

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:

	<u>Property Owner</u>	<u>Developer</u>
Name	_____	_____
Street Address	_____	_____
City, State, Zip Code	_____	_____
Daytime telephone number	_____	_____
Email	_____	_____

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.

	<u>Agent 1</u>	<u>Agent 2</u>
Name	_____	_____
Company	_____	_____
Street Address	_____	_____
City, State, Zip Code	_____	_____
Daytime telephone number	_____	_____
Email	_____	_____

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 _____

Tax key number(s) _____

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

	<u>Zoning district(s)</u>	<u>Current Uses</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

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 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?

- | | |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|

Yes

No

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

- | | |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|

Yes

No

VIII Appendices and supporting material.

- | | |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|

8. Applicant certification

◆ 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 I may be charged additional fees (above and beyond the initial application fee) consistent with Section 13-1-195(A) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property.

◆ 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 this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.

◆ 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.

Property Owner:

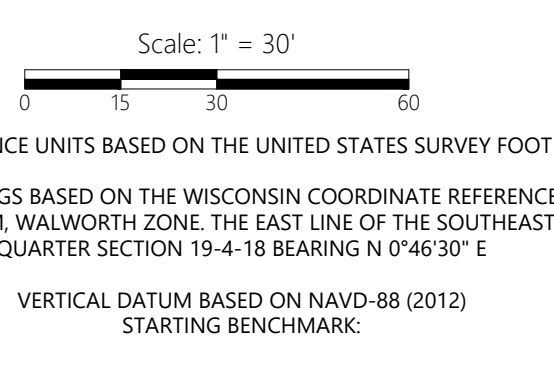
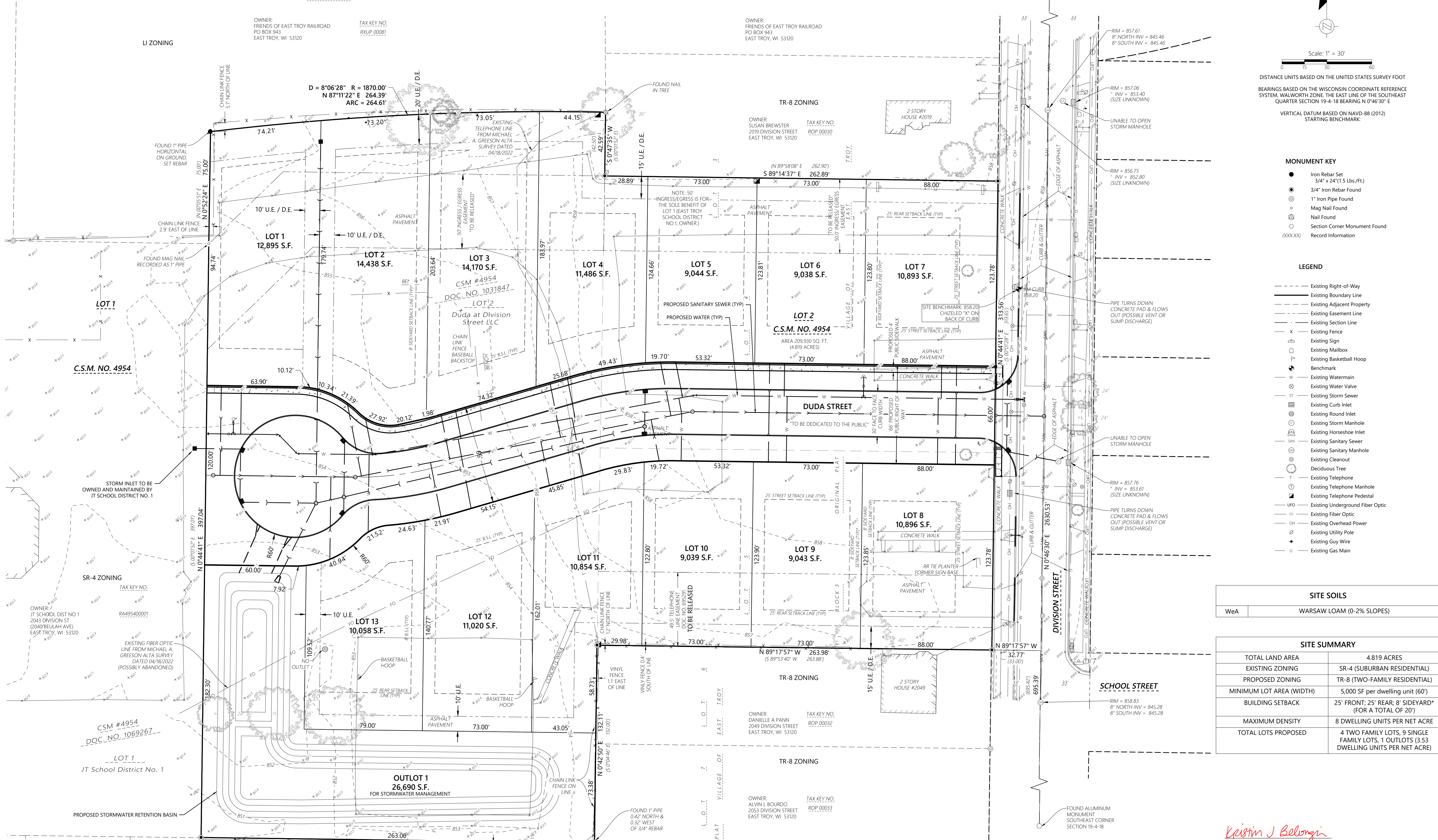
_____	_____	_____
Name - Print	Name - Signature	Date
_____	_____	_____
Name - Print	Name - Signature	Date

Applicant (if different than Property Owner):

_____	_____	_____
Name - Print	Name - Signature	Date
_____	_____	_____
Name - Print	Name - Signature	Date

PRELIMINARY PLAT OF DUDA SUBDIVISION AND REZONE MAP

OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4954 RECORDED AS DOCUMENT NO. 1031847, BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T. 4 N., R. 18 E., OF THE 4TH P.M., VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.



- MONUMENT KEY**
- Iron Rebar Set
 - 3/4" Iron Rebar Found
 - 1" Iron Pipe Found
 - Mag Nail Found
 - Nail Found
 - Section Corner Monument Found
 - (XXXXXX) Record Information

- LEGEND**
- - - Existing Right-of-Way
 - - - Existing Boundary Line
 - - - Existing Adjacent Property
 - - - Existing Easement Line
 - - - Existing Section Line
 - X Existing Fence
 - ⊕ Existing Sign
 - ⊕ Existing Mailbox
 - ⊕ Existing Basketball Hoop
 - ⊕ Benchmark
 - W Existing Watermain
 - W Existing Water Valve
 - ST Existing Storm Sewer
 - ⊕ Existing Curb Inlet
 - ⊕ Existing Round Inlet
 - ⊕ Existing Storm Manhole
 - ⊕ Existing Horseshoe Inlet
 - SAN Existing Sanitary Sewer
 - ⊕ Existing Sanitary Manhole
 - ⊕ Existing Cleanout
 - ⊕ Deciduous Tree
 - T Existing Telephone
 - ⊕ Existing Telephone Manhole
 - ⊕ Existing Telephone Pedestal
 - UFO Existing Underground Fiber Optic
 - ⊕ Existing Fiber Optic
 - ⊕ Existing Overhead Power
 - ⊕ Existing Utility Pole
 - ⊕ Existing Guy Wire
 - G Existing Gas Main

SITE SOILS

WeA	WARSAW LOAM (0-2% SLOPES)
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SITE SUMMARY

TOTAL LAND AREA	4.819 ACRES
EXISTING ZONING	SR-4 (SUBURBAN RESIDENTIAL)
PROPOSED ZONING	TR-8 (TWO-FAMILY RESIDENTIAL)
MINIMUM LOT AREA (WIDTH)	5,000 SF per dwelling unit (60')
BUILDING SETBACK	25' FRONT; 25' REAR; 8' SIDEYARD* (FOR A TOTAL OF 20')
MAXIMUM DENSITY	8 DWELLING UNITS PER NET ACRE
TOTAL LOTS PROPOSED	4 TWO FAMILY LOTS, 9 SINGLE FAMILY LOTS, 1 OUTLOTS (3.53 DWELLING UNITS PER NET ACRE)

Kristin J. Belongia
Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943
State of Wisconsin } ss
County of Walworth } ss

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plat drawn herein complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 5th day of December, 2023 at Beloit, Wisconsin.
Last day of field work July 8, 2022
Revised this 13th day of May, 2024.



UNPLATTED LANDS

TR-8 ZONING
OWNER: FRIENDS OF EAST TROY RAILROAD
PO BOX 943
EAST TROY, WI 53120
TAX KEY NO. RXUP.00081

TR-8 ZONING
OWNER: SUSAN BREWSTER
2019 DIVISION STREET
EAST TROY, WI 53120
TAX KEY NO. ROP.00030

TR-8 ZONING
OWNER: DANIELLE A PANN
2049 DIVISION STREET
EAST TROY, WI 53120
TAX KEY NO. ROP.00032

TR-8 ZONING
OWNER: ALVIN L BOURDO
2053 DIVISION STREET
EAST TROY, WI 53120
TAX KEY NO. ROP.00033

TR-8 ZONING
OWNER: DANIEL SZPOT
2930 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. RXUP.00085

TR-8 ZONING
OWNER: KATHLEEN HARTZ
2906 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. RXUP.00084

TR-8 ZONING
OWNER: KATHLEEN HARTZ
2906 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. ROP.00038

TR-8 ZONING
OWNER: HOLLY SWENSON
2061 DIVISION STREET
EAST TROY, WI 53120
TAX KEY NO. ROP.00034
Holly Swenson

SR-4 ZONING
OWNER: JT SCHOOL DIST NO 1
2043 DIVISION ST
2040 BELLAH AVE
EAST TROY, WI 53120
TAX KEY NO. R4499400001

SR-4 ZONING
OWNER: JOHN WINKLER
SHARON WINKLER
2950 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. RXUP.00087

SR-4 ZONING
OWNER: NATALE KOTNIK
SAMANTHA R BROWN
2906 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. RXUP.00086

SR-4 ZONING
OWNER: DANIEL SZPOT
2930 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. RXUP.00085

SR-4 ZONING
OWNER: KATHLEEN HARTZ
2906 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. RXUP.00084

SR-4 ZONING
OWNER: KATHLEEN HARTZ
2906 UNION STREET
EAST TROY, WI 53120
TAX KEY NO. ROP.00038

SR-4 ZONING
OWNER: HOLLY SWENSON
2061 DIVISION STREET
EAST TROY, WI 53120
TAX KEY NO. ROP.00034
Holly Swenson

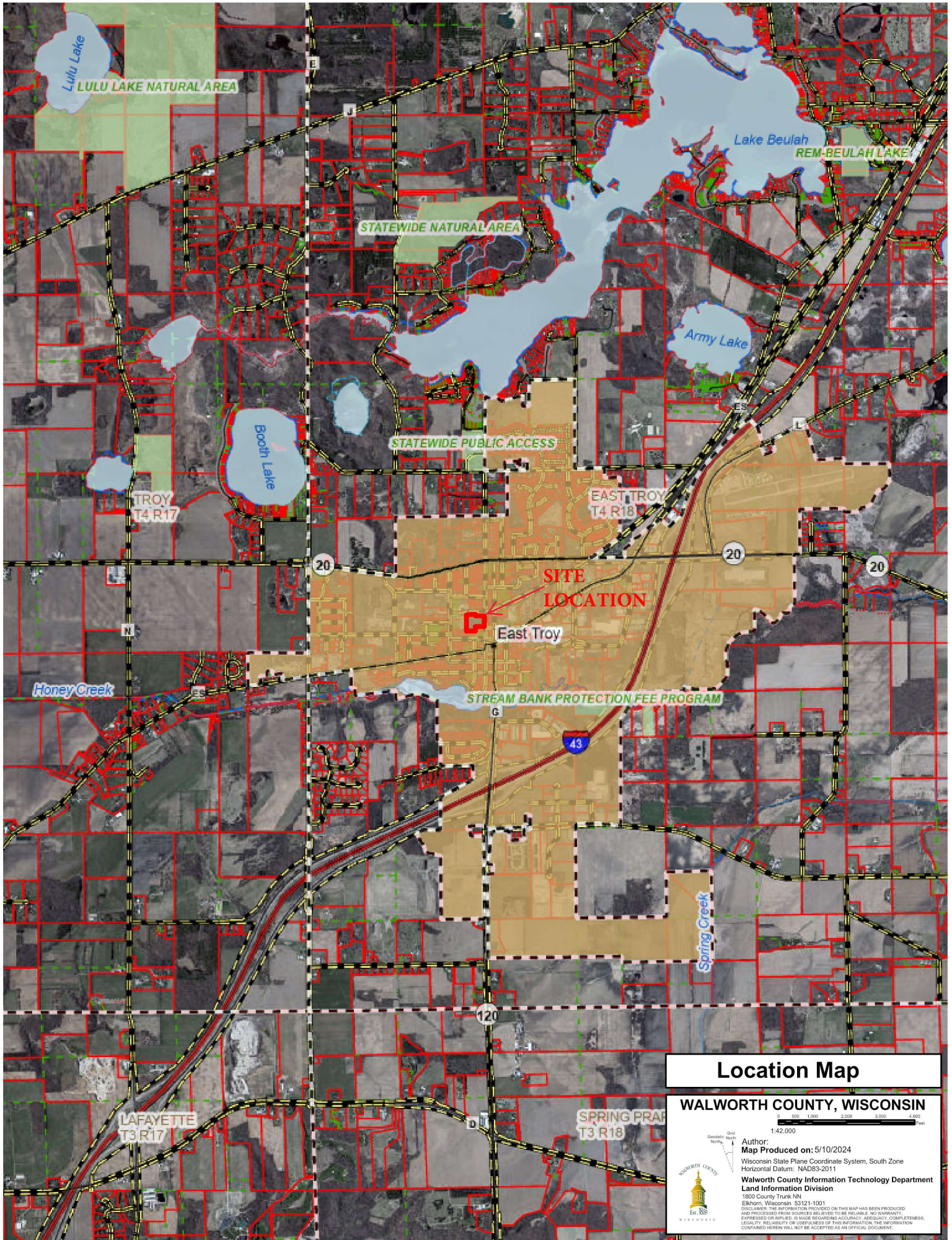
Batterman
engineers surveyors planners

PRELIMINARY PLAT OF DUDA SUBDIVISION AND REZONE MAP
VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN

FOR THE EXCLUSIVE USE OF:
Duda At Division Street, LLC
114 N. Church Street
Elkhorn, Wisconsin 53121

ORDER NO: 34338
BOOK SEE FILE
FIELD CREW: SMN
DRAWN BY: KB / LMB / GL
SHEET 1 OF 1

2857 Barrels Drive
Beloit, Wisconsin 53511
608.365.4464
1040 N. Wisconsin Street
Elkhorn, Wisconsin 53121
262.379.2250
www.batterman.com



Location Map

WALWORTH COUNTY, WISCONSIN



Author:
Map Produced on: 5/10/2024
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83-2011
 Walworth County Information Technology Department
 Land Information Division
 1800 County Trunk NN
 Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN SHALL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

