



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE
Thursday, February 18, 2021 at 4:30 p.m.

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/Feb18CZA>**

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, January 21, 2021 CZA Meeting**
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Wendeberg Violation Update** – Status – Michael Cotter

7. Subdivision Items:

- a. Old Business – None
- b. New Business – None

8. Old Business:

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

9. New Business:

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

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. **ConAgra Foods Packaged Foods LLC – Owner**, Section 32, Darien Township. **Amend CU Request** and after the fact amend conditional use to allow for additional land disturbance due to extra topsoil discovered and needed to be excavated and relocated during the North Lagoon Modification project. Tax Parcel B D 3200001.
3. **Transformative Arts** – Request for Amendment of the conditional use for the Belfry Theater to allow temporary reduction in the number of required parking stalls based on Covid 19 capacity limits, Tax Parcel F D 3600001.
4. Plat review language concerning written approval for proposed private roads from emergency service units – Rick Stacey
5. Price County Resolution 6-21 – Revise Wisconsin Act 67 to Return Authority on Conditional Use Permits to Local Control (To be referred to the County Zoning Agency)

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 –

TABLED – AT REQUEST OF APPLICANT

1. ~~**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 –

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 –

TABLED – INCOMPLETE APPLICATION

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.~~
2. **Randy Fischer – Owner**, Section 14, Linn Township. Conditional use review and approval for storage of boat lifts for sale outside on an existing B-2 General Business District property that was an auto repair facility. Tax Parcel I L 1400002B4.

TABLED - NO TOWN DECISION

3. ~~**Joseph and Wendy Staller – Owners**, Section 17, Richmond Township. Conditional use review and approval to have a wine tasting bar with outdoor food and beverage area on a property zoned B-4. Tax Parcel C R 1700021.~~

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: February 12, 2021