



MISHICOT Wisconsin

511 E Main St, Mishicot, WI 54228
Email: clerk@vi.mishicot.wi.gov
Village Website: www.vi.mishicot.wi.gov

Conditional Use Permit Application (Submit 2 hard copies and 1 electronic copy of plans/drawings)

Property Owner(s): _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Applicant (if other than Owner): _____

Check: Architect _____ Engineer _____ Surveyor _____ Attorney _____ Agent/Other _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Signature and Certification:

The, below-signed, hereby make application for a conditional use permit for the work described and located as shown herein. The below-signed agrees that all work shall be done in accordance with the requirements of the Village of Mishicot Zoning Ordinance along with all other applicable village ordinances and the applicable laws and regulations of Manitowoc County and the State of Wisconsin. I declare that the information I am supplying is true and accurate to the best of my knowledge, and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application, I am granting permission to the Village of Mishicot staff and elected/appointed officials to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

Owner (or owner's agent) Signature: _____ Date: _____

Applicant Signature (if other than owner): _____ Date: _____

Engineer/Surveyor (if applicable):

Engineer/Surveyor: _____ Registration No.: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Site Plan/Project Specifics:

Site Address: _____

Tax Parcel No.(s): _____

Current Zoning: _____ Current Land Use: _____

Proposed Use or Project: _____

Shoreland, Floodplain, and Wetland Review:

Is the proposed use or project located in a “shoreland”? Yes _____ No _____

Is the proposed use or project located in a floodplain? Yes _____ No _____

Is the proposed use or project located on the same parcel or within the general vicinity of wetlands or wetland indicators? Yes _____ No _____

Notes:

- “Shoreland” means lands within the following distances from the Ordinary High Water Mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.
- Locations of “shoreland”, floodplain, and wetland areas may be viewed on the Manitowoc County GIS Mapping Application. Locations of wetlands and wetland indicators may be viewed on the Wisconsin Department of Natural Resources Surface Water Data Viewer.
- Projects within “shorelands” and floodplains shall comply with the Manitowoc County Shoreland, Shoreland-Wetland, and Floodplain Code and may require permit(s)/approval(s) from Manitowoc County

Building & Site Plan Submittal Requirements:

Building Plans, drawn to scale, are required which shall show the following:

- All floor plans
- At least two (2) building/structure elevation views

Site Plan, drawn to scale, is required which shall include the following (as applicable):

- Location of the project on the property
- Any existing or proposed structures or improvements on the property (e.g., buildings, structures, signs, driveways, parking/loading areas, ponds, etc.)
- Dimensions of any proposed improvements
- Setbacks of any proposed improvements on the property from property lines, roadways, wetlands, and surface waters (i.e., creeks, streams, rivers, ponds, and lakes)
- Any existing and proposed well and wastewater disposal system.
- Location and dimensions of all existing and proposed outdoor storage areas (if applicable)

APPLICATION CONTINUES ON NEXT PAGE

SUPPLEMENTAL QUESTIONS FOR CONDITIONAL USE PERMIT

A conditional use permit applicant has the burden of proof. S/he must demonstrate that the application and all requirements and conditions established by the Village of Mishicot relating to the conditional use are or shall be satisfied, all of which must be supported by substantial evidence. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant meets this burden of proof, the Village of Mishicot will grant the conditional use permit. If an applicant fails to meet this burden of proof, the conditional use permit application will be denied.

To aid in its review of the proposed project, the Village will consider the Zoning Code of the Village of Mishicot criteria set forth below. Answer all portions of all questions completely. State "not applicable," if appropriate, offering an explanation as to why facts and information were not provided.

Please provide the Village of Mishicot substantial evidence regarding:

- 1) Whether the proposed project/use will be injurious to the use and enjoyment of other property in the immediate vicinity.

- 2) Whether the proposed project/use will substantially diminish and/or impair property values within the neighborhood.

- 3) Whether the proposed project/use will impede the normal and orderly development and improvement of the surrounding property(ies).

- 4) Whether the proposed use is similar to other uses in the area.

- 5) Whether the proposed project is consistent with the Village of Mishicot Comprehensive Plan or any other officially adopted Village plan.

6) Provision of an approved Private Onsite Wastewater Treatment System (POWTS).

Check One

- Existing
- New

Check One

- Conventional Septic
- Other In-ground System
- Holding Tank

7) Provision for a potable water supply.

Check One

- Existing
- New

Check One

- Private Well
- Shared Well

8) Provisions for solid waste disposal.

- Commercial hauler
- Private delivery to collection site
- Other _____

9) Whether the proposed use creates noise, odor, or dust.

Noise: _____

Odor: _____

Dust: _____

10) Provision of safe vehicular and pedestrian access.

Vehicular Access:

Existing Driveway(s) to _____
(Road Name)

New Driveway(s) to _____
(Road Name)

Pedestrian Access:

- Sidewalks
- Path or Trail
- No Pedestrian Traffic

11) Whether the proposed project adversely impacts neighborhood traffic flow and congestion.

Existing traffic: _____ High Levels _____ Medium Levels _____ Low Levels

12) Adequacy of emergency services and their ability to service the site.

SEE PAGE 6 REQUIRING FIRE CHIEF SIGNATURE.

13) Provision for proper surface water drainage.

_____ Natural Infiltration (explain below)

_____ Some Grading of the Site (explain below)

_____ Engineered Stormwater and/or Erosion Control Plan (attach)

14) Whether proposed buildings contribute to visual harmony with existing buildings in the neighborhood, particularly as related to scale and design.

15) Whether the proposed project creates excessive exterior lighting glare or spillover onto neighboring properties, or cause issues with roadway navigation.

16) Whether, and to what extent, site-specific conditions should be imposed to mitigate potentially problematic impacts of the use.

17) The impact of the proposed project/use on public health, safety, morals, comfort, or general welfare of the Village.

APPLICATION CONTINUES ON NEXT PAGE

The Village of Mishicot will establish a completion date for the proposed project.

By what month and year will the project be completed? _____, _____

The Village of Mishicot is allowed to consider topics in addition to the above. Please provide information on additional topics you think the Village should or may consider in evaluating this project.

Note that a conditional use permit will generally remain in effect as long as the conditions and requirements upon which the permit was issued are followed. Subsequent owners of the property are generally allowed to continue the use, subject to those conditions and requirements.

The Village of Mishicot may, however, impose conditions regarding the permit’s duration, transfer, or renewal, in addition to any other conditions pertaining to ordinance standards or the specific criteria listed above. For example, the Village may grant a limited term conditional use permit if a reasonable basis exists for such limitation. Any limited term conditional use permit may be subject to renewal after a re-evaluation of the use via a hearing before the Village of Mishicot.

Question 12, Emergency Services

Please take this page to the Mishicot Fire Department Fire Chief with a copy of the project plans for review. Have the Fire Chief complete and sign below.

Applicants are responsible for returning the completed form to the Village of Mishicot, 511 E Main St, PO Box 385, Mishicot, WI, 54228. E-mail: clerk@vi.mishicot.wi.gov

12) Adequacy of emergency services and their ability to service the site.

As Fire Chief of the Mishicot Fire Department, I have reviewed the plans of this project. The Mishicot Fire Department **CAN / CANNOT (circle one)** access this site for fire protection purposes.

Other Fire Chief comments: _____

_____, Fire Chief _____

(Signature)

(Date)

THIS PAGE IS FOR VILLAGE USE ONLY

Fee: _____ Acct No: _____ Receipt: _____ Date: _____

Date Rec'vd Complete: _____ By: _____ Application/Permit No.: _____

Public hearing notice publication dates: _____

Neighbors within 300 feet of subject property notified? Yes _____ No _____ Date notified: _____

Plan Commission review date: _____

Plan Commission recommendation: Approve _____ Deny _____

Village Board review date: _____

Village Board decision: Approve _____ Deny _____

Condition(s) of issuance (if any):

1. _____
2. _____
3. _____
4. _____
5. _____

Reason(s) for denial: _____

Zoning Administrator/Village Official Signature: _____ Date: _____