

Date: October 6, 2022

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: Site plan review for a tear-down and rebuild part of existing building located at 2535 Energy Drive (RA142000002; RA142000003); Paul Hahlbeck, applicant

Application 2022-33; <https://s.zoninghub.com/H2INLYTWFP>

Meeting October 10, 2022 Plan Commission meeting

General description The petitioner needs to remove a part of the existing shop/office and rebuild it because it is structurally unsafe. The part to be rebuilt is on the south side and is about 740 square feet. That part of the building conforms to the side-yard setback of 25 feet. The exterior of the new construction will match the remainder of the building.

Previous Approvals. The Plan Commission approved a site plan and plan of operation for Benchmark Landscape in 2019 subject to various conditions of approval (Application 2019-23). The Plan Commission approved two amendments in 2020 (Applications 2020-16 and 2020-27).

Review procedures With regard to site plan reviews, the Plan Commission makes the final decision. The Plan Commission may (1) approve, (2) approve with conditions, or (3) deny the application. If approval is granted, the Plan Commission can impose conditions deemed necessary to protect the public health, safety, and welfare.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

Proposed motion Approve the revised site plan/plan of operation as proposed subject to the following conditions:

1. The owner must obtain a building permit for the work within 9 months of this date and start the work within 14 months of this date and continue in good faith to completion.
2. All other aspects of the previously approved site plan and plan of operation will remain unchanged.

Attachments:

1. Application materials



**Benchmark
Landscape Management, Inc.**

Industrial - Commercial - Residential
Horticultural and Grounds
Management Programs
Tailored To Your Needs

2535 Energy Drive
East Troy, WI 53120
(262) 642-7861

Member of:
Wisconsin Turfgrass Association
Wisconsin Arborist Association
Wisconsin Landscape Contractors Association

Date: 9-20-2022

Hi Tim,

If possible, I would like to get on the October's Planning Commission Agenda for approval to re-build a section of my existing building.

The submitted picture shows a smaller attached existing wing to my main building that I am currently not able to use. At the time Scott Johnson issued me my occupancy permit he said that the building or attached wing was not safe to occupy because of water damage and rotten wood. My focus over the past two years since I have owned the property was in developing a functional outside yard for my landscape operation. Now that the outside yard is almost complete my focus is to re-build the attached wing for office purposes which is what it was prior to me purchasing the property.

Fortunately the concrete foundation of the wing was inspected by Scott Johnson and he found it to be in good shape to construct the new wing upon. Scott also was on board with what I would like to do.

The area in red on the submitted site plan shows the existing wing that I would like to re-build.

The certified Survey Map shows that the wing is outside of the flood plain.

The materials for the wing will come from Pinno Buildings. Pinno Buildings is the same contractor that I purchased my salt barn from. The color package will match the main building and the salt barn. Just a note, the main building blocks the view from the wing being seen from the road.

I would like to start the project the first part of November and have it completed in one weeks time.

In fewer words what I want to do is to replace the existing unsafe wing with a new structure. The exact same footprint and same appearance.

Sincerely,

Paul Hahlbeck

From: Paul Hahlbeck
Sent: Tuesday, September 20, 2022 10:06 PM
To: Paul Hahlbeck
Subject: R



Sent from my iPhone

PENDING CERTIFIED SURVEY MAP
REPLAT OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1420, RECORDED IN VOLUME 6 OF
CERTIFIED SURVEY MAPS, PAGE 300, DOCUMENT NO. 113901 IN THE OFFICE OF THE REGISTER
OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN, BEING IN THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 29, AND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 20, ALL IN TOWNSHIP 4 NORTH, RANGE 18 EAST OF THE 4TH PRINCIPAL MERIDIAN IN
THE VILLAGE OF EAST TROY, COUNTY OF WALWORTH, STATE OF WISCONSIN.

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-787-0225
JOB NO. 9950-CSM



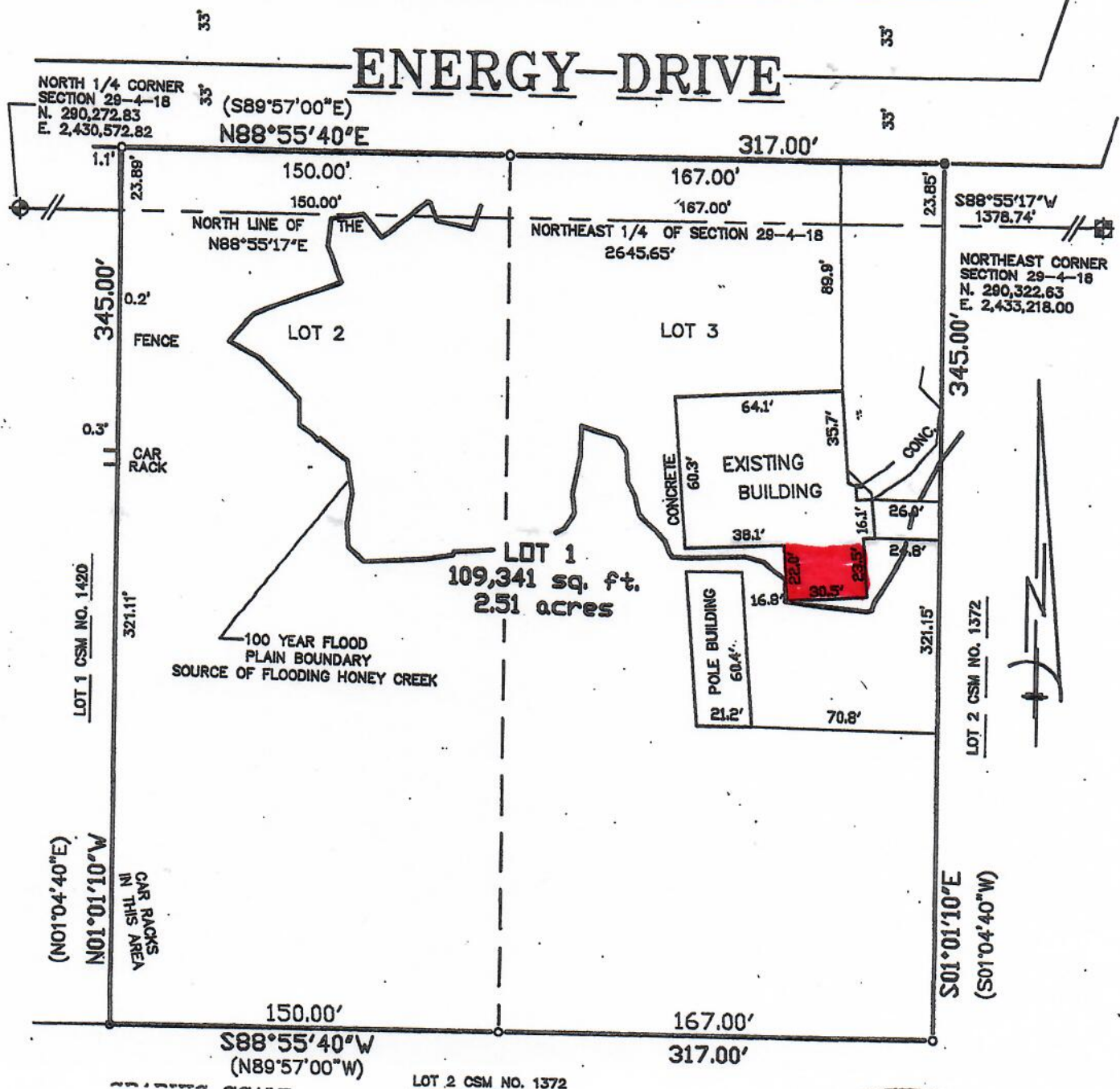
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

ROBERT J. WETZEL

S-1778

DRAWN BY: bw CHECKED BY: rw/dw JOB NO.: 9950-SITE	REVISED: OCTOBER 3, 2019 DATE: SEPTEMBER 19, 2019 DRAWING NO.: 9950d2 SHEET 1 OF 1
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PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225



PRELIMINARY DRAWING PROJECT:

COMMERCIAL ADDITION
30'-8"x24'x8' CLEAR HEIGHT

BENCHMARK LANDSCAPE
WISCONSIN

SALESMAN:
GREG DZIEDZIC

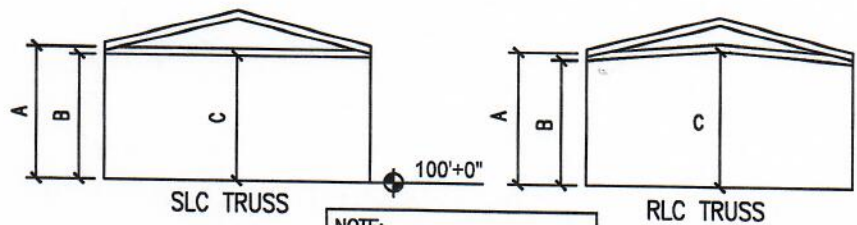
SITE LOCATION:
2535 ENERGY DRIVE
EAST TROY, WI 53120

BUILDING COLORS:

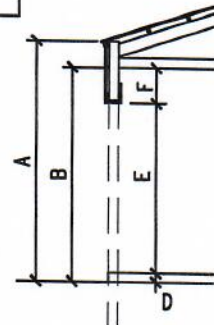
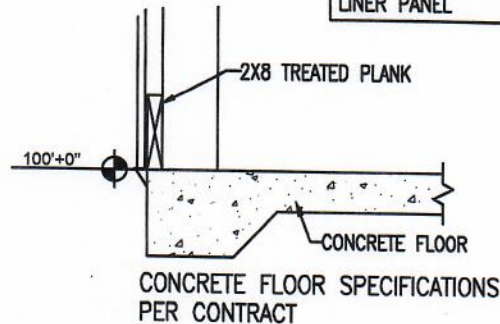
SIDE	SURREY BEIGE	BOTTOM TRIM	BRONZE
GABLE	SURREY BEIGE	CORNER TRIM	BRONZE
ACCENTS	N/A	ROOF	PATRICIAN BRONZE
WALK DOOR	WHITE	RIDGE CAP	PATRICIAN BRONZE
WINDOWS	WHITE	GABLE TRIM	PATRICIAN BRONZE
DOOR/WINDOW TRIM	WHITE	FASCIA TRIM	PATRICIAN BRONZE
OVERHEAD DOOR	N/A	EAVE TRIM	PATRICIAN BRONZE
OVHD. DOOR TRIM	N/A	SOFFIT	PATRICIAN BRONZE
SLIDE DOOR	N/A	SOFFIT F&J TRIM	BRONZE
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WAINSCOT	N/A	CUPOLA ROOF	N/A
WAINSCOT TRIM	N/A	WEATHERVANE	PINNO
WNSCT. CORNER TRIM	N/A	EAVE TROUGHS	N/A
EAVELITE	N/A	DOWNSPOUTS	N/A

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

COLUMNS ARE TITAN TIMBER
GLUE LAMINATED COLUMNS
LOWER - #1 SYP .60 CCA
UPPER - 2X6 SPF MSR1650
-OR- 2X8 SPF MSR 1950



NOTE:
CEILING HEADROOM WILL BE
LESS WITH DRYWALL OR
LINER PANEL



- A = EAVE HEIGHT _____
 B = TRUSS CLEARANCE AT HEEL _____ 8'-0"
 C = TRUSS CLEARANCE AT CENTER OF BUILDING _____
 CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT
 D = OVERHEAD FRAME OUT BOTTOM ELEVATION _____ 100'+0"
 E = OVERHEAD FRAME OUT HEIGHT _____
 F = ACTUAL HEADROOM AVAILABLE _____

HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN
THE ACTUAL HEADROOM AVAILABLE

NOTES:

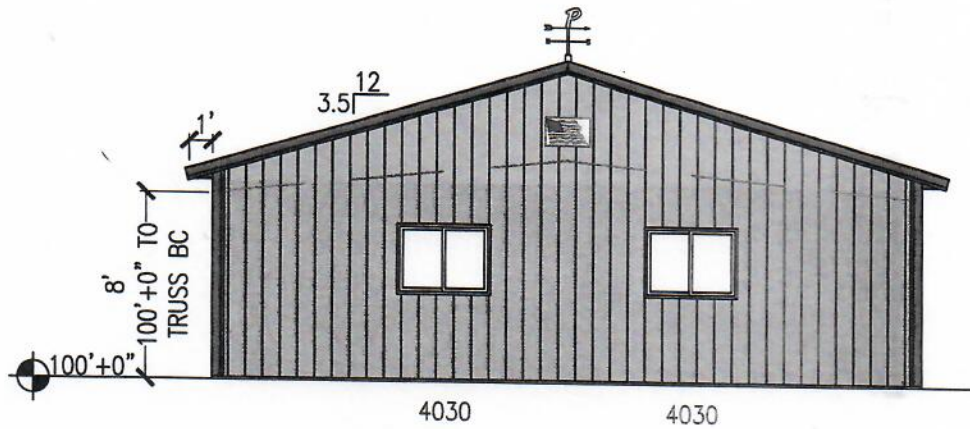
1. INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE.
2. ARE THERE ANY BUILDINGS WITHIN 10' OF BUILDING SITE?
 YES _____ NO _____
 IF SO, THEN SEND PICTURE OF BUILDING OR LIST THE
 CONDITION OF BUILDING _____
3. INDICATE ANY UNDERGROUND UTILITIES, i.e. SEWER; WATER;
 ELECTRIC; ETC. IF NONE CIRCLE NONE
 NONE _____ LIST _____
4. ACTUAL WIDTH OF SLIDE DOOR CLEARANCE WILL BE 6" LESS THAN
 NOMINAL DOOR SIZE, AND 12" LESS IF DOOR IS OFF THE CORNER.
 EXAMPLE: IF NOMINAL SLIDE DOOR IS 10'-0" WIDE, THE ACTUAL
 CLEARANCE IS 9'-6" ON STANDARD DOOR, OR 9'-0" IF DOOR IS
 OFF THE CORNER.

CLASSIFICATION OF BUILDING:

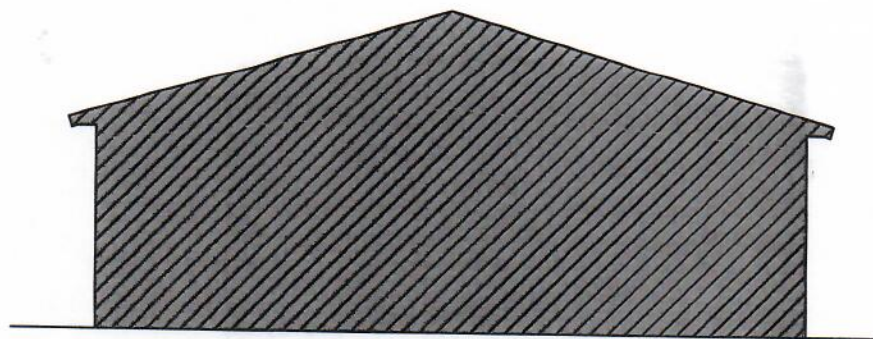
SHOP BUILDING _____ COMMERCIAL X EQUINE _____
 AG & PERSONAL STORAGE _____ LEAN _____ OTHER _____

CUSTOMER NAME BENCHMARK LANDSCAPE
 EXACT PLAN AND DOOR LOCATION APPROVED BY: _____

 CUSTOMER SIGNATURE



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

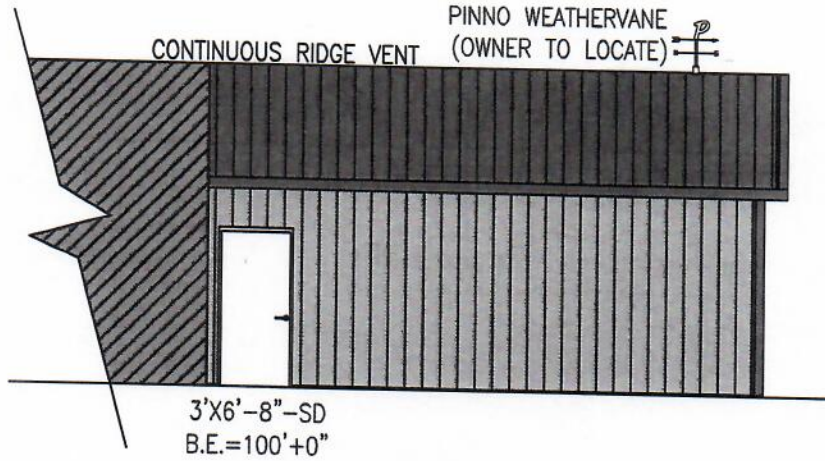


3 NORTH ELEVATION
1/8" = 1'-0"

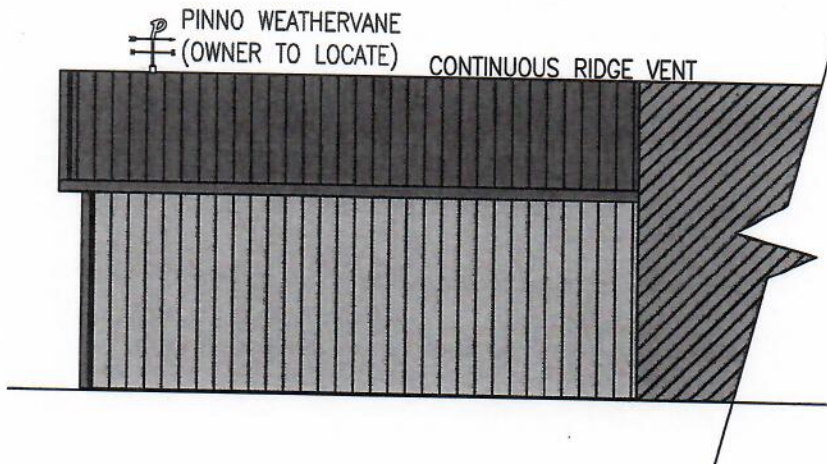
NOTE:
COLORED ELEVATION DRAWINGS
DUE TO INDIVIDUAL COMPUTER
LIMITATIONS, COLORS SEEN HERE
REFLECT McELROY PAINT COLOR
ACTUAL PAINT OR PRODUCT MAY

Y DRAWING

CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS



② WEST ELEVATION
 $1/8" = 1'-0"$



④ EAST ELEVATION
 $1/8" = 1'-0"$

PINNO BUILDINGS
Quality Post Frame Buildings
N5877 PALMER ROAD
ROSENDALE, WI. 54974
PHONE (920) 922-7010
FAX (920) 922-9093
www.pinnno.com

BENCHMARK LANDSCAPE
30'-8" x 24' x 8' - COMMERCIAL ADDITION
ELEVATION

DRAWING NO.
22-265

SCALE:
AS SHOWN

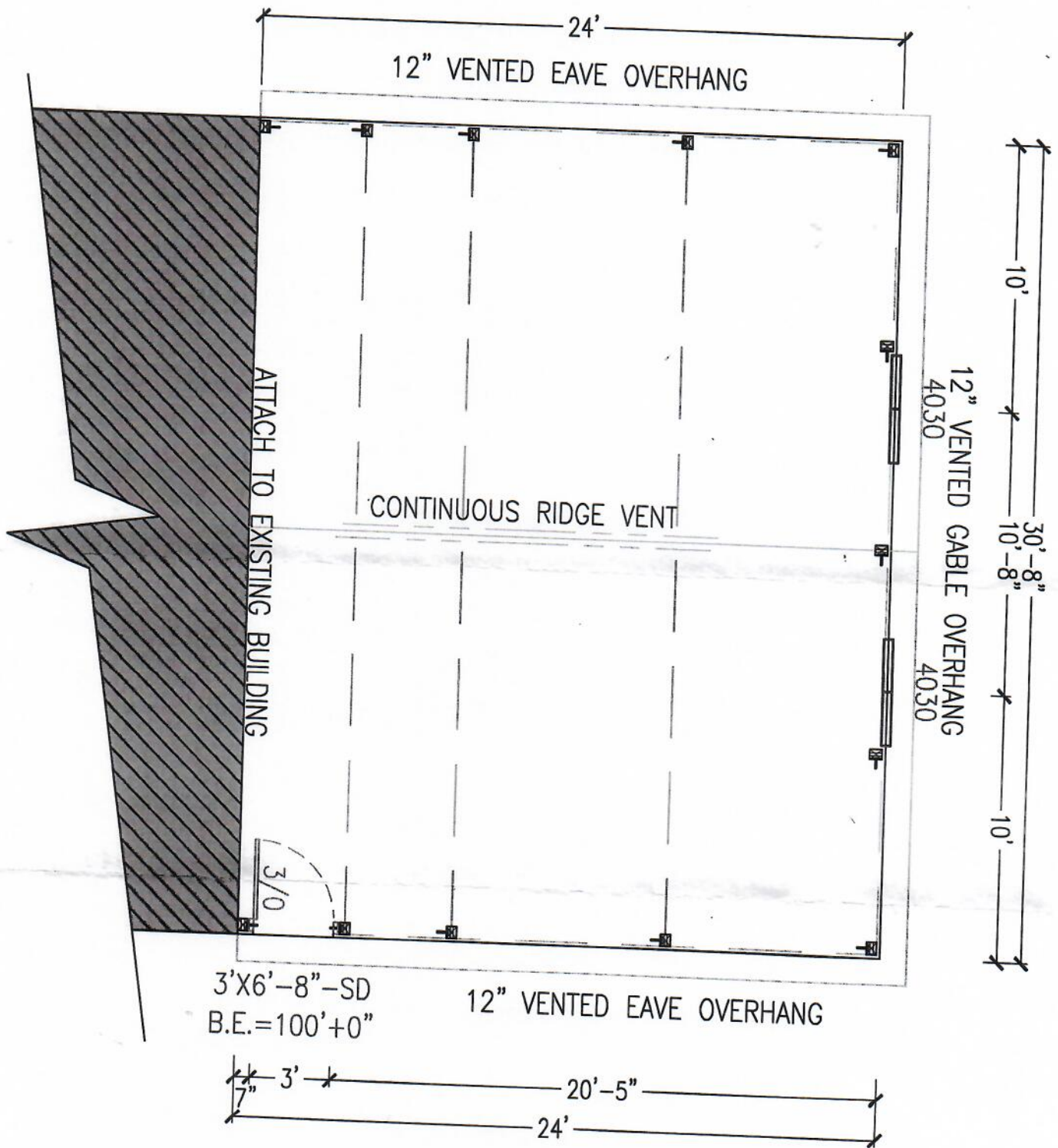
DATE:
09-08-22

REVISIONS
09-14-22

SHEET NO.
2 OF 3

E FOR CONCEPT ONLY.
NITOR AND PRINTER
MAY NOT ACCURATELY
PLEASE REFER TO THE
ES.

NOTICE: UNAUTHORIZED COPYING OF OR BUILDING FROM PLAN IS A VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT



CONTRACT SPECIFICATIONS
TAKE PRECEDENCE
OVER BUILDING PLANS

COMMERCIAL ADDITION

- 30'-8"x24'x8' CLEAR
- 736 SQ FT
- BUILD ON SLAB
- w/ BOLTED BRACKETS
- BRACKETS BY PINNO
- RLC
- ATTACH NORTH GABLE END TO EXISTING BUILDING
- PLAN SUBJECT TO CHANGE IN ENGINEERING/FINAL PLAN PHASE
- T.E. FLOOR=100'+0"

① FLOOR PLAN
3/16" = 1'-0"



PINNO
BUILDINGS
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N5877 PALMER ROAD
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PHONE (920) 922-7010
FAX (920) 922-9093
www.rapinno.com

BENCHMARK LANDSCAPE

30'-8"x24'x8' - COMMERCIAL ADDITION

FLOOR PLAN

DRAWING NO.

22-265

SCALE:

AS SHOWN

DATE:

09-08-22

REVISIONS

09-14-22

SHEET NO.

3 OF 3