



County Zoning Agency
MEETING NOTICE
Thursday, January 21, 2021 at 4:30 p.m.

Land Use and Resource
Management Department

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

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

**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 may be limited to help ensure appropriate social distancing is observed.

**ALL INDIVIDUALS ARE STRONGLY ENCOURAGED TO WATCH THE MEETING STREAMING LIVE AT
<https://tinyurl.com/Jan21CZA>**

Individuals wanting to provide a Public Comment can do so remotely by telephone, but must contact Josie Hanrahan at jhanrahan@co.walworth.wi.us or at 262-741-7906 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. **Approval of the Agenda**
4. **Approval of the Minutes, December 17, 2020 CZA Meeting**
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Wendeberg Violation Update** – Options for clean-up and status of contractor - Lee Huempfner
7. **Subdivision Items:**

a. Old Business – None

b. New Business –

1. **Middleton Irrevocable Trust**, proposed 2 lot Certified Survey Map, Located in Section 26, T4N, R18E, Town of East Troy, Tax Parcel # P ET2600003. The property is zoned C-2, Upland Resource Conservation District; C-4, Shoreland Wetland District; and A-1, Prime Agricultural Land District. This CSM requires County Zoning Agency review and approval because additional lots are being proposed on an existing private road that does not meet current design standards per sections 58-11.10 and 58-12.14 of the Walworth County Subdivision Ordinance.
2. **Charles E. Miller and KBJ Investments LLC**, proposed 2 lot, Certified Survey Map, Section 35, Town 4 North, Range 16 East, Town of LaGrange. Parcel #'s HCO 00001 and H LG3500034. The proposed CSM contains 1.48 acres of land, and is zoned R-1 Single Family Residence District (unsewered). This CSM requires County Zoning Agency review and approval because it crosses the exterior boundary of Cooper's Mid-Lakes Subdivision plat.

8. **Old Business:**

a. Ordinance Amendments – None

b. Discussion Items – None

9. **New Business:**

a. Ordinance Amendments – None

b. Discussion Items –

TABLED – NO TOWN DECISION

1. ~~**Como Road Storage LLC C/O Erwin Hintz – Owner**, Section 21, Geneva Township. Amend CU to add a five-car storage building that is less than 25% of existing buildings to an existing approved storage facility. Tax Parcel J G 2100008A.~~
2. Farmland Preservation Recertification Update – Matt Weidensee / Fay Amerson

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 –

1. **L & G Farms, LLC – C/O Heritage Group Investments – Emily Krauklis – Member**, Section 25, LaFayette Township. Rezone a 75 ft. by 395 ft. or a .69-acre area from the A-1 Prime Agricultural District to A-4 Agricultural Related Manufacturing Warehousing and Marketing District. The rezone area is proposed to be added to an existing 4.24 acre A-4 area in order to obtain conditional use approval to expand a barn board recovering business by greater than 25% of existing building. The rezone area would provide room for the construction of a 90 ft. by 120 new pole building to be used for additional storage for the business. Part of Tax Parcel K LF2500007 for the rezone and includes KA274600001 for the Conditional Use.

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

2. **SDC Properties, LLC C/O Anthony Lynn, sole member – Owner**, Section 23, Delavan Township. Rezone approximately 1.43 acres of R-5 Planned Residential Development District and 3.98 acres of B-2 General Business District property to the B-4 Highway Business District in order to obtain conditional use approval for an auto repair shop. Part of Tax Parcel FA195000002.

TO BE HEARD AT 5:45 P.M. OR AS SOON THEREAFTER.

3. **Dan D. Kalusche – Owner**, Section 31, LaGrange Township. Rezone approximately .4 acres of A-2 Agricultural Zoned District property to the A-4 Agricultural Related Manufacturing Warehousing and Marketing District in order to obtain conditional use approval for a contractor storage yard for a tree trimming and small landscaping business with Farm Family Business approval to use an existing shed for equipment maintenance for the business. Parts of Tax Parcel HA177700001.

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

4. **Elizabeth A. Lanham – Owner**, Section 9, East Troy Township. Rezone approximately 15.60 acres if A-3 Agricultural Holding District property to the C-2 Upland Resource Conservation District in order to split an existing residence and garage from the parent parcel with a conditional use for a Planned Residential Development (PRD) to allow for a deed restriction from further division of the parent parcel. Tax Parcel P ET 900040B.

TABLED – AT REQUEST OF APPLICANT

5. ~~**John Leek Trust – Owner**, Section 26, Sharon Township. Rezone approximately 1.654 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 using existing and proposed pole buildings for Recreational Vehicle and Boat Storage. Part of Tax Parcel AA411700001.~~

e. Rezones –

TABLED – NO TOWN DECISION

1. ~~**Brian Madl – Owner**, Section 17 & 18 Lafayette Township. Rezone approximately two acres of C-4 Shoreland Lowland Resource Conservation District and C-1 Non-Shoreland Lowland Resource Conservation District to the A-2 Agricultural Land District to match the~~

~~wetland boundary to delineated field conditions and remove portions of an existing house and accessory structure from the designated wetland area. Part of Tax Parcel KA300700001.~~

f. Conditional Uses –

TO BE HEARD AT 5:55 P.M. OR AS SOON THEREAFTER.

1. **The Salvation Army – Army Lake Camp**, Sections 9 and 16, East Troy Township. Expansion of the Army Lake Camp by review and approval of a conditional use request for a new master plan to add 93 additional camp beds, by addition of seasonal staff housing, additional adult housing, staff residences, a health center, a chapel, recreation pavilion, pool and pool house and maintenance building along with remodeling of some existing camp housing and addition of a boat ramp. Tax Parcels PA348300001, PA348300002, PA348300003, PA348300004.

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

Michael P. Cotter, Director, Land Use and Resource Management Department

Posted: January 15, 2021