

Conditional Use Permit Application

Application Fee: \$350 Regular Meeting / \$500 Special Meeting

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3rd Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



Applicant Information

1. Applicant Name Joseph Fleming Phone Number 715-323-7903
Address 1755 pine rd kronenwetter WI 54455
Email josephfleming74@gmail.com
2. Owner Name Same Phone Number _____
Address _____
Email _____
3. Prepared By Company Name Same Name _____
Address _____
Phone Number _____ Email _____

Property Information

4. Property Address 1755 Pine rd Kronenwetter WI 54455
5. Parcel Identification # (PIN) 145-2707-013-0054 6. Parcel Acreage .970
7. Legal Description (attach additional sheet if necessary) Plantation acres Lot 1&2 blk 2
8. Conditional Use request from § 520-27 of the Zoning Ordinance to allow Residential business
9. Generally describe the current zoning and land uses of the subject property and surrounding properties:
- | | | | |
|------------------|---------------------|--------|-----------|
| Subject Property | <u>1755 Pine rd</u> | Zoning | <u>SF</u> |
| North | <u>Residential</u> | Zoning | <u>SF</u> |
| South | <u>Residential</u> | Zoning | <u>SF</u> |
| East | <u>Residential</u> | Zoning | <u>SF</u> |
| West | <u>Residential</u> | Zoning | <u>SF</u> |

Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, 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 this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?
- Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- Is the proposed conditional use 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?
- Dose the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts?

Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Applicant	Date
Owner	Date
Prepared By	Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

Residential Business Zoning Proposal

Joseph Fleming

1755 Pine Road

Nature of the proposed use:

I am proposing that my 11x14 attached room be approved for residential business usage for the purpose of a commercial kitchen.

The proposed room would be converted into a health code compliant commercial kitchen. This kitchen will serve as a “mobile service base” for a food truck operation.

Space will be used as follows:

- Food Storage
- Prepare food for sale
- Provide a service base for cleaning and maintaining culinary equipment

Storage:

The room will provide both cold and dry storage of ingredients.

All storage containers and refrigeration units will be NSF certified.

Ingredients to be used will be stored and monitored using local and state health code standards.

Traffic to location:

The space **will not** be used as a retail sales location; there will be no consumer traffic at this location.

Traffic will consist of deliveries from USPS or other National carriers.

One food trailer will be stored at this location.

Visual appearance of structure:

There will be no signage attached to the structure and all kitchen equipment will be stored inside.

Hours of operation:

Primary operating hours will be Tuesday-Sunday 7am-9pm, these hours reflect the times for deliveries, preparation and service hours.

How conditional use will conform to the standards below:

That the establishment, maintenance, or operation of the conditional use will not be detrimental to endanger: the public health, safety, morals, comfort, or general welfare.

All equipment will be NSF certified to conform to state and local health and safety guidelines. All installed plumbing and electrical will be installed to code. This includes proper ventilation, installation, maintenance, cleaning and fire safety equipment.

Sound levels: will be very low and will not be detrimental to our neighbors.

Smell/air quality: The smell will be consistent with the cooking process.

That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The set up we are looking to be put in place will have no impact on the visual, audible or air quality for my neighbors. The structure itself will have no visible changes.

In terms of safety, all required safety precautions will be followed, as well as ongoing maintenance to ensure there is no endangerment to either mine or nearby properties. No open-flame equipment will be used in the kitchen. Only NSF certified electrically operated equipment will be used in the kitchen.

That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses as permitted in the district.

There will be no disruption to the surrounding properties. Minimal deliveries will be shipped to this address. Most of the needed supplies to operate this business will be picked up from local distributors. Operation of this commercial kitchen will be conducted inside and away from the view of neighbors and vehicle traffic in the area.

The adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Electricity and water are already present in the room indicated in this proposal. Only minor upgrades will be needed to finish the utilities needed for full operation of this kitchen.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

There will be no additional traffic to this location. We will not be selling as a Point of sale out of this address.

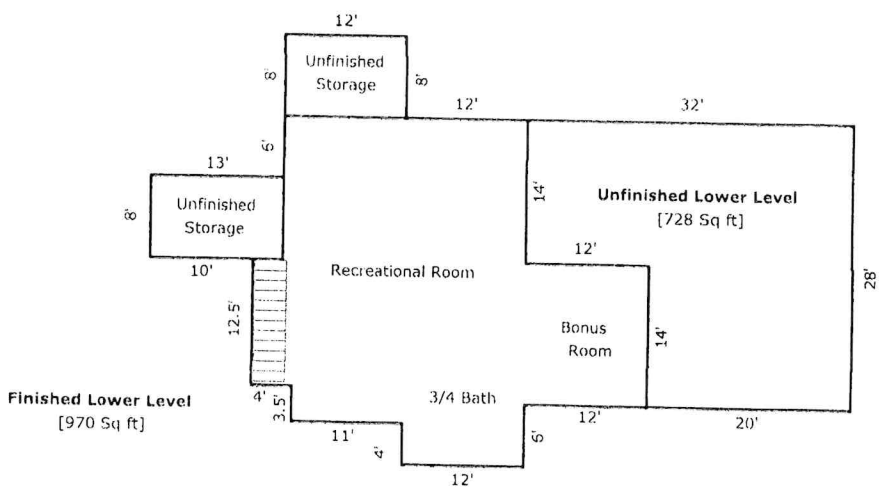
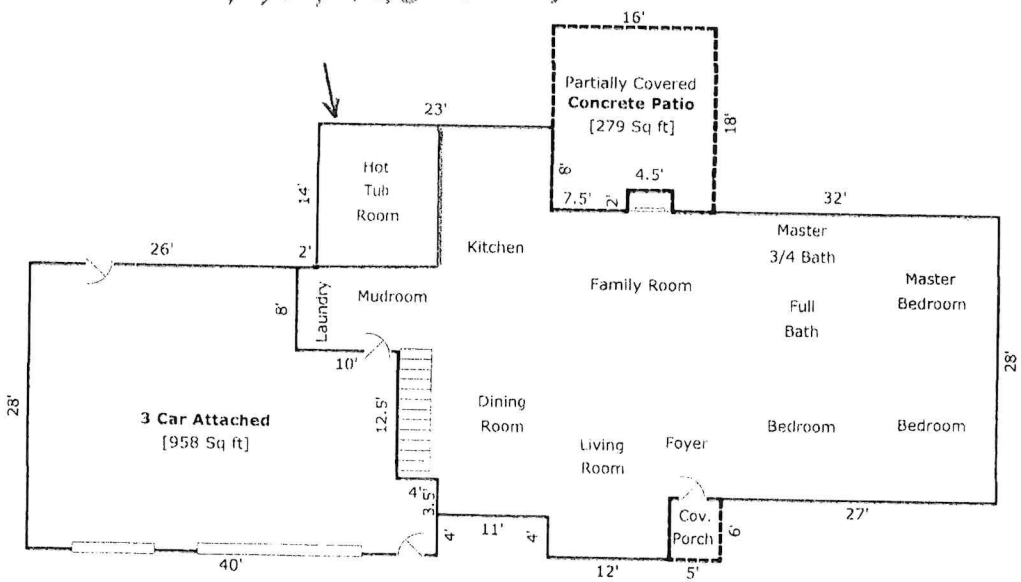
That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the village board pursuant to the recommendations of the Village Plan Commission.

We will adhere to all applicable regulations of the district and fully understand our proposal may be unique to the village. We are willing and excited to work closely with the village and building inspector, and health inspector to ensure all regulations are met.

Please see attachment A for site plan

(A)

Proposed Location
For Commercial Kitchen
- 11x14 Hot Tub Room



F. Residential business.

- (1) Compared to a home occupation, a residential business is a higher-impact economic activity performed in a dwelling unit, its attached garage, and/or its detached accessory structure (for residential use), where the principal use of the lot remains the residence of the person primarily conducting the economic activity.
- (2) Performance standards:
 - (a) A residential business may be conducted within the dwelling, an attached garage, and/or in a permanent detached accessory structure (for residential use).
 - (b) The area used to conduct the residential business shall not exceed 25 percent of the improved square footage of the principal dwelling unit, excluding any attached garage.
 - (c) The plan commission may impose additional limitations on the percentage of the property and/or buildings that may be devoted to the occupation.
 - (d) Subject to plan commission approval, a residential business may employ up to one employee living off site, provided an immediate family member residing on site is the principal owner and operator of the business.
 - (e) No activity, materials, goods or equipment incidental to the residential business shall be externally visible, except for one licensed car, van, or light-duty truck used for the residential business and external storage normally allowed for the principal residential use. *No Food Trailer*
 - (f) No residential business may include retail sales other than items produced or value-added on site. The plan commission may prohibit or limit the on-site sale of items or products produced or enhanced on the premises.
 - (g) No residential business shall endanger the public health and safety or interfere with the enjoyment of other parcels in the neighborhood.
 - (h) No mechanical or electrical equipment may be used that creates any disturbance at the property line.
 - (i) Signage shall be as permitted for residential businesses in article XIII.
 - (j) Each conditional use permit for a residential business shall run with the applicant and not with the land.

Food Truck & Trailer

- 1) The proposed area for business is less than 25% of the improved sq footage. No addition to the home, will use Existing "Hot tub room."
- e) using personal truck to pull food trailer (8x16) or (8x18) it will be stored off property. *(Need to change lot interface on 1st page)*
It will only be at residence for loading and offloading
- D). Employees are husband + wife, no outside employees.

Joseph Fleming 1755 P. 02

3/6/2026

- 11' x 14' existing
use as Commercial Kitchen
"Mobile Service Base"

- Food Storage
- Food prep
- Cleaning & maintaining culinary equipment

* One Food Trailer will be stored @
location (Remove last sentence from
page)