

**STANDARD CONDITIONS
FOR A
BUSINESS
REQUIRING A
CONDITIONAL USE PERMIT**

1. This Conditional Use Permit is subject to the provisions of §330-51 (*Amendment of a Conditional Use Permit*) and §330-52 (*Termination of a Conditional Use Permit*) of the Town of Holland Zoning Ordinance, Chapter 330. In the event the petitioner sells the (business name), sells the subject property, and/or expands the business on the subject property, the petitioner shall notify the Town of Holland Plan Commission. At that time, the Town of Holland Plan Commission, at its sole discretion, shall determine if the Conditional Use Permit requires an amendment.
2. This Conditional Use permit is granted for and limited to parcel (taxkey number and acreage).
3. This Conditional Use permit is initially granted to (petitioner name and/or business) to allow for a (describe business and/or intended use of the subject property).
4. The petitioner shall comply with the requirements of District (applicable zoning district) of the Town of Holland Zoning Ordinance, Chapter 330, as well as, State Statutes and all other applicable regulations of any kind.
5. The petitioner shall comply with the requirements of Article VI (*Conditional Use*) of the Town of Holland Zoning Ordinance, Chapter 330.
6. The petitioner shall comply with the requirements of Article XII (*Off-Street Parking and Loading*) of the Town of Holland Zoning Ordinance, Chapter 330.
7. The petitioner shall comply with the requirements of Article XIV (*Performance Standards*) of the Town of Holland Zoning Ordinance, Chapter 330.
8. The petitioner shall comply with the requirements of Article XI (*Signs*) of the Town of Holland Zoning Ordinance, Chapter 330.
9. The allowed uses, per this Conditional Use Permit, shall not create negative impacts on neighboring properties and rights-of-way, including but not limited to:
 - a. Lighting and glare visible beyond the property lines
 - b. Excessive noise
 - c. Dust and odor
 - d. Excessive traffic not compatible with the surrounding neighborhood
 - e. Storm water runoff impacts
 - f. Physical appearance
10. Land Covenant. As required by §330-54 (*Recording*) of the Town of Holland Zoning Ordinance, Chapter 330, the petitioner shall provide the Town of Holland with the appropriate documentation to enable a land covenant that incorporates this Permit to be recorded with the Sheboygan County Register of Deeds.
11. Property Inspection. The petitioner and property owner agree to allow the subject properties to be inspected by representatives acting under the direction of the Town of Holland Plan Commission or Board at any reasonable time.

12. Town Attorney Review. The Town of Holland Plan Commission's recommendation shall not be in full force and effect until such time that the Town Attorney has reviewed the conditions and placed them in final form.
13. Payment of Charges. The petitioner shall timely pay all taxes, permit fees, professional fees and any other amounts owed to the Town of Holland. If the petitioner fails to timely pay any taxes, permit fees, professional fees and/or any other amounts owed to the Town of Holland, then this Permit shall be subject to review and termination.
14. Payment of Charges. The rezoning of the subject property shall not take effect until the petitioner pays all taxes, permit fees, professional fees and any other amounts owed to the Town of Holland. Failure to pay said amounts within three (3) months of the date of rezoning approval from the Town Board shall revoke the approval. ***** Planner Note: This standard condition only applies for rezone applications. *****
15. This Conditional Use permit is subject to, and shall not be in full force and effect, until the petitioner receives approval of a rezone petition from the Town of Holland Plan Commission and Town of Holland Board for the subject property. ***** Planner Note: This standard condition only applies if a rezone for the subject property is requested. *****

In addition to the above template conditions, per §330-49C and §330-49D, each Conditional Use request requires a Site Plan & Plan of Operation. Template conditions for businesses needing a Site Plan & Plan of Operation.

1. The Site Plan, attached hereto as Exhibit (), depicts the proposed site improvements as well as the intended use of the subject property. In the event the petitioner deviates from the attached Site Plan, the petitioner shall notify the Town of Holland Plan Commission. At that time, the Town of Holland Plan Commission, at its sole discretion, shall determine if the Conditional Use Permit and the Site Plan & Plan of Operation require an amendment.
2. The Plan of Operation shall reflect:
 - a. The maximum number of employees shall not exceed () FTE and/or () PTE.
 - b. The hours of operation shall be limited to Monday – Saturday from (a.m. to p.m.) and Sunday from (a.m. to p.m.).
 - c. The maximum number of (vehicles, trailers, and/or equipment, etc.) shall not exceed ().