

## TOWN OF WALWORTH

### DRAFT Plan Commission Meeting Minutes: Monday, May 1, 2023

Meeting Location: Walworth Town Hall, W6741 Brick Church Rd, Walworth, WI 53184

1. Chair Steve Santeler called the meeting to order @ 6:30 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 – Peterson motion to approve /Schoenbeck 2<sup>nd</sup>; carried 5-0
6. APPROVE MINUTES FROM April 10, 2023 PC Meeting – Peterson motion to approve minutes as presented/Schoenbeck 2<sup>nd</sup>; carried 5-0
7. PUBLIC COMMENTS–
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 – Austin motion to recommend approval of request/Baker 2<sup>nd</sup>; carried 5-0
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. – Schoenbeck motion to recommend denial of the rezone/Peterson 2<sup>nd</sup>; carried 4-1
10. NEXT MEETING: Monday, June 5, 2023 @ 6:30 PM, pending any business
11. ADJOURNMENT - Austin motion to adjourn/Schoenbeck 2<sup>nd</sup>; carried 5-0  
Respectfully submitted by Marie Baker, Secretary

Approved: \_\_August 7\_\_\_\_\_, 2023

Austin Motion to approve Minutes with the correction that Chair Steve Santeler called the meeting to order/Peterson 2<sup>nd</sup>; carried 4-0 Rasch abstained.