

FILED
04-16-2025
Walworth County
Clerk of Circuit Court
2025CV000298
Honorable Kristine E. Drettwan
Branch 3

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 DENIAL PETITION
CONDITIONAL USE

Whereas, the Planning Commission for the Town of East Troy convened on March 19, 2025; and

Whereas, John Stoss, applicant, West Rod Cottage Industries LLC, Owner, is requesting a Conditional Use under the description of a Marina Conditional Use. The applicant’s goal is to allow 8 parking stalls for commercial use, allow 8 commercial use mooring spaces along with 2 personal use mooring spaces (total of 10 mooring spaces); and

Whereas, the applicant, Stoss appeared before the Planning Commission on February 19, 2025 for the decision-making meeting and the matter was tabled due to a letter authored by Kate Hastings, County Zoning, (10/23/2024) stating that a variance would be required for the existing accessory structure and County would not be able to proceed with the CUP until a variance was obtained. There was no further correspondence given to the Town on the subject from County or the applicant. The matter was tabled until March 19, 2025 to allow the applicant to provide a variance in order to proceed with the CUP; and

Whereas, On March 19, 2025 the Planning Commission convened as a decision-making meeting. The applicant provided an email correspondence with himself and Kate Hastings, County Zoning, dated January 14, 2025. The letter is summarized as Kate (CZA) allowing the CUP to move forward due to the applicant’s word that he will not be using the existing structure for commercial purposes related to the marina; and

Whereas, there was discussion amongst Commissioners regarding potential conditions to be imposed if the CUP is granted. A motion was made to approve the CUP with a list of conditions and the motion failed 2-4. Commissioners cited the reasoning as a lack of enforcement if the conditions were not met. This reasoning is based on the applicants admitted use of the property as a commercial marina since 2012 despite the court and appellant decision stating that the use was in violation of the Walworth County Shoreland Zoning Ordinance and the forfeiture was upheld. 2015 WI App20, 864 N.W.2d 121; and

Whereas, a motion was made to deny the CUP with the following cited reasons for denial 1) Under Walworth County Shoreland Zoning Ordinances, within a C-4 shoreland wetland district, a marina is not a permitted use nor is it an allowed Conditional Use and per section 74-179, C-4 paragraph 3, a marina is a “prohibited use” within a C-4. 2)Under Walworth County Shoreland Zoning Ordinances, whereas a marina is an “allowed Conditional Use” within C-2 upland resource conservation district, a marina development within C-2 is subject to the criteria for “Conventional Design” which requires a minimum lot area of 5 acres and a minimum lot width of 300 feet. The applicant’s parcel is significantly smaller than required coming to 10% of the required acreage and 20% of the minimum width. 3) The Wisconsin Administrative Code Chapter NR 103, requires for the purpose of environmental protection, that the DNR review and approve any project within an Area of Natural Resource Special Interest. The applicant has not provided us with evidence that approval was given by the DNR; and

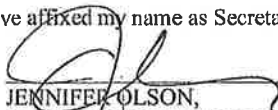
Whereas, the Planning Commission voted to DENY the applicants’ CONDITIONAL USE REQUEST as stated on March 19, 2025; Cook, Russell, Gordon, Denhart, Celley -Aye. Smith -Nay Commissioner Jahner recused himself from the vote

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission requests a motion by the Town of East Troy, Town Board to **DENY** the CONDITIONAL USE Request at N8828 Stringers Bridge Road East Troy, WI 53120 Parcel No: P ET 1800006A based on the three above-mentioned reasons.

STATE OF WISCONSIN
SS
COUNTY OF WALWORTH

I, JENNIFER OLSON do hereby certify that I am the duly qualified and acting Secretary of the Town of East Troy, Planning Commission and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Planning Commission, of the Town of East Troy held in said Town on the 19th day of March, 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 Secretary on this 20th day of March, 2025.



JENNIFER OLSON,
PLANNING COMMISSION SECRETARY
Town of East Troy



Sec. 74-179. - Conservation districts.

C-2 Upland resource conservation district. The primary purpose of this district is to preserve, protect, enhance, and restore all significant woodlands, related scenic areas, submarginal farm lands, other farmland as allowed by the comprehensive land use plan and abandoned mineral extraction lands within the County. Regulation of these areas will serve to control erosion and sedimentation and will promote and maintain the natural beauty of the County, while seeking to assure the preservation and protection of areas of significant topography, natural watersheds, ground and surface water, potential recreation sites, wildlife habitat, and other natural resource characteristics that contribute to the environmental quality of the County yet permit larger residential lots in these environmentally sensitive areas.

(1) *Principal uses.*

- a. Single-family detached dwellings.
- b. Forest preservation.
- c. Forest and game management.
- d. Parks and recreation areas; arboreta; botanical gardens.

(2) *Accessory uses.* Accessory uses are permitted but not until their principal structure is present or under construction. For accessory uses involving structures or buildings, such structures or buildings shall be subject to the requirements of section 74-165.

- a. Stables.
- b. Residential accessory structures.
- c. Agricultural structures.
- d. Minor home occupation/professional home office.

(3) *Conditional uses.* (See division 4.)

- a. Animal hospitals, shelters and kennels.
- b. Land restoration.
- c. Golf courses.
- d. Ski hills.
- e. Yachting clubs and marinas.
- f. Hunting and fishing clubs.
- g. Recreation camps.
- h. Public or private campgrounds.
- i. Commercial stables.
- j. Planned residential developments.
- k. Sewage disposal plants.



- l. Utilities, provided all principal structures and uses associated with the utility are not less than 50 feet from all district lot lines except business, park and industrial.
 - m. Governmental and cultural use such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, museums, and park-and-ride facilities.
 - n. Bed and breakfast establishments.
 - o. Conservation development design (five or more dwelling units).
 - p. Commercial arboretum (outside primary environmental corridors).
 - q. Commercial greenhouse (outside primary environmental corridor).
 - r. Home occupations.
 - s. Hobby farms.
- (4) *Conventional design.*
 Area, height and yard requirements.

Lot		Area	Minimum 5 acres
		Width	Minimum 300 feet
Building			
	Dwelling	Height	Maximum 45 feet
Yards			
	Dwelling and accessory structures	Rear	Minimum 100 feet
		Side	Minimum 20 feet except structures used for the housing of animals must be 100 feet from lot lines
		Street:	
		Subdivision road	Minimum 25 feet
		Town road	Minimum 50 feet

		County road	Minimum 65 feet
		State and Federal highway (not including freeways)	Minimum 85 feet
		Shore	Minimum 75 feet
		Animals	Structures used to house animals must be located at least 100 feet from all property lines

(5) Existing substandard lots. See section 74-221.

(6) Conservation developments (five or more dwelling units).

a. Maximum density: one dwelling unit per five acres.

b. Area, height and yard requirements:

Lot size	Area	Minimum 40,000 sq. ft.
	Width	Minimum 150 feet
Building	Height	Maximum 45 feet
Yards	Rear	Minimum 20 feet
	Side	Minimum 10 feet from lot lines In the case of no lot lines minimum 20-foot dwelling separation

		Animals	Structures used for the housing of animals shall be located at least 100 feet from side and rear property lines
		Street:	
		Subdivision road	Minimum 40 feet
		Town road	Minimum 200 feet
		County road	Minimum 250 feet
		State and Federal highways (not including freeways)	Minimum 300 feet
		Shore	An absolute minimum shoreyard setback of 75 feet shall be provided. Shoreland setback averaging with adjacent parcels shall not be permitted

- c. Minimum required open space: 60 percent of the net buildable area consistent with the prioritized list of resources to conserve and other design consideration of section 11.9A of the County subdivision ordinance. The Zoning Agency may modify the required open space and/or setback requirements of conservation development design on a site specific basis during the conditional use review if the developer can demonstrate that the requirement cannot be met due to unique shape or characteristic of the property. The district open space and/or setback standards for conservation development design may be modified provided that the average intensity and density of land use shall be no

greater than that permitted for the district in which it is located. Conservation developments, which are approved with a modification to the open space and/or setback requirements of conservation development design standards, shall not qualify for a density bonus. Modification of the open space and or setback requirements shall be limited to the minimum necessary. Open space shall not be modified greater than 20 percent of the minimum open space percentage requirement of the conservation development design standard. Setbacks shall not be modified below the conventional design standards for the district. Setbacks which are specifically listed as smaller than the conventional design standards by conservation development design standards shall not constitute a modification (i.e. buildings housing animals as specified by conservation development design may be reduced to 25 feet from interior lot lines and not constitute a modification. Setbacks from subdivision roads as listed by conservation design that are less than specified by conventional design shall not constitute a modification).

(The Zoning Agency may modify the interior setback for structures used to house animals to a minimum 25-foot interior setback. The developer must first demonstrate to the County Zoning Agency that the district requirement for agricultural structures cannot be met due to unique shape or characteristic of the property.)

C-3 Conservancy-residential district. The primary purpose of this district is essentially the same as that of the C-2 district, namely the protection and preservation of environmentally significant uplands. It is intended that this district be applied to those upland environmental corridors which already have been divided into relatively small parcels or which, because of their proximity to urban areas, have a very high residential value potential. It is thus intended that this district recognize and attempt to balance man's need for shelter locations with his need to protect and restore the natural environment. Because of its residential character and smaller lot area minimum, farming and commercial recreation uses are not permitted.

(1) *Principal uses.*

- a. Forest preservation.
- b. Forest and game management.
- c. Single-family detached dwellings.

(2) *Accessory uses.* Accessory uses are permitted but not until their principal structure is present or under construction. For accessory uses involving structures or buildings, such structures or buildings shall be subject to the requirements of section 74-165.

- a. Residential accessory structures.
- b. Minor home occupation/professional home office.

(3) *Conditional uses.* (See division 4.)

- a. Animal hospitals, shelters and kennels.

- b. Planned residence developments.
 - c. Sewage disposal plants.
 - d. Utilities.
 - e. Governmental and cultural uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, museums, and park-and-ride facilities.
 - f. Bed and breakfast establishments.
 - g. Conservation development design (five or more dwelling units).
 - h. Home occupations.
- (4) *Conventional design.*

Area, height and yard requirements.

Lot	Area	Minimum 100,000 square feet
	Width	Minimum 200 feet
Building	Height	Maximum 45 feet
Yards	Rear	Minimum 50 feet
	Side	Minimum 20 feet
	Street:	
	Subdivision road	Minimum 25 feet
	Town road	Minimum 50 feet
	County road	Minimum 65 feet
	State and Federal highways (not including freeways)	Minimum 85 feet
	Shore	Minimum 75 feet

4/15/25, 9:42 PM

- (5) Existing substandard lots. See section 74-221.
- (6) Conservation developments (five or more dwelling units).
 - a. Maximum density: One dwelling unit per 100,000 sq. ft.
 - b. Area, height and yard requirements.

Lot size	Area	Minimum 40,000 square feet
	Width	Minimum 150 feet
Building	Height	Maximum 45 feet
Yards	Rear	Minimum 20 feet
	Side	Minimum 10 feet from lot lines. In the case of no lot lines, minimum 20-foot dwelling separation
	Street:	
	Subdivision road	Minimum 25 feet
	Town road	Minimum 150 feet
	County road	Minimum 200 feet
	State and Federal highways (not including freeways)	Minimum 250 feet

		Shore	<p>An absolute minimum shoreyard setback of 75 feet shall be provided.</p> <p>Shoreland setback averaging with adjacent parcels shall not be permitted</p>
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- c. Minimum required open space: 60 percent of the net buildable area consistent with the prioritized list of resources to conserve and other design consideration of section 11.9A of the County subdivision ordinance. The Zoning Agency may modify the required open space and/or setback requirements of conservation development design on a site specific basis during the conditional use review if the developer can demonstrate that the requirement cannot be met due to unique shape or characteristic of the property. The district open space and/or setback standards for conservation development design may be modified provided that the average intensity and density of land use shall be no greater than that permitted for the district in which it is located. Conservation developments, which are approved with a modification to the open space and/or setback requirements of conservation development design standards, shall not qualify for a density bonus. Modification of the open space and or setback requirements shall be limited to the minimum necessary. Open space shall not be modified greater than 20 percent of the minimum open space percentage requirement of the conservation development design standard. Setbacks shall not be modified below the conventional design standards for the district. Setbacks which are specifically listed as smaller than the conventional design standards by conservation development design standards shall not constitute a modification (i.e. buildings housing animals as specified by conservation development design may be reduced to 25 feet from interior lot lines and not constitute a modification. Setbacks from subdivision roads as listed by conservation design that are less than specified by conventional design shall not constitute a modification).

C-4 Shoreland Wetland district. The district is created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning grounds and wildlife habitat. The primary purpose of this district is to preserve, protect, and enhance the lakes, streams, and wetland areas in Walworth County in a manner that minimizes adverse impacts upon the wetland. The proper regulation of these areas will serve to maintain and improve water quality, both ground and surface; prevent flood damage; protect wildlife habitat; prohibit the location of structures on soils which are generally not suitable for such use; protect natural watersheds; preserve shore cover; preserve natural beauty; and protect the water based recreational resources of the County.

- (1) *Designation.* The C-4 district includes shorelands wetlands in the jurisdiction of this ordinance which are designated as wetlands on the current Shoreland Zoning Map-Walworth County, Wisconsin and actual field delineations. The most recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural Resources Surface Water Data Viewer (SWDV) is incorporated into this ordinance as a reference in determining the location of wetlands.
- (2) *Permitted uses.* The following uses are permitted, subject to general shoreland zoning regulations in section 74-173 and 74-174 of this ordinance, the provisions of Wis. Stats. ch. 30 and 31, and the provisions of other State and Federal laws, if applicable:
 - a. Activities and uses which do not require the issuance of a zoning permit, but which must be carried on without any filling, flooding, draining, dredging, ditching, tiling or excavating:
 1. Hiking, fishing, trapping, hunting, swimming, and boating;
 2. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits, and tree seeds, in a manner that is not injurious to the natural reproduction of such crops;
 3. The practice of silviculture, including the planting, thinning and harvesting of timber;
 4. The pasturing of livestock;
 5. The cultivation of agricultural crops;
 6. The construction and maintenance of duck blinds.
 - b. Uses which do not require the issuance of a zoning permit and which may include limited filling, flooding, draining, dredging, ditching, tiling, or excavating to the extent specifically provided below:
 1. Temporary water level stabilization measures, in the practice of silviculture, which are necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on the conduct of silvicultural activities if not corrected;
 2. Dike and dam construction and ditching for the purpose of growing and harvesting cranberries; and
 3. Ditching, tiling, dredging, excavating or filling done to maintain or repair existing agricultural drainage systems only to the extent necessary to maintain the level of drainage required to continue the existing agricultural use. This includes the minimum filling necessary for disposal of dredged spoil adjacent to the drainage system provided that dredged spoil is placed on existing spoil banks where possible;
 4. The construction or maintenance of fences for the pasturing of livestock, including limited excavating and filling necessary for such construction or maintenance;
 - 5.

The construction or maintenance of piers, docks or walkways built on pilings, including limited excavating and filling necessary for such construction and maintenance; and

6. The maintenance, repair, replacement or re-construction of existing town and County highways and bridges including limited excavating and filling necessary for such maintenance, repair, replacement or reconstruction.
- c. Uses which are allowed upon the issuance of a zoning permit and which may include limited filling, flooding, draining, dredging, ditching, tiling or excavating, but only to the extent specifically provided below:
1. The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power or water to their members provided that:
 - (i) The transmission and distribution lines and related facilities cannot as a practical matter be located outside the wetland; and
 - (ii) Any filling, excavating, ditching or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the wetlands.
 2. The construction and maintenance of railroad lines, provided that:
 - (i) The railroad lines cannot as a practical matter be located outside the wetland; and
 - (ii) Any filling, excavating, ditching or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the wetland.
- d. Uses which are allowed upon the issuance of a conditional use permit as specified under division 4 and which may include limited filling, flooding, draining, dredging, ditching, tiling or excavating, but only to the extent specifically provided below:
1. The construction and maintenance of roads which are necessary to conduct silvicultural activities or are necessary for agricultural cultivation, provided that:
 - (i) The road cannot as a practical matter be located outside wetland; and
 - (ii) The road is designed and constructed to minimize the adverse impact upon the natural functions of the wetland and meets the following standards:
 - (a) The road shall be designed and constructed as a single lane roadway with only such depth and width necessary to accommodate the machinery required to conduct agricultural and silvicultural activities;

- (b) Road construction activities are to be carried out in the immediate area of the roadbed only; and
 - (c) Any filling, flooding, draining, dredging, ditching, tiling or excavating that is to be done must be necessary for the construction or maintenance of the road.
- (iii) The road shall not be permitted if it will result in significant adverse impacts upon any of the following:
- (a) Storm and flood water storage capacity;
 - (b) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;
 - (c) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
 - (d) Shoreline protection against soil erosion;
 - (e) Fish spawning, breeding, nursery or feeding grounds;
 - (f) Wildlife habitat; or
 - (g) Wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas as defined in NR 103.04.
2. The construction and maintenance of nonresidential buildings used solely in conjunction with raising of waterfowl, minnows or other wetland or aquatic animals or used solely for some other purpose which is compatible with wetland preservation, if such building cannot as a practical matter be located outside the wetland, provided that:
- (i) Any such building does not exceed 500 square feet in floor area; and
 - (ii) No filling, flooding, draining, dredging, tiling or excavating be done;
3. The establishment and development of public and private parks and recreation areas, boat access sites, natural and outdoor education area, historic and scientific area, wildlife refuges, game preserves, fish hatcheries and private wildlife habitat areas, provided that:
- (i) Any private recreation or wildlife habitat area must be used exclusively for that purpose;
 - (ii) No filling is to be done except limited filling which is necessary for the development of a boat access site; and
 - (iii)

Ditching, excavating, dredging, dike and dam construction may be done in wildlife refuges, game preserves and private wildlife habitat areas for the purpose of improving wildlife habitat or to otherwise enhance wetland values.

- (3) *Prohibited uses.* Any use not listed in this section is prohibited, unless the wetland or a portion of the wetland has been rezoned by amendment of this ordinance in accordance with Wis. Stats. § 59.69(5)(e), NR ch. 115, Wisconsin Administrative Code, and section 74-260 of this ordinance.
- (4) *Establishment.* When an apparent discrepancy exists between zoning map, the shoreland-wetland district boundary shown on the Wisconsin Wetland Inventory and actual field conditions, the Zoning Administrator shall contact the appropriate field office of the DNR to determine if the shoreland-wetland district as mapped is in error. If the DNR staff determines that a particular area was incorrectly mapped either as a wetland or a non-wetland, the Zoning Administrator shall have the authority to immediately grant or deny a zoning permit in accordance with the regulations applicable to the correct zoning district. In order to correct wetland mapping errors shown on the official zoning map, the Zoning Administrator shall be responsible for accepting a shoreland-wetland map amendment within a reasonable period of time.

(Ord. of 6-11-02; Amd. of 1-14-03; Amd. of 7-13-04; Ord. No. 331-01/06, pts. I—III, 1-10-06; Ord. No. 369-07/06, pt. VI, 7-11-06; Ord. No. 466-11/07, pt. XV, 11-13-07; Ord. No. 575-09/09, pt. XVI, 9-8-09; Ord. No. 591-12/09, pt. XL, 12-15-09; Ord. No. 740-09/12, pt. XXV, 9-6-12; Ord. No. 940-07/15, pt. VI, 7-20-15; Ord. No. 1000-09/16, pt. XX, 9-6-16; Ord. No. 1049-06/17, pt. XXXIII, 6-13-17; Ord. No. 1171-06/19, pt. XXIV, 6-11-19)



**TOWN OF EAST TROY, WALWORTH COUNTY WI
REGULAR TOWN BOARD MEETING
March 24, 2025 at 6:30 P.M.
N9330 Stewart School Rd., East Troy WI 53120**

AGENDA

ALL ITEMS LISTED ARE UP FOR DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Approval of Meeting Agenda
4. Certification of Compliance of Open Meeting Law
5. Minutes of Previous Session, Special Meetings, Planning Commission and Park Committee
6. Clerk/Treasurer's Report – Clerk/Treasurer Buchanan
 1. 2024 Interest Amounts earned on Designated Funds – recommending transfer to General Fund to offset cost Of Beulah Heights Culvert engineering proposal - \$21,309.28
 2. Review 2024 Tax Information to address Supervisor Reyes' question
7. Public Comments

*Please be advised that per State Statute § 19.84(2), information may be received from the public. Comments are limited to a four-minute period, per person. Be further advised that there will be **NO** discussion on the information received; and no action will be taken regarding public comments.*

Upon conclusion of this Citizen participation segment, members of the audience are not allowed further comment unless they are participating in a public hearing or if specifically allowed by a majority vote of the Town Board due to involvement in a specific agenda item.
8. Reports of Committees
 - A. Chairperson and/or Supervisor Reports
 1. Chairperson Meeting Report – Interim Chairperson Church
 - B. Media/IT Report – Web Administrator Olson
 - C. Department of Public Works – DPW Superintendent Scheel
 1. 2025 Road Work
 2. Update on Beulah Heights Culvert
 3. 2025 Plow Truck Purchase
 - D. Police Report – Chief Gorecki
 1. Pier Permit request for Joel Brodsky at N9547 Horseshoe Lane, Summerset Marine – applicant
 2. 2025 Proposed Squad Purchase
 - E. ETAESD Report – Supervisor Church
 - F. Park Committee Report – Supervisor Reyes
 - G. Booth Lake Memorial Park Report – Supervisor Reyes
 1. Appoint new representative to Booth Lake Memorial Park Board
 - H. Lake Beulah Management District Report – Rep. Greg Thomas
 - I. Recycling Committee Report – Rep. John Murphy
 - J. Library Report – Rep. John Murphy for Kristina Murphy
 - K. Planning Commission Report – Supervisor Jahner
 1. Motion to approve the Planning Commission's recommendation to deny the Conditional Use request for PET1800006A at N8828 Stringers Bridge Road, by West Rod Cottage Industries LLC – Owner, John Stoss – Applicant per the reasons referenced in the Planning Commission's Resolution
9. Unfinished Business
 - A. Discussion regarding No Ordinance update will be made to the Burn Ordinance regarding gas firepits, etc.
 - B. Town Board members language to put on Annual Meeting Ballots for Wake Boat Surfing



C. Presentation by Protect Lake Beulah regarding wake surfing

10. New Business

A. Request from Oak Ridge Cemetery to have Atty. Mills review the Agreement between the Village of East Troy, the Cemetery and the Developer of the Starbucks property

B. Discussion and Possible action regarding an ordinance for the appointments of Planning Commission Alternates and amending the nomination process for Planning Commission members

C. Discussion and Possible action regarding procedure for former Town employee's emails

D. Discussion regarding restricting the use of Town Board member statements using the Town's social media platforms without consent of the entire Town Board

E. Authorize DPW Superintendent Scheel to purchase materials and install Aquatic Invasive Species Stations at: Army Lake, two at the Town Boat Launch on Lake Beulah and at the Potters Lake boat launch

F. Authorize Atty. Mills to amend the Town Code 16.05.140 regarding additional restrictions on Potters Lake – requested by the Potters Lake P/R District

11. Attorney's Report – Attorney Mills

A. Ordinance 2025-1 Amending and Recreating Chapter 15.05.150(11), (12), (13) and (17) regarding permit fees, road damage, road bond and stop work orders

12. Licenses and Special Event Permits – Clerk/Treasurer Buchanan

A. Special Event Permit for JBMP on May 3, 2025 for Cheyenne Schimmel

B. Special Event Permit for JBMP on May 25, 2025 for Reece McCartney

C. Special Event Permit for JBMP on July 26, 2025 for Todd Scheel

13. Special and Pending Meetings – Clerk/Treasurer Buchanan

14. Review Bills for Payment

15. Adjourn

Persons with Disabilities who need accommodation to attend the meeting should contact the Town Clerk at this address as soon as possible: N9330 Stewart School Rd., East Troy WI 53120 or call 262-642-5386.



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- C. Discussion and Possible action regarding procedure for former Town employee's emails
- D. Discussion and possible action regarding Town Board members not being allowed to address or communicate with the press/social media or any media outlet using town letterhead/Town material without consent of the entire Town Board
- E. Authorize DPW Superintendent Scheel to purchase materials and install Aquatic Invasive Species Stations at: Army Lake, two at the Town Boat Launch on Lake Beulah and at the Potters Lake boat launch
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14. Review Bills for Payment

15. Adjourn

Persons with Disabilities who need accommodation to attend the meeting should contact the Town Clerk at this address as soon as possible: N9330 Stewart School Rd., East Troy WI 53120 or call 262-642-5386.

Town of East Troy

Parks Committee Meeting Minutes

February 3, 2025, 5:30 p.m.

1. Call the meeting to Order at 5:30pm
2. Roll Call. Michele Reyes, Ken Zess, and Tyson Leonard were all present.
3. Pledge of Allegiance.
4. Motion to approve minutes from November 4, 2024 made by Tyson Leonard, seconded by Ken Zess. Motion passed unanimously.
5. Motion made by Tyson Leonard to approve the funds for the Air Walker and Fitness Bike for the Town of East Troy Park. The price not to exceed \$6750 including freight. 2nd by Ken Zess. Motion passed unanimously. This activity will be presented to the Town Board for final approval.
6. Discussion on trolley platform. Ken Zess discussed that any platform built would be in the trolley right away. We are going to ask Joe Klarkowski what side of the tracks that the potential walking path would be on and if this would be a hinderance to that. Also, there was mention of some of the local businesses wanting to help build or donate to the platform.
7. Public comments on the Army Lake Camp land. Ken Zess and his brother cleared out an old horse trail that makes a loop of about 1.5 miles. They built some benches out of wood that they donated to the town and placed them in some areas for seating. Further discussion is needed with the DNR on Annual Fees, Signage, and if the town is needed or willing to help with maintenance. Michele will be reaching out to the DNR to start working on a resolution and land use agreement.
8. Next Meeting March 3, 2025 @ 5:30pm
9. Motion to Adjourn at 6:23pm by Tyson Leonard, 2nd by Ken Zess. Motion passed unanimously.

TOWN OF EAST TROY PLANNING COMMISSION MINUTES
February 19, 2025 at 6:30 P.M.

Chairman Cook called the meeting to order at 6:30 P.M. Commissioners Jahner, DeGrave, Smith, Denhart and Celley were in attendance along with alternate Russell. Commissioner Gordon was excused. Secretary Olson was also in attendance.

Chairman Cook explained the procedure of the meeting and explained that this Commission operates on a split meeting format. This is the decision-making meeting. There will be no public comment regarding the requests on the agenda.

1. Review & Approval of Planning Commission Minutes –
February 5, 2025

Motion was made by Commissioner Denhart to APPROVE Planning Commission Minutes.
Seconded by Commissioner Jahner
Motion Approved unanimously.

Chairman Cook, apologized for his use of profanity during the last meeting and has asked that if in the future anyone has issue with his demeanor, he would prefer that they address him directly rather than having Attorney Mills send him a letter and adding the additional attorney fees to the Town.

John Stoss, applicant, spoke for the West Rod Cottage Industries LLC request. After being granted the C-2/C-4 rezone of the property by County Zoning, on January 14, 2025, the applicant has returned to the Planning Commission seeking the Conditional Use portion of his request. Commissioner Jahner, recused himself from this request citing the training that he received from Attorney Mills, in January regarding quasi-judicial decisions, such as conditional uses.

Chairman Cook read a letter into the record that was received by the Town from County Zoning, authored by Kate Hastings. The letter stated that the zoning change to C-2/C-4 and changed use for the property created the need for a variance due to the existing buildings distance from the road right of way. The letter stated that the County would not be able to act on the conditional use request until the variance has been approved. This was the last correspondence the Town has received on the topic from County Zoning. Chairman Cook noted that there has been no variance request made to the town since the letter was drafted and there was no further correspondence from the County citing a change in their position. Chairman Cook felt that the CUP request should be tabled until the next decision-making meeting to allow the applicant time to resolve the variance issue. Commissioner Russell asked that the Commission be able to have their discussion in light of fact checking that was done by Commissioners based on allegations made at the Public Hearing meeting on February 5, 2025. All were in agreement to continue their discussion.

Commissioner Russell stated that he reviewed the statements made by former Town Chairman Robert Mueller of an incident that occurred twenty some years ago, an unpermitted land disturbance by the applicant, which the applicant denies occurred. Russell found the information in the County's records and feels that it is relevant. In September of 2005 the Town made a complaint to the County about an unpermitted land disturbance being done. The county contacted the applicant and asked him to stop work. Over the course of the next six weeks the applicant continued to do work without a permit and was told to stop numerous times. The applicant dug out the whole side of the hill to create the parking area that is there now. According to documentation this was done illegally and without a permit. The County insisted that he put in a permit and restore what was left and to repair the eroded slope and stabilize it. The County was diligent in keeping all of their notes in the file so that you are aware of the

A motion was made by Commissioner Denhart to table the request until the March 19, 2025 decision-making meeting.

Seconded by Commissioner Russell.

Motion passed unanimously.

Request was tabled until the decision-making meeting

N8828 Stringers Bridge Road

East Troy, WI 53120

Parcel No: P ET 1800006A

West Rod Cottage Industries LLC, Owner / John Stoss, Applicant

2. Other Business & Public Comments

Mr. Stoss made comment pertaining to his request after being asked several times not to by the Chairman.

3. Adjourn

Motion made by Commissioner Smith to adjourn.

Seconded by Commissioner Denhart.

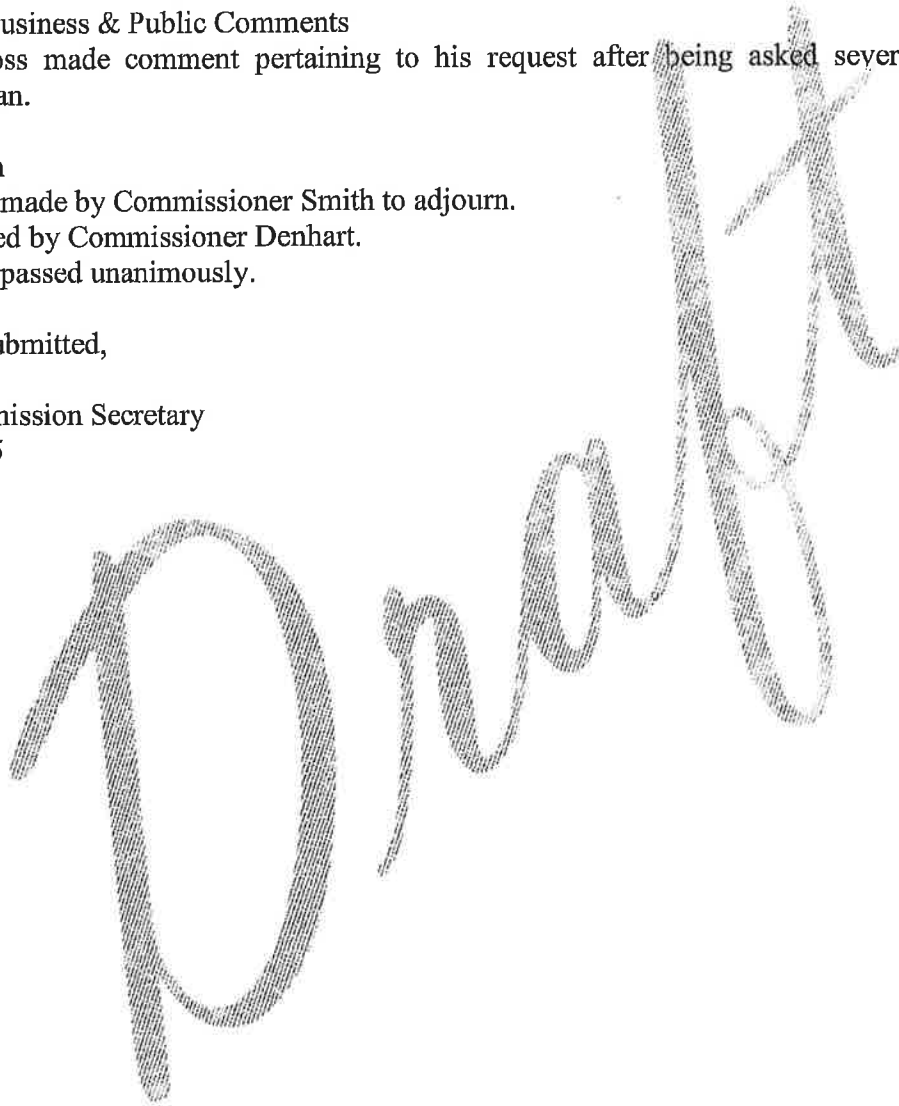
Motion passed unanimously.

Respectfully Submitted,

Jennifer Olson

Planning Commission Secretary

March 17, 2025

A large, handwritten signature in cursive script, appearing to read "Jennifer Olson", is written across the lower half of the page. The signature is written in a dark ink and is somewhat faded and blurry.

TOWN OF EAST TROY PLANNING COMMISSION MINUTES
March 05, 2025 at 6:30 P.M.

Commissioner Russell called the meeting to order at 6:30 P.M. Commissioners, Jahner, DeGrave, Gordon, Dynek, Denhart and Celley were in attendance. Chairman Cook and Commissioner Smith were excused. Secretary Olson was also in attendance.

1. Review & Approval of Planning Commission Minutes –
None at this time

The Gaszak's returned to the Planning Commission with a modified plan for their previously approved variance request. County Zoning requested that the garage be moved slightly to be further from the road than the original plans. The following discussion was had amongst commissioners: The current garage is already non-conforming, and the new garage is still going to be on the same footprint, but back further by four feet to keep it as far from the road right of way as possible without disturbing the existing retaining wall. Gaszak will be moving the existing shed to the area where the two other sheds sat. Many garages are that close in proximity to the road in the area of the applicant. Commissioner Smith at the December meeting stated and it was reiterated today that the Commission should keep in mind that all of the homes in this area are substandard lots and predate zoning. One could not build a conventional home with a conventional garage to current building codes and standards on any of these lots. Consistency with the neighborhood and safety concerns are what we are looking at foremost. The request is not an example of the garage being so close to the road that it would create a hazard to the road way, and it would be consistent with the neighboring properties. The property limitations of the retaining wall in the yard as well as the topography of the land do show a hardship.

Motion made by Commissioner Russell to APPROVE the applicants' 3-FOOT REAR SIDE YARD SETBACK/ 16.6-FOOT ROAD RIGHT OF WAY SET BACK/ TOTAL ACCESSORY STRUCTURE ALLOWANCE VARIANCES

Seconded by Commissioner Jahner.

Motion passed unanimously.

N9110 Ash Street

East Troy, WI 53120

Parcel No: PMR 00102E

Dennis Gaszak, Owner Applicant

2. Other Business & Public Comments
None

3. Adjourn

Motion made by Commissioner Jahner to adjourn.

Seconded by Commissioner Denhart.

Motion passed unanimously.

Respectfully Submitted,

Jennifer Olson

Planning Commission Secretary

March 17, 2025



**Official Town of East Troy Town Board Minutes
Regular Town Board Meeting
Monday, February 10, 2025**

The meeting was called to order at 6:30 pm by Interim Chairperson Church. Supervisors Reyes, Leonard, and Jahner were in attendance. Clerk/Treasurer Buchanan, Deputy Clerk/Treasurer Loth, Attorney Mills, DPW Superintendent Scheel and approximately 64 residents/guests were present.

Attorney Mills read a Letter of Resignation to the Board. Motion by Supervisor Jahner, seconded by Supervisor Reyes, to accept the Letter of Resignation from Chairman Klarkowski. Motion passed unanimously.

Attorney Mills presented the Board with options for moving forward with the vacancy created.

The Pledge of Allegiance was recited.

Clerk/Treasurer Buchanan affirmed that the meeting was posted in compliance with Open Meeting Law.

Motion by Supervisor Reyes, seconded by Supervisor Leonard, to approve the amended agenda as presented. Motion passed unanimously.

Meeting Minute Approval

- Motion by Supervisor Leonard, seconded by Supervisor Reyes, to approve the minutes of the November 4, 2025 Park Committee Meeting. Motion passed unanimously.
- Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve the minutes of the December 4 and 18, 2024 Planning Commission Meetings as amended. Motion passed unanimously.
- Motion by Supervisor Reyes, seconded by Supervisor Leonard, to approve the minutes of the January 13, 2025 Special Town Board meeting as written. Motion passed unanimously.
- Motion by Supervisor Reyes, seconded by Supervisor Leonard, to approve the minutes of the January 13, 2025 Regular Town Board Meeting as amended. Motion passed unanimously.

Motion by Supervisor Jahner, seconded by Supervisor Leonard, to appoint Supervisor Church as the Interim Chairperson until April 15, 2025. Motion passed unanimously.

Motion by Supervisor Jahner, seconded by Supervisor Leonard, to appoint Supervisor Reyes as the Vice Chairperson until April 15, 2025. Motion passed unanimously.

Motion by Supervisor Leonard, seconded by Supervisor Jahner, to nominate former Town Board Supervisor Chad Wales to fill the vacant supervisor seat until April 15, 2025. Motion passed unanimously.

Treasurer's Report – Clerk/Treasurer Buchanan

- Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve the February Treasurer's report as presented. Motion passed unanimously.

Clerk's Report – Clerk/Treasurer Buchanan – report submitted

- 1) 2024 Audit – compile records and data needed for the Audit team
- 2) Prepare multiple spreadsheets and reports for 2024 Audit – Review and Update:
 - A) Related Party Transaction Worksheet
 - B) Boat Launch Revenue Memo
 - C) Building Permit Revenue Procedures
 - D) Update list of Town Board member appointments
 - E) 2024 Debt Issuance – loan docs, resolution and amortization schedules

- F) 2024 Budget Amendments
 - G) Special Assessment Detail report
 - H) Review and Update Schedule of Accounts
 - I) Review and Update Internal Control documents – taxes, general disbursements, payroll disbursements, journal entries and Financial Reconciliations
- 3) Complete 2025 Renewal Questionnaire for Town's Insurance
 - 4) Create, Review and Submit reports to proper jurisdictions as needed – December Total Tax Collections and December 2024 Refund reports
 - 5) Payroll processed with new wages, salaries and deductions, all payroll spreadsheets updated and created for 2025
 - 6) December Accounting/Reconciliations completed prior to audit
 - 7) Accounts payable split between 2024 and 2025 expenses
 - 8) Meeting in January – Agendas, postings, prep and Board info received and provided
 - 9) Year End accounting functions - preparing for 2025
 - 10) Tax Collection – Amounts to be disbursed by February Settlement deadline
 - 11) Void Tax Payments drawn on a Closed account
 - 12) January Settlement – Taxes Collected in December 2024 - \$5,932,820.73
Disbursements as follows:
 - Walworth County - \$1,155,631.62
 - TET Sanitary District # 2 - \$36,459.25
 - TET Sanitary District # 2 – Delinquent Sewer - \$14,983.15
 - Potter's Lake P/R District - \$4,182.63
 - Potter's Lake P/R District – Weed Cutting - \$22,759.72
 - Lake Beulah Management District - \$70,327.49
 - Burlington Area School District - \$13,767.07
 - East Troy Community School District - \$3,292,106.27
 - Mukwonago Area School District - \$969.80
 - Gateway Technical College - \$267,300.64
 - Town of East Troy - \$1,054,333.09 – includes Taxes, MFL, Garbage and Snow Plowing charges
 - 13) Prepare various Journal Entries for January Settlement
 - 14) December Property Tax Refund Checks written and mailed after Town Board approval on 01/13/2025
 - 15) Review Compost Site Agreement – Contact Town's Insurance carrier regarding acquiring Certificate of Insurance naming Village of ET and Town of Troy as fellow insureds
 - 16) Address 4th Quarter Voter mailing – deactivate voters that have moved
 - 17) 4th Quarter 2024 Sales Tax Filed and Paid
 - 18) Received Nomination papers for April Election, prepared certifications for Walworth County after Ballot Drawing, entered and updated WisVote as required
 - 19) Manage, enter in WisVote system as needed, and file Absentee Applications for 2025 Elections
 - 20) Review and approve Type E Notice and Public Test Notice for February 18, 2025, Spring Primary – Statewide Primary for Superintendent of Public Instruction – cost of notices split with Village of East Troy and Town of Troy
 - 21) Prepare for February 18, 2025, Primary – State Superintendent of Public Instruction – Ballot Order and WisVote tasks
 - 22) Calculated 2025 Charge back rates for Police Department, DPW and Administrative staff and drafted Resolution 2025-01 for 2025 Chargeback Rates
 - 23) Calculate General obligation Debt for Walworth County request
 - 24) Worked with Civics Systems Support to set fund allocation accounts in accounting software

- 25) Balance 2024 Retirement payments for each individual employee and complete filing of same to the WRS by required deadline
- 26) Prepare and mail 141 Absentee Ballots for February Primary by statutory deadline
- 27) Prepare and order ballots for April 1, 2025, Spring Election
- 28) 2024 1099 NEC's – completed, filed and mailed
- 29) Continue to mail out absentee ballots as requested for Spring Primary
- 30) Post-Audit - Year-end accounting and audit entries
- 31) Regular Stuff ☺

Special Presentations regarding Wake Boats

- Barry Quirke for Beulah Responsible Boaters.
- Kim Rosenbaum for an Alternative Position.
- Brian Bellew, Brian Fons and Richard Phillips for Protect Lake Beulah, Lake Beulah Management District, and Last Wilderness Alliance.

Motion by Supervisor Leonard, seconded by Supervisor Jahner, to have an advisory vote regarding the wake boat issue at the April 15, 2025 Annual Meeting. Roll call vote: Interim Chairperson Church, nay; Supervisor Reyes, aye; Supervisor Leonard, aye; Supervisor Jahner, aye. Motion passes 3/1.

Public Comments

- John Stoss, N8831 Stringers Bridge Road. He stated that an ice fisherman's shanty went through the ice near the Docksider restaurant on East Shore Drive and was concerned that the ice was weak there due to runoff.
- Todd Scheel, N9080 County Road ES. He presented pictures of the ice in front of the outfall and stated that wind caused the ice issues noted by Stoss in the previous public comment.
- Joe Jones, N9033 E Miramar Drive. He stated that he is focused solving complex issues at the Town Board level. He noted that he doesn't see cooperation/collaboration and what he views as the objectives of a town board. He would like to see committees to tackle these challenging topics.
- Barbara Church, W1187 Beach Road. Read a letter from John Theisen, N9198 East Shore Drive stating that "in his frank opinion" she should resign from the board and that "the Town Board will be taking a new direction."
- Larry Beier, N7264 Colbo Road. There will be a candidate forum on March 13, 2025 at 6:30 pm at the Mukwonago Baptist Church. All candidates on the ballot are welcome to attend and participate.
- Michele Reyes, N8035 Bell School Road. She stated that she is out of town and unable to attend the candidate forum. She will prepare a statement for them.
- Tyson Leonard, N8824 Greenwald Court. He wanted to assure the public that Tyson Leonard (himself) and John Theisen are two different people.

Committee/Department Reports

Chairperson's Report - Former Chairman Klarkowski – January activity for February 10, 2025 meeting submitted

- | | |
|-----------|---|
| 1/16/2025 | WTA Tri-County Meeting in Waterford. Preside over the Meeting. Guest speakers Robin Vos and Tom Kramer. |
| 1/21/2025 | Tri-Troy Alliance Executive Committee Meeting
ETAESD Merger/Innovation Planning Grant submitted, and approved for \$18,900
Town of Troy Sponsor Compost Site Intergovernmental Agreement
final changes Library Funding/WCA update
meeting set up with Legislators
Multi-Use Trail SMA Update/signed/approved/NTP |
| 1/2025 | Beach Road Bridge Replacement. Created Request for Qualifications and sent to 124 Engineering Consultants on the WDOT Roster. Responses due February 7, 2025 |

Chairperson's Report for Chairman Klarkowski – report cont'd

1/28/2025 Teleconference with the offices of Speaker Vos and Tyler August.

Change State Statute to allow creation of a Joint Library without penalty.

Also, an atypical month with about 45 phone calls from the residents on land development, Lake Beulah usage and general Town issues. Sign contracts, surveys, agreements and checks. Also review Preliminary Plat.

Activity Report for Supervisor Church – January Activity for February 10, 2025 meeting

- January 2 Zoom meeting with EMSMC and Administrative Assistant Schweitzer.
- January 6 Town interview with Town of East Troy Auditors Baker Tilly.
- January 6 ETAESD phone calls and emails
- January 7 Prep for January Town meeting
- January 8 ETAESD sign contract with Village of East Troy
- January 13 TET Board closed and monthly Board meeting
- January 15 TET emails
- January 16 Tri-County Towns Association meeting
- January 21 Prep for TET monthly meeting
- January 21 Prep for Walworth County WTA March meeting
- January 21 ETAESD monthly Board Meeting
- January 22 ETAESD Jan 2025 Board Meeting minutes

Media/IT (Public Relations Report) – Web Administrator Olson – January Activity for February 10, 2025 meeting

- Town of East Troy Website Overview: We currently have 412 subscribers. All of these residents are receiving text message and/or email notifications of agendas, packets, news and notices including the newsletters on the day of publication.
- YouTube feed: We currently have 78 subscribers. There are 77 live streams.
- Facebook Overview: We have over 1372 followers.
- Motion by Supervisor Leonard, seconded by Supervisor Reyes, to approve the upgrade of the Town website on a trial basis with a final decision and purchase in October. Motion passed unanimously.

Department of Public Works – Superintendent Scheel – January Activity for February 10, 2025 meeting

- 1) Trimmed trees
- 2) Plowed four times
- 3) Brined roads two times
- 4) Patched pot holes
- 5) Had the phone line fixed for the alarm system for Sanitary #2
- 6) Had ABS Brake system fixed on one plow truck
- 7) Ordered the new Boom Mower with the Town of Troy. Looking at a twelve-week delivery time
- 8) Ordered a new three-point broom for spring and summer clean up

Police Report – No Report**ETAESD Report** – Interim Chairperson Church - January Activity for February 10, 2025 meeting

- There were 5 Fire-related calls in the month of December; 5 of the 24 calls were in the Town.
- There have been 232 Fire calls through December of 2024.
- There were 109 EMS calls in the month of December; 13 of the 109 calls were in the Town.
- There have been 1069 EMS calls through December of 2024.
- The next ETAESD meeting has been scheduled for February 18, 2025 at 5:30 P.M. at the Fire House.

Park Committee Report – Supervisor Reyes

- The committee is working with the DNR regarding the pathway at Army Lake Park.
- There is discussion regarding putting a “platform” into place in Jim Byrnes Memorial Park by the Electric Railroad for ease of getting on and off the train when it stops at the park.
- Motion by Supervisor Leonard, seconded by Supervisor Reyes, to purchase an ExoFit Air walker and Fitness Bike for Jim Byrnes Memorial Park from Lee Recreation at a cost not to exceed \$7043. Motion passed unanimously.
- The Army Lake Park map has been completed. This map defines the walking path.

Booth Lake Memorial Park – Supervisor Reyes

- There are trees being removed.
- There is going to be another triathlon swim event scheduled for May 31, 2025

Lake Beulah Management District (LBMD) – Rep. Greg Thomas

- PLB, Protect Lake Beulah, gave a summary of the survey they had conducted regarding wake enhancement activities. They had a great response to their survey.
- BRB, Beulah Responsible Boaters were critical of the PLB survey and would like more scientific information and boater education.
- District concerns/goals:
 - How can we improve boating education and enforcement of existing laws/buoy placement/safety.
 - Improve boat launch signage. Provide wash stations at launch. New Door Hangar
 - Fishing boat live wells cleaning, as well as ballast tanks from wake boats; control invasive species
 - Noise Regulation from boating
- **Financial**
 - As of December 31, 2024, the financial summary reflects the district's concerted efforts to optimize revenue streams and manage expenditures efficiently.
- **Aquatic Plant Harvesting**
 - Lake Beulah Management District purchased a Ford 550 with a Dump Truck capability. The current budget made this possible.
- **Wake Enhanced Surfing**
 - The District has ongoing concerns.

Recycling Committee Report – John Murphy – no report**Library Report – John Murphy for Kristina Murphy**

- Recreational passes for the Milwaukee County Zoo and Mitchell Park Conservatory Domes are available for check-out. The passes are courtesy of the Friends of the Library and were purchased with proceeds from the fall fundraiser play.
- The Library Board approved a request to the Village of East Troy Board for the release of impact fees for a conceptual design for future library expansion.
- The library is now open on Monday's until 7:00 pm.

Planning Commission Report – Supervisor Jahner – no report**Unfinished Business**

- Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve the compost site agreement between the Village of East Troy, Town of Troy and Town of East Troy. Motion passed unanimously.

New Business

- Motion by Supervisor Leonard, seconded by Supervisor Jahner, to approve Resolution 2025-01 Updating Chargeback Rates for the Town of East Troy for 2025 as amended. Motion passed unanimously.

Attorney's Report – Attorney Mills

- An update on Village of East Troy's "Buffer Yard" requirements for Oak Ridge Cemetery/Starbucks was presented. It is understood that only 25% of the trees were to be removed, yet at least 98% were indeed removed. There are challenges but a consensus is that the developer, Ray Gooden, the Village of East Troy, and the Cemetery will each pay one-third of the cost for the buffer installation.
- Motion by Supervisor Leonard, seconded by Supervisor Reyes, to table the burn ordinance regarding fire pits until more information can be gathered. Motion passed unanimously.
- Motion by Supervisor Reyes, seconded by Supervisor Jahner to authorize Attorney Mills to meet with the Town Building Inspector to update the Building Permit Fee Schedule. Motion passed unanimously.

Licenses and Special Event Permits – Clerk/Treasurer Buchanan

- Motion by Supervisor Reyes, seconded by Supervisor Leonard, to approve the fundraising event for Bloom 360 at N8921 Stone School Rd on April 12, 2025, and a Temporary Class "B" license for the event. Motion passed unanimously.
- Motion by Supervisor Jahner, seconded by Supervisor Leonard, to approve the Peddler's Permits for Weedman Lawn Care – Burlington WI for Andrew Fensterle, Lukas Peterson, Jacob Zoellner, Matthew Wiechert, Andrew Rathbone, Dylan Shain and Matthew Reese. Motion passed unanimously.

Special and Pending Meetings

- Motion by Supervisor Reyes, seconded by Supervisor Leonard, to table the re-scheduling of reviews for department heads. Motion passed unanimously.
- Motion by Supervisor Leonard, seconded by Supervisor Reyes, to re-schedule the Regular Town Board Meeting from March 10 to March 25, 2025.

• February 10, 2025	6:30 pm	Regular Town Board Meeting
• February 11, 2025	9:00 am	Public Test
• February 18, 2025	7 am-8 pm	Spring Primary
• February 19, 2025	6:30 pm	Planning Commission Meeting
• March 3, 2025	5:30 pm	Park Committee Meeting
• March 5 & 19, 2025	6:30 pm	Planning Commission Meeting
• March 10, 2025	6:30 pm	Regular Town Board Meeting
• March 18-21, 2025	8 am-4 pm	In-Person Absentee Voting
• March 24-26, 2025	8 am-4 pm	In-Person Absentee Voting
• March 27 & 28, 2025	8 am-5 pm	In-Person Absentee Voting
• April 1, 2025	7 am – 8 pm	Spring Election
• April 14, 2025	6:30 pm	Regular Town Board Meeting
• April 15, 2025	6:30 pm	Annual Town Board Meeting

Motion by Supervisor Leonard, seconded by Supervisor Jahner, to adjourn at 8:50 pm. Motion passed unanimously.

Review Bills for Payment

Respectfully Submitted by
Jean Loth
Deputy Clerk/Treasurer



**OFFICIAL TOWN OF EAST TROY BOARD MINUTES
Special Meeting
Thursday, February 27, 2025**

The special meeting was called to order at 6:30 pm by Interim Chairperson Church. Supervisors Reyes, Leonard, Jahner and Wales were in attendance. Clerk/Treasurer Buchanan, Deputy Clerk/Treasurer Loth, and 7 guests were also in attendance.

Motion by Supervisor Leonard, seconded by Supervisor Jahner, to move the March regular Town Board meeting from March 10 to March 24. Motion passed unanimously.

Discussion regarding the Annual Meeting Agenda items included the minutes, 2024 Audit, Wake boat issue and Sea plane issue.

Discussion regarding the Beulah Heights Culvert damage. The culvert is stable for now and DPW Superintendent Scheel will be working with the adjacent landowners, Lynch for engineering and reviewing the status of the culvert on a regular basis to ensure it does not become an emergency situation; if it does, further action will be presented.

Discussion, Review and scoring of Beach Road Bridge Proposals allowed for the narrowing down of submissions from nine to three. Motion by Supervisor Leonard, seconded by Supervisor Jahner, to set an interview schedule with Ayres, Baxter and Woodman, and Mead and Hunt. Motion passed unanimously.

Motion by Supervisor Leonard, seconded by Supervisor Jahner, to adjourn the meeting at 7:15 pm. Motion passed unanimously.

Respectfully Submitted by
Jean Loth
Deputy Clerk/Treasurer



OFFICIAL TOWN OF EAST TROY BOARD MINUTES
Special Meeting
Tuesday, March 18, 2025

The special meeting was called to order at 7:00 pm by Interim Chairperson Church. Supervisors Reyes, Leonard, Jahner and Wales were in attendance. Clerk/Treasurer Buchanan, Deputy Clerk/Treasurer Loth, DPW Superintendent Scheel and 4 guests were also in attendance.

Motion by Supervisor Leonard, seconded by Supervisor Reyes, to approve the Lynch proposal for the Beulah Heights Culvert repair. Motion passed unanimously.

Motion by Supervisor Leonard, seconded by Interim Chairperson Church, to approve Ayers as the Beach Road Bridge Project Design firm. Motion passed unanimously.

Motion by Supervisor Jahner, seconded by Supervisor Leonard, to authorize Interim Chairperson Church and DPW Superintendent Scheel to notify Ayers and the DOT of the designer decision in order to keep the Beach Road Replacement Project moving forward. Motion passed unanimously.

Motion by Supervisor Leonard, seconded by Supervisor Wales, to adjourn the meeting at 7:35 pm. Motion passed unanimously.

Respectfully Submitted by
Jean Loth
Deputy Clerk/Treasurer

Town
of
East Troy

2024 Tax Information - Town of East Troy

Computed 11/22/2024 4:06 PM

Published: Yes Average Assessment Ratio: 0.9324594830
 Locked/Submit Rates: Yes School Levy Tax Credit: \$1,903,346.23

* Include T.I.D's in Levy amount if applicable.

Taxing Body Name	State Aid Amount	Levy Amount	Total Assessed Value	Mill Rate
STATE OF WISCONSIN		\$0.00	\$1,203,588,900.00	0.0000000000
WALWORTH COUNTY	\$202,599.00	\$2,836,750.27	\$1,203,588,900.00	0.0023569100
Town of East Troy	\$384,814.00	\$2,130,436.94	\$1,203,588,900.00	0.0017700700
Burlington Area School District	\$35,287.00	\$37,193.76	\$5,138,200.00	0.0072386750
East Troy Community School District	\$3,659,710.00	\$8,894,106.56	\$1,198,029,400.00	0.0074239470
Mukwonago School District	\$2,878.00	\$2,620.05	\$421,300.00	0.0062189650
Gateway Technical College	\$806,381.00	\$722,151.77	\$1,203,588,900.00	0.0005999990
East Troy San Dist #2	\$0.00	\$98,500.00	\$182,082,500.00	0.0005409640
East Troy San Dist #3	\$0.00	\$0.00	\$6,463,300.00	0.0000000000
Potters Lake Pro & Rehab Dist	\$0.00	\$11,300.00	\$91,570,300.00	0.0001234020
Lake Beulah Lake Management	\$0.00	\$190,000.00	\$524,253,000.00	0.0003624200
Booth Lake Management Dist	\$0.00	\$0.00	\$1,957,600.00	0.0000000000
CDEB East Troy School Dist	\$0.00	\$285,357.55	\$1,198,029,400.00	0.0002381890
TOTAL	\$5,091,669.00	\$15,208,416.90		

SCHOOL LEVY TAX CREDIT \$1,903,346.23 ~~\$1,203,588,900.00~~ 0.0015813920

District
Burlington Area School District
Mukwonago School District
East Troy Community School District
East Troy Community School District
East Troy Community School District
Mukwonago School District

Potters Lake
 91,570,300 ÷
 1,203,588,900 =
 0.08*
 0.08x
 100 =
 8.00*

Mill Rate
0.0021462240
0.0000673680
0.0011924310
0.0000217720
0.0006706040
0.0012062663

Lake Beulah
 524,253,000 ÷
 1,203,588,900 =
 0.44*
 0.44x
 100 =
 44.00*

TOWN OF EAST TROY
 SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FUND 100 - GENERAL FUND

<u>REVENUE</u>	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
GENERAL TAXES	497,743.05	497,743.05	1,338,436.00	(840,692.95)	37.19
INTERGOVERNMENTAL REVENUES	58,525.71	58,525.71	429,451.98	(370,926.27)	13.63
LICENSES & PERMITS	12,950.50	12,950.50	120,409.00	(107,458.50)	10.76
FINES, FORFEITURES & PENALTIES	.17	.17	100,000.00	(99,999.83)	.00
PUBLIC CHARGES FOR SERVICES	253,259.78	253,259.78	530,768.00	(277,508.22)	47.72
INTERGOVERNMENTAL CHARGES	802.02	802.02	7,000.00	(6,197.98)	11.46
MISC REVENUE/RESERVE FUNDS	27,553.97	27,553.97	170,865.28	(143,311.31)	16.13
OTHER FINANCING SOURCES	.21	.21	2,068,071.07	(2,068,070.86)	.00
TOTAL FUND REVENUE	850,835.41	850,835.41	4,766,001.33	(3,914,165.92)	17.86

EXPENDITURES

DEPARTMENT 5110	.00	.00	.00	.00	.00
TOWN BOARD	4,136.83	4,136.83	51,003.79	46,866.96	8.11
JUDICIAL	5,568.17	5,568.17	17,023.75	11,455.58	32.71
LEGAL	.00	.00	65,000.00	65,000.00	.00
GENERAL ADMINISTRATION	4,662.13	4,662.13	60,277.95	55,615.82	7.73
AUDITOR	1,060.00	1,060.00	19,500.00	18,440.00	5.44
CLERK	11,700.42	11,700.42	125,209.31	113,508.89	9.34
ELECTIONS	36.25	36.25	11,912.00	11,875.75	.30
COMPUTER	2,702.30	2,702.30	15,100.00	12,397.70	17.90
DEPUTY CLERK	10,123.23	10,123.23	97,150.08	87,026.85	10.42
TREASURY	1,086.00	1,086.00	4,340.00	3,254.00	25.02
ASSESSMENT OF PROPERTY	2,166.63	2,166.63	26,000.00	23,833.37	8.33
TOWN HALL BUILDING	1,779.34	1,779.34	76,248.61	74,469.27	2.33
NONDEPT INSURANCE/BOND	16,375.00	16,375.00	65,000.00	48,625.00	25.19
GENERAL GOVERNMENT	.00	.00	8,100.00	8,100.00	.00
UNDESIGNATED GENL GOVERNMENT	.00	.00	.00	.00	.00
LAW ENFORCEMENT	77,772.92	77,772.92	1,013,347.63	935,574.71	7.67
WATER PATROL	18.99	18.99	21,721.20	21,702.21	.09
FIRE PROTECTION	11,019.00	11,019.00	903,772.00	892,753.00	1.22
RESCUE	55,208.00	55,208.00	351,022.00	295,814.00	15.73
BUILDING INSPECTION	10,078.80	10,078.80	56,700.00	46,621.20	17.78
EMERGENCY COMMUNICATION	.00	.00	1,000.00	1,000.00	.00
CORRECTION & DETENTION	110.00	110.00	300.00	190.00	36.67
DEPARTMENT 5280	.00	.00	.00	.00	.00
ADMINISTRATION	.00	.00	.00	.00	.00
HWY & STREET MAINTENANCE	46,364.90	46,364.90	449,090.67	402,725.77	10.32
ROAD CONSTRUCTION-NEW	.00	.00	610,000.00	610,000.00	.00
ROAD MAINTENANCE-OLD	.00	.00	95,000.00	95,000.00	.00
SNOW PLOWING/ICE CONTROL	.00	.00	91,112.50	91,112.50	.00
STREET LIGHTING	152.19	152.19	1,800.00	1,647.81	8.46
REFUSE/GARBAGE COLLECTION	.00	.00	466,259.00	466,259.00	.00
RECYCLING	.00	.00	2,200.00	2,200.00	.00
LIBRARY	.00	.00	.00	.00	.00
PARKS	14,000.00	14,000.00	36,748.84	22,748.84	38.10

TOWN OF EAST TROY
 SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FUND 100 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
BOAT LAUNCH FACILITY	92.47	92.47	18,112.00	18,019.53	.51
PLANNING COMMISSION	.00	.00	4,950.00	4,950.00	.00
CAPITAL OUTLAY	.00	.00	.00	.00	.00
DEBT SERVICE	.00	.00	.00	.00	.00
TOTAL FUND EXPENDITURES	276,213.57	276,213.57	4,765,001.33	4,488,787.76	5.80
NET REVENUE OVER EXPENDITURES	574,621.84	574,621.84	.00	574,621.84	.00

TOWN OF EAST TROY
 SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
 FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FUND 200 - LANDFILL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
FINES, FORFEITURES & PENALTIES	.00	.00	.00	.00	.00
MISC REVENUE/RESERVE FUNDS	4,433.16	4,433.16	62,255.00	(57,821.84)	7.12
SOURCE 49	.00	.00	.00	.00	.00
TOTAL FUND REVENUE	4,433.16	4,433.16	62,255.00	(57,821.84)	7.12
EXPENDITURES					
LEGAL	.00	.00	.00	.00	.00
AUDITOR	.00	.00	.00	.00	.00
OPERATING EXPENSES	.00	.00	.00	.00	.00
DEPARTMENT 5160	.00	.00	.00	.00	.00
DEPARTMENT 5363	.00	.00	17,380.00	17,380.00	.00
CAPITOL OUTLAY	.00	.00	.00	.00	.00
DEBT SERVICE	.00	.00	.00	.00	.00
PARK DEVELOPMENT LOAN TO TOWN	.00	.00	.00	.00	.00
INTEREST TRANSFER TO TOWN	3,085.86	3,085.86	42,948.00	39,862.14	7.19
TOTAL FUND EXPENDITURES	3,085.86	3,085.86	60,328.00	57,242.14	5.12
NET REVENUE OVER EXPENDITURES	1,347.30	1,347.30	1,927.00	(579.70)	69.92

TOWN OF EAST TROY
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2025

FUND 300 - DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
SOURCE 41	291,770.87	291,770.87	792,000.94	(500,230.07)	36.84
SOURCE 48	.00	.00	29,276.17	(29,276.17)	.00
TOTAL FUND REVENUE	291,770.87	291,770.87	821,277.11	(529,506.24)	35.53
EXPENDITURES					
DEPARTMENT 5810	.00	.00	821,277.11	821,277.11	.00
TOTAL FUND EXPENDITURES	.00	.00	821,277.11	821,277.11	.00
NET REVENUE OVER EXPENDITURES	291,770.87	291,770.87	.00	291,770.87	.00

TOWN OF EAST TROY
 SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2025

FUND 100 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
GENERAL TAXES	508,490.62	1,006,233.67	1,338,436.00	(332,202.33)	75.18
INTERGOVERNMENTAL REVENUES	14,877.20	73,402.91	429,451.98	(356,049.07)	17.09
LICENSES & PERMITS	7,516.79	20,467.29	120,409.00	(99,941.71)	17.00
FINES, FORFEITURES & PENALTIES	7,663.13	7,663.30	100,000.00	(92,336.70)	7.66
PUBLIC CHARGES FOR SERVICES	217,730.23	470,990.01	530,768.00	(59,777.99)	88.74
INTERGOVERNMENTAL CHARGES	748.07	1,560.09	7,000.00	(5,449.91)	22.14
MISC REVENUE/RESERVE FUNDS	22,025.82	49,579.79	170,865.28	(121,285.49)	29.02
OTHER FINANCING SOURCES	.19	.40	2,068,071.07	(2,068,070.67)	.00
TOTAL FUND REVENUE	779,052.05	1,629,887.46	4,765,001.33	(3,135,113.87)	34.21

EXPENDITURES

DEPARTMENT 5110	.00	.00	.00	.00	.00
TOWN BOARD	2,827.28	6,964.11	51,003.79	44,039.68	13.65
JUDICIAL	166.28	5,734.45	17,023.75	11,289.30	33.68
LEGAL	5,236.75	5,236.75	65,000.00	59,763.25	8.06
GENERAL ADMINISTRATION	4,958.91	9,621.04	60,277.95	50,666.91	15.96
AUDITOR	17,189.55	18,249.55	19,500.00	1,250.45	93.59
CLERK	9,525.09	21,225.51	125,209.31	103,983.80	16.95
ELECTIONS	.00	36.25	11,912.00	11,875.75	.30
COMPUTER	876.08	3,578.38	15,100.00	11,521.62	23.70
DEPUTY CLERK	7,999.62	18,122.85	97,150.08	79,027.23	18.65
TREASURY	.00	1,086.00	4,340.00	3,254.00	25.02
ASSESSMENT OF PROPERTY	2,166.67	4,333.30	26,000.00	21,666.70	16.67
TOWN HALL BUILDING	2,336.08	4,115.42	76,248.61	72,133.19	5.40
NONDEPT INSURANCE/BOND	54,876.24	71,251.24	65,000.00	(6,251.24)	109.62
GENERAL GOVERNMENT	.00	.00	8,100.00	8,100.00	.00
UNDESIGNATED GENL GOVERNMENT	.00	.00	.00	.00	.00
LAW ENFORCEMENT	110,833.33	188,606.25	1,013,347.63	824,741.38	18.61
WATER PATROL	.00	18.99	21,721.20	21,702.21	.09
FIRE PROTECTION	.00	11,019.00	903,772.00	892,753.00	1.22
RESCUE	.00	55,208.00	351,022.00	295,814.00	15.73
BUILDING INSPECTION	.00	10,078.80	56,700.00	46,621.20	17.78
EMERGENCY COMMUNICATION	.00	.00	1,000.00	1,000.00	.00
CORRECTION & DETENTION	.00	110.00	300.00	190.00	36.67
DEPARTMENT 5280	.00	.00	.00	.00	.00
ADMINISTRATION	.00	.00	.00	.00	.00
HWY & STREET MAINTENANCE	48,470.49	94,835.39	449,090.67	354,255.28	21.12
ROAD CONSTRUCTION-NEW	.00	.00	610,000.00	610,000.00	.00
ROAD MAINTENANCE-OLD	533.05	533.05	95,000.00	94,466.95	.56
SNOW PLOWING/ICE CONTROL	370.83	370.83	91,112.50	90,741.67	.41
STREET LIGHTING	152.42	304.61	1,800.00	1,495.39	16.92
REFUSE/GARBAGE COLLECTION	52,039.53	52,039.53	466,259.00	414,219.47	11.16
RECYCLING	.00	.00	2,200.00	2,200.00	.00
LIBRARY	.00	.00	.00	.00	.00
PARKS	651.33	14,651.33	36,748.84	22,097.51	39.87

TOWN OF EAST TROY
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2025

FUND 100 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
BOAT LAUNCH FACILITY	61.96	154.43	18,112.00	17,957.57	.85
PLANNING COMMISSION	.00	.00	4,950.00	4,950.00	.00
CAPITAL OUTLAY	.00	.00	.00	.00	.00
DEBT SERVICE	.00	.00	.00	.00	.00
TOTAL FUND EXPENDITURES	321,271.49	597,485.06	4,765,001.33	4,167,516.27	12.54
NET REVENUE OVER EXPENDITURES	457,780.56	1,032,402.40	.00	1,032,402.40	.00

TOWN OF EAST TROY
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2025

FUND 200 - LANDFILL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
FINES, FORFEITURES & PENALTIES	.00	.00	.00	.00	.00
MISC REVENUE/RESERVE FUNDS SOURCE 49	4,265.61	8,698.77	62,255.00	(53,556.23)	13.97
	.00	.00	.00	.00	.00
TOTAL FUND REVENUE	4,265.61	8,698.77	62,255.00	(53,556.23)	13.97
EXPENDITURES					
LEGAL	.00	.00	.00	.00	.00
AUDITOR	.00	.00	.00	.00	.00
OPERATING EXPENSES	.00	.00	.00	.00	.00
DEPARTMENT 5160	.00	.00	.00	.00	.00
DEPARTMENT 5363	.00	.00	17,380.00	17,380.00	.00
CAPITOL OUTLAY	.00	.00	.00	.00	.00
DEBT SERVICE	.00	.00	.00	.00	.00
PARK DEVELOPMENT LOAN TO TOWN	.00	.00	.00	.00	.00
INTEREST TRANSFER TO TOWN	3,039.36	6,125.22	42,948.00	36,822.78	14.26
TOTAL FUND EXPENDITURES	3,039.36	6,125.22	60,328.00	54,202.78	10.15
NET REVENUE OVER EXPENDITURES	1,226.25	2,573.55	1,927.00	646.55	133.55

TOWN OF EAST TROY
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2025

FUND 300 - DEBT SERVICE FUND

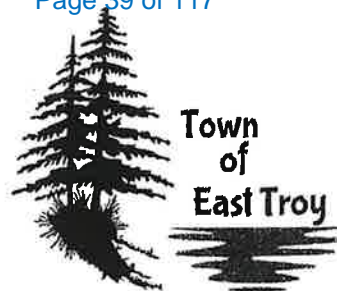
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
SOURCE 41	217,778.68	509,549.55	792,000.94	(282,451.39)	64.34
SOURCE 48	.00	.00	29,276.17	(29,276.17)	.00
TOTAL FUND REVENUE	217,778.68	509,549.55	821,277.11	(311,727.56)	62.04
EXPENDITURES					
DEPARTMENT 5810	272,297.48	272,297.48	821,277.11	548,979.63	33.16
TOTAL FUND EXPENDITURES	272,297.48	272,297.48	821,277.11	548,979.63	33.16
NET REVENUE OVER EXPENDITURES	(54,518.80)	237,252.07	.00	237,252.07	.00

To: Town of East Troy Board

From: Barbara Church, Town Supervisor/Acting Chairperson

Date: March 24, 2025

Re: February Activity Report for Town Board March 24, 2025 meeting



- Responded to Town calls and emails
- Signed Town checks
- Prepared for Town Board meeting
- Chaired February 10, 2025 Town Board Meeting
- Prepared for ETAESD meeting
- Chaired February 25, 2025 ETAESD Meeting
- Held review of Beach Road Bridge over East Troy Electric Railroad Bridge proposals. Nine proposals were received. Proposals were submitted by: Ayres, Baxter & Woodman, Benesch, Bloom, Cedar, Corre, IMEG, Mead & Hunt, and Westwood. The Committee chose three to interview: Ayres, Baxter & Woodman, and Mead & Hunt.
- Prepared for Walworth County Unit of the Wisconsin Towns Association meeting
- Received telephone call from Craig Webster of the Department of Natural Resources to inform the Town of the compromised state of the Beulah Heights Bridge.
- Viewed and took pictures of Beulah Heights Bridge
- Prepared for the Special Town Board meeting for February 27, 2025
- Chaired Special Town Board meeting on February 27, 2025

Respectfully submitted by Supervisor Church



Public Relations Report

MARCH 2025

1. Website Overview:

We currently have 10 new subscribers bringing us from 412 to **422** Subscribers. All of these residents are receiving text messages and/or email notifications of agendas, packets, news and notices including the newsletters on the day of publication.

2. YouTube:

Our page gained 12 new subscribers, going from 78 to **90** subscribers and has **82** Videos.

3. Facebook Overview:

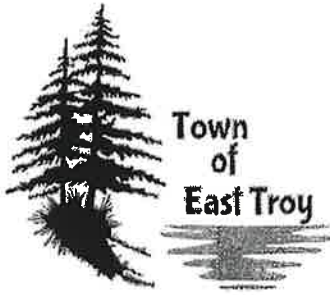
 We gained 26 new followers in the last month, bringing us from 1,372 to a grand total of **1,398** followers.

This week at the suggestion of our IT guru Will, I incorporated a new streaming program to create a more trustworthy system when streaming through YouTube. Our first trial will be the Special Town Board Meeting on 3/18 and again for the Planning Commission on 3/19. The format appears to be more intuitive and should show any issues that occur during the stream in real time.

The website migration process has begun and will take a few weeks. There may be some glitches over the next few weeks as I have seen a few in the past couple of days with the calendar. Please give us some grace as the new and improved page is almost complete. I am very excited to see the differences in our ability to make changes within the new domain and the functionality of moving within the website as a consumer.

I have also begun working on the 2025 Newsletter please see the attached draft in your physical packets. There are still two boxes that could use content if anyone has any information that they feel would be a good fit in the spaces available.

I am considering a notification via the website to offer going paperless to all subscribers since they will get the newsletter through the website already. I am hoping some will forgo the paper copy for digital and allow overhead postage cost savings.



Town of East Troy Department of Public Works February 2025 Activity Report

- 1) Plowed seven times but had to go around eight times Brined roads two times
- 2) Two times salting roads were for ice events
- 3) Had some costly repairs to equipment
- 4) Trimmed trees
- 5) Patched pot holes
- 6) Started on trying to figure out what to do with the head walls on Beulah Heights Road that collapsed
- 7) Posted Spring weight limits

2025 New Road Work

This will be a LRIP Bid project

New Road Work

Honey Creek Road from Hamms Road to Miller Road 1.3 Miles. Mill off 2 inches old asphalt and relay in 2 lifts. 1.75 inches hot mix binder course asphalt at 22 feet wide and 1.75 inches 4LT hot mix surface coat at 22feet wide and 2 feet wide shoulders with recycled concrete.

Base Bid (lump Sum): \$ _____

Unit Price Bid:	Unit Price	Total
1) Honey Creek Road Allowance Base Patching 3 inch thick 3000 SY	\$ _____/SY	\$ _____

TOTAL PRICE:

Note base patching allowance will be paid on actual quantities used. Project award consideration will be on the total sum of the Base Bid and Unit Price totals.
Must meet with Superintendent Todd Scheel Before Bidding.

2025 New Road Work

Hot In Place Asphalt Recycling

St.Peters Road from County Road ES to Townline Road 2.2 miles. Hot in Place Asphalt Recycling and Sealcoating with Quarter inch Granite Chip with emulsion. Sweeping up leftover chips after 1 week. The Village of East Troy will be paying for their part of the project.

Total for Town of East Troy:

Hot in Place Recycling \$ _____
Sealcoating \$ _____

Total for Village of East Troy

Hot in Place Recycling \$ _____
Sealcoating \$ _____

2025 Old Road Work

Sealcoating

- 1) Ravine Rd to Beach Rd
- 2) Deerpath Rd to Ravine Rd
- 3) Horseshoe Ln to Cty Hwy J
- 4) Fairway Rd to East Shore Rd
- 5) Brassie Dr

Quarter inch Granite chips with emulsion sweeping up leftover chips 1 week after project completion

Do Not
Write
In this area

For office use only Notes:		Date Rec'd 2/17/25	
Chairman Signature	Date Approved	Paid Amt \$50	Initials CML

√ # 5321

TOWN OF EAST TROY PIER REGISTRATION FORM

This Document will be scanned. You must use **PEN** with **Dark ink** (no pencils).

Fee: \$50.00 processing fee check or cash only. Drop off or mail.

Town of East Troy, PO Box 872, East Troy, WI 53120

Please check all that apply Pier Wharf Marina Mooring Buoy Other

Do you currently have a pier registration on file: YES NO I don't know

Please indicate if this registration request needs **conditional use status**. YES NO I don't know
(conditional use status is required if you have not previously registered your pier prior to 1994 and your lakefront layout does not conform to the current pier and mooring ordinance)

Full Name of Applicant: SummerSet Marine Construction (Lake Stromberg)

Address: W3128 WI-59.

City: WHITEWATER State: WI Zip: 53190

Ph #: (262)-388-7976 Email: LStromberg@SummerSetMarine.com

Property Owner Name if different from above: Joel Brodsky

Address: N9547 Horseshoe Ln.

City: MUKWONAGO State: WI Zip: 53149

Ph #: (312)-218-9090 Email: Jab1270@gmail.com

Address where pier is located if different from above: N9547 Horseshoe Ln.

Tax Parcel Key #: PWP 00005

On a separate sheet

Please provide a drawing (does not need to be to scale) of the aforementioned lake front shoreline including the following.

1. Indicate the amount of lake front in feet. Locate and mark all piers on the drawing and indicate distance from pier(s) to property lines. 217.2' 42' and 166'
2. Mark length and width dimensions on all piers. 32' x 66'
3. Indicate location and dimension of shore station(s). 2 - Built in Lifetime lifts
4. Mark the location of any watercraft to be locate on pier(s) or shoreline. on Built ins
5. Indicate where any mooring buoys are located.
6. Indicate where any rafts, tramps, etc. are located. Include size of these items. N/A

PLEASE NOTE: Certain areas of the lake are considered "sensitive" and may be subject to DNR approval first. You will be notified if that is the situation for your request.



LIFETIME PIERS

42 FT

32 FT

10 FT

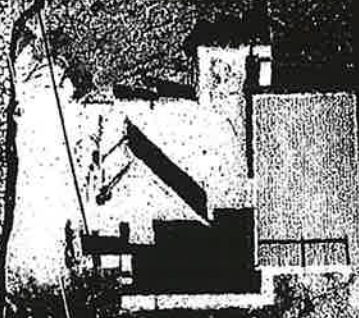
12 FT

66 FT

166 FT

LAKE FRONTAGE = 237.6 FT

217.2 FT



RIPARIAN LINE TYPE:	LEGEND:
EXTENSION OF LOT LINE METHOD	---
COTERMINOUS METHOD	---



GIS LAYOUT 1

2/7/25

DRAWN BY: RYAN TABOR

This document is not a licensed survey. The placement of the pier is estimated based on aerial imagery and is subject to a 1 degree tolerance. The riparian lines shown are estimates and do not represent actual property lines or legal boundaries. By signing this document, the customer acknowledges that they are approving the pier's location and understand that any changes made to the pier's location after construction shall be at their own risk.

SIGNATURE:

BRODSKY_GIS_PERMITS

CUSTOMER APPROVAL

Lake

CUSTOMER SIGNATURE: Joel Brodsky

DATE: 3/18/2024

5' X 30' S

5' X 54' M

10' X 12' L

BUILT-IN
LIFT

4' X 14' WW

BUILT-IN
PWC LIFT

4' X 14' WW

Shore

CUSTOMER: BRODSKY, JOEL - 3.11.24

ADDRESS: N9547 HORSESHOE LN

LAKE: MILL LAKE

CONTACT INFO: (312) 218-9090

PIER MODEL: ALL SEASONS 5"

DECK/SKIRTING: GREY DECK/WHITE SKIRT

DRAWN BY: jconway

DATE: 3/14/2024

REV #: A

SHEET: 1



To: Town of East Troy Board
From: Barbara Church, Town Supervisor
Date: March 15, 2025
Re: February Town Board report for March 24, 2025



- March, 2025 Chief's report is attached.
- The ETAESD's Fire & Rescue (ETFR) Department responded to:
 - There were 14 Fire-related calls in the month of February. 5 of the 14 calls were in the Town.
 - There have been 32 Fire calls through February, 2025.
 - There were 93 EMS calls in the month of February. 18 of the 93 calls were in the Town.
 - There have been 219 EMS calls through February, 2025.
- In February the ETAESD sold off: the Pierce engine for \$3,750; the dive trailer for \$5,250, and the UTV tracks for \$600.
- The next ETAESD meeting has been scheduled for April 22, 2025 at 5:30 P.M. at the Fire House.

Respectfully submitted by Supervisor Church



EAST TROY FIRE DEPARTMENT

Fire Chiefs Monthly Report



TO: ETAESD Board
From: Chief Joe DeGaro
RE: Chief's Memo to the Board
DATE: March 18th, 2025

Fire Call Report:

- (See attached report)

Rescue Call Report:

- (See attached report)

Department Report:

- Ladder Truck – Since our last meeting, I was updated that E-One has now moved our completion date to March of 2026. I will continue to work with Fire Services Inc. / E-One on different options to keep the East Troy Fire Department from being down a truck for the 10-month delay.
- Ambulance – Still waiting on an expected date for our ambulance to be completed from Foster Coach
- I will be doing another set of Board Education Workshop starting towards the end of April and into May. I will be giving each Municipality a Tuesday morning time slot and a Thursday evening time slot. I will have Sue send out the invitations to each Municipality once I have set the dates.
- Troy Center / East Troy study update from 3/17/2025 kickoff meeting.
- FAP Grant award letter – (See attached)

Training Report:

- We currently have one member enrolled into EMT-B, two members in Firefighter 1, and one member in Firefighter 2.

Upcoming Events, Meetings, and Trainings:

- March 1st / Blood Drive
- March 1st / Scouts Pinewood Derby
- March 1st / Annual Fire Departments bowling tournament.
- March 2nd / St. Florian Sunday Service
- March 6th / EMS training with Aurora
- March 10th / Department meeting
- March 17th / Fire training
- March 21st / Story time at East Troy Library
- March 24th / Officers meeting
- March 31st / Scoopie Night at Culvers
- April 3rd / EMS training with Aurora
- April 6th / St. Florian Sunday Service
- April 14th / Department meeting
- April 19th / Easter Egg Hunt Alpine Valley
- April 20th / St. Florian Easter Sunday Service
- April 21st / Fire training
- April 28th / Officers meeting
- May 1st / EMS training with Aurora
- May 3rd / Blood Drive
- May 12th / Department meeting
- May 19th / Fire training
- May 26th / Memorial Day Parade
- May 27th / Officers meeting
- May 31st / Booth Lake Swim Event
- June 5th / EMS training with Aurora
- June 9th / Department meeting
- June 16th / Fire training
- June 23rd / Officers meeting
- July / 4th of July parade
- July 6th / St. Florian Sunday Service
- July 10th / EMS training with Aurora
- July 12th / ETFD family picnic
- July 14th / Department meeting

Tony Evers
Governor

Kirsten L. Johnson

Secretary



State of Wisconsin
Department of Health Services

DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET
PO BOX 2659
MADISON WI 53701-2659

Telephone: 608-266-1251
Fax: 608-267-2832
TTY: 711 or 800-947-3529

March 6, 2025

East Troy Rescue (6000718)
N8406 Highway B
P.O. Box 644
East Troy, WI 53120

RE: Emergency Medical Services Funding Assistance Program Award

Dear Service Director:

The Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care, EMS Section is pleased to notify you of your Emergency Medical Services Funding Assistance Program award based on your service's application for state fiscal year 2025 (July 1, 2024-June 30, 2025). Please retain this letter for your records as it contains the breakdown of your award. Payments will be going out via automated clearing house (ACH) payment transferred electronically to the designated account. If you receive this letter and do not see an ACH payment, please check with your municipality as the payment may have been sent directly to the designated municipal payee before being forwarded to your service.

According to Wis. Stat. §§ 256.12(4) and (5), funding is based on two separate calculations.

The first amount fulfills Wis. Stat. § 256.12(4) and includes the base amount of \$10,000 plus \$2.98 per capita. An additional \$10.80 was equally distributed to services reporting population to expend remaining funds that could not be further divided per capita. Your emergency medical responder department or ambulance service may use support and improvement funds for the purchase of ambulance service vehicles or vehicle equipment, emergency medical service supplies or equipment, nondurable or disposable medical supplies or equipment, medications, or emergency medical training for personnel. With the recent statutory change allowing up to 15% of this award to purchase nondurable or disposable medical supplies or equipment and medications, a separate line listing 15% percent of your support and improvement award is provided for your reference. Per Wis. Stat. § 256.12(4), support and improvement funds shall supplement existing, budgeted moneys of, or provided to, an ambulance service and may not be used to replace, decrease, or release, for alternative purposes the existing, budgeted moneys of, or provided to, the ambulance service provider.

The second amount fulfills Wis. Stat. § 256.12(5) and is determined by dividing \$1,000,000 equally among all qualified services applying for emergency medical services practitioner and emergency medical responder training and examination aid. This allotment can only be used to purchase the training and/or administration of the examination required for licensure and renewal of certification as an emergency medical technician or for certification and renewal of certification as an emergency medical responder. Services that did not request or are ineligible (i.e. private-for-profit services) for training and examination funds will not have this amount listed.

Support and improvement per § 256.12 (4)	Amount: \$ 49,263.06
• 15% of Support and improvement award	Amount: \$ 7,389.46
Training and examination aid per § 256.12 (5)	Amount: \$ 2,398.08

Per Wis. Stat. § 256.12(4) and § 256.12(5), the department shall require that all recipients of funds submit a financial report on the expenditure of funds received to the department.

Please review the resources located on the [EMS Funding Assistance Program](#) web page and direct any questions regarding the program to DHSFAP@dhs.wisconsin.gov.

Sincerely,

www.dhs.wisconsin.gov

Mark Mandler
EMS Section Manager
Office of Preparedness and Emergency Health Care
Wisconsin Department of Health Services

Booth Lake Memorial Park Minutes
Wednesday, January 22, 2024
Village of East Troy – Room B, 2015 Energy Drive, East Troy, WI

The meeting was called to order by Vice Chairman Arntson at 6:30 P.M. In attendance were Michele Reyes & (Dale Labecki excused) – Town of East Troy; Joe Wisniewski & (Chase Browne excused) – Village of East Troy; John Kendall & Jerry Arntson – Town of Troy. Also in attendance was Shawn & Bonnie Merath.

The Pledge of Allegiance was recited.

Minutes from the December 18, 2024, were presented. Vice Chairman Arntson made a motion to approve the minutes. Board Member Reyes seconded, and the motion passed.

Treasurer's report for December 2024 was presented by Bonnie Merath. Chairman Kendall made a motion to approve payroll checks 4741-4742. Board Member Reyes seconded and passed unanimously.

	Nov 30, 2024	Dec 31, 2025
Ending balance	\$11,573.84	\$7,759.60
Loan balance	\$77,983.55	\$77,467.70
Savings balance	\$107.53	\$107.53

Update on Park:

Phone calls and messaging Bonnie for the Lottery in February. Posted on Facebook. Getting ready for the Pavilion Lottery.

Things around the Park are looking good. People are already asking about lifeguard positions. One band scheduled for the summer. Contacted other musicians to book the remaining open dates. Bonnie presented an advertisement to the Board for review and approval.

Some kids were throwing the shoreline rocks on to the ice. The ice was too thin to retrieve, so we will have to fish those out when it's warmer.

There are plans to roll the field again this year for the soccer teams that are practicing.

UNFINISHED BUSINESS

-Committee to review the intergovernmental agreement was discussed. Jerry and Joe will review the agreement and report back to the Board. Bonnie sent Joe the pdf version of the document.

-2025 agreement: Vice Chairman Arntson made a motion to approve the 2025 Contract for Shawn and Bonnie Merath. Chairman Kendall seconded the motion, and the motion passed. The Contract was fully executed by all parties.

-Update on the Park's trees was presented by Shawn. Alex is going to come and take the trees down per the quote presented in the last meeting dated 12/16/2024.

NEW BUSINESS

-Review to update John Merath's employee hourly pay: Vice Chairman Arntson made a motion to increase John Merath's hour pay from \$10.50 to \$20.00 per hour. Board Member Reyes seconded the motion, and the motion passed.

-Resolution to amend the by-law to raise the Treasurer's salary from \$800 to \$1,200 was presented by Mr. Arntson. Chairman Kendall made a motion to approve resolution 2025-01. Board Member Reyes seconded, and the motion passed unanimously.

-Update on refinancing the loan terms for the Park was presented by Mr. Arntson. The loan is not executed yet but he is working towards completing it very soon. Currently at 7.5% but will be reduced to 5.75% with a savings of \$36,381.71 over the life of the loan.

-Add fence to roadside fence to protect the sand from blowing onto the road was updated by Shawn. Shawn proposed an option to help prevent the loss of sand. Sealtech 4'X100' black heavy-duty polyethylene mesh privacy fence screen for around \$150 per section. Shawn recommends installing 2. Board Member Reyes made a motion to approve the purchase of 2 sections for no more than \$400 total. Vice Chairman Arnston seconded, and the motion passed.

-2nd annual swim event: Date for the swim event is May 31st, 2025. 22 swimmers are already signed up (85 last year). Website has been upgraded and looks great. Volunteers from last year loved the event. Distances will be 1-lap, 2-lap and a 4-lap but not doing the 10K. Business cards were printed with a QR code that has all the information. Times will be recorded electronically versus last year where it was timed manually. Hope the events continues to grow.

PUBLIC COMMENTS:

- n/a

ADJOURNMENT

Motion by Vice Chairman Arnston to adjourn the meeting. Board Member Reyes seconded the motion, and the motion carried. Meeting adjourned at 7:45 P.M.

Respectfully submitted, Joe Wisniewski – Secretary

**Booth Lake Memorial Park Minutes
Wednesday, February 19, 2025
Town of Troy Municipal Building
N8870 Briggs Street – Troy Center**

The meeting was called to order by Vice Chairman Arntson at 6:30 P.M. In attendance were Michele Reyes & (Dale Labecki excused) – Town of East Troy; Joe Wisniewski & Chase Browne excused – Village of East Troy; John Kendall & Jerry Arntson – Town of Troy. Also in attendance was Shawn & Bonnie Merath.

The Pledge of Allegiance was recited.

The 2025 pavilion lottery was conducted with no issues.

Minutes from the January 22, 2024, were presented. Board Member Reyes made a motion to approve the minutes. Vice Chairman Arntson seconded, and the motion passed.

Treasurer's report for January 2025 was presented by Bonnie Merath. Board Member Reyes made a motion to approve payroll checks 4743-4744. Vice Chairman Arntson seconded and passed unanimously.

	Dec 31, 2024	Jan 31, 2025
Ending balance	\$7,759.60	\$37,407.37
Loan balance	\$77,467.70	No statement
Savings balance	\$107.53	\$107.53

Update on Park:

Bonnie purchased a new computer for the Park which is up and running. Getting calls from residents on when we are opening and other miscellaneous questions. The ice was cleared off for ice skating on January 25th. Ice fisherman have frequently visited the Park. A lot of activity at the Park which is nice to see.

UNFINISHED BUSINESS

-Intergovernmental agreement review has made some progress. Jerry said we have a good framework started. Mike at the Town was able to convert the pdf version of the bylaws into a Word document. A redline version is in progress.

Vice Chairman Arntson made a motion to approve resolution 2025-02. Board Member Browne seconded the motion, and the motion passed unanimously.

Jerry to send the Board a copy of the bylaws and then those will be shared with the municipalities.

-Dead tree removal update from Shawn. There have been some delays due to weather but will get it on the schedule.

-Update on the loan refinance was presented by Jerry. The closing is scheduled for this coming Monday at 10am.

NEW BUSINESS

-Shawn and Bonnie provided an update on the inflatables. They are not ordered yet. The items we selected have been discontinued due to issues with the inflatables. Vice Chairman Arntson made a motion to approve the purchase of 5 items from Commercial Recreation Specialist for \$10,735 and to bill each municipality 1/3 each as a capital expense. Board Member Reyes seconded, and the motion passed unanimously.

PUBLIC COMMENTS:

- John Merath asked if the supplier of the inflatables could hold the shipment until warmer weather. Shawn will ask to see if it's possible.

ADJOURNMENT

Motion by Chairman Kendal to adjourn the meeting. Board Member Reyes seconded the motion, and the motion carried. Meeting adjourned at 7:33 P.M.

Respectfully submitted, Joe Wisniewski – Secretary

The Lake Beulah Management District met on March 04, 2025.

Our next meeting is scheduled to be held in April, 2025 (TBD)

Mission: The primary goal of the Lake Beulah Management District ("LBMD") is to improve or protect the quality of Lake Beulah. Wis. Stat. §33.11.

Financial

The Lake Beulah Management District has started the year on plan.

The single exception was the approved cost of replacing the Aquatic Plant Hauling Vehicle. Budgeted \$75,000, however after exhaustive months long search, we were forced to spend \$90,370.

Based on previous fiscal spending, we have a very strong possibility of being below our overall spending \$271,293.

Monitoring

A new plan for data collection monitoring the Lake is being devised with the consultation of Tim Ehlinger, PhD, retired Associate Professor at UW-Milwaukee. The revised study will focus on Ecological effect of Ground water and Surface Water as well as the Sociological use of the Lake.

Salt in the Lake

At the request of LBMD, RJN Environmental Services, LLC., collected two water samples from the Lake for analysis of sodium and chloride. Augering samples were taken at two (2) locations. One at Dockside location and another along the south shore of Long Lake.

The results of this sampling showed small incremental elevation levels of sodium and chloride from sampling of Lake water during the summer months that is part of a contract with LBMD and the United States Geological Survey (USGS). This small change between winter and summer sampling would not affect thin ice along the shoreline.

In recent years' governmental road maintenance has reduced the use of salt due to environmental concerns using a brine application prior to snow/ icing events.

The DNR has their chronic levels of chloride toxicity at 395mg/ liter. The concentrations at Lake Beulah were measured at 35 mg/liter which are well below the DNR safe range.

How the Ice Plate Melts

Lake ice melts from the bottom up, starting near the shore and in areas where warm water flows in from underground springs. The water temperature from underground springs is approximately fifty degrees.

1. How it happens:
2. Snow melts, exposing the ice to the sun.
3. The ice acts like a greenhouse, warming the water underneath.
4. The ice melts from the bottom up.
5. As the ice thins, it forms vertical crystals called "candles".

6. The candles conduct light well, making the ice appear black.
7. Meltwater fills in between the crystals, causing them to break apart.
8. A windy day can break the surface ice apart.
9. Where it happens first:
10. Ice melts faster near the shore because of the shallow water springs and abundant plant life.
11. Ice melts faster near the mouths of underwater streams because of the inflowing warm (50degree) water.
12. Ice melts faster near structures that absorb heat from the sun, such as rocks, logs, and docks.

Goose Mitigation

The Protect Lake Beulah Board has requested that the Lake Beulah Management District assumes the transfer of the Goose Mitigation Program which includes:

1. Solicitation of Riparian Owners
2. Weekly Census of Goose Population.
3. Coordination of On-Water resources
4. Payment of fees to USDA – (4,100)

This is a common responsibility of Lake District Organizations across the State of Wisconsin.

This topic was discussed at the LBMD meeting and decision postponed until h April LBMD Board meeting

Wake Enhanced Surfing/ Clean Boat Initiative

Three Protect Lake Beulah (PLB) Board members have resigned over the controversy to support some kind of action against wake surfacing on Lake Beulah.

Future Wisconsin Legislative Change:

Ban activity on Lakes under 1500 acres

Required Min.

1. 30 foot water depth
2. 500 feet from shore

Town of East Troy min. of 200 feet from Shore

1. Conformity of Slow No Wake Buoys – Public and Private Buoy location

Lake Beulah Management District has contacted a firm for a detailed study of Lake Beulah bottom surface. Terra Vigilis Environmental Services Group (TVES) will perform in-lake testing with boats, air borne, submersible drones measuring propeller downwash, wave analysis and characteristics of planning boats

An initial underwater drone images pf the bottom indicates the delicate nature of the subsurface and does illustrate blowouts of the vegetation beds.

Enforcement of any mitigation of wake surfing requires a Police Presence on the lake.

1. 9 officers using part time staff budgeted
2. Summer time maintenance of required staff difficult.

Develop new edition of Door Hangars to be distributed at Launch, mailings and Town Hall distribution.

Comments Summary This item was moved up on the agenda to coordinate with the discussion of Wake Enhanced Surfing by LBMD and the presentation of the Protect Lake Beulah (PLB) Survey regarding Wake Boats.

1. PLB, Protect Lake Beulah gave a summary of the survey they had conducted regarding wake enhancement activities.

- The survey generated 500 responses. 2/3 of the responses wanted immediate action.
- 30 Wisconsin Lakes have banned wake enhancement boating
- Proposed WI Legislation would ban wake surfing/ wake boarding on Lakes smaller than 1500 acres. Beulah is 850 acres.
- Wake boats use ballast to weight down the stern of the boats creating a wake enhanced by additional wave shaping fins. Control of the spread of invasive species when emptying ballast tank.

2. BRB, Beulah Responsible Boaters

- Critical of the PLB Survey. Limited Survey
- Scientific data regarding the action of wake boats specific to Lake Beulah
- Public Information/ Education Initiatives needs to address boating limits and restrictions
- The timing of the LBMD discussion of this topic. During the winter excluding seasonal residents.
- Equitable use of studies pro and against.

3. Amount of boat traffic and use of the Lake. How can we improve boating education and enforcement of existing laws/ buoy placement.

4. Improve boat launch signage. Provide wash stations at launch. New Door Hangar

5. Wisconsin Public Trust Doctrine Waterway protection – legal principle protecting public rights to use water.

6. Fishing boat live wells cleaning, as well as ballast tanks from wake boats; control invasive species

7. Noise Regulation from boating

8. Boating Safety: Other Boats including Kayaks, Canoes, Swimmers

9. Shoreline Erosion: T/ET Slow No Wake 200 feet from shore. 950 feet required to dissipate Wake Boat wave energy. Minimum requirements? 500 feet from shore 30 foot water depth

10. Re-suspend bottom sediment affecting Lake Water Quality. Scouring/ scarring Lake Bottom, Destroying Fishing Beds.

11. Wave Surfacing/ Wake Boards a Way of Life. Broad coalition of Lake Users - Wake Sports

Financial

As of December 31, 2024, the financial summary reflects the district's concerted efforts to optimize revenue streams and manage expenditures efficiently.

Revenue exceeded budget by \$4,305.00 due to finding attractive CD interest rate.

Administrative expenses were 78% of budget, saving ~\$24,000. All areas of Admin were under budget.

Plant Harvesting and Control was 84% of budget, saving ~\$12,000 due to operating expenses and wages being equally below budget.

Weed and Water Control exceeded budget by 18%, or \$3,000 caused by billing inconsistencies from USGS carried over from a '23 expense.

Overall expenses were 84% of budget, saving ~ \$32,000 which will be used to offset the 2025 truck purchase.

Aquatic Plant Harvesting

Lake Beulah Management District purchased a Ford 550 with a Dump Truck capability. The current budget made this possible.

Wake Enhanced Surfing

The enhanced wave heights and power created by boats operating in surf mode cause a number of areas of significant concern including at least the following:

Lake Beulah is a shared resource. When boats are operating in surf mode, other watersports such as slalom skiing are difficult or impossible. Paddle sports, fishing and swimming are all much more difficult and even dangerous.

Shoreline erosion. Shoreline erosion can degrade fish habitat and water quality due to the physical disruption of rooted plants and resuspension of sediment and nutrients.

Sediment redistribution. Wake boats operating in surf mode have greater potential to exacerbate sediment resuspension through increased wave energy and propeller turbulence.

Aquatic Invasive Species. Transportation of invasive species and fish pathogens through residual water in ballast tanks. Area at the launch dedicated to washing boats and emptying ballast tanks. Pipe waste to holding tank reservoir or sewer. Control run off.

State of Michigan DNR July 2023 Report

End of February 10, 2025 Report

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 DENIAL PETITION
CONDITIONAL USE**

Whereas, the Planning Commission for the Town of East Troy convened on March 19, 2025; and

Whereas, John Stoss, applicant, West Rod Cottage Industries LLC, Owner, is requesting a Conditional Use under the description of a Marina Conditional Use. The applicant's goal is to allow 8 parking stalls for commercial use, allow 8 commercial use mooring spaces along with 2 personal use mooring spaces (total of 10 mooring spaces); and

Whereas, the applicant, Stoss appeared before the Planning Commission on February 19, 2025 for the decision-making meeting and the matter was tabled due to a letter authored by Kate Hastings, County Zoning, (10/23/2024) stating that a variance would be required for the existing accessory structure and County would not be able to proceed with the CUP until a variance was obtained. There was no further correspondence given to the Town on the subject from County or the applicant. The matter was tabled until March 19, 2025 to allow the applicant to provide a variance in order to proceed with the CUP; and

Whereas, On March 19, 2025 the Planning Commission convened as a decision-making meeting. The applicant provided an email correspondence with himself and Kate Hastings, County Zoning, dated January 14, 2025. The letter is summarized as Kate (CZA) allowing the CUP to move forward due to the applicant's word that he will not be using the existing structure for commercial purposes related to the marina; and

Whereas, there was discussion amongst Commissioners regarding potential conditions to be imposed if the CUP is granted. A motion was made to approve the CUP with a list of conditions and the motion failed 2-4. Commissioners cited the reasoning as a lack of enforcement if the conditions were not met. This reasoning is based on the applicants admitted use of the property as a commercial marina since 2012 despite the court and appellant decision stating that the use was in violation of the Walworth County Shoreland Zoning Ordinance and the forfeiture was upheld. 2015 WI App20, 864 N.W.2d 121; and

Whereas, a motion was made to deny the CUP with the following cited reasons for denial 1) Under Walworth County Shoreland Zoning Ordinances, within a C-4 shoreland wetland district, a marina is not a permitted use nor is it an allowed Conditional Use and per section 74-179, C-4 paragraph 3, a marina is a "prohibited use" within a C-4. 2) Under Walworth County Shoreland Zoning Ordinances, whereas a marina is an "allowed Conditional Use" within C-2 upland resource conservation district, a marina development within C-2 is subject to the criteria for "Conventional Design" which requires a minimum lot area of 5 acres and a minimum lot width of 300 feet. The applicant's parcel is significantly smaller than required coming to 10% of the required acreage and 20% of the minimum width. 3) The Wisconsin Administrative Code Chapter NR 103, requires for the purpose of environmental protection, that the DNR review and approve any project within an Area of Natural Resource Special Interest. The applicant has not provided us with evidence that approval was given by the DNR; and

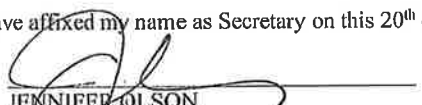
Whereas, the Planning Commission voted to DENY the applicants' CONDITIONAL USE REQUEST as stated on March 19, 2025; Cook, Russell, Gordon, Denhart, Celley -Aye. Smith -Nay Commissioner Jahner recused himself from the vote

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission requests a motion by the Town of East Troy, Town Board to **DENY** the CONDITIONAL USE Request at N8828 Stringers Bridge Road East Troy, WI 53120 Parcel No: P ET 1800006A based on the three above-mentioned reasons.

STATE OF WISCONSIN
SS
COUNTY OF WALWORTH

I, JENNIFER OLSON do hereby certify that I am the duly qualified and acting Secretary of the Town of East Troy, Planning Commission and that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Planning Commission, of the Town of East Troy held in said Town on the 19th day of March, 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 Secretary on this 20th day of March, 2025.


JENNIFER OLSON,
PLANNING COMMISSION SECRETARY
Town of East Troy

AGREEMENT

This AGREEMENT, effective as of the date last executed by any party below, by and among **GOODDEN ES20 LLC** (“Developer”), **OAK RIDGE CEMETERY** (“Oak Ridge”), and **THE VILLAGE OF EAST TROY** (“the Village”).

RECITALS

1. A dispute has arisen among the parties pertaining to a recent, approximately 4.6-acre commercial development (“the Development”) by Developer in the Village, which Development abuts Oak Ridge’s cemetery property, located in a neighboring town; and,

2. As part of the Village-approved plans for the Development, numerous trees were removed from along the property line separating the Development from the abutting Oak Ridge cemetery property; and,

3. Oak Ridge has since argued that Developer’s removal of such trees destroyed a beneficial visual and audio buffer that had shielded the cemetery and its visitors from traffic noise and other distractions, and also that the trees’ removal had been approved by the Village mistakenly in contravention of Village ordinance; and,

4. Oak Ridge has also argued the Development’s storm water detention pond could possibly pose a risk to cemetery visitors, given its proximity to the property line; and,

5. In order to address Oak Ridge’s concerns, and as a show of good faith, the Village and Developer are agreeable, as set forth herein, to making a one-time payment to Oak Ridge so that it has financial resources available to it to address its concerns.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereby agree as follows:

1. The above Recitals are true and correct and incorporated herein.
2. Within 15 days of notice from Oak Ridge that it has completed planting the proposed 26 trees on the cemetery property, Developer shall pay to Oak Ridge the amount of \$5,000 and the Village shall pay to Oak Ridge the amount of \$8,000. Oak Ridge may subsequently use the remainder of such \$13,000 to construct a fence on the cemetery property and/or for such other cemetery improvements as Oak Ridge deems proper. The Village and Developer also agree that the balance of the Development property shall incorporate appropriate landscaping and “buffer yards.”

3. Neither the Village nor Developer shall have any on-going maintenance or financial obligation of any kind with respect to any improvements Oak Ridge elects to make to the cemetery with its proceeds from this Agreement, and the parties also hereby expressly agree that the payments made by Developer and the Village to Oak Ridge hereunder are one-time, final payments made in full and complete satisfaction of any and all claims or complaints Oak Ridge has or may have as to or against Developer and/or the Village pertaining in any way to the Development, including both that portion of the Development already built out and any/all future improvements on the Development property.

4. By entering into this Agreement, neither Developer nor the Village admits to any fault or any liability to Oak Ridge pertaining to the Development, nor does the Village or Developer make any representation that the \$13,000 paid to Oak Ridge under this Agreement is or would be sufficient to fully cover the costs of any or all improvements to the cemetery property Oak Ridge has previously indicated it deems appropriate. To the extent Oak Ridge's desired cemetery improvements exceed \$13,000, in terms of installation or maintenance, all such excess cost shall be exclusively Oak Ridge's costs to bear.

5. Following payment by the Village and Developer, Oak Ridge is free to use the balance of the \$13,000 as Oak Ridge deems fit and proper and in the cemetery's best interests. Neither the Village nor Developer shall have any claim against Oak Ridge for repayment of any or all of the proceeds paid under this Agreement if Oak Ridge has not expended such sums by any date.

VILLAGE OF EAST TROY

GOODDEN ES20 LLC

OAK RIDGE CEMETERY

 Robert M. Johnson (date)
 Village President

 Ray Goodden, (date)
 _____ (title)

 _____ (date)
 _____ (title)

 M. Dannett Smith (date)
 Village Clerk

 _____ (date)
 _____ (title)

 _____ (date)
 _____ (title)

Chapter 2.80 PLANNING COMMISSION

Sections:

2.80.010 Membership.

2.80.020 Powers and duties.

2.80.010 Membership.

The Planning Commission shall consist of seven members. The Chairperson of the Town Board may decline to serve on the Planning Commission in which case the Town Chairperson shall select a presiding officer. A Town Board Member may serve as Commission Chairperson. Appointees to the Planning Commission may be removed for cause by a majority of the Town Board or without cause, upon unanimous vote of the Town Board. Appointees to the Planning Commission serve at the pleasure of the Board, under the foregoing procedure for removal, with staggered three-year terms. Vacancies on the Commission may be appointed for three-year terms or to fill the term of the vacancy. (Ord. 2009-14 § 1. 2008 code § 1.16(1))

2.80.020 Powers and duties.

1. Functions. It shall be the function and duty of the Commission to make and adopt a master plan for the physical development of the Town. The master plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Commission's recommendations for such physical development, and may include, among other things without limitation because of enumeration, the general location, character and extent of streets, highways, freeways, street grades, roadways, walks, bridges, viaducts, parking areas, tunnels, public places and areas, parks, parkways, playgrounds, sites for public buildings and structures, airports, pier head and bulkhead lines, waterways, routes for railroads, street railways and buses, and the general location and extent of sewers, water conduits and other public utilities whether privately or publicly owned, the acceptance, widening, narrowing, extension, relocation, removal, vacation, abandonment or change of use of any of the foregoing public ways, grounds, places, spaces, buildings, properties, utilities, routes or terminals, the general location, character and extent and layout of the replanning of

3/19/25, 1:50 PM

blighted districts and slum areas, and a comprehensive zoning plan. The Commission may from time to time amend, extend or add to the master plan or carry any part of subject matter into greater detail. The Commission may adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record.

2. The Master Plan.

a. The master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health, safety, morals, order, and convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

b. The Commission may adopt the master plan as a whole by a single resolution, or, as the work of making the whole master plan progresses, may from time to time by resolution adopt a part or parts thereof, any such part to correspond generally with one or more of the functional subdivisions of the subject matter of the plan. The adoption of the plan or any part, amendment or addition, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the Town Plan Commission. The resolution shall refer expressly to the maps, descriptive matter, and other matters intended by the Commission to form the whole or any part of the plan, and the action shall be recorded on the adopted plan or part thereof by the identifying signature of the secretary of the Commission, and a copy of the plan or part thereof shall be certified to the Town Board. The purpose and effect of the adoption and certifying of the master plan or part thereof shall be solely to aid the Town Plan Commission and the Board in the performance of their duties.

c. Miscellaneous Powers of the Commission. The Commission may make reports and recommendations relating to the plan and development of the Town to public officials and agencies, public utility companies, civic, education, professional and other organizations and citizens. It may recommend to the Chairperson or Town Board programs for public improvements and the financing thereof. All public officials shall, upon request, furnish to the Commission within a reasonable time such available information as it may require for its work. The Commission, its members and employees, in the performance of its functions may enter upon any land, make examinations and surveys, and place and maintain necessary monuments and marks thereon. In general, the commission shall have

Chapter 2.80 PLANNING COMMISSION

3/19/25, 1:50 PM

such powers as may be necessary to enable it to perform its functions and promote Town planning.

d. Matters Referred to Town Plan Commission. The Board or other public body or officer of the Town having final authority thereon shall refer to the Town Plan Commission for its consideration and report before final action is taken by the Board, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for, or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorials or public grounds; the location, extension, abandonment, or authorization for any public utility whether publicly or privately owned; all plats of lands in the Town or within the territory over which the Town is given platting jurisdiction by Wis. Stat. Ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the Board, the Board or other public body or officer may take final action without it.

e. The Plan Commission shall have the powers and duties regarding architectural control delegated to it.

f. All matters submitted to and received by the Planning Commission for review on or after November 1, 2012, shall be accompanied by a \$300.00 nonrefundable application fee. The Planning Commission may defer on any such review if such fee is not provided. (Ord. 2012-6 § 1; Ord. 2009-14 § 1. 2008 code § 1.16(2))

Mobile Version

Application for Appointment to the Plan Commission

The City/Village/Town/County of _____ is soliciting applications from individuals interested in serving on the plan commission. Members will be appointed to serve a three-year term. Please refer to the attached job description for a detailed description of plan commission duties, expectations and compensation.

Name: _____ Date: _____
Home address: _____
Length of residence: _____ E-mail address: _____
Phone (day): _____ Phone (evening): _____
Occupation: _____ Employer: _____

1) Have you ever volunteered for or been affiliated with other public or private boards, commissions, community groups, or professional associations? If yes, please describe the nature of your involvement and your length of service.

2) This position generally requires ____ day/evening meetings each month and ____ hours of meeting and preparation time. Are you able to meet this commitment on a regular basis?
 Yes No Maybe (please describe):

3) Please identify personal and professional skills, traits and experiences that qualify you for this position. Elaborate as needed below.

- | | | |
|---|---|--|
| Experience: | Skills/Traits: | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Open-minded | <input type="checkbox"/> Conduct public meetings |
| <input type="checkbox"/> Natural Resources | <input type="checkbox"/> Detail-oriented | <input type="checkbox"/> Read plans and maps |
| <input type="checkbox"/> Real Estate/Construction | <input type="checkbox"/> Attentive listener | <input type="checkbox"/> Analyze alternatives |
| <input type="checkbox"/> Business | <input type="checkbox"/> Clear speaker | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Local Government | <input type="checkbox"/> Good writer | <input type="checkbox"/> _____ |

4) Why would you like to serve on the plan commission?

5) Please describe any special training that would assist you as a plan commission member.

To: Town of East Troy Board

From: Acting Chairperson Church

Date: March 16, 2025

Re: Creation and installation of Aquatic Invasive Species (AIS) Removal Stations at all Township Boat Launches including Army Lake, Wilmer's Landing Town of East Troy Boat Launch and Potters Lake Boat Launch

1. Purpose for Proposal:

In February the Lake Beulah Management District notified the Town of the DNR's request for the creation and installation of Aquatic Invasive Species (AIS) Removal Stations for all of the Townships boat launches.

The goal of establishing such stations is to encourage boaters to inspect and clean their boats after boating to reduce the introduction of Aquatic Invasive Species to other lakes.

2. Goals and Objectives:

To authorize DPW Superintendent Scheel to purchase materials necessary to create the four AIS stations and to install such stations at the boat launches at: Army Lake, Wilmer's Landing Town of East Troy Boat Launch (two: one at lower launch level and one at the upper parking lot) and the Potters Lake Boat Launch.

Complete the required DNR documentation Boat Landing Invasive Management System (BLIMS) for submission to the DNR.

3. Additional Information:

Upon inspection of the three boat launches Superintendent Scheel found AIS Removal Station signs at Army and Potters Lake. Thus only two signs for the AIS Removal Stations would need to be ordered. All four station areas would need the equipment: a broom, a trash picker and a scrub brush on a long pole and a wood frame to mount the equipment on. Scheel estimates the cost of necessary materials would be:

Church contact Lance Stock at the DNR who recommended purchasing the signs from: Bureau of Correctional Enterprises (BCE). Church contacted Mark Hennessy at the BCE in order to establish an account and obtain a quote for the signs. Attached is the quote from the BCE for the AIS signs.

4. Motion:

To authorize DPW Superintendent Scheel to purchase the materials needed for the four AIS stations and to order two AIS station signs not to exceed \$_____ in order to comply with the DNR request.

AQUATIC INVASIVE SPECIES

AIS REMOVAL STATION

BEFORE LEAVING, YOU ARE REQUIRED BY LAW TO:

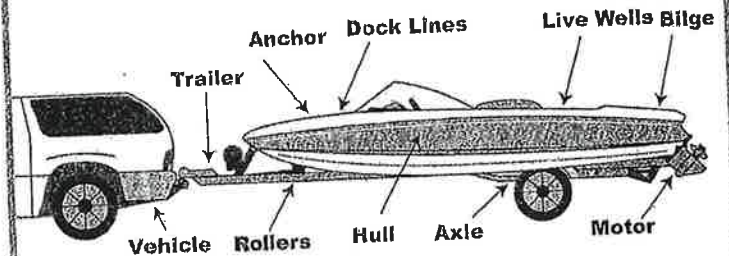
- **INSPECT** boats, trailers and equipment
- **REMOVE** all attached aquatic plants, animals and mud
- **DRAIN** all water from boats, vehicles and equipment including livewells
- **NEVER MOVE** plants or live fish away from a water body*

*Limited exceptions apply. Visit DNR.WI.GOV and search for "BAIT LAWS."

Optional steps include:

- Pressure wash areas indicated for at least 90 seconds to help remove Invasive species that are hard to see and remove by hand
 - Keep the nozzle at a 90° angle to the boat and at least 12 inches away from the boat to prevent removing decals
- Treat live wells with a mild bleach or salt solution
 - ½ oz bleach/quart of water or ½ cup salt/gallon of water
 - Spray the inside of the live well and rinse before next use

CHECK THESE LOCATIONS FOR INVASIVE SPECIES:



TOOLS

- Use tools to remove vegetation
- Place vegetation in the grass
- Dispose of unwanted bait in the trash at home



STOP AQUATIC HITCHHIKERS!

Prevent the spread of invasive species. It's the Law!



These tools help protect our lakes. Please replace them when finished!

To: Town of East Troy Board

From: Acting Chairperson Church

Date: March 16, 2025

Re: Ordinance language change under

Town Code 16.05.140 Additional Restrictions

1. Purpose for Proposal: As per February 21, 2025 letter from Potters Lake Protection & Rehabilitation District:
“A new PLPRD dam was permitted by the DNR, engineered by Ayres Associates, Inc. and constructed by C.W. Purpero in 2024. The dam was fully operational in September 2024. A new benchmark survey was performed by Ayres Associates Inc. in November 2024 and submitted to the Lake District and the DNR.
With the newly constructed dam, the PLPRD board reviewed, discussed and approved to change the Town ordinance language to align with the new dam and the PLPRD policies & procedures for slow no-wake. The PLPRD board approval took place at their Special meeting held on January 25, 2025.”
2. Goals and Objectives:
To authorize Attorney Mills to amend the **Town Code 16.05.140 Additional Restrictions** to comply with the new benchmark survey performed by Ayres Associates Inc. and submitted to the PLPRD and the DNR. The PLPRD approved the Amended Restrictions at their January 25, 2025 meeting. The Amended language will come before the Town of East Troy Board for approval no later than its April 14, 2025 meeting.
3. Ordinance Language to be amended:
When the elevation of ~~Potter's~~ Potters Lake is in excess of 8.8 feet as measured at the dam meter, no person shall operate a watercraft in excess

of slow-no-wake in any area of the lake. When the lake level reaches-meets or exceeds 8.8 feet at the dam meter, slow-no-wake signs shall be posted by the ~~Potter's~~ Potters Lake Protection and Rehabilitation District at all ~~public~~ accesses between the dates of May 1 – October 1. Posted signage will be deemed necessary by the District based on weather conditions and the current rate of natural spillage over the gate, an engineered design feature of the dam. The slow-no-wake restriction shall continue until such time as the slow-no-wake signs are removed by the District. ~~When possible, the slow-no-wake restrictions should be posted on the Town's municipal website.~~ Slow-No-Wake restrictions shall be posted on the District's website and an email notification may be sent, by the Lake District, to all riparian owners.

4. Motion:

Move to authorize Attorney Mills to Amend the Town Code 16.05.140 as stated in the proposal.

The new language will appear before the Town of East Troy Board in April, 2025 for final approval.

Ordinance Language to be amended

When the elevation of ~~Potter's Potter~~ Lake is in excess of 8.8 feet as measured at the dam meter, no person shall operate a watercraft in excess of slow-no-wake in any area of the lake. When the lake level ~~reaches, meets or exceeds~~ 8.8 feet at the dam meter, slow-no-wake signs shall be posted by the ~~Potter's~~ Potters Lake Protection and Rehabilitation District at all ~~public~~ accesses ~~between the dates of May 1 – October 1. Posted signage will be deemed necessary by the District based on weather conditions and the current rate of natural spillage over the gate, an engineered design feature of the dam.~~ The slow-no-wake restriction shall continue until such time as the slow-no-wake signs are removed by the District. ~~When possible, the slow no wake restrictions should be posted on the Town's municipal website. Slow-No-Wake restrictions shall be posted on the District's website and an email notification may be sent, by the Lake District, to all riparian owners.~~

If you have any questions, please contact Cathy Schulz or MaryJo Jones.

Regards,

Potters Lake Protection and Rehabilitation District

Cathy Schulz
PLPRD Chairperson
chairperson@potterslake.org

MaryJo Jones
Acting Town of East Troy PLPRD Representative
walworthcountyrep@potterslake.org



February 21, 2025

Town of East Troy Board,

Potters Lake Protection and Rehabilitation District (PLPRD) is requesting ordinance language under Town Code **16.05.140 Additional Restrictions** be amended in the Town ordinances. Please add our request to your next Town Board meeting's agenda for discussion and action/approval.

A new PLPRD dam was permitted by the DNR, engineered by Ayres Associates Inc. and constructed by C.W. Purpera in 2024. The dam was fully operational in September 2024. A new benchmark survey was performed by Ayres Associates Inc. in November 2024 and submitted to the Lake District and the DNR.

With the newly constructed dam, the PLPRD board reviewed, discussed and approved to change the Town ordinance language to align with the new dam and the PLPRD policies & procedures for slow-no-wake. This PLPRD board approval took place at their Special meeting held on January 25, 2025.

Below is the current ordinance language and PLPRD's amendment request.

Current Ordinance 16.05.140 section to be amended

Monday through Friday – Sunset to 10:00 a.m.
Saturdays, Sundays and legal holidays – 6:00 p.m. to 10:00 a.m.

6. Persons water skiing shall conform to all of the provisions of this chapter pertaining to the operation of motorboats.

7. No person shall water ski or aquaplane in a marked weed bed area.

8. Operators of boats towing water skiers in Mill Lake shall operate their boats in a counterclockwise direction.

9. Persons water skiing in Potter's Lake shall operate their boats in a counterclockwise direction on Saturdays, Sundays and legal holidays between May 1st and September 15th of each year.

10. Skiing Hours and Speed Limit Regulations for Potter's Lake. Notwithstanding the foregoing skiing and slow-no-wake limitations, water skiing on Potter's Lake shall be permitted from 8:00 a.m. until sunset Monday through Friday, except legal holidays. Water skiing shall be permitted from 10:00 a.m. to 6:00 p.m. on Saturdays, Sundays and legal holidays. Additionally, a slow-no-wake speed limit shall apply for all boats operating before and after skiing hours on Saturdays, Sundays and legal holidays. The slow-no-wake limitation shall be imposed during non-water-skiing hours, that being between sunset and until 8:00 a.m.

When the elevation of Potter's Lake is in excess of 8.0 feet as measured at the dam meter, no person shall operate a watercraft in excess of slow-no-wake in any area of the lake. When the lake level reaches 8.0 feet at the dam meter, slow-no-wake signs shall be posted by the Potter's Lake Protection and Rehabilitation District at all public accesses. The slow-no-wake restriction shall continue until such time as the slow-no-wake signs are removed by the District. When possible, the slow-no-wake restrictions should be posted on the municipal website.

11. All Water skiers must wear a coast guard approved life jacket (PFD). (Ord. 2009-4 § 1; Ord. 2008-6 § 1; Ord. 2008-4 § 1; 2008 code § 12.01(14))

ORDINANCE NO. 2025-1**AN ORDINANCE OF THE TOWN OF EAST TROY MUNICIPAL CODE AMENDING AND RECREATING CHAPTER 15.05.160(11), (12), (13) and (17) REGARDING PERMIT FEES, ROAD DAMAGE, ROAD BOND AND STOP WORK ORDERS**

The Town Board of the Town of East Troy, Walworth County, Wisconsin, does hereby ordain as follows:

1. That Chapter 15.05.160(11) is hereby amended and recreated as follows:

a. The Inspector shall issue the requested

d. Permits are issued on the condition that the owner and/or contractor(s) sign a reimbursement agreement to pay for any damages caused to the paved portion of the road, or the ditched area of the road right-of-way that fronts the property upon which the construction is to be done. *If during the course of construction, road damage has occurred, the owner and/or contractor(s) shall repair the road damage pursuant to the reimbursement agreement or the building permit shall be revoked. Said liabilityproperty having had construction improvements done. A copy of the Town of East Troy Reimbursement Agreement is attached as Exhibit A.*

e. *Road Bond required.*

Upon receipt of a new residential single family, multi-family, commercial, or industrial building permit application or applicable construction project permit, if the new construction or project location is fronting a Town road, or town roads will be utilized to access a construction location, a road bond in the amount of Three Thousand One Hundred Fifty Dollars (\$3,150.00) shall be collected by the Building Inspector and/or the D.P.W. Superintendent and turned over to the Town Clerk-Treasurer. Said road bond shall be deposited into a temporary segregated account that may be drawn upon, added to monetarily, or reimbursed in full or in part.

The purpose of a road bond is to ensure the vitality of Town of East Troy roads and applies only to Town roads. The road bond will be utilized as an escrow-type account with any excess funds being refunded back to the person who posted the road bond upon completion of new construction. The costs associated with the road bond are to cover any damage that may or may not occur during the construction process. The road bond shall also be utilized to pay for damage the has occurred to a Town road right-of-way during construction. The Town of East Troy shall use its discretion to determine whether to draw from the road bond or refund it in whole or in part. If more damage is done to the road or road right-of-way than held in the road bond, additional funds may be necessary to cover the cost of repair.

Upon written notification that a construction project has been completed, the Town

Building Inspector and D.P.W. Superintendent, and/or his or her designee, shall inspect the Town road abutting the construction project, the Town road right-of-way, and all Town roads utilized to access the construction location to ensure that no damage is present that can be attributed to the property owner and/or contractor(s) or subcontractors. The Town Building Inspector and D.P.W. Superintendent will submit approval to the Town Clerk-Treasurer to release the road bond funds if no damage has occurred. The Building Inspector or D.P.W. Superintendent may also partially refund the road bond or request additional monies be collected due to damage that has occurred above and beyond the Three Thousand Dollar (\$3,150.00) deposit. One Hundred Fifty Dollars (\$150.00) of the road bond is a non-refundable administrative fee that is not subject to be refunded.

In the instance where the original road bond payor is not available or cannot be found (deceased, bankrupt, or other unknown reasons) and all reasonable efforts have been made to refund the road bond, the funds will be treated as unclaimed monies under the Uniformed Unclaimed Property Act. Pursuant to Wisconsin Statute Chapter 177, unclaimed intangible personal property that remains unclaimed by the owner for more than one year after it became payable or distributed is presumed to be abandoned and will be paid to the State Treasurer.

There may be times when the original road bond payor does not request release of the road bond. Once a year the Town Clerk-Treasurer and Building Inspector shall review all road bonds and refund those bonds where the work has been satisfactorily completed without harm to Town roads or to Town road right-of-way(s).

2. That Chapter 15.05.160(12) is hereby amended and recreated as follows:

Building Fee Permit. The building fee permit

Insert 2025 Wisconsin Building Inspections Town of East Troy Permit Fees attached hereto and incorporated herein by reference as Exhibit B.

3. That Chapter 15.05.160(13) is hereby amended and recreated as follows:

- a. Completion Deposit Required. *DELETED IN ITS ENTIRETY.*
- b. Delayed Construction. If the Building Inspector..... (language remains unchanged)
- c. Occupancy Permit. *RE-LETTERED AS a.* (language remains unchanged)
- d. Unsafe Building. *RE-LETTERED AS c.* (language remains unchanged)

4. That Chapter 15.05.160(17) is hereby amended and recreated as follows:

.....

e. Stop Work Order. The Building Inspector may issue a stop work order for a project to prevent further noncomplying work *or until such time as documented and photographed damage to the paved portion of the Town road or the ditched area of the Town road right-of-way that fronts the property upon which construction is being done, or to Town roads utilized to access the construction location is repaired to Town specifications or the cost of the repair is paid to the Town for the Town to repair itself.* Any road bond posted shall not be refunded to pay for said damage and will only be refunded to whomever posted the road bond after the damage has already been repaired. The Town may use any and all road bond funds if the Town is required to repair the damage itself. No person, firm or entity

.....

5. All italicized language is new. All other portions of the above Chapter sections not affected by the above revisions shall remain.

6. This Ordinance shall become effective upon its passage and publication as provided by law.

Dated this ____ day of March, 2025.

TOWN OF EAST TROY

BY:

BARB CHURCH, Interim Chairman

ATTEST:

KIM BUCHANAN, Clerk

TOWN OF EAST TROY

NOTICE OF PAVED ROAD AND RIGHT OF WAY DAMAGE PROCEDURE

Prior to the issuance of Permit # _____

Address # _____

An inspection had been done to assure the condition of the Road R.O.W. ditch area, as well as the paved portion of the roadway that fronts the address listed above. Pictures have also been taken to verify the road conditions and the route over Town roads to access the construction project location.

In the event the paved portion of the Road or the ditched area of the R.O.W. has been damaged due to the construction of said permit, then prior to an occupancy permit being issued builder/owner agrees to bring the roadway or Road R.O.W. ditch area back into compliance with current Town Roadway standards, as agreed upon by the Town D.P.W. Superintendent. No road bond paid below shall be refunded to whomever posted it for the purpose of repairing damage to Town roads or a Town road right-of-way to meet Town road specifications. A posted road bond may be used in its entirety by the Town of East Troy if the Town of East Troy is required to repair the damage caused.

The repair will be paid for solely by the builder/owner or other parties associated with the permit listed above that have damaged said roadway or Road R.O.W. ditch area.

REIMBURSEMENT AGREEMENT

I hereby accept responsibility for any damage caused by the vehicle(s) or equipment owned or operated by me, my agents or employees (INCLUDING SUB-CONTRACTORS) to the Town of East Troy roadways and Road R.O.W. ditch area(s) while the vehicles or equipment are being operated on roadways and Road R.O.W. ditch area(s) pursuant to Town ordinance. A road bond for new construction paid pursuant to Town Code 15.05.160(11)e. in the amount of Three Thousand Dollars (\$3,150.00) has been paid to the Town Building Inspector and/or D.P.W. Superintendent. Said amount has been or will be turned over to the Town Clerk-Treasurer for processing. One Hundred Fifty Dollars of the road bond is a non-fundable amount to cover administrative fees. The Building Inspector has discretion on whether to impose a road bond on smaller projects or remodels, but all applicants will be bound by the requirement to pay for road or right of way damage.

I further agree to abide by the directions of Town officers, staff and employees regarding the route to be used and other directions prior to construction. Additional terms of this agreement are as follows:

1. Permission to use Town roads pursuant to this agreement may be suspended or revoked by any Town representative.
2. I further agree to reimburse the Town of East Troy for any damage done to the roadway during construction by the operation of the vehicles or equipment by those persons or entities specified above pursuant to this agreement. The nature, amount of damage, and cost of repair or replacement shall be determined by the Town subject to a final determination by the Town Board.

Accepted by: _____

Address # _____

Title: _____

Date: _____ Date Road Bond received: _____

Name of Person who posted Road Bond: _____

Name of Person who received Road Bond: _____

(Form Date: 2025) Town Building Inspector – Vince Budiac



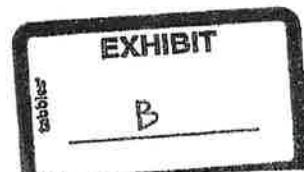
**2025 WISCONSIN BUILDING INSPECTIONS
TOWN OF EAST TROY PERMIT FEES**

RESIDENTIAL:

New Dwelling	.38 sq ft (all area/foundation) \$260.00 Plan Review \$1,200.00 Min
Remodel/Additions	\$ 10.00 Per/1000 (Min \$350.00) (\$120.00 Plan Review)
Acc Buildings	.30 sq Ft-(Plan Review -\$75.00) Additions \$10.00 per/1000
Agricultural Building	.15 sq Ft New/ Additions \$8.00/1000
Sheds	Up to 200 sq Ft \$50.00
I.G. Pool-Spas	\$ 10.00 Per/1000 (Plan Review
\$50.00) A.G. Pool	\$ 85.00 (Plan Review \$50.00)
Decks	\$ 10.00 Per/1000 (Plan Review \$50.00)
Fences	\$ 100.00
Raze Permit	\$ 75.00 Plus .10 sq Ft (Max \$ 750.00)
State Seal	\$ 60.00 Reimbursed to Town
Early Start Footing/Foundation	\$ 300.00
Sign Permit	\$ 10.00 Per/1000 - Min \$50.00
Min Permit Fee	\$ 100.00
Re-Inspection fee	\$ 100.00
Special Inspections	\$ 75.00
Change of use	\$ 200.00
Occupancy Permit	\$ 75.00

COMMERCIAL:

New Building/	.38 sq ft (All Areas/Foundation) \$ 300.00 Plan Review
Apartments	.38 Sq ft (All areas/ Foundation) \$ 300.00 Plan Review
Add/Remodel	\$10.00 Per/1000 -\$300.00 Plan Review
Early Start Ftg/Foundation	\$500.00
Min Com Permit	\$500.00



Change Use	\$200.00
Occupancy	\$ 75.00 Per Unit
Cell Towers, Pools	\$ 10.00 Per/1000
Raze Fee	\$100.00 Plus .12 sq Ft
Re-Inspection Fee	\$100.00
Comm Hood/Exhaust	\$200.00 Per Unit Min-\$ 10.50 Per/1000
Comm Roofing	\$10.50 Per/1000

MECHANICALS: Residential and Commercial

Electric	.07 Sq Ft Plus \$65.00 Base Fee-New Construction .07 Sq Ft Plus \$65.00 Base Fee-Add Remodeling Modification Per Permit App - \$65.00 Min
Plumbing	.07 Sq Ft Plus \$65.00 Base Fee-New Construction .07 sq Ft Plus 465.00 Base Fee-Add/Remodeling \$100.00 Min Service Modifications Per permit App- \$65.00 Min
HVAC	.07 Sq Ft Plus \$65.00 Base Fee-New Construction .07 Sq Ft Plus \$65.00 Base Fee- Add/Remodeling. Modification Per Permit App-Min \$65.00
Sprinkler	.07 Sq Ft Plus \$65.00 Base Fee-New Construction .07 Sq Ft Plus \$65.00 Base Fee- Add/Remodeling Modifications Per Permit App-Min \$65.00

Last Permit Fee Increase 6-1-2013

**Town of East Troy
TOWN BOARD MEETING SCHEDULE**

DATE	TIME	MEETING
March 18 - 21, 2025	8:00 AM to 4:00 PM	In-person Absentee
March 24, 2025	6:30 PM	Town Board Meeting
March 25, 2025	9:00 AM	Public Test of ICE Voting Equipment
March 24 - 26, 2025	8:00 AM to 4:00 PM	In-person Absentee
March 27 & 28, 2025	8:00 AM to 5:00 PM	In-person Absentee
March 28, 2025	9:00 AM	WTA District Meeting - Board of Review Training in Whitewater
April 1, 2025	7:00 AM to 8:00 PM	Spring Election
April 2 & 16, 2025	6:30 PM	Planning Commission
April 14, 2025	6:30 PM	Town Board Meeting
April 15, 2025	6:30 PM	Annual Meeting
April 16, 2025	6:30 PM	Booth Lake Park Board Meeting
April 22, 2025	5:30 PM	ETEASD Meeting
May 7 & 21, 2025	6:30 PM	Planning Commission
May 12, 2025	5:45 PM	Town of East Troy Park Board Meeting
May 22, 2025	6:30 PM	Town Board Meeting



TOWN OF EAST TROY, WALWORTH COUNTY WI
REGULAR TOWN BOARD MEETING
 September 9, 2024 at 6:30 P.M.
 N9330 Stewart School Rd., East Troy WI 53120

AMENDED AGENDA

ALL ITEMS LISTED ARE UP FOR DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Certification of Compliance of Open Meeting Law
4. Approval of Meeting Agenda
5. Minutes of Previous Session, Special Meetings and Planning Commission
6. Clerk/Treasurer's Report – Clerk/Treasurer Buchanan
7. Public Comments
Please be advised per State Statute § 19.84(2), information may be received from the public. Comments are limited to a four-minute time period, per person. Be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
8. Reports of Committees
 - A. Chairperson and/or Supervisor Reports
 1. Chairman's Meeting Report – Chairman Klarkowski
 2. Supervisor Activity Report – Supervisor Church
 - B. Media/IT Report – Web Administrator Olson
 - C. Department of Public Works – DPW Superintendent Scheel
 1. Approve ARPA expenditure for Police garage floor treatment
 - D. Police Report – Chief Gorecki
 1. Equipment Update
 - E. ETAESD Report – Supervisor Church
 - F. Park Committee Report – Supervisor Reyes
 - G. Booth Lake Memorial Park Report – Supervisor Reyes
 1. Approve Booth Lake 2025 Budget
 - H. Lake Beulah Management District Report – Rep. Greg Thomas
 - I. Recycling Committee Report – Rep. John Murphy
 - J. Library Report – Rep. John Murphy for Kristina Murphy
 - K. Planning Commission Report – Supervisor Jahner
 1. Motion to approve the Planning Commission's recommendation to deny the Rezone Request for PET1800006A at N8828 Stringers Bridge Road, by West Rod Cottage Industries LLC – owner, John Stoss – applicant
 2. Motion to approve the Planning Commission's recommendation to approve the Variance Request for PA106500001 at W1138 Spleas Skoney Rd., Town of East Troy Sanitary District #2 - owner, Chuck Decker - applicant
 3. Motion to approve the Planning Commission's recommendation to approve the Rezone Request and CSM for PET3100007, a lot on Swoboda Road, by William & Pamela Burki – owner/applicant
9. Unfinished Business
 - A. Approval of Town Board letter to Walworth County regarding safety issues and changes at the intersection of Stone School Road, County Road L and Miramar Rd
 - B. Approve Baker Tilly Proposal for Auditing Services – three (3) year term
10. New Business



- A. Consideration of Special Permit under TET Ordinance 16.05.180 to allow operation of an aircraft on the waters of Lake Beulah
 - B. Approve Johns Disposal Service proposal for new five (5) year contract
11. Attorney's Report – Attorney Mills
- A. Ordinance 2024-8 Amending No parking Zones
 - B. Ordinance 2024-9 Recreating Special Events Permit Ordinance
12. Licenses and Special Event Permits – Clerk/Treasurer Buchanan
13. Special and Pending Meetings – Clerk/Treasurer Buchanan
- A. Set November Town Board Meeting (possible change due to General Election)
 - B. Set Town Board Budget Workshops
14. Adjourn to Closed Session pursuant to Wis §19.85(1)(c) Police Department personnel matter
- A. Motion to adjourn to Closed Session pursuant to Wis §19.85(1)(c) Police Department personnel matter
 - B. Roll Call vote
 - C. Discussion regarding noticed issue
 - D. Adjourn Closed Session
 - E. Roll Call vote
 - F. Reconvene in Open Session
15. Review Bills for Payment
16. Adjourn

Persons with Disabilities who need accommodation to attend the meeting should contact the Town Clerk at this address as soon as possible: N9330 Stewart School Rd., East Troy WI 53120 or call 262-642-5386.



**TOWN OF EAST TROY, WALWORTH COUNTY WI
REGULAR TOWN BOARD MEETING
October 14, 2024 at 6:30 P.M.
N9330 Stewart School Rd., East Troy WI 53120**

AGENDA

ALL ITEMS LISTED ARE UP FOR DISCUSSION, CONSIDERATION, DELIBERATION AND POSSIBLE FORMAL ACTION

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Approval of Meeting Agenda
4. Certification of Compliance of Open Meeting Law
 - Presentation from Members of the East Troy Community School District Board on the Referendum Question which is on the November 5, 2024 Ballot
5. Minutes of Previous Session, Special Meetings and Planning Commission
6. Clerk/Treasurer's Report – Clerk/Treasurer Buchanan
7. Public Comments

Please be advised per State Statute § 19.84(2), information may be received from the public. Comments are limited to a four-minute time period, per person. Be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments.
8. Reports of Committees
 - A. Chairperson and/or Supervisor Reports
 1. Chairman's Meeting Report – Chairman Klarkowski
 2. Supervisor Activity Report – Supervisor Church
 - B. Media/IT Report – Web Administrator Olson
 - C. Department of Public Works – DPW Superintendent Scheel
 - D. Police Report – Chief Gorecki
 1. Approve promotion of Lt. Runge to Deputy Chief
 - E. ETAESD Report – Supervisor Church
 - F. Park Committee Report – Supervisor Reyes
 - G. Booth Lake Memorial Park Report – Supervisor Reyes
 - H. Lake Beulah Management District Report – Rep. Greg Thomas
 - I. Recycling Committee Report – Rep. John Murphy
 - J. Library Report – Rep. John Murphy for Kristina Murphy
 - K. Planning Commission Report – Supervisor Jahner
 1. Motion to approve Planning Commission's recommendation and approve the Variance Request for PET1400005G, at N8700 Sky Lane, Edward Rumph – owner/applicant
 2. Motion to approve the Rezone Request for PET1800006A at N8828 Stringers Bridge Road, by West Rod Cottage Industries LLC – owner, John Stoss – applicant
9. Unfinished Business
 - A. Discussion and possible Scheduling of date for Public Hearing on consideration of Special Permit under TET Ordinance 16.05.180 to allow operation of an aircraft on the waters of Lake Beulah
 - B. Approve Baker Tilly Proposal for Auditing Services – three (3) year term
10. New Business
 - A. Approve proposal for 2025 Groundwater Consulting Services from Mead & Hunt
 - B. Motion to allow Supervisor Church to possibly appear virtually for November 18, 2024 Meeting and authorize Atty. Mills to draft a policy for a Town Board member to appear virtually in extenuating circumstances
 - C. Approve Snow Plowing Charge for 2024-2025 Season and authorize Attorney to draft resolution to place Special Charge on the 2024 Tax Bills



D. Approve Johns Disposal Service proposal for new five (5) year contract and authorize Atty. Mills to prepare a resolution for the Garbage charge to appear on the 2024 Tax Bills

E. Approve State/Municipal Agreement for Beach Road Bridge

11. Attorney's Report – Attorney Mills
12. Licenses and Special Event Permits – Clerk/Treasurer Buchanan
13. Special and Pending Meetings – Clerk/Treasurer Buchanan
14. Review Bills for Payment
15. Adjourn

Persons with Disabilities who need accommodation to attend the meeting should contact the Town Clerk at this address as soon as possible: N9330 Stewart School Rd., East Troy WI 53120 or call 262-642-5386.

This report was prepared prior to the public hearing. This report may be supplemented or amended to reflect the review of additional information presented at the public hearing and written material submitted up to the meeting at which the decision is made by the Walworth County Zoning Agency.

PRELIMINARY STAFF PLANNING REPORT TO THE WALWORTH COUNTY ZONING AGENCY

TYPE OF PETITION: _____ REZONE

___X___ CONDITIONAL USE

NAME: West Rod Cottage Industries C/O John Stoss

LOCATION: The property of concern is located in the NW ¼ of Section 18 of East Troy Township and is identified as part of Tax Parcel P ET1800006A.

TOWN RESPONSE: Approved: ___X___ Denied: _____ No Action: _____ Tabled: _____

ZONING: The current zoning is C-2 Upland Resource Conservation District.

PROJECT DESCRIPTION:

The application indicates: The property owner is requesting Conditional Use review and approval in the C-2 Upland Resource Conservation District for a marina with 8 parking stalls and 8 mooring spaces for the marina use. The marina will be open year-round, with an air boat watercraft in the winter.

CONFORMANCE WITH COUNTY LAND USE PLAN:

The Walworth County 2050 Land Use Plan identifies this area as the (PEC) Primary Environmental Corridor land use category.

COMPATIBILITY WITH SURROUNDING LAND USES:

To the north are land zoned R-1 and C-2.

To the east is land zoned C-2.

To the south is Lake Beulah.

To the west is land zoned C-4, B-3, and R-1.

SITE CHARACTERISTICS: The following soil types are found on this site:

CeD2 Class VI Casco Loam, 12 to 20% slope, severely eroded

RsF Class VII Rodman-Casco Complex, 30 to 45% Slope

IMPACT ON ROADS AND TRAFFIC:

The site is served by Stringers Bridge Road to the west of the parcel.

OTHER RELEVANT DATA – RECOMMENDATIONS:



The Town modified general and specific conditions that the Committee needs to review and consider. See Town **changes** below to #4, 6, 13, 15, 16, and 19, as well as **added** conditions #20, 21, 22, and 23.

A driveway modification request is also being requested for a one-way 13 ft. drive.

APPLICATION STATUS: X **COMPLETE** **INCOMPLETE**

Recommended conditions are as follows:

General:

1. Approved as per plan submitted as a private commercial marina for the lease of 8 boat slips and vehicle parking spaces as shown on the site plan with no storage of boat supplies in the shore yard area and all additional conditions.
2. Parking must meet with requirements of the county zoning ordinance. All parking must be in compliance with County requirements within 60 days of this approval. On-site parking shall be used exclusively for the purpose of the marina as specified.
3. The applicant shall submit an outdoor lighting plan for review and approval prior to construction. Outside lighting shall be shielded and directed on site and located as identified on the approved plan.
4. The hours of operation shall be 24 hours per day year-round. The property owner shall be responsible for implementing quiet hours after 12:00 a.m. until 6:00 a.m. every day.

TOWN CHANGE:

The hours of operation shall be 24 hours per day year-round. The property owner shall be responsible for implementing quiet hours after **12:00 a.m. 10:00 p.m.** until 6:00 a.m. every day.

5. The property must be kept neat, clean, and mowed.
6. There shall be no alterations of the shoreland setbacks or wetlands without obtaining County required approvals, including all required DNR Chapter 30 permit approvals.

TOWN CHANGE:

There shall be no alterations of the shoreland setbacks or wetlands **without obtaining County required approvals, including all required DNR Chapter 30 permit approvals.**

7. Must meet all applicable Federal, State, County, and local regulations.
8. The applicant must obtain all required zoning permit and sanitary approvals for any structures prior to construction on site. No additional structures shall be added to the plan without obtaining County approval and a zoning permit. This permit does not include conditional use approval for any amenity that is not specifically identified on the project plans as approved. The Zoning Office prior to issuance of a zoning permit shall further review all structure

locations. All structures in the shoreland area will be required to meet the requirements of the County Shoreland Zoning Ordinance.

9. The applicant must obtain a Land Disturbance, Erosion Control, & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. No soil may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the Stormwater Management Plan.
10. If applicable, the applicant must provide a tree cutting, landscaping and restoration plan meeting ordinance requirements for review and approval. Any tree cutting shall be limited to that specified on the approved plan and narrative.
11. The County reserves the right to rescind this conditional use upon any violation of County regulations.
12. Sufficient adult supervision must be present at all times when the marina is used by children.
13. The property owner shall be responsible for acquiring adequate liability insurance for the use of the property as a private marina and keep the insurance current during the life of this conditional use.

TOWN CHANGE:

The property owner shall be responsible for acquiring **and submitting** adequate liability insurance for the use of the property as a private marina and keep the insurance current during the life of this conditional use.

14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

15. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

TOWN CHANGE:

Failure to actively exercise this conditional use within **three years 12 months** of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original **three-year 12-month** period. **Any extension requested during the three-**

~~**year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.**~~

Specific:

16. Use of the parking lot shall be limited to the owner and leasers of the commercial boat slips. The total capacity of the marina shall be limited to the occupants of the vehicles parked in the leased vehicle parking spaces. The property owner shall be responsible for limiting the use of the parking lot to the boat slip leases. One vehicle parking space shall be leased in conjunction with one leased boat slip. The property owner shall keep a written log of the individuals leasing the vehicle parking spaces in conjunction with the leased boat slips and make the written log available to the Town and County upon request.

TOWN CHANGE:

Use of the parking lot shall be limited to the owner and leasers of the commercial boat slips. The total capacity of the marina shall be limited to the occupants of the vehicles parked in the leased vehicle parking spaces. ~~**The property owner shall be responsible for limiting the use of the parking lot to the boat slip leases.**~~ One vehicle parking space shall be leased in conjunction with one leased boat slip **on a seasonal basis. Vacancies may be filled for the remainder of the season.** The property owner shall keep a written log of the individuals leasing the vehicle parking spaces in conjunction with the leased boat slips and make the written log available to the Town and County upon request.

17. All parking shall be provided on-site for the marina business. No off-site parking shall be allowed without additional County Zoning Agency approval.

18. Boat trailers shall not be parked and/or stored in the vehicle parking spaces.

TOWN CHANGE:

Outside storage of boat trailers or equipment shall not be allowed. Boat trailers shall not be parked and/or stored in the vehicle parking spaces.

19. Outside storage of marina equipment shall be allowed in the areas identified on the site plan. Use of the existing garage for storage of marina equipment shall require a variance and additional County approvals. No alterations or improvements shall be made to the garage without further County approvals.

TOWN CHANGE:

~~**Outside storage of marina equipment shall be allowed in the areas identified on the site plan. Use of the existing garage for storage of marina equipment shall require a variance and additional County approvals. No alterations or improvements shall be made to the garage without further County approvals.**~~

20. **No heavy equipment to be parked or operated on this property. This includes, but not limited to forklifts/telehandlers/dump trucks or any other equipment that could potentially harm the C-4 shoreland/wetland area of this property as per the Town.**

21. **Permanent fencing to be installed from the lake area on the roadside of the property continuing north to the parking lot area to restrict access to pedestrian street crossing as per the Town.**

- 22. The property to be reviewed by Walworth County Land Management every 12 months for the first 5 years to ensure that the owner is complying with the conditional use permit as per the Town.**
- 23. Pier Registrations must be submitted within 12 months as per the Town.**

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Walworth County Land Use
and Resource Management



Project Narrative for tax parcel PET 1800006A

1 message

John Stoss <Fab1@ticon.net>
To: John Stoss <fab1@ticon.net>

Wed, May 8, 2024 at 11:43 AM

The purpose of this Rezone and Conditional Use Permit is.

1. Allow 8 parking stalls for commercial use.
2. Allow 8 commercial use mooring spaces along with 2 personal use mooring spaces for a total of 10 mooring spaces.
3. The Conditional Use Permit can be described under the definition of a marina.
4. Marina means the use of a building, structure or place for the rental of watercraft or the rental of mooring space that consists of a pier, pier slips, wharfs, mooring structures , or a combination of the same for securing watercraft.

Perspectives on Planning

January 2018



Department of Planning & Landscape
Architecture
University of Wisconsin-Madison/Extension
925 Bascom Mall
Madison, Wisconsin 53706-1317

<https://dpla.wisc.edu>

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Conditional Use Permits After 2017 Wisconsin Act 67

By Brian W. Ohm

2017 Wisconsin Act 67 adds new sections to the *Wisconsin Statutes* governing the issuance of conditional use permits to the general zoning enabling laws for cities, villages, towns, and counties.¹ Until the addition of these sections, the general zoning enabling statutes did not include the term “conditional use permit” nor provide any guidance for the issuance of conditional use permits. Rather, the law governing conditional use permits was based on court decisions.

Act 67 Responds to the Wisconsin Supreme Court Decision in *AllEnergy Corp. v. Trempealeau County*

The Wisconsin Supreme Court’s May 2017 decision in *AllEnergy Corp. v. Trempealeau County*, 2017 WI 52, provides important context for understanding the conditional use requirements inserted in Act 67.

The *AllEnergy* case involved the denial of a conditional use permit for a proposed frac sand mine in Trempealeau County. The County voted to adopt 37 conditions for the mine, which AllEnergy agreed to meet, but then the County voted to deny the conditional use permit in part relying on public testimony in opposition to the mine. A divided Wisconsin Supreme Court upheld the County’s denial of the conditional use permit acknowledging the

discretionary authority of local governments in reviewing proposed conditional uses.

Act 67 in part reflects the sentiment articulated by the dissent in the *AllEnergy* decision. According to the Dissent in *AllEnergy*: “When the Trempealeau County Board writes its zoning code, or considers amendments, . . . is the stage at which the County has the greatest discretion in determining what may, and may not, be allowed on various tracts of property.” “Upon adding a conditional use to a zoning district, the municipality rejects, by that very act, the argument that the listed use is incompatible with the district.” “An application for a conditional use permit is not an invitation to re-open that debate. A permit application is, instead, an opportunity to determine whether the specific instantiation of the conditional use can be accomplished within the standards identified by the zoning ordinance.”

While local governments did not need to change their ordinances in response to the *AllEnergy* decision, Act 67 should prompt local governments to review their zoning ordinances, practices, and procedures to ensure they meet the new statutory requirements.

The New Statutory Requirements

Act 67 Act 67 limits local government discretion related to the issuance of conditional use permits.

¹Act 67 creates section 62.23 (7) (de) for cities, villages, and towns exercising zoning under village powers, section 60.61 (4e) for towns exercising zoning without village powers, and section 59.69 (5e) for counties.

The new conditional use law applies to applications for conditional use permits filed on and after November 28, 2017.

Local governments should review the requirements of their ordinance to consider adding to or revising the conditions listed in the ordinance to ensure that the local government will be able to review specific development proposals against the purpose of the ordinance and be able to support conditions imposed on a specific application with substantial evidence. Act 67 may prompt some local governments to reconsider what might be listed as a conditional use in certain zoning districts and explore creating new districts or other ways to regulate the use. Local governments might also want to a multi-step process that informs applicants of the conditions the zoning board will imposed prior to the board's decision so the applicant can prove that they can comply with the conditions.



Frequently Asked Questions About Act 67²

■ Does Act 67 Limit Local Discretion to Deny a Conditional Use Permits?

Act 67 attempts to limit the level of discretion implied in the lead opinion of Wisconsin Supreme Court in the *AllEnergy* case.

Clearly under Act 67, if an applicant agrees to meet all the requirements of the ordinance and all the conditions imposed, the local government has no discretion to deny the permit.

However, local governments still have discretion in terms of whether or not something is listed as a conditional use in the zoning ordinance. Local governments also have discretion as to whether or not to impose a condition (for example every permit might not need conditions related to hours of operation). Local governments also have the authority to deny a permit if the applicant cannot meet the requirements of the ordinance or the conditions imposed. The fact that Act 67 talks about denial of a permit and the right challenge a denial in court shows the legislature did not take away all authority to deny an application for a conditional use permit.

² Thanks to Becky Roberts with the Center for Land Use Education at UW-Stevens Point for compiling these questions.

A local government still has the ability to approve or deny a permit, and to attach conditions. A local government either approves a CUP because it complies with the requirements of the ordinance and the conditions imposed or they deny it because it does not meet the requirements of the ordinance and the conditions imposed.

Local governments have more discretion when rezoning a property. Act 67 may prompt some local governments to limit what is a conditional use and require a rezoning to a different district for certain uses.

■ Is a local government obligated to craft conditions that will help the applicant meet the ordinance requirements?

No, but the local government needs to articulate why the proposed use does not meet the ordinance requirements and allow the applicant to suggest conditions that address the deficiencies.

For example, say an ordinance has general standards for CUPS like "protect public health, safety, and welfare." The zoning board uses that standard to say "we should not allow this project because it will lead to traffic congestion leading to unsafe traffic conditions." Under Act 67, the local government can't deny it unless they back it up with substantial evidence. The local government decides to conduct a traffic study. The traffic study concludes that if truck traffic to the site is limited to certain hours, there will be no congestion. The applicant proposes a condition to limit truck traffic based on the findings of the study.

There needs to be an opportunity for some back and forth between the applicant and the local government -- for example, the local government says we're concerned about water quality. They will need to provide specific facts about the water quality impacts. They may use that information to impose a specific condition that will address the water quality issue or it might be that the local government identifies the threat posed by the conditional use and the applicant responds by saying "I've hired a hydrologist, here is their report about the water quality impacts. The hydrologist recommends we do x, y, and z to address those impact. We propose doing that". The applicant develops the alleviating conditions.

What Act 67 changes is that in the past a group of citizens who are opposed to a project would say "deny the CUP because it will have traffic impact" and the local government would deny the CUP. Act 67 changes that.



The new law adds the following definition of "conditional use" to the Statutes: "Conditional use" means a use allowed under a conditional use permit, special exception, or other zoning permission issued by a [city, village, town, county] but does not include a variance."

Act 67 also includes the following definition of "substantial evidence," a term used in several places in the Act: "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion." This language softens the language of earlier versions of the bill that stated substantial evidence did not include "public comment that is based solely on personal opinion, uncorroborated hearsay, or speculation." Public comment that provides reasonable facts and information related to the conditions of the permit is accepted under Act 67 as evidence.

Act 67 then provides that "if an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the [city, village, town, county] ordinance or imposed by the [city, village, town, county] zoning board, the [city, village, town, county] shall grant the conditional use permit." This new language follows the argument made by the plaintiffs and the dissenting opinion in the *AllEnergy* case. The use of the term "zoning board," however, is at odds with current Wisconsin law that allows the governing body, the plan commission, or the zoning board of adjustment/appeals to grant conditionals. This "zoning board" terminology may lead to some confusion.

Act 67 also provides that the conditions imposed "must be related to the purpose of the ordinance and be based on substantial evidence" and "must be reasonable and to the extent practicable, measurable" This new statutory language emphasizes the importance of having clear purpose statements in the zoning ordinance. In addition, since local comprehensive plans can help articulate the purpose of ordinances that implement the plan, local governments should consider including a requirement that the proposed conditional use furthers and does not conflict with the local comprehensive plan.

Act 67 states that permits "may include conditions such as the permit's duration, transfer, or renewal." In the past, sometimes there was confusion about whether local governments had the authority to place a time limit on

the duration of a conditional use permit. This new statutory language clarifies that local governments have that authority.

Next, Act 67 provides that the applicant must present substantial evidence "that the application and all requirements and conditions established by the [city, village, town, county] relating to the conditional use are or shall be satisfied." The city, village, town or county's "decision to approve or deny the permit must be supported by substantial evidence."

Under the new law, a local government must hold a public hearing on a conditional use permit application, following publication of a class 2 notice. If a local government denies an application for a conditional use, the applicant may appeal the decision to circuit court. The conditional use permit can be revoked if the applicant does not follow the conditions imposed in the permit.

The New Requirements In A Nutshell:

- ◆ The requirements and conditions specified in the ordinance or imposed by the zoning board must be reasonable, and to the extent practicable, measurable.
- ◆ Any condition imposed must relate to the purpose of the ordinance and be based on substantial evidence.
- ◆ Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that a reasonable person would accept in support of a conclusion.
- ◆ If an applicant meets, or agrees to meet, all of the requirements and conditions specified in the ordinance or imposed by the zoning board, the local government must grant the CUP.
- ◆ The applicant must provide substantial evidence that the application and all requirements and conditions are, or shall be, satisfied.
- ◆ If an applicant does not meet one or more of the requirements (for example the application is incomplete) or conditions specified in the ordinance or imposed by the zoning board, the local government can deny the CUP.
- ◆ A local government's decision to approve or deny a conditional use permit must be supported by substantial evidence.

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legal authority to make the decision It did because the decision to not allow the mine was a legislative decision that could only be made by the county board -- the legislative body. The lead opinion in the Supreme Court's decision determined that the ordinance (the standards in the ordinance, etc.) properly authorized the committee's actions so it was not an improper delegation of legislative authority. Since Act 67 is limited to the zoning board, it does raise the argument that if it is the governing body that issues the conditional use permit, the governing body, as a legislative body, has more discretion to act on conditional use permits because they are not bound by the requirements of Act 67.

■ *Can a local ordinance provide for an appeal of a conditional use permit decision to another local body?*

A number of local governments provide for appeal of a plan commission decision on a conditional use permit to the zoning board of appeals or the governing body. It is not clear from the wording of Act 67 if it preempts local ordinances from having an intermediate step of appeal to a zoning board or the governing body before the denied applicant could appeal the decision to circuit court. An ordinance providing for an intermediate appeal in an ordinance should still be acceptable under an argument that if the applicant succeeds in the appeal it saves the time and expense of having to bring a lawsuit in a court of law.

Brian W. Ohm, an attorney, is a professor in the UW-Madison Department of Planning and Landscape Architecture and the state specialist in planning law for UW-Extension.



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One Powersports LLC



4.8 ★ (32) · Marina in Walworth County, Wisconsin · Open

Overview

Reviews

Services

Photos

About



Call



Directions



Website



Share



Save

"YES"
HAVE FORKLIFT



3552 WI-50, Delavan, WI 53115

18 min

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CZA ~ April 17, 2025



Abbey Marina Lake Geneva



All

Images

Maps

Short videos

Shopping

News

Abbey Marina



4.8 ★ (51) · Marina in Fontana-on-Geneva Lake, Wisconsin · Open

Overview

Reviews

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About



YES" HAVE FORKLIFT

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271 Fontana Blvd, Fontana-on-Geneva Lake, WI 53125

29 min

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Walworth County Land Use and Resource Management

CZA ~ April 17, 2025

Gordy's

CELEBRATING 70 YEARS MARINE

A TRADITION SINCE 1955 | WEBEAM | CONTACT US

BOAT SALES MARINA PRO SHOP PARTS SERVICE & STORAGE DINING #GORDYSLIFE LOCATIONS ABOUT



Gordy's Locations

Lakefront Headquarters, Fontana WI on Lake Geneva



(262) 275-2163

320 Lake Street, Fontana, WI 53125

"YES"
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 SkipperBud's

<https://www.skipperbuds.com>

SkipperBud's Lake Geneva | Full-Service Marina & Boat Dealership

SkipperBud's Lake Geneva ·
Pontoon boats, fishing boats,
runabouts, sport cruisers and tow
boats · We buy used boats for cash!

· New and pre-owned boats on...

"YES"
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Walworth County Land Use
and Resource Management

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Lakeside Bait & Tackle, LLC

4.9 ★ (92) · Bait shop in Walworth County, Wisconsin · Open

Overview

Photos

Reviews

About



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Website

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Sa

"YES"
HAVE FORKLIFT

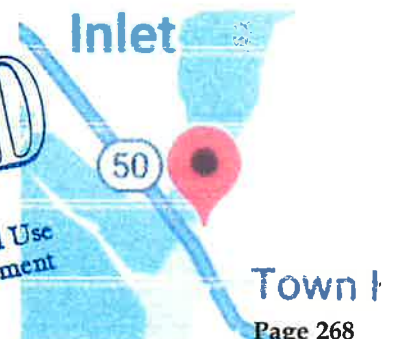
3542 WI-50, Delavan, WI 53

20 min

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APR - 3 2025

Walworth County Land Use
and Resource Management

CZA ~ April 17, 2025



Town

Munson Ski & Marine -

Fontana

4.3 ★★★★★ (12)

Boat dealer in Walworth County, Wisconsin ·

Open

Overview

Reviews

Photos

About



Call



Directions



Website



Share



Save

"YES"
FORK LIFT



W5749 Co Rd B, Walworth, WI 53184

🚗 26 min



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APR - 3 2025
Walworth County Land Use
and Resource Management



Boathouse Lauderdale Lakes



All

Maps

Images

Shopping

Short videos

Vid

Results for Elkhorn, WI · Choose area

The Boat House Lauderdale Lakes



4.2 ★★★★★ (153)

Boat dealer in the Lauderdale Lakes, Wisconsin

· Open

Overview

Reviews

Services

By owner

Phot



Call



Directions



Website



Share



Save

YES"

HAVE FORKLIFT

Boat dealer offering new and used models, plus accessories and repair services.

N 7536 Sterlingworth Dr, Elkhorn, WI

53121

17 min

RECEIVED

APR -3 2025

Walworth County Land Use and Resource Management



Reed's Marine Delavan



All Shopping Images Maps Short videos Vid

Results for Delavan, WI · Choose area

Reed's Marine, Inc.

4.5 ★ (69) · Boat dealer in Walworth County, Wisconsin · Open

Overview Reviews Products By owner Phot



YES " HAVE FORKLIFT



Call



Directions



Website

CZA ~ April 17, 2025

RECEIVED APR - 3 2025 Walworth County Land Use and Resource Management

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TOET Planning Commission Meeting 3-19-25

messages

ohn Stoss <Fab1@ticon.net>

Thu, Mar 20, 2025 at 6:13 PM

o: Jim Mills <Jim@millsboehm.com>, Michael Cotter Walworth County <mcotter@co.walworth.wi.us>, John Stoss <fab1@ticon.net>, Barb Church Town Of East Troy <bchurch@townofeasttroy.gov>, Michele Reyes <mreyes@townofeasttroy.gov>, Joe Jahner West Bay Rd <jjahner@townofeasttroywi.gov>, Tyson Lenord <Tieonard@townofeasttroywi.gov>, Chad Wales <cwales@townofeasttroywi.gov>, Darrin Chwanke <dschwank@co.walworth.wi.us>, Kate Hastings Planner Walworth County <khastings@co.walworth.wi.us>, John Finley <Johncfinner@gmail.com>, Rick Stacey <RickStacey@yahoo.com>

https://www.youtube.com/live/rMH6KEu1jHM?si=4qGcozLpSqf_oNGC

Attention Attorney Mills, I would like to bring to your attention the actions of one of your Planning Commission members John Russell. As you know we had a Planning Commission meeting at the TOET Town Hall yesterday evening. I would ask that you review the Town's YouTube video (link above) watch the 8:00 minute mark to the 9:20 minute mark.

Commissioner Russell states at the 8:16 minute mark there is a settlement agreement between the County the TOET and the applicant. False there is no settlement agreement. This is fabricated in Commissioner Russell mind. Please produce the settlement agreement.

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At the 7:55 minute mark Commissioner Russell states I did an illegal excavation of the hill side. False , I contacted Walworth County prior to removing any fill. I completed my removal of my 6 truck loads of fill. After I was done Fay stopped by the site and said I am placing a stop work order. I told her I was done . She stated based on a complaint I am now going to require you to get a permit from Walworth County. I agreed to get a permit. After Fey explained to me I needed to get a drawing designed by a state licensed Landscape Architect, along with the stabilizing fabric wooden stakes and bolders to shore up the toe of the hillside. After that was all explained to me I researched everything and realized I was going to have to spend \$3200.00 to get this permit. Not including my labor or the rocks for the project.

Once I found out what I was going to have to spend (\$ 3200.00) to give this fill away I decided to design this project in a manner to create some flat usable land.


At the 8:25 minute mark Commissioner Russell states that I entered Into an agreement with the County to restore the hillside into it's previous condition. I never entered into a agreement to restore the hillside to it's previous condition.I entered into an agreement to repair eroding slopes, see first page of permit issued by Walworth County on 10-20-05 .Fake news, show me the agreement in writing. Just another example of how alternate Commissioner Russell of the Town of East Troy Planning Commission fabricates the story to fit his narrative. I provide facts, videos, documents and not my opinion.

Here is the biggest whopper Commissioner Russell stated. At the 8:35 minute mark Commissioner Russell states I am not allowed to use the area where the gravel is to park on it, put boats on it or put a structure on it. That is a flat out LIE . Please refer to what number 11 states in the Conditions of Permit Approval. Number 11 states with this approval of the permit it does not authorize the parcel for commerical parking or the storage of boats or the placement of structures or buildings with the permit approval. It did not say that anytime in the future I was prohibited from applying for commercial use of the gravel area for commercial parking. Since the issuance of the permit I have not used the flat gravel area for any commercial parking I have not stored any commercial boats on it and I have not erected any structures or buildings on it.

In closing Attorney Mills please share this information with all your Town Board members all your employees or anyone else who wants to get up during public comments and pontificate like a idiot. I have provided you with all the facts regarding the excavation of the hill side across from Fred's Tap.

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5 attachments

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CZA ~ April 17, 2025

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APR - 3 2025
Walworth County Land Use
and Resource Management

Page 272

From: John Stoss <Fab1@ticon.net>

Sent: Thursday, March 20, 2025 6:14 PM

To: Jim Mills <jim@millsboehm.com>; Michael Cotter Walworth County <mcotter@co.walworth.wi.us>; John Stoss <fab1@ticon.net>; Barb Church Town Of East Troy <bchurch@townofeasttroy.gov>; Michele Reyes <mreyes@townofeasttroy.gov>; Joe Jahner West Bay Rd <jjahner@townofeasttroywi.gov>; Tyson Lenord <Tieonard@townofeasttroywi.gov>; Chad Wales <cwales@townofeasttroywi.gov>; Darrin Schwanke <dschwank@co.walworth.wi.us>; Kate Hastings Planner Walworth County <khastings@co.walworth.wi.us>; John Finley <Johncfinney@gmail.com>; Rick Stacey <RickStacey@yahoo.com>

Subject: TOET Planning Commission Meeting 3-19-25

https://www.youtube.com/live/rMHtKELpM?g=4q0cuzLp5qj_oNf0C

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APR - 3 2025

Walworth County Land Use
and Resource Management

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ohn Stoss <Fab1@ticon.net>
o: John Stoss <fab1@ticon.net>

Thu, Mar 20, 2025 at 7:09 PM


[Quoted text hidden]


ohn Stoss <Fab1@ticon.net>
o: John Stoss <fab1@ticon.net>

Thu, Mar 20, 2025 at 7:09 PM


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ohn Stoss <Fab1@ticon.net>
o: Mary Jo Jones <maryjo.jones366@gmail.com>


Thu, Mar 20, 2025 at 7:45 PM


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APR - 3 2025

Walworth County Land Use
and Resource Management

im Mills <jim@millsboehm.com>
o: John Stoss <Fab1@ticon.net>

Fri, Mar 21, 2025 at 11:40 AM

I will not be looking for any agreement unless asked to do so from the Board. I also see that you shared this with the Town Board already so I will not have to forward it to them.

anytime in the future I was prohibited from applying for commercial use of the gravel area for commercial parking. Since the issuance of the permit I have not used the flat gravel area for any commercial parking I have not stored any commercial boats on it and I have not erected any structures or buildings on it.

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o: Jim Mills <jim@millsboehm.com>

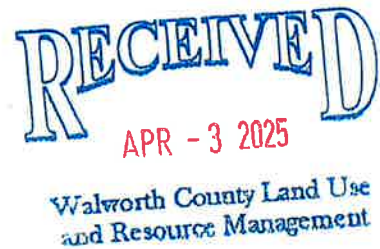
Fri, Mar 21, 2025 at 4:16 PM

Attorney Mills, could you please forward this information to the Planning Commission members so in the future when I come back in front of them they don't regurgitate the same lies I heard at the Planning Commission on 3-19-25. I have heard these same mis truths going on 15 years.

Thank you,

John Stoss

[Quoted text hidden]



Stoss

**Walworth County
Land Disturbance and Erosion Control Permit Application**

for

Small Project Sites

OCT 20 2005

Less than 25,000 square feet are not required to meet County Storm water Management Standards

Owner: JOHN STOSS Contractor: _____

Mailing Address: N 8831 STRINGERS Address: _____

BRIDGE RD. EAST TROY, WI 53120

Telephone: (414) 406-9637 Telephone: () _____

FAX: (862) 642-6301 FAX: () _____

Project Site Address, if different from above: N 8828 STRINGERS BRIDGE RD.

Township: EAST TROY Section: 18 Subdivision: _____ Tax Key # PET1800006A

Excavation or filling: EXCAVATION (CU. YD.) Trenching: N/A (linear feet)
APPROXIMATELY 150

Total Land Disturbance 22' x 10' @ 50' LONG (SQ. FEET) Present Land Use SIDE OF HILL
(grading and removal of ground cover) 12' HIGH

I have reviewed and understand Chapter 26 of the Walworth County Code regarding Land Disturbance, Erosion Control and Storm water Management. And I will implement the erosion control plan for this project as approved by the Walworth County Land Conservation Department. I further grant the right of entry onto this property, as described above, to the designated representative of Walworth County for the purpose of inspecting and monitoring compliance with the Walworth County Code of Ordinances.

Owner or Authorized Representative: John Stoss Date: 9-7-05

I. **Project Description or Narrative:** Describe the purpose of the land disturbing activity and describe all proposed land disturbing activities; including the placement of all structures: _____

II. Attach Project Site Plan Map and Erosion Control Plan

III. Project Schedule

- | | <u>Date</u> |
|---|-------------|
| 1. Install project site access roadway and erosion control measures | _____ |
| 2. Clear and grub project site | _____ |
| 3. Strip Topsoil | _____ |
| 4. Excavation | _____ |
| 5. Backfill | _____ |
| 6. Final Grading | _____ |
| 7. Project site restoration/seedling/landscaping | _____ |
| Temporary | _____ |
| Permanent | _____ |

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Walworth County Land Use and Resource Management

IV. **Site Restoration, Vegetation, Landscaping Plan.** describe or attach plan of the proposed seeding mixture and rate, mulching type and rate and/or any special plantings: _____

Walworth County
Land Disturbance, Erosion Control and Storm Water Management Permit
for
Repair Eroding Slope

Permit # 138022

Expiration Date: July 1, 2006

Landowner/Applicant: John Stoss

Contractor: Self

Site Location: N8831 Stringers Bridge.

Township: East Troy

Tax Key #PET 1800006A

Project Description: Repair eroded slope by sloping, topsoiling and establishing a vegetative cover.

Project site within shoreline area? **No**

Required to meet Storm water standards? **No**

Inspected by: **Fay Amerson**

Conditions of Permit Approval

This permit is only valid for land disturbance activities necessary to slope and stabilize an eroding bank according to the plan prepared by Katie Udell, and dated 10/13/05. **The total land disturbance can not exceed that which is shown on the plan submitted.**

1. This permit is not valid until the applicant has obtained all required federal, state and local permits.
2. The owner or the project representative will contact the Walworth County Land Conservation Office, (262.741-3450) within 2 working days of starting the project.
3. The tracking of material and soil from the project site onto Stringers Bridge Troad will be prevented. An existing surfaced driveway will be used to access the project site. Any soil or material tracked onto Stringers Bridge Road will be considered a violation of this permit and will result County enforcement action.
4. **Spoil and other waste materials generated from the project site must be removed from the project site and disposed of in an environmentally safe and permitted site.**
5. A silt fence will be installed and maintained to contain the soil during land disturbance. The silt fence will be installed and maintained according to the standards and specifications contained in the WDNR Conservation Practice Standard for Silt Fence, Practice Code# 1056. The silt fence must be inspected daily and cleaned, repaired, reset or replaced, if necessary. The silt fence will removed after the project site is completely landscaped or covered with erosion resistance cover.
6. Runoff from the project site will be controlled and will not impair adjacent resources or properties.
7. **The restored slope will be covered with topsoil, seeded and contained with a secured erosion control mt complying with the WISDOT PAL list for Slope Erosion Control Matrix, within 24 hours of the establishing the planned grade.**
8. The Walworth County Land Conservation Division staff must be permitted to enter the project site for the purpose of inspecting for compliance with this permit and these permit conditions.
9. Any modification to this plan must be approved by the Walworth County Land Conservation Division and the County Zoning Officer.
10. The Walworth County Land Conservation Division reserves the right to require additional erosion prevention and sediment control best management practices if needed to protect adjacent properties and the Lake.
11. **The use of the parcel for parking or the storage of boats, or the placement of structures or buildings is not authorized with this permit approval**

Recommended for Approval:

Louise A. Olson

Walworth County Land Conservation Division

Date

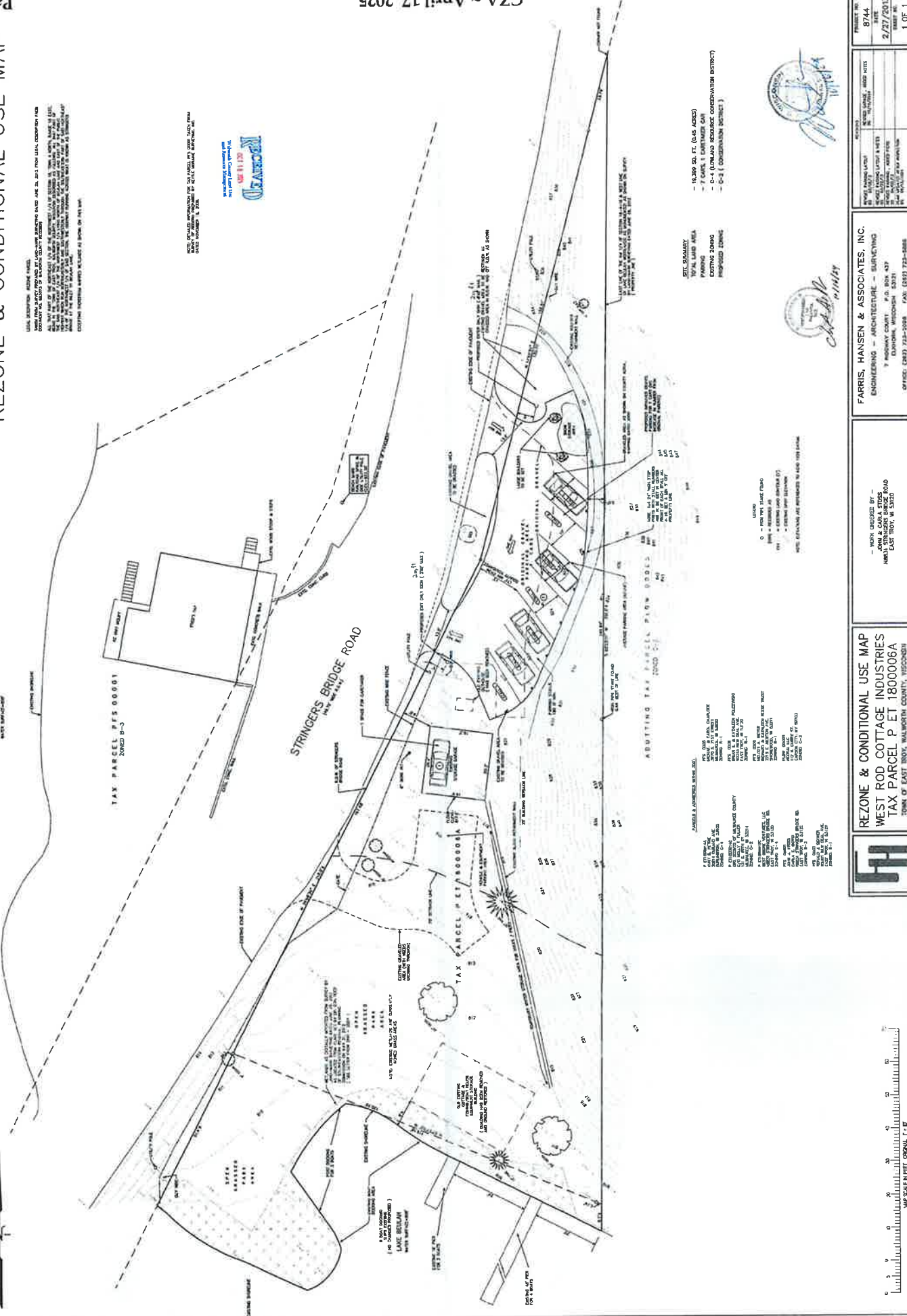
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CZA ² April 17, 2025

REZONE & CONDITIONAL USE MAP

LOCAL ORDINANCES APPLICABLE TO THIS MAP:
 WISCONSIN STATUTES, CHAPTERS 66 AND 60, AS AMENDED.
 ALL CITY ORDINANCES, LOCAL ORDINANCES, AND ORDINANCES OF THE TOWNSHIP OF EAST TROY, WISCONSIN, AS AMENDED.
 THE TOWNSHIP OF EAST TROY, WISCONSIN, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE TOWNSHIP ORDINANCES AND THE WISCONSIN STATUTES.
 THE TOWNSHIP ENGINEER HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE TOWNSHIP ORDINANCES AND THE WISCONSIN STATUTES.
 THE TOWNSHIP ENGINEER HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE TOWNSHIP ORDINANCES AND THE WISCONSIN STATUTES.

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO CORNER UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



SITE SUMMARY
 TOTAL LOTS: 15
 TOTAL LOTS: 15
 EXISTING ZONING: B-3
 PROPOSED ZONING: B-3 (CONSERVATION DISTRICT)

PREPARED BY:
 FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 HAWKEYE COURT, P.O. BOX 437
 DANBURY, WISCONSIN 53121
 OFFICE: (262) 733-2098 FAX: (262) 733-2086

WORK DESIGNED BY:
 JAMES & CARA STODOLSKI
 EAST TROY, WISCONSIN

REZONE & CONDITIONAL USE MAP
WEST ROD COTTAGE INDUSTRIES
TAX PARCEL P ET 180006A
TOWNSHIP OF EAST TROY, WALWORTH COUNTY, WISCONSIN

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PROJECT NO.	8744
DATE	2/27/2023
SHEET NO.	1 OF 1

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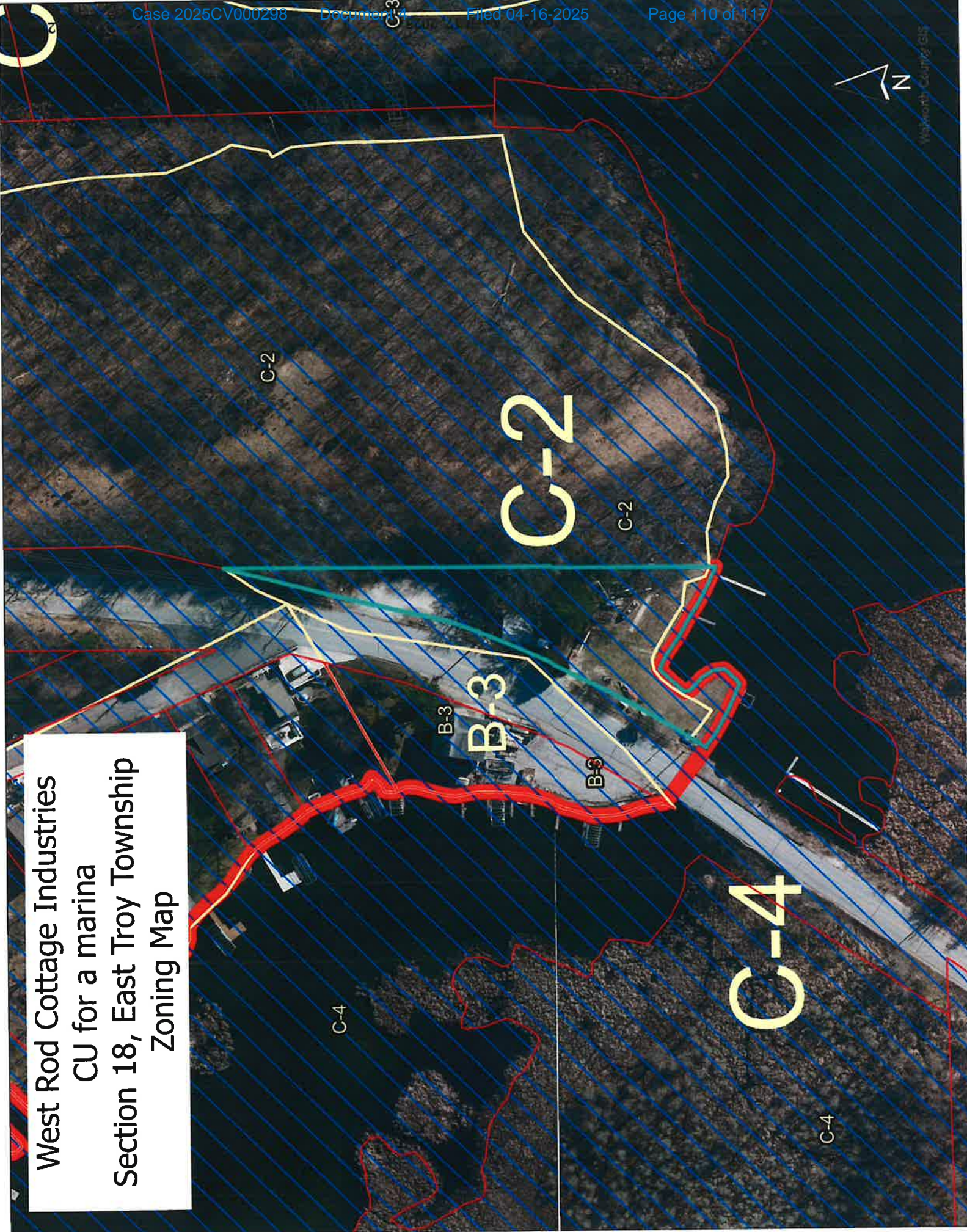
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**West Rod Cottage Industries
CU for a marina
Section 18, East Troy Township
Zoning Map**



C-2

C-2

C-2

B-3

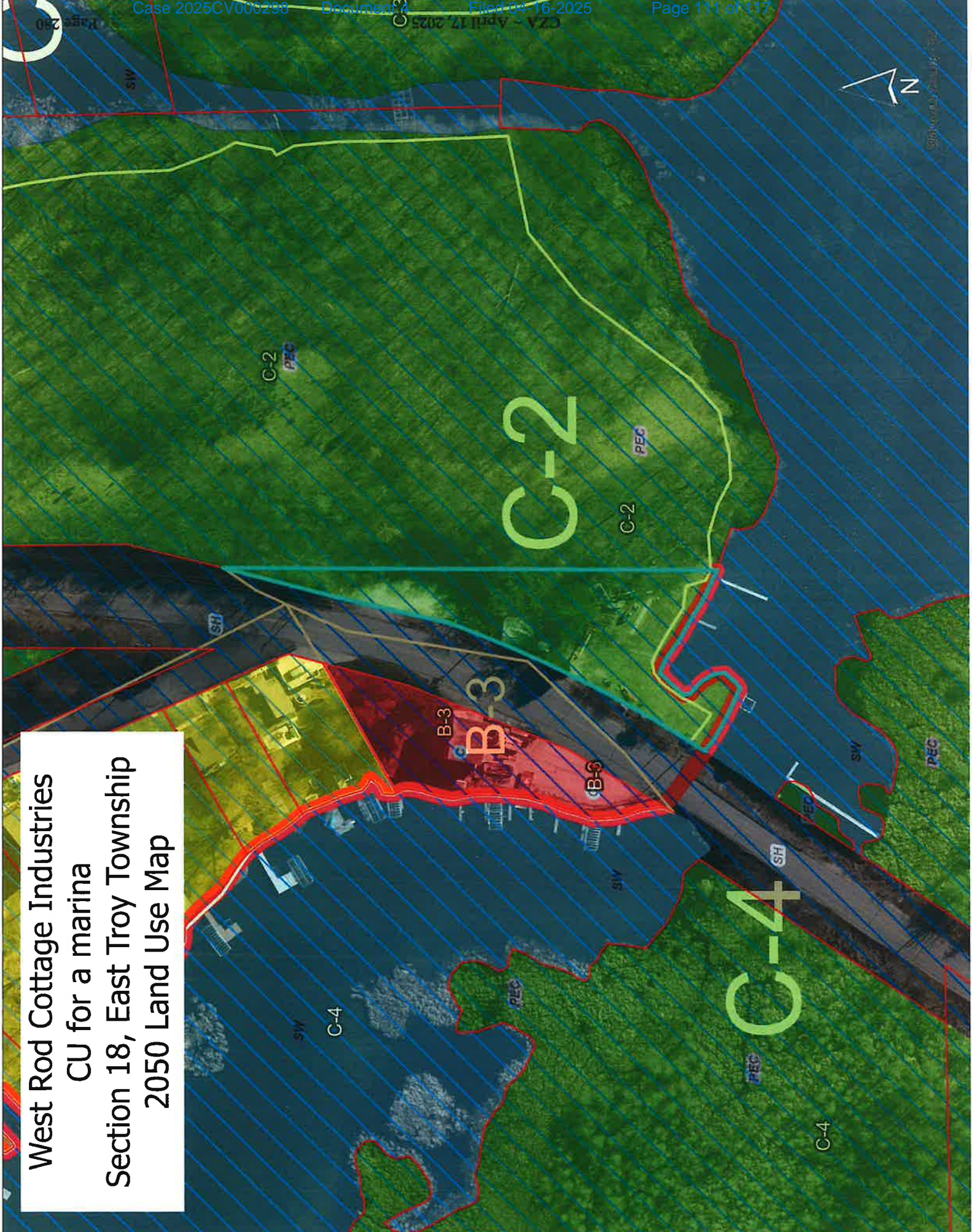
B-3

B-3

C-4

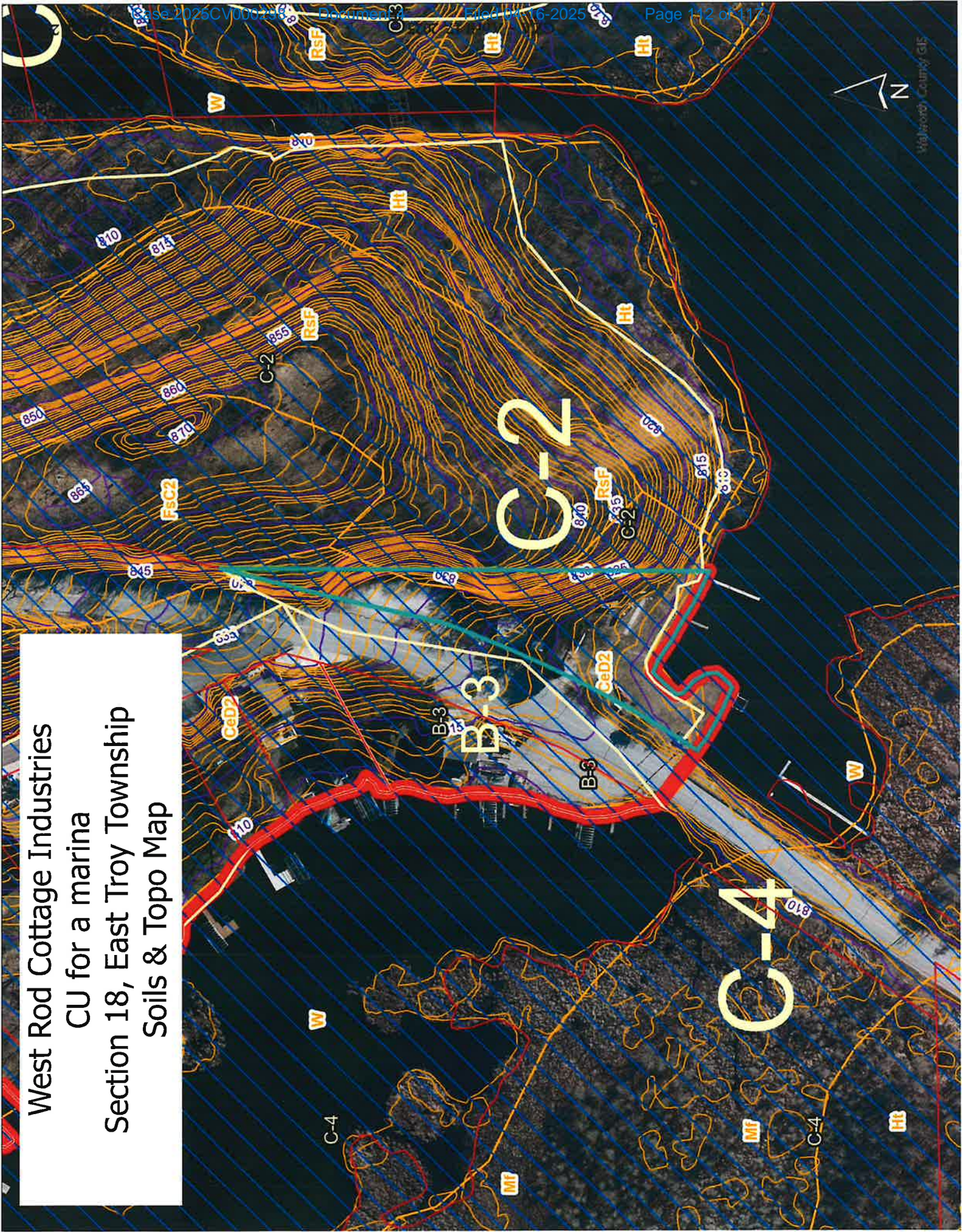
C-4

C-4



West Rod Cottage Industries
 CU for a marina
 Section 18, East Troy Township
 2050 Land Use Map

West Rod Cottage Industries
CU for a marina
Section 18, East Troy Township
Soils & Topo Map





WALWORTH COUNTY
WISCONSIN

County Zoning Agency
MEETING NOTICE
Thursday, April 17, 2025 at 4:30 p.m.

County Board Room 114
Walworth County Government Center
100 West Walworth Street
Elkhorn, WI 53121

Rick Stacey, Chair – **Susan Pruessing**, Vice-Chair
Dennis Karbowski, Supervisor – **Joanne Laufenberg**, Supervisor – **Bud Wojcik**, Supervisor
Richard Kuhnke, Sr., Citizen Member – **Jim Van Dreser**, Citizen Member

**NOTICE: THIS MEETING IS PLANNED TO PROVIDE FOR REMOTE OR OFF-SITE
ATTENDANCE BY COMMITTEE MEMBERS.**

THE PUBLIC CAN WATCH THE MEETING STREAMING LIVE AT:
<https://tinyurl.com/Apr25CZA>

Individuals wanting to provide a Public Comment can do so remotely by telephone. Those wishing to comment must contact Sheril Oldenburg at soldenburg@co.walworth.wi.us or at 262-741-7910 on the day of the meeting and at least 2 hours prior to the start of the meeting to obtain instructions.

(Posted in compliance with Sec. 19.84, Wis. Stats.)

**It is possible that a quorum of the County Board or a Committee of the County Board
could be in attendance**

All discussion items are subject to possible action

AGENDA

V=Items on Videotape

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Agenda**
4. **Approval of the Minutes:** March 20, 2025 CZA Meeting



5. Zoning / Sanitation / Land Conservation Enforcement – Michael Cotter**6. Subdivision Items:**

a. Old Business – None

b. New Business –

1. Liberty Woods Life, LLC and Laura Rodriguez, proposed 1 outlot Certified Survey Map, Located in Section 32, T2N, R18E, Town of Lyons, Tax Parcel #'s N LY3200009 and NMH 00001. The property is zoned A-2: Agricultural Land District. This CSM requires County Zoning Agency review and approval because the proposal changes the exterior boundary of Meadow Hill Farms Subdivision. The proposed use of the outlot also requires CZA approval.

7. Old Business:

a. Ordinance Amendments – None

b. Discussion Items – None

8. New Business:

a. Ordinance Amendments –

1. Walworth County – Amendment to Section(s) 74-56 and 74-67 of the Walworth County Code of Ordinances - Zoning and Section(s) 74-183 and 74-194 of the Walworth County Code of Ordinances - Shoreland Zoning to allow the CZA to reduce the 200 foot setback for mineral extraction excavations down to 100 feet in instances where existing residences and/or residential zoning are distant from the site. This amendment would allow the CZA to eliminate the setback in instances where multiple properties are sharing the excavation (interior lot lines). This amendment would allow the CZA to require engineering from the applicant to aid in the CZA's decision making when considering a reduction or elimination.

b. Discussion Items –

1. **Aurora Health Care Southern Lakes Inc. – Owner**, Section 4, Geneva Township. Amendment of Conditional Use for a sign modification request in order to revise all free-standing signs. Tax Parcel J G 400002B.
2. **James Conlon – Owner**, Section 3, Linn Township. Amendment of Conditional Use for minor changes to the site plans approved to include the changes to the amended site plan as submitted with the zoning permit, such as a revision of the language to condition #12, the landscape buffer, garden walls, reduction in size of the golf cart garage and solarium, vegetation restoration, site drainage and

retaining walls per the stormwater plan, partial driveway width modification, and identification of trees to be removed as per plans submitted. Tax Parcel IMA 00004.

3. **America The Beautiful LLC C/O James Chesebro – Owner**, Section 21, East Troy Township. Amendment of Conditional Use for minor changes to the previously approved site plan and layout on site, such as one way drive aisles, dry storage areas and decreased parking on north side of building, truck parking on east side of building, and decreased parking and new storage area on south side of building as per new site plan submitted. Tax Parcel P ET2100004D.
4. **BJ Gills Enterprises LLC – Owner**, Apollo Imaging – Applicant, Section 28, Lafayette Township. Amendment of Conditional Use for a sign modification in order to have more than one free standing sign by adding a second one, exceed the display area limit for freestanding signs greater than 100 sq. ft., and exceed the total signage limit for the parcel amounting to approximately 1,025.89 sq. ft. as per plans submitted. Tax Parcel KA389600001.
5. **Gullo Property LLC – Owner**, Section 18, Linn Township. Amendment of Conditional Use for a change in location of the building footprint for Unit 30 within the South Shore Club development to be shifted 3 feet southwest, encroaching into the common element of the condominium and requiring an amendment to the condominium declaration. Tax Parcel ISSC 00030.
6. **TABLED – NO TOWN DECISION & REVISED SITE PLAN NEEDED**
~~**Gage Marine Holdings LLC – Owner**, Section 25, Delavan Township. Amendment of Conditional Use to relocate a previously proposed 23,920 sq. ft. boat washing and repair building, reduce the size to 12,000 sq. ft., and attach it to an existing building. Tax Parcels FA403600001 and FA109800001.~~
7. **North by Northwest Storage LLC C/O John Berget – Owner**, Section 25, Delavan Township. Amendment of Conditional Use to convert Building 5 (Units 62 through 70) and Building 6 (Units 71 through 82) from rental units to privately owners/individual ownership and to add one communal bathroom in each building. Tax Parcels FNNW 00001-00082.

If the above items are completed prior to 5:30 p.m., the committee will recess and reconvene at 5:30 p.m. to continue the public hearing portion of the meeting on Ordinance Amendments, Comprehensive Map Amendments, Rezones and Conditional Uses.

5:30 p.m.

- c. Ordinance Amendments – None

- d. Amendments to Multi-Jurisdictional Comprehensive Plan Map for Walworth County 2050 –
1. **Joan Coehoorn – Owner**, Section 27, Darien Township. The property owner is requesting to amend approximately 40 acres shown on the Multi-Jurisdictional Comprehensive Plan from (AP) Prime Agricultural to the (I) Industrial land use category, and a determination that such request meets the “extraordinary circumstances” standard due to this request being outside of the annual Land Use Map Amendment timeframe. The requested amendment is to allow the property owner to seek a future rezone from the A-1 Prime Agricultural Land District to M-1 Industrial District for a principal use for warehousing facility. The property of concern is located on the west side of Old Highway 89, approximately 310 feet north of the intersection of Old Highway 89 and Rolling Meadow Drive, identified as the western half of Tax Parcel B D 2700008.
- e. Rezones with Conditional Uses – None
- f. Rezones –
1. **Richard Thelen Trust – Owner, Robert Thelen – Applicant**, Section 27, Sugar Creek Township. Rezone approximately 0.9 acres of A-1 Prime Agricultural Land District to C-3 Conservancy-Residential District in order to lot line adjust with the neighboring parcel immediately adjacent to the rezone area. The rezone area has not been farmed in several years and is designated as Isolated Natural Resource Area (INRA) on the 2050 Comprehensive Land Use Plan Map. Tax Parcel G SC2700003.
 2. **Robert Thelen – Owner**, Section 27, Sugar Creek Township. Rezone approximately 0.14 acres of C-3 Conservancy-Residential District to C-1 Lowland Resource Conservation District and 3.45 acres of C-1 Lowland Resource Conservation District to C-3 Conservancy-Residential District in order to match the wetland delineation boundary and obtain a 3-lot CSM to build a new single-family residence. Tax Parcels GA308300001 and GA308300002.
- g. Conditional Uses –
1. **West Rod Cottage Industries C/O John Stoss – Owner**, Section 18, East Troy Township. Conditional Use review and approval in the C-2 Upland Resource Conservation District for a marina with 8 parking stalls and 8 mooring spaces for the marina use. The marina will be open year-round, with an air boat watercraft in the winter. Tax Parcel P ET1800006A.
 2. **Liberty Woods Life LLC – Owner**, Section 32, Lyons Township. Conditional Use review and approval for a Planned Residential Development (PRD) to allow for six single-family residences on one 79.4-acre parcel of C-2 Upland

Resource Conservation land meeting the intensity, density, and all other requirements of the C-2 District. Tax Parcel N LY3200009.

3. **Comstock Family Trust – Owner**, Section 9, Lyons Township. Conditional Use review and approval to place a single-family residence on a farm separation remnant parcel. Tax Parcel N LY 900003.
 4. **Big Foot Farms LLC – Owner**, Section 10, Lafayette Township. Conditional Use review and approval for approximately 18.69 acres of land restoration in the A-1 Prime Agricultural Land District for large-scale grading the land into a tiered system for regenerative farming practices. Partnerships with local educational institutions and regulatory authorities will occur a few times per year in small groups or organizations to learn about regenerative farming practices. Land restoration work hours of operation will be from 7:00 am to 7:00 pm daily until completion by the end of May 2025, weather dependent. Tax Parcel K LF1000005.
 5. **TABLED – NO TOWN DECISION**
Dietzler Farm LP – Owner, OneEnergy – Applicant, Section 21, Troy Township. Conditional Use review and approval for a 6-megawatt solar array system to be placed on about 32 acres of the total 52.5 acres of A-1 Prime Agricultural Land. Tax Parcel L T 2100006A.
9. Next meeting date: Thursday, May 15, 2025 at 4:30 p.m.

10. **Adjournment**

Submitted by: Rick Stacey, Committee Chairman
Michael P. Cotter, Director, Land Use and Resource Management
Department

Posted: April 11, 2025