

## STAFF REPORT

Request Conditional Use

**APPLICANT:** Wisconsin RSA #8 LP **AUTHORIZED AGENT:** Drew Knapek

SITE ADDRESS: 25079 Maple Grove Road ZONING DISTRICT: Agricultural-Residential

TAX PARCEL: 022-1013-2000 REQUEST: Conditional Permit

MEETINGS: Plan Commission Meeting 10/29/25

Mobile Service structure

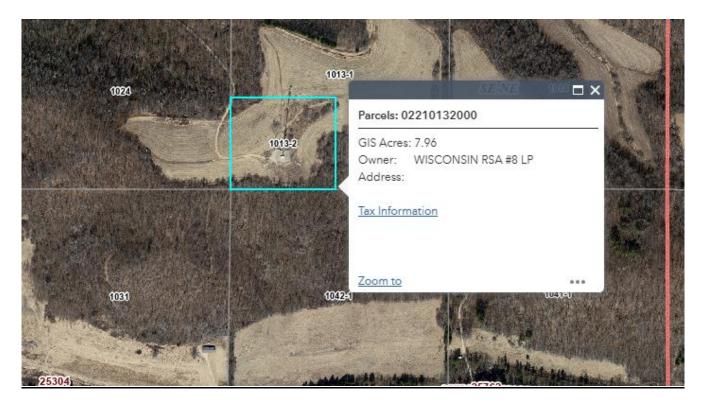
Common Council Meeting on 11/04/25

### Ordinance Language:

**DESCRIPTION:** 

475.08(3) CONDITIONAL USES IN AN Agricultural-Residential "A-R" DISTRICT.

**475.07(3)(S)** Mobile service facilities and mobile service support structures, subject to the limitations set forth in sec. 66.0404 Wisconsin Statutes. [Added by Ord 2016-13]



#### 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.



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

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	$\boxtimes$	
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	×	
Will the request minimize adverse effects on the natural environment?	$\boxtimes$	
The request will not create undue traffic congestion.	$\boxtimes$	
The request will not adversely affect public health, safety, and welfare.	$\boxtimes$	
The request conforms to all applicable provisions of the code.	$\boxtimes$	
CONDITIONS OF APPROVAL	Yes	No
The completed project must be consistent with the plans and	$\boxtimes$	
specifications submitted at time of application and at the public hearing		
of the Plan Commission.		
The Certified Survey Map shall be consistent with Wis. Stats. 236.	$\boxtimes$	
The Certified Survey Map shall comply with the zoning requirements of the	$\boxtimes$	
property.		
The project shall meet all setbacks	$\boxtimes$	
The project shall provide erosion control measures before and during	$\boxtimes$	
construction and shall maintain erosion control until the site is stabilized.		
The applicant shall allow the Building Inspector and City Zoning Staff to	$\boxtimes$	
have access to the project site for inspection purposes to verify		
compliance with City Code, Ordinances and State Code.		

## **Staff Recommendation:** Approval

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