

**VILLAGE OF WALWORTH
PLAN COMMISSION MEETING**

Monday, June 21, 2021, 6:00 p.m.
Village Hall, 227 North Main Street, Walworth, WI 53184

Minutes

1. CALL TO ORDER: the meeting was called to order by Louise Czaja, approximately 6:00 p.m.
2. Roll Call:

PRESENT: Village Plan Commission Board Members: Louise Czaja, Brad Cousins, Tom Connelly, Annie Zambito, Ed Snyder, Dan Mizialko, Village Deputy Clerk/Treasurer: Lisa Rogers; Village Board Trustee: Bob Ball; Village of Walworth Building Inspector: Ellis Border; Via Zoom: Village Project Planner, Foth Infrastructure & Environment, LLC: Shaun Mularkey

ABSENT: --

ALSO PRESENT: Citizens: Stan Fairchild, Geoffrey Tikk, Ken Hnilo, Jordan & Brittany Johnson

3. Pledge of Allegiance
4. Approval of Minutes from June 14th, 2021
 - a. Dan Mizialko motioned to approve minutes; seconded by Tom Connelly
5. Comments from Citizens Present:
 - a. No new comments from present citizens mentioned
 - b. Other:
 - i. Conversation regarding Walworth Cemetery: Louise Czaja mentioned Bob Rauland, Citizen, voiced concerns to about cemetery poor condition and issues with it being an island surrounded by village property.
 1. To be brought up next meeting.
 - ii. Conversation regarding developer' s agreement, Windmill Prairie: Ed Snyder mentioned conversation with David Rasmussen, Citizen, and concern about Windmill Prairie garage placement, to be discussed under building inspector report.
6. **Discussion, Consideration and Action on the following:**
 - A. NEW BUSINESS:
 1. Site and operational plan review: Jessica Young, 129 Kenosha St., VWP00268 Zoned B-1: for individual counseling services, Center for Change, LLC
 - i. Cost Recovery Agreement on file.
 1. Site and Operational Use application presented and reviewed by board.

2. Shaun Mularkey commented on potential issues: lack of parking, unknown home layout, unknown number visitors per day.
 3. Ed Snyder motions to postpone decision until partitioner can be present to address questions; seconded by Tom Connelly. All approved.
 2. Site & Operational Plan Proposal submitted by Geoffrey G. Tikk to operate an automotive repair business at 229-239 Kenosha St.
 - i. Requires Conditional Use application.
 - ii. Requires cost recovery agreement.
 1. Tom Connelly motions to delay decision, on both items, until a public hearing is held. Motion dies due to lack of second.
 2. Shaun Mularkey mentioned zoning is partially residential, thus existing parking would need to be used as residential, not commercial, or would otherwise need to be re-zoned.
 3. Ed Snyder commented the application should be corrected before moving forward. Corrections: address (230 vs. 239), potential driveway or access road easements, potentially re-survey tax parcels involved.
 4. Louise Czaja motions to postpone this decision; seconded by Tom Connelly. All approved.
3. Email from John Weidl regarding 100 N. Main St. (former Walworth State Bank Bldg.)
 - i. Tom Connelly mentions potential façade TIF grant for downtown B1 zoned building, given it is one of the oldest buildings in Walworth. Discusses opportunities to use government funded low or no down loans potential available to renovate interior only; grant requires exterior to be left as is and registration as national historic building in order for grant application. Plans to reach out to John Weidl about said TIF grants.
 - ii. Shaun Mularkey said it would have to remain commercial below and residential above.
 - iii. Dan Mizialko brought pamphlet titled, "Communities Keep Up with Aging Infrastructure." Louise Czaja to forward to John Weidl.
 1. To follow up with next meeting.

B. OLD BUSINESS:

1. Zoning/Comp. Plan Amendment: Stan Fairchild, 138 Howard St.
 - i. Shaun Mularkey explained "hardship" cannot just be financial, for R-2 zoning change or variance, and read off statute definition.

- ii. Stan Fairchild, Citizen, voiced misunderstanding of lot lines, and no longer needing variance. Application has been withdrawn at this time. Requests amount due remaining from treasurer for application.

- 1. No other further action required.

- 2. Walworth Prairie, Out-lot 5 Ditch, Pond, Sidewalk.

- i. Public Works to review project and bring back to Plan Commission at later time.

- 1. No further action required.

- 3. Undercover Canvas: update.

- i. Ed Synder reports neighbors working together, no applications yet submitted.

- 1. No further action required.

- 4. Jordon & Brittany Johnson, CSM (exterritorial zoning) review prior action, 2019.

- i. Brittany Johnson, Citizen Petitioner, in attendance explains plan to parcel off 5 acres of longtime family-owned land to build single family residence.

- ii. Louise Czaja asks if it will impact Village future development plans.

- iii. Shawn Mularkey mentions based on location, there would be no development interruption, no immediate impact.

- iv. Ed Snyder calls land division standard given Shodeen 5 acre lots nearby.

- v. Ed Snyder motions to approve CSM submitted by Brittany Johnson and MJJS LLC; seconded by Dan Mizialko. All approved, motion carried.

C. ORDINANCES:

- 1. Revised Beer Garden Ordinance.

- i. No updates

- 2. Al Fresco Dining.

- i. No updates

- 3. Recodification progress

- i. Tom Connelly commented the process has passed the legal review and has proceeded, on schedule, to eventually be uploaded online for all to access.

- 7. Building/zoning Inspector's report

- a. Windmill prairie – Village Building Inspector Ellis Border said he was told C&C Technologies has waived issues to front facing garage locations of new builds but has not seen those documents.

- b. Issues to be re-visited once Village Building Inspector Ellis Border attains development agreements by Tracy Group.

i. To follow up with next meeting.

8. Items for next month's agenda.

- a. Meeting agenda and meeting to be sent Wednesday July 14th for next meeting Monday, July 19th, 2021.
- b. Meeting minutes for 5/17/2021 to be reviewed (available online)
- c. Walworth Cemetery
- d. Windmill Prairie and C&C Technologies agreement related to new construction garages
- e. Façade grants through TIF district for buildings downtown
- f. Jessica Young/Center for Change, LLC
- g. Geoffrey G. Tikk/automotive repair
- h. Ordinance updates

9. ADJOURNMENT: Ed Snyder motions to adjourn meeting; seconded by Tom Connelly; Motion carried.
Meeting adjourned 7:08 P.M.

Respectfully Submitted: Annie Zambito

Cc: Plan Members, Village Board, Building Inspector, Planner, Engineer

Posting June 21, 2021, at Village Hall, Library, Post Office, & online at: www.villageofwalworth.govoffice2.com