

Section 4. Conditional Uses

- 4.1 Application. Application for conditional use permits shall be made in writing to the Town Board on forms furnished by the Zoning Administrator and shall include the following where applicable:
- (1) Names and addresses of the applicant, owner of the subject site, architect, professional engineer, contractor, and all opposite and abutting property owners of record.
 - (2) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district in which the subject site lies.
 - (3) Additional information, such as ground surface elevations, basement and first floor elevations, utility elevations, roads, contours, historic and probable future floodwater elevations, areas subject to inundation by floodwaters, depths of inundation, flood-proofing measures, soil types, slope, boundaries, and plans for proposed structures giving dimensions and elevations pertinent to the determination of the hydraulic capacity of the structure or its effects on flood flows.
- 4.2 Hearing a Notice. There shall be a public hearing upon any application for a conditional use permit. The Town of Black Wolf Planning and Zoning Committee shall conduct the hearing and shall fix a reasonable time and place. The Town Clerk shall give public notice thereof in accordance with applicable requirements of the Wisconsin Statutes. The Town of Black Wolf Planning and Zoning Committee shall forward their recommendations to the Town of Black Wolf Town Board. Applications may be approved or disapproved by majority vote of the Town Board, with or without conditions.
- 4.3 Standards for Review of Applications. All conditional uses must be in accordance with the purpose and intent of this Ordinance and shall not be hazardous, harmful, offensive or otherwise adverse to the environmental quality, water quality, shoreland cover, or property values in the Town of Black Wolf. The Planning and Zoning Committee shall review the site, existing and proposed structures, architectural plans, neighboring land and water uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, waste disposal, water supply systems, and the effect of the proposed use, structure, operation and improvement upon flood damage protections, water quality, shoreland cover, natural beauty and wildlife habitat. The Committee shall forward their recommendations to the Town Board for approval or denial or modifications to the application.

4.4 Conditions. The approval of a conditional use may be made subject to conditions if the Town Board finds them to be necessary to fulfill the purpose and intent of this Ordinance and the State Water Resources Act of 1965, and to meet the provisions of the Wisconsin Floodplain and Shoreland management programs. Conditions may include, but are not limited to, the following: landscaping, architectural design, type of construction, sureties, water supply and waste disposal systems, and operation limitations. In Shorelands, the standards set forth in Section 144.26 (5) (a) of the Wisconsin Statutes shall be adhered to.

(1) Variances shall be granted only as provided by, and in accordance with, Section 9 of this Ordinance and Section 20.10 of the Subdivision Ordinance.

4.5 Decision and Expiration of Use. Applications shall be denied or approved, with or without conditions, within 40 days of the public hearing on the application. Conditional uses shall expire within 12 months unless substantial work has commenced pursuant to their approval. A copy of all decisions granting or denying applications affecting property located in a floodplain or shoreland area shall be given to the Wisconsin Department of Natural Resources.