



Site Plan  
 Village of East Troy,  
 Wisconsin Version: March 10, 2025

Village of East Troy  
 2015 Energy Drive  
 East Troy, WI 53120

**Overview:** The site plan review process ensures that proposed land uses and development activity complies with the requirements of the Village's zoning regulations. This review must occur before any building, occupancy, and building permits can be issued; except that development activity associated with an approved final plat of subdivision or certified survey map, and development activity associated with and approved final development plan of a planned development, is exempt from this requirement.

**Governing regulations:** The procedures and standards governing the review of this application are found in § 510-160 of the Village's zoning code.

**General instructions:** Complete this application and submit one copies to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (920) 728-2814 or via email at [ornin.sumwalt@foth.com](mailto:ornin.sumwalt@foth.com). You may download this form at <https://data.zoninghub.com/viewfile.aspx?fileid=14859>.

When you fill out this application, you should think about how your business operation may expand or be different in the future. For example, if your business will have 5 employees to start and you hope to have 25, tell us. Also, if you foresee an expansion to a building or a parking lot, your site plan should show that. If you invest time to do this now, you will end up with a more thoughtful plan. Not only that, you will save time and the expense of having to submit a new site plan sometime in the future. So, think ahead.

**Application fee:** none

**Application submittal deadline:** Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

1. Applicant and property owner information

	Applicant	Property owner
Name	Teronomy Builders	I-43 Investments, LLC
Street address	N7152 Bowers Road	N7152 Bowers Road
City, state, zip code	Elkhorn, WI 53121	Elkhorn, WI 53121
Daytime telephone number	414-406-3248	414-406-3248
Email	paulv@teronomy.com	paulv@teronomy.com

2. Agent contact information. Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2
Name	Ryan Cardinal	Brian Staples
Company	Cardinal Engineering	Staples Architectural Services
Street address	526 S Wells Street	W7898 Creek Road
City, state, zip code	Lake Geneva, WU 53147	Delavan, WI 53115
Daytime telephone number	262-757-8776	262-949-0522
Email	ryan@plansurveyengineer.com	staplesarch@charter.net

3. Type of application (select one)

- New site plan
- An amendment of a previously approved site plan (i.e., revision and/or expansion)

4. Business information

Current business name I-43 Storage  
 Date business began 2023  
 Previous name, if any \_\_\_\_\_

**5. Subject property information**

Physical address Honey Creek Road west of Executive Drive

Tax key number(s) RA491500002

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Village Clerk.

**6. Zoning information** (refer to the Village's current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> RH-35 Rural Holding                | <input type="checkbox"/> TR-8 Two-Family Residential    | <input type="checkbox"/> NB Neighborhood Business       |
| <input type="checkbox"/> SR-3 Estate Residential            | <input type="checkbox"/> AR-9 Attached Residential      | <input type="checkbox"/> HB Highway Business            |
| <input type="checkbox"/> SR-4 Suburban Residential          | <input type="checkbox"/> MR-10 Multi-Family Residential | <input type="checkbox"/> CB Central Business            |
| <input type="checkbox"/> SR-5 Neighborhood Residential      | <input type="checkbox"/> MHR-6 Mobile Home Residential  | <input type="checkbox"/> BP Business Park               |
| <input type="checkbox"/> SR-6 Traditional-Front Residential |   | <input checked="" type="checkbox"/> LI Light Industrial |
| <input type="checkbox"/> SR-7 Traditional-Rear Residential  |   | <input type="checkbox"/> GI General Industrial          |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> PD Planned Development | <input type="checkbox"/> GP Groundwater Protection        | <input type="checkbox"/> FP 100-Year Floodplain |
| <input type="checkbox"/> DD Downtown Design                | <input type="checkbox"/> NFC Natural Features Conservancy | <input type="checkbox"/> FP 500-Year Floodplain |
|  |   | <input type="checkbox"/> SW Shoreland-Wetland   |

**7. Adjoining land uses and zoning**

	<u>Zoning district(s)</u>	<u>Current uses</u>
North	<u>LT</u>	<u>Light Industrial</u>
South	<u>LT</u>	<u>Light Industrial</u>
East	<u>LT</u>	<u>Light Industrial</u>
West	<u>MR-10</u>	<u>Apartments</u>

Note: If the subject property abuts a property located in a different zoning district, a bufferyard may be required. You will need to submit a Landscaping and Bufferyard Worksheet if a bufferyard is required.

**8. Current use.** Describe the current use of the subject property.

Vacant

**9. Proposed use.** Describe the proposed use or the proposed amendment.

Sel-storage Units

10. **Hours of operation.** Describe when the proposed use will be open for business (i.e., hours and days).

Remote Access

11. **Employees.** Describe number by type, number on largest works shift, etc.

No full-time

12. **Customers / patrons of business.** Describe the customers and patrons, including peak loads.

28 parking stalls for limited use for short-term parking

13. **Miscellaneous**

Yes  No Has the Village approved a variance for the subject property?

If yes, provide the year of issuance and a short description for each one.

Approved a PUD for whole site

Yes  No Is the subject property currently in violation of the Village's zoning code?

If yes, describe the nature of the violation and what is being done to bring the property into compliance.

Yes  No Are there any nonconforming buildings on the subject property? A nonconforming building does not meet the dimensional requirements for the zoning district in which it is located.

If yes, describe what building is nonconforming and the nature of the nonconformity.

Yes  No Will the proposed use create any detectable ground vibrations? (See § 510-99 of the zoning code.) If

yes, describe.

Yes  No Will the proposed use create any detectable noise beyond the property boundary lines? (See § 510-100 of the zoning code.)

If yes, describe.

Yes  No Will the proposed use create any air pollution? (See § 510-101 of the zoning code.)

If yes, describe.

Yes  No Will the proposed use create any detectable odor beyond the property boundary lines? (See § 510-102 of the zoning code.)

If yes, describe.

Yes  No Will the proposed use create any detectable glare or heat beyond the property boundary lines? (See § 510-104 of the zoning code.)

If yes, describe.

Yes  No Will the proposed use involve any materials which could detonate by any means? (See § 510-105 of the zoning code.)

If yes, describe.

Yes  No Will the proposed use involve any materials that are toxic or noxious or that are considered waste materials? (See § 510-106 of the zoning code.)

If yes, describe.

Yes  No Will the proposed use involve any outdoor storage of materials?

If yes, describe.

Yes  No If the proposed use involves processing or manufacturing of materials, will water be used in any of those processes?

If yes, describe the nature of the activity and anticipated water demand and sanitary loading

Yes  No Is expansion of the proposed use or building anticipated?

If yes, describe the nature of the expansion and potential timeline for such expansion

**14. Utilities**

Water  Municipal  Private well

If private well, when was the well installed and approved?

Sewer  Municipal  On-site septic system

If septic system, when was the system installed and approved?

**15. Licenses and permits**

Required

- Beer  Have  To Get
- Liquor  Have  To Get
- Cigarette  Have  To Get
- Food service  Have  To Get
- Amusement Device  Have  To Get
- Other: \_\_\_\_\_  Have  To Get
- Other: \_\_\_\_\_  Have  To Get
- Other: \_\_\_\_\_  Have  To Get

**16. Property access** (refer to § 510-91 of the zoning code for details)

	Current	New
Local street	Executive Drive	Honey Creek Road
County highway		
State highway		

**17. On-site parking** (refer to § 510-91.1 of the zoning code for details)

	<u>Current</u>	<u>Required [1]</u>	<u>New</u>
Standard spaces	0		28
Accessible spaces	0		2

Notes:

[1] On-site parking is not required in the Central Business (CB) zoning district

Yes  No Are you proposing shared parking pursuant to § 510-93(G) of the zoning code?

If yes, attach a draft shared parking agreement.

**18. Calculations for maximum building coverage and impervious surface coverage**

a. Area of subject property as determined by site survey	acres	<u>6.16</u>
b. Land located within proposed rights-of-ways of roads and within proposed boundaries of public facilities that are designated within the Village's comprehensive plan and/or required for dedication per subdivision regulations	acres	<u>          </u>
c. Land which, although part of the same parcel, is not contiguous to or is not accessible from the proposed road network serving the project	acres	<u>          </u>
d. Land which is proposed for a different development option or a different zoning district	acres	<u>          </u>
e. Navigable waters (lakes & streams not within a designated floodplain)	acres	<u>          </u>
f. Designated floodplains	acres	<u>          </u>
g. Wetlands	acres	<u>          </u>
h. Lakeshores	acres	<u>          </u>
i. Woodlands	acres	<u>          </u>
j. Steep slopes (12 percent or greater)	acres	<u>          </u>
k. Total of "b" through "j"	acres	<u>0.0</u>
l. Net developable area (subtract "k" from "a")	acres	<u>6.16</u>
m. Building coverage ratio (see the standard for the appropriate zoning district)	percent	<u>29</u>
n. Impervious surface coverage ratio (see the standard for the appropriate zoning district)	percent	<u>79.5</u>
o. Maximum building coverage on property (multiply "l" by "m")	acres	<u>1.79</u>
p. Maximum impervious surface coverage on property (multiply "l" by "n")	acres	<u>4.9</u>

<u>Maximum</u> <u>(acres)</u>	<u>Proposed</u> <u>(acres)</u>
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Building coverage (For Maximum, enter calculated value for "o" from above table)

<u>          </u>	<u>          </u>
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Impervious surface (For Maximum, enter calculated value for "p" from above table)

<u>          </u>	<u>          </u>
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**19. Supplemental materials.** Attach each of the following as appropriate. Upon written petition, the Village Administrator, Village Engineer, Village Planner, or the Zoning Administrator may waive specific site plan requirements.

Site plan with the following information:

1. Title block showing the name, address, and phone of the current property owner and/or agent(s) (i.e. developer, architect, engineer, or planner) for project.
2. The date of the original plan and the latest date of revision to the plan.
3. A north arrow and a graphic scale (at a minimum scale of 1" = 100').
4. A legal description of the subject property.
5. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
6. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
7. Ground contours when any slope exceeds 12 percent
8. All required building setback lines.

9. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
10. If the project is designed to be completed in phases or allow expansion of the building and other features, indicate these.
11. The location and dimension (cross-section and entry throat) of all access points onto public streets.
12. The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this Chapter.
13. The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
14. The location of all outdoor storage areas and the design of all screening devices.
15. Floodplains, wetlands, lakeshores, woodlands, steep slopes, and other environmentally sensitive lands.
16. The location, type, height, size, and lighting of all signage on the subject property.
17. The location and type of any permanently protected green space areas.
18. The location of existing and proposed drainage facilities.
19. Environmental and manmade development constraints and hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, and high-pressure natural gas lines
20. In the legend, the following data for the subject property: lot area, building coverage, building coverage ratio, floor area ratio, impervious surface area, impervious surface ratio, and building height.
21. Any additional information as requested by the Plan Commission or Village Board.

**Landscaping plan** prepared at the same scale as the main plan showing the location of all required bufferyard and landscaping areas, and existing and proposed landscape point fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Article XIV of Chapter 510 of the zoning code. Be sure to show the individual plant locations and species, fencing types and heights, and berm heights. In addition to the drawing, include the Worksheet for Landscaping and Bufferyards.

**Grading and erosion control plan** prepared at the same scale as the main plan, showing existing and proposed grades, including retention walls and related devices, and erosion control measures.

**Outdoor lighting plan** (photometric plan) prepared at the same scale as the main plan that shows all existing and proposed exterior light fixtures. Calculations for the photometric plan shall be rounded to the nearest 0.10 foot-candles. A legend must be included to show the following information for each type of fixture: (1) manufacturer name, (2) product number, (3) mounting height, and (4) any other pertinent information. Be sure that current and proposed lighting will not exceed the 0.50 foot-candles threshold at the property boundary line. See § 510-95 of the zoning code for more details.

**Plat of survey** prepared by a registered land surveyor if in the judgment of the Zoning Administrator such accuracy is needed to ensure compliance with all dimensional standards, including setback requirements. The survey shall depict property lines, easements, and other existing and proposed improvements, and other information as may be needed to establish compliance with zoning requirements.

**Architectural review application** for any new buildings or for remodeling of existing buildings. The application must include elevation drawings showing finished exterior treatment, with adequate labels to clearly depict exterior materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings. (Refer to § 510-90 of the zoning code for additional details.)

**20. Attachments.** List any attachments included with your application.

**21. Other information.** You may provide any other information you feel is relevant to the review of your application.

**22. Applicant certification**

- ◆ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with § 510-149 (D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property.
- ◆ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary

to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

- ◆ I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- ◆ I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

I-43 Investments, LLC  
Name - print

Thomas Larson  
Name - Signature

9/12/2025  
Date

\_\_\_\_\_  
Name - print

\_\_\_\_\_  
Name - Signature

\_\_\_\_\_  
Date

Applicant (if different than Property Owner):

Paul H. VanHenkelum  
Name - print

[Signature]  
Name - Signature

9/12/2025  
Date

\_\_\_\_\_  
Name - print

\_\_\_\_\_  
Name - Signature

\_\_\_\_\_  
Date

## Sumwalt, Orrin

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**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

You don't often get email from tommy@teronomy.com. [Learn why this is important](#)

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

Thomas L. Larson  
President & CFO  
Teronomy Builders, Inc.  
N7152 Bowers Road

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:

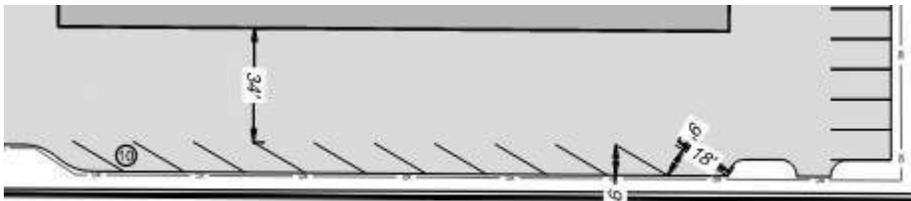
- a. Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development.
- b. Facility shall be surrounded by a bufferyard with a minimum opacity of 0.80 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.

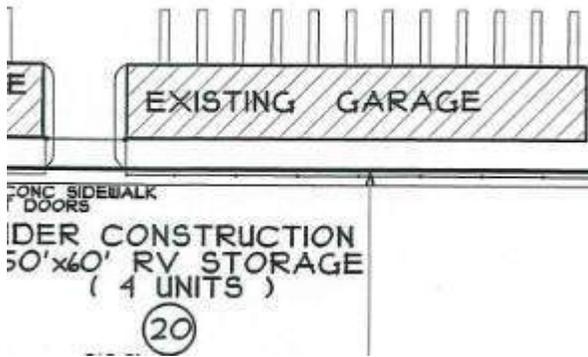
3. Please add building setbacks and pavement setbacks to the site plan.

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

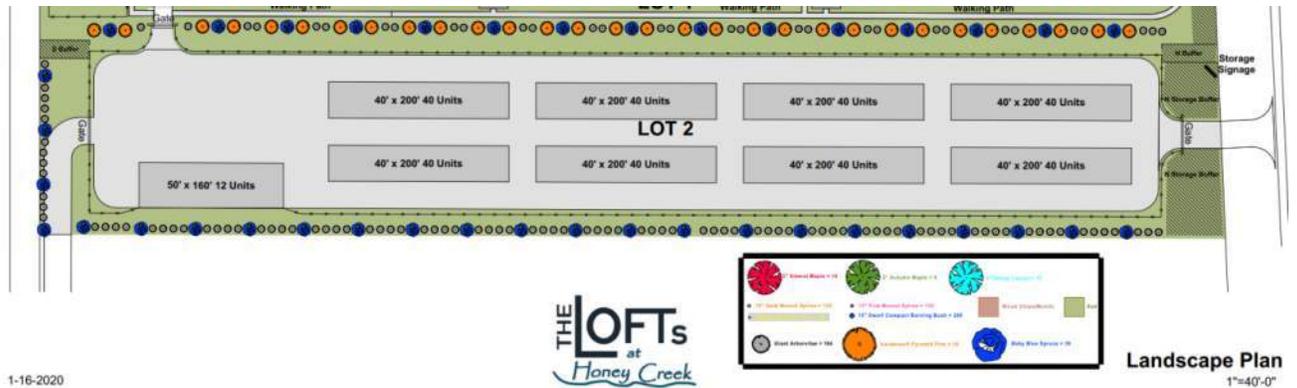
- Please submit new turning movements to demonstrate how Village emergency vehicles will be able to maneuver through the site, including the cross-access to the adjacent Honey Creek Lofts Apartments development.

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 knock box for Fire Department access.

Incomplete. Please address knock box Fire Department access.

13. Please provide colored elevations and/or an artist rendering for the proposed buildings.

Complete

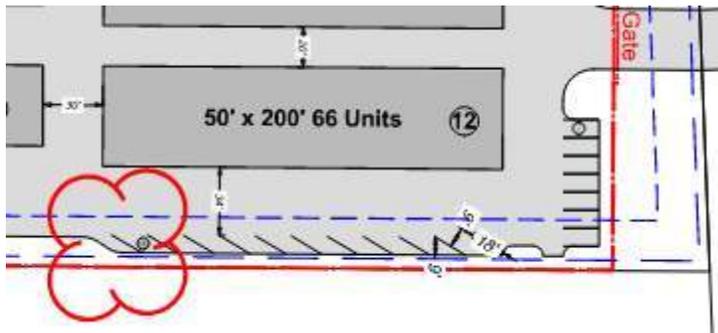
14. How is stormwater being managed?

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:

<b>Standard</b>	<b>LI District</b>	<b>Approved</b>
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 13<sup>th</sup> meeting.

**Complete. A public hearing has been noticed.**

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 080 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.

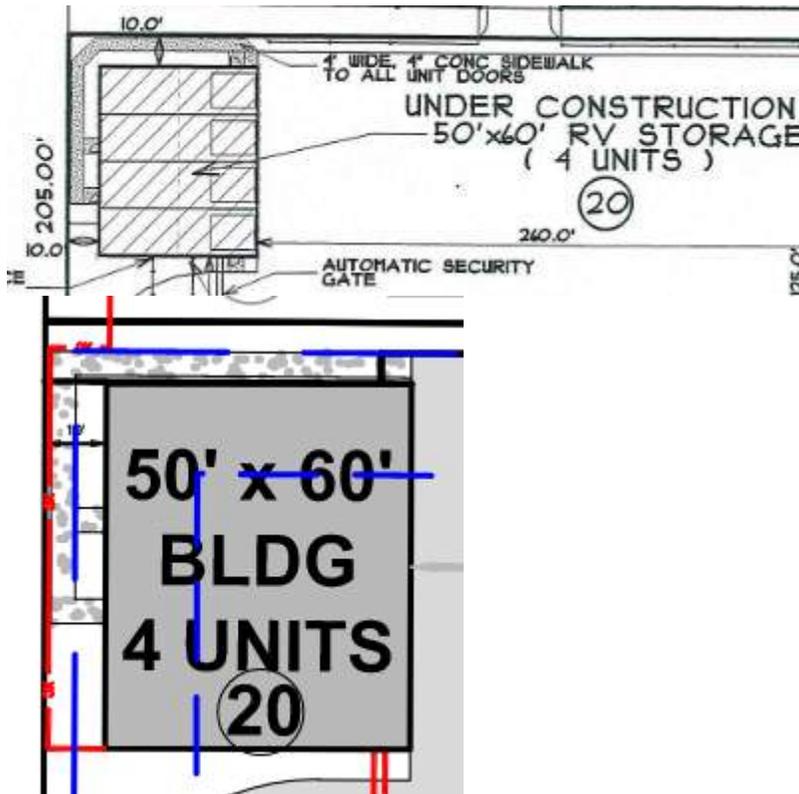
19. A black chain link fence was approved by the Planning Commission for this site in the original submittal. The owner has ordered for this project and we are waiting for a building permit to start construction. We feel the landscaping will provide visual screening and will enhance the street scape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

TO: Paul Van Henkelum, PE, PLS (Teronomy Builders)  
 FROM: Orrin Sumwlat, AICP Planning Consultant  
 DATE: October 31, 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 October 10, 2025 and October 27, 2025, for the property located on Honey Creek Road bearing Tax Parcel No. RA491500002. Review comments are as follows:

**PDD Amendment - FDP**

1. The proposed sidewalk on the south side of Building #20 doesn't meet the minimum 5-foot pavement setback. Please amend your plans accordingly to correct this encroachment.



2. Please depict the fire hydrants and access gates for the Fire Department on the Site Plan and label them accordingly.
3. What is the grade in the vicinity of the Fire Department access gates? There appears to be an approximately 4' change in grade. How will Fire Department personal safely navigate this?
4. Please add the STO, W, and turning movement symbols to the legend of 1901420-Site Plan-10-09-2025 document.

5. What are you proposing for exterior lighting for the self-storage facility? Please provide a photometric report and manufacturer's cut sheets for the proposed fixtures. Foth recommends full cut-off fixtures.
6. Please identify the colors and materials of the proposed exterior finishes for the self-storage buildings as depicted in the artists renderings received on 10.10.25.

### **PDD Amendment - GDP**

7. Foth recommends the general development plan approval specify the number of units within Buildings 17, 18, 19 and 20 that will be served by climate control and electrical power [e.g., Building 17 (1-3 Units on the south side), Building 18 (3 units on the south side), Building 19 (16 units), Building 20 (4-units)].
8. Foth recommends adding a sentence to the beginning of the general development plan request stating, "Climate control will be available in Buildings 11 (66 units) and Building 12 (66 units) and"

**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.**

9. Foth recommends the general development plan approval be limited to the current request, and not include hypothetical future conversions of buildings and/or units (i.e., removing the sentence stating, "If market demands exist the developer can add these features to Buildings 13, 14, 15 and 16)".

## Sumwalt, Orrin

---

**From:** Paul Van Henkelum <paulv@teronomy.com>  
**Sent:** Wednesday, November 5, 2025 1:15 PM  
**To:** Sumwalt, Orrin; Eileen Suhm  
**Cc:** Thomas Larson; Tony Larson  
**Subject:** [External] Teronomy Self-Storage PDD Amendment - FDP  
**Attachments:** I-43 color pallet.pdf; Lofts at Honey Creek Light plan 4-30-2020.pdf; 1901420 - Site Plan - 11-4-2025.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Orrin, Eileen,

Please accept this email as our response to your comments provide in your memorandum dated 10-31-2025

1. The location of Building #20 was discussed and approved prior to this current request. I am not sure why this location came up again. When we were laying out this building we were trying to get as much room as possible on the north side of Building 20 to accommodate, not only the larger RVs and boat trailers, but to have an area where emergency vehicles could turn around. We added a people door at the rear of the two middle units (thus the need for the sidewalk), and a side door on the outside units, so they would have the ability to access their stored equipment without have to remove their larger equipment (RV, boat). This is a planned development that is taking into a lot of factors. This building is in the southwest corner of the Self-Storage complex and is screened from the apartment building by the garages and a berm to the south. We think providing access with a sidewalk to access the back of these two units is a better design than making the building 10' wider and providing the access doors next to the garage doors does not work as well as where we show it on our proposed site plan. If the Planning Commission has a problem with the sidewalk and its location, I would be interested in their comments..
2. I am attaching a new site plan, showing the location of 3-4'x4' gates that will provide the fire department. This will provide access to the fire hydrants in the Loft's Development and to one hydrant located on Executive Drive. There are also 3 gates that the fire department will have access to with fire hydrants located in the vicinity of the gates. This was discussed with the fire chief.
3. The gates are to provide the fire department the ability to access the hydrants for fire hoses. We are not anticipating the need for any vehicle access though these gates. We don't think the 4' difference in elevation will be a problem.
4. The items requested have been added to the site plan.
5. I have attached the lighting plan that was originally approved in the FDP request. There have been minor changes to the plan that may require a change to the lighting plan so we are in the process of updating the plan. We expect to be able to get you a updated plan tomorrow. If you not able to review the plan, we would ask for approval subject to staff review of the modified plan. The approved plan and the revised plan will have full cut-off fixtures.

6. I have attached a copy of the color pallet for the building They will be Copper Colored and Charcoal Black, trim will be Midnight Black. I have also attached a photograph of "Bucks Country European Castle Stone" which will be the masonry finish on the building, we will bring a sample to the PC meeting.
- 7.
- 8.
9. We are planning to provide climate control and electrical power as stated in 7 and 8. We are not planning to provide this service in Buildings 13, 14, 15 and 16 at this time. We are trying to appeal to a market that is being underserved in the self-storage facilities that currently exist in the area. We are committed to provide this additional service hoping to create a more upscale project in the community. We are not sure what the demand will be, but are hope is we may need to provide more of these upper end units and would like to have the option to upgrade Building 13, 14, 14 and 16. We are asking the Planning Commission to approve this upgrade at this time, so we can make arrangements to provide for this with the infrastructure now before we finalize the buildings and install the pavement.

I would also just like to remind the Planning Commission that Teronomy Builders is trying to provide the Villag of East Troy with a product that is not typical for the self-storage market, These are not plain all metal storage units. This project will have security cameras, on-site personnel located on next to the facility, higher quality building materials, ingress/egress monitoring system with a time stamped log, and larger high clearance climate-controlled units. Teronomy owners and operates the adjacent residential development and wants to make sure this project fits into the neighborhood and is a step above your average storage facility.

Paul

Paul

Paul Van Henkelum, PE, PLS

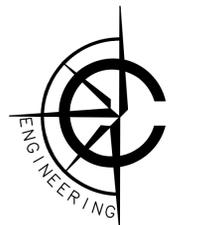
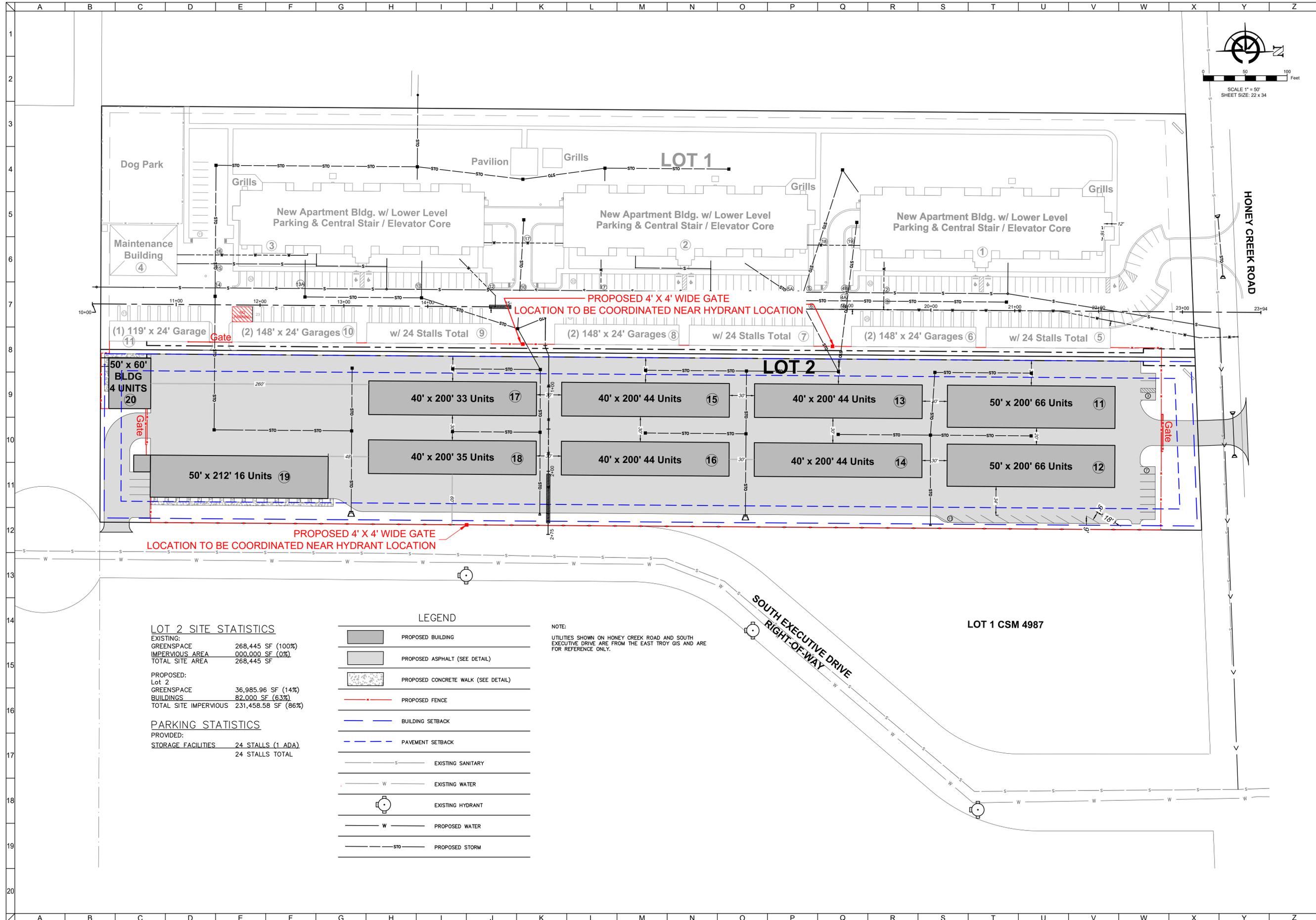


(414) 406-3248

[paulv@teronomy.com](mailto:paulv@teronomy.com)

[www.teronomy.com](http://www.teronomy.com)

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CARDINAL ENGINEERING LLC  
 DESIGNING IN TRUE DIRECTIONS  
 526 SOUTH WELLS STREET,  
 LAKE GENEVA, WI 53147  
 262-757-8776  
 CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
14	PLAN UPDATES	09/11/2025
13	PLAN UPDATES	08/11/2025
12	PLAN UPDATES	07/16/2025
11	VILLAGE COMMENTS	02/01/2024

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

**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%)

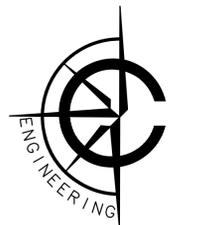
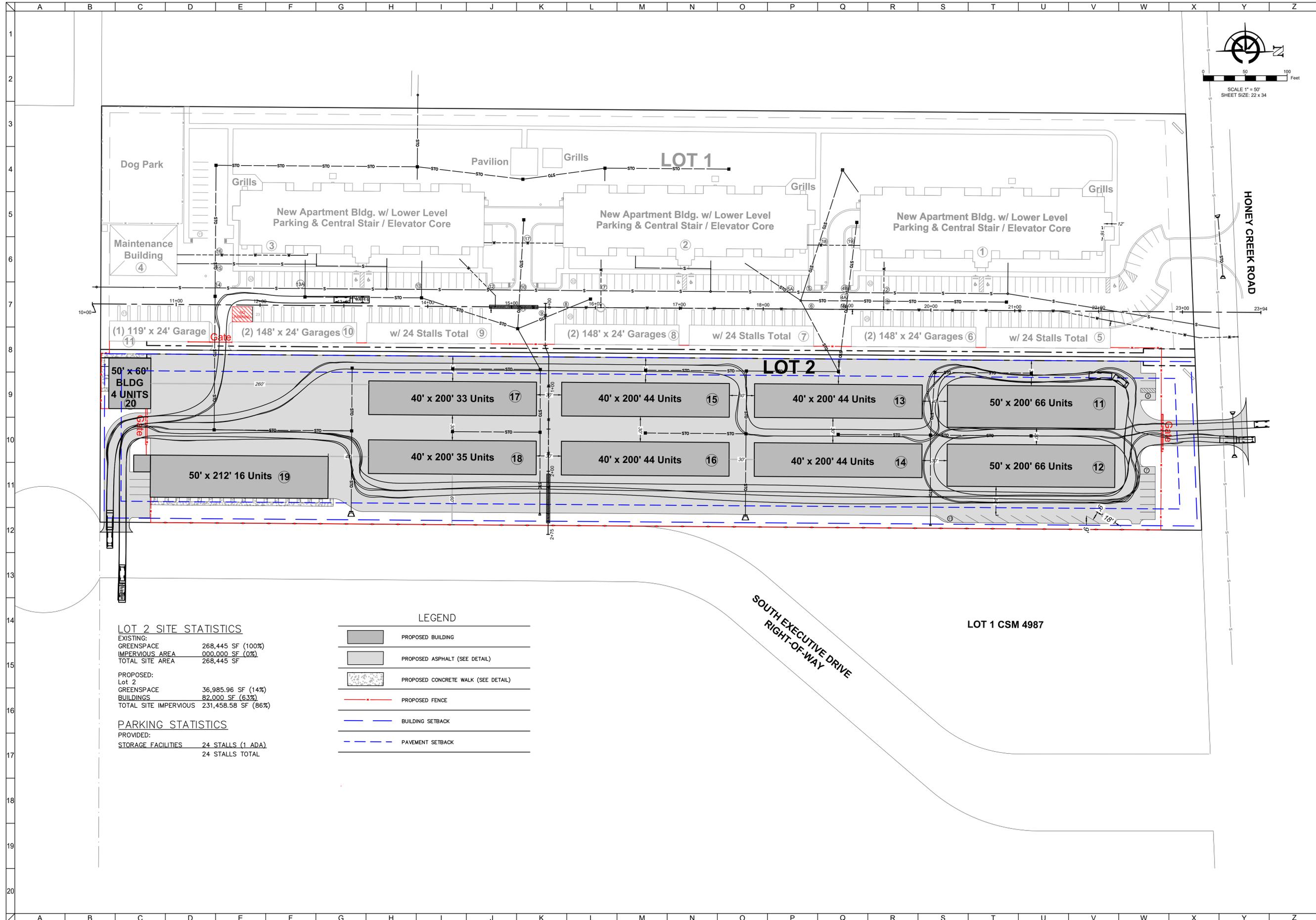
**PARKING STATISTICS**

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
	EXISTING SANITARY
	EXISTING WATER
	EXISTING HYDRANT
	PROPOSED WATER
	PROPOSED STORM

NOTE:  
 UTILITIES SHOWN ON HONEY CREEK ROAD AND SOUTH EXECUTIVE DRIVE ARE FROM THE EAST TROY GIS AND ARE FOR REFERENCE ONLY.



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

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 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



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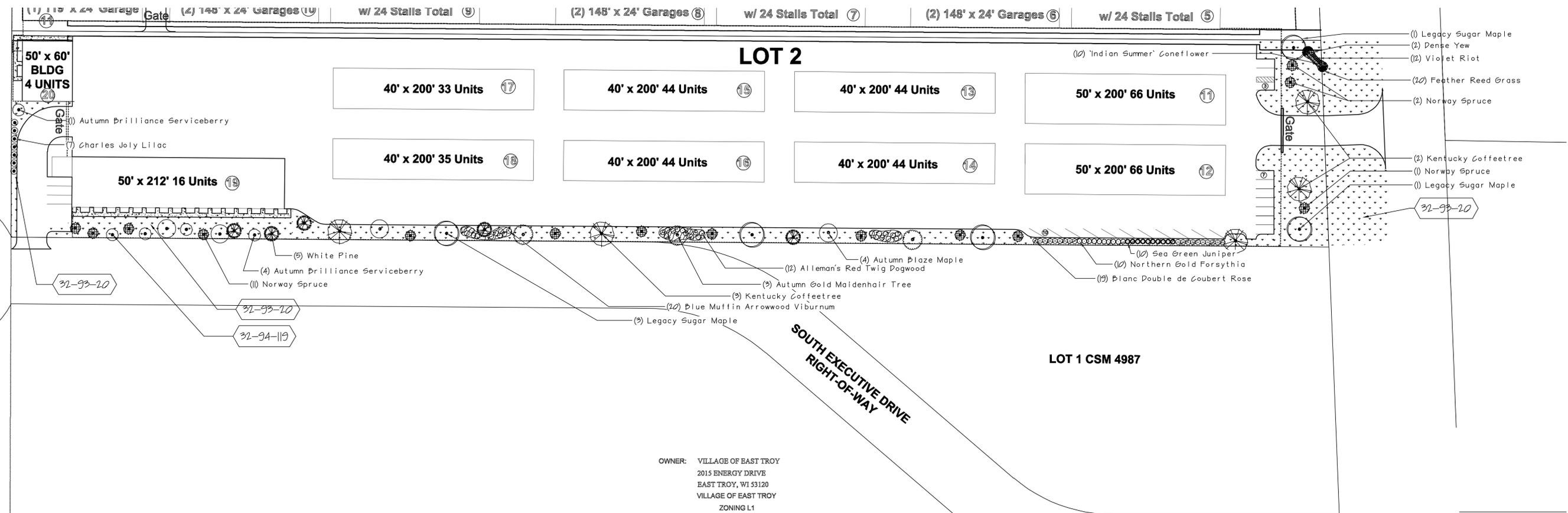
No.	Revision/Issue	Date
1		
2		
3		
4		

**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  
**L-1.0**



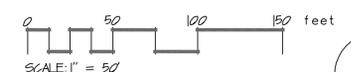
OWNER: VILLAGE OF EAST TROY  
 2015 ENERGY DRIVE  
 EAST TROY, WI 53120  
 VILLAGE OF EAST TROY  
 ZONING L1

REFERENCE NOTES SCHEDULE TOTAL LANDSCAPE

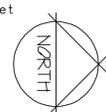
SYMBOL	CODE	DESCRIPTION	QTY
	32-93-20	REINFORCING PREMIUM 60 TURF-SEED (OR APPROVED EQUAL) AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. APPLY 13-13-13 FERTILIZER PER MANUFACTURERS APPLICATION RATES BEFORE INSTALLING EROSION BLANKET. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED.	37,548 sf
	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
<b>TREES</b>				
	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
<b>EVERGREEN TREES</b>				
	Picea abies / Norway Spruce	6" Ht.	P&B	14
	Pinus strobus / White Pine	6"		5
<b>SHRUBS</b>				
	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
<b>GRASSES</b>				
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.		20
<b>ANNUALS/PERENNIALS</b>				
	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
<b>SHRUB EVERGREENS</b>				
	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



**ENTRY LANDSCAPE PLAN**

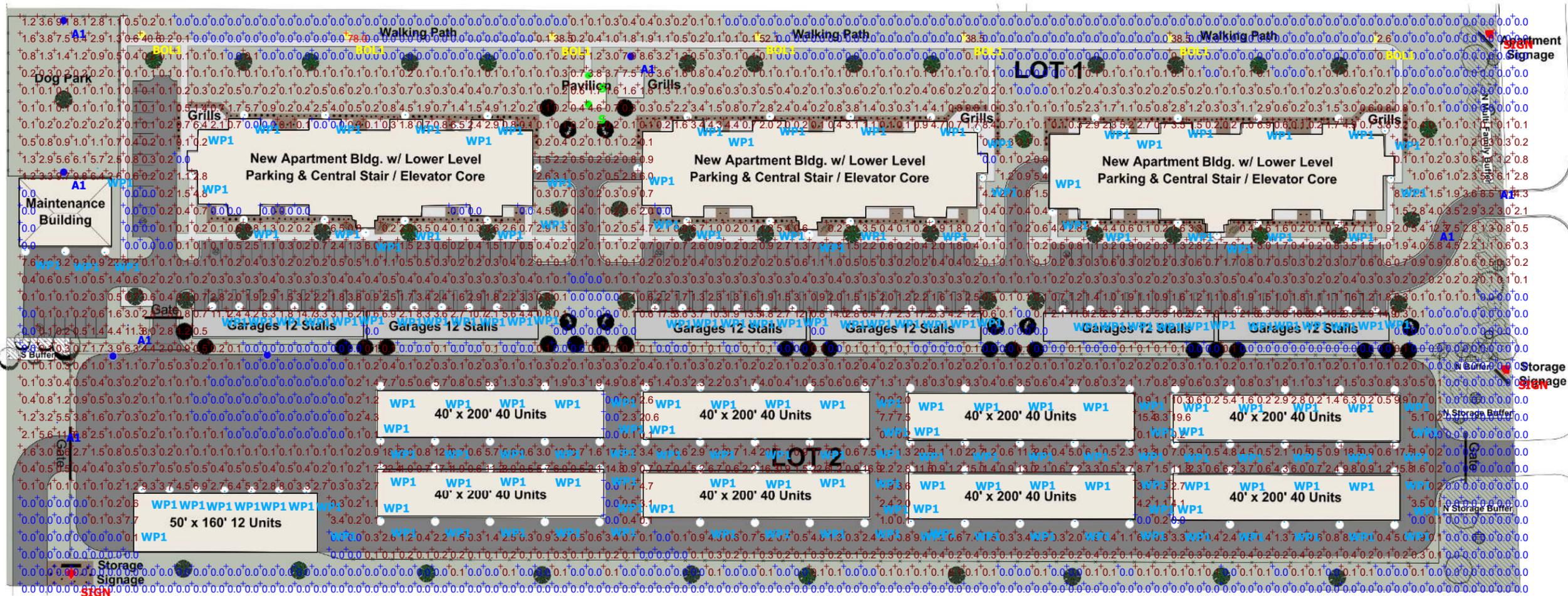
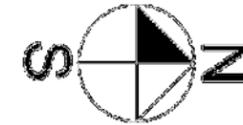




# Statistics

Description      Symbol      Avg      Max      Min      Max/Min      Avg/Min

Lofts at Honey Creek	+	1.4 fc	78.0 fc	0.0 fc	N/A	N/A
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Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
WP1	WP1		186	RAB LIGHTING INC.	W34-35L	WALLPACK WITH ALUMINUM PRECISION DIE CAST CONSTRUCTION, CLEAR GLASS LENS AND SPECULAR ALUMINUM REFLECTOR.	SEVENTY WHITE LIGHT EMITTING DIODES (LEDS)	70	rab04689 (1).ies	51	1	0.9	33.1	100%			
BOL1	BOL1		7	RAB LIGHTING INC.	ALEDST26N, ALEDST26N/D10	CAST BROWN PAINTED METAL POST TOP FITTER WITH 3 FABRICATED BROWN PAINTED METAL VERTICAL POSTS, CAST 2-PIECE BROWN PAINTED FINNED METAL HOUSING, 4 CAST METAL HEAT SINKS/CIRCUIT BOARD MOUNTING BRACKETS, 4 CIRCUIT BOARDS EACH WITH 1 LED AND MOLDED PLASTIC CIRCUIT BOARD PERIMETER OVERLAY WITH SPECULAR FINISH, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	FOUR WHITE LIGHT EMITTING DIODES (LEDS) AIMED 5-DEGREES BELOW THE HORIZON.	4	rab03234 (1).ies	733	1	0.9	26.7	100%			
A1	A1		7	Morris Products Inc.	74010A			1	74010A.ies	18931	1	0.9	147.33	100%			
S	S		2	Lithonia Lighting	WF6 LED 40K MVOLT	6" MATTE WHITE LED ULTRA-THIN WAFER DOWNLIGHT, 4000K CCT, 120 - 277V	LED	1	WF6_LED_40K_MVOLT (1).ies	1202	1	0.9	13.5	100%	DIRECT, SC-0=1.24, SC-90=1.24		
SIGN	SIGN		3	Lithonia Lighting	TFX1 LED 40K Mvolt	TFX1 LED Floodlight 7,200lm		84	TFX1_LED_40K_Mvolt.ies	7205	1	0.9	54.1	1%	7 X 7		

- Ground sign lighting
- Wall mount lights on Building
- 42" Trail lighting
- Soffit lighting on Pavilion
- Light poles for area lighting on timers

## Ligting Plan

1"=40'-0"

3-31-2020

The Lofts at Honey Creek Property

Designer  
S. Schoenberger  
Date  
4/3/20  
Scale  
Not to Scale  
Drawing No.  
9:50 AM  
Summary











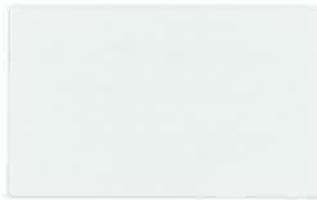
# POST FRAME BUILDINGS



*Commercial Suburban Agricultural*



**BRITE WHITE**



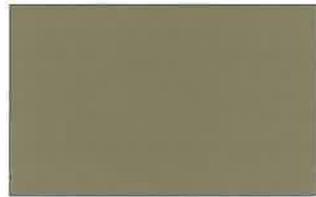
**WHITE**



**LIGHT STONE**



**PINEWOOD**



**BEIGE**



**TAN**



**BRONZE**



**BURNISHED SLATE**



**BROWN**



**CHARCOAL BLACK**



**MIDNIGHT BLACK**



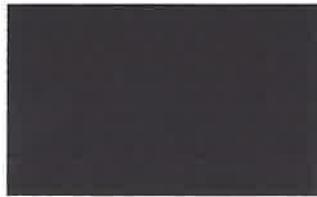
**EMERALD GREEN**



**ASH GRAY**



**LIGHT GRAY**



**CHARCOAL GRAY**



**MIDNIGHT GRAY**



**BRITE RED**



**RED**



**COLONIAL RED**



**BURGUNDY**



**OCEAN BLUE**



**MIDNIGHT BLUE**



**\*COPPER COLORED**



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**Note:** Color Chips show approximate tone. Color of actual product may vary. Final color approval should be made with actual material. Samples are available at [menards.com](http://menards.com)

\*Only Available in Premium Products