

TO: Village of East Troy Plan Commission
CC: Eileen Suhm, Jason Equitz, Tim Lynch
FROM: Orrin Sumwalt, Planning Consultant
RPT DATE: March 30, 2026 (Updated on April 9, 2026)
MTG DATE: April 13, 2026
FOTH FILE: 26E020.01/10
RE: American Manufacturing Group Overhead Door Addition –
Site Plan Amendment / Architectural Review Request

BACKGROUND:

1. Petitioner: Ben Bourdo (American Manufacturing Group, LLC)
2. Property Owner: ANBA5672, LLC
3. Location/Address: 2600 Energy Drive, East Troy, WI 53120
4. Tax Key Number: RA 141900001
5. Area: 3.96 AC
6. Existing Zoning: GI-General Industrial District, FP 100 Year Floodplain Overlay District and SW Shoreland Wetland Overly District
7. Proposed Zoning: NA
8. Future Land Use: General Industrial and Ecological Areas

OVERVIEW:

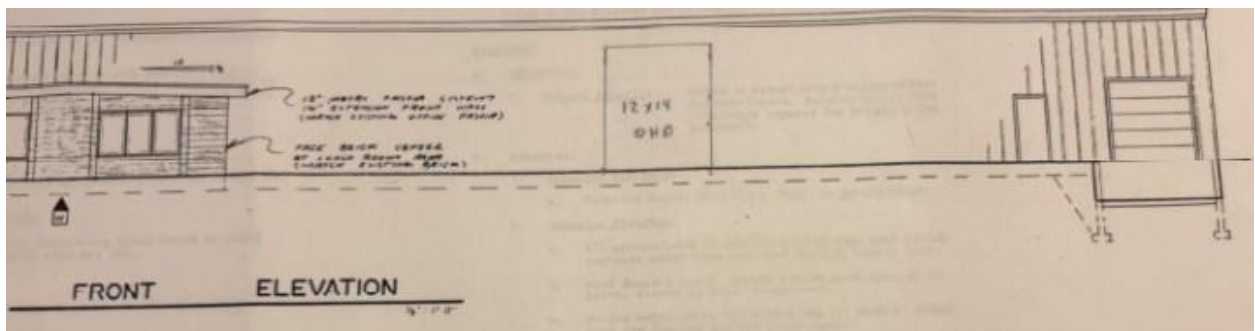
The Petitioner and Property owner are requesting approval of a Site Plan Amendment / Architectural Review request for the addition of addition to the existing American Manufacturing Group building located at 2600 Energy Drive, East Troy, WI 53120. American Manufacturing Group uses the site for injection molding services. The site is Lot 1 of Certified Survey Map No. 1419 and encompasses approximately 3.96 acres. The proposed site plan includes:

- An approximately 12' x 14' overhead door addition on the north elevation of the American Manufacturing Group, LLC building.



PLANNER COMMENTS:

1. **Comprehensive Plan.** Future Land Use is General Industrial and General Commercial. However, the petitioner will be utilizing the existing zoning of GI General Industrial District.
2. **Zoning District Requirements.** The property is zoned GI General Industrial District in which light industrial uses such as injection molding services are a permitted use.
3. **Buildings:** The existing building is approximately 25,000 square feet.
4. **Parking.** 57 spaces including two (2) accessible spaces. Light industrial uses require a minimum of one space per employee on the largest work shift per Section 510-43 A. (2) of the Village Zoning Code. Applying this to American Manufacturing Group's plan of operation would require a minimum of eight (8) off-street parking spaces. The original site plan depicts 57 off-street parking spaces, which exceeds the Village's minimum requirement.
5. **Architecture:** The petitioner has provided elevation drawings of the overhead door addition and a picture of an existing overhead door. The proposed addition consists of metal 12' x 14' overhead door with colors to match the existing building.



The Plan Commission should determine whether the proposed architecture is appropriate.

6. **Outdoor Storage:** There is currently a significant amount of outdoor storage on the south end of the building. According to the petitioner some of these items belong to the neighbor to the south and some of the items were leftover from the petitioner purchasing and subsequently cleaning out the building. The

petitioner stated he is willing to clean up this area but requested some additional time to do so. Please note permanent outdoor storage would require a separate conditional use permit.

Foth recommends the existing items being stored outdoors on the south end the building be removed within 90 days of the date of approval of the Site Plan Amendment / Architectural Review by the Village of East Troy Plan Commission.

County GIS – 2024 Aerial



Google Street View – Oct 2025



7. **Landscaping:** The petitioner is not offering any additional landscaping.
8. **Exterior Lighting:** No new lighting is proposed.
9. **Signage:** No new signage is proposed.

10. **Trash/Recycle Impacts:** Yes, there are existing dumpsters located on site.
11. **Stormwater Management and Erosion Control.** None.
12. **Traffic, Circulation and Access.** The property is accessible via four (4) existing driveways to Energy Drive. The proposed overhead door addition does not alter the circulation pattern in the parking lot.

ENGINEER COMMENTS:

Any comments?

STAFF RECOMMENDATION:

Depending on confirmation by the Village of East Troy Plan Commission of the above-described comments, the Village of East Troy Plan Commission may take the following actions:

Site Plan Amendment / Architectural Review

The Village of East Troy Plan Commission **Approves** the Site Plan Amendment / Architectural Review Request for Ben Bourdo (American Manufacturing Group, LLC) for the property located at 2600 Energy Drive, East Troy, WI 53120, subject to the following conditions:

1. The Site Plan Amendment / Architectural Review approval is limited to Ben Bourdo (American Manufacturing Group, LLC) on the existing parcel known as RA 141900001. Use of the property by any other entity, for any purpose, is not permitted. The approval shall reflect the following Plan of Operation:
 - a. Uses and activities: Use is limited to an approximately 12' x 14' overhead door addition on the north elevation of the American Manufacturing Group, LLC building.
 - b. Outdoor storage of any materials or equipment is prohibited.
2. This Site Plan Amendment / Architectural Review approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of East Troy Plan Commission on April 13, 2026. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
3. The petitioner shall remove all the existing items being stored outdoors on the south end the building within 90 days of the date of approval of the Site Plan Amendment / Architectural Review by the Village of East Troy Plan Commission.
4. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of East Troy Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
5. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of East Troy, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
6. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of East Troy Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of East Troy Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of East Troy, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner

shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.

7. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
8. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
9. The Property Owner shall allow Village of East Troy representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
10. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of East Troy.
11. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of East Troy for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of East Troy by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of East Troy must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of East Troy, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of East Troy, including possible cause for termination of the conditional approval.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application