

TOWN OF WALWORTH

PO Box 386, Walworth, WI 53184

PLAN COMMISSION MEETING

MONDAY, MAY 1, 2023 @ 6:30 p.m.

Meeting held @ Walworth Town Hall - W6741 BRICK CHURCH ROAD, WALWORTH, WI

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

AGENDA

1. CALL MEETING TO ORDER @ _____ P.M.
2. ROLL CALL: Chair Steve Santeler __, Jeff Austin __, 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. NEW BUSINESS:
 - a. PUBLIC HEARING regarding 8b.
 - b. CST Holding LLC by Glen Feltham request for recommendation to Amend an Existing Conditional Use Permit W7015 North Walworth Road, Walworth, WI Tax Parcel No. E W 600007 to add a 12' x 30' building for storage, employee warming in winter, and pay station during Christmas season on busy days.
9. 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.

10. NEXT MEETING: Monday, June 5, 2023 @ 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 20, 2023