



Conditional Use

Village of East Troy, Wisconsin

Version: Sept. 18, 2025

Village of East Troy
2015 Energy Drive
East Troy, WI 53120

Overview: The Village's zoning code identifies land uses that may be allowed in each of the zoning districts either by right or as a conditional use. By definition, a conditional use is a land use that may or may not be appropriate on a given parcel depending on a wide range of factors that relate to the proposed use and the particular circumstances relating to the parcel and surrounding properties. Conditional uses are therefore considered on a case-by-case basis. As part of the review process, the Plan Commission conducts a public hearing to solicit input from the general public and other interested parties. When reviewing conditional use applications, the Plan Commission serves in an advisory capacity to the Village Board, which makes the final decision. The recommendation of the Plan Commission and the decision of the Village Board are based on the evidence and testimony received as part of the application and through the public hearing process.

Governing regulations: The procedures and standards governing the review of this application are found in Section § 510-157 of the Village's zoning code.

General instructions: Complete this application and submit one copy to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (414) 336-7915 or via email at orin.sumwalt@foth.com. You may download this form <https://villageofeasttroy.zoninghub.com/highlights/procedures/procedure.aspx?id=138>

Application fee: \$250.00, plus charges for professional services

Application submittal deadline: Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

1. Applicant information

Applicant name

LD's BBQ

Street address

2511 Main Street

City, state, zip code

East Troy, WI 53120

Daytime telephone number

Email

2. Agent contact information.

Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

Agent 1

Agent 2

Name

BRAD JONES

Company

LD's BBQ

Street address

City, state, zip code

Daytime telephone number

Email

3. Type of application (select one)

☐ New conditional use



Yes

☐ No

Are there any other current conditional use approvals for the property?

If yes, provide the year of issuance and a short description.

2019 - 15 events per year @ LD's BBQ

☐ An amendment of a previously approved conditional use

If an amendment, attach a copy of the current approval document.

4. Subject property information

5. Zoning information (refer to the Village's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| ☐ RH-35 Rural Holding | ☐ TR-8 Two-Family Residential | ☐ NB Neighborhood Business |
| ☐ SR-3 Estate Residential | ☐ AR-9 Attached Residential | ☒ HB Highway Business |
| ☐ SR-4 Suburban Residential | ☐ MR-10 Multi-Family Residential | ☐ CB Central Business |
| ☐ SR-5 Neighborhood Residential | ☐ MHR-6 Mobile Home Residential | ☐ BP Business Park |
| ☐ SR-6 Traditional-Front Residential | | ☐ LI Light Industrial |
| ☐ SR-7 Traditional-Rear Residential | | ☐ GI General Industrial |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| ☐ PD Planned Development | ☐ GP Groundwater Protection | ☐ FP 100-Year Floodplain |
| ☐ DD Downtown Design | ☐ NFC Natural Features Conservancy | ☐ FP 500-Year Floodplain |
| | | ☐ SW Shoreland-Wetland |

6. Adjoining land uses and zoning

	Zoning district(s)	Current uses
North		
South		
East		
West		

7. Current use. Describe the current use of the subject property.

Restaurant

8. Proposed use. Describe the proposed conditional use or the proposed amendment.

Restaurant with outdoor events

9. Evaluation criteria. The factors listed below will be used in evaluating this application. Your responses are important.

1. Whether the proposed conditional use (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the zoning code, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village.

of course, this is simply a 5 event extension of
all ready approved events.

2. Whether the proposed conditional use (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, the zoning code, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village.

3. Whether the proposed conditional use, in its proposed location and as depicted on the required site plan results in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the zoning code, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development.

No Adverse impacts

4. Whether the proposed conditional use would maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

As previously Described

5. Whether the proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

Will not add any Burden to property

6. Whether the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Absolutely since there are No adverse Consequences

10. Large development requirements.

☐ Yes ☒ No

Does the proposed project include indoor sales or service, outdoor display, indoor commercial entertainment, outdoor commercial entertainment, in-vehicle sales or service, commercial indoor lodging, with a total area exceeding 20,000 square feet where one or both the following conditions exist:

1. The parking area is or will be served by an integrated system of off-street parking benefiting all or substantially all

2. Economic and fiscal analysis
3. Traffic impact analysis
4. Detailed neighborhood plan

11. Supplemental materials. Attach the following.

1. Site plan application and related materials
2. A copy of the existing conditional use if this application is intended to amend that approval.

12. Attachments. List any attachments included with your application.

Property/tent location attached

13. Other information. You may provide any other information you feel is relevant to the review of your application.

Adding tent for shade during bike nights

14. Applicant certification

- ◆ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with § 510-149 (D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property. [Please use the link above to download the form and visit FAQ for current year rates.](#)
- ◆ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- ◆ I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- ◆ I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

H. Leon Davis
Name – print

[Signature]
Name – Signature

3-9-26
Date

Applicant (if different than Property Owner):

Name – print

Name – Signature

Date

Name – print

Name – Signature

Date

Leon Davis R.N.
Owner Operator LD's BBQ, LLC
2511 Main St.
East Troy, WI
53120

Bike Night/ Event Night Operation Description

The area of service of the tent will be cordoned off to eliminate traffic driving through that area. The furthestmost N bollard on the east corner of the building to the property line on the north edge of the building will be blocked from passive traffic. As well the furthestmost north bollard on the west side of the building to the property line straight north of the building to the northern property line.

The tent will be within the this area that is blocked by these cordoned areas. People will have access to the chairs we provide and when people bring their own they will be directed to this area as well.

The areas that people will be allowed to drink at any event will be will be outlined from the east side of the building at the point where the addition juts to the east where the drink trailer will be located to the East side of the parking lot. On the west side of the building the line will be from the entry way to the west side of the marked parking lot.

On the weekend the drinking will be located under the porch inside of the chains and bollards.

All Parking and it4ems as described above will be notated and pictured on the certified site map. (please see attached)

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 2702 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2639, LOCATED IN PART OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND SS495.13 OF THE VILLAGE ORDINANCES OF THE VILLAGE OF EAST TROY, AND UNDER THE DIRECTION OF LEON DAVIS, REPRESENTATIVE OF BBQ PIT LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THIS CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN PART OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF THE SE $\frac{1}{4}$, SECTION 20, TOWNSHIP 4 NORTH, RANGE 18 EAST; THENCE S65°09'09"W, 1210.85' TO THE NE CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 2702, SAID POINT BEING THE POINT OF BEGINNING; THENCE S43°11'12"E, 14.28' TO A FOUND IRON PIPE; THENCE S00°07'40"E, 486.37' TO A FOUND IRON PIPE MARKING THE SE CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 2702, SAID POINT BEGIN ON A POINT OF CURVATURE; THENCE 210.79' ALONG SAID CURVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1434.93', A CHORD BEARING S67°33'22"W, 210.60' TO A FOUND PIPE MARKING THE SW CORNER OF SAID LOT 2; THENCE N02°41'52"E, 210.04' TO A FOUND IRON PIPE MARKING THE SE CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 2639; THENCE N89°04'08"W, 109.77' TO A FOUND RAILROAD SPIKE MARKING THE SW CORNER OF SAID LOT 1, OF CERTIFIED SURVEY MAP No. 2639; THENCE N00°55'52"E, 146.25' TO A POINT; THENCE N33°20'41"W, 40.84' TO A FOUND IRON PIPE MARKING THE NW CORNER OF SAID LOT 1, CERTIFIED SURVEY MAP No. 2639, SAID POINT BEING A POINT OF CURVATURE; THENCE 357.54' ALONG SAID CURVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1034.93', A CHORD BEARING N58°37'15"E, 355.76' TO A FOUND IRON PIPE; SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.58 ACRES MORE OR LESS.

SAID PARCEL SUBJECT TO ALL RIGHTS, RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS EITHER RECORDED OR UNRECORDED.

THIS 13th DAY OF OCTOBER, 2021

Michael A. Greeson

MICHAEL A. GREESON P.L.S. #2770

OWNERS CERTIFICATE:

I HOWARD LEON DAVIS, MANAGING MEMBER FOR BBQ PIT, LLC. HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ABOVE TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 236.34 OF THE STATE STATUTES AND THE VILLAGE OF EAST TROY.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS ____ DAY OF _____, 2021.

HOWARD LEON DAVIS, MANAGING MEMBER

STATE OF WISCONSIN)
) ss.

COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2021, THE ABOVE NAMED HOWARD LEON DAVIS, MANAGING MEMBER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.



CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 2702 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2639,
LOCATED IN PART OF THE NE OF THE SE AND IN THE NW OF THE SE OF SECTION 20, TOWNSHIP 4
NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

(SEE SHEET 3 FOR DETAILS)

Note:
This Certified Survey Map is for the purpose of combining 3
existing parcels into 1 new parcel in the Village of East Troy
and does not create any new parcels or lots.

FOUND CONCRETE
CAST IRON PLUG W/
CHSLD "X" IN CONC
NW CORNER OF SE 1/4
SECTION 20-4-18
N - 292,968.40
E - 2,433,208.76

FOUND CONCRETE
CAST IRON PLUG W/
CHSLD "X" IN CONC.
NW CORNER OF SE 1/4
SECTION 20-4-18
N - 292,910.94
E - 2,430,564.99

NORTH LINE OF SE 1/4 SECTION 20-4-18
(N88°45'18"E) (2644.53') S.E.W.R.P.C.

N88°45'21"E
2644.61'

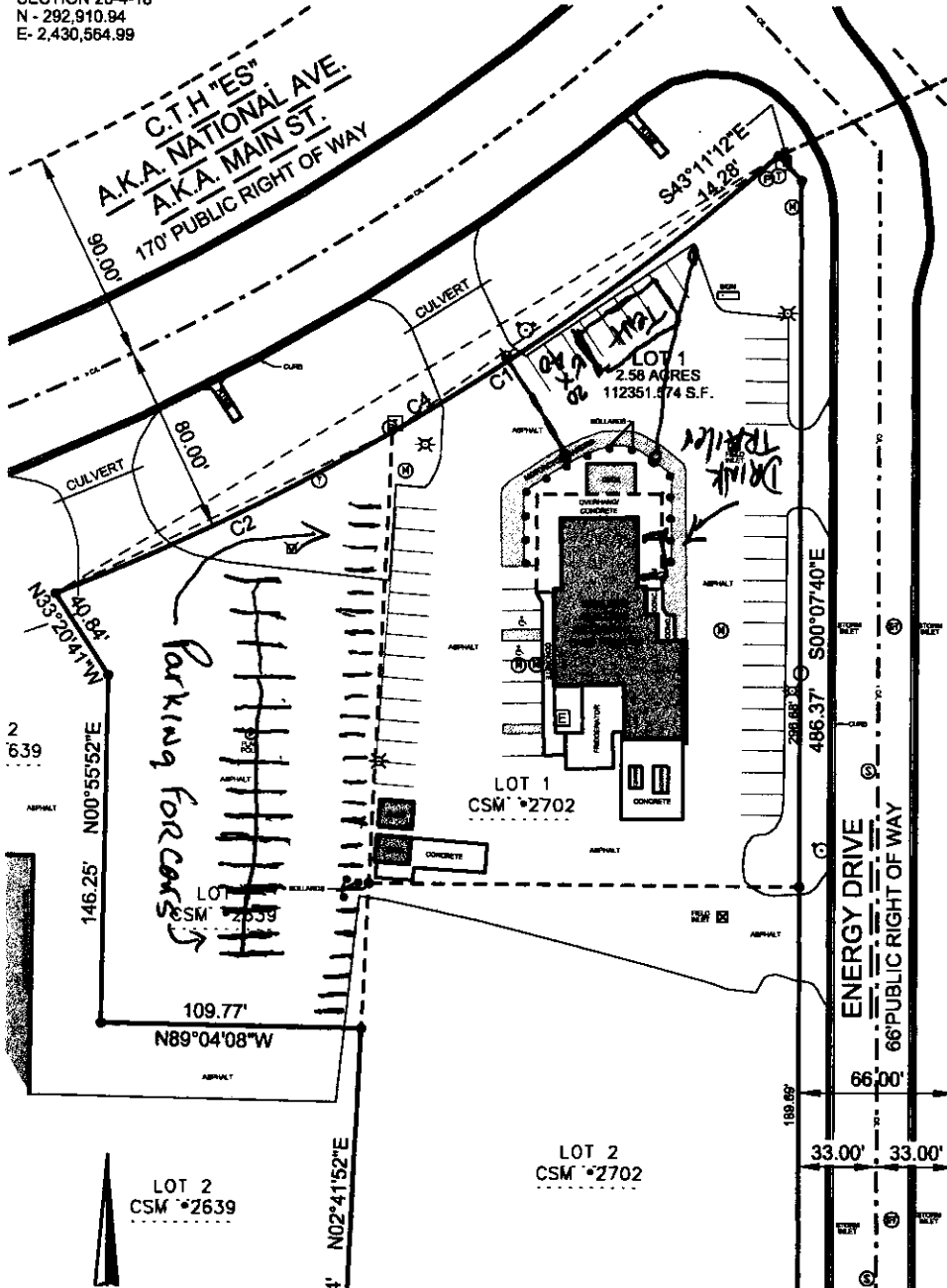
1210.85'
S65°09'09"W

LEGEND:

- (100.00') RECORDED DISTANCE
- 100.00' MEASURED DISTANCE
- 1" FOUND IRON PIPE, UNLESS NOTED
- ⊗ 3/4" x 18" IRON BAR SET, 1.13 lbs./L.F.
- Ⓢ SANITARY MANHOLE
- ⓈT STORM MANHOLE
- Ⓜ MANHOLE
- ⊙ LIGHT POLE
- ⓔ ELECTRIC TRANSFORMER
- ⓔ ELECTRIC PEDESTAL
- Ⓣ TELEPHONE PEDESTAL
- Ⓣ CABLE TV PEDESTAL

CURVE DATA

- C1
Radius: 1,034.93'
Delta: 11°04'21"
Arc length: 200.00'
Chord Bearing: N54°15'42"E - 199.69'
- C2
Radius: 1034.93'
Delta: 08°43'18"
Arc length: 157.54'
Chord Bearing: N64°09'17"E - 157.38'
- C3
Radius: 1434.93'
Delta: 08°25'00"
Arc length: 210.79'
Chord Bearing: S67°33'22"W - 210.80'
- C4
Radius: 1034.93'
Delta: 19°47'39"
Arc length: 355.77'
Chord Bearing: N58°37'15"W - 355.76'



SE 1/4 SECTION 20-4-18

CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 2702 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2639,
LOCATED IN PART OF THE NE OF THE SE AND IN THE NW OF THE SE OF SECTION 20, TOWNSHIP 4
NORTH, RANGE 18 EAST, VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

DETAIL SHEET

