



Site Plan Village of East Troy, Wisconsin

Version: Sept. 18, 2025

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

Overview: The site plan review process ensures that proposed land uses and development activity complies with the requirements of the Village's zoning regulations. This review must occur before any building, occupancy, and building permits can be issued; except that development activity associated with an approved final plat of subdivision or certified survey map, and development activity associated with an approved final development plan of a planned development, is exempt from this requirement.

Governing regulations: The procedures and standards governing the review of this application are found in § 510-160 of the Village's zoning code.

General instructions: Complete this application and submit one copies 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 at <https://villageofeastroy.zoninghub.com/highlights/procedures/procedure.aspx?id=142>.

When you fill out this application, you should think about how your business operation may expand or be different in the future. For example, if your business will have 5 employees to start and you hope to have 25, tell us. Also, if you foresee an expansion to a building or a parking lot, your site plan should show that. If you invest time to do this now, you will end up with a more thoughtful plan. Not only that, you will save time and the expense of having to submit a new site plan sometime in the future. So, think ahead.

Application fee: none

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

1. Applicant and property owner information

	Applicant	Property owner
Name	LEON DAVIS	SAME
Street address	2511 MAIN ST	
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 site plan
- ☒ An amendment of a previously approved site plan (i.e., revision and/or expansion)

4. Business information

Current business name LD'S BBQ, LLC

5. Subject property information

Physical address 2511 MAIN ST EAST TROY, WI 53120

Tax key number(s) _____

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Village Clerk.

6. 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 |

7. Adjoining land uses and zoning

	Zoning district(s)	Current uses
North	Shell	GAS/CONVENIENCE - NOT ADJOINING
South	Dog Park	Short term Dog parking
East	ROAD RANGER	GAS/DIESEL - NOT ADJOINING
West	MAAP-Autoparts	Auto Parts sales

Note: If the subject property abuts a property located in a different zoning district, a bufferyard may be required. You will need to submit a Landscaping and Bufferyard Worksheet if a bufferyard is required.

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

Restaurant

9. Proposed use. Describe the proposed use or the proposed amendment.

Restaurant MUSIC

10. Hours of operation. Describe when the proposed use will be open for business (i.e., hours and days).

Tuesday's 5-9

11. Employees. Describe number by type, number on largest works shift, etc.

6 Employees for serving

12. Customers / patrons of business. Describe the customers and patrons, including peak loads.

3-400

13. Miscellaneous

☒ Yes ☐ No Has the Village approved a variance for the subject property?

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

2019 Bike nights

☐ Yes ☒ No Is the subject property currently in violation of the Village's zoning code?

If yes, describe the nature of the violation and what is being done to bring the property into compliance.

☐ Yes ☒ No Are there any nonconforming buildings on the subject property? A nonconforming building does not meet the dimensional requirements for the zoning district in which it is located.

If yes, describe what building is nonconforming and the nature of the nonconformity.

☒ Yes ☐ No Will the proposed use create any detectable ground vibrations? (See § 510-99 of the zoning code.) If yes, describe.

Most Bands have base guitars

☒ Yes ☐ No Will the proposed use create any detectable noise beyond the property boundary lines? (See § 510-100 of the zoning code.) If yes, describe.

Low Music. Residents/Community loves it.

☒ Yes ☐ No Will the proposed use create any air pollution? (See § 510-101 of the zoning code.) If yes, describe.

Delicious Smoked Meats

☒ Yes ☐ No Will the proposed use create any detectable odor beyond the property boundary lines? (See § 510-102 of the zoning code.) If yes, describe.

As Above

☐ Yes ☒ No Will the proposed use create any detectable glare or heat beyond the property boundary lines? (See § 510-104 of the zoning code.) If yes, describe.

☐ Yes ☒ No Will the proposed use involve any materials that are toxic or noxious or that are considered waste materials? (See § 510-106 of the zoning code.)

If yes, describe.

☐ Yes ☒ No Will the proposed use involve any outdoor storage of materials?

If yes, describe.

☐ Yes ☒ No If the proposed use involves processing or manufacturing of materials, will water be used in any of those processes?

If yes, describe the nature of the activity and anticipated water demand and sanitary loading

☐ Yes ☒ No Is expansion of the proposed use or building anticipated?

If yes, describe the nature of the expansion and potential timeline for such expansion

14. Utilities

Water ☒ Municipal ☐ Private well

If private well, when was the well installed and approved?

Sewer ☒ Municipal ☐ On-site septic system

If septic system, when was the system installed and approved?

15. Licenses and permits

Required

☒ Beer ☒ Have ☐ To Get

☒ Liquor ☒ Have ☐ To Get

☐ Cigarette ☐ Have ☐ To Get

☐ Food service ☒ Have ☐ To Get

☐ Amusement Device ☒ Have ☐ To Get

☐ Other: _____ ☐ Have ☐ To Get

☐ Other: _____ ☐ Have ☐ To Get

☐ Other: _____ ☐ Have ☐ To Get

16. Property access (refer to § 510-91 of the zoning code for details)

	Current	New
Local street	☒	☐
County highway	☒	☐

17. On-site parking (refer to § 510-91.1 of the zoning code for details)

	Current	Required [1]	New
Standard spaces	30		
Accessible spaces	2		

Notes:

[1] On-site parking is not required in the Central Business (CB) zoning district

☐ Yes ☒ No Are you proposing shared parking pursuant to § 510-93(G) of the zoning code?

If yes, attach a draft shared parking agreement.

18. Calculations for maximum building coverage and impervious surface coverage

- | | | |
|--|---------|--------------|
| a. Area of subject property as determined by site survey | acres | 3. something |
| b. Land located within proposed rights-of-ways of roads and within proposed boundaries of public facilities that are designated within the Village's comprehensive plan and/or required for dedication per subdivision regulations | acres | SAME |
| c. Land which, although part of the same parcel, is not contiguous to or is not accessible from the proposed road network serving the project | acres | — |
| d. Land which is proposed for a different development option or a different zoning district | acres | — |
| e. Navigable waters (lakes & streams not within a designated floodplain) | acres | — |
| f. Designated floodplains | acres | — |
| g. Wetlands | acres | — |
| h. Lakeshores | acres | — |
| i. Woodlands | acres | — |
| j. Steep slopes (12 percent or greater) | acres | — |
| k. Total of "b" through "j" | acres | 3. x x |
| l. Net developable area (subtract "k" from "a") | acres | 0 |
| m. Building coverage ratio (see the standard for the appropriate zoning district) | percent | |
| n. Impervious surface coverage ratio (see the standard for the appropriate zoning district) | percent | |
| o. Maximum building coverage on property (multiply "l" by "m") | acres | |
| p. Maximum impervious surface coverage on property (multiply "l" by "n") | acres | |

Maximum (acres)	Proposed (acres)

Building coverage (For Maximum, enter calculated value for "o" from above table)

Impervious surface (For Maximum, enter calculated value for "p" from above table)

19. Supplemental materials. Attach each of the following as appropriate. Upon written petition, the Village Administrator, Village Engineer, Village Planner, or the Zoning Administrator may waive specific site plan requirements.

Site plan with the following information:

- Title block showing the name, address, and phone of the current property owner and/or agent(s) (i.e. developer, architect, engineer, or planner) for project.
- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale (at a minimum scale of 1" = 100')

9. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
10. If the project is designed to be completed in phases or allow expansion of the building and other features, indicate these.
11. The location and dimension (cross-section and entry throat) of all access points onto public streets.
12. The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this Chapter.
13. The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
14. The location of all outdoor storage areas and the design of all screening devices.
15. Floodplains, wetlands, lakeshores, woodlands, steep slopes, and other environmentally sensitive lands.
16. The location, type, height, size, and lighting of all signage on the subject property.
17. The location and type of any permanently protected green space areas.
18. The location of existing and proposed drainage facilities.
19. Environmental and manmade development constraints and hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, and high-pressure natural gas lines.
20. In the legend, the following data for the subject property: lot area, building coverage, building coverage ratio, floor area ratio, impervious surface area, impervious surface ratio, and building height.
21. Any additional information as requested by the Plan Commission or Village Board.

Landscaping plan prepared at the same scale as the main plan showing the location of all required bufferyard and landscaping areas, and existing and proposed landscape point fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Article XIV of Chapter 510 of the zoning code. Be sure to show the individual plant locations and species, fencing types and heights, and berm heights. In addition to the drawing, include the Worksheet for Landscaping and Bufferyards.

Grading and erosion control plan prepared at the same scale as the main plan, showing existing and proposed grades, including retention walls and related devices, and erosion control measures.

Outdoor lighting plan (photometric plan) prepared at the same scale as the main plan that shows all existing and proposed exterior light fixtures. Calculations for the photometric plan shall be rounded to the nearest 0.10 foot-candles. A legend must be included to show the following information for each type of fixture: (1) manufacturer name, (2) product number, (3) mounting height, and (4) any other pertinent information. Be sure that current and proposed lighting will not exceed the 0.50 foot-candles threshold at the property boundary line. See § 510-95 of the zoning code for more details.

Plat of survey prepared by a registered land surveyor if in the judgment of the Zoning Administrator such accuracy is needed to ensure compliance with all dimensional standards, including setback requirements. The survey shall depict property lines, easements, and other existing and proposed improvements, and other information as may be needed to establish compliance with zoning requirements.

Architectural review application for any new buildings or for remodeling of existing buildings. The application must include elevation drawings showing finished exterior treatment, with adequate labels to clearly depict exterior materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings. (Refer to § 510-90 of the zoning code for additional details.)

- 20. Attachments.** List any attachments included with your application.

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

22. Applicant certification

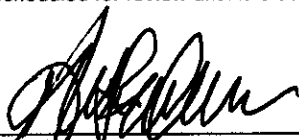
- ◆ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with § 510-149 (D) of the Village's municipal 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

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


Name – Signature

3-18-26
Date

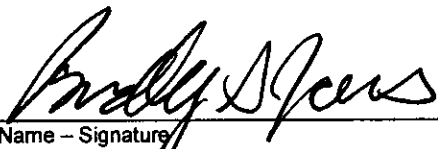
Name – print

Name – Signature

Date

Applicant (if different than Property Owner):

Bradley S. Jones
Name – print


Name – Signature

3-18-26
Date

Name – print

Name – Signature

Date

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'

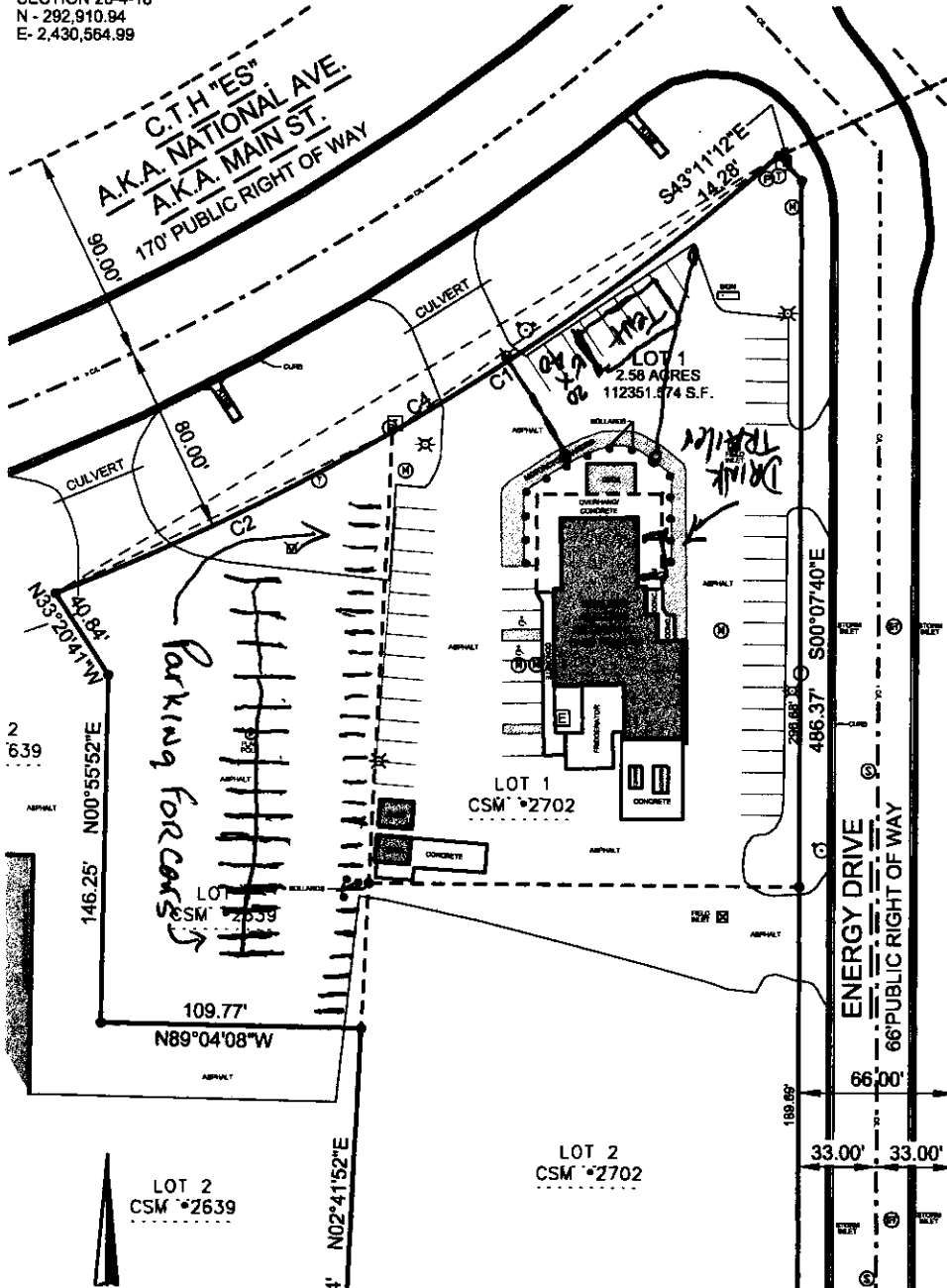
1210.85'
S65°09'09"W

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

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.

LOT 1
2.58 ACRES
112351.574 S.F.

LOT 1
CSM #2702

Site Features and Layout:

- Building:** A large, dark-shaded rectangular building with a central section labeled "OVERHANG/ CONCRETE". To the right of the main building are two smaller sections labeled "FRIDGERATOR" and "CONCRETE". At the bottom right are two "SMOKER" units on a "CONCRETE" pad.
- Parking:** "MOTORCYCLE PARKING" area with bollards and a "DECK" area. "ASPHALT" parking areas are also indicated.
- Access and Infrastructure:** A "CULVERT" is shown at the top left. A "SIGN" is located at the top right. A "CURE" arrow points to the right side of the lot.
- Boundaries and Dimensions:** The right boundary is defined by a line with a bearing of $S00^{\circ}07'40''E$ and a distance of 486.37'. A specific segment of this boundary is 296.68'.
- Other Labels:** "CONC. 1" and "CONC." are labeled near the building. "M" and "M" in circles are located near the bottom left. "E" in a square is near the "FRIDGERATOR".