

**County Zoning Agency**  
MINUTES  
**August 18, 2022 – 4:30 P.M.**  
100 West Walworth Street  
Elkhorn, Wisconsin

---

Chairman Ryan Simons called the meeting to order at 4:30 p.m.

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

County Staff present – Land Use and Resource Management Department Deputy Director Mandy Bonneville, Senior Planner/Hearing Facilitator Matt Weidensee. Present for a portion of the meeting / hearing Senior Zoning Officer Nicholas Sigmund.

A “sign-in” sheet listing attendees on August 18, 2022 is kept on file as a matter of record.

Details of the August 18, 2022 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)

**Sue Pruessing motioned to approve the agenda as amended to table items 8.b.1.) Hackler Gardens, LLC; 8.b.2.) Reeds Marine Real Estate Holdings, LLC; 8.b.3.) Delavan Sportsmen’s Club. Seconded by Richard Kuhnke, Sr. Motion to Approve the agenda carried. 6-favor 0-oppose**

**Dennis Karbowski motioned to approve the July 21, 2022 CZA Meeting Minutes. Seconded by Sue Pruessing. Motion carried. 6-favor 0-oppose**

Zoning / Sanitation / Land Conservation Enforcement

Discussion by Committee concerning issues of navigability and potential citations on certain properties.

Disc Count # 4:32:50 – 4:34:30

Subdivision Items – Old Business – None

Subdivision Items – New Business –

1. **North by Northwest Storage** Condominium Preliminary Plat, John Berget, North by Northwest, applicant. Proposed 34 unit condominium plat located in Section 25, Town 2 North, Range 16 East, Town of Delavan. Parcel # FA499900001 and FA499900002. The proposed plat contains 9.64 acres of land and is zoned A-4, Agricultural related manufacturing, warehousing and marketing district.

**Nick Sigmund presents requested modification.**

**Warren Hansen speaks regarding the request for questions.**

**JoAnne Laufenberg motioned to approve with the following conditions: 1) Approval is subject to revising the condominium declaration prior to final condo plat review. The declaration shall comply with the conditional use permit; 2) Approval is subject to addressing all LURM staff concerns and requirements; 3) Approval is subject to meeting all requirements of state statutes and county ordinances. Seconded by Dennis Karbowski. Motion carried. 6-favor 0-oppose.**

Disc Count # 4:34:40 – 4:57:26

Old Business - Ordinance Amendments –

1. One-Time Event ordinance amendment – Nick Sigmund

**Staff discusses need for publication for public hearing, to be held in September.**

Disc Count # 4:57:31 – 4:59:19

Old Business – 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.

NAME: Marion J. Cournoyer, Leonor I. Hernandez

TOWN: Linn

The property owners are requesting conditional use approval for outdoor food and beverage consumption in the back of the bar when the bar is open along with public assembly use to allow free open microphone/ open jam sessions on Fridays and Saturdays and karaoke on Sundays on an outdoor stage behind the Zenda Tap from March to October. There are six picnic tables in the fenced area used for normal outdoor food and beverage seating for small gathering and people who go outside to smoke. The request also includes a proposal for three organized music events per year with a capacity of up to 120 people inside of the outdoor fenced area of the bar. One event is called Zenda Polooza and is held each year in July by the bar. A second event is held by the bar on Halloween and one event is left open. The events would be held by the property owner and no tickets or admissions are charged. The events are free not paid ticket events. Event would begin at 1:00 p.m. and end at 12:00 a.m. (midnight). Six employees work during the three music events. There would be four portable toilets in the outdoor fenced backyard area to serve the events. There are two outdoor exits from the fence area and a fire extinguisher is located in the outdoor area. Part of the back yard area is used for parking. During events that need more parking Melges Boat Company next door allows parking through a signed agreement for up to 30 cars.

Tax Parcel # I L 2700012.

Has been APPROVED subject to the following conditions:

General:

1. The Conditional Use~~s~~ for outdoor food and beverage consumption **and public assembly are approved as per plan submitted with all additional conditions.** Outdoor food and beverage use includes use of six picnic tables in the fenced area used for normal outdoor food and beverage seating for small gathering of bar customers and people who go outside to smoke while the bar is open. All approvals are subject to the plan submitted and with the following conditions.
2. Approval is also granted for public assembly use for not paid admission events to be held by the bar. All approvals are subject to the plan submitted and with the following conditions.
3. Use of the grounds shall be limited to the uses as stated in the plan of operations.
4. A minimum of six employees shall be on site working during the music events held by the bar owner for the customers of the bar.
5. All outdoor seating and all outdoor food and beverage consumption must be within the fence backyard area.
6. The stage/deck/pavilion must meet with the commercial building code including all proposed lighting.
7. There shall be a minimum of four portable toilets in the outdoor fenced backyard area to serve the events. The property owner must obtain the required County sanitary permit approval for facilities to be located on site. The property owner must provide copy of the contract for maintenance of the portable toilets.
8. There shall be two outdoor exits from the backyard fence area available as emergency exits.
9. There shall be fire extinguishers located in the outdoor area as required by State and local requirements.
10. There shall be no retail sales of any type from the backyard fenced event area.
11. There shall be no camping or overnight stays of any type allowed on site outside of the caretaker's residence behind the bar.
12. The project must meet with all State, Federal and local requirements.
13. The applicant must obtain all required County Zoning permit including a sign permit for any proposed signage including signs visible from the roadway on the backyard fenced area.
14. Sufficient adult supervision must be present at all times when facilities are in use.
15. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.
16. All lighting must be shielded and directed on to the property.
17. The applicant is responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.
18. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance. All parking must be graded and surfaced so as to be dust free. All parking including temporary parking on the grass shall be marked as shown on the approved plan of operations. All parking for business on site must be in compliance with County requirements within 60 days of this approval.
19. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
20. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three year period. Any extension requested during the three year active exercise period greater than one year beyond the original three year period shall require additional Town and County committee approvals.

Specific:

21. Driveway access and designated parking areas for the event shall be located outside of the designated patron attendance fenced area.

22. There shall be a minimum of three parking attendants working the parking area inside the fenced area prior to and after the music events.
23. The owner shall keep a record of the type, dates and times and occupancy of the approved events and make the record available to the County upon request.
24. The property owner shall be responsible for an onsite security plan and shall be responsible for sharing the plan with the designated fire and police departments prior to use of the site for events.
25. There shall be no camping of any type on the property.
26. **Approval is granted for three large outdoor events with a maximum of 120 people with hours of operation from 3 p.m. to 12 a.m. (midnight) as per the Town.**
27. **Approval is granted for three smaller events of less than 120 people with hours of operation from 3 p.m. to 10 p.m. as per the Town.**
28. **All events shall take place on a Saturday as per the Town.**
29. **All events shall be approved by the Linn Police Department as per the Town.**
30. **There shall be no outdoor open microphone nights as per the Town, outside of the specified conditions no. 27 and 28.**
31. **The conditional use shall be reviewed by the Town and County in one year as per the Town.**

Dated this 28<sup>th</sup> day of April, 2020.

\_\_\_\_\_  
COUNTY ZONING AGENCY  
RICK STACEY, CHAIRMAN

cc: Town of Linn, James Weiss, Chairman, W3728 Franklin Walsh Street, P.O. Box 130, Zenda, WI 53195  
Town of Linn, Rose Miller, Clerk, W3728 Franklin Walsh Street, P.O. Box 130, Zenda, WI 53195

**Staff explains the current item for review and the applicant appearing at the Town. Staff had discussion with the Town and staff recommends setting this matter aside to continue having no events unless/until town review is completed. Committee discusses length of time the matter will continue – using a part of the conditional use for outdoor food/bev. without events. Continue until town one-year review is resolved.**

**No action is taken by the Committee.**

Disc Count # 4:59:24 – 5:0:06:38

New Business - Ordinance Amendments – None

New Business – Discussion Items –

**TABLED – NO TOWN DECISION**

1. ~~**Hackler Gardens, LLC C/O Debra Hackler – Owner, Section 26, Geneva Township. Amendment of an existing Planned Unit Development (PUD) in the B-2 General Business zone district for a flower shop and farmers market to include a principle use restaurant and two proposed free standing ground signs meeting a 100 sq. ft. per two sides or 200 sq. ft. total size as allowed for a single free standing sign. Tax Parcel JGRM 00001.**~~

**TABLED – NO TOWN DECISION**

- ~~2. **Reeds Marine Real Estate Holdings, LLC C/O Marc and Jason Shalleross – Owners,** Section 9, Delavan Township. Amendment of an existing conditional use on B-2 General Business zoned property to allow expansion by construction of a new 60 ft. by 104 ft. boat storage building that is less than 25% of existing structures on site at a boat storage and maintenance facility. Tax Parcel F D 900010A.~~

**TABLED – NO TOWN DECISION**

- ~~3. **Delavan Sportsmen’s Club – Owner, Oscar Mueller – Applicant,** Section 1, Darien Township. Amendment of an existing conditional use permit for a sportsmens club /shooting range on land zoned P-1 Park District for expansion of a storage shed by 15 ft. by 30 ft. which is less than 25% of existing structures. Tax Parcel B D 100001A.~~

5:30 p.m.:

Ordinance Amendments – None

Rezones with Conditional Uses – None

Rezones –

- 1725 South Shore, LLC C/O Allen M. Kapl – Owner,** SE1/4 of Section 22, Delavan Township. Rezone land from the R-2A Single Family Residential (sewered) zone district to the B-3 Waterfront Business District in order to tear down and rebuild the an existing restaurant known as the Village Supper Club and bring the restaurant and parking area into the business district. The rezone would be accompanied by a petition for Amendment of an existing conditional use for expansion of outdoor food and beverage area by less than 25% of existing outdoor use. Part of Tax Parcel FMS 00006 and Tax Parcels FA222900002 and FD 2200056.

**Staff presents request, indicating that the rezone parcel is FMS 00006 only and no amendment of the conditional use is required as it is a pre-existing use.**

**Atty Patrick DeMoon/Sweet & Maier speaks regarding the application.**

**Speaking in FAVOR: Lisa Schmelz**

**Jim Van Dreser motioned to approve. Seconded by Richard Kuhnke, Sr. Motion carried. 6-favor 0-oppose.**

The rezone petition will move forward to the September 13, 2022 Walworth County Board for possible action.

Disc Count # 5:34:34 – 5:42:13

2. **Shodeen Family Property Co., LLC, Covington Court Partnership, Ltd., Beth C. Shodeen Trust No. 1 – Owners, David A. Patzelt – Applicant, Sections 25 and 26, Walworth Township.** Amend the Ordinary High Water Mark (OHWM), Shoreland Boundary and resulting changes in the C-4 Shoreland Wetlands and C-1 Lowland Resource Conservation District Wetlands on lands owned adjacent to a body of water known as Lake Petite in accordance with a digital survey delineated by the Wisconsin Department of Natural Resource. In addition, the owners are requesting to amend the Primary, Secondary Environmental Corridors and Isolated Natural Resource Area boundaries in accordance with a delineated survey provided by the Southeastern Wisconsin Regional Planning Commission. The legal description provide by a digital survey available for review at the Walworth County Land Use and Resource Management Department.

**Staff presents request.**

**David Patzelt speaks regarding the application.**

**Speaking in OPPOSITION: Scott Schilthelm, Betty Schacht, Barbara Verba**

**Speaking in REBUTTAL: David Patzelt**

**Discussion by Sue Pruessing clarifying the request being that to clarify DNR and SEWRPC wetland lines. Confirmed by staff.**

**Dennis Karbowski motioned to approve. Seconded by JoAnne Laufenberg. Questions by Supervisor Laufenberg regarding potential building in the 1,000 foot buffer area. Motion carried. 6-favor 0-oppose.**

The rezone petition will move forward to the September 13, 2022 Walworth County Board for possible action.

Disc Count # 5:42:14 – 6:01:15

3. **Glen and Miiri Kotche – Owners, Section 26, Whitewater Township.** Rezone an approximately .43 acre B-3 Waterfront Business Property to the R-1 Single Family Residential Zone District to bring the lot into compliance with its historic residential use. Tax Parcel D W 2600004B.

**Staff presents request.**

**Brendan Smith/Contractor speaks regarding the application.**

**Richard Kuhnke, Sr. motioned to approve. Seconded by Jim Van Dreser. Motion carried. 6-favor 0-oppose.**

The rezone petition will move forward to the September 13, 2022 Walworth County Board for possible action.

Disc Count # 6:01:18 – 6:04:39

Conditional Uses –

1. **Teronomy Ventures, LLC C/O Thomas L. Larson – Owner**, Section 1, LaFayette Township. Conditional use review and approval for addition of a 150’ by 90’ storage building to be added to an existing contractor storage yard exceeding 25% of existing structure size requiring conditional use approval as if establishing the use anew on land zoned B-4 Highway Business District. Part of Tax Parcel K LF 100003.

**Amended 8/18/2022 by approval of a new CU for construction of a 150’ by 90’ storage building. See #1**

NAME: Teronomy Ventures LLC

TOWN: LAFAYETTE

**The property owner is requesting conditional use review and approval for addition of a 150’ by 90’ storage building to be added to an existing contractor storage yard exceeding 25% of existing structure size requiring conditional use approval as if establishing the use anew on land zoned B-4 Highway Business District. The building would be used to house equipment and materials already approved to be stored outside on the property.**

The property owner is seeking conditional use approval to expand an outside contractor storage yard from individual land owner use to multiple business use as a Planned Unit Development (PUD) on area greater than 25% of the existing approved contractor storage area.

Part of Tax Parcel # K LF 100003

Has been **APPROVED** subject to the following conditions:

**General Conditions:**

1. Approved as per plan submitted as a Planned Unit Development (PUD) for contractor storage **and amended 8/18/2022 by approval of a new CU for construction and addition of a 150’ by 90’ storage building to be used to store equipment and materials already approved to be stored outside on the site with all additional conditions:**
2. Storage limited to material and goods directly associated with businesses. Outside storage shall be limited and located as identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.
3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday with hours after 6:00 p.m. for off premise work and returning of equipment to the premises seven days a week.
4. Must meet all applicable federal, state, county and local regulations.
5. Outside lighting shall be shielded and directed on site.
6. The applicant must obtain all required zoning permit approvals including a sign permit.
7. No burning of waste materials shall occur on site.
8. The applicant must obtain a Walworth County Land Disturbance, Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a landscaping plan from the Walworth County Conservation Office.
9. All parking and access to the site shall meet county requirements. All parking shall be installed according to county requirements within 60 days of this approval.

10. The project site must be kept neat, clean, and mowed.
11. Any changes to the character, intensity or use of this site not capable of being discerned by the Walworth County Land Use and Resource Management Department as consistent with this approval must be brought before the Walworth County Zoning Agency for additional conditional use review.

Specific conditions:

12. No general public sales other than real estate shall be allowed on premises.
13. No business activities other than specified in the plan of operations may be conducted from out of the contractor storage facilities.
14. The owner/applicant must obtain Walworth County Land Conservation Office approval of a spill prevention plan (SPP) and a stormwater pollution prevention plan for this site if required by ordinance.
15. There will be no adult entertainment on the site as per voluntary deed restriction filed by the owner.
16. The Committee denied the request for a larger onsite business sign. Any sign shall not be used for off-site advertisement of any type and lighting for the sign shall be shielded and directed down on the sign as per the Town.

Dated this 19<sup>th</sup> day of June, 2014.

---

COUNTY ZONING AGENCY  
RICK STACEY, CHAIRMAN

cc: Town of LaFayette, Daniel Cooper, Chairman, N6221 Tamarack Court, Elkhorn, WI 53121  
Town of LaFayette, Barbara A. Fischer, Clerk, N6221 Tamarack Court, Elkhorn, WI 53121

**Staff presents request.**

**Paul Van Henkelum/Engineer speaks regarding the application. Clarifies the building size is 80 x 150.**

**Dennis Karbowski motioned to approve. Seconded by JoAnne Laufenberg. Motion carried. 6-favor 0-oppose.**

Disc Count # 6:04:44 – 6:09:04

2. **Treetops Funding, LLC C/O Mark McClain – Owner**, Sections 23, 24, 25, 26, Geneva Township. Conditional use approval for multiple new uses on property zoned P-1 Recreational Park 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 anew and expanded hours for set up and take down of events occurring during use of the recreational facility after hours until 10:30 p.m. The second use is to allow up to 12 special after hours Public Assembly Use events per year with up to 210 guest to use the site after close of the recreational facility until 12:01 a.m. A third conditional use would be to allow for catered food or up to three food trucks and service of beer and wine to the guest on site. Parts of Tax Parcel JA458600002.

**Amended August 18<sup>th</sup>, 2022 for conditional use approval for multiple new uses on property zoned P-1 Recreational Park 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 request includes allowing expanded hours for set up and take down of events occurring during the regular house of use of the recreational facility after hours until 10:30 p.m. The second use is to allow up to 12 special after hours Public Assembly Use events per year with up to 210 guest to use the site after close of the recreational facility until 12:01 a.m. A third conditional use would be to allow for catered food or up to three food trucks and service of beer and wine to the guest on site. (See # 1, 5, 15 ,16, 42 ,43).

Amended by CU approval on December 16<sup>th</sup>, 2021 for hosting trail activities of trail running and mountain bike race events with increase of users from 250 to 650 during these events and allowing sales of beer and alcohol on site subject to approval by the Town of Geneva (See # 1, 7, 15, 16, 36, 40, 41, 42).

Amended August 20<sup>th</sup>, 2020 for a climbing tower ~~and pole building for house hot air balloon equipment and transport~~ as part of a recreational facility. (see #1, and 38 – 39 42).

Amended 5-21-15 for New CU for trail use and amendment to extend Welcome Center and add additional yurt – see #1, 6, 10, 12, 13, 14, 16, 22, 29, 30, 32 amended and 33-37 added (all bold)

NAME: TREETOPS FUNDING, LLC

TOWN: GENEVA

A conditional use permit for creation of an area for a rope-swing, zip line adventure park **with commercial trail system** as amusement activity and a recreational area as specified in Chapter 74, Division 4, Walworth County Code of Ordinances, Walworth County, Wisconsin, on lands proposed to be zoned P-1 Recreational Park District and C-2 Upland Resource Conservation District, and described as follows:

Tax Parcel #'s ~~J G 2300008, J G 2300018, J G 2400008, J G 2400011, J G 2500007, and J G 2600001~~ ~~JA436900001~~ **JA458600002**

Has been APPROVED subject to the related rezone passing County Board and the following conditions:

1. The Conditional Use for a zip line adventure park **and a system of trails that would be used commercially for non-motorized biking, hiking, cross country skiing and snow shoeing** as amusement activity in the P-1 and a recreational park in the C-2 areas is approved as per the plan submitted and amended (9-16-10) to allow a temporary off-site Welcome Center with a shuttle bus and to use portions of the site not needing gravel pit restoration prior to restoration certification **and further amended for extension of off-site Welcome Center 5-21-15 and further amended July 16<sup>th</sup>, 2020 for a climbing tower and a pole building to house hot air balloon equipment and transport** and further amended on December 16<sup>th</sup>, 2021 for hosting a maximum of ten (10) non-motorized mountain bike race or running events as per the Town as part of a recreational facility **and further amended August 18<sup>th</sup>, 2022 for multiple new uses on property zoned P-1 Recreational Park 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 request includes allowing expanded hours for set up and take down of events occurring during the regular hours of use of the recreational facility after hours until 10:30 p.m. The second use is to allow with up to 210 guest to use the site after close of the recreational facility until 12:01 a.m. A third conditional use would be to allow for catered food or up to three food trucks and service of beer and wine to the guest on site.** with all additional conditions.
2. Use of the grounds shall be limited as stated in the plan of operations with no approval for camping on site.
3. The project must meet with all State, Federal and local requirements.
4. The applicant must obtain all required County Zoning permits including sign permits meeting with all ordinance requirements.
5. Hours of operation shall be as stated in the plan of operations from 7:00 a.m. to 9:00 p.m. **for the recreational facility with expanded hours for set up and take down of events occurring during the regular hours of use of the recreational facility after hours until 10:30 p.m. Hours are approved from 8:00 p.m. to 12:01 a.m. for up to 12 special after hours Public Assembly Use events per year. The recreational facility shall be cleared of normal facility users by 8:00 p.m. on nights of afterhours special event use.**
6. Sufficient adult supervision must be present at all times when the zip line **and commercial trails** adventure park is in use.

7. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance. **Amended 12-16-2021 requiring specific erosion control review for use of the trails.**
8. The property owner must obtain a tree cutting and landscaping plan approval prior to alteration of the trees and construction of trails on site.
9. The project site must meet with all County sanitary requirements.
10. The applicant obtaining liability insurance and keep the insurance current during the life of **the** conditional uses.
11. All lighting must be shielded and directed on to the property. The owner will need to obtain approval of a lighting plan prior to installing any type of sports field lights for nighttime use.
12. Parking must meet with requirements of the county zoning ordinance. All parking must comply with County requirements.
13. The owner of the property shall release, indemnify and hold harmless Walworth County and its agents and employees from all liability, claims, demands, causes of action, costs, or losses for personal injuries, property damage or loss of life or property as a result of exercising **the** approvals.
14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with **the** approvals, then those changes must be brought before the County Zoning Agency for approval.

Specific:

15. The total capacity of the site by adventure park users shall be set at **250 for regular use and up to 650 visitors during the 10 possible non-motorized mountain biking or running events as per the Town. In addition up to 210 guest are allowed to use the site after close of the recreational facility for up to 12 special after hours Public Assembly Use events per year.**
16. Use of the designated outdoor and indoor food and beverage area shall be limited to visitors of the ~~zip-line~~ adventure park who are scheduled to take one of that day's daily tours **or guest of the 12 special after hours Public Assembly Use events allowed per year.** The service shall be short order sandwiches, snacks and drinks. ~~No alcoholic beverages shall be allowed on-site.~~ **All alcoholic beverages to be consumed on site shall be beer or wine as per the Town and shall be purchased on site subject to approval by the Town of Geneva liquor license. Catered food or up to three food trucks shall be allowed on site as specified on the approved plan.** Service shall not constitute a full service restaurant.
17. Tours of the park shall begin at 8:00 a.m. and be completed by 8:30 p.m. The last tour shall complete one-half hour before close.
18. All ropes and platforms shall be required to be removed within 60 days if the adventure course is no longer in use.
19. This approval does not include a campground or a caretaker's residence. The property owner shall be required to obtain a separate conditional use approval for camping or a caretaker's residence to be located on the site.
20. No outdoor loud speakers or music shall be allowed on site.
21. The applicant must obtain a certification of restoration for the gravel pit from the County Conservation Division of LURM prior to use of the portions of the site needing restoration as depicted on the restoration plan. The certification shall include specific requirement providing time periods for permanent stabilization of the steep slopes.
22. The property owner may use ATVs and golf carts as a means of transport of visitors on the site. The ATVs and golf carts shall be driven by staff only. The site shall not be used as an ATV track/park by visitors. All motorized transport shall be restricted to the trails identified in the plan of operations. **No motorized vehicles shall be allowed within the 150-foot buffer zone as per the Town.**
23. The access road to the site must meet the access road width requirements and be stabilized in order to handle daily traffic proposed by the adventure park. This may include placements of asphalt on the existing road base if required by the Conservation Division during review of the erosion control permit application and plan.
24. Access (stairs/ladders) to the zip line rope platforms shall be closed off or removed prior to close of the park each day.

25. The Conservation Division recommends the site plan be modified to relocate the portions of the parking lot along the south property line to establish reclaimed slopes that can be stabilized with vegetation, rather than structural methods. The applicant will provide a construction and grading detail of this area.
26. The proposed structures for establishing zip-lines and any needed access roadways or trails are located on steep slopes and within Primary Environmental Corridor. If it is determined additional or improved access is needed, that will result in additional land disturbing activities or vegetation removal, it may be necessary for the County Zoning Agency to review and approve the plan modification and a more detailed land disturbance map for the project site.
27. The property owner shall file a deed restriction stating that the P-1 area may not be separated from the C-2 area.
28. The property owner shall file a CSM combining all tax parcels into one eliminating the interior parcel boundaries within one year of this approval.
29. The site plan shall provide for a 150 ft. buffer from the adjacent cemetery. **The trail system for hiking and biking shall be allowed in the 150 ft. cemetery buffer as per the Town.**
30. The property owner shall obtain approval of the amendment of the conditional use to add ~~two~~ **three** instructional yurts for use by staff to the site plan as shown from the Town prior to addition of the yurts to the site.
31. The temporary Welcome Center shall be located at N3219 County Road H as center of operation with transportation to and from the facility only being by way of a shuttle bus and operation of any ATV vehicles across County Road H shall be strictly prohibited as per the Town.
32. **The off-site Welcome Center shall be allowed to be used until January 1st, 2017 by which time the onsite welcome center shall have been built as per the Town. The conditional use will be required to come back to the Town for additional review by January 1<sup>st</sup>, 2017.**
33. **There shall be no motorized vehicles allowed in the 150 ft. buffer zone as per the Town.**
34. **The property owner shall install signs along the trail noticing the proximity to the cemetery and cautioning against noise as per the Town.**
35. **No jumps, ramps or other obstacles shall be added to the trails.**
36. ~~The adventure park shall not be used for events separate from the zip line and use of the commercial trails as open to the public for a fee on a per person basis without additional conditional use approval.~~ There shall be no further expansion of use of the recreational facility without additional conditional use review and approval.
37. The property owner shall obtain Conservation Office review of the proposed trail construction prior to installation of any new trails consistent with condition #7 of this approval.
38. Hours of operation for the climbing wall shall be the same as stated for the recreational facility in condition #17.
39. Certified adult supervision shall be present at all time while the climbing wall is being used.
40. Busses used to shuttle users to and from the site shall use a 24 ft. wide continuous looped commercial access route and shall not park on site but are to be on site for drop off and pick up of people only.
41. The use of the site for non-motorized bicycle events on the trails shall have an annual review with the Town Plan Commission as per the Town and a one-year review with the County Zoning Agency.
42. Catered meals may only be provided to active users of the recreational facility or guest of the 12 special after hours Public Assembly Use events allowed per year.
43. The property owner or facility operator shall keep record of the 12 Special Public Assembly Use Events including statement of the type of event and number of guest allowed per event. The Record of Events shall be made available to the County upon request.
44. **Approval granted to allow construction of a 60 ft. by 100 ft. pavilion. Fifteen foot by 60 ft. of the pavilion shall be allowed to be enclosed for storage as per the Town.**
45. **Approved to allow up to 210 occupants during 12 evening events between 8:00 p.m. to 12:00 midnight only on P-1 zoned area which normally the site would be cleared by 8:00 p.m. as per the Town.**

- 46. All events 6-daytime and 12-nighttime events require a 30-day notice of scheduled events to the Town Clerk as per the Town.
- 47. Normal usage of zipljne, biking, hiking trails, climbing tower, and high ropes will continue to exist as per the Town.
- 48. Temporary toilets will be provided to accommodate occupancy volumes until permanent facilities are installed as per the Town.
- 49. A maximum of three food trucks shall be allowed per event as per the Town.
- 50. Musical entertainment or laud speakers shall be minimal and non-evasive to neighboring properties as per the Town.
- 51. Road load capacity will be professionally verified to accommodate usual and emergency traffic as per the Town.
- 52. Lake Geneva Canopy Tours will present a site plan showing the proposed building for Town and Fire Department review and approval as per the Town.

Dated this 21<sup>st</sup> day of May, 2015.

/s/

\_\_\_\_\_  
COUNTY ZONING AGENCY  
RICK STACEY, CHAIRMAN

Dated this 20<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
COUNTY ZONING AGENCY  
RICK STACEY, CHAIRMAN

Dated this 16<sup>th</sup> day of December, 2021.

\_\_\_\_\_  
COUNTY ZONING AGENCY  
RICK STACEY, CHAIRMAN

cc: Dana Johnson, N3232 County Rd H, Lake Geneva, WI 53147  
Town of Geneva, Joseph F. Kopecky, Chairman, N3496 Como Road, Lake Geneva, WI 53147  
Town of Geneva, Debra L. Kirch, Clerk, N3496 Como Road, Lake Geneva, WI 53147

**Staff presents request.**

**Chris Wiegren speak regarding the application and questions of the Committee.**

**JoAnne Laufenberg motioned to approve. Seconded by Dennis Karbowski.  
Motion carried. 6-favor 0-oppose.  
Disc Count # 6:09:06 – 6:22:09**

**Adjournment**

**Dennis Karbowski motioned to adjourn.      Seconded by JoAnne Laufenberg.      Motion carried.      6-favor 0-oppose**

The meeting was adjourned at 6:22 p.m.

---

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