

<b>APPLICANT/AUTHORIZED AGENT</b>	<u>Scott Sawle</u>	<b>BUSINESS NAME:</b>	<u>SW Rainbow Properties LLC</u>
<b>SITE ADDRESS:</b>	<u>1850 Bohmann Dr.</u>	<b>ZONING DISTRICT:</b>	<u>General Business District</u>
<b>TAX PARCEL:</b>	<u>276-2812-4500</u>	<b>REQUEST:</b>	<u>Conditional Use Permit</u>
<b>DESCRIPTION:</b>	<u>Operate a Self-Storage warehouse</u>		
<b>MEETINGS:</b>	<u>Plan Commission Meeting 02/26/25</u>		
	<u>Common Council Meeting on 03/04/25</u>		

**Background:**

The subject property currently features non-climate-controlled self-storage at the rear. The owner proposes converting the existing office building into a climate-controlled self-storage facility with 24-hour access. This conversion requires a Conditional Use Permit.

**Ordinance Language:**

**407.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT.**

(33) Self Storage warehouse or mini warehouse in which retail sales are not permitted

<b>CRITERIA FOR CONSIDERATION</b>	<b>Yes</b>	<b>No</b>
Is the project consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the request minimize adverse effects on the natural environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CONDITIONS FOR APPROVAL**

1. The completed project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.
2. The applicant shall allow the Building Inspector and City Zoning Staff to have access to the project site for inspection purposes to verify compliance with City Code, Ordinances and State Code.
3. The CUP, is valid from the date of approval by the Common Council.
4. The conditional use permit is not transferable.

**Plan Commission Recommendation:** Approved and forward to Council.

**Staff Recommendation:** Motion to approve the application of SW Rainbow Properties LLC. for a conditional use permit to allow a self-storage warehouse at 1850 Bohmann Dr. (Tax Parcel ID 276-2812-4500)

