



Land Use and Resource  
Management Department

**County Zoning Agency**  
MEETING NOTICE  
**Thursday, January 20, 2022 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/Jan22CZA>**

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

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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**, December 16, 2021 CZA Meeting
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Court cases update** – Delavan Lake Sanitary District / View Crest
7. **Wendeberg Violation Update** – Status – Michael Cotter

**8. Subdivision Items:**

- a. Old Business – None
- b. New Business – None

**9. Old Business:**

- a. Ordinance Amendments –
  - 1. Possible ordinance amendment regarding food trucks – Matt Weidensee
- b. Discussion Items – None

**10. New Business:**

- a. 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.
- b. Discussion Items –
  - 1. **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 amend of 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 –
  - 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. **Christian League for the Handicapped, Inc. dba Inspiration Ministries – Owner, Abbey Provident Venture, LLC C/O Richard Donner – Applicant**, Section 2, Walworth Township. Rezone approximately 4.13 acres of P-2 Institutional Park District land to the C-2 Upland Resource Conservation District with conditional use for a separate approximately 20.9 acres parcel for an existing recreational camp to operate as the Lake Geneva Hospitality Academy. Part of Tax Parcel E W 200013.
3. **Cobblestone Cemetery Association, Inc. C/O Betty Schacht, President – Owner**, Section 25, Walworth Township. Rezone approximately .5 acres of A-1 Prime Agricultural Property to the P-2 Institutional Park District in order to obtain conditional use approval for expansion of the Cobblestone Cemetery. Part of Tax Parcel E W 2500005A.

## e. Rezones –

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. **Paul C. Mueller and Dennis P. Tully – Owners**, Section 10, Lyons Township. Rezone approximately 6 acres of B-4 Highway Business District zoned property to the R-3 Two-Family Residence District (Sewered) in order to get plat approval for a 12 lot and one outlot residential duplex development. Tax Parcel NA287500001.
3. **Shodeen Family Property Co., LLC; Beth C. Shodeen Trust No. 1 C/O David Patzelt – Owners**, Sections 23, 25, 26, Walworth Township. Rezone the wetland zone district boundaries around Lake Petite to match delineated field conditions according to a digital map available for review at the Walworth County Land Use and Resource Management Department. Parts of tax parcels E W 2300008, E W 2500005, 7, 7C, 7D, E W 2600001, 2, 2A, 5, 6, EA148800001, EA428400001, 2, and EA313600002, 3, and 4.
4. **Sorg Holdings, LLC C/O John Sorg – Owner**, Section 8, Darien Township. Rezone approximately .1 acre of A-4 Agricultural Related Manufacturing, Warehousing and Marketing District zoned property to the A-2 Agricultural Land District to correct the dual zoning on an existing building. Part of Tax Parcel B D 800012.

5. **Colton Meisinger Trust & Daniel Meisinger Trust C/O David Patzelt**, Section 32, Delavan Township. Rezone approximately 7260 sq. ft. of B-2 General Business District Property to R-2A Single-Family Residence District (Sewered) in order to create a single family residential lot. Tax Parcel FA 12300001.
  6. **Walworth Homes, LLC C/O David Patzelt – Owner**, Section 32, Delavan Township. Rezone approximately 9000 sq. ft. of land zoned B-2 General Business District to the R-2A Single-Family Residence District (Sewered) in order to create two residential single family lots. Tax Parcel FSS 00062.
- 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. **John E. Neighbors – Owner**, Section 25, Delavan Township. Conditional use review and approval for public assembly and outdoor food and beverage in order to hold weddings and other similar events outside on land zoned B-2 General Business District. Part of Tax Parcel F D 2500019.
  3. **Alex Martzke – Owner**, Section 14, Lyons Township. Conditional use review and approval to expand and existing recreational vehicle and boat storage facility by greater than 25% of the existing facility requiring conditional use review and approval as if establishing the use anew. Tax Parcel N LY1400004.
  4. **WRS Holdings, LLC – Owner, Home Town Auto Exchange, LLC C/O Tyler Winikates – Applicant**, Section 19, Lyons Township. Conditional use review and approval to allow vehicle sales on land zoned M-1 Industrial District. Tax Parcel NIP 00011.
  5. **2477 Vista Drive, LLC C/O Mike Raboine – Owner**, Section 19, Lyons Township. Conditional use review and approval for light manufacturing and assembly of windows and window well products and outside storage area for window wells and equipment as a contractor storage yard on lands zoned M-1 Industrial District. Tax Parcel NIP 00012.

## 11. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

**Posted: January 14, 2022**