

1. July 21, 2022 - County Zoning Agency (CZA) Meeting Agenda

Documents:

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



**County Zoning Agency**  
MEETING NOTICE  
**Thursday, July 21, 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/Jul22CZA>

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](mailto: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.

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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**, May 17, 2022 CZA TRAINING meeting; June 16, 2022 CZA Meeting
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Subdivision Items:**
  - a. Old Business – None

b. New Business

1. **Pinnow Family Trust**, proposed 3 lot Certified Survey Map, Located in Section 27, T3N, R15E, Town of Richmond, Tax Parcel # C R 2700001B. The property is zoned C-2, Upland Resource Conservation District. This CSM requires County Zoning Agency review and approval because more than 2 lots are being proposed on a shared private driveway easement.
2. **4D Development, LLP**, proposed 2 lot Certified Survey Map, Located in Section 31, T2N, R16E, Town of Delavan, Tax Parcel #'s FDUT 00023 and F D 3100004. The property is zoned R-2: Single-Family Residence District, A-1: Prime Agricultural Land District, and A-1NC: Prime Agricultural Land Holding District. This CSM requires County Zoning Agency review and approval because the proposal changes the exterior boundary of Dutch Meadows Subdivision.

7. **Old Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. **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.

8. **New Business:**

a. Ordinance Amendments – None

b. Discussion Items –

1. **Car Charging Stations – Nick Sigmund**
2. **Solar Panel Projects – Large and Small Project Jurisdiction – Matt Weidensee**
3. **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.
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.

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 – None
- e. Rezones –

**TO BE HEARD AT 5:30 P.M.**

- 1. **PL1987, LLC C/O Thomas R. Neshek – Owner**, Section 25, LaGrange Township. Rezone approximately 8 acres of C-4 Shoreland Wetland District zoned property to the C-2 Upland Resource Conservation District in order to match the zoned wetland boundary to Wisconsin DNR assured wetland delineated field conditions. Part of Tax Parcel H LG2500003.
- f. Conditional Uses –

**TO BE HEARD AT 5:35 P.M.**

- 1. **Christopher and Isamar Rohloff – Owners**, Section 13, Geneva Township. Conditional use approval for land restoration for the construction of an approximately 1.2 acre pond on property zoned C-2 Upland Resource Conservation District. Part of Tax Parcel JA495500001.

**TO BE HEARD AT 5:40 P.M.**

- 2. **Treetops Funding, LLC C/O Mark McClain – Owner**, Sections 23, 24, 25, 26, Geneva Township. Conditional use approval for two new uses on property zoned P-1 Recreational Park District and C-2 Upland Resource Conservation District. The first use is for the construction of a 60 ft. by 100-foot pavilion that is greater than 25% of existing approved structures requiring conditional use review as if approving the conditional use for a recreational facility anew. The second use is to allow a stargazing astronomer's club with up to 250 members to use the site to view the sky from the top of a hill after dark until 12:01 a.m. Parts of Tax Parcel JA458600002.

## 9. Adjournment

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

**Posted: July 14, 2022**