

TOWN OF WALWORTH

Walworth County, Wisconsin

APPLICATION FOR CONDITIONAL USE PERMIT

June 1 PC
June 9 Bd.

Tax Key #: EW 30001

County Zoning Staff Signature

Meeting Date

Applicant Name: Robert W. Pearce

Address: W 5740 N. Walworth Rd Walworth WI 53184

Phone No: 262 374 0574

Email: Michelle@Pearcefarms.com.

Property Address (If different): _____

Business Name: Robert A Pearce Farms LLC

Conditional Use Permit Site Address: W 5740 N. Walworth Rd Walworth WI 53184

Landowner of Record: Robert Pearce Farms Inc.

Address: Same

Phone: 262 374 0574

Email: Michelle@PearceFarms.com.

Architect: Self

Address: _____

Phone No. _____

Email: _____

Engineer/Contractor: Self

Address: _____

Phone: _____

Email: _____

Lot Size: 160 acres

Current Zoning: A-4

Does current zoning permit the intended use? Yes No

Will there be a Change in exterior lighting? Yes No (If Yes, please explain: _____)

Will there be Outdoor signage? Yes No (If Yes, please explain: Current ~~sign~~ sign on Building and Corner Posts.)

Days and Hours of Business Operation: April - November 15th 7 am to 6 pm.

Number of Employees: 8 Full time 40 partime Seasonal

The use will be in existing building(s) new building(s)

Describe Specifically the nature of the proposed business and the proposed use of the existing or new building(s):

See Attached. Keep all previous

Robert W. Pearce

Owner/Applicant Signature(s)

5-4-2026.

Date

Town Initials

Robert W. Pearce on behalf of Robert A. Pearce Farms, Inc.

W5740 North Walworth Road, Walworth, WI 53184

262-374-0574

May 4, 2026

Town of Walworth

RE: Conditional Use Amendment Request – Robert A. Pearce Farms, Inc. doing business as Pearce’s Farm Stand, LLC

Dear Town of Walworth,

I am requesting an amendment to our current Conditional Use Permit for the property located at W5740 North Walworth Road, Walworth, WI. This amendment request includes additions we are looking to add to current conditional use while keeping the provisions of the current Conditional Use Permit in effect.

I am requesting to following amendments to our current Conditional Use:

- 1) Request to expand main Farm Stand building for a larger kitchen supplies area and storage. Expansion requested would be 24X65 (1560 sq ft).
- 2) Request expanding existing shed storage supply for Farm Stand to 24x200 (4800 sq ft). We have successfully added an orchard to our operation and now have a need for more equipment and supplies. This shed would allow us to store picking boxes, wagons and other vegetable/orchard equipment indoors.
- 3) In Section #18 of our Conditional Use it currently states “cold drinks (nonalcoholic)”. We are asking to amend “cold drinks” to include alcoholic, specifically beer and wine, drinks. We are requesting the addition of beer and wine because it compliments our current sales products and products we grow. In 2025 we partnered with Topsy Turvy and they made ‘Pearce’s Pumpkin Ale’ using pumpkins grown on our farm. With the use of Topsy Turvy’s traveling liquor license we were able to have them serve beer and wine on 6 different weekend dates. It was well received by stand guests. It is our expectation that

the ability to offer alcoholic beverages will help us grow our agritainment business while at the same time maintaining a fun, family safe venue.

- 4) We are also requesting to be allowed to host events that allow the general public to use our site to host functions which include and support activities of our Farm Stand. Here are a couple of examples:
 - a) Allow a business to have a family day or team building day event on the farm. The business could pay for employees to do a team building exercise such as navigating the corn maze. Businesses would also have the opportunity to pay for their employees/employees' families to pick a pumpkin from our pumpkin patch.
 - b) Allow families to utilize our space for birthday parties. Guests can use our picnic pavilion and order lunch for their guests from concessions. They can also pay to pick a pumpkin at the pumpkin patch or entertain their guests with entries to the corn maze.
 - c) Allow 4-H, FFA and other agriculturally based groups a place to host meetings and gatherings.

The above-mentioned examples, and other listed changes, would allow the general public to use our facilities in a manner that supports agriculture. These changes would allow us to enhance the experience of those who visit the Farm Stand and provide additional employment opportunities to residents of the area.

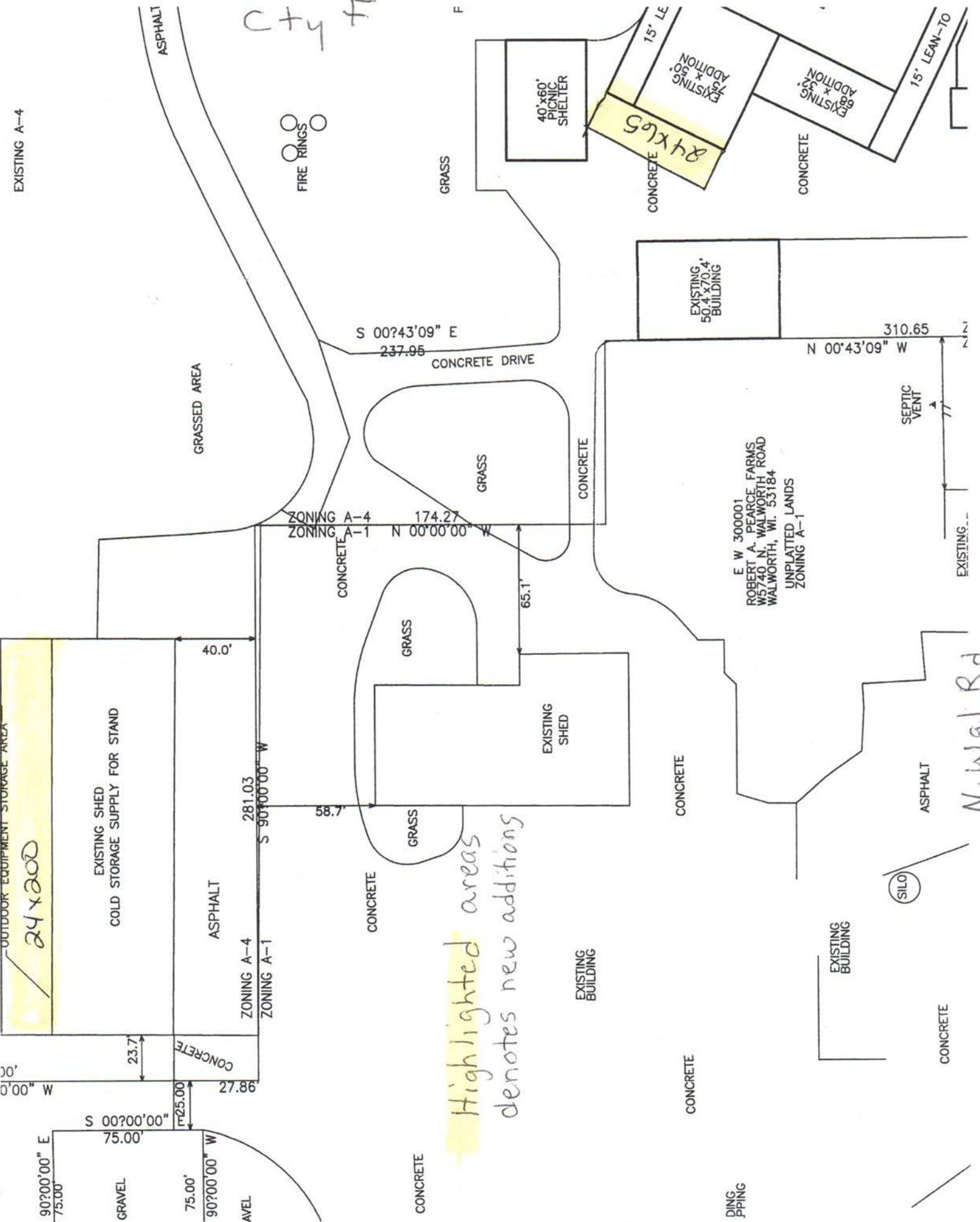
For many years Pearce Farms has been an active participant and supporter of FFA, 4-H, local schools, food banks and other non-profits. The opportunities listed above will provide us with the ability to provide greater support.

For generations our family businesses have been good stewards of the land, good neighbors, and we respectfully request approval of these additions listed above.

Sincerely,

Robert W. Pearce

Agent for Robert A. Pearce Farms, Inc.



EXISTING A-4

City 17



S 00°43'09" E
237.95

CONCRETE DRIVE

ZONING A-4 174.27
ZONING A-1 N 00°00'00" W

310.65

N 00°43'09" W

E W 300001
ROBERT A. PEARCE FARMS
W5740 N. WALWORTH ROAD
WALWORTH, WI. 53184
UNPLATTED LANDS
ZONING A-1



EXISTING...

Highlighted areas
denotes new additions

N. Wal Rd



CONCRETE

DING PING