

TO: Village of East Troy Plan Commission
CC: Eileen Suhm, Jason Equitz, Tim Lynch
FROM: Orrin Sumwalt, Planning Consultant
RPT DATE: September 29, 2025
MTG DATE: October 13, 2025
FOTH FILE: 25E020.01/19
RE: Honey Creek Planned Development District – General Development Plan (GDP) Amendment

BACKGROUND:

1. Petitioner: I-43 Investments, LLC
2. Agent: Paul Van Henkelum, PE, PLS
3. Property Owner: I-43 Investments, LLC
4. Location/Address: Honey Creek Road west of Executive Drive
5. Tax Key Number: RA 491500002
6. Area: 6.18 AC
7. Existing Zoning: LI-Light Industrial District and Honey Creek Planned Development District
8. Proposed Zoning: NA
9. Future Land Use: General Industrial

OVERVIEW:

On April 20, 2020, the Village Board adopted Ordinance No. 2020-04, which created subsection 510-201 Honey Creek Planned Development District in Article XX of the Village Zoning Code.

Since the creation of the planned development district, Teronomy Builders has completed The Lofts at Honey Creek multifamily development on Lot 1 of CSM 4915 (approximately 8.6 acres) but have yet to start the personal storage facility development on Lot 2 of CSM 4915 (approximately 6.1 acres).

In August of 2025, the property owner applied for a Final Development Plan Amendment to move forward with the personal storage facility development with some proposed changes. Upon review, staff realized the height of Building 19 and Building 20 were higher than 20 feet, which is the maximum building height allowed, per Section 510-201 C. (2) of the PDD.

The General Development Plan (GDP) for the Honey Creek Planned Development District was amended in 2022 to address the covered parking on the multi-family portion of the development (i.e., Lot 1). The packet from the 9.12.22 Plan Commission meeting included building elevations for development on Lot 2, which depicted 18-foot wall heights, indicating buildings with a maximum height greater than 20 feet. Once staff noticed this discrepancy between the intended building plans for the personal storage facility and the PDD standards it was brought the Developer's attention.

Subsequently, the property owner has applied to amend the General Development Plan to change the maximum building height for Lot 2 of CSM 4915 from 20 feet to 30 feet. The proposed change is provided below and more fully set forth in the attached public hearing draft of the ordinance.

§ 510-201. Honey Creek Planned Development District.

C. Development standards.

- (2) 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	30 20 feet
Maximum building coverage	40%	30%
Maximum impervious surface	85%	80%

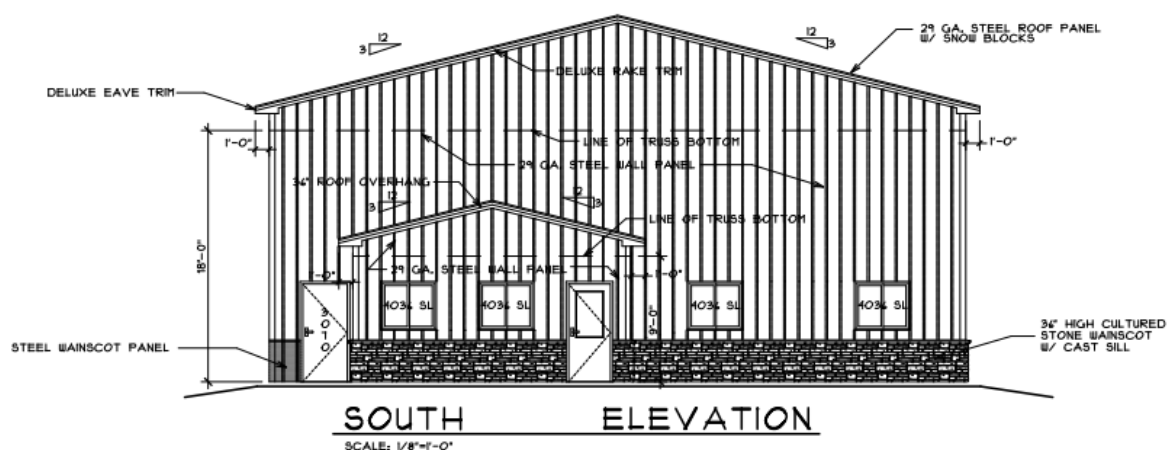
PLANNER COMMENTS:

1. **Maximum Building Height.** In the Village Zoning Code, "building height" is defined as follows:

BUILDING HEIGHT

The vertical distance from the average elevation of the adjoining ground level to the top of the cornice of a flat roof, the deckline of a mansard roof, or the average height of a gable, gambrel, hip, or pitch roof. As used in this chapter, "average roof height" is the wall height plus 1/2 of the roof height. When one or more dormers with side walls exceeds 50% of the linear wall width immediately below the dormer(s), the wall height extends from the ground to the top of such dormer wall.

The petitioner is proposing Building 19 and Building 20 with an overall height of approximately 24' 3".



2. **Village Review Procedures.** The Plan Commission is advisory with regard to code amendment applications. The Village Board makes the final decision. The Village Board may approve the amendment as originally proposed, may approve the proposed amendment with modifications, or may deny approval of the proposed amendment. If the Village Board wishes to make significant changes in the proposed amendment to the zoning map, as recommended by the Plan Commission,

the procedure in s. 62.23(7)(d), Wis. Stats., must be followed prior to Village Board action.

3. **Public Notice.** As required by the Village's zoning code and state statute, a class II public hearing notice was published, a copy of which is attached.
4. **Public Comment.** As of this date, no written comments have been received.

STAFF RECOMMENDATION:

Code Amendment

Depending on confirmation of by the Village of East Troy Plan Commission of the above-described comments, the Village of East Troy Plan Commission may take the following actions:

The Village of East Troy Plan Commission recommends to the Village Board Approval of the proposed ordinance as drafted amending the Honey Creek Planned Development District for the property located on Honey Creek Road west of Executive Drive (RA 491500002) subject to the following conditions:

1. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of East Troy Plan Commission, Village Engineer and Village Zoning Administrator for the planned development district general development plan amendment, and other documentation.
2. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of East Troy for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of East Troy by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of East Troy must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of East Troy, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of East Troy, including possible cause for termination of the conditional approval.

EXHIBIT:

- A. Petitioner Application
- B. Public hearing notice
- C. Proposed ordinance (Public Hearing draft)