



REZONING APPLICATION

File #: _____

Office Use Only
Revised 1/2026

REQUEST

Pursuant to St. Croix County Zoning Ordinance § 15.530 and § 15.540 and Wisconsin State Statutes § 59.69(5), I hereby petition the St. Croix County Board of Supervisors to amend the zoning district as follows on the parcel described herein:

_____ from _____ to _____
Acres to be Rezoned Existing Zoning District Proposed Zoning District

APPLICANT INFORMATION

Property Owner: _____ Contractor/Agent: _____

Mailing Address: _____ Mailing Address: _____

Daytime Phone: (____) _____ Daytime Phone: (____) _____

Cell: (____) _____ Cell: (____) _____

E-mail: _____ E-mail: _____

Official email from St. Croix County regarding this permit will come from *@sccwi.gov. All other email addresses are scams.

SITE INFORMATION

Site Address: _____

Property Location: _____ 1/4, _____ 1/4, Sec. _____, T. _____ N., R. _____ W., Town of _____

Parcel #: _____ - _____ - _____ - _____

Does a Farmland Preservation agreement exist on the site? _____ Yes _____ No

FEES

Please reference **current** fee schedule.

Application Fee: _____ (payable to St. Croix County) \$ _____

I attest that the information contained in this application is true and correct to the best of my knowledge.

Property Owner/Agent Signature: _____ Date _____

OFFICE USE ONLY

Fee Received: _____ / _____ / _____ Received By: _____

Fee Received: \$ _____ Receipt #: _____

CHECKLIST FOR COMPLETE APPLICATION

- ☐ **1 - Copy** of application packet to include:
 - ☐ Aerial Photo (can be obtained from County website at www.sccwi.gov , in the search box type *Land Information*)
 - ☐ Scaled map with **exact** boundaries of parcel to be rezoned.
 - ☐ Completed rezoning questionnaire (page 3 of the application).
 - ☐ Metes and Bounds description or boundary description (typically prepared by a registered land surveyor).
- ☐ **Application fee** (non-refundable) payable to: **St. Croix County**.

REZONING PROCEDURE

The following process takes anywhere from 60 to 90 days to complete.

Step 1, Meeting with Town: Prior to submitting a rezoning application with St. Croix County, the landowner or their agent must first meet with the Town in which the property is located to present the proposed rezoning and request a formal recommendation of approval from the Town Board. The applicant is responsible for ensuring that the rezoning request is placed on a town meeting agenda and that the Town completes its review and takes formal action. A Town recommendation of approval is required before any application may be submitted to St. Croix County. If the Town fails to submit a recommendation, the public hearing shall occur without a Town recommendation.

Step 2, St. Croix County Application Submittal and Review: Applications are due on the **1st Monday** of the month. Applicants are encouraged to meet with County staff to review process, timing and ask any questions relating to the application. County staff will accept an application only if the applicant provides documentation of Town approval. After a preliminary review, staff may request additional information. Once complete, the application will proceed through the County's interdepartmental and interagency review.

Step 3, Public Hearing: All rezoning applications require a public hearing before the St. Croix County Community Development Committee. A notice of the hearing is published in the officially designated newspaper of the County for 2 successive weeks prior to the scheduled hearing date. Notice of the hearing is also sent to all property owners within 300 feet of the subject rezoning property. Hearings are typically held on the 3rd Thursday of the month following completion of the interdepartmental and interagency review.

Step 4, County Board Action: After the Community Development Committee completes its review and makes a recommendation following the public hearing, that recommendation is forwarded to the County Board for consideration at its next regular meeting. If the County Board approves the request, the rezoning becomes effective upon publication in the officially designated newspaper of the County.

REZONING QUESTIONNAIRE

All rezonings are to be consistent with County land use plans, County ordinances and other applicable local plans. Your application will be reviewed by staff and presented to the County Community Development Committee for consistency with the following ordinances and plans: St. Croix County Zoning Ordinance (Ch. 15), St. Croix County Land Division Ordinance (Ch. 13), St. Croix County Sanitary Ordinance (Ch. 12), St. Croix County Comprehensive Plan, applicable Town Comprehensive Plan, St. Croix County Outdoor Recreation Plan and the St. Croix County Land and Water Natural Resources Management Plan. It is the applicant's responsibility to show that their proposed use is substantially consistent with these ordinances and plans. Each ordinance and plan is available for review by contacting the Community Development Department or on the County website at: www.sccwi.gov.

To assist in determining how your proposed use relates to the aforementioned ordinances and plans, please answer the following questions on a separate sheet of paper and include them with your application materials.

- 1) Explain why you wish to rezone this property.
- 2) Will the proposed zoning change impact existing public infrastructure? Infrastructure may include but not limited to: roads, public utilities, power, or stormwater.
- 3) Is the proposed zoning district compatible with the existing use of the property? Existing use can include natural features of the property like wetlands, surface water, groundwater, or other sensitive landscapes.
- 4) How is your proposed zoning compatible with the surrounding land uses?
- 5) How is your proposed zoning consistent with the County and Town plans listed above?
- 6) If proposing to rezone out of the Agriculture Zoning District, explain how your request does or does not comply with the following (Wisconsin State Statute § 91.48):
 - (a) That adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
 - (b) That the provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
 - (c) That the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas.