

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

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"

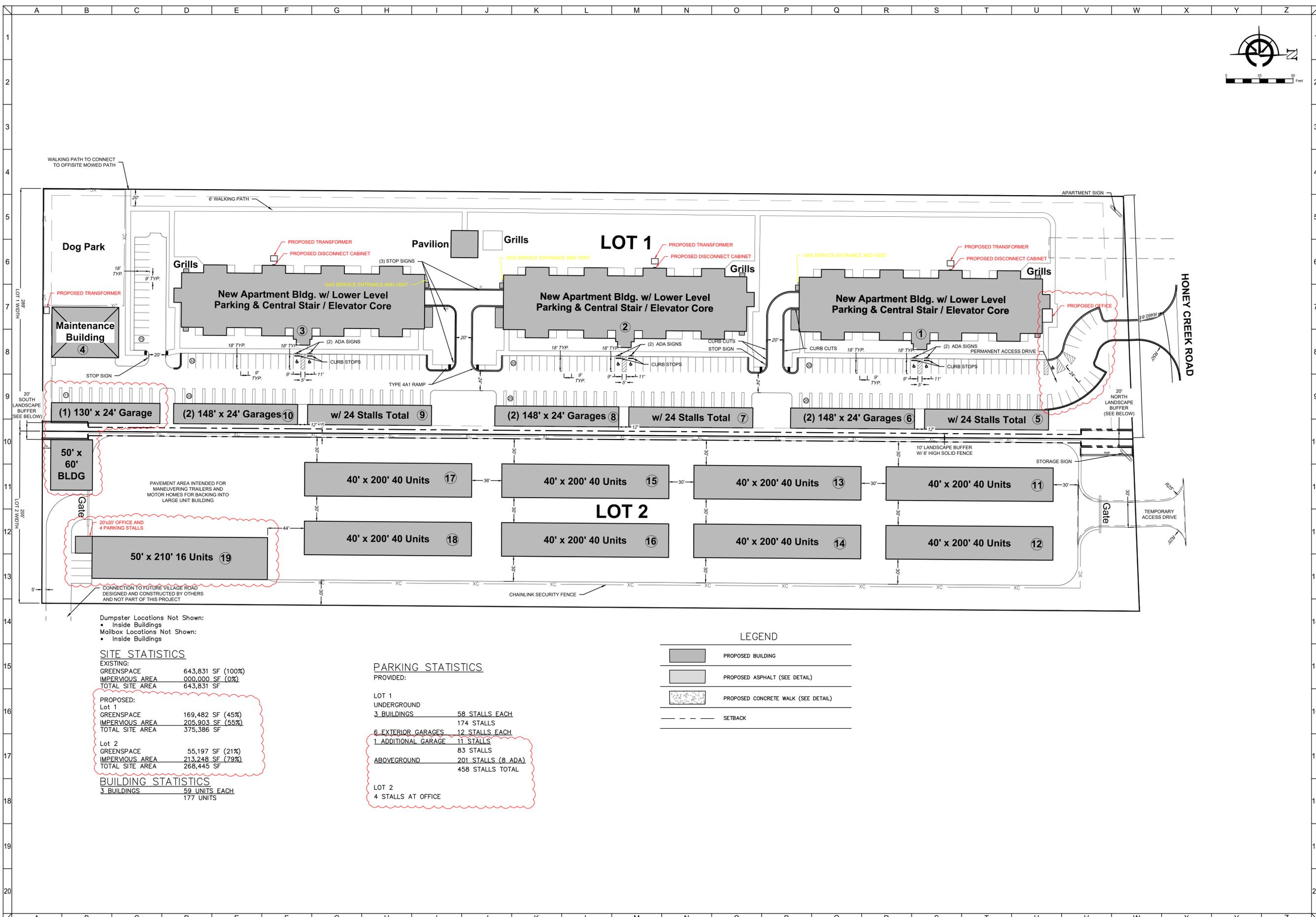
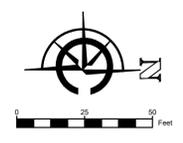
The maximum building coverage for Lot 1 (residential) is maintained under 30% previously approved.

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

CLIENT

THE LOFTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI

CONSTRUCTION OVERALL SITE PLAN



Dumpster Locations Not Shown:
• Inside Buildings
Mailbox Locations Not Shown:
• Inside Buildings

SITE STATISTICS

EXISTING:
GREENSPACE 643,831 SF (100%)
IMPERVIOUS AREA 000,000 SF (0%)
TOTAL SITE AREA 643,831 SF

PROPOSED:
Lot 1
GREENSPACE 169,482 SF (45%)
IMPERVIOUS AREA 205,903 SF (55%)
TOTAL SITE AREA 375,386 SF

Lot 2
GREENSPACE 55,197 SF (21%)
IMPERVIOUS AREA 213,248 SF (79%)
TOTAL SITE AREA 268,445 SF

BUILDING STATISTICS
3 BUILDINGS 59 UNITS EACH
177 UNITS

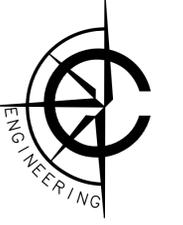
PARKING STATISTICS

PROVIDED:
LOT 1
UNDERGROUND 58 STALLS EACH
3 BUILDINGS 174 STALLS
6 EXTERIOR GARAGES 12 STALLS EACH
1 ADDITIONAL GARAGE 11 STALLS
83 STALLS
ABOVEGROUND 201 STALLS (8 ADA)
458 STALLS TOTAL

LOT 2
4 STALLS AT OFFICE

LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT (SEE DETAIL)
- PROPOSED CONCRETE WALK (SEE DETAIL)
- SETBACK



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

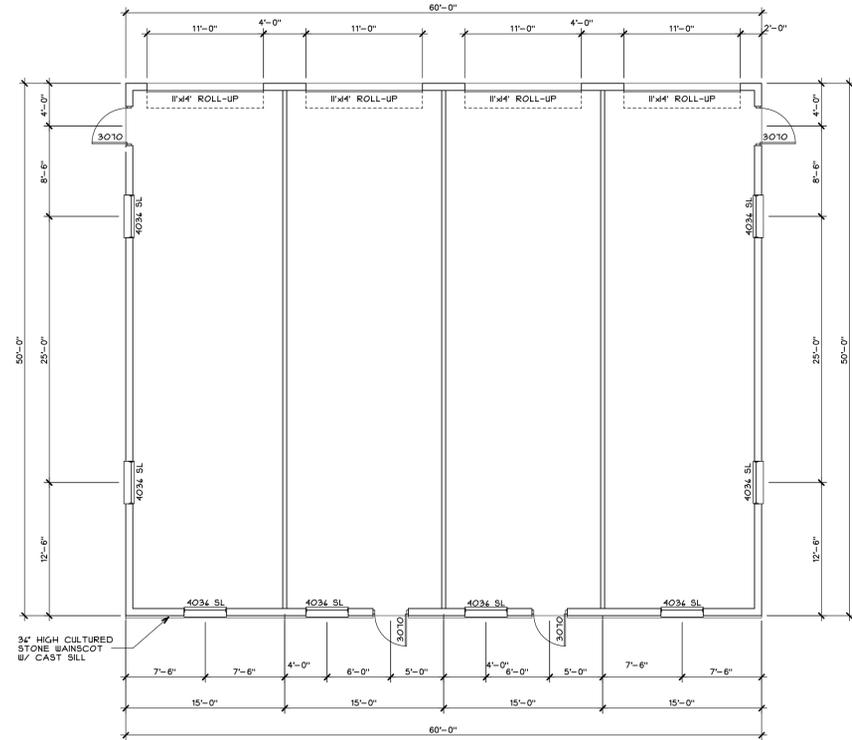


| NO. | REVISION DESCRIPTION | REV DATE |
|-----|----------------------|------------|
| 12 | SITE PLAN | 08/15/2022 |
| 11 | REAR BLDG 3 GRADING | 06/21/2021 |
| 10 | VILLAGE COMMENTS | 11/16/2020 |
| 9 | VILLAGE COMMENTS | 11/13/2020 |

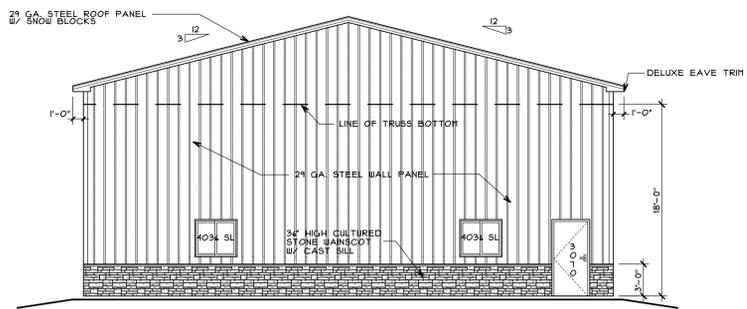
SCALE 1" = 50'
PROJECT NUMBER 1901420
DATE MAY 26, 2020
PROJECT MGR RYAN CARDINAL, PE
DRAWN BY BDP
DESIGNED BY RWC

SHEET NUMBER
3 OF 15

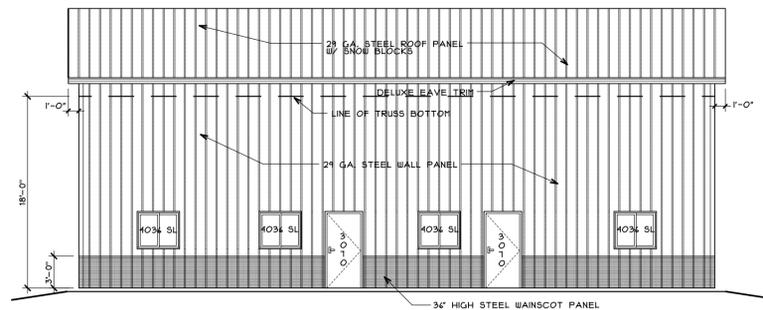
C:\Users\BMS\OneDrive\PROJECTS\BMS\BMS\BMS.dwg
BMS.dwg August 11, 2022



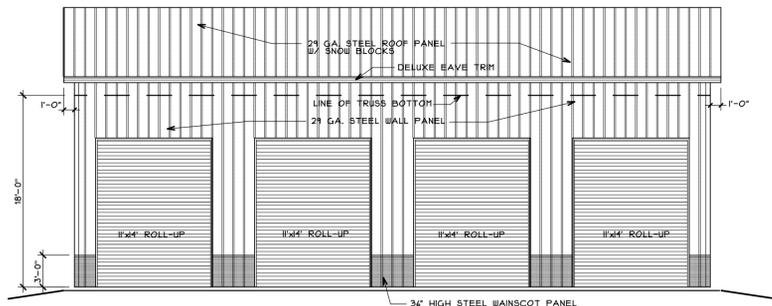
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



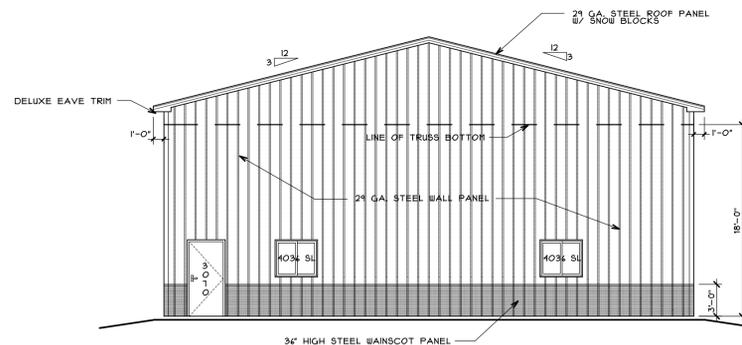
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

STAPLES ARCHITECTURAL SERVICES

BRIAN J. STAPLES - ARCHITECT

W7898 CREEK ROAD
DELAVAN, WI. 53115
PHONE: (262)949-0522 E-MAIL: staplesarch@charter.net

Proj. # 22-011

Date 08/13/22

Designed by

Drawn by BJS

Checked by BJS

Revised

Sheet No.

A-2

2 of 2 Sheets

BUILDING #20

**FIRST FLOOR PLAN
EXTERIOR ELEVATIONS**

PROPOSED STORAGE BUILDINGS
BUILDING #19 & #20

THE LOFTS OF EAST TROY

VILLAGE of EAST TROY, WALWORTH CO., WISCONSIN