1. April 28, 2020 CZA Meeting Agenda
   Documents:
   
   CZA APR 20 · AGENDA.PDF

2. April 28, 2020 CZA Meeting Packet
   Documents:
   
   CZA APR 20 · PACKET.PDF
County Zoning Agency
MEETING NOTICE
TUESDAY, April 28, 2020 at 5:00 p.m.

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

NOTICE: DUE TO THE CONTINUING PUBLIC HEALTH EMERGENCY,
THIS MEETING IS PLANNED TO PROVIDE FOR REMOTE OR OFF-SITE ATTENDANCE BY COMMITTEE MEMBERS.

The Walworth County Government Center remains open, but in-person attendance will be severely limited due to State imposed restrictions on group meeting sizes.

ALL INDIVIDUALS ARE STRONGLYENCOURAGED TO WATCH THE MEETING STREAMING LIVE AT
https://tinyurl.com/April28CZA

Individuals wanting to provide a Public Comment can do so remotely by telephone, but must contact Shannon Haydin at shaydin@co.walworth.wi.us or at 262-741-7912 on the day of the meeting and at least 30 minutes prior to the start of the meeting to obtain instructions.

(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. Chairperson Nominations
4. Chairperson Elections
5. Vice-Chairperson Nominations
6. Vice-Chairperson Elections
7. Role of the County Zoning Agency
8. Approval of the Agenda
9. Approval of the Minutes, February 20, 2020 CZA Meeting
(March 19, 2020 CZA meeting was cancelled due to COVID-19 Coronavirus and Governor Eyer’s orders concerning limiting gatherings of 10 people or more).


11. Subdivision Items:
   a. Old Business – None
   b. New Business –
      1. David Horowitz, proposed 1-lot, Certified Survey Map, Section 26, Town 4 North, Range 15 East, Town of Whitewater. Parcel #’s DA175900003, DA193800003, and DBVE 00011 (Lot 11 of Bay View Estates). The proposed CSM contains 2.31 acres of land and is zoned R-1 Single Family Residence District. The purpose of this CSM is to combine all of the above listed parcels into a 1-lot CSM. This CSM requires County Zoning Agency review and approval because it crosses over the exterior boundary of a subdivision plat.

      2. 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.

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

13. New Business:
   a. Ordinance Amendments – None
   b. Discussion Items –
      1. Kari Lanser, LLC – Owner, Section 13, Sugar Creek Township. Amendment of an existing conditional use for outdoor food and beverage for a drive up coffee shop by relocation of the parking and through traffic area to provide room for a fireworks stand on the parent parcel. Part of Tax Parcel G SC1300006.

      2. Second Homes in Walworth County – Oneida County Travel Advisory – Michael Cotter

If the above items are completed prior to 5:30 p.m., the committee will recess and reconvene at 5:30 p.m. to continue the public hearing portion of the meeting on Ordinance Amendments, Comprehensive Map Amendments, Rezones and Conditional Uses.
5:30 p.m.

c. Ordinance Amendments – None

d. Rezones with Conditional Uses –

**TO BE HEARD AT 5:30 P.M.**

1. **Robert Lightfield – Owner, Katherine Cash – Applicant**, Section 20, Spring Prairie Township. Rezone property from the A-1 Prime Agricultural, C-2 Upland Resource Conservation and C-4 Shoreland Wetland Zone Districts to the C-2 and C-4 zone districts in order to create a two lot Planned Residential Development (PRD) with conditional use permit approval to restrict the two lots containing 9.5 and 14.5 acres of C-2 zoned areas and additional C-4 wetland area from further division by recording of required deed restrictions. Part of Tax Parcel O SP2000001.

e. Rezones –

**TO BE HEARD AT 5:40 P.M. OR AS SOON THEREAFTER.**

1. **Slawomir and Renata Rybicki and Neal and Kimberly Moss – Owners**, Section 12, LaFayette Township. Rezone approximately 28.4 acres of A-1 Prime Agricultural District Property to the C-2 Upland Resource Conservation District in order to have the property zoned consistent with the physical character and historic use of the site and divide the property according to percentage of current joint ownership. Tax Parcel K LF1200009.

**TO BE HEARD AT 5:50 P.M. OR AS SOON THEREAFTER.**

2. **Kamyar Saeian Trust C/O Kamyar Saeian – Owner**, Section 9, Troy Township. Rezone approximately 3.88 acres of A-2 Agricultural zoned property to the C-2 Upland Resource Conservation District in order to have over 10 acres of C-2 zoned land and be able to split off a five acre parcel on which to build a smaller home. Part of Tax Parcel LT 900010A.

**TABLED – NO TOWN DECISION**

3. **Casey and Bertha Mikrut Trust C/O John Mikrut Trustee – Owner, Diane Coerct – Applicant**, Section 27, Geneva Township. Rezone approximately .256 acres of C-4 Shoreland Wetland District property to the R-2 Single Family Residential District in order to match the wetland boundary to delineated field conditions for the creation of a potentially buildable residential lot. Part of Tax Parcel JLCB 00299.

**TO BE HEARD AT 6:00 P.M. OR AS SOON THEREAFTER.**

4. **The Estate of William Dean Mularkey C/O Scot W. Mularkey – Personal Rep. – Owner**, Section 6, Troy Township. Rezone approximately .59 acres of B-2 General Business District property to the R-1 Single Family Residential District in order to be able to use the property for residential purposes. Tax Parcel LT 600027.
f. Conditional Uses –

TO BE HEARD AT 6:10 P.M. OR AS SOON THEREAFTER.

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 120 event ticket holders inside of the outdoor fenced area of the bar. Part of Tax Parcel IL 2700012.

TABLED – NO TOWN DECISION


TABLED – INCOMPLETE APPLICATION

3. Steve S. Walter – Owner, Section 21, Darien Township. Conditional use review for expansion of a slurry storage facility for industrial wastes to be applied to agricultural farmland in excess of 25% of the size of the existing approved facility requiring conditional use approval as if establishing the facilities anew. The expansion would double the size of the storage facilities on site by addition of a second 131 ft. diameter 28 ft. tall storage tank and a 68 ft. by 68 ft. dry bunker. Part of Tax Parcel BD 2100005A.

TO BE HEARD AT 6:20 P.M. OR AS SOON THEREAFTER.


TO BE HEARD AT 6:30 P.M. OR AS SOON THEREAFTER.

5. Salvatore J. Dimiceli Sr. Trust C/O Attorney Richard Torhorst – Owner, Section 24, Geneva Township. Conditional Use review for a two parcel Planned Residential Development (PRD) on property zoned C-2 Upland Resource Conservation District using five acre density averaging. The PRD would create a 1.65 acre C-2 zoned CSM parcel with the balance of the required five acres density to be deed restricted as non-buildable on the parent tax parcel. Tax Parcel JA361000001.

14. Adjournment

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

Posted: April 22, 2020
NOTICE: DUE TO THE CONTINUING PUBLIC HEALTH EMERGENCY, THIS MEETING IS PLANNED TO PROVIDE FOR REMOTE OR OFF-SITE ATTENDANCE BY COMMITTEE MEMBERS.

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1. Call to Order
2. Roll Call
3. Chairperson Nominations
4. Chairperson Elections
5. Vice-Chairperson Nominations
6. Vice-Chairperson Elections
7. Role of the County Zoning Agency
8. Approval of the Agenda
9. **Approval of the Minutes.** February 20, 2020 CZA Meeting  
(March 19, 2020 CZA meeting was cancelled due to COVID-19 Coronavirus and Governor Ever’s orders concerning limiting gatherings of 10 people or more).

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

11. **Subdivision Items:**
   
a. Old Business – None
   
b. New Business –

   1. **David Horowitz**, proposed 1-lot, Certified Survey Map, Section 26, Town 4 North, Range 15 East, Town of Whitewater. Parcel #’s DA175900003, DA193800003, and DBVE 00011 (Lot 11 of Bay View Estates). The proposed CSM contains 2.31 acres of land and is zoned R-1 Single Family Residence District. The purpose of this CSM is to combine all of the above listed parcels into a 1-lot CSM. This CSM requires County Zoning Agency review and approval because it crosses over the exterior boundary of a subdivision plat.

   2. **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.

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

13. **New Business:**
   
a. Ordinance Amendments – None
   
b. Discussion Items –

   1. **Kari Lanser, LLC** – Owner, Section 13, Sugar Creek Township. Amendment of an existing conditional use for outdoor food and beverage for a drive up coffee shop by relocation of the parking and through traffic area to provide room for a fireworks stand on the parent parcel. Part of Tax Parcel G SC1300006.

   2. **Second Homes in Walworth County** – Oneida County Travel Advisory – Michael Cotter

If the above items are completed prior to 5:30 p.m., the committee will recess and reconvene at 5:30 p.m. to continue the public hearing portion of the meeting on Ordinance Amendments, Comprehensive Map Amendments, Rezones and Conditional Uses.
5:30 p.m.

c. Ordinance Amendments – None

d. Rezones with Conditional Uses –

**TO BE HEARD AT 5:30 P.M.**

1. **Robert Lightfield – Owner, Katherine Cash – Applicant**, Section 20, Spring Prairie Township. Rezone property from the A-1 Prime Agricultural, C-2 Upland Resource Conservation and C-4 Shoreland Wetland Zone Districts to the C-2 and C-4 zone districts in order to create a two lot Planned Residential Development (PRD) with conditional use permit approval to restrict the two lots containing 9.5 and 14.5 acres of C-2 zoned areas and additional C-4 wetland area from further division by recording of required deed restrictions. Part of Tax Parcel O SP2000001.

e. Rezones –

**TO BE HEARD AT 5:40 P.M. OR AS SOON THEREAFTER.**

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**TABLED – NO TOWN DECISION**

3. **Casey and Bertha Mikrut Trust C/O John Mikrut Trustee – Owner, Diane Cocroft – Applicant**, Section 27, Geneva Township. Rezone approximately .256 acres of C-4 Shoreland Wetland District property to the R-2 Single Family Residential District in order to match the wetland boundary to delineated field conditions for the creation of a potentially buildable residential lot. Part of Tax Parcel JLCB 00299.

**TO BE HEARD AT 6:00 P.M. OR AS SOON THEREAFTER.**

4. **The Estate of William Dean Mularkey C/O Scot W. Mularkey – Personal Rep. – Owner**, Section 6, Troy Township. Rezone approximately .59 acres of B-2 General Business District property to the R-1 Single Family Residential District in order to be able to use the property for residential purposes. Tax Parcel L T 600027.
f. Conditional Uses –

TO BE HEARD AT 6:10 P.M. OR AS SOON THEREAFTER.

   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 120 event ticket holders inside of
   the outdoor fenced area of the bar. Part of Tax Parcel I L 2700012.

TABLED – NO TOWN DECISION

2. ATS, Ltd. C/O Robert Allen – Owner, Section 25, Delavan Township. 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. Tax Parcel
   EA139700001.

TABLED – INCOMPLETE APPLICATION

3. Steve S. Walter – Owner, Section 21, Darien Township. Conditional use review for
   expansion of a slurry storage facility for industrial wastes to be applied to agricultural
   farmland in excess of 25% of the size of the existing approved facility requiring
   conditional use approval as if establishing the facilities anew. The expansion would
double the size of the storage facilities on site by addition of a second 131 ft. diameter 28
   ft. tall storage tank and a 68 ft. by 68 ft. dry bunker. Part of Tax Parcel B D 2100005A.

TO BE HEARD AT 6:20 P.M. OR AS SOON THEREAFTER.

4. Lookout Valley Farms LLC C/O Katheryn Roen – Owner, Section 15, Geneva
   Township. Conditional use approval to leave two existing agricultural sheds on a farm
   separation remnant. Part of Tax Parcel J G 1500007.

TO BE HEARD AT 6:30 P.M. OR AS SOON THEREAFTER.

5. Salvatore J. Dimiceli Sr. Trust C/O Attorney Richard Torhorst – Owner, Section 24,
   Geneva Township. Conditional Use review for a two parcel Planned Residential
   Development (PRD) on property zoned C-2 Upland Resource Conservation District using
   five acre density averaging. The PRD would create a 1.65 acre C-2 zoned CSM parcel
   with the balance of the required five acres density to be deed restricted as non-buildable
   on the parent tax parcel. Tax Parcel JA361000001.

14. Adjournment

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

   Posted:  April 22, 2020
Role of the County Zoning Agency:

Sec. 2-139. - County Zoning Agency.

(a)  *Purpose.* The County Zoning Agency shall exercise those powers relative to planning and zoning as set forth in Wis. Stats § 59.69.

(Ord. No. 222-02/02, pt. 1, 2-12-02; Ord. No. 234-01/03, pt. 3, 1-14-03; Ord. No. 244-09/03, pt. III, 9-9-03; Ord. No. 261-03/04, pt. X, 3-9-04)

Link to Wisconsin Statutes § 59.69:

https://docs.legis.wisconsin.gov/statutes/statutes/59/VII/69
Committee Chair Tim Brellenthin called the meeting to order at 5:30 p.m.

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

County Staff present – Land Use and Resource Management Department Director Michael P. Cotter, Department Deputy Director Shannon Haydin, Senior Planner/Hearing Facilitator Matt Weidensee, and Senior Urban Conservation Technician/Fay Amerson, Present for a portion of the meeting / hearing Mark Luberta/County Administrator.

A “sign-in” sheet listing attendees on February 20, 2020 is kept on file as a matter of record.

Details of the February 20, 2020 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 5.b.1.) Geneva Springs Subdivision Preliminary Plat, Geneva Springs Haven LLC.; 7.d.3.) David and Debra Hollister; 7.d.5.) Marion J. Cournoyer, Leonor I. Hernandez – Owners; 7.d.7.) ATS, Ltd. C/O Robert Allen – Owner; and 7.d.8.) Steve S. Walter. Seconded by Jerry Grant. Motion carried. 6-favor 0-oppose.

Rick Stacey motioned to approve the January 16, 2020 CZA Meeting minutes. Seconded by Sue Pruessing. Motion carried. 6-favor 0-oppose

Subdivision Items – Old Business – None

Subdivision Items – New Business –

**THIS ITEM NOT HEARD – No Stormwater Plan.**

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 – None

Rezones / Conditional Uses –

1. **Jesse R. and Natalie S. Snopek – Owners**, Section 23, Geneva Township. **Rezone w/CU** for approximately .231 acres of A-1 Prime Agricultural District property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain **conditional uses** for an indoor Farm Family Business in a shed on A-1 zoned land and outdoor contractor storage yard on the A-4 area for a tree cutting business and winter snow removal business with no more than two non-farm family employees. The property of concern is located on the southwest corner of the intersection of Kruger Road and Hwy NN and is identified as part of Tax Parcel HJ G 2300004D.

**General:**

1. Approved as per plan submitted for a contractor storage yard for an indoor Farm Family Business in a shed on A-1 zone land and outdoor contractor storage yard on the A-4 area for a tree cutting and snow plowing business with no more than two non-farm family employees 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 road right of way and shall be setback as required.
6. The applicant must obtain any required Town 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. 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. Walworth County staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.
16. 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.
17. 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.

18. 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.

19. 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.

20. 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.

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

22. 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.

23. 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:

24. Use of the contractor storage yard is for the tree cutting business as a Farm Family Business within the existing larger sheds and therefore the contractor storage yard and snow plowing business shall also be limited to no more than two non-farm family member employees.

25. No large equipment to be parked outside as per the Town. Equipment that is parked outside is allowed in the A-4 area only, as per the Town.

26. Project site must follow the Town of Geneva Light Ordinance for lighting on the property as per the Town.

27. Hours of operation must be from 7:00 a.m. to 7:00 p.m. Monday through Saturday unless there is an emergency as per the Town.

Staff presents request and indicates this is consistent with Farmland Preservation. Attorney Christina Green speaks regarding the application. Applicant Jesse Snopek present.

Dave Weber motioned to approve with amendments as discussed. Seconded by Sue Pruessing. Motion carried. 6-favor 0-oppose.

The rezone petition will move forward to the March 10, 2020 Walworth County Board for possible action.

Disc Count #5:45:30 – 6:02:25
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 FD 2500015.

Staff presents request and indicates this is consistent with Farmland Preservation. Attorney Anthony Coletti speaks regarding the application. Chris Meisner present.

Rick Stacey motioned to approve. Seconded by Jerry Grant. Motion carried. 6-favor 0-oppose.

The rezone petition will move forward to the March 10, 2020 Walworth County Board for possible action.

Disc Count #6:02:25 – 6:08:18

**TO BE TABLED – NO TOWN DECISION**

3. **David and Debra Hollister – Owners**, Section 34, Geneva Township. **Rezone** approximately 1.23 acres of A-2 Agricultural Land District property to B-2 General Business District for a proposed furniture store. The property of concern is located on the north side of Hwy 50 approximately 1150 feet west of the intersection of Hwy 50 and Dummers Dr. and is identified as Tax Parcel JA223600001.

4. **The Town of Delavan – Owner C/O John Olson**, Section 23, Delavan Township. **Rezone** approximately 1.15 acres of B-5 Planned Commercial-Recreation Business District to the P-2 Institutional Park District for the construction of a new Town fire station. The property of concern is located on the northwest corner of the intersection of Town Hall Road and Oxburgh Trail and is identified as Tax Parcel FA308800001.

Staff presents request. John Olson/Town of Delavan speaks regarding the application. Also present are Ryan Cardinal/Engineer, Steven Richard/Scherrer Construction and Jeff Flitcroft/Asst. Fire Chief.

Dave Weber motioned to approve. Seconded by Jim Van Dreser. Motion carried. 6-favor 0-oppose.

The rezone petition will move forward to the March 10, 2020 Walworth County Board for possible action.

Disc Count #6:08:21 – 6:21:12

**TO BE TABLED – NO TOWN DECISION**

5. **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.

6. **Errol Wilson – Owner**, Section 3, Lyons Township. **Conditional use** approval for a wood cutting and farm equipment repair business on land zoned A-4 with a caretaker’s quarters in an existing residence. The property of concern is located on the end of Bryan Rd off of Roth Road and is identified as part of Tax Parcel NS 00003.

**General:**

1. Approved as per plan submitted for a firewood cutting and farm equipment repair business on land zoned A-4 with a caretaker’s quarters in an existing residence 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. 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. The caretaker’s residence shall be used by a caretaker of the business and may be used 24 hours per day.

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

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

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/oil 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, waste wood, 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 25 feet from residential 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 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. There shall be no sales of equipment or equipment parts from the site.

Staff presents request.
Errol Wilson speaks regarding the application.

Rick Stacey motioned to approve. Seconded by Jim Van Dreser. Motion carried.
6-favor 0-oppose.
Disc Count #6:21:15 – 6:26:00

Meeting adjourned for 10 minute break.

TO BE TABLED - NO TOWN DECISION


TO BE TABLED - NO TOWN DECISION

8. Steve S. Walter – Owner, Section 21, Darien Township. Conditional use review for expansion of a slurry storage facility for industrial wastes to be applied to agricultural farmland in excess of 25% of the size of the existing approved facility requiring conditional use approval as if establishing the facilities anew. The expansion would double the size of
the storage facilities on site by addition of a second 131 ft. diameter 28 ft. tall storage tank and a 68 ft. by 68 ft. dry bunker. The property of concern is located on the northeast side of Hwy 14 approximately 1900 feet northwest of the Interstate Hwy 43 overpass of Hwy 14 and is identified as part of Tax Parcel B D 2100005A.

6:38 p.m. meeting is reconvened.

Chairman Tim Brellenthin recuses himself from the next hearing and vacates the hearing room. Vice Chair Dave Weber conducts the hearing.

9. **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.

Staff presents request.
Ken Silverthorn/Farnsworth Group speaks regarding the application.
Speaking in FAVOR: None.
Speaking in OPPOSITION: Trisha Pellman, Jan Pappa, James Wulff, Carol Matthews, Gary Johnson,
Response provided by Corp Counsel Cotter to questions in opposition.
Ken Silverthorn speaks in rebuttal.
The hearing is closed and discussion is had by the committee, including traffic.

Rick Stacey motioned to approve. Seconded by Sue Pruessing. Motion carried.
Sue Pruessing indicates decision based upon the support of local township decision and due diligence, supporting Comprehensive Plan 2050. 4-favor 1-oppose. (Jim Van Dreser votes in opposition / Tim Brellenthin recused).

The rezone petition will move forward to the March 10, 2020 Walworth County Board for possible action.
Disc Count #6:40:55 – 7:31:30

Meeting adjourned for 10 minute break.

7:45 p.m. meeting is recalled.

Chairman Tim Brellenthin rejoins the hearing and conducts the remaining items.

10. **WSPR Enterprises, LLC** – Owner C/O Donald Frederick, Asphalt Contractors, Inc. C/O Robert Kordus – President, Sections 20 and 29, Spring Prairie Township. **Rezone w/CU** for approximately 111.28 acres of A-1 Prime Agricultural District property to the M-3 Mineral Extraction District in order to obtain conditional use approval for a sand and gravel extraction site with wash plant operations. The property of concern is located on the north side of Spring Prairie Road approximately 1500 feet east of the intersection of Hwy 11 and Spring Prairie Road and is identified as parts of Tax Parcels O SP2000004 and O SP2900001 and 2.

General:
1. Approved as per the conditional use plan submitted and approved February 20th, 2020 for a sand and gravel extraction site for an aggregate mining operation with a wash plant with all additional conditions as stated.

2. Time limit for completion of the project shall be set at 20 years from the date of this approval being February 20th, 2040.

3. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater permit from The Land Conservation Department. 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 and mining reclamation standards. The applicant must submit a project-sequencing schedule as part of the restoration plan for each phase leading to completion prior to approval. The applicant will be responsible for paying all County fees associated with the reclamation plan review, approval and monitoring for compliance with this approval.

4. A non-metallic Mining Reclamation Permit and Plan must be approved by the Walworth County Land Conservation Division. The applicant shall submit an acceptable form of bonding as part of the restoration plan – The bond shall remain in place for the life of the pit 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 section of the Land Use and Resource Management Office. Renewals of bonds shall be submitted prior to expiration on a two year limited basis. The bond shall be release after final restoration and application for rezone back to the approved post mining land use/zone district. The operator will certify to the County Land Conservation Division the completion of reclamation for a portion or the entire mining site.

5. The post mining land use for this site shall be agriculture requiring A-1 zone district designation. This conditional use shall not be valid without a current post mining land use rezone application being on file with Walworth County. The property owner shall submit an application, fee and a post mining reclamation plan to Walworth County allowing for rezone of the property back to the post mining land use /zone district as specified above. The post mining land use rezone application shall be required to be kept current by the property owner during excavation and reclamation of the site. Should ownership of the site transfer prior to receiving Certification of Completion of Reclamation from the County (Sec. 26-293 (a.7)), the new property owner must re-sign the post mining land use rezone application and pay a new post mining land use rezone application fee at the current rezone rate in order to keep this conditional use valid.

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 Sundays or holidays.

7. Road access and maintenance agreements shall be filed with the Wisconsin Department of Transportation (DOT) prior to hauling materials off site.

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

9. The County will not be liable for any damage to neighboring wells due to the operation of the project.

10. Any additional office/trailer or structures shall obtain approved zoning and sanitary permits.

11. Approval of the project shall be subject to all applicable gravel pit policies.

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

13. All material storage locations must be in an approved zoning district.

14. No materials allowed to be brought in from off-site other than those materials specified in the approved operations plan.

15. All topsoil generated from the site must remain on site for use in restoration. All topsoil will be re-graded evenly on the disturbed area.

16. 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 pit.

17. The applicant shall certify that the project plans and the conditions of this approval shall be provided and discussed with the property owner prior to excavation on site and must provide a copy of the certification signed by the owner.

18. Following restoration, the landowner shall petition to rezone the property back to the committee recommended zoning district. The owner of property approved for non-metallic mining shall be required to submit an up-front application and fee for rezoning the property back to the pre-existing zone district. Upon completion of restoration the County shall hold a public hearing for rezoning of the property back to the original zone district. The County shall not release the required performance bond or surety until the property of concern has been restored.
19. The applicant must obtain a sign permit from the County Zoning Office prior to construction of any signs on site. No billboards will be allowed to be located in an M-3 district even under a State Hwy permit because the M-3 use is temporary and the signs must be consistent with the required agricultural zoning upon restoration.

20. No storage of chemicals and petroleum products shall occur on site unless stored in a containment facility meeting state requirements.

21. Recyclable concrete and asphalt material brought into the gravel pit shall be limited to the location and quantities as specified on the approved plan of operations.

22. 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.

23. The applicant will be held solely responsible for maintaining support rights of neighboring property owners. Adequate setbacks from the proposed excavation to neighboring properties shall be provided to prevent damages resulting from potential cave in of the excavation walls.

24. The County will not be responsible for loss of agricultural productivity of the property as a result of this project.

25. The Zoning Administrator or respective designees may enter the pit in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation.

26. All corners of the excavation boundaries must be staked or otherwise marked and may be inspected by the County Land Use and Resource Management Department or designee before operations commence under this approval. Stakes must be made of a material that will not deteriorate under normal weather conditions.

27. The owner of the property shall release, indemnify and hold harmless Walworth County and its agents and employees from all liability, claims, demands, causes of action, costs, or losses for personal injuries, property damage or loss of life or property as a result of exercising this approval.

28. 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.

29. 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:

30. The property owner shall provide verification from the Wisconsin DOT of access permit approval to Hwy 120 for the conditional use file prior to the conditional use being valid.

31. The property owner shall provide verification from the fiber optic service provider indicating approval for the access drive being allowed to cross the easement for the conditional use file prior to the conditional use being valid.

32. Legal access to Highway 120 as shown must be held by the property owner and/or operator of the nonmetallic mining site at all times during operations.

Nonmetallic Mining Reclamation Permit –

11. Asphalt Contractors, Inc. C/O Robert Kordus – President has applied for a Nonmetallic Mining Reclamation Plan for a nonmetallic mining site. The mining site is located on Tax Key Parcels # O SP2000004, O SP2900001 and O SP2900002, Town of Spring Prairie. The Walworth County Land Conservation Division has determined the reclamation plan is complete and complies with the Walworth County Nonmetallic Mining Reclamation Ordinance, contained in Chapter 26, Article VI of the Walworth County Code of Ordinances. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation.
Staff presents request and indicates the Farmland Preservation exemption is not a foregone conclusion.
Fay Amerson presents Nonmetallic Mining Reclamation Permit.
Michael Cotter speaks regarding County duties under Wisconsin Statutes.

Mark Krumanacher representing Asphalt Contractors speaks regarding the application. Attorney Pat Stevens/Axley Law representing Asphalt Contractors speaks regarding the petitions. Robert Kordus/Asphalt Contractors (applicant) speaks regarding the petition/rock supply.
Speaking in FAVOR: Leanne Fredrich, Don Fredrich, George Schroeder/George Schroeder Trucking, Tom Amon.

Committee takes 2 minute break requested by Supervisor Stacey.
Meeting resumes and Supervisor Stacey requests to be recused due to a conflict. 9:03 p.m. Supervisor Stacey is excused from the meeting.

Speaking in Rebuttal: Mark Krumanacher
Michael Cotter addresses options for the Committee. Committee addresses questions to staff and the applicant. Comments made by the Committee.

Dave Weber motioned to OPPOSE the petitions, in agreement with the Town. Seconded by Jerry Grant. Sue Priessing indicates decision based upon the support of local township decisions and due diligence, and this being 97% Prime Farm soils.
Jerry Grant indicates a good presentation but no changes are presented. Motion carried. 5-favor 0-oppose.

The rezone petition will move forward to the March 10, 2020 Walworth County Board for possible action.
Disc Count #7:48:20 – 10:28:30

Adjournment

Dave Weber motioned to adjourn. Seconded by Jim Van Dreser. Motion carried. 5-favor 0-oppose

The meeting was adjourned at 10:29 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>
</thead>
<tbody>
<tr>
<td>BLOOMFIELD</td>
<td>(Nick)</td>
<td>Ex: 7 inoperable vehicles</td>
</tr>
<tr>
<td>DARIEN</td>
<td>(Heather)</td>
<td>Ex: Anonymous</td>
</tr>
<tr>
<td>DELAVAN</td>
<td>(Heather)</td>
<td>Ex: Section 10</td>
</tr>
<tr>
<td>EAST TROY</td>
<td>(Darrin)</td>
<td>Ex: Anonymous</td>
</tr>
<tr>
<td>GENEVA</td>
<td>(Heather)</td>
<td>Owner has more than one unlicensed / inoperable vehicle.</td>
</tr>
<tr>
<td>LAFAYETTE</td>
<td>(Nick)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>LAGRANGE</td>
<td>(Darrin)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>LINN</td>
<td>(Heather)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>LYNNS</td>
<td>(Nick)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>RICHMOND</td>
<td>(Darrin)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>SHARON</td>
<td>(Heather)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>SPRING PRAIRIE</td>
<td>(Nick)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
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<tr>
<td>SUGAR CREEK</td>
<td>(Darrin)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>TROY</td>
<td>(Darrin)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>WALWORTH</td>
<td>(Heather)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>WHITEWATER</td>
<td>(Darrin)</td>
<td>Owner installed steppers or a walkway within 75' of Lauderdale Lake.</td>
</tr>
<tr>
<td>Township/Tax Key</td>
<td>Complainant</td>
<td>Description of Violation(s)</td>
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<tr>
<td>-----------------</td>
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</tr>
<tr>
<td>Ex:B D 100001</td>
<td>Ex:Anonymous</td>
<td>Ex: 7 inoperable vehicles</td>
</tr>
<tr>
<td>BLOOMFIELD</td>
<td>(Nick)</td>
<td></td>
</tr>
<tr>
<td>DARIEN</td>
<td>(Heather)</td>
<td></td>
</tr>
<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 of 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 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 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 mtl. 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 CU needed for burning of waste mtl- he said he'd either stop or apply. Shed- new additions 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 addn, issued. Working w/ MW &amp; FA for permits for mine site.</td>
</tr>
<tr>
<td>DELAVAN</td>
<td>(Heather)</td>
<td></td>
</tr>
<tr>
<td>FMT1 00002A</td>
<td>Staff</td>
<td>Retaining walls constructed w/o permit approvals w/575 ft of OHWM. 7/19/19: Sent violation letter 7/27/28.Met w/ owners- they are going to try and prove ret walls were existing prior to re-construction, then apply for necessary permits. 11/12/19: 12/13/18 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: Conv. w/ Michelle- told her landscape/retaining walls in violation &amp; 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. 12/28/18: Sent certified memo- need as-built survey for shoreline &amp; garage. 12/28/18: Staff contacted DNR who ultimately informed Keller's that they do not have the authority to approve their work done on the shorefront. HM informed Keller's that they are still in violation, and DNR does not have jurisdiction over the project they did. Mtg is scheduled @ LURM for Apr. 2019. 5/6/19: Rec'd email from Keller's- asked us to look over a preliminary site plan, before they apply for the applicable permits. Permits have been submitted. Working w/ Land Cons to carry out action for compliance. 8/28/19: Fay sent email- permit due by Sept. 6 2019, activities to be done by Oct. 11 2019. 11/13/19: Site visit- zoning violation still exists. Appears they started project w/o erosion permits. Exposed soil. 11/14/19: Issued 3 ZN citations: see citation section.</td>
</tr>
<tr>
<td>FMT1 00002</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. 12/18/18: 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. 5/31/19: Application for which the property was approved. 10/21/19: Application for after-the-fact permits. 10/31/19: Sent violation letter w/ 30 days to comply (alter 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. 12/28/19: Spoke to Randy Keller- he will set up w/ zoning &amp; land cons staff to discuss next steps on existing walkway violation within 30 days.</td>
</tr>
<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. 10/16/19: Landscaper called- need as-built of parcel including all surfaces, and 1-foot contours.</td>
</tr>
<tr>
<td>Township/Tax Key</td>
<td>Complainant</td>
<td>Description of Violation(s)</td>
</tr>
<tr>
<td>-----------------</td>
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<td>-----------------------------</td>
</tr>
<tr>
<td>EAST TROY (Darren)</td>
<td>Anonymous</td>
<td>Owner is running a contractor storage yard and has unlicensed inoperable vehicles on their property.</td>
</tr>
<tr>
<td>PA160600001</td>
<td>Anonymous</td>
<td>Owner is running a contractor storage yard from their property zoned R-2.</td>
</tr>
<tr>
<td>PMR 00107B</td>
<td>Anonymous</td>
<td>Owner is running a contractor storage yard from their property zoned A-2.</td>
</tr>
<tr>
<td>PA260300003</td>
<td>Anonymous</td>
<td>Owner has brought tires back onto the property.</td>
</tr>
<tr>
<td>PA430200001</td>
<td>Anonymous</td>
<td>Owner has several unlicensed/inoperable vehicles on his property that is zoned C-3</td>
</tr>
<tr>
<td>GENEVA (Heather)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JA342300001</td>
<td>Staff</td>
<td>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 Builder- 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>JCOM 00005, JCOM 00005A, JCOM 00005B</td>
<td>Staff</td>
<td>Illegal separation of parcels, creating violation of accessory structure on vacant parcel. 11/7/19: 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>
</tr>
<tr>
<td>JA 792000001, JA 792000002</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 town if owner has applied for anything at town yet- they said no.</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. 11/11/19: Violation letter sent. 12/3/19: Met w/ owner &amp; aty- went over all violations and game plan to move forward for compliance.</td>
</tr>
<tr>
<td>JCON 00017</td>
<td>Staff</td>
<td>New 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. 11/6/19: Spoke to house builder- discussed required permitting 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>
</tbody>
</table>

LAFAYETTE (Nick)
<table>
<thead>
<tr>
<th>Township/Tax Key</th>
<th>Complainant</th>
<th>Description of Violation(s)</th>
<th>Section(s) violated</th>
<th>Owner's Name/Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>KA1295000002</td>
<td>Anonymous</td>
<td>Construction of decks/patios w/o permit approvals. 8/2-18: Sent violation letter</td>
<td>74-162, 74-173, 74-174, and 74-178</td>
<td>Dewey and Rebecca Degrave- 9-18-18/Met with attorney. I have not gotten anything yet. He agreed that they need to get moving toward compliance. Owner and attorney have a meeting with staff set for Oct 31st. Attorney will submit applications. 12-17-18: I sent email to check status. 12-31-18: Attorney said permit will be in 1-2-19. 1-9-19: Permit rcvd. 1-16-19: Email sent that permit is incomplete. Owner’s attorney has appointment for 4-23-19. 5-1-19: Attorney dropped off missing zoning info. Zoning permit is complete, but owner has not submitted the erosion control permit yet. 5-21-19: I emailed attorney. He said owner was going to take care of that part. 6-6-19: Erosion control application still not submitted. But owner has reached out to conservation staff. 6-20-19: Owner met with conservation staff. Owner has applied for permit. Permit has been issued. 2-26-20: Rcvd letter from attorney. They have all Town permits. They want to come in and discuss one of the structures. 4-14-20: Corrective measures are underway.</td>
</tr>
<tr>
<td>LAGRANGE (Darrin)</td>
<td>HA 968000002</td>
<td>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.</td>
<td>74-51</td>
<td>Lake &amp; Nicole Martin. Letter sent 10/11-18 - Applied for a variance with the BOA. On December BOA agenda. BOA approved for 12 months then will have to remove Ag animals or build a new building in a compliant location. Owner submitted application to bring the property into compliance 9/3/19.</td>
</tr>
<tr>
<td>LINN (Heather)</td>
<td>FFR 00004</td>
<td>Construction of deck and stairs to lake, restoration of lake shore path w/out permits. 9-15-17: Wrote violation letter / 9-20-17: Patti Petersen &amp; Bill Host came in for meeting with me; they are in the process of obtaining an after-the-fact permit. Oct: Patti called again, said they had to return to FL sooner than anticipated, and said they are going to remove deck next spring (2018). I told her she needed to obtain permit for stair construction that was done, and I will work with them when they return to WI.</td>
<td>74-162</td>
<td>Lloyd R Worden JR, C/O Patti Petersen 5/8/18: Sent reminder letter of spring 2018 compliance agreement, asking for update on status. 6/4/18: ZN permit submitted, missing documents; alerted owner on 6/5/18. 6/27/18: Rcv’d missing documents. Will continue review of permit. 8/16/18: ZN permit denied. 8/21/18: Spoke to Patti, she is not going to apply for variance. Instead will remove portion of deck that is within shoreyard. Applied for erosion control, zoning permit was altered to allow stairs to water &amp; compliant deck. Need to site verify compliance.</td>
</tr>
<tr>
<td>ILVP 00016D1</td>
<td>Neighbor</td>
<td>Retaining wall within shoreyard built w/o permits 1/23/18: Sent violation notice. 2/26/18: Notice was returned as unclaimed 8-17-18: Re-violation letter sent- due date 7/30/18: Time extension request made, owner could not be reached. 3/15/18: Mfg/ owners- told new step is to have survey done. Will be in contact when that is finished. 5/30/18: Met w/ owners; survey shows structure &lt;75ft to OHWM of creek. Next step is apply for after-the-fact ZN permit, denied, then variance appl. 6/25/18: Nancy called &amp; 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. Mfg/ 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 win 30 days.</td>
<td>74-162</td>
<td>Philip &amp; Nancy Kozlowski - No communication to date from Kozlowski’s since January follow-up letter was sent. 4/11/19: Owner called- starting process for variance. 2/9/19: Owner left voicemail- can’t do variance or remove wall; now what? 5/1/19: HM left voicemail for owners-site must be brought into compliance, we will continue working with owner if they are moving forward, but if no progress is made, we will have to take enforcement. 5/21/19: Met w/ owner- owner will submit for ZN &amp; variance. ZN permit submitted, under staff review. 6/5/19: Zoning permit officially denied. 7/1/19: Met w/ owners- will be submitting for variance. 7/8/19: Email variance was denied at Sept. hearing. Owner to apply for permits to remove portion of ret wall within shoreyard. 10/21/19: Mtg w/ owners- Erosion permit due Nov 15, then best mgmt timing for project- to be discussed w/ LC Dept.</td>
</tr>
<tr>
<td>IL 2700012</td>
<td>Neighbor</td>
<td>Structures constructed w/o permits. 5/9/18: site visit, new structures present. 5/10/18: violation letter sent. 5/16/18: Mfg/ owner- told him what is needed for permits, need apt w/ staff &amp; Matt W to discuss use. Owner met w/Matt W, getting paperwork together for permits. 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; bldr? 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. 3/6/19: 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>74-37</td>
<td>Marion J Courmoyer, 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. Cdt1 Use permit applied for. Extending 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. 1/27/20: Site visit- site still noncompliant. 2/11/20: Town called- they are on the Feb. 24th agenda for CUP.</td>
</tr>
<tr>
<td>IE 00055</td>
<td>Neighbor</td>
<td>Construction of decks/patios w/o permit approvals. 8/2/18: Sent violation letter 8/8/18: Owner called and said landscaper working on submitting paperwork for permits. 8/8/18: Wendy Becker called, said landscaper was in charge of permitting. 8/20/18: Spoke to Dan (landscaper), told him permits were needed &amp; discussed how to alter deck/patio to be compliant. He agreed to apply for after-the-fact permits. Nov. 18: Permits applied for.</td>
<td>74-162</td>
<td>Jim &amp; Wendy Becker</td>
</tr>
<tr>
<td>Township/Tax Key</td>
<td>Complainant</td>
<td>Description of Violation(s)</td>
<td>Section(s) violated</td>
<td>Owner's Name/Status</td>
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<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. 12/5/18: Site visit performed. See citation section.</td>
<td>74-162, 74-174</td>
<td>Carl Trent</td>
</tr>
<tr>
<td>ILGH 00001-ILGH 00110</td>
<td>Staff</td>
<td>As-built survey for replacement of existing shorepait, walks &amp; drives not in compliance with permit issued, nor with shoreland ordinance. New retaining wall added &amp; existing ones expanded within 75ft of OHWM. 1/30/19: Sent memo of noncompliance.</td>
<td>74-162, 74-174</td>
<td>Lake Geneva Highlands - 3/6/19: Mtg @ LURM: Applicants are going to work w/ engineer, then talk to staff w/ ideas &amp; plans to bring into compliance.</td>
</tr>
<tr>
<td>IRB3 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. As-built survey for replacement of existing shorepath, walks &amp; drives not in compliance</td>
</tr>
<tr>
<td>IGV 00015</td>
<td>Staff</td>
<td>2/4/19: Posted STOP WORK ORDER on site- large deck being built as well as large enclosed porch. No permits. Sent violation letter. 2/13/19: Builder came into office, got application for zoning permit. 2/20/19: Zoning permit submitted. On hold for sanitation location verification. Issues with septic setbacks. 6/28/19: Sent 2nd violation letter to owner- need some action toward compliance, site still in violation. 7/9/19: Owner’s husband called- upset that we cannot permit other parts of permit while this part gets worked out. I told him site needs to be brought into compliance. I told him if deck is required for safety, we would issue permit for add’l deck aside from this permit. Sanitation needs to be addressed- he is working on permits for this.</td>
<td>74-37</td>
<td>Maureen O’connell - Rec’d letter from fire dept that deck out rear door necessary for fire escape. Permits applied for. Permit approved for rear, required deck. Still working with owners for unpermitted deck compliance. Need sanitation resolved first.</td>
</tr>
<tr>
<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 violation letter- 30 days to comply. 5/13/19: Owner came in &amp; discussed permitting &amp; compliance options. Working on getting updated permits. Permits submitted- need more info from owner before denying permit so he can apply for variance. 8/5/19: ZN 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- permits will add to existing permits. Currently working on this w/ staff. 12/18/19: Met w/ Dan Kelly- discussed permits. 1/24/20: Met w/ Kelly, LC staff, &amp; engineer- discussed permitting options for reducing imp surf. 2/25/20: ZN approved. Erosion still needs few items. Permits issued, project done. Needs final site inspection.</td>
</tr>
<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 violation 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. 2/24/20: Sent certified letter giving 15 days to have permits &amp; as-built submitted.</td>
<td>74-162</td>
<td>Bolhous</td>
</tr>
<tr>
<td>IBA 000014</td>
<td>Staff</td>
<td>Patio on boathouse w/o permit approvals &amp; within shoreyard. 4/20/19: 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 ‘patio’. 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 - 1/8,9/20: BOA appeal hearing- BOA upheld county's interp that gravel area is structure &amp; needs to meet setback. Applicant is currently working on applying for setback variance for the structure. Permit approved for walkway in shoreyard down to water, going alongside boathouse.</td>
</tr>
<tr>
<td>LGT 00026A</td>
<td>Anonymous</td>
<td>Deck &amp; structural alterations to dwelling constructed w/o permit approvals, possible vegetative buffer cutting violations. 1/30/20: Sent violation letter. 2/18/20: Met w/ Iva- discussed setback requirements for deck. She will submit permits. She will have neighbor move cut trees from floodplain area. None were cut in veg buffer. Zoning permit submitted. Logs removed from floodplain areas.</td>
<td>74-162, 74-174</td>
<td>Iva Rogic</td>
</tr>
<tr>
<td>IL 1200003</td>
<td>Anonymous</td>
<td>Signs in noncompliant locations. 1/27/20: Site visit- sandwich board sign in near road right-of-way. Will send violation letter. 2/24/20: Sent violation letter: 30 days for compliance.</td>
<td>CUP Buttons Bay LLC</td>
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<tr>
<td>IA303000002</td>
<td>Staff review on plans</td>
<td>Accessory structure on vacant parcel. 1/13/20: Sent violation letter. 1/22/20: Spoke to owner. Ed Thompson- told him structure needs to be removed w/ EC permit or needs variance approval.</td>
<td>74-162, 74-165</td>
<td>Lake Geneva Family Estate</td>
</tr>
<tr>
<td>NLC 0081</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 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. &quot;see citation section.*</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.</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. &quot;See Citation Section&quot;</td>
</tr>
<tr>
<td>RICHMOND (Darrin)</td>
<td>Anonymous</td>
<td>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. Owner sent in a letter stating they do not have a kennel.</td>
</tr>
<tr>
<td>R 1700003A</td>
<td>Township</td>
<td>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>
</tr>
<tr>
<td>SHARON (Heather)</td>
<td>Town PD</td>
<td>Dwelling in part of accessory structure. Contractor's storage yard w/ 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 un-certified- 30 days or citation. Staff to discuss with Nass' attorney. 1/16/19: Talked to Atty Schroeder- he will have owner try to find proof that dwelling existed in garage prior to 1974. Equipment that may have been contractor storage yard is no longer present on property.</td>
<td>74-37, 74-51</td>
<td>Philip Nass</td>
</tr>
<tr>
<td>AA301600001</td>
<td>Anonymous</td>
<td>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. 8/27/19: Met owner on-site- discussed auto salvage yard violations. Owner agreed to have site in compliance by Oct. 2 2019.</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>
</tr>
<tr>
<td>AA307100001</td>
<td>Anonymous</td>
<td>Septic system exists on neighbor's property- not ever permitted, tiny home on property w/o permits, 12/20/19: Site visit: these violations exist, plus unpermitted accessory structure. Owner has removed septic, working on selling tiny home, working on permit for accessory structure.</td>
<td>74-37, 74-51</td>
<td>Richard Oros</td>
</tr>
<tr>
<td>SPRING PRAIRIE (Nick)</td>
<td>Neighbor</td>
<td>Complaint of a taxi business being run from the property with cabs and mini-buses. 2-24-20: Onsite. A van and 2 buses on site. 3-2-20: Violation notice sent.</td>
<td>74-51</td>
<td>Shanon Harrell - 4-8-20: Spoke to property owner. Taxi business is no longer running from the property per owner.</td>
</tr>
<tr>
<td>SUGAR CREEK (Darrin)</td>
<td>Anonymous</td>
<td>Owner has more than one unlicensed or inoperable vehicle on the property.</td>
<td>74-181</td>
<td>Joel Matenga - Letter sent 12/6/19</td>
</tr>
<tr>
<td>SUGAR CREEK (Darrin)</td>
<td>Anonymous</td>
<td>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>
</tr>
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<tr>
<td>GLW 0094</td>
<td>Anonymous</td>
<td>Owner has more than 6 chickens and also has a rooster on property that is zoned R-1</td>
<td>74-29</td>
<td>Nathaniel Boas Letter sent and came back twice. Try again with unmarked envelope.</td>
</tr>
<tr>
<td>GL 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>
<td>L T 3400008A</td>
<td>Anonymous Owner has a light that is creating a glare that is leaving the property.</td>
<td>74-28, 74-29, 74-37, 74-51, 74-65, and 74-131</td>
<td>Ryan Mahnke Letter sent 12/18/19</td>
</tr>
<tr>
<td></td>
<td>L T 2650011</td>
<td>Township Owner has a couple of unlicensed inoperable vehicles on the property</td>
<td>74-51</td>
<td>Karen Braam Letter sent 11/8/19</td>
</tr>
<tr>
<td></td>
<td>L T 3650003</td>
<td>Township 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>
</tr>
<tr>
<td>WALWORTH (Heather)</td>
<td>E W 2800006</td>
<td>Neighbors May 23, 1986 Junk/scrap yard in a A-4/A-1. Violation since 1986/ citations issued/ waiting for fire inspection reports from Village of Walworth/ received fire inspection reports/ 2017-Mr. Wendeberg wants to build a new building. Property is out of compliance. No permits till property is brought into compliance./ 2-14-17 Mr. Wendeberg stopped in office to try and get permit for new building. No new building until property is brought into compliance./ March, 2017 Mr. Wendeberg was in office to try and get permit for building. No permits until property is cleaned up. (threats made to staff) September, 2017: Mr. Wendeberg in office asking what is needed for a building permit. Told him no permits until property is cleaned up again.</td>
<td>74-28, 74-29, 74-37, 74-51, 74-65, and 74-131</td>
<td>William Wendeberg- See citation section.</td>
</tr>
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<td>EA177000001</td>
<td>Town 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. See citation section.</td>
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<td></td>
<td>EA155300001</td>
<td>Town Automobile 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 acc struct to store vehicles.</td>
<td>74-37, 74-51</td>
<td>Casey Britton</td>
</tr>
<tr>
<td></td>
<td>EA135000004</td>
<td>Town Deck constructed on barn w/o permit approvals. 1/23/20:Sent violation letter. 2/25/20:Dave Woodhouse applied for after-the-fact ZN permit for deck.</td>
<td>74-37</td>
<td>David Woodhouse</td>
</tr>
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<td>E W 1600010</td>
<td>Town Outside storage area expanded into unapproved area on lot- per CUP. 1/30/20:Sent violation letter. 2/4/20:Darrell Frederick called- I explained violation- he will move equipment by mid-March or apply for amendment to CUP. Cdtl use applied for.</td>
<td>74-37</td>
<td>Frederick Enterprises LLC</td>
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<tr>
<td>WHITEWATER (Darrin)</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 Madl Letter sent 11/19/19 See citation section.</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 12/11/17. 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>
<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>
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<tr>
<td>BLOOMFIELD (Nick)</td>
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<td>DARIEN (Heather)</td>
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<td>DELAVAN (Heather)</td>
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<td>FMT1 00002A</td>
<td>Staff</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. Permits issued for site. Hearing extended to June 3, 2020- so they have time to implement practices.</td>
<td>74-162, 74-174</td>
<td>Randy Keller</td>
</tr>
<tr>
<td>FIA 00023</td>
<td>Anonymous</td>
<td>Spa/hot tub placed on parcel w/o permit approvals, deck built w/o permits, impervious surface increase w/o permits. 2/25/20;Zoning permit submitted. Requested hearing extension to May 20th 2020.</td>
<td>74-162</td>
<td>Patricia Ittman</td>
</tr>
<tr>
<td>EAST TROY (Darrin)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA 50000001</td>
<td>Anonymous</td>
<td>The defendant has several unlicensed/inoperable vehicles on land that is zoned A-2.</td>
<td>74-51</td>
<td>Richard Young - citation issued Court set 2/6/19 Continued to 6/5/19. Continued to 10/2/19. Owner plead not guilty and will go to trial.</td>
</tr>
<tr>
<td>P ET 900008/PMGH 00001</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 10/11/18 - 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. GEM approved. Closed</td>
</tr>
<tr>
<td>P ET1100012</td>
<td>Anonymous</td>
<td>The defendant is running an automobile towing business from property that is zoned A-2.</td>
<td>74-51</td>
<td>Darlene Schottlaender / Otto Schottlaender - Issued citation 10/4/18 Re-issue citations - Court date 2/6/19. 6/19: Working on long-form complaint.</td>
</tr>
<tr>
<td>GENEVA (Heather)</td>
<td></td>
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<tr>
<td>JA 79200002</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 2/7/20. 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</td>
<td>Joseph Pollak Sr. - Permits issued. Site still not in compliance. Notified office mgr that site not compliant. 1/22/20: Hearing for citations- owner plead 'not guilty' - to be set for trial. Trial date set for June 16 2020.</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/o permit approvals. 1/8/20:Court hearing: no one present for Kuta, site still non-compliant- default judgment entered on citations. 2/7/20:ZN permit denied- next step owner to apply for variance for shoreyard structures. Variance application submitted.</td>
<td>74-162, 74-174</td>
<td>Donald Kuta</td>
</tr>
<tr>
<td>LAGRANGE (Darrin)</td>
<td></td>
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</tr>
<tr>
<td>LG02300001</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>
<td>Freedom Fireworks LLC - Plead no contest to 2 citations and the remaining are continued for 18 months.</td>
</tr>
<tr>
<td>LINN (Heather)</td>
<td></td>
<td></td>
<td></td>
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</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, giving atty 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>74-162, 74-174</td>
<td>Carl Trent - Initial hearing set for 1/23/19, 7/8/19: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 hopeful 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. Working w/atty Duquette on citations and if needs to go to trial. 2/13/20: Stipulation entered. 2/19/20: Bond posted for both citations.</td>
</tr>
<tr>
<td>IA131300001</td>
<td>Staff</td>
<td>Grade changes within shoreyard, conditions of zoning permit violated, structures w/o permits, structures in shoreyard w/o approvals, impervious surface increased w/o permit approvals.</td>
<td>74-162, 74-174</td>
<td>Christine Taylor Trust - 1/7/20: Site inspection for permits- violations exist. 1/10/20: Issued 4 zoning citations w/ Feb. 19 2020 hearing date. 1/31/20: Contractor of permits called to discuss citations &amp; compliance. Also discussed tree removal violations in shoreyard- this also needs to be addressed. 2/26/20: Met w/ LC, ZN, contractors- discussed site compliance and permits required. Extended court hearing to April 1st 2020. Court date changed to July 1, 2020.</td>
</tr>
</tbody>
</table>
NLC 00081
Town of Lyons
11-29-18: Complaint of junk cars. 11-30-18: Inspection. Spoke to owner. Two vehicles remain. 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.
74-54 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. Property is tied up in an unsettled estate.

NIP 00014
Town of Lyons
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.
74-56 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. 1-6-20: Owner did not appear. Court ordered forfeiture.

Town Building Inspector and Fire Inspector
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. Rcvd. 1-15-11. On 2-3-11 I rcvd. A call from a local surveyor who is friends with Mr. Comstock. He is going to try to help resolve the issue. 2-18-11: Attorney called and set up an app. for March 16 to discuss the issue. 3-16-11: Met with Don and his attorney. They explained the concerns. Their team will get back to me the first week of April 4-12-11: Walk-through inspection set for May 12th. 4-18-11: Fire Inspector called for update. 5-12-11: Inspect found structure is a 5 unit multi-family dwelling. 5-13-11: Letter sent requiring an inspection and permits to convert to SFR w/in 30 days. Attorney has discussed plans with owner. Owner is going to get another attorney's opinion/suggestions on 7-14-11 before we proceed with the permitting/construction. 7-18-11: I left a message for Attorney Rasmussen. 7-19-11: Attorney Koch called me back and said he would like to talk to me about this when he gets back from vacation 8-1-11. 7-25-11: Town of Lyons called to check on status. 8-1-11: I called Koch. Koch said he would get back to me by 8-8-11. 8-11-11: I have not heard anything. Citation issued. 9-11-11: Met with attorney Koch and brought him up to speed. 9-14-11: Koch requested a jury trial. Trial set for 2-29-12(canceled w/ stip). 2-16-12: Stip filed with no contest plea and agreement to pay forfeiture. 2-21-12: New citation issued for same offense. 3-28-12: Nobody showed up at court. Default judgment granted.
74-37, 74-51 Vernell and Donald Comstock - 4-5-12: Sent draft request for inspection warrant to Corp. Counsel. 5-23-12: Called and spoke to Vernell. She said no changes to the house have been made. I asked to have Don call me back. 5-31-12: Called and spoke to Vernell. She hung up on me. Sought advice from Corp. Counsel. 6-4-12: Citation issued. 7-11-12: Trial requested. Set for a Jan.24,2013 jury trial. 1-23-13: Stip filed with no contest plea and agreement to pay forfeiture. 2-5-13: Email sent to Corp.Counsel re:Summons and Complaint. CC suggests one last inspection request. 4-1-13: Owners deny inspection request. 4-2-13: Request for S&C sent to Corp.Counsel.
<table>
<thead>
<tr>
<th>Township/Tax Key</th>
<th>Complainant</th>
<th>Description of Violation(s)</th>
<th>Section(s) violated</th>
<th>Owner’s Name/Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>TROY (Darrin)</td>
<td>Neighbors 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 left 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-11-15 and 11-16-18: called and got no answer (no voicemail option). 12-3-18: Inspection made from road. 12-5-18: Request for Summons &amp; Complaint sent to Corp Counsel. 5-6-19: Spoke to Corp Counsel. Corp Counsel wants a site inspection to confirm it is still out of compliance. 5-10-19: Inspection done. Still out of compliance. Summons and Complaint filed. 7-30-19: Owner filed answer.</td>
<td></td>
</tr>
<tr>
<td>WALWORTH (Heather)</td>
<td>EA177000001</td>
<td>Storage of materials, equipment, and parking outside of designated storage area for the contractor storage yard conditional use permit.</td>
<td>74-37</td>
<td>Deborah Moore - 2/12/20: Issued citation w/ April 1st hearing date.</td>
</tr>
<tr>
<td>E W 2800006 (Nick)</td>
<td>Town</td>
<td>Storage of materials, equipment, and parking outside of designated storage area for the contractor storage yard conditional use permit.</td>
<td>74-37</td>
<td>Deborah Moore - 2/12/20: Issued citation w/ April 1st hearing date.</td>
</tr>
<tr>
<td>WHITEWATER (Darrin)</td>
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</tbody>
</table>
NO

➢ SANITATION

➢ LAND CONSERVATION

CITATION LIST

FOR

APRIL

2020
Item 1

David Horowitz, proposed 1-lot, Certified Survey Map, Section 26, Town 4 North, Range 15 East, Town of Whitewater. Parcel #’s DA175900003, DA193800003, and DBVE 00011 (Lot 11 of Bay View Estates). The proposed CSM contains 2.31 acres of land and is zoned R-1, Single Family Residence District. The purpose of this CSM is to combine all of the above listed parcels into a 1-lot CSM. This CSM requires County Zoning Agency review and approval because it crosses over the exterior boundary of a subdivision plat.

Review Comments

1. A review of the proposed CSM has been completed by the Walworth County Land Use and Resource Management Department staff. The following is a summary of the LURM Division reports:

   - The Zoning Division has no objections to the proposed CSM.

   - The Sanitation Division indicates that there has been soil testing performed on the property, but the report has not been filed with the County.

   - The Planning Division has no objections to the proposed CSM:
     o The CSM needs County Zoning Agency approval because it crosses the exterior boundary a subdivision plat.

   - The Land Conservation Division has no objections to the proposed CSM.

2. The Town Board of Whitewater has approved the proposed CSM. (See Attached Town Approval Letter)
3. The State of Wisconsin Department of Administration Plat Review Section has reviewed the proposed CSM. The surveyor has made the corrections identified in the DOA review letter. (See Attached DOA Review Letter)
Recommended Conditions

1. Approval is subject to meeting all requirements of state statutes and county ordinances.
2. Approval is subject to recording the soil test reports with the Land Use & Resource Management Department.

Attachment Index

Aerial/Zoning Map
Proposed CSM
Town of Whitewater Approval Letter
Department of Administration Review Letter
FARRIS, HANSEN & ASSOC. INC.
7 RIDGWAY COURT - P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
FAX (262) 723-2986

OWNER: DAVID NATHAN HOROWITZ
W5575 LAKEVILLE ROAD
WALWORTH, WI 53184

ZONING: R-1 (ALL WITHIN SHORELAND AREA)
SOILS: Ce02, Ce2, ReF

A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP BEING LOT 3 OF CERTIFIED SURVEY MAP NO. 1938, PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1759, AND LOT 11 OF BAY VIEW ESTATES LOCATED IN PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 2, OF SECTION 28, TOWN 4 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO.

CENTER
26-4-15
{286,092.69 N.}
{2,320,093.14 E.}

LOT 2 OF CSM...4310
S 85'06'23" E 323.53'

LOT 3 OF CSM...1938
S 89'14'19" W 2621.74'

LOT 1
100,716 S.F.
(2.31 ACRES)
VACANT

PART OF LOT 3 OF CSM...1759

LOT 11 OF BAY VIEW ESTATES

LOT 12 OF BAY VIEW ESTATES

LEGEND

O = FOUND IRON PIPE STAKE, 1 3/8" O.D.

● = FOUND IRON REBAR STAKE, 3/4" DIA.

□ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP

[XXX] = RECORDED AS

CZA April 28, 2020 (Tues)  Page 31
CERTIFIED SURVEY MAP NO._________

A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP BEING LOT 3 OF CERTIFIED SURVEY MAP NO. 1938, PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1759, AND LOT 11 OF BAY VIEW ESTATES LOCATED IN PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 2, OF SECTION 26, TOWN 4 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE


LOT 3 OF CERTIFIED SURVEY MAP NO. 1938, PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1759, AND LOT 11 OF BAY VIEW ESTATES LOCATED IN PART OF GOVERNMENT LOT 1, AND Part OF GOVERNMENT LOT 2, OF SECTION 26, TOWN 4 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE EAST 1/4 CORNER OF SECTION 26, TOWN 4 NORTH, RANGE 15 EAST, THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, S 89DEG 14MIN 34SEC W, 1184.52 FEET; THENCE N 06DEG 34MIN 23SEC W, 9.97 FEET TO AN IRON PIPE STAKE FOUND MARKING THE EASTERLY MOST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1938 AND THE POINT OF BEGINNING; THENCE ALONG SAID LOT 3, S 83DEG 33MIN 19SEC W, 100.20 FEET TO AN IRON PIPE STAKE; THENCE S 06DEG 38MIN 33SEC E, 101.26 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 11 OF BAY VIEW ESTATES; THENCE ALONG SAID LOT 11, S 08DEG 31MIN 50SEC E, 198.85 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 11 AND A POINT ALONG THE NORTHERLY RIGHT OF WAY BOUNDARY OF DEERWOOD DRIVE; THENCE ALONG SAID DRIVE, S 83DEG 30MIN 11SEC W, 133.14 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY RIGHT OF WAY BOUNDARY OF CRESTVIEW DRIVE; THENCE ALONG SAID CRESTVIEW DRIVE, N 41DEG 29MIN 44SEC W, 50.01 FEET TO AN IRON REBAR STAKE FOUND MARKING THE SOUTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1759; THENCE CONTINUE ALONG SAID CRESTVIEW DRIVE, N 41DEG 45MIN 31SEC W, 64.38 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID CRESTVIEW DRIVE, N 68DEG 08MIN 22SEC W, 104.08 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1938; THENCE ALONG THE WESTERLY BOUNDARY OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1938, N 08DEG 09MIN 09SEC E, 289.34 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NO. 1938; THENCE ALONG THE SOUTHWEST BOUNDARY OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1938, S 85DEG 06MIN 23SEC E, 332.53 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 3 OF CERTIFIED SURVEY MAP NO. 1938; THENCE ALONG THE EASTERLY BOUNDARY OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1938, S 00DEG 34MIN 23SEC E, 58.00 FEET TO THE POINT OF BEGINNING, CONTAINING 100,716 SQUARE FEET (2.31 ACRES) OF LAND, MORE OR LESS.

DATED:______ JANUARY 9 __________ 2020

BRIAN M. CARLSON  PLS 2039

THIS INSTRUMENT DRAFTED BY: BRIAN M. CARLSON
PROJECT: 10115
DATE: 01/09/2020
SHEET 2 OF 3 SHEETS

LOCATIONSHEKET
EAST 1/2 26-4-15

1"=2000'

CZA April 28, 2020 (Tues) Page 32
A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP BEING LOT 3 OF CERTIFIED SURVEY MAP NO. 1938, PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 1759, AND LOT 11 OF BAY VIEW ESTATES LOCATED IN PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 2, OF SECTION 28, TOWN 4 NORTH, RANGE 15 EAST, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO.________

OWNER’S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED AND APPROVED BY THE TOWN OF WHITewater AND WALWORTH COUNTY.

DATED:____________________

DAVID NATHAN HOROWITZ

STATE OF ____________ COUNTY OF ____________

PERSONALLY CAME BEFORE ME THIS _______ DAY OF ____________________, 2020, THE ABOVE NAMED DAVID NATHAN HOROWITZ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

___________________________
MY COMMISSION EXPIRES

______________
NOTARY PUBLIC

TOWN OF WHITewater APPROVAL

APPROVED BY THE TOWN OF WHITewater, WISCONSIN ON THIS _______ DAY OF ____________________, 2020.

___________________________
AUTHORIZED SIGNATURE FOR THE TOWN OF WHITewater

WALWORTH COUNTY APPROVAL

APPROVED BY RESOLUTION OF THE WALWORTH COUNTY ZONING AGENCY THIS _____________ DAY OF ____________________, 2020.

___________________________
TIM BRELLENTHIN CHAIRPERSON

THIS INSTRUMENT DRAFTED
BY BRIAN M. CARLSON
PROJECT: 10115
DATE: 01/09/2020
SHEET 3 OF 3 SHEETS
February 20, 2020

Mr. Nick Sigmund
Walworth County Zoning
PO Box 1001
Elkhorn, WI 53121

RE: David Horowitz

Dear Nick,

At the monthly Board Meeting on February 12, 2020, the Board of Directors for the Town of Whitewater approved the request from Mr. Horowitz to combine three (3) partial lots into one combined parcel.

Please forward any additional documents which may require actual signatures.

Regards,

[Signature]
Joan Boyle
Clerk, Treasurer

[Stamp]
RECEIVED

FEB 20 2020

WALWORTH COUNTY LAND USE RESOURCE MANAGEMENT DEPT.
February 8, 2020

BRIAN CARLSON
FARRIS, HANSEN & ASSOCIATES, INC.
7 RIDGWAY CT
ELKHORN WI 53121

Subject: CERTIFIED SURVEY MAP
SE1/4 & NE1/4 S26 T4N R15E
TOWN OF WHITEWATER, WALWORTH COUNTY

Prepared for: DAVID HOROWITZ

Dear Mr. Carlson:

Per your request, we have reviewed this certified survey map (CSM) prepared by Brian Carlson for compliance with s. 236.34 Wis. Stats. Our comments are as follows:

REVIEW COMMENTS:

s. 236.34 (1m) (c) & (d) Per the original survey of Section 26, the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼ must be shown as Government Lot 1 and the NW ¼ of the SE ¼ must be shown as Government Lot 2 in the general location descriptions under the map heading and in the Surveyor’s certificate.

If you have any questions regarding this review, please contact me at the number listed below.

Regards,

Don Sime, PLS
Plat Review
Phone: (608) 266-3200

Enc: Copy of Certified Survey Map

cc: Clerk, Town of Whitewater
Walworth County Land Use & Resource Management Dept.

RECEIVED
FEB 01 2020

WALWORTH COUNTY LAND USE
RESOURCE MANAGEMENT DEPT.
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: Tari Lamese, LLC

ADDRESS: 85543 Vicki Terrace Elkhorn WI 53121

APPLICANT (If other than owner):

ADDRESS:

PHONE NUMBER (Owner): 262-742-3073

PHONE NUMBER (Applicant):

TAX KEY NUMBER OF SITE: 05 13 00000

LEGAL DESCRIPTION OF SITE: N 414.36 FT/W 12 FT

ZONING DISTRICT: B-2

TYPE OF STRUCTURE: Coffee Shop Drive Through

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

Amended proposal to different traffic & low coffee shop drive through building was seating for 15 people, but mostly designed for drive through for food and beverage. Hours of operation 6 am to 12 pm with approximately 3-4 employees.

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: 02-17-20 SIGNED: [Signature]

PROPERTY OWNER'S SIGNATURE: [Signature]

Fee: ____(see schedule)

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

The Walworth County Land Use 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.
KARI Lanser, LLC
CU for Outdoor Food and Beverage for a Coffee Shop
Section 13, Sugar Creek Township
Zoning Map
KARI Lanser, LLC
CU for Outdoor Food and Beverage for a Coffee Shop
Section 13, Sugar Creek Township
Land Use Plan
FOR IMMEDIATE RELEASE

March 20, 2020

ONEIDA COUNTY ADVISORY TO SEASONAL AND SECOND HOMEOWNERS

Pursuant to Wis. Stat. §252.03(1), the Oneida County Public Health Official hereby declares that a Public Health Emergency exists in Oneida County. Due to the COVID-19 pandemic and the national spread of the COVID-19 virus, Oneida County Government must issue the following inter-county Travel Advisory.

1. Due to high community transmission in certain areas of the State, Oneida County is recommending that you stay in your home area if you have a seasonal or second home in Oneida County. Due to our very limited healthcare infrastructure, please do not visit us now.

2. People who have seasonal homes in Oneida County, please stay at your winter homes at this time. If you are already back in Oneida County, you must immediately self-isolate for 14-days.

3. Oneida County has one of the highest populations of older adults in the State of Wisconsin. This population is at the highest risk of COVID-19; it is our priority to keep our older residents healthy and safe.

4. The Oneida County Board adopted a countywide COVID-19 Emergency Declaration. Please be aware that additional health and travel restrictions may be imposed in the future.

5. This is an everchanging and very serious health situation, and Oneida County needs to be diligent in its response.

For the most up-to-date information regarding COVID-19 follow Oneida County Public Health’s website: https://publichealth.co.oneida.wi.us.
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:                     Robert Lightfield - Owner

LOCATION:       The property of concern is located in the NE 1/4 of Section 20, Spring Prairie Township and is identified as part of Tax Parcel O SP2000001.

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

ZONING:          The property is currently zoned the A-1 Prime Agricultural, C-2 Upland Resource Conservation and C-4 Shoreland Wetland Zone District.

The requested zoning is the C-2 Upland Resource Conservation and C-4 Shoreland Wetland District.

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting to rezone approximately 21.1 acres of property from the A-1 Prime Agricultural, C-2 Upland Resource Conservation and C-4 Shoreland Wetland Zone Districts to the C-2 and C-4 zone districts in order to create a two lot Planned Residential Development (PRD) with conditional use permit approval to restrict the two lots containing 9.5 and 14.5 acres of C-2 zoned areas and additional C-4 wetland area from further division by recording of required deed restrictions. The wetland correction boundary of the rezone is identified by a digital survey and the upland area rezone of the lots to be rezoned to C-2 is depicted on a proposed C.S.M. Each lot would have a 1,800 to 2,500 sq. ft. ranch style home and may also have a post framed out building.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The County 2050 Land Use Plan identifies this area as the AP Prime Agricultural and PEC Primary Environmental land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north of the property is land zoned A-1.
To the east is land zoned A-1, A-2 and C-4.
To the south is property zoned C-2.
To the west is property zoned C-2, C-4 and A-1.

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

<table>
<thead>
<tr>
<th>Soil Type</th>
<th>Description</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>MwD2 Class IV</td>
<td>Miami Loam, 12 to 20% slope, eroded</td>
<td>9.3%</td>
</tr>
<tr>
<td>MpC2 Class III</td>
<td>McHenry Silt Loam, 2 to 6% slopes, eroded</td>
<td>23.6%</td>
</tr>
</tbody>
</table>
CeD2  Class VI  Casco Loam, 12 to 20% slope, severely eroded  16.1%
CeC2  Class IV  Casco Loam, 6 to 12% slope, eroded  29.8%
CfD3  Class VII  Casco soils, 12-20% slopes, severely eroded  13.7%
Ph    Class II  Pella Silt Loam  7.5%

The upland portion of the A-1 rezone area contains 68.9% non-prime farm soils.

IMPACT ON ROADS AND TRAFFIC:

The property is served by Hargraves Road to the east of the parcel.

OTHER RELEVANT DATA – RECOMMENDATIONS:

APPLICATION STATUS:  ____X____COMPLETE  _______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 portion of the A-1 upland proposed to be rezoned to the C-2 Zone District has steep slopes, is broken up by historic tree lines and has 68.9% non-prime farm soils.
Robert Lightfield
Rezone A-1, C-2, C-4 to C-2 and C-4
W/ CU for a two lot PRD
Section 20, Spring Prairie Township
Zoning Map
Robert Lightfield
Rezone A-1, C-2, C-4 to C-2 and C-4 W/ CU for a two lot PRD
Section 20, Spring Prairie Township
Land Use Plan Map
Robert Lightfield
Rezone A-1, C-2, C-4 to C-2 and C-4
W/ CU for a two lot PRD
Section 20, Spring Prairie 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:  ________REZONE
_______X_____CONDITIONAL USE

NAME: Robert Lightfield - Owner

LOCATION: The property of concern is located in the NE 1/4 of Section 20, Spring Prairie Township and is identified as part of TaxParcel O SP2000001.

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

ZONING: The property is currently zoned the A-1 Prime Agricultural, C-2 Upland Resource Conservation and C-4 Shoreland Wetland Zone District.

The requested zoning is the C-2 Upland Resource Conservation and C-4 Shoreland Wetland District.

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting to rezone approximately 21.1 acres of property from the A-1 Prime Agricultural, C-2 Upland Resource Conservation and C-4 Shoreland Wetland Zone Districts to the C-2 and C-4 zone districts in order to create a two lot Planned Residential Development (PRD) with conditional use permit approval to restrict the two lots containing 9.5 and 14.5 acres of C-2 zoned areas and additional C-4 wetland area from further division by recording of required deed restrictions. The wetland correction boundary of the rezone is identified by a digital survey and the upland area rezone of the lots to be rezoned to C-2 is depicted on a proposed C.S.M. Each lot would have a 1,800 to 2,500 sq. ft. ranch style home and may also have a post framed out building.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The County 2050 Land Use Plan identifies this area as the AP Prime Agricultural and PEC Primary Environmental land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north of the property is land zone A-1.
To the east is land zoned A-1, A-2 and C-4.
To the south is property zoned C-2.
To the west is property zoned C-2, C-4 and A-1.

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

<table>
<thead>
<tr>
<th>Soil Class</th>
<th>Description</th>
<th>% of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>MwD2 Class IV</td>
<td>Miami Loam, 12 to 20% slope, eroded</td>
<td>9.3%</td>
</tr>
<tr>
<td>MpC2 Class III</td>
<td>McHenry Silt Loam, 2 to 6% slopes, eroded</td>
<td>23.6%</td>
</tr>
<tr>
<td>Code</td>
<td>Class</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
<td>---------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>CeD2</td>
<td>Class VI</td>
<td>Casco Loam, 12 to 20% slope, severely eroded</td>
</tr>
<tr>
<td>CeC2</td>
<td>Class IV</td>
<td>Casco Loam, 6 to 12% slope, eroded</td>
</tr>
<tr>
<td>CfD3</td>
<td>Class VII</td>
<td>Casco soils, 12-20% slopes, severely eroded</td>
</tr>
<tr>
<td>Ph</td>
<td>Class II</td>
<td>Pella Silt Loam</td>
</tr>
</tbody>
</table>

The upland portion of the A-1 rezone area contains 68.9% non-prime farm soils.

**IMPACT ON ROADS AND TRAFFIC:**

The property is served by Hargraves 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.

The portion of the A-1 upland proposed to be rezoned to the C-2 Zone District has steep slopes, is broken up by historic tree lines and has 68.9% non-prime farm soils. The remainder of the A-1 rezone is to match wetland boundaries to delineated field conditions.

**General:**

1. Approved as per plan submitted for a two lot PRD with one single family homes on lot meeting the density and setback requirements if the County Zoning Ordinance with all additional conditions.

2. The owner must meet all Town, County and/or State highway access requirements.

3. The project must meet all Federal, State, County and local Ordinances.

4. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PRD and all common structures, facilities, essential services, access and open spaces shall be assured by **deed restriction referencing the parcel and shall be recorded meeting standard document format as per 59.43(2m)**. All property within the PRD must remain as part of the PRD and may not be removed from the PRD without County approval.

5. The County reserves the right to rescind this conditional use upon any violation of County regulations.
6. 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.

7. Application for a two lot C.S.M. with the required restrictions must be made for the PRD within one year of this approval.

Specific:
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PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION  ____X_____REZONE

____________CONDITIONAL USE

NAME:  Slawomar and Renata Rybicki and Kimberly Moss POA – Owners.

LOCATION:  The property of concern is located in the SE ¼ of Section 12, LaFayette Township and is identified as Tax Parcel K LF1200009.

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

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

The requested zoning is C-2 Upland Resource Conservation District.

PROJECT DESCRIPTION:

The application indicates:  The property owners are requesting to rezone approximately 28.4 acres of A-1 Prime Agricultural District Property to the C-2 Upland Resource Conservation District in order to have the property zoned consistent with the physical character and historic use of the site and divide the property according to percentage of current joint ownership.  The application states the property is 90% historically wooded and has steep slopes more consistent with C-2 zoning.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The County 2050 Land Use Plan identifies this area as mostly the PEC Primary Environmental Corridor and partially AG1 Other Agricultural Rural Residential and Other Open Lands land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north is Alpine Valley Ski Resort property zoned B-5.
To the east is Aline Valley Ski Resort zoned B-5 and land zoned A-2.
To the south are residential properties zoned A-1 and R-1.
To the west is land zoned A-2.

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

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Type</th>
<th>Slope</th>
<th>Erosion</th>
<th>% of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>MxC2</td>
<td>Miami Loam, Sandy Loam Substratum, 6 to 12% slope, eroded</td>
<td>15%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MxD2</td>
<td>Miami Loam, 12 to 20% slope, eroded</td>
<td>50%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MxE2</td>
<td>Miami Loam, 20 to 35% slope, eroded</td>
<td>25%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MxB</td>
<td>Miami loam, sandy loam substratum, 6 to 12% slopes</td>
<td>10%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The rezone area contains 90% non-prime farm soils.
IMPACT ON ROADS AND TRAFFIC:

The property is served Kniep Road to the south of the parcel.

OTHER RELEVANT DATA – RECOMMENDATIONS:

APPLICATION STATUS: ___X____COMPLETE  _______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 site contains 90% non-prime farm soils in historically wooded and not farmed.
Slawomir and Renata Rybicki and Neal and Kimberly Moss
Rezone A-1 to C-2
Section 12, LaFayette Township
Zoning Map
Slawomir and Renata Rybicki and Neal and Kimberly Moss
Rezone A-1 to C-2
Section 12, LaFayette Township
Land Use Plan
Slawomir and Renata Rybicki and Neal and Kimberly Moss
Rezone A-1 to C-2
Section 12, LaFayette Township
Soils & Topo Map
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PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION:  

__X____REZONE  

______CONDITIONAL USE

NAME:  Kamyar Saeian - Owner

LOCATION:  The property of concern is located in the SE ¼ of Section 9, Troy Township and is identified as part of Tax Parcel L T 900010A.

TOWN RESPONSE:  Approved__X____  Denied: ______  No Action: ____  Tabled____

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

The requested zoning is C-2 Upland Resource Conservation District.

PROJECT DESCRIPTION:

The application indicates:  The property owner is requesting to rezone approximately 3.88 acres of A-2 Agricultural zoned property to the C-2 Upland Resource Conservation District in order to have over 10 acres of C-2 zoned land and be able to split off a five acre parcel on which to build a smaller home. The owner states I have lived at this address for 27 years and kept making the house bigger. The kids are now gone and I would like to continue to live on site but in a smaller home.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies the rezone area as the AG3 Other Agricultural Rural Residential and Other Open Lands (20 to 34 acres per dwelling) land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north are properties zoned C-2, C-4 and C-1.
To the east is property zoned C-2, C-4, C-1, M-3 and A-2.
To the west is land zoned C-2, C-4, C-1 and A-2.
To the south is property zoned A-1.

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

JuA  Class I  Juneau silt loam, 1 to 3% slopes
FsB  Class II  Fox Silt Loam, 2 to 6% Slope
CeC2  Class IV  Casco Loam, 6 to 12% slope, eroded
IMPACT ON ROADS AND TRAFFIC:

The site is served by Little Prairie Road to the south of the parcel.

OTHER RELEVANT DATA – RECOMMENDATIONS:

The neighboring properties to the east and west have nonagricultural zoned area (C-2 and M-3) extending to the south equal to the south extent of the proposed C-2 rezone area.

APPLICATION STATUS: ___X______COMPLETE __________INCOMPLETE
EXHIBIT
REZONING MAP

PROPERTY ADDRESS:
W3780 Little Prairie Road
East Troy, Wisconsin 53120

CLIENT:
Karnyek Section Trust
W3780 Little Prairie Road
East Troy, WI 53120

PARCEL INFO:
TAX KEY NUMBER: LT 900010 A
PROJECT NO.: 20191205_CSM0001
SERVICE PERFORMED: REZ

SCALE:
1"=500'

N
W
0'
150'

300'
600'

Existing C-2 +
Proposed C-2 =
New Gross Area
for C-2 Zoning:
11.1989 Acres

C-4
223,650 S.F.
5.13522 Acres

C-1
301,274 S.F.
6.91630 Acres

PROPOSED C-2 ZONING DESCRIPTION:
That part of the Southeast 1/4 and Southwest 1/4 of
the Southeast 1/4 of Section 9, Township 4 North,
Range 17 East, located in the Town of East Troy,
Walworth County, Wisconsin bound and described as
follows:
Commencing at the South 1/4 Corner of said 1/4
Section; thence North 88°57'00" East and along
the South Line of Said 1/4 Section, 1105.88 feet to the
Southwest corner of Property; thence North 00°09'10"
East, 333.61 feet to the Point of Beginning of this
Description;

thence continuing North 00°09'10" East, 16.08 feet to
a point on the existing C-2 Zoning line; thence along
said Zoning line the following calls;

thence North 87°17'54" East, 87.49 feet to a point;
thence North 02°30'16" West, 244.07 feet to a point;
thence North 82°26'36" East, 333.63 feet to a point;
thence North 01°21'52" West, 252.03 feet to a point;
thence North 07°46'53" East. 163.29 feet to a point
on the East line of Property; thence South 00°16'00"
East, 4.94 feet to a point; thence South 07°52'00"
West, 603.81 feet to a point; thence South 88°57'00"
West 523.45 feet to the Place of Beginning of this
description.

RECEIVED
JAN 28 2020
WALWORTH COUNTY LAND USE
RESOURCE MANAGEMENT DEPT

This map was drafted by: RRH

CONTINENTAL
SURVEYING
SERVICES LLC

Main Office:
2059 Hwy 173, Suite "A"
Richfield, WI 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

By the Grace of God and the talents given to us, we strive to provide the
students with an Opportunity to Learn Geodetic Science.

CZA April 28, 2020 (Tues)
Kamyar Saeian Trust
Rezone A-2 to C-2
Section, 9, Troy Township
Zoning Map
Kamyar Saeian Trust
Rezone A-2 to C-2
Section, 9, Troy Township
Land Use Plan

A-2 to C-2
Kamyar Saeian Trust
Rezone A-2 to C-2
Section, 9, Troy Township
Soils and Topo Map
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PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION:       __X____REZONE
                         ______CONDITIONAL USE

NAME: Estate of William Dean Mularkey C/O Scot W. Mularkey - Owner

LOCATION: The property of concern is located in the SW ¼ of Section 6, Troy Township and is identified as Tax Parcel L T 600027.

TOWN RESPONSE: Approved__ X __ Denied: ______ No Action: __ Tabled____

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

          The requested zoning is R-1 Single Family Residential District (Unsewered).

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting to rezone approximately .59 acres of B-2 General Business District property to the R-1 Single Family Residential District in order to be able to use the property for residential purposes.

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 R-1.
To the east and south is property zoned A-2.
To the west is land zoned B-2 and R-1.

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

WhB  Class II    Warsaw silt loam, 2 to 6% slope

IMPACT ON ROADS AND TRAFFIC:

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

The property was the location of a bar that no longer exists on the lot. The commercial land use category designation on the 2050 Land Use Plan was the result of the existing bar as an island of commercial use unto itself. There was no intent of the Town and County to designate the area as a commercial hamlet. The adjacent property to the west and north are Urban Density Residential on the land use plan, zoned R-1, consistent with the request for R-1 zoning on the .59 acre legal substandard lot.

APPLICATION STATUS: ___X______COMPLETE __________INCOMPLETE
Estate of William Dean Mularkey
Rezone B-2 to R-1
Section 6, Troy Township
Zoning Map
Estate of William Dean Mularkey
Rezone B-2 to R-1
Section 6, Troy Township
Land Use Plan Map

CZA April 28, 2020 (Tues)
Estate of William Dean Mularkey
Rezone B-2 to R-1
Section 6, Troy Township
Zoning Map
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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__X__  Denied: _____  No Action: ___  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 gatherings 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 backyard 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. (The Town of Linn modified and approve a plan of operations according to the condition below).

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 Uses for outdoor food and beverage consumption and public assembly are approved as per plan submitted with all additional conditions 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 exits.
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 lighting must be shielded and directed on to the property.

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

19. 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.

20. 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.

21. 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 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.

27. **Approval is granted for three large outdoor events with a maximum of 120 people with hours of operation from 3 p.m. to 12 a.m. (midnight) as per the Town.**

28. **Approval is granted for three smaller events of less than 120 people with hours of operation from 3 p.m. to 10 p.m. as per the Town.**

29. **All events shall take place on a Saturday as per the Town.**

30. **All events shall be approved by the Linn Police Department as per the Town.**

31. **There shall be no outdoor open microphone nights as per the Town.**

32. **The conditional use shall be reviewed by the Town and County in one year as per the Town.**
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 555.05 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 89 degrees 55 minutes 50 seconds East 230.80 feet; THENCE South 00 degrees 04 minutes 10 seconds East 181.00 feet; THENCE South 89 degrees 55 minutes 50 seconds West 230.80 feet to the west line of said Section 27 and the PLACE OF BEGINNING.

Parcel identification Number: 1-L 2700012
Marion Cournoyer & Leonor Hernandez
CU for Outdoor Food and Beverage
and Public Assembly
Section 27, Linn Township
Zoning Map
Marion Cournoyer & Leonor Hernandez
CU for Outdoor Food and Beverage
and Public Assembly
Section 27, Linn 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:  
_____REZONE  
__X__CONDITIONAL USE

NAME:  Lookout Valley Farms, LLC C/O Kathryn Roen - Owner

LOCATION:  The property of concern is located in the SE ¼ of Section 15, Geneva Township and is identified as part of Tax Parcel J G 1500007.

TOWN RESPONSE:  Approved__X__  Denied: _____  No Action: ___  Tabled____

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

PROJECT DESCRIPTION:

The application indicates:  The property owner is requesting conditional use approval to leave two existing agricultural sheds on a 29 acre A-2 zoned farm separation remnant. The existing house and garage are proposed to be removed from the farmed land on a five acre farm separation parcel. The buildings proposed to be left on the farm land are used for a farm shop and equipment storage.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the AG1 Other Agricultural Rural Residential and Other Open Lands (5 to 34 acres per dwelling) land use categories.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north is property zoned A-1 and C-1.  
To the east is property zoned A-1 and A-2  
To the south and west are lands zoned A-2.

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

MyB  Class II  Miami silt loam, 2 to 6% slopes  
MwC2 Class III  Miami Loam, 6 to 12% slope, eroded

IMPACT ON ROADS AND TRAFFIC:

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

By law Springfield Road divides the 92 acres of A-1 area of the Tax Parcel on the north side of the road from the 34 acres of A-2 area on the south side of the road.

APPLICATION STATUS: _____X____COMPLETE  ________INCOMPLETE

General:

1. Approved per plan submitted to leave two buildings for farm use on a farm separation remnant with all additional conditions.

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

3. The applicant must obtain Township approval for access prior to construction on site.

4. No further land divisions of the A-2 area of the parcel will be allowed without proper County approvals.

5. The buildings shall serve the stated agricultural purpose.

6. 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.

7. 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:
Lookout Farms, LLC
CU/Build on Farm Sep.
Section, 15 Geneva Township
Zoning Map

Buildings to be Left on Farm
Lookout Farms, LLC
CU/Build on Farm Sep.
Section, 15 Geneva Township
Land Use Plan Map
Lookout Farms, LLC
CU/Build on Farm Sep.
Section, 15 Geneva 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:  

_____REZONE  

__X__CONDITIONAL USE

NAME:  Salvatore J. Dimiceli Sr. Trust C/O Attorney Richard Torhorst – Owner

LOCATION:  The property of concern is located in the NE ¼ of Section 24, Geneva Township and is identified as Tax Parcel JA361000001.

TOWN RESPONSE:  Approved__X__  Denied: _____  No Action: ___  Tabled____

ZONING:  The property of concern is zoned C-2 Upland Resource Conservation District (five acres per dwelling).

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting approval for a two parcel Planned Residential Development (PRD) on property zoned C-2 Upland Resource Conservation District using five acre density averaging. The PRD would create a 1.65 acre (1.38 acres exclusive of ROW) C-2 zoned CSM parcel with the balance area of the required five acres density for the CSM parcel to be deed restricted on the parent tax parcel. The parent parcel may be further divided in the future so long as the balance deed restrict area shall be preserved on a larger than five acre parcel or parcels through lot size averaging.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies the proposed CSM lot area as the (SEC) Secondary Environmental Corridor (five acres per dwelling) land use category and SEC and AG1 Other Agricultural Rural Residential and Other Open Space (five to 34 acres per dwelling) land use categories for the proposed remnant parent parcel.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north and east are properties zoned C-2.  
To the west are lands zoned A-5, C-2, A-2 and A-1  
To the south are properties zoned B-5 and A-2.
SITE CHARACTERISTICS: The following soil types are found on this site:

CeC2  Class IV  Casco Loam, 6 to 12% slope, eroded
CeD2  Class VI  Casco Loam, 12 to 20% slope, severely eroded
CrE2  Class VII  Casco-Rodman Complex, 20 to 30% Slope, eroded
FsB   Class II   Fox Silt Loam, 2 to 6% Slope
MxC2  Class III  Miami Loam, Sandy Loam Substratum, 6 to 12% slope, eroded
Ph    Class II   Pella Silt Loam
CfD3  Class VII  Casco soils, 12-20% slopes, severely eroded.
MwD2  Class IV   Miami Loam, 12 to 20% slope, eroded

IMPACT ON ROADS AND TRAFFIC:

The site is served by of the Krueger Road to the south of the parcel.

OTHER RELEVANT DATA – RECOMMENDATIONS:

APPLICATION STATUS: ____X_____COMPLETE  __________INCOMPLETE

General:

1. Approved as per plan submitted for a two lot PRD with a one lot CSM and larger parent parcel meeting the density and setback requirements of the County Zoning Ordinance with all additional conditions.

2. The owner must meet all Town access requirements.

3. The project must meet all Federal, State, County and local Ordinances.

4. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PRD and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction on the parent parcel. The deed restriction shall state: **Five acre density averaging with approval of a Planned Residential Development (PRD) conditional use was used to create a less than five acre 1.38 acre CSM parcel within the PRD. The balance area of the required five acres density for the CSM parcel shall be provide for on this parent parcel. The parent parcel may be further divided so long as the balance deed restrict area shall be preserved on a larger than five acre parcel or parcels. All property within the PRD must remain as part of the PRD and may not be removed without further County conditional use review and approval. The deed restriction shall be recorded meeting standard document format as per 59.43(2m).**

5. Application for creation of the CSM approved by lots size averaging in this PRD shall be made within one year of this approval.

6. Recording of the required deed restriction on the parent parcel shall accompany the required CSM recording.

7. Any request to create additional less than five acres lots within this PRD shall require new Town and County PDR conditional use review and approval.

8. The County reserves the right to rescind this conditional use upon any violation of County regulations.
9. 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:

10. No stable or livestock shall be allowed on the parcel as per the Town.

11. The property owner shall be required to follow the Town of Geneva lighting ordinance as per the Town.
Salvatore J. Dimiceli Sr. Trust
CU for PRD
Section 24, Geneva Township
Zoning Map
Salvatore J. Dimiceli Sr. Trust
CU for PRD
Section 24, Geneva Township
Land Use Plan Map
Salvatore J. Dimiceli Sr. Trust
CU for PRD
Section 24, Geneva Township
Soils & Topo Map