

**Agenda**  
**Village of East Troy Plan Commission**  
**2015 Energy Drive**  
**January 8, 2024**  
**6:30 p.m.**

**In Person Meeting with Public Access for Viewing via YouTube**  
**YouTube Channel Link: <https://www.youtube.com/channel/UCGPfzVwLzE2Pqt4-g450Klg>**

**Note:** At the request of the developer, the two public hearings relating to the Overlook Ridge project, that were scheduled for this meeting, have been cancelled. They will be rescheduled when the developer confirms the meeting date.

1. Call to order
2. Pledge of Allegiance
3. Verification of open meeting notice
4. Roll call
5. Citizen participation – Per Village Resolution 2017-01, anyone wishing to address the Plan Commission during Citizen Participation will be allowed 5 minutes. Your subject must specifically relate to matters under the jurisdiction of the Plan Commission, whether on the agenda or not. The Plan Commission should not engage in a discussion regarding comments because it was not part of the publicly noticed agenda. Upon conclusion of this Citizen Participation segment, members of the audience are not allowed further comment unless they are participating in a public hearing or if specifically allowed by a majority vote of the Plan Commission due to involvement in an agenda item.
6. Approve Plan Commission minutes of December 11, 2023
7. One-lot certified survey map to merge two adjoining parcels located at NW corner of CTH ES & STH 20; Goodden ES/20 LLC, applicant (Ray Goodden, agent), (application 2023-31)
  - A. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/TWL50Z2Q4E>
8. Rezone two adjoining parcels (RLC 00002 and RLC 00003) off of Energy Drive from Highway Business (HB) to General Industrial (GI); TJ Properties (John Theisen, agent) (application 2023-39)
  - A. Public hearing
  - B. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/CHRCL3RB73>
9. Rezone five adjoining properties parcels (RXUP 00146, RXUP 00154, RXUP 00146C, RXUP 00146E, RXUP 00159) off of Main Street to MR-10; Sawall Development, applicant (application 2023-35)
  - A. Public hearing
  - B. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/48ZQ4D8NR7>
10. General development plan for Overlook Ridge, a proposed planned development district with a total of 145 multi-family dwelling units; Sawall Development, applicant (application 2023-36)
  - A. Public hearing
  - B. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/L8508X3ERV>

11. Final development plan for Overlook Ridge, a proposed planned development district with a total of 145 multi-family dwelling units; Sawall Development, applicant (application 2023-37)

- A. Public hearing

- B. Discussion and recommendation to Village Board

Additional application details may be available: <https://s.zoninghub.com/C1GJTZ5DB4>

12. Recommendations for future agendas (no packet materials)
  - Polystructures as accessory uses in residential zoning districts
  - Tiny homes as accessory uses in residential zoning districts
  - Revise application requirements for rezoning petitions
  - Potential regulations/information related to front-yard setbacks on side-loaded homes
13. Next meeting: February 12, 2024 at 6:30 pm, if needed
14. Adjourn

Posted: January 5, 2024

Please Note:

- The order of items on this agenda is for convenience of reference. These items may be taken out of order upon request of the Village President or Plan Commission members.
- It is possible that members of, and possibly a quorum of, the Village Board may be in attendance at the above stated meeting. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.
- Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office, 2015 Energy Drive (262) 642-6255.
- Development projects are reviewed consistent with the Village's land development regulations. These are available online.
  - Zoning: <https://www.ecode360.com/27768057> and also <https://villageofeastroy.zoninghub.com/home>
  - Subdivision of land: <https://www.ecode360.com/27767242>