

County Zoning Agency

BIG FOOT RANCH CONSERVATION SUBDIVISION PROPOSAL

MINUTES

April 5, 2023 – 1:30 P.M.

N726 Ridge Road
Walworth, Wisconsin

Chairman Ryan Simons called the meeting to order at 1:30 p.m.

Roll call – Committee members present in person were Supervisors Ryan Simons, Sue Pruessing, Dennis Karbowski, Al Stanek, and citizen members Richard Kuhnke, Sr. and Jim Van Dreser. Supervisor Joanne Laufenberg was absent. A quorum was present.

County Staff present Land Use and Resource Management Department Director Michael P. Cotter, Deputy Director Mandy Bonneville, Senior Planner/Hearing Facilitator Matt Weidensee, Senior Zoning Officer Nicholas Sigmund, Sr. Urban Conservation Specialist Heather Marquardt and Code Enforcement Officer/Conservation Technician Samantha Stawarz.

Town of Walworth representatives present Clerk/Plan Comm. Member Marie Baker, Plan Comm./Supervisor Steve Santeler, Plan Comm. Member Paul Peterson, Town Supervisor Bill Pearce.

A “per diem” sheet listing CZA attendees on April 5, 2023 is kept on file as a matter of record.

Details of the April 5, 2023 meeting / hearing are on an audio recording which is on file and available to the public upon request.

Sue Pruessing motioned to approve the agenda. Seconded by Dennis Karbowski. Motion to Approve the agenda carried. 6-favor 0-oppose

Staff reviews the purpose of the meeting regarding the conservation subdivision and ordinance requirements. Staff indicates the property has been droned and if there are specific areas that are requested to be re-droned, that can be done.

David Patzelt, Chris Niedert (Landscape Architect/Planner), and Atty Chad Pollard appear for the applicant. David Patzelt and Chris Neidert review the rezone requested and the Town of Walworth 2050 Land Use Plan for Urban Density Residential and Commercial zoning. The wetland delineations have occurred. Chris Niedert discusses the 4 step process, the development of the presented map exhibits, the types of lots and the plans for existing buildings on the properties.

Supervisor Stanek questions the internal movement within the subdivision and dedicated park space. Chris Niedert addresses the right of ways within the proposed subdivision. Jim Van Dreser questions the C-4 wetland areas. David Patzelt indicates the wetland delineation is very current, within the last 6 to 8 months at the CZA. Richard Kuhnke, Sr. questions the commercial area. David Patzelt indicated the intent for the B-4 zoning is for a potential boutique hotel/resort. Steve/Tn of Walworth questions continued drainage to the North. David Patzelt indicated yes.

David Patzelt addressed the HOA, private well/septic, lot sizes, nearest sanitary district.

Staff indicates the property can be viewed via drone or a visit at a future date if requested.

Exhibits presented at the meeting are delivered to the recording secretary.

Adjournment

**Al Stanek motioned to adjourn. Seconded by Jim Van Dreser. Motion carried.
6-favor 0-oppose.**

The meeting was adjourned at 2:21 p.m.

Submitted by Sheril Oldenburg, Recording Secretary.

Minutes are not final until approved by the committee at its next meeting.