

TO: Village of East Troy Plan Commission
CC: Eileen Suhm, Jason Equitz, Tim Lynch
FROM: Orrin Sumwalt, Planning Consultant
RPT DATE: November 7, 2025
MTG DATE: November 10, 2025
FOTH FILE: 25E020.01/17
RE: Honey Creek Planned Development District –Final Development Plan (FDP)

BACKGROUND:

1. Petitioner: Tom Larson (Teronomy Builders, Inc.)
2. Agent: Paul Van Henkelum, PE, PLS
3. Property Owners: I-43 Investments, LLC
4. Location/Address: Honey Creek Road west of Executive Drive
5. Tax Key Numbers: RA491500002
6. Area: 6.18 AC
7. Existing Zoning: LI-Light Industrial District and Honey Creek Planned Development District
8. Proposed Zoning: NA
9. Future Land Use: General Industrial

OVERVIEW:

Upon petition the Village Board adopted Ordinance No. 2020-04 creating the Honey Creek Planned Development District on property located on Honey Creek Road west of Executive Drive on April 20, 2020. Since the creation of the planned development district, Teronomy Builders has completed The Lofts at Honey Creek multifamily development on Lot 1 of CSM 4915 (approximately 8.6 acres) but have yet to start the personal storage facility development on Lot 2 of CSM 4915 (approximately 6.1 acres). The developer has prepared a revised site plan with several changes to the buildings and site layout. The site is Lot 2 of Certified Survey Map No. 4915 and encompasses approximately 6.18 acres.

On October 13, 2025, the Plan Commission postponed this item to allow a public hearing to be scheduled for a general development plan amendment related to electrical service to individual units and to be certain the fire chief's concerns are met.

On October 20, 2025, the Village Board adopted Ordinance No. 2025-09 amending the Honey Creek Planned Development District to allow a maximum building height of 30 feet, as opposed to the previously approved maximum building height of 20 feet.

The proposed site plan includes:

- Ten (10) self-storage buildings.
- The driveway entrance on Honey Creek Road is proposed to be a permanent entryway (This was previously approved as temporary entrance).

- Additional pavement was added around buildings to support access to climate-controlled and oversized units.
- Architectural elevations have changed to incorporate new materials and colors.
- Building height of ~24 feet on the south side of Buildings 17 & 18, and for Buildings 19 & 20. (The general development plan was amended to increase the maximum building height to 30 feet)
- Overall unit count increasing from 340 to 396. (An increase of 56 units due to the transition of Buildings 11 & 12 to climate-controlled storage)
- Buildings 11 & 12 have been redesigned to be climate-controlled with 66 units each. (Building envelopes adjusted to allow interior hallways accessing temperature-controlled units)
- Buildings 13, 14, 15, and 16 reconfigured from 40 units to 44 units.
- Building 17 reconfigured from 40 units to 33-35 units with 1-3 larger units added on the south end for RVs or other oversized storage with electrical power service provided to each unit.
- Building 18 reconfigured from 40 units to 35 units with 3 larger units added on the south end for RVs or other oversized storage with electrical power service provided to each unit.
- Building 19 consists of 16 units of climate-controlled RV storage with electrical power service provided to each unit.
- Building 20 consists of 4 units of climate-controlled RV storage with electrical power service provided to each unit.
- Twenty-four (24) off-street parking stalls including two (2) ADA accessible stalls.
- A 6-foot black vinyl coated chain link security fence around the perimeter of the development.
- Three (3) automatic security gates with remote access and Knox Box access for Fire Department.
- Three (3) 4' x 4' gates near existing fire hydrant locations on the adjacent Lofts at Honey Creek property and on the east side of South Executive Drive to provide Fire Department access for hose connections, in lieu of installing new fire hydrants on site.
- Camera monitoring.
- Existing sanitary sewer and municipal water services connections.
- Office in Building 19 with accessible restroom.

PLANNER COMMENTS:

1. **Comprehensive Plan.** Future Land Use is General Industrial, which is consistent with the existing zoning of LI Light Industrial District.
2. **Zoning District Requirements.** The property is zoned LI Light Industrial District with Planned Development Overlay District in which permissible development on Lot 2 of CSM No. 4915 is limited to personal storage facilities with no outdoor storage of any kind.
3. **Plan of Operation.** The proposed plan of operation includes:
 - a. Uses and activities: Personal storage facilities with no outdoor storage of any kind.
 - b. Number of Employees:
 - i. Part time: 1
 - c. Hours of operation:

- i. Business/Operating Hours: Remote access via key fob 24/7/365.
- d. Outdoor Storage: Outdoor storage of any kind is prohibited. Personal vehicles of residents from the Lofts at Honey Creek multi-family development may be temporarily parked on site to allow snow clearing of the paved areas on Lot 1 of CSM No. 4915.
- 4. **Building Elevations.** The petitioner has provided elevation drawings and an artist's rendering for the proposed self-storage buildings. The proposed buildings consist of 28 GA. steel wall panels, a metal roof, 36" high cultured manufactured stone wainscot (Bucks County European Castle Stone) with cast sill, false windows in an aluminum frame, and a new color palette (included in the packet for reference) consisting of a copper roof, charcoal siding and midnight black trim.

The Plan Commission should determine whether the proposed architecture is appropriate.

- 5. **Access.** The site will have access from one driveway on South Executive Drive, one driveway on Honey Creek Road and internal cross-access to the adjacent Lofts of Honey Creek development.
- 6. **Parking.** Surface parking is proposed and complies with the required standards.
- 7. **Stromwater.** There is an existing regional stormwater basin serving the industrial park to the east of this property.
- 8. **Landscaping and Bufferyard.** The petitioner has submitted a revised Landscape Plan at staff's request, which increases the variety of landscaping along the east lot line along South Executive Drive. The petitioner is requesting a waiver from the requirement for a bufferyard along the west lot line abutting the Lofts of Honey Creek development. According to Section 510-119E. of the Village Zoning Code, "Upon petition, the Plan Commission may waive the bufferyard requirements in this section, in whole or in part, when the Commission believes the required bufferyard will not provide the desired screening because the adjoining properties are at significantly different elevations. A decision of the Commission to grant a waiver must specifically state the reason(s) for the decision".

The Plan Commission should determine whether granting the proposed waiver request is appropriate.

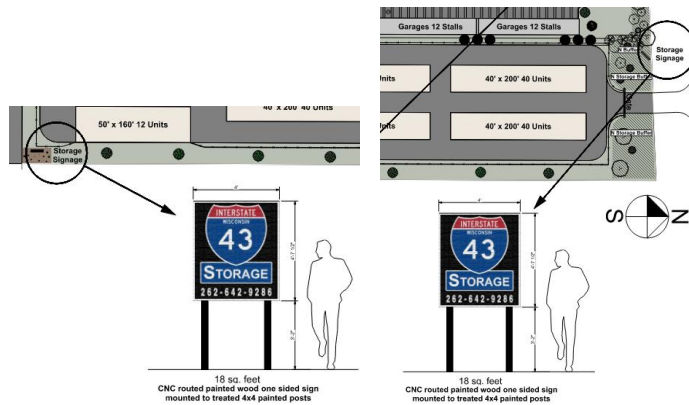
- 9. **Fencing.** The past approval included a 6-foot black vinyl coated chain link security fence around the perimeter of the development. However, this was prior to the development of South Executive Drive and the significant industrial developments within the business park that have changed the character of the area. As such, Foth recommends the developer install an ornamental metal fence along the east and north lot lines (adjacent to public right-of-way). Below, is an example image of the type of fence Foth is recommending.



- 10. **Fire Department Access.** The developer has submitted an exhibit depicting fire truck turning movements and is proposing 4' x 4' gates near two (2) existing fire hydrant locations on the adjacent Lofts at Honey Creek property and one (1) existing fire hydrant on the east side of South Executive Drive to provide Fire Department access for hose connections, in lieu of installing new fire hydrants

on site.

11. **Outdoor Lighting.** The developer has provided the originally approved photometric plan for the development. However, proposed building changes will impact the previously approved photometric plan and lighting levels. I recommend the final lighting plan be subject to review and approval by the Village Zoning Administrator, prior to the issuance of a building permit.
12. **Signage Plan.** The signage previously presented to the Plan Commission in 2020 resembled a federal highway sign, which isn't allowed per Section 510-129(C) of the Village Zoning Code. No signage details were included in the recent resubmittal.



13. **Village Review Procedures.** With regard to a final development plan, the Plan Commission is authorized to review and make a final decision.
14. **Public Notice.** Aside from being included on the meeting agenda, no other special notice is required.

STAFF RECOMMENDATION:

Final Development Plan

Depending on confirmation by the Village of East Troy Plan Commission of the above-described comments, the Village of East Troy Plan Commission may take the following actions:

The Village of East Troy Plan Commission Approves the proposed amendment to the final development plan as presented for the Honey Creek Planned Development District for the property located on Honey Creek Road west of Executive Drive (RA491500002), subject to the following conditions:

1. The Village of East Troy Plan Commission approves the requested waiver for a bufferyard along the western border abutting residentially zoned property per Section 510-119E. of the Village Zoning Code as the Commission believes the required bufferyard will not provide the desired screening because the adjoining properties are at significantly different elevations and the existing tenant garages along the eastern property line of the Lofts of Honey Creek multi-family development provide sufficient screening.
2. The final lighting plan is subject to review and approval by the Village Zoning Administrator, prior to the issuance of a building permit.
3. The sidewalk on the south side of Building 20 shall meet the minimum 5-foot pavement setback.
4. The developer shall install a 6-foot black ornamental metal fence along the eastern and northern lot lines of the development in lieu of the previously approved 6-foot black vinyl coated chain link fence, subject to review and approval by the Village Zoning Administrator.

5. The developer must obtain all required building permits within 9 months of this date and start construction within 6 months of the date of the building permit issuance and continue in good faith to completion. The zoning administrator may allow a one-time extension of 12 months provided the developer submits the request in writing before the above-mentioned time periods and the project still complies with all applicable zoning requirements.
6. All work performed, improvements constructed, and use of the property shall be according to the submitted application materials, the municipal code, and all other applicable ordinances, regulations, and permits.
7. The developer is solely responsible for ensuring the proposed project complies with any private restrictions (e.g., covenants) and easements that may apply to the subject property.
8. Prior to any land-disturbing activity, a pre-construction meeting must be held with the applicant's representatives and primary contractors, and Village department heads and representatives.
9. Prior to any land-disturbing activity, the developer must submit an erosion control plan to the Village engineer and obtain approval of the same.
10. The developer must obtain all other approvals related to this project as may be required.
11. The facility shall be operated in a manner that complies with all applicable performance standards in Article J of the Village's zoning code.
12. The developer shall submit a sign permit application for any proposed signage.
13. The developer must comply with all parts of the municipal code as it relates to this project.
14. All work related to this project must comply with all plans approved by the Village.
15. If the approved plans need to be revised to address any of the conditions of approval or to conform to Building and Fire Safety Codes, the zoning administrator is authorized to approve minor modifications so long as the overall project elements remain unchanged. If the proposed revisions are substantial as determined by the zoning administrator, the plans must be submitted to the Plan Commission for review and approval.
16. Prior to issuance of the final occupancy permit, the zoning administrator must determine that all site improvements and required landscaping have been completed consistently with approved plans.
17. Prior to issuance of a building permit, the Petitioner shall satisfy all comments, conditions, and concerns of the Village of East Troy Plan Commission, Village Engineer and Village Zoning Administrator for the planned development district final development plan amendment, and other documentation.
18. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of East Troy for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of East Troy by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of East Troy must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of East Troy, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of East Troy, including possible cause for termination of the conditional approval.

EXHIBIT:

A. Petitioner Application