



Packet materials associated with
this meeting can be located at
www.easttroywi.gov

AGENDA
EAST TROY PLAN COMMISSION MEETING
2015 Energy Drive
March 10, 2025
6:30 PM

In Person Meeting with Public Access for Viewing via YouTube

YouTube Channel Link: <https://www.youtube.com/channel/UCGPfzVwLzE2Pqt4-g450Klg>

Call Meeting to Order; Pledge of Allegiance

Verification of Open Meeting Notice

Roll Call

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.

Approval of Minutes – February 10, 2025

Miscellaneous Business

- 1. Conditional use for outdoor storage and wholesaling related to the construction of a new industrial building for property located on the northeast side of the cul-de-sac for South Executive Drive bearing Tax Parcel No. RA512200002, MP Systems, Inc., Christopher Wenzler (Briohn Building Corp) agent (application 2025-04).**
 - a. Public hearing
 - b. Discussion and recommendation to the Village Board
- 2. Site plan and architectural review for an approximately 130,000 square foot new industrial building for light assembly, and storage associated with the prefabrication of panels, electrical conduit components, and tooling packages for property located on the northeast side of the cul-de-sac for South Executive Drive bearing Tax Parcel No. RA512200002, MP Systems, Inc., Christopher Wenzler (Briohn Building Corp) agent (application 2025-05).**
 - a. Discussion and action by Plan Commission
- 3. Discussion related to the two-family residential planned land use category from the Village's Comprehensive Master Plan.**
- 4. Discussion related to the number of access points allowed on any street frontage adjacent to any lot.**

Recommendations for Future Agenda

- 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

Next Meeting: April 14, 2025, at 6:30 pm, if needed

Adjourn

Posted: March 6, 2025

Please note: The order of the items on this agenda is for the 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 attend 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. Additional application details may be available at <https://villageofeasttroy.zoninghub.com/>