



SPECIAL TOWN BOARD MEETING
March 23, 2026, at 5:30 P.M.
N9330 Stewart School Rd., East Troy WI 53120
Walworth County

AGENDA

All items listed are up for discussion, consideration, deliberation and possible formal action.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Certification of Compliance with Open Meeting Law
4. Presentation of a 250th Anniversary flag by Rick Stacey to the Town.
5. Discussion and possible action to authorize Court Clerk Olson and DPW Superintendent Scheel to organize a 250th Anniversary Celebration in Byrnes Park (to include a Farmers Market, Food Trucks, Music, etc.).
6. Planning Commission Items
 - A. Review and Approval of Planning Commission Minutes – 02/18/2026
 - B. CSM

The Shaffer family is requesting a Certified Survey Map Approval of their property to after the rezone and land separation that was approved by the Planning Commission and Town Board in January of 2026 as a part of his estate planning.
N7480 Bell School Road
East Troy, WI 53120
Parcel No: P ET 3600003
Honey Creek Trust, Jack Shaffer, Owner/ Tony Zanon, Pinnacle Engineering, Applicant
 - C. CSM

Karl Sawyer is requesting a Certified Survey Map Approval of their property to combine remnant highway parcels to become one parcel. This is consistent with the Rezone and Conditional Use request that was approved by the Planning Commission in February and by the Town Board in March.
N8826 Highway ES
East Troy, WI 53120
Parcel No: P ET 1600006D1
Karl Sawyer, Owner/ Warren Hanson, Applicant
 - D. SETBACK VARIANCE

Lake Beulah Dynamic Duo, LLC is requesting a Setback Variance Approval of their property to be able to add a small elevator to give ADA compliant access to the upper-level living space which is currently being renovated. This applicant came before the planning Commission in May of 2025 and was approved for a street yard and shore yard setback variances. This appears to have been a clerical oversight, and must be approved to proceed.
N9228 East Shore Road
East Troy, WI 53120
Parcel No: P ET 900004A
Lake Beulah Dynamic Duo, LLC, Owner/ JR Taylor & Sons, Applicant

E. OTHER BUSINESS AND PUBLIC COMMENTS

Discussion and possible action on moving the meetings back to the First Wednesday of each month, effective beginning May 7th, 2026. The current timing is not working for preparation of the packet and applicants are having trouble with the timelines to have things into the County Offices on time.

7. Discussion and possible action to authorize repairs of the shared bucket truck & authorize the sale of the truck for no less than \$15,000. This has been authorized by the Town of Troy and the Village of East Troy already.
8. Motion to extend the deadline for 2026 Town Board Supervisor Candidates to file the Town Statement of Economic Interest with the clerk until March 30, 2026.
9. Adjourn

Persons with Disabilities who need accommodation 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.

Dated this 20th day of March, 2026.

Jean Loth, Clerk/Treasurer

Memo

03-19-2026

Jennifer Olson- Planning Commission Secretary
CSM



Honey Creek Trust, Jack Shaffer, Owner
Tony Zanon, Pinnacle Engineering, Applicant
N7480 BELL SCHOOL ROAD, EAST TROY, WI 53120 Parcel No: P ET 3600003

Town of East Troy Board Members:

Tony Zanon, Pinnacle Engineering Group, spoke on behalf of the Shaffer family. 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. Zanon, has come before the Planning Commission requesting and gaining approval for a 2050 Comprehensive Plan Amendment in 2025 as well as his Rezone and Land Separation in January of 2026.

There was discussion among Commissioners, The CSM presented is consistent with the earlier requests. Zanon, made note of the current driveway access and that it will provide easement access to lot 2 going forward.

The Planning Commission voted unanimously to APPROVE the applicants CSM request as stated on March 18, 2026.

The Planning Commission requests a motion by the Town of East Troy Town Board to APPROVE the CSM as stated at N7480 Bell School Road, East Troy, WI 53120 Parcel No: P ET 3600003

Memo

03-19-2026

Jennifer Olson- Planning Commission Secretary
CSM



SAWYER INVESTMENTS OF EAST TROY LLC, OWNER
WARREN HANSON, APPLICANT
N8826 HWY ES, EAST TROY, WI 53120 Parcel No: P ET1600006D1

Town of East Troy Board Members:

Karl Sawyer is requesting a Certified Survey Map Approval of their property to combine remnant highway parcels to become one parcel. This is consistent with the Rezone and Conditional Use request that was approved by the Planning Commission in February and by the Town Board in March. Sawyer, stated that the County does not require him to come before them for the CSM. This is just a correction of record to aide in the sale of the property in its entirety once the Rezone and Conditional Use, which was approved by the Planning Commission on February 18, 2026, and the Town Board on March 9, 2026.

There was question by Commissioners about proof of ownership of the rectangular portion of the property being combined due to the way that the Walworth County GIS mapping system has it described. The Commission allowed the applicant a brief recess to be able to get a copy of his quit claim deed dated 06-26-2024.

There was discussion among Commissioners, Once the quit claim deed was provided to the Commission it satisfied any liability concerns and the Commission felt able to take a vote

The Planning Commission voted unanimously to APPROVE the applicants CSM request as stated on March 18, 2026.

The Planning Commission requests a motion by the Town of East Troy Town Board to APPROVE the CSM as stated at N8826 HWY ES, East Troy, WI 53120 Parcel No: P ET1600006D1.

Memo

03-19-2026

Jennifer Olson- Planning Commission Secretary

MEETING DATE CHANGE



TOWN OF EAST TROY PLANNING COMMISSION

Town of East Troy Board Members:

As you know in 2025 after collaboration with the Town Chair and the Planning Commission, we moved to a single meeting format and requested to move the meeting date to the third Wednesday of the month to allow for more time to get packet information to the Town Board for their approval. After trying this format for the last few months, I, as secretary am seeing that this date is causing a hardship for our applicants due to timing of approvals. I am also seeing issues with timing due to my Court Clerk responsibilities as well.

I presented those concerns to the Planning Commission and there was brief discussion amongst commissioners. Applicant Tom Stelling, also spoke in favor of the change as the meeting dates have presented a challenge for him as well in getting approval in time to get onto the County Agenda.

The Planning Commission voted unanimously to APPROVE my request to move the Planning Commission Meetings back to the first Wednesday of each month beginning May 7, 2026 as stated on March 18, 2026.

The Planning Commission requests a motion by the Town of East Troy Town Board to APPROVE the Planning Commission schedule change request to allow for the Planning Commission meetings to be held on the First Wednesday of each month beginning on May 7, 2026.

Memo

03-19-2026

Jennifer Olson- Planning Commission Secretary

SHOREYARD STEBACK VARIANCE to allow for the elevator (lift) installation



Lake Beulah Dynamic Duo, LLC

JR Taylor & Sons, Applicant

N9228 East Shore Road

EAST TROY, WI 53120

Parcel No: P ET 900004A

Town of East Troy Board Members:

Tom Selling, James R. Taylor and Sons, spoke on behalf of Lake Beulah Dynamic Duo, LLC is requesting a Setback Variance Approval of their property to be able to add a small elevator (lift) to give ADA compliant access to the upper-level living space which is currently being renovated. This applicant came before the planning Commission in May of 2025 and was approved for a street yard and shore yard setback variances. This appears to have been a clerical oversight, and must be approved to proceed.

There was discussion among Commissioners, the applicant was asked about fire exits and there are two jump exits in addition to the proposed lift from the upper-level apartment. Illustrations were provided showing the concept of the elevator build as well as the matching siding to the rest of the building. Commissioners believed that this addition is on the furthest corner of the building to the channel and does not impact existing parking, or cause any public harm. The placement of the parcel is a hardship as it predates County Zoning regulations and as a whole is non-conforming.

The Planning Commission voted unanimously to APPROVE the applicants SHOREYARD STEBACK VARIANCE to allow for the elevator (lift) installation request as stated on March 18, 2026.

The Planning Commission requests a motion by the Town of East Troy Town Board to APPROVE the SHOREYARD STEBACK VARIANCE to allow for the elevator (lift) installation request as stated at N9228 East Shore Road, East Troy, WI 53120 Parcel No: P ET 900004A.