



County Zoning Agency
MEETING NOTICE

Thursday, September 21, 2023 at 5:00 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/Sep23CZA>

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:** August 17, 2023 CZA Meeting
5. **Zoning / Sanitation / Land Conservation enforcement** – Michael Cotter
6. **Subdivision Items:**
 - a. Old Business – None
 - b. New Business – None

7. Old Business:

- a. Ordinance Amendments – None
- b. Discussion Items – None

8. New Business:

- a. Ordinance Amendments – None
- b. Discussion Items –

1. **Town of Bloomfield Ordinance No. 2023-0-5T** -Amending the Zoning Ordinance of the Town of Bloomfield – MA475500001 - Owner: DWK & MLK Inheritor’s Trust - Town of Bloomfield Representative.
2. **Christian League for the Handicapped, Inc. dba Inspiration Ministries – Owner, Abbey Provident Venture, LLC C/O Richard Donner – Applicant** - Section 2, Walworth Township. Discussion regarding recent events reported at the “Inspiration Ministries Retreat Center dorm”. Part of Tax Parcel E W 200013.

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 –

1. **Woodhill Farms, LLC C/O Connor Pillman – Owner**, Section 14, Linn Township. Rezone approximately 18.4 acres of A-1 Prime Agricultural District to A-4 Agricultural-Related Manufacturing, Warehousing, and Marketing District in order to obtain conditional use review and approval for the expansion of a production, packing, packaging, and light assembly of products from wood as well as a contractor storage yard. Tax Parcel IA488500001.
2. **Eva Peterson – Owner**, Section 27, Sharon Township. Rezone approximately 2 acres A-1 Prime Agricultural District to A-5 Rural Residential District in order to split the parcel to build a single family home and obtain conditional use review and approval for a hobby farm with a request for modification of the 100 feet setback for animal buildings down to 35 feet. Tax Parcel A S 2700013.

e. Rezones –

1. **TABLED – NO TOWN DECISION**

~~**Stephen Russo – Owner**, Section 18, East Troy Township. Rezone approximately 0.365 acres of A-3 Lane Holding land to C-4 Shoreland Wetland District and 0.641 acres of C-4 Shoreland Wetland lands to A-3 Land Holding District in order to correct the wetland boundary on the property to build a house with a patio, sidewalk, and driveway in the A-3 Land Holding District. Tax Parcel P ET1800019.~~

f. Conditional Uses –

1. **Whitewater Limestone Inc. C/O Robert Mann – Owner**, Section 9, Whitewater Township. Conditional use review and approval for increase in the depth of the gravel pit by approx. 40 feet on approx. 26 acres of M-3 Mineral Extraction land. Tax Parcel D W 900004.

2. **TABLED – NO TOWN DECISION**

~~**Cash Bar Enterprises, Inc. – Owner**, Section 4, East Troy Township. Conditional use review and approval for an outdoor seasonal mobile bar with a patio for outdoor food and beverage service, public assembly with two food trucks, outdoor live events, and game area on approximately 1.1 acres of B-3 Waterfront Business land. Tax Parcel PA181800001.~~

3. **TABLED – VARIANCE NEEDED, VIOLATIONS**

~~**Mase Builders, LLC C/O Lisa Churchill – Owner**, Section 28, Delavan Township. Conditional use review and approval for outdoor food and beverage consumption on a proposed deck on approximately 0.5 acres of B-2 General Business land. Tax Parcel F D 2800019.~~

4. **MaryBud, LLC C/O Mark MacDonald – Owner**, Section 23, Lyons Township. Conditional use review and approval for housing for farm laborers on approximately 90 acres of A-2 Agricultural Land and 17 acres of C-2 Upland Resource Conservation land. Tax Parcel N LY2300001.

5. **TABLED – NO TOWN DECISION**

~~**Big Foot Farms, LLC C/O Adam Codilis – Owner**, Section 10, Lafayette Township. Conditional use review and approval for commercial stables in an existing building with future expansion of an indoor riding arena on approximately 25.6 acres of A-2 Agricultural Land, 56.7 acres of A-1 Prime Agricultural Land, and 0.03 acres of A-5 Rural Residential land. Tax Parcel K LF1000005.~~

9. Adjournment

Submitted by: Ryan Simons, Committee Chairman

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

Posted: September 15, 2023