

**County Zoning Agency**  
WORKSHOP MINUTES  
**April 20, 2023 – 3:30 P.M.**  
100 West Walworth Street  
Elkhorn, Wisconsin

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Chairman Ryan Simons called the meeting to order at 3:39 p.m.

Roll call – Committee members present in person were Supervisors Ryan Simons, Sue Pruessing, Dennis Karbowski, Al Stanek- *via video/telephone*, Joanne Laufenberg and citizen members Richard Kuhnke, Sr. and Jim Van Dreser. A quorum was present.

County Staff present Land Use and Resource Management Department Director Michael P. Cotter, Deputy Director Mandy Bonneville, Senior Planner/Hearing Facilitator Matt Weidensee, Senior Planner/Hearing Facilitator Katelyn Miner. A “sign-in” sheet listing attendees on April 20, 2023 is kept on file as a matter of record.

Details of the April 20, 2023 meeting / hearing are on a digital recording which is on file and available to the public upon request / video to view in the agenda center on the website:  
[www.co.walworth.wi.us](http://www.co.walworth.wi.us)

**Richard Kuhnke, Sr. motioned to approve the agenda. Seconded by Dennis Karbowski.**  
**Motion to Approve the agenda carried. 7-favor 0-oppose**

**Sue Pruessing motioned to approve the March 16, 2023 CZA Workshop Meeting Minutes.**  
**Seconded by Dennis Karbowski. Motion carried. 7-favor 0-oppose**

**Director Michael Cotter introduces Katelyn Miner as the new Senior Planner, wishing Matt Weidensee a farewell for his final CZA meeting before May 5 retirement.**

**Chair/Staff discusses the agenda items and processes regarding ordinance amendments.**

**New Business:**

Discussion Items –

- 1. A-4 Businesses Zoning Requirements: When does an A-4 farm related use require business zoning? – Ryan Simons**

**Staff begins discussion with summary of the proposed ordinance. Discussion of zoning districts and potential uses, potential included items and limitations, definitions, enforcement. Committee discusses creating an additional agricultural business district.**

**County Board Chair Rick Stacey speaks regarding the importance of the CZA and existing tools to limit conditional uses, and good things that have happened in the A-4 District.**

**Chairman Simons requests staff to review other municipalities/counties to see if they have put in any types of triggers in the A-4 type zoning and examples where there is a**

**more intensive ag related zoning put in place as a starting point and get a report back in 2 months on findings. If another workshop is needed, we can schedule at that time.**

Disc Count # 3:40:40 – 4:34:02

**Adjournment**

**Al Stanek motioned to adjourn.      Seconded by Kim Van Dreser.      Motion carried.**  
**7-favor   0-oppose.**

The meeting was adjourned at 4:34 p.m.

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Submitted by Sheril Oldenburg, Recording Secretary.  
Minutes are not final until approved by the committee at its next meeting.