



April 28, 2025

Village of Caledonia
5043 Chester Ln.
Caledonia, WI 53402

Re: Project narrative for:

New Commercial Building

Vacant Lot #1

Approx. corner of Storage Drive & Quick Drive
Caledonia, WI

Property Owner:

RA Domanik Investments, LLC
Robert Domanik
8801 Mary Dr.
Mount Pleasant, WI 53406
262.497.9441
bob@domaniksales.com

Agent / Architect /

Structure:

Patera
Nathan Remitz
4040 N. Calhoun Rd.
Brookfield, WI 53005
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Civil Engineer:

PSE
Jacob Rosbeck, P.E.
122 Wisconsin St.
West Bend, WI 53095
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The existing site is a vacant 1.09 acre parcel, zoned "M-2, General Manufacturing". A mixed-use building is proposed consisting of warehousing for private classic cars and a small wholesale jewelry business. Both of which are permitted uses in this zoning district. The lot is a relatively flat, open parcel of land, in an industrial type development area.

The proposed 6713 s.f. single story slab on grade building will be home to two tenants, both of which are managed by a husband and wife team. Clad in prefinished vertical white metal siding and white stone veneer, metal awnings, and a pitched standing seam metal roof (black), the exterior is four sided Architecture, similar in Architectural character to the adjacent properties. A new asphalt parking lot with 10 parking spaces will be constructed, along with a new wood fenced refuse enclosure. New landscaping and code compliant exterior lighting will be provided.

The western tenant space (approx.. 1000 s.f.) will be home to a wholesale jewelry business (Robert Anthony). Most of their customers are remote sales, with occasional in-person customers, scheduled by appointment only. It is anticipated to have one part-time employee, with no set hours of operation. When inventory gets delivered to the business, an employee is called in to work.



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The eastern tenant space (approx.. 5700 s.f.) will be used for classic car warehousing, with some accessory office areas and a covered outdoor patio area at the far east of the building. The owners private collection in addition to select customers will utilize this space. It is a common display warehouse, with no major repairs done on vehicles. All work will be typical maintenance (cleaning, upkeep, etc.). No loud noises or smells will be produced.

With the limited number of guests and customers expected to visit the building, traffic impacts will be minimal. The occasional delivery vehicle will take shipments and deliveries. The online nature of the wholesale jewelry tenant, and warehousing of the cars will not negatively affect the adjacent properties or adversely affect the existing infrastructure or utilities.

Sincerely,

Nathan Remitz A.L.A.
Architect / Partner
