



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE
Thursday, June 17, 2021 at 5:00 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/Jun21CZA>

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. Introduction of New LURM Deputy Director / County Conservationist: Lindsay Motl**
- 4. Approval of the Agenda**
- 5. Approval of the Minutes, May 20, 2021 CZA Meeting**
- 6. Zoning / Sanitation / Land Conservation enforcement – Michael Cotter**
- 7. Wendeberg Violation Update – Status – Michael Cotter**

8. Subdivision Items:

a. Old Business – None

b. New Business –

1. **John and Elzbieta Sieminski** restriction removal request on lot 1 of Certified Survey Map #721, also identified as Tax Parcel # FA 72100001, located in Section 31, Town 2 North, Range 16 East, Town of Delavan. The applicant is requesting the County Zoning Agency to remove a previously recorded access restriction identified on the Certified Survey Map.

9. 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
2. **Transformative Arts** – Review from February, 2021: amended 2/18/2021 for temporary reduction in the number of parking stalls required due to reduced capacity during the Covid-19 pandemic from 64 stalls to 24 stalls serving a capacity of the theater of 120 total occupants to be reviewed again in June, 2021. Tax Parcel F D 3600001.
3. **Birds Eye Foods:** 1 YEAR UPDATE: Offensive Environmental Odors in the Darien Community Review, Tax Parcel B D 2800007/BA412100001, Darien Township – Michael Cotter

10. New Business:

c. Ordinance Amendments – None

d. Discussion Items –

1. **Cournoyer/Hernandez** - Zenda Tap Outdoor food and beverage one year review.

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.

e. Ordinance Amendments – None

f. Rezones with Conditional Uses –

TABLED – NO TOWN DECISION / NO BOA DECISION

1. ~~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.~~

TABLED BY TOWN FOR LAND USE PLAN MAP AMENDMENT – NOVEMBER, 2021 CZA

2. ~~John Trossen – Owner, Patrick Hogan – Applicant, Section 10, Linn Township. The property owner is requesting to rezone approximately 1.66 acres of R-1 Single Family Residential zoned property to the P-1 Park District. The rezone is requested in order to have principle use of playfields and athletic fields for two volleyball courts, two pickleball courts and two future platform tennis (paddle) courts. The requested includes conditional use petition for outdoor food and beverage, a food truck and public assembly for up to three limited (no more than 100 people) music events from a stage. The property of concern is located on the east side of Linn Road approximately 335 feet north of the intersection of Linn Road and Linnwood Avenue identified as Tax Parcel I-L-1000004B.~~
3. ~~Shea Real Estate, LLC C/O Steven Anderson – Owner, Section 35, Walworth Township. Rezone approximately 9.08 acres of R-1 Single Family Residential property to the C-2 Upland Resource Conservation District to be added to additional C-2 zone land. The rezone is accompanied by a conditional use petition for a three lot Planned Residential Development (PRD) with five acre lot size averaging on 16.09 acres of C-2 land exclusive of road right of way. Part of Tax Parcel E-W-3500001G.~~

TABLED – NO TOWN DECISION

4. ~~Unilock Aggregates, LLC C/O Bob Moser, Director of Project Management, US Operations, Section 6, LaFayette Township. The property owners are requesting to rezone approximately 32.68 acres of A-1 Prime Agricultural zoned property to the M-3 Mineral Extraction zone district in order to request conditional use approval for expansion of an existing gravel pit. The property of concern is located on the north side of Hwy A approximately 1500 feet west of the intersection of Hwy A Hodges Road identified as the northern most portion of Tax Parcel K-LF-600005.~~

Nonmetallic Mining Reclamation Permit

~~Unilock Aggregates has applied for modification to a Nonmetallic Mining Reclamation Plan and permit for a 32.68 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 600005, Town of LaFayette. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation permit.~~

- g. Rezones – None
- h. Conditional Uses –

TABLED – NO TOWN DECISION – 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. **Zioto Enterprises, LLC C/O George Paziopolis**, Section 8, Darien Township. Conditional use approval for a fireworks stand as part of a Planned Unit Development (PUD) with a convenience storage/gas station and sheds for sale on land zoned B-4 Highway Business District. Part of Tax Parcel B D 800005.
3. **TL Capital, LLC C/O John G. Schehl – Owner**, Section 12, Richmond Township. Conditional use review and approval for outdoor food and beverage to allow food and drink service on a 12 ft. by 30 ft. patio at the Turtle Lake Tap and grill zoned B-3 Water Front Business District. Part of Tax Parcel CCR 00069.
4. **S.T. Evenignasiak, LLC C/O Steven Ignasiak – Owner, Bulk Materials Trucking – Applicant**, Section 26, LaFayette Township. Conditional Use to add a trucking company office, repair shop and parking area to an existing Planned Unit Development (PUD) providing for other similar uses on property zoned M-2 Heavy Industrial District. Part of Tax Parcel K LF 2600001.
5. **Scott Simer – Owner, Freedom Forever WI, LLC C/O Nicole Czmiel – Applicant**, Section 19, Darien Township. Conditional use review and approval for installation of a 20.79 kW ground mounted solar system being 1120 sq. ft. in area to cover the homeowner's personal electricity usage at the property zoned A-1 Prime Agricultural District. Part of Tax Parcel BA104500001.

11. Adjournment

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

Posted: June 10, 2021