



Land Use and Resource  
Management Department

**County Zoning Agency**  
MEETING NOTICE

**Thursday, September 16, 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/Sep21CZA>**

Individuals wanting to provide a Public Comment can do so remotely by telephone, but must contact Josie Hanrahan at [jhanrahan@co.walworth.wi.us](mailto: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.

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*(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**, August 19, 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. **Land Reserves LLC C/O Jack Pease Super Aggregates (Old JHGKL Gravel Pit)**

Tabled for compliance review prior to proposed conditional use for expansion, Section 9, Sugar Creek Township. Site in compliance with 2013 approved plan. Application for expansion of the conditional use withdrawn. Application for certification of reclamation to be made for front gate and northwest corner prior to future request for expansion. Tax Parcels G SC 900004 and 4A.

9. **New Business:**

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

1. **Lakeland Community Church – Owner**, Section 25, Delavan Township. Amendment of a CU for a church by addition of two wood pergolas and a small in fill building addition on the west side of the building and a new access drive with parking, an entrance pergola and a wood privacy screening structure on the northeast side of the building being less than 25% of existing structures. Tax Key Parcel FA395600002.

2. **Reek and Zenda School, Linn J6 School District, Reek Elementary School**, Section 16, Linn Township. Amendment of a CU for a School by demolish of an existing 20 ft. by 20 ft. storage building and request to construct a new storage building up to approximately 1,500 sq. ft. in size being less than 25% of existing structures. Tax Parcel I L 1600011.

3. **Shaw Partnership LP – Scenic Ridge Campground**, Section 2, Richmond Township. Amendment of cu by less than 25% of existing structures for addition of an assessor structure to the caretaker's quarters to be use for camp storage and a garage. Part of Tax Parcel C R 200008.

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 FOR BOA VARIANCE IN OCTOBER**

1. ~~**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.~~

~~**NO TOWN DECISION UNTIL SEPT. 20<sup>TH</sup>, TABLED TO OCTOBER 21<sup>ST</sup>.**~~

- ~~2. **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.~~

- ~~3. **Barbara J. Werhane – Owner**, Section 18, Sharon Township. The property owner is requesting rezone of 3.84 acres of A-1 Prime Agricultural Zoned land to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval for a commercial stable with a maximum of 50 horses on site. The property of concern is located on the north side of Hwy B approximately 2000 feet east of the intersection of Hwy B and South County Line Road identified as Tax Parcel A S 1800005.~~

e. Rezones – None

f. Conditional Uses –

~~**TABLED – TO BE RENOTICED IN OCTOBER**~~

- ~~1. **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.~~

**TABLED TO OCTOBER AT THE TOWN**

- ~~2. **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 FD 2800019.~~
3. **Salvatore J. Dimiceli Sr. Trust c/o Salvatore Dimiceli Sr. – Owner,** Section 13, Geneva Township. The property owner is requesting conditional use review and approval to add 3 lots to a Planned Residential Development (PRD) named Trinity Mountain Estates on land zoned C-2 Upland Resource Conservation District greater than 25% of the existing conditional use requiring conditional use approval as if establishing the conditional use anew. The property of concern is located on the north side of Krueger Road approximately 5600 feet east of the intersection of Krueger Road and Hwy NN identified as Tax Parcel JA361000001.
4. **Samaritan of Geneva, LLC c/o Richard W. Torhorst, Manager – Owner,** Section 13, Geneva Township. The property owner is requesting conditional use approval for a three lot Planned Residential Development (PRD) on land zoned C-2 Upland Resource Conservation District. The property of concern is located on the north side of Krueger Road approximately 2900 feet west of the intersection of Krueger Road and Hwy 120 identified as Tax Parcel J G 1300010A.

**TABLED – NO TOWN DECISION**

- ~~5. **Payne & Dolan, Inc. c/o Brian Endres V.P., Clint Weninger Land Resource Manager for Payne & Dolan – Applicant,** Section 1, LaFayette Township. The property owner is requesting conditional use approval for 10 year intermittent placement and use of a portable asphalt plant within an existing nonmetallic mineral extraction site zoned M-3 Mineral Extraction District with opportunity to renew the use for an additional 10 years. The property of concern is located on the north side of Hwy D approximately 3700 feet east of the intersection of Hwy D and Bowers Road identified as part of Tax Parcel K LF 100001B.~~
6. **Jeremy and Simona Ebner - Owner,** Section 22, Troy Township. The property owner is requesting conditional use approval to expand an existing campground from 28 total sites consisting of 57 units to 32 campsites consisting of 73 units resulting in a greater than 25% increase in camp users therefore requiring conditional use approval as if requesting the conditional use approval anew. The property of concern is located on the north side of Hwy 20 approximately 2000 feet west of the intersection of Hwy 20 and Marsh Road identified as Tax Parcels L T 2200002 and 5A.

**TABLED – NO TOWN DECISION**

- ~~7. **Anthony and Michelle DiMauro – Owners,** Section 10, Sugar Creek Township. The property owners are requesting conditional use review and approval for a farm family business wedding barn, farm food service and a farm school. The property of concern is located on the north side of Hwy A approximately 1800 feet west of the intersection of Hwy A and Hwy H north identified as part of Tax Parcel GA282100001.~~

8. **SRE Properties, LLC c/o Steve Edinger – Owner, Warren Hansen, Farris Hansen and Assoc. – Applicant**, Section 10, East Troy Township. The property owner is requesting review and approval for mini-warehouse storage facilities on property zoned B-4 Highway Business District. The property of concern is located on the southeast corner of the intersection of Hwy ES and Miramar Drive identified as Tax Parcel PA452100001.
9. **Robert A. Pearce Farms c/o Robert W. Pearce – Owner**, Section 3, Walworth Township. The property owner is requesting conditional use review and approval for expansion of a farm market vegetable stand by greater than 25% by expansion of car show from 50 cars to 250 cars/tractors, addition of outdoor grilling area, increase in employees from five to 40, increase in the months and hours of operation of the farm stand and associated concession stand and kitchen for bakery, expansion into canning of can goods, increase in retail items for sale, change of nonprofit events to for profit events, and expansion of hours of operation for events. The property of concern is located on the northwest corner of the intersection of North Walworth Road, Hwy F and Hwy 67 identified as the A-4 portion of Tax parcel E W 300001.

## 10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

**Posted: September 10, 2021**