

TO: Village of East Troy Plan Commission
CC: Eileen Suhm, Jason Equitz, Tim Lynch
FROM: Orrin Sumwalt, Planning Consultant
RPT DATE: June 4, 2026
MTG DATE: June 8, 2026
FOTH FILE: 26E020.01/13
RE: LD's BBQ –
Site Plan Request

BACKGROUND:

1. Petitioner: Leon Davis (LD's BBQ, LLC)
2. Agent: Brad Jones (LD's BBQ, LLC)
3. Property Owner: The BBQ Pit, LLC
4. Location/Address: 2511 Main Street
5. Tax Key Number: RA501100001
6. Area: 2.58 AC
7. Existing Zoning: Highway Business District
8. Proposed Zoning: NA
9. Future Land Use: General Commercial

OVERVIEW:

The petitioner is requesting a site plan amendment to include the use of an approximately 800 SF (20' x 40') tent, which would take up approximately 4.5 parking stalls along the north lot line in the parking lot for shade at LD's BBQ outdoor events. The tent would be across from the stage where bands perform at LD's Bike Night events on Tuesdays during the summer (see picture below).



The tent will be used in lieu of the previously approved pavilion, which received a Zoning Permit and Building Permit but was never constructed due to Mr. Davis's health issues.

PLANNER COMMENTS:

1. **Comprehensive Plan.** Future Land Use is General Commercial, which is consistent with the existing zoning of HB Highway Business District.
2. **Zoning District Requirements.** The property is zoned Highway Business District in which restaurants and outdoor commercial entertainment are conditional uses per Section 510-29 B. and the Table of Land Uses of the Village Zoning Code.
3. **Plan of Operation.** The proposed plan of operation includes:
 - a. **Uses and activities:** The operation of a restaurant with an outdoor patio, the indoor and outdoor sale and consumption of alcohol and outdoor commercial entertainment events.
 - a. **Number of Employees:**
 - i. Minimum of 6 employees at any given time for outdoor events.
 - b. **Hours of operation:**
 - i. Outdoor Event Hours: 5:00 p.m. to 9:00 p.m. Tuesdays
Starting with the first Tuesday in June
 - c. **Outdoor Storage:** None.
4. **Building:** An approximately 800 SF (20' x 40') open sided tent to be removed after each event.
5. **Parking.** One of the ongoing conditions of approval (Condition 4.c.) of the (third amendment) states, "The number of people attending an event is limited to the number of available parking spaces on the subject property (i.e., one parking space per 3 people)". While the application indicates there are 32 parking spaces on site, Foth's parking analysis identified 47 regular parking spaces, 2 accessible spaces, and 34 bike spaces for 83 total parking spaces on site.



Approximately eight (8) motorcycle spaces will be inaccessible during events due to the area in front of the stage being cordoned off for pedestrians. That brings the number of available parking spaces to 75 total during outdoor events. The petitioner has also hand drawn an additional 53 unstriped spaces on the west side of the property. Adding the unstriped spaces to the available striped spaces results in 128 total spaces for outdoor events. Applying the above standard (one parking space per 3 people) means event attendance would be limited to 384 people.

The Plan Commission should determine whether the number of existing off-street parking spaces in addition to the temporary spaces depicted on the site plan are appropriate to accommodate the proposed outdoor entertainment events.

6. **Landscaping:** No new landscaping proposed at this time.
7. **Exterior Lighting:** No new outdoor lighting proposed at this time.
8. **Signage:** Any business signage shall be required to obtain signage approval through the Village of East Troy's sign application process.
9. **Trash/Recycle Impacts:** There is a dumpster on site.
10. **Traffic, Circulation and Access.** The property is accessible via two (2) existing driveways on Main Street and two (2) driveways on Energy Drive. The southern driveway along Energy Drive is currently blocked by three (3) large boulders.



The petitioner is proposing to use a portable drink trailer as an outdoor bar to serve drinks for both outdoor events and the outdoor sale of alcohol for consumption on the patio as part of the restaurant operation.





The petitioner is proposing to park the drink trailer in the striped area on the east side of the building. The dimensions of the drink trailer were not included in the petitioner's submittal materials. As such, it's not clear whether the drink trailer will protrude into the 24' drive aisle along the east side of the building. The Plan Commission should determine whether the use of the drink trailer to serve alcohol outdoors and its proposed location are appropriate.

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 and Plan of Operation

The Village of East Troy Plan Commission **Approves** the Site Plan/Plan of Operation Amendment Request for Leon Davis (LD's BBQ, LLC) for the property located at 2511 Main Street, subject to the following conditions:

1. The Site Plan/Plan of Operation approval is limited to Brad Jones (LD's BBQ, LLC) on the existing parcel known as RA501100001. Use of the property by any other entity, for any purpose, is not permitted. The approval shall reflect the following Plan of Operation:
2. Uses and activities: Use is limited to the operation of a restaurant with an outdoor patio, the indoor and outdoor sale and consumption of alcohol and outdoor commercial entertainment events.
3. This Site Plan/Plan of Operation 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 June 8, 2026.
4. Prior to issuance of an occupancy permit, the petitioner must obtain conditional use approval from the Village for a restaurant with an outdoor patio, the indoor and outdoor sale and consumption of alcohol and outdoor commercial entertainment events and comply with all applicable terms and conditions.
5. The facility shall be operated in a manner that complies with all applicable performance standards in Article J of the Village's zoning code.
6. Any business signage shall be required to obtain signage approval through the Village of East Troy's sign application process.

7. The petitioner must comply with all parts of the municipal code as it relates to this project.
8. 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.
9. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the zoning administrator is authorized to approve minor modifications so long as the overall project elements remain unchanged. If the proposed revisions are substantial as determined by the zoning administrator, the plans must be submitted to the Plan Commission for review and approval.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of East Troy.
16. 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. Petitioner Application