

APPLICATION FOR ZONING PERMIT
BUILDING PERMIT

APPLICATION NO. _____

DATE OF APPLICATION _____

The undersigned hereby applies for a Zoning and Building Permit to Build, Construct, Remodel, or Install according to the following, statement more fully described in the plan herewith filed, and for Certificate of Occupancy and Compliance.

Location: TOWN OF CATO

ZONED _____ Location $\frac{1}{4}$ $\frac{1}{4}$ Sec. _____ T. _____ N;R _____

Owner of Property _____ Property Address _____

Contractor _____ Address _____

New Construction Residence Addition Garage Repairs
Barn Alteration Shed Moving Other

SIZE _____ Ft. Wide By _____ Ft. Long
_____ Ft. High _____ Stories

Wood, Frame, Masonry, Metal, Etc. _____

Cost of Job _____

Permit Fee _____

Distance Between Structure and Centerline of Highway _____

Rear Lot Line _____

Sanitary Permit No. _____

Side Lot Line _____

Not Applicable _____

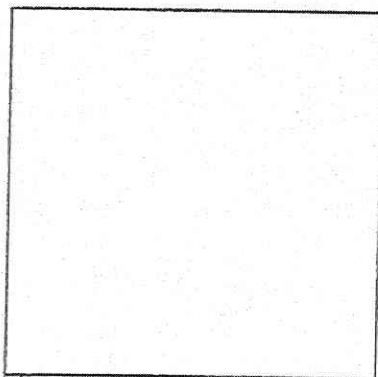
Side Lot Line _____

Certified Survey No. _____

Water Line _____

Subdivision Name _____

Name of Road _____ Block/House # _____ Lot No. _____



Statements made in this application shall be as if made under oath and any willfully false statement shall subject the person making it to the penalties of the Town of Manitowoc Rapids Ordinance.

This permit is valid only when stamped and signed by the authorized agent and is valid for one year from date of issuance.

X _____
Applicant Signature and Date

Present Address _____

Phone _____

Date & Permit No. _____

Approved or Denied _____
(Zoning Administrator)

TOWN OF _____

REZONE REQUEST EVALUATION

Your Name: _____ Land Owner's Name: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

Total Acres in Parcel: _____ Number of Acres to be Rezoned: _____

Current Zoning: _____ Proposed Zoning: _____

Location of Land: _____ 1/4, _____ 1/4, Section _____, T _____ N-R _____ E.

Land in Farmland Preservation (y/n)

Current Land Use: _____

Signatures of all abutting property owners: _____

Purpose of Rezoning:
(Please be specific, including immediate & long term plans)

Other Comments: _____

Your completed application should be returned to

_____ and must contain the following:

This application page:

Aerial Photo: can be obtained from Google, Earth or Natural Resources Conservation Services (NCRS) at 4319 Expo Drive, Manitowoc.

A plat or hand drawn site plan: (measurements of land to be rezoned, location of buildings, driveways, roads, neighbors, environmental features).

MANITOWOC COUNTY FARMLAND PRESERVATION/
EXCLUSIVE AGRICULTURE ZONING REVISION STANDARDS

The following standards are contained in Section 91.77 of the Wisconsin Statutes and must be found to exist before a land can be rezoned out of the A-3 Agricultural District.

(1) A county, city, village or town may approve petitions for rezoning areas zoned for exclusive agricultural use only after findings are made based upon consideration of the following:

- a. Adequate public facilities to accommodate development either exists or will be provided within a reasonable time.
- b. 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. The land proposed for rezoning is suitable for development and the development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse affect on rare or irreplaceable natural areas.

The following "standards" are applied when considering areas that may be excluded from agricultural preservation area in the county plan. It follows that these same types of conditions should exist when a consideration is being given to removing land from the protection of the exclusive agricultural zoning district. Therefore, the following findings should be made for land that is proposed to be rezoned out of an exclusive agricultural zoning district.

- a.. Existing or planned activities adjacent to the identified parcel to be rezoned are incompatible with an agricultural use.
- b. The area to be rezoned is not economically viable for agricultural use.
- c. Substantial urban growth in the area to be rezoned or planned urban expansion has created a public need to convert agricultural land use to other uses.
- d. Maintenance of the area in agricultural use is not consistent with the goals and objectives of a county agricultural preservation plan.

Finally, a proposed rezoning out of an exclusive agricultural district may be approved if it can be determined that such a use would not conflict with agricultural use and is found to be necessary in light of alternative locations available for such uses. The "mistake" and/or "change of conditions" rules should apply also.



Manitowoc County Planning and Park Commission

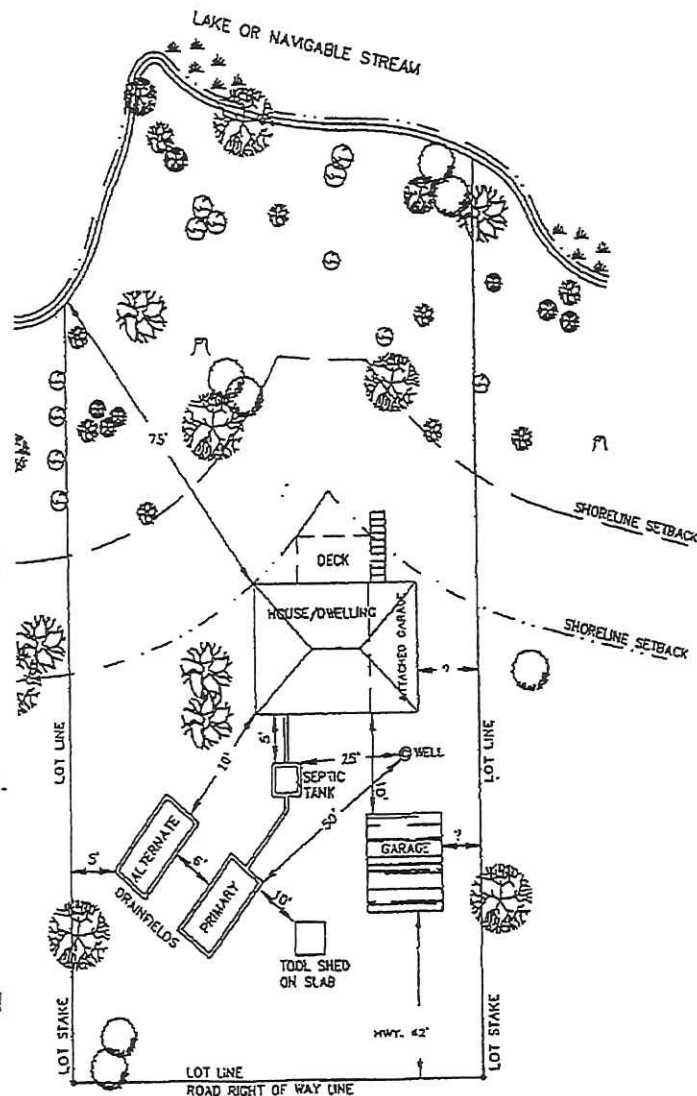
SITE PLAN

SITE PLAN

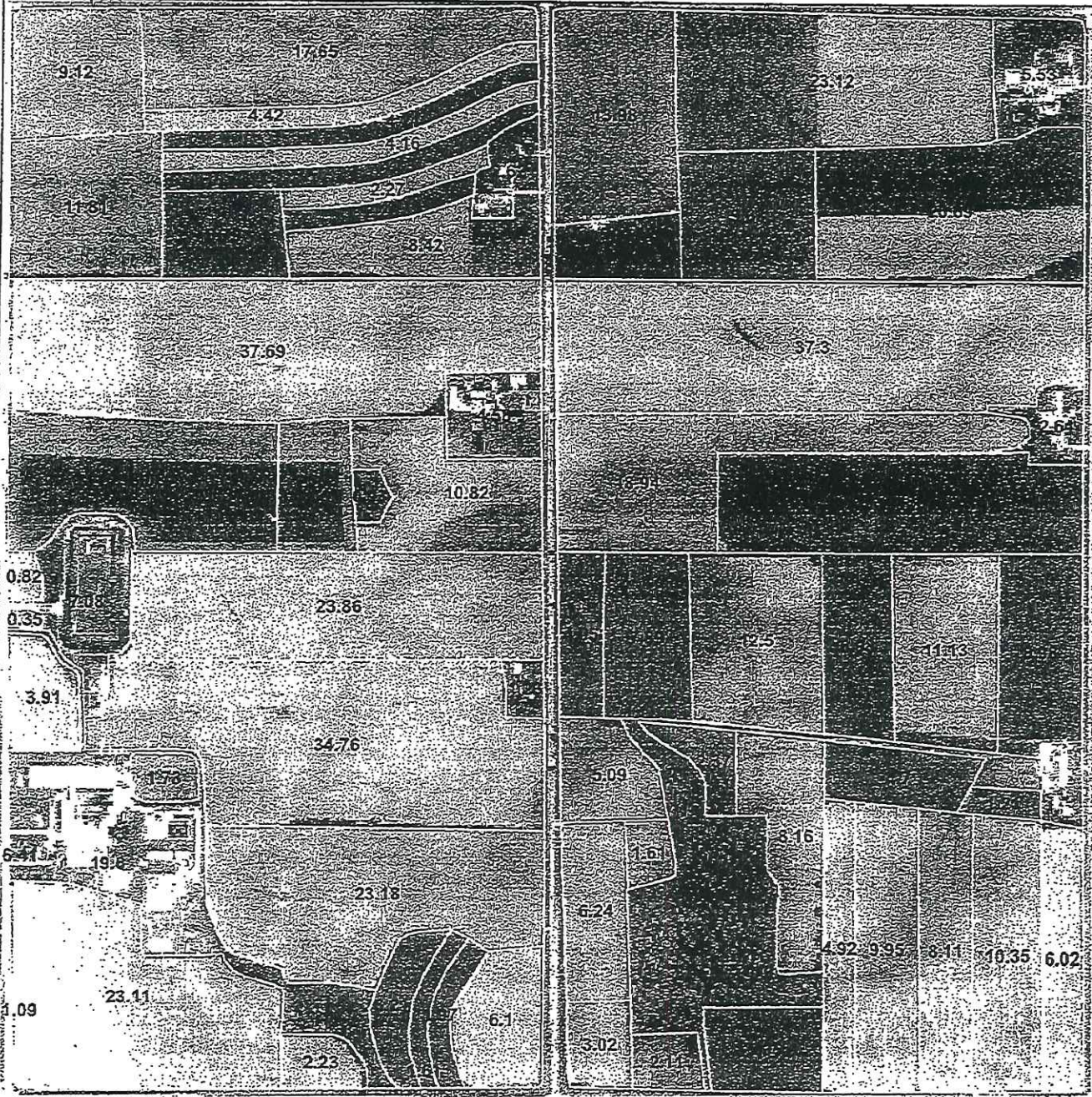
The site plan is an important piece of information in your file. An accurate diagram showing the relationship of your buildings and/or proposed construction to the lot lines, shorelines, highways, structures on adjacent property and other physical features provides us with the essential information we need. It is not required that you submit professional quality plans, but if you cannot accurately and clearly illustrate your proposal, it is recommended that you obtain assistance in preparing your site plan.

Some general guidelines:

- Use a ruler. Freehand drawings are often of questionable accuracy.
- Scaled or well-proportioned drawings are preferred.
- If a survey is available, sometimes it works well to sketch your proposal directly on a copy of it.
- Accurately measure and illustrate all the critical measurements and do not estimate.
- The correct setback measurement is the shortest straight line between the building and the line being measured to.
- Supplemental drawings, such as cross-sections, may be helpful.
- Locations of wells and septics should be provided for yours and adjacent properties.



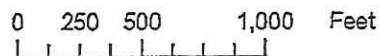
Sec-Twn-Rng: 16-19-22E Manitowoc Co.



Section Corner

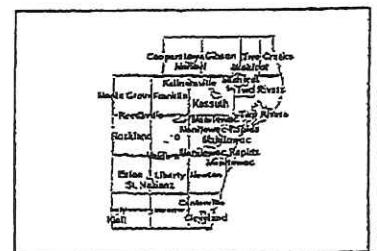
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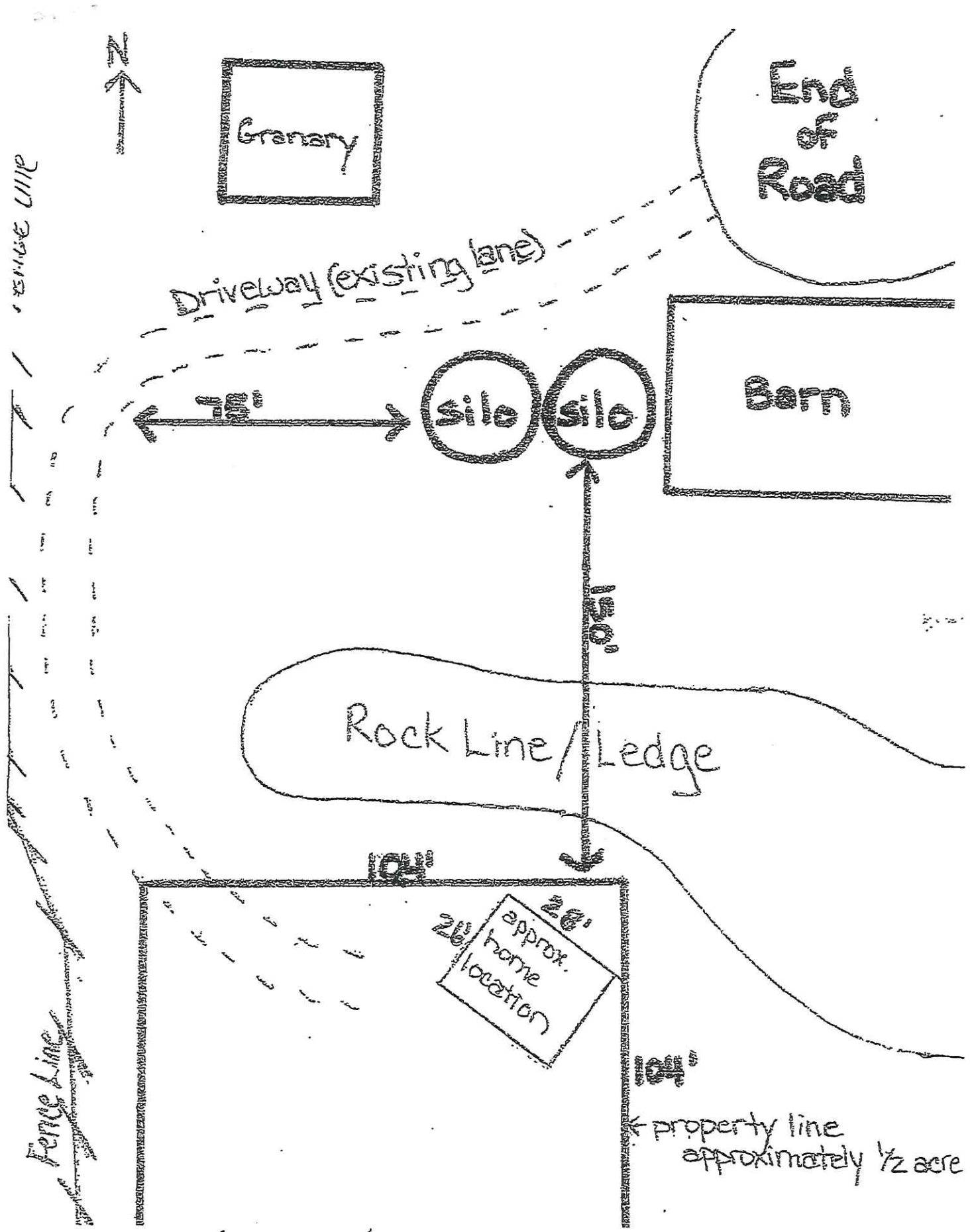
Field Boundary



2005 Aerial Photography
July 17, 2006

Disclaimer: Map information intended for FSA programs only. FSA does not guarantee the accuracy of this map for other purposes.





Drumzal #7