

CONDITIONAL USE PERMIT APPLICATION
VILLAGE OF COTTAGE GROVE

APPLICANT: Meggan O'Brien (Kozy Nuk Cafe)

APPLICANT ADDRESS: ~~214 W Cottage Grove Rd, Cottage Grove, WI 53527~~

APPLICANT TELEPHONE: 608 228 1853 6306 Bridge Rd Monona WI 53716

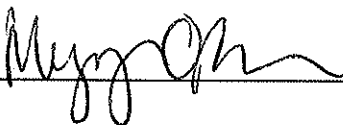
APPLICANT EMAIL ADDRESS: Kozynukaa@gmail.com

Note: Applicant must be owner of the property where conditional use is requested, or signed letter from property owner acknowledging application must be provided.

PROPERTY ADDRESS: 214 W Cottage Grove Rd, Cottage Grove, WI 53527

ZONING CLASSIFICATION: _____

CONDITIONAL USE REQUESTED: _____

Applicant Signature:  Date: 8/25/22

PROVIDE THE FOLLOWING ITEMS:

1. Submittal materials per 325-111(C) of the Zoning Ordinance, as described on the following pages.
2. Fee of \$350.
- Escrow deposit of \$250 for consultant review. If actual review fees are less, excess will be returned. If actual review fees exceed escrow amount, applicant will be billed for the excess.

Mail or deliver the completed application form, submittal materials, and fees to the Village Hall.

Village of Cottage Grove
221 E. Cottage Grove Road
Cottage Grove, WI 53527
Telephone: (608) 839-4704
Office Hours: M-F 7:30 a.m. to 4:30 p.m.

For Office Use Only

Date Received:
Plan Commission meeting date:
Village Board meeting date:

II. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Cottage Grove's Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

RESTAURANT PROVIDES A DESIRED TYPE OF BUSINESS TO THE COMMUNITY.

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the Village of Cottage Grove Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

KEEPS AN ACTIVE RESTAURANT IN A LONG ESTABLISHED LOCATION.

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see 6.3(d), above), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency have jurisdiction to guide development?

NO ADVERSE IMPACTS ARE EXPECTED.

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

USING AN EXISTING SPACE - NO CHANGE TO DENSITY, INTENSITY, ETC.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

YES.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 1. – 5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

YES - NO ADVERSE IMPACTS EXPECTED.
