

<b>APPLICANT:</b>	<u>Johnson LLC</u>	<b>AUTHORIZED AGENT:</b>	<u>N/A</u>
<b>SITE ADDRESS:</b>	<u>943 Sextonville Rd.</u>	<b>ZONING DISTRICT:</b>	<u>(C-G)</u>
<b>TAX PARCEL:</b>	<u>276-2159-2000</u>	<b>REQUEST:</b>	<u>Conditional Permit</u>
<b>DESCRIPTION:</b>	<u>Auto use in Commercial General (CG)</u>		
<b>MEETINGS:</b>	<u>Plan Commission Meeting 11/20/24</u>		
	<u>Common Council Meeting on 12/03/24</u>		

**Ordinance Language:**

**400.03 (26)(c) Temporary Conditional Use:** A Temporary Conditional Use is a discretionary, temporary use of the land, with special conditions and time limits on that use, and is specific to the individual receiving it. It is individually granted to the owner of a specific property by the City Council after completion of all studies, reviews and public hearings on the application therefore, which are required by this Zoning Ordinance. A Temporary Conditional Use Permit, when issued, is personal to the permittee, for the site identified, and the permit shall not be deemed to run with the land. Any transfer of ownership of a lot for which a Temporary Conditional Use Permit has been issued, whether legal or equitable, shall automatically terminate and void any previously issued Temporary Conditional Use Permit affecting the parcel. All Conditional Use Permits existing at the time of passage of this amendment shall be Temporary Conditional Uses, provided, however, that Conditional Use Permits existing at the time of passage of this amendment shall remain in effect for the period of time for which they were granted.

**407.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT.** Within any "CG" General Business District no structure or land shall be used for any of the following uses except with a Conditional Use Permit:

- (4) Auto Repair garage or facility.
- (5) Automobile or other vehicles of transportation sales whether new or used units
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- (22) Open sales lot or open storage.

**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.

<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"/>
<b>CONDITIONS OF APPROVAL</b>	<b>Yes</b>	<b>No</b>
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 Certified Survey Map shall be consistent with Wis. Stats. 236.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Certified Survey Map shall comply with the zoning requirements of the property.	<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"/>

**Conditions (if approved by the Plan Commission):**

- The project must be consistent with the plans and specifications submitted at the time of application and at the public hearing of the Plan Commission.
- The applicant shall allow City Zoning Staff to have access to the site for inspections of the property throughout the term of the permit.
- The applicant and its tenants shall use any means of absorption, such as oil dry, to contain oil, gas and grease spills, and properly disposed of that material.
- Inoperable vehicles shall not be parked on public roads and rights of way.
- The conditional use permit is Not Transferable.
- The conditional use permit, if approved, is good for 1 year from the date of approval by the Common Council.

- The permit is not renewable without another public hearing of the Plan Commission and final decision of the Common Council.
- Any denial of a conditional use may be appealed to the Board of Zoning Appeals and then to Circuit Court.
- Hours of operation

**Staff Recommendation:** Approval

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









