

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING – FOREST COUNTY ZONING SUBDIVISION ORDINANCE AND FEE SCHEDULE

FOREST COUNTY, WISCONSIN

PUBLIC NOTICE is given to all persons in Forest County that a public hearing will be held on April 24, 2025 at 4:30 pm in the Forest County Board Room, Courthouse, at 200 E. Madison St. Crandon WI 54520 to solicit comments on proposed Subdivision ordinance revisions and update to the Zoning Fee Schedule. These revisions govern combining lots in Forest County. The proposed ordinance revisions are on file in the Forest County Zoning office.

All persons interested are invited to attend this hearing and be heard. Written comments may be submitted to:

Forest County Zoning Administrator Jeannie Fannin
200 E. Madison St.
Crandon WI 54520

Dated: 03/28/2025

The Forest Republican was notified on March 28, 2025. The notice was posted on the east and west doors of the courthouse and on the County website.

(6) Additional special plans or information as required.

10.04 **Inspection**

The subdivider, prior to commencement of any work within the subdivision, shall make arrangements with the Town Board to provide for adequate inspection. The Town Board shall inspect and approve all completed work prior to approval of the Final Plat or release of the sureties.

Section 11.0 **Certified Survey Map**

11.01 **General**

1. All minor subdivisions as defined in Section 2.02 (31) of this Ordinance, shall be divided by use of a Certified Survey Map. The Certified Survey Map shall comply in all respects with the requirements of Section 236.34, Wisconsin Statutes.
2. *The combining of parcels shall be combined by use of a Certified Survey Map and be reviewed by the Zoning Committee. The criteria for combining parcels is as follows:*
 - a. *Surveyed parcels divided between adjoining parcels are likely to stay separated for one year even if combination criteria are met. This allows a "paper trail" of title history on the assessment/tax records. In all cases the reference to the survey will remain until it is legally vacated.*
 - b. *The rule of Wi State Statute 70.23 (2) shall be the most weighted factor in determining the combination of parcel descriptions by the Real Property Lister.*
 - c. *The lots are contiguous and located within the same quarter-quarter section, town and range.*
 - d. *The ownership on the parcels is identical*
 - e. *There are no delinquent taxes due on any of the parcels*
 - f. *The owner of the property signs the request*
 - g. *Both the local Assessor and the Zoning Administrator must sign request*
 - h. *None of the parcel is currently owned under an unfulfilled land contract.*
 - i. *They meet zoning requirements*
 - j. *If there is a mortgage that does not include all parcels requested to combine, a letter of approval from the mortgage company is required.*

11.02 **Additional Information**

The Map shall show correctly on its face, in addition to the information required by section 236.34, Wisconsin Statutes, the following:

Forest County Zoning Fee Schedule		
Land Use Fees	Price	Unit
All New Construction (basement areas included in first floor)	\$0.20	per square foot
Accessory Structures	\$0.20	per square foot
Minimum Permit Fee (For Accessory, Primary Structure flat work)	\$75.00	minimum fee
Temporary Structures after 31 days	\$25.00	per month
Renewal (Land use Permit)	\$50.00	
Late Fees (After the Fact Permit)	\$1,000.00	
Other Zoning Permits		
Recreational Vehicle Placement Permit after 10 days	\$500.00	Yearly
Recreational Vehicle Placement Memorial Day to Labor Day	\$250.00	
Shore yard Alteration Permit Section 5.23 within 300 feet of OHWM	\$150.00	
Short-Term Rental	\$450.00	
Short-Term Rental Renewal	\$200.00	Annually
Erosion Control Plan	\$100.00	
Additional Erosion Control site visits	\$75.00	
Conditional Use Application	\$600.00	
Rezoning Text or Map	\$300.00	
Planned Unit Development Petition	\$300.00	\$50.00 per lot
Board of Adjustment Variance Application	\$600.00	
Appeal to the Board of Adjustments	\$500.00	
Special Exception	\$300.00	
Consultation Fee (Without Land use Permit Brief)	\$75.00	
Consultation Permit (With Written record)	\$150.00	
Demolition Permit	\$25.00	
Change of Use Permit	\$100.00	
Communication Tower	\$300.00	
Land Use Quick Start Fee	\$200.00	
Land Division Fee		
Certified Survey Map	\$75.00	per lot
Subdivision Plat	\$100.00	per lot
CSM for combining lots	\$75.00	per lot
Taxable Purchases		
Ordinance Purchase (photocopy expense)	\$0.10	per page
Copies		
Open Records Request	\$0.25	per page
Soil Maps	\$2.00	per sheet
Landowner Copies to Email	Free	
Sanitary Fees		
Note: Sanitary fees numbered 1 to 7 include a required State fee in WI. Statute No. 145.19 (5) & (6).		
Both are subject to change without notice.		
		Total
1. Conventional Sanitary System		\$400.00
2. Conventional Sanitary w/pump		\$450.00
3. Holding Tank **additional \$30.00/Register of Deeds to Record HT Agreement**		\$450.00
4. In Ground Pressure		\$450.00
5. Mound or At Grade		\$450.00
6. Tank or Field Replacement		\$200.00
7. Modification of POWTS holding, treatment or dispersal component		\$200.00
Privy		\$150.00
Chemical or Organic		\$150.00
Reconnect Permit		\$150.00
Revision, Renewal or Transfer		\$50.00
Re-inspect		\$75.00
Wisconsin Fund Application		\$50.00
After The Fact Permit		\$1,000.00
Soil Test Filing Fee		\$10.00
Miscellaneous Fees		
Fire Number Application	\$75.00	
Land Use Notification Fee (Act 208)	\$10.00	per landowner
Mining		
Metallic Mining	\$150,000.00	
Expedited Non-Metallic Mining Application	\$500.00	
Non-Metallic Mining	\$250.00	
Revised 10/15/2024		