
APPLICANT:	<u>Todd and Kim Coppernoll</u>	BUSINESS NAME:	<u>N/A</u>
SITE ADDRESS:	<u>481 E. 8th St.</u>	ZONING DISTRICT:	<u>R-1</u>
TAX PARCEL:	<u>276-1635-3200</u>	REQUEST:	<u>Conditional Use Permit</u>
DESCRIPTION:	<u>Placing an accessory structure larger than 120 Sq Ft</u>		
MEETINGS:	<u>Plan Commission Meeting 07/23/25</u>		
	<u>Common Council Meeting on 08/05/25</u>		

Ordinance Language:

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

(11) Accessory building other than a private garage which exceeds 120 square feet of floor area.

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 & drainage, & 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 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

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.

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.

The conditional use permit, if approved, shall not expire.

Staff Recommendation: Approval

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

