

# City of St. Croix Falls

Wisconsin

# C.U.P.

Conditional Use Permit

## Information and APPLICATION

City of St. Croix Falls  
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### What is a Conditional Use Permit?

A CUP is a zoning permit issued for a use of a special nature. Each zoning district of the City has specific uses identified as being either "permitted" or "conditional".

### When is a Conditional Use Permit Needed?

Zoning is a classification and distribution of various land uses. Some uses require more regulation by the City than do other uses. Uses identified as "conditional" are allowed in a Zoning District only after a permit is issued by the Zoning Administrator following direction from the City Council.

When a planned development or use is discussed with the Administrator, a determination will be made as to whether a CUP is required under the terms of the Code.

What is the Procedure for Obtaining a CUP?

- \_\_\_ 1. Discuss Development Plans with the Zoning Administrator
- \_\_\_ 2. Complete CUP Application form – on reverse side of this information page
- \_\_\_ 3. Attend Public Hearing before the Plan Commission
- \_\_\_ 4. Attend City Council meeting when Plan Commission recommendation is considered
- \_\_\_ 5. Receive CUP from Zoning Admin.

### City Code 17.18 Conditional Uses:

"The City Council may authorize the Zoning Administrator to issue a Conditional Use Permit for conditional uses after review and a public hearing, provided that such conditional uses and related structures are in accordance with the purpose and intent of this chapter and are found to be not hazardous, harmful, offensive or otherwise

adverse to the environment or the value of the neighborhood or the community."

### **Appearance at Hearing:**

"Either the applicant or his agent or attorney shall attend the public hearing of the Plan Commission at which such application is to be considered unless such attendance has been excused by the Plan Commission."

### **Review and Approval:**

"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, sewerage and water systems and the proposed operation. The Commission shall hold a hearing and thereafter shall recommend approval, denial or condition of approval to the Council. The Council shall accept, reject or modify the Commission's recommendations."

### **Issuance of Permit:**

"If such permit is issued, the Council may attach conditions thereto such as, but not limited to, landscaping, architectural design, type of construction, construction commencement and completion dates, hours of operation, traffic circulation or parking requirements, highway access restrictions, or increased yards."