



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE
Thursday, February 17, 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/Feb22CZA>**

Individuals wanting to provide a Public Comment can do so remotely by telephone, but must contact Sheril Oldenburg 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, January 20, 2022 CZA Meeting**
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **IT** - Discuss tech issues in County Board Room – Rick Stacey

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/Nick Sigmund
- b. Discussion Items – None

9. New Business:

- a. Ordinance Amendments – None
 - 1. Discuss Shoreland zoning amendments including DNR mandated and 2021 Act 105 - Nick Sigmund
 - 2. Discuss Possible general zoning amendments - Nick Sigmund
 - 3. Town of Richmond request for a “one-time event” ordinance amendment - Ryan Simons
- 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.
 - 2. **Jeremy & Simona Ebner – Owner**, Section 22, Troy Township. Amendment of a conditional use for adding three additional cabins and a pavilion to a recreational campground. Tax Parcel L T 2200002, L T 2200005A.
 - 3. **John Neighbors – Owner**, Section 25, Delavan Township. Amendment of a conditional use for a request for a one time exemption for a Thursday wedding using the outdoor food and beverage area, outdoor food and beverage for rehearsal dinners, clarification of non-event outdoor activities and activities that may occur under the existing coffee shop outdoor food and beverage conditional use approval. Tax Parcel F D 2500019.
 - 4. **North by Northwest, LLC C/O John Berget – Owner**, Section 25, Delavan Township. Amendment of a conditional use for storage facilities in the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District for modification of an allowable nine sq. ft. sign to a 40 sq. ft. sign. Tax Parcel FA499900002.

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 –

TO BE HEARD AT 5:30 P.M.

1. **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.

TO BE HEARD AT 5:35 P.M.

2. **Michelle Cleveland – Owner**, SW ¼ of Section 10, Richmond Township. Rezone approximately .55 acres of A-1 Prime Agricultural Zone District property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District. The rezone is requested in order to obtain conditional use approval for a commercial green house with sales of agricultural plant and ancillary non-agricultural items (decorative garden item such as pottery, concrete statuary, metal signs, sculptures and garden spinners) subject to a detailed plan approved by the Committee. Part of Tax Parcel CA337600001.

TO BE HEARD AT 5:40 P.M.

3. **Gerald D. and Michelle L. Morgan – Owners**, NW ¼ of Section 32, Sugar Creek Township. Rezone .64 acres of A-1 Prime Agricultural Zone District property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use permit approval for a contractor storage yard for a landscaping business. Part of Tax Parcel GA492900001.

e. Rezones –

TO BE HEARD AT 5:45 P.M.

1. **Robert and Brenda Case – Owners**, NE ¼ of Section 15, Linn Township. Rezone of their lots from B-6 Bed and Breakfast District to the R-1 Single Family Residential District, as they are no longer running a bed and breakfast from their residential home. Tax Parcels I L 1500002 and 2B.

TO BE HEARD AT 5:50 P.M.

2. **Justin and Mary Rohrer – Owners**, SE ¼ of Section 31, East Troy Township. Rezone 17.98 acres of A-1 Prime Agricultural Zone District property to the C-2 Upland Resource Conservation District in order to create three rural density residential single-family lots. Tax Parcel P ET3100008.

f. Conditional Uses –

TO BE HEARD AT 5:55 P.M.

1. **Wisconsin Resorts, Inc. C/O Bruce Firestone – Owner**, NE ¼ of Section 12, LaFayette Township. Conditional use approval for public assembly and outdoor food and beverage on land zoned B-5 Planned Commercial-Recreational Business District in order to hold summer and fall outdoor events for up to 3000 people per day. Tax Parcels K LF 1200001A, 1B and 10.

TO BE HEARD AT 6:00 P.M.

2. **Faye Blakeley – Owner, Kelsey Hartland – Applicant**, NE ¼ of Section 6, Walworth Township. Conditional use approval on property zoned B-2 General Business District for an athletic club called The Lofty Life Aerial Dance, LLC used for teaching circus-based fitness classes including aerial dance and other fitness classes such as yoga. Tax Parcel EA135900001.

TO BE HEARD AT 6:05 P.M.

3. **South Shore Storage, LLC – Owner, David and Donna Gustafson – Applicants**, SE ¼ of Section 32, Delavan Township. Conditional use permit review and approval for expansion of off-season storage facility by greater than 25% requiring conditional use approval as if establishing the use anew. In addition, the request is for a Planned Unit Development to allow multiple businesses of a storefront with dwelling, car repair shop and surveyors office along with the storage facility on a single parcel. Tax parcel FHO 00001.

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman
Michael P. Cotter, Director, Land Use and Resource Management Department

Posted: February 11, 2022