TOWN OF EAST TROY PLANNING COMMISSION MINUTES
June 4, 2025 at 6:30 P.M.

Chairman Cook called the meeting to order at 6:30 P.M. Commissioners, Jahner, DeGrave, Gordon, Smith, and Denhart and were in attendance along with alternate Russell. Secretary Olson was also in attendance.

Chairman Cook explained the procedure of the meeting and explained that this Commission operates on a split meeting format and this is the Public Hearing portion of the Planning Commission Meetings. The commissioner's viewing and decision-making meeting will be on June 18, 2025 at 6:30 P.M. if a decision is not made in this meeting. The petitioner or agent will present their request today, then we will ask for people in favor or opposed to the petition to speak and the petitioner will then have a chance for rebuttal. All comments need to be addressed to the commission and not the applicant.

1. Review & Approval of Planning Commission Minutes –
   4/02/2025
   Motion made by Commissioner Russell to APPROVE the minutes as stated.
   Seconded by Commissioner Gordon
   Motion passed unanimously.

   Mike Greeson, applicant, appeared speaking about the Land Division/Certified Survey Map looking to divide the existing 30.36-acre lot that is Zoned C-2 into three, 5-acre lots and one out lot of the remaining 15.18-acres. They are giving the 5-acre lots to each of their three children with the out lot to be used by all of them. Currently there is only a plan to build on the proposed Lot 1. The fifty foot minimum frontage has been met after feedback from County Zoning and a few clerical changes were made on the survey map since the initial submission to the Planning Commission. Commissioners were provided with the letter from the Board of Adjustment, as well as the revised Survey Map. The applicant discussed that the perk test was completed and the lots meet the 5-acre minimum for a C-2 property. Commissioners noted that this land division was consistent with the 2050 plan. The extraterritorial meeting for the Village of East Troy is scheduled for July 14, 2025.

   The following discussion was had amongst commissioners: Commissioner Smith advised the applicant that they may run into issues in the future if lots two and three are built upon and the driveway configuration remains the way it is in the survey, though after discussion it was stated that it was not enough of a concern at this time to prevent the request from going forward. There was an existing driveway on the property and they chose to configure the plans based upon that. Commissioner Smith suggested the possibility of using an easement to create access using a frontage road for safety. The builder of the home on lot 1 was in attendance and stated that the intention was for the brothers in practical application to share the driveway for access at this time. There was also discussion about the placement of the billboard and that the lots were configured to keep the income from that on the out lot; and
   Motion made by Commissioner Smith to APPROVE the applicants' LAND DIVISION - CERTIFIED SURVEY MAP as stated.
   Seconded by Commissioner Jahner
   Motion passed unanimously.
   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

2. Other Business & Public Comments
   None

3. Adjourn
   Motion made by Commissioner Jahner to adjourn.
   Seconded by Commissioner Gordon.
   Motion passed unanimously.

Respectfully Submitted,
Jennifer Olson
Planning Commission Secretary
May 19, 2025

*Please note for complete understanding of what occurred please view the LIVE video footage at https://www.youtube.com/@TownofEastTroy/streams *