

Date: March 4, 2021

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: Demolish an existing building in the Downtown District located at 2088 Church Street (ROP 00111) for an undefined redevelopment project; Kinove LLC, applicant (Rick Strieter, agent)

Application 2020-26; <https://s.zoninghub.com/HKR4DUQZZD>

Meeting March 8, 2021 Plan Commission meeting

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The Plan Commission considered this matter at their meeting on January 11, 2021, and adjourned the public hearing to March 8, 2021.

**Public comment** Staff has received an additional comment that should be read as part of the public hearing record (attached).

**Proposed motion for approval:** Recommend to the Village Board the approval of the property owner's request to raze the existing building, subject to the following terms and conditions:

1. Prior to demolition, the petitioner must obtain all necessary approvals including a demolition permit from the Village's building inspector.
2. Within 45 days of commencement of the work, the site must be restored to an acceptable condition as determined by the Village's building inspector.
3. The property owner must provide proof of insurance in a form and amount acceptable to the Village Attorney; such policy must name the Village of East Troy as an additional insured.
4. \_\_\_\_\_
5. \_\_\_\_\_

Such approval recognizes the property owner's right to remove the building.

**Attachments:**

1. Public comment received

**From:** [Erin Seaverson](#)  
**To:** [Eileen Suhm](#); [Lorri Alexander](#)  
**Subject:** Comment on Demolition at 2088 Church Street (ROP 00111)  
**Date:** Wednesday, January 13, 2021 8:25:51 AM

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Hello,

Although the initial public comment period closed on 1/5/2021, I see that the public hearing has been adjourned to 3/8/2021. As such, I hope that my comment can be read as part of the public hearing.

I oppose demolition at 2088 Church Street without a plan for redevelopment. I can see a contingent approval allowing demolition as part of a sale and redevelopment. Allowing vacant property to sit on our square with no plan for development is detrimental to the character of the entire Square. A (maintained) vacant building is better than vacant land in this instance.

The building at 2088 Church Street has not been maintained by the building owner (demolition by neglect). The Village should use what power it has to require the property owner to maintain their property, by at least repairing the roof and gutter and returning the public sidewalk to public use.

Erin Seaverson  
2040 Emery Street  
Village of East Troy, Wisconsin