

TOWN OF WALWORTH

DRAFT Plan Commission Meeting Minutes: Monday, January 9, 2023 @ immediately following the Public Hearing @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Chair Jeff Austin called the meeting to order @ 6:35 PM
2. ROLL CALL: Chair Jeff Austin, Steve Santeler, Rick Schoenbeck, Paul Peterson and Marie Baker-all present; and 3 audience members
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – Santeler motion to approve /Peterson 2nd; carried 5-0
6. APPROVE MINUTES FROM October 3, 2022 PC Meeting – Schoenbeck motion to approve minutes as presented/Peterson 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:
NONE
9. NEW BUSINESS:
 - a. A. David Woodrich Estate request for recommendation for approval of 3 Parcel Certified Survey Map – W6645 Beloit Road, Walworth, WI Tax Key # E W 2000005 – Baker motion to recommend approval including any minor changes by County or State/Santeler 2nd; carried 5-0
 - b. Therese Ann Fritz Trust request for recommendation for approval of Rezone from A-1 Prime Ag to A-5 Ag-Rural Residential – N843 Prairie View Road, Walworth WI Tax Key # E W 3000001 – Schoenbeck motion to recommend approval of Rezone as presented for Lot 2 of draft Certified Survey/Peterson 2nd; carried 5-0
10. NEXT MEETING: February 6, 2023, immediately following the Public Hearing (if needed) @ 6:30 PM, pending any business
11. ADJOURNMENT - Peterson motion to adjourn @ 6:24 pm/Schoenbeck 2nd; carried 5-0

Respectfully submitted by Marie Baker, Secretary

Approved: 2-6, 2023

Sch Motion to approve Minutes, P 2nd; carried 5-0

TOWN OF WALWORTH

DRAFT Plan Commission Meeting Minutes: Monday, February 6, 2023 immediately following the Public Informational Meeting @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Chair Jeff Austin called the meeting to order @ ~ 8:20 PM
2. ROLL CALL: Chair Jeff Austin, Steve Santeler, Rick Schoenbeck, Paul Peterson and Marie Baker-all present; and 4 audience members
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – Santeler motion to approve /Peterson 2nd; carried 5-0
6. APPROVE MINUTES FROM January 9, 2023 PC Meeting – Schoenbeck motion to approve minutes as presented/Peterson 2nd; carried 5-0
7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting regarding items not on the agenda – please limit your comments to once for 2 min maximum – None
8. UNFINISHED BUSINESS:
NONE
9. NEW BUSINESS:
 - a. Proposed Big Boof Ranch Development workshop
The following items were discussed:
 1. Traffic Study requested by Town
 2. Impact on roads
 3. Truck Traffic concerns
 4. Sewer options to possibly buy into the Fontana/Walworth/Kikkoman system
 5. Homeowners Association dues per month – possibly \$200 to \$300/month
 6. R-3 vs R-1 zoning and lot widths/lot sizes
 7. R-3 and restricting duplexes
 8. Conservation development and density bonuses – Shodeen is under the number
 9. Selling lots to other builders – Shodeen is not interested in this to enable quality of product and building control
 10. Lake Petite dike and water outflows
 11. VRBOs and Airbnbs – not allowed and HOA's ability to control this
 12. Boutique Hotel
 13. Site visit
 14. Detention and retention base and size
 15. Oak Knolls water issue
 16. Water study
 17. Open spaces
 18. Dark sky and lighting
 19. Sheriff and emergency vehicle access
 20. Public access on paths would not be allowed
 21. Fire/EMS impacts
 22. Welcome further questions from the public for Shodeen to answer

10. NEXT MEETING: Monday, March 6, 2023, immediately following the Public Hearing (if needed)
@ 6:30 PM, pending any business

11. ADJOURNMENT - Schoenbeck motion to adjourn @ 8:45 pm/Baker 2nd; carried 5-0

Respectfully submitted by Marie Baker, Secretary

Approved: 3-6, 2023

Rick S. Motion to approve Minutes, Raul P. 2nd; carried 5-0

TOWN OF WALWORTH

DRAFT Plan Commission Meeting Minutes: Monday, March 6, 2023 immediately following the Public Hearing @ 6:30 p.m.

W6741 BRICK CHURCH ROAD, WALWORTH, WI 53184

1. Chair Jeff Austin called the meeting to order @ 6:47 PM
2. ROLL CALL: Chair Jeff Austin, Steve Santeler, Rick Schoenbeck, Paul Peterson and Marie Baker-all present; and 6 audience members
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – Santeler motion to approve /Schoenbeck 2nd; carried 5-0
6. APPROVE MINUTES FROM February 6, 2023 PC Meeting – Schoenbeck motion to approve minutes as presented/Peterson 2nd; carried 5-0
7. PUBLIC COMMENTS: Citizens may address the Chair at this point of the meeting regarding items not on the agenda – please limit your comments to once for 3 min maximum – None
8. UNFINISHED BUSINESS:
NONE
9. NEW BUSINESS:
 - a. An Ordinance Amending Sections 18-13 regarding Definitions and 18-63 regarding Agricultural Land Uses and 18-332(c) regarding A-2 ETZ Agricultural Land (A-2 ETZ) District of the Municipal Code of the Village of Fontana on Geneva Lake – Baker motion to recommend approval with deletion of number 10/Schoenbeck; carried 4-1
 - b. LaRocque Farms LLC request for recommendation to the Board for Conditional Use Permit A-2 ETZ Farm Family Business Wedding Barn – N1701 Town Hall Rd, Walworth, WI tax parcel numbers: EW 900009 & EW 1600001 – Schoenbeck motion to recommend to the board with No parking on the road and No fireworks/Baker 2nd; carried 5-0
- c. NEXT MEETING: Monday, April 10, 2023, immediately following the Public Hearing @ 6:00 PM, meeting location Walworth Grade School multipurpose room
- d. ADJOURNMENT - Baker motion to adjourn @ 7:30 pm/Santeler 2nd; carried 5-0

Respectfully submitted by Marie Baker, Secretary

Approved: 4-10, 2023

Sant. Motion to approve Minutes, P 2nd; carried 5-0

TOWN OF WALWORTH

DRAFT Plan Commission Meeting Minutes: Monday, April 10, 2023 immediately following the Public Hearing @ 6:00 p.m.

Walworth Grade School, 121 Beloit Street, Walworth, WI 53184

1. Chair Jeff Austin called the meeting to order @ 7:45 PM
2. ROLL CALL: Chair Jeff Austin, Steve Santeler, Rick Schoenbeck, Paul Peterson and Marie Baker-all present
3. Pledge of Allegiance
4. Meeting was properly posted
5. AMEND AGENDA, IF NECESSARY – Santeler motion to approve /Schoenbeck 2nd; carried 5-0
6. APPROVE MINUTES FROM March 6, 2023 PC Meeting – Santeler motion to approve minutes as presented/Peterson 2nd; carried 5-0
7. PUBLIC COMMENTS– None
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. – Schoenbeck motion to table to May 1, 2023/Santeler 2nd; carried 4-1
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 – Baker motion to recommend approval/Schoenbeck 2nd; carried 5-0
10. NEXT MEETING: Monday, May 1, 2023 @ 6:30 PM
11. ADJOURNMENT - Santeler motion to adjourn @ 9:00 pm/Peterson 2nd; carried 5-0

Respectfully submitted by Marie Baker, Secretary

Approved: May 1, 2023

Jeff Motion to approve Minutes, Paul 2nd; carried 5-0