approval with modifications    Denial
- Applicant notified of Village Board action  
Date: \_\_\_\_\_  
Name of Village staff person who notified Applicant: \_\_\_\_\_