

Agenda
Village of East Troy Plan Commission
2015 Energy Drive
February 12, 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 January 8, 2023
7. Amend the Village's Comprehensive Plan by changing the designation of two adjoining parcels (RLC 00005 RLC 00006) on the future land use map from General Commercial to General Industrial generally located at 1938 Energy Drive; TJ Properties (John Theisen, agent), applicant (application 2024-01)
 - A. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/DQNK9G7EVB>
8. Exterior renovation and expansion of existing building located at 2114 - 2116 Church Street in Downtown Design District (CB District); Roger Trader and Catherine Wachal, applicant (application 2023-40)
 - A. Public hearing
 - B. Discussion and recommendation to Village BoardAdditional application details may be available: <https://s.zoninghub.com/BXDPSEEHMU>
9. Amendment of site plan approved in 2023 (First Amendment) for property located at 2616 S. Executive Drive; MDC East Troy LLC; Josh Manthei, agent (Caitlin LaJoie for Briohn) (application 2024-02)
 - A. Discussion and actionAdditional application details may be available: <https://s.zoninghub.com/1GI0HFV00Q>
10. (**ON HOLD**) 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)
Additional application details may be available: <https://s.zoninghub.com/C1GJTZ5DB4>

11. 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
12. Next meeting: March 11, 2024 at 6:30 pm, if needed
13. Adjourn

Posted: February 9, 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.ecycle360.com/27768057> and also <https://villageofeasttroy.zoninghub.com/home>
 - Subdivision of land: <https://www.ecycle360.com/27767242>