



PLANNING COMMISSION PUBLIC HEARING APPLICATION

N9330 Stewart School Road • P.O. Box 664

East Troy, Wisconsin 53120

Telephone (262) 642-5376

tetcourt@townofeasttroywi.gov

REZONE: _____ CONDITIONAL USE: _____ OTHER: _____

OWNER: _____

APPLICANT: _____

PROPERTY ADDRESS: _____

OWNER PHONE NUMB: _____

APPLICANT PHONE NUMB: _____

EMAIL: _____

PARCEL NUMB: _____ SECTION: _____

PRESENT ZONING: _____ REQUESTED ZONING: _____

**To apply for a Planning Commission Request,
you will need to submit the following prior to the first Wednesday of the Month:**

- 8 copies of your County Zoning Administration Application
- A check for the \$400.00 application fee (payable to The Town of East Troy)
- 8 copies of this Town Application
- 8 copies of the plans/blueprints (one copy scaled to legal size paper or email a PDF please)
- 8 copies of a summary painting the Commissioners a picture of your vision for this land. **Please, include points of reference below as applicable.**

Commissioners may request more information about your application as needed during the meeting to make an informed decision. We know that this is a lengthy process and do our best to keep things moving for you. Providing the most detail you can when submitting an application will help you have an efficient outcome.

Zoning Checklist

- Have you reviewed the Walworth County Zoning Application Form?
- Is the proposed zoning change consistent with the 2050 Land Use Plan?
- Is the proposed zoning change consistent with surrounding properties?
- Does the proposed zoning change have any significant impact on public facilities or services? (i.e. highways, streets, water, sewage, drainage, schools, emergency services, etc.).
- Have you spoken to Chuck Decker, Sanitary District 2, about sewer vs septic for your property? Will he submit a letter?

Conditional Use Checklist

- Have you reviewed the Walworth County Conditional Use Application Form?
- Would the conditional use impact existing traffic patterns?
- Will your proposal increase the percentage of impervious surface upon the property in which the conditional use is being proposed? If yes, please quantify the amount of impervious surface to be created and mitigation measures to be implemented to reduce erosion potential to the adjoining property.
- Will your proposal have any significant impact on public facilities or services? (i.e. highways, streets, water, sewage, drainage, schools, emergency services, etc.).
- Will your proposal create harmful or nuisance effects that include noise, dust, smoke, odor, or other factors?

Variance Checklist

- Have you reviewed the Walworth County Variance Application Form?
- Provide details for the 3-step test
- UNIQUE PROPERTY LIMITATIONS. Compliance with the terms of the Code of Ordinances is prevented by unique features of this property
- UNNECESSARY HARDSHIP. Unnecessary hardship is present because
- NO HARM TO PUBLIC INTERESTS. A variance will not be contrary to the public interest
- Are you requesting any modifications to any setbacks (street, side, rear or shore yard)?
- Will your proposal increase the percentage of impervious surface upon the property in which the conditional use is being proposed? If yes, please quantify the amount of impervious surface to be created and mitigation measures to be implemented to reduce erosion potential to the adjoining property.

Certified Survey Map/Plat Review

- Are the new lots conforming to the current zoning code for the parcel in:
 - Size (minimum lot size met)
 - Does the new layout create future issues with road access for any of the parcels?
 - Are there any clerical issues on the survey map that should be adjusted?
 - Does the new layout create an issue for road access to neighboring parcels?
- Does this use of the property fit within the current zoning and 2050 plan?

2050 Comprehensive Plan Amendment

Often referred to as a “Smart Growth Plan Law” provides a framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The law includes a consistency requirement, whereby zoning, subdivision and official mapping ordinances adopted and enforced by counties, cities, villages and towns must be consistent with the comprehensive plan adopted by the county or local unit of government. This consistency requirement took effect on January 1, 2010. The state planning law requires that a comprehensive plan include all of the following plan elements:

- 1) Issues and opportunities
- 2) Housing
- 3) Transportation
- 4) Utilities and community facilities
- 5) Agricultural, natural and cultural resources
- 6) Economic development
- 7) Intergovernmental cooperation
- 8) Land use
- 9) Implementation

Here is a link to the **2050 Comprehensive Plan Map**:

<https://www.co.walworth.wi.us/DocumentCenter/View/1576/2050-Walworth-County-Land-Use-Plan-Map-PDF> the key to the right of the document gives you the ability to zoom into the map and see the future use for this area.

The 194-page comprehensive plan can be found at the following link:

www.sewrpc.org/SEWRPCFiles/Publications/CAPR/capr-288-2nd-ed-comp-plan-walw-co.pdf

The Planning Commission Public Hearing is the third Wednesday of the month at 6:30 pm. The Town Board then makes the final decision at the next Regular Town Board meeting (typically scheduled for the second Monday of the month at 6:30 pm). Walworth County Planning & Zoning then hears the request, after they receive the Town's decision.