

Date: February 9, 2024

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

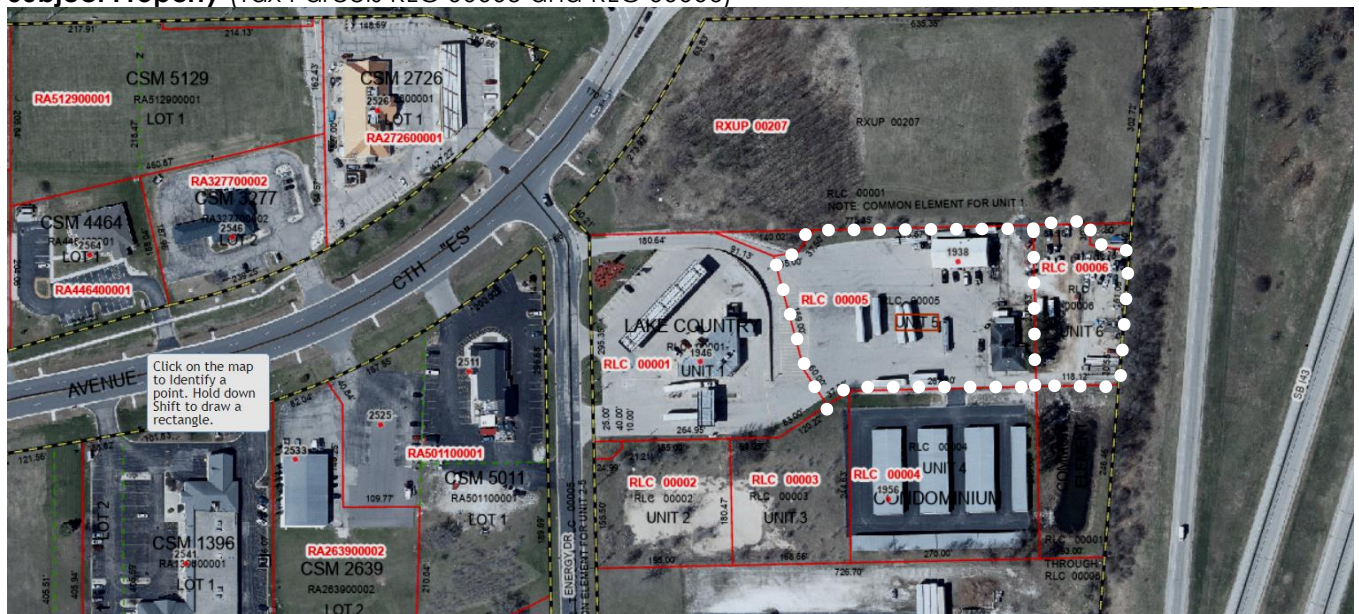
Subject: Proposed amendment of the Village's comprehensive plan by changing the land use classification of two properties (RLC 00005 and RLC 00006) from General Commercial to General Industrial; TJ Properties, applicant (John Theisen, agent)

Application: 2024-01; <https://s.zoninghub.com/DQNK9G7EVB>

Meeting: February 12, 2024, Plan Commission meeting

TJ Properties owns two adjoining parcels off of Energy Drive and wants to merge the properties and construct buildings for a light industrial use. To do so, the future land use map in the Village's comprehensive plan would need to be amended as a first step by changing the land use classification of both parcels from General Commercial to General Industrial.

Subject Property (Tax Parcels RLC 00005 and RLC 00006)



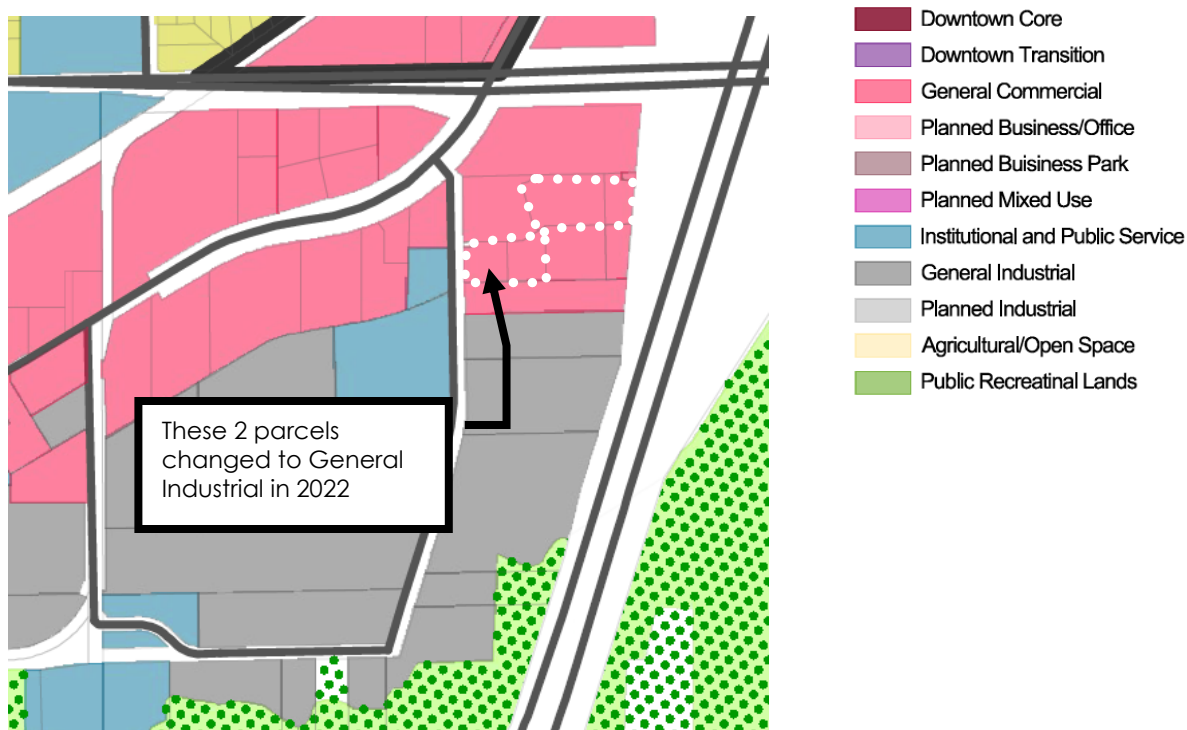
Below are descriptions from the comprehensive plan for both.

General Commercial: This category is intended for broad range of commercial; office; community facility; outdoor display and sales (e.g., cars, boats, RV's etc.); low intensity warehousing and distribution; and small scale (usually accessory) light industrial uses. These commercial use areas are characterized by moderate attention to landscaping, screened storage areas, lighting and signage, and compliance with design standards. New General Commercial areas are planned primarily east of the village near the airport, and along Interstate 43 north of County Highway ES.

General Industrial: This designation includes more intensive indoor manufacturing, warehousing, distribution, and office uses, often with significant outdoor storage or processing of materials. Uses in this future land use category include those with characteristics that make them less compatible with most other uses may require additional separation, screening, and buffering. New development should adhere to high-quality building design, generous landscaping, modest lighting, screened storage and processing areas, and limited and attractive signage.

These areas should be located near arterial roads but away from existing or planned residential areas and high visibility community gateways whenever possible. This designation is mapped over mainly developed portions of the village's industrial parks and for areas near the airport where outdoor, low intensity industrial activity will not interfere with airport operations and south of Interstate Highway 43 along Honey Creek Road.

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, 2024, 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 April, potentially April 1, 2024. 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, 2024

Village of East Troy Plan Commission
- Draft February 9, 2024 -

Resolution 2024-

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, TJ Properties owns two properties (RLC 00005 and RLC 00006) and 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 these two properties from General Commercial to General Industrial; 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 Parcels RLC 00005 and RLC 00006, generally depicted below, be changed from General Commercial to General Industrial.

Subject Property (Tax Parcels RLC 00005 and RLC 00006)



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 12th day of February, 2024

Robert M Johnson, Plan Commission Chairperson

ATTEST:

Lorri Alexander, Village Clerk