

**RESOLUTION NO. 2025-047
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING THE FINAL CONDOMINIUM PLAT FOR STORAGESHOPUSA
COMMERCIAL CONDOMINIUMS LOCATED AT 7930 E. FRONTAGE ROAD**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

WHEREAS, the Owner and Applicant, Greg Thomas of StorageShopUSA-Caledonia, LLC, has submitted a Final Plat for a Condominium Plat to the Village for consideration at 7930 E Frontage Road. The proposed Condominium Plat proposes 22 units made up of 11- 2 unit commercial buildings; and

WHEREAS, the Applicant has been approved for the rezone request from A-2 to B-3 Highway Business District via Ordinance 2024-10. The Applicant has also had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively; and

WHEREAS, on May 13, 2025, the Village Board recommended conditional approval of the Concept Plan for a Commercial Condominium Plat, waivers to Sec.14-3-4(c)(4)(b)(ii) (40% Open Space) and Sec. 14-3-5(b) (conservation easement) of the Village's Code of Ordinances, and waiving the requirement of a separate preliminary and final plat review per Sec 14-3 and authorizing the combination of these two reviews via Resolution 2025-036; and

WHEREAS, after Staff review of the Final Condominium Plat for StorageShopUSA, the Village Engineer submitted a Memo for the Village Plan Commission. The Village Engineer's Memo dated May 13, 2025, attached hereto as **Exhibit A**, recommended conditional approval of the Final Plat subject to the 5 conditions listed therein; and

WHEREAS, the Village Plan Commission on May 19, 2025, recommended conditional approval of the Final Condo Plat for Homestead Acres Subdivision in accordance with the Village Engineers Memo (**Exhibit A**); and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Caledonia that the Final Condominium Plat for StorageShopUSA-Caledonia, LLC is hereby approved for the reasons and requirements set forth in **Exhibit A**, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A** and in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 27 day of **May**, 2025.

VILLAGE OF CALEDONIA

By: Thomas R Weatherston
Thomas Weatherston
Village President

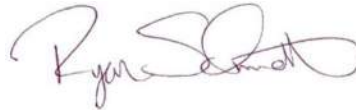
Attest: Jennifer Bass
Jennifer Bass
Village Clerk

MEMORANDUM

Date: May 13, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Final Condominium Plat – Storage Shop USA – 7930 E. Frontage Road**
Parcel ID 104-04-22-07-053-000
Applicant & Owner – Greg Thomas – Storage Shop USA

Recommended Motions:

1. That the Plan Commission recommends to the Village Board to approve the Final Condominium Plat subject to the 5 conditions listed in the Village Engineer's Memorandum.

BACKGROUND INFORMATION

Storage Shop USA has submitted a Final Condominium Plat to the Planning & Engineering Department for a 22 Unit commercial condominium. The property is located at 7930 E. Frontage Road and the project includes 11 duplex buildings with twenty-two (22) 1,250 square-foot condominium units used for commercial business spaces. To create individual Parcel ID's for the units and meet the intended business model for the development, a Condominium Plat is required.

The property has been approved for a Zoning District Amendment via Ordinance 2024-10 to rezone the property from A-2 to B-3 Highway Business District. The property has had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively. The Concept Condo Plat was approved by Plan Commission on April 28th and by the Village Board on May 13th, 2025 via Resolution 2025-036 with a net density, waivers to open space and conservation easements, and a waiver allowing staff to combine the Preliminary and Final Condo Plat Review process per Title 14.

ZONING

The property, as described above, has been rezoned to meet Village Standards and has also acquired the BSO approvals necessary to develop. Declaration documents have been submitted for the condominium. These are going to be reviewed and approved by the Village prior to the recording of the Final Plat.

ENGINEERING & UTILITY DISTRICT

The property is located within the Urban Service Area but does not have Sewer or Water available at this time. The property will need to execute a Declaration of Restrictive Covenants document requiring that when municipal Sanitary Sewer and Water are available, that the property be connected and on-site improvements are updated to meet WDNR and Caledonia Utility District Standards. This document will need to be reviewed and approved by the Village Attorney and Public Services Director prior to recording.

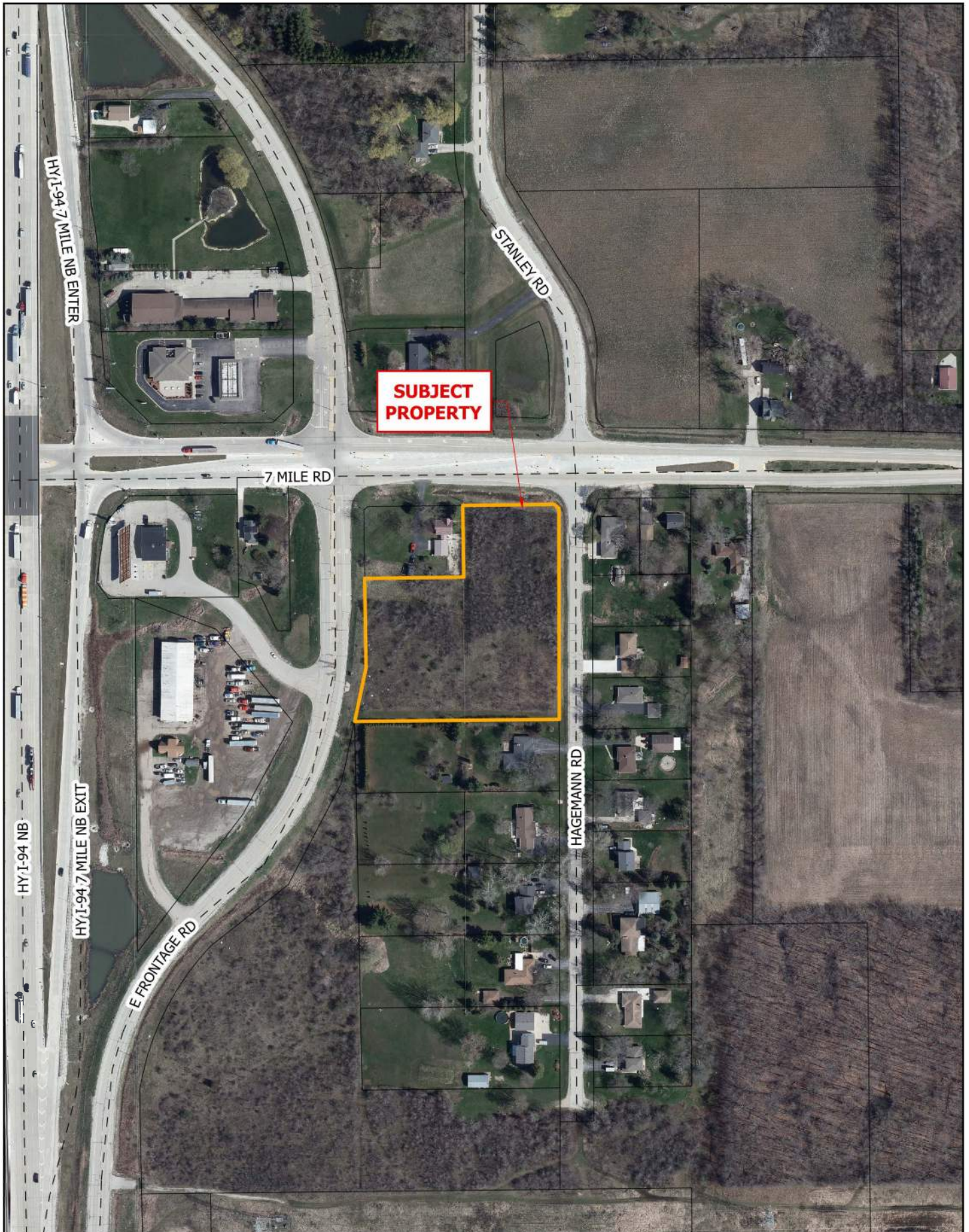
A letter has been provided from the DOT dated July 3, 2014 provides evidence that Trans233 of the Wisconsin State Statutes does not enforce condominium plats. This information presented in the letter appears to still be in effect. In addition, an environmental site assessment package has been provided by the developer highlighting the condition of the property and lack of wetlands. The Plat has been resubmitted with updated information showing the necessary access restrictions, vision triangles, and updated legal descriptions as requested.

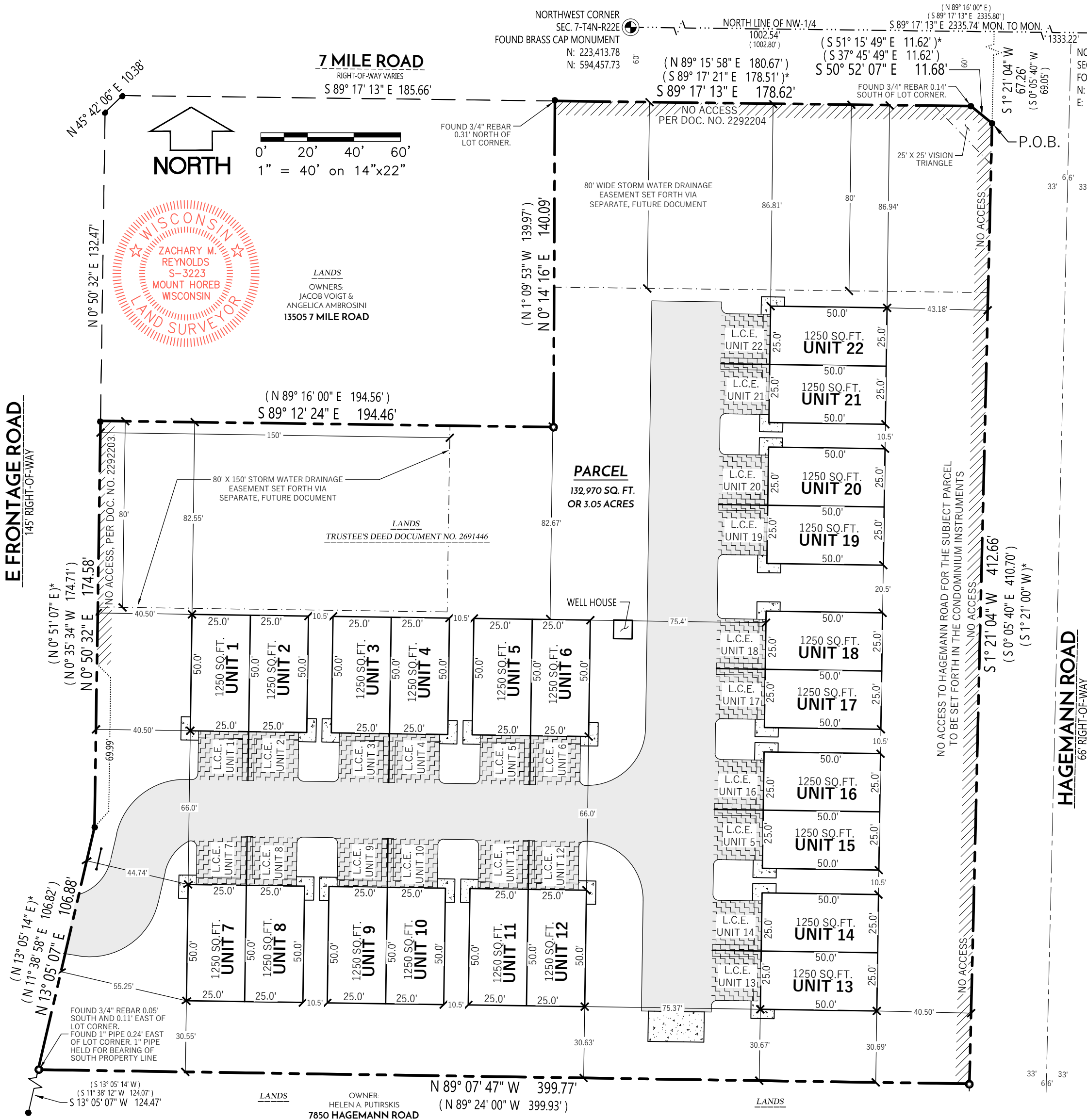
Final Owner's and Village of Caledonia Village Board Certificate locations shall be provided on the Final Plat for recording purposes. Any other signatures shall be included as required by Chapter 703 for the Final Plat. All signatures shall be acquired prior to the Village of Caledonia signature, which shall be last prior to recording with Racine County. Floor Plans may be required by Wis. Stat 703.11 (2)(d) and included on the Final Plat for recording.

Exhibit A

Conditions of approval for the proposed Final Condominium Plat:

1. Owner/Developer shall sign and execute the Declaration of Restrictive Covenants requiring the need to connect to Municipal Sewer and Water once available.
2. Owner/Developer to execute and record the Village approved revision of the declaration documents for the condominium in conjunction with the recording of the Final Plat.
3. Owner/Developer to execute the Storm Water Easement Agreements with the Village for the Storm Water Management Facilities on-site.
4. Certificate and Signature Page is included for the Owner, Village Board, and any others as required in addition to including floor plans per Chapter 703.
5. The Final Condominium Plat must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code, Trans233, and Chapter 703 of Wis. Stats.





STORAGESHOPUSA - CALEDONIA

A CONDOMINIUM PLAT

A TRACT OF LAND AS DESCRIBED IN A TRUSTEE'S DEED, RECORDED ON DECEMBER 16, 2024 AS DOCUMENT NO. 2691446, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

LEGAL DESCRIPTION, AS SURVEYED

PARCEL:
UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89° 17' 13" EAST, 1002.54 FEET; THENCE, SOUTH 01° 21' 04" WEST, 67.26 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF HAGEMANN ROAD, AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01° 21' 04" WEST, 412.66 FEET; THENCE, NORTH 89° 07' 47" WEST FOR A DISTANCE OF 399.77 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF EAST FRONTAGE ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY, NORTH 13° 05' 07" EAST, 106.88 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 00° 50' 32" EAST, 174.58 FEET; THENCE, SOUTH 89° 12' 24" EAST, 194.46 FEET; THENCE, NORTH 00° 14' 16" EAST, 140.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF 7 MILE ROAD; THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 89° 17' 13" EAST, 178.62 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 50° 52' 07" EAST, 11.68 FEET, BACK TO THE POINT OF BEGINNING. CONTAINS 132,970 SQUARE FEET OR 3.05 ACRES.

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON THE WEEK OF JUNE 3 AND OCTOBER 30, 2024.
- NORTH REFERENCE FOR THIS PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS-RACINE, GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T4N, R22E, BEARS S 89° 17' 13" E.
- BUILDING PLANS & DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
- ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.
- UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS (LCE's) SHALL BE GOVERNED BY THE TERMS & CONDITIONS OF THE DECLARATION.
- UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE DECLARATION.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SURVEYORS CERTIFICATE

I, ZACHARY M REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY AND PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES, EXISTING IMPROVEMENTS, AND THOSE TO BE CONSTRUCTED UPON THE PROPERTY FROM THE INFORMATION PROVIDED, AND THAT THIS SURVEY COMPLIES WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

FURTHERMORE, IN COMPLIANCE WITH CHAPTER 703.11 WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF "STORAGESHOPUSA - CALEDONIA" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

ZACHARY M REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE, UNLESS SIZE NOTED
- FOUND 3/4" REBAR
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- EASEMENT/RESTRICTION LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED EDGE OF ASPHALT
- L.C.E. LIMITED COMMON ELEMENT
- NO HIGHWAY ACCESS
- () RECORD DATA PER DEED DOCUMENT NO. 2691446
- () * RECORD DATA PER TPP NO. 1035-01-20

OFFICE OF THE REGISTER OF DEEDS

_____, COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20____ AT _____ O'CLOCK _____ M AS

DOCUMENT NO. _____

IN VOLUME _____ OF CONDOMINIUM

PLATS ON PAGE(S) _____

KARIE L. POPE, REGISTER OF DEEDS

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO CHAPTER 703 WISCONSIN STATUTES AND IS HEREBY APPROVED FOR RECORDING.

DATED THIS _____ DAY OF _____, 20____

RACINE COUNTY PLANNING AND DEVELOPMENT

WYSER
ENGINEERING

SURVEYED BY: DZ/ML
DRAWN BY: AJL
APPROVED BY: ZMR

PREPARED BY:

WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:

STORAGESHOPUSA -
CALEDONIA LLC
6810 CROSS COUNTRY
ROAD
VERONA, WI 53593