

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

General Instructions. Complete this application as it applies to your project and submit one copy to the Zoning Administrator along with the required application fee. Before you formally submit your application and fee, you may submit one to the Zoning Administrator who will make sure it is complete. If you have questions, don't hesitate to contact the Zoning Administrator at 608-323-3359

Applicant Information

Applicant Name _____

Street Address _____

City, State, Zip _____

Daytime phone _____

Cell _____

Fax number, if any _____

Email, if any _____

Subject Property Information

Property Owner (if not Applicant)	
Street Address	
Parcel number	
Current Zoning Classification	
Describe the current use	

Fee paid \$_____ (see fee schedule in Attachment 1)(Make check payable to "City of Arcadia".)

If Applicant is not owner of the property, provide copy of agreement showing property owner's agreement to convey interest in property to Applicant.

Proposed Use. Describe the proposed use.

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

Special conditions. Describe anticipated special conditions (e.g., hours of operation conditions that may affect surrounding properties, etc.)

Off-site effects. Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

Review criteria. The Zoning Board of Appeals in making its decision may consider the factors listed below. Provide a response to each.

Consistency of proposed use with the City's comprehensive plan

Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site

The suitability of the subject property for the proposed use

Effects of the proposed use on the natural environment

Effects of the proposed use on surrounding properties, including operational considerations in relation to hours of operation and creation of potential nuisances

Effects of the proposed use on the normal and orderly development and improvement of the surrounding property uses permitted in the district

Effects of the proposed use on the City's financial ability to provide public services

Project map. Attach a scaled map showing the information. Use one of the following page sizes as appropriate:

8½" x 11", 11" x 17" or 24" x 36".

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

FOR NON-METALLIC MINING PERMITS ONLY

Reclamation plan section. Complete this section only if it is for Non-Metallic Mining Site.

Location: _____ ¼ _____ ¼, Section _____, T _____, R _____ W,

Total area of mine _____ acres

Current property use/description: (including groundwater information, geologic information, existing surface waters, structures, etc.)

Description of Mineral Deposit: (include minerals to be extracted, estimated volume to be removed)

Topsoil Distribution: (distribution, thickness and soil type of topsoil)

Biological Resources: (information available on type of plant life, wildlife species, etc.)

Engineered Maps must be provided which indicate the following information (In many cases, items can be combined onto one map to reduce the number of maps being provided.):

Current Site Characteristics including previously mined areas, water retention basins, structures, etc.

General Location Map

Property Boundaries

Aerial Extent – proposed area to be mined

Designated Phases for Mining/Reclamation

Geologic Composition and Depth of Deposit

Distribution, Thickness and Type of Topsoil

Depth to Groundwater Information

Location of Surface Waters

Existing Drainage Patterns

Existing Topography – Contour Maps

Manmade Features on or Near Site (homes, ponds, etc.)

Final Site Topography (contours, drainage patterns, erosion control measures, re-vegetation plan)

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

FOR NON-METALLIC MINING PERMITS ONLY

Reclamation Section Continued. Complete this section only if it is for Non-Metallic Mining Site.

Proposed Post Mining Land Use. (Describe in detail the proposed post-mining land use, how phasing will be used for reclamation etc., and include information on zoning and applicable land use planning.)

Reclamation Measures. Complete this section only if it is for Non-Metallic Mining Site.

Description of Phases, Estimated Time Frames, and Estimated Cost.

Handling of Topsoil

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

FOR NON-METALLIC MINING PERMITS ONLY

Reclamation Measures (Continued). Complete this section only if it is for Non-Metallic Mining Site.

Proposed slopes and grades:

Description of Grading Materials (including equipment, methods, etc.):

Proposed Final Features (including items such as ponds, wetland, woodlands, etc.):

Re-Vegetation Measures: (Describe activities for re-vegetation of the property including grading, seed mixes, seeding rates, soil amendments, when seeding will occur, erosion control methods, etc.)

Seed Mixes, Seeding Rates and Schedule (include discussion on proposed time-frame for seeding to achieve best results. Seed mixes and rates may be submitted as an attachment):

Seed Bed Preparation Methods:

Erosion Control Methods:

Attach a copy of your approval from the Department of Natural Resources Notice of Intent Permit

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

Applicant certification (must be signed by all applicants)

I certify that the application is true as of the date it was submitted to the City for review. I understand that any false statements may be a basis for denying the permit and will preclude the applicant from filing another application with the City for six (6) months after such denial.

I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.

I agree that all work will be done in accordance with the Zoning Ordinance and all other ordinances in the City of Arcadia and laws of the State of Wisconsin applicable to said premises and the information herein.

I understand the City of Arcadia assumes no responsibility for damages caused to structures allowed in the floodplain in variance with the City of Arcadia Shoreland-Wetland or Floodplain Zoning Ordinance or installation under City-enforced ordinance.

I understand where a conditional use does not continue in conformity with the new or original conditions, the conditional use can be terminated by the action of the Zoning Board.

I understand that the Zoning Board may apply additional conditions to this permit.

Applicant Signature

Date

Property Owner certification (must be signed by all property owners, if not the applicant)

I certify that the application is true as of the date it was submitted to the City for review. I understand that any false statements may be a basis for denying the permit and will preclude the property owner from filing another application with the City for six (6) months after such denial.

I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the agreement below.

I agree that all work will be done in accordance with the Zoning Ordinance and all other ordinances in the City of Arcadia and laws of the State of Wisconsin applicable to said premises and the information herein.

I understand the City of Arcadia assumes no responsibility for damages caused to structures allowed in the floodplain in variance with the City of Arcadia Shoreland-Wetland or Floodplain Zoning Ordinance or installation under City-enforced ordinance.

I understand where a conditional use does not continue in conformity with the new or original conditions, the conditional use can be terminated by the action of the Zoning Board.

I understand that the Zoning Board may apply additional conditions to this permit.

Property Owner(s) Signature(s)

Date

Reimbursement Agreement for Application Review Costs (must be signed by all applicants)

Payment for Eligible Costs.

By submitting this application for review, the applicant agrees to pay for all administrative costs incurred by the City in processing, study and review of the application for planning, legal, engineering and related services, referred to herein as eligible costs.

Guarantee of Payment.

To guarantee reimbursement, the applicant shall submit one of the following along with this application:

1. an irrevocable letter of credit in the name of the City in an amount as set by the Zoning Administrator; or
2. a cash deposit in an amount as set by the Zoning Administrator.

If a cash deposit is used to guarantee reimbursement, the City will periodically deduct from the cash account such amount necessary to pay for eligible costs and submit a written statement to the applicant. If a letter of credit is used, the applicant agrees to pay such amounts as invoiced within 7 days of the invoice date. An interest rate of 1½ percent shall be charged on invoices not paid within 30 days of the invoice date. The City shall access the letter of credit to pay for overdue invoices, including late penalty charges and interest, and submit a written notice to the

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

applicant.

If remaining monies in the cash account are insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to deposit additional monies into the cash account in the amount as set by the Zoning Administrator no later than ten (10) business days after receiving notice of such amount from the Zoning Administrator. If the principal amount of the irrevocable letter of credit is insufficient to pay for current and reasonably anticipated eligible costs, the applicant agrees to submit a second letter of credit in an amount as set by the Zoning Administrator no later than ten (10) business days after receiving notice of such amount from the Zoning Administrator. The applicant may withdraw this application prior to final action by the Zoning Board by submitting a written letter to the City. Upon such notice, the City shall cease all work related to the review of the application. However, withdrawal of this application does not terminate this reimburse agreement.

If the applicant does not pay for eligible costs, the City Clerk/Treasurer shall add the outstanding balance to the tax roll as a special assessment against the subject property. In addition, the City may pursue other legal means to obtain the outstanding balance as allowed by law.

Termination of Guarantee

If a cash deposit is used to guarantee reimbursement, the City agrees to reimburse the applicant any unused monies in the cash account, including earned interest, within 60 days of the date when the Zoning Board takes final action on the application. If a letter of credit is used, the City shall send a written letter to the applicant releasing the applicant from the letter of credit when all outstanding invoices have been paid.

Applicant Signature

Date

Certification of Mining & Restoration Plan

Complete this section only if it is for Non-Metallic Mining Site Application.

Operator:

I, _____, as an authorized representative of _____
certify that the proposed reclamation of the site referenced in this document will be carried out in accordance with the proposed reclamation plan and the requirement of NR § 135.40, Wis. Adm. Code, the conditions applicable to any permit, and any subsequent City of Arcadia Zoning Ordinance changes.

Operator Signature

Date

Owner and/or Lessee:

I, _____, certify that I concur with the mining/restoration plan submitted and will follow its full implementation.

Operator Signature

Date

CONDITIONAL USE APPLICATION

CITY OF ARCADIA

WISCONSIN

VERSION: DECEMBER 20, 2013

Attachment 1

Fee Schedule

Fee per hearing: \$250.00