

Date: February 9, 2023

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: Proposed amendment of the Village's comprehensive plan by changing the land use classification of a part of Tax Parcel RXUP 00202; Kiwanis Heritage, applicant

Application: 2023-03; <https://s.zoninghub.com/DLN6VTJW74>

Meeting: February 13, 2023, Plan Commission meeting

Kiwanis Heritage Inc owns the property at 3223 North Street and operates a multi-family housing complex and wants to expand their operation by purchasing about 2 acres of land to the east. To accommodate the potential expansion, the future land use map in the Village's comprehensive plan needs to be amended by changing the land use classification from Institutional and Public Service to Mixed Residential.

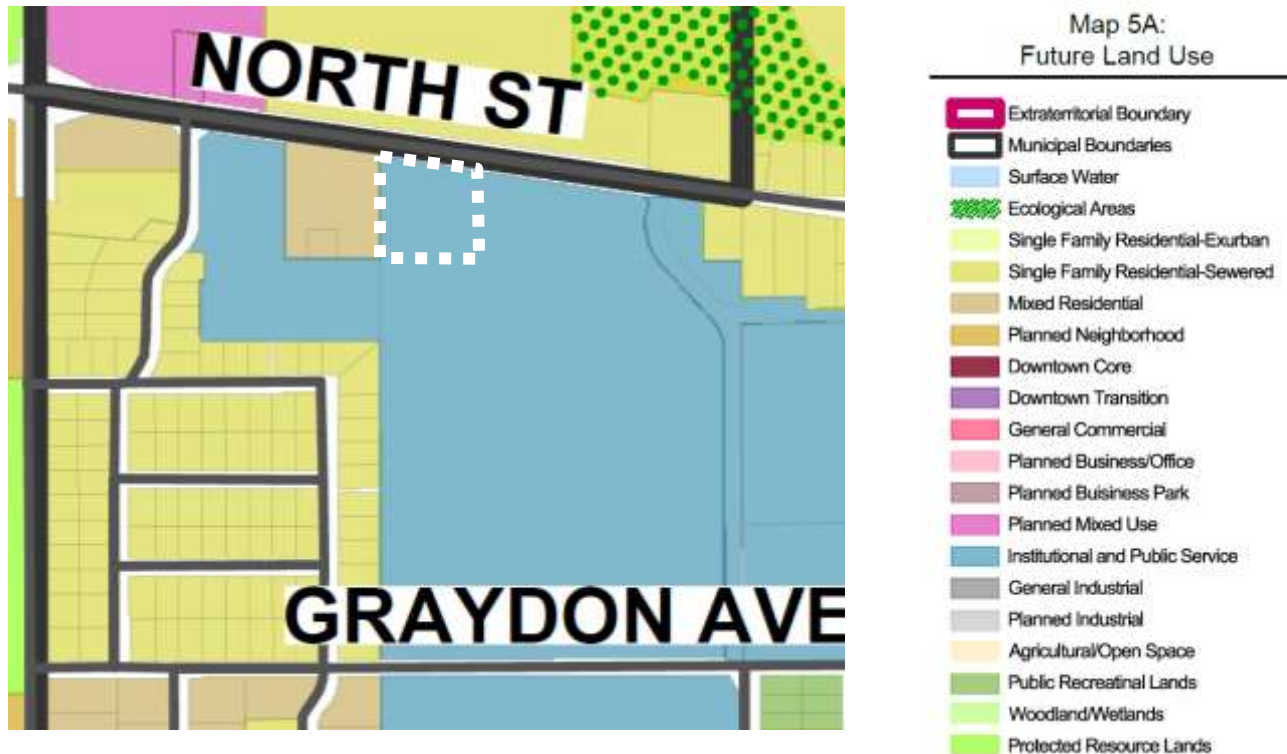
Map of Subject Properties



Below is the description for Mixed Residential.

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.

Below is a part of the future land use map to provide some additional context for the proposed change.



Public notice Aside from being listed on the meeting agenda, there is no other required public notice for this matter.

Role of Plan Commission The Plan Commission acts in an advisory role to the Village Board. If the Commission is so inclined to recommend a change to the comprehensive plan, the recommendation must be in the form of a resolution.

Proposed motion for adoption: Motion to recommend to the Village Board the approval of the resolution, dated February 9, 2023, based on the findings contained in the draft resolution

If the resolution is adopted, staff will provide public notice as required by state requirements (class I notice) and the Village Board will conduct the public hearing in March. At that time, the Village Board can (1) adopt an ordinance making the amendment, (2) send the matter back to the Plan Commission for further work and/or clarification, or (3) decide to not adopt the ordinance.

Attachments

1. Draft resolution, dated February 9, 2023

Village of East Troy Plan Commission

Resolution 2023- (Draft February 9, 2023)

A Resolution Recommending to the Village Board a Revision of the Village's 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 may amend the adopted comprehensive plan from time to time; and

WHEREAS, the Village Board for the Village of East Troy adopted a public participation plan on May 18, 2015 that describes the way in which Village residents and other interested parties can participate in the revision of the adopted comprehensive plan; and

WHEREAS, Kiwanis Heritage Inc owns the property at 3223 North Street and operates a multi-family housing complex and wants to expand their operation by purchasing about 2 acres of land to the east; and

WHEREAS, Kiwanis Heritage Inc has submitted a petition to amend the future land use map (Map 5A) in the adopted comprehensive plan by changing the land use classification of that area from Institutional and Public Service to Mixed Residential; and

WHEREAS, the Plan Commission finds that the adopted comprehensive plan with the proposed revision contains all of the required elements specified in Section 66.1001(2), Wis. Stats.

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Village Board the land use classification of that area generally depicted below, be changed from Institutional and Public Service to Mixed Residential.

Subject Property (Tax Parcel RXUP 00202)



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 13th day of February, 2023

Scott Seager, Plan Commission Chairperson

ATTEST:

Lorri Alexander, Village Clerk