



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

Inspections
call (262) 352-4433
fax (262) 642-6259

Permit No. _____
Parcel No. RBRO 00043

Property Address: 2931 Mallard Way

Zoning Permit Application

OFFICE USE ONLY

Application Number: _____ Fee Paid: \$ _____ Check # _____ Fee Received By: _____ Date Received: _____

Property Owner
Name Ricky R Moede
Street address 2931 Mallard Way
City, state, zip code EAST TROY, WI 53120
Daytime telephone 262-617-6135
E-mail address ricky.moede@gmail.com

Agent, if any

General description of proposed project (add sheet if necessary):

Garage Addition

For assistance in the zoning districts, please visit: <https://villageofeasttroy.zoninghub.com/>

Zoning Information

Zoning District(s) (check all that apply)

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

Setbacks and Offsets

(N,S,E,W)

Front-yard setback: 35 feet from building foundation to base setback line (road right-of-way)

Side-yard offset: 10.9 feet from building foundation to W property boundary line

Side-yard offset: 82.1 feet from building foundation to E property boundary line

Rear-yard offset: 35.5 feet from building foundation to S property boundary line

Setback: 0 feet from building foundation to Flood Plain (if any)

Setback: 0 feet from building foundation to Shoreland Wetland (if any)

Overlay Zoning Districts

- ☐ PD Planned Development
- ☐ DD Downtown Design
- ☐ GP Groundwater Protection
- ☐ NFC Natural Features Conservancy
- ☐ FP 100 year Flood Plain
- ☐ S Shoreland
- ☐ SW Shoreland Wetland

Floor Area of Buildings in square feet from exterior wall to exterior wall (overhangs exceeding 2' shall be included)

| | Existing | Proposed |
|-----------------------------------|-------------|------------------------|
| Principal building (first floor) | <u>1206</u> | |
| Principal building (second floor) | | |
| Attached garage | <u>400</u> | <u>+ 900 S.F.</u> |
| Detached building (#1) | | |
| Detached building (#2) | | |
| Total | <u>1606</u> | <u>total 1300 S.F.</u> |

Sanitary Permit No. (Buildings requiring sanitation only): _____

Applicant certification

- I certify that all of the information in this application, along with any attachments, are true and correct to the best of my knowledge and belief.
- 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 such written 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 Signature(s):
Ricky R Moede

Date:
4-15-25

PLAT OF SURVEY

BEING ALL OF LOT 43 OF BROOKSTONE HILLS SUB'D., LOCATED IN THE SW 1/4 OF THE NW 1/4 & NW 1/4 OF THE SW 1/4 OF SECTION 29 AND NE 1/4 OF THE SE 1/4 AND SE 1/4 & SW 1/4 OF THE NE 1/4 OF SECTION 30, T.4N., R.18E., VILLAGE OF EAST TROY, WALWORTH COUNTY, WI.

SURVEYOR

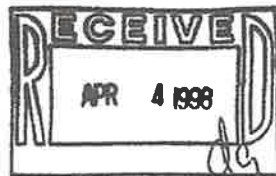
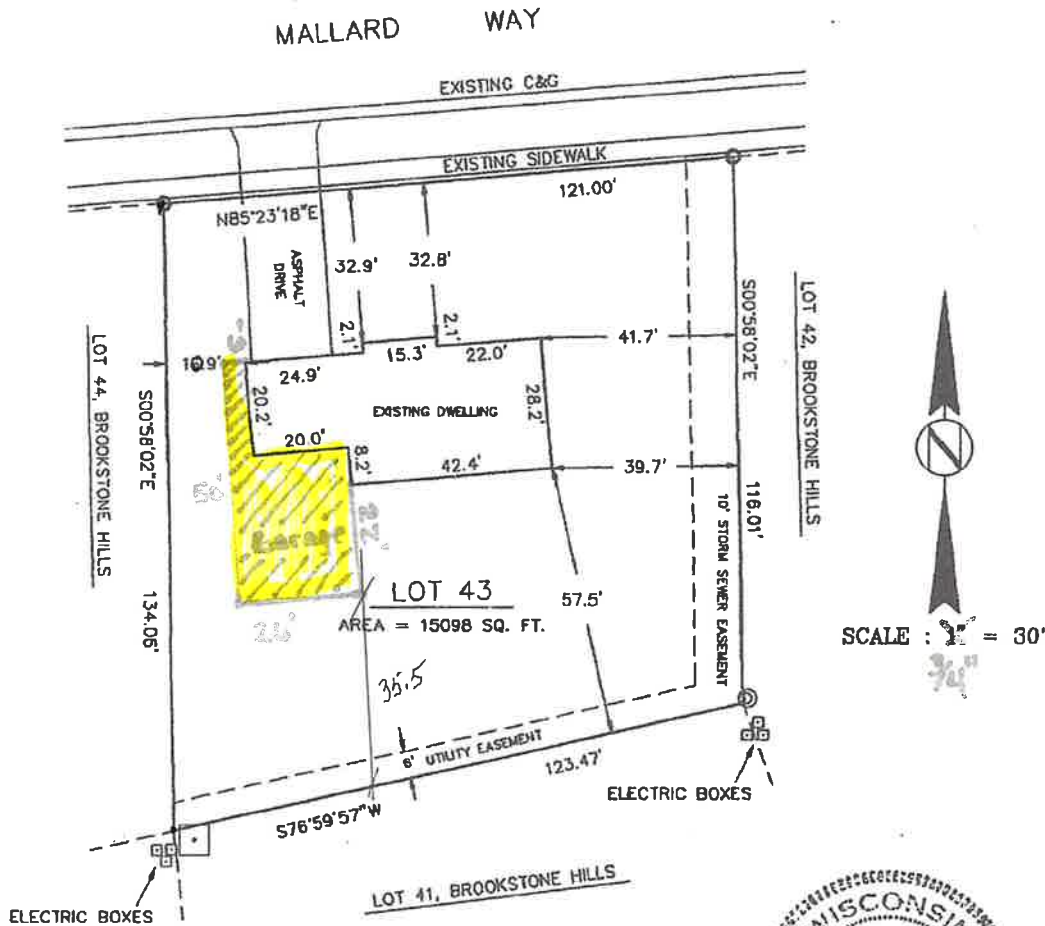
NORMAN C. HANSON, RLS 1147
WELCH, HANSON & ASSOC., INC.
W.219 E. WISCONSIN AVE.
NASHOTAH, WI. 53068
(414)367-4225

SURVEY FOR

BROOKSTONE HOMES
4450 MILTON AVE.
SUITE 206
JANESVILLE, WI 53548

LEGEND

○ - 1" IRON PIPE FOUND



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREON WITHIN ONE (1) YEAR FROM DATE HEREOF.

DATE: 8/4/97
PROJECT NO. 11333

003-533
RBRD-43

Chapter 510. Zoning

Article VIII. Bulk Regulations

§ 510-58.1. Exceptions to maximum area of attached garage regulations.

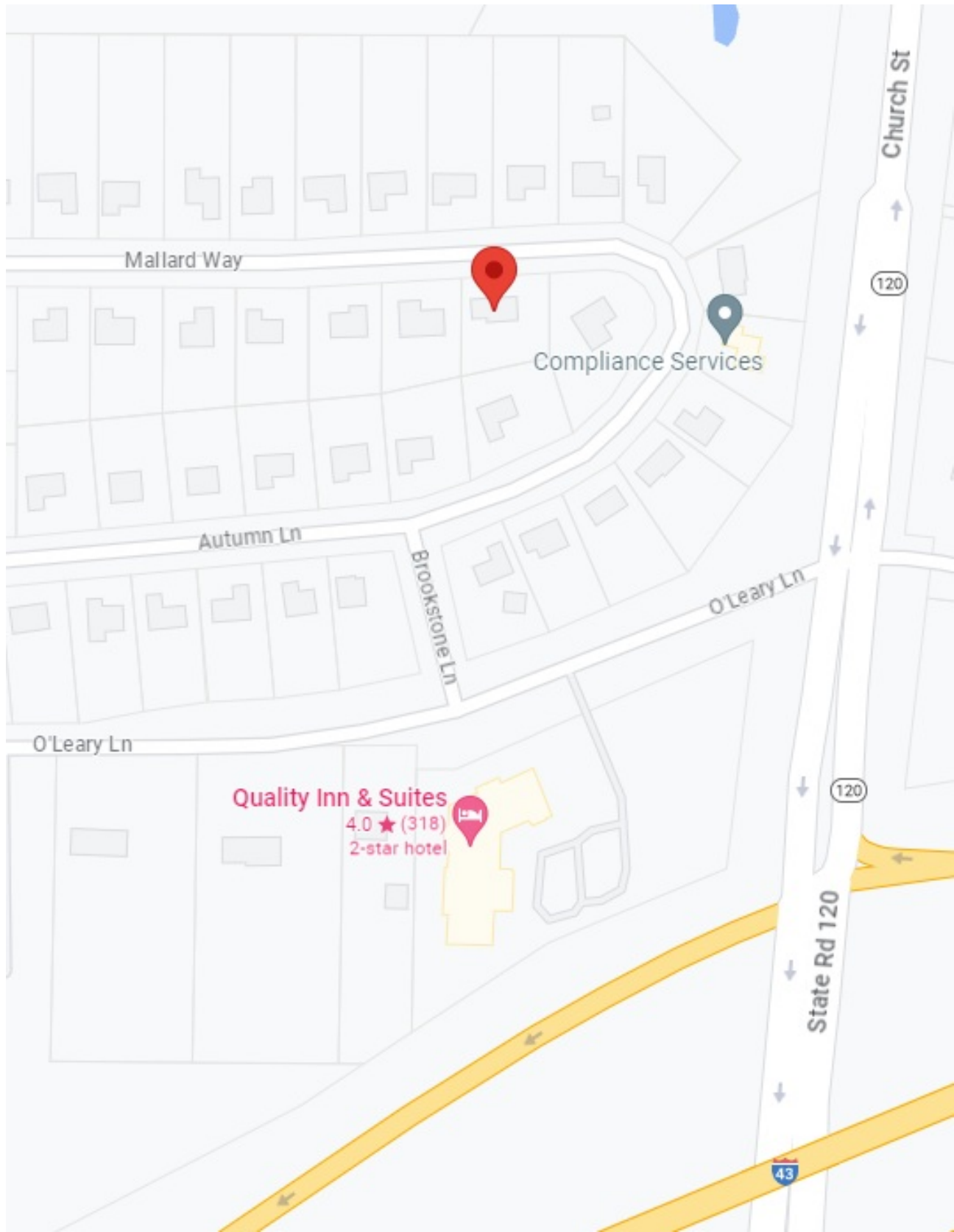
[Added 4-17-2023 by Ord. No. 2023-04]

- A. Upon petition, the Plan Commission may allow a larger attached garage than what is otherwise allowed in §§ **510-18, 510-19, 510-20, 510-21, 510-22, 510-23, 510-24, and 510-25**, provided:
 - (1) The attached garage has no more than three side-by-side vehicles facing the right-of-way from which the dwelling unit has street access;
 - (2) The attached garage complies with all other requirements of this chapter; and
 - (3) The grant is subject to an equivalent reduction in the total floor area of accessory buildings that are allowed on the lot.
- B. In making their decision, the Plan Commission must make each of the following determinations:
 - (1) The architecture of the oversized garage is compatible with the dwelling unit;
 - (2) The oversized garage will not be adverse to the public health, safety or welfare;
 - (3) The oversized garage will not be in conflict with the spirit or intent of this chapter; and
 - (4) The oversized garage will not otherwise be detrimental to the Village or the immediate neighborhood where the structure would be located.
- C. The Plan Commission may impose such conditions it deems necessary including a requirement for screening and/or landscaping.

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SHEET LIST

- A1. COVER SHEET
- A2. EXISTING HOUSE
- A3. GARAGE ADDITION FLOOR PLAN
- A4. FOUNDATION PLAN
- A.5 NORTH & SOUTH ELEVATIONS
- A.6 EAST & WEST ELEVATIONS
- A.6 WALL SECTION



PROJECT LOCATION
NOT TO SCALE



FRONT OF RESIDENCE



GARAGE ADDITION RENDERING
NOT TO SCALE

ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. THEY ARE NOT MEANT TO BE AN EXACT RENDITION. SOME ITEMS MAY NOT BE STANDARD AND/OR REPRESENT AN EXACT SYMBOL.

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East Troy, WI 53120
262-617-6135

Garage addition design for
RICK MOEDE

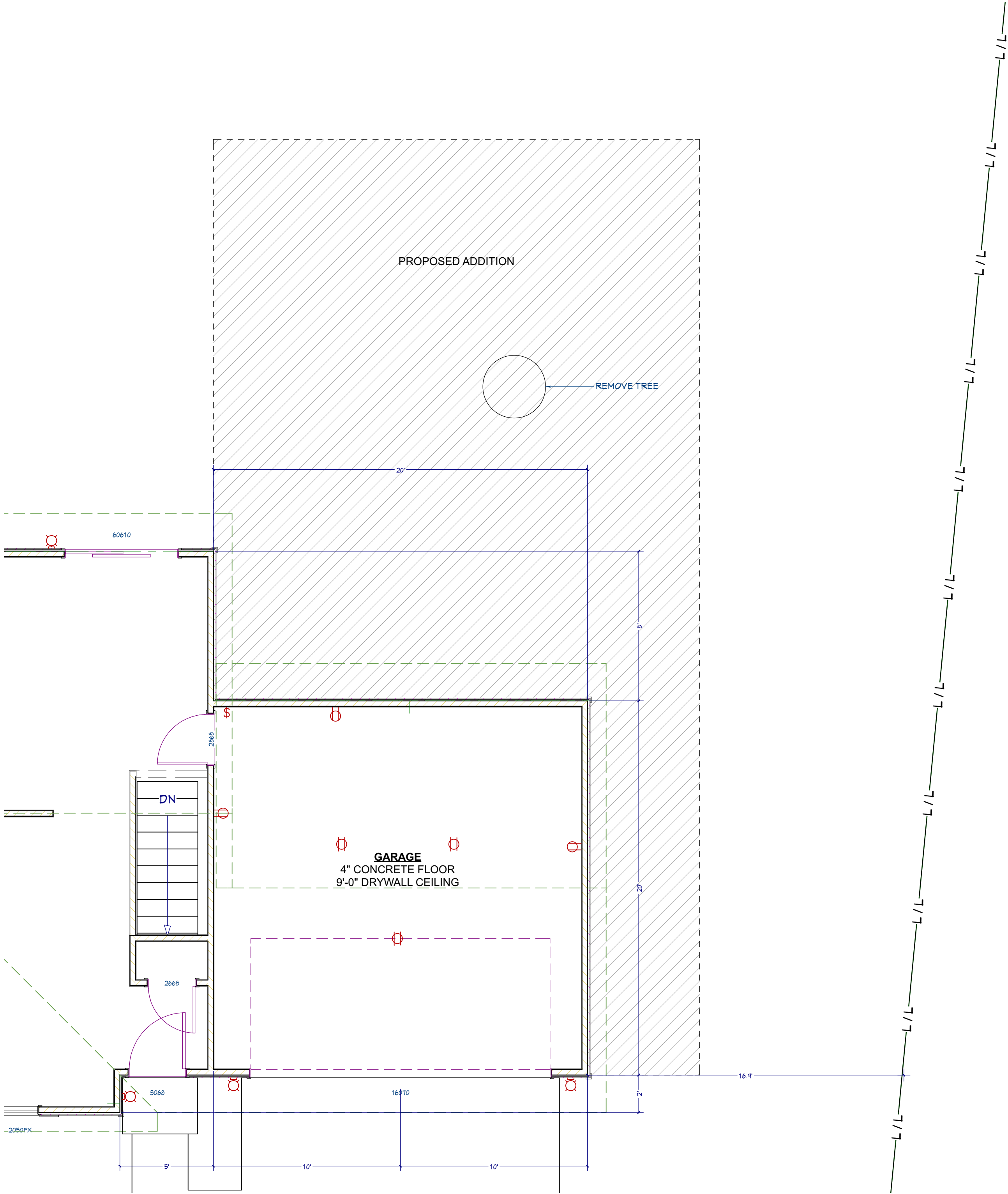
Juel Ann
ARCHITECTURE
Residential Design & Planning LLC

OWNER(S) APPROVAL SIGNATURE
Upon final review and notation of these plans and contract specifications, Owner(s) by his (her, their) signature agree that plans and specifications are correct, complete, and in final form. All work on the project will be based on these plans and specifications. Any change or deviation can only be accomplished through change order procedures.

J.A.Scherf - Juel Ann Architecture, LLC Wednesday, May 10, 2023
Signature(s):

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AS BUILT
FLOOR PLAN
SCALE: 1/4" = 1'-0"



Garage addition design for

RICK MOEDE

Juel Ann
ARCHITECTURE
Residential Design & Planning
LLC

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- REVISIONS**
1. 4/25/23 Prelim.
 2. 5/10/23 Const.Dwgs.

SHEET A2

Date: 5/10/2023
Job No: 2313
Drawn By: JAS
Municipality: East Troy

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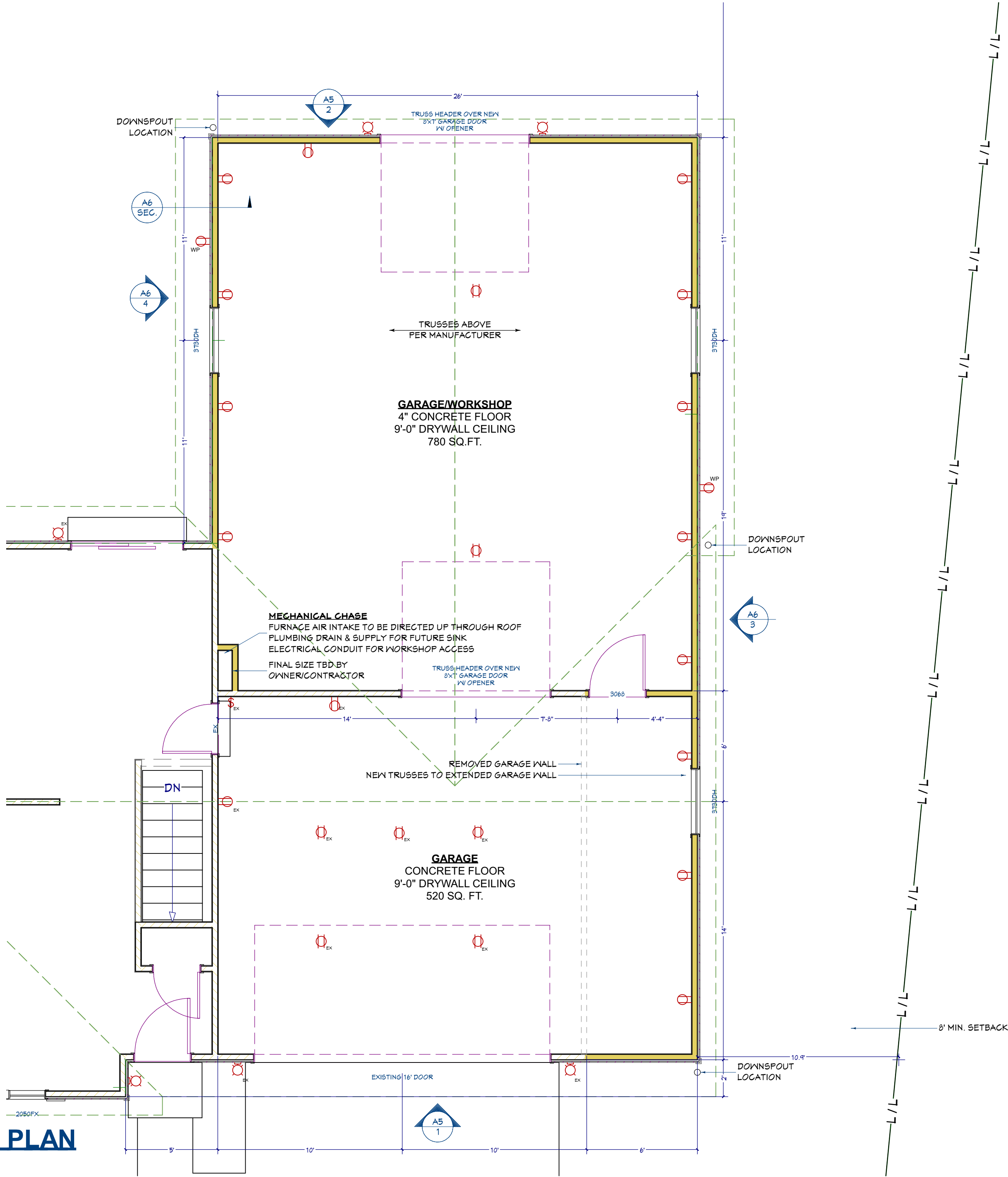
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GARAGE ADDITION FLOOR PLAN

SCALE: 1/4" = 1'-0"



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SHEET

A3

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Drawn By: JAS
Municipality: East Troy

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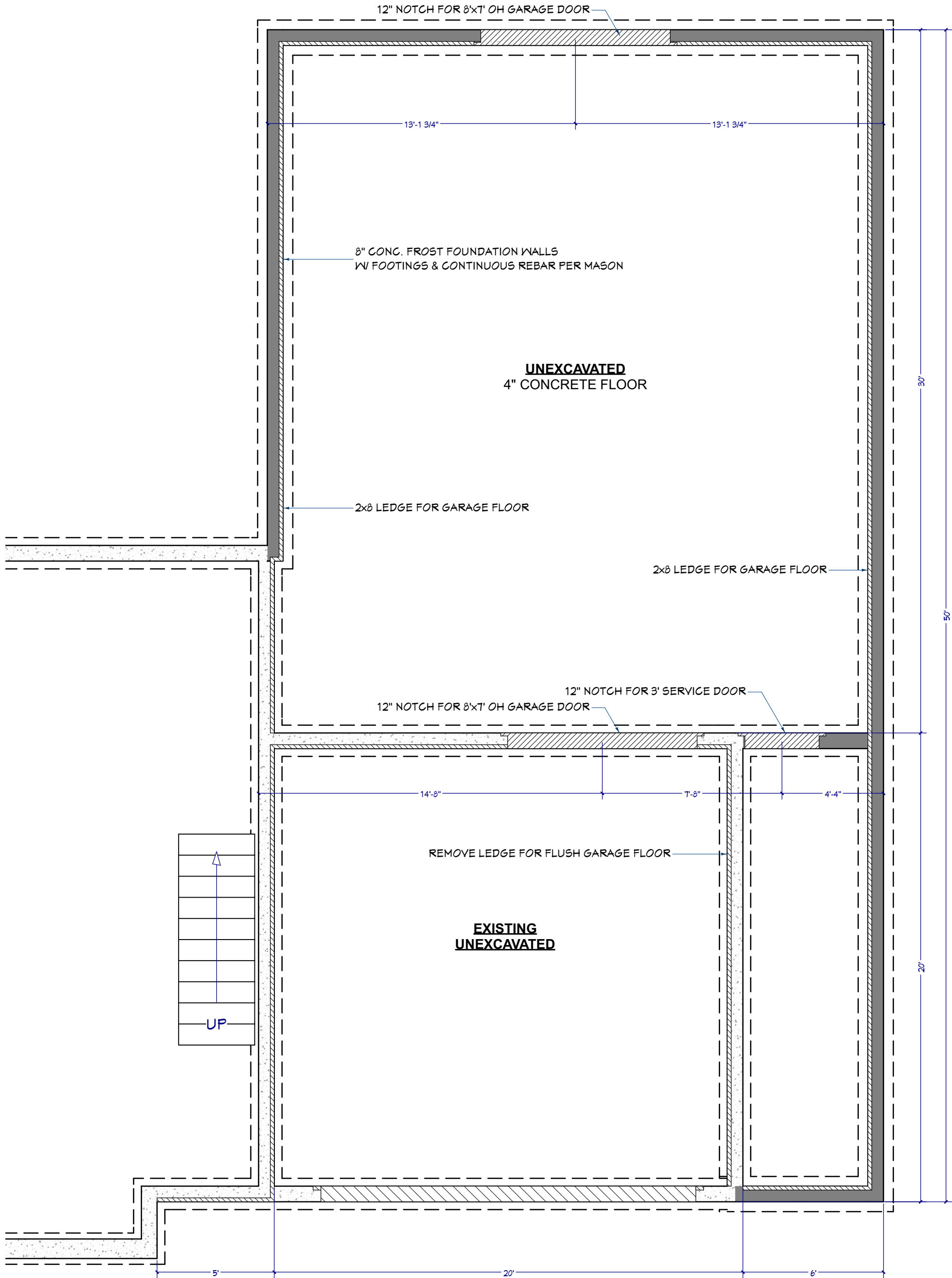
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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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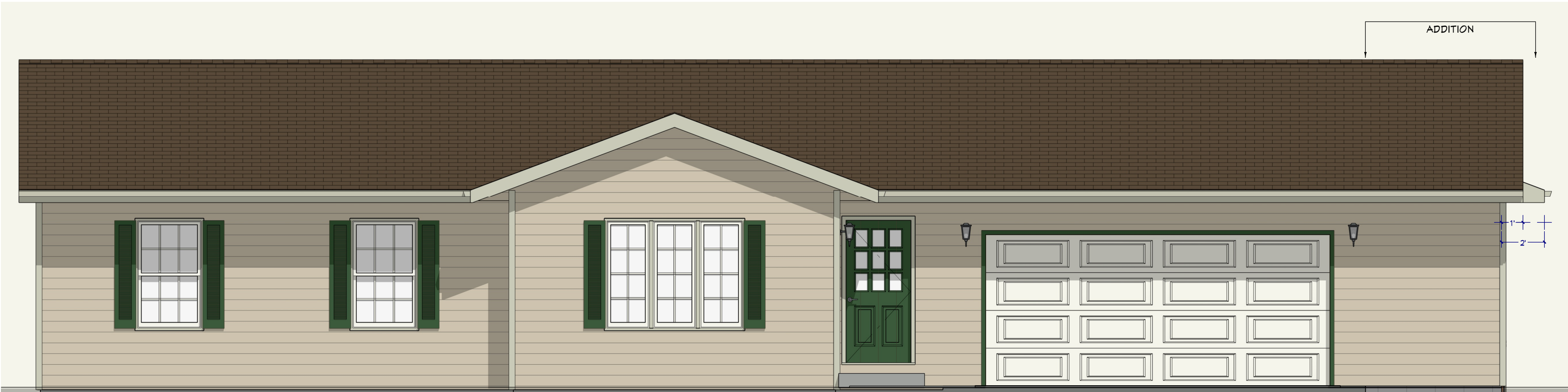
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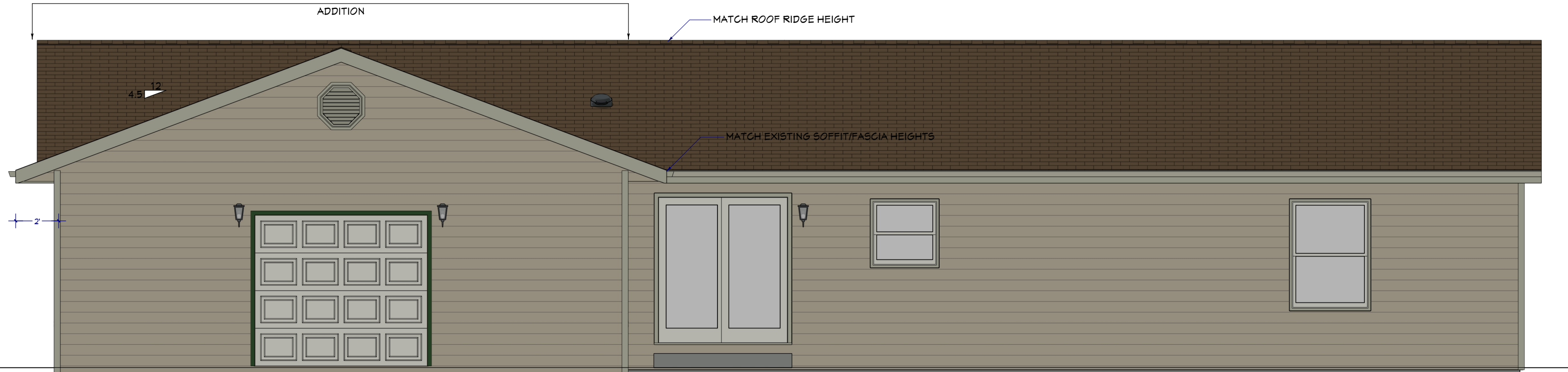
A5
1

NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A5
2

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SHEET
A5
Date: 5/10/2023
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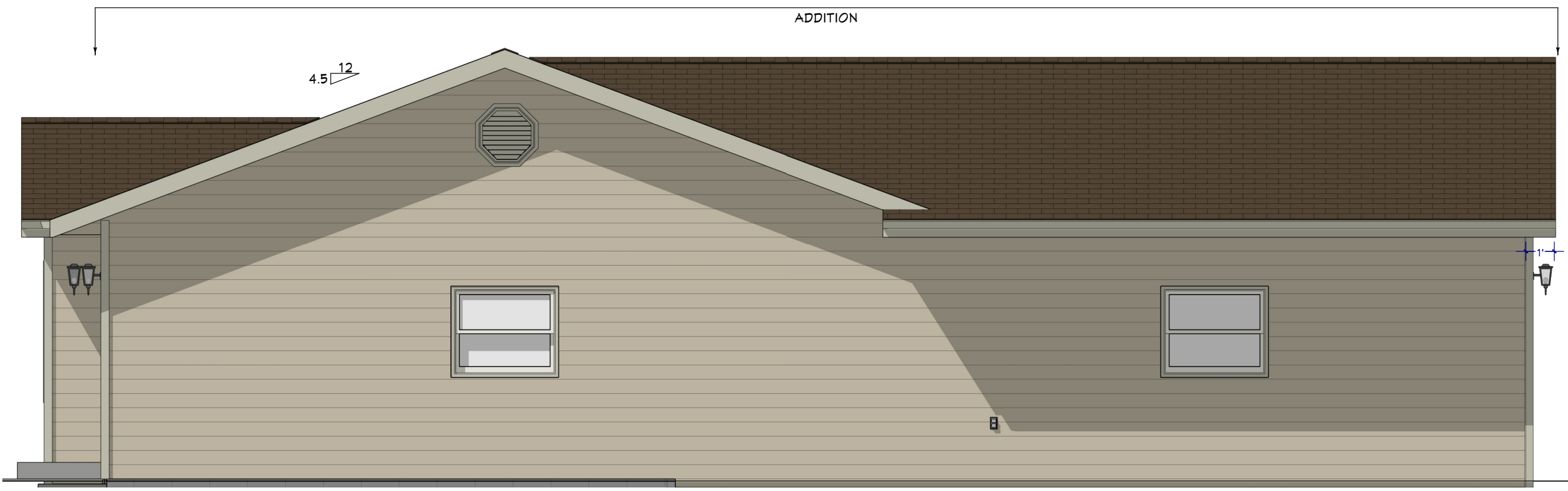
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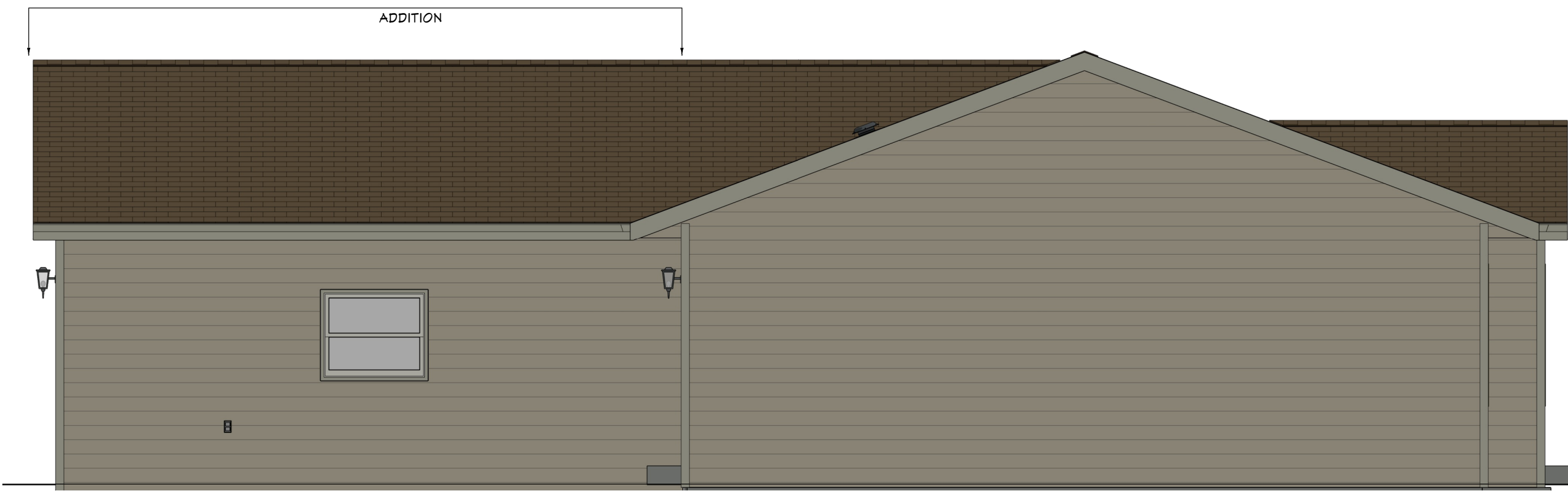
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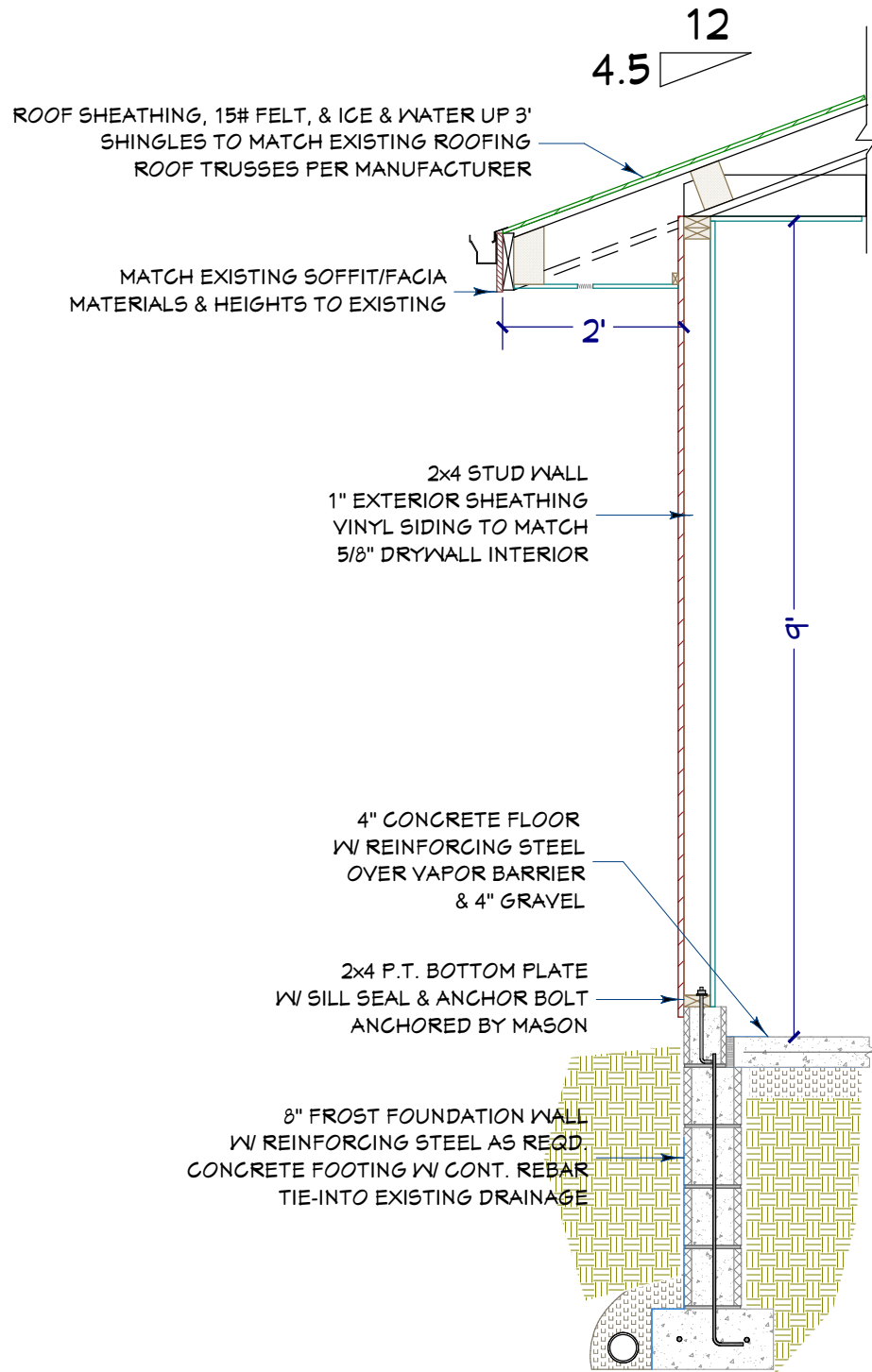
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A6
3
WEST ELEVATION
SCALE: 1/4" = 1'-0"



A6
4
EAST ELEVATION
SCALE: 1/4" = 1'-0"



A6
SEC.
WALL SECTION (TYP.)
SCALE: 1/2" = 1'-0"