**Town of Gnesen**

**CONDITIONAL USE PERMIT APPLICATION**

6356 Howard Gnesen Road

Duluth, MN 55803

218-721-3158

**WHAT IS A CONDITIONAL USE?** A land use or development which would not generally be appropriate without restriction throughout the zoning district but which, if controlled as to number, area, size, location, or relation to neighborhood, and as to compatibility with the Town of Gnesen Comprehensive plan, would not be injurious to the public health, safety, order, comfort, appearance, prosperity or general welfare. A conditional use permit (CUP) shall be deemed expired if the use for which the permit was issued is not established within one year of the date of issuance of the conditional use permit, unless a longer time period is approved by the Gnesen Board of Supervisors.

**WHEN IS A CUP NECESSARY?** A CUP is necessary as noted in Ordinance #10 Section 10.08 Zone District Land Use Regulations.

**CAN ANYONE GET A CUP?** No. Since by definition a conditional use is a special use not generally appropriate within the zoning district, the applicant bears the burden of demonstrating a right to the permit by making such showing. Absent such showing, the Planning and Zoning Commission shall recommend denial of any application.

**WHO DECIDES IF I WILL GET A CUP?** The decision is made at a public hearing, on whether the applicant has demonstrated that all the standards and criteria in Ordinance #10 will be satisfied, by the Gnesen Board of Supervisors with the recommendation of the Planning and Zoning Commission. The information provided by the applicant, public comment, staff site visit, report, and recommendation, all help the Board determine if the requirements will be satisfied.

**APPLICATION AND SKETCH:** Please fill out the Conditional Use Permit Application thoroughly. A neat sketch that is generally to scale, and shows all of the physical characteristics of your property is especially important. Examples of the physical characteristics we need to see are: accurate property dimensions and shape, accurate shoreline alignment, road centerline and right-of-way, all existing and proposed structures with dimensions, septic system, wells, driveways, vegetation, steep slopes, topographic alteration, wetlands, etc…

**RETURN APPLICATION AND FEE TO THE FOLLOWING LOCATION:**

Gnesen Town Hall

6356 Howard Gnesen Road

Duluth, Minnesota 55803

**APPLICATION FOR  
CONDITIONAL USE PERMIT**

Permit#

Please carefully complete (PRINT) this application according to the instructions. Failure to fill in all of the required information may result in a delay of processing your application. A fee of $ (please see fee schedule on our website Gnesen.org) must accompany this application. Please make checks payable to Town of Gnesen. An additional fee will be billed for any costs incurred by the town.

**APPLICANT DATA**

Name of Applicant:

Mailing Address:

E-Mail Address:

Phone Number: Home Work Cell

Site Address:

Primary Access Road:

**PROPERTY DATA**

Please print out the entire legal description, or attach a photocopy. The legal description can be found on the deed, abstract or property tax statement.

Legal Description:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Parcel Code:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Section #\_\_\_\_\_\_\_\_ Township #\_\_\_\_\_\_ Range #\_\_\_\_\_\_\_

Shoreland Frontage? YES NO Name of Lake/River/Stream:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

What is your lot width at the shoreline?\_\_\_\_\_\_\_\_\_\_\_\_ ft.

Property size: Width at building site \_\_\_\_\_\_\_\_\_\_\_\_\_\_ft. Depth\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ft. Acres \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ownership: Private\_\_\_\_\_\_\_\_\_\_ Public\_\_\_\_\_\_\_\_\_\_ Leased from:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

List all existing structures and their dimensions: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Has there been any construction on your property since 1972? YES NO If yes, list.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Number of existing bedrooms:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**STRUCTURAL DATA**

Proposed structure and/or use:

Total number of bedrooms after construction: Height (ground level to roof peak): \_\_\_\_\_\_\_

Number of stories in structure: If more than one please explain (i.e. Loft, walkout, etc.):

Proposed structure dimensions (Exterior Footprint): Width: Length: Square ft:

Type of foundation (slab, crawlspace, basement, etc.):

Structural setbacks: Side yard near: Side yard far:   
(horizontal distance)  
 Road right of way: Road centerline:

Shoreline setback: Rear yard:

Will the proposed structure contain pressurized water? Yes No

Have there been any Variances or Conditional Uses applied for on this parcel? Yes No

Is there or will there be any commercial use of this property? Yes No If yes, explain:

Estimated construction cost: $

Contractor’s name:

**SHORELAND DATA – IF APPLICABLE**

Elevation of unaltered building site above lake, river, or stream: ft.

Elevation of lowest floor or basement above lake, river, or stream: ft.

What is the slope of your property? %

Are you planning to remove any vegetation? Yes No If yes, explain:

Are you planning to do any grading or filling? Yes No If yes, explain:

**EXPLANATION OF PROPOSED USE**

What use of the property are you proposing? Be specific:

Describe the existing use of the property:

Will your proposal generate an increased amount of traffic? (boat, snowmobile, truck, bus, car, etc.) Yes

No If yes, explain:

How many people will occupy your premises on an average day? Employees Customers

Will your proposal include water usage? Yes No If yes, how will the wastewater be treated or disposed of?

Will your proposal generate any waste? Yes No If yes, describe your plan for disposal:

Will your proposal include any activity that may be a nuisance or otherwise incompatible with your neighbors? Yes

No If yes, explain:

Does your proposal include lighting that may be visible from roads or waterways? Yes No If yes, explain:

Does your proposal include any signage? Yes No If yes, please list width, height, and location of sign:

Does your proposal require parking and/or dockage? Yes No If yes, please list the type and number of spaces to be provided:

What are your long range plans for the property?

**ENVIRONMENTAL DATA**

Does your property contain low areas, wetlands, or areas with standing water for more than two weeks between May 1 and September 15? YES\_\_\_\_\_ NO\_\_\_\_\_. If yes, do you intend to drain, fill or otherwise alter this area for any reason? YES\_\_\_\_\_ NO\_\_\_\_\_? If yes, explain:

Type of septic system: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Permit Number:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(See instructions)

Year installed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**ALL APPLICANTS MUST SIGN BELOW**

I hereby certify that I am the owner or authorized agent of the owner of the above property and that all uses will conform to the provisions of Gnesen Township Officials controls. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and resultant permit invalid. I also authorize Town staff to inspect the property during review of the application during reasonable time of day.

APPLICANT\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_ DATE\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

OFFICE USE ONLY

Land Use District \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Floodplain YES NO

Lake Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Field check YES NO

Shoreland district \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Wetlands present YES NO

Date approved \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Approved by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Receipt # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Receipt date\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Health Department authorization required YES NO Additional fees $

Performance standards attached YES NO Additional fees receipt #

Comments:

PLEASE RETURN THIS APPLICATION TO:

Gnesen Town Hall

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Duluth, Minnesota 55803

