

1. General Written Description of Proposed GDP

This General Development Plan (GDP) submittal includes 10 buildings, consistent with the number of buildings in the previously approved FDP. The application incorporates state approvals for all buildings and provides details on unit counts, sizes, and updated building configurations.

The overall site design, including the entryway and stormwater management system remains unchanged. The project continues to align with prior GDP in terms of use, density, and layout.

2. Comparison with Previously Approved Plans

While the total building count remains at 10, updates to building design and unit configuration have been made since the last GDP approval:

- **Buildings 19 (RV storage building):**
 - Originally approved Building high was limited to 20-feet.
 - We are requesting Redesigned as climate-controlled buildings with 66 units each.
 - Building envelopes adjusted to accommodate interior hallways accessing temperature-controlled units.
 - Additional pavement provided around these buildings for parking to support access to climate-controlled units for the tenants.

from the original approvals.

5. Consistency with Approved GDP

The revised GDP remains fully consistent with the previous GDP approval.

- Total building count and overall layout are unchanged.
- Entryway configuration and stormwater management are unchanged except the entryway on Honey Creek Road will be a permanent entryway.
- Modifications to unit counts and building configurations are internal adjustments to better serve demand for climate-controlled and oversized units.
- The site continues to provide appropriate access, circulation, and compatibility with adjacent developments.

We are requesting a modification to Ordinance 2020-04, Attachment B, s. 510-201, c. Development Standards, par 3. Modification of “Standards, Maximum building height Approved from 20 feet to 20 feet”.

ORDINANCE 2020-04

**AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 510
OF THE VILLAGE OF EAST TROY MUNICIPAL CODE FOR HONEY CREEK
PLANNED DEVELOPMENT DISTRICT AND OTHER RELATED MATTERS**

WHEREAS, the Village Board for the Village of East Troy adopted zoning regulations for the Village of East Troy and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 510 of the Village of East Troy municipal code, which is titled "Zoning;" and

WHEREAS, Thomas Larson has submitted development plans for a multi-family residential project on Lot 1 of CSM 4915 and a personal storage facility on Lot 2 of CSM 4915, attached hereto as Attachment A; and

WHEREAS, the project is to be developed under the regulations for planned development districts as prescribed in the zoning regulations; and

WHEREAS, upon due notice as required by the zoning code, the Plan Commission conducted a public hearing on February 10, 2020, to accept public input on the proposed project and related map and text amendments; and

WHEREAS, within a reasonable time after the public hearing, the Plan Commission reported its recommendation to the Village Board as set forth in this ordinance; and

WHEREAS, the Village Board considered the Plan Commission's recommendation at its meeting on April 20, 2020; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendments without revision OR with minor revision.

WHEREAS, the Village Board for the Village of East Troy, after careful review and upon consideration of the recommendation of the Plan Commission of the Village of East Troy and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of East Troy, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE, the Village Board of the Village of East Troy, Walworth County, Wisconsin, do ordain as follows:

Section 1. Create Article XX in Chapter 510 of the municipal code to be titled "Specific Planned Development Districts."

Section 2. Create reserved sections numbered 510-199 through 510-200 in Article XX, Chapter 510.

Section 3. Create Section 510-201 in Article XX, Chapter 510, to read as set forth in Attachment B.

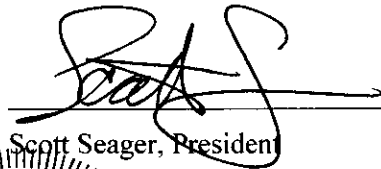
Section 4. Create reserved sections numbered 510-202 through 510-219 in Article XX, Chapter 510.

Section 5. The zoning map is hereby amended by designating the subject property as a planned development district.

Section 6. This ordinance shall become effective upon passage and posting or publication as provided by law.

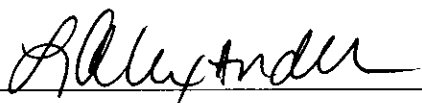
Section 7. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Adopted this 20th day of April, 2020



Scott Seager, President

ATTEST:

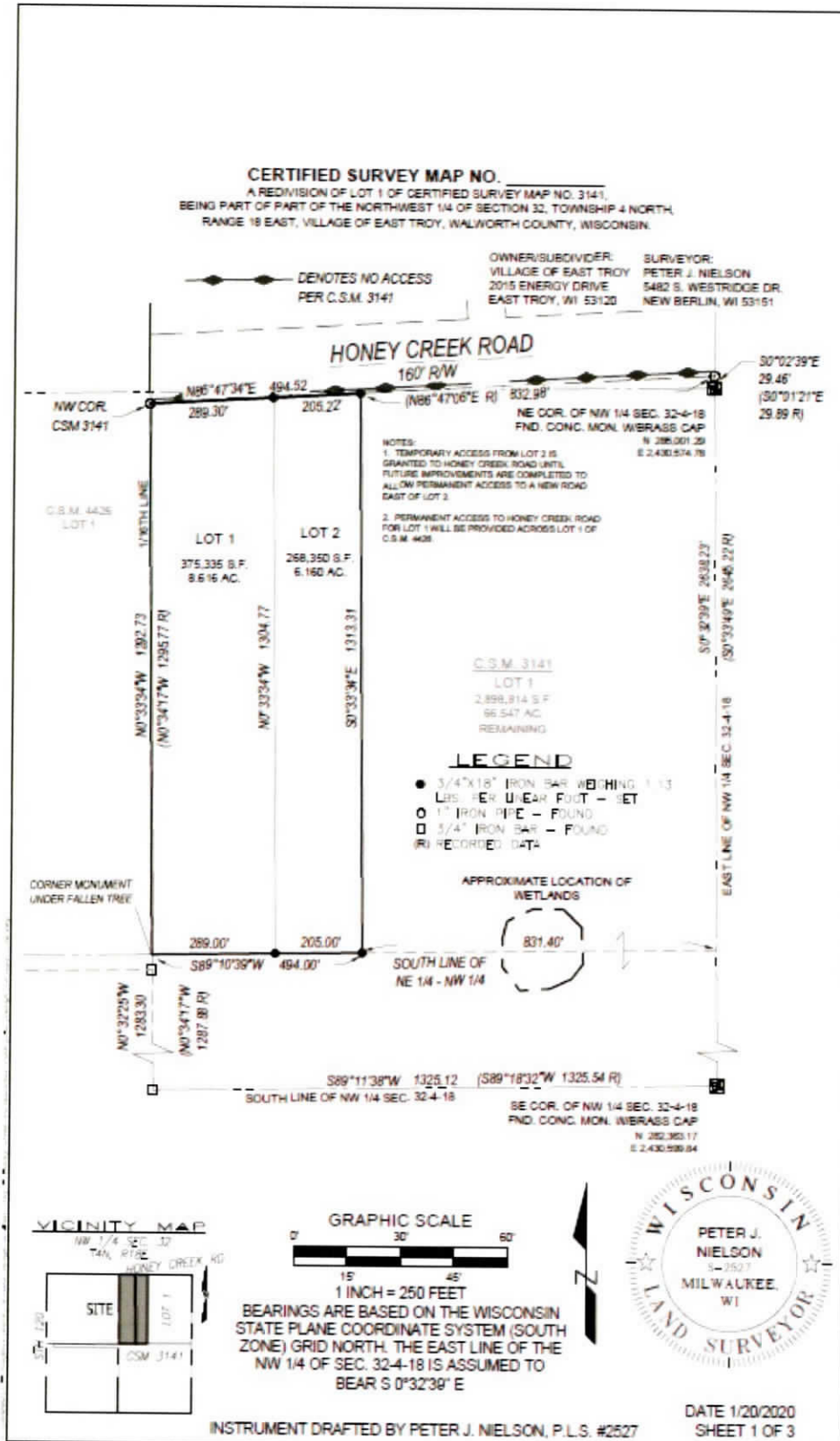


Lorri Alexander, Village Clerk



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Attachment A - Sheet 1 of the proposed Certified Survey map



Attachement B

s. 510-201 Honey Creek Planned Development District

- A. Purpose.** The Honey Creek planned development district is intended to accommodate a proposed multi-family development project consisting of 177 dwelling units in three buildings (59 units each building) on a parcel with about 8.6 acres (Lot 1 of CSM 4915) and a personal storage facility on a parcel with about 6.1 acres (Lot 2 of CSM 4915). The proposed residential development exemplifies good design and compliments the existing multi-family project to the west, also developed as a planned development district. The proposed style of construction and layout allows for an economical density while providing ample green space for the development. There is a mix of dwelling units in each of the 3 multi-family buildings as follows: 22 one-bedroom units, 26 two-bedroom units, 7 three-bedroom units, and 4 four-bedroom units.
- B. Permissible development.** Development on Lot 1 of CSM 4915 is limited to (1) no more than three multi-family buildings with 59 dwelling units in each, (2) a detached maintenance building for the complex with a maximum floor area of 4,800 square feet, and (3) no more than 6 covered parking structures housing a maximum of 72 parking spaces. A fenced dog park is permitted and must be constructed as an amenity for residents living in the complex. Development on Lot 2 of CSM 4915 is limited to personal storage facilities with no outdoor storage of any kind.
- C. Development standards.** Development on Lot 1 of CSM 4915 shall comply with all development requirements for the MR-10 zoning district, except as set forth in the following table:

Standard	MR-10 District	Approved
Maximum density (DU/acre)	10 DU/acre	21 DU/acre
Maximum building height	35 feet	40 feet for residential and 18 feet for accessory buildings
Maximum building coverage	40 percent	30 percent
Side-yard setbacks for accessory buildings		10 feet

Development on Lot 2 of CSM 4915 shall comply with all development requirements for the LI zoning district and all relevant provisions related to personal storage facilities, except as set forth in the following table:

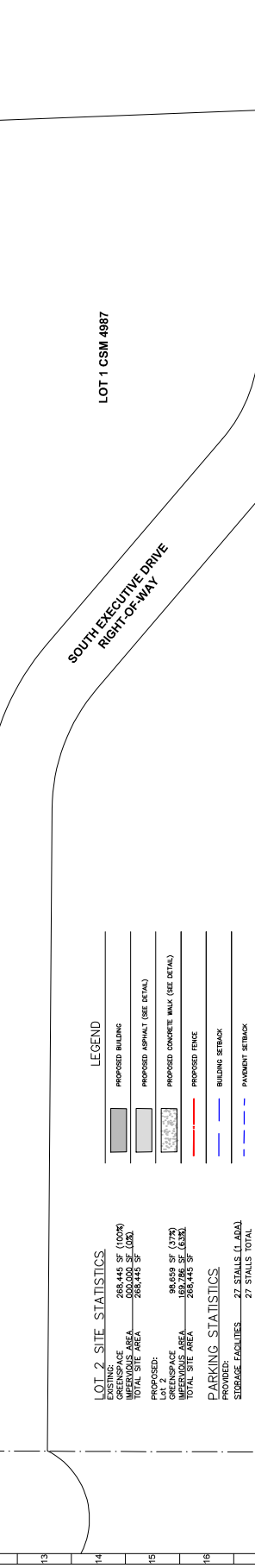
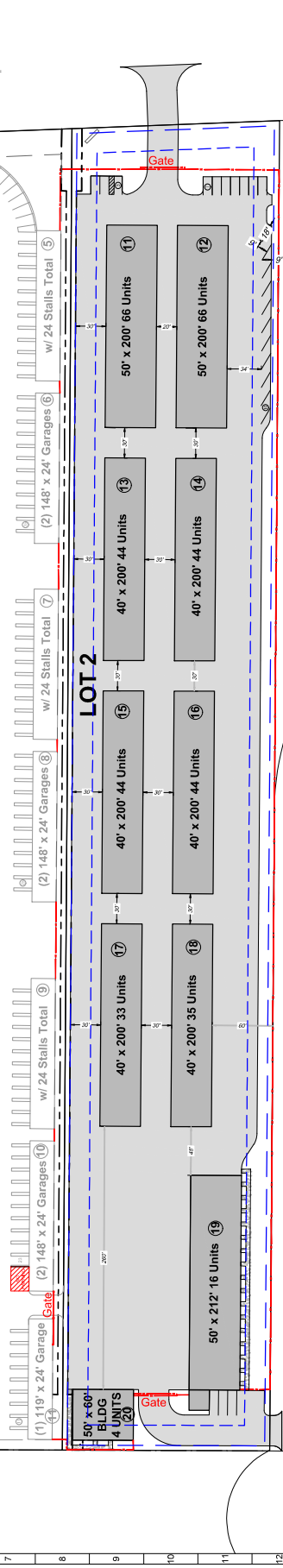
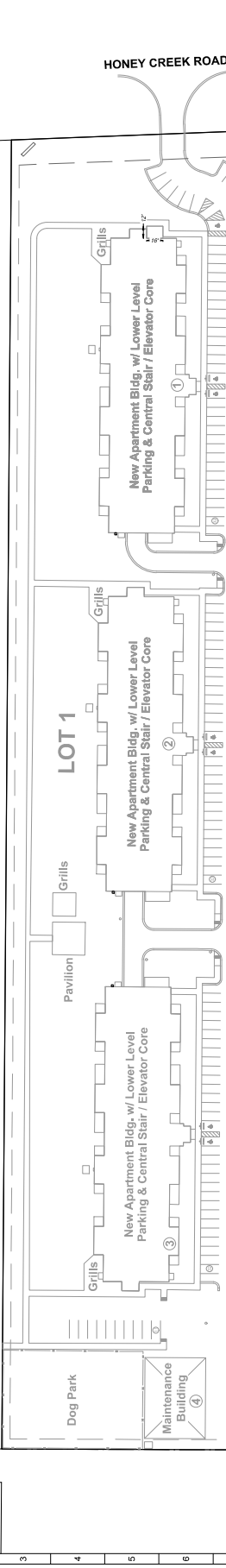
Standard	LI District	Approved
Maximum building height	45 feet	20 feet
Maximum building coverage	40 percent	30 percent
Maximum impervious surface	85 percent	80 percent

- D. Effect of approved general development plan.** The approved general development plan for this project sets forth the location of the district and the overall design parameters for the project and shall be kept on file with the Village of East Troy as a permanent record and through this specific reference is incorporated herein, along with any conditions of approval.

- E. Final development plan required.** Development of the subject property may only proceed when the property owner submits a final development plan as described in Article XII and obtains all necessary approvals as required.
- F. Division of land restricted.** This development project has been designed as an integrated project and shall not hereafter be subdivided by any means. Further, the configuration of the subject property shall not hereafter be modified by any means.
- G. Revisions to the zoning map.** Prior to enactment of this section, Lot 1 of the approved certified survey map was zoned MR-10 and Lot 2 was zoned LI. Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.
- H. Termination.** If the Village has not approved a final development plan by December 31, 2020, the zoning implemented by this section shall lapse and the zoning shall automatically revert to the previous classifications. Furthermore, if any part of the project remains unbuilt after December 31, 2024, the zoning for that area as implemented by this section shall lapse and the zoning shall automatically revert to MR-10 and/or LI as appropriate.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



LOT 2 SITE STATISTICS

GREENSPACE	268,445 SF (100%)
IMPERVIOUS AREA	000,000 SF (0%)
TOTAL SITE AREA	268,445 SF
PROPOSED:	
GREENSPACE	98,659 SF (37%)
IMPERVIOUS AREA	169,786 SF (63%)
TOTAL SITE AREA	268,445 SF

PARKING STATISTICS

PROVIDED:	27 STALLS (7.00A)
STORAGE FACILITIES	27 STALLS TOTAL

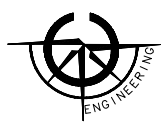
LEGEND

	PROPOSED BUILDING
	PROPOSED ASPHALT (SEE DETAIL)
	PROPOSED CONCRETE WALK (SEE DETAIL)
	PROPOSED FENCE
	BUILDING SETBACK
	PAYMENT SETBACK

CLIENT



THE LOFTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI
PRELIMINARY
SELF STORAGE SITE PLAN



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
525 SOUTH WELLS STREET
LAKE GENEVA, WISCONSIN 53150
CARDINALENGINEERING.COM

NO.	REVISION DESCRIPTION	REV DATE
1	PLAN UPDATES	06/11/2025
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PROJECT NUMBER: 1901420
DATE: MAY 28, 2025
PROJECT NAME: RYAN CARDINAL, PE
DRAWN BY: BWP
DESIGNED BY: RWC
SHEET NUMBER: 1 OF 3