

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:

- **Allowing Climate control and Electrical service for storage Units**
 - We are requesting Redesigned as climate-controlled buildings with 66 units each (Building 11 and 12), Four units (Building 20), 33 units (Buildings 17), 35 units (Building 18) and 16 units (Building 19).
 - Allow for remaining units to add climate control and electrical service for remaining units if market demands warrant such service.

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.

The original GDP was approved and amended several times; we are requesting an amendment to the General Development Plan at Section 510-201 C. to add a table pertaining to Personal Storage Facilities standards.

Standard	Section 510-44 D. (3)	Approved
Personal storage facilities	No electrical power shall be run to the storage facilities, except for exterior lighting.	Climate Control and electrical power will be available in Buildings 17,18,19 and 20 (RV, Boat storage, typ.) If market demands exist the developer can add these features to Buildings 13, 14, 15 and 16.

Matt Schill

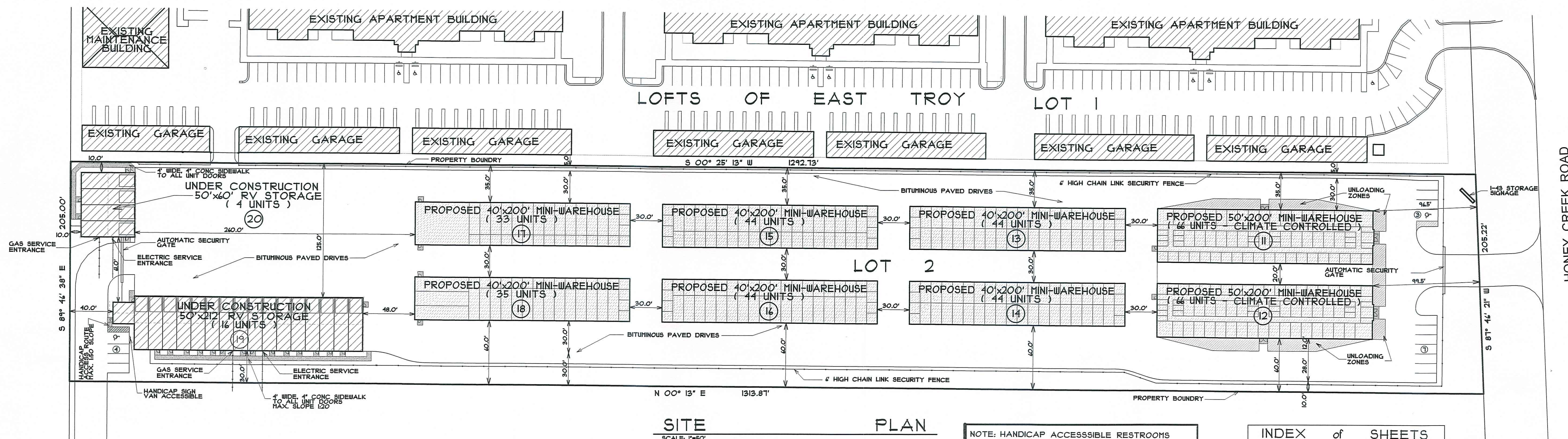
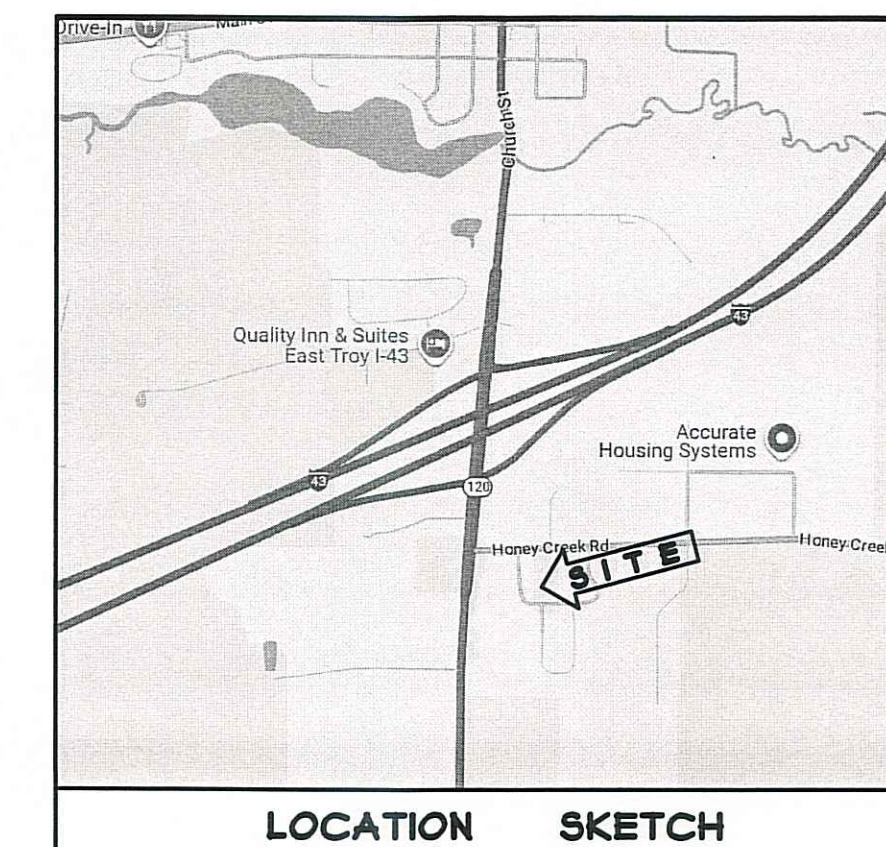
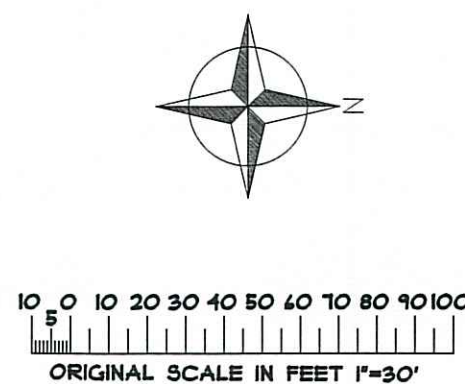
SEE CORRESPONDENCE

Building
New
DIS-082534297
CB-092501363-PRB
September 18, 2025

I-43 STORAGE

HONEY CREEK ROAD

VILLAGE of EAST TROY, WALWORTH CO., WISCONSIN



SEE CIVIL ENGINEERING PLANS BY
CARDINAL ENGINEERING LLC
PROJ. NO. 1901420 FOR ALL SITE,
GRADING, DRAINAGE, AND EROSION
CONTROL INFORMATION

I-43 STORAGE - UNIT SUMMARY

BUILDING #11	= 44 UNITS
BUILDING #12	= 44 UNITS
BUILDING #13	= 44 UNITS
BUILDING #14	= 44 UNITS
BUILDING #15	= 44 UNITS
BUILDING #16	= 44 UNITS
BUILDING #17	= 33 UNITS
BUILDING #18	= 35 UNITS
BUILDING #19	= 16 UNITS
BUILDING #20	= 4 UNITS
TOTAL	= 396 UNITS

TOTAL HANDICAP ACCESSIBLE
UNITS REQUIRED = 14 TOTAL.

ALL UNITS IN BUILDINGS #11, #12,
#19, & #20 ARE TO BE FULLY
HANDICAP ACCESSIBLE TOTALING
154 HANDICAP UNITS.

DESIGN LOADS

SOIL BEARING CAPACITY:

2000 psf ASSUMED SAFE SOIL BEARING PRESSURE
VERIFY W/ GEOTECHNICAL PRIOR TO PLACEMENT
OF FOOTINGS.

DESIGN LIVE LOADS:

ROOF (SNOW)	
GROUND SNOW LOAD, P_g	= 30 psf
SNOW EXPOSURE, C_e	= 1.0
SNOW LOAD RISK FACTOR, I	= II
THERMAL FACTOR, C_t	= 1.0 SLOPED ROOF 1.0 FLAT ROOF
UNBALANCED SNOW LOAD	= N/A
DRIFTED SNOW LOAD	= SEE PLANS
FLAT ROOF SNOW LOAD	= SEE PLANS (MIN. LIVE LOAD = 20 psf)

DESIGN DEAD LOADS:

ROOF COLLATERAL	= 5 psf
ROOF DEAD	= 10 psf
SEE ARCHITECTURAL FOR ADDITIONAL DEAD LOADS SEE MECHANICAL FOR ADDITIONAL DEAD LOADS	

DESIGN WIND LOADS:

BASIC WIND SPEED (3- SECOND GUST)	= 115 mph
WIND RISK FACTOR, I_w	= II
WIND EXPOSURE	= B
INTERNAL PRESSURE COEFFICIENT	= 0.18

DESIGN SEISMIC LOADS:

SEISMIC USE GROUP	= II
SEISMIC DESIGN CATEGORY	= A
SOIL CLASSIFICATION	= D

PROJECT AND DESIGN DATA

SITE AREA	= 268,445 S.F. or 6.16 AC. - LOT 2
BUILDING AREA	= 78,000 S.F. or 29.0%
PAVED AREA	= 135,187 S.F. or 50.5%
GREEN SPACE	= 55,258 S.F. or 20.5%
CODE	= 2015 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	= VB
OCCUPANCY TYPE	= B & S-1
GROUND SNOW	= 30 psf
COLLATERAL LOAD	= 5 psf
WIND VELOCITY	= 115 mph
EXPOSURE CATEGORY	= B
IMPORTANCE FACTOR	= II
OCCUPANCY CATEGORY	= II
SOIL CLASS	= D
SEISMIC DESIGN CATEGORY	= A
FIRE PROTECTION	= NON-SPRINKLERED
EXIT DISTANCE	= 75 FEET

NOTE: HANDICAP ACCESSIBLE RESTROOMS
PROVIDED IN OFFICE AREA OF BLDG #19
BUILDINGS #11 & #12 TO BE FULLY HEATED
& COOLED CLIMATE CONTROLLED STORAGE.
BUILDINGS #13 THRU #16 TO BE UNHEATED.
BUILDINGS #17 & 18 TO HAVE 13'x50' UNITS
HEATED & ALL OTHER UNITS UNHEATED.

INDEX of SHEETS

C-1	SITE PLAN
A-1	BUILDING #11 & #12 EXTERIOR ELEVATIONS
A-2	BUILDING #11 & #12 FIRST FLOOR PLAN FOUNDATION PLAN
A-3	BUILDING SECTIONS BUILDING #11 & #12
A-4	BUILDING SECTIONS BUILDING #11 & #12
A-5	BUILDING #13 & #14 EXTERIOR ELEVATIONS BUILDING #11 & #12 ROOF FRAMING PLAN
A-6	BUILDING #13 & #14 FIRST FLOOR PLAN FOUNDATION PLAN
A-7	BUILDING #15 & #16 EXTERIOR ELEVATIONS
A-8	BUILDING #15 & #16 FIRST FLOOR PLAN FOUNDATION PLAN
A-9	BUILDING SECTIONS BUILDING #13, #14, #15, & #16
A-10	BUILDING #17 & #18 EXTERIOR ELEVATIONS
A-11	BUILDING #17 & #18 FIRST FLOOR PLAN FOUNDATION PLAN
A-12	BUILDING SECTIONS BUILDING #17 & #18
A-13	BUILDING SECTIONS BUILDING #17 & #18
A-14	GENERAL SPECIFICATIONS WALLS TYPES, DETAILS



PROPOSED MINI-STORAGE BUILDINGS
BUILDINGS #11 THRU #18
I-43 STORAGE
HONEY CREEK ROAD
VILLAGE of EAST TROY, WALWORTH CO., WISCONSIN

SITE PLAN

STAPLES ARCHITECTURAL SERVICES
BRIAN J. STAPLES - ARCHITECT
W7898 CREEK ROAD
DELAVER, WI 53115
PHONE: (262) 949-0522 E-MAIL: staplesarch@charter.net

Proj. # 22-011.F2

Date 05/10/25
Designed by
Drawn by BJS
Checked by BJS
Revised 05/22/25
Revised 06/29/25
Final 07/18/25
Submittal 08/08/25

Sheet No.
C-1
1 of 15 sheets

C:\Users\user\OneDrive\Documents\ASAP\PROJECT\3D-ORPHASE 2024\8 2D-2D BLDG PLANS.dwg
Revised August 15, 2025

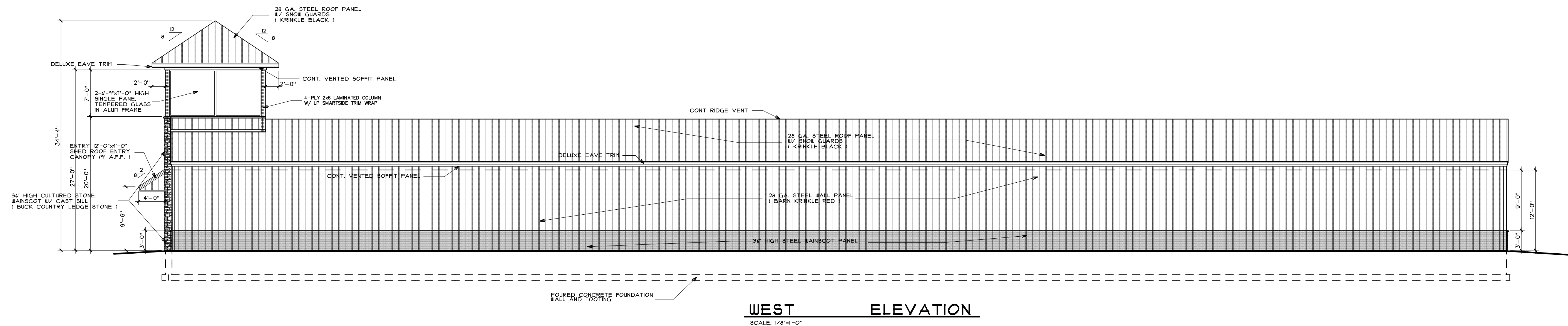
BUILDING COLORS	
SIDING & CORNER BOARDS	BARN KRINKLE RED
ROOF	KRINKLE BLACK
SOFFIT, FACIAS & GUTTERS	KRINKLE WHITE
GARAGE DOORS	WHITE
SERVICE DOORS	WHITE
WINDOWS	WHITE
STONE WAINSCOTE	BUCK COUNTRY LEDGE STONE

GENERAL BUILDING NOTES:

Attic insulation may be blown-in insulation in lieu of batt insulation. Min. R-values to be as listed on plans and all requirements a listed below to be followed.

"IECC 303.1.1" - The insulation installer shall provide a signed and dated certification for the insulation installed in each element of the building envelope, listing the type of insulation installations in roof/ceilings, the manufacturer and the R-value. For blown-in or sprayed insulation, the installer shall also provide the initial installed thickness, the settled thickness, the coverage area, and the number of bags installed. The installer shall post the certification in a conspicuous place on the job site.

"IECC 303.1.1" - The blown-in or sprayed insulation installer shall provide identification markers that are labeled in inches or millimeters installed at least one for every 300 sf throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness and the minimum settled thickness with the numbers a minimum of 1" in height. Each marker shall face the attic access opening. The thickness of the installed insulation shall meet or exceed the minimum installed thickness shown on the marker.



NOTES: BUILDINGS #11 & #12 TO BE CLIMATE CONTROLLED INTERIOR STORAGE UNITS.
BUILDING #12 SHOWN WITH BUILDING #11 TO BE BUILT AS MIRROR IMAGE.

STAPLES ARCHITECTURAL SERVICES
BRIAN J. STAPLES - ARCHITECT
W7898 CREEK ROAD
DELAVAN, WI. 53115
PHONE: (262) 949-0522 E-MAIL: staplesarch@charter.net

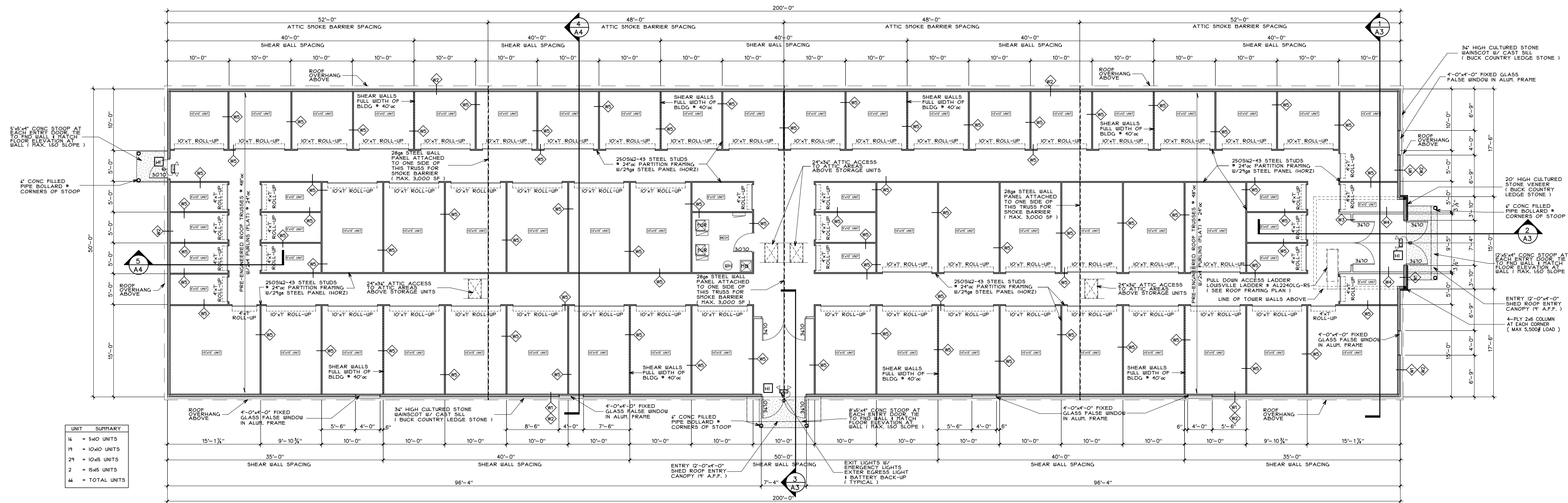
Proj. # **22-0111.F2**
Date **06/20/25**
Designed by
Drawn by **BJS**
Checked by **BJS**
Revised
Final **07/18/25**
Submittal **08/08/25**

Sheet No.
A-1
2 of 15 Sheets

BUILDING #11 & #12
EXTERIOR ELEVATIONS

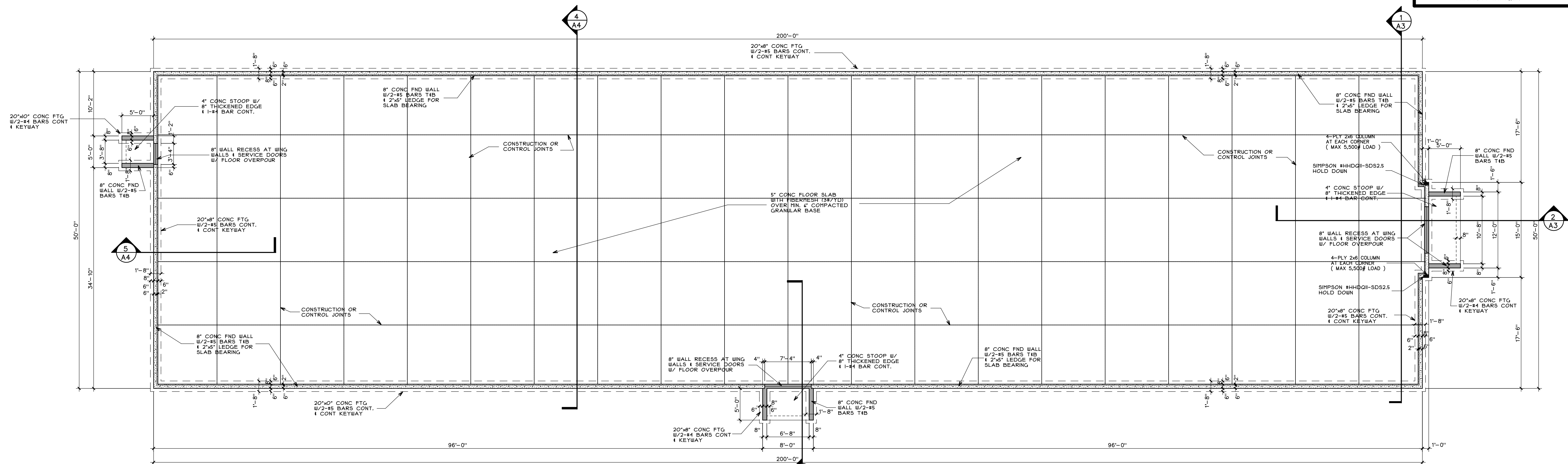
PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18
I-43 STORAGE
HONEY CREEK ROAD
VILLAGE of EAST TROY, WALLWORTH CO., WISCONSIN

C:\Users\user\OneDrive\Documents\PROJECTS\08-PHASE 2\08-01 BLDG PLAN.dwg
Rising August 10, 2025



FIRST FLOOR PLAN
BUILDING #12
SCALE: 1/8"=1'-0"

FOUNDATION PLAN
BUILDING #12
SCALE: 1/8"=1'-0"



STAPLES ARCHITECTURAL SERVICES

BRIAN J. STAPLES - ARCHITECT

W7898 CREEK ROAD
DELAVER, WI. 53115

PHONE: (262) 949-0522 E-MAIL: staplesarch@charter.net

Proj. # **22-0111.F2**
Date **06/20/25**
Designed by **BJS**
Drawn by **BJS**
Checked by **BJS**
Revised
Final **07/18/25**
Submittal **08/08/25**

Sheet No.
A-2
3 of 15 Sheets

BUILDING #11 & #12
FIRST FLOOR PLAN
FOUNDATION PLAN

PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18
I-43 STORAGE

HONEY CREEK ROAD
VILLAGE of EAST TROY, WALLWORTH CO., WISCONSIN

BUILDING #11 THRU #18

I-43 STORAGE

VILLAGE of EAST TROY, WALTHAM CO., WISCONSIN

SECTIONS

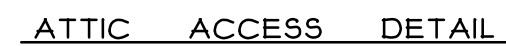
BRIAN J. STAPLES A.I.A. - ARCHITECT

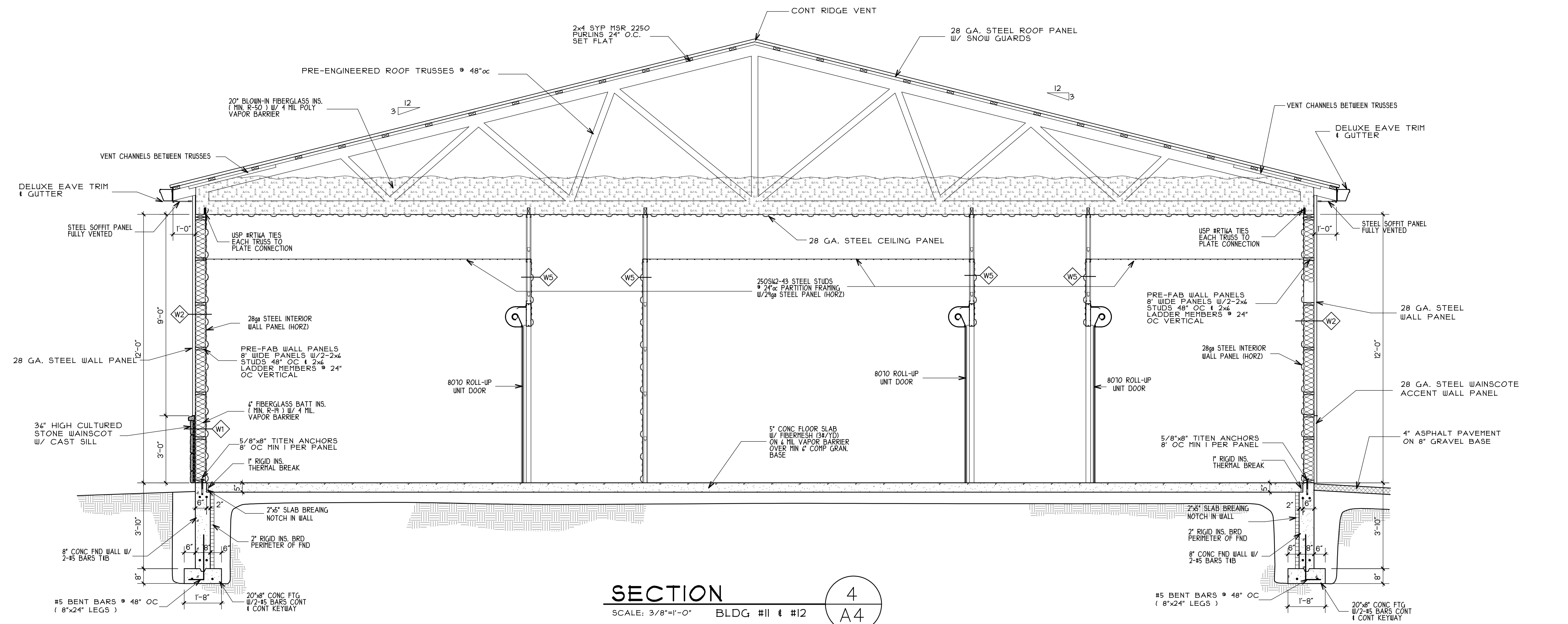
W7898 CREEK ROAD
DELEVAN WI 53115

PHONE/FAX: (262) 740-2339 E-MAIL: STAPLES@ELKNET.NET

Submittal 08/10/25

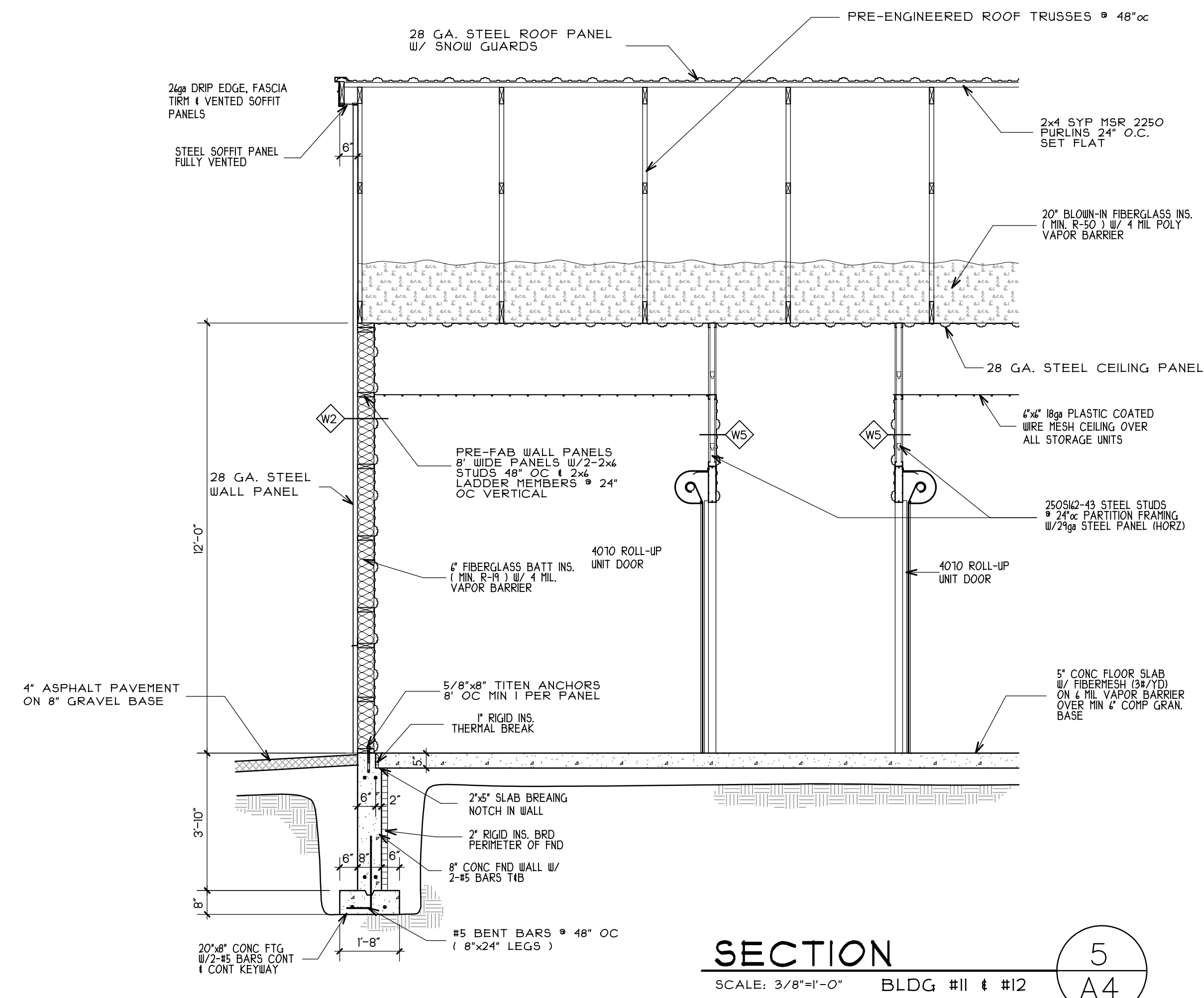
4 of 15 Sheets





SECTION
SCALE: 3/8"=1'-0" BLDG #11 & #12

4
A4



SECTION
SCALE: 3/8"=1'-0" BLDG #11 & #12

5
A4

PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18
I-43 STORAGE
HONEY CREEK ROAD
VILLAGE of EAST TROY, WALWORTH CO., WISCONSIN

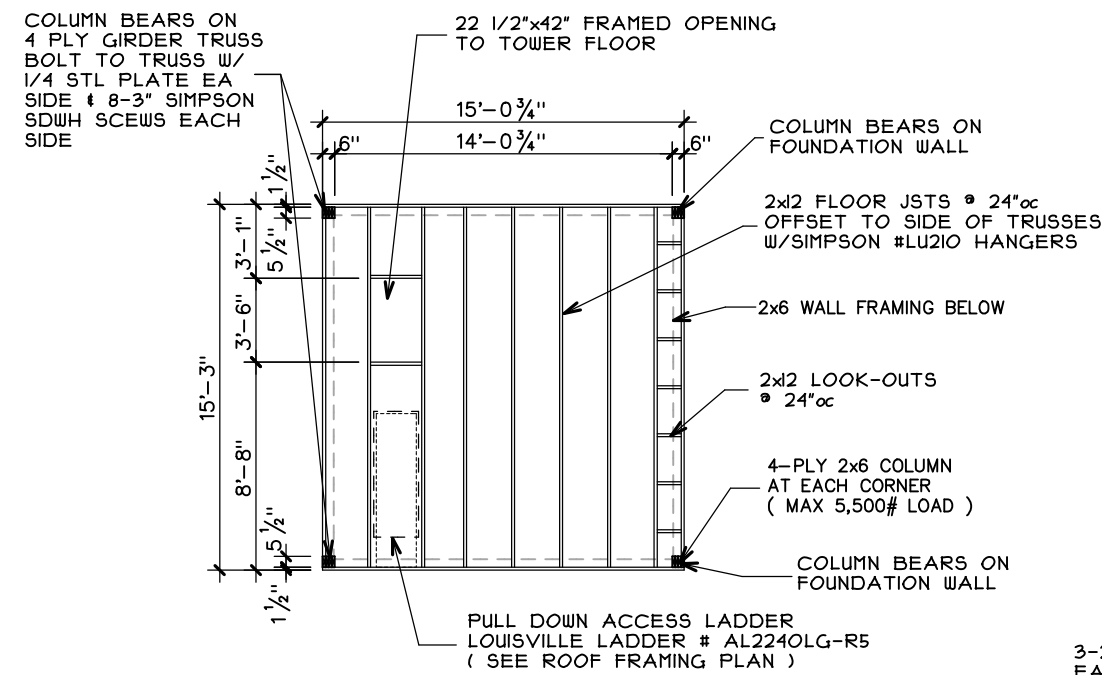
BUILDING #11 & #12
SECTIONS

STAPLES ARCHITECTURAL SERVICES
BRIAN J. STAPLES A.I.A. - ARCHITECT
W7898 CREEK ROAD
DELAWARE, WI. 53115
PHONE/FAX: (262)740-2339 E-MAIL: STAPLES@ELKNET.NET

Proj. # **22-0111.P2**
Date **06/20/25**
Designed by
Drawn by **BJS**
Checked by **BJS**
Revised
Final **07/18/25**
Submittal **08/10/25**

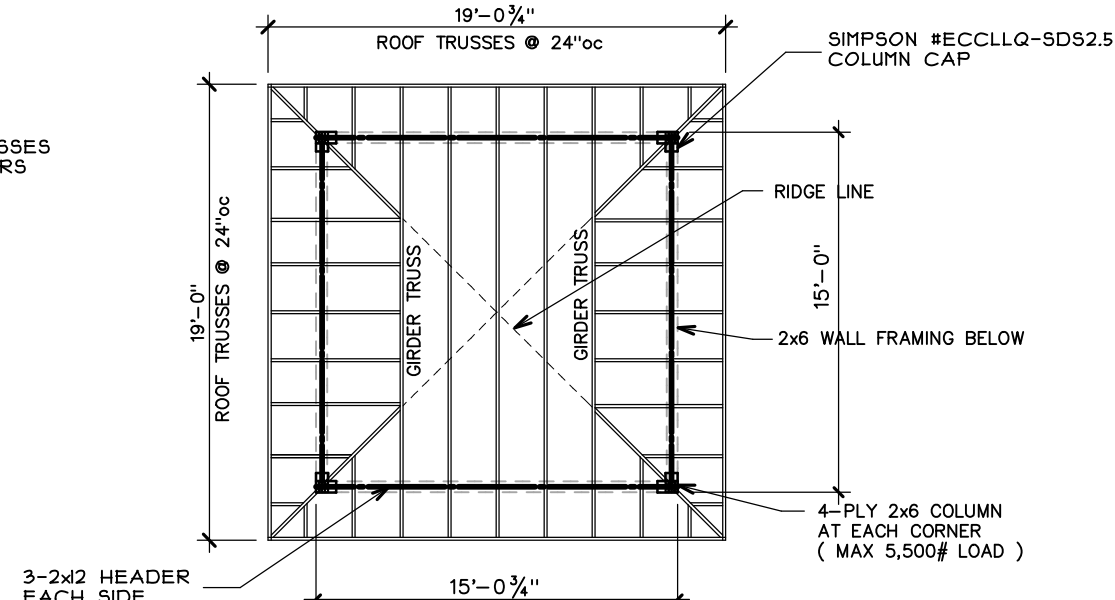
Sheet No.
A-4
5 of 15 Sheets

NOTES: BUILDINGS #13 & #14 TO BE UNHEATED EXTERIOR ACCESS STORAGE UNITS.
BUILDING #14 SHOWN WITH BUILDING #13 TO BE BUILT AS MIRROR IMAGE.

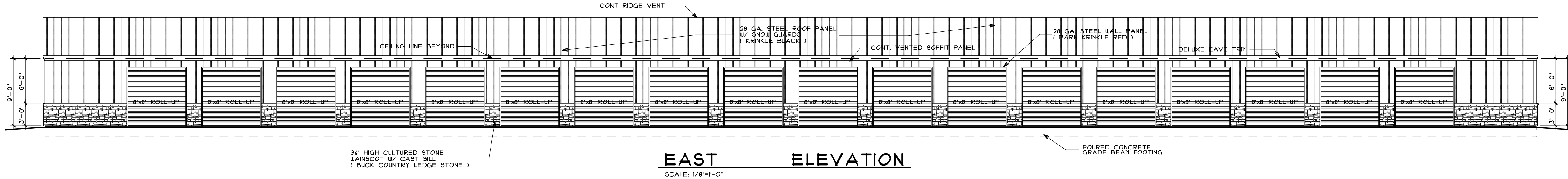


TOWER FLOOR FRAMING
SCALE: 1/8"=1'-0"
BUILDING #12

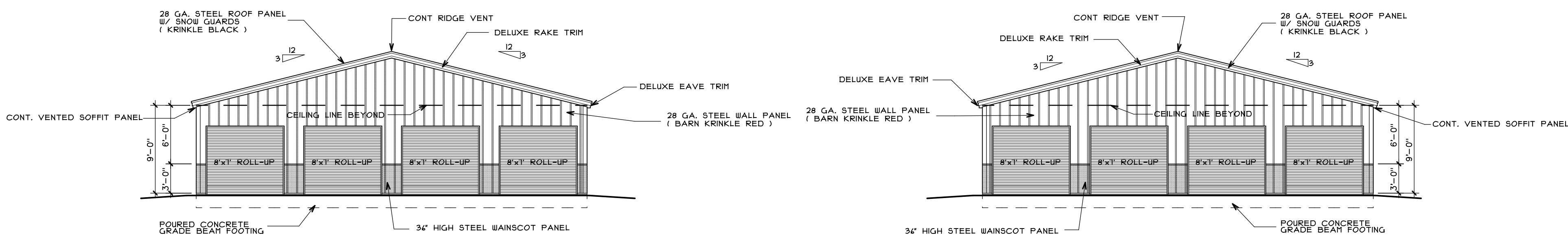
TOWER ROOF FRAMING
SCALE: 1/8"=1'-0"
BUILDING #12



TOWER ROOF FRAMING
SCALE: 1/8"=1'-0"
BUILDING #12

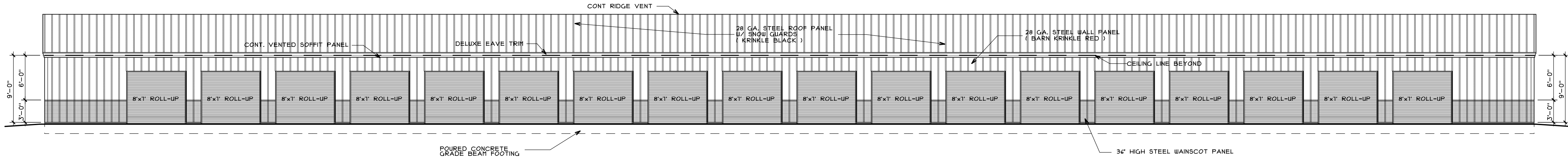


EAST ELEVATION
SCALE: 1/8"=1'-0"

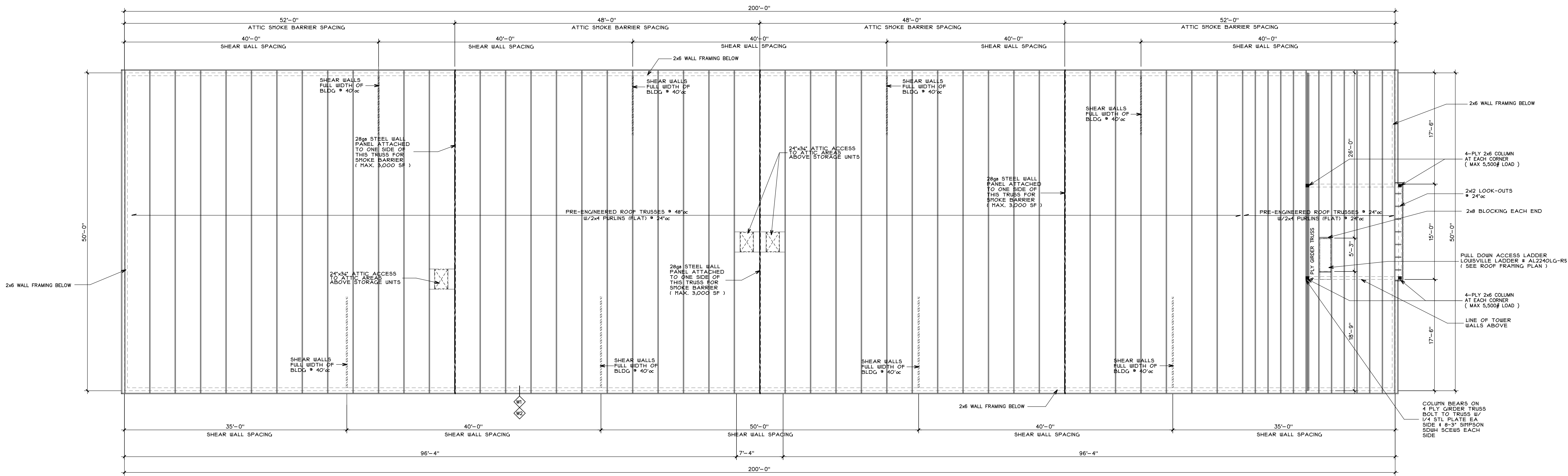


SOUTH ELEVATION
SCALE: 1/8"=1'-0"

NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING #11 & #12 ROOF FRAMING
SCALE: 1/8"=1'-0"
BUILDING #12

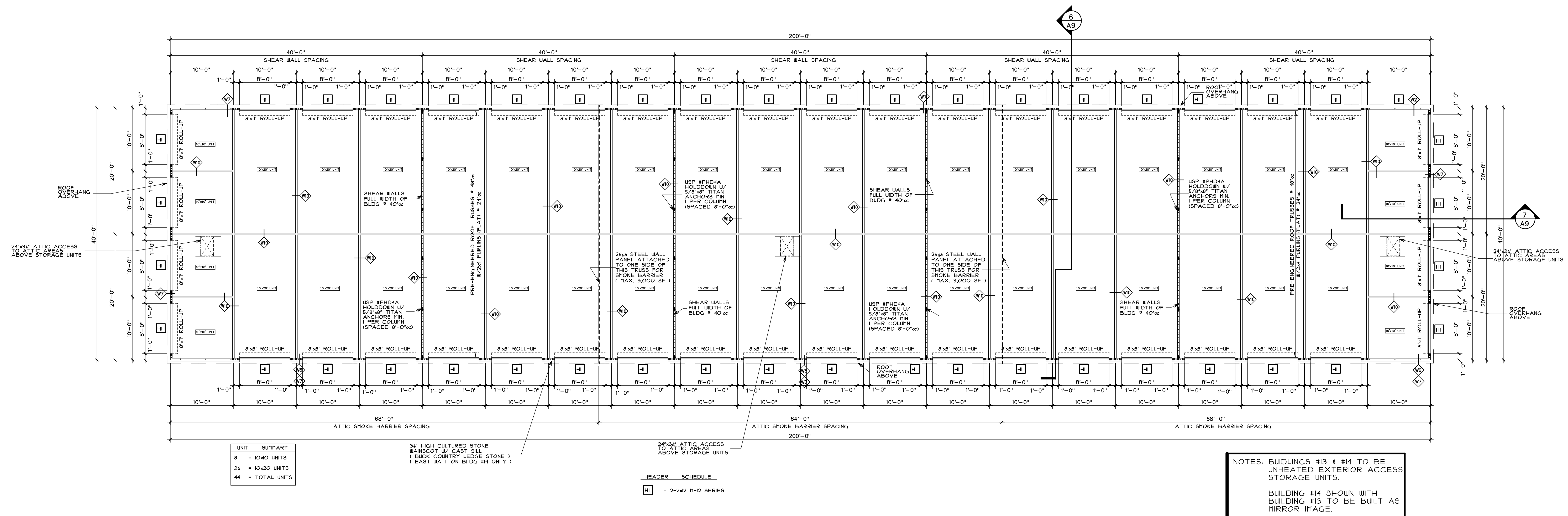
STAPLES ARCHITECTURAL SERVICES
BRIAN J. STAPLES - ARCHITECT
W7898 CREEK ROAD
DELAVER, WI. 53115
PHONE: (262) 949-0522 E-MAIL: staplesarch@charter.net

Proj. # **22-0111.F2**
Date **06/20/25**
Designed by **BJS**
Drawn by **BJS**
Checked by **BJS**
Revised
Final **07/18/25**
Submittal **08/08/25**

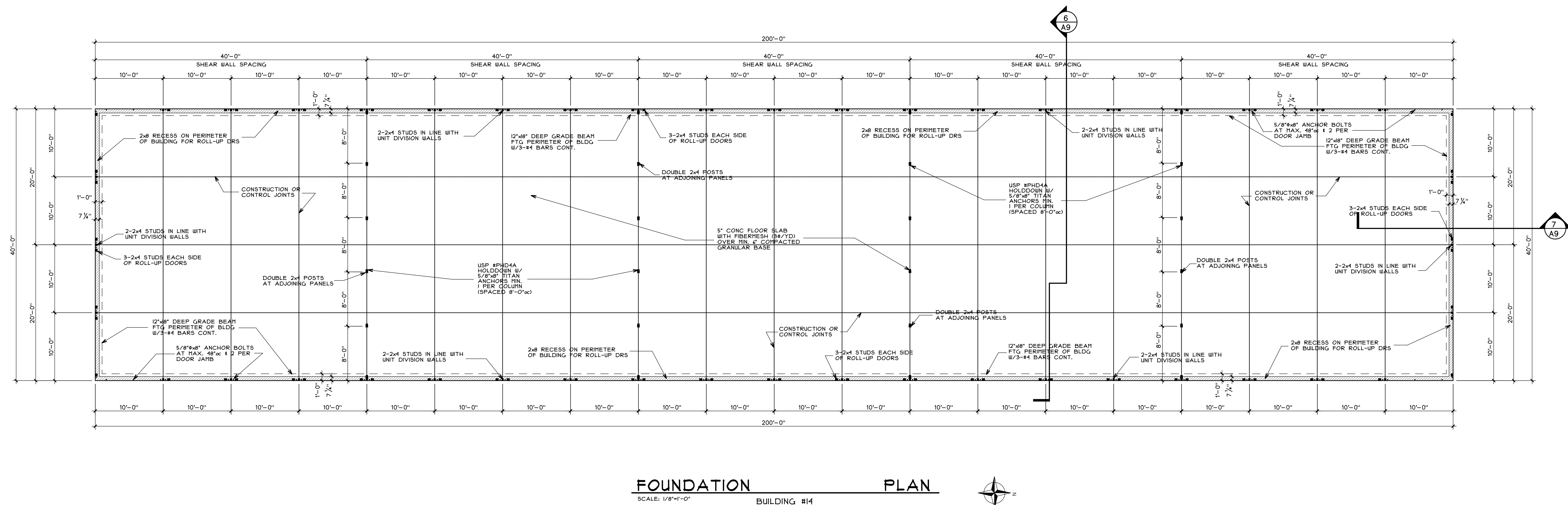
Sheet No.
A-5
6 of 15 Sheets

PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18
I-43 STORAGE
HONEY CREEK ROAD
VILLAGE of EAST TROY, WALLWORTH CO., WISCONSIN

BUILDING #13 & #14
EXTERIOR ELEVATIONS
BUILDING #11 & #12
ROOF FRAMING PLAN



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" BUILDING #14



FOUNDATION PLAN

SCALE: 1/8"=1'-0" BUILDING #14

PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18
I-43 STORAGE
HONEY CREEK ROAD
LAGE of EAST TROY, WALLWORTH CO., WISCONSIN

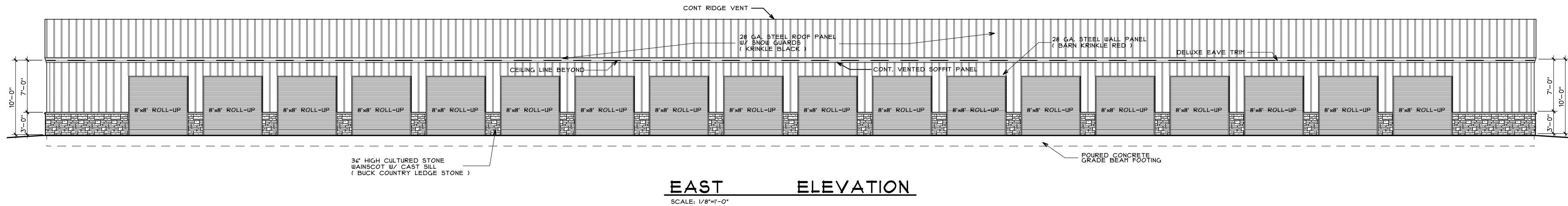
BUILDING	#13	PLAN	#14
FIRST FLOOR		PLAN	
FOUNDATION		PLAN	

STAPLES ARCHITECTURAL SERVICES
BRIAN J. STAPLES - ARCHITECT
W7898 CREEK ROAD
DELEVAN, WI. 53115
PHONE: (262) 949-0522 E-MAIL: staplesarch@charter.net

Proj. # 22-0111.P2
Date 06/20/25
Designed by _____
Drawn by BJS
Checked by BJS
Revised _____
Final 07/18/25
Submittal 08/08/25

Sheet No.
A-6
7 of 15 Sheets

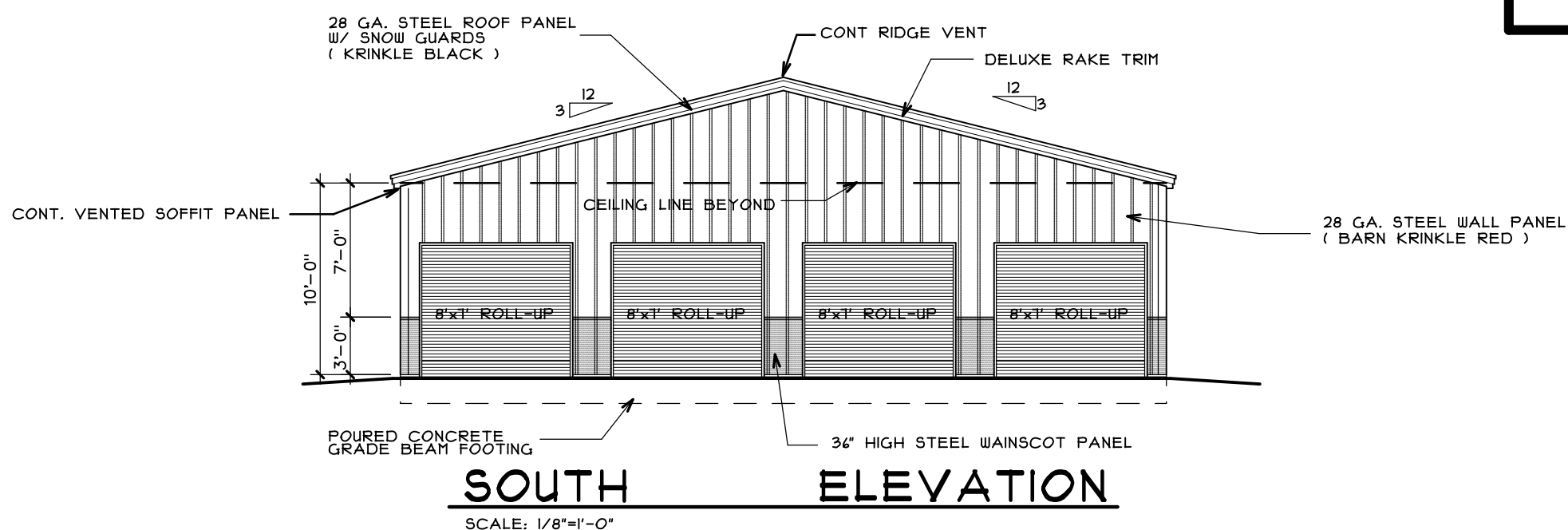
C:\Users\jstaples\OneDrive\Documents\1545\PROJECT\15-08\PHASE 2\04.8 825-081 BLDG PLANS.dwg
Bentley August 10, 2025



EAST ELEVATION

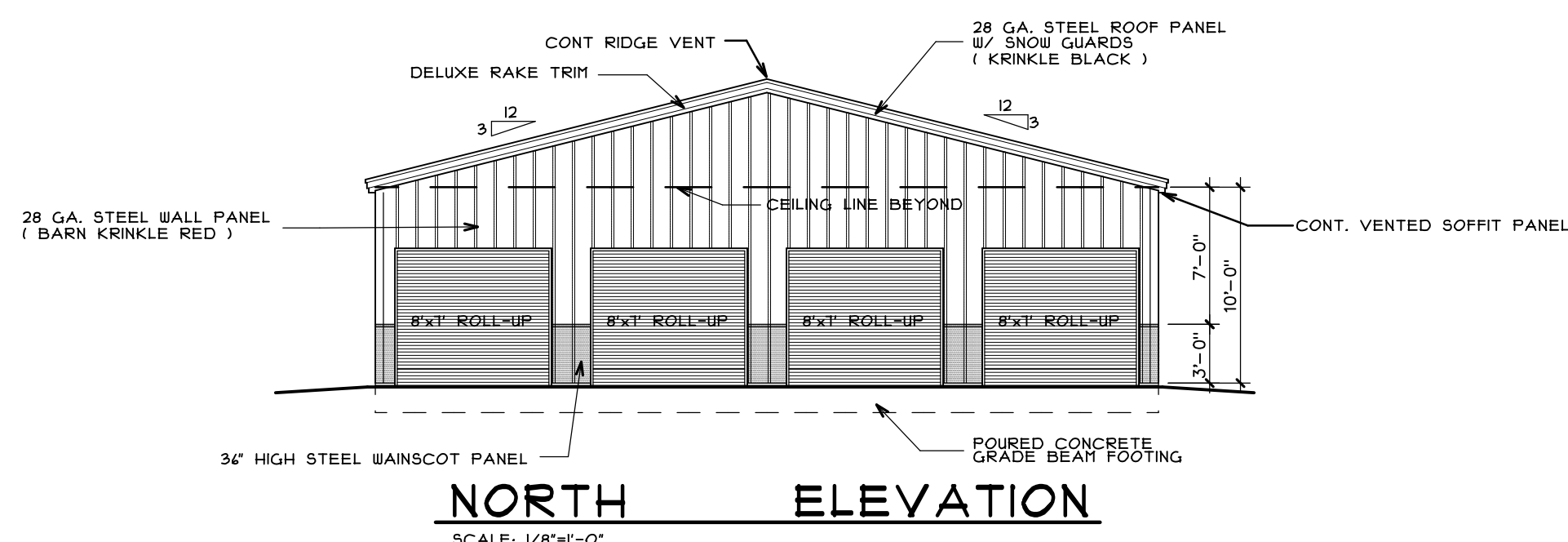
SCALE: 1/8"=1'-0"

NOTES: BUILDINGS #15 & #16 TO BE UNHEATED EXTERIOR ACCESS STORAGE UNITS.
BUILDING #16 SHOWN WITH BUILDING #15 TO BE BUILT AS MIRROR IMAGE.



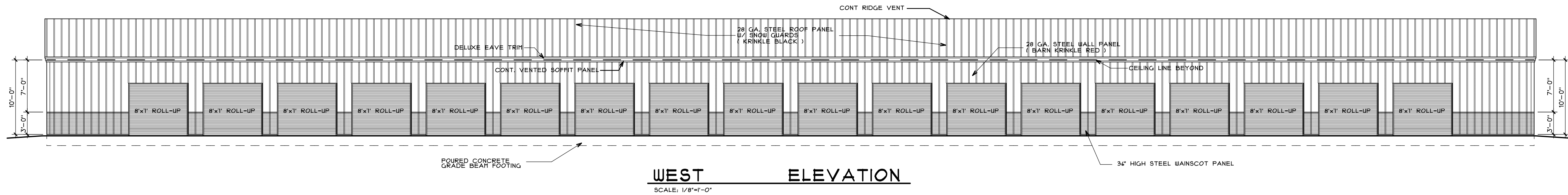
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

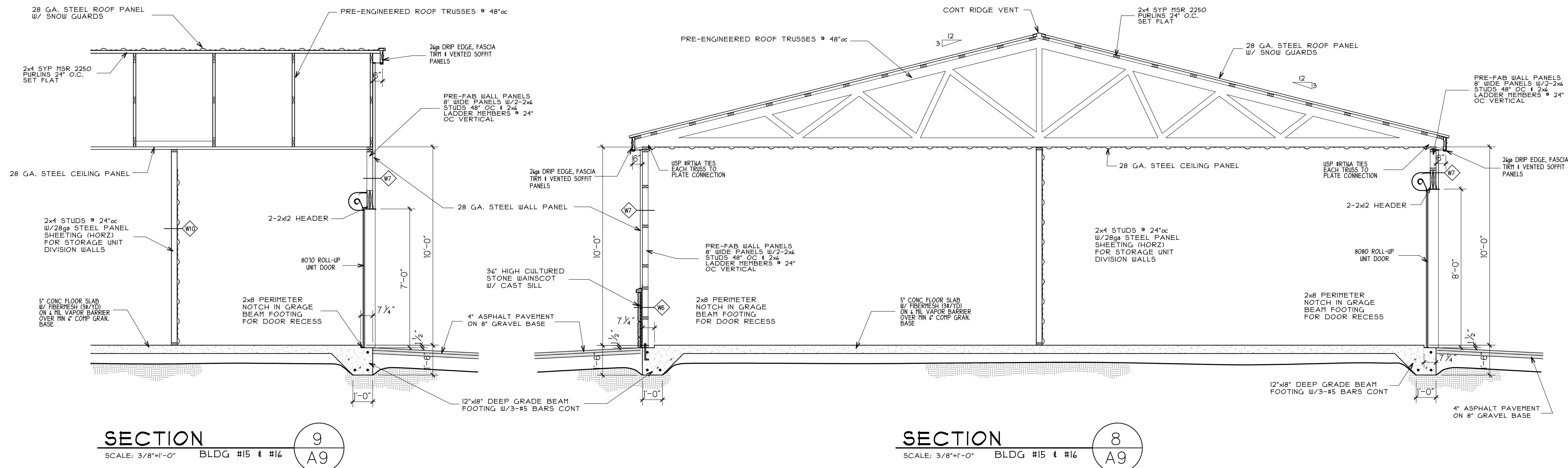
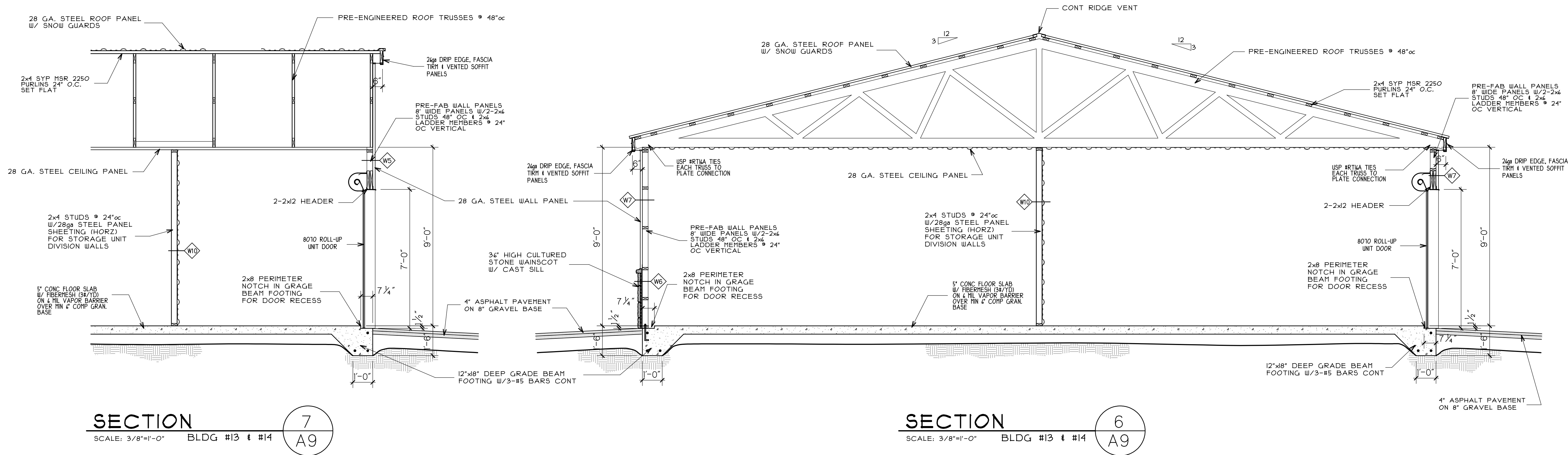
PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18
I-43 STORAGE
HONEY CREEK ROAD
VILLAGE of EAST TROY, WALLWORTH CO., WISCONSIN

**BUILDING #15 & #16
EXTERIOR ELEVATIONS**

STAPLES ARCHITECTURAL SERVICES
BRIAN J. STAPLES - ARCHITECT
W7898 CREEK ROAD
DELA VAN, WI. 53115
PHONE: (262)949-0522 E-MAIL: staplesarch@charter.net

Proj. # **22-0111.F2**
Date **06/20/25**
Designed by
Drawn by **BJS**
Checked by **BJS**
Revised
Final **07/18/25**
Submittal **08/08/25**

Sheet No.
A-7
8 of 15 Sheets



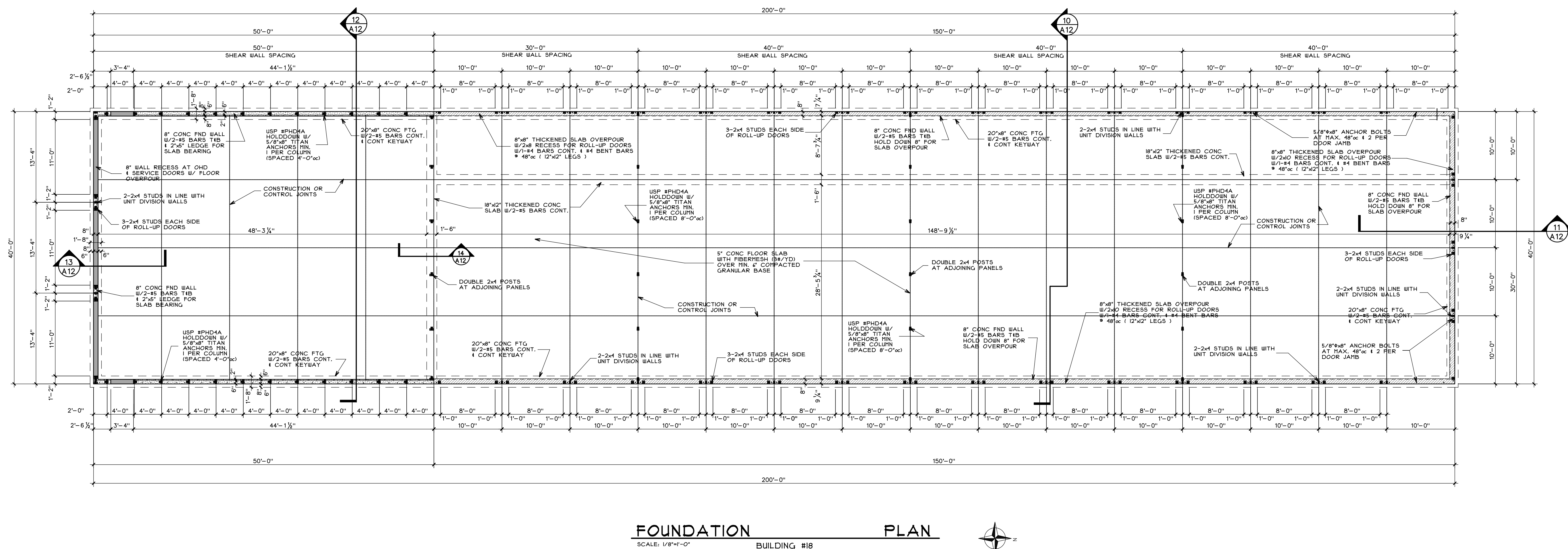
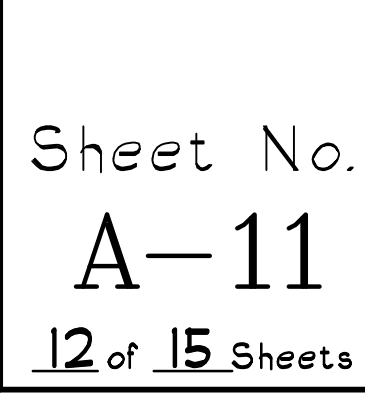
PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18
I-43 STORAGE
HONEY CREEK ROAD
VILLAGE OF EAST TROY, WALWORTH CO., WISCONSIN

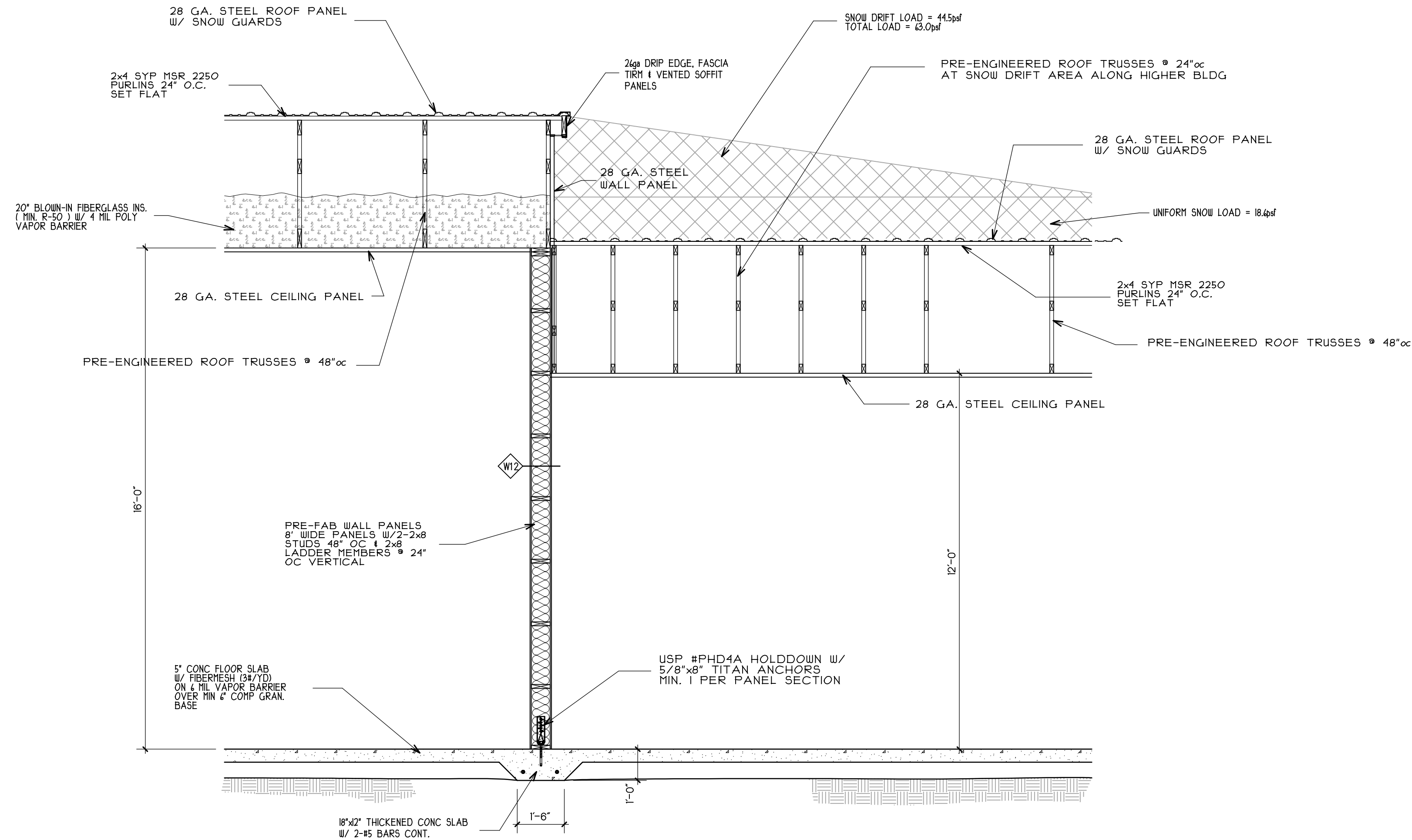
BLDG #13, #14, #15 & #16
SECTIONS

STAPLES ARCHITECTURAL SERVICES
BRIAN J. STAPLES A.I.A. - ARCHITECT
W7898 CREEK ROAD
DELAVAN, WI. 53115
PHONE/FAX: (262) 740-2339 E-MAIL: STAPLES@ELKNET.NET

Proj. # **22-011.P2**
Date **06/20/25**
Designed by
Drawn by **BJS**
Checked by **BJS**
Revised
Final **07/18/25**
Submittal **08/10/25**

Sheet No.
A-9
10 of 15 Sheets

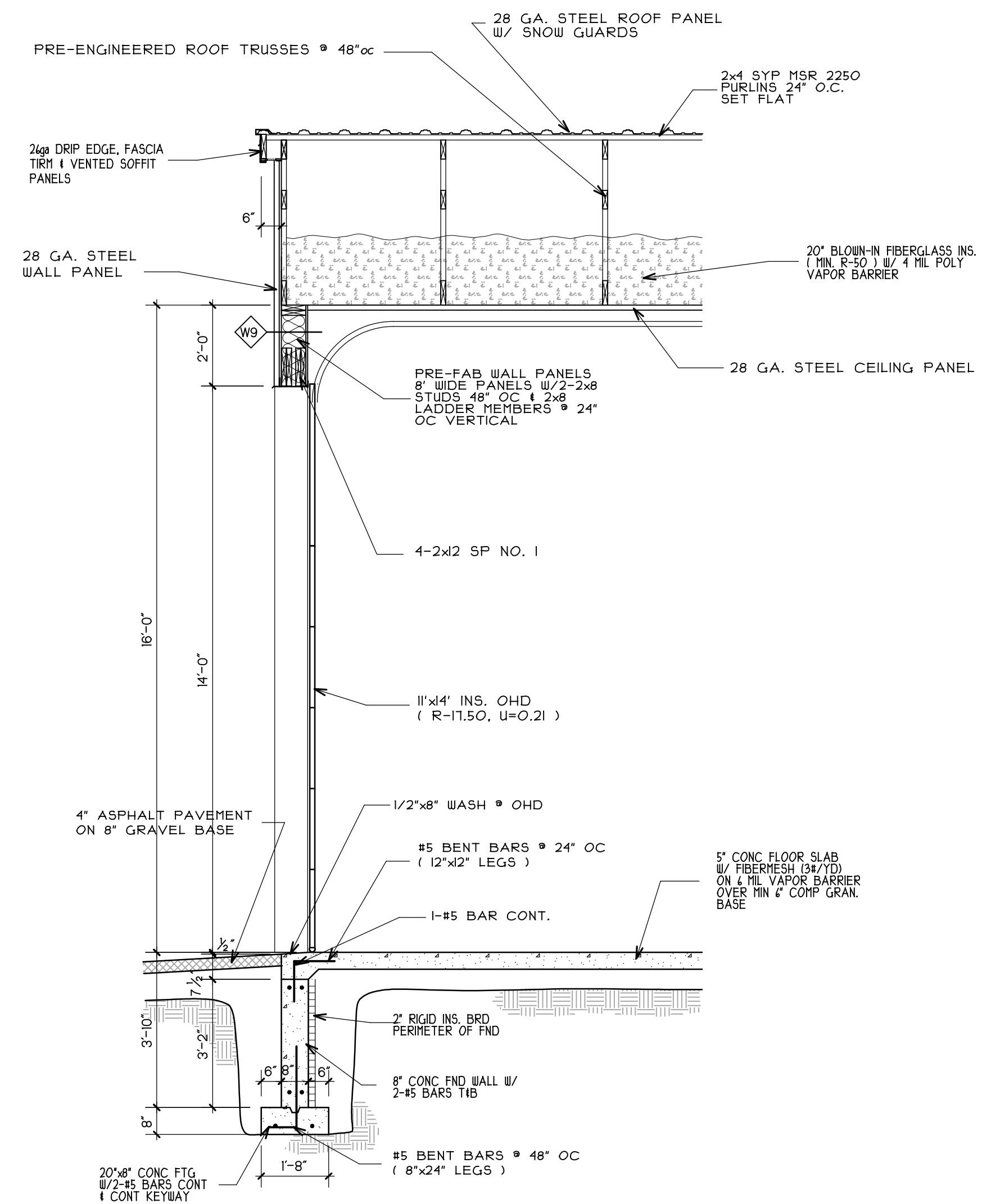




SECTION

SCALE: 3/8"=1'-0" BLDG #17 & #18

14
A13



SECTION

SCALE: 3/8"=1'-0" BLDG #17 & #18

13
A13

PROPOSED STORAGE BUILDINGS
BUILDING #11 THRU #18

I-43 STORAGE

HONEY CREEK ROAD
VILLAGE of EAST TROY, WALLWORTH CO., WISCONSIN

BUILDING #17 & #18

SECTIONS

STAPLES ARCHITECTURAL SERVICES

BRIAN J. STAPLES A.I.A. - ARCHITECT

W7898 CREEK ROAD
DELAWARE, WI. 53115
PHONE/FAX: (262) 740-2339 E-MAIL: STAPLES@ELKNET.NET

Proj. # 22-0111.P2
Date 06/20/25
Designed by
Drawn by BJS
Checked by BJS
Revised
Final 07/18/25
Submittal 08/10/25

Sheet No.
A-13
14 of 15 Sheets

