

TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5376

NOTICE OF JOINT MEETINGS OF THE TOWN BOARD OF THE TOWN OF EAST TROY AND THE TOWN PLANNING COMMISSION

On Wednesday, June 4, 2025, the Town Planning Commission of East Troy will meet at the Town Hall, N9330 Stewart School Road, at 6:30 pm, the following agenda item(s) would be considered:

AGENDA

1. Review & Approval of Planning Commission Minutes –

5/5

2. CSM, CERTIFIED SURVEY MAP

The Wolf family is looking to divide their existing 30.36-acre lot that is Zoned C-2 into 3 - 5 Acre (min. required size in C-2) and 1 out lot of the remaining 15.18 acres. They are giving a lot to each of their kids. Currently there is only a plan to build on the proposed Lot 1.

Lot on Townline Road (across the street from W7683 Townline Road)

East Troy, WI 53120

Parcel No: PA 132000001

Carl and Becky Wolf, Owner/ Mike Greeson Applicant

3. Other Business & Public Comments

4. Adjourn

Persons with Disabilities who need accommodations to attend the meeting should contact the Town Clerk at this address as soon as possible: N9330 Stewart School Rd., East Troy WI 53120 or call 262-642-5386.

Posted May 15, 2025

Jennifer Olson - Planning Commission Secretary



**Town
of
East Troy**

PLANNING COMMISSION PUBLIC HEARING APPLICATION

N9330 Stewart School Road • P.O. Box 872

East Troy, Wisconsin 53120

Telephone (262) 642-5376

tetcourt@townofeasttroywi.gov

REZONE: _____ CONDITIONAL USE: _____ OTHER: _____ CERTIFIED SURVEY MAP

OWNER: _____ CARL AND BECKY WOLF

APPLICANT: _____ Michael A. Greeson

PROPERTY ADDRESS: _____ Townline Road across street from W7683 Townline Rd.

OWNER PHONE NUMB: _____ 262.379.0787

APPLICANT PHONE NUMB: _____ 262.378.5097

EMAIL: _____ Wolfpack47@live.com _____ mikeg@v2g-surveying.com

PARCEL NUMB: _____ PA132000001 SECTION: _____ Section 30 & 31

PRESENT ZONING: _____ C-2 REQUESTED ZONING: _____ C-2

**To apply for a Planning Commission Request,
you will need to submit the following prior to the third Tuesday of the Month:**

- 8 copies of your County Zoning Administration Application
- A check for the \$300.00 application fee (payable to The Town of East Troy)
- 8 copies of this Town Application
- 8 copies of the plans/blueprints (one copy scaled to legal size paper or email a PDF please)
- 8 copies of a summary painting the commissioners a picture of your vision for this land.

Please, include points of reference below as applicable.

Zoning Checklist

- Have you reviewed the Walworth County Zoning Application Form?
- Is the proposed zoning change consistent with the 2050 Land Use Plan?
- Is the proposed zoning change consistent with surrounding properties?
- Does the proposed zoning change have any significant impact on public facilities or services? (i.e. highways, streets, water, sewage, drainage, schools, emergency services, etc.).
- Have you spoken to Chuck Decker, Sanitary District 2, about sewer vs septic for your property? Will he submit a letter?



123 Wolf Run • Suite 4 • Mukwonago, WI 53149
P: 262-378-5097 • F: 262-378-5096

Date 5/15/2025

To the Town of East Troy Plan Commission,

The Wolf family is looking to divide their existing 30.36-acre lot that is Zoned C-2 into 3 - 5 Acre (min. required size in C-2) and 1 outlot of the remaining 15.18 acres. They are giving their kids one lot each and currently there is only a plan to build on the proposed Lot 1.

We have had a preliminary meeting with Walworth County and the map is currently at the DOA for their technical review. I have also submitted this map to the Village of East Troy for Extraterritorial Review.

Michael A. Greeson P.L.S. 2770
V2G Surveying, LLC.
President
Ph. 262-378-5097
MikeG@V2G-Surveying.com

CERTIFIED SURVEY MAP NO.

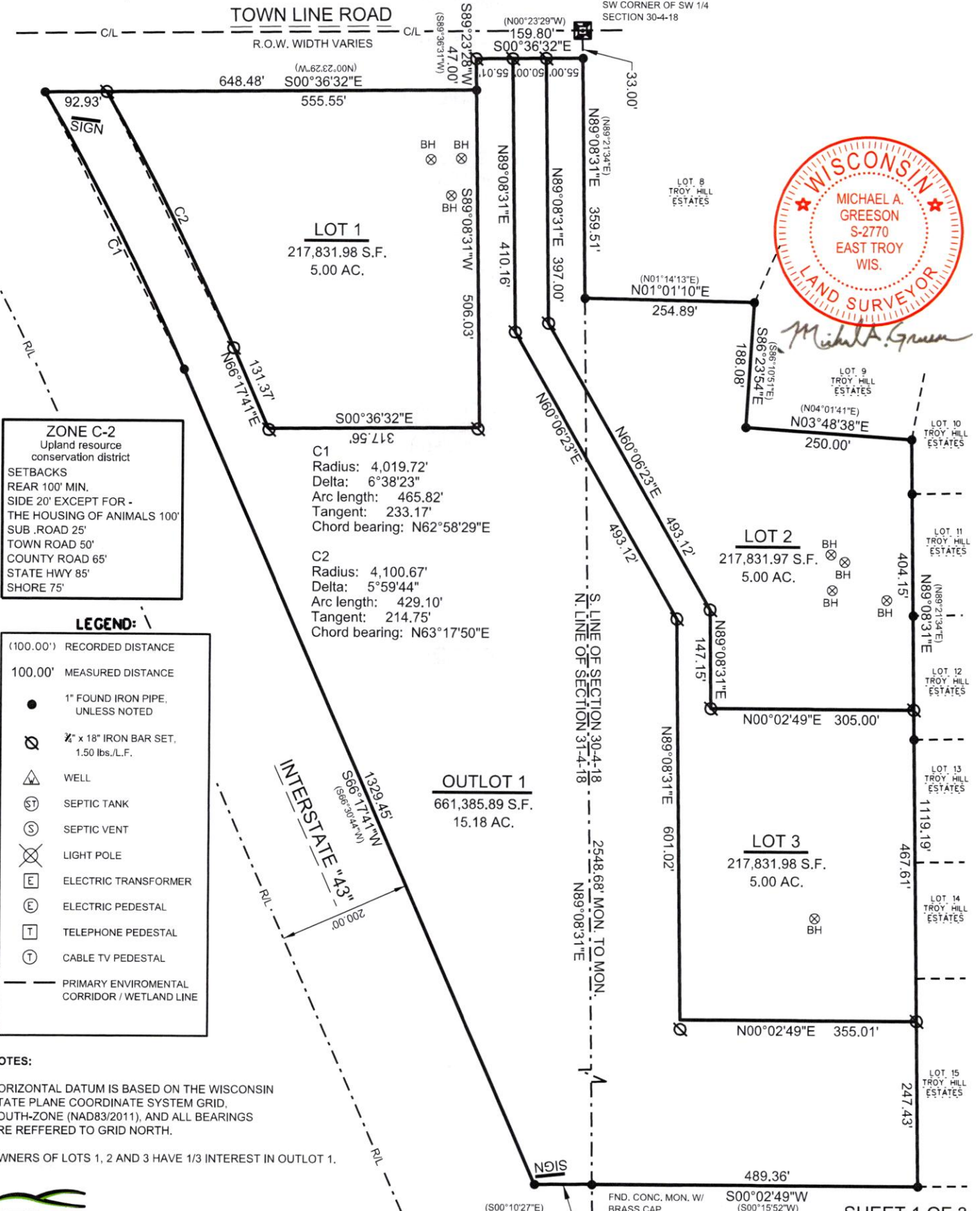
BEING A REDIVISION OF LOT 1 CERTIFIED SURVEY MAP NUMBER 1320 LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

SCALE 1" = 200'

BASIS OF BEARING:
THE SOUTH LINE OF
SOUTHWEST 1/4 OF SEC. 30,
T 4 N-R 18 E WAS TAKEN
TO BEAR N89°08'31"E.

OWNER:
CARL WOLF JR
BECKY A WOLF
W1079 SPLEAS SKONEY RD
EAST TROY WI, 53120
SURVEYOR:
V2G SURVEYING LLC.
123 WOLF RUN - STE 4
MUKWONAGO, WI 53149
262-378-5097

FND. CONC. MON. W/
BRASS CAP
SW CORNER OF SW 1/4
SECTION 30-4-18



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CERTIFIED SURVEY MAP NUMBER 1320 LOCATED
IN PART OF THE SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY,
WALWORTH COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING A REDIVISION OF LOT 1 CERTIFIED SURVEY MAP NUMBER 1320, RECORDED IN VOLUME 6, PAGE 122 AS DOCUMENT NUMBER 96291, LOCATED IN PART OF SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN. SAID PARCEL 30.36 ACRES OR 1,322,330.98 S.F. MORE OR LESS.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF PATRICK MCDONOUGH AND PAMELA MCDONOUGH OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND WALWORTH COUNTY AND THE TOWN OF LAGRANGE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Dated this 1 ST day of MAY, 2025.

MICHAEL A. GREESON

Michael A. Greeson, P.L.S. # 2770

OWNER'S CERTIFICATE:

AS OWNERS, WE CARL WOLF JR. AND BECKY A WOLF HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE PLAT HEREON. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

TOWN OF EAST TROY
VILLAGE OF EAST TROY EXTRATERRITORIAL REVIEW
WALWORTH COUNTY

DATED THIS _____ DAY OF _____, 2025.

CARL WOLF JR., OWNER

BECKY A. WOLF, OWNER

NOTARY CERTIFICATE

STATE OF WISCONSIN
_____(COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY _____, 2024, THE ABOVE NAMED CARL WOLF JR. AND BECK A. WOLF TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC, _____
WISCONSIN

MY COMMISSION EXPIRES _____



Michael A. Green

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CERTIFIED SURVEY MAP NUMBER 1320 LOCATED
IN PART OF THE SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY,
WALWORTH COUNTY, WISCONSIN.

TOWN OF EAST TROY PLAN COMMISSION APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF EAGLE,

ON THIS ____ DAY OF _____, 2025.

Joel Cook, Chairman Planning and Zoning

TOWN OF EAST TROY BOARD APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF EAGLE,

ON THIS ____ DAY OF _____, 2025.

Joe Jones, Town Chairperson

Kim Buchanan, Clerk/Treasurer

VILLAGE OF EAST TROY EXTRATERRITORIAL APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP BEING LOCATED IN THE TOWN OF EAST TROY AND WITHIN THE
EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF EAST TROY IS HEREBY APPROVED BY
THE VILLAGE OF EAST TROY,

ON THIS ____ DAY OF _____, 2025.

ROBERT M. JOHNSON, PRESIDENT

LORRI ALEXANDER, CLERK

WALWORTH COUNTY ZONING AGENCY APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE WALWORTH COUNTY ZONING
AGENCY, ON

THIS ____ DAY OF _____, 2025.

RICK STACEY, CHAIRMAN



Michael A. Greeson

