

TOWN OF WALWORTH
PO BOX 386, WALWORTH, WI 53184
Phone: 262-275-9800

PUBLIC HEARING NOTICE/AGENDA

MONDAY, APRIL 10, 2023 @ 6:00 PM

**MEETING LOCATION: WALWORTH GRADE SCHOOL, 121 BELOIT STREET
ENTRANCE 2B, WALWORTH, WI**

- 1) CALL MEETING TO ORDER
- 2) ROLL CALL: Chair, Jeff Austin __, Steve Santeler __, Rick Schoenbeck __, Paul Peterson __, Marie Baker __ & _____ Audience Members
- 3) MEETING PROPERLY POSTED:
- 4) AMEND AGENDA, IF NECESSARY; APPROVE AGENDA:
- 5) PUBLIC HEARING:
 - a. **Shodeen Family Property Co, LLC – Big Foot Ranch Development** – Owner C/O Craig A. Shodeen, David Patzelt – Applicant, Sections 23, 25, 26, and 27, Walworth Township. The property owner is requesting to rezone approximately 471.24 acres of A-1 Prime Agricultural land to R-1 Single Family Residential (unsewered) District, 62.8 acres of A-2 Agricultural District land to R-1 Single Family Residential (unsewered) District, 18.99 acres of A-1 Prime Agricultural land to C-2 Upland Resource Conservation District, 11.25 acres of A-1 Prime Agricultural land to B-4 Highway Business District, 6.06 acres of A-1 Prime Agricultural land to C-4 Shoreland Wetland District, 7.03 acres of A-1 Prime Agricultural land to C-1 Lowland Resource Conservation District, 6.7 acres of A-5 Agricultural-Rural Residential District to R-1 Single Family Residential (unsewered) District, and .31 acres of C-1 Lowland Resource Conservation District to C-4 Shoreland Wetland District. The rezone is requested in order to obtain conditional use review for a 427 lot Planned Residential Conservation Design Development with an 11.25-acre future business area and wetlands corrected to meet field delineated wetland boundaries. The property of concern is located on the west side of Ridge Road approximately 3000 feet north of the intersection of Ridge Road and Lakeville Road. The rezone areas are located on all or parts of tax parcels E W 2300008, E W 2500005, 7, 7B, 7C and 7D, E W 2600001, 2, 2A, 5 and 6, E W 2700002, EA428400001, EK 00002A, EA182700004A and EA148800001 as described by a digital legal description available for review at the Walworth County Land Use and Resource Management Department.
 - b. Shodeen Family Property Co. LLC request to rezone 23,788 S.F. from A-1 Fontana ETZ to C-2 Fontana ETZ Tax Key No. EW 2300008
- 6) ADJOURNMENT:

SOME OR ALL OF THE TOWN BOARD MAY BE ATTENDING THIS MEETING
FOR INFORMATIONAL PURPOSES ONLY

NOTE: Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerk @ 262-275-9800 or write P.O. Box 386, Walworth, WI 53184.
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Prepared by Marie Baker, Clerk-Treasurer/Posted April 6, 2023