Town of Troy
Planning Commission Monthly Meeting
N8870 Briggs Street
East Troy, WI 53120
Wednesday, November 4, 2026
Immediately Following the Public Hearings that Begin at 7:00 p.m. - Troy Town Hall
Agenda

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Verification of Proper Public Notice

4. Review and Possible Approval of the Minutes
   a. October 7, 2026

5. Old Business - Discussion and Possible Action on the following:
   a. Future Residential Development
   b. Data Centers
   c. OneEnergy Development, LLC is applying for a Conditional Use Permit with the Town of Troy and Walworth County for the Nature Bluff Solar WI Project. Nature Bluff is a proposed 5-Megawatt dual-use solar facility. Property owners are Cheryl and Steven Chapman. The property is located at N9017 Nature Rd, East Troy and is identified as Tax Key # LT1000010. Description: PT SE 1/4 SEC 10 T4N R17E DESC AS: COM E 1/4 COR SEC 10, S0D03'07"E 895.24' TO POB, S0D03'07"E 809.98', N89D07'30"W 313.22', S0D03'E 424.18', S89D43'53"W 150', N89D04'30"W 91.91', N13D18'41"W 51.44', S87D27'46" W 92.76', S70D11'08"W 235.39', S44D41'22"W 201.78', N0D04'26" W 108.95', N88D26'23"W 297.43' N0D18'32"W 1303.94', S89D20'53"E 1326.41' TO POB. PER DOC. #329953
   d. Philippians 4:8 LLC is applying for a Conditional Use Permit with the Town of Troy and Walworth County for construction of an on-site indoor gymnasium at Camp Timber-lee, located at N8705 Scout Rd, East Troy and is identified as Tax Key #s LT1700001 and LT1700001A. Description: PT NE 1/4 & NW 1/4 SEC 17 T4N R17E DESC AS COM E 1/4 COR SEC 17 T4N R17E, N0D35'44"E 486.45', S89D56'10" W 81.81' TO POB, S89D56'10"W 69.87', S0D03'50"E 100', S89D56'10"W 120', N0D03'50"W 100', S89D56'10"W 130', N0D03'50"W 250', N89D56'10"W 135', S0D03'50"E 250', S89D56'10"W 90', N0D03'50"W 314.32', S89D56'10"W 730', N0D03'50"W 211.22', N70D17'52"W 461.69', S28D08'27"W 286.73', S89D56'10"W 380', S0D03'50"E 520', S89D58'10"W 430', N0D03'50"W 108.01', S89D56'10" W 168', N0D03'50"W 70', S89D58'10"W 12.46', N0D03'50"W 100', N89D58'10"E 12.46', N0D03'50"W 141.65', N89D56'10"E 108', N0D03'50"W 136.35', S89D56'10"W 255', S0D03'50"E 350', S89D56'10"W 280', N0D03'50"W 235', S89D56'10"W 188', N0D03'50"W 170', S89D56'10"W 255', S0D03'50"E 170', S89D56'10"W 242', S0D03'50"E 350', S89D56'10"W 140', N0D03'50"W 390', N89D56'10"E 320', N0D03'50"W 195', N89D56'10"E 380', N0D03'50"W 20', N89D56'10"E 730', N0D03'50"W 200', N89D56'10"E 150', S0D03'50"E 455', N89D56'10"E 180', N0D 03'50"W 730', S89D56'10"W 110', N0D03'50"W 430', N89D56'10"E 120' ,N0D03'50"W 340', N89D56' 10"E 270', S0D03'50"E 225', S89D56'10"W 220' ,S0D03'50"E 545', N89D56'10"E 620', N0D03'50"W 20',

N89D56'10"E 170', S0D03'50"E 120', S89D56'10"W 660', S0D03'50"E 505', N89D56'10"E 220', N0D03'50"W 260', N89D56'10"E 188.46', N0D03'50"W 90', N89D56'10"E 361.54', S0D03'50"E 160', N89D56'10"E 130', S0D03'50"E 335', N89D56'10"E 1228.67', S0D35'44"W 330.32' TO POB. 30 A M/L

6. New Business – Discussion and Possible Action on the following:
   a. Conditional Use Permit Application by Jesus Ortiz, applicant and Miguel Ortiz, owner to allow a home occupation use for a landscape business. The property is located at W4733 State Rd 20 and identified as Tax Key # LA239600002 LOT 2 CERTIFIED SURVEY NO. 2396 AS RECORDED IN VOL 12 OF C.S. ON PAGE 13 WCR. LOCATED IN E 1/2 NW 1/4 SEC 19 T4N R17E. 218500 SQ FT. OMITS L T 19-6
   b. Public Hearings Procedure

7. Walworth County Zoning Decisions – Including Board of Adjustment Decisions and Correspondence; Other Correspondence -informational only.
   None

8. Public Comment Period

9. Planning Commission Member to Report to the Town Board

10. Adjourn

Posted By:

Bernadette Janiszewski

Bernadette Janiszewski, Planning Commission Secretary

Date: 10/28/2026 Time: 11:00 am

The agenda may be revised up to 24 hours prior to meeting. Meeting notice posted at the Troy Town Hall-N8870 Briggs St, Booth Lake Memorial Park-N8465 Townline Rd, Little Prairie Cemetery-Bluff Rd & Palmyra Rd, and the Town of Troy Website: www.townoftroy.com. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information. No action will be taken by any other governmental body except by the governing body noticed above. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services, contact the Planning Commission Secretary at 262-642-5292.