



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE

Thursday, July 15, 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/Jul21CZA>**

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, June 17, 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. **Milstead, LLC** – John Schnupp/Fire2Fork amendment of a conditional use requesting to have the approved temporary outdoor food and beverage for service outside of the restaurant during Covid become permanent. Part of Tax Parcel E W 600001B.
2. Possible ordinance amendment to 200' Setback for non-metallic mining – Rick Stacey
3. Food Trucks – 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 –

1. Walworth County - Section(s) 74-56, 74-65, 74-102 of the Zoning Ordinance and Section(s) 74-183, 74-192, 74-231 of the Shoreland Zoning Ordinance to allow the County Zoning Agency to consider a high-bay warehouse that uses this oxygen reduction fire prevention technology as a conditional use in the M-2 zone district. If approved, the structure(s) could be allowed a district height modification in return for increased property line setbacks.

d. Rezones with Conditional Uses –

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.

2. **Unilock Aggregates, LLC C/O Bob Moser, Director of Project Management, US Operations**, Section 6, LaFayette Township. 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. Part 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.

3. **Mark E. Wolfram – Owner**, Section 33, LaGrange Township. Rezone .53 acres of A-1 Prime Agricultural Land District land to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use permit approval for a storage facility for boat and boat equipment (boatlifts, piers and jet ski lifts) both outside and within an existing agricultural outbuilding. Part of Tax Parcel HA284100001.

TABLED – NO BOA DECISION – NO REVISED PLANS

4. ~~**Wilson Aggregate Trust C/O Scott Wilson and Mary and Robert Skwierawski Trust – Owners**~~, Section 25, Spring Prairie Township. ~~Rezone approximately 91.48 acres of A-1 Prime Agricultural Land District to the M-3 Mineral Extraction District on four different parcels in order to get conditional use review and approval for the expansion of an existing nonmetallic mineral extraction site (gravel pit). Parts of Tax Parcels O-SP2500001A, 1C, 2 and 5.~~

Nonmetallic Mining Reclamation Permit –

~~Johnson Sand & Gravel, Inc. (Wilson Aggregate Trust C/O Scott Wilson and Mary and Robert Skwierawski Trust – Owners), has applied for a Nonmetallic Mining Reclamation Plan and permit approval for a 91.48 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 Parcels O-SP2500001A, 1C, 2 and 5, Town of Spring Prairie. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation permit.~~

TABLED – NO TOWN DECISION

5. ~~**Millard Properties, LLC C/O Sarah M. Cook – Owner, Randy Johnson, Johnson Sand and Gravel, Inc. – Applicant**~~, Section 4, Sugar Creek Township. ~~Rezone approximately 90.64 acres of A-1 Prime Agricultural Land District to the M-3 Mineral~~

~~Extraction District in order to obtain conditional use permit approval for a non-metallic mine (gravel pit). Part of Tax Parcel G SC 400001.~~

Nonmetallic Mining Reclamation Permit

~~Johnson Sand & Gravel, Inc. (Millard Properties, LLC C/O Sarah M. Cook — Owner), has applied for a Nonmetallic Mining Reclamation Plan and permit approval for a 90.64 acre 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 G SC 400001, Town of Sugar Creek. The Walworth County Land Conservation Division will consider reclamation related public comments in their decision to approve the reclamation permit.~~

e. Rezones –

TABLED – NO TOWN DECISION

- ~~1. **Timothy and Todd Fischer — Owners**, Section 22, Lyons Township. Rezone approximately 9.45 acres of A-2 Agricultural Zone District property to the C-2 Upland Resource Conservation District in order to create a future four lot certified survey map (CSM). Parts of Tax Parcel NA464100002.~~
- 2. Rosemary F. Crandall Trust C/O Richard Crandall – owner, Charles Pollard, Clair Law – Applicant**, Section 27, Linn Township. Rezone an 11.48-acre area of A-1 Prime Agricultural Land District property of a dual zoned A-1 and C-2 parcel to the C-2 Upland Resource Conservation District to create a 19.22 acre parcel to be divided by a future certified survey map (CSM) into three C-2 zone parcels. Part of Tax Parcel I L 2700001A.

f. Conditional Uses –

- 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.

TABLED – NO TOWN DECISION

- ~~2. **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.~~
- 3. Joeleen Gallegos – Owner**, Section 22, Delavan Township. Conditional use approval for adding outdoor food and beverage use of a food truck to an existing business property currently containing an existing restaurant as a Planned Unit Development (PUD) with two on site business signs on land zoned B-2 General Business District. Tax Parcel FIN3 00025.

4. **Biwer Investments, LLC C/O John Biwer – Owner, Michael Jonas – Applicant**, Section 28, Delavan Township. Outdoor food and beverage conditional use approval on a patio for a bar located in the B-2 General Business District. Tax Parcel F D 2800019.
5. **Marshal and Arlene Newholm – Owners**, Section 24, Lyons Township. Conditional use review and approval for a commercial stable in an existing farm building on land zoned A-2 Agricultural District. Tax Parcel NA394700001.
6. **Reliable Materials Corp. of Illinois – Owner, Asphalt Contractors, Inc. – Applicant**, Section 20, LaFayette Township. Conditional use review and approval for loading and hauling specified gravel, sand and asphalt stockpiles with no processing from an existing gravel pit zoned M-3. Parts of Tax Parcel KA457600001.

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: July 9, 2021