



WALWORTH COUNTY

— W I S C O N S I N —

Land Use & Resource Management

NOTICE OF BOARD OF ADJUSTMENT DECISION AND FINDINGS

NAME OF APPLICANT (S): Assembly Association, owner / Amy Lynn Lonergan, Amenity Legal, applicant

TOWN: Town of Delavan

TAX PARCEL NUMBER: FDLA 00226A

REQUIRED BY ORDINANCE: The Ordinance requires an 18.3 foot setback from Pottawatomi Drive for the building and prohibits the retaining walls / terraced patio from being over 2.5 feet high within the 50 foot vision triangle of an intersection. Ninety-three (93) parking stalls are required.

VARIANCE REQUEST: The applicants are requesting a 7.6 foot setback from Pottawatomi Drive, retaining walls / terraced patio within the 50-foot vision triangle, and 4 parking stalls. The request is a variance from Section(s) 74-181 / 74-201 / 74-219 / 74-221 of Walworth County's Code of Ordinances – Shoreland Zoning to replace a community center building, including a terraced patio, retaining wall and parking.

BOARD OF ADJUSTMENT DECISION: The Walworth County Board of Adjustment, during the meeting of September 10 & 11, 2025, for the petition of Assembly Association, owner / Amy Lynn Lonergan, Amenity Legal, applicant, voted to DENY the request for a 7.6 foot setback from Pottawatomi Drive, retaining walls / terraced patio within the 50-foot vision triangle, and 4 parking stalls.

BOARD OF ADJUSTMENT FINDINGS: The Board found the variance does not meet the criteria necessary for approval. The Board found no unique property limitations not generally found on other neighboring properties. The Board agreed that the building likely needs to be replaced, but found that these variances would not be necessary to accomplish the replacement. The Board found safety at the intersection to be of great importance and found the parking variance requested to be a large increment of relief.

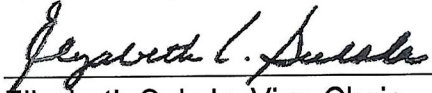
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Assembly Association, owner / Amy Lynn Lonergan, Amenity Legal,
applicant**

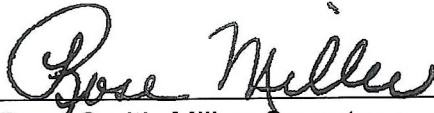
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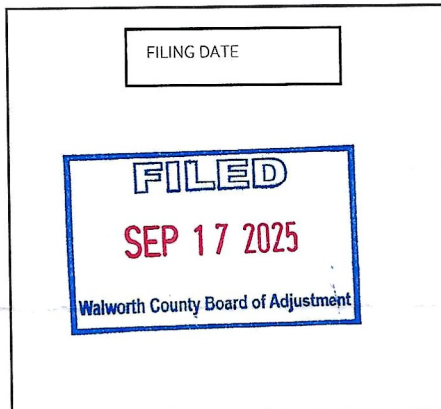
An Association member and resident spoke in support. There were 35 letters in support. There were 5 speaking in opposition. There were 18 letters in opposition. One party speaks in Rebuttal. Nothing received from the Town of Delavan. (Town of Delavan response received 9/11/25 and read into the record).

BOARD MEMBER'S SIGNATURES:


Ann Seaver, Chair


Elizabeth Sukala, Vice-Chair


Rose Smith-Miller, Secretary



This decision may be appealed by filing an action in certiorari in the Walworth County Circuit Court within thirty (30) days from the date the decision is filed in the offices of the Land Use and Resource Management Department.

Approvals by the Board of Adjustment shall expire within twelve (12) months unless substantial work has commenced pursuant to such approvals. Any structure authorized by this variance is not subject to the allowance in Wis. Stat. 59.692(1k)(a)2 and (a)4.

Non-compliance with the Boards decision may result in citations being issued at \$663.00 per day.