

1. June 16, 2022 - County Zoning Agency (CZA) Meeting Agenda

Documents:

[CZA JUN 22 - AGENDA.PDF](#)



County Zoning Agency
MEETING NOTICE
Thursday, June 16, 2022 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/Jun22CZA>

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, May 19, 2022 CZA Meeting**
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Subdivision Items:**
 - a. **Old Business** – None

b. New Business

1. **Lyons Hillside Subdivision Addition No.1 Preliminary** Plat, Paul Mueller & Dennis Tully, applicants. Proposed 12 lot and 1 outlot subdivision plat located in Section 10, Town 2 North, Range 18 East, Town of Lyons. Parcel # NA287500001. The proposed plat contains 6.04 acres of land and is zoned R-3, Two-Family Residence District.

7. **Old Business:**

a. Ordinance Amendments –

1. One-Time Event ordinance amendment draft – Nick Sigmund

b. Discussion Items –

1. **Transformative Arts, Inc. – Owner, Michael Duetsch – Applicant**, Section 36, Delavan Township. Temporary reduction in the number of parking stalls required due to reduced capacity during the Covid-19 pandemic from 64 stalls to 24 stalls serving a capacity of the Belfrey Music Theater of 120 total occupants to be reviewed again in June, 2021. Tax Parcel F D 3600001. - Matt Weidensee.
2. **Conagra Foods Package Foods, LLC – Owner**, Section 32 & 33, Darien Township. **One-Year Review:** Offensive Environmental Odors in the Darien Community, Tax Parcel BA412100001,– Michael Cotter
3. **Cournoyer/Hernandez – Owner**, Section 27, Linn Township. - Zenda Tap Outdoor food and beverage one year review. Tax Parcel I L 2700012. - Matt Weidensee.
6/17/21 meeting minutes: Staff presents item. Applicants have appeared at the Town and requested to be tabled until June, 2022 stating no events would be held in 2021. Staff recommends amending the Conditional Use to have a review in June, 2022 and #31 shall be no events until the review is complete.
4. **Reliable Materials Corp of Illinois – Owner, Southwind RAS, LLC – Applicant**, Section 20, Lafayette Township. Expiration of five year time extension per condition #1 on conditional use for recycling of asphalt shingles, Tax Parcel KA457600001 - Matt Weidensee.
5. **DECISION HEARING: 1341 Beach Road LLC - Owner, D1341 Associates, LLC – c/o Tom P. Demuth Member, / Managing Director Summit Smith Development - Applicant**, Section 9, East Troy Township. Conditional use approval for a hotel with 60 guest rooms containing no kitchens, a coffee shop, a central commercial kitchen and retaining walls all served by a holding tank and on-site well and use of boat slips by guests of the hotel on an approximately 2.94 acre parcel of land zoned B-3 and R-1. Tax Parcel P ET 900001D.

8. New Business:

a. Ordinance Amendments –

1. Walworth County - Amendment to Section(s) 74-165, 74-174, and 74-241 of the Walworth County Code of Ordinances - Shoreland Zoning to incorporate 2021 Wisconsin Act 105 language and complete amendments required by WDNR for compliance with Wisconsin Administrative code NR115.

b. Discussion Items –

1. **Car Charging Stations**

2. **Lakeland Community Church, Inc. C/O Richard Holt – Owner**, Section 25, Delavan Township. Amendment of an existing conditional use on land zone P-1 for use of a tent that is less than 25% of existing approved structures for a temporary outdoor classroom for religion classes while a church is being renovated. Part of Tax Parcel FA395600002.
3. **Wisconsin Electric Power Company dba We Energies C/O William Burki – Owner**, Section 29, LaGrange Township. Amendment of an existing conditional use for expansion of hours of operation during construction of a of a LNG Peaking Facility storage tank for requested permanent hours from 7:00 a.m. to 7:00 p.m. to 6:00 a.m. to 7:00 p.m. and temporary hours to 24 hours per day with delivers only during the day light hours on land zoned A-1. Tax parcel H LG2900005
4. **Exotic Enterprises – Delavan Lake Enterprises – Owner, Peter Jurgens – Applicant**, Section 25, Delavan Township. Amendment of an existing conditional use for installation of a tot lot playground set less than 25% of existing structures on land zoned P-1. Tax Parcel F D 2500003A
5. **Town of Delavan – Owner**, Section 12, Delavan Township. Amendment of an existing CU for maintenance dredging and spoils disposal (outside of the wetland and floodplain) from the three sediment ponds constructed in the Mound Road Wetland. Part of Tax Parcel FA220400001 and 1A.

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 –

TO BE HEARD AT 5:30 P.M.

1. **Justin & Christin Milbradt – Owners**, NW & SW 1/4s of Section 35, Spring Prairie Township. Rezone approximately 25.98 acres of land to match wetland boundary to field delineated conditions for a requested 7.5 megawatt solar panel project with conditional use approval for a utility. The project includes request for modification of setback requirements for crossing over the parcel boundary line between the two parcels on an approximately 50 acre project site. Parts of Tax Parcels O SP3500003 and 3A.

TO BE HEARD AT 5:35 P.M.

2. **William Michael Landers - North by Northwest Storage, LLC C/O John Berget – Owners**, SE ¼ of Section 25, Delavan Township. Rezone approximately .92 acres of A-5 Agricultural-Rural Residential District property to the A-4 Agricultural Related Manufacturing Warehousing and Marketing District in order to expand an existing conditional use approval for a storage facility by greater than 25% requiring conditional use approval as if establishing the use anew. Identified as FA499900001 for the rezone and including FA499900002 for the conditional use.

TO BE HEARD AT 5:40 P.M.

3. **Access Real Estate, LLC C/O David & Zach Flitcroft – Owners**, SE ¼ of Section 14, LaGrange Township. Rezone approximately 1.71 acres of A-2 Agricultural Zone District property to the B-2 General Business District in order to obtain conditional use review and approval for a storage facility. Tax Parcel H LG1400009.

e. Rezones –

TO BE HEARD AT 5:45 P.M.

1. **Jeff & Cindy Dutton – Owners**, NE ¼ of Section 6, Sharon Township. Rezone approximately .5 acres of C-4 Shoreland Wetland District to the A-1NC Prime Agricultural Land Holding District in order to match the wetland boundary to delineated field conditions and allow area for the construction of a swimming pool. Part of Tax Parcel A S 600013.

TO BE HEARD AT 5:50 P.M.

2. **Alex Collins – Owner**, SW ¼ of Section 7, Lyons Township. Rezone approximately 5.78 acres of R-4 Multiple-Family Residence District - (Unsewered) to the A-5 Agricultural-Rural Residential District in order to be able to have farm animals on the total 7.89-acre parcel. Part of Tax Parcel NVS 00083.

TO BE HEARD AT 5:55 P.M.

3. **James L. & Deanna R. Finley – Owners**, SE ¼ of Section 12, Richmond Township. Rezone the approximately 6.6 acre A-2 Agricultural District portion of a lot to C-2 Upland Resource Conservation District in order to be able to divide the parcel into rural density residential parcels. The A-2 portion of Tax Parcel C R 1200009A.

f. Conditional Uses –

TO BE HEARD AT 6:00 P.M.

1. **David A. and Kathleen L. Thate – Owners, Wisconsin Electric Power Company dba We Energies - Applicant**, NW ¼ of Section 1, Lyons Township. Conditional use approval to allow WE Energies to construct and operate a gas regulator station site as a utility on an approximately 1.05 acres fenced in area on lands zoned A-1. Part of Tax Parcel N LY 100006D.

TO BE HEARD AT 6:05 P.M.

2. **Yggdrasil Land Foundation – Owner, Anna Zinga – Applicant**, SW ¼ of Section 36, Troy Township. Conditional use review and approval to operate a commercial arboretum for the display and study of plants on a 79-acre parcel zoned C-2 Upland Resource Conservation District. Tax Parcel L T 3600007.

9. Adjournment

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

Posted: June 10, 2022