

Town of Willard  
 N1510 Hwy 27  
 Conrath, Wisconsin 54731  
 (715) 595-4141

Application Received Date:	
Received by:	
Property Inspection Date:	
Town Hearing Date:	

## CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	Phone#
Mailing Address:	
Email Address:	
Agent Name:	
Mailing Address:	
Email Address:	

SITE INFORMATION	
Site Address:	
Property Description: _____ ¼ _____ ¼ _____, Section _____, T _____ N _____, R _____ W _____	
Zoning District:	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Non-Metallic Mining <input type="checkbox"/> <input type="checkbox"/>
Parcel #(s):	_____ - _____ - _____              _____ - _____ - _____ _____ - _____ - _____              _____ - _____ - _____

GENERAL APPLICATION REQUIREMENTS	
I understand that final approval must be made by the Willard Town Board. I also understand that an inspection of the property may be required in order to determine if the conditional use is compatible with surrounding land uses.	
<input type="checkbox"/> Complete attached Supplemental Information sheet	<input type="checkbox"/> Site Plan drawn to scale <input type="checkbox"/> Contact the Town to coordinate dates for inspection (if required), and public hearing <input type="checkbox"/> Provide non-refundable application fee: \$_____. Payable to the Town of Willard

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the Town of Willard to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.**

A public hearing may be required. At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Town, and will remain in the file.

## **STANDARDS FOR CONDITIONAL USE PERMITS**

If the requested Conditional Use is not listed in the Town of Willard Zoning Ordinance for the property's current Zoning District, a Use Variance may be required. A Use Variance is an authorization by the Town Board for the use of land for a purpose that is otherwise not allowed or is prohibited by the property's current Zoning District. The Town Board will determine whether a property inspection is necessary and whether the application should be reviewed by the Town Zoning Committee or Zoning Chair. Such an exception may require a public hearing. A non-refundable fee may be required to apply for a Use Variance.

The Town Board has the authority to grant a Use Variance only when the standards are met. Those standards are as follows:

- A. The proposed use is in conformance with the purpose of the zoning district in which it is located;
- B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted;
- C. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
- D. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;
- E. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result;
- F. Soil conditions are adequate to accommodate the proposed use;
- G. Proper facilities and access points are provided which would eliminate any traffic congestion or hazard which may result from the proposed use.

**SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT**

In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

**WRITTEN DESCRIPTION OF THE PROPOSED USE:**

General description of the use (home occupation, accessory structure, filling in a floodplain, non-metallic mining, or any other listed conditional use in zoning districts).

**IF THE PROPOSED USE INVOLVED A BUSINESS ACTIVITY, DESCRIBE THE PROPERTY**

**Description of the type of business activity:**

**Equipment used in the business activity:**

**Days and hours of operation:**

**Number of employees:**

**Nuisance abatement measures that will be implemented:**

**Noise abatement measures:**

**Vibration abatement measures:**

**Dust control measures:**

**Measures to control fumes or odors:**

**Visual screening measures (plants, fences, walls, etc.)**

**DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS**

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, etc.

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

Other features or characteristics (signs, fences, outdoor display areas, etc.)

**SCALED SITE PLAN**

- |   |   |
|---|---|
| <input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures  | <input type="checkbox"/> Landscape and screening plans  |
| <input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning  | <input type="checkbox"/> Show the well and septic system  |
| <input type="checkbox"/> Site access, driveway, and nearest road (labeled)  | <input type="checkbox"/> Parking areas with spaces  |
| <input type="checkbox"/> Drainage plans including the erosion control plan  | <input type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property |
| <input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc. |   |
| <input type="checkbox"/> The location of any equipment that will be used  |   |

**FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES**

- |  |
|--|
| <input type="checkbox"/> Show floor plan, including attics |
| <input type="checkbox"/> Show scaled building elevations   |
|  |