



Land Use and Resource  
Management Department

**County Zoning Agency**  
MEETING NOTICE

**Thursday, October 21, 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/Oct21CZA>**

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**, September 16, 2021 CZA Meeting
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Wendeberg Violation Update** – Status – Michael Cotter
7. **Introduction** of new Senior Urban Conservation Specialist: Heather Marquardt

**8. Subdivision Items:**

a. Old Business – None

b. New Business –

1. **Lulu Hills Subdivision Preliminary Plat**, Dean Dingman, applicant. Proposed 5 lot and 1 outlot subdivision plat located in Section 12, Town 4 North, Range 17 East, Town of Troy. Parcel # L T 1200004A. The proposed plat contains 29.64 acres of land and is zoned C-2, Upland Resource Conservation District.

**9. Old Business:**

a. Ordinance Amendments –

1. Possible ordinance amendment to 200' Setback for non-metallic mining – Heather Marquardt
2. Possible ordinance amendment regarding food trucks – Matt Weidensee

b. Discussion Items – None

**10. 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. **Shaw Partnership LP – Scenic Ridge Campground**, Section 2, Richmond Township. Amendment of conditional use by less than 25% of existing structures for addition of an assessor's structure to the caretaker's quarters to be used for camp storage and a garage. Part of Tax Parcel C R 200008.
3. **Sterken Farms, Inc. – Owner, Wisconsin Electric Power Company/WE Energies, Applicant**, Section , LaGrange Township. Amendment of CU for change to the hours of operation for construction of the gas peaking facility. Part of Tax Parcel H LG2900005.

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. Amendment to Section(s) 74-173 and 74-187 of the Shoreland Zoning Ordinance. ConAgra Foods Packaged Foods, LLC C/O Dave Barrett – Applicant. The applicant is requesting text amendments to the Walworth County Shoreland Zoning Ordinance to allow certain expansions and maintenance of existing industrial, commercial and agricultural buildings in the floodfringe.

d. Amendments to Multi-Jurisdictional Comprehensive Plan Map 2050 –

1. **Sawyer Investments of East Troy LLC C/O Karl Sawyer– Owner**, Section 16, East Troy Township. Request for a Walworth County 2050 Land Use Plan Map Amendment (LUPMA) to change approximately 1.9 acres of land from the AG4 Agricultural Related Manufacturing Warehousing and Marketing land use category to the C Commercial land use category for an existing excavation business called Sawyer’s Excavating. The LUPMA if approved would accommodate a future request for business zoning on the parcel. Identified as the AG4 land use category portion of Tax Parcel PA397300002.

e. Rezones with Conditional Uses –

**TABLED NO TOWN DECISION - NEED BOA VARIANCE**

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.~~

**TABLED - NO TOWN DECISION**

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.~~

**TABLED - NO TOWN DECISION**

- ~~3. **David Ennis Trust C/O Sheila M. Kirch — Owner, Robert LaRocque — Applicant,** Section 35, Darien Township. Rezone approximately 1.25 acres of P-1 Park District property to the B-4 Highway Business District in order to obtain conditional use review and approval for Public Assembly and Outdoor Food and Beverage for a wedding and event venue. Tax Parcel BA143400001.~~

## f. Rezones –

**TABLED - NO TOWN DECISION**

- ~~1. **AC Meisner Investments, LLC C/O Christopher Meisner — Owner,** Section 26, LaFayette Township. Rezone approximately .16 acres of P-2 Institutional Park District land that was once a Town garage to the M-1 Industrial District in order to use the existing garage for car repair or warehousing as principle uses. Tax Parcel K-LF2600011.~~
- ~~2. **Lester Ballarin – Owner,** Section 33, Geneva Township. Rezone approximately .1 acre of C-4 Lowlands Resource Conservation District property to the R-1 Single Family Residential District in order to correct the wetland boundary to delineated field conditions and allow area for construction of a garage. Part of Tax Parcel JCON 00017.~~

## g. Conditional Uses –

- ~~1. **S.T. Evenignasiak, LLC C/O Steven Ignasiak – Owner, Bulk Materials Trucking – Applicant,** Section 26, LaFayette Township. Conditional use to add two trucking company offices, repair shops and parking areas for Bulk Materials Trucking and T-3 Trucking to an existing Planned Unit Development (PUD) providing for other similar truck depot and repair uses on property zoned M-2 Heavy Industrial District. Part of Tax Parcel K-LF 2600001.~~

**TABLED - NO TOWN DECISION**

- ~~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 F-D 2800019.~~
- ~~3. **Payne & Dolan, Inc. c/o Brian Endres V.P., Clint Weninger Land Resource Manager for Payne & Dolan - Applicant,** Section 1, LaFayette Township. 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. Part of Tax Parcel K-LF 100001B.~~

4. **Anthony and Michelle DiMauro – Owners**, Section 10, Sugar Creek Township. Conditional use review and approval for a farm family business wedding barn, farm food service and a farm school. Part of Tax Parcel GA282100001.
5. **Dollar Dairy Farm, Inc. C/O Larry Krueger – Owner, Guardian Pipeline Company C/O Bob Oosterhouse – Applicant**, Section 11, Darien Township. Conditional use approval to allow Guardian Pipeline Company to construct a gas valve meter station on an easement with an eight foot by 28 foot equipment building as a utility. Part of Tax Parcel B D 1100008.
6. **Henri J. and Melinda H. Kinson – Owners, Convergence Energy, LLC C/O Steve Johnson – Applicant**, Section 6, Sugar Creek Township. Conditional use approval to construct a 19.8 KW (48 solar panels) ground mounted solar system in the backyard of their home to provide an estimated 85% of the electric supply for the onsite residence. Tax Parcel G SC 600003E.
7. **Sorg Holdings, LLC C/O John Sorg – Owner, Angus-Young Associates C/O Tyler Allison – Applicant**, Section 8, Darien Township. Conditional use approval to expand an existing use of a sausage production and meat market facility by greater than 25% requiring conditional use approval as if establishing the use anew. The A-4 portion of Tax Parcel B D 800012.

## 11. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

**Posted: October 15, 2021**