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, August 6, 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 –**
   7/9/2025

2. **VARIANCE**
   The Burns family is requesting a VARIANCE to add onto their current deck footprint while replacing the existing 25-year-old deck due to deterioration over time. When the deck was originally built it was intended for egress accessibility. The intention of the Burns family is to rebuild the deck and stairway within the existing footprint and extend it on the east side of the house, meeting the end of the deck and the edge of the building, to provide a small sitting area while still enabling a safe and unobscured egress pathway. The Burns family hopes for this to break up the vertical scale and improve the visual appearance of the home. The deck and stairway will include cables instead of balusters to reduce its visibility. Parts of the ground level landing will be removed to achieve a zero net change of impervious surface inside the 75-foot setback.
   N8728 Wilmers Point Lane
   East Troy, WI 53120
   Parcel No: PWW 00013
   David and Nisha Burns, Owner/Applicant

3. **2050 PLAN AMENDMENT**
   Jack Shaffer is requesting a change to the 2050 Plan on one of their properties. His wife passed away eighteen months ago and her wish was to preserve the property for their children. As a part of his estate planning Mr. Shaffer would like to create a lot over the existing single-family home and recreational pond that is located to the south of the home. Leaving the remnant property to become a second parcel. The family would keep both lots with no intent to sell. Due to the minimum lot size of 35-acres on an A-1 zoned parcel and the way that the 67-acre lot is split by current zoning, there is not enough A-1 zoned land to create two lots. The family is requesting to have the C-2 zoning that covers half of the house extend to cover the lot that the house and pond are located on. Approximately 14.5 acres total changing 9.4 acres to match the current C-2 zoning of the house. The second lot would remain 57.1 acres of A-1 zoned land. Request to specifically change 9.4 acres from AP to AG2 designation on the 2050 Plan enabling the future rezone to C-2.
   N4780 Bell School Road
   East Troy, WI 53120
   Parcel No: P ET3600003
   Jack Shaffer/Honey Creek Trust, Owner/Tony Zanon, Pinnacle Engineering Group, Applicant

4. **VARIANCE**
   Humbert and Trevino are requesting a variance for the demolition and partial reconstruction of an existing boathouse and patio located within the shore yard setback of their property. They would like to reconstruct one half of the current footprint of the existing boat house justified to the southeast property line, and create a patio area on the remaining footprint of the former boathouse. A variance is needed for this project to move forward due to the footprint being located within the shore yard setback.
   N9114 Oakwood Lane
   Mukwonago, WI 53149
   Parcel No: POP 00010
   Hames Humbert J r& Benjamin Trevino, Owners/Michael Guertin, Deep River Partners Applicant

5. **Other Business & Public Comments**

6. **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 ___July 24, 2025___
Jennifer Olson - Planning Commission Secretary