

Weidensee, Matthew

From: Weidensee, Matthew
Sent: Thursday, July 29, 2021 9:38 AM
To: 'karen'
Cc: Town of Walworth Clerk; Marquardt, Heather; Cotter, Michael; Oldenburg, Sheril
Subject: RE: Amendment or New Conditional Use?

Hello Karen,

Based on the narrative submitted the car show expanding from 50 cars to 250 cars, number of employees from five to 40, increase in operation of the commercial kitchen for bake goods from three days a week to seven days a week, removal of fund raising limitation for events all would **require a conditional use hearing** and not an amendment as they increase the stated uses intensity by greater than 25% or are a complete change in use. Condition #1 of the conditional use states the structure size has already increased by 20% of the structures so any increase in structure size greater than 5% would exceed the 25% structural expansion allowed as an amendment. The narrative should state if the new items to be sold are for concessions to customers to eat on site or for retail sales in bulk. (i.e. would you be selling bulk frozen pulled pork or any other products?) The narrative should state if cold drinks includes alcoholic beverages. LURM would need a copy of the site plan to see if the proposed uses fit on site and meet the required setbacks and has adequate parking prior to indicating if the proposed conditional use application is complete.

The CU for farm marketing and ancillary retail sales did not intend the farm stand to become a general retail store or the site as a whole to be an exhibition grounds. Retail stores require business zoning and exhibition grounds require Institutional park P-2 zoning and a separate conditional use permit for events. **At some point the retail sales would no longer be ancillary to the farm sales and exceed the intent of the A-4 Agricultural Related Manufacturing and Marketing district. There is no stated car show use in the A-4 district. The committee may feel the expansion to 250 cars exceeds the use being ancillary to the farm marketing.**

Thank you,

Matt

Matthew C Weidensee
Site Planner/Hearing Facilitator
Walworth County Land Use and
Resource Management Department
262 741-7914

From: karen <karen@pearcefarms.com>
Sent: Wednesday, July 28, 2021 2:40 PM
To: Weidensee, Matthew <mweidens@co.walworth.wi.us>
Subject: Amendment or New Conditional Use?

Please see attached. Some of this is for clarification.

Thank You,
Karen Pearce
262-374-0325
Pearce's Farm Stand and Corn Maze

Seasonal Fruits and Vegetables

Featuring our Farm Fresh Bakery with Donuts, Specialty Breads and Cookies,
Kettle Corn, Homemade Caramel sauce, caramel candy and Hand dipped Caramel Apples.

Our Caramel is made the old fashioned way in a copper kettle.

visit our website at www.PearceFarms.com

---- On Wed, 07 Oct 2020 12:33:12 -0500 **Weidensee, Matthew** <mweidens@co.walworth.wi.us>
wrote ----

Dually noted.

Thank you,

Matt

Matthew C Weidensee
Site Planner/Hearing Facilitator
Walworth County Land Use and
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