

Village of East Troy Plan Commission

Resolution 2021-20

A Resolution Recommending to the Village Board Various Revisions to the Village's Adopted Comprehensive Plan

WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board adopted a comprehensive plan on June 1, 2009, following extensive public participation; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time along with a plan update in 2020; and

WHEREAS, the Plan Commission desires to revise parts of the adopted comprehensive plan to reflect new opportunities and challenges; and

WHEREAS, the Plan Commission finds that the revisions set forth herein are consistent with the remainder of the adopted plan.

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

Section 1. Revise the first policy in the housing section on page 13 of the Policy Document to read as follows:

The Village will only rezone land for multi-family housing that exceeds 8 dwelling units per acre when the proportion of multifamily is 30 percent or less of the total housing stock (housing units), except when the proposed multifamily housing is:

- (1) located in the Downtown Core or the Downtown Transition area as depicted on the future land use maps in or around the downtown core or if the multifamily housing,
- (2) is part of a qualified tax increment financing (TIF) district that is established to eliminate blight,
- (3) designated as infill housing development on the future land use map,
- (4) part of a mixed-use development project developed as a planned development district, or
- (5) part of an adaptive reuse project developed as a planned development district.

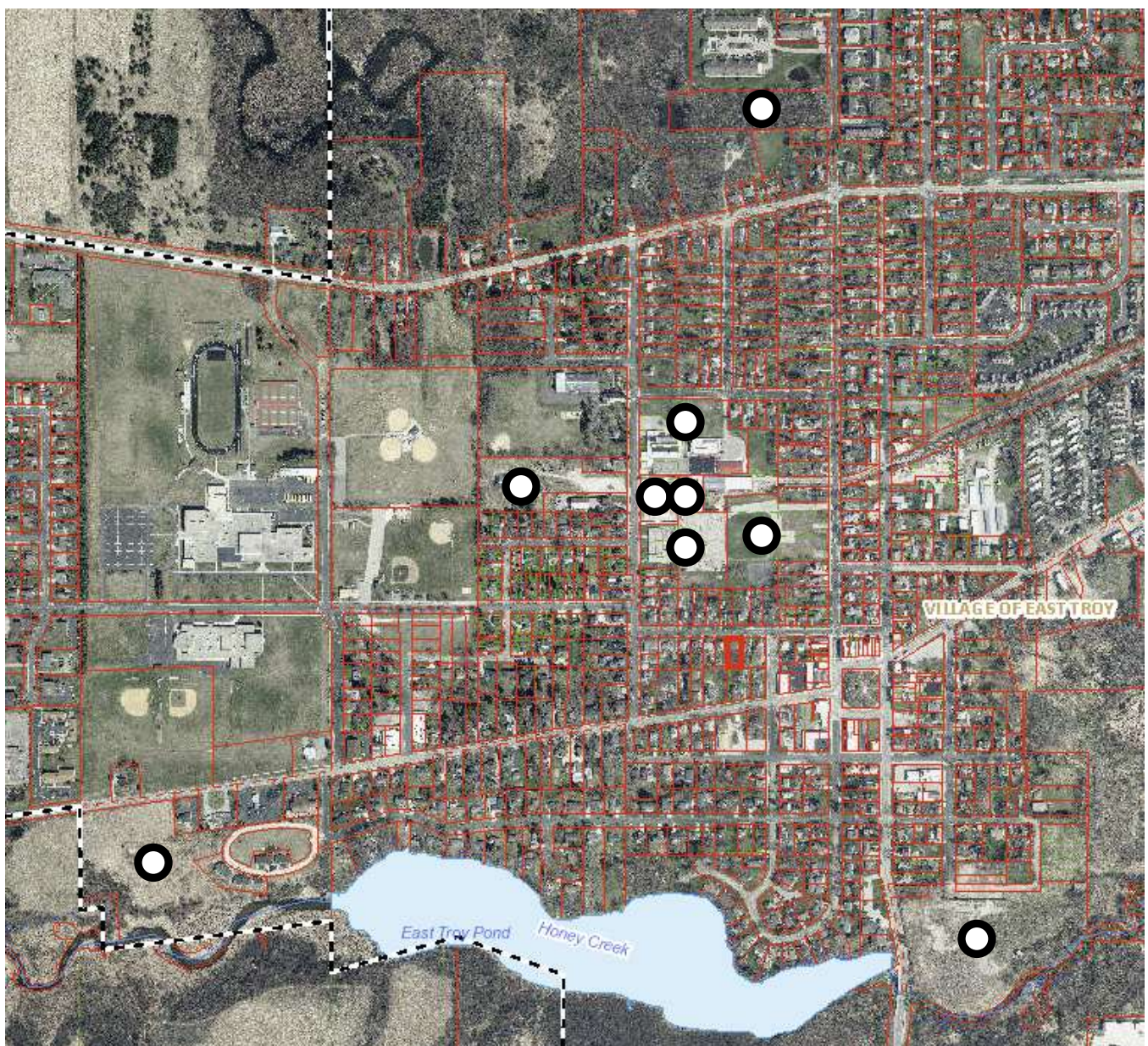
For the purpose of this policy, multifamily does not include duplexes, attached housing with individual entries (e.g., townhouses, rowhouses), or special housing facilities such as nursing homes and housing predominantly for seniors.

Section 2. Revise the description of “Mixed Residential” on page 22 of the Policy Document to read as follows:

~~**Mixed Residential:** This designation is intended for a variety of residential units focused on multiple family housing (i.e., 3+ unit buildings), usually developed at densities that exceed six units per acre, and served by a municipal sanitary sewer system in or near the village. Single-family detached housing, attached single-family residences with individual entries (e.g., townhouses, rowhouses), existing mobile home parks, and small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be within this designation.~~

This designation is intended for a variety of residential units focused on multiple family housing (i.e., 3+ unit buildings), at densities up to 9 dwelling units per acre which corresponds to the TR-8 and AR-9 zoning classifications. Single-family detached housing, attached single family residences with individual entries (e.g., townhouses, rowhouses), existing mobile home parks, and small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be within this designation.

Section 3. Revise the future land use map in the Policy Document by designating various properties as Infill Development as depicted below. For the purpose of this part, properties shown as Infill Development are generally vacant or otherwise underdeveloped properties.



NOW THEREFORE, the Village Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Walworth County;
- b. the clerk of every local government unit that is adjacent to the Village;
- c. Wisconsin Land Council;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. East Troy Lions Public Library.

Passed and adopted this 9th day of August, 2021

East Troy Plan Commission

Scott Seager, Chairperson

ATTEST:

Lorri Alexander, Village Clerk