

ORDINANCE 2021-09

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**AN ORDINANCE TO MAKE REVISIONS TO THE VILLAGE'S COMPREHENSIVE PLAN**

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WHEREAS, the Village Board is authorized by state law to adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board adopted a comprehensive plan on June 1, 2009, following extensive public participation; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time along with a plan update in 2020; and

WHEREAS, the Plan Commission adopted Resolution 2021-20 at their meeting on August 9, 2021, recommending various changes to the current comprehensive plan; and

WHEREAS, the Village Board conducted a public hearing on September 20, 2021, regarding the proposed amendment in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Village Board, having carefully reviewed the recommendation of the Plan Commission for, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, including consideration of the plan components, as may be herein amended, relating to issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land-use, and implementation, as well as the responses received from the public participation plan, has determined that the Village's comprehensive plan, as herein amended, will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the East Troy which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Village Board of the Village of East Troy, Walworth County, Wisconsin, do ordain as follows:

**SECTION 1. FINDINGS**

The Village Board finds that the proposed amendment is consistent with the overall spirit and intent of the Village's comprehensive plan.

**SECTION 2. AMENDMENTS**

1. The first policy in the housing section on page 13 of the Policy Document is revised to read as follows:

The Village will only rezone land for multi-family housing that exceeds 8 dwelling units per acre when the proportion of multifamily is 30 percent or less of the total housing stock (housing units), except when the proposed multifamily housing is:

- (1) located in the Downtown Core or the Downtown Transition area as depicted on the future land use map,
- (2) part of a qualified tax increment financing (TIF) district that is established to eliminate blight,
- (3) designated as infill housing development on the future land use map,
- (4) part of a mixed-use development project developed as a planned development district, or
- (5) part of an adaptive reuse project developed as a planned development district.

For the purpose of this policy, multifamily does not include duplexes, attached housing with individual entries (e.g., townhouses, rowhouses), or special housing facilities such as nursing homes and housing predominantly for seniors.

2. The description of “Mixed Residential” on page 22 of the Policy Document is revised to read as follows:

**Mixed Residential:** This designation is intended for a variety of residential units focused on multiple family housing (i.e., 3+ unit buildings), at densities up to 9 dwelling units per acre which corresponds to the TR-8 and AR-9 zoning classifications. Single-family detached housing, attached single family residences with individual entries (e.g., townhouses, rowhouses), existing mobile home parks, and small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be within this designation.

3. The future land use map in the Policy Document is revised by designating various properties as Infill Development as depicted below. For the purpose of this part, properties shown as Infill Development are generally vacant or otherwise underdeveloped properties.



### SECTION 3. DISTRIBUTION.

The Village Clerk is directed to send a copy of this ordinance to each of the following:

- a) the clerk for Walworth County;
- b) the clerk of every local government unit that is adjacent to the Village;
- c) Wisconsin Land Council;
- d) State of Wisconsin Department of Administration;
- e) Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f) East Troy Lions Public Library.

### SECTION 4. SEVERABILITY

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or


unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect.

**SECTION 5. EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Adopted this 20th day of September, 2021

BY THE VILLAGE BOARD OF THE VILLAGE OF EAST TROY

  
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Scott Seager, President



ATTEST:

  
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Lorri Alexander, Village Clerk