



Office of the Zoning Administrator

100 N Wall St.

Denmark, WI 54208

Ph. 920-309-0721

jeffs@communityplanningandconsulting.com

**APPLICATION for SITE PLAN REVIEW
NONRESIDENTIAL**

(including Mixed-Use development)

*This application and its application fee are required to determine compliance with the **Zoning Ordinance**. Once approved, a separate application and application fee is required to determine compliance with the **Building Code**.*

*This Application **must be completed in full** and **submitted no fewer than 14 days prior to the regularly scheduled Plan Commission Meeting**. The Plan Commission meets on the third Tuesday of each month. The Village of Denmark **cannot accept** an incomplete Application Form or an Application Packet lacking all required information. Six paper copies and one digital copy (PDF or similar format) of the application packet is required.*

Has the Pre-Submittal Meeting been held, as required under Section 315-154.B of the Village of Denmark Zoning Ordinance? Yes _____ No _____

If no, please contact the Zoning Administrator to schedule meeting prior to submitting formal Application for Site Plan Review – Nonresidential.

Contact Information:

Property Owner: _____

Address: _____

Phone: _____ Email: _____

Applicant / Agent (if different from Property Owner): _____

Address: _____

Phone: _____ Email: _____

Name of Engineer: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Surveyor: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Property Description:

Property Address: _____

A. Tax Key No.: _____ Lot Size: _____ Zoning District(s): _____

B. Tax Key No.: _____ Lot Size: _____ Zoning District(s): _____

C. Tax Key No.: _____ Lot Size: _____ Zoning District(s): _____

D. Tax Key No.: _____ Lot Size: _____ Zoning District(s): _____

(If additional parcels, please attach as separate sheet)

The property is currently: Developed: _____ Undeveloped: _____

Current Use of Property (provide detailed description):

Existing / Proposed Structures:

Physical Dimensions: Structures shall be labeled on site plan as 'A', 'B', 'C', etc.

Existing structures shall be listed before proposed structures.

Structure A:

Is this an existing or proposed structure? Existing: _____ Proposed: _____

Height: _____ Ground Floor Area: _____ Total Floor Area: _____

Purpose and Use: _____

Structure B:

Is this an existing or proposed structure? Existing: _____ Proposed: _____

Height: _____ Ground Floor Area: _____ Total Floor Area: _____

Purpose and Use: _____

Structure C:

Is this an existing or proposed structure? Existing: _____ Proposed: _____

Height: _____ Ground Floor Area: _____ Total Floor Area: _____

Purpose and Use: _____

Structure D:

Is this an existing or proposed structure? Existing: _____ Proposed: _____

Height: _____ Ground Floor Area: _____ Total Floor Area: _____

Purpose and Use: _____

Additional Structures. For additional structures, please attach as separate sheet.

Fences, Walls, Hedges, and Berms. Show location of all existing fences, walls, hedges, and berms on site plan. If fences, walls, hedges, or berms are proposed, please complete and submit Application for Fence Permit. No Application Fee is required when submitting concurrent with Application for Site Plan Review – Nonresidential.

Site Plan Principles.

Has the relative proportion of the scale and mass of proposed buildings to neighboring existing buildings, to pedestrians or observers, or to other existing buildings been maintained or enhanced? Yes _____ No: _____

Has the visual continuity of roof shapes, rooflines, and their contributing elements (e.g. parapet walls, coping, cornices, and the like) been maintained? Yes _____ No: _____

Have natural features of the landscape been retained where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties? Yes _____ No: _____

Have adverse effects of the proposed development upon adjoining residents or owners been minimized by appropriate screening, fencing, landscaping or other mitigating measures? Yes _____ No: _____

Are land, buildings, and structures readily accessible to emergency vehicles and persons with disabilities? Yes _____ No: _____

Open Space:

Chapter 315-123.C(156) of the Village of Denmark Zoning Ordinance defines 'Open Space' as: *'The areas of a lot which contain permeable surfaces and shall remain unbuilt and shall not be used for parking, storage, access drives, or display. The use of gravel or pavers shall not be considered permeable surface for the calculation of open space. Open space represents many different landscaping elements, including greens, quadrangles, lawns, hedgerows, gardens, pathways/walkways, groves, wooded areas, fields, and natural areas.'*

Percent of property retained/maintained as open space (excluding wetlands and floodways/floodplains), post construction: _____%

Plan of Operation:

Employees:

Current No. Employees: _____ Proposed No. Employees: _____

Days / Hours of Operation:

Mon-Fri: _____ Sat: _____ Sun: _____

Open at: ____:____ Close at: ____:____ 24 hr. _____

Parking:

Total area all parking: Current: _____ Proposed: _____

Parking lot construction: Paved: _____ Gravel: _____

Other (please describe): _____

Number of parking spaces: Current: _____ Proposed: _____

Barrier-Free parking spaces: Current: _____ Proposed: _____

Parking facilities and required landscape buffers shall be shown and described on the Parking and Loading Plan.

Exterior:

Will there be outside storage: Yes _____ No _____

If yes, describe what will be stored: _____

Show location of outside storage and waste/recycling areas on site plan drawing.

Application Checklists:

The purpose of the Application Checklists is to ensure a complete submittal has been prepared and to expedite the review process. The checklists are not necessarily inclusive of all requirements needed to obtain approval and does not absolve the Applicant from compliance with other applicable sections of the Zoning Ordinance.

The Application Checklists **must be completed in full** by entering one of the following symbols into each box in the Code column of the tables that follows.

✓ Shown on Site Plan Drawing # Included with Application Y Applicant Acknowledges Requirement

Site Plan Drawing:

Code	Site Plan Drawing Submittal Requirements
	Name of project/development and location by street address and tax parcel number.
	North arrow and scale.
	Boundary lines of property with all dimensions.
	Two-foot contours on the subject property and extending from the subject property a minimum distance of 25 feet in all directions.
	Adjacent streets and street rights-of-way.
	All easements.
	All existing and proposed buildings and structures (including numbers of units within each proposed building and/or structure).
	Parking facilities.
	Water bodies, wetlands, and floodplains.
	Stormwater ponds, drainage ditches, and drainage patterns.

	Sidewalks, walkways, and bicycle facilities.
	Driveway access locations and traffic flow.
	Off-street loading areas and docks.
	Fences and retaining walls.
	All exterior signs.
	Exterior refuse collection areas.
	Exterior lighting.
	Site statistics including: square footage, percent site coverage, percent open space, and floor area ratio.
	Location and dimensions of proposed outdoor display areas.
	Color architectural renderings of the proposed structures, buildings, and signage, including: all dimensions, gross square footage of existing and proposed buildings and structures, and description and digital samples of all exterior finish materials.
	Grading and erosion control plans.
	Landscaping plans (see below).
	A staging plan for any projects involving more than one phase or construction season.

Landscape Plan:

Code	Landscape Plan Submittal Requirements
	North Arrow and scale.
	Topographic information based upon U.S. Government datum, and final grading adequate to identify and properly specify planting for areas needing slope protection.
	The location, size, and surface materials of all structures and parking areas.
	The location, type, size, quantity and botanical name and common name of all proposed landscape materials.
	The location, size, and common name of all existing plant materials to be retained on the site.
	Plant materials shall be drawn to a scale to reflect mature sizes.
	Relationship to existing vegetation. See Section 315-173.A(1) of zoning ordinance.
	Placement and Setting. See Section 315-173.A(2) of zoning ordinance.
	Street Adjacent Planting. Trees or shrubs that are planted immediately adjacent to street and road rights-of-way shall be moderately tolerant of both salt spray and salt absorbed into the soil.

	Size. See Section 315-173.A(4) of zoning ordinance.
	Ground Cover. All areas not covered by buildings or paving shall be covered with landscaping.
	No single species shall exceed 35 percent of the proposed landscape plan.
	The majority of plant species included in the landscape plan shall be native to Wisconsin.
	District-Specific Design Criteria. See Section 315-175 of the zoning ordinance.
	Recommended Landscape Species. See Section 315-176 of the zoning ordinance.
	Prohibited Landscape Species. See Section 315-177 of the zoning ordinance.

Additional plans and data may be required when determined by the Plan Commission or Zoning Administrator to be necessary in order to complete a thorough and efficient review. Certain submission requirements may be waived when determined by the Zoning Administrator to be superfluous.

Signature and Certification:

I certify the information presented on this Application and the drawings, plans, and other materials included therein are, to the best of my knowledge, complete and in accordance with the Zoning Ordinance.

Applicant Signature: _____ Date: _____

Application Fee:

The Application Fee for a Site Plan Permit is \$300.00. The Application shall not be accepted until the Application Fee has been paid.

Consultant Fees:

The Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the review of a proposed conditional use. The submittal of this Application shall be construed as an agreement to pay for such professional review services applicable to the proposal.