



Lancaster

WISCONSIN

CONDITIONAL USE APPLICATION

	Applicant/Agent	Owner
Name		
Address		
Phone #		
Fax #		

Property Information

Address of Proposed Use _____ Lancaster, WI

Legal Description _____

Zoning of Property _____

Comprehensive Plan Designation _____

Current Use of Property _____

Proposed Use of Property _____

Signatures

Owner _____ Date _____

Applicant _____ Date _____

Office Use Only

Date of Application Filed _____ Permit Number _____

Fee Paid _____

Permit Issued On (date/by whom): _____

Permit Denied for the following reason: _____

Application for conditional use

A. Application for conditional uses shall be made in writing on a form furnished by the Zoning Administrator.

B. Payment of such fees as may be set by the Common Council shall be made at the time a zoning permit for a conditional use is submitted.

§ 455-80 Public hearing.

Upon receipt of an application for a zoning permit for a conditional use the Zoning Administrator shall schedule a public hearing before the Planning Commission. Such hearing shall be noticed by a Class 1 notification and posting in accordance with the provisions of Ch. 985, Wis. Stats. In addition, property owners within 200 feet of the property in question shall be notified, although failure of any property owner to receive such notification shall not invalidate the proceedings.

§ 455-81 Review and action.

A. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage patterns, sewer and water systems and the proposed operation.

B. Conditions such as landscaping, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational hours, restrictions, increased yards or parking requirements or other requirements may be imposed by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this chapter.

C. Compliance with all the other provisions of this chapter such as lot width and areas, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses.

D. Conditional use permits approved by the Plan Commission shall expire within six months unless substantial work has commenced pursuant to such approval.

§ 455-82 Recordkeeping.

Records of all Plan Commission actions approving conditional uses shall be maintained by the Zoning Administrator and shall be referred to in regard to enforcement.

§ 455-83 Appeals.

Appeals from the decisions of the Plan Commission in its conditional use review function may be appealed to the Common Council. A two-thirds majority of the Common Council shall be required to override a Plan Commission decision.