

TO: Village of East Troy Plan Commission
CC: Eileen Suhm, Jason Equitz, Tim Lynch
FROM: Orrin Sumwalt, Planning Consultant
RPT DATE: June 30, 2025
MTG DATE: July 14, 2025
APRVL DATE: Village Board action required within 90 days of submittal
FOTH FILE: 25E020.01/12
RE: Wolf – Extraterritorial Jurisdiction Certified Survey Map Review

BACKGROUND:

1. Petitioner: Carl & Becky Wolf
2. Agent: Michael A. Greeson (V2G Surveying, LLC)
3. Property Owner: Carl Wolf Jr. and Beck A. Wolf
4. Location/Address: Townline Road – Part of the Southwest of Section 30 and the Northwest ¼ of Section 31, Township 4 North, Range 18 East, Town of East Troy, Walworth County, Wisconsin.
5. Tax Key Number: PA 132000001
6. Area: 30.36 AC
7. Future Land Use: Single Family Residential-Sewered

OVERVIEW:

The petitioner is requesting review of a certified survey map within the extraterritorial plat review jurisdiction of the Village of East Troy (within 1.5 miles of the Village boundaries). The proposed certified survey map consists of three (3) single-family residential lots and one (1) outlot on the east side of Townline Road in the Town of Easy Troy. All three (3) of the proposed single-family residential lots are approximately 5.00 AC and Outlot 1 is 15.81 AC.

PLANNER COMMENTS:

1. **Extraterritorial Land Divisions – Sec. 495-16.** This section of the code outlines policies for divisions of land within the Village’s extraterritorial review area. An extraterritorial plat approval authority may not require public improvements outside of municipal limits or impose land use and density regulations unless extraterritorial zoning is established. A municipality may consider the suitability of land for development according to standards in the land division ordinance (Sec. 495-7) or conflict with planned public investments such as those shown on an Official Map or within the Comprehensive Plan.
2. **Certified Survey Map.** The proposed land division meets the Village’s definition of a minor subdivision (certified survey), “The division of land by the owner or subdivider resulting in the creation of not more than four parcels or the division of a block, lot or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundary of said block, lot or outlot”.
3. **Lot Design Standards – Sec. 495-46.** The proposed lots generally meet the Village’s lot design standards. However, Lots 2 and 3 have excessive depth in relation to width (two to one is considered desirable). The county and town will need to verify the lots comply.

4. **County Zoning.** The property is zoned C-2 Upland Resource Conservation District (Walworth County).. The C-2 District allows residential parcels at least 5 acres in area and 300 feet in width.
5. **Official Map.** The Village's official map does not show any planned roadways within the subject property.
6. **Other Reviews.** Both the Town of East Troy and Walworth County will need to approve the proposed certified survey map.
7. **Village Review Procedures.** With regard to land divisions, the Plan Commission is advisory to the Village Board. The Plan Commission may recommend (1) approval, (2) approval with conditions, or (3) denial of the application. If approval is recommended, the Plan Commission can impose conditions deemed necessary to protect the public health, safety, and welfare.
8. **Public Notice.** Aside from being included on the meeting agenda, no other public notice is required.

ENGINEER COMMENTS:

Tim Lynch, Village of East Troy Village Engineer has provided separate correspondence regarding technical review of the Wolf Certified survey map.

STAFF RECOMMENDATION:

Certified Survey Map

Depending on confirmation of by the Village of East Troy Plan Commission of the above-described comments, the Village of East Troy Plan Commission may take the following actions:

The Village of East Troy Plan Commission recommends to the Village Board **Approval** of the certified survey map for Carl & Becky Wolf for the property located on Townline Road (PA 132000001) subject to the following conditions:

1. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of East Troy Plan Commission, Village Engineer and Village Zoning Administrator for the certified survey map, and other documentation.
2. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of East Troy for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of East Troy by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of East Troy must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of East Troy, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of East Troy, including possible cause for termination of the conditional approval.

EXHIBIT:

- A. Petitioner Application