

# TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872  
East Troy, Wisconsin 53120  
Telephone (262) 642-5386  
Fax (262) 642-9701

## RESOLUTION APPROVAL PETITION REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN

Whereas, the Planning Commission for the Town of East Troy convened on May 7, 2025; and

Whereas, Thomas Stelling, applicant, spoke for the request explaining the layers of making a change to the 2050 Plan. Their current land designation is a gravel pit designated as E, extractive. The applicant is asking to change the designation of the majority of the land to AG2 which would allow for the property to be zoned as C-2 (low density residential) which requires a five-acre minimum for each parcel. The applicant is also asking for the area surrounding what is now a pond like area to be designated as P-1 to allow for a private park to surround the pond and be accessible to the surrounding properties; and

Whereas, the applicant explained that the surrounding properties to this parcel are also owned by the Taylor Family and it backs up to the old golf course. They feel that this change would be in line with the surrounding area and would pose no negative impact to the neighboring properties. The future plan for the property is to have their family reside on it breaking it up into no smaller than ten-acre future parcels and having a main house and smaller house on it; and

Whereas, the following discussion was had amongst commissioners: There was discussion about the layers of making the decision about the designation change vs the actual zoning change. The consensus was that the designation will lead the applicants to come back for a zoning change and that is the point where the applicant will have more detailed plans about the actual breakdown of the parcel distribution and building of homes. This phase is more conceptual. The Commission agreed that this designation would be consistent with the surrounding properties and that the park designation was somewhat vague in the 2050 plan. The Commission also agreed that the restorative plan was going to be lengthy and that the applicant's plans may change throughout that process organically due to things that will be out of their control; and

Whereas, the Planning Commission voted unanimously to APPROVE the applicants' REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated on May 7, 2025; and

Whereas, the Town Board met on May 12, 2025 to consider the recommendation of the Planning Commission as it related to this applicant's proposed REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN; and

Whereas, there was discussion among Supervisors and a 5-0 vote to follow the recommendation of the Planning Commission and APPROVE the REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated; and

NOW, THEREFORE, BE IT RESOLVED that the that the Town of East Troy, Town Board voted to APPROVE the REZONE/AMENDMENT TO THE 2050 COMPREHENSIVE PLAN as stated at W2006 County Road J East Troy, WI 53120 Parcel No: P ET 500003A.

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 12<sup>th</sup> day of May, 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 May, 2025.

  
KIM BUCHANAN, CLERK/TREASURER  
Town of East Troy