



Land Use and Resource  
Management Department

**County Zoning Agency**  
MEETING NOTICE  
**Thursday, March 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/Mar22CZA>**

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, February 17, 2022 CZA Meeting**
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Subdivision Items:**
  - a. **Old Business** – None

b. New Business –

1. **Patricia McKeska Trust**, proposed 1 lot Certified Survey Map, Located in Section 36, T4N, R16E, Town of LaGrange, Tax Parcel #'s H LG3600017 and HW 00002. The purpose of the proposed CSM is to combine the two parcels. The property is zoned R-1 (Single-Family Residential). A CSM is required with County Zoning Agency review and approval because the combination crosses the exterior boundary of a subdivision plat.

7. **Old Business:**

a. Ordinance Amendments –

1. Shoreland zoning amendments / Shorepath – Nick Sigmund
2. Richmond request for a “one-time event” ordinance amendment – Nick Sigmund

b. Discussion Items – None

8. **New Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. **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, a one-time yearly spring (March) music event called “Cabin Fever”, outdoor food and beverage for rehearsal dinners, clarification of non-event outdoor activities and activities that may occur under the outdoor food and beverage conditional use approval for a bible study group. Tax Parcel F D 2500019.
2. **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.
3. **Faye Blakeley – Owner, Kelsey Hartland – Applicant**, NE ¼ of Section 6, Walworth Township. Amendment of a conditional use on property zoned B-2 General Business District to allow expansion of an athletic club called The Lofty Life Aerial Dance, LLC by less than 25% of the existing structure by construction of a 770 sq. ft. addition to the back of a dance studio barn. Tax Parcel EA135900001.
4. **CONAGRA Foods Package Foods, LLC – Owner, Dave Barrett – Applicant**, NW ¼ of Section 33, Darien Township. Amendment of an existing conditional use to expand a vegetable processing facility in the A-4 District by less than 25% of the existing structure size for a 4,272 sq. ft. corridor addition, a 1600 sq. ft. EQ Tank, a 684 sq. ft. North Dock and a 3900 sq. ft. South Dock. Tax Parcel BA412100001.

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 –

**TO BE HEARD AT 5:30 P.M.**

1. Walworth County - Amendment to Section(s) 74-38, 74-55, 74-61,74-62, 74-64, 74-65, 74-74, 74-114, 74-118, and 74-131 of the Walworth County Code of Ordinances - Zoning and Section(s) 74-165, 74-178, 74-180, 74-181, 74-182, 74-188, 74-189, 74-191, 74-192, 74-203, 74-243, 74-247, and 74-263 of the Walworth County Code of Ordinances - Shoreland Zoning to clarify food truck usage, define junk yard, amend marina definition, allow 12 foot high sheds in planned campgrounds, amend parking requirements for residences and public assembly uses, and correct section references and typos.

## d. Rezones with Conditional Uses –

**TO BE HEARD AT 5:35 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 5:40 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.

## e. Rezones –

**TO BE HEARD AT 5:45 P.M.**

1. **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.

**TO BE HEARD AT 5:50 P.M.**

2. **Jennifer Hahn – Owner**, NW ¼ of Section 3, LaFayette Township. Rezone approximately 21.27 acres of the parcel being predominantly 20 plus acres of A-2 Agricultural District and smaller areas of A-5 Agricultural-Rural Residential District and A-1 Prime Agricultural District areas to the C-2 Upland Resource Conservation District in order to divide off an approximately 6.5 acres parcel as a new single family lot. Tax Parcel K LF 300006A.

**TO BE HEARD AT 5:55 P.M.**

3. **Robert Kruger and Kevin Kruger - Owners**, SW ¼ of Section 25, Delavan Township. Rezone approximately .9 acres of C-3 Conservancy-Residential District and A-4 Agricultural-Related Manufacturing, Warehousing & Marketing District to the A-4 and C-3 district to allow a trade of portion of lots between family members. Parts of Tax Parcels FA482500001 and 2.

**TO BE HEARD AT 6:00 P.M.**

4. **Net Worth, LLC C/O Chad J. Karl – Owner**, NW ¼ of Section 12, Sugar Creek Township. Rezone approximately .37 acres of R-1 Single Family Residential District property to the B-2 General Business District property to make the tax parcel all B-2 zoned. Part of Tax Parcel GBH 00001.

## f. Conditional Uses –

**TO BE HEARD AT 6:05 P.M.**

1. **Daniel Bocoock and Ailena Baum – Owners**, SW ¼ of Section 21, Spring Prairie Township. Conditional use approval for an indoor kennel on lands zoned C-2 Upland Resource Conservation District in order to have up to seven sled dogs use in sled dog racing. The C-2 portion of Tax Parcel OA310600001.

**TO BE HEARD AT 6:10 P.M.**

2. **Ryan J. and Kristin L. Cardinali – Owners**, NE ¼ of Section 28, Delavan Township. Conditional use approval for vehicle sales with a maximum of two cars stored indoor for sale in an existing structure on lands zoned B-2 General Business District. Tax Parcel FA161600001.

**9. Adjournment**

Submitted by: Rick Stacey, Committee Chairman

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

**Posted: March 11, 2022**