



Land Division
Village of East Troy, Wisconsin

Village of East Troy Version: September 24, 2018

Village of East Troy
2015 Energy Drive
East Troy, WI 53120

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@clivitekconsulting.com. You may download this form at <http://villageofeastroy.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:

Property Owner

Name William + Pamela Burki
Street Address 10120 Shorewood Dr.
City, State, Zip Code East Troy, WI. 53120
Daytime telephone number 262-203-1812 OR
262-203-1813
Email pamburki3@gmail.com

Developer

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.

Agent 1

Name Warren Hansen
Company Farris Hansen & Assoc.
Street Address 7 Ridgway Ct.
City, State, Zip Code Elkhorn, WI. 53121
Daytime telephone number 262-723-2098
Email office@farris-hansen.com

Agent 2

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

(Vacant Land)

Swoboda ROAD EAST TROY, WI. 53120

Tax key number(s)

PET 3100007

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)

- | | | |
|---|---|--|
| ☐ RH-35 Rural Holding | ☐ TR-8 Two-Family Residential | ☐ NB Business Park |
| ☐ SR-3 Estate Residential | ☐ AR-9 Attached Residential | ☐ HB Highway Business |
| ☐ SR-4 Suburban Residential | ☐ MR-10 Multi-Family Residential | ☐ CB Central Business |
| ☐ SR-5 Neighborhood Residential | ☐ MHR-6 Mobile Home Residential | ☐ BP Business Park |
| ☐ SR-6 Traditional-Front Residential | | ☐ LI Light Industrial |
| ☐ SR-7 Traditional-Rear Residential | | ☐ GI General Industrial |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- | | | |
|---|---|---|
| ☐ PD Planned Development | ☐ GP Groundwater Protection | ☐ FP 100-Year Floodplain |
| ☐ DD Downtown Design | ☐ NFC Natural Features Conservan | ☐ FP 500-Year Floodplain |
| | | ☐ SW Shoreland-Wetland |

6. Adjoining land uses and zoning

	Zoning district(s)	Current Uses
North	R1	Residential
South	A1	Agriculture
East	A1 & C2	Agriculture & Residential
West	A1	Agriculture

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? |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, 2-foot contour intervals) |
| ☐ | ☒ | A landform or topographic feature of local or regional interest |
| ☐ | ☒ | 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] |
| ☐ | ☒ | An area of soil instability: greater than 18% slope and/or organic soils, peats, or mucks at or near the surface |
| ☐ | ☒ | An area of bedrock within 6 feet of the soil surface |
| ☐ | ☒ | An area with the groundwater table within 10 feet of the soil surface |
| ☐ | ☒ | An area with fractured bedrock within 10 feet of the soil surface |

- ☐
- ☐
- ☐
- ☐
- ☐
- ☒
- ☐

- ☒ Prevention of gravel extraction
- ☒ A drainageway for 5 or more acres of land
- ☒ Lot coverage of more than 50% impermeable surfaces
- ☒ Prime agricultural land
- ☒ Wetlands and marshes
- ☐ Land elevation above 950 (USGS datum)
- ☒ Mapped environmental corridors

Yes

- ☐
- ☐
- ☒
- ☐
- ☐
- ☐
- ☐

No

- II Water resources.** Does the proposed project involve any of the following?
- ☒ Location within an area traversed by a navigable stream or dry run
 - ☒ Greater than 10% change in the capacity of a stormwater storage facility or flow of a waterway within 1 mile
 - ☐ The use of septic tank -- soil absorption fields for on-site waste disposal
 - ☒ Lowering of water table by pumping or drainage
 - ☒ Raising of water table by altered drainage patterns
 - ☒ Lake frontage

Yes

- ☐
- ☐
- ☐

No

- III Biological resources.** Does the proposed project involve any of the following?
- ☒ Critical habitat for plants and animals of community interest
 - ☒ Endangered, unusual or rare species
 - ☒ Removal of over 25% of the present trees

Yes

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

No

- IV Human and scientific interest.** Does the proposed project involve any of the following?
- ☒ An area of archaeological interest
 - ☒ An area of geological interest
 - ☒ An area of hydrological interest
 - ☒ Historic buildings or monuments
 - ☒ Buildings or monuments of unique architecture
 - ☒ An area of identified community recreation use

Yes

- ☐
- ☐

No

- V Energy, transportation and communications.**
- ☒ Does the development increase the traffic flow in any collector system by more than 10%?
 - ☒ 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?
- ☒

Yes

- ☐

No

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

Yes

- ☐

No

- VIII Appendices and supporting material.**
- ☒

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:

WILLIAM H. BURKI

Name - Print

Pamela Burki

Name - Print

W. H. Burki

Name - Signature

Pamela Burki

Name - Signature

11-20-24

Date

11-20-24

Date

Applicant (if different than Property Owner):

Name - Print

Name - Signature

Date

Name - Print

Name - Signature

Date

Regarding property on Swoboda Rd, Town of East Troy. Tax parcel PET3100007

Our intention is to establish the property as a family homestead so to maintain it to fit in with East Troy's agricultural community. We are all lifelong residents of East Troy and believe this is consistent with the character of the surrounding area by leaving whatever property is not used for residential purposes as agricultural.

Four lots to accommodate ourselves and three adult children and their families. Three lots of 7.84 acres each and one lot of 23.68 acres.

Additionally, two lots of 5 acres each to be sold off.

Thank you,

Bill and Pam Burki



Pam Burki <pamburki3@gmail.com>

Soil Borings

1 message

Chris Johnson <jhsoil@yahoo.com>
Reply-To: Chris Johnson <jhsoil@yahoo.com>
To: Pam Burki <pamburki3@gmail.com>

Wed, Nov 13, 2024 at 12:22 PM

Hello Pam

Have the surveyor located each soil boring, each soil boring needed to be marked has an orange flag by it. There are 3 soil borings per lot except for lot 2 has 4 soil borings. The soil borings are by the lathes marked with green paint, except for lot 1, those soil borings are in the northwest corner of the lot. I will need an elevation on each boring by the orange flag and an established benchmark. Let me know if you have any questions.

Thanks Chris

Christopher Johnson

J & H Soil Testing & Septic Systems Inc.

Phone (262) 642 – 3701

Fax (262) 642 – 2280

Email jhsoil@yahoo.com



Pam Burki <pamburki3@gmail.com>

Road access

1 message

Todd Scheel <toddscheel@townofeasttroywi.gov>
To: "pamburki3@gmail.com" <pamburki3@gmail.com>
Cc: Jennifer Olson <letcourt@townofeasttroywi.gov>

Fri, Oct 18, 2024 at 10:56 AM

I have spoken with Pam and Bill about road access and where they plan to access the roadway there is already a driveway there. The Town Of East Troy has no problem with their plan.



AGREEMENT OF REIMBURSABLE SERVICES

Project # _____

In accordance with Village ordinances the Village may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the Village's review of a proposal coming before the Village. A request for consideration, review, the submittal of a development application or other project application will require this agreement to reimburse the Village for charges incurred in the course of reviewing the submitted request.

The Village may chargeback the fees incurred for these services to the applicant as they are billed during the course of the project. The Village may delay final acceptance or approval of the application or petition until such fees are paid. Fees which are applied to an applicant, but which are not paid, may be assigned to the property owner as a special assessment to the subject property.

I, the undersigned, have been advised and agree, in accordance with Village ordinances, Sect. 510-149(D) <https://ecode360.com/27770149>, that in addition to those normal costs payable by a property owner/applicant (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), that in the event this action applied for requires the Village of East Troy, in the judgment of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal, etc.) to properly address or take appropriate action on this request that the property owner/applicant shall reimburse the Village for the costs incurred even if the request is not approved. I also understand that should I submit incomplete applications and/or plans this may increase the costs and/or timeframe of my project.

PET 3100007

Tax Key Number: R- _____

Name/Address/Mailing address of Property Owner:

W1020 Shorewood DR.

East Troy, WI. 53120

Signature of Property Owner:

Wanda Ben Pam Busci

Date: 11-20-24

Name/Address/Mailing address of Applicant (if different from Owner):

Signature of Applicant (if different):

Date: _____

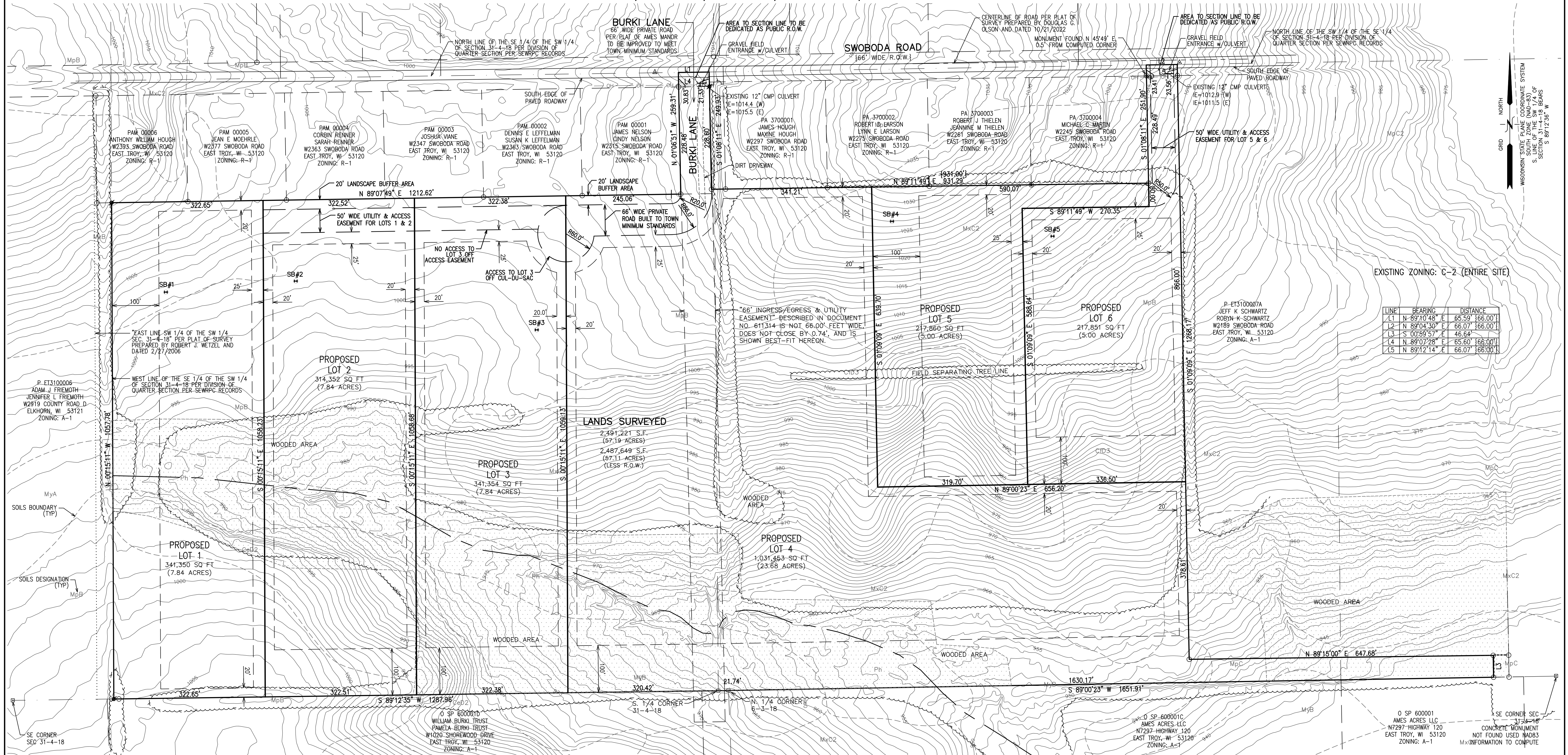
(For Office Use Only)

Date App Filed: _____ Fees Due \$ _____ Date Paid _____ Recd By: _____

Description of Project: _____

PRELIMINARY PLAT
PROVIDENCE FARMS, A SUBDIVISION

PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 31, TOWN 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L1	N 89°10'48" E	85.59' 166.00'
L2	N 89°04'30" E	66.07' 166.00'
L3	S 00°59'57" E	46.64'
L4	N 89°07'28" E	65.60' 166.00'
L5	N 89°12'14" E	66.07' 166.00'

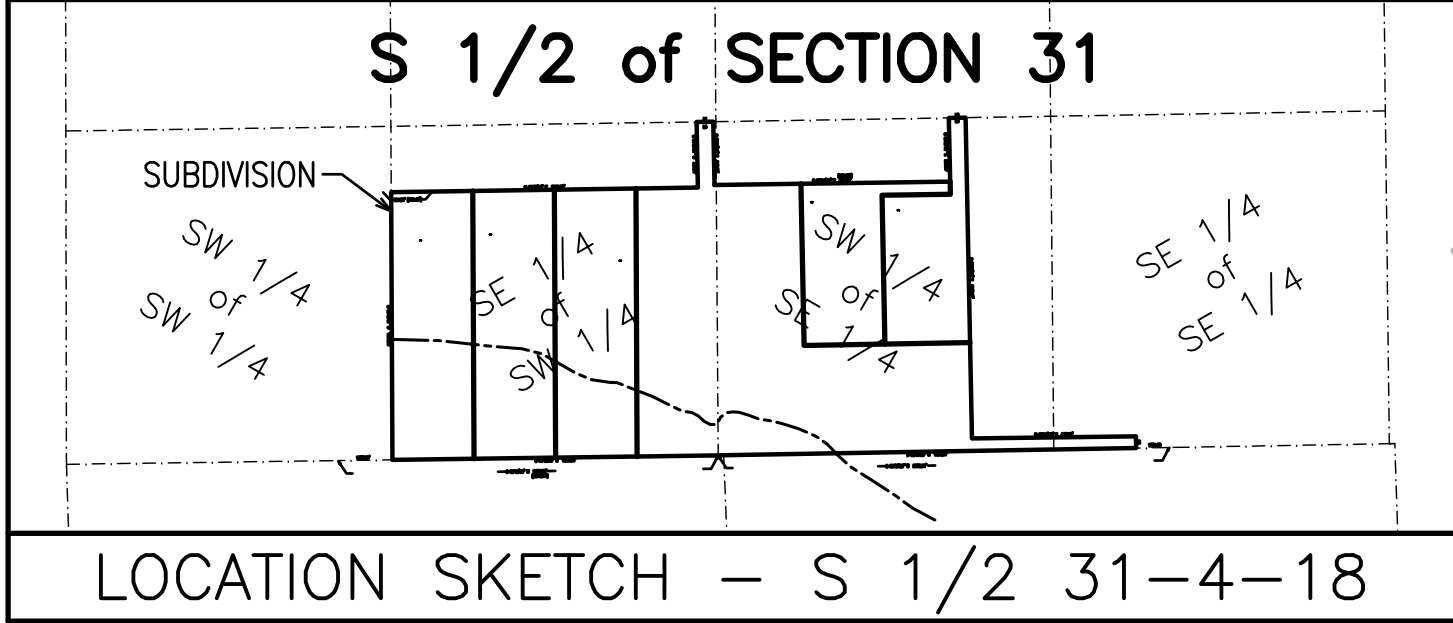
NOTE: TREE/BRUSH LINES AND PORTIONS OF TOPOGRAPHY TAKEN FROM WALWORTH COUNTY GIS DATA. FOR REFERENCE ONLY.

SOIL TYPE, SLOPE AND BOUNDARIES AS TAKEN FROM THE WALWORTH COUNTY SOIL SURVEY AREA 2020

- LEGEND
- MONUMENT w/BRASS CAP
 - ROUND CONCRETE MONUMENT w/NO CROSS OR PIN FOUND
 - IRON PIPE FOUND 1 3/8" O.D.
 - IRON REBAR FOUND 3/4" O.D.
 - IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
 - BENCHMARK
 - UTILITY POLE
 - SOIL BORING
 - RECORDED AS
 - OVERHEAD UTILITY WIRES
 - WIRE FENCE LOCATED
 - EXISTING GROUND ELEVATION
 - EXISTING LAND CONTOURS
 - DIRECTION OF WATER FLOW
 - CENTERLINE USGS MAPPED STREAMS
 - ISOLATED NATURAL RESOURCE AREA 2015 ENVIRONMENTAL CORRIDORS

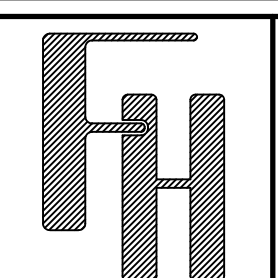
LEGAL DESCRIPTION - LANDS SURVEYED

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 4 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SECTION 31, TOWN 4 NORTH, RANGE 18 EAST; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, S 89DEG 12MIN 36SEC W, 1287.96 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST LINE, N 00DEG 15MIN 11SEC W, 1057.78 FEET TO THE SOUTHERLY BOUNDARY OF AMES MANOR, A SUBDIVISION; THENCE N 89DEG 07MIN 49SEC E, 1212.62 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 1, N 01DEG 08MIN 51SEC W, 259.31' TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE, N 89DEG 10MIN 48SEC E, 65.59 FEET; THENCE S 01DEG 08MIN 11SEC E, 249.93 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTH BOUNDARY OF CERTIFIED SURVEY MAP NO. 37 EXTENDED 30.00 FEET WESTERLY; THENCE N 89DEG 11MIN 49SEC E, 931.29 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF LOT 4 OF SAID CERTIFIED SURVEY MAP; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 4, N 01DEG 08MIN 11SEC W, 251.90 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE, N 89DEG 04MIN 30SEC E, 66.07 FEET; THENCE S 01DEG 09MIN 09SEC E, 1268.17 FEET TO AN IRON PIPE STAKE; THENCE N 89DEG 15MIN 00SEC E, 647.68 FEET TO AN IRON PIPE STAKE; THENCE S 00DEG 59MIN 57SEC E, 46.64 FEET TO AN IRON PIPE STAKE; THENCE S 89DEG 00MIN 23SEC W, 1651.91 FEET TO THE POINT OF BEGINNING. CONTAINING 2,491,221 SQUARE FEET (57.19 ACRES) OF LAND, MORE OR LESS.



DATED: 9/13/2024

CHRISTOPHER A. HODGES P.L.S. 2760



PROVIDENCE FARMS
A SUBDIVISION

WORK ORDERED BY -
REALTY EXECUTIVES
2887 MAIN STREET / P.O. BOX 903
ELKHORN, WI 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS
6/27/2024 - REVISE BOUNDARY PER TITLE COMPANY REVIEW
6/28/2024 - REVISE BOUNDARY PER TITLE COMPANY REVIEW
9/13/2024 - DHC
LOTS 1-3 & 5-6 AS CONCEPT

PROJECT NO.
11060
DATE
06/26/2024
SHEET NO.
1 OF 1