

**County Zoning Agency**  
MINUTES  
**December 16, 2021 – 5:00 P.M.**  
100 West Walworth Street  
Elkhorn, Wisconsin

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Committee Chair Rick Stacey called the meeting to order at 5:00 p.m.

Roll call – Committee members present in person were Supervisors Rick Stacey, Dave Weber, Jerry Grant, Ryan Simons, and citizen members Richard Kuhnke, Sr. and Jim Van Dreser. Supervisor Sue Pruessing appeared via phone. A quorum was present.

County Staff present – Land Use and Resource Management Department Director Michael P. Cotter, Senior Planner/Hearing Facilitator Matt Weidensee, and Josie Hanrahan controlling telephonic appearances. Present for a portion of the meeting / hearing Senior Zoning Officer Nicholas Sigmund and Senior Urban Conservation Specialist Heather Marquardt.

A “sign-in” sheet listing attendees on December 16, 2021 was not presented due to the continued COVID-19 threat.

Details of the December 16, 2021 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)

**Dave Weber motioned to approve the agenda as amended to table item 9.b.1.) Zioto Enterprises, LLC; and 9.f.1.) Brian Bickle. Seconded by Ryan Simons. Motion carried. 7-favor 0-oppose**

**Richard Kuhnke, Sr. motioned to approve the November 18, 2021 CZA Meeting Minutes. Seconded by Dave Weber. Motion carried. 7-favor 0-oppose**

Zoning / Sanitation / Land Conservation Enforcement

Delavan Lake violation discussed by staff. This matter will be agendized for January, 2022 for discussion.

Disc Count #5:03:35 – 5:10:45

Wendeberg Violation Update – Michael Cotter

Staff provides update on clean-up efforts.

Disc Count #5:10:46 – 5:15:06

Subdivision Items – Old Business – None

Subdivision Items – New Business – None

Old Business - Ordinance Amendments – None

Old Business – Discussion Items – None

New Business - Ordinance Amendments – None

New Business – Discussion Items –

**TABLED – NO TOWN DECISION**

1. ~~Zioto Enterprises, LLC C/O George Paziotopolis – Owner, Section 8, Darien Township. Amendment of a conditional use for a three year time extension for outside storage of sheds/small barns in addition to agreement to amend an existing conditional for a gas station and convenience store on the same tax parcel by addition of a condition for three years to actively exercise the conditional use with potential for one year extension or need for new approval. Tax Parcel B D 800005.~~
  
2. **Karen Bazos Trust - C/O Karen J. Bazos, Trustee, Section 16, Linn Township.** Amendment of a conditional use for a Planned Residential Development (PRD) to allow building on lots 37 and 38 of Woodstone Subdivision as a single lot. Tax Parcels IWO 00037 & 38.

**Amended 12/16/2021 to allow combining of Lots 37 & 38 (See #1), and future approvals (See #19).**

Amended 9-17-04: ~~Additions underlined; deletions crossed out~~

NAME: JAMES D. GEISTER

TOWN: LINN

A conditional use permit for creation of a 42-lot Planned Residential Development as specified in Chapter 74, Division 4, Walworth County Code of Ordinances, on lands proposed to be zoned R-1 Single-Family Residential District (Unsewered), C-1 Lowland Resource Conservation District and C-4 Lowland Resource Conservation District (Shoreland), and described as follows:

Tax Parcel #I L 1600008

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

1. Approved as per plan submitted **and amended 12/16/2021 to allow lots 37 and 38 to be combined and built on as one parcel subject to the Subdivision Association rules** with all additional conditions.
2. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction.
3. The owner/applicant must obtain all required zoning and sanitary approvals prior to construction.
4. The owner must meet all Town, County and/or State highway access requirements.
5. The open space, including common area outlots, shall be deed restricted to remain open, jointly owned or appurtenant to each buildable lot created and used by the owners of the subdivision for park and recreational purposes. No structures shall be placed in the open space without additional Committee approval. In place of joint ownership of the open space and common area outlots, the Home Owner's Association (HOA) may own these areas so long as The Articles of Incorporation and Bylaws for the HOA contain the following elements:
  - A. The members of the HOA are exclusively made up of all of the lot owners within the development.
  - B. Each lot owner shall automatically be a member of the HOA.
  - C. The HOA membership and voting rights shall be appurtenant to each lot and shall not be assigned, conveyed or transferred in any way except upon transfer of ownership interest of the lot and then only to the transferee, nor shall membership or voting rights be retained except upon retention of ownership of the lot.
  - D. Any attempt to make a prohibited transfer or retention of such rights shall be null and void.
  - E. Membership and voting rights shall not be divided between or among the co-owners of a lot.
  - F. Co-owners of a lot shall decide between or among themselves how they will exercise their collective right and shall designate one of the co-owners to act on their behalf.

The Articles of Incorporation and Bylaws for the HOA with regard to the open space and common area outlot ownership shall be made part of this conditional use approval and may not be changed without additional County conditional use approval.

6. The project must meet all Federal, State, County and local Ordinances.
7. The owner/applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
8. No alteration of the shoreland/wetland area shall be allowed without County required approval.
9. This Planned Residential Development (PRD) is approved as a 43 lot single family subdivision subject to subdivision association rules. The governing rules for the subdivision association shall be submitted to the County Land Management Department for review for consistency with County ordinances and requirements. Any changes to the subdivision association rules that may affect County approval of the PRD must obtain additional County conditional use review and approval.
10. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PRD and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the subdivision plat and association rules. All property within the subdivision must remain as part of the subdivision and may not be removed from the subdivision without County approval.
11. The County reserves the right to rescind this conditional use upon any violation of County regulations.
12. The property owner shall be held solely responsible for addressing all restrictive covenants or association rules beyond those enforceable under County ordinance and regulations.
13. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
14. Any changes to the character, intensity or use of this site not capable of being discerned by the Land Management Department as consistent with this approval must be brought before the County Zoning Agency for additional conditional use review.

Specific:

15. The R-1 area identified between the existing residences at the southwest corner of the property and the farm separation must be shown on the plat as lot 43 of the PRD and be restricted from further division.
16. The final plat must show a minimum 40,000 square feet of area for each lot for the septic systems or identify both approved septic system and replacement system locations on each lot which can not meet the 40,000 square foot available septic system area requirement.
17. All lots within the PRD must hook up to an approved public sanitary sewer once one becomes available.
18. The owner will need to have the proposed farm separation and the C.S.M for the farm separation approved by staff and recorded and a DNR letter of wetland concurrence prior to the rezone being sent on to the County Board.

**19. Amended 12-16-2021 to allow staff approval without returning to the CZA for future requests for multiple lots to be built on as one parcel in cases where there are no land restrictions.**

Dated this 14<sup>th</sup> day of October, 2003.

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COUNTY ZONING AGENCY  
RICHARD KUHNKE, SR., CHAIRMAN

Amended 9-17-04: ~~Additions underlined; deletions crossed out~~

**Staff presents request. Discusses request and options to have Committee have staff add in a condition on the PRD for staff review and approval without returning to the CZA for future requests for multiple lots to be built on as one parcel.**

**Jim VanDreser motioned to approve this request and to allow staff review and approval of future requests for multiple lots to be built on as one parcel. Seconded by Dave Weber. Motion carried. 7-favor 0-oppose.**

Disc Count # 5:15:11 – 5:26:10

5: 30 p.m.:

Ordinance Amendments –

1. Amendments to Chapter 74, Walworth County Shoreland/Floodplain Zoning Ordinance. Proposed ordinance text and map amendments will be considered related to floodplain management. These amendments are being proposed at the direction of the Wisconsin Department of Natural Resources and Federal Emergency Management Agency.

**Staff presents proposed DNR required floodplain zoning ordinance amendment.**

**This item will return to the CZA in January, 2022 for a Committee decision.**

Disc Count # 5:37:10 – 5:40:35

Rezones with Conditional Uses –

1. **Baumeister Trust C/O Kathleen Baumeister Trustee – Owner**, Section 24, Lyons Township. Rezone approximately 2.19 acres of A-2 Agricultural Land District property to the A-5 Agricultural-Rural Residential District in order to create a new rural residential parcel subject to a conditional use for a one lot Planned Residential Development (PRD) to restrict the parcel from future division. Part of Tax Parcel N LY2400002A.

General:

1. Approved as per plan submitted for a one lot PRD allowing one single family homes meeting the density and setback requirements of the County Zoning Ordinance with all additional conditions.
2. The owner must meet all Town, County and/or State highway access requirements.
3. The project must meet all Federal, State, County and local Ordinances.
4. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PRD and all common structures, facilities, essential services, access and open spaces shall be assured by **deed restriction referencing the parcel and shall be recorded meeting standard document format as per 59.43(2m)**. All property within the PRD must remain as part of the PRD and may not be removed from the PRD without County approval.
5. The County reserves the right to rescind this conditional use upon any violation of County regulations.
6. 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.
7. Application for a C.S.M. with the required restrictions must be made for the PRD within one year of this approval.

Specific:

**Staff presents request.**

**Darrell and Kathleen Baumeister speak regarding the application.**

**Jim VanDreser motioned to approve. Seconded by Dave Weber. Motion carried. 7-favor 0-oppose.**

The rezone petition will move forward to the January 11, 2022 Walworth County Board for possible action.

Disc Count # 5:40:40 – 5:44:08

Rezones –

1. **Dawn M. Dawson – Owner**, Section 1, Lyons Township. Rezone approximately .90 acres of A-1 Prime Agricultural Land District property to the R-1 Single Family Residential District to bring an illegally created substandard A-1 and R-1 zoned parcel into compliance by combining it to the adjacent R-1 zoned residential lot to the east under the same ownership. The R-1 portion of Tax Parcel N LY 100010P.

**Staff presents request and indicated neighboring properties to the south have similar dual zoned zoning on parcels and allowing the rezone area to become part of the residential lot would be consistent with neighboring properties.**

**Dawn Dawson speaks regarding the application.**

**Dave Weber motioned to approve. Seconded by Jerry Grant Motion carried. 7-favor 0-oppose.**

The rezone petition will move forward to the January 11, 2022 Walworth County Board for possible action.

Disc Count # 5:44:17 – 5:48:30

Conditional Uses –

**TABLED – NO TOWN DECISION**

1. ~~**Brian Bickle – Owner**, Section 9, Delavan Township. Conditional use review and approval for conducting indoor mini-warehouse and outdoor recreational vehicle and boat storage on property zoned M-1 industrial according to locations shown on a specified plan of operations. Part of Tax Parcel F D 900008C.~~
2. **TreeTops Funding, LLC C/O Mark McClain – Owner**, Lake Geneva Ziplines and Adventures C/O Dana Johnson – Applicant, Sections 23, 24, 25 and 26, Geneva Township. Conditional use to allow for commercial bike events on the Lake Geneva Ziplines and Adventures property zoned P-1 Recreational Park and C-2 Upland Resource Conservation Districts in conjunction with the use of the current zipline facility for a total increase of onsite users from 250 to 650 guests allowed at one time on site and request to allow beer and wine service under a Town liquor license. Part of Tax Parcel JA458600002.

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** 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.
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 ~~this~~ **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 be in compliance with County requirements **within 60 days of this approval.**
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 ~~this~~ **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 ~~this~~ **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.**
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. 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.** 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.

**Staff presents request.**

**Dana Johnson speaks regarding the application. Clarifies the events were for running and biking race events.**

**Dave Weber motioned to approve. Seconded by Jerry Grant. Motion carried.**

**7-favor 0-oppose.**

Disc Count # 5:48:35 – 6:12:32

3. **Vania A. Aguado-Vazquez – Owner, Jaime Ordonez Jimenez – Applicant**, Section 22, Geneva Township. Conditional use approval for an auto repair shop and a single-family residence outside of the principle business structure on lands zoned B-2 General Business District. Tax Parcel J G 2200009.

Possible Conditions:

1. Approved per plans submitted as an auto repair shop and dwelling outside of the principle business structure with all additional conditions as stated.
2. All storage areas, materials and equipment shall be located as defined on the plan of operations.
3. Must meet all applicable Federal, State, County and local regulations.
4. No outside storage other than cars waiting to be serviced shall be allowed.
5. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater Permit from Land Conservation if required by Ordinance.
6. The owner must provide a waste disposal plan stating where all trash, drain oil and other auto fluids are disposed.
7. No business activities other than specified in the plan of operations may be conducted from out of the auto repair garage.
8. Sufficient adult supervision must be present at all times when facilities are in use.



9. The applicant is responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.
10. Outside lighting shall be shielded and directed on site.
11. The applicant must obtain all required zoning permit approvals including a sign permit.
12. No burning of waste materials shall occur on site.
13. The applicant must obtain the required County Highway approval for the access.
14. All cars including cars to be repaired or picked up shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
15. No dumping of chemical waste shall be conducted outside of the building. All discharge of chemical waste to the holding tank or septic system shall be pre-approved by the County sanitarian.
16. The project site must be kept neat, clean, and mowed in all areas.
17. The County reserves the authority to require any outside storage of vehicles to be removed from the site within 48 hours of a determination the storage is inconsistent with this approval, has become unsightly or is detrimental to human health and safety.
18. 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.
19. 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:

20. The site must comply with the Town lighting ordinance as per the Town.
21. On site hours of operation shall be from 8:00 a.m. to 7:00 p.m. Mondays – Fridays and Saturday 8:00 a.m. to 4:00 p.m. as per the Town.
22. A dumpster shall be required to be placed in the rear of the property for old and unused parts to be removed off the property and disposal of liquids shall take place by removal off the property by a to be named company as per the Town.
23. A ~~new~~ septic system **for the repair shop** shall be installed that is designed and subject to approval by the State and County as per the Town.
- ~~24. No inoperable cars are to be left on the property as per the Town. (?)~~
- ~~25. The maximum number of cars to be allowed on the property shall be 33 as per the Town.~~
26. There shall be only one combined entrance and exit onto Hwy H and no entrance and exit onto Springfield Road as per the Town.
27. The sign for the business must obtain approval from the County as per the Town.

**Staff presents request.**

**Jaime Jimenez speaks regarding the application.**

**Dave Weber motioned to approve amending condition #23 and removing conditions #24 and #25. Seconded by Jerry Grant. Motion carried. 7-favor 0-oppose.**  
Disc Count # 6:12:39 – 6:46:25

4. **Robert and Linda Dingman – Owners**, Section 24, Troy Township. Conditional use review and approval to leave an existing residence on the remnant parent parcel resulting from a farm separation of farm outbuildings on land zoned A-1 Prime Agricultural District. Part of Tax Parcel L T 2400010.

General:

1. Approved per plan submitted to leave a farm residence on a farm separation remnant with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. The applicant must obtain Township approval for access prior to construction on site.
4. No further land divisions of the parcel will be allowed without proper County approvals.
5. The buildings shall serve the stated agricultural purpose.
6. 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.
7. 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:

**Staff presents request and indicates this is consistent with Farmland Preservation. Don and Gina Dingman speak regarding the application.**

**Richard Kuhnke, Sr. motioned to approve. Seconded by Ryan Simons. Motion carried. 7-favor 0-oppose.**  
Disc Count # 6:46:29 – 5:51:11

### Adjournment

**Ryan Simons motioned to adjourn. Seconded by Dave Weber. Motion carried. 7-favor 0-oppose**

The meeting was adjourned at 6:51 p.m.