



County Zoning Agency
MEETING NOTICE
Thursday, March 16, 2023 at 4:30 p.m.

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

Land Use and Resource
Management Department

Ryan Simons, Chair – *Susan Pruessing*, Vice-Chair
Al Stanek, Supervisor – *Dennis Karbowski*, Supervisor – *Joanne Laufenberg*, Supervisor
Richard Kuhnke, Sr., Citizen Member – *Jim Van Dreser*, Citizen Member

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/Mar23CZA>

Individuals wanting to provide a Public Comment can do so remotely by telephone. Those wishing to comment 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. **Approval of the Agenda**
4. **Approval of the Minutes:** February 16, 2023 CZA Meeting
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Subdivision Items:**
 - a. Old Business – None

- b. New Business – None

7. **Old Business:**

- a. Ordinance Amendments –

- 1. Employee Housing Ordinance Amendment (Grand Geneva) discussion – Nick Sigmund

- b. Discussion Items –

- 1. **Town of Darien odor issues** – Walters & Sons Waste Hauling – Mandy Bonneville

- 2. **Shodeen Family Property Co., LLC** – Conservation Subdivision Development Joint Town and County Site Visit: April 5, 2023; 1:30 p.m. – Matt Weidensee

- 3. **SCHEDULED FOR DISMISSAL: Public Hearing held 1/20/2022:**

Tabled February 2023 for Complete Site Plan

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.

- 4. **Tabled after the Public Hearing held 2/16/2023:**

Therese Ann Fritz Trust – Owner C/O Mary Peterson, Trustee, NE ¼ of Section 30, Walworth Township. The property owner is requesting to rezone 2.019 acres (1.723 exclusive of ROW) from the A-1 Prime Agricultural District to the A-5 Agricultural-Rural Residential District in order to split off an existing residence from a farm parcel without the farm buildings. The property of concern is located on the west side of Prairie View Road approximately 3400 feet south of the intersection of Prairie View Road and Beloit Road identified as part of Tax Parcel E W 3000001.

8. **New Business:**

- a. Ordinance Amendments – None

- b. Discussion Items –

- 1. Committee Input for the SWOT Analysis Review as Part of the 2023 Walworth County Strategic Planning Process – Mark Lubarda

- 2. Proposal regarding the creation of a new Code Enforcement Officer – Dennis Karbowski

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 –

TABLED TO APRIL, 2023 FOR BOA DECISION

1. ~~**RM Krueger Investments, LLC C/O Ron Krueger – Owner, Tom Jurasinski – Applicant**, Section 16, East Troy Township. Rezone approximately 2.6 acres of ~~A-1 Prime Agricultural District land, 2.2 acres of C-4 Shoreland Wetland District land and 16.6 acres of C-2 Upland Resource Conservation District land to the B-5 Planned Commercial-Recreation Business District. Conditional use petition to bring an existing Planned Campground Development known as the Sheltering Oaks Campground into compliance with the Walworth County Zoning Ordinance. Tax Parcel PO 00011 and part of Tax Parcel P-ET 1600005A.~~~~

e. Rezones –

1. **York Trust C/O Mary York – Owner**, Section 22, Linn Township. The property owner is requesting to rezone approximately 5.475 acres of C-1 Low Land Resource Conservation, C-4 Shoreland Wetland and A-1 Prime Agricultural District zoned property to the C-2 Upland Resource Conservation District in order to create a rural residential lot on the side of a hill at the location of a previously existing farmhouse. The property of concern is located on the west side of Hillside Road approximately 3300 feet north of the intersection of Hillside Road and Hwy B identified as part of Tax Parcel I L 2200009.
2. **Ross & Alison Brugger – Owners**, Section 33, Geneva Township. The property owners are requesting to rezone approximately .15 acres of C-4 Shoreland Wetland District to the R-1 Single Family Residential District to match a wetland boundary to delineated field conditions in order to seek approval for the construction of a garage. The property of concern is located on the north side of South Shore Drive approximately 1800 feet east of the intersection of South Shore Drive and South Como Road identified as part of Tax Parcel JCON 00023.

f. Conditional Uses –

1. **Toy Yard Storage, LLC C/O Mark Hetzler – Owner**, Section 1, Sugar Creek Township. The property owner is requesting conditional use permit review and approval for recreation vehicle and boat storage facilities in the M-1 Industrial District. The property of concern is located off of a private drive on the north side of Hwy A approximately 2000 feet east of the intersection of Hwy A and Hwy 12 identified as Tax Parcel GSBP 00001.
2. **South Shore Storage, LLC C/O Donna and David Gustafson – Owners**, Section 32, Delavan Township. The property owners are requesting to amend a conditional use for mini-warehouse storage facilities to delay construction of one of the approved storage

buildings in order to allow parking area for a principle use wine bar in the B-2 general business district in an existing retail store. The wine bar use is replacing a principle use residence in a principal business structure. In addition, conditional use permit approval is being requested for outdoor food and beverage on a patio to allow the wine bar customers a place to smoke and drink outdoors and to allow up to six limited capacity music events per year in the courtyard between the buildings. The property of concern is located on the southeast corner of the intersection of South Shore Drive and Fox Lane and is identified as part of Tax Parcel FHO 00001.

3. **America the Beautiful, LLC – Owner, Natalie Chesebro for Your Personal Gardener & Arborist – Applicant**, Section 21, East Troy Township. The property owner is requesting conditional use approval for a contractor storage yard on land zoned B-4 Highway Business District for a tree service, landscaping and snow removal business. The property of concern is located on the east side of Hwy ES approximately 850 feet north of the intersection of Hwy ES and Hwy 20 identified as Tax Parcel P ET2100004D.

9. Adjournment

Submitted by: Ryan Simons, Committee Chairman

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

Posted: March 10, 2023