

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://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 PSG East Troy, LLC

Street Address 448 Falcon Ridge Dr Ste. B

City, State, Zip Code Burlington, WI 53105

Daytime telephone number 262-758-6064

Email Leslie@psgwisconsin.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 Colleen Anderson

Company The Climbing Tree

Street Address 3147 Main St.

City, State, Zip Code East Troy, WI 53120

Daytime telephone number 262-642-5001

Email climbingtree3147@gmail.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 3147 Main St. East Troy WI

Tax key number(s) RXUP00198 RFNC00004A

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 checked="" 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 checked="" 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

	Zoning district(s)	Current Uses
North	<u>SR-4</u>	<u>school</u>
South	<u>TR-8</u>	<u>residential</u>
East	<u>HB</u>	<u>restaurant</u>
West	<u>HB</u>	<u>personal services</u>

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 checked="" type="checkbox"/> | Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, 2-foot contour intervals) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A landform or topographic feature of local or regional interest |
| <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | An area of bedrock within 6 feet of the soil surface |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area with the groundwater table within 10 feet of the soil surface |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area with fractured bedrock within 10 feet of the soil surface |

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Prevention of gravel extraction |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A drainageway for 5 or more acres of land |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lot coverage of more than 50% impermeable surfaces |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Prime agricultural land |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetlands and marshes |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land elevation above 950 (USGS datum) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Mapped environmental corridors |

Yes **No** **II Water resources.** Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location within an area traversed by a navigable stream or dry run |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | The use of septic tank – soil absorption fields for on-site waste disposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lowering of water table by pumping or drainage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Raising of water table by altered drainage patterns |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lake frontage |

Yes **No** **III Biological resources.** Does the proposed project involve any of the following?

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Critical habitat for plants and animals of community interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Endangered, unusual or rare species |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | An area of archaeological interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of geological interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of hydrological interest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Historic buildings or monuments |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Buildings or monuments of unique architecture |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An area of identified community recreation use |

Yes **No** **V Energy, transportation and communications.**

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the development increase the traffic flow in any collector system by more than 10%? |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

Yes **No** **VII Additional information on any of the above that may have a significant environmental impact.**

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

Yes **No** **VIII Appendices and supporting material.**

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

◆ 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.

Name - Print

Name - Signature

Date _____

Name - Print

Name - Signature

Date _____

Name - Print

Name - Signature

Date _____

Name - Print

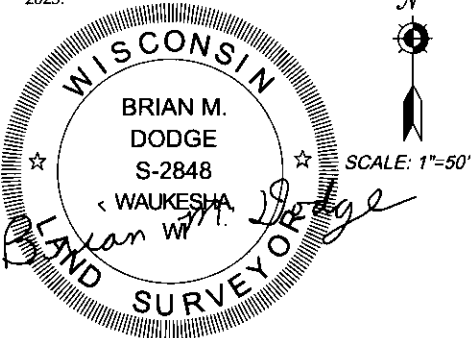
Name - Signature

Date _____

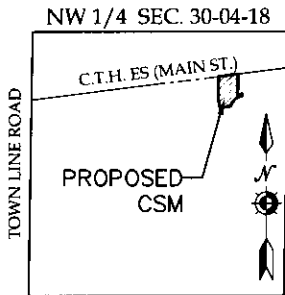
CERTIFIED SURVEY MAP

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 30,
Town 04 North, Range 18 East in the Village of East Troy, Walworth
County, Wisconsin.

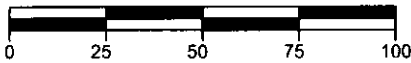
NOTE:
THE FIELD WORK WAS
COMPLETED ON APRIL 14,
2023.



NORTH REFERENCED TO THE
WISCONSIN COORDINATE SYSTEM
SOUTH ZONE, NAD 27, THE EAST
LINE OF THE NW 1/4 OF SECTION
30-04-18, BEARING N00°02'37"E.



LOCATION MAP
NOT TO SCALE



Curve Table						
Curve #	Length	Radius	Chord	Chord Bearing	Tangent In	Tangent Out
C1	140.31'	155.00'	135.57'	S51°13'03"W	S77°09'02"W	S25°17'04"W
C2	8.28'	95.00'	8.28'	S22°47'11"W	S25°17'04"W	S20°17'18"W

For Recording Use

NORTH 1/4 CORNER
SEC. 30-04-18
CONC. MONUMENT
W/BRASS CAPP

P.O.B.
S82°03'48"W 500.00'

CENTER 1/4 CORNER
SEC. 30-04-18
CONC. MONUMENT
W/BRASS CAPP

EAST LINE OF THE NW 1/4 OF SECTION 30-04-18.

C.T.H. ES (MAIN STREET)

N82°03'48"E 200.00'
N 82°45' E 200.0' (R.A.)
33' DEDICATED TO THE PUBLIC
6600 S.F.
N82°03'48"E 200.00'

LOT 1

50,954 S.F.
1.170 ACRES

BUILDING
OVERHANG

EXISTING BUILDING
(CLIMBING TREE DAYCARE)

SHED

UNPLATTED LANDS

N82°02'00"E
43.14'

S07°53'57"E
0.70'

WETLAND WAY
NO ACCESS

FIELDS NEIGHBORHOOD FIRST
ADDENDUM A CONDOMINIUM

LEGEND

- = 1.32" O.D. Iron Pipe Found
- = 1.32" O.D. X 18" long Iron Pipe Set,
weighing 1.68 lbs./lineal foot
- (R.A.) = Recorded As

kapur

1224 S. Pine Street
Burlington, Wisconsin 53105
kapurinc.com

THIS INSTRUMENT DRAFTED BY BRIAN M. DODGE

CERTIFIED SURVEY MAP

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 04 North, Range 18 East in the Village of East Troy, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Brian M. Dodge, Professional Wisconsin Land Surveyor, do hereby certify that at the direction of The Climbing Tree Childcare & Family Education Center, Inc. and PSG East Troy LLC, I have surveyed, divided and mapped the land shown and described hereon, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 04 North, Range 18 East on the Village of East Troy, Walworth County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of Section 30, thence South 00°02'37" West along the east line of said Northwest 1/4, 362.70 feet to the centerline of C.T.H. ES (Main Street); thence South 82°03'48" West along said centerline, 500.00 feet to the point of beginning; thence South 00°02'37" West, 220.17 feet; thence North 82°02'00" East, 43.14 feet to a point on the northerly line of Wetland Way; thence South 07°53'57" East along said northerly line, 0.70 feet; thence continuing along said northerly line 140.31 feet along and arc of a curve to the left, with a radius of 155.00 feet and a chord bearing and length of South 51°13'03" West, 135.57 feet; thence South 25°17'04" West along said northerly line, 9.03 feet; thence continuing along said northerly line 8.28 feet along and arc of a curve to the left, with a radius of 95.00 feet and a chord bearing and length of South 22°47'11" West, 8.28 feet; thence South 47°15" West, 112.00 feet; thence North 11°41'03" West, 99.15 feet; thence North 00°02'37" East, 220.28 feet to the centerline of C.T.H. ES (Main Street); thence North 82°03'48" East along said centerline, 200.00 feet to the point of beginning. Said lands contains 57,554 square feet (1.321 acres) more or less.

I further certify that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7, of the Wisconsin Administrative Code, and Chapter 495, Subdivision of Land of the Village of East Troy Municipal Code, in surveying, dividing and mapping said land, and that this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

Dated this 6th day of March, 2025.

Brian M. Dodge
Brian M. Dodge S-2848



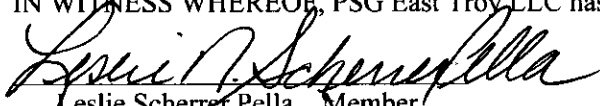
CERTIFIED SURVEY MAP

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 04 North, Range 18 East in the Village of East Troy, Walworth County, Wisconsin.

OWNER'S CERTIFICATE:

PSG East Troy a Wisconsin Limited Liability Company, as owner, do hereby certify that said company's has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon in accordance with Chapter 236.34 of the Wisconsin State Statutes, and Chapter 495, Subdivision of Land of the Village of East Troy Municipal Code.

IN WITNESS WHEREOF, PSG East Troy LLC has caused these presents to be signed by:

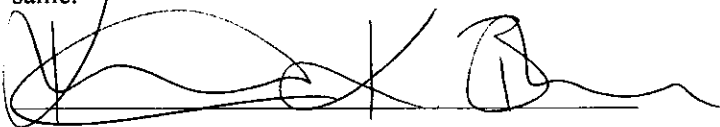

Leslie Scherrer Pella, Member

on this 11th day of March, 2025.

STATE OF WISCONSIN)

Walworth COUNTY) ss

PERSONALLY came before me this 11th day of March, 2025, Leslie Scherrer Pella, Member, and to me known to be the person who executed the foregoing instrument and acknowledges the same.



Print Name: Katlynn K. Blank
Notary Public-State of Wisconsin
My Commission Expires, is Permanent 5/23/2027

KATLYNN K BLANK
Notary Public
State of Wisconsin



CERTIFIED SURVEY MAP

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 30, Town 04 North, Range 18 East in the Village of East Troy, Walworth County, Wisconsin.

OWNER'S CERTIFICATE:

The Climbing Tree Childcare & Family Education Center Inc, a Wisconsin corporation as owner, do hereby certify that said company's has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon in accordance with Chapter 236.34 of the Wisconsin State Statutes, and Chapter 495, Subdivision of Land of the Village of East Troy Municipal Code.

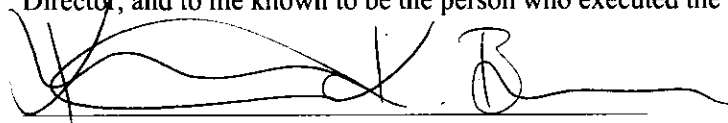
IN WITNESS WHEREOF, The Climbing Tree Childcare & Family Education Center Inc, a Wisconsin corporation has caused these presents to be signed by:


Colleen Anderson, Director

on this 11 day of March, 2025.

STATE OF WISCONSIN)
Racine COUNTY) ss

PERSONALLY came before me this 11th day of March, 2025, Colleen Anderson, Director, and to me known to be the person who executed the foregoing instrument and acknowledges the same.



Print Name: Katlynn K. Blank
Notary Public-State of Wisconsin
My Commission Expires, is Permanent 5/23/2027

KATLYNN K BLANK
Notary Public
State of Wisconsin

VILLAGE OF EAST TROY VILLAGE BOARD APPROVAL:

This land division is hereby approved, and the road dedication accepted, by the Village of East Troy Village Board on this _____ day of _____, 2025.

Robert M. Johnson, President

Dannett Smith, Village Clerk

