1. January 16, 2020 County Zoning Agency Meeting Agenda
   Documents:
   
   CZA JAN 20 - AGENDA.PDF

2. January 16, 2020 County Zoning Agency AMENDED Agenda
   Documents:
   
   CZA JAN 20 - AMENDED AGENDA.PDF

3. January 10, 2020 CZA Meeting Packet
   Documents:
   
   CZA JAN 20 - PACKET.PDF
County Zoning Agency
MEETING NOTICE

Thursday, January 16, 2020 at 5:30 p.m.
Walworth County Government Center
County Board Room 114
100 West Walworth Street
Elkhorn, WI 53121

Tim Brellenthin, Chair – Dave Weber, Vice-Chair
Susan Pruessing, Supervisor – Rick Stacey, Supervisor – Jerry Grant, Supervisor
Richard Kuhnke, Sr., Citizen Member – Jim Van Dreser, Citizen Member

(Posted in compliance with Sec. 19.84, Wis. Stats.)

It is possible that a quorum of the County Board or a Committee of the County Board could be in attendance

All discussion items are subject to possible action

AGENDA
V=Items on Videotape

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Minutes, December 19, 2019 CZA Meeting
6. Subdivision Items:
   a. Old Business – None
   b. New Business –
      1. **Geneva Springs Subdivision Preliminary Plat**, Geneva Springs Haven LLC., applicant. Proposed 27 lot and 2 out lot residential subdivision plat located in Section 21, Town 2 North, Range 17 East, Town of Geneva, Parcel #s JA320800002 and JA320800003. The proposed plat contains 13.09 acres of land and is zoned R-2 Single Family Residence District (Sewered). The applicant is requesting a modification of street design standards contained in Section 11.3 (c) of the Walworth County Subdivision Ordinance.
7. Old Business:
   a. Ordinance Amendments – None
b. Discussion Items – None

8. **New Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. **Matthew A. and Mary E. Polyock Trust, Jake Polyock, Allan J. Polyock, Gail Polyock – Owners**, Section 33, Linn Township. The property owners requesting to amend conditional uses to remove a 100 foot fall zone no building restriction area. April 18, 2013 for I L 3300003 and May 19, 2011 on Tax Parcel I L 3300004A

c. Ordinance Amendments – None

d. Rezones with Conditional Uses –

1. **Matthew A. and Mary E. Polyock Trust – Owners**, Section 33, Linn Township. Rezone approximately 1.8 acres of A-1 Prime Agricultural District zoned property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval to convert an existing outdoor grain storage pad into a recreational vehicle and boat storage facility. Part of Tax Parcel I L 3300004A.

e. Rezones –

1. **Norman L. Brummel and Jean A. Brummel Trust – Owners**, Section 12, Sugar Creek Township. Rezone approximately 2.1 acres of A-2 Agricultural Land District property to the B-2 General Business District to allow for the construction of a retail store. Part of Tax Parcel G SC1200006.

2. **Christopher D. and Anna G. Meisner – Owners**, Section 25, Delavan Township. Rezone approximately 3 acres being a 100 foot access way for two proposed lots from the A-1 Prime Agricultural District to the A-5 Agricultural-Rural Residential District in order for the two proposed lots each to have 50 foot of road frontage. Part of Tax Parcel F D 2500015.

f. Conditional Uses –

1. **Marion J. Cournoyer, Leonor I. Hernandez – Owners**, Section 27, Linn Township. Conditional use for outdoor food and beverage consumption in the back of the bar, public assembly use to allow free open microphone/ open jam sessions on an outdoor stage behind the Zenda Tap on Fridays and Saturdays from March to October and three organized music events per year with a capacity of up to 185 event ticket holders inside of the outdoor fenced area of the bar. Part of Tax Parcel I L 2700012.

3. **Village of Walworth/Fontana** – owner, **Fontana Walworth Water Pollution Control Commission C/O Douglas York Superintendent** – **Applicant**, Section 25, Sharon Township. Conditional use approval on land zoned A-1 Prime Agricultural and P-2 Institutional Park Districts to bring existing structures into compliance with conditional use permit requirements for expansion of a sewage treatment plant in excess of 25% requiring conditional use approval as if establishing the use anew and approval of Water Quality Trading (WQT) as a phosphorus reduction plan implemented by catching agricultural runoff from adjacent farm fields into the water treatment plant ponds prior to release to Piscawsaw Creek. Tax Parcel A S 2500001.


9. Adjournment

Submitted by: Tim Brellenthin, Committee Chairman
Michael P. Cotter, Director, Land Use and Resource Management Department

*Posted: January 10, 2020*
Thursday, January 16, 2020 at 5:30 p.m.

Walworth County Government Center
County Board Room 114
100 West Walworth Street
Elkhorn, WI 53121

Tim Brellenthin, Chair – Dave Weber, Vice-Chair
Susan Pruessing, Supervisor – Rick Stacey, Supervisor – Jerry Grant, Supervisor
Richard Kuhnke, Sr., Citizen Member – Jim Van Dreser, Citizen Member

(Posted in compliance with Sec. 19.84, Wis. Stats.)

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All discussion items are subject to possible action

AGENDA / AMENDED 1/13/2020
Additions underlined, deletions struck through

V=Items on Videotape

1. Call to Order

2. Roll Call

3. Approval of the Agenda

4. Approval of the Minutes, December 19, 2019 CZA Meeting


6. Subdivision Items:
   a. Old Business – None
   b. New Business –
      
      1. **Geneva Springs Subdivision Preliminary Plat**, Geneva Springs Haven LLC., applicant. Proposed 27 lot and 2 out lot residential subdivision plat located in Section 21, Town 2 North, Range 17 East, Town of Geneva. Parcel #s JA320800002 and JA320800003. The proposed plat contains 13.09 acres of land and is zoned R-2 Single Family Residences District (Sewered). The applicant is requesting a modification of street design standards contained in Section 11.3 (c) of the Walworth County Subdivision Ordinance.

7. Old Business:
   a. Ordinance Amendments – None
b. Discussion Items – None

8. New Business:

a. Ordinance Amendments – None

b. Discussion Items –

1. Recognition of Neal Frauenfelder for 41 years of service to Walworth County – Michael Cotter

2. Matthew A. and Mary E. Polyock Trust, Jake Polyock, Allan J. Polyock, Gail Polyock – Owners, Section 33, Linn Township. The property owners requesting to amend conditional uses to remove a 100 foot fall zone no building restriction area. April 18, 2013 for I L 3300003 and May 19, 2011 on Tax Parcel I L 3300004A.

c. Ordinance Amendments – None

d. Rezones with Conditional Uses –

1. Matthew A. and Mary E. Polyock Trust – Owners, Section 33, Linn Township. Rezone approximately 1.8 acres of A-1 Prime Agricultural District zoned property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval to convert an existing outdoor grain storage pad into a recreational vehicle and boat storage facility. Part of Tax Parcel I L 3300004A.

e. Rezones –

1. Norman L. Brummel and Jean A. Brummel Trust, Section 12, Sugar Creek Township. Rezone approximately 2.1 acres of A-2 Agricultural Land District property to the B-2 General Business District to allow for the construction of a retail store. Part of Tax Parcel G SC1200006.

2. Christopher D. and Anna G. Meisner – Owners, Section 25, Delavan Township. Rezone approximately 3 acres being a 100 foot access way for two proposed lots from the A-1 Prime Agricultural District to the A-5 Agricultural-Rural Residential District in order for the two proposed lots each to have 50 foot of road frontage. Part of Tax Parcel F D 2500015.

f. Conditional Uses –

1. Marion J. Cournoyer, Leonor I. Hernandez – Owners, Section 27, Linn Township. Conditional use for outdoor food and beverage consumption in the back of the bar, public assembly use to allow free open microphone/open jam sessions on an outdoor stage behind the Zenda Tap on Fridays and Saturdays from March to October and three organized music events per year with a capacity of up to 185 event ticket holders inside of the outdoor fenced area of the bar. Part of Tax Parcel I L 2700012.

3. **Village of Walworth/Fontana – owner, Fontana Walworth Water Pollution Control Commission C/O Douglas York Superintendent – Applicant**, Section 25, Sharon Township. Conditional use approval on land zoned A-1 Prime Agricultural and P-2 Institutional Park Districts to bring existing structures into compliance with conditional use permit requirements for expansion of a sewage treatment plant in excess of 25% requiring conditional use approval as if establishing the use anew and approval of Water Quality Trading (WQT) as a phosphorus reduction plan implemented by catching agricultural runoff from adjacent farm fields into the water treatment plant ponds prior to release to Piscawasaw Creek. Tax Parcel A S 2500001.


9. **Adjournment**

Submitted by: Tim Brellenthin, Committee Chairman
Michael P. Cotter, Director, Land Use and Resource Management Department

**Posted: January 10, 2020**
**MEETING NOTICE**

**Thursday, January 16, 2020 at 5:30 p.m.**

Walworth County Government Center  
County Board Room 114  
100 West Walworth Street  
Elkhorn, WI 53121

*Tim Brellenthin*, Chair – *Dave Weber*, Vice-Chair  
*Susan Pruessing*, Supervisor – *Rick Stacey*, Supervisor – *Jerry Grant*, Supervisor  
*Richard Kuhnke, Sr.*, Citizen Member – *Jim Van Dreser*, Citizen Member

(Posted in compliance with Sec. 19.84, Wis. Stats.)

It is possible that a quorum of the County Board or a Committee of the County Board could be in attendance

All discussion items are subject to possible action

**AGENDA**

V=Items on Videotape

1. **Call to Order**

2. **Roll Call**

3. **Approval of the Agenda**

4. **Approval of the Minutes.** December 19, 2019 CZA Meeting

5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter

6. **Subdivision Items:**

   a. Old Business – None

   b. New Business –

     1. **Geneva Springs Subdivision Preliminary Plat**, Geneva Springs Haven LLC., applicant. Proposed 27 lot and 2 out lot residential subdivision plat located in Section 21, Town 2 North, Range 17 East, Town of Geneva, Parcel #s. JA320800002 and JA320800003. The proposed plat contains 13.09 acres of land and is zoned R-2 Single Family Residence District (Sewered). The applicant is requesting a modification of street design standards contained in Section 11.3 (c) of the Walworth County Subdivision Ordinance.

    No Storm-water plan – Table to February

7. **Old Business:**

   a. Ordinance Amendments – None
b. Discussion Items – None

8. **New Business:**

   a. Ordinance Amendments – None

   b. Discussion Items –

      1. **Matthew A. and Mary E. Polyock Trust, Jake Polyock, Allan J. Polyock, Gail Polyock – Owners,** Section 33, Linn Township. The property owners requesting to amend conditional uses to remove a 100 foot fall zone no building restriction area. April 18, 2013 for I L 3300003 and May 19, 2011 on Tax Parcel I L 3300004A

   c. Ordinance Amendments – None

   d. Rezones with Conditional Uses –

      1. **Matthew A. and Mary E. Polyock Trust – Owners,** Section 33, Linn Township. Rezone approximately 1.8 acres of A-1 Prime Agricultural District zoned property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval to convert an existing outdoor grain storage pad into a recreational vehicle and boat storage facility. Part of Tax Parcel I L 3300004A.

   e. Rezones –

      1. **Norman L. Brummel and Jean A. Brummel Trust – Owners,** Section 12, Sugar Creek Township. Rezone approximately 2.1 acres of A-2 Agricultural Land District property to the B-2 General Business District to allow for the construction of a retail store. Part of Tax Parcel G SC1200006.

      2. **Christopher D. and Anna G. Meisner – Owners,** Section 25, Delavan Township. Rezone approximately 3 acres being a 100 foot access way for two proposed lots from the A-1 Prime Agricultural District to the A-5 Agricultural-Rural Residential District in order for the two proposed lots each to have 50 foot of road frontage. Part of Tax Parcel F D 2500015.

   f. Conditional Uses –

      1. **Marion J. Cournoyer, Leonor I. Hernandez – Owners,** Section 27, Linn Township. Conditional use for outdoor food and beverage consumption in the back of the bar, public assembly use to allow free open microphone/ open jam sessions on an outdoor stage behind the Zenda Tap on Fridays and Saturdays from March to October and three organized music events per year with a capacity of up to 185 event ticket holders inside of the outdoor fenced area of the bar. Part of Tax Parcel I L 2700012.

      2. **Bruce 5239 Investments LLC – Owner, Hanson’s Landscaping – Applicant,** Section 4, East Troy Township. Conditional use approval on R-1 Single Family Residential zone property for vegetation removal in excess of that allowed in the 35 ft. lake protection area. Tax Parcel PA418500001.
3. **Village of Walworth/Fontana** – owner, **Fontana Walworth Water Pollution Control Commission C/O Douglas York Superintendent** – Applicant, Section 25, Sharon Township. Conditional use approval on land zoned A-1 Prime Agricultural and P-2 Institutional Park Districts to bring existing structures into compliance with conditional use permit requirements for expansion of a sewage treatment plant in excess of 25% requiring conditional use approval as if establishing the use anew and approval of Water Quality Trading (WQT) as a phosphorus reduction plan implemented by catching agricultural runoff from adjacent farm fields into the water treatment plant ponds prior to release to Piscawasaw Creek. Tax Parcel A S 2500001.


9. Adjournment

Submitted by: Tim Brellenthin, Committee Chairman
Michael P. Cotter, Director, Land Use and Resource Management Department

**Posted:** January 10, 2020
Committee Chair Tim Brellenthin called the meeting to order at 5:00 p.m.

Roll call – Committee members present were Supervisors Tim Brellenthin, Dave Weber, Rick Stacey, Susan Pruessing, Jerry Grant, Citizen Member Richard Kuhnke, Sr. and Citizen Member Jim Van Dreser. A quorum was present.

County Staff present – Land Use and Resource Management Department Director Michael P. Cotter, Department Deputy Director Shannon Haydin, Site Planner/Hearing Facilitator Matt Weidensee.

A “sign-in” sheet listing attendees on December 19, 2019 is kept on file as a matter of record.

Details of the December 19, 2019 meeting / hearing are on a digital recording which is on file and available to the public upon request / video to view on our website: www.co.walworth.wi.us

Dave Weber motioned to approve the agenda as amended to table item 6.b.1.) Geneva Springs Subdivision Preliminary Plat, Geneva Springs Haven LLC.; 8.e.2.) Norman L. Brummel and Jean A. Brummel Trust; 8.e.3.) Christopher D and Anna G Meisner - owners; 8.f.1.) Mueller & Kolich Properties, LLC – Owner; 8.f.2.) Marion J. Cournoyer, Leonor I. Hernandez – Owners; and 8.f.3.) JHGKL LLC – Owner. Seconded by Jerry Grant. Motion carried. 7-favor 0-oppose.

Richard Kuhnke, Sr. motioned to approve the November 21, 2019 CZA Meeting minutes, amending the attendance of citizens members to present. Seconded by Dave Weber. Motion carried. 7-favor 0-oppose

Zoning / Sanitation / Land Conservation Enforcement – Shannon Haydin
Disc Count #5:03:09 – 5:07:00

Subdivision Items – Old Business – None

Subdivision Items – New Business –

**THIS ITEM NOT HEARD – Applicant’s Request to Postpone.**

Geneva Springs Subdivision Preliminary Plat, Geneva Springs Haven LLC., applicant. Proposed 27 lot and 2 out lot residential subdivision plat located in Section 21, Town 2 North, Range 17 East, Town of Geneva. Parcel #s. JA320800002 and JA320800003. The proposed plat contains 13.09 acres of land and is zoned R-2 Single Family Residence District (Sewered). The applicant is requesting a modification of street design standards contained in Section 11.3 (c) of the Walworth County Subdivision Ordinance.

Old Business - Ordinance Amendments – None
Old Business – Discussion Items – None

New Business - Ordinance Amendments – None

New Business – Discussion Items –

1. **Hyacinth Partners, LLC – Owner, Mark McKibben – Applicant**, Amendment of CU for one year extension of CU permit for addition to a commercial building (Urial Pharmacy) by greater than 25% of the existing structure parts of Tax Parcel LA275300001.

   **Amended 12-19-2019 for one year time extension to 2-21-2021 See #16**
   **Amended 2-21-2019 See Narrative and #1, 23, 24**
   **Amended 1-19-2017 See #1, 3, 17, 20 & 24-32**

   **NAME:** Mark McKibben
   **TOWN:** Troy

   The owner is requesting conditional use approval allow expansion of an existing herb/medicine production facility and pharmacy called Uriel Pharmacy by addition of a visitor’s center with facility tours, offices, storage, and retail space on lands zoned B-4 Highway Business District. The Visitor’s Center is proposed in a new 40 ft. by 62 ft. building. The narrative indicates that the owner would like to be able to give tours of the facilities, hold evening talks and presentations about the Uriel Pharmacy, display educational materials about Uriel Pharmacy’s work and allow purchase of Uriel Pharmacy products in the visitor center. The owner has indicated intent to also have retail sales in the proposed new building.

   Part of Tax Parcel #LA275300001

   Has been APPROVED subject to the following conditions:

   **General Conditions:**

   1. Approved per plans submitted for a visitor’s center/retail sales, offices and storage in support of a products pharmacy in the B-4 zone district and a natural herb pharmaceutical productions facility in the A-4 zone district and amended February 21st, 2019 to expand an approved building at the Uriel Pharmacy from a 30 foot by 50 foot structure to a 40 foot by 62 foot structure and to connect buildings together with a hallway corridor on the portion of the property zoned B-4 Highway Business District and approval for an addition to the caretaker’s residence in the A-4 district with all additional conditions.

   2. The site shall meet all applicable federal, state, county and local regulations.

   3. Outdoor lighting shall be shielded and directed on site.

   4. The applicant/owner shall obtain and maintain adequate liability insurance.

   5. The owner/applicant must obtain access approval from the Town of Troy Highway Department.

   6. No outside display area shall be allowed on site.

   7. No food and or beverage shall be sold on site.

   8. All storage areas, materials and equipment shall be located as defined on the plan of operations.

   9. The applicant must obtain a Walworth County Land Disturbance, Erosion Control & Stormwater approval from the Walworth County Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management Standards contained...
in Section 26 of the Walworth County Code of Ordinances. An operation and maintenance plan for each stormwater best management practice must be prepared. The plat prepared for this property must show the location and label each stormwater best management practice planned to serve the development. All grading must be conducted consistent with the approved Walworth County Land Disturbance Erosion Control and Stormwater Management Plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. No materials may be removed from the site without county approval.

10. No fill, debris, branches or leaves may be brought back and disposed of on site. No burning of waste materials shall occur on site.

11. The owner shall notify the County if any changes are made regarding operation of this site including size, location, type of materials and services to be on site or sold on site.

12. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with county requirements within 60 days of zoning permit approval.

13. The applicant must obtain all required zoning permit approvals including a sign permit.

14. The project site must be kept neat, clean, and mowed.

15. Any changes to the character, intensity or use of this site not capable of being discerned by the Walworth County Land Use and Resource Management Department as consistent with this approval must be brought before the Walworth County Zoning Agency for additional conditional use review.

16. This conditional use must be actively exercised within one year. Failure to actively exercise this conditional use within one year of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use during the one year period. A second one year time extension is granted through an amendment of the conditional use by action of the Walworth County Zoning Agency (CZA) on 12-19-2019. Approval is granted for an extension to 2-21-2021 for actively exercising this conditional use.

Specific Conditions:

17. Retail sales shall only be allowed in the area specified on the approved plan.

18. All waste and medical disposal must meet with local, state and federal regulations.

19. Hours of operation for the visitor’s center shall be from 8:00 a.m. to 5:00 p.m. Monday – Saturday with special hours of operation from 5:00 p.m. to 10:00 p.m., 12 days per year, including tours of the production facility during the special hours. The owner shall keep record of all classes/meetings held during the special hours and make the record available to the Town and/or County upon request. Retail sales shall only occur when the visitor center is open.

20. Use of the visitor’s center shall be limited to a maximum capacity of 50 people.

21. All events/meetings shall be scheduled and shall be by reservation only.

22. There will be no adult entertainment allowed on site.

23. The new floorplan submitted with the February 21st, 2019 amendment approval to expand a building at the Uriel Pharmacy from a 30 foot by 50 foot structure to a 40 foot by 62 foot structure shall be followed for use of the new building. The original March 2008 floor plan submittal of the visitor’s center, sales office and storage building is adopted by this approval with the following modifications: The area depicted as the medical office, waiting room, exam room doctor’s office, medical therapies room and associated bathroom
area shall be used for expansion of the multipurpose room (reception area, educational displays, retail displays). All reference to child care shall be removed from the plan. The second floor of the building shall be used for sales office/inventory. (See revised site plan mark up dated 1-4-2017).

24. The sales office/inventory space shall not expand into the visitor’s center/multipurpose rooms, storage, or other portion of the building without additional Town and County conditional use review and approval.

25. The Visitor’s Center, sales office and storage area are approved in support of the products pharmacy in the B-4 zone district and a natural herb pharmaceutical productions facility in the A-4 zone district. Should the pharmacy and or production facility terminate then the supporting Visitor’s Center shall be required to cease.

Dated this 19th day of June, 2014.

/s/  
COUNTY ZONING AGENCY  
RICK STACEY, CHAIRMAN

Dated this 19th day of January, 2017.

/s/  
COUNTY ZONING AGENCY  
TIM BRELLENTHIN, CHAIRMAN

Dated this 21st day of February, 2019.

/s/  
COUNTY ZONING AGENCY  
TIM BRELLENTHIN, CHAIRMAN

cc: Town of Troy, John Kendall, Chairman, N8870 Briggs Street, East Troy, WI  53120  
Town of Troy, Tracey Raymond, Clerk, N8870 Briggs Street, East Troy, WI  53120

Staff presents request.

Rick Stacey motioned to approve. Seconded by Dave Weber. Motion carried.  
7-favor  0-oppose.  
Disc Count #5: 07:06 – 5:08:56

Public Hearing: 5:30 p.m.

Ordinance Amendments – None

Rezones with Conditional Uses – None

Rezones –

1. Dickinson Properties, LLP – Owner, W. Boyd Whiting – Applicant. Section 14, Linn Township. Rezone approximately 2.09 acres of A-2 Agricultural Land and P-2 Institutional Park District property to the B-4 Highway Business district in order to allow an existing
church structure and parking lot to be used for retail or professional office space. Tax Parcel IA 89000001.

Staff presents request. 
Atty Nick Egert speaks regarding the application.

Jim Van Dreser motioned to approve. Seconded by Rick Stacey. Motion carried. 7-favor 0-oppose.

The rezone petition will move forward to the January 14, 2020, Walworth County Board for possible action.
Disc Count #5:35:55 – 5:39:40

THIS ITEM NOT HEARD – Revised fire access and stormwater basin review needed.

2. Norman L. Brummel and Jean A. Brummel Trust, Section 12, Sugar Creek Township. Rezone approximately 2.1 acres of A-2 Agricultural Land District property to the B-2 General Business District to allow for the construction of a retail store. Part of Tax Parcel G SC1200006.

THIS ITEM NOT HEARD – No Town Decision.

3. Christopher D. and Anna G. Meisner – Owners, Section 25, Delavan Township. Rezone approximately 3 acres being a 100 foot access way for two proposed lots from the A-1 Prime Agricultural District to the A-5 Agricultural-Rural Residential District in order for the two proposed lots each to have 50 foot of road frontage. Part of Tax Parcel F D 2500015.

4. Bradley and Susan Splan – Owners, Section 15, Spring Prairie Township. Rezone approximately 1.7 acres of A-5 Agricultural-Rural Residential District, A-1 Prime Agricultural District and C-1 and C-4 Lowland Resource Conservation Districts to the A-1 NC Prime Agricultural District, A-5 Agricultural-Rural Residential District and C-4 Lowland Resource Conservation District to match the wetland boundary to SEWRPC delineated wetland boundaries and remove existing buildings from the zone wetland. Part of Tax Parcel OA18860001.

Staff presents request and indicates this is consistent with Farmland Preservation. Brad Splan speaks regarding the application.

Dave Weber motioned to approve. Seconded by Richard Kuhnke, Sr. Motion carried. 7-favor 0-oppose.

The rezone petition will move forward to the January 14, 2020, Walworth County Board for possible action.
Disc Count #5:39:44 – 5:43:48

5. Susan Bong – Owner, Section 35, Troy Township. Rezone 3.564 acres of A-1 Prime Agricultural District property to C-2 Upland Resource Conservation District in order to expand an existing C-2 area to a standard parcel size and to rezone 25.848 acres of A-1 zoned property on the same parcel to the A-2 Agricultural Land District to create a new standard size A-2 zone lot. Parts of Tax Parcel L T 3500009.
Staff presents request and indicates this is consistent with Farmland Preservation. Sue Bong speaks regarding the application. Speaking in FAVOR: Michael Friemoth

Rick Stacey motioned to approve. Seconded by Jerry Grant. Motion carried. 7-favor 0-oppose.

The rezone petition will move forward to the January 14, 2020, Walworth County Board for possible action.

Disc Count #5:43:52 – 5:48:27

Conditional Uses –

THIS ITEM NOT HEARD – Withdrawn by Applicant
1. Mueller & Kolich Properties, LLC—Owner, Dustin Hein of Freedom Fireworks, LLC—Applicant, Section 18, LaFayette Township. Expand a fireworks sales business by addition of two 8 ft. by 40 ft. shipping containers for storage of fireworks to be sold at the on-site business and a 30 ft. by 60 ft. sales tent greater than 25% of existing fireworks facilities approved by a Planned Unit Development along with an existing bar requiring conditional use approval as if establishing the conditional use approval anew. Part of Tax Parcel K LF1800005.

THIS ITEM NOT HEARD – No Town Decision
2. Marion J. Cournoyer, Leonor I. Hernandez—Owners, Section 27, Linn Township. Conditional use approval for outdoor food and beverage consumption in the back of the bar, public assembly use to allow free open microphone/open jam sessions on an outdoor stage behind the Zenda Tap on Fridays and Saturdays from March to October and three organized music events per year with a capacity of up to 185 event ticket holders inside of the outdoor fenced area of the bar. Part of Tax Parcel I L 2700012.

THIS ITEM NOT HEARD – No Town Decision/Incomplete Application
3. JHGKL, LLC—Owner, Jack Pease (Super Aggregates, LLC)—Applicant, Section 9, Sugar Creek Township. Expand an existing gravel pit by enlarging an existing approved pond by sand and gravel extraction from 12.3 acres at a maximum depth of 32 feet to 25.8 acres at a depth of 62 feet in excess of 25% of existing approval requiring conditional use approval as if establishing the use anew. The request also includes grading, excavation and stockpiling of materials in the 200 foot required excavation setback and 100 foot storage setback requiring additional variance and conditional use approvals and a request for a ten year time extension for the life of the extraction operations. Tax Parcels G SC 900004 and 4A.

4. Roberto Valadez – Owner, Section 23, Sugar Creek Township. Conditional use for expansion of an existing use being a church by greater than 25% in the A-1 Prime Agricultural District requiring conditional use approval for the church as if establishing the use anew. Tax Parcel GA 36000001.
1. Approved as per plans submitted for a expansion of an existing church with sanitary waste facilities, an parking lot on lands zoned A-1 as per plans submitted with all additional conditions.

2. Any infrastructural expansion of the facility beyond that identified on the approved plan will require additional conditional use review.

3. The project must meet all Federal, State, County, and local regulations including Walworth County Zoning, sign permit and sanitation approvals for all structures located on site.

4. The church must obtain a Land Disturbance, Erosion Control and Stormwater Permit approval from the County Land Conservation Office and the Town Engineer prior to new construction on site.

5. No camping on grounds shall be allowed.

6. No outdoor activities allowed after 10:00pm.

7. Outdoor lighting shall be shielded and directed on site.

8. No Outdoor PA or sound system will be allowed on site.

9. Any changes to the character, intensity, or use of this site not capable of being discerned by the Walworth County Land Management Department as consistent with this approval must be brought before the Land Management Committee for additional conditional use review.

10. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

11. There shall be no primary or secondary education facilities allowed on the property without approval for a school.

12. The church must obtain sanitation approval for the proposed sanitation system prior to any construction on site. If a Holding Tank is approved, the applicant must provide a copy of the contract between the applicant, waste hauler, and the sanitary treatment facility to insure that all waste is capable of being properly disposed.

Staff presents request and indicates this is consistent with Farmland Preservation.

Jim Samuels from the Church speaks regarding the application.

Speaking in OPPOSITION: Mark Gorecki

Jim Samuels speaks in rebuttal

Dave Weber motioned to approve. Seconded by Jim Van Dreser. Motion carried.

7-favor 0-oppose.

Disc Count #5:48:31 – 5:56:37

Adjournment

Dave Weber motioned to adjourn. Seconded by Rick Stacey. Motion carried.

7-favor 0-oppose

The meeting was adjourned at ____5:56____ p.m.

Submitted by Sheril Oldenburg, Recording Secretary.

Minutes are not final until approved by the committee at its next meeting.
<table>
<thead>
<tr>
<th>Township</th>
<th>Complainant</th>
<th>Description of Complaint(s)</th>
</tr>
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<tbody>
<tr>
<td>Ex: Section 10</td>
<td>Ex: Anonymous</td>
<td>Ex: 7 inoperable vehicles</td>
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<tr>
<td>BLOOMFIELD</td>
<td>Nick</td>
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<tr>
<td>DARIEN</td>
<td>Heather</td>
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<td>DELAVAN</td>
<td>Heather</td>
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<tr>
<td>EAST TROY</td>
<td>Darrin</td>
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<tr>
<td>GENEVA</td>
<td>Heather</td>
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<td>LAFAYETTE</td>
<td>Nick</td>
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<td>LAGRANGE</td>
<td>Darrin</td>
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<td>LINN</td>
<td>Heather</td>
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<td>RICHMOND</td>
<td>Darrin</td>
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<tr>
<td>SHARON</td>
<td>Heather</td>
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<td>SPRING PRAIRIE</td>
<td>Nick</td>
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<tr>
<td>SUGAR CREEK</td>
<td>Darrin</td>
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<td>TROY</td>
<td>Darrin</td>
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<tr>
<td>WALWORTH</td>
<td>Heather</td>
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<tr>
<td>WHITEWATER</td>
<td>Darrin</td>
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<tr>
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<tr>
<td>Ex:B D 100001</td>
<td>Ex:Anonymous</td>
<td>Ex: 7 inoperable vehicles</td>
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<tr>
<td>BLOOMFIELD (Nick)</td>
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<tr>
<td>DARIEN (Heather)</td>
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<tr>
<td>B D 3400004C</td>
<td>Town</td>
<td>Using commercial property for two businesses when only one business is permitted. Questionable septic system. Inspection on 1-31-2014 with Sanitation. Zoning violation letter sent/ 3000 pallets removed - extension granted till 4/6/2014/- pallet company is moving out HOLD till July 1, 2014/ Scheduled for July 17, 2014 public hearing before CZA/ 7-17-14 CZA denied/ Owner will do auto repair per previously approved CU./ Jan, 2015 Owner is now removing inoperable vehicles, working on sanitation issues and removing addition to rear of garage./ Owner is working on correcting septic system - waiting on weather. 4/15/15 zoning on-site. returned to auto repair. HOLD for Sanitation/ 3-3-17 Town informed County that tires and cars are collecting on the property. Needs inspection/ 4-6-17 violation letter sent/ 4-11-17 owner responded- his tenant left and now he will clean up property within 30 days.</td>
</tr>
<tr>
<td>B D 3400003</td>
<td>Town</td>
<td>Farm animal being kept on residential part of property. 7/9/19: Site visit - at least 1 goat in using commercial property for two businesses when only one business is permitted. 7/25/19: Sent violation letter to owner/ w/ 30 days to comply. 8/12/19: Spoke to JR Edmonds- told him animals have to go on AG portion of parcel. 8/30/19: Renters came in to office- discussed regs and need animals to be moved to AG portion of parcel. Looks like 1 area could put animal housing struct- need field verification when animals &amp; structures moved.</td>
</tr>
<tr>
<td>B D 3000001A</td>
<td>Staff</td>
<td>Additions to shed w/o permits, dumping &amp; burning of mtls in old mine. 8/6/19: MW &amp; HM site visit- witnessed truck going back to mine/ w/ load of wood mtls, coming out empty- went to business of owner- talked to owner who said wood pieces from biz go to get burned in mine site- MW told him that CUp needed for burning of waste mtls- he said he'd either stop or apply. Shed- new addtns w/o permits- but doesn't appear to be biz going on in shed. 8/7/19: MW sent viol letter. 9/3/19: MW said county brings brush into old mine &amp; burns. Nothing applied for yet. Nov. 2019- zoning permits applied for shed addtn, issued. Working w/ MW &amp; FA for permits for mine site.</td>
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<tr>
<td>DELAVAN (Heather)</td>
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<tr>
<td>FMT1 00002A</td>
<td>Staff</td>
<td>Retaining walls constructed w/o permit approvals w/in 75ft of OHWM. 7/19/18: Sent violation letter 7/27/19: Met w/ owners- they are going to try and prove ret walls were existing prior to re-construction, then apply for necessary permits. 11/12/18: Sent follow-up letter requesting correspondence. 12/3/18: Michelle Keller called- said she will e-mail photos of pre-existing lot conditions. 12/12/18: Convo w/ Michelle- told her landscape/ retaining walls in violation- grade change in violation- she was in disbelief of violations and was combative to the idea of restoring shoreyard to the pre-existing condition. Will have meeting in January. 1/28/19: Sent certified memo- need as-built survey for shoreline &amp; garage (per complaint from town), &amp; to call w/ in 30 days to set up apt w/ staff regarding violation of shoreyard ret walls &amp; grade change. 2/11/19: As-built survey submitted- all required setbacks met accdg to survey. 2/19/19: Spoke to Randy Keller- he will set up apt w/ zoning &amp; land cons staff to discuss next steps on existing waterfront violation within next 30 days.</td>
</tr>
<tr>
<td>FMT1 00002B</td>
<td>Staff</td>
<td>Structures constructed &amp; grade changes within 75ft of OHWM of Delavan Lk w/o approvals. 12/4/18: Site visit. 12/5/18: Sent violation letter. 12/19/18: Violation letter returned to office- forwarded to different address for reg. agent. 12/19/18. 1/2/19: Spoke to Mike McCarthy (RA for association), he will work w/ us to get permits &amp; bring property into compliance.</td>
</tr>
<tr>
<td>F D 3200013</td>
<td>Staff</td>
<td>2nd walkway constructed in shoreyard, exists within floodplain. 10/24/19: Applied for after-the-fact permits. 10/31/19: Sent violation letter w/ 30 days to comply (after permits to remove portion of walkway within floodplain). 11/5/19: Spoke to Greg Doherty from Shodeen- discussed violation. Need elevation survey, erosion permit, dbi permit fee w/ altered zn permit. Documents submitted.</td>
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<tr>
<td>FIA 00023</td>
<td>Anonymous</td>
<td>Pool too close to lake, grade changes within shoreyard, unpermitted deck too close to lot line, unpermitted increase to impervious surface. 9/19/19: Site visit performed-confirmed complaint. 9/20/19: Sent violation letter, and letter requesting as-built for zoning permit for pool. 10/21/19: Landscaper called- need as-built of parcel including all surfaces, and 1-foot contours.</td>
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<tr>
<td>EAST TROY (Darrin)</td>
<td>PA260300003</td>
<td>Anonymous Owner is running a contractor storage yard from their property zoned A-2.</td>
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<tr>
<td>PA435200001</td>
<td>Anonymous</td>
<td>Owner has brought tires back onto the property.</td>
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<tr>
<td>PR 00002</td>
<td>Town Police</td>
<td>Owner has several unlicensed/inoperable vehicles on his property that is zoned C-3</td>
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<tr>
<td>P ET1000005E</td>
<td>Town Building Inspector</td>
<td>Owner is running a boat repair and storage facility on property that is zoned R-1.</td>
</tr>
<tr>
<td>GENEVA (Heather)</td>
<td>JA342300001</td>
<td>Staff Patio in shoreland w/o permits. 5/8/18: Violation letter sent- 30 days to respond. 6/7/18: Bidr came in to office, is helping owner get started w/ permit process- gave until Aug. 1 2018 to have submitted paperwork. 9/5/18: Sent second (reminder) violation letter. Called Bidr- said I needed submittal; he said he’d bring in paperwork the next day. 1/30/19: Sent 2nd violation letter w/ 30 days to apply for permit/compliance. 4/8/19: Spoke to a builder, who is working on getting permits for Donald Kuta. Gave 1.5 months to get a survey done &amp; come meet w/ staff or apply for permits.</td>
</tr>
<tr>
<td>JLCB 00758</td>
<td>Staff</td>
<td>Accessory structure on parcel without permit approval, and possibly in non-compliant location. 8/15/18: Violation letter sent w/ 30 days to comply. 8/27/18: Met w/ Sandy Busking- gave her permit paperwork, discussed compliant locations for structure. She agreed to apply for permits &amp; move structure to compliant location.</td>
</tr>
<tr>
<td>J G 3200009</td>
<td>Staff</td>
<td>Illegal beach constructed in shoreyard 1/29/19: Sent violation letter: 30 days. 2/15/19: Martin Murphy called &amp; spoke to HM- Martin expressed a 3rd beach (possibly illegal) exists in addition to the existing (1 of which illegal) beaches. He requested my file documents on the beach I issued a violation letter for- I sent him the images I printed from Google Earth. County GIS. He felt the beach is not illegal. He stated he would sue me personally, as well as Michael Cotter &amp; Shannon Haydin for harrassment. I told him that he has not yet received a citation for many of his violations, that we are reaching out to him with letters trying to correct the violations, which is the opposite of harrassment. He feels that someone in our office is directly targeting him and his properties. I informed him that looking into initial violations is what is leading us to the other existing violations, as well as the information he provided in his deposition for the federal case he is in with the county. I told him if he addresses and corrects these violations, there will be nothing for us to enforce. 11/21/19: Sent email to owners- requesting cooperation toward compliance or citations. 12/11/19: Owner came in for mtg; going to provide documentation that 3 beaches existed for &gt;10 yrs.</td>
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<tr>
<td>JCOM 00005, JCOM 00005A, JCOM 00005B</td>
<td>Staff</td>
<td>Illegal separation of parcels, creating violation of accessory structure on vacant parcel. 1/7/19: Sent violation letter w/ 30 days. 2/15/19: Marty Murphy called &amp; spoke to HM- I told him county review is required for this parcel split, and he doesn’t think that is the case. (This was in the same conversation as listed above on J G 3200009.) 11/21/19: Sent email to owners- requesting cooperation toward compliance or citations. 12/11/19: Owner came in for mtg; owner is working on bringing into compliance.</td>
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<tr>
<td>JLCB 00791</td>
<td>WI DNR</td>
<td>Ground disturbance, filling, excavation, grading &amp; vegetation removal in shoreland/floodplain/wetlands. 12/14/18: Sent violation letter. 12/19&amp;20/18: Neighbor (who is/has been performing activities) stopped in office, discussed violations, asked for site plan of what was done. He stated the owner of the property does not know he did this. Certified letter sent to owner on 12/14/18 in AZ. Rec’d certified letter back that was re-sent to owner. Do not know of any other addresses for them. George Krause came in office again, talked to me &amp; Fay- we explained to him that owner needs to apply for permits, not to perform any work.</td>
</tr>
<tr>
<td>JLCB 01211</td>
<td>Anonymous</td>
<td>Accessory structure on vacant parcel. 12/14/18: Sent violation letter. 12/20/18: Spoke to Bryan, he said when he put bldg on vacant parcel, zoning office told him no permit required &amp; that he talked to staff @ that time (1997ish). I told him I’d look for any notes. 1/7/19: Spoke to owner- told him shed needs to be removed or apply for variance. He plans to move shed to different property- gave deadline of June 1 2019 to move. 5/8/19: Sent reminder letter of June 1 agmt. Owner asked for more time due to wet weather cndtns. HM asked for an anticipated date.</td>
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<tr>
<td>JA 79200001, JA 79200002</td>
<td>Anonymous</td>
<td>Signs w/o permits in road right-of-way. 5/3/19: Sent violation letter to owner of both properties- sign violations, structure erected w/o permits &amp; too close to lot line, businesses being operated w/o CUP approvals. 5/7/19: Spoke to representative of owner- will remove illegal signs, get sign permits, removing illegal structure, and make apt w/ Matt to discuss CUPs. 7/24/19: Site visit- site still in violation of everything mentioned above. 7/26/19: Asked township if owner has applied for anything at town yet- they said no.</td>
</tr>
<tr>
<td>J G 2300004D</td>
<td>Anonymous</td>
<td>Running landscaping business/wood cutting business out of A-1, no CUPs. 6/27/19: HM &amp; MW went to site, spoke w/ owner. Told him he needs to either apply for CUP for farm-fam biz &amp; store all mtl’s indoors, or re-zone to A-4 &amp; get CUP for contractor’s storage yard. 7/11/19: Staff sent letter w/ notice of violation. 7/24/19: Atty called on behalf of owner- MW gave her options of bringing site into compliance. Owner applied for CUP. 9/16/19: Met w/ atty- went over violations on site. Owner &amp; atty working on compliance of all structures. 12/6/19: NZ permit submitted. Then Denial letter sent.</td>
</tr>
<tr>
<td>JLCB 02313</td>
<td>Anonymous</td>
<td>New structures within shoreyard, new parking area within setbacks &amp; road right-of-way, impervious surface increase w/o permits which may exceed allowance, unpermitted vegetation removal within vegetative buffer zone, implied CUP for outdoor food &amp; bev significantly expanded, new non-compliant signs w/o permits. 10/23/19: Site inspection posted ‘stop work order’ on site while working on parking area. 10/28/19: Mtg w/ owner- he denied expansion of implied CUP, new structures, new signage, and most vegetation removal. 11/1/19: Violation letter sent. 12/3/19: Met w/ owner &amp; atty- went over all violations and game plan to move forward for compliance.</td>
</tr>
<tr>
<td>JCON 00017</td>
<td>Staff</td>
<td>Structures have been placed within floodplain &amp; shoreyard. New gravel parking area constructed without permit approvals, may not meet required septic setbacks. 11/5/19: Posted Stop Work Order @ site. Piles of dirt in yard intended for filling floodplain/shoreland area- no permits. 11/8/19: Spoke to house builder- discussed requirement for as-built, no filling within shoreyard/floodplain. Also spoke to owner (Lester)- told him requirements of floodplain/shoreland/shoreyard. Discussed timeline for permits/compliance. Discussed as-built survey for house that is required. 11/12/19: Violation letter sent, memo for as-built sent. Owner currently working with staff for permitting and compliance.</td>
</tr>
<tr>
<td>LAFAYETTE (Nick)</td>
<td>Anonymous</td>
<td>Complaint of shed without a permit. 8-23-18: Spoke to owner. 8-24-18: Violation notice sent. Owner met with staff. She will need to rezone her home from the business district to a residential district and then get a permit for the shed. This site is currently on the Town agenda for Nov hearing and Dec decision. -3-4-19: Owner applied at county. April- Rezoned to County Board. 6-7-19: Left message for owner. Need to finish this up 6-19-19: Owner called and made appointment for 7-3-19, 7-12-19: Permit is issued. Shed still needs to be moved.</td>
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</tbody>
</table>
**Description of Violation(s)**

- **Anonymous**
  - 5-7-18: Complaint of digging in stream and people living in campers on property. 5-8-18: Inspected and spoke to owner. Was asked to leave property. 5-11-18: Sent letter requesting inspection and referencing violations I had seen. 5-23-18: Met owner and his attorney on site. Found a large number of violations. Most violations had to do with the shoreline and vegetation. There were also approx 7 structures without permits. Met with owners and attorney. They should have a current survey by mid-July. We agreed to wait on the survey as it will help everyone involved. 7-24-18: Survey is done, but they are getting the surveyor to add the setback from the stream. 8-7-18: Got message that survey is done. 8-17-18: Attorney says client is going out of town for a week and then they will get me a plan to review.
- **Town**
- **Anonymous**
  - Construction of decks/patios w/o permit approvals. 8/2/18: Sent violation letter. Spoke to Dan (landscaper), told him permits were needed & discussed how to alter deck/patio to be compliant. He agreed to apply for after-the-fact permits. Nov. 8-6-18: Owner called and said landscaper working on submitting paperwork for permits. 11-26-18: Met owner and attorney on site. Found a large number of violations. Most violations had to do with the shoreline and vegetation. There were also approx 7 structures without permits. Met with owners and attorney. They should have a current survey by mid-July. We agreed to wait on the survey as it will help everyone involved. 7-24-18: Survey is done, but they are getting the surveyor to add the setback from the stream. 8-7-18: Got message that survey is done. 8-17-18: Attorney says client is going out of town for a week and then they will get me a plan to review.
- **Anonymous**
- **Anonymous**
  - Owner is using an accessory structure to house agricultural animals, but the building is not 100' from the side lot line. Only permitted for residential use.
- **Staff**
  - Construction of deck and stairs to lake, restoration of lake shore path w/o permits. 9-15-17: Wrote violation letter; 9-20-17: Patti Petersen & Bill Host came in for meeting with me; they are in the process of obtaining an after-the-fact permit. Oct: Patti called again; she said they had to return to FL sooner than anticipated, and said they are going to move deck next spring (2018). I let them know they needed to obtain permits for deck construction that was done, and I will work with them when they return to WI.
- **Anonymous**
  - Retaining wall within shoreyard built w/o permits 1/23/18: Sent violation notice. Notice was returned as unclaimed. 3/2/18: Re-sent violation letter to listed mailing address and physical address. 3/15/18: Mgt w/o owners- told them next step is to have survey done. Will be in contact when that is finished. 5/30/18: Met w/ owners; survey shows structure <75ft to OHWM of creek. Next step is apply for after-the-fact ZN permit, denied, then variance appl. 6/25/18: Nancy called & said surveyor should be out there within next week or 2. 7/24/18: Spoke to surveyor re: site, he is working on setbacks needed to be shown. Mgt w/ owners scheduled for 10/11/18 w/ updated survey. 10/11/18: Met w/ Nancy- discussed options for bringing property into compliance- told her to contact office in Jan. 2019 w/ decisions. 1/31/19: Sent follow-up letter requesting correspondence w/in 30 days.
- **Anonymous**
  - Structures constructed w/o permits. 5/9/18: Site visit, new structures present. 5/10/18: Violation letter sent. 5/16/18: Mgt w/ owner- told him what is needed for permits, need apt w/ staff & Matt W to discuss use. Owner met w/Matt W, getting paperwork together for permits. See citation section.
- **Staff**
  - Construction of deck/patios w/o permit approvals. 8/2/18: Sent violation letter 8/6/18: Owner called and said landscaper working on submitting paperwork for permits. 8/6/18: Wendy Becker called, said landscaper was in charge of permitting. 8/20/18: Spoke to Dan (landscaper), told him permits were needed & discussed how to alter deck/patio to be compliant. He agreed to apply for after-the-fact permits. Nov. 18: Permits applied for.
- **Anonymous**
  - As-built survey for replacement of existing shorepath, walks & drives not in compliance with permit issued, nor with shoreline ordinance. New retaining walls added & existing ones expanded within 75' of OHWM. 1/30/19: Sent memo of noncompliance.
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<tbody>
<tr>
<td>RB5 00090</td>
<td>Staff</td>
<td>Garage converted into dwelling, used for overnight stays/short-term rentals. 1/31/19: Sent violation letter w/ 30 days.</td>
<td>74-37, 74-54</td>
<td>Barry Hinkeldey - 3/8/19: HM performed site visit- spoke to Chris (wife) &amp; took photos of inside of accessory structure apartment. 3/14/19: Mtg @ LURM w/ owners- they are going to work on finding substantiation that dwelling unit is pre-1974. 11/18/19: Sent follow-up letter requesting information. 12/6/19: Owners came into office- discussed more options on how they could prove dwelling existed prior to ordinance. Gave them more time.</td>
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<td>IL 1000003A</td>
<td>Staff</td>
<td>3/8/19: HM observed 2 new structures in open field w/o permits. 3/13/19: Sent violation letter; 30 days to reply. 3/19/19: Mtg @ LURM w/ owners- owners are going to work w/ an atty &amp; surveyor, may take bids down, may work on permits. Will let staff know. Working on getting wetland delineation.</td>
<td>74-37</td>
<td>David &amp; Susan Kronwall</td>
</tr>
<tr>
<td>ISA 00004</td>
<td>Staff</td>
<td>Structures w/o permits, unpermitted ground disturbance, increase in impervious surface w/o approvals. 5/3/19: Land Cons took photos of site &amp; violations. 5/8/19: Sent viol letter- 30 days to comply. 5/13/19: Owner came in &amp; discussed permitting &amp; compliance options. Working on getting updated survey to submit permits. Permits submitted- need more info from owner before denying permit so he can apply for variance. 8/5/19:2N permit denied. Owner to apply for variance. Nov. 13th BOA hearing date.</td>
<td>74-162, 74-174, 26-61</td>
<td>Daniel Kelly - Variance for shed approved, hot tub denied. 11/22/19: Met w/ D.Kelly- hot tub removed. Wants to extend driveway- needs permits, will add to existing permits. Currently working on this w/ staff. 12/6/19: Met w/ Dan Kelly- discussed permits.</td>
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<tr>
<td>IL 1100001A1</td>
<td>Anonymous</td>
<td>New fence constructed within shoreyard setback. 6/4/19: Site visit by HM, photos of new fence. 6/21/19: Sent viol letter w/ 30 days to comply. 7/8/19: Spoke to Atty on behalf of owner- gave fence regs from ordinance- currently working on getting permits to remove noncompliant fence.</td>
<td>74-174</td>
<td>Claudia Bauer Trust</td>
</tr>
<tr>
<td>ICI 00001</td>
<td>Staff</td>
<td>Vegetation removal along shoreline, increase in impervious surface w/o permits. 6/17/19: Site visit, 6/19/19: Sent memo- need as-built for recently constructed garage. Met w/ contractor- went over permit requirements and submittals needed.</td>
<td>74-162</td>
<td>Bolhous</td>
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<tr>
<td>IGL 00021</td>
<td>Anonymous</td>
<td>Accessory structure placed or relocated w/o permit approval, may not meet setbacks. 8/5/19: David Butler called- will measure &amp; apply for permit. 8/8/19: Permit submitted. 8/14/19: Permit approved. Once moved to compliant location, need survey or survey waiver form &amp; complete permit.</td>
<td>74-37</td>
<td>David Butler</td>
</tr>
<tr>
<td>IBA 000014</td>
<td>Staff</td>
<td>Patio on boathouse w/o permit approvals &amp; within shoreyard. 4/2019: Staff inspection- concrete patio present. Contractor agreed to remove patio area &amp; replace w/ vegetation. 8/16/19: Staff inspection- concrete patio removed &amp; gravel patio in its place. Contractor notified- disputes that it is a &quot;patio&quot;. 8/26/19: Violation letter sent to owner &amp; contractor. Working w/ contractor for permits to construct walkway by boathouse. Currently working on permit for walkway on site- may go for variance. Appealing interpretation at BOA on Jan. 8, 2020.</td>
<td>74-162, 74-174</td>
<td>Feldstein/Bovis</td>
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<tr>
<td>Lyons 11-29-18</td>
<td>NIP 00014</td>
<td>Complaint of junk cars, 11-30-18: Inspection. Spoke to owner. They agreed to work on it. 12-3-18: Letter sent to follow up. 2-5-19: On-site. Spoke to owner. Two vehicles remain. One is being sold and one towed. Owner agreed that property would be compliant by March 1. 3-4-19: Owner called. She inherited vehicles from her dad. She recently found that her dad never put them in his name when he inherited from her grandfather. She is sorting this out with her attorney and DMV. I gave her until April 4.</td>
<td>74-54</td>
<td>Hobbick-6-5-19: Onsite. Vehicles are still there as well as a third now. 6-6-19: Citation issued. <em>see citation section.</em></td>
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<td>Town of Lyons</td>
<td>8-21-17: Received a complaint about a large number of inoperable vehicles and other scrap on a property in an industrial park. Did on-site inspection and spoke briefly to the owner. He has an auto repair shop, but the property is covered in old vehicles, demolished trailers, etc. Owner was not in a mood to discuss the situation. Told him I would send a letter. Letter sent informing him that he is not zoned properly for an automobile salvage yard/scrap yard. 8-29-17: Spoke to owner. He will work it on and call me back in a couple weeks with a progress report.</td>
<td>74-56</td>
<td>Herbert Otto- 10-20-17 did an inspection. Nobody was on site, but a substantial amount of progress has been made. I called the owner and he said he is still working on it, but progress will slow as the easy stuff went first. He is reliant on others to take the vehicles without titles, etc. He could not give me any kind of timeframe, but I was satisfied for now that he is taking the task seriously so I agreed to give him more time. <em>See Citation Section</em></td>
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<tr>
<td>N LY1800001A</td>
<td>Town and Neighbor 11-7-19: Received 2 complaints of multiple unregistered vehicles being stored on a vacant parcel. Sent violation notice.</td>
<td>74-51</td>
<td>Stonegate Construction LLC: 12-13-19: Vehicles were removed by deadline. <em>compliant</em></td>
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</tr>
<tr>
<td>C R 27000004I</td>
<td>Anonymous Owner is running a kennel on the property without proper review and approval.</td>
<td>74-52</td>
<td>Robert Wierenga Letter sent 11/9/19</td>
<td></td>
</tr>
<tr>
<td>C R 17000003A</td>
<td>Township Owner is doing alterations to the structure without proper review and approvals. Owner is also storing and displaying boat lifts and pier sections. Depending on plan for the property this may not be allowed without a conditional use permit.</td>
<td>74-55</td>
<td>Turbo LLC Letter sent 10/2/19 - Owner is working through the Township to get a conditional use permit and then will proceed to the CZA.</td>
<td></td>
</tr>
<tr>
<td>SHARON (Heather)</td>
<td>AA301600001 Town FD Dwelling in part of accessory structure. Contractor's storage yard w/o proper zoning or CUP. 2/11/19: sent violation letter. Was returned as 'unclaimed'. 3/8/19: Site visit - spoke to renter- she said half of detached garage she uses- she didn't know what other half was used for. Gave her my card to give to Philip- that he should call me. Took photos-business equipment in barn. 11/21/19: Re-sent violation letter- 1 certified, 2 uncertified- 30 days or citation. Staff to discuss with Nass' attorney.</td>
<td>74-37, 74-51</td>
<td>Philip Nass</td>
<td></td>
</tr>
<tr>
<td>SPRING PRAIRIE (Nick)</td>
<td>AA307100001 Anonymous Structure being constructed w/o permit approvals, auto salvage yard on A-1 zoned parcel. 7/11/19: Issued 2 citations. 8/8/19: Atty called on behalf of STE wants to get site into compliance. I explained permit process, gave info on auto salvage yards. 8/19/19: Owner submitted after-the-fact zoning permit. 8/21/19: Owner called, scheduled site visit. Extended hearing to Oct. 2 2019. 9/27/19: Met owner on site - discussed auto salvage yard violations. Owner agreed to have site in compliance by Oct. 2 2019. 11-14-19: House is gutted and will slow as the easy stuff went first. He is reliant on others to take the vehicles without titles, etc. He could not give me any kind of timeframe, but I was satisfied for now that he is taking the task seriously so I agreed to give him more time. <em>See Citation Section</em></td>
<td>74-37, 74-51</td>
<td>STE Properties LLC - 11/25/19: Violation letter for bus business sent. Will perform future site visit to ensure business busses are removed from site.</td>
<td></td>
</tr>
<tr>
<td>SUGAR CREEK (Darrin)</td>
<td>O SP2300002B1 Town Owners acquired a house being moved from a highway project and put it on their land. They got permits to place it properly, but the permits have expired (2+ years) and they have not moved it to the proper location. 3-18-19: Violation notice sent. 3-21-19: Letter rcvd. Spoke to owner. He hopes to move it to a different location. 4-16 &amp; 4-18-19: Owner left messages that a different individual owns the house and they have determined it is still sound. 4-22-19: Spoke to owner of house. 5-7-19: Left message for property owner. Need to move forward with something. 5-8-19: Owner called with update. 6-2-19: Owner called with update. 6-18-19: Owner called with update. 7-8-19: Owner called with update.</td>
<td>74-37</td>
<td>Ross and Jill Stowell- 8-22-19: Called owner. Told him something has to happen. Gave him 7-8-19: Violation notice sent. 10-21-19: House has been moved onto gravel area and is being disassembled. 11-14-19: Owner left message. House is gutted and will hopefully be down in a week. 12-3-19: Told calling owner for status. No answer, no voicemail. Owner called back and said he says people lined up after deer season. 12-26-19: Left message for owner.</td>
<td></td>
</tr>
<tr>
<td>SUGAR CREEK (Darrin)</td>
<td>OA409500003 Town 11-4-19: Received complaint from Town. &quot;Tiny Home&quot; structure placed on lot. 11-6-19: Violation notice sent.</td>
<td>74-37 and 74-52</td>
<td>Kathleen Wojtasiak</td>
<td></td>
</tr>
<tr>
<td>GLW 00349</td>
<td>Anonymous Owner has more than one unlicensed or inoperable vehicle on the property.</td>
<td>74-181</td>
<td>Joel Matranga - Letter sent 12/6/19</td>
<td></td>
</tr>
<tr>
<td>G SC1400001</td>
<td>Anonymous Owner has more than one unlicensed or inoperable vehicle on the property.</td>
<td>74-51</td>
<td>Vicky Brockmann - Letter sent 12/6/19</td>
<td></td>
</tr>
<tr>
<td>GA421300002</td>
<td>Anonymous Owner has installed an outside light on their building that is shining onto the neighbors property.</td>
<td>74-96</td>
<td>Interlaken LLC, C/O Jacqueline Jennison Letter sent 10/2/19. Letter came back resent to different address. Spoke to the owner and they will take care of the light issue. Will perform future site visit.</td>
<td></td>
</tr>
<tr>
<td>GLW 00094</td>
<td>Anonymous Owner has more than 6 chickens and also has a rooster on property that is zoned R-1</td>
<td>74-52</td>
<td>Nathaniel Boas - Letter sent and came back twice. Try again with unmarked envelope.</td>
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<tr>
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<tr>
<td>GI 00465</td>
<td>Anonymous</td>
<td>Owner has constructed an accessory structure on their property and the neighbors property without proper review and approval</td>
<td>74-37</td>
<td>Jenny Krueger Scott Site inspection 11/30/17 Letter sent Either going to work with the neighbor to buy the property or going to bring the property into compliance by June 1, 2018. Property has changed hands and now working on survey. 7/6/18. Working on completing moving or removing the accessory buildings by 8/1/19.</td>
</tr>
<tr>
<td>GLW 00216</td>
<td>NA</td>
<td>Short Term Rental</td>
<td>74-181</td>
<td>Piper Ginsburg (Dolan), three citations issued for short term rentals conducted during the summer of 2017. Attempts to gain compliance have been unsuccessful. Court is scheduled for September 20, 2017. (Shannon)</td>
</tr>
<tr>
<td>TROY (Darrin)</td>
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<tr>
<td>L T 3400008A</td>
<td>Anonymous</td>
<td>Owner has a light that is creating a glare that is leaving the property.</td>
<td>74-96</td>
<td>Ryan Mahnke Letter sent 12/18/19</td>
</tr>
<tr>
<td></td>
<td>Staff</td>
<td>Owner constructed an addition to the residence without proper review and approval.</td>
<td>74-37</td>
<td>Martha Ponther Letter sent 11/8/19 Porch has been removed - Closed</td>
</tr>
<tr>
<td>L T 2600011</td>
<td>Township</td>
<td>Owner has constructed an accessory structure on their property and the neighbors property without proper review and approval</td>
<td>74-51</td>
<td>Karen Braam Letter sent 11/8/19</td>
</tr>
<tr>
<td>L T 3600003</td>
<td>Township</td>
<td>Owner is allowing camping on their property without proper approval</td>
<td>74-51</td>
<td>Yggdrasil Land Foundation Inc. Letter sent 9/5/19. Owner contacted the office and stated they will not allow camping anymore. They took the listing off the webpage.</td>
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<td>WALWORTH (Heather)</td>
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<tr>
<td>EA177000001</td>
<td>Town</td>
<td>Violations of existing CUP for contractors storage yard for landscaping &amp; snowplowing business. Took photos from road; send violation letter on 5/6/19. 5/10/19: Met w/ owner will work on getting after-the-fact permits for structures, will bring site back into compliance w/ CUP &amp; CUP site plan. 6/28/19: Have heard nothing since 5/10, no permits submitted yet. Sent letter w/ 15 days to submit permits. 7/23/19: Permits submitted. 7/20/19: ZN permit approved, still need to verify site compliance w/ CUP.</td>
<td>74-37</td>
<td>Deborah Moore 10/10/19: Planning Dept. sent letter- deadline of Oct. 24th to apply for amendment or be compliant. 11/6/19: Site drive-by: noncompliant. Matt Moore called today- will have sie compliant by today. Discussed CUP conditions &amp; site plan. Will check site again for compliance.</td>
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<tr>
<td>EA155300001</td>
<td>Town</td>
<td>Automotive salvage yard on A-1 zoned parcel, as well as a potential auto-repair business. 6/18/19: Site visit- photos. 6/19/19: Sent violation letter w/ 30 days to comply. 6/24/19: Owner called HM- he said he only works on his own vehicles/family vehicles - no incentive. I told him no business can be operated as such on this parcel as-is. He said he'd move the unlicensed/inoperable vehicles in doors or off-site. 7/3/19: Owner let staff know he is working on getting things together to apply for an addition to existing acq struct to store vehicles.</td>
<td>74-37, 74-51,</td>
<td>Casey Britton</td>
</tr>
<tr>
<td>WHITEWATER (Darrin)</td>
<td></td>
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<tr>
<td>DSO 00031</td>
<td>Anonymous</td>
<td>Constructed a broadband tower on a property without proper review and approval</td>
<td>74-37</td>
<td>Brian Magli Letter sent 11/19/19</td>
</tr>
<tr>
<td>DMP 00005</td>
<td>Anonymous</td>
<td>Owner is allowing overnight stays in an accessory structure</td>
<td>74-165, 74-162</td>
<td>WWP LLC Letter sent 11/14/17 Site inspection 12/1/17. Nobody is living in the shed, but the shed is not in a compliant location and was placed on the property without proper review and approval. Owner deciding best course of action to bring into compliance.</td>
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<tr>
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<tr>
<td>Ex:B D 100001</td>
<td>Ex: Anonymous</td>
<td>Ex: 7 inoperable vehicles</td>
<td>Ex: 74-54/56/65/131</td>
<td>Smith, Joe</td>
</tr>
<tr>
<td>BLOOMFIELD</td>
<td>(Nick)</td>
<td>Auto salvage yard exists on A-2 zoned parcel. This is not an allowed use in A-2 districts. 7/1/19: Rec'd complaint from town that site is again not in compliance. Staff had been working with owner in past 12 months for this violation- site was ultimately brought into compliance Jan. 2019. 7/24/19: Site visit- at least 2 vehicles w/o rear license plates on property outdoors, meeting auto salvage yard definition. 7/25/19: Issued citation- Hearing for Oct. 2 2019. 10/2/19: Spoke to Strickler prior to hearing- he agreed to work on compliance- extended hearing to Dec. 4th.</td>
<td>74-51</td>
<td>Thomas Strickler - 11/22/19: Strickler sent email- he will not be able to meet our agreed anticipated deadline of Dec. 4 to remove vehicles from site. He is trying to bring into compliance a different way. I told him if there is no progress made by Dec. 4th he will have to enter plea or pay citation.</td>
</tr>
<tr>
<td>DARIEN</td>
<td>(Heather)</td>
<td>Town</td>
<td>Structures constructed w/o ZN permits, structures &amp; grade changes within shoreyard setback, vegetation removal within veg buffer zone, impervious surface increased beyond 40% allowed. Hearing date set for Jan. 22 2020. Owner's working w/ landscaper for permits.</td>
<td>74-162, 74-174</td>
</tr>
<tr>
<td>FA139700001</td>
<td>Anonymous</td>
<td>Structure being constructed w/o zoning permit approvals.</td>
<td>74-37</td>
<td>ATS Limited</td>
</tr>
<tr>
<td>EAST TROY</td>
<td>(Darrin)</td>
<td>Anonymous</td>
<td>The defendant has several unlicensed/inoperable vehicles on land that is zoned A-2.</td>
<td>74-51</td>
</tr>
<tr>
<td>P ET 900008/PMGH00001</td>
<td>Anonymous</td>
<td>The defendant constructed an accessory structure without proper zoning review and approval.</td>
<td>74-162</td>
<td>Robert Bern - citation issued 12/5/17. Resent 2 more times as the citations came back undelivered. - Continued citations to 5/16/18 - Issued citation 10/1/18. Re-issue citations - court date 2/6/19. Owner has Certified Survey Map done and getting approval from Township and State first and then onto the CZA.</td>
</tr>
<tr>
<td>GENEVA</td>
<td>(Heather)</td>
<td>Anonymous</td>
<td>Small engine repair biz w/o CUP, contractor storage yard w/o CUP, signs in non-compliant locations w/o permits, structure w/o permits that appears to be too close to lot line. 7/24/19: Issued 5 total citations for 2 sites- court hearing for Sept. 11 2019. 7/30/19: Sign permit applied for- signs not in compliant location- still waiting for new site plan. 9/10/19: They are working on getting CUP for businesses. Extended hearing to Dec. 4th. 11/21/19: Sign permits applied for.</td>
<td>74-55, 74-57, 74-59</td>
</tr>
<tr>
<td>JCON 00003B</td>
<td>Staff</td>
<td>Construction of house addition commenced prior to zoning permit issuance.</td>
<td>74-162</td>
<td>Dana Montana</td>
</tr>
<tr>
<td>JA342300001</td>
<td>Staff</td>
<td>New deck/patio and step structures constructed within required shoreyard setback of Lake, structures constructed &amp; impervious surface increased w/ permit approvals.</td>
<td>74-162, 74-174</td>
<td>Donald Kuta</td>
</tr>
<tr>
<td>LAGRANGE</td>
<td>(Darrin)</td>
<td>Staff</td>
<td>Placed a trailer and signage for the sale of fireworks without obtaining the proper Zoning permits.</td>
<td>74-37</td>
</tr>
<tr>
<td>LINN</td>
<td>(Heather)</td>
<td></td>
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<tr>
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<tr>
<td>IL 2700012</td>
<td>Neighbor</td>
<td>Structures placed/constructed on parcel without permit review or approvals. 12/5/18: Issued citation. 12/10/18: Met w/ Leonor Hernandez- told her to get updated survey &amp; re-meet to apply for after-the-fact permits, and keep in-touch w/ progress of survey. 1/16/19: Met w/ Leonor &amp; bid? Still need CUP for outdoor food &amp; beverage. Working on getting a survey, then will meet again to discuss what permits are needed. Extended court hearing to April 3rd 2019.3/3/19:HM, MW mtg w/ Leonor- survey was performed; next applying for CUP for outdoor food &amp; bev, then zoning permits. Requested to extend court hearing to July 10 2019.</td>
<td>Hobbick-6-5-19:Onsite. Vehicles are still there as well as a third now. 6-6-19:Citation issued. Herbert Otto-11-27-17:Inspection found little/no improvement. Citation issued with 1-10-18.8/21/19: Owner met w/ planning staff- re: CUP. I told owner after-the-fact zoning permits must be submitted before court or they will have to appear &amp; enter plea. Permits submitted later same day. Court hearing extended to Oct. 2 2019. Zoning permit applied for. CUP Use permit applied for. Extended court hearing to December 4th.12/4/19:Default judgment entered at court hearing- no one showed up for Zenda Tap. 12/11/19:Owner met w/ LURM staff submitted final materials for CUP hearing.</td>
<td>Leonor I Hernandez (Zenda Tap) 7/10/19: Spoke to property owner- CUP being submitted. Extended hearing date to Aug. 21 2019. 8/13/19:Staff called owner- recommended upcoming event be moved or canceled- that they did not have proper permits to hold such event. 8/21/19: Owner met w/ planning staff- re: CUP. I told owner after-the-fact zoning permits must be submitted before court or they will have to appear &amp; enter plea. Permits submitted later same day. Court hearing extended to Oct. 2 2019. Zoning permit applied for. CUP Use permit applied for. Extended court hearing to December 4th. 12/4/19: Default judgment entered at court hearing- no one showed up for Zenda Tap. 12/11/19: Owner met w/ LURM staff submitted final materials for CUP hearing.</td>
</tr>
<tr>
<td>IFR 00003</td>
<td>Staff</td>
<td>Structure (patio) constructed on parcel without permit approvals- and not in compliance with zoning permit issued, nor BOA decisions. Also exceedence of impervious surface allowed on parcel. 12/6/18: Citations issued. 1/17/19: Spoke to Kim Trent, gave him list of what we need for zoning permit, what needs to be done to bring property into compliance. Extended hearing to May 15th 2019 to allow time for compliance activity. 1/23/19:Initial court hearing- Atty present on behalf of Trent; court hearing extended to May 15 2019, givingatty time to work w/ zoning to bring site into compliance. Trent working w/ landscaping company to get permits for 200sf patio area in shoreyard. Extended hearing to 7/10/19 for complete permit submittal.</td>
<td>74-37, 74-162, 74-174</td>
<td>Carl Trent- Initial hearing set for 1/23/19. 7/18/19: Owner plans to hire landscaper to do plans/permit. Extended hearing date to Aug. 7 2019. 7/24/19: Spoke to landscaper describing what is needed for this site to be in compliance. They are working on plans w/ owner. 8/7/19: Hearing extended to Sept. 11. 8/26/19: Permits submitted for past activities on parcel. Need more information on permit submittal. Surveyor working on this. Extended hearing to Dec. 4, 2019 hoped to have compliance on site by then. 12/4/19: Court hearing- Atty Duquette’s office entered ‘not guilty’ plea for Trent. Date to be set for trial.</td>
</tr>
</tbody>
</table>

**LYONS (Nick)**

**LAFAYETTE (NICK)**

<table>
<thead>
<tr>
<th>Township/Tax Key</th>
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</thead>
<tbody>
<tr>
<td>NLC 00081</td>
<td>Town of Lyons</td>
<td>11-29-18: Complaint of junk cars. 11-30-18: Inspection. Spoke to owner. They agreed to work on it. 12-3-18: Letter sent to follow up. 2-5-19: On-site. Spoke to owner. Two vehicles remain. One is being sold and one towed. Owner agreed that property would be compliant by March 1. 3-4-19: Owner called. She inherited vehicles from her dad. She recently found that her dad never put them in his name when he inherited from her grandfather. She is sorting this out with her attorney and DVM. I gave her until April 4.</td>
<td>74-54</td>
<td>Hobick-6-5-19: Onsite. Vehicles are still there as well as a third now. 6-6-19: Citation issued with 7-24-19 court date. Owner did not appear in court. Citation defaulted. 9-17-19: Inspection. No improvement. Citation issued. Service of citation was not achieved.</td>
</tr>
<tr>
<td>NIP 00014</td>
<td>Town of Lyons</td>
<td>8-21-17: Received a complaint about a large number of inoperable vehicles and other scrap on a property in an industrial park. Did on-site inspection and spoke briefly to the owner. He has an auto repair shop, but the property is covered in old vehicles, demolished trailers, etc. Owner was not in a mood to discuss the situation. Told him I would send a letter. Letter sent informing him that he is not zoned properly for an automobile salvage yard/scrap yard. 8-29-17: Spoke to owner. He will work on it and call me back in a couple weeks with a progress report. 10-20-17: Did an inspection. Nobody was on site, but a substantial amount of progress has been made. I called the owner, and he said he is still working on it, but progress will slow as the easy stuff went first. He is reliant on others to take the vehicles without titles, etc. He could not give me any kind of timeframe, but I was satisfied for now that he is taking the task seriously so I agreed to give him more time.</td>
<td>74-56</td>
<td>Herbert Otto-11-27-17: Inspection found little/no improvement. Citation issued with 1-10-18 court date. Citation was Paid. 2-22-18: Inspection. Still out of compliance. Citation issued w/ 4-4-18 court date. Citation was paid. 7-20-18: Inspection. Still out of compliance. Citation issued w/ 8-22-18 Court date. 8-22-18: Owner paid citation and did not appear at court. 2-5-19: On-site. No improvement. Citation issued with 3-6-19 court date. Citation has been Paid. 9-17-19: Inspection. No improvement; has gotten worse. Citation issued (5th one). 10-16-19: Owner did not appear. Default judgement entered. 6th citation issued on 12-6-19. Jan 8, 2020 court date.</td>
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<tr>
<td>NA356600001</td>
<td>Town Building Inspector and Fire Inspector</td>
<td>Converted single family house into a multi-family house or a boarding house. There was a fire call and the firemen that entered the house were very concerned with the layout/safety. Tax assessor reports confirm it is a 4-unit multi-family. Violation letter sent.</td>
<td>74-37, 74-51</td>
<td>Vernel and Donald Comstock</td>
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<tr>
<td>RICHMOND (Darrin)</td>
<td>Anonymous</td>
<td>Owner has converted rental rooms into apartments creating more dwelling units than what is allowed on the property.</td>
<td>74-182</td>
<td>Wanda Kochaniak</td>
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<td>SPRING PRAIRIE (Nick)</td>
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<td>SUGAR CREEK (Darrin)</td>
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<td>TROY (Darrin)</td>
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<tr>
<td>WALWORTH (Heather)</td>
<td>Neighbors</td>
<td>3-2-18: Inspection found junk/scrap covering approximately 5 acres of property zoned A-1 and A-4. 3-2-18: 4 citations issued related to operating a junk/scrap yard. 3-8-18: Owner came in to discuss situation. No agreements made. 4-4-18: Owner requested a trial. Trial set for 7-30-18. Owner was found guilty on all 4 citations and ordered to pay the full forfeitures. 9-2-18: Owner came into office with several page petition indicating he should be let alone. He indicated he has been cleaning up. He gave me his phone number and we agreed I would call him mid-October about an inspection of his progress. 10-22-18: Called owner. He said he hadn't made much progress. We agreed I would check back soon.</td>
<td>74-28, 74-29, 74-37, 74-51, 74-65, and 74-131</td>
<td>William Wendeberg</td>
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<td>WHITEWATER (Darrin)</td>
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NO

SANITATION

LAND CONSERVATION

CITATION LIST

FOR

FEBRUARY

2020
APPLICATION TO AMEND AN EXISTING CONDITIONAL USE PERMIT

The undersigned hereby applies to the Walworth County Zoning Agency pursuant to Division 4.0 of Chapter 74 of the Walworth County Code of Ordinances (Zoning/Shoreland Zoning) for AMENDMENT TO AN EXISTING CONDITIONAL USE APPLICATION and represents as follows:

OWNER OF SITE: [signature]

ADDRESS: [Address]

APPLICANT (if other than owner):

ADDRESS:

PHONE NUMBER (Owner): 262-741-4972

PHONE NUMBER (Applicant):

TAX KEY NUMBER OF SITE: 1L 330000 4K - 1L 3300003

LEGAL DESCRIPTION OF SITE: NW 1/4 of the NW 1/4 of Sect. 33,

Town 1 North, Range 17 West, Walworth County, WI

ZONING DISTRICT: A-1

TYPE OF STRUCTURE: Steel Building

USE OF STRUCTURE OR SITE IN DETAIL (including proposed amendment):

[Signature]

ONLY TO BE COMPLETED IF THE CONDITIONAL USE IS IN AN A-1 ZONING DISTRICT:

I understand that if a non-agricultural conditional use is granted in the A-1 zoning district that has been enrolled in the Farmland Preservation Tax Credit Program, there may be a payback of credits received due the State of Wisconsin.

PROPERTY OWNER’S SIGNATURE: [Signature]

APPLICANT’S SIGNATURE: [Signature]

The following information must be contained in the file before this application will be placed on the Committee agenda for review. (Refer to Division 4 of Chapter 74 if applicable.)

- Plat of survey or scale map of subject site.
- Site Plan showing location of buildings, roads and other pertinent facilities.
- Highway access locations.
- Drainage plan.
- Waste Disposal Plan.
- Operational Plan (including description of proposed amendment).
- Number of employees or users to be accommodated.
- Special plans required to specific operation to control the following:
  - Screening, tree cutting, earthmoving, dust, noise, odors, air and water pollution, fire, explosion, glare, heat, radioactivity, electrical disturbance or vibration.

DATE: Dec 23, 19

SIGNED: [Signature]

PROPERTY OWNER’S SIGNATURE: [Signature]

Fee: [Amount] (see schedule)

APPLICATIONS SHALL BE ACCOMPANIED BY A RECOMMENDATION FROM THE TOWNSHIP. ATTACH THE LETTER OF RECOMMENDATION TO THIS APPLICATION.

The Walworth County Land Zoning Agency may request more information if deemed necessary to properly evaluate your request. LACK OF INFORMATION REQUESTED MAY IN ITSELF BE SUFFICIENT CAUSE TO DENY AMENDMENT TO AN EXISTING CONDITIONAL USE.

Any changes to the character, intensity or use of this site not capable of being discerned by the Land Use and Resource Management Department as consistent with information provided at the original public hearing and the existing conditional use approval must be brought back before the Walworth County Zoning Agency for new conditional use hearing.

Applicants shall schedule a pre-application review of their completed application prior to submittal to the Walworth County Land Use and Resource Management Department. If you have any questions regarding the procedure, please contact the office at 262-741-4972.
Amended 1-16-2020 for removal of the building restriction area on the A-4 parcel to the north to cover the potential fall zone for the new leg elevator. See bold, underlined, strikethrough for removal of condition #25.

NAME: Gordon Polyock Family Trust  
Jeanette H Polyock Trust

TOWN: Linn

The application indicates: The applicant is requesting conditional use approval for the addition of a 60 ft. diameter grain silo, a grain dryer alteration from a 20 ft. X 20 ft. dryer to a 30 ft. diameter dryer and a leg elevator tower to an existing commercial grain storage facility. The dryer and leg elevator tower will require variances from the County Board of Adjustment from the setback to the rear property line. The facility is purposely close to the property line in order to be able to load grain onto the railway spur that serves the site. The County Zoning Ordinance did not give consideration to the need for smaller setback requirements for loading facilities for railroad shipping yards. The railway spur was located on the property line due to the railway standards which establish the required arc curve from the main rail line needed to meet the turning radius for box cars. The rail spur could not be located further from the property line due to existing industrial buildings along the main line which the arc curve of the spur had to avoid.

Tax Parcel(s) I L3300003

Has been APPROVED subject to the following conditions:

General:

1. Approved as per revised plan submitted June 23, 2011 and amended to allow an additional 78 foot diameter grain storage bin and a dual zoned driveway as recommended by the Town and amended as per plan submitted March 14, 2013 to allow the addition of a 60 ft. diameter grain silo, a grain dryer alteration from a 20 ft. X 20 ft. dryer to a 30 ft. diameter dryer and a leg elevator tower as a grain elevator facility with all additional conditions.

2. Must meet all applicable Federal, State, County and local regulations.

3. Outside lighting shall be shielded and directed on site.

4. The applicant must obtain all required zoning permit approvals including a sign permit.

5. No fill, debris, branches or leaves may be disposed of on site. No burning of waste materials shall occur on site.

6. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The
applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.

7. The applicant must submit a road access and maintenance agreements with the governing municipality prior to hauling to the site.

8. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval. Vehicle parking for trucks arriving prior to operation hours shall be located as identified on the approved plan of operations.

9. The project site must be kept neat, clean, and mowed. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.

10. Implementation of dust and noise control measures shall occur at all times on site.

11. Any additional Office/trailer or structures shall obtain conditional use approval and an approved zoning and sanitary permit.

12. No general public sales allowed on premises.

13. No business activities other than specified in the plan of operations may be conducted from out of the facilities.

14. Outside storage shall be limited to the type, quantities and location of material identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.

15. No storage of chemicals, petroleum products and flammable materials shall occur on site unless stored in a containment facility meeting State requirements.

16. Staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.

17. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

Specific conditions:

18. Grain elevators must have proper ventilation meeting the requirements of the State and Federal codes. Exhaust systems shall meet all requirements of the State and Federal code including hours of operation and noise.
19. The owner shall obtain approval of a pollution prevention plan from the County Land Conservation Office and a hazardous spill plan from the State if required by law.

20. The property owner must provide a copy of the easement crossing the neighboring property for the railroad spur for the conditional use file prior to this conditional use being valid.

21. The property owner must provide a copy of the agreement with the railroad company providing for the installation and use of the railroad spur for the conditional use file.

22. The property owner will attempt to eliminate the dual-zoned driveway by seeking rezone of these areas from A-1 to A-4.

23. This approval does not include the additional A-4 area for future setbacks as depicted on the site plan. The owner must apply for a separate rezone for the additional setback area in order for the A-4 area to be divisible from the A-1 area on the parcel. Should the rezone for the additional A-4 area be approved the conditional use shall be amended to include all grain storage bins shown on the plan. In addition, the property owner shall be required to obtain a variance for the grain elevator over the rail spur or adjust the height of the structure to meet the setback prior to zoning permit approval.

24. The 30 foot wide railroad spur easement shown on tax parcel I L 3300003 shall be removed from the site plan as the railroad spur and land is owned by the property owner. The note for the easement on the site plan shall be relocated onto the railroad spur easement on the adjacent property. A new plan showing these corrections shall be submitted for the conditional use file prior to zoning permit issuance.

25. The property owner shall extend the building restriction area on the A-4 parcel to the north to cover the potential fall zone for the new leg elevator shown on the amended site plan submitted March 14th, 2013.

Dated this 18th of April, 2013.

________________________________
COUNTY ZONING AGENCY
RICK STACEY, CHAIRMAN
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION  ____X____ REZONE

___________ CONDITIONAL USE

NAME: Matthew and Mary Polyock Trust C/O Matthew Polyock - Owner

LOCATION: The property of concern is located in the NE 1/4 of Section 33, Linn Township and is identified as part of Tax Parcel I L 3300004A.

TOWN RESPONSE: Approved: _____ Denied:_____ No Action: X_____ Tabled:_____

ZONING: The property is currently zoned District A-1 Prime Agricultural District.

The requested zoning is A-4 Agricultural Related Manufacturing, Warehousing and Marketing District. The rezone is accompanied by a conditional use petition for recreational vehicle and boat storage.

PROJECT DESCRIPTION:

The application indicates: The property owners requesting to rezone approximately 1.8 acres of A-1 Prime Agricultural District zoned property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District. The rezone area is proposed to be added to 5.1 acres of existing A-4 zoned area in order to obtain conditional use approval to convert an existing outdoor grain storage pad into a recreational vehicle and boat storage facility. The boat storage facility is proposed to be comprised of six approximately 73ft. by 158 ft. boat storage buildings. The rezone is identified by a digital legal description. The applicant and the neighboring property owner are requesting an amendment to existing conditional uses from the Walworth County Zoning Agency (CZA) to remove a fall zone easement for a grain elevator. An arched shaped 100 foot fall zone easement was required on the property in a portion of the area where the boat storage facility is proposed. The fall zone was proposed to serve as setback fall area for a grain elevator on the adjacent property. The request will also include the need for sideyard variances from the Walworth County Board of Adjustment (BOA).

CONFORMANCE WITH COUNTY LAND USE PLAN:

The County 2035 Land Use Plan identifies this area as the AP Prime Agricultural land use category.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north is land zoned A-1
To the east are properties zoned M-2, A-4 and A-1.
To the south and west are lands zoned A-1.
SITE CHARACTERISTICS: The following soils are found on the rezone area: % of Site

FsA  Class II  Fox silt loam, 0 to 2% slopes  25%
CeB2 Class III Casco Loam, 2 to 6% slope, eroded  35%
SeB  Class II  St. Charles Silt Loam, gravelly Substratum, 2 to 6% slope  40%

The rezone area contains 100% prime farm soils.

IMPACT ON ROADS AND TRAFFIC:

The property is served by Mohawk Road to the south of the parcel.

OTHER RELEVANT DATA – RECOMMENDATIONS:

If the CZA is favorable to the Amendment of the Conditional Uses to remove the fall zone easement for the neighboring grain elevator then staff would recommend approval of the Amendment of the Conditional Use and tabling decision on the rezone and conditional use petitions until after the side yard variance for the proposed boat storage facilities is decided on by the BOA.

APPLICATION STATUS: COMPLETE X INCOMPLETE

FINDINGS FOR REZONING:

Please confirm that the rezoning was approved only after findings of all of the following as required by s. 91.48 (1) Wisconsin Statutes:

[ ] The land is better suited for a use not allowed in the farmland preservation zoning district.

[ ] The rezoning is consistent with any applicable comprehensive plan.

[ ] The rezoning is substantially consistent with the County certified farmland preservation plan.

[ ] The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

A rezone from A-1 to the A-4 zone district and a conditional use for recreational vehicle and boat storage is considered a farm related (similar use to farm equipment storage) and is allowable under the Farmland Preservation standards and Land Use Plan.
Matthew & Mary Polyock Trust
Rezone A-1 to A-4 for
CU for Boat Storage Facility
Section 33, Linn Township
Zoning Map

A-1 to A-4
Rezone Area

Fall Zone Arch
To be removed

Proposed Boat Storage
Buildings 1-6
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION

____________ REZONE

_____ X _____ CONDITIONAL USE

NAME: Matthew and Mary Polyock Trust C/O Matthew Polyock - Owner

LOCATION: The property of concern is located in the NE 1/4 of Section 33, Linn Township and is identified as part of Tax Parcel I L 3300004A.

TOWN RESPONSE: Approved: _____ Denied:_____ No Action: X____ Tabled:____

ZONING: The property is currently zoned District A-1 Prime Agricultural District.

The requested zoning is A-4 Agricultural Related Manufacturing, Warehousing and Marketing District. The rezone is accompanied by a conditional use petition for recreational vehicle and boat storage.

PROJECT DESCRIPTION:

The application indicates: The property owners requesting to rezone approximately 1.8 acres of A-1 Prime Agricultural District zoned property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District. The rezone area is proposed to be added to 5.1 acres of existing A-4 zoned area in order to obtain conditional use approval to convert an existing outdoor grain storage pad into a recreational vehicle and boat storage facility. The boat storage facility is proposed to be comprised of six approximately 73ft. by 158 ft. boat storage buildings. The rezone is identified by a digital legal description. The applicant and the neighboring property owner are requesting an amendment to existing conditional uses from the Walworth County Zoning Agency (CZA) to remove a fall zone easement for a grain elevator. An arched shaped 100 foot fall zone easement was required on the property in a portion of the area where the boat storage facility is proposed. The fall zone was proposed to serve as setback fall area for a grain elevator on the adjacent property. The request will also include the need for sideyard variances from the Walworth County Board of Adjustment (BOA).

CONFORMANCE WITH COUNTY LAND USE PLAN:

The County 2035 Land Use Plan identifies this area as the AP Prime Agricultural land use category.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north is land zoned A-1
To the east are properties zoned M-2, A-4 and A-1.
To the south and west are lands zoned A-1.

SITE CHARACTERISTICS: The following soils are found on the rezone area: % of Site
The rezone area contains 100% prime farm soils.

**IMPACT ON ROADS AND TRAFFIC:**

The property is served by Mohawk Road to the south of the parcel.

**OTHER RELEVANT DATA – RECOMMENDATIONS:**

If the CZA is favorable to the Amendment of the Conditional Uses to remove the fall zone easement for the neighboring grain elevator then staff would recommend approval of the Amendment of the Conditional Use and tabling decision on the rezone and conditional use petitions until after the sideyard variance for the proposed boat storage facilities is decided on by the BOA.

**APPLICATION STATUS:** ________COMPLETE ________INCOMPLETE

**FINDINGS FOR CUP:**

Please confirm that finding were made that the CUP is consistent with agricultural use base on consideration of the following as required by s. 91.46 Wisconsin Statutes:

[ ] The activity will not convert land that has been devoted primarily to agricultural use.

[ ] The activity will not limit the surrounding land’s potential for agricultural use.

[ ] The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.

[ ] The activity will not conflict with agricultural operations on other properties.

A rezone from A-1 to the A-4 zone district and a conditional use for recreational vehicle and boat storage is considered a farm related (similar use to farm equipment storage) and is allowable under the Farmland Preservation standards and Land Use Plan.

**General:**

1. Approved as per plan submitted for an indoor boat storage facilities with all additional conditions.

2. No general public sales allowed from the boat storage facility. No business activities other than specified in the plan of operations may be conducted from out of the boat storage facilities.

3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. seven days a week.

4. Must meet all applicable Federal, State, County and local regulations.

5. Boats to be stored indoors may be located outside for drop-off and pick-up only. Any seasonal trailers and or other boat equipment (piers, boat lifts etc.) storage shall occur indoors.

6. Outside lighting shall be shielded and directed on site.
7. Any on-site fuel storage shall be conducted within a State approved containment facility.

8. The applicant must obtain all required zoning permit approvals including a sign permit if different from the present sign.

9. No burning of waste materials shall occur on site.

10. The applicant must obtain the required Town approval for the access as shown on the approved plan from Mohawk Road.

11. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management permit from the County Conservation Office if required by ordinance.

12. Parking must meet with requirements of the county zoning ordinance. The off street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.

13. The project site must be kept neat, clean, and mowed in all areas.

14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

15. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

16. No permanent outside storage of boats, trailers or other boat related equipment and materials (boat trailers, lifts, piers, parts etc.) shall be allowed.

17. The County reserves the authority to require any outside stored boats, or boat related equipment and materials to be removed from the site within 48 hours of a determination the storage is inconsistent with this approval.

18. No acid washing of boats shall be allowed on site.

19. There shall be no on-site repair or restoration of boats or boat related equipment (lifts, piers etc.) allowed.
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION: ___X_____ REZONE

_______CONDITIONAL USE

NAME: Norman L. Brummel and Jean A. Brummel Trust - Owners

LOCATION: The property of concern is located in the NW ¼ of Section 12, Sugar Creek Township and is identified as part of Tax Parcel G SC1200006.

TOWN RESPONSE: Approved _X_ Denied: _____ No Action: ___ tabled_____ 

ZONING: The property of concern is zoned A-2 Agricultural District.

The requested zoning is B-2 General Business District.

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting to rezone approximately 2.1 acres of A-2 Agricultural Land District property to the B-2 General Business District to allow for the construction of a retail store. The narrative states the project will be a 9,100 sq. ft. Dollar General retail store with associated parking and utilities.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the C Commercial land use category.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north are properties zoned B-2 and A-2.
To the east are properties zoned B-2 and R-1.
To the west is land zoned A-2.
To the south are properties zoned C-3 and A-2.

SITE CHARACTERISTICS: The following soil types are found on this site:

<table>
<thead>
<tr>
<th>Class</th>
<th>Soil Type</th>
<th>Slope</th>
</tr>
</thead>
<tbody>
<tr>
<td>WhA</td>
<td>Warsaw silt loam</td>
<td>0 to 2%</td>
</tr>
<tr>
<td>WhB</td>
<td>Warsaw silt loam</td>
<td>2 to 6%</td>
</tr>
</tbody>
</table>

IMPACT ON ROADS AND TRAFFIC:

The site is served by Hwy A to the north of the parcel.
OTHER RELEVANT DATA – RECOMMENDATIONS:

The Dollar General Store would be considered a variety store which is listed (item jj.) as a principle use in the proposed B-2 zone district.

The Town and County would have to review and approve a C.S.M. in order for a lot to be created if the rezone is approved.

There is one (8) letter of opposition in the file available for review.

There may be concerns regarding septic system and stormwater basin setbacks. The site plan submitted shows the stormwater management basin raps around the proposed septic system location. The committee may wish to inquire if soil borings and septic system approval has been reviewed and granted for the site.

APPLICATION STATUS: ___X______COMPLETE   _________INCOMPLETE
SITE PLAN GENERAL NOTES:

1. PROPOSED DOLLAR GENERAL STORE, A THREE UNIT STORE ON 4.4 ACRES IN COUNTY TRUNK HIGHWAY A, ELKHORN, WISCONSIN.

2. FUTURE GRADING AND EASEMENT ELEVATIONS TO BE DETERMINED THROUGH SURVEY.

3. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

4. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

5. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

6. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

7. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

8. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

9. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

10. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

11. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

12. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

13. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

14. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.

15. PROPOSED DOLLAR GENERAL STORE TO BE LOCATED ON THE PROPERTY SHOWN.
Norman Brummel & Jean A. Brummel Trust
Rezone A-2 to B-2
Section 12, Sugar Creek Township
Zoning Map
Norman Brummel & Jean A. Brummel Trust
Rezone A-2 to B-2
Section 12, Sugar Creek Township
Soils & Topo Map
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION  __X____ REZONE

____________ CONDITIONAL USE

NAME: Christopher and Anna Meisner - Owners

LOCATION: The property of concern is located in the SW ¼ of Section 25, Delavan Township and is identified as part of Tax Parcel F D 2500015.

TOWN RESPONSE: Approved: _____ Denied: _____ No Action:_X____ Tabled:_____

ZONING: The property is currently zoned A-1 Prime Agricultural District.

The requested zoning is the A-5 Agricultural Rural Residential District.

PROJECT DESCRIPTION:

The application indicates: A rezone was approved for the creation of four A-5 lots that were to be accessed by two separate easement to serve two lots apiece. The two easements each serving two lots has been determined to be unacceptable to the Town of Delavan. The Town of Delavan Land Division Ordinance provides that all lots shall front or abut publicly dedicated streets for a distance of at least 50 feet. Strict application of the Town’s Land Division Ordinance would require that each lot include frontage on Bailey Road. After consultation with the Town’s Counsel and administrator, it is believed the Town would be amenable to partial compliance with the Town Land Division Ordinance. The rezone area would be added to lots 3 and 4 so these two lots abut publicly dedicated street.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The County 2035 Land Use Plan identifies this area as the Prime Agricultural land use category.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north are properties zoned A-4 and A-1.
To the east is land zoned P-1, A-4, A-2 and C-2.
To the south are properties zoned R-1, C-2 and the Village of Williams Bay.
To the west are lands zoned A-4, A-2 and C-2

SITE CHARACTERISTICS: The following soils are found on the rezone area: % of Site

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Class</th>
<th>Soils Type</th>
<th>Slope Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>MyC</td>
<td>Class III</td>
<td>Miami silt loam, 6 to 12% slopes</td>
<td>15%</td>
</tr>
<tr>
<td>CyA</td>
<td>Class II</td>
<td>Conover silt loam, 1 to 2 percent slopes</td>
<td>15%</td>
</tr>
<tr>
<td>MyA</td>
<td>Class I</td>
<td>Miami silt loam, 0 to 2% slopes</td>
<td>30%</td>
</tr>
<tr>
<td>MyB</td>
<td>Class II</td>
<td>Miami silt loam, 2 to 6% slopes</td>
<td>40%</td>
</tr>
</tbody>
</table>

The rezone area contains 100% prime farm soils.
IMPACT ON ROADS AND TRAFFIC:

The property is served by Bailey Road to the south of the rezone area.

OTHER RELEVANT DATA – RECOMMENDATIONS:

The applicant should submit a letter from the Town indicating the Town is requiring the rezone of the access for the two lots as proposed.

APPLICATION STATUS: ______COMPLETE  ____X_____INCOMPLETE

FINDINGS FOR REZONING:

Please confirm that the rezoning was approved only after findings of all of the following as required by s. 91.48 (1) Wisconsin Statutes:

[  ] The land is better suited for a use not allowed in the farmland preservation zoning district.

[  ] The rezoning is consistent with any applicable comprehensive plan.

[  ] The rezoning is substantially consistent with the County certified farmland preservation plan.

[  ] The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

The 16 acres north of the current rezone area has already been approved for four A-5 lots and this rezone is requested to meet Town of Delavan Subdivision requirement for access to two of the four lots. Rezoning the east access easement would not create a substandard A-1 area on the parent parcel.
Christopher and Anna Meisner
Rezone A-1 to A-5
Section 25, Delavan Township
Zoning Map

Rezone 100 ft. access
From A-1 to A-5
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION:  

_______REZONE  

__X____CONDITIONAL USE

NAME:  Marion J. Cournoyer and Leonor Hernandez - Owners

LOCATION:  The property of concern is located in the SW ¼ of Section 27, Linn Township and is identified as Tax Parcel I L 2700012.

TOWN RESPONSE:  Approved _____  Denied: _____  No Action: _X_  Tabled _____

ZONING:  The property of concern is zoned B-2 General Business District.

PROJECT DESCRIPTION:

The application indicates:  The property owners are requesting conditional use approval for outdoor food and beverage consumption in the back of the bar when the bar is open along with public assembly use to allow free open microphone/open jam sessions on Fridays and Saturdays and karaoke on Sundays on an outdoor stage behind the Zenda Tap from March to October. There are six picnic tables in the fenced area used for normal outdoor food and beverage seating for small gathering and people who go outside to smoke. The request also includes a proposal for three organized music events per year with a capacity of up to 120 people inside of the outdoor fenced area of the bar. One event is called Zenda Polooza and is held each year in July by the bar. A second event is held by the bar on Halloween and one event is left open. The events would be held by the property owner and no tickets or admissions are charged. The events are free not paid ticket events. Event would begin at 1:00 p.m. and end at 12:00 a.m. (midnight). Six employees work during the three music events. There would be four portable toilets in the outdoor fenced backyard area to serve the events. There are two outdoor exits from the fence area and a fire extinguisher is located in the outdoor area. Part of the back yard area is used for parking. During events that need more parking Melges Boat Company next door allows parking through a signed agreement for up to 30 cars.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the MU Mixed Use land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north east and south are property zoned M-1  
To the west are land zoned R-1 and M-1.
SITE CHARACTERISTICS: The following soil types are found on this site:

LyB  Class III  Lorenzo loam, 2 to 6% slopes
WhB  Class II   Warsaw silt loam, 2 to 6% slope

IMPACT ON ROADS AND TRAFFIC:

The site is served by Zenda Road to the west of the parcel.

OTHER RELEVANT DATA – RECOMMENDATIONS:

APPLICATION STATUS: __X_____COMPLETE  _________INCOMPLETE

General:

1. The Conditional Use for outdoor food and beverage consumption for free open microphone/ open jam sessions on Fridays and Saturdays and free karaoke on Sundays on an outdoor stage behind the Zenda Tap from March to October from 12:00 noon until 12:00 a.m. (midnight). Outdoor food and beverage use includes use of six picnic tables in the fenced area used for normal outdoor food and beverage seating for small gathering of bar customers and people who go outside to smoke while the bar is open. All approvals are subject to the plan submitted and with the following conditions.

2. Approval is also granted for public assembly use for a maximum of three not paid admission events for up to a maximum 120 bar customers to be held by the bar per year. All approvals are subject to the plan submitted and with the following conditions.

3. Use of the grounds shall be limited to the uses as stated in the plan of operations.

4. The three music events shall not be paid (ticket) events. Event hour shall be begin at 1:00 p.m. and end at 12:00 a.m. (midnight). Set up preparation can occur on day one. The event shall be held on day two and dismantling for events shall occur during the third days provided for each event.

5. A minimum of six employees shall be on site working during the three music events held by the bar owner for the customers of the bar.

6. All outdoor seating and all outdoor food and beverage consumption must be within the fence backyard area.

7. The stage/deck/pavilion must meet with the commercial building code including all proposed lighting.

8. There shall be a minimum of four portable toilets in the outdoor fenced backyard area to serve the events. The property owner must obtain the required County sanitary permit approval for facilities to be located on site. The property owner must provide copy of the contract for maintenance of the portable toilets.

9. There shall be two outdoor exits from the backyard fence area available as emergency exists.

10. There shall be fire extinguishers located in the outdoor area as required by State and local requirements.
11. There shall be no retail sales of any type from the backyard fenced event area.

12. There shall be no camping or overnight stays of any type allowed on site outside of the caretaker’s residence behind the bar.

13. The project must meet with all State, Federal and local requirements.

14. The applicant must obtain all required County Zoning permit including a sign permit for any proposed signage including signs visible from the roadway on the backyard fenced area.

15. Sufficient adult supervision must be present at all times when facilities are in use.

16. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.

17. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance. All parking must be graded and surfaced so as to be dust free. All parking including temporary parking on the grass shall be marked as shown on the approved plan of operations. All parking for business on site must be in compliance with County requirements within 60 days of this approval.

18. The applicant is responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.

19. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

20. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

22. Driveway access and designated parking areas for the event shall be located outside of the designated patron attendance fenced area.

23. There shall be a minimum of three parking attendants working the parking area inside the fenced area prior to and after the music events.

24. The owner shall keep a record of the type, dates and times and occupancy of the three approved events and make the record available to the County upon request.

25. The property owner shall be responsible for an onsite security plan and shall be responsible for sharing the plan with the designated fire and police departments prior to use of the site for events.

26. There shall be no camping of any type on the property.
A parcel of land located in the Southwest Quarter of Section 27, Town 1 North, Range 17 East of the 4th Principal Meridian, Town of Linn, Walworth County, Wisconsin, described as follows: COMMENCING at the southwest corner of said Section 27; THENCE North 00 degrees 04 minutes 10 seconds West 555.65 feet along the west line of said section 27 to the POINT OF BEGINNING; THENCE continue North 00 degrees 04 minutes 10 seconds West 181.00 feet along said west line; THENCE North 88 degrees 59 minutes 50 seconds East 230.60 feet; THENCE South 00 degrees 04 minutes 10 seconds East 181.00 feet; THENCE South 88 degrees 59 minutes 50 seconds West 230.60 feet to the west line of said Section 27 and the PLACE OF BEGINNING.

Parcel identification Number: I-1 L 2700012

RECEIVED
DEC 12 2019

MARK A. BOLINDER
Wisconsin Professional Land Surveyor - 1784

SCALE: 1 inch = 30 feet
ORDERED BY: J. Hernandez
JOB NO.: 19017

Mark A. Bolinder
Wisconsin Professional Land Surveyor - 1784

February 12, 2019

CZA January 16, 2020
Marion Cournoyer & Leonor Hernandez
CU for Outdoor Food and Beverage and Public Assembly
Section 27, Linn Township
Zoning Map
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION:  

______REZONE

___X___CONDITIONAL USE

NAME:  

Bruce 5239 Investments, LLC C/O Frank Bruce – Owner, Hanson’s Landscaping – Applicant.

LOCATION:  

The property of concern is located in the SE ¼ of Section 4, East Troy Township and is identified as part of Tax Parcel PA418500001.

TOWN RESPONSE:  

Approved ___X___ Denied: ____ No Action: ___ Tabled____

ZONING:  

The property of concern is zoned R-1 Single Family Residential

PROJECT DESCRIPTION:

The application indicates: The property owners are requesting conditional use approval on R-1 Single Family Residential zone property for vegetation removal in excess of that allowed in the 35 ft. lake protection area without conditional use approval. Grading work is proposed to be conducted on the Shore of Lake Beulah in order to remove an ice heave and stabilize the toe of the shore slope at a lesser grade to allow the ice and wave action to ride up instead of pushing the earthen shoreline.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the Urban Density Residential land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the east is land zoned R-1.
To the north, west and south is Lake Beulah.

SITE CHARACTERISTICS:  

The following soil types are found on this site:

CeC2 Class IV Casco Loam, 6 to 12% slope, eroded

IMPACT ON ROADS AND TRAFFIC:

The site is served by East Shore Drive to the east of the parcel.
APPLICATION STATUS: ___X____COMPLETE _________INCOMPLETE

General:

1. Approved as per plan submitted for conditional use approval for vegetation removal in excess of that allowed in the 35 ft. lake protection area without conditional use approval with all additional conditions.

2. Time limit for completion of the project shall be established as the same period needed for the LURM Conservation Office erosion control permit required.

3. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater permit from Land Conservation. The applicant must comply with all established standards of the Land Restoration and Land Disturbance, Erosion Control and Stormwater Management permits.

4. The applicant must follow phases of excavation and restoration as part of the approval under the County’s Land Disturbance Erosion Control and Stormwater Management Ordinance. The applicant must submit a project-sequencing schedule for each phase leading to completion prior to approval.

5. Implementation of dust and noise control measures shall occur at all times on site.

6. Hours and days of operation shall be set at 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to noon on Saturday. No work shall be conducted on holidays.

7. Road access and maintenance agreements shall be filed with the State, Township and/or County prior to hauling materials to the site on the respective municipal roads.

8. Any additional office trailer or structures shall obtain approved County zoning and sanitary permits.

9. The project shall meet all applicable Federal, State and local regulations.

10. All soil and equipment storage must be in an approved location.

11. No materials shall be brought in from off site other than those materials specified in the approved operations plan.

12. All soil generated from the site must remain on site for use in restoration or be removed in accordance with the approved plan or operations. All topsoil will be graded evenly on the disturbed area consistent with the approved restoration plan.

13. All site dewatering shall be conducted so as to prevent sedimentation outside of the project area. The site may not be dewatered until all sediment has settled in the open water area of the disposal site.

14. No storage of chemicals and petroleum products shall occur on site.

15. The applicant shall submit an acceptable form of bonding – The bond shall remain in place for the life of the disposal area use plus one full year after final restoration to allow for final stability review. A copy of the bond and any renewals shall be submitted to the County Land Conservation Office.
16. The County shall not be party to soil disposal for the project. The applicant shall be held solely responsible for any damages resulting from use of a disposal site. The County will not be liable for any damage to the property affected by the fill or to any neighboring property or drain tiles due to the project.

17. The applicant must stipulate that adequate liability insurance will be held at all times during excavation and restoration to cover any damages resulting from the project. The applicant has agreed to provide a copy of the liability insurance coverage document for the file.

18. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

Specific:

19. This site shall only be used in conjunction with disposal of soils coming from the portion of the shore bank specified in the plan of operations submitted by the applicant and identified on the application.

20. The property owner shall provide a notarized signed and dated statement indicating that they have agreed to the project as proposed on the property and assume all liability and risks associated with damages resulting to the property and to the drainage and effects on neighboring properties.
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION: __________REZONE

_____X_____CONDITIONAL USE

NAME: Villages of Fontana and Walworth – Owners, Fontana/Walworth Pollution Control Commission C/O Douglas York - Applicant

LOCATION: The property of concern is located in the NE ¼ and SE ¼ of Section 25, Sharon Township and is identified as Tax Parcel A S 2500001.

TOWN RESPONSE: Approved: __X__ Denied: _____ No Action:_____ Tabled:_____

ZONING: The property is currently zoned A-1 Prime Agricultural and P-2 Institutional Park Districts.

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting conditional use approval on land zoned A-1 Prime Agricultural and P-2 Institutional Park Districts to bring existing structures into compliance with conditional use permit requirements for expansion of a sewage treatment plant in excess of 25% requiring conditional use approval as if establishing the use anew. The request includes review and approval of Water Quality Trading (WQT) as a phosphorus reduction plan implemented by catching agricultural runoff from adjacent farm fields into the water treatment plant ponds prior to release to Piscawsaw Creek.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The County 2035 Land Use Plan identifies this area the G Governmental and Institutional land use category.

COMPATIBILITY WITH SURROUNDING LAND USES:

The property is surrounded by lands zoned A-1 and C-4.

SITE CHARACTERISTICS: The following soils are found on the rezone area:

<table>
<thead>
<tr>
<th>Soil</th>
<th>Class</th>
<th>Description</th>
<th>% of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ph</td>
<td>Class II</td>
<td>Pella Silt Loam</td>
<td>20%</td>
</tr>
<tr>
<td>Dt</td>
<td>Class II</td>
<td>Drummer silt loam, gravelly substratum</td>
<td>10%</td>
</tr>
<tr>
<td>Ac</td>
<td>Class IV</td>
<td>Adrian muck</td>
<td>3%</td>
</tr>
<tr>
<td>MyB</td>
<td>Class II</td>
<td>Miami silt loam, 2 to 6% slopes</td>
<td>57%</td>
</tr>
<tr>
<td>RaA-</td>
<td>Class II</td>
<td>Radford silt loam, 0-3% slopes</td>
<td>10%</td>
</tr>
</tbody>
</table>

The rezone area contains 97% prime farm soils.

IMPACT ON ROADS AND TRAFFIC:

The property is served by Chilson Road to the east of the parcel.
OTHER RELEVANT DATA – RECOMMENDATIONS:

APPLICATION STATUS: _____X_____ COMPLETE   _______ INCOMPLETE

FINDINGS FOR CUP:

Please confirm that finding were made that the CUP is consistent with agricultural use base on consideration of the following as required by s. 91.46 Wisconsin Statutes:

[ ] The activity will not convert land that has been devoted primarily to agricultural use.

[ ] The activity will not limit the surrounding land’s potential for agricultural use.

[ ] The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.

[ ] The activity will not conflict with agricultural operations on other properties.

Municipal sewerage treatment plants are an allowable agricultural related conditional use in the A-1 zone district under the Farmland Preservation and Land Use Plans.

General:

1. This facility is approved per plan submitted for expansion of a sewage treatment plant in excess of 25% requiring conditional use approval as if establishing the use anew and for Water Quality Trading (WQT) as a phosphorus reduction plan implemented by catching agricultural runoff from adjacent farm fields into the water treatment plant ponds prior to release to Piscawsaw Creek with all additional conditions.

2. Use of the site shall be strictly limited to a sewerage treatment plant as specified in the plan of operations.

3. The hours or operation shall be set from 6:00 a.m. to 6:00 p.m. weekdays and from 6:00 a.m. to noon on Saturday for construction activities and 24 hours per day for the sewerage treatment plant.

4. The owner/operator must comply with all Federal, State, County and local regulations.

5. All signage must conform to County ordinance standards.

6. The owner shall notify the County if any changes are made regarding operation of this site including size, location and type of materials treated.

7. Storage of materials shall be allowed only in the areas designated on the proposed plan of operations.

8. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.

9. If problems should develop, Walworth County may require a clean-up schedule, modification of the process operation or termination of the operation and this conditional use permit.
10. Walworth County Staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.

11. The owner must obtain a Land Disturbance, Erosion Control and Stormwater Permit from Land Conservation Office. This permit may require the installation of a stormwater catch basin for drainage from off the loading area and storage areas.

12. All parking must be as designated on the approved plan. The parking must be in compliance with the approved plan within in 60 days of this approval.

13. The owner/operator shall remove and properly dispose of any contaminants that may be present in the raw waste material during the material processing.

14. The owner/operator shall provide a copy of the Certification required from D.N.R. for the file upon renewal.

15. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

16. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

17. Proper access must be granted by the Town Highway Department prior to continued operations.

18. This conditional use approval is not valid until the owner has applied for all required after the fact zoning permits for all structures. The applicant has 60 days to bring the project into compliance with this approval by making application for all required zoning permits.
Fontana Walworth Pollution Control Commission
CU for Sewer Treatment Plant Expansion and Water Quality Trading for Phosphorous Reduction
Section 25, Sharon Township
Zoning Map
Fontana Walworth Pollution Control Commission
CU for Sewer Treatment Plant Expansion and
Water Quality Trading for Phosphorous Reduction
Section 25, Sharon Township
Land Use Plan
Fontana Walworth Pollution Control Commission
CU for Sewer Treatment Plant Expansion and
Water Quality Trading for Phosphorous Reduction
Section 25, Sharon Township
Soils Map
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION:  _______REZONE  
____X____CONDITIONAL USE

NAME: Joseph Pollak – Owner/Applicant

LOCATION: The property of concern is located in the NE ¼ of Section 21, Geneva Township and is identified as Tax Parcel PA 79200002.

TOWN RESPONSE:  Approved__X__  Denied: ______  No Action: ___  Tabled_____  

ZONING: The property of concern is zoned B-2 General Business District.

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting conditional use approval on property zoned B-2 General Business District to bring an existing contractor storage yard for a roofing and chimney repair business into compliance.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the C Commercial land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north, and east are properties zoned B-4.
To the west is land zoned B-4 and B-2.
To the south are properties zoned R-1.

SITE CHARACTERISTICS: The following soil types are found on this site:

MyB  Class II    Miami silt loam, 2 to 6% slopes

IMPACT ON ROADS AND TRAFFIC:

The site is served by Hwy H to the southwest of the parcel. Access is provided through the site to the neighboring business to the west owner by the same property owner -Joseph Pollak.

OTHER RELEVANT DATA – RECOMMENDATIONS:

The Town recommended approval subject to conditions specified in the recommended conditions.
APPLICATION STATUS: X COMPLETE

General:

1. Approved as per plan submitted for a contractor storage yard for a chimney and roofing repair business with all additional conditions as stated.

2. No on-site general public sales shall be allowed from the contractor storage facility. No business activities other than specified in the plan of operations may be conducted from out of the facilities.

3. All uses of the site shall meet applicable Federal, State, County and local regulations including commercial building inspection.

4. Outside lighting shall be shielded and directed on site.

5. The applicant must obtain all required zoning permit approvals including sign permits. Signage shall not be allowed in the Hwy H road right of way and shall be setback as specified on the approved site plan.

6. The applicant must obtain any required County Highway access approval.

7. No fill, debris, branches or leaves may be disposed of on site. No burning of any materials shall occur on site.

8. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office if required by ordinance.

9. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval. Vehicle parking shall be located as identified on the approved plan of operations. All parking must be setback 25 feet from the roadway.

10. The project site must be kept neat, clean, and mowed. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, fluid/oils spills, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.

11. Implementation of dust and noise control measures shall occur at all times on site.

12. All perimeter fencing shall be maintained as identified on the project plan.

13. The operator shall obtain adequate liability insurance and keep the insurance current during the life of this conditional use.

14. No storage of chemicals, petroleum products and flammable materials shall occur on site unless stored in a containment facility meeting State requirements.

15. The owner must provide a waste disposal plan stating where all trash, metal filings, drain oil and other fluids are disposed and shall follow the approved plan during operations on site.

16. Walworth County staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.
17. Outside storage is limited to the type, quantities and location of material identified on the plan of operations. No outside storage areas are allowed in the required setback areas. No permanent outside storage shall be allowed. All equipment shall be stored a minimum of 5 feet from neighboring lot lines and 25 feet from the road right of way.

18. All trucks, trailers and equipment in transit shall be allowed to be stored on site for a maximum of 90 contiguous days at which point they shall be removed from the property.

19. The County reserves the authority to require any outside stored materials to be removed from the site within 48 hours of a determination the storage is inconsistent with this approval, has become unsightly or is detrimental to human health and safety.

20. No outside storage of chemicals shall occur on site. No dumping of chemical waste shall be conducted outside of the building. All discharge of chemical waste to the holding tank or septic system shall be pre-approved by the County sanitary. The business operator shall be responsible for maintaining proper on-site waste management practices to avoid environmental contamination. The owner shall obtain approval of a pollution prevention plan from the County Land Conservation Office and a hazardous spill plan from the State if required by law.

21. The buildings if used for welding or painting must have proper ventilation meeting the requirements of the State and Federal codes. Exhaust system shall meet all requirements of the code including hours of operation and noise.

22. There shall be no expansion of this facilities into industrial manufacturing without first obtaining required industrial zone district approval. Approval of industrial zoning at this location is not guaranteed and would require consistency review with the Town and County Land Use Plans.

23. No occupancy shall be allowed for the business activity approved by this conditional use until all conditions of approval are met.

24. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

25. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

26. All outdoor lighting shall conform to the Town of Geneva Light Ordinance as per the Town.

27. The hours of the business shall be from 6:00 a.m. to 6:00 p.m. with access to the site for return of equipment until 9:00 p.m. and (site access 24 hour a day for emergency service as per the Town)

28. There shall be no sales of equipment or materials from the site as per the Town.

29. Vehicles on site shall be operated by the owner or employees only as per the Town.
Joseph Pollak Sr.
CU for Chimney and Roof Repair Business
Contractor Storage Yard
Section 21, Geneva Township
Zoning Map
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION:  
_____ REZONE  
____X___CONDITIONAL USE

NAME:  Joseph Pollak – Owner, Jakes Kempf - Applicant

LOCATION:  The property of concern is located in the NE ¼ of Section 21, Geneva Township and is identified as Tax Parcel PA 79200001.

TOWN RESPONSE:  Approved  X  Denied:  ____  No Action:  ____  Tabled  ____

ZONING:  The property of concern is zoned B-4 Highway Business District and B-2 General Business District.

PROJECT DESCRIPTION:

The application indicates:  The property owner is requesting conditional use approval on property zoned B-2 General Business and B-4 Highway Business Districts to bring an existing small engine repair business into compliance with conditional use requirements. The business is JK Services 58 LLC. There are four employees. The small engine repairs are conducted on lawn and garden equipment, snowmobiles, ATVs and snow plow repairs. Waste engine oils are stored in 55 gallon drums and removed by commercial pick up. All other trash is removed weekly. Parking is available on the west side of the building and outdoor storage of equipment occurs in the rear or north of the building.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the C Commercial land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north, east and west are properties zoned B-4. 
To the south are properties zoned R-1.

SITE CHARACTERISTICS: The following soil types are found on this site:

MyB  Class II  Miami silt loam, 2 to 6% slopes  
MyC2 Class III  Miami silt loam, 6 to 12% slopes, eroded

IMPACT ON ROADS AND TRAFFIC:

The site is served by Hwy H to the southwest of the parcel. The access to the site is through the adjacent business property owner and operated by the same property owner -Joseph Pollak.
OTHER RELEVANT DATA – RECOMMENDATIONS:

The Town recommended approval subject to conditions specified in the recommended conditions.

APPLICATION STATUS: ___X____COMPLETE __________INCOMPLETE

General:

1. Approved as per plan submitted for a small engine repair business with all additional conditions as stated.

2. No business activities other than specified in the plan of operations may be conducted from out of the facilities.

3. All uses of the site shall meet applicable Federal, State, County and local regulations including commercial building inspection.

4. Outside lighting shall be shielded and directed on site.

5. The applicant must obtain all required zoning permit approvals including sign permits. Signage shall not be allowed in the Hwy H road right of way and shall be setback as specified on the approved site plan.

6. The applicant must obtain any required County Highway access approval.

7. No fill, debris, branches or leaves may be disposed of on site. No burning of any materials shall occur on site.

8. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office if required by ordinance.

9. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval. Vehicle parking shall be located as identified on the approved plan of operations. All parking must be setback 25 feet from the roadway.

10. The project site must be kept neat, clean, and mowed. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, fluid/oils spills, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.

11. Implementation of dust and noise control measures shall occur at all times on site.

12. All perimeter fencing shall be maintained as identified on the project plan.

13. The operator shall obtain adequate liability insurance and keep the insurance current during the life of this conditional use.

14. No storage of chemicals, petroleum products and flammable materials shall occur on site unless stored in a containment facility meeting State requirements.
15. The owner must provide a waste disposal plan stating where all trash, metal filings, drain oil and other fluids are disposed and shall follow the approved plan during operations on site.

16. Walworth County staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.

17. Outside storage is limited to the type, quantities and location of material identified on the plan of operations. No outside storage areas are allowed in the required setback areas. No permanent outside storage shall be allowed. All equipment shall be stored a minimum of 5 feet from neighboring lot lines and 25 feet from the road right of way.

18. All equipment in transit shall be allowed to be stored on site for a maximum of 90 contiguous days at which point they shall be removed from the property.

19. The County reserves the authority to require any outside stored materials and equipment to be removed from the site within 48 hours of a determination the storage is inconsistent with this approval, has become unsightly or is detrimental to human health and safety.

20. No outside storage of chemicals shall occur on site. No dumping of chemical waste shall be conducted outside of the building. All discharge of chemical waste to the holding tank or septic system shall be pre-approved by the County sanitarian. The business operator shall be responsible for maintaining proper on-site waste management practices to avoid environmental contamination. The owner shall obtain approval of a pollution prevention plan from the County Land Conservation Office and a hazardous spill plan from the State if required by law.

21. The buildings if used for welding or painting must have proper ventilation meeting the requirements of the State and Federal codes. Exhaust system shall meet all requirements of the code including hours of operation and noise.

22. There shall be no expansion of this facilities into industrial manufacturing without first obtaining required industrial zone district approval. Approval of industrial zoning at this location is not guaranteed and would require consistency review with the Town and County Land Use Plans.

23. No occupancy shall be allowed for the business activity approved by this conditional use until all conditions of approval are met.

24. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

25. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

26. All outdoor lighting shall conform to the Town of Geneva Light Ordinance as per the Town.
27. The hours of the business shall be from 7:30 a.m. to 6:00 p.m. Monday through Friday and 7:30 a.m. to 2:00 p.m. on Saturdays plus access as required for 24 hour emergency service as per the Town.

28. The business operator shall be responsible for maintaining proper on-site waste management practices to avoid environmental contamination as per the Town.

29. There shall be no burning of any materials on site as per the Town.

30. Sales from the site shall be limited to the stated equipment repairs as per the Town.

31. All outside storage shall be for client’s equipment and shall be temporary as per the Town.

32. The tires and recyclables must be removed from the property a within 60 days as per the Town.
Joseph Pollak Sr. - Owner
James Kempf – Applicant
CU for Small Engine Repair Business
Section 21, Geneva Township
Zoning Map
This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION:  
X REZONE

X CONDITIONAL USE

NAME: ATS, Ltd. C/O Robert Allen - Owner

LOCATION: The property of concern is located in the SE ¼ of Section 25, Delavan Township and is identified as Tax Parcel FA139700001.

TOWN RESPONSE: Approved  Denied:  No Action: X Tabled

ZONING: The property of concern is zoned B-4 Highway Business District.

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting conditional use review for recreational vehicle and boat storage by construction of a 90 ft. by 500 ft. storage building on land zoned B-4 Highway Business District. The building is proposed to have no signage with no more than two employees present at a time. There would be no boat sales on site. No retail sales and no customers. Only boat storage shall occur on site. The site is proposed to be served by a holding tank for a service toilet and would have multiple stormwater basins to offset the large roof impervious surface.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the C Commercial land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north are properties zoned A-2 and P-2.
To the east is property zoned B-2.
To the west and south are lands zoned R-1.

SITE CHARACTERISTICS: The following soil types are found on this site:

ScB  Class II  St. Charles Silt Loam, 2 to 6% Slopes
MyB  Class II  Miami silt loam, 2 to 6% slopes

IMPACT ON ROADS AND TRAFFIC:

The site is served by Hwy 50 to the north of the parcel.
OTHER RELEVANT DATA – RECOMMENDATIONS:

Staff has issued a review letter to the property owner expressing the following concerns:

1. On-site inspection of the project identifies substantial earthen berms created along the Hwy 50 road right of way (ROW). These berms are not shown on the submitted site plans. The berms may be subject to setback requirements from the Highway 50 ROW similar to a fence. Our office will need to receive scaled (non-reduced) copies of the site plan showing one foot contours of the berms and a cross section of the berms at the highest elevation.

2. LURM will need a letter from the Wisconsin Department of Transportation (DOT) specifically addressing the split highway (striped area of Hwy 50) and if the striped area shall prevent two way entrance and exit from and to the project site onto and off of Highway 50.

3. LURM must receive the information expressed in the Pre-Application Conference summary including submittal and review for a Preliminary Stormwater Review letter prior to the hearing, completion of the DNR wetland screening process and County sanitation review of the soils for location of a compliant septic system or determination of approved holding tank use.

APPLICATION STATUS: _________COMPLETE   ____X_____INCOMPLETE

General:

1. Approved as per plan submitted for an indoor boat storage facilities with all additional conditions.

2. No general public sales allowed from the boat storage facility. No business activities other than specified in the plan of operations may be conducted from out of the boat storage facilities.

3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. seven days a week.

4. Must meet all applicable Federal, State, County and local regulations.

5. Boats to be stored indoors may be located outside for drop-off and pick-up only. Any seasonal trailers and or other boat equipment (piers, boat lifts etc.) storage shall occur indoors.

6. Outside lighting shall be shielded and directed on site.

7. Any on-site fuel storage shall be conducted within a State approved containment facility.

8. The applicant must obtain all required zoning permit approvals including a sign permit if different from the present sign.

9. No burning of waste materials shall occur on site.

10. The applicant must obtain the required Wisconsin Department of Transportation (DOT) access approval for the access as shown on the approved plan. The DOT approval must explain the turning directions allowed for access to the driveway and the effect of the painted (striped area) of divided Hwy 50 on site entrance and exit.

11. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management permit from the County Conservation Office if required by ordinance.
12. Parking must meet with requirements of the county zoning ordinance. The off street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.

13. The project site must be kept neat, clean, and mowed in all areas.

14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

15. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

16. No permanent outside storage of boats, trailers or other boat related equipment and materials (boat trailers, lifts, piers, parts etc.) shall be allowed.

17. The County reserves the authority to require any outside stored boats, or boat related equipment and materials to be removed from the site within 48 hours of a determination the storage is inconsistent with this approval.

18. No acid washing of boats shall be allowed on site.

19. There shall be no on-site repair or restoration of boats or boat related equipment (lifts, piers etc.) allowed.
PLAT OF SURVEY

A PART OF LOT 1, OF CERTIFIED SURVEY MAP No. 1397, LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTHEAST, RANGE 16 EAST, IN THE TOWNSHIP OF DELAVAN, WALworth COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have made a survey of the land shown and described herein and that this plat of survey is a correct representation of the boundaries of the land surveyed to the best of my knowledge and belief, and conforms with the requirements of Chapter A-7, Uniform Standards for Property Surveying of the State of Wisconsin. This survey is made for the exclusive use of the present owner. The field work was performed on August 29, 2017.

DATED THIS 15th DAY OF SEPTEMBER, 2019

Erik A. Gustafson, Professional Land Surveyor, T-2339

LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER WA-1171430, DATED JULY 25, 2010

Lot 1 of Certified Survey Map No. 1397, located in the Northeast 1/4 of Section 25, Town 2 North, Range 16 East, Delavan Township, Walworth County, Wisconsin, recorded November 21, 1994 in Volume 8 of Certified Survey Maps, Page 263, Document No. 1024909, WALworth County Registry.

This part of Lot 1 of Certified Survey Map No. 1397 is described in the Walworth County Registry in Volume 8, Page 263, of Certified Survey Maps, and being a part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 2 North, Range 16 East, in the Town of Delavan, as follows: Commencing at the Northwest corner of said Southeast 1/4, thence along the west line of said Southeast 1/4 South 00°30' East 260.00 feet to the existing centerline of 37th Street, thence along said centerline South 37th Street East 1887.66 feet to the northeasterly extension of the owner's western property line, thence South 144°40' West 244.27 feet to the owner's northeasterly property corner at the Southeastern right-of-way of 37th Street and the point of beginning, thence along said Southeastern right-of-way South 37th Street East 594.70 feet East 124.02 feet to the owner's Northwest property corner, thence along the owner's East property line South 00°17'45" West 40.99 feet, thence North 09°43'05" West 16.12 feet, thence North 39°29'06" West 581.37 feet to Reference Point "F", thence North 59°40'58" West 111.18 feet, thence North 40°32'43" West 331.14 feet to the owner's Western property line, thence along said Western property line North 14°12'07" East 30.79 feet to the point of beginning.

SURVEYOR'S DESCRIPTION:

This part of Lot 1 of Certified Survey Map No. 1397 is located within the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of Section 25, Town 2 North, Range 16 East, Delavan Township, Walworth County, Wisconsin, recorded November 21, 1994 in Volume 8 of Certified Survey Maps, Page 263, Document No. 1024909, more particularly described as follows: Commencing at the South 1/4 corner of said Section 25, thence North 00°30'47" West along the west line of said Southeast 1/4 260.00 feet to the existing centerline of 37th Street, thence East 1887.66 feet to the northerly extension of the owner's Western property line, thence South 144°40' West 244.27 feet to the owner's northeasterly property corner at the Southeastern right-of-way of 37th Street and the point of beginning, thence South 144°40' West 124.02 feet to the owner's Northwest property corner, thence along the owner's East property line South 00°17'45" West 40.99 feet, thence North 09°43'05" West 16.12 feet, thence North 39°29'06" West 581.37 feet to Reference Point "F", thence North 59°40'58" West 111.18 feet, thence North 40°32'43" West 331.14 feet to the owner's Western property line, thence along said Western property line North 14°12'07" East 30.79 feet to the point of beginning.

LEGEND:

- HDDO WORK
- CONTROL POINT
- DREDGED WORK FOUND
- CUT OFFS SET
- HANG-10"P" 
- DRAINAGE DITCHES
- L/V-30"X30"x30"x16'
- WATER 60 U.S.G./FT
- BETON CURB WALL
- HARD MATERIAL
- SOD 3000 FT  
- RECLAIMED AS
Dimensions, Elevations, and Inverts Vary; See Site Plan

Bio-Retention Cell

Refer to Soils Plan

Chamfered Soils (See Note 3)

DIMENSIONS, ELEVATIONS, AND INVERTS VARY; SEE SITE PLAN

Referred to Site Plan for Construction, Invert Elevation, Pipe Soils, Man, Etc.

NOTE 1: Engineered Soils consist of 70% PEC-Washed, Course Dolomitic Sand and 30% COMPACT (shall Meet Own Specification 116)

NOTE 2: Construct per Wisconsin ENV TECHNICAL STANDARD 1004 BIODETENTION FOR INFILTRATION UNLESS INDIcATED IN SPECIFICATIONS AND DETAILS.

NOTE 3: POLYPROPYLENE FABRIC; 3 oz/50 yd MINIMUM, Composed of fibers formed into a stable network so that fibers retain their relative position. Fabric shall be inert to biological, degradation, and resist naturally encountered chemicals, alkalies, and acids. To be Needle Punched Geotextile Fabric Design 451 Grade or Equal.

NOTE 4: PLACE WSDOT URBAN TYPE B E-WAT OVER ALL EXPOSED SOILS.

Bottom Grade of Bio-Retention

SPILLWAY DETAIL - BIO-RETENTION

SCALE: NTS

CLEANOUT DETAIL

SCALE: NTS

RECEIVED

JOB No. 0000

CONSTRUCTION DETAILS

PROJECT MANAGER

DATE

EAST NUMBER

7
IMPORTED CLAY LINER (FOR DETENTION PONDS - IF ONSITE MATERIALS ARE NOT SUITABLE
- TEST SOILS TO CONFIRM)

A. DESCRIPTION
THE WORK SHALL CONSIST OF THE CONSTRUCTION OF A CLAY LINER FOR THE PONDS AS SHOWN ON THE
PLANS AND IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONTRACT DOCUMENTS.

B. MATERIALS
MATERIAL USED IN THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD
SPECIFICATIONS AND AS FOLLOWS:

   PERMEABILITY: 1 x 10^-7 CM/SEC OR LESS
   GRANULARITY: DISTRIBUTION OF SOIL BY WEIGHT < .63MM OR GREATER, LARGER THAN .63MM
   CLAY CONTENT: 10% OR GREATER
   LIQUEFICATION: 25% OR GREATER
   PLASTICITY INDEX: 10% OR GREATER
   UNIFIED SOIL CLASSIFICATION: CL OR CH (Silty-Sand)

MATERIALS SHALL BE FREE OF STONES AND INCLUSIONS OF OTHER SOIL TYPES.

MATERIAL SHALL BE COMPACTED TO 90% MODIFIED PROCTOR.

INSTALL CLAY LINER IN MAXIMUM 6-INCH LILTS.

REFER TO GEOLOGICAL REPORT FOR ADDITIONAL INFORMATION.

CLAY LINER FOR WET DETENTION POND
SCALE: NTS

OUTLET STRUCTURE GRATE FOR WET DETENTION POND
SCALE: NTS

WET DETENTION POND TYPICAL SECTION
SCALE: NTS

WET DETENTION POND
SCALE: NTS

WET DETENTION POND OUTLET STRUCTURE
SCALE: NTS

RECEIVED

JAN 9 2020

CONSTRUCTION DETAILS

8
EROSION CONTROL LEGEND

PROPOSED BUILDING
FFE - 1038.50

Table 1: Preventative Compliance Area Soil Stabilization

<table>
<thead>
<tr>
<th>Preventative Compliance Area</th>
<th>Bare Soil</th>
<th>Grass &amp; Compost Management</th>
<th>Gravel &amp; Crushed Stone Management</th>
<th>Full Fencing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bare ground</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rocks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mulch</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Silt Fence</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

General
- Design and implementation must be compliant with NOE technical standards.

Plants
- At least one native plant species must be used in the revegetation plan.

Gravel & Crushed Stone Management
- All gravel and crushed stone must be graded to a slope of no more than 1:4.

Table 2: Structural Mitigation

<table>
<thead>
<tr>
<th>Structural Mitigation</th>
<th>Full Fencing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barriers and Fencing</td>
<td></td>
</tr>
<tr>
<td>Silt Fences</td>
<td></td>
</tr>
<tr>
<td>Rock Slopes</td>
<td></td>
</tr>
</tbody>
</table>

Received
Jul 9, 2020

Kapure

ATS LIMITED

ATS DELAVAN SITE DEVELOPMENT

TOWN OF DELAVAN

PROJECT

LOCATION

REVISED

10 in

1

18

16

b

g

h

i

j

k

l

m

n

o

p

q

r

s

Erosion Control Notes:

1. Permits for the issuance of permits and compliance with PERM #2017.
2. The implementation of the erosion control plan is the responsibility of the contractor.
3. Silt fences and erosion control measures must be installed and maintained per the NOE technical standards.
4. The implementation of the erosion control plan is the responsibility of the contractor.
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17. The implementation of the erosion control plan is the responsibility of the contractor.
18. The implementation of the erosion control plan is the responsibility of the contractor.
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Label</th>
<th>Quantity</th>
<th>Manufacturer or EELP</th>
<th>Catalog Number</th>
<th>Description</th>
<th>Lamp</th>
<th>Number of Lamps</th>
<th>Lumens Per Lamp</th>
<th>Light Loss Factor</th>
<th>Wattage</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td></td>
<td>30</td>
<td></td>
<td></td>
<td>VUMILED23- R-230K-QT-40K</td>
<td></td>
<td>1</td>
<td>32725</td>
<td>1</td>
<td>230.1</td>
</tr>
</tbody>
</table>

Current View

Statistics

<table>
<thead>
<tr>
<th>Description</th>
<th>Symbol</th>
<th>Avg</th>
<th>Max</th>
<th>Min</th>
<th>Max/Min</th>
<th>Avg/Min</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Lighting</td>
<td>+</td>
<td>21.3 ft</td>
<td>47.9 ft</td>
<td>8.9 ft</td>
<td>32.6 ft</td>
<td>23.7 ft</td>
</tr>
</tbody>
</table>

Lake Geneva Boat Storage
30 - EELP Versa LED 32,250 Lumens, 239 watts, 5000K
2 rows of 15

Designer
S. Schoenberger

Date
12/10/2019

Scale
Not to Scale

Summary
## Plant Schedule

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Quantity</th>
<th>Spacing</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coral Bells</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CGM</td>
<td>Coral Bells</td>
<td>25</td>
<td>2' x 2'</td>
<td>500</td>
</tr>
<tr>
<td><strong>Daylilies</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LIR</td>
<td>Daylilies</td>
<td>25</td>
<td>2' x 2'</td>
<td>500</td>
</tr>
</tbody>
</table>

**NOTES:**
- All plants must be planted in a manner that allows for proper water retention and drainage.
- Plant spacing should be adjusted based on the specific needs of each species.
- Soil preparation is critical for successful plant establishment.

---

### Landscape Planting Schedule

1. **Tree Planting, Staking, & Planting on a Slope**

   - **Tree Types:**
     - **Crape Myrtles:** 10
     - **Lilacs:** 5

   - **Locations:**
     - **Front Yard:** 10
     - **Back Yard:** 5

2. **Shrub Planting**

   - **Shrub Types:**
     - **Wisteria:** 5
     - **Bougainvillea:** 10

   - **Locations:**
     - **Front Yard:** 5
     - **Back Yard:** 10

---

### Landscape Notes

- All plants must be planted in a manner that allows for proper water retention and drainage.
- Soil preparation is critical for successful plant establishment.

---

### Landscape Design

- **Setting:**
  - **Trees:** 15
  - **Shrubs:** 20

- **Materials:**
  - **Soil:** 10 cubic yards
  - **Mulch:** 10 tons

---

### Landscape Maintenance

- **Watering:** Daily for the first week after planting.
- **Fertilization:** Monthly during the growing season.
- **Pruning:** Bi-annually to maintain shape and health.

---

### Landscape Construction

- **Excavation:** 5 days
- **Foundation:** 3 days
- **Concrete:** 2 days

---

### Landscape Installation

- **Planting:** 7 days
- **Staking:** 2 days
- **Irrigation:** 3 days

---

### Landscape Project

- **Completion Date:** August 30, 2020
- **Budget:** $50,000
- **Supervisor:** John Doe

---

### Landscape Warranty

- **Warranty Period:** 1 year
- **Coverage:** All plants and landscape features
- **Conditions:** Proper maintenance and care.

---

### Landscape Certification

- **Certified Landscape Architect:** Jane Smith
- **Certification Number:** L89-23456

---

### Landscape Insurance

- **Insurance Provider:** ABC Insurance
- **Coverage:** $1,000,000

---

### Landscape Administration

- **Office:** 123 Main St, New City, NY 10950
- **Phone:** 555-555-5555
- **Email:** info@landscape.com

---

### Landscape Specifications

- **Soil Type:** Loam
- **pH:** 6.5
- **Water Retention:** Excellent

---

### Landscape Address

- **Address:** 1234 Main St, New City, NY 10950
- **Contact:** John Doe
- **Phone:** 555-555-5555
- **Email:** info@landscape.com
ATS, LTD – Robert Allen
CU for Indoor Boat Storage Facility
Section 25, Delavan Township
Land Use Plan Map
ATS, LTD – Robert Allen
CU for Indoor Boat Storage Facility
Section 25, Delavan Township
Soils & Topo Map