

Town of Little Suamico Conditional Use Review Application

Applicant Information

Property Owner Information (If different from applicant)

Name: _____

Name: _____

Address: _____

Address: _____

Phone Number: _____

Phone Number: _____

Signature: _____

Signature: _____

Property Information

Legal Description: _____ in part of the _____ ¼ of the
(Lot number, Subdivision name, CSM, etc.)

_____ ¼ (or G.L. _____), of Section _____, T _____ N, R _____ E

Parcel Number(s): _____

Size of Parent (Existing) Parcel: _____ (acres or square feet)

Existing Zoning District

A (Agriculture)

RR (Rural Residential)

CS (Community Service)

F (Forestry)

R-1 (SF)

RC (Restricted Comm.)

PR (Park/Rec)

R-2 (MF/Condo)

GC (General Commercial)

LA (Large Scale AG)

R-3 (Mobile Home Park)

LI (light Industrial)

C (Conservancy)

I (Industrial)

Requested Use of the Property

Briefly explain the requested use of the property: _____

Attachments

Detailed information will be needed to help the Plan Commission and Town Board make an informed decision on the proposed conditional use. Note the attached form entitled "Conditional Use Review Criteria." Information provided by the applicant will be beneficial to the review process if it shows that these criteria are satisfied.

Please attach at a minimum the following items:

- 10 Copies of a Detailed Site Plan
 - ◆ See attachment for required components of a detailed site plan.
- 10 Copies of a Detailed Operations Plan
 - ◆ A detailed operations plan is simply a narrative that provides details as to the proposed use of the property, specifically the operation of the proposed commercial or industrial use. For example, the operations plan should note intended hours of operation, anticipated traffic levels and types (e.g., amount of customer traffic, frequency of deliveries, heavy truck traffic), anticipated noise levels, anticipated town service and facility needs, potential pollutants or other by-products, and the like.

Please also attach as applicable the following items:

- ◆ See attachment for required components of each of the following.

- 10 Copies of a General Architecture Design Plan
- 10 Copies of a Landscaping Plan
- 10 Copies of a Grading and Drainage Plan
- 10 Copies of a Signage and Exterior Lighting Information

Notices

Note that public comments will be requested by the Plan Commission regarding this conditional use request. Surrounding property owners will be notified. Completion of this application form shall authorize the Town Board, Plan Commission, town agents, and representatives to access the subject property for the purpose of reviewing the proposed conditional use.

Town Use Only

- Application fee(s) paid (\$750 escrow deposit – Funds not used by the town will be returned to the applicant.)
- Attachments provided (10 copies of each)
- Application complete (all required materials and payment provided prior to 22nd of the month)
- Request placed on agenda only after application is complete

Town of Little Suamico
Conditional Use Site Plan Checklist
(Application Checklist for Planned Commercial or Industrial Development)

Detailed Site Plan (identify and/or illustrate the following on the plan)

- | | |
|----------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Engineering Scale | <input type="checkbox"/> Floodplain and/or Wetland Boundary |
| <input type="checkbox"/> Location/Vicinity Map | <input type="checkbox"/> Sign Location |
| <input type="checkbox"/> North Arrow | <input type="checkbox"/> Exterior Light Location |
| <input type="checkbox"/> Footprint of Property Lines | <input type="checkbox"/> Phasing Lines, if applicable |
| <input type="checkbox"/> Existing and Proposed Buildings | <input type="checkbox"/> Site Acreage/Open Space Ratio |
| <input type="checkbox"/> Driveway Location | <input type="checkbox"/> Sidewalks/Pedestrian Walkways |
| <input type="checkbox"/> Parking Stalls | <input type="checkbox"/> Ground HVAC and/or Utility Location |
| <input type="checkbox"/> Adjacent Public Streets | <input type="checkbox"/> Pond/Detention Location |
| <input type="checkbox"/> Easements | <input type="checkbox"/> Fence Location |
| <input type="checkbox"/> Setback and Offset Dimensions | |

General Architecture Design Plan (identify and/or illustrate the following on the plan)

- | | |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <input type="checkbox"/> Architectural Scale | <input type="checkbox"/> Exterior Utility Boxes |
| <input type="checkbox"/> All Buildings Views/Elevations | <input type="checkbox"/> Exposed HVAC Equipment |
| <input type="checkbox"/> Building Height Dimension | <input type="checkbox"/> Building Mounted Lighting Fixtures |
| <input type="checkbox"/> General Floor Plan Dimensions | <input type="checkbox"/> Samples of Building Materials (pictures will suffice) |
| <input type="checkbox"/> Exterior Building Material(s) and Color(s) | <input type="checkbox"/> Colored Rendering (Recommended) |

Landscaping Plan (identify and/or illustrate the following on the plan)

- Location of Existing and/or Proposed Landscaping
- Size of Plantings at Installation
- Species of Plantings

Grading and Drainage Plan (identify and/or illustrate the following on the plan)

- Existing and Proposed Contour Lines
- Pond/Detention Location
- Stormwater and Erosion Control Devices

Signage and Exterior Lighting Information

- Scaled Design Drawing of Freestanding and/or Facade Designs
- Sign Specifications and Color (wattage, materials, and dimensions)
- Light Fixture Design Detail and Specifications

*Additional information may be required at Plan Commission, Town Board, or staff discretion.

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Little Suamico Planning Commission Conditional Use Permit Review Criteria

Applicant:

Owner:

Plan Commission Meeting Date:

Existing Land Use:

Proposed Land Use/Structure (reason for the conditional use):

Procedure

- ◆ Have all abutting property owners been properly notified? Yes No
- ◆ Have County and Town development review procedures been followed? Yes No

Existing Zoning District

- | | | |
|----------------------------------------------|-------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> A (Agriculture) | <input type="checkbox"/> RR (Rural Residential) | <input type="checkbox"/> CS (Community Service) |
| <input type="checkbox"/> F (Forestry) | <input type="checkbox"/> R-1 (SF) | <input type="checkbox"/> RC (Restricted Comm.) |
| <input type="checkbox"/> PR (Park/Rec) | <input type="checkbox"/> R-2 (MF/Condo) | <input type="checkbox"/> GC (General Commercial) |
| <input type="checkbox"/> LA (Large Scale AG) | <input type="checkbox"/> R-3 (Mobile Home Park) | <input type="checkbox"/> LI (light Industrial) |
| <input type="checkbox"/> C (Conservancy) | | <input type="checkbox"/> I (Industrial) |

Planned Land Use Classification

The proposed use will occur in the following as identified in the Little Suamico Year 2020 Master Plan:

- | | | |
|---------------------------------------------------|----------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Village Center | <input type="checkbox"/> Mixed Residential | <input type="checkbox"/> Neighborhood Mixed Use |
| <input type="checkbox"/> Residential/Agriculture | <input type="checkbox"/> Primary Residential | <input type="checkbox"/> Community Business |
| <input type="checkbox"/> Neighborhood Residential | <input type="checkbox"/> Highway Business | <input type="checkbox"/> Institutional/Govt. Facilities |
| <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> Industrial | |

Town of Little Suamico Year 2020 Master Plan Considerations

Is the proposed use consistent with the Town plan? Yes No
If no, please list reasons:

Review Criteria

	Yes	No	N/A
◆ The proposed use is compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ Any significant adverse impacts resulting from the use will be mitigated or offset to the maximum practical extent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ The proposed use will not cause substantial diminution in value of other property in the neighborhood in which it is to be located.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ Public safety, transportation and utility facilities and services will be available to serve the subject property while maintaining sufficient levels of service for existing development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ Adequate assurances of continuing maintenance have been provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
◆ The proposed use will not be located in any hazard areas, including floodplains, floodways, etc., unless any potential danger is mitigated to the maximum extent possible, and to the satisfaction of the Wisconsin Department of Natural Resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other Oconto County Code Provisions

	Acceptable	Potential Problem	N/A
Lot Width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Road Frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Road Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater/Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suitability of Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Proposed Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structure Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Provisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loading Provisions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Resource Features Protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other Conditions (When Applicable)

- | | |
|---------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Farm Consolidation | <input type="checkbox"/> Requires Park Land Dedication |
| <input type="checkbox"/> Non-Conforming Lot | <input type="checkbox"/> Requires "Drainage" Statement |
| <input type="checkbox"/> Inadequate Setback | <input type="checkbox"/> Requires Utility or Service Easements |
| <input type="checkbox"/> Requires Road Dedication | <input type="checkbox"/> Requires Erosion Control Plan |
| | <input type="checkbox"/> Subject to Oconto County Overlay Zoning District. List Districts: |

Recommendation to Oconto County: No Objection Objection Table

Comments/Recommended Conditions of Approval: