

Town of Stockholm

Conditional Use Permit Application

The conditional uses in the Town of Stockholm's General Zoning Ordinance require a conditional use permit, before starting work, from the Stockholm Town Board.

The Town will give positive weight to conditional uses that support continued use of working agricultural and forest lands, including agricultural type businesses; low-density new single family residential development and several other types of housing compatible with the rural environment, and home-based non-farm occupations and other kinds of small scale, low impact commercial activities.

The Town will also be concerned with preventing adverse impacts of a variety of activities that could affect the environment, the health, safety and welfare of residents, neighbors, landowners, and the community as a whole, including affecting the Town's numerous natural areas, sensitive bluffs and hillsides, air, water resources including aquifers, streams and shoreland/wetland areas, and historic and cultural areas, as well as township and county roads.

Applicants for a conditional use permit must submit to the Town Clerk a \$100 fee which is nonrefundable after the required public hearing, and six (6) copies of the requested information, including ownership, site information and maps, a plan of the requested use, and information demonstrating compliance with minimum standards described in the Town's General Zoning Ordinance, as well as with any applicable county, state, or federal laws and regulations, including floodplain, wetland, steep slope, and bluff land requirements. If there are any areas where the proposed use might have a potentially adverse effect, the applicant must also submit planned mitigation efforts.

Applicants must give permission for the Town of Stockholm's Zoning Administrator and Town Board members to enter onto the proposed conditional use property during daylight hours to collect information relative to the proposal, and must further agree to withdraw the application if substantive false or incorrect information has been included.

A public hearing regarding the completed conditional use permit application will be held after the required notice to the media, neighboring property owners if appropriate, and Pepin County if there is county zoning (e.g., shoreland, wetland, and floodplain zoning) in the area of the conditional use. Failure to attend the hearing and/or to provide a complete conditional use application is grounds for denial of the application.

The Town Board's written decision, with or without conditions, will be based upon the Board's consideration as to whether the proposed conditional use is in the best interests of the Town, whether it meets the general and minimum standards set forth in the Ordinance; and whether the applicant has the ability and the commitment to comply with the provisions of the Ordinance. An applicant who disagrees with the Board's determination may, within 30 days of the Board's notice of its decision, request in writing a review of the determination, stating the grounds upon which the person contends the decision should be changed.

Town of Stockholm
Conditional Use Permit Application Form

11/14/14

Applicant (s) Name: _____ Phone: _____

Applicant (s) Address: _____

Owner (s) of Property as listed on deed: _____

Address of Property: _____

Legal Description: _____ 1/4, _____ 1/4, of Section _____, T _____ N, R _____ E/W

Please answer these questions to help explain your proposal and include a site plan drawn to scale (indicate scale on the map) that includes all of the items (whether existing or proposed) whose location is described in the application. ADD PAGES AS NEEDED

1. Describe the location, nature, and size of the proposed use, including:
 - a. compatibility with existing or permitted uses on adjacent lands including the potential for conflict with large or small-scale agricultural uses;
 - b. need of the proposed use for a location in an agricultural area, keeping the amount of productive agricultural land converted to a minimum, also the availability of alternative locations, if applicable;
 - c. suitability of the use related to existing topography, drainage, soils types, percolation characteristics of the soil, and vegetative cover; if there would be excavation, include a 1 ft. contour topographical map showing pre- and post-construction drainage patterns and describe proposed erosion control measures; and
 - d. impact of the proposed use on water or air quantity and quality, soil erosion, and rare or irreplaceable natural resources; if the proposed use would increase the percentage of impervious surface on the property, describe the amount of impervious surface to be created and planned mitigation measures to reduce erosion potential to adjoining properties.

2. Describe the purpose and location of any new buildings:

a. Lot Area: _____ acres

NOTE: An accessory structure attached to the principal structure is considered as one structure.

b. Building Height:

- i. Residential (Measured from the 1st floor) _____ ft.
- ii. Agricultural including commodity storage structures _____ ft.

c. Side Yard Setback:

- i. Principal Buildings _____ ft.
- ii. Accessory Buildings _____ ft.

d. Front Yard Setback:

- i. From Centerline of Town Roads _____ ft.
- ii. From Centerline of County Roads _____ ft.

e. Rear Yard Setback: _____ ft.

f. Lot Width at Building Line: _____ ft.

3. Describe the location of the use with respect to existing or future roads giving access to it, including roads of the proper classification to service the proposed land use, the expected amount and composition of site-generated traffic, and related safety considerations; also show the location of sufficient space for loading or unloading of vehicles off the highway.
4. If a business, list hours of operation and expected number of employees.
5. Explain how the proposed use is compatible with the Town's Comprehensive Plan:
 - a. If your proposal affects agricultural and forest lands:
 - i. Explain any positive effects (e.g., agricultural type businesses).
 - ii. Explain any potential adverse effects (e.g., conversion of productive farmland to commercial purposes) and rationale for type of proposed use on this land.
 - b. If your proposal provides for low-density new single family housing or other types of living arrangements compatible with the rural environment, e.g., triplex, explain location suitability.
 - c. If your proposal supports home-based non-farm occupations or other small scale, low impact commercial activities that provide employment opportunities, explain how it does this.
 - d. If your proposal might adversely affect the environment, the health, safety and welfare of residents, neighbors, and landowners, and the community as a whole, for example affecting the quantity or quality of the Town's water resources or air quality, natural areas, sensitive bluffs or hillsides, shoreland, wetland, and/or historic and cultural areas, explain rationale for type of proposed use in this location.
 - e. If your proposal might result in damage to township or county roads, describe where and how this might happen and how you would minimize this effect.
 - f. If your proposal is an intensive activity that could be risky in an area with high probability of karst deposits, explain rationale for type of proposed use in this location.

I certify by my signature that information presented here is true and correct to the best of my knowledge.

Notarized Signature of Applicant

Printed Name of Applicant

Date

Applicant (s) Name, Address: _____

CUP APPLICATION CHECK LIST

1. Is location, nature, and size of the proposed use:
 - a. compatible with existing or permitted uses on adjacent land? Yes No
 - b. needed/appropriate in an agricultural area? Yes No
 - c. suitable given existing topography, drainage, etc.(mitigation needed/appropriate)? Yes No
 - d. any impact of the use on water/air quantity/quality, soil erosion, natural resources; (mitigation needed/appropriate)? Yes No
2. Are purpose and location of new building(s) in line with site requirements?
 - a. Minimum lot area Yes No
 - b. Building Height: Yes No
 - i. Residential (Measured from the 1st floor)
 - ii. Agricultural including commodity storage structures)
 - c. Side Yard: Yes No
 - i. Principal Buildings
 - ii. Accessory Buildings
 - d. Front Yard Setback: Yes No
 - i. From Centerline of Town Roads
 - ii. From Centerline of County Roads
 - e. Rear Yard Setback: Yes No
 - f. Lot Width at Building Line Yes No
3. Any issues re: existing or future roads giving access to location, e.g. safety, damage to Town or county roads, loading or unloading space? Yes No
4. If a business:
 - hours of operation _____
 - expected number of employees _____
5. Any need for public services? Yes No
6. Any effect on jobs or the local tax base? Yes No
7. Effect on scenic or recreational values and/or preservation of natural amenities? Yes No
8. Compatible with the Comp Plan? Yes No
 - a. Does proposal affect agricultural and forest lands? Yes No
 - Are there positive effects (e.g., agricultural type businesses)? Yes No
 - Are there potential adverse effects (e.g., conversion of productive farmland to commercial purposes)? Yes No
 - b. Does proposal provide for low-density new single family housing or other types of living arrangements that are compatible with the rural environment, for example triplex or fourplex housing? Yes No Not applicable
 - c. Does proposal support home-based non-farm occupations or other small scale, low impact commercial activities that provide employment? Yes No Not applicable
 - d. Might proposal adversely affect the environment, the health, safety and welfare of residents, neighbors, and landowners, and the community as a whole? Yes No
 - e. Is proposal an intensive activity in an area with high karst probability? Yes No

