

Sumwalt, Orrin

From: Thomas Larson <tommy@teronomy.com>
Sent: Friday, October 10, 2025 11:46 AM
To: Sumwalt, Orrin; Eileen Suhm
Cc: Tony Larson; Paul Van Henkelum
Subject: [External] Self storage submittal
Attachments: Doc-2025-1003 Review Comments_Teronomy Storage PDD Amend - FDP.pdf; I-43 Storage turing Radii.pdf; The Lofts Site Plan 9-11-25.pdf; THELOFTSBASEPLAN100725.1 LandscapePlan revisions.pdf; thumbnail_IMG_5955.jpg; 1901420- SITE PLAN-10-09-2025.pdf; Teronomy SelfStorage PDD Amendment COMMENTS.docx; 55C0C195-378A-4FD9-B6ED-F0ED81CFCB6C.jpeg; 30B3FAB7-E8AB-4789-9769-896D5C12A182.jpeg; 7F7D674C-D153-4D15-A0F0-62107E28E3C1.jpeg; 3C7DFD9D-3C39-4723-8988-7450445AEAA0.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Orrin and Eileen,

We are still planning to attend the Monday meeting and request approval for all items that can be approved and will plan to attend the November meeting for any other items that need to be addressed. We are really hoping that we can start construction in October. This would allow us to avoid the winter frost. We have crews scheduled to start foundations that month, and we would like to keep them busy through the winter. It's important so we can meet our goals with the Village and stay on track with the project schedule. Otherwise, we may be delayed until a spring start in 2026.

Please find attached the following:

- Your Review memo
- A Word file of my response to your review letter items marked incomplete. My comments are in red where your item is in black and my comments are in black where your comments are in red.
- Exhibit showing turning radii.
- Storage unit renderings.
- A rendering showing the proposed color modifications.

If you need any additional information or have any questions please feel free to contact me.

- Revised site plan showing items and ratios you requested.
- Revised landscape plan

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Elkhorn, WI 53121
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www.teronomy.com

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TO: Paul Van Henkelum, PE, PLS (Teronomy Builders)
 FROM: Orrin Sumwlat, AICP Planning Consultant
 DATE: October 3, 2025
 RE: Review Comments
 Teronomy Self-Storage: PDD Amendment - FDP

Foth has reviewed the revised materials for the Teronomy Self-Storage Planned Development District (PDD) Amendment – Final Development Plan (FDP) application received on September 15, 2025, for the property located on Honey Creek Road bearing Tax Parcel No. RA491500002. Review comments are as follows:

PDD Amendment - FDP

1. Please fill out and submit the Village's Site Plan application.

[Site Plan application](#)

Complete

2. Please provide responses on how the proposed development is meeting the regulations for personal storage facilities from Section 510-44 D. of the Village Zoning Code (below).

Personal storage facility. Personal storage facilities, also known as "mini warehouses," are land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned storage area. Such storage areas may be available on either a condominium or a rental basis. Personal storage facilities shall adhere to the following listed regulations:

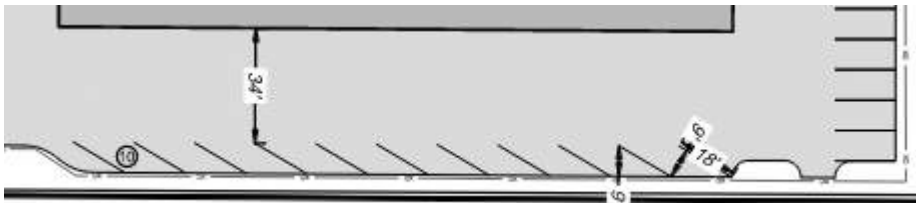
- a. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.
- b. Facility shall be surrounded by a bufferyard with a minimum opacity of 0.80 along all property borders abutting residentially zoned property (see Article XIV).
- c. No electrical power shall be run to the storage facilities, except for exterior lighting.
- d. Minimum required parking: one space for each employee on the largest work shift.

Incomplete. Please provide written responses.

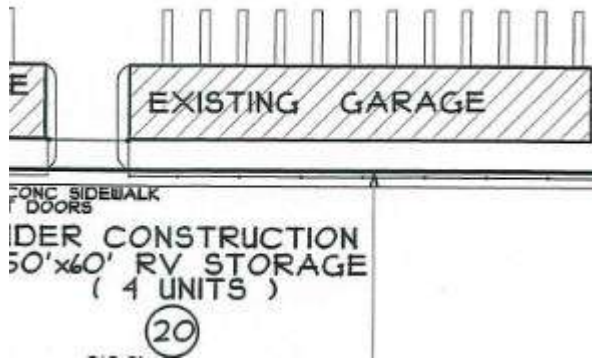
3. Please add building setbacks and pavement setbacks to the site plan.

Complete

4. The Architectural Site Plan doesn't depict angled parking spaces east of Building #12, while the Engineer's Site Plan does. Please rectify this discrepancy.



- Please depict the no-parking striping that was previously required at the end of the existing garage located north of the cross-access to the adjacent Honey Creek Lofts property. Apparently this was required to ensure a fire truck can make the turn from one property to another.



Complete

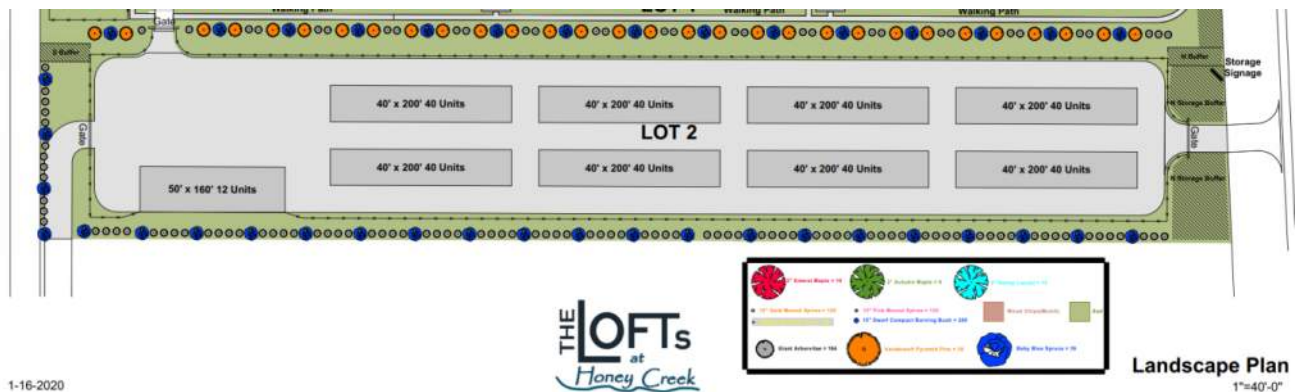
- Please submit new turning movements to demonstrate how Village emergency vehicles will be able to maneuver through the site, including the cross-access to the adjacent Honey Creek Lofts Apartments development.

Incomplete. The document labeled "The Lofts Site Plan Turning Radius" appears to be a copy of the Site Plan and doesn't depict the requested turning movements. Please submit a revised plan addressing this.

- The landscaping east of Building #19 appears to be located outside of the property boundary on the Landscape Plan. Please clarify this by revising the drawing accordingly.

Complete

- The proposed landscape plan depicts the north storage buffer and south storage buffer plantings but doesn't depict the remainder of the landscaping. The plan below was provided as part of the GDP submittal, which was in the packet for the February 10, 2020, Plan Commission meeting. Please clarify.

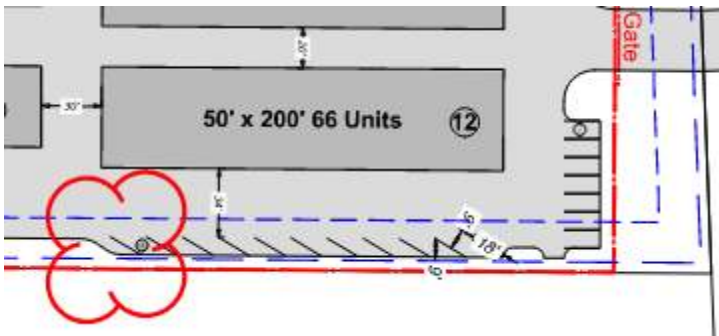


Complete

However, Foth has the following recommendations for the landscaped area between the north and south buffer areas.

- Please include a greater diversity of species (Only 3 depicted – Norway Spruce, Kentucky Coffeetree and Blanc Double de Coubert Rose)
- More depth to the plantings (i.e., staggered plantings vs. in a row)

- Fewer deciduous trees (some ok, but 11 is too many) and more evergreens, shrubs and/or ornamental grasses.
9. Will there be a gate between the storage facility and the Honey Creek Lofts development to the west at the cross-access point?
Complete
 10. Will there be an employee presence onsite, or will this facility be managed remotely?
Incomplete. Please address.
 11. Will there be camera monitoring of the site?
Incomplete. Please address.
 12. How will the gated access work? Please note staff recommends a knox box for Fire Department access.
Incomplete. Please address knox box Fire Department access.
 13. Please provide colored elevations and/or an artist rendering for the proposed buildings.
Complete
 14. How is stormwater being managed?
Incomplete. Please address how connections will be made to the park's regional pond.
 15. Please note the Fire Department commented that there are no fire hydrants on the drawing on this property. How are fire department requirements being met?
Incomplete. Please address.
 16. Please stripe the extra space on the south side of the row of parking (on the east side of Building 12) for no parking as this doesn't appear to meet the minimum size requirements for an off-street parking stall.



17. Please verify the greenspace and impervious surface calculations, as these appear to be off. By the Village Engineer's rough calculation, there appears to be ~80% impervious surface.

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

18. Please add a building coverage calculation to the Site Plan.
19. Foth and staff recommend a decorative metal fence (steel or aluminum) along the north and east property lines like the fencing depicted below. We are ok with chain-link fencing along the south and west property lines.



PDD Amendment – GDP

1. A General Development Plan (GDP) Amendment is required to accommodate building heights more than 20 feet (e.g., #19 & #20). This will require a public hearing at the Plan Commission and Village Board approval.
Complete.
2. Staff recommends the GDP Amendment and FDP Amendment go before the Plan Commission concurrently at the October 13th meeting.

Complete. A public hearing has been noticed.



Memorandum

2. Please provide responses on how the proposed development is meeting the regulations for personal storage facilities from Section 510-44 D. of the Village Zoning Code (below).

Personal storage facility. Personal storage facilities, also known as "mini warehouses," are land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned storage area. Such storage areas may be available on either a condominium or a rental basis. Personal storage facilities shall adhere to the following listed regulations:

- a. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.

2a. The original approved renderings are provided in this submittal showing elevations of the building in color. We have also included a computer-generated drawing showing the modification of the color scheme to be copper, black and dark grey to blend in more with the adjacent apartment building.

- b. Facility shall be surrounded by a bufferyard with a minimum opacity of 0.80 along all property borders abutting residentially zoned property (see Article XIV).

2b. The facility borders on west side with the existing garages to the apartment complex and provides a greater than 0.80 opacity.

- c. No electrical power shall be run to the storage facilities, except for exterior lighting.

2c. All the buildings will have electricity for the lighting of the units, The owner's office units will have electricity, gas, sewer, and water for the part-time employee. The RV storage units will have electricity and gas. We are providing a service for storage in a controlled environment that is not currently available in the East Troy area.

No unit renter will be permitted to occupy the unit. It will state in the lease terms and violations will cause termination of the lease. Full-time cameras cover all the outside of the gate, buildings and grounds will monitor the site 24/7. Each renter will be issued a key fob or keycard so we will be able to get a time stamp for everyone entering and exiting the site. of entrances and exits though the gate with key fobs will ensure that the staff can identify any violator. This, we believe, will provide a more upscale product for the area.

Buildings 11 and 12 to be climate-controlled buildings. Buildings 19 and 20 are RV storage buildings. Buildings 17 and 18 have RV storage units on the South Ends. We are requesting to be able to turn additional buildings into climate-controlled buildings within the same footprint if market demand changes.

- d. Minimum required parking: one space for each employee on the largest work shift.

2d. We have more parking than required for one part-time employee.

6. Please submit new turning movements to demonstrate how Village emergency vehicles will be able to maneuver through the site, including the cross-access to the adjacent Honey Creek Lofts Apartments development.

6. The approved site plan included turning radius. We included a copy in this resubmittal.

8. The proposed landscape plan depicts the north storage buffer and south storage buffer plantings but doesn't depict the remainder of the landscaping. The plan below was provided as part of the GDP submittal, which was in the packet for the February 10, 2020, Plan Commission meeting. Please clarify.

8. We attached a Revised landscape plan in this submittal.

10. Will there be an employee presence onsite, or will this facility be managed remotely?

10. The facility will have a part-time employee.

11. Will there be camera monitoring of the site?

11. The facility will have complete camera coverage.

12. How will the gated access work? Please note staff recommends a knox box for Fire Department access.

12. Customers will use a key card entry system; the staff will have remote fobs. We can provide the fire department with fobs or a knox box.

14. How is stormwater being managed?

14. The Village Engineer designed stormwater. I talked with the Village Engineer, and he stated the design is consistent with his design and no changes to the stormwater will be required by the owner.

We will also have a water truck during construction to control dust.

15. Please note the Fire Department commented that there are no fire hydrants on the drawing on this property. How are fire department requirements being met?

15. I have included in this submittal a screen shot of the Villages GIS map showing the locations of the fire hydrants and the storm sewer system.

We feel existing fire hydrant locations would provide adequate coverage for the project would be adequate. Four Public hydrants are available: Three on Executive Drive and one on Honey Creek Road. Three hydrants are in the adjacent apartment complex within thirty feet of the west property line.

There is a hydrant within the vicinity of all three gates for the project. We could provide access through the fence near the other three hydrants if necessary.

16. Please stripe the extra space on the south side of the row of parking (on the east side of Building 12) for no parking as this doesn't appear to meet the minimum size requirements for an off-street parking stall.

16. We removed the half parking stall in the parking area on the east side of the R/V storage area.

17. Please verify the greenspace and impervious surface calculations, as these appear to be off. By the Village Engineer's rough calculation, there appears to be ~80% impervious surface.

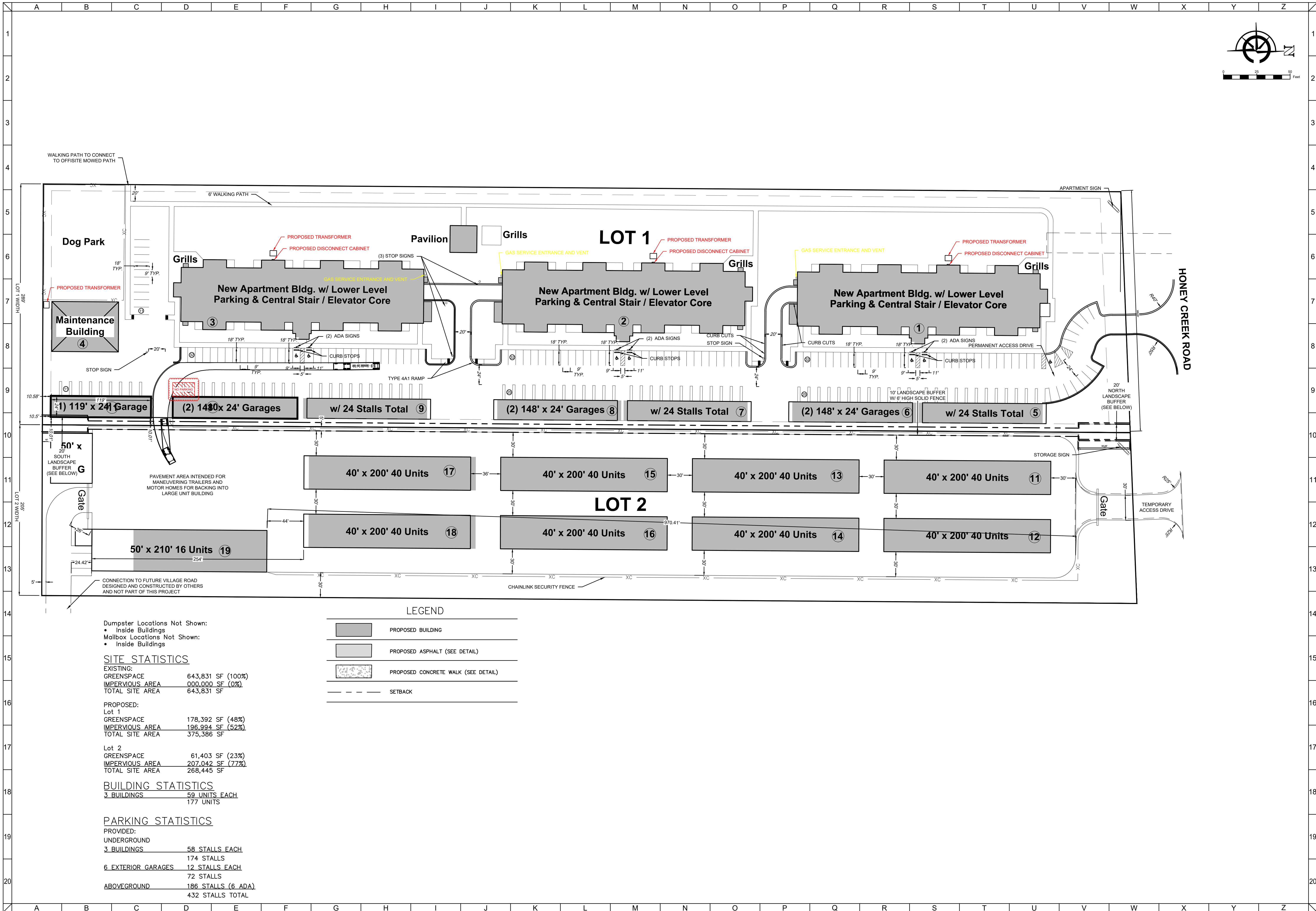
17. We added calculations for greenspace and impervious ratios on the site plan.

18. Please add a building coverage calculation to the Site Plan.

18. We added building coverage ratio calculations to the site plan.

19. Foth and staff recommend a decorative metal fence (steel or aluminum) along the north and east property lines like the fencing depicted below. We are ok with chain-link fencing along the south and west property lines.

19. A black chain link fence was approved by the Planning Commission for this site in the original submittal. The owner has ordered for this project and we are waiting for a building permit to start construction. We feel the landscaping will provide visual screening and will enhance the street scape of executive drive.

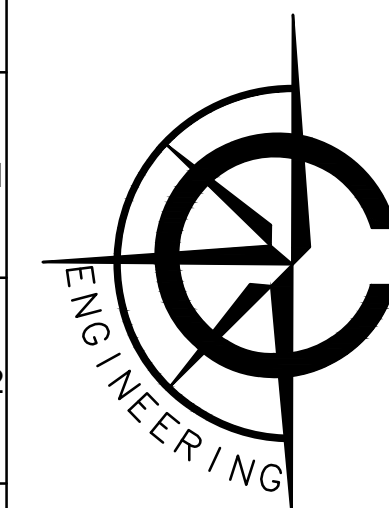


CLIENT

THE LOFTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI

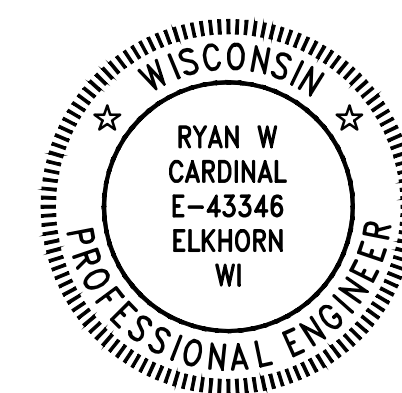
OVERALL SITE PLAN

CONSTRUCTION



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM



NO.	REVISION DESCRIPTION	REV DATE
11	VILLAGE COMMENTS	02/01/2024
10	VILLAGE COMMENTS	11/16/2020
9	VILLAGE COMMENTS	11/13/2020
8	VILLAGE COMMENTS	10/23/2020

SCALE	1" = 50'
PROJECT NUMBER	1901420
DATE	MAY 26, 2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

3 OF 15

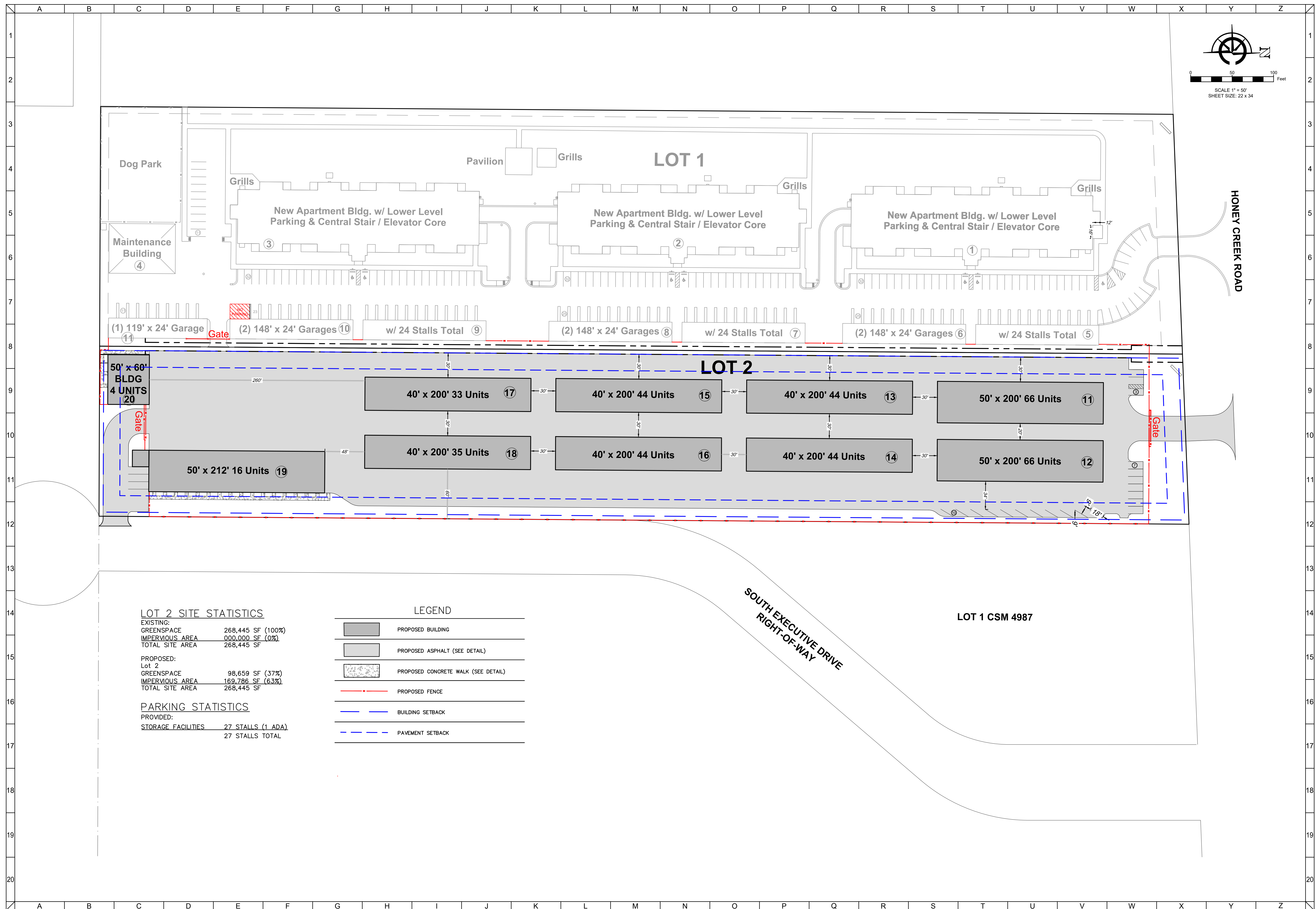
SELF STORAGE SITE PLAN

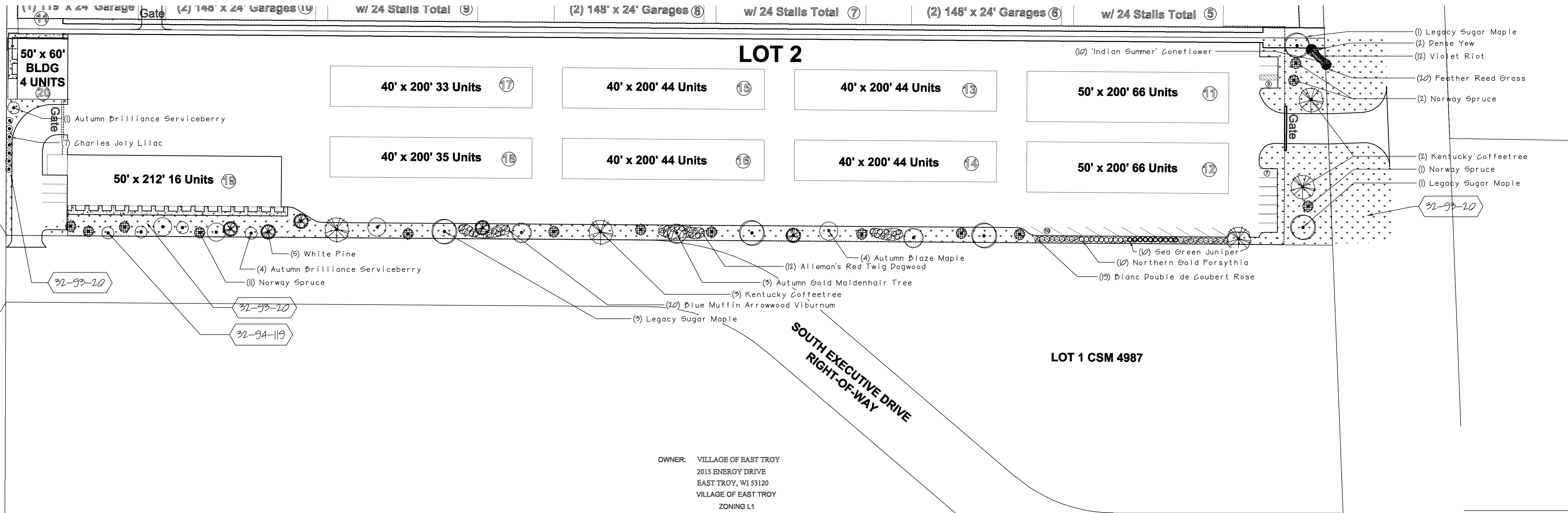
26 SOUTH WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
ORDINALENGINEERINGWI.COM

D.	REVISION DESCRIPTION	REV DATE
4	PLAN UPDATES	09/11/2025
3	PLAN UPDATES	08/11/2025
2	PLAN UPDATES	07/16/2025
1	VILLAGE COMMENTS	02/01/2024

DESIGNED BY RWC

1 OF 3





REFERENCE NOTES SCHEDULE TOTAL LANDSCAPE

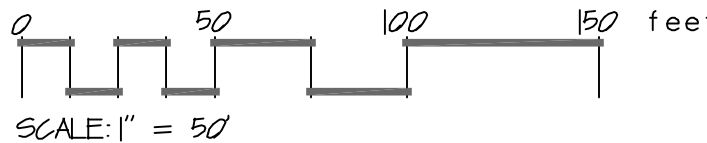
SYMBOL	CODE	DESCRIPTION	QTY
Planting			
	32-93-20	REINDARS PREMIUM 60 TURF-SEED (OR APPROVED EQUAL) AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. APPLY 13-13-13 FERTILIZER PER MANUFACTURERS APPLICATION RATES BEFORE INSTALLING EROSION BLANKET. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED.	37,548 sf
Planting Accessories			
	32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	2,782 sf
	32-94-136	3" DIAMETER MULCH TREE RING	48
	32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	490 lf

PLANT SCHEDULE TOTAL LANDSCAPE

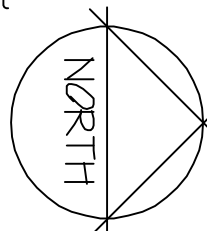
SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	25" Cal.	P&B	4
	Acer saccharum 'Legacy' / Legacy Sugar Maple	2" Cal.	P&B	5
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6" Ht.	P&B	5
	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2" Cal.		3
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	P&B	5
EVERGREEN TREES				
	Picea abies / Norway Spruce	6" Ht.	P&B	14
	Pinus strobus / White Pine	6"		5
SHRUBS				
	Cornus stolonifera 'Alleman's Compact' / Alleman's Red Twig Dogwood	3"		12
	Forsythia x 'Northern Gold' / Northern Gold Forsythia	3"		10
	Rosa rugosa 'Blanc Double de Coubert' / Blanc Double de Coubert Rose	3 gal		19
	Syringa vulgaris 'Charles Joly' / Charles Joly Lilac	4"		7
	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	3"		20
GRASSES				
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.		20
ANNUALS/PERENNIALS				
	Rudbeckia fulgida 'Indian Summer' / 'Indian Summer' Coneflower	1 gal		10
	Rudbeckia fulgida 'Indian Summer' / 'Indian Summer' Coneflower	1 gal		10
	Salvia x sylvestris 'Violet Riot' / Violet Riot	1 gal		12
	Salvia x sylvestris 'Violet Riot' / Violet Riot	1 gal		12
SHRUB EVERGREENS				
	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gal		10
	Taxus x media 'Densiformis' / Dense Yew	24"		2
	Taxus x media 'Densiformis' / Dense Yew	24"		2

- (1) Legacy Sugar Maple
- (2) Dense Yew
- (12) Violet Riot
- (20) Feather Reed Grass
- (2) Norway Spruce
- (2) Kentucky Coffeetree
- (1) Norway Spruce
- (1) Legacy Sugar Maple
- (10) Sea Green Juniper
- (10) Northern Gold Forsythia
- (19) Blanc Double de Coubert Rose
- (12) Alleman's Red Twig Dogwood
- (4) Autumn Blaze Maple
- (3) Autumn Gold Maidenhair Tree
- (3) Kentucky Coffeetree
- (20) Blue Muffin Arrowwood Viburnum
- (3) Legacy Sugar Maple
- (5) White Pine
- (4) Autumn Brilliance Serviceberry
- (11) Norway Spruce

OWNER: VILLAGE OF EAST TROY
2015 ENERGY DRIVE
EAST TROY, WI 53120
VILLAGE OF EAST TROY
ZONING L1



ENTRY LANDSCAPE PLAN



DIGGERS HOTLINE
Call (811) or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture &
Project Management
4111 Taft Rd, Kenosha WI 53142

TNA
Landscape Architecture
Project Management

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No.	Revision/Issue	Date
1		
2		
3		
4		

THE LOFTS OF EAST TROY
VILLAGE OF EAST TROY

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project
20221014

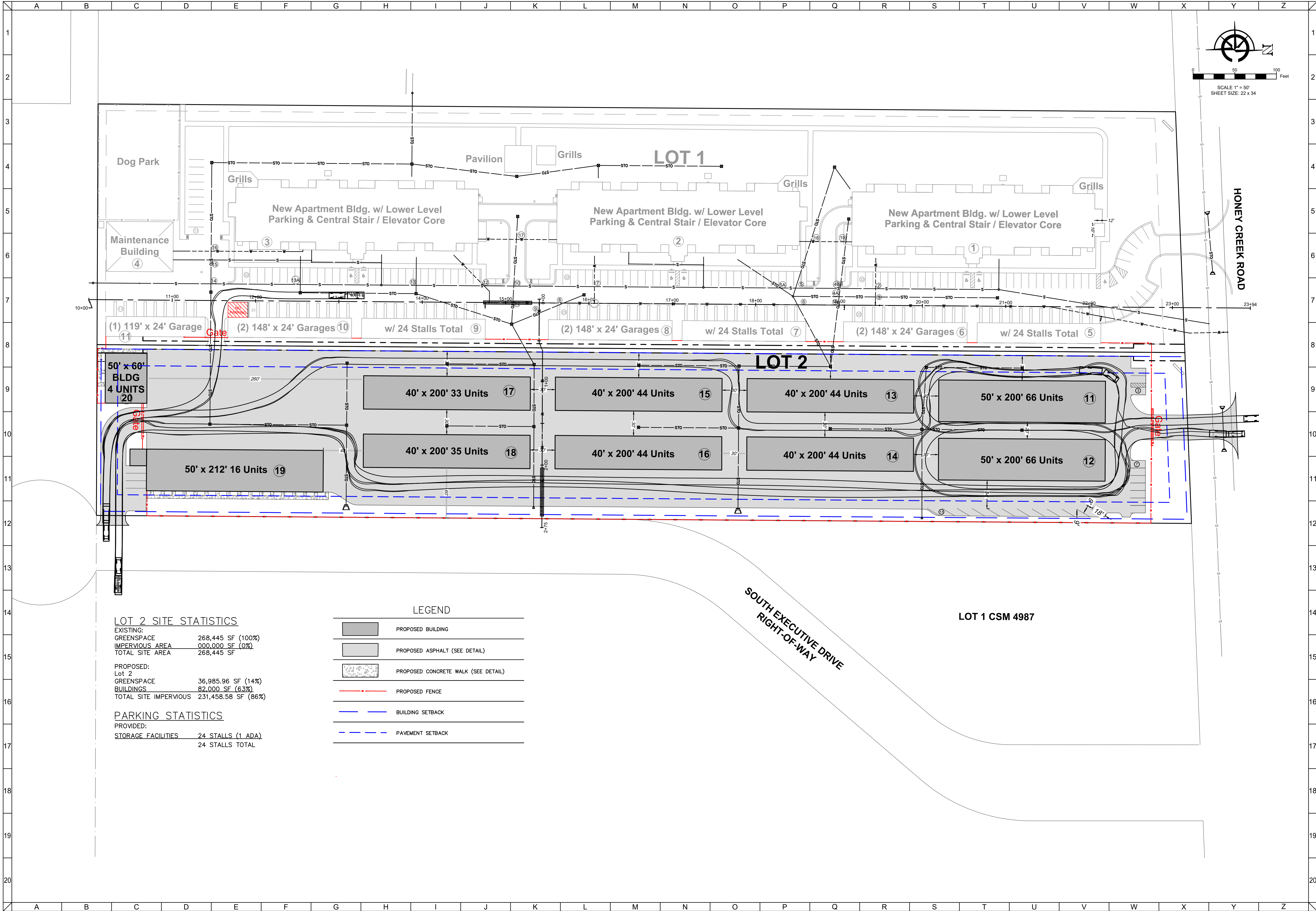
Date
9-10-25.1

Scale

Sheet

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LOT 2 SITE STATISTICS

EXISTING:	
GREENSPACE	268,445 SF (100%)
IMPERVIOUS AREA	000,000 SF (0%)
TOTAL SITE AREA	268,445 SF

PROPOSED:	
Lot 2	
GREENSPACE	36,985.96 SF (14%)
BUILDINGS	82,000 SF (63%)
TOTAL SITE IMPERVIOUS	231,458.58 SF (86%)

PARKING STATISTICS

PROVIDED:	
STORAGE FACILITIES	24 STALLS (1 ADA)
	24 STALLS TOTAL

LEGEND

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

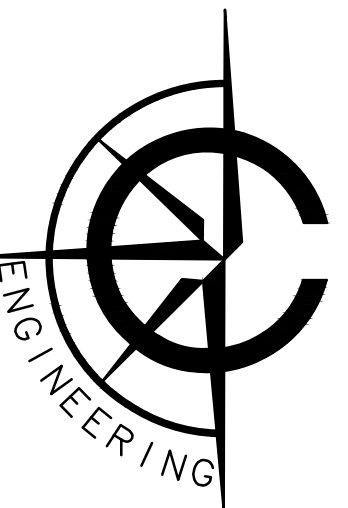
CLIENT



THE LOFTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI

SELF STORAGE SITE PLAN

PRELIMINARY



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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2 OF 2







