

**VILLAGE OF HIGHLAND
APPLICATION FOR CONDITIONAL USE PERMIT**

CONDITIONAL USE PERMIT NUMBER _____ **FEE: \$175.00** _____ date paid

To the Village Planning Commission and Zoning Administrator:

We the undersigned hereby make application for a conditional use permit for the work described and location as shown herein. We agree that all work shall be done in accordance with the requirements of the Highland Zoning Ordinance and with all other applicable Village Ordinances and the laws and regulations of the State of Wisconsin. We understand that all work shall be substantially complete within six months or the permit will expire.

Parcel Number _____ Phone Number _____
Owner _____
Physical Address _____
Mailing Address _____
Builder _____
Address _____

Describe your proposed operation or use of the structure or site. Attach a copy of the building site plan on a separate sheet of paper (showing streets; lot size; size and location of existing and proposed buildings; front yard, rear yard and side yard setbacks). Refer to the attached sheet describing the standards for conditional uses.

Lot size _____ (width) _____ (length) _____ (total square feet)
Zone _____ Use _____ No. of apts. _____
No. of employees _____ No. parking spaces _____ Estimated cost _____

(Signed) (Signed) (Date)

Return form to Village of Highland, 530 Main St., PO Box 284, Highland, WI 53543
Phone 608.929.7781, Fax 608.929.7007, Email bfredericks@villageofhighland.net

ACTION (to be completed by Village Clerk)

Date petition received _____ Notice published _____ & _____
Public hearing date _____ Notice posted _____
Village Planning Commission Action: _____ Approved _____ Denied _____ Modified _____
Signed _____ Date _____

CONDITIONAL USES

A conditional use is a use allowed by a zoning ordinance provided certain conditions are met and a permit is granted. This list is to aid members of the Planning Commission when considering an application for *conditional use*.

STANDARDS No application for a conditional use shall be granted by the Plan Commission unless the Commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
7. That the proposed use does not violate flood plain regulations governing the site.
8. That adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.

Conditional Uses continued

ADDITIONAL CONSIDERATIONS The Plan Commission shall also evaluate the effect of the proposed use upon:

9. The maintenance of safe and healthful conditions.
10. The prevention and control of water pollution including sedimentation.
11. Existing topographic and drainage features and vegetative cover on the site.
12. The location of the site with respect to flood plains and flood ways of rivers and streams.
13. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
14. The location of the site with respect to existing or future access roads.
15. The need of the proposed use for a shore land location.
16. Its compatibility with uses on adjacent land.
17. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

CONDITIONS -- The Planning Commission may stipulate conditions relating to:

1. Landscaping
2. Type of construction
3. Construction commencement and completion dates.
4. Sureties
5. Lighting
6. Fencing
7. Operational control
8. Hours of operation
9. Traffic circulation
10. Deed restrictions
11. Access restrictions
12. Setbacks and yards
13. Type of shore cover
14. Specified sewage disposal and water supply systems
15. Planting screens
16. Piers and docks
17. Increased parking
18. Any other requirements necessary to fulfill the purpose and intent of the Zoning Ordinance.