

# TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872  
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## RESOLUTION **APPROVAL** PETITION LAND DIVISION - CERTIFIED SURVEY MAP

Whereas, the Planning Commission for the Town of East Troy convened on August 6, 2025; and

Whereas, Tony Zanon, applicant, spoke for the request summarizing their request Jack Shaffer is requesting a change to the 2050 Plan on one of their properties. His wife passed away eighteen months ago and her wish was to preserve the property for their children. 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. Due to the minimum lot size of 35-acres on an A-1 zoned parcel and the way that the 67-acre lot is split by current zoning, there is not enough A-1 zoned land to create two lots. The family is requesting to have the C-2 zoning that covers half of the house extend to cover the lot that the house and pond are located on. Approximately 14.5 acres total changing 9.4 acres to match the current C-2 zoning of the house. The second lot would remain 57.1 acres of A-1 zoned land. Request to specifically change 9.4 acres from AP to AG2 designation on the 2050 Plan enabling the future rezone to C-2; and

Whereas, there was a lot of discussion between the applicant and Commissioners to better understand the thought behind the request. Currently there is a land use line that cuts through the existing home causing the home to be in two zoning classifications. Commissioners voiced their concern about preserving A-1 land, the applicant cited the soil studies provided, showing it is not the highest quality of soil and would prove difficult to farm as well as the fact that the owner has mowed lawn in the area and it has not been farmed for quite some time. The remaining 71 acres of the current parcel will remain A-1. The surrounding properties belong to the owner and thereby create no public harm; and

Whereas, the following discussion was had amongst commissioners: The applicant will have to return to the Planning Commission for a rezone as well as a certified survey map before being able to make this change. The redesignation is a preliminary step in this process which will still provide the Town the ability to have two more opportunities to be sure that this request remains true to what is currently stated and that the property will not be further subdivided once it has become capable of being zoned as C-2; and

Whereas, the Planning Commission voted unanimously to **APPROVE** the applicants' 2050 Comprehensive Plan Amendment as stated on August 6, 2025; and

Whereas, the Town Board met on August 11, 2025 to consider the recommendation of the Planning Commission as it related to this applicant's proposed 2050 Comprehensive Plan Amendment; and

Whereas, there was discussion among Supervisors and a 5-0 vote to follow the recommendation of the Planning Commission and **APPROVE** the 2050 Comprehensive Plan Amendment as stated as stated; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board voted to **APPROVE** the 2050 Comprehensive Plan Amendment as stated N4780 Bell School Road Mukwonago, WI 53149 Parcel No: P ET3600003

STATE OF WISCONSIN  
SS  
COUNTY OF WALWORTH

I, KIM BUCHANAN do hereby certify that I am the duly qualified and acting Clerk of the Town of East Troy and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Supervisors of the Town of East Troy held in said Town on the 11<sup>th</sup> day of August, 2025, at which meeting a quorum was present and that said resolution is duly recorded in the minutes of said meeting.

IN WITNESS WHEREOF, I have affixed my name as Clerk on this 14<sup>th</sup> day of August, 2025.

  
KIM BUCHANAN, CLERK/TREASURER  
Town of East Troy