



Land Division Village of East Troy, Wisconsin

Version: September 24, 2018

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

Overview: The Village of East Troy has adopted land divisions regulations (Chapter 495 of the municipal code) to regulate subdivisions, condominiums, and certified survey maps within the Village and within 1.5 miles of the municipal boundary (i.e., extraterritorial plat review in surrounding towns).

Governing regulations: The procedures and standards governing the review of this application are found in Chapter 495 of the Village's municipal code.

General instructions: Complete this application and submit five 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 (920) 728-2814 or via email at tim.schwecke@civitekconsulting.com. You may download this form at <http://villageofeasttroy.zoninghub.com/highlights/procedures/procedure.aspx>.

Application fee: \$150 plus \$5 per lot (per unit for condos) and 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. Petitioner:

Property Owner

Developer

Name Tom Sherbrook & Rosemarie Berres

Street Address N7370 Hamms Rd.

City, State, Zip Code Burlington, WI 53105

Daytime telephone number 262-642-9052

Email sherbrook1@yahoo.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 Gary Foat

Company Degen - Foat Surveying, Inc.

Street Address 100 South Second St.

City, State, Zip Code Waterford, WI 53185

Daytime telephone number 262-534-5404

Email gkfoat@wi.rr.com

3. Type of application (select one)

☐

Certified Survey Map (CSM)

☐

Create Additional Parcels

☐

Merge Two Adjoining Parcels

☐

Modify The Loft Line Between Two Adjoining Parcels

☐

Preliminary Plat

☒

Extraterritorial

4. Subject property information

Physical Address N7370 Hamms Rd. Burlington, WI 53105

Tax key number(s) PA30990001

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

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)

- | | | |
|---|---|--|
| <input type="checkbox"/> RH-35 Rural Holding | <input type="checkbox"/> TR-8 Two-Family Residential | <input type="checkbox"/> NB Business Park |
| <input type="checkbox"/> SR-3 Estate Residential | <input type="checkbox"/> AR-9 Attached Residential | <input type="checkbox"/> HB Highway Business |
| <input 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 Conservan | <input type="checkbox"/> FP 500-Year Floodplain |
| | | <input type="checkbox"/> SW Shoreland-Wetland |

6. Adjoining land uses and zoning

	Zoning district(s)	Current Uses
North	<u>C2</u>	<u>Residential</u>
South	<u>A1</u>	<u>Farmland</u>
East	<u>A1</u>	<u>Farmland</u>
West	<u>C2</u>	<u>Residential</u>

7. Preliminary Checklist (§ 495-17 of the land division regulations)

(All yes answers must be explained in detail by attaching maps and supporting documentation describing the impacts of the proposed development.)

- | Yes | No | I Land resources. Does the site involve the following? |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, 2-foot contour intervals) |
| <input type="checkbox"/> | <input type="checkbox"/> | A landform or topographic feature of local or regional interest |
| <input type="checkbox"/> | <input type="checkbox"/> | A floodplain [if yes attach 2 copies of a typical stream valley cross section showing the channel of the stream, the 100-year floodplain limits and the floodway limits (if officially adopted) of each side of the channel and a cross section of area to be developed] |
| <input type="checkbox"/> | <input type="checkbox"/> | An area of soil instability: greater than 18% slope and/or organic soils, peats, or mucks at or near the surface |
| <input type="checkbox"/> | <input type="checkbox"/> | An area of bedrock within 6 feet of the soil surface |
| <input type="checkbox"/> | <input type="checkbox"/> | An area with the groundwater table within 10 feet of the soil surface |
| <input type="checkbox"/> | <input type="checkbox"/> | An area with fractured bedrock within 10 feet of the soil surface |

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Prevention of gravel extraction |
| <input type="checkbox"/> | <input type="checkbox"/> | A drainageway for 5 or more acres of land |
| <input type="checkbox"/> | <input type="checkbox"/> | Lot coverage of more than 50% impermeable surfaces |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prime agricultural land |
| <input type="checkbox"/> | <input type="checkbox"/> | Wetlands and marshes |
| <input type="checkbox"/> | <input type="checkbox"/> | Land elevation above 950 (USGS datum) |
| <input type="checkbox"/> | <input type="checkbox"/> | Mapped environmental corridors |

Yes

No

II Water resources. Does the proposed project involve any of the following?

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Location within an area traversed by a navigable stream or dry run |
| <input type="checkbox"/> | <input type="checkbox"/> | Greater than 10% change in the capacity of a stormwater storage facility or flow of a waterway within 1 mile |
| <input type="checkbox"/> | <input type="checkbox"/> | The use of septic tank – soil absorption fields for on-site waste disposal |
| <input type="checkbox"/> | <input type="checkbox"/> | Lowering of water table by pumping or drainage |
| <input type="checkbox"/> | <input type="checkbox"/> | Raising of water table by altered drainage patterns |
| <input type="checkbox"/> | <input type="checkbox"/> | Lake frontage |

Yes

No

III Biological resources. Does the proposed project involve any of the following?

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Critical habitat for plants and animals of community interest |
| <input type="checkbox"/> | <input type="checkbox"/> | Endangered, unusual or rare species |
| <input type="checkbox"/> | <input type="checkbox"/> | Removal of over 25% of the present trees |

Yes

No

IV Human and scientific interest. Does the proposed project involve any of the following?

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | An area of archaeological interest |
| <input type="checkbox"/> | <input type="checkbox"/> | An area of geological interest |
| <input type="checkbox"/> | <input type="checkbox"/> | An area of hydrological interest |
| <input type="checkbox"/> | <input type="checkbox"/> | Historic buildings or monuments |
| <input type="checkbox"/> | <input type="checkbox"/> | Buildings or monuments of unique architecture |
| <input type="checkbox"/> | <input type="checkbox"/> | An area of identified community recreation use |

Yes

No

V Energy, transportation and communications.

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Does the development increase the traffic flow in any collector system by more than 10%? |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the development traversed by an existing or planned utility corridor? (gas, electricity, water, sewer interceptor, communications, storm sewer) |

Yes

No

VI Population. Does the development increase by more than 10% the school population of any school serving the development?

☐
☐

Yes

No

VII Additional information on any of the above that may have a significant environmental impact.

☐
☐

Yes

No

VIII Appendices and supporting material.

☐
☐

◆ 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 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 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.

Date _____

Date _____

Ad. 9/8/21 Eml

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3099,
RECORDED IN VOLUME 17, PAGE 11, DOCUMENT NO. 412659, LOCATED
IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34,
TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH
COUNTY, WISCONSIN.

OWNERS/SUBDIVIDERS
THOMAS A. SHERBROOK &
ROSEMARIE H. BERRES
N 7370 HAMMS ROAD
BURLINGTON, WI 53105

SURVEYOR'S CERTIFICATE:

I, GARY B. FOAT, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE
SURVEYED, DIVIDED AND MAPPED LOT 1 OF CERTIFIED SURVEY MAP NO. 3099, RECORDED IN
VOLUME 17, PAGE 11, DOCUMENT NO. 412659, LOCATED THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 34, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY,
WISCONSIN AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N 89°21'41" E ALONG
THE SOUTH LINE OF SAID 1/4 SECTION, 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF
OF CERTIFIED SURVEY MAP NO. 3099 AND THE POINT OF BEGINNING; THENCE N 00°41'31" W
ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HAMMS ROAD, 325.00 FEET; THENCE N 89°21'50" E,
115.00 FEET; THENCE N 65°22'35" E, 366.51 FEET; THENCE N 00°41'31" W, 402.00 FEET; THENCE
S 89°21'50" W, 450.00 FEET; THENCE N 00°41'31" W ALONG THE EASTERLY RIGHT-OF-WAY LINE
OF HAMMS ROAD, 449.96 FEET; THENCE N 89°27'20" E ALONG THE NORTHERLY LINE OF LOT 1 OF
SAID CERTIFIED SURVEY MAP, 1292.02 FEET; THENCE S 00°37'47" E ALONG THE EASTERLY LINE OF
SAID CERTIFIED MAP, 1323.84 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 1/4 SECTION;
THENCE S 89°21'41" W ALONG SAID SOUTHERLY LINE, 1290.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,487,851 SQUARE FEET OF LAND.

THAT I HAVE MADE SAID SURVEY, MAP AND LAND DIVISION BY THE DIRECTION OF THOMAS A.
SHERBROOK AND ROSEMARIE H. BERRES, OWNERS OF SAID LAND.

THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF
THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN
STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN IN
SURVEYING, DIVIDING AND MAPPING THE SAME.

Gary B. Foat

JULY 7, 2021
Revised: AUGUST 20, 2021

GARY B. FOAT S-1598
WISCONSIN PROFESSIONAL LAND SURVEYOR



DEGEN - FOAT SURVEYING, INC.

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN 53185
(262)534-5404 (FAX)534-2022

215025\215025C1.DWG

THIS INSTRUMENT DRAFTED BY: GARY B. FOAT

SHEET 1 OF 4

BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3099, RECORDED IN VOLUME 17, PAGE 11, DOCUMENT NO. 412659, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

WEST 1/4 CORNER
SECTION 34-4-18
N 282.482.43
E 2,407.019.87

NOTES:

A COMPLETE SOIL AND SITE EVALUATION MAY NOT HAVE BEEN CONDUCTED ON EACH LOT OR PARCEL. NO STRUCTURE SHALL BE ERCTED ON ANY LOT(S) OR PARCEL(S) UNLESS THE REQUIREMENTS OF SPS 383, WISCONSIN ADMINISTRATIVE CODE, AND THE WALWORTH COUNTY ORDINANCES HAVE BEEN MET. HOLDING TANK USE IS PROHIBITED FOR NEW CONSTRUCTION ON ANY LOT(S) OR PARCEL(S).

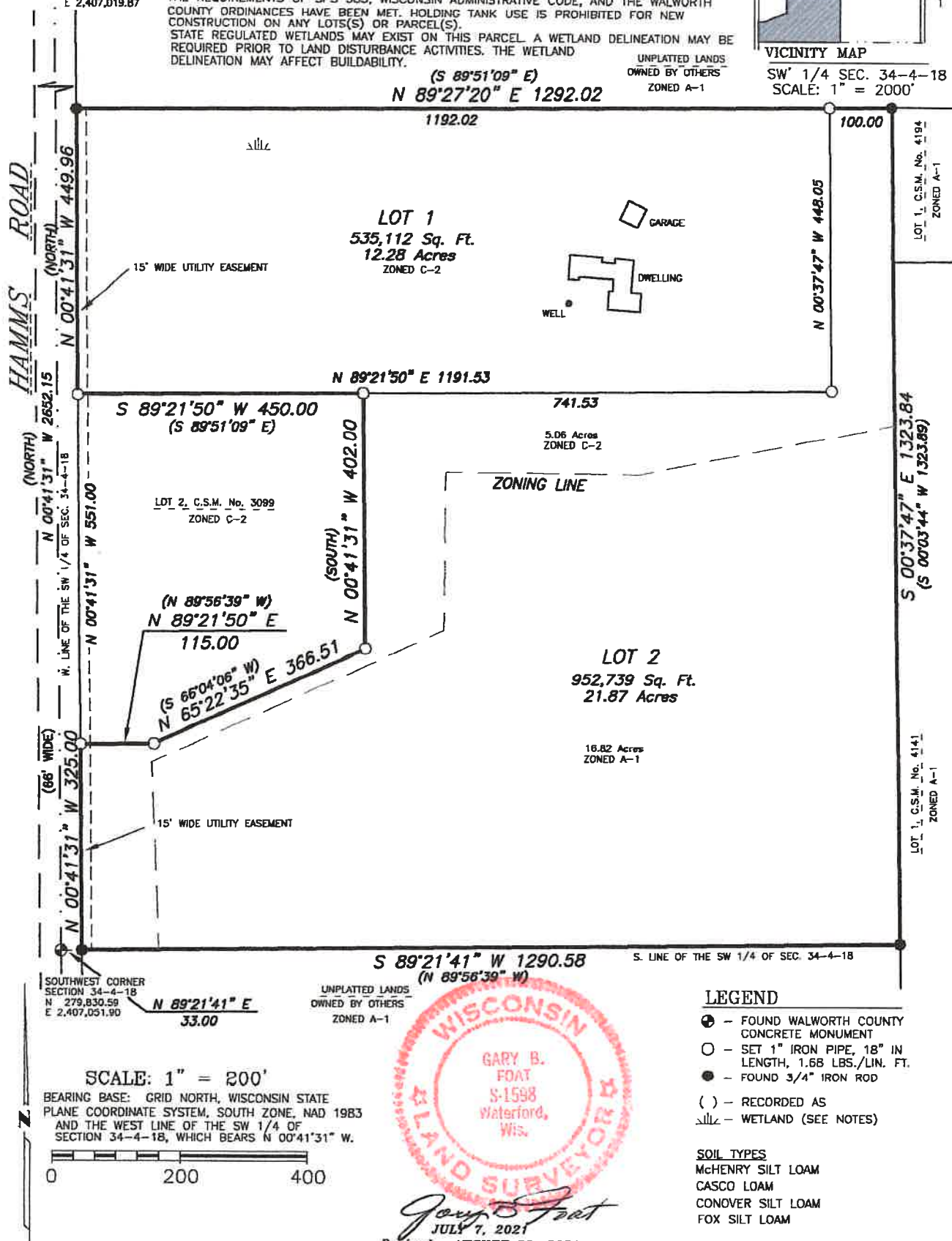
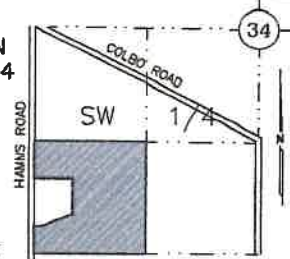
STATE REGULATED WETLANDS MAY EXIST ON THIS PARCEL. A WETLAND DELINEATION MAY BE REQUIRED PRIOR TO LAND DISTURBANCE ACTIVITIES. THE WETLAND DELINEATION MAY AFFECT BUILDABILITY.

(S 89°51'09" E)
N 89°27'20" E 1292.02

UNPLATTED LANDS
OWNED BY OTHERS
ZONED A-1

VICINITY MAP

SW' 1/4 SEC. 34-4-18
SCALE: 1" = 2000'



Revised: AUGUST 20, 2021
SHEET 2 OF 4

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3099, RECORDED IN VOLUME 17, PAGE 11, DOCUMENT NO. 412659, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE MAP. WE ALSO CERTIFY THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

TOWN OF EAST TROY
VILLAGE OF EAST TROY (EXTRATERRITORIAL JURSDICTION)
WALWORTH COUNTY

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

THOMAS A. SHERBROOK

ROSEMARIE H. BERRES

IN THE PRESENCE OF:

STATE OF WISCONSIN }
COUNTY OF _____ }SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED THOMAS A. SHERBROOK AND ROSEMARIE H. BERRES, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

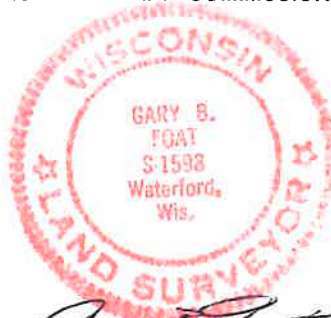
CONSENT OF MORTGAGEE:

WE, _____ MORTGAGEE OF THE ABOVE DESCRIBED LAND OWNED BY THOMAS A. SHERBROOK AND ROSEMARIE H. BERRES DO HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DO HEREBY CONSENT TO THE OWNERS CERTIFICATE OF THOMAS A. SHERBROOK AND ROSEMARIE H. BERRES.

STATE OF WISCONSIN }
COUNTY OF _____ }SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, _____ AND _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF WISCONSIN MY COMMISSION EXPIRES _____



Gary S. Foat
JULY 7, 2021
Revised: AUGUST 20, 2021
SHEET 3 OF 4

WALWORTH COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3099, RECORDED IN VOLUME 17, PAGE 11, DOCUMENT NO. 412659, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

EAST TROY PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF EAST TROY THIS _____ DAY OF _____, 2021.

JOEL COOK, _____ CHAIRMAN

TOWN OF EAST TROY APPROVAL:

APPROVED BY THE TOWN OF EAST TROY THIS _____ DAY OF _____, 2021.

JOSEPH KLARKOWSKI, _____ PRESIDENT

KIM BUCHANAN, _____ TOWN CLERK

VILLAGE OF EAST TROY EXTRATERRITORIAL PLAT JURISDICTION APPROVAL:

APPROVED BY THE VILLAGE OF EAST TROY THIS _____, DAY OF _____, 2021.

SCOTT SEAGER, VILLAGE PRESIDENT

LORRI ALEXANDER, VILLAGE CLERK

WALWORTH COUNTY ZONING AGENCY APPROVAL:

THIS CERTIFIED SURVEY MAP APPROVED BY WALWORTH COUNTY ZONING AGENCY, ON THIS _____ DAY OF _____, 2021.

RICK STACEY, _____ CHAIRMAN



Gary B. Foat
JULY 7, 2021
Revised: AUGUST 20, 2021