TOWN OF TROY PLANNING COMMISSION

N8870 Briggs Street, East Troy, WI 53120

Plan Commission Minutes

Meeting Date: July 3, 2024
Meeting Called to Order: 7:00 pm
Plan Commission Members Present
Chairman Jerry Arntson, Chaz Self, Jeff Gepfert, John Kendall, and Plan Commission Secretary Darrel Markham
Plan Commission Members Not Present
Vice Chair Brett Knorr, Andy Lamping, and Joel Jenswold
Pledge of Allegiance
Verification of Proper Posting
Approve minutes of monthly meeting
Jerry Arntson / John Kendall motion to approve the minutes from the April 3, 2024 meeting.
Motion carries 4 ayes and 0 opposed.
New Business
CSM with a Farm Separation petitioned for by Elmer Robran Trust as applicant and owner to separate a primary residence from farmland. The property is zoned A-1 (62.6 ac) and is located at W4275 State Highway 20, East Troy and identified as Tax Key# LT 2000007 located within the W ½ SE ¼ SEC 20 T4N R17E.
Jeff Gepfert: County Application for Farm Structures from Farmland application shows a date of 12-7. What is the year?
Ron Robran: It must have been 2023.
Jeff Gepfert: Why is the lot not 5 acres?
Darrel Markham: 5 acres would be the maximum for this situation. The minimum is 40,000 square feet which is a bit less than 1 acre. This application (+/- 3.0 acres) is within the acceptable range.
Darrel Markham: This tax key is on the North and South side of highway 20. I do not know how the County deals with this situation. Does the County consider them 2 separate parcels?
Ron Robran: When I talked with Darrin from the County he thought the County would consider it two separate parcels even though they have the same tax key.
Darrel Markham: Too follow up on that, the piece on the North side is 34.6 acres so it would be difficult to build a house on if the zoning stays A-1.
Ron Robran: I guess we will worry about the North side in the future.
John Kendall: I see the County Application for Farm Structures from Farmland application shows a date of 2024 where Darrin from the County signed it. Thus, we know it is a current application.
Jeff Gepfert / John Kendall motion to recommend approval of the proposed CSM. The following being the reasons for approval. The farmland has been this way for quite some time. The new parcels will be within the acreage limits of the code.
Motion carries 4 ayes and 0 opposed.

A Final Subdivision Plat petitioned for by Dean Dingman as owner and subdivider to allow for a 5 lot subdivision. The property is 29.64 acres, zoned C-2 and consists mostly of open farm field. The property is located between address W2775 and W2581 County Trunk Highway J, East Troy, on the south side of the road. The property is identified as Tax Key # LT12 0000 4A located within the W½ of section 12, T4N R17E in the Town of Troy, Walworth County.
Jerry Arntson: For some background information. The Town Board recommended approval of the preliminary plat about 3 years ago. August 11, 2021 a motion was made by Kendall and seconded by Tober to approve the preliminary plat for Lulu Hills conditional on the stipulation that Baxter & Woodman

recommendations (sent to the Town on August 9, 2021) are met and getting a signed developers agreement. Motion passed 3/0. As of today we do not have a developers agreement and I don't think we have final plans ready yet. I don't believe the conditions from 2021 have been met.
Jerry Arntson: I also want to know that the plans will meet the new road requirements that have been updated since 2021.
Dean Dingman: All conditions provided by Brett Biwer were included in the final plan after the initial approval with conditions. That happened in Fall of 2021. More conditions were provided in March of 2022 by Baxter and Woodman. We received those second conditions in November of 2023 (17 months after we provided the 1st update of plans). Warren Hansen, my engineer, has made all the adjustments to both requests for changes. Stormwater calculations still need to be provided to the Town. Vision triangle size calculations still also need to be provided to the Town.
Jerry Arntson: We have 60 days to review the plans, according to our attorney, that were turned in last Thursday.
Jerry Arntson: The duty of this board is to approve the plat but not necessarily get involved with the developers agreement?
Darrel Markham: That is my understanding, yes.
Jerry Arntson: Your requirements for final measurements/calculations, would we need those to approve the plat?
Brett Biwer: It sounds like I am going to get updated calculations. I am fine with everything on the plat. This is not the last stab at it. You are recommending to the Town Board and to the County.
Jeff Gepfert: Do you think we have enough information to approve this in your opinion?
Brett Biwer: I think you do.
Jerry Arntson: The plat has not significantly changed, we are still looking for calculations for runoff and vision triangles.
Jerry Arntson / John Kendall recommend approval of the final subdivision plat, conditional on the following. Acceptance of final calculations by our engineer regarding vision triangles at County Highway J and the stormwater runoff. We anticipate the developers agreement will be a condition of the Town Boards approval. Motion carries 4 ayes and 0 opposed

Planning Commission Member to Report to Town Board
Jeff Gepfert

Walworth County Zoning Decisions-Including Board of Adjustment Decisions and Correspondence; Other Correspondence:
Darrel has turned in his resignation as secretary of the Plan Commission.

Adjourn
John Kendall / Jerry Arntson motion to adjourn.
Motion carries 4 ayes and 0 opposed at 7:29 pm

Submitted By,
Darrel Markham
Plan Commission Secretary

Chair Approval _____