

MINUTES OF THE PLANNING & ZONING COMMITTEE

WAUSHARA COUNTY, WISCONSIN

Held on Wednesday, January, 18, 2012, in the Waushara County Courthouse, Room 263, at 8:45 A.M.

The meeting was called to order by Chairperson Vice Chairperson _____

The Planning & Zoning Committee met at the Waushara County Courthouse and then proceeded to visit all of the public hearing applications which were to be considered at their next subsequent public hearing. Individual observations of each visit were noted and are on file in their respective public hearing folders.

Members present were: () Larry Crawford (X) Mark Kerschner (X) Bob Wedell
(X) Fred Gellerup (X) Joe Piechowski

Absent were: (X) Larry Crawford () Mark Kerschner () Bob Wedell
() Fred Gellerup () Joe Piechowski

Others present were: _____

Other business conducted prior to the field visits included the following:

Motion to approve the agenda by F.G., seconded by J.P.
Motion carried X.

Motion to approve the minutes of the last meeting by J.P., seconded
by R.W.. Motion carried X.

Zoning Administrator & Financial Report: _____

Bills were presented for review.
Jeri attended various meetings.
also attended a department heads meeting.
Offices were moved over the holiday.
Jeri also worked on text amendments.

New Business - correct error in budget.
Motion by R.W. second by F.G. to
approve resolution to transfer 56,000.00
from surplus. Carried.

Amend Silver Lake sanitary C.U. # 23-11
Motion by J.P. 2nd by F.G. to 10 yrs.

Due to ~~considering~~ complexity of project and state rules, carried

No extensions or minor changes.

Proposed code amendments were handed out for review by board.

Motion by F.G. 2nd by J.P. to pass amendments to next stage, carried.

Board then went on field ~~work~~ visits.

There being no further business, the Planning & Zoning Committee for Waushara County adjourned following the visit of all the public hearing applications.

Signed: Robert Wedell
Secretary, Planning & Zoning Committee

MINUTES OF THE PLANNING & ZONING COMMITTEE

WAUSHARA COUNTY, WISCONSIN

Held on Thursday, January 19, 2012, in the Waushara County Courthouse, Room 265/263, at 7:00 p.m.

The meeting was called to order by Chairperson / Vice Chairperson Kerschner who explained the rules governing the hearing and the Planning & Zoning Committee, and introduced the Committee.

Members present were: (X) Larry Crawford (X) Mark Kerschner (X) Bob Wedell
(X) Fred Gellerup (X) Joe Piechowski

Absent were: () Larry Crawford () Mark Kerschner () Bob Wedell
() Fred Gellerup () Joe Piechowski

Motion to approve the agenda by LC. seconded by J.P.
Motion carried X.

Motion to approve the minutes of the last meeting by J.P., seconded
by F.G.. Motion carried X.

Attached are the minutes for each individual application:
(list names and numbers)

Other Business: _____

~~_____~~

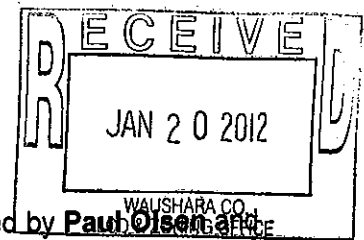
Text amendments, 5 conditional uses.
next month.

No old Business
" new Business

There being no further business, the Planning & Zoning Committee for Waushara County adjourned by motion of F.G., seconded by J.P..
Motion carried X.

Signed: Robert Wedell
Secretary, Planning & Zoning Committee

**NOTICE OF DECISION
ON
APPLICATION FOR CONDITIONAL USE**



On **November 24, 2011** an application for Conditional Use Permit was filed by **Paul Olson and** was considered by the Waushara County Planning and Zoning Committee at a regular meeting held on **January 19, 2012**.

Based on the facts and evidence presented, the Committee's decision was to approve your application for Conditional Use.

The reasons for the Committee's decision were:

The requested application is **APPROVED** and will be consistent with the spirit and intent of the Zoning Code and will not be contrary to the public interest because:

1. After reviewing the application and considering all related testimony, the application, if approved with conditions, will not harm the public, or neighboring land uses.
2. The testimony in opposition has been considered, but with reasonable conditions, the legitimate issues and concerns can be addressed and the impacts on neighboring properties minimized.
3. Visibility is good at the driveway location and this is located near a major intersection where traffic is slowed.
4. There are similar uses in the area.
5. The construction matches the lot and available area.
6. Erosion and stormwater issues can be addressed with erosion control and stormwater management plans.
7. The property is zoned for commercial use already.

Therefore, the requested application is hereby **APPROVED** with the following conditions:

1. The development must be in substantial compliance with the site plan and additional information presented at the public hearing.
2. All construction and necessary filling and grading shall be done in accordance with the site plan and additional information provided at the public hearing.
3. All required setbacks must be complied with.
4. All permits must be obtained, including land use, building, and sanitary.
5. Adequate parking must be provided.
6. Adequate sanitary facilities must be provided for both the proposed construction and the existing gas station.
7. An erosion control and stormwater management plan must be reviewed and approved by the Land Conservation Department and in place prior to starting construction. A state approved erosion control and stormwater management plan would suffice for this requirement if required as part of the commercial permitting process.
8. A certified survey map is required to be recorded prior to the start of construction. This map shall clearly delineate the exterior boundary of all three parcels included in application.
9. The driveways shall meet all required codes and be reviewed and approved for the proposed use by the State Department of Transportation prior to the issuance of any permits.
10. The applicant is responsible for complying with any other applicable regulations.
11. Any expansion of the facility shall require a review by the Planning and Zoning Committee prior to additional permits being issued.
12. Any advertising signs must be in accordance with all County and State requirements.
13. No outside storage of scraps or wastes is allowed.

14. All storage, handling, and disposal of hazardous and toxic materials shall be in accordance with state and federal requirements.
15. A uniform property address will need to be assigned, once the permanent driveway location for the second business is established.
16. The applicant will allow agents of Waushara County access to the property to ensure compliance with all applicable regulations.

SECTION 58-166 PERMIT EXPIRATION OR CONFLICT

If within one year of the date of issuance of a conditional use permit the proposed construction or preparation of the land for the use has not commenced, said permit shall expire, except that an extension for a period of up to one year may be granted by the Zoning Committee, upon the showing of valid cause. A fee for such extension shall be charged.

GENERAL CONDITIONS

This decision may be revoked by the Committee, after notice and opportunity to be heard, for violations of any of the conditions or limitations imposed. The applicant will allow agents of Waushara County access to the property to ensure compliance with the terms of this decision, Waushara County Codes, and State and Federal laws.

SECTION 58-106 APPEALS TO BOARD AND APPEAL FEES

Appeals to the Board of Adjustments may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of the Zoning Administrator or other administrative officer. Such appeal shall be taken within ten calendar days of the decision by such administrative officer by filing with the officer from whom the appeal is taken and with the Board of Adjustments a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. At the time of appeal, a fee in the amount specified in Section 58-191 of the Waushara County Zoning Code, shall be paid to the County.

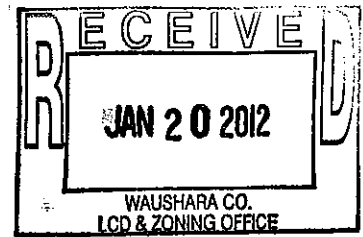
s/Chairman, Waushara County
Planning and Zoning Committee

January 19, 2012

Copies to:

- Office Copy
- Applicant
- Town Clerk
- Town Chairman
- State DOT

**NOTICE OF DECISION
ON
APPLICATION FOR CONDITIONAL USE**



On **November 29, 2011** an application for Conditional Use Permit was filed by **Northeast Asphalt**. A request was made by Northeast Asphalt to table the application.

The request was considered and accepted by the Waushara County Planning and Zoning Committee at a regular meeting held on **January 19, 2012**.

The application is, therefore, **TABLED** to the public hearing scheduled for February 16, 2012.

This will allow the applicant additional time to complete their preparation and gather all pertinent supporting materials.

SECTION 58-166 PERMIT EXPIRATION OR CONFLICT

If within one year of the date of issuance of a conditional use permit the proposed construction or preparation of the land for the use has not commenced, said permit shall expire, except that an extension for a period of up to one year may be granted by the Zoning Committee, upon the showing of valid cause. A fee for such extension shall be charged.

GENERAL CONDITIONS

This decision may be revoked by the Committee, after notice and opportunity to be heard, for violations of any of the conditions or limitations imposed. The applicant will allow agents of Waushara County access to the property to ensure compliance with the terms of this decision, Waushara County Codes, and State and Federal laws.

SECTION 58-106 APPEALS TO BOARD AND APPEAL FEES

Appeals to the Board of Adjustments may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of the Zoning Administrator or other administrative officer. Such appeal shall be taken within ten calendar days of the decision by such administrative officer by filing with the officer from whom the appeal is taken and with the Board of Adjustments a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. At the time of appeal, a fee in the amount specified in Section 58-191 of the Waushara County Zoning Code, shall be paid to the County.

s/Chairman, Waushara County
Planning and Zoning Committee

January 19, 2012

Copies to:

(1) Office Copy
(1) Applicant
(1) Town Clerk

(1) Town Chairman
(1) State DOT