

TO: Village of East Troy Plan Commission
CC: Eileen Suhm, Jason Equitz, Tim Lynch
FROM: Orrin Sumwalt, Planning Consultant
RPT DATE: June 4, 2024 (Updated June 6, 2024)
MTG DATE: June 10, 2024
FOTH FILE: 24E020.01/1
RE: Duda – Preliminary Consultation

BACKGROUND:

1. Petitioner: Adam Duda (Duda at Division Street, LLC)
2. Agent: Jason Dupuis (R.H. Batterman & Co., Inc.)
3. Property Owner: Duda at Division Street, LLC
4. Location/Address: 2031 Division Street
5. Tax Key Number: RA495400002
6. Area: 4.819 AC
7. Existing Zoning: SR-4 Suburban Residential
8. Proposed Zoning: TR-8 Two-Family Residential
9. Future Land Use: Mixed Residential

OVERVIEW:

The petitioner has submitted a Concept Plan for a preliminary consultation with the Plan Commission that includes four (4) two-family residential lots, nine (9) single-family residential lots, and one (1) outlot (on approximately 4.819 acres). Lots range from approximately 9,038 SF to 14,438 SF.

PLANNER COMMENTS:

1. **Comprehensive Plan.** Map 5A: Future Land Use of the Village of East Troy Comprehensive Plan: 2020-2040 depicts a land use designation for the property of Mixed Residential. According to Ordinance No. 2021-09, which amended the description of Mixed Residential, this designation allows densities up to 9 dwelling units per acre which corresponds to the TR-8 and AR-9 zoning classifications. The overall proposed gross density of the development is 3.53 dwelling units per net acre, which is below the maximum density allowed by the Mixed Residential land use category.
2. **Zoning.** The property is currently zoned SR-4 Suburban Residential District, which is limited to a minimum lot area of 10,00 square feet and a lot density of four (4) dwelling units per acre. The requested TR-8 zoning allows lots as small as 5,000 SF per dwelling unit, a minimum lot width of 60', and a lot density of 8 dwelling units per acre. The proposed lot sizes and lot widths meet the TR-8 District requirements.
3. **Rezoning** The petitioner is requesting to rezone the parcel encompassing approximately 4.19 acres of land in the Village of East Troy from SR-4 Suburban Residential to TR-8 Two-Family Residential.

A key provision of Wisconsin State Statute 66.1001 requires that certain land use actions/decisions be made which are "consistent" with the goals, objectives, and policies of an adopted comprehensive plan.

The Village's Future Land Use of Mixed Residential is consistent with the proposed zoning of TR-8 Two-Family Residential.

4. **General Layout and Land Use.** The overall proposed development pattern is logical given the surrounding context. The layout includes four (4) two-family residential lots, nine (9) single-family residential lots, and one (1) outlot which is for stormwater and open space. The subdivision will have access to Division Street to the east via Duda Street.
5. **Subdivision Plat.** The proposed development requires a subdivision plat. Per Chapter 495, Sec 495-9 of the Village of East Troy Code of Ordinances, before filing a preliminary plat or certified survey map (minor land division), the subdivider is encouraged to consult with the Plan Commission for advice regarding general subdivision requirements. The subdivider shall submit a location map showing the relationship of the proposed subdivision to traffic arteries and existing community facilities. This consultation is neither formal nor mandatory but is intended to inform the subdivider of the purpose and objectives of these regulations, the Comprehensive Plan, and duly adopted Comprehensive Plan implementation devices of the Village and to otherwise assist the subdivider in planning the development. In so doing, both the subdivider and planning agency may reach mutual conclusions regarding the general program and objectives of the proposed development and its possible effects on the neighborhood and community. The subdivider will gain a better understanding of the subsequent required procedures.

The petitioner submitted a conceptual plan of the proposed subdivision for discussion. The details of the proposed layout and civil plans have not yet been reviewed.

6. **Stormwater Management.** Stormwater management for the development will be provided by a stormwater management basin located on Outlot 1. A stormwater management plan, and maintenance agreement will be subject to the Village's review and the issuance of permits in the future.

ENGINEER COMMENTS:

Tim Lynch, Village of East Troy Village Engineer has provided the following comments regarding his review of the Duda Subdivision Concept Plan.

I have a few comments below.

1. The existing watermain in Division Street is a 6" main between Union Street and North Street. Some system upgrades may be necessary to serve this project.
2. There is an area set aside as a stormwater basin. There does not appear to be a natural overflow route. This should be taken into consideration during design.
3. The Village is considering utilizing a 5' sidewalk in lieu of the 4' sidewalk that is shown. It is likely that the Village will require the 5' width.
4. Additional review comments will be provided during review of detailed plans, plat and stormwater management.

STAFF RECOMMENDATION:

Concept Plan

The Village of East Troy Plan Commission should provide direction and feedback to the petitioner regarding the proposed Concept Plan.

EXHIBIT:

- A. Petitioner Application