

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

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APPLICANT: _____

ADDRESS: _____ **CITY:** _____ **STATE:** _____

ZIP: _____ **PHONE:** _____ **FAX:** _____

E-MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ **PARCEL #:** _____

LAND USE CHANGE REQUESTED

(Please describe one or more as applicable – attach extra pages/maps if necessary)

Conditional Use Permit: _____

For *CONDITIONAL USE PERMIT* requests, also answer “A” on the opposite side.

Zoning Variance: _____

For *VARIANCE* requests, also answer “B” on the opposite side.

Zone Change (Rezoning) - From: _____ **To:** _____

Certified Survey Map (C.S.M.): _____

Preliminary Plat: _____ **Final Plat:** _____ **Name of Plat:** _____

Flood Plain Zone Change: From: _____ **To:** _____

Comprehensive Plan Amendment: _____

Other: _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

_____/_____
Applicant Signature / Date

_____/_____
Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

Conditional Use \$153	_____
Cond. Use-Agriculture \$400	_____
Variance \$112	_____
Zone Change \$200	_____
C.S.M. \$171	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Mapping Fee \$61/parcel	_____
in C.S.M./plat	_____
Comp Plan Amend \$200	_____
Date Paid	_____
Receipt #	_____

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

(A) *Proposed operation* - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

(B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

(C) *Character and use of adjoining buildings and those in the vicinity* - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

(D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

(E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.

(F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

B. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

That there are special circumstances or conditions...(that) apply to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

That...the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose.

That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its finding, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.
