

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:

	Property Owner	Developer
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.

	Agent 1	Agent 2
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)

- | | | |
|---|---|--|
| ☐ 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	_____	_____
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?
☐	☐	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 13-1-100(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

William H. Burki

Name - Signature

Pamela Burki

Name - Signature

2/28/25

Date

2/28/25

Date

Applicant (if different than Property Owner):

Name - Print

Name - Signature

Date

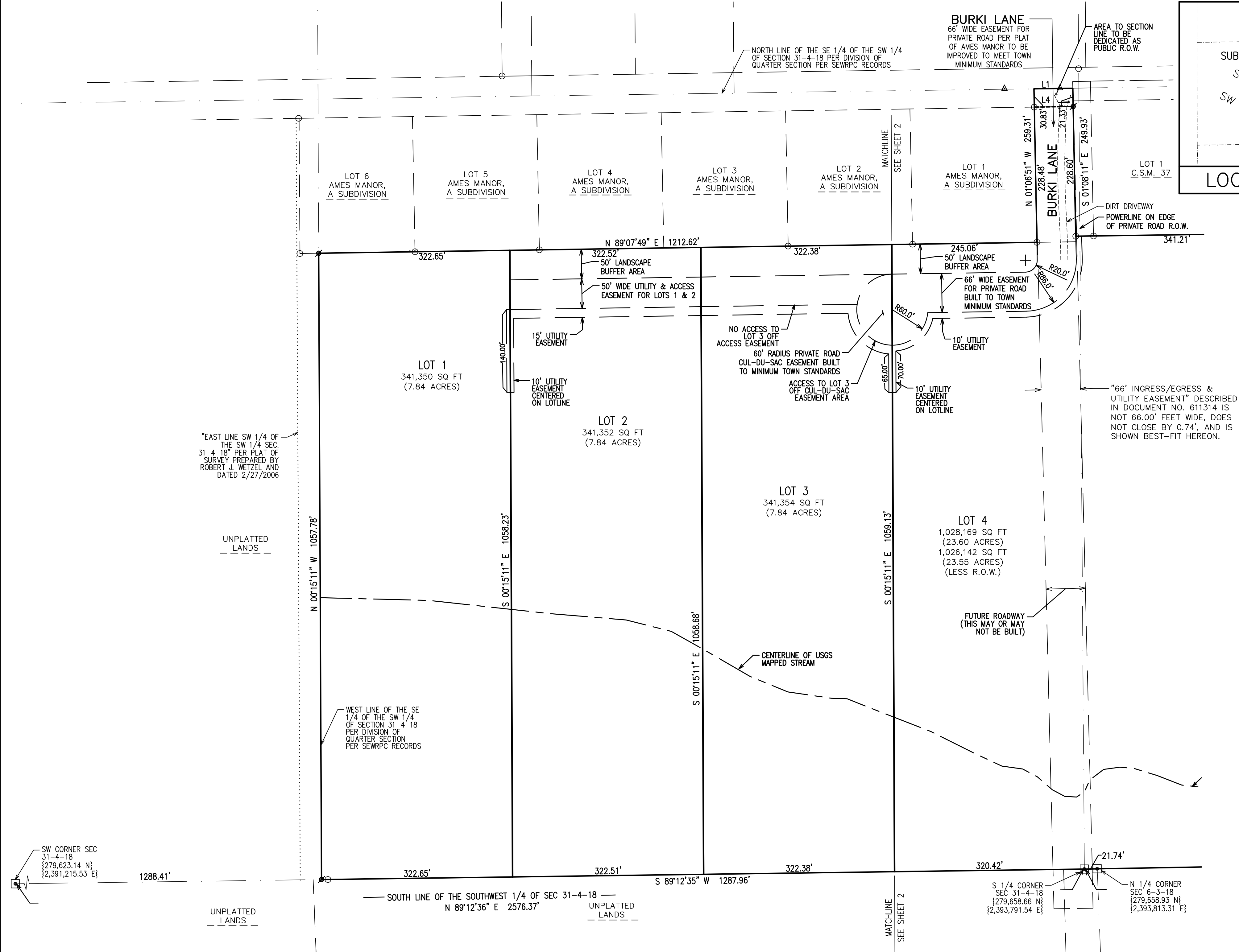
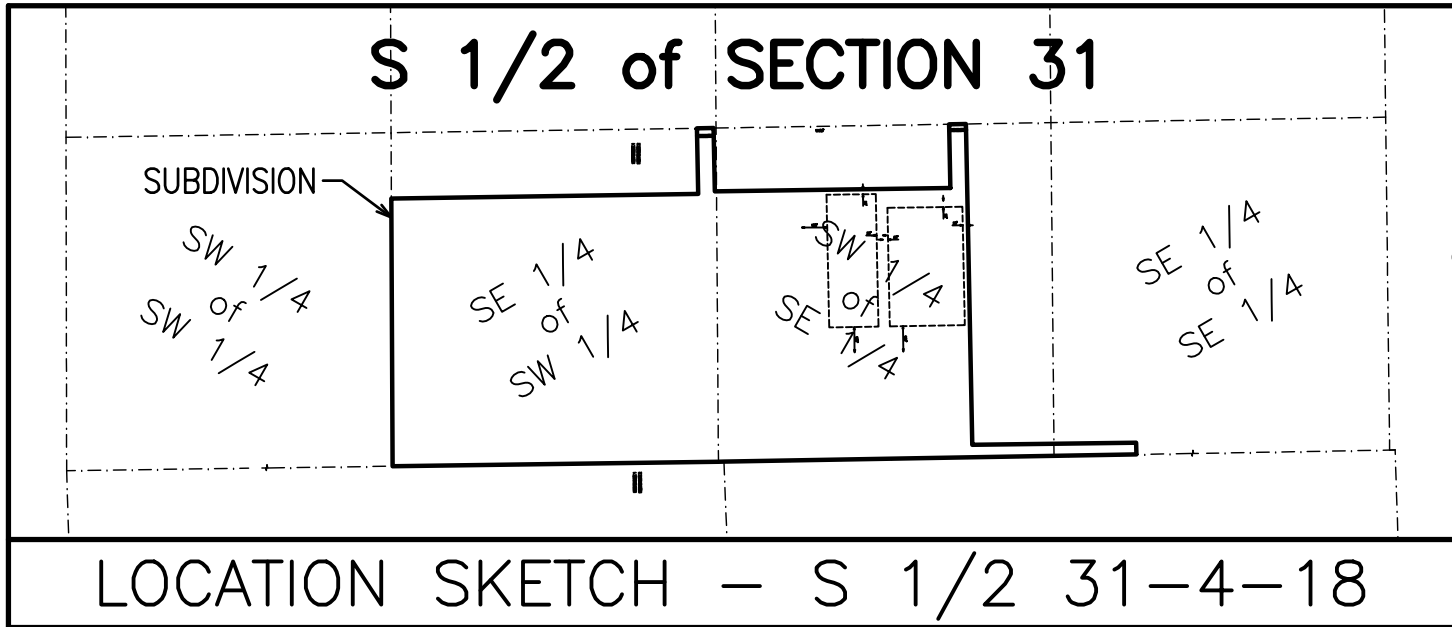
Name - Print

Name - Signature

Date

PROVIDENCE FARMS, A SUBDIVISION

LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 AND THE S 1/2 OF THE SE 1/4 OF SECTION 31,
TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN



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

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LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 AND THE S 1/2 OF THE SE 1/4 OF SECTION 31,
TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN

PROVIDENCE FARMS, A SUBDIVISION
LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 AND THE S 1/2 OF THE SE 1/4 OF SECTION 31,
TOWN 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. HODGES, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF WILLIAM BURKI TRUST AND PAMELA BURKI TRUST, OWNERS, I HAVE SURVEYED, DIVIDED, AND MAPPED 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 06MIN 51SEC W, 259.31' TO THE NORTH LINE OF THE SOUTHEAST 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 SOUTHEAST 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.

I ALSO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF WISCONSIN STATUTES, THE SUBDIVISION CONTROL ORDINANCE WALWORTH COUNTY, WISCONSIN AND THE LAND DIVISION ORDINANCE FOR THE TOWN OF TROY IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED:_____

CHRISTOPHER A. HODGES P.L.S. 2760

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF EAST TROY, WALWORTH COUNTY, AND DEPARTMENT OF ADMINISTRATION.

DATED:_____

WILLIAM BURKI TRUST -- OWNER REPRESENTATIVE

PAMELA BURKI TRUST -- OWNER REPRESENTATIVE

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED WILLIAM BURKI TRUST AND PAMELA BURKI TRUST TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

TOWN OF EAST TROY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, _____, BEING THE DULY ELECTED, QUALIFIED TREASURER OF THE TOWN OF EAST TROY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF PROVIDENCE FARMS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

TOWN OF EAST TROY TREASURER

TOWN OF EAST TROY APPROVAL

RESOLVED THAT THE PLAT OF PROVIDENCE FARMS, A SUBDIVISION, LOCATED IN THE TOWN OF EAST TROY, WISCONSIN, WILLIAM BURKI TRUST AND PAMELA BURKI TRUST, OWNERS IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF EAST TROY.

DATED THIS _____ DAY OF _____, 2025.

I CERTIFY THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF EAST TROY, WISCONSIN.

CHAIRMAN

WALWORTH COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ss
COUNTY OF WALWORTH)

I, _____, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF PROVIDENCE FARMS, A SUBDIVISION.

DATED THIS _____ DAY OF _____, 2025.

WALWORTH COUNTY TREASURER

WALWORTH COUNTY APPROVAL

RESOLVED THAT THE PLAT OF PROVIDENCE FARMS, A SUBDIVISION, LOCATED IN WALWORTH COUNTY, WISCONSIN, WILLIAM BURKI TRUST AND PAMELA BURKI TRUST, OWNERS, IS HEREBY APPROVED BY THE WALWORTH COUNTY ZONING AGENCY.

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING -- ARCHITECTURE -- SURVEYING
7 RIDGWAY COURT, PO BOX 437
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