

TOWN OF WALWORTH
W6741 Brick Church Road PO Box 386, Walworth, WI 53184
PLAN COMMISSION MEETING

MONDAY, April 10, 2023 immediately following the Public Hearing @ 6:00 p.m.

**Meeting held @ WALWORTH GRADE SCHOOL, 121 BELOIT STREET, DOOR 2B,
WALWORTH, WI 53184**

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

1. CALL MEETING TO ORDER @ _____ P.M.
2. ROLL CALL: Chair Jeff Austin__, Steve Santeler__, Rick Schoenbeck__, Paul Peterson__, Marie Baker__
3. PLEDGE OF ALLEGIANCE –
4. MEETING PROPERLY POSTED
5. AMEND AGENDA, IF NECESSARY/APPROVE AGENDA
6. APPROVE MINUTES FROM PRIOR PLAN COMMISSION MEETING
7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 2 minutes maximum on items that are not on the Agenda. **If necessary, the Chair may close the public comments period.**
8. UNFINISHED BUSINESS:
 - A. 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.
9. NEW BUSINESS:
 - a. 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
10. NEXT MEETING: Monday, May 1, 2023 immediately following the Public Hearing @ 6:30 PM
11. ADJOURNMENT

SOME OR ALL OF THE TOWN BOARD or ETZ MEMBERS MAY BE ATTENDING THIS MEETING 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, contact the Town Clerk @ 262-275-9800 or Write P.O. Box 386, Walworth, WI 53184.

PREPARED BY: MARIE BAKER, SECRETARY

Posted: April 6, 2023