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

Background:

Currently the rear of this property has non-climate controlled self- storage. The owner wants to turn the current office building into a climate controlled self-storage facility that will be available 24 hours a day for this use a Conditional Use Permit is required.

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

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

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.

Staff Recommendation: Motion to approve and forward on to Common Council 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)