

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

**SPECIAL BOARD MEETING AGENDA**

**TUESDAY, APRIL 11, 2023 @ 5:00 PM**

**Meeting Location:** WALWORTH TOWN HALL, W6741 BRICK CHURCH RD, WALWORTH, WI

- 1) CALL MEETING TO ORDER at \_\_\_\_\_ PM
- 2) ROLL CALL Chairman David Rowbotham, Supervisor #1 Steve Santeler, Supervisor #2 Bill Pearce, Clerk-Treasurer Marie Baker, Road Superintendent Eric Sterken

**DISCUSSION & POSSIBLE DECISION ON ALL OR SOME OF THE FOLLOWING ITEMS:**

- 3) Meeting Properly Posted
- 4) Amend Agenda, if necessary; Approve Agenda
- 5) Shodeen Family Property Company, LLC – 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.
- 6) 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
- 7) Adjournment

**ALL OR SOME OF THE PLAN COMMISSION MEMBERS and ETZ MEMBERS MAY BE PRESENT FOR INFORMATIONAL PURPOSES ONLY**

**NOTE:** The Town Hall is handicapped accessible. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, please contact the Town Clerk-Treasurer @ 262-275-9800, clerk@townofwalworth.com or P.O. Box 386, Walworth, WI 53184.

Prepared By: Clerk-Treasurer Marie Baker on behalf of Chair David Rowbotham  
POSTED: April 6, 2023