

**TOWN OF METOMEN**  
**REZONING APPLICATION**

Official Use Only

Case No.	_____
Filing Date	_____
Hearing Date	_____
Notice Mailed Date	_____
Notice (s) Published Date	_____
Fee Paid \$	_____

Applicants Name \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_

Requested Zoning : \_\_\_\_\_

**Legal description of Property:**

\_\_\_\_\_ ¼, \_\_\_\_\_ ¼ of Section \_\_\_\_\_ T \_\_\_\_\_ N \_\_\_\_\_ R \_\_\_\_\_ E in the Town of Metomen

Fire Number \_\_\_\_\_ Tax parcel Number \_\_\_\_\_

Lot area and dimensions \_\_\_\_\_ sq. ft. \_\_\_\_\_ x \_\_\_\_\_ ft.

Zoning district \_\_\_\_\_

Current use and Improvements \_\_\_\_\_

Attach a certified survey map.

**Standards:**

The applicant has the burden of proof to show in writing that the standards set forth in the Town of Metomen Town Use Plan under the section Future Land Use on page 26 and also the standards set forth under Article 7, Section 7.6, Town of Metomen Ordinances.

1. Soils must score less than 70 as detailed in the soil section of this plan.
2. Soils must be suitable for an on-site septic system conforming to state and county sanitary codes.
3. Home sites must be located on unproductive agricultural land. This may include considerations such as unusable corners of agricultural land, and land that is not in crop or pasture use.
4. Land adjacent to Brandon, Fairwater or other concentrations of residential development.
5. Land within 400 feet of a public road.
6. Where applicable, land more than 1,320 feet of an operating quarry.
7. Adequate public facilities to serve the development are present or will be provided.
8. Provision of these facilities will not be an unreasonable burden to local government.
9. The land is suitable for development.

10. Development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
11. The potential for conflict with remaining agricultural uses in the area.
12. The need of the proposed development location in an agricultural area.
13. The availability of alternative locations.
14. The productivity of the agricultural land involved.
15. The location of the proposed development to minimize the amount of agricultural land converted.

I certify that the information I have provided in this application is true and accurate.

Signed \_\_\_\_\_  
Agent/Applicant/Owner

Date \_\_\_\_\_

## Recommendations of the Zoning Committee

### Findings of Fact:

1. The applicant name is\_\_\_\_\_
2. The applicant on \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_ has filed with the Town Clerk an application for a \_\_\_\_\_zoning.
3. The applicant is the record owner of the above-described property, which is the subject of the application.
4. The subject property described above is presently in use for \_\_\_\_\_ and has been so used continuously since \_\_\_\_\_ of 20\_\_.
5. The property is zoned \_\_\_\_\_under the current Zoning Ordinance of the Town of Metomen which was enacted on April 16, 1980 and amended July 11, 1994 and again on \_\_\_\_\_day of \_\_\_\_\_. 20\_\_\_.
6. The applicant proposes: (A brief project description/attached plans)
  
7. The applicant requests a\_\_\_\_\_ zoning under Section \_\_\_\_\_of the ordinance.

### Conclusion of Law:

The zoning request does/does not meet all of the following criteria

- A. The soil does/does not score less than 70 as detailed in the soil section of the Town of Metomen Land Use Plan.

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- B. The soil is/ is not suitable for an on-site septic system conforming to state and county sanitary codes

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- C. Home site is/is not located on unproductive agricultural land

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- D. The land is /is not adjacent to Brandon or Fairwater or other concentrations of residential developments\_\_\_\_\_

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- E. The land is/is not within 400 feet of a public road\_\_\_\_\_

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- F. The land is /is not more than 1,320 feet from an operating quarry\_\_\_\_\_
- G. The land has or will have/will not have adequate public facilities to serve the development\_\_\_\_\_
- H. The land is/is not an unreasonable burden to local government\_\_\_\_\_
- I. The land is/is not suitable for development\_\_\_\_\_
- J. The development will/will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.\_\_\_\_\_
- K. The development will/will not have the potential for conflict with remaining agricultural uses in the area\_\_\_\_\_
- L. Does the applicant meet the need/does not meet the need of the proposed development location in an agricultural area\_\_\_\_\_
- M. There is/is not availability or alternative locations\_\_\_\_\_
- N. The land is/is not agriculturally productive\_\_\_\_\_
- O. The development will/will not minimize the amount of agricultural land converted\_\_\_\_\_

**Order and Determination:**

On the basis of the above Findings of facts, conclusions of Law and the record herein, the Board determines and recommends as follows.

The requested rezoning use is denied/granted/granted-in-part subject to the following conditions:

1. Receiving a County Sanitation Permit. (Perk test)
2. Receiving a signed Certified Survey map
3. Compliance with Town of Metomen Road Access Ordinance
4. Compliance with State Road Access Ordinance where applicable

Signed \_\_\_\_\_ Date \_\_\_\_\_ Attest \_\_\_\_\_  
Zoning Committee Chairperson Secretary

Signed \_\_\_\_\_

Signed \_\_\_\_\_

Signed \_\_\_\_\_

Signed \_\_\_\_\_

**Town of Metomen Board Action**

The Town of Metomen Board accepts/rejects the recommendations from the Zoning Committee

Reason for accepting or rejecting:

The Town of Metomen Board accepts/rejects the rezoning request with the restrictions as listed above and the applicant's signature indicates that he/she understands and accepts the conditions.

Applicants Signature \_\_\_\_\_ Date \_\_\_\_\_

**Appeals:**

This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality assumes no liability for and make no warranty as to reliance on this decision if construction is commenced prior to expiration of the 30-day period.

Signed \_\_\_\_\_ Date \_\_\_\_\_ Attest \_\_\_\_\_  
Town Board Chairperson Secretary

Signed \_\_\_\_\_  
Supervisor

Signed \_\_\_\_\_  
Supervisor







