



This brochure cannot completely explain all the applicable land use regulations that apply to conditional uses, or other zoning requirements. If you have questions about these or other programs administered through our office, please feel free to contact us at:

Waushara County
Land Conservation & Zoning Office
PO Box 1109
Wautoma, WI 54982-1109
Phone (920) 787-0453
Fax (920) 787-6516

CONDITIONAL USE APPLICATIONS



A guide to the Waushara
County Landowner

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WHAT IS A CONDITIONAL USE?

Conditional uses (also known as special exceptions) are land uses that are specified in the Zoning Ordinance that require special care and review before they can be established. They are decided upon by the Waushara County Planning and Zoning Committee following a public hearing. If such applications are approved, they may be conditioned on reasonable requirements as established by the Committee.

Conditional uses are not Zone Changes, and as such, only allow the specific use requested for the property and no other. Under certain circumstances a different landowner can conduct the same activity on the property, but with the same standards and limitations.

It is the responsibility of the Waushara County Planning and Zoning Committee to review each conditional use application carefully to ascertain that the proposed land use will not adversely affect neighboring properties or the community or environment, cause conflicts, nor demand services of the community that would pose an unnecessary burden or expense to provide.

HOW DOES THE CONDITIONAL USE PROCEDURE WORK?

An application form must be completed by the Zoning Office. This is usually best done in person at the Zoning Office. Calling ahead for an appointment will ensure your request gets processed in a timely manner.

An application fee must also be filed, along with a detailed site plan showing all pertinent existing and proposed items. In the case of an application which will involve the installation of a new septic system, or the evaluation of an existing system, all pertinent information must be received prior to the public hearing. A written explanation of the conditional use request is also helpful.

A copy of the application is sent to the Township, property owners within 300' of the subject property, and, depending on the location of the property, the DNR or other affected government office. We encourage all applicants to contact these parties, in advance, to explain their proposal to them in person.

We also are required by law to publish a notice twice in the Waushara Argus before a hearing can be held. This process means that there is at least a 30 day waiting period between when your application is filed and a hearing will be held. **It is important that you attend the hearing, because it will be your responsibility to present your request. Failure to appear and explain your application may result in a denial.**

WHAT ARE THE STANDARDS THAT ARE FOLLOWED IN DECIDING CONDITIONAL USES?



Each conditional use application is carefully considered by the Waushara County Planning and Zoning Committee on a case by case basis. Some of the factors that are used in reaching a decision include, but are not limited to the following:

- ? Impacts on neighboring property uses and their values.
- ? Police, fire, and other emergency services.
- ? Additional traffic, highway access and safety, road maintenance and road damage.
- ? Noise, dust, odor, smoke, or other hazards to the public or environment.
- ? Sewage disposal, parking limitations, stormwater runoff and aesthetics.