

# Little Suamico Planning Commission Conditional Use Permit Review Criteria

Applicant: \_\_\_\_\_ Owner: \_\_\_\_\_

Address: \_\_\_\_\_ Property Address: \_\_\_\_\_

\_\_\_\_\_

Legal Description: \_\_\_\_\_

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 yes, in what way:

\_\_\_\_\_

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 Non-                                |
| <input type="checkbox"/> 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signed: \_\_\_\_\_  
Chair, Plan Commission

Date: \_\_\_\_\_