



Notice of Public Hearing

Planning, Development and Zoning Committee Meeting

Wednesday, February 4, 2026 @ 9:00 AM
Shawano County Courthouse, Rooms A & B

Members: Ken Capelle, Jeremy Gretzinger, Lowel Hammett,
Kathy Luebke, Theresa Serrano

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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Shawano County Planning, Development and Zoning Committee under the Shawano County Zoning Ordinance, Chapter 40, in Rooms A/B on February 4, 2026 at 9AM, to consider the following:

CU-2-26: Karen Benishek, owner of Benishek Properties LLC, request conditional use permit for the purpose of conducting an Indoor Sales business (land use) in the OAR, Open Lands, Agriculture, and Residential Zoning District on two parcels approximately 1.65 total acres. Parcel one is located and described as part of the S 240' of E 225' of SE ¼ of the NE 1/4, Section 22, T27N R13E, Town of Seneca. Tax parcel ##042-22140-0010. Property address: W12902 State HWY 29 Tilleda, WI 54978. Parcel two is located and described as part of the S 215' of W85' of SW ¼ of the NW ¼, Section 23, T27N R13E, Town of Seneca. Tax Parcel #042-23230-0010. Currently vacant land.

Z-2-26 & CU-3-26: David Gilman, agent for Novitiate LLC, request zone change from OAR, Open Lands, Agriculture and Residential Zoning District to C-G, Commercial General Zoning District for the purpose of establishing a Hotel (land use) on approximately 0.7200 total acres. **ALSO:** Conditional use permit to establish an Outdoor Commercial Entertainment or Recreation (land use) on two parcels. Parcel one is located and described as part of the NE ¼ of the SE ¼ Included within V6 CSM P201 Map #1711, Section 1, T27N R15E, Town of Herman, in the proposed C-G, Commercial General Zoning District. Tax Parcel #024-01410-0010. Property address: W9711 Butternut Road Gresham, WI 54128. Parcel two is located and described as part of the NE ¼ of the SE ¼, Section 1 T27N R14E, Town of Herman, in the OAR, Open Lands, Agriculture, and Residential Zoning District. Tax Parcel #024-01410-0000. Currently vacant land.

Proposed Amendments to Shawano County Code Ch. 40 - Zoning Ordinance. This ordinance regulates properties in the unincorporated area of towns under Shawano County Zoning. The proposed amendments streamline and clarify procedural requirements, updates use specific regulations, and modifies development standards within the ordinance. The purpose of this

ordinance is to promote health, safety, comfort, convenience and general welfare of the residents of the county by encouraging planned and orderly development.

Interested persons may submit written or oral comments related to this matter any time prior to the hearing or at the hearing. Written comments must bear a legible signature of the author as well as the primary address of the signer. Written comments will be distributed to the Committee for review and consideration.

Notice is further given that printed copies of these proposals are available for public inspection in the Planning and Development office during regular business hours.

Please note that, upon reasonable notice, effort will be made to accommodate the needs of any person wishing to attend who, because of disability, requires special accommodation through appropriate aids and services. Call 715-526-6766 to leave a message for arrangements.

Dated this January 7, 2026

For: The Shawano County Planning, Development and Zoning Committee

By: Kyle Waelchli, Zoning Administrator

[CU-2-26 Benishek - Seneca](#)

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[Z-2-26, CU-3-26 Novitiate LLC - Herman](#)

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[2-4-26 Code of Ordinance Chapter 40 Zoning proposed amendments](#)

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NOTE: Any person may appear at the public hearing and be heard and/or submit comments to be read into the record for Committee consideration. Correspondence must bear a legible signature of the author as well as the primary address of the signer.

Accommodations due to disability can be made by calling: 715-526-6766

Meeting notice emailed/posted: Shawano County Courthouse, Department of Human Services, Shawano County Library, Shawano Leader, WTCH Radio, Shawano County Civic website @ coshawanowi.civicweb.net