

Date: September 9, 2022

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: First amendment of the final development plan for a project located in the Honey Creek Development District; Thomas Larson, applicant

Application: 2022-30; <https://s.zoninghub.com/P90Y37I5YA>

Meeting: September 12, 2022 Plan Commission meeting

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**Description** Thomas Larson is developing a project pursuant to the provisions of the Honey Creek Development District (Section 510-201) in the Village's zoning code.

The developer has submitted a petition to amend the final development plan that was approved in 2020. The revisions as described by the petitioner are listed below. The site map shows the locations.

1. Remove driveway that connects the residential to the storage unit property.
2. Add a 50'x60' storage building in the previous empty space on the SW corner of the storage property.
3. Lengthen the 50'x160' storage building to 50'x210' by extending into the previously shown paved and empty area.
4. Add a 20'x20' office and 4 parking stalls to the south end of the southeast storage building.
5. Add a 130'x24' detached garage across from the maintenance building that was previously shown as exterior parking on the southeast corner of the residential lot.
6. Add an office to the north end of the north residential apartment building.
7. Add parking to the north end of the residential site at the proposed office.

Aside from the number of permissible parking garages, the proposed revisions are consistent with the general parameters in Section 510-201.

**Public notice** Aside from being included on a meeting agenda, no other special notice is required.

**Role of Plan Commission** With regard to a final planned development district, the Plan Commission is authorized to review and make a final decision.

**Proposed motion for adoption:** Approve the proposed revisions to the final development plan subject to the following terms and conditions:

1. The Village Board approves an amendment to Section 510-201 to allow an additional residential parking garage,
2. The Village engineer grants approval.

**Attachments:**

1. Application materials

## Plan Amendment to The Lofts of Honey Creek

Teronomy, owners and developers of said project, are underway with construction of the approved Planned Development of the Lofts of Honey Creek. Upon commencing construction, the developers are proposing the following minor adjustments to the plans.

- Remove driveway that connects the residential to the storage unit property
- Add a 50'x60' storage building in the previous empty space on the SW corner of the storage property
- Lengthen the 50'x160' storage building to 50'x210' by extending into the previously shown paved and empty area.
- Add a 20'x20' office and 4 parking stalls to the south end of the southeast storage building.
- Add a 130'x24' detached garage across from the maintenance building that was previously shown as exterior parking on the southeast corner of the residential lot.
- Add an office to the north end of the north residential apartment building.
- Add parking to the north end of the residential site at the proposed office.

The following Planned Development Text Amendments will be required:

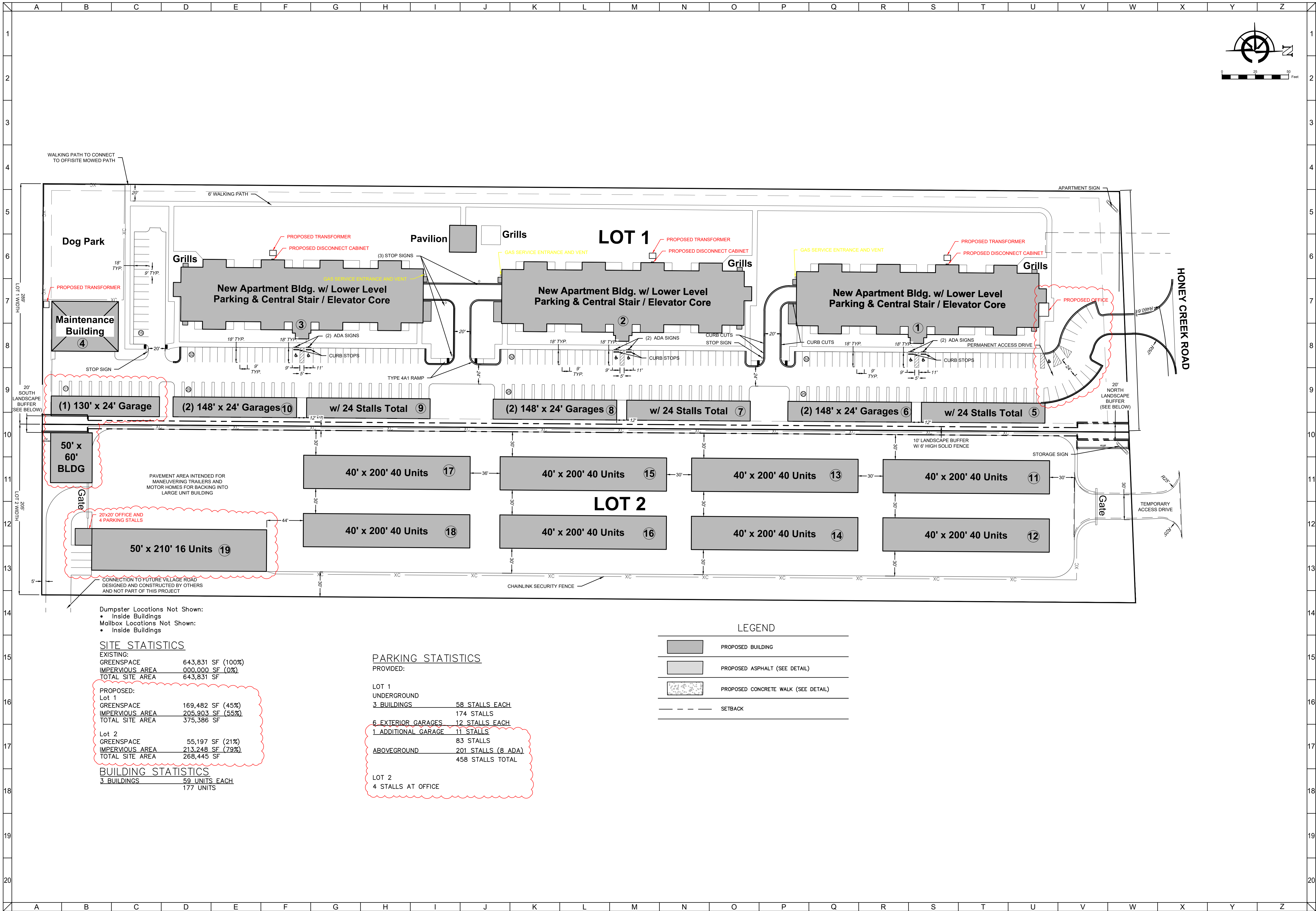
510-201-B(c)

Current: "No more than six covered parking structures housing a maximum of 72 parkings spaces"

Amended: "No more than **seven** covered parking structures housing a maximum of **83** parking spaces"

The maximum building coverage for Lot 1 (residential) is maintained under 30% previously approved.

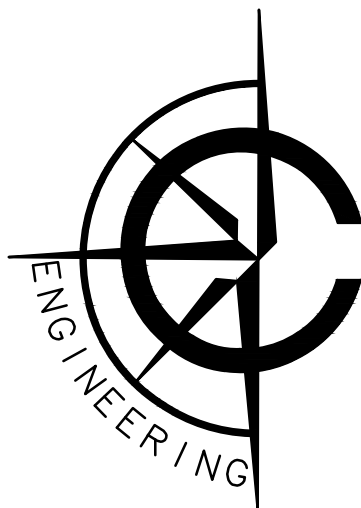
The maximum building coverage for Lot 2 (storage) is maintained under 30% previously approved.



CLIENT

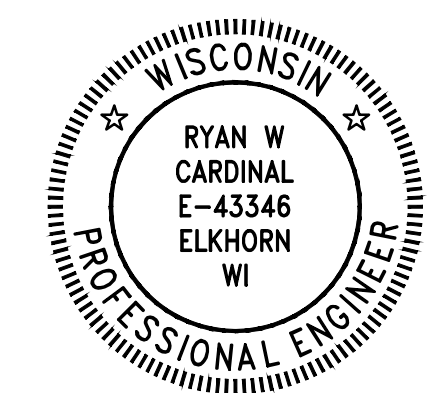
\\V701321\_Territory Mainmap\Logo\Territory.png

THE LOFTS OF EAST TROY  
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI  
CONSTRUCTION OVERALL SITE PLAN



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGWI.COM

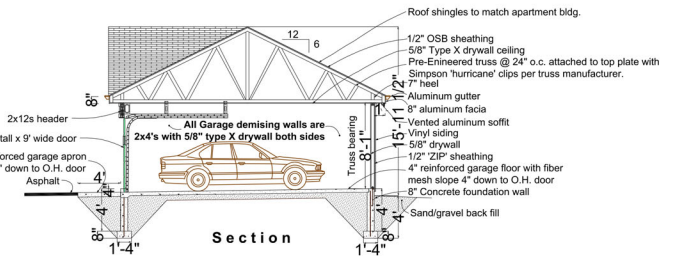
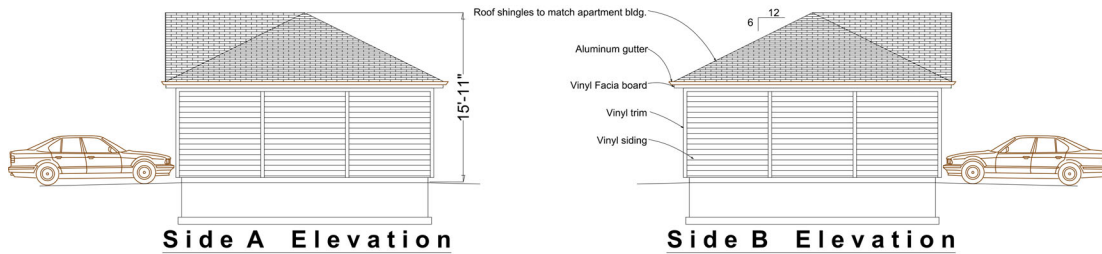
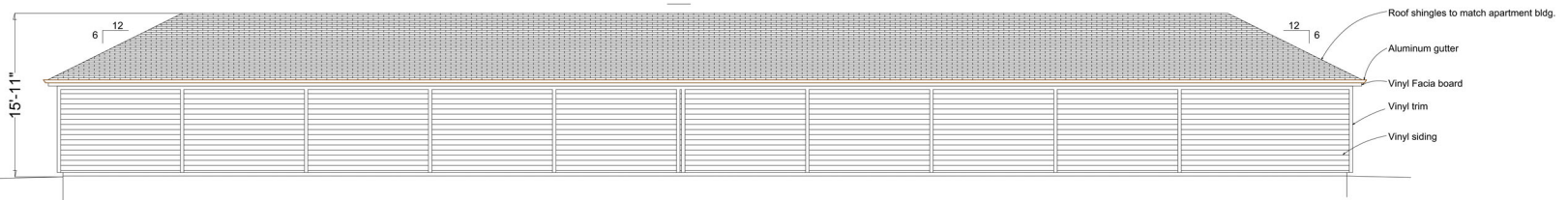
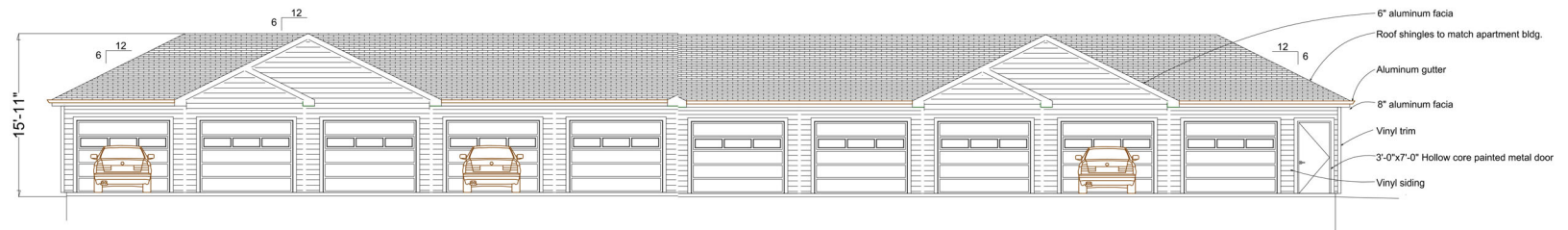
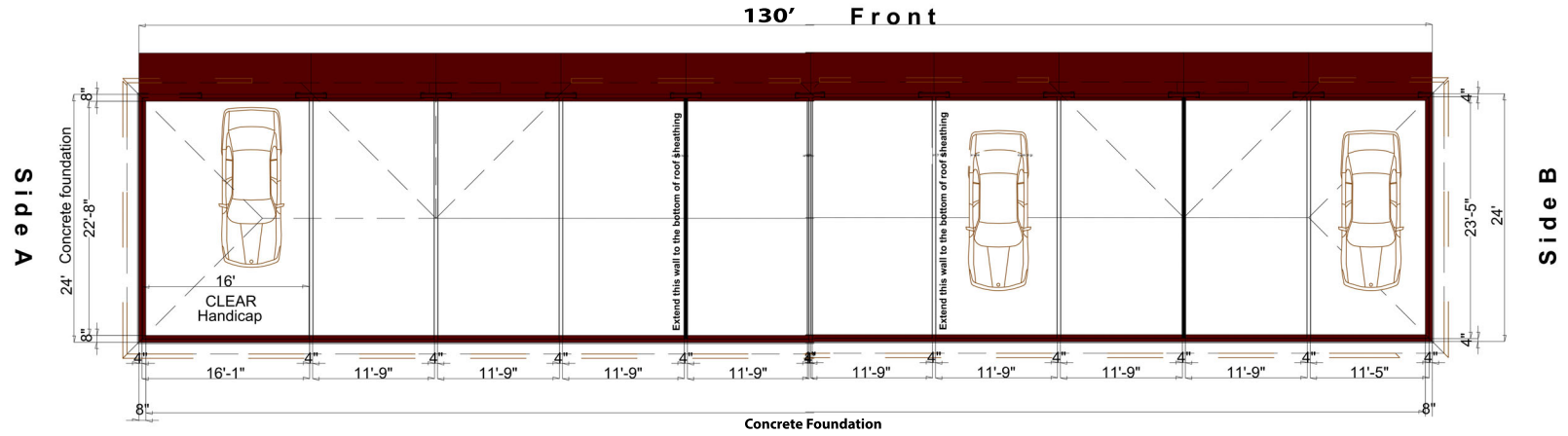


NO.	REVISION DESCRIPTION	REV DATE
12	SITE PLAN	08/15/2022
11	REAR BLDG 3 GRADING	06/21/2021
10	VILLAGE COMMENTS	11/16/2020
9	VILLAGE COMMENTS	11/13/2020

SCALE	1" = 50'
PROJECT NUMBER	1901420
DATE	MAY 26, 2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	RWC

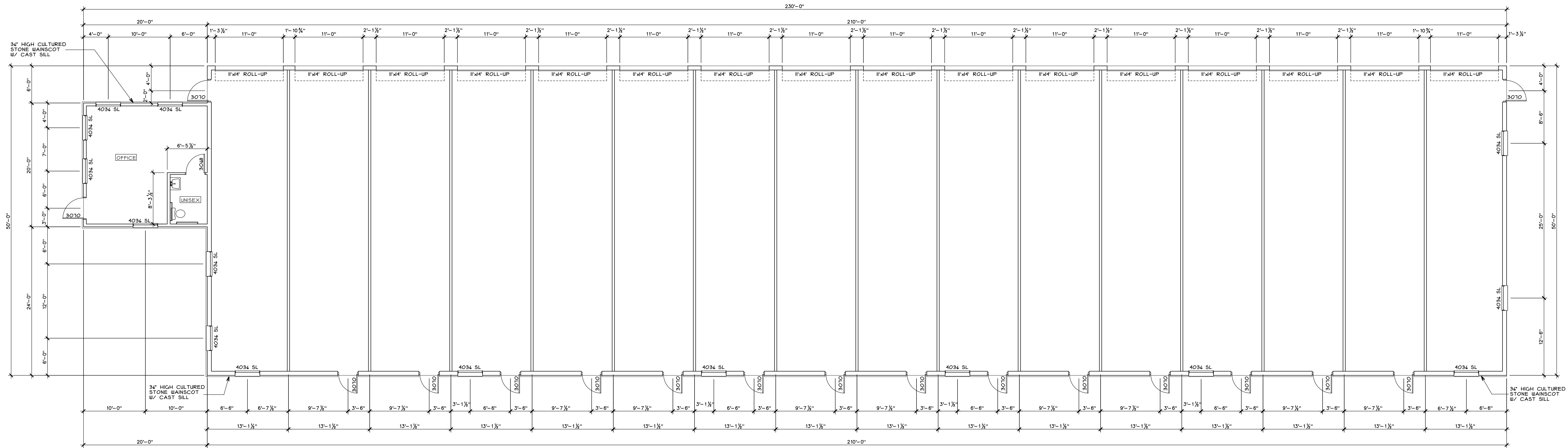
SHEET NUMBER

3 OF 15



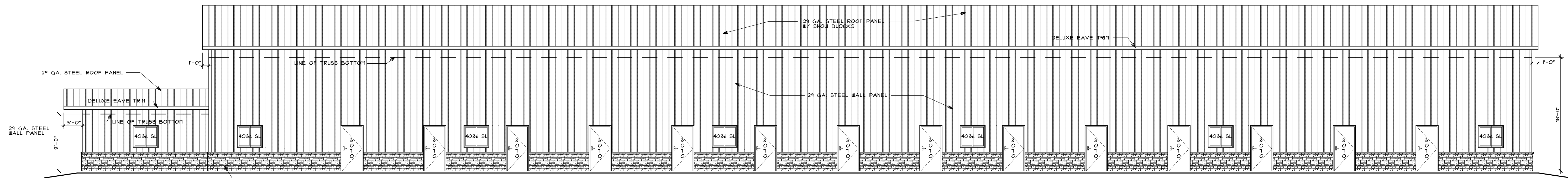


C:\Projects\13-01-01\PROJECT\13-01-01\PRELIMINARY PLANS.dwg  
Revised August 14, 2023



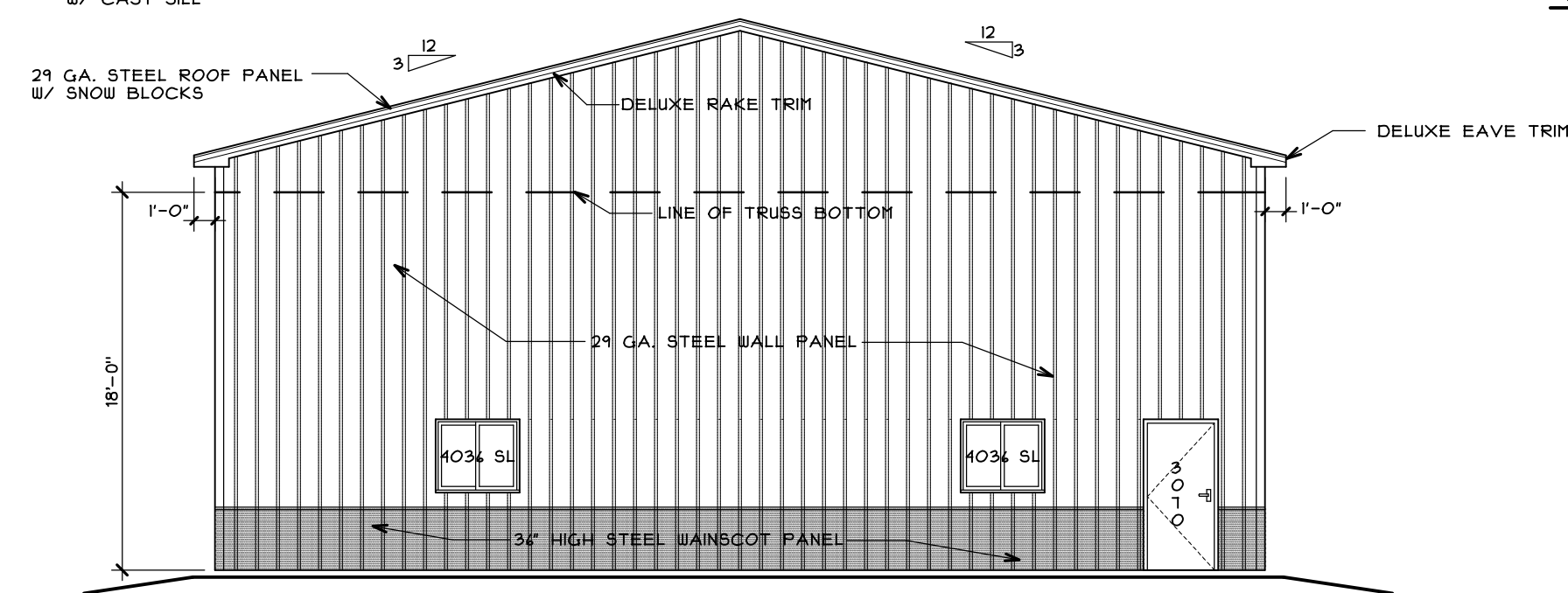
FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



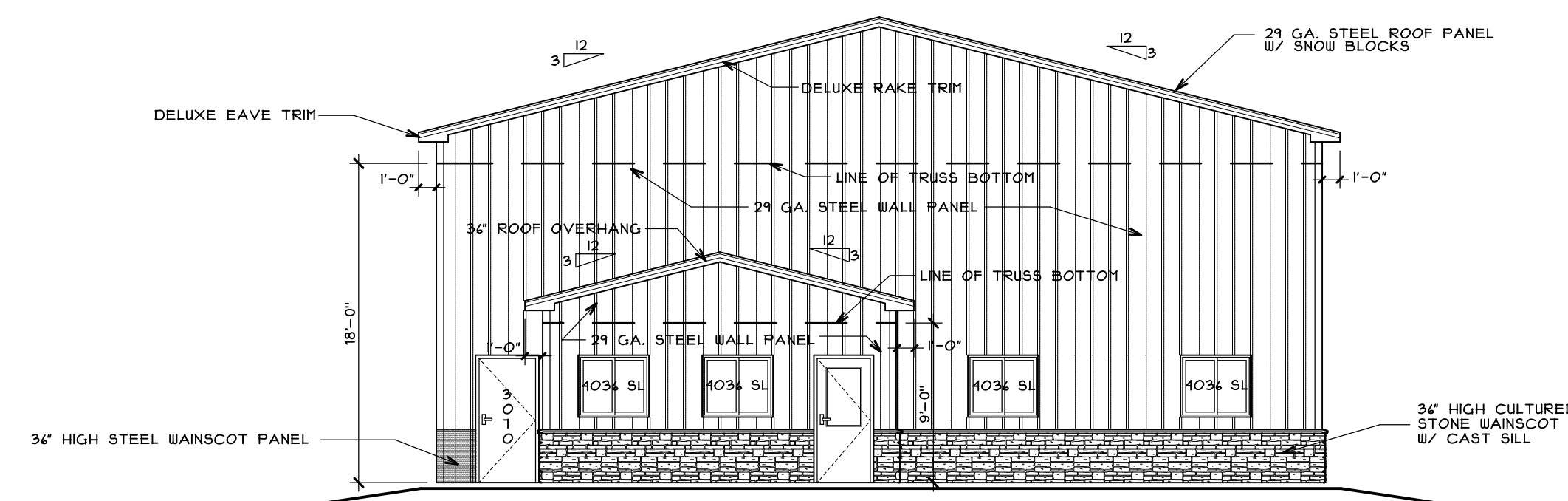
EAST ELEVATION

SCALE: 1/8"=1'-0"



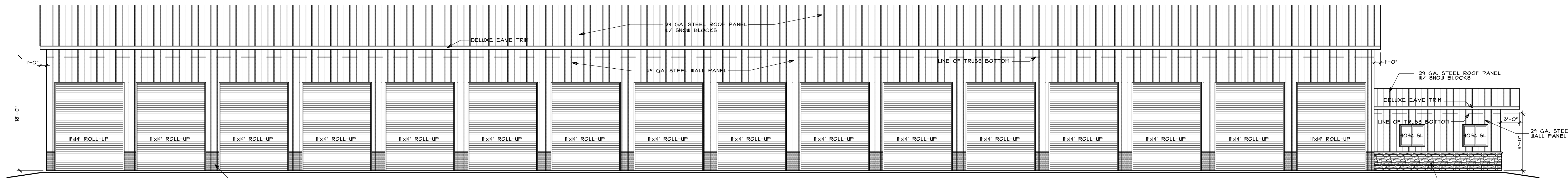
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

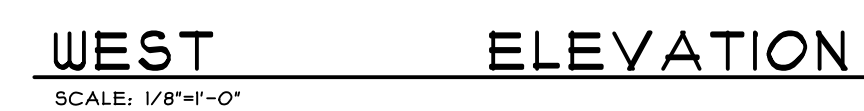
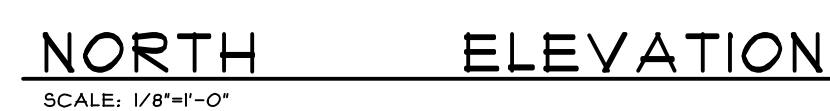
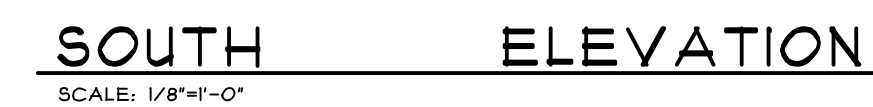
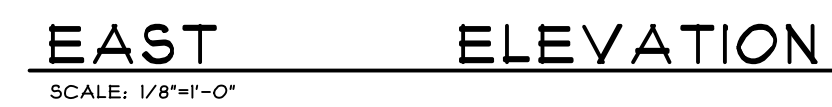
PROPOSED STORAGE BUILDINGS  
BUILDING #19 & #20  
THE LOFTS OF EAST TROY  
VILLAGE of EAST TROY, WALWORTH CO., WISCONSIN

BUILDING #19  
FIRST FLOOR PLAN  
EXTERIOR ELEVATIONS

STAPLES ARCHITECTURAL SERVICES  
BRIAN J. STAPLES - ARCHITECT  
W7898 CREEK ROAD  
DELAVAN, WI. 53115  
PHONE: (262)949-0522 E-MAIL: staplesarch@charter.net

Proj. # 22-0111  
Date 08/13/22  
Designed by  
Drawn by BJS  
Checked by BJS  
Revised

Sheet No.  
A-1  
1 of 2 Sheets



BUILDING #20  
 FIRST FLOOR PLAN  
 EXTERIOR ELEVATIONS

**BRIAN J. STAPLES - ARCHITECT**  
147808 CREEK ROAD

DELAVAN, WI. 53115  
PHONE: (262) 949-0522 E-MAIL: staplesarch@charter.net

Sheet No.  
A-2  
2 of 2 Sheets