



County Zoning Agency
MEETING NOTICE
Thursday, May 20, 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/May2021CZA>**

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, April 22, 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 –

1. Possible ordinance amendment related to increasing the height restriction for certain structures in Walworth County from 70 feet to 150 feet – Nick Sigmund.

9. **New Business:**

- a. Ordinance Amendments – None

- b. Discussion Items –

1. **Town of Darien – Owner**, Section 17, Darien Township. Amendment of conditional use to allow additional structures in the Town of Darien Spooner Park in the floodplain. Tax parcel B D 1700005D.
2. **Big Foot Airfield, LLC – Owner**, Section 19, Walworth Township. Amendment of an existing conditional use for a private airport to allow for relocation of the approved 26 hangers to make more efficient use of the land. Tax Parcel EA474900001.
3. **Cournoyer/Hernandez** - Zenda Tap Outdoor food and beverage one year review.
4. Discussion related to extremely tall artwork structures – 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 –

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.

TABLED – NO TOWN DECISION / NO BOA DECISION

2. ~~Adam and Jennifer Friemoth – Owners, Randy Johnson, Johnson Sand & Gravel, Inc. – Applicant, Section 2, LaFayette Township. Rezone approximately 32.94 acres of A-1 Prime Agricultural land to the M-3 Mineral Extraction District in order to expand an existing sand and gravel mining operation by approval of a conditional use permit. Part of Tax Parcel K LF 200002.~~

Nonmetallic Mining Reclamation Permit

~~Johnson Sand & Gravel, Inc. (Adam and Jennifer Friemoth – owners), has applied for a Nonmetallic Mining Reclamation Plan and permit approval for a 32.94 acre expansion of an existing non-metallic mining site. The plans are available for review at the Walworth County Land Use & Resource Management Department. The mining site is located on Tax Key Parcel K LF 200002, Town of LaFayette. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation permit.~~

3. **Michael Landers – Owner, John Berget – Applicant**, Section 25, Delavan Township. Rezone approximately 8.72 acres of A-2 Agricultural Land District property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval for a storage facility and to rezone .92 acres of A-2 Agricultural Land District to A-5 Agricultural-Rural Residential District to split off an existing dwelling on a residential lot. Tax Parcel F D 2500021A.
 4. **Ryan and Sarah Dexter – Owners**, Section 28, LaFayette Township. Rezone approximately 1.2 acres of A-1 Prime Agricultural Land District to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval for a lawn care business including a new shop/office and storage building. part of Tax Parcel KA453000001.
- e. Rezones – None
- f. Conditional Uses –

TABLED – NO TOWN DECISION / INCOMPLETE PLAN

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. **Yggdrasil Land Foundation – Owner, Charles A. Self – Applicant**, Section 36, Troy Township. Conditional use to expand an existing conditional use for Farm Food Service by greater than 25%. The expansion would allow for construction of an addition on to a lean-to to create a State approved commercial kitchen for the purpose of prepping, storing and assembling and cooking pizzas on the farm on the A-4 zoned portion of Tax Parcel L T 3600003.

3. **Walter and Bente Goldstein – Owners**, Section 18, Spring Prairie Township. Conditional use approval for a farm school to teach classes to children about farming on lands zoned A-2 Agricultural Land District. Tax parcel O SP1800002.
4. **Catherine Duesterbeck – Owner, Benjamin Johnson – Applicant**, Section 29, Sugar Creek Township. Expansion of an existing microbrewery by addition of 845 sq. ft. of production space to an existing shed, addition of a 1700 sq. ft. retail building to include restrooms and outdoor food and beverage approval for up to eight food trucks. The A-4 portion of Tax Parcel G SC2900004.
5. **Kurt Michael Hintz – Owner, Dianne Costanzo and Mary Komparda – Applicants**, Section 21, Geneva Township. Conditional use approval for an Aikido Dojo facility as an athletic club in an existing business structure on property zoned B-4 Highway Business District. Tax Parcel JA 79200003.
6. **Wisconsin Resorts, Inc. (Alpine Valley) – Owner, Warren Hansen, Farris Hansen & Assoc. – Applicant**, Section 12, LaFayette Township. Expansion of an existing outdoor pavilion used for outdoor food and beverage events by greater than 25% of the existing facility to include restrooms, a warming kitchen, increased patio area and a golf course tee. Part of Tax Parcel K LF1200010.

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: May 13, 2021