

1. Agenda

Documents:

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County Zoning Agency
MEETING NOTICE

Thursday, May 16, 2019 at 4:30 p.m.

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

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

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

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

All discussion items are subject to possible action

AGENDA

V=Items on Videotape

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Agenda**
4. **Approval of the Minutes**, April 18, 2019, Regular and Training Meetings
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Subdivision Items:**
 - a. Old Business – None
 - b. New Business –
 1. **Thomas A Trucco: owner, Brian Cook: applicant.** Restriction Removal and Affidavit of Correction request on lots 4 and 5, Block 2 of Woodlawn Bay Community Subdivision also identified as Tax Parcel # FWD 00014 located in Section 28, Town 2 North, Range 16 East, Town of Delavan. The applicant is requesting the County Zoning Agency to remove a platted 40 foot street yard building setback limitation and apply the 25 foot street yard setback as required by the Walworth County zoning Ordinance.

7. Old Business:

a. Ordinance Amendments – None

b. Discussion Items –

1. **Yggdrasil Land Foundation – Owner, Jeff Johnson – Applicant**, Section 11, LaFayette Township. Conditional use to allow the operator of a farm under a farm lease to operate a Farm Family Business Wedding Barn from out of an existing pole barn on the farm. Part of Tax Parcel K LF1100005.
2. **ZIOTO Enterpriese – George Paziotopolis** As per condition #1 of the existing conditional use: Approved for ~~six years~~ **one (1) year** as per plan submitted for outside storage allowing a seasonal fireworks stand and sheds to be stored on site for sale. **The property owner shall apply for and return to the County Zoning Agency for a full plan review of all uses on the property in May, 2019.** Tax Parcel(s) B D 800005

8. New Business:

a. Ordinance Amendments –

1. Walworth County - Amendment to Section(s) 74-38, 74-43, 74-45,74-49, 74-51, 74-53, 74-54, 74-55, 74-56, 74-58, 74-62, 74-64, 74-65, 74-66, 74-71.1, 74-89, 74-111, and 74-119 of the Walworth County Code of Ordinances - Zoning and Section(s) 74-165, 74-167, 74-174, 74-176, 74-178, 74-179, 74-180, 74-181, 74-182, 74-183, 74-185, 74-187, 74-189, 74-191, 74-192, 74-193, 4-222 74-232 74-240, 74-248, and 74-263 of the Walworth County Code of Ordinances - Shoreland Zoning.

b. Discussion Items –

1. **Covenant Harbor Bible Camp – Owner**, Section 35, Geneva Township. Request for Amendment of an existing conditional use to remove four cabins, a bath house, nature center, and a seasonal housing building called the Wagon in order to convert a director's cabin into an open air pavilion and replace the existing removed buildings with six modern cabins, a director's cabin, a well house, new parking area, a new entrance road, a playground, installation of a new well and additional septic mound system. All improvements shall be less than the already approved existing and proposed buildings identified on the existing 2003 conditional use master plan and therefore allowable as an amendment of the existing conditional use being less than 25% of existing approved structures. Tax Key Parcels J G 3500010 and 16, Geneva Township.

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. Walworth County Comprehensive Plan Update –

1. Amendment and Update to the Walworth County Comprehensive Plan - Neal Frauenfelder – Dave Schilling

e. Rezones with Conditional Uses –

1. **Karl Sawyer – Owner**, Section 16, East Troy Township. Rezone approximately 9.85 acres of R-1 Single Family Residential (unsewered) property to the B-4 Highway Business District in addition to rezoning small areas of A-1 Prime Agricultural, B-4, and C-1 and C-4 shoreland and non-shoreland wetland areas to match wetland boundaries to delineated field conditions and correct zone boundaries to lot lines in order to obtain conditional use approval for a mini-warehouse storage facility. Parts of Tax Parcels P ET1600001 and 6B.
2. **Frank Henningfeld – Owner, Ron Henningfeld – Applicant**, Section 24, East Troy Township. Rezone approximately .69 acres of A-1 Prime Agricultural zoned property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval for part of cheese processing by allowing aging of cheese within shipping containers on the farm. Part of Tax Parcel P ET2400005.
3. **Martin Vanderstappen Jr. – Owner**, Section 34, Linn Township. Rezone approximately 1.99 acres of A-1 Prime Agricultural District property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval for contractor storage for an electrical contractor. Part of Tax Parcel I L 3400007.

f. Rezones – None

g. Conditional Uses –

1. **Wisconsin Resorts Inc. – Owner, Warren Hansen, Farris Hansen & Assoc. – Applicant**, Section 12, LaFayette Township. Conditional use approval to conduct Public Assembly and Outdoor Food & Beverage activities on land zoned B-5 in a pavilion type structure on top of a proposed golf cart storage facility. Parts of Tax Parcels K LF1200010 and 1B.
2. **AMJ Properties, LLC – Owner, Josh Dutton – Applicant**, Section 21, Darien Township. Add a 200 ft. by 100 ft. building to an existing M-2 zoned industrial complex increasing the total building size for the site by greater than 25% of existing buildings requiring conditional use approval as if establishing the site anew. Tax Parcel B D 2100010.

3. **Lake Geneva House of Music LLC – Owner, Christopher T. Buttleman – Applicant,** Section 26, Geneva Township. Public assembly and outdoor food and beverage consumption conditional use approvals on land zoned B-2 General Business District in order to hold seven yearly events for outside bands playing music for up to 500 ticket holding general public patrons who would park on site. The outdoor portion of Tax Parcel J G 2600007B.

9. Adjournment

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

Posted: May 10, 2019