



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE

Thursday, October 17, 2019 at 5:00 p.m.

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

Tim Brellenthin, Chair – *Dave Weber*, Vice-Chair
Susan Pruessing, Supervisor – *Rick Stacey*, Supervisor – *Jerry Grant*, Supervisor
Richard Kuhnke, Sr., Citizen Member – *Jim Van Dreser*, Citizen Member

(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**, September 19, 2019 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 – None
 - b. Discussion Items – None
8. **New Business:**
 - a. Ordinance Amendments –

1. Walworth County - Amendment to Section(s) 74-44, 74-51, 74-59, 74-60, 74-61, and 74-131 of the Walworth County Code of Ordinances - Zoning and Section(s) 74-172, 74-178, 74-186, 74-186.1, 74-188, and 74-263 of the Walworth County Code of Ordinances - Shoreland Zoning to make livestock facilities, commercial feed lots, and commercial egg production facilities a principal use rather than a conditional use.

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 – None

d. Rezones with Conditional Uses –

1. **Steven C. Captain – Owner**, Section 15, Lafayette Township. Rezone approximately 25.97 acres of A-1 Prime Agricultural Land District, P-1 Recreation Park District and C-4 Lowland (Shoreland) Resource Conservation District property to the C-2 Upland Resource Conservation District and C-4 Lowland (Shoreland) Resource Conservation District in order to obtain conditional use approval for a four lot Planned Residential Development (PRD) and correct the wetland boundary to existing delineated field conditions. Tax Parcel K LF1500001A.
2. **Todd J. Brown – Owner**, Section 21, Darien Township. Rezone approximately 15 acres of A-4 Agricultural Related Manufacturing, Warehousing and Marketing District property to the M-2 Heavy Industry District in order to obtain conditional use approval for an existing truck depot with customer parking and loading and unloading areas, a truck repair shop and indoor off season storage and outdoor industrial storage. Tax Parcel BA107700001 and 2.

e. Rezones –

1. **Dickinson Properties, LLP – Owner, W. Boyd Whiting – Applicant**, Section 14, Linn Township. Rezone approximately 2.09 acres of A-2 Agricultural Land and P-2 Institutional Park District property to the B-4 Highway Business district in order to allow an existing church structure and parking lot to be used for retail or professional office space. Tax Parcel IA 89000001.
2. **Norman L. Brummel and Jean A. Brummel Trust**, Section 12, Sugar Creek Township. Rezone approximately 2.1 acres of A-2 Agricultural Land District property to the B-2 General Business District to allow for the construction of a retail store. Part of Tax Parcel G SC1200006.
3. **Robert and Lisa Bern – Owners**, Section 9, East Troy Township. Rezone approximately .9 acres of C-4 Lowland (Shoreland) Resource Conservation District to the R-1 Single Family Residential District in order to correct the wetland boundary to field delineation and get existing structures out of the wetland zone district. Portion of Tax Parcels P ET 900008 and PMGH 00001.

4. **James and Eileen Dempsey Life Estate – Owners**, Section 10, Sugar Creek Township. Rezone approximately two acres of A-1 Prime Agricultural Land District property to the P-2 Institutional Park District for the location of a Town Fire Station Building. Part of Tax Parcel G SC1000006.
 5. **Thomas Weber – Owner**, Section 16 & 21, LaFayette Township. Rezone approximately 6.02 acres of M-3 Mineral Extraction District and A-1 Prime Agricultural Land District property to C-2 Upland Resource Conservation District in order to create a buildable rural residential lot. Tax Parcel KA273000001 and parts of Tax Parcels K LF 1600005A and K LF2100005B.
 6. **4th Rock Inc. C/O Arney Silvestri – Owner**, Section 33, Geneva Township. Rezone approximately 1.33 acres of A-2 Agricultural Land District to the B-3 Waterfront Business District for the creation of a parking lot for an existing bar/restaurant. Tax Parcel J G 3300019A and part of Tax Parcel J G 3300019.
- f. Conditional Uses –
1. **4th Rock Inc. (Mars Bar) C/O Arney Silvestri - Owner**, Section 32, Geneva Township. Conditional use for Outdoor Food and Beverage area expansion greater than 25 percent requiring conditional use approval as if establishing the use anew. Part of Tax Parcel JCON 00043.
 2. **John S. and Julie A. Runzel Living Trust – Owners**, Section 8, Walworth Township. Conditional use approval to construct a dwelling and barn on a farm separation remnant for farm use purposes. Part of Tax Parcel E W 800004.

9. Adjournment

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

Posted: October 11, 2019