



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE
Thursday, November 18, 2021 at 4:30 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/Nov21CZA>

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, October 21, 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 –

1. Possible ordinance amendment regarding food trucks – Matt Weidensee

b. Discussion Items – None

9. New Business:

a. 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.

2. Puppy Mill Ordinance

3. Discuss pros and cons of incorporating 2019 Wisconsin Act 175 into floodplain ordinance.

b. Discussion Items –

1. Correspondence from Town of Walworth Chairman David Rowbotham regarding Short Term Rentals - Michael Cotter

2. Zioto Enterprises, LLC C/O George Paziopolis – Owner, Section 8, Darien Township. Amendment of a conditional use for a three year time extension for outside storage of sheds/small barns in addition to agreement to amend an existing conditional for a gas station and convenience store on the same tax parcel by addition of a condition for three years to actively exercise the conditional use with potential for one year extension or need for new approval. Tax Parcel B D 800005.

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 –

MOVED TO JANUARY, 2022 - 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.~~

2. **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.
3. **Vanderveen Farms Inc. C/O Curtis and Elizabeth VanderVeen – Owners,** Section 19 & 20, Sugar Creek Township. Rezone approximately 11.96 acres of A-1 Prime Agricultural Land District and C-2 Upland Resource Conservation District lands to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain a conditional use for splitting off a private landing strip as a separate parcel. The rezone request also includes rezoning approximately .53 acres of A-1 to A-4 to allow for meeting setback requirements necessary in order to obtain a conditional use permit for existing pole buildings to continue to be used for recreational vehicle and boat storage on the remaining parcel. Parts of Tax Parcel GA328700001.

e. Rezones –

MOVED TO JANUARY, 2022 - NO TOWN DECISION – NO BOA 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. **Peter and Susan Acker - owners**, Section 18, East Troy Township. Rezone approximately 5.26 acres of A-3 Agricultural Land Holding District to the C-2 Upland Resource Conservation District in order to create a new rural residential lot. Part of Tax Parcel P ET1800020A.

f. Conditional Uses –

MOVED TO MAY 2022 FOR TOWN DECISION

1. ~~**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.~~
2. **Brian Bickle – Owner**, Section 9, Delavan Township. Conditional use review and approval for conducting indoor mini-warehouse and outdoor recreational vehicle and boat storage on property zoned M-1 industrial according to locations shown on a specified plan of operations. Part of Tax Parcel F D 900008C.
3. **Daniel W Kupsche Trust – Owner, Jonathan and Holly Redmer – Applicants**, Section 13, Spring Prairie Township. Conditional use approval to build on a farm separation remnant for farm purposes on land zoned A-2. Tax Parcel O SP1300013.
4. **Katzman Truck Farm and Storage, LLC C/O Ross Katzman – Owner**, Section 3, Spring Prairie Township. Conditional use review and approval to add outside storage in an area identified on a proposed plan to an existing indoor recreational vehicle and boat storage facility in the A-4 Agricultural Manufacturing, Warehousing and Marketing District. Part of Tax Parcel OA415200001.
5. **TreeTops Funding, LLC C/O Mark McClain – Owner**, Lake Geneva Ziplines and Adventures C/O Dana Johnson – Applicant, Sections 23, 24, 25 and 26, Geneva Township. Conditional use approval to allow for commercial bike and running events on the Lake Geneva Ziplines and Adventures property zoned P-1 Recreational Park and C-2 Upland Resource Conservation Districts in conjunction with the use of the current zipline facility for a total increase of onsite users from 250 to 850 guests allowed at one time on site. Part of Tax Parcel JA458600002.

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: November 12, 2021