



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE

Thursday, September 17, 2020 at 5:00 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 will be severely limited due to State imposed restrictions on group meeting sizes.

**ALL INDIVIDUALS ARE STRONGLY ENCOURAGED TO WATCH THE MEETING STREAMING LIVE AT
<https://tinyurl.com/Sep17CZA>**

Individuals wanting to provide a Public Comment can do so remotely by telephone, but must contact Shannon Haydin at shaydin@co.walworth.wi.us or at 262-741-7912 on the day of the meeting and at least 30 minutes 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**, August 20, 2020 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 –

- 1. Short Term Rental Fees – Shannon Haydin

Hearing held in June, 2020 = Decision only

- 2. **JHGKL**, c/o Helga Wantschik – Owner, Jack Pease of Super Aggregates – Applicant, Section 9, Sugar Creek Township. Conditional use approval for expansion of a non-metallic mineral extraction site (gravel pit) by greater than 25% requiring conditional use approval as if establishing the project anew along with a requested 10-year time extension for operation within the gravel pit.. The request is to enlarge a pond within the gravel pit from 12.3 acres 32 feet deep to 27 acres 45 feet deep requiring variances from exterior setbacks from the Walworth County Board of Adjustment. Part of Tax Parcels G SC 900004 and 4A.
 - 3. **JMO Properties, LTD** – Owner, Section 35, Walworth Township. Amendment of a conditional use for Farm Family Business for recreational vehical and boat storage, contractor storage with office and a caretaker’s residence by elimination of the caretaker’s residence by replacement with a full single family residence for the parcel and relocation of the office to the location of the eliminated caretaker’s residence. Part of Tax Parcel EA271100001

8. **New Business:**

- a. Ordinance Amendments – None

- 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. **Michael Fields Agricultural Institute Inc. – Owner**, Section 30, East Troy Township. Rezone approximately 2.3 acres being all of the P-2 Institutional Park District zoned property on the parcel to the B-2 General Business District in order to obtain a conditional use permit approval for a Planned Unit Development (PUD) for multiple offices, businesses and retail uses on site including use by a church. P-2 portion of Tax Parcel PA120200001.

e. Rezones – None

f. Conditional Uses –

TO BE HEARD AT 5:40 P.M. OR AS SOON THEREAFTER.

1. **Maple Lawn Estates, LLC – Owner, Zenda Rail, LLC C/O Allen Polyock – Applicant**, Section 33, Linn Township. Conditional use permit review for the installation of new 156 diameter grain storage bin that will be capable of holding 1.4 million bushels of grain, relocation of an existing 15 ft. by 30 ft. block building and to expand an approved 27 ft. diameter storage bin to a 48 ft. diameter bin all as part of an existing grain storage facility as per plan submitted. A-4 portion of Tax Parcel I L 3300003.

TO BE HEARD AT 5:45 P.M. OR AS SOON THEREAFTER.

2. **Alex and Helen Wasyliv – Owners, S&P Premier Investments & Greg Dzedzic of Pinno Buildings – Applicants**, Section 23, Delavan Township. Conditional use review and approval for a Planned Unit Development for office space, retail and off season mini-warehouse storage facilities on lands zoned B-2 General Business District. Tax Parcel FA186700001.

TO BE HEARD AT 5:50 P.M. OR AS SOON THEREAFTER.

3. **Caryn and Alan Hayden – Owners**, Section 11, Sugar Creek Township. Conditional use permit review and approval for a 10 ft. 3 inch by 19 ft. 4 inch utility building for the storage of high speed internet/broadband and phone service including routers, switches, servers and battery backup systems for Edge Broadband on lands zoned A-2 Agricultural. Part of Tax Parcel G SC11000091C.

TO BE HEARD AT 5:55 P.M. OR AS SOON THEREAFTER.

4. **Jack Shaffer – Owner**, Section 36, East Troy Township. Conditional use review and approval for land restoration for the creation of a 10 acre, 12 foot deep pond and associated spoils berms. Part of Tax Parcel P ET3600007.

TO BE HEARD AT 6:00 P.M. OR AS SOON THEREAFTER.

5. **Daniel Boss Trust & Cindy Boss Trust C/O Daniel Boss – Owner**, Section 7, Darien Township. Conditional use review and approval to allow Payne & Dolan, Inc. to conduct nonmetallic mining for sand and gravel along with earthmoving, crushing, washing, sorting, sizing stockpiling, transporting and reclamation on the site. Operations are also proposed to conduct intermittent use of a portable hot-mix asphalt plant and temporary concrete plant and associated trucking and loading of asphalt and concrete products from the site. Tax Parcel B D 700003.

Nonmetallic Mining Reclamation Permit –

Payne & Dolan, operator, (Daniel Boss Trust – owner), has applied for a Nonmetallic Mining Reclamation Plan and permit approval for a new non-metallic mining site covering 29.74 acres. The plans are available for review at the Walworth County Land Use & Resource Management Department. The mining site is located on Tax Key Parcel B D 700003, Town of Darien. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation permit.

9. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: September 11, 2020