

DRAFT Plan Commission Meeting Minutes: Monday, February 1, 2021 @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Jeff Austin called the meeting to order @ 6:30 PM
2. ROLL CALL: Jeff Austin, Rick Schoenbeck, Steve Santeler and Marie Baker; present, Joe Abell; absent, & 2 audience members
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – No Amendments; Santeler motion to approve/Schoenbeck 2nd; carried 4-0
6. APPROVE MINUTES FROM September 1, 2020 MEETING – Santeler motion to approve minutes as presented/Schoenbeck 2nd; carried 4-0
7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 3 minutes maximum - None
8. UNFINISHED BUSINESS:
 - A. None
9. NEW BUSINESS:

A. Joycelyn Gay Parish request for Separation of Farm Structures from Farmland and Certified Survey Map (CSM), property located at N967 Prairie View Road, Walworth, WI, Tax Key No. E W 190008B – Santeler motion to approve Joycelyn Gay Parish request for Separation of Farm Structures from Farmland and Certified Survey Map (CSM), property located at N967 Prairie View Road, Walworth, WI, Tax Key No. E W 190008B/Schoenbeck; carried 4-0

- A. NEXT MEETING: Monday, March 1, 2021 @ 6:30 PM, pending any business.
- B. ADJOURNMENT - Baker motion to adjourn @6:52 PM/Schoenbeck 2nd; carried 4-0

Respectfully submitted by Marie Baker, Secretary

Approved: 4-12, 2021

Sant. Motion to approve Minutes, baker 2nd; carried 4-0

DRAFT Plan Commission Meeting Minutes: Monday, April 12, 2021 @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Jeff Austin called the meeting to order @ 6:30 PM
 2. ROLL CALL: Jeff Austin, Steve Santeler, Joe Abell, Marie Baker; present, Rick Schoenbeck - absent & 8 audience members
 3. Pledge of Allegiance
 4. Meeting was properly posted
 5. AMEND AGENDA, IF NECESSARY – No Amendments; Abell motion to approve/Santeler 2nd; carried 4-0
 6. APPROVE MINUTES FROM September 1, 2020 MEETING – Santeler motion to approve minutes as presented/Baker 2nd; carried 4-0
 7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 3 minutes maximum – Paula Sass is concerned about the proposed Lakeville Road item below and water run off onto their property which is the lowest in the area. David Rowbotham has no objection to the Lakeville Road rezone and CSM. He also requested that no trees be planted 25' from the property line and for informational purposes to make it known to the applicant that on Lot 1 that has the pond there is a large swale a natural waterway running off of the fields to the pond. There is an easement for pipes for water to the pond. Because of the waterway, not to build in that area or block the natural flow of the water to the pond.
 8. UNFINISHED BUSINESS:
 - A. None
 9. NEW BUSINESS:
 10. Big Foot Airfield LLC request to Amend and Existing Conditional Use Permit to move the existing driveway and to move hanger locations to allow for better taxiing and parking – Abell motion to recommend approval as requested/Santeler 2nd; Roll Call vote all ayes; carried 4-0
 11. Shea Real Estate, LLC and Steven Anderson request to Rezone Part of W5551 Lakeville Road, Walworth, WI from R-1 to C-2 Tax Parcel No. EW3500001G and approval of 4 Lot CSM – W5551 Lakeville Road Tax Parcel No. EW3500001G and W5493 Lakeville Road, Walworth, WI Tax Parcel No. EA19300001

Rezone: Santeler motion to recommend approval to rezone from R-1 to C-2 @ W5551 Lakeville Road/Baker 2nd; Roll Call vote all ayes, carried 4-0

CSM: Santeler motion to recommend approval of CSM per Petitioner's request at W5551 Lakeville Road Tax Parcel No. EW3500001G and W5493 Lakeville Road, Walworth, WI Tax Parcel No. EA19300001/Baker 2nd; Roll Call vote all ayes, carried 4-0
- A. NEXT MEETING: Monday, May 3, 2021 @ 6:30 PM, pending any business.
 - B. ADJOURNMENT - Santeler motion to adjourn @ 7:34 PM/Abell 2nd; carried 4-0

Respectfully submitted by Marie Baker, Secretary

Approved: 5-3, 2021

Abell Santeler Motion to approve Minutes, Abell 2nd; carried 5-0

DRAFT Plan Commission Meeting Minutes: Monday, May 3, 2021 @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Jeff Austin called the meeting to order @ 6:30 PM
 2. ROLL CALL: Jeff Austin, Steve Santeler, Rick Schoenbeck, Joe Abell, Marie Baker; present & 1 audience members
 3. Pledge of Allegiance
 4. Meeting was properly posted
 5. AMEND AGENDA, IF NECESSARY – No Amendments; Abell motion to approve/Santeler 2nd; carried 4-0
 6. APPROVE MINUTES FROM APRIL 12, 2021 MEETING – Abell motion to approve minutes as presented/Schoenbeck 2nd; carried 5-0
 7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 3 minutes maximum - None
 8. UNFINISHED BUSINESS:
 - A. None
 9. NEW BUSINESS:
 - A. Cobblestone Cemetery Association, Inc., request to Rezone 0.673 acres from A-1 to P-2 Institutional Park District (2)s – Cobblestone Road, Tax Key Number EW 2500005A – Santeler motion to approve request to Rezone 0.673 acres from A-1 to P-2 Institutional Park District (2)s – Cobblestone Road, Tax Key Number EW 2500005A/Abell 2nd; carried 5-0
 - B. Cobblestone Cemetery Association, Inc., request for Conditional Use Permit to allow 9 A. property above to be used as a cemetery – Cobblestone Road, Tax Key Number EW 2500005A – Santeler motion to approve request for Conditional Use Permit to allow 9 A. property above to be used as a cemetery – Cobblestone Road, Tax Key Number EW per county platting requirements/Abell 2nd; carried 5-0
- A. NEXT MEETING: Monday, June 7, 2021 @ 6:30 PM, pending any business.
B. ADJOURNMENT - Abell motion to adjourn/Schoenbeck 2nd; carried 5-0

Respectfully submitted by Marie Baker, Secretary

Approved: 7-12, 2021

Santeler Motion to approve Minutes, Schoenbeck 2nd; carried 5-0

DRAFT Plan Commission Meeting Minutes: Monday, July 12, 2021 @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Jeff Austin called the meeting to order @ 6:29 PM
2. ROLL CALL: Jeff Austin, Steve Santeler, Rick Shoenbeck, Joe Abell, Marie Baker; all present & 2 audience members
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – No Amendments; Abell motion to approve/Santeler 2nd; carried 5-0
6. APPROVE MINUTES FROM May 3, 2021 MEETING – Abell motion to approve minutes as presented/Santeler 2nd; carried 5-0
7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 3 minutes maximum - None
8. UNFINISHED BUSINESS:
 - A. None
9. NEW BUSINESS:

A. Fire2Fork - Milstead, LLC Lessee, John Schnupp request for Conditional Use Permit for permanent outdoor food and beverage consumption and service on the north side next to the porch of the restaurant (Due to Covid, CU was temporarily approved in 2020) 2484 County Rd O South, Delavan, WI 53115, Tax Key No. E W 600001B,- Santeler motion to approve CUP recommendation to the Board with an increase in dining capacity from 110 to 120 total including outdoor and indoor seating, allow outdoor seating whenever weather permits, with no live music or fireworks, including all other conditions per the County July 16, 2020 CU approval letter and if Fire2Fork/business ownership changes hands, new owners/lessees shall come back to the Town for CUP re-approval/Abell 2nd; carried 5-0

- A. NEXT MEETING: Monday, August 2, 2021 @ 6:30 PM, pending any business.
- B. ADJOURNMENT - Abell motion to adjourn/Schoenbeck 2nd; carried 5-0

Respectfully submitted by Marie Baker, Secretary

Approved: 8-2, 2021

5 Motion to approve Minutes, A 2nd; carried 4-0

DRAFT Plan Commission Meeting Minutes: Monday, August 2, 2021 @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Jeff Austin called the meeting to order @ 6:33 PM
2. ROLL CALL: Jeff Austin, Steve Santeler, Joe Abell, Marie Baker - present; Rick Schoenbeck - absent & 4 audience members
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – No Amendments; Baker motion to approve/Santeler 2nd; carried 4-0
6. APPROVE MINUTES FROM July 12, 2021 MEETING – Abell motion to approve minutes as presented/Santeler 2nd; carried 4-0
7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 3 minutes maximum - None
8. UNFINISHED BUSINESS:
 - A. None
9. NEW BUSINESS:
 - A. Mary Beth Gibbons-Adams request for Variance to allow 8.5'W x 30'L Emergency Exit Platform on Wedding Barn located at N318 Alden Road, Walworth, WI Tax Key No. E W 3600002 – Santeler motion to recommend approval of the variance request as an emergency area, rescue and egress components for safety and the 3 variance requirements have been met/Abell 2nd; carried 4-0
 - B. Robert Pearce Farms request to Amend an Existing Conditional Use Permit to amend removal of helicopter landing pad, fund raising, define grilling area, hours of operation, number of cars/tractors for show, location of sales, number of employees, additional items for sale @ W5740 N. Walworth Road, Walworth, WI Tax Key #E W 300001 –

Santeler motion to recommend approval of Conditional Use Request per the discussion and as presented by Pearce Farms as follows:

Application for Conditional Use Permit to modify the March 23, 2017 County APPROVED Conditional Use Permit with the following:

- 1) Grilling area for Concessions, refer to attached map
- 2) Two (2) Car/Tractor displays per year with maximum of 250 cars Reference #1 and #4
- 3) Number of Employees in addition to owners, shall be approximately 8 full time and 40 part time seasonally. Reference #9
- 4) Open Months April 1 to November 15th with Farm Market/Stand hours of operation 7:00 AM to 8:00 PM. And the hours of operation for concessions during special and other approved events 7:00 AM to 11:00 PM. Reference #19, #20 & # 4 and #2
- 5) Add additional products cold drinks (non alcoholic), grains, soup mixes, ice cream, fruit cups, painted rocks, dog treats, bagged ice, concessions to include, brats, burgers, hot dogs, nachos, caramel apple in a dish, pulled pork and cooked sweet corn sold to customers to eat on site, and not sold in bulk. Reference #18
- 6) Baked and canned goods shall be produced seasonally April 1 to Nov. 15 daily. All baked and canned goods on site may be sold at check outs or concessions 7 days a week. Reference #19
- 7) The property owner shall notify the County LURM office one week prior to the use of the property by non-profit groups for the four approved events, said events with concessions open may occur during or after normal business hours up until 11:00 PM. Remove “fund raising” verbiage. Reference #20
- 8) Licensed Wisconsin Commercial Kitchen for baked and canned good preparation open when farm stand is open. Reference #19
- 9) Remove helicopter landing pad. Reference #12

10) Remove further Town review requirement. Reference #22

Some of our baked goods contain items grown on our farm, such as zucchini. We try to keep them "farm" related such as rhubarb and apple bread. Much of what we offer here supports local businesses such buying local apple cider, cheeses, honey and syrup. We hold the car and tractor show here free of charge as a learning experience for families to see real farm tractors and vintage cars, this also helps with marketing to draw people into our farm stand. We may employ up to 40 employees part time and seasonally, such as teachers or parents, or high school kids between sports and classes. That may only work 1 or 2 shifts per week

Abell 2nd; carried 4-0

A. NEXT MEETING: Monday, September 13, 2021 @ 6:30 PM, pending any business.

B. ADJOURNMENT - Abell motion to adjourn @ 8:12 PM/Santeler 2nd; carried 4-0

Respectfully submitted by Marie Baker, Secretary

Approved: _____, 2021

_____ Motion to approve Minutes, _____ 2nd; carried _____

DRAFT Plan Commission Meeting Minutes: Monday, September 13, 2021 @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Jeff Austin called the meeting to order @ 6:33 PM
2. Plan Commission Member Joe Abell (deceased) was recognized
3. ROLL CALL: Jeff Austin, Steve Santeler and Marie Baker - present; Rick Schoenbeck - absent & 3 audience members
4. Pledge of Allegiance
5. Meeting was properly posted
6. AMEND AGENDA, IF NECESSARY – No Amendments; Santeler motion to approve/Baker 2nd; carried 3-0
7. APPROVE MINUTES FROM August 2, 2021 MEETING – Santeler motion to approve minutes as presented/Baker 2nd; carried 3-0
8. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 3 minutes maximum - None
9. UNFINISHED BUSINESS:
 - A. None
10. NEW BUSINESS:
 - A. Joshua and Lauren Madigan, by Mike Shively and Brett Rosengren, request for Conditional Use Permit (Any other use normally accessory to a permitted use per Fontana ETZ District) to allow sleeping rooms and to be used as a family guest house and garage for property located @ W6099 Willow Bend Road, Walworth, WI Tax Key No. EA192900001- Baker motion to approve/Austin 2nd; carried 2-1
11. NEXT MEETING: Monday, October 4, 2021 @ 6:30 PM, pending any business.
12. ADJOURNMENT - Santeler motion to adjourn @ 7:05 PM/Baker 2nd; carried 3-0

Respectfully submitted by Marie Baker, Secretary

Approved: 12-6, 2021

Santeler Motion to approve Minutes, Baker 2nd; carried 3-0

DRAFT Plan Commission Meeting Minutes: Monday, December 6, 2021 immediately following the Public Hearing @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Jeff Austin called the meeting to order @ 7 :35 PM
2. ROLL CALL: Chair Jeff Austin, Steve Santeler, Paul Peterson and Marie Baker - present; Rick Schoenbeck - absent & 19 audience members
Austin welcomed Paul Peterson to the Plan Commission and thanked the Board for filling the position quickly
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – Baker motion to move 9. d and e before 9. a. /Santeler 2nd; carried 4-0
6. APPROVE MINUTES FROM September 13, 2021 PC MEETING – Santeler motion to approve minutes as presented/Baker 2nd; carried 3-0
7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting – please limit your comments to once for 3 minutes maximum – Alex Rausch - I want to encourage the board to not grant the rezone request. I just don't see what they are offering anything more than simply housing to have a Gateway or UW Stout or school would be offering so I encourage the board to not grant the rezone request.
8. UNFINISHED BUSINESS:
 - A. None
9. NEW BUSINESS:
 - a. Mary Ann Kidwell Trust request for recommendation for approval of CSM to create 2 Lots; Lot 1 would consist of 5.56 acres with buildings; Lot 2 would consist of 14.29 acres vacant land. N568 Ridge Road, Walworth, WI Tax Parcel No. EK 00002 – Santeler motion to recommend to the Board subject to County and State approvals/Peterson 2nd; carried 4-0
 - b. Cobblestone Cemetery request for recommendation for approval of the Cemetery Plat Map. W5283 Cobblestone Road, Walworth, WI Tax Parcel No. E W 2500005A – Baker motion to approve Cemetery Plat Map/Santeler 2nd; carried 4-0
 - c. Shodeen request for recommendation of approval of Rezone request to correct the zoning lines on the parcels to match the delineated wetland survey. Land commonly know as Big Foot Farms, Cobblestone, Ridge and Lakeville Roads, Walworth WI numerous Tax Key Numbers (C1, C2 and A1 Zoning Lines) - Santeler motion to recommend to Board as requested/Baker 2nd; carried 4-0
 - d. Abbey Provident Venture, LLC (Inspiration Ministries) request to Rezone a portion of Tax Key No. E W 200013 from P-2 to C-2, N2118 Hwy 67, Town of Walworth, WI -
 - e. Provident Venture, LLC (Inspiration Ministries) request for approval of CUP involving portions of Tax Key No. E W 200013 and Tax Key No. E W 200016 to operate as a “recreational camp” (same as Inspiration Ministries) N2118 Hwy 67, Town of Walworth, WI – Baker motion to table 9 d and e to the January 3, 2022 PC meeting for further review from our attorney pending responses/Santeler; carried 4-0
10. NEXT MEETING: Monday, January 3, 2022 @ 6:30 PM, pending any business.
11. ADJOURNMENT - Baker motion to adjourn @ 7:58 PM/Peterson 2nd; carried 4-0

Respectfully submitted by Marie Baker, Secretary

Approved: Jani 3, 2022

Santeler Motion to approve Minutes, Peterson 2nd; carried 4-0