

APPLICANT:	<u>Richland County</u>	LANDOWNER:	<u>City of Richland Center</u>
SITE ADDRESS:	<u>No Address – Tower Hill</u>	ZONING DISTRICT:	<u>R-1</u>
TAX PARCEL:	<u>276-2101-0100</u>	REQUEST:	<u>Conditional Use Permit</u>
DESCRIPTION:	<u>Building a communication structure</u>		
MEETINGS:	<u>Plan Commission Meeting 12/18/24</u>		
	<u>Common Council Meeting on 1/07/25</u>		

Ordinance Language:

400.12(1) (26)(a) Specific Conditional Use: A use specific to one location, and to one individual, partnership, or business, for an occupation, vocation, skill, art, business, profession or use specifically designated in each zoning district, for which its respective conduct, exercise or use. A Specific Conditional Use Permit is granted to the specific location by the City Council after completion of all studies, reviews and public hearings on the application thereof, which are required by this Zoning Ordinance. A Specific Conditional Use may be appropriate on some sites within a District, but not appropriate on other sites. A Specific Conditional Use Permit shall be deemed to run with the land.

402.04 CONDITIONAL USES IN AN "R-1" DISTRICT.

402.04 (14) Mobile service facilities and mobile service support structures.



Comprehensive Plan:

Land Use Goal: Land use policies and zoning that maximize the available opportunities and encourages residential, commercial and industrial development.

Land Use Goal: Follow the Future Land Use Map identified within the Comprehensive Plan to inform any future zoning and land use decisions.

The Future Land Use Map identifies the subject property as Residential.

CRITERIA FOR CONSIDERATION	Yes	No
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 OF APPROVAL	Yes	No
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project shall meet all setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Recommendation: Approval

It is recommended that the conditional use permit be approved as presented and forwarded to the Common Council for final approval.