

VILLAGE OF WRIGHTSTOWN

NOTICE OF PUBLIC HEARING

Tuesday, March 25, 2025

Notice is hereby given that a **Public Hearing** will be held before the Village of Wrightstown Board of Appeals, Brown/Outagamie Counties, Wisconsin, on **Tuesday, March 25, 2025 at 5:00 p.m., in the Village Hall Community Room, 352 High Street, Wrightstown, WI 54180**, for the purpose of hearing from all persons and/or their agents on the following request:

Application for a variance from Village Code Section 198-13(H) of the Village of Wrightstown, received from William G Theunis & Ruth A Theunis Joint Revokable Trust and St. Paul/St. Clare Parish, Parcels VW-182, VW-179, & VW-178-2, in conjunction with a future rezone, land division and CUP to expand the existing St. Paul's Cemetery. Due to the Wellhead Protection District, expansion of this existing non-conforming use is prohibited without action and approval from the Board of Appeals.

§198-13 Prohibited Uses – Notwithstanding the provisions of §198-12, the following uses are prohibited anywhere within the Wellhead Protection Zone. These uses are prohibited based on the high probability that activities routinely associated with these uses (storage, use and handling of potential pollutants) will cause groundwater contamination.

§198-13 (H) Cemeteries

206 Zoning

§206-60 Variances

- A. Purpose. The Board of Appeals, after a public hearing, may vary the regulations of this chapter, in harmony with their general purpose and intent, only in the specific instances hereinafter set forth, where such Board makes findings of fact in accordance with the standards hereinafter prescribed and further finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this chapter or any zoning decision of an administrative officer of the Village [Amended 8-16-1994 by Ord. No. 081694E]
- B. Application. An application for a variance shall be filed, in writing, with the Building Inspector. The application shall contain such information as the Board by rule may require. Notice of the time and place of the public hearing shall be published as provided in the state law on planning and zoning and applicable to the Village of Wrightstown. [Amended 8-16-1994 by Ord. No. 081694E]

C. Standards of variances. The Board of Appeals shall not vary the regulations as set forth above unless it shall make findings based upon the evidence presented to it in each specific case that:

- 1) Because of the particular surroundings, shape or topographical condition of the specific property involved a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
- 2) Conditions upon which a petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification.
- 3) The alleged difficulty or hardship is caused by this chapter and has not been caused by any person presently having an interest in the property.
- 4) Granting of the variation shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- 5) Proposed variation shall not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets or increase the danger of fire or endanger the public safety or substantially diminish or impair property value within the neighborhood.

D. Expiration of variances. No decision of the Board of Appeals granting a variance shall be valid for a period longer than 12 months from the date of such decision unless a building permit is obtained and the erection or alteration of a building is substantially underway or the use is commenced within such period. [Added 8-16-1994 by Ord. No. 081694E]

Interested parties and/or their agents will be provided an opportunity to express their views on this request.

Dated this 14th day of March, 2025

Patti Leitermann, Deputy Clerk/Treasurer

Posted 3/14/2025 PL

Published 3/5/2025 & 3/12/2025