



# Zoning Code Amendment

## Village of East Troy, Wisconsin

Version: April 4, 2018

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

**Overview:** The Village Board adopted the Village's zoning code which consists of text and a zoning map. Both of these can be amended using this application form. 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 proposed amendments to the zoning code, 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 § 510-154 and § 510-155 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 (920) 728-2814 or via email at [tim.schwecke@civitekconsulting.com](mailto:tim.schwecke@civitekconsulting.com). You may download this form at <http://villageofeasttroy.zoninghub.com/highlights/procedures/Procedure.aspx>.

**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 Michael Erkamaa  
Street address W3468 County Rd J  
City, state, zip code East Troy, WI 53120  
Daytime telephone number 414-559-5283 or 262-912-7080  
Email merkamaa@walker-dunlop.com

### 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		
Company		
Street address		
City, state, zip code		
Daytime telephone number		
Email		

### 3. Previous applications.

Has the Village denied an application that is similar to this one within the last 12 months?

☐ Yes ☒ No

If yes, describe how the circumstances have changed. If an application has been denied, an application for the same property may not be submitted for a period of 12 months following the date of decision, except if the zoning administrator determines that factors have changed or there is new evidence in support of the proposed amendment. See sections § 510-154(j) and § 510-155(j) of the zoning code.

### 4. Type of amendment (check one or both)

- ☒ Map amendment (rezoning) **Complete Part A and C**  
☐ Text amendment **Complete Part B and C**

Part A. Questions Related to Map Amendment

5. Subject property information

Physical address 2031 Division St., East Troy, WI  
Tax key number(s) ~~RA495400002~~ RA495400002

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. Current zoning (refer to the Village's current zoning map)

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

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

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

- |                                                 |                                                           |                                                 |
|-------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> PD Planned Development | <input type="checkbox"/> GP Groundwater Protection        | <input type="checkbox"/> FP 100-Year Floodplain |
| <input type="checkbox"/> DD Downtown Design     | <input type="checkbox"/> NFC Natural Features Conservancy | <input type="checkbox"/> FP 500-Year Floodplain |
|                                                 |                                                           | <input type="checkbox"/> SW Shoreland-Wetland   |

7. Proposed zoning

AR-9

Comment: If the proposed amendment includes more than one parcel of land or if the parcel is to have more than one zoning classification, attach a map (8½ x 11) that shows the location of the proposed zoning classifications.

8. Adjoining land uses and zoning

	Zoning district(s)	Current uses
North	<u>TR-8</u>	<u>Single Family residential</u>
South	<u>TR-8</u>	<u>Single Family residential</u>
East	<u>TR-8</u>	<u>Single Family residential</u>
West	<u>SR4</u>	<u>East Troy School district administration Bldg</u>

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

Current use is vacant land. This was the former Chester Byrnes Elementary School.

10. **Reason for amendment.** Select the reason(s) why you believe the zoning classification should be changed and provide additional details.

- ☒ The zoning designation should be brought into conformity with the Village's comprehensive plan. Please describe.

The future land use map shows this subject as mixed residential in the village comprehensive plan 2020-2040.

- ☐ A mapping error was made on the official zoning map. Please describe.

- ☐ Factors have changed (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes) making the subject property more appropriate for a different zoning district. Please describe.

- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. Please describe.

11. **Consistency with zoning requirements**

Are there any buildings on the subject property?

- ☐ Yes ☒ No

If yes, please describe each and state whether it is consistent with the proposed zoning classification.

Are there any existing land uses on the subject property?

- ☐ Yes ☒ No - Land is vacant / undeveloped

If yes, please describe each, including conditional uses, and state whether it is consistent with the proposed zoning classification.

Does the size of the subject property comply with the minimum lot size of the proposed zoning district?

- ☒ Yes ☐ No

If no, describe why you believe the map amendment should be made in spite of this.

Has the Village approved a variance for the subject property?

☐ Yes ☒ No

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

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**12. Supplemental materials.** Attach the following to this application form.

1. A map of the generalized location of the subject property in relation to the Village as a whole.
2. A map of the subject property (at a minimum scale of 1" = 800') showing all lands for which the variance is proposed, and all other lands within 300 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands as they appear on the current records of the Walworth County Register of Deeds. The map shall clearly indicate the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.

**Part B. Questions Related to Text Amendment**

**13. Proposed text amendment.** Identify the section number(s) (e.g., 510- ##) of the zoning code to be revised and describe the proposed change and the reason(s) why you believe the change should be made.

	Section Number	Proposed change	Justification
1.			
2.			
3.			
4.			

**Part C.**

**14. Attachments.** List any attachments included with your application.

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

**16. 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.
- ♦ 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:

Michael Erkamaa  
Name – print

\_\_\_\_\_  
Name – Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name – print

\_\_\_\_\_  
Name – Signature

\_\_\_\_\_  
Date

Applicant (if different than Property Owner):

Michael Erkamaa  
Name – print

Michael Erkamaa  
Name – Signature

8/31/2021  
Date

\_\_\_\_\_  
Name – print

\_\_\_\_\_  
Name – Signature

\_\_\_\_\_  
Date