



Land Use and Resource  
Management Department

County Zoning Agency  
MEETING NOTICE

**Thursday, February 20, 2020 at 5:30 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

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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**, January 16, 2020 CZA Meeting
5. **Subdivision Items:**
  - a. Old Business – None
  - b. New Business –

**TO BE TABLED AT REQUEST OF APPLICANT**

- ~~i. **Geneva Springs Subdivision Preliminary Plat**, Geneva Springs Haven LLC., applicant. Proposed 27 lot and 2 out lot residential subdivision plat located in Section 21, Town 2 North, Range 17 East, Town of Geneva. Parcel #s JA320800002 and JA320800003. The proposed plat contains 13.09 acres of land and is zoned R-2 Single Family Residence District (Sewered). The applicant is requesting a modification of street design standards contained in Section 11.3 (e) of the Walworth County Subdivision Ordinance.~~

6. **Old Business:**
  - a. Ordinance Amendments – None
  - b. Discussion Items – None

**7. New Business:**

- a. Ordinance Amendments – None
- b. Discussion Items – None
- c. Ordinance Amendments – None
- d. Rezones / Conditional Uses –

1. **Jesse R. and Natalie S. Snopek – Owners**, Section 23, Geneva Township. **Rezone w/CU** for approximately .231 acres of A-1 Prime Agricultural District property to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain **conditional uses** for an indoor Farm Family Business in a shed on A-1 zoned land and outdoor contractor storage yard on the A-4 area for a tree cutting business and winter snow removal business with no more than two non-farm family employees. The property of concern is located on the southwest corner of the intersection of Kruger Road and Hwy NN and is identified as part of Tax Parcel HJ G 2300004D.
2. **Christopher D. and Anna G. Meisner – Owners**, Section 25, Delavan Township. **Rezone** approximately 3 acres being a 100 foot access way for two proposed lots from the A-1 Prime Agricultural District to the A-5 Agricultural-Rural Residential District in order for the two proposed lots each to have 50 foot of road frontage. Part of Tax Parcel F D 2500015.

**TO BE TABLED – NO TOWN DECISION**

- ~~3. **David and Debra Hollister – Owners**, Section 34, Geneva Township. **Rezone** approximately 1.23 acres of A-2 Agricultural Land District property to B-2 General Business District for a proposed furniture store. The property of concern is located on the north side of Hwy 50 approximately 1150 feet west of the intersection of Hwy 50 and Dummers Dr. and is identified as Tax Parcel JA223600001.~~
4. **The Town of Delavan – Owner C/O John Olson**, Section 23, Delavan Township. **Rezone** approximately 1.15 acres of B-5 Planned Commercial-Recreation Business District to the P-2 Institutional Park District for the construction of a new Town fire station. The property of concern is located on the northwest corner of the intersection of Town Hall Road and Oxburgh Trail and is identified as Tax Parcel FA308800001.

**TO BE TABLED – NO TOWN DECISION**

- ~~5. **Marion J. Cournoyer, Leonor I. Hernandez – Owners**, Section 27, Linn Township. **Conditional use** for outdoor food and beverage consumption in the back of the bar, public assembly use to allow free open microphone/ open jam sessions on an outdoor stage behind the Zenda Tap on Fridays and Saturdays from March to October and three organized music events per year with a capacity of up to 185 event ticket holders inside of the outdoor fenced area of the bar. Part of Tax Parcel IL 2700012.~~
6. **Errol Wilson – Owner**, Section 3, Lyons Township. **Conditional use** approval for a wood cutting and farm equipment repair business on land zoned A-4 with a caretaker's quarters in an existing residence. The property of concern is located on the end of Bryan Rd off of Roth Road and is identified as part of Tax Parcel NS 00003.

**TO BE TABLED - NO TOWN DECISION**

7. ~~ATS, Ltd. C/O Robert Allen – Owner, Section 25, Delavan Township. Conditional use review for recreational vehicle and boat storage by construction of a 90 ft. by 500 ft. storage building on land zoned B-4 Highway Business District. Tax Parcel FA139700001.~~

**TO BE TABLED - NO TOWN DECISION**

8. ~~Steve S. Walter – Owner, Section 21, Darien Township. Conditional use review for expansion of a slurry storage facility for industrial wastes to be applied to agricultural farmland in excess of 25% of the size of the existing approved facility requiring conditional use approval as if establishing the facilities anew. The expansion would double the size of the storage facilities on site by addition of a second 131 ft. diameter 28 ft. tall storage tank and a 68 ft. by 68 ft. dry bunker. The property of concern is located on the northeast side of Hwy 14 approximately 1900 feet northwest of the Interstate Hwy 43 overpass of Hwy 14 and is identified as part of Tax Parcel B-D-2100005A.~~
9. **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.
10. **WSPR Enterprises, LLC – Owner C/O Donald Frederick, Asphalt Contractors, Inc. C/O Robert Kordus – President**, Sections 20 and 29, Spring Prairie Township. Rezone w/ CU for approximately 111.28 acres of A-1 Prime Agricultural District property to the M-3 Mineral Extraction District in order to obtain conditional use approval for a sand and gravel extraction site with wash plant operations. The property of concern is located on the north side of Spring Prairie Road approximately 1500 feet east of the intersection of Hwy 11 and Spring Prairie Road and is identified as parts of Tax Parcels O SP2000004 and O SP29000001 and 2.

**Nonmetallic Mining Reclamation Permit** –

11. **Asphalt Contractors, Inc. C/O Robert Kordus – President** has applied for a Nonmetallic Mining Reclamation Plan for a nonmetallic mining site. The mining site is located on Tax Key Parcels # O SP2000004, O SP2900001 and O SP2900002, Town of Spring Prairie. The Walworth County Land Conservation Division has determined the reclamation plan is complete and complies with the Walworth County Nonmetallic Mining Reclamation Ordinance, contained in Chapter 26, Article VI of the Walworth County Code of Ordinances. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation

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

**9. Adjournment**

Submitted by: Tim Brellenthin, Committee Chairman

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

**Posted: February 13 , 2020**