

Date: January 6, 2022

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: Petition to establish a Planned Development District for an adaptive reuse of a school within the existing building located at 2931 Union Street (ROP 00075); Steve Lambrechts, applicant

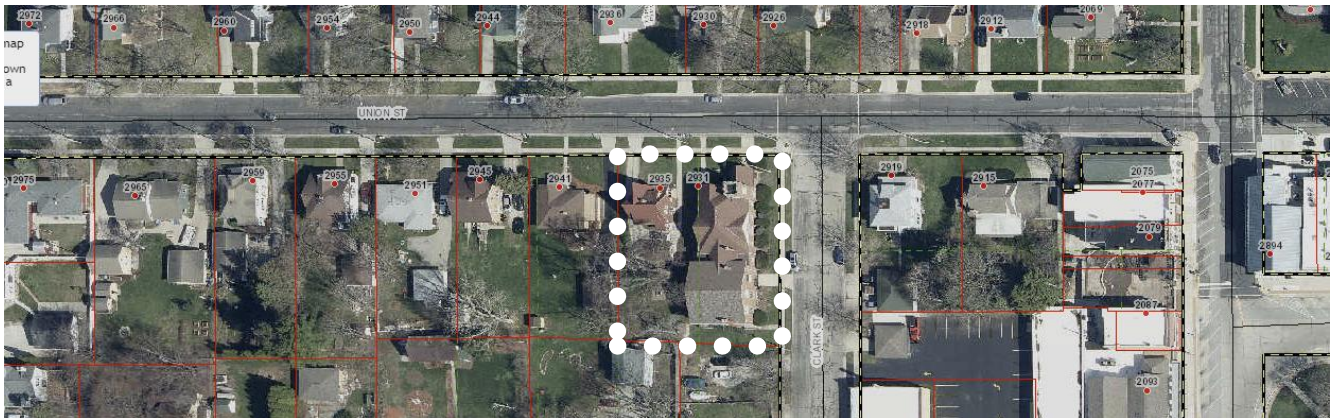
Application: 2021-22; <https://s.zoninghub.com/WOFJUYEZG6>

Meeting: January 10, 2022 Plan Commission meeting

Description Steve Lambrechts previously submitted a petition to establish a Planned Development District (PDD) for the adaptive reuse of the school (now vacant) within the existing building located at 2931 Union Street.

The public hearing was opened on September 13, 2021 and adjourned so the petitioner could investigate whether it would be possible to divide the property into two parcels. That review and approval is still pending at this time.

Assuming the land division is ultimately approved, the application for the PDD only applies to the church property (Lot 2 of the proposed CSM). Aside from that change, all other aspects of the original petition continue to apply.



Draft ordinance An updated ordinance has been prepared by staff as a starting point for discussion (attached).

Public notice Because the public hearing was adjourned on September 13, 2021 without setting a specific date, a second notice was published (attached).

Attachments:

1. Public hearing notice (second notice)
2. Draft ordinance (revised for church property only)

VILLAGE OF EAST TROY PLAN COMMISSION
NOTICE OF PUBLIC HEARING

The Village of East Troy Plan Commission will conduct a public hearing on Monday, January 10, 2022 to consider an application submitted by Steve Lambrechts to create a planned development district for an adaptive reuse project located at 2931 Union Street. This proposal will only affect allowable uses and development standards within the proposed planned development district which consists of the one parcel. The other areas on the zoning map will not be affected. Additional details may be available online: <https://s.zoninghub.com/WOFJUYEZG6>.

Copies of the proposed ordinance will be available online or at the Village Municipal Building during normal office hours.

The Plan Commission meeting starts at 6:30 pm and is conducted in the Village Municipal Building, located at 2015 Energy Drive. The public hearing will be conducted in the order listed on the meeting agenda.

For information regarding this public hearing, contact Tim Schwecke, Zoning Administrator, at 920-728-2814.

All interested parties will be heard at the public hearing. Written comments may be submitted (1) online on the Village's zoning website <https://villageofeasttroy.zoninghub.com>; (2) to the Village Hall by Tuesday, January 4, 2022; or (3) during the public hearing.

Lorri Alexander, Village Clerk

Published in *East Troy Times* December 24 and 31, 2021

ORDINANCE 2022-
- Public Hearing Draft (Second Version) -

**AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 510 OF THE
VILLAGE OF EAST TROY MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT**

WHEREAS, the Village Board for the Village of East Troy adopted zoning regulations for the Village of East Troy and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 510 of the Village of East Troy municipal code, which is titled “Zoning;” and

WHEREAS, Steven Lambrechts submitted development plans for an adaptive reuse project for a property located at 2931 Union Street; and

WHEREAS, the project is to be developed under the regulations for planned development districts as prescribed in the zoning regulations; and

WHEREAS, upon due notice as required by the zoning code, the Plan Commission conducted a public hearing on January 10, 2022, to accept public input on the proposed project and related map and text amendments; and

WHEREAS, within a reasonable time after the public hearing, the Plan Commission reported its recommendation to the Village Board as set forth in this ordinance; and

WHEREAS, the Village Board considered the Plan Commission’s recommendation at its meeting on January 17, 2022; and

WHEREAS, the Village Board accepted the Plan Commission’s recommended code amendments without revision OR with minor revision.

WHEREAS, the Village Board for the Village of East Troy, after careful review and upon consideration of the recommendation of the Plan Commission of the Village of East Troy and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of East Troy, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE, the Village Board of the Village of East Troy, Walworth County, Wisconsin, do ordain as follows:

Section 1. Create Section 510-202 in Article XX, Chapter 510, to read as set forth in Attachment A.

Section 2. The zoning map is hereby amended by designating the subject property as a planned development district.

Section 3. This ordinance shall become effective upon passage and posting or publication as provided by law.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Adopted this day of , 2021

Scott Seager, President

ATTEST:

Lorri Alexander, Village Clerk

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Attachment A

s. 510-202 2931 Union Street Planned Development District

- A. Purpose.** The 2931 Union Street planned development district was established in 2021 under the Village's zoning regulations as an adaptive reuse project. The subject property includes a building used as a church and parochial school. The district is intended to allow the reuse of the church-school building as set forth in this section.
- B. Permissible development.** The portion of the church/school building that is currently used for church activities may continue for such use. That portion of the church/school building that was previously used for a parochial school (main floor and second floor only) may be used for general office purposes. Onsite parking for uses permitted in the church/school building is not required.
- C. Development standards.** The existing church/school building may not be enlarged in any manner.
- D. Effect of approved general development plan.** The approved general development plan for this project sets forth the location of the district and the overall design parameters for the project and shall be kept on file with the Village of East Troy as a permanent record and through this specific reference is incorporated herein, along with any conditions of approval.
- E. Final development plan required.** Development of the subject property may only proceed when the property owner submits a final development plan as described in Article XII and obtains all necessary approvals as required, including applicable building permits.
- F. Division of land restricted.** The subject property may not be subdivided by any means. Further, the configuration of the subject property shall not hereafter be modified by any means without the approval of the Village Board upon recommendation of the Plan Commission.
- G. Revisions to the zoning map.** Prior to enactment of this section, the subject property was zoned TR-8. Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.
- H. Termination.** If the Village has not approved a final development plan by July 31, 2022, the zoning implemented by this section shall lapse and the zoning for the subject property shall automatically revert to the previous classification. Furthermore, if work does not commence to accommodate the alternative uses as set forth in an approved final development plan by September 30, 2022, and continue in good faith to completion, the zoning implemented by this section shall lapse and the zoning for the subject property shall automatically revert to the previous classification.