



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE

TUESDAY, April 26, 2022 at 4:30 p.m.

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

**NOTICE: 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. **THE PUBLIC CAN WATCH THE MEETING STREAMING LIVE AT:**

<https://tinyurl.com/Apr22CZA>

Individuals wanting to provide a Public Comment can do so remotely by telephone. Those wishing to comment by telephone must contact Sheril Oldenburg at soldenburg@co.walworth.wi.us or at 262-741-7910 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. Special Order of Business:**
 - a. Chairperson Nominations
 - b. Chairperson Elections
 - c. Vice-Chairperson Nominations
 - d. Vice-Chairperson Elections
 - e. Role of the County Zoning Agency

4. **Approval of the Agenda**

5. **Approval of the Minutes**, March 17, 2022 CZA Meeting

6. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter

7. **Subdivision Items:**

a. Old Business – None

b. New Business –

1. **Norine Smyth** correction affidavit request on lot 4 of Certified Survey Map #1323, also identified as Tax Parcel # IA132300004. The property is located in Sections 11 and 14, Town 1 North, Range 17 East, Town of Linn. The applicant is requesting the County Zoning Agency allow partial release of an ingress/egress easement as previously identified on the Certified Survey Map.

8. **Old Business:**

a. Ordinance Amendments –

1. Richmond request for a “one-time event” ordinance amendment – Nick Sigmund

b. Discussion Items –

1. **Anthony and Michelle DiMauro – Owners**, Section 10, Sugar Creek Township. Conditional uses for Farm Food Service and Wedding Barn to discuss wording regarding on site liquor license. Part of Tax Parcel GA282100001.
2. **WILLOW RUN RV Condominium Association – Owner, Dan Christianson – President of Willow Run Board of Directors – Applicant**, Section 13, Sugar Creek Township. Amendment of an existing conditional use for a Planned Campground Development to allow for a year round caretaker quarters/property manager in one of the campground units. Tax Parcels GWR-All.
3. **DECISION HEARING: 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.

9. New Business:

a. Ordinance Amendments –

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.

b. Discussion Items – None

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. Walworth County - Amendment to Section(s) 74-165, 74-174, and 74-241 of the Walworth County Code of Ordinances - Shoreland Zoning to incorporate 2021 Wisconsin Act 105 language and complete amendments required by WDNR for compliance with Wisconsin Administrative code NR115.

d. Rezones with Conditional Uses – None

e. Rezones – None

f. Conditional Uses –

TO BE HEARD AT 5:35 P.M.

1. **George B. Carlson – Owner**, SE ¼ of Section 33, Sharon Township. Conditional use review and approval for a contractor storage yard for a landscaping business on property Zoned B-4 Highway Business District. Tax Parcel ASLIC 00003.

TO BE HEARD AT 5:45 P.M.

2. **Buelah Sunsets, LLC C/O Steve Menza – Owner, Golden Tree Landscape Inc. – Applicant**, NW ¼ of Section 9, East Troy Township. Conditional use review and approval on land zoned R-1 Single Family Residential (unsewered) to disturb greater area than allowed by ordinance in the 35-foot shoreland buffer zone by review and approval of a specific conservation plan for removal of a frost heave on the lakeshore. Tax Parcel PCT 00001.

TO BE HEARD AT 6:05 P.M.

3. **Net Worth, LLC C/O Chad J. Karl – Owner**, NW ¼ of Section 12, Sugar Creek Township. Conditional Use permit review and approval for the construction of a storage building on land zoned B-2 General Business District. Part of Tax Parcel GBH 00001.

TO BE HEARD AT 6:10 P.M.

4. **Terry and LuAnn Smith – Owners, Joshua Basso – Applicant**, SE ¼ of Section 17, Lyons Township. Conditional use review and approval to allow construction of a house and barn on a farm separation remnant parcel so the property can be sold to the applicant. Tax Parcel N LY1700001.

10. Adjournment

Submitted by:

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

Posted: April 20, 2022