



County Zoning Agency
MEETING NOTICE

Thursday, March 18, 2021 at 5:00 p.m.

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

Land Use and Resource
Management Department

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/Mar18CZA>**

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**, February 18, 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 –

1. **Edwin C. Meltzer Art Foundation, Inc.**, proposed 3 lot Certified Survey Map, Located in Section 13, T2N, R17E, Town of Geneva, Tax Parcel # J G 1300010A. The property is zoned C-2, Upland Resource Conservation District. This CSM requires County Zoning Agency review and approval because these lots are being proposed on an existing private road currently serving over 10 lots.

8. **Old Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. Plat review language concerning written approval for proposed private roads from emergency service units – Nick Sigmund

9. **New Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. **Jack Shaffer – Owner, Jeff Johnson – Applicant**, Section 36, East Troy Township. Request to expand an existing land restoration conditional use by less than 25% of existing approval for a pond and spoils disposal area by addition of four wetland scrapes adjacent to the approved pond within adjacent wetlands. Part of Tax Parcel P ET3600007.
2. **Trinity Estates Homeowner’s Association, Inc. C/O Salvadore J. Dimiceli, Sr.**, Section 13, Geneva Township. Request for Amendment of an existing conditional use for a Planned Residential Development (PRD) by less than 25% to allow addition of adjacent CSM lots proposed on part of Tax Parcel J G 1300010A to the maintenance agreement for use of a private road within Trinity Estates on Tax Parcel JTR 00022 and JTR 00024.
3. Possible ordinance amendment related to increasing the height restriction for certain structures in Walworth County from 70 feet to 150 feet – Ryan Simons.

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 – INCOMPLETE APPLICATION

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 – None

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. **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: March 11, 2021