PLANNING COMMISSION MEETING
December 2, 2026 at 6:30pm
N9330 Stewart School Road
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
All items listed are up for discussion, consideration, deliberation and possible formal action.

AGENDA

1. **Review & Approval of Planning Commission Minutes –**
   09/02/2026

2. **VARIANCE- Shoreland**
   Rob Miller Homes, are appearing on behalf of Bob and Gretchen Funck, to seek support of a variance request for relief of the setback requirement at the north property line. The intent is to raise the existing home and construct a new single-family residence on the property located at N9238 South Shore Drive in East Troy. The decision by Walworth County to consider the north lot line as a roadside setback rather than a side yard, has caused a hardship for the property owner. This distinction increases the required setback to 25 feet rather than the 15 foot setback required for a side yard, limiting the buildable width of the lot. The unique, triangular shape of the lot does not provide a discernible transition from the roadside to the side yard.
   N9238 South Shore Drive
   East Troy, WI 53120
   Parcel No: P ET 900035
   Potter Lakeside Properties LLC, Bob and Gretchen Funck, Owner/ Kyle Birkholz, Rob Miller Homes, Applicant

3. **Other Business & Public Comments**
   2027 meeting schedule attached

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 262-642-5376.

Posted November 19, 2026
Jennifer Olson - Planning Commission Secretary