

Plan Commission Report

Findings of Fact

A. Name and address of applicant: _____

- B. The applicant requests:
- Preliminary / final plat approval
 - Conditional use / special exception
 - Zoning map / text amendment
 - Comprehensive plan map / text amendment
 - Other: _____

C. Brief description of property and surrounding conditions: _____

D. Brief description of proposal: _____

Planning Conclusions

Comprehensive Plan Consistency

- A. The proposed development (is / is not) consistent with the overall vision, goals and objectives of the comprehensive plan.
- B. The proposed development (is / is not) consistent with the purpose and intent of the preferred future land use classification.
- C. The proposed development (is / is not) consistent with other applicable comprehensive plan policies.

Comments or concerns: _____

Plat Approval

- A. The proposed plat (is / is not) in compliance with applicable local ordinances.
- B. The proposed plat (is / is not) consistent with the comprehensive plan.
- C. The proposed plat (does / does not) provide required public improvements.
- D. The proposed plat (does / does not) satisfy objections raised by state agencies.
- E. The proposed plat (is / is not) in compliance with provisions of Wis. Stat. Ch. 236

Comments or concerns: _____

Zoning Amendment

- A. The proposed change (is / is not) consistent with the comprehensive plan
- B. The proposed change (is / is not) compatible with adjacent uses.
- C. The proposed change (does / does not) present a case of illegal spot zoning.

Comments or concerns: _____

Comprehensive Plan Amendment

- A. The change (is / is not) consistent with the goals and objectives of the comprehensive plan.
- B. The change (does / does not) create an adverse impact on public facilities and services that cannot be mitigated.
- C. Development resulting from the change (does / does not) create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- D. The change (does / does not) allow a more viable transition to the planned uses on adjacent properties than the current land use.
- E. The change (does / does not) have a significant adverse impact on the natural environment, or the impact could be mitigated by improvements on the site or in the same vicinity.
- F. There (is / is not) a change in town actions or neighborhood characteristics that would justify a change.
- G. The change (does / does not) corrects an error made in the original plan.
- H. There (is / is not) a community or regional need identified in the comprehensive plan for the proposed land use or service.
- I. The change (does / does not) adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

Comments or concerns: _____

Recommendation or Decision

On the basis of the findings, planning conclusions, and the record in this matter, the Plan Commission / Governing Body recommends that the proposed development be:

- ___ Approved with the following conditions.
- ___ Continued for further consideration.
- ___ Denied for the following reasons.

Specify conditions of approval, additional information requested, or reasons for denial:

