

Document Number

CONDITIONAL USE PERMIT
Three Sons Home Improvements, LLC
12475 Knoll Road
Elm Grove, Wisconsin

WHEREAS, Three Sons Home Improvements, LLC (“Applicant”) has applied for a conditional use permit (the “CUP”) pursuant to Sections 335-25B(10) and 335-86 of the Village of Elm Grove Code of Ordinances for the operation of a office and warehouse at 12475 Knoll Road, Elm Grove, Wisconsin, (the “Property”) more specifically described as:

That part of the Northeast ¼ of Section 25, Township 7 North, Range 20 East, Village of Elm Grove, Waukesha County, Wisconsin, bounded and described as follows, to-wit: Commencing at the Northeast corner of said ¼ section; running thence South along the East line of said ¼ Section 1705.19 feet to a point; thence North 89 degrees 10’50” West 225.00 feet to the point of beginning of the land to be described; thence South and parallel to the East line of said Northeast ¼ section 216.66 feet to a point in the Northerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way and the beginning of a curve, thence along the arc of said curve and the Northerly line of said Railroad right-of-way 130.58 feet having a radius of 3548.10 feet which bears North 6 degrees 32’ 33” West, a chord which bears South 82 degrees 21’ 16” West 130.57 feet to a point; thence North and parallel to the East line of said ¼ section 231.28 feet to a point; thence South 89 degrees 10’ 50” East 130.00 feet to the point of beginning and containing 0.669 Acres.

WHEREAS, the Property is located in the M-1 Limited Manufacturing zoning district; and

WHEREAS, Section 335-25B(10) of the Village of Elm Grove Code of Ordinances provides that office, storage, power supply and other uses normally auxiliary to the principal industrial operations are conditional uses; and

WHEREAS, Applicant has submitted all information as required under Section 335-86B of the Village of Elm Grove Code of Ordinances and submitted a Plan of Operation pursuant to the Village of Elm Grove Code of Ordinances; and

WHEREAS, the Village Plan Commission reviewed the subject CUP application on August 5th, 2019 pursuant to Section 335-86C of the Village of Elm Grove Code of Ordinances; and

Recording Area

Name and Return Address

Village of Elm Grove
13600 Juneau Blvd.
Elm Grove, WI 53122

Parcel Identification Number

(PIN): EGV 1105975

WHEREAS, the Village Board of Trustees held a public hearing upon the subject CUP application pursuant to Section 335-86D of the Village of Elm Grove Code of Ordinances on August 26th, 2019; and

WHEREAS, the Village Board of Trustees has considered the Plan Commission's recommendations and has determined that the proposed conditional use is in accordance with the purpose and intent of the Village Zoning Code and the proposed use, with conditions of operation, will not be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or community.

NOW THEREFORE, the Village Board of Trustees hereby authorizes the Zoning Administrator to issue a conditional use permit to Three Sons Home Improvements, LLC for the operation of a home office and warehouse, which conditional use permit shall be subject to the following conditions:

1. The conditional use permit granted hereunder is for the sole benefit of Three Sons Home Improvements, LLC.
2. All business activities conducted on the Property shall conform to this CUP, the Plan of Operation attached hereto and incorporated herein by reference, and the Village of Elm Grove Code of Ordinances.
3. Changes subsequent to the initial issuance of this CUP shall require an amendment to this CUP.
4. This CUP shall terminate upon the occurrence of any of the following:
 - a. Upon Three Sons Home Improvements, LLC failing to conduct business at the Property in substantial conformity with this CUP or the attached Plan of Operation;
 - b. Upon the dissolution of Three Sons Home Improvements, LLC;
 - c. Upon Three Sons Home Improvements, LLC ceasing operations at the Property;
 - d. Upon the change in ownership of the Property; or
 - e. Upon the cessation of the operations permitted under this CUP.
5. This CUP shall be recorded by its holder with the Waukesha County Register of Deeds within fifteen (15) days of its full execution.

This conditional use permit is hereby issued this 26th day of August, 2019 subject to the conditions provided herein.

Neil H. Palmer, Village President

Mary S. Stredni, Village Clerk

Thomas Harrigan, Zoning Administrator

[VILLAGE SEAL]