

Conditional Use Village of East Troy, Wisconsin

Village of East Troy 2015 Energy Drive East Troy, WI 53120

Overview: The Village's zoning code identifies land uses that may be allowed in each of the zoning districts either by right or as a conditional use. By definition, a conditional use is a land use that may or may not be appropriate on a given parcel depending on a wide range of factors that relate to the proposed use and the particular circumstances relating to the parcel and surrounding properties. Conditional uses are therefore considered on a caseby-case basis. As part of the review process, the Plan Commission conducts a public hearing to solicit input from the general public and other interested parties. When reviewing conditional use applications, the Plan Commission serves in an advisory capacity to the Village Board, which makes the final decision. The recommendation of the Plan Commission and the decision of the Village Board are based on the evidence and testimony received as part of the application and through the public hearing process.

Governing regulations: The procedures and standards governing the review of this application are found in Section § 510-157 of the Village's zoning

General instructions: Complete this application and submit one copy to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (414) 336-7915 or via email at orrin.sumwalt@foth.com. You may download this form at https://villageofeasttroy.zoninghub.com/highlights/procedures/procedure.aspx?id=138

Application fee: \$250.00, plus charges for professional services

Application submittal deadline: Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

1.	Applicant information		
	Applicant name		_
	Street address		_
	City, state, zip code		_
Day	time telephone number		_
	Email		_
2.	Agent contact inform information. Agents may	ation. Include the names of those agents, if any, that include surveyors, engineers, landscape architects, architects.	helped prepare this application including the supplemental ects, planners, and attorneys. Agent 2
	Name		
	Company		_
	Street address		_
_	City, state, zip code		
Day	time telephone number		
	Email		
3.	Type of application (se	elect one)	
	New conditional use		
	☐ Yes ☐ No	Are there any other current conditional use approvals for	the property?
		If yes, provide the year of issuance and a short description	n.
	An amendment of a pre-	riously approved conditional use	
	If an amendment, a	attach a copy of the current approval document.	
4.	Subject property infor	mation	
	Physical addres	s	
	Tax key number(s		

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5.	5. Zoning information (refer to the Village's current zoning map)							
The	subject	property is located in the followin	ig base zo	oning dist	rict(s). (check all that apply)			
		Rural Holding		TR-8	Two-Family Residential		NB	Neighborhood Business
	SR-3	Estate Residential		AR-9	Attached Residential		HB	Highway Business
	SR-4	Suburban Residential			Multi-Family Residential		СВ	Central Business
	SR-5	Neighborhood Residential		MHR-6	Mobile Home Residential		BP	Business Park
	SR-6	Traditional-Front Residential					LI	Light Industrial
∐ Tho	SR-7	Traditional-Rear Residential	lowing ov	orlay zon	ing district(s). (check all that apply)	Ш	GI	General Industrial
	PD	Planned Development		GP	Groundwater Protection	П	FP	100-Year Floodplain
	DD	Downtown Design		NFC	Natural Features Conservancy		FP	500-Year Floodplain
		Dominom Doolgi		11.0	Tractara F Cataros Conscivano		SW	Shoreland-Wetland
						_		
6.	Adjoin	ing land uses and zoning						
		Zoning district(s)	Curren	t uses				
Nor	:h							
Sou	th							
Eas	t	_						
Wes	st							
	,							
7.	Curron	t use. Describe the current use of	of the cub	ioct prop	orty			
,. 	Curren	t use. Describe the current use t	Ji tile subj	Ject brobi	arty.			
8	Propos	sed use. Describe the proposed of	conditions	al use or i	the proposed amendment			
<u>. </u>	8. Proposed use. Describe the proposed conditional use or the proposed amendment.							
9.	9. Evaluation criteria. The factors listed below will be used in evaluating this application. Your responses are important.							
1	Whether the proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives,							
•	policies and standards of the Comprehensive Plan, the zoning code, and any other plan, program, or ordinance adopted, or under consideration							
	pursuant to official notice by the Village.							

Page 3 2. Whether the proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the zoning code, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village Whether the proposed conditional use, in its proposed location and as depicted on the required site plan results in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the zoning code, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development. Whether the proposed conditional use would maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property. 5. Whether the proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property. Whether the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts. 10. Large development requirements. Does the proposed project include indoor sales or service, outdoor display, indoor commercial entertainment, outdoor ☐ Yes ☐ No commercial entertainment, in-vehicle sales or service, commercial indoor lodging, with a total area exceeding 20,000 square feet where one or both the following conditions exist: The parking area is or will be served by an integrated system of off-street parking benefiting all or substantially all

If yes, include each of the following as described in § 510-109 (D) of the zoning code:

The area is or will be subject to reciprocal access rights benefiting all or substantially all improvements within such area.

1. Large development questionnaire

(See § 510-109 of the zoning code.)

improvements within such area.

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Name - print

Economic and fiscal analysis
 Traffic impact analysis
 Detailed neighborhood plan

11. Supplemental materials. Attach the following.

- Site plan application and related materials
 A copy of the existing conditional use if this application is intended to amend that approval.

13. Other information. You may provide any other information you feel is relevant to the review of your application. 14. Applicant certification 15. I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief. 16. I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with § 510-149 (D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property womer does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property. Please use the link above to download the form and visit FAQ for current year rates. 1 Understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property women gives his or her permission to do so.
 14. Applicant certification ◆ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief. ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with § 510-149 (D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property. Please use the link above to download the form and visit FAQ for current year rates. ◆ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is
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♦ I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
◆ I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.
Property Owner:
Name – print Name – Signature Date
Traine Print Date

Name - Signature

Date

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Applicant (if different than Property	Owner):	
Name – print	Name – Signature	Date
Name – print	Name – Signature	 Date