

**VILLAGE OF WALWORTH  
PLAN COMMISSION MEETING**

Monday, April 19, 2021, 6:00 p.m.

Village Hall, 227 North Main Street, Walworth, WI 53184

**Minutes**

1. **CALL TO ORDER:** In the absence of the Chairman, the meeting was called to order by Deputy Clerk/Treas., Lisa Rogers, approximately 6:07 p.m.
  
2. **Roll Call: PRESENT:** Reierson-McWayne Trustee Member: McMahon, Trustee Member; Ed Snyder, Citizen Member.  
**ABSENT:** Connelly, (arrived at approximately 7:15 pm).  
  
**ALSO PRESENT:** Shaun Mularkey, Foth, Infrastructure & Environment; Diana James; Stan Fairchild; Alisha Kalous; Louise Czaja; Bob Ball
  
3. Comments or suggestions from citizens present. Any item presented to the Plan Commission by a citizen, if requested, will be placed on the next regular agenda:
  - a. Chairman Connelly reported the verbal resignations of Plan Commission Members:
    - i. Sue Smith
    - ii. Nathan HagenWritten confirmation of resignations will be requested.
  
4. **The Plan Commission members will discuss, consider, and act, if necessary, on the following:**  
Communications Reports:
  - a. Conditional Use Application filed by Diana James for Big Top Firework Concession Tent located at 200 N State Road 67, in front of Heyer True Value:
    1. **QUESTIONS & DISCUSSION:** Diana James stated no changes from previous year.
    2. **ACTION:** A Snyder/McMahon motion scheduled a public hearing, 05/17/2021, 6:00 p.m. Motion Carried.
  
  - b. Request for Zoning Map Amendment from Stand Fairchild for 138 Howard St. from R-1 Single Family to R-3 Multiple Family:
    1. **QUESTIONS & DISCUSSION:**
      - a. Fairchild Information:
        - i. Property purchased, 05/2007.
        - ii. 2009 - addition of 900 sq. ft. office & future rental of 2 apartments.
        - iii. Plumbing installed/parking area/ no outside stair.
        - iv. Lot dimension: 200 ft. x 66 ft.
  
      - b. Shaun Mularkey, Foth: Village Requirements:
        - i. Zoning Amendment
        - ii. Comprehensive Plan Amendment
        - iii. Cost Recovery application.

- c. Chairman Connelly Procedures:
  - i. Two public hearings (could be consecutive).
  - ii. Public Notice Required.
  - iii. Hearing required: Plan Commission regular meeting, 06/21/21.
  - iv. Board approval Required.
- d. Fairchild Questions & Comments:
  - i. Two-family versus three family process.
  - ii. Cost involved in obtaining amendments.
- e. Chairman Connelly Responses - Requirements & Recommendations:
  - i. Workorder required for Planner. Shaun Mularkey re: Plan Amendment.
  - ii. Public Hearing would allow neighborhood to speak.
  - iii. Applications for cost recovery, comprehensive plan amendment, zoning amendment required. Application must be filed 10 days prior to next Plan Commission meeting. Plan Commission review of comprehensive plan at 05/17/21 meeting.
- f. ACTION: A MOTION BY SNYDER WITH A SECOND FROM REIERSON DIRECTS THE PLAN COMMISSION TO HOLD A PUBLIC HEARING FOR THE REZONE OF THE FAIRCHILD PROPERTY, 138 HOWARD ST. AND THE COMPREHENSIVE PLAN AMENDMENT, ON JUNE 21, 2021, (VILLAGE OF WALWORTH PLAN COMMISSION REGULAR MEETING) MOTION CARRIED.

c. Proposed Al Fresco Dining Ordinance:

1. Discussion:

- a. Review of Tavern 46 outdoor seating: Required an amendment to the Class B Liquor & Beer license description.
- b. Review of Pino's outdoor seating.
- c. Siemers, Cruise Inn. History review.
- d. Consider per table fee for tables in public right of way.
- e. No further action pending Village Attorney review.

d. Revised Beer Garden Ordinance:

- a. No further action pending Village Attorney review.

e. Walworth Prairie Out lot #5 Drainage Ditch and Pond with Sidewalk: Wind Mill Subdivision

1. Discussion:

- a. Sidewalk, retention pond, drop off slope 18 in. to 2 ft. from sidewalk to pond.
- b. Insufficiency of C & C bond of \$10,000 to cover reconstruction costs.
- c. TIF district fund.
- d. Liability.
- e. Sufficiency of park space.

2. Action: Invitation to C & C Technologies to attend Plan Commission meeting.

- a. Attorney review of easement and storm water maintenance agreement.

- f. Undercover Canvas Update:
  - 1. Discussion:
    - a. Jamie McAvoy: No cooperation from neighboring property regarding retention pond.
  - 2. Action: Village Engineer to work with McAvoy engineer to design pond on McAvoy property.
  
- g. Building Inspector's Report: No report.
  - 1. Discussion:
    - a. Higbee Building: New tenant. Complete remodel.
    - b. Building at Windmill Prairie by the Tracy group.
    - c. New homes at White Tail Ridge.
  
- h. Items for next month's agenda:
  - 1. Review comp plan.
  - 2. Ordinance updates.
  - 3. Undercover canvas.
  - 4. C & C Technologies

5.ADJOURNMENT: A Snyder/McMahon motion adjourned the meeting at approximately 6:43 p.m. Motion carried.

Respectfully Submitted: Theresa Keyes, Clerk/Treas.

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