

1. August 19, 2021 - CZA Meeting Agenda

Documents:

[CZA AUG 19, 2021 AGENDA.PDF](#)



Land Use and Resource
Management Department

County Zoning Agency
MEETING NOTICE
Thursday, August 19, 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/Aug21CZA>

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, July 15, 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 – None

8. **Old Business:**

a. Ordinance Amendments –

1. Possible ordinance amendment to 200' Setback for non-metallic mining – Nick Sigmund

b. Discussion Items –

9. **New Business:**

b. Ordinance Amendments –

1. **Walworth County** - Section(s) 74-56, 74-65, 74-102 of the Zoning Ordinance and Section(s) 74-183, 74-192, 74-231 of the Shoreland Zoning Ordinance to allow the County Zoning Agency to consider a high-bay warehouse that uses this oxygen reduction fire prevention technology as a conditional use in the M-2 zone district. If approved, the structure(s) could be allowed a district height modification in return for increased property line setbacks.

c. Discussion Items –

1. **Short Term Rental Compliance Update** – Lindsay Motl

2. **Judy and Steve Jacobson- Owners of The Apple Barn**, Section 21, Sugar Creek Township. Request for amendment of a conditional use for addition of an approximate 40 ft. by 12 ft. porch on to a farm store entrance. Tax Parcel GA395700001.

3. **Lakeland Community Church – Owner**, Section 25, Delavan Township. Request for Amendment of a CU for a church by addition of two wood pergolas and a small in fill building addition on the west side of the building and a new access drive with parking, an entrance pergola and a wood privacy screening structure on the northeast side of the building. Tax Key Parcel FA395600002.

4. **Reek and Zenda School, Linn J6 School District, Reek Elementary School**, Section 16, Linn Township. Request for Amendment of a CU for a School by demolish of an existing 20 ft. by 20 ft. storage building and request to construct a new storage building up to approximately 1,500 sq. ft. in size. Tax Parcel I L 1600011.

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.

d. Ordinance Amendments – None

e. Rezones with Conditional Uses –

TABLED FOR BOA VARIANCE IN OCTOBER

1. ~~Wilson Aggregate Trust C/O Scott Wilson and Mary and Robert Skwierawski Trust – Owners, Section 25, Spring Prairie Township. Rezone approximately 91.48 acres of A-1 Prime Agricultural Land District to the M-3 Mineral Extraction District on four different parcels in order to get conditional use review and approval for the expansion of an existing nonmetallic mineral extraction site (gravel pit). Parts of Tax Parcels O SP2500001A, 1C, 2 and 5.~~

Nonmetallic Mining Reclamation Permit

~~Johnson Sand & Gravel, Inc. (Wilson Aggregate Trust C/O Scott Wilson and Mary and Robert Skwierawski Trust – Owners), has applied for a Nonmetallic Mining Reclamation Plan and permit approval for a 91.48 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 Parcels O SP2500001A, 1C, 2 and 5, Town of Spring Prairie. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation permit.~~

NO TOWN DECISION UNTIL SEPT. 20TH, TABLED TO OCTOBER 21ST.

2. ~~Millard Properties, LLC C/O Sarah M. Cook – Owner, Randy Johnson, Johnson Sand and Gravel, Inc. – Applicant, Section 4, Sugar Creek Township. Rezone Approximately 90.64 acres of A-1 Prime Agricultural Land District to the M-3 Mineral Extraction District in order to obtain conditional use permit approval for a non-metallic mine (gravel pit). Part of Tax Parcel G SC 400001.~~

Nonmetallic Mining Reclamation Permit

~~Johnson Sand & Gravel, Inc. (Millard Properties, LLC C/O Sarah M. Cook – Owner), has applied for a Nonmetallic Mining Reclamation Plan and permit approval for a 90.64 acre 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 G SC 400001, Town of Sugar Creek. The Walworth County Land Conservation Division will consider reclamation-related public comments in their decision to approve the reclamation permit.~~

3. **Benjamin J. Buser – Owner**, Section 24, Sugar Creek Township. Rezone approximately 1.115 acres of A-1 Prime Agricultural Land District to the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District in order to obtain conditional use approval for a building contractor storage yard and office for a roofing business. Part of Tax parcel G SC2400003.

f. Rezones –

1. **Timothy and Todd Fischer – Owners**, Section 22, Lyons Township. Rezone approximately 9.45 acres of A-2 Agricultural Zone District property to the C-2 Upland Resource Conservation District in order to create a future four lot certified survey map (CSM). Parts of Tax Parcel NA464100002.

g. Conditional Uses –

1. **The Salvation Army – Army Lake Camp**, Sections 9 and 16, East Troy Township. Expansion of the Army Lake Camp by review and approval of a conditional use request for a new master plan to add 93 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 – INCOMPLETE PLAN

2. ~~**S.T. Evenignasiak, LLC C/O Steven Ignasiak – Owner, Bulk Materials Trucking – Applicant**, Section 26, LaFayette Township. Conditional Use to add a trucking company office, repair shop and parking area to an existing Planned Unit Development (PUD) providing for other similar uses on property zoned M-2 Heavy Industrial District. Part of Tax Parcel KLF 2600001.~~

TABLED TO OCTOBER AT THE TOWN

3. ~~**Biwer Investments, LLC C/O John Biwer – Owner, Michael Jonas – Applicant**, Section 28, Delavan Township. Outdoor food and beverage conditional use approval on a patio for a bar located in the B-2 General Business District. Tax Parcel FD 2800019.~~
4. **Snudden Farms, LLC C/O Steven Snudden – Owner**, Section 28, Linn Township. Requesting conditional use approval for a mobile home farm laborer's quarters for a daughter of the farm owner. Part of Tax Parcel I L 2800001.
5. **MNJ Investments, LLC C/O Jeff Neman – Owner**, Section 10, Lyons Township. Conditional use approval for manufacturing fabrication, packing, packaging and assembly of products from plastics being oil water separators, slant plate clarifier systems, dissolved air flotation system and filtration systems on M-1 Industrial zoned property. Tax Parcel NA378100002.
6. **SDC Properties, LLC C/O Anthony Lynn sole member – Owner**, Section 23, Delavan Township. Conditional use approval to add a spa to a building with existing conditional use approval in the B-4 Highway Business District for automotive repair as a Planned Unit Development (PUD). Part of Tax Parcel FA195000002.

10. Adjournment

Submitted by: Rick Stacey, Committee Chairman

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

Posted: August 11, 2021