

## NOTICE OF PUBLIC HEARING

### STATE OF WISCONSIN

### COUNTY OF WAUSHARA

#### TO WHOM IT MAY CONCERN:

PUBLIC NOTICE is hereby given to all persons in the County of Waushara, WI, that a public hearing will be held on **Thursday, February 16, 2012, at 7:00 p.m. in Room 265 (County Board Room)** of the Waushara County Courthouse, Wautoma, WI, relative to the terms of the Waushara County Zoning Code listed below. All persons interested are invited to attend said hearing and be heard. Applications and supporting materials, are available for public review in the Waushara County Land Conservation and Zoning Office, which is Room 266 of the Waushara County Courthouse, during regular business hours.

The following items will be considered by the Waushara County Planning and Zoning Committee.

#### CONDITIONAL USE:

1. **Tabled from January 19, 2012:** Northeast Asphalt, Green Bay, WI, (Campbell Tree & Land, Landowner), has made application for a conditional use in accordance with Section 58-454(23) of the Waushara County Zoning Code to establish a non-metallic mine, with operations to include the mining and processing of sand and gravel, and the establishment of a hot mix asphalt plant, in the A-G (General Agricultural) zone. Reclamation plan restoring the site to agricultural and/or recreational use will also be considered in accordance with Section 58-963 of the Waushara County non-metallic mining code.  
**Location:** An approximate 69.07 acre portion of two parcels combined being approximately 72.00 acres in size, being the SE1/4 of the NW1/4 and the S1/2 of the NE1/4 West of Highway 73, Section 36, T20N, R09E, Town of Oasis, State Road 73.
2. AT&T, Schaumburg, IL, (Richard & Cynthia Gohlke, Landowner), has made application for a conditional use in accordance with Sections 58-236 (b) (20) and 58-454 (33) of the Waushara County Zoning Code to place a 205' self-supporting wireless communications tower with construction of a 12' x 28' equipment building, in the A-G (general agricultural) zone.  
**Location:** An approximate 10.905 acre parcel of land known as Lot 2 of Certified Survey Map #171, being part of the NW1/4 of the NW1/4, Section 34, T19N, R08E, Town of Hancock, Buttercup Ave.
3. AT&T, Schaumburg, IL, (George & Cindy Marie Rohloff, Landowner), has made application for a conditional use in accordance with Sections 58-236 (b) (20) and 58-454 (33) of the Waushara County Zoning Code to place a 225' self-supporting wireless communications tower with construction of a 12' x 28' equipment building, in the A-G (general agricultural) zone.  
**Location:** An approximate 27.030 acre parcel of land known as Lot 2 of Certified Survey Map #4445, being part of the SW1/4 of the SE1/4, Section 35, T20N, R08E, Town of Plainfield, County Road O.
4. AT&T, Schaumburg, IL, (John & Linda Carlson, Landowner), has made application for a conditional use in accordance with Sections 58-236 (b) (20) and 58-454 (33) of the Waushara County Zoning Code to place a 205' self-supporting wireless communications tower with construction of a 12' x 28' equipment building, in the A-G (general agricultural) zone.  
**Location:** Two parcels combined, being approximately 23.485 acres in size, being part of the S1/2 of the SE1/4 of the NW1/4, known as Lot 1 of Certified Survey Map #2945 and Lot 1 of Certified Survey Map #3661, less Certified Survey Map #4610, and part of the N1/2 of the SE1/4 of the NW1/4, Section 12, T20N, R08E, Town of Plainfield, N6749 6<sup>th</sup> Dr.

5. Martin Finn, Oshkosh, WI, (Margaret Pearsall, Landowner), has made application for a conditional use in accordance with Sections 58-454 (27) of the Waushara County Zoning Code to establish an annual fall festival on weekends from mid-September to the end of October, which will include seasonal resale items and fall produce in an existing detached garage, an outdoor amusement area, entertainment, concessions and petting zoo, in the A-G (General Agricultural) zone.  
**Location:** An approximate 21.870 acre parcel of land known as Lot 2 of Certified Survey Map #5738, being part of the SE 1/4 of the SW 1/4, Section 09, T18N, R11E, Town of Marion, W6306 Cree Ave.
6. Delbert & Dale Johannes, Berlin, WI, have made application for a conditional use in accordance with Sections 58-664(2)(9) of the Waushara County Zoning Code to establish used car sales, auto detailing and repair, in the C-G (general commercial) zone.  
**Location:** An approximate 1.440 acre parcel of land, being part of the SW 1/4 of the SW 1/4, less Hwy Deed in Volume 359, Page 194, Section 8, T18N, R13E, Town of Aurora, W2072 State Road 21.

Any or all of the above items will be viewed prior to the public hearing by the Waushara County Planning & Zoning Committee. Such review shall be done at the locations described above on, **Tuesday, February 14, 2012.**

**TEXT AMMENDMENTS:**

*Several amendments are being proposed to Chapter 8 (the Building and Mechanical Code) of the Code of the County of Waushara, Wisconsin which would update state code references to the Department of Safety and Professional Services and revise Code Numbers resulting from the Departmental reorganization, and comply with state requirements for public building plans.*

*Several amendments are proposed to Chapter 42 (the Subdivision Code) of the Code of the County of Waushara, Wisconsin which would update state code references to the Department of Safety and Professional Services and revise Code Numbers resulting from the Departmental reorganization.*

*Several amendments are proposed to Chapter 54 (the Private On-site Wastewater Treatment Systems Code) of the Code of the County of Waushara, Wisconsin which would update state code references to the Department of Safety and Professional Services and revise Code Numbers resulting from the Departmental reorganization, remove conflicting language regarding pit privies, and correct typographical errors.*

*Several amendments are proposed to Chapter 58 (the Zoning Code) of the Code of the County of Waushara, Wisconsin which would update state code references to the Department of Safety and Professional Services and revise Code Numbers resulting from the Departmental reorganization, better define cemeteries and salvage yards, clarify the placement of accessory structures in front yards, clarify replacement of existing attached decks on dwellings, address setback issues experienced with wireless communications towers, further define existing Conditional Uses in the A-G zone, clarify averaged setbacks for accessory structures to roads, clarify sign placement language, and clarify vegetative buffer depths on parcels where a reduced building setback applies.*

All persons interested are invited to attend said hearing and be heard.

Copies of all proposed amendments are available for public review in the Waushara County Land Conservation and Zoning Office, and the Waushara County Clerk's Office located in the Waushara County Courthouse, during regular business hours.

Copies of all proposed amendments and replacement codes are available for viewing on line at [www.co.waushara.wi.us](http://www.co.waushara.wi.us)

MARK KERSCHNER / PLANNING & ZONING CHAIRMAN  
TERRI DOPP-PAUKSTAT / ZONING ADMINISTRATOR

The following items will be considered by the Board of Adjustment.

**VARIANCE:**

1. Lon & Michelle Bertram, Franklin, WI, have made application for a variance in accordance with Section 58-826(b), 58-542(c)(2)&(4) and 58-235 (b)(2) of the Waushara County Zoning Code, to construct an approximate 28' x 42' 1 ½ story single family dwelling on a basement, (existing single family dwelling razed), coming to within 0.5' of the state road right of way, 7' of the Easterly lot line, and coming to within 14' of the ordinary high water mark, with an attached approximate 8' x 20' and 12' x 20' L-shaped deck, coming to within 6' of the ordinary high water mark, and to construct a 24' x 44' addition onto an existing non-conforming 14' x 22' detached garage, cumulative improvements exceeding 50% of the equalized assessed value of an existing nonconforming accessory structure (nonconforming due to State Highway ROW setback), in the RS-20 (residential single family) zone, within the shoreland area.  
**Location:** An approximate 100' x 132' parcel of land on the northwest shore of Silver Lake between State Road 21 and Silver Lake, being part of Government Lot 2 and part of the S ½ of the NW 1/4, Section 6, T18N, R11E, Town of Marion, Silver Lake, W7211 W Silver Lake Road.
2. Randy & Kri s Henke, Glencoe, IL, have made application for a variance in accordance with Section 58-232(3), and 58-826(b) of the Waushara County Zoning Code to construct a 26' x 28' detached garage coming to within 10' of the right-of-way of Chicago Point Rd (30' setback required), that is 24' in height (18' maximum height allowed), in the RS-20 (single family residential) zone, within the shoreland area.  
**Location:** A parcel of land on the East shore of Lake View Point Subdivision, Lot 1 of CSM #733 and adjacent parcel, less CSM #1311, and part of the SW1/4 of the SE1/4, Section 6, T18N, R11E, Town of Marion, Silver Lake, N2180 Chicago Point Rd.
3. Patrick & Dianna Pias, Racine, WI have made application for a variance in accordance with Sections 58-542(c)(2), 58-823(c)(2)&(3), and 58-826(b) of the Waushara County Zoning Code to construct an approximate 18' x 39' irregularly shaped single family dwelling with an exposed basement on road side, with an 18' x 31' second story and a 13' x 12' attached deck (existing single family dwelling with patio to be razed), coming to within 4' 6" of the westerly side lot line, and 6' of the easterly side lot line (15' side setback required), and to within 20' of the centerline of Chicago Point Rd (36.5' averaged setback required), on an existing nonconforming lot (nonconforming due to lot width and square footage), in the RS-20 (single family residential) zone, within the shoreland area.  
**Location:** Part of Lot 10 of Lake View Point Subdivision, being part of Government Lot 4 and being part of the SE1/4 of the SW1/4, Section 06, T18N, R11E, Town of Marion, Silver Lake, W7124 Chicago Point Road.

**APPEAL:**

1. Tamera Grimshaw, Wautoma, WI, (Fredrick Slater, Landowner), has appealed the December 12, 2011 decision of the Waushara County Planning and Zoning Committee to rescind conditional use permit #8-08, for Luv-A-Paw to operate a dog kennel, animal rescue, and adoption operation, in accordance with Sections 58-101 through 113, of the Waushara County Zoning Code, in the A-G (general agricultural) zone.  
**Location:** An approximate 5.04 acre parcel of land being Lot #2 of Certified Survey Map #4811 and a parcel to the East, being part of the SE1/4, SE1/4, Section 18, T19N, R11E, Town of Mount Morris, W6863 Bighorn Lane.

Any or all of the above items will be viewed prior to the public hearing by the Waushara County Board of Adjustment. Such review shall be done at the locations described above on **Monday, February 13, 2012.**

ROGER WAGNER / BOARD OF ADJUSTMENT CHAIRMAN  
TERRI DOPP-PAUKSTAT / ZONING ADMINISTRATOR

**Dated this 30<sup>th</sup> day of January, 2012.**