

MEMORANDUM

Date: April 21, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Concept Condominium Plat – Storage Shop USA – 7930 E. Frontage Road**
Parcel ID 104-04-22-07-053-000
Applicant & Owner – Greg Thomas – Storage Shop USA

Recommended Motions:

1. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec.14-3-4(c)(4)(b)(ii) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop with less than 40% Open Space within the Urban Service Area.
2. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec. 14-3-5(b) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop without Conservation Easements within the Urban Service Area.
3. That the Plan Commission recommends to the Village Board to approve the Net Density of the Proposed StorageShopUSA Condominium Development of 7.33 units per acre based on the limited information to date and subject to the XX conditions listed in Exhibit A of this report.
4. That the Plan Commission recommends to the Village Board to approve a waiver to Title 14-3 authorizing staff to combine the Preliminary Condo Plat and Final Condo Plat process for this Commercial Condo Plat.

BACKGROUND INFORMATION

Storage Shop USA has submitted a Concept Condominium Plat to the Planning & Engineering Department for a 22 Unit commercial condominium. The property is located at 7930 E. Frontage Road and the project includes 11 duplex buildings with twenty-two (22) 1,250 square-foot condominium units used for commercial business spaces. To create individual Parcel ID's for the units and meet the intended business model for the development, a Condominium Plat is required.

The property has been approved for a Zoning District Amendment via Ordinance 2024-10 to rezone the property from A-2 to B-3 Highway Business District. The property has had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site

Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively.

ZONING

The property, as described above, has been rezoned to meet Village Standards and has also acquired the BSO approvals necessary to develop. The last step is to complete the Condominium Plat process per the Village Code of Ordinances 14-3. The property is designated as Commercial in the 2035 Land Use Plan and this use in accordance with the plan.

This Condominium Plat is a new concept in the Village and as such, should not be treated identically to a residential subdivision/condo plat. State Statutes and the DOA requirements still apply, in which commercial style condo plats are much more commonplace and recognized. The property will not meet the Open Space requirements as listed in Ordinance 14-3 and should be authorized for waivers to that requirement and the Conservation Easement requirement.

The Concept Condominium Plat as proposed has a 7.33 unit per acre density. This density is not based on residential dwelling units but the number of condo units on a commercial development. This is another difference in the commercial nature of the condominium development which separates it from the traditional density calculations and requirements of our current Code of Ordinances 14-3. The density does not coincide with a Land Use Category for dwelling units per acre either.

Declaration documents have been submitted for the condominium. These are going to be reviewed and approved by the Village prior to the recording of the Final Plat. Staff also recommends that due to the nature of this type of development and condominium plat, that a waiver to the requirement of both a Preliminary and Final Plat review at the Plan Commission and Village Board allow the Final Plat to be reviewed if the concept condo plat is approved.

ENGINEERING & UTILITY DISTRICT

The property is located within the Urban Service Area but does not have Sewer or Water available at this time. The property will need to execute a Declaration of Restrictive Covenants document requiring that when municipal Sanitary Sewer and Water are available, that the property be connected and on-site improvements are updated to meet WDNR and Caledonia Utility District Standards. This document will need to be reviewed and approved by the Village Attorney and Public Services Director prior to recording.

As described in the beginning of this memorandum, a set of civil engineering plans and a Storm Water Management Plan have been reviewed and approved by Staff. The Owner has applied for a Land Disturbance permit and acquired a DNR WPDES General Permit. There are two storm water ponds proposed for the site that are required to have storm water easements over them. These shall be shown on the Final Plat and executed with an easement agreement separately with the Village of Caledonia and Utility District.

Trans233 of the Wisconsin State Statutes provides guidelines for the division and development of land abutting a state trunk highway or connecting highway. This property abuts the E. Frontage Road of USH 41 and shall follow any and all requirements of the Wisconsin DOT for access or other restrictions. The Owner/Developer has been working with the DOT regarding the modification of the E. Frontage Road to accommodate an improved access. Trans233.03 (3) also requires the submittal of the Preliminary and Final Plat for review through the DOA. The Owner/Developer shall follow this requirement in addition to any local approvals.

No access restriction shall be placed and shown along 7 Mile Road, the Northeast corner of the property, and Hagemann Road. It is recommended that No Access be placed in conjunction with the Wisconsin DOT along the E. Frontage Road as well, but this area is outside of Village Jurisdiction. In addition to the no access, a 25'x25' vision triangle shall be placed at the NE corner of the property.

The proposed commercial Condo Plat as presented shows multiple bearings with 2 corrective or alternative bearing angles and distances. Staff would like clarity on these bearings and to ensure the appropriate legal description of the property is being used to ensure no legal gaps are created as part of this Condo Plat. The coordinates shall also be placed on the Condo Plat for the Quarter Sections being referenced. Lastly, there is a minor error with the misplacement of the well house label that should be corrected along with a typing error in the surveyor's certificate calling out the "StorageSuiteUSA" rather than the StorageShopUSA being referred to.

ENVIRONMENTAL

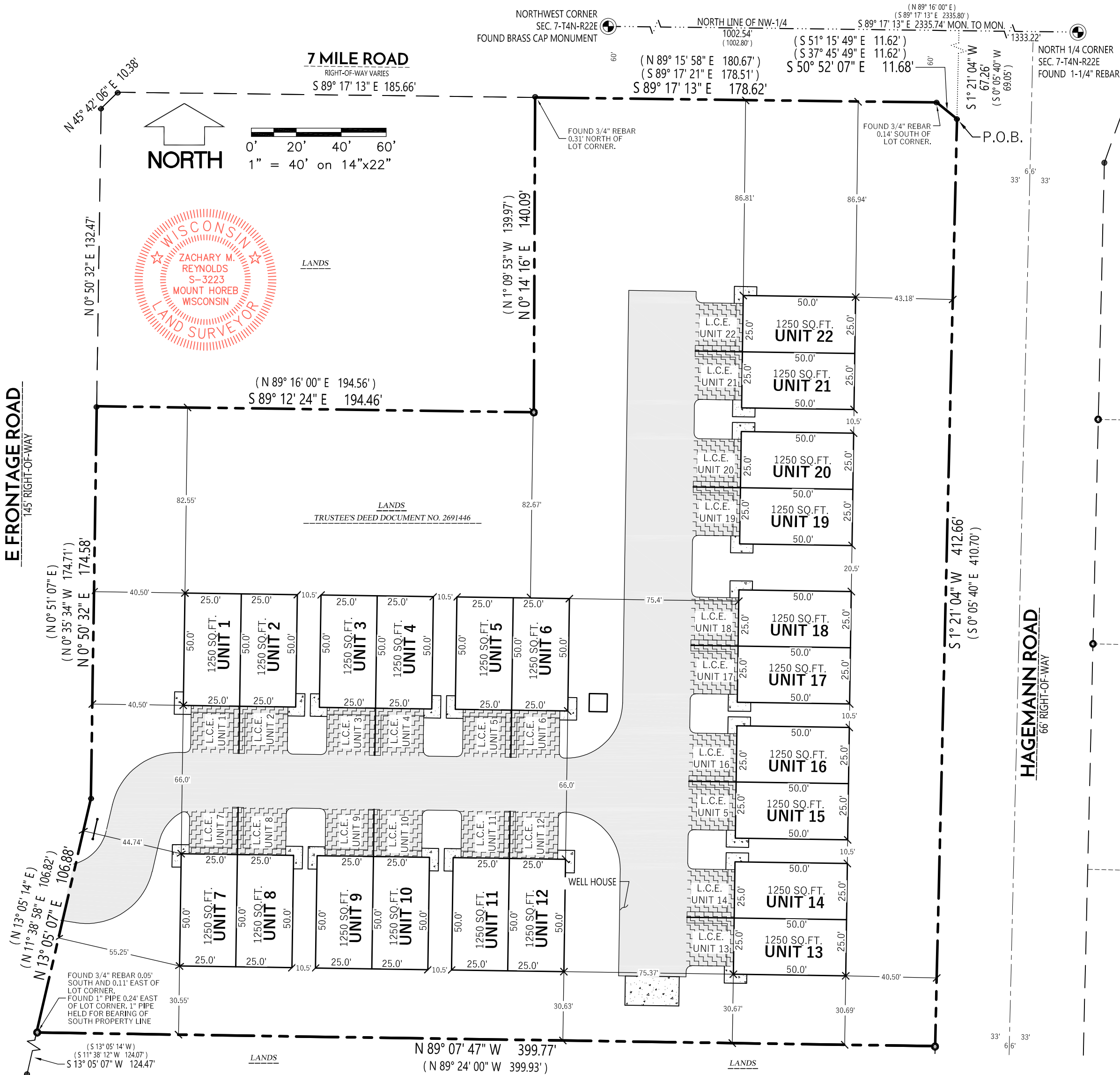
Per Ordinance 14-3, a Phase I Environmental Site Assessment should be provided as well as a wetland delineation. These items may have already been completed during the field work for the property and should be submitted before the recording of the Final Plat.

Exhibit A

Conditions of approval for the proposed Concept Condominium Plat:

1. Approval of Modification Waivers from Sec. 14-3-4(c)(4)(b)(ii) and Sec. 14-3-5(b) of Municipal Code.
2. Owner/Developer shall provide a Phase I ESA for the site and provide the documentation to the Village.
3. Owner/Developer shall perform a wetland delineation and provide the documentation to the Village.
4. Owner/Developer shall provide the sign and execute the Declaration of Restrictive Covenants requiring the need to connect to Municipal Sewer and Water once available.
5. Owner/Developer shall update the plat to show the proposed Storm Water Pond Easements and record the easement document and agreement separately with the Village of Caledonia Utility District.
6. Owner/Developer is required to record the Final Plat and provide the Village a digital copy prior to any Building Permits being issued.
7. Surveyor to update the Condo Plat to show name and ownership information on all lands within 100' of the subject property.
8. Surveyor to update the Condo Plat to show No Access along 7 Mile Road, Hagemann Road, and the E. Frontage Road as required by the WisDOT.
9. Surveyor to update the Condo Plat to show a 25'x25' Vision Triangle at the NE corner of the property.
10. Surveyor to Update the Condo Plat to include coordinates of the Section Corners and to clarify or correct the measurements provided for the bearings and distance measurements for this property.
11. Surveyor to update the Condo Plat to provide the corrections on the well house label and errors in the surveyor's certificate.
12. Owner/Developer to execute and record the Village approved revision of the declaration documents for the condominium in conjunction with the recording of the Final Plat.
13. Owner/Developer follows all necessary WisDOT requirements for access and submits the Condo Plat to the DOA per Trans233.
14. The Concept Condominium must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code, Trans233, and Chapter 703 of Wis. Stats.





STORAGESHOPUSA - CALEDONIA

A CONDOMINIUM PLAT

A TRACT OF LAND AS DESCRIBED IN A TRUSTEE'S DEED, RECORDED ON DECEMBER 16, 2024 AS DOCUMENT NO. 2691446, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

LEGAL DESCRIPTION, PER DEED DOC. NO. 2691446

A TRACT OF LAND BEING A PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89° 16' 00" EAST FOR A DISTANCE OF 1002.80 FEET, ALONG THE NORTH LINE OF SAID 1/4 SECTION, TO A POINT; THENCE SOUTH 00° 05' 40" EAST FOR A DISTANCE OF 69.05 FEET, TO A THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF HAGEMAN ROAD; THENCE SOUTH 00° 05' 40" EAST FOR A DISTANCE OF 410.70 FEET, ALONG SAID WEST LINE, TO A POINT; THENCE SOUTH 89° 24' 00" WEST FOR A DISTANCE OF 399.93 FEET, TO A POINT ON THE EAST LINE OF THE EAST FRONTAGE ROAD; THENCE NORTH 11° 38' 58" EAST FOR A DISTANCE OF 106.82 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 00° 35' 34" WEST FOR A DISTANCE OF 174.71 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 89° 16' 00" EAST FOR A DISTANCE OF 194.56 FEET, TO A POINT; THENCE NORTH 01° 09' 53" WEST FOR A DISTANCE OF 139.97 FEET, TO A POINT; THENCE NORTH 89° 15' 58" EAST FOR A DISTANCE OF 180.67 FEET, ALONG THE SOUTH LINE OF THE SEVEN MILE ROAD, TO A POINT; THENCE SOUTH 37° 45' 49" EAST FOR A DISTANCE OF 11.62 FEET, CONTINUING ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. CONTAINS 3.05447 ACRES.

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON THE WEEK OF JUNE 3 AND OCTOBER 30, 2024.
- NORTH REFERENCE FOR THIS PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS-RACINE, GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T4N, R22E, BEARS S 89° 17' 13" E.
- BUILDING PLANS & DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
- ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.
- UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS (LCE's) SHALL BE GOVERNED BY THE TERMS & CONDITIONS OF THE DECLARATION.
- UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE DECLARATION.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED .

SURVEYORS CERTIFICATE

I, ZACHARY M REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY AND PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES, EXISTING IMPROVEMENTS, AND THOSE TO BE CONSTRUCTED UPON THE PROPERTY FROM THE INFORMATION PROVIDED, AND THAT THIS SURVEY COMPLIES WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

FURTHERMORE, IN COMPLIANCE WITH CHAPTER 703.11 WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF "STORAGESHOPUSA - CALEDONIA" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

ZACHARY M REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE, UNLESS SIZE NOTED
- FOUND 3/4" REBAR
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED EDGE OF ASPHALT
- LIMITED COMMON ELEMENT

OFFICE OF THE REGISTER OF DEEDS	
_____, COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20____	AT _____ O'CLOCK _____M AS
DOCUMENT NO. _____	
IN VOLUME _____ OF CONDOMINIUM	
PLATS ON PAGE(S) _____	
KARIE L. POPE, REGISTER OF DEEDS	
THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO CHAPTER 703 WISCONSIN STATUTES AND IS HEREBY APPROVED FOR RECORDING.	
DATED THIS _____ DAY OF _____, 20____	
RACINE COUNTY PLANNING AND DEVELOPMENT	