



County Zoning Agency
MEETING NOTICE

Thursday, December 16, 2021 at 5:00 p.m.

County Board Room 114
Walworth County Government Center
100 West Walworth Street
Elkhorn, WI 53121

Land Use and Resource
Management Department

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/Dec21CZA>

Individuals wanting to provide a Public Comment can do so remotely by telephone, but must contact Sheril Oldenburg Hanrahan at soldenburg@co.walworth.wi.us or at 262-741-7906 on the day of the meeting and at least 2 hours 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, November 18, 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. **Zioto Enterprises, LLC** C/O George Paziotopolis – 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.
2. **Karen Bazos Trust** - C/O Karen J. Bazos, Trustee, Section 16, Linn Township. Amendment of a conditional use for a Planned Residential Development (PRD) to allow building on lots 37 and 38 of Woodstone Subdivision as a single lot. Tax Parcels IWO 00037 & 38.

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. Amendments to Chapter 74, Walworth County Shoreland/Floodplain Zoning Ordinance. Proposed ordinance text and map amendments will be considered related to floodplain management. These amendments are being proposed at the direction of the Wisconsin Department of Natural Resources and Federal Emergency Management Agency.
- d. Rezones with Conditional Uses –
 1. **Baumeister Trust C/O Kathleen Baumeister Trustee** – Owner, Section 24, Lyons Township. Rezone approximately 2.19 acres of A-2 Agricultural Land District property to the A-5 Agricultural-Rural Residential District in order to create a new rural residential

parcel subject to a conditional use for a one lot Planned Residential Development (PRD) to restrict the parcel from future division. Part of Tax Parcel N LY2400002A.

e. Rezones –

1. **Dawn M. Dawson – Owner**, Section 1, Lyons Township. Rezone approximately .90 acres of A-1 Prime Agricultural Land District property to the R-1 Single Family Residential District to bring an illegally created substandard A-1 and R-1 zoned parcel into compliance by combining it to the adjacent R-1 zoned residential lot to the east under the same ownership. The R-1 portion of Tax Parcel N LY 100010P.

f. Conditional Uses –

1. **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.
2. **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 to allow for commercial bike 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 650 guests allowed at one time on site and request to allow beer and wine service under a Town liquor license. Part of Tax Parcel JA458600002.
3. **Vania A. Aguado-Vazquez – Owner, Jaime Ordonez Jimenez – Applicant**, Section 22, Geneva Township. Conditional use approval for an auto repair shop and a single-family residence outside of the principle business structure on lands zoned B-2 General Business District. Tax Parcel J G 2200009.
4. **Robert and Linda Dingman – Owners**, Section 24, Troy Township. Conditional use review and approval to leave an existing residence on the remnant parent parcel resulting from a farm separation of farm outbuildings on land zoned A-1 Prime Agricultural District. Part of Tax Parcel L T 2400010.

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: December 9, 2021