



Village of East Troy, Wisconsin

Village of East Troy Version: March 10, 2025

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 (414) 336-7915 or via email at orrin.sumwalt@foth.com. You may download this form at <https://data.zoninghub.com/viewfile.aspx?fileid=18321>

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	Carl & Becky Wolf	
Street Address	W1079 Spleas Skoney Rd	
City, State, Zip Code	East Troy, WI 53120	
Daytime telephone number	262-379-0787	
Email	shykraft@gmail.com	
	Wolfpack47@live.com	

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	Michael A. Greeson	
Company	V2G Surveying, LLC	
Street Address	123 Wolf Run Suite 4	
City, State, Zip Code	Mukwonago, WI 53149	
Daytime telephone number	262-378-5097	
Email	MikeG@v2g-surveying.com	

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)

- | | | |
|---|---|--|
| <input type="checkbox"/> RH-35 Rural Holding | <input 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 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	R-1	SUBDIVISION
South	I-43	
East	C-2	WOODED AREA
West	C-1 / A-1	WOODED AREA / FARM LAND

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?

☐

☒

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 if I receive final approvals, it is my responsibility to circulate any documents for appropriate signatures and record any official documents with the Walworth County Register of Deeds.

♦ 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:

Carl Wolf Jr.

Name - Print

Becky Wolf

Name - Print

Name - Signature

Name - Signature

Date

Date

Applicant (if different than Property Owner):

Michael A. Greeson

Name - Print

Name - Print

Michael A. Greeson

Name - Signature

Name - Signature

5/15/2025

Date

Date

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CERTIFIED SURVEY MAP NUMBER 1320 LOCATED
IN PART OF THE SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY,
WALWORTH COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE
SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING A REDIVISION OF LOT 1
CERTIFIED SURVEY MAP NUMBER 1320, RECORDED IN VOLUME 6, PAGE 122 AS DOCUMENT NUMBER
96291, LOCATED IN PART OF SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4, SECTION
31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY, WALWORTH COUNTY, WISCONSIN.
SAID PARCEL 30.36 ACRES OR 1,322,330.98 S.F. MORE OR LESS.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF PATRICK MCDONOUGH AND PAMELA
MCDONOUGH OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND
SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND
WALWORTH COUNTY AND THE TOWN OF LAGRANGE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Dated this 1 ST day of MAY, 2025.

MICHAEL A. GREESON
Michael A. Greeson, P.L.S. # 2770

OWNER'S CERTIFICATE:

AS OWNERS, WE CARL WOLF JR. AND BECKY A WOLF HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON
THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE PLAT HEREON. WE
ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

TOWN OF EAST TROY
VILLAGE OF EAST TROY EXTRATERRITORIAL REVIEW
WALWORTH COUNTY

DATED THIS _____ DAY OF _____, 2025.

CARL WOLF JR., OWNER

BECKY A. WOLF, OWNER

NOTARY CERTIFICATE

STATE OF WISCONSIN
_____(COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY _____, 2024, THE ABOVE NAMED CARL WOLF JR. AND BECK
A. WOLF TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC, _____
WISCONSIN

MY COMMISSION EXPIRES _____



Michael A. Greeson

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CERTIFIED SURVEY MAP NUMBER 1320 LOCATED
IN PART OF THE SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 4 NORTH, RANGE 18 EAST, TOWN OF EAST TROY,
WALWORTH COUNTY, WISCONSIN.

TOWN OF EAST TROY PLAN COMMISSION APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF EAGLE,

ON THIS ____ DAY OF _____, 2025.

Joel Cook, Chairman Planning and Zoning

TOWN OF EAST TROY BOARD APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF EAGLE,

ON THIS ____ DAY OF _____, 2025.

Joe Jones, Town Chairperson

Kim Buchanan, Clerk/Treasurer

VILLAGE OF EAST TROY EXTRATERRITORIAL APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP BEING LOCATED IN THE TOWN OF EAST TROY AND WITHIN THE
EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF EAST TROY IS HEREBY APPROVED BY
THE VILLAGE OF EAST TROY,

ON THIS ____ DAY OF _____, 2025.

ROBERT M. JOHNSON, PRESIDENT

LORRI ALEXANDER, CLERK

WALWORTH COUNTY ZONING AGENCY APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE WALWORTH COUNTY ZONING
AGENCY, ON

THIS ____ DAY OF _____, 2025.

RICK STACEY, CHAIRMAN



Michael A. Greeson

