

1. April 22, 2021 - CZA Meeting Agenda

Documents:

[CZA APR 21 - AGENDA.PDF](#)



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE
Thursday, April 22, 2021 at 4:30 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 may be limited to help ensure appropriate social distancing is observed.

ALL INDIVIDUALS ARE STRONGLY ENCOURAGED TO WATCH THE MEETING STREAMING LIVE AT
<https://tinyurl.com/Apr21CZA>

Individuals wanting to provide a Public Comment can do so remotely by telephone, but must contact Josie Hanrahan at jhanrahan@co.walworth.wi.us or at 262-741-7906 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, March 18, 2021 CZA Meeting**
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Wendeberg Violation Update** – Status – Michael Cotter
7. **Subdivision Items:**
 - a. Old Business – None

b. New Business –

1. **Hill, Jeffery and Maureen**, proposed 1 lot Certified Survey Map, Located in Sections 34 & 35, T4N, R16E, Town of LaGrange, Tax Parcel #'s HBS1 00043 and HBS2 00023. The property is zoned R-1, Single Family Residence District. This CSM requires County Zoning Agency review and approval because it changes the exterior boundary of 1st Addition to Bubbling Springs Subdivision and 2nd Addition to Bubbling Springs Subdivision. Lots 74 and 102 are proposed to be combined together into one larger lot.
2. **Mary Lindsey Carlson Trust, CF Holdings LLC, Francine C Inbinder Trust**, proposed 3 lot Certified Survey Map, Located in Section 33, T2N, R16E, Town of Delavan, Tax Parcel #'s FSH 00001, FSH 00002, FSH 00003 and FSHJ 00002. The property is zoned R-2A, Single Family Residence District. This CSM requires County Zoning Agency review and approval because it crosses the exterior boundary of Shady Side Park Subdivision and James Weed Subdivision of the Shady Side Park Subdivision. Lot 7 of Shady Side Park is being eliminated and absorbed by lots 6 and 8 of Shady Side Park and lot 6 of James Weed Subdivision of Shady Side Park.

8. **Old Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. Possible ordinance amendment options(s) related to increasing the height restriction for certain structures in Walworth County from 70 feet to 150 feet – Nick Sigmund.

9. **New Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. **Cournoyer/Hernandez** - Zenda Tap Outdoor food and beverage one year review.
2. **AMENDMENT TO NAVIGABILITY DETERMINATION (Due to Scrivener's Error from August, 2018)**, SE ¼ of Section 18 of Linn Township. The underlined and bold words stating: The new Shoreland boundary is **245 feet along the stream corridor** south of the culvert at Summit Drive, were missing in the description of the boundary voted on by the County Board. The request is to send the correct location of the shoreland boundary back to the County Board for a new vote. The water course of concern is identified as map #77 and is available at the Walworth County Land Use and Resource Management Department. The point of navigability is on Tax Parcel IMH 00017.
3. **Darien Partners, II – owner, Aldridge Electric – Applicant**, Section 28, Darien Township. Amendment of a conditional use for an industrial office and storage building by addition of a pump house connected to a stormwater basin to be used for a sprinkler system for the building. Tax Parcel B D 2800004.

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 – AT REQUEST OF APPLICANT

1. ~~John Leek Trust – Owner~~, Section 26, Sharon Township. ~~Rezone approximately 1.654 acres of A-1 Prime Agricultural Zoned property to the A-4 Agricultural Related Manufacturing warehousing and Marketing District in order to obtain conditional use approval for using existing and proposed pole buildings for Recreational Vehicle and Boat Storage. Part of Tax Parcel AA411700001.~~
2. **Christopher D. and Anna G. Meisner – Owners, Robert Herrman – Applicant**, Section 25, Delavan Township. Rezone 16.7 acres of A-5 Agricultural-Rural Residential District zoned property to the A-INC Prime Agricultural Land Holding District. Accompanied by a conditional use to build on the farm separation parcel. Identified as the A-5 portion of Tax Parcel F D 2500015.
3. **Adam and Jennifer Friemoth – Owners, Randy Johnson, Johnson Sand & Gravel, Inc. – Applicant**, Section 2, LaFayette Township. Rezone approximately 32.94 acres of A-1 Prime Agricultural land to the M-3 Mineral Extraction District in order to expand an existing sand and gravel mining operation by approval of a conditional use permit. Part of Tax Parcel K LF 200002.

Nonmetallic Mining Reclamation Permit –

Johnson Sand & Gravel, Inc. (Adam and Jennifer Friemoth – owners), has applied for a Nonmetallic Mining Reclamation Plan and permit approval for a 32.94 acre expansion of an existing non-metallic mining site. The plans are available for review at the Walworth County Land Use & Resource Management Department. The mining site is located on Tax Key Parcel K LF 200002, Town of LaFayette. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation permit.

- e. Rezones – None
- f. Conditional Uses –

TABLED – INCOMPLETE APPLICATION

1. ~~The Salvation Army – Army Lake Camp~~, Sections 9 and 16, East Troy Township. ~~Expansion of the Army Lake Camp by a conditional use request for a new master plan to add additional camp beds, by addition of seasonal staff housing, additional adult housing, staff residences, a health center, a chapel, recreation pavilion, pool and pool house and~~

~~maintenance building along with remodeling of some existing camp housing and addition of a boat ramp. Tax Parcels PA348300001, PA348300002, PA348300003, PA348300004.~~

TABLED – NO TOWN DECISION

2. ~~**Yggdrasil Land Foundation – Owner, Charles A. Self – Applicant, Section 36, Troy Township. Conditional use to expand an existing conditional use for Farm Food Service by greater than 25%. The expansion would allow for construction of an addition on to a lean to to create a State approved commercial kitchen for the purpose of prepping, storing and assembling and cooking pizzas on the farm on the A-4 zoned portion of Tax Parcel LT 3600003.**~~

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: April 15, 2021