

PH ITEM # 1

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION LLC

Racine County, Wisconsin

Owner: Storage Authority, LLC *Chicos Investments*

Applicant/Agent: Brian Depies, SEH & Chris Bower

Town: Town of Dover

Zoning district(s): B-3 Commercial Service District

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)
to construct and utilize 30'x100' additions to three existing self-service storage facility buildings (previously approved); construct and utilize a 30'x115' three-sided self-service storage facility building; to convert the existing commercial building to a multi-tenant building; to increase the outdoor off-season storage facilities and the future construction and utilization of multiple three-sided self-service storage facility buildings

AT (site address): 22841 Durand Avenue, Kansasville, WI 53139

Subdivision: _____ Lot(s): _____ Block: _____
Parcel # 006032026023-000, -001, -002, -003 Section(s) 26 T 3 N R 20 E

If served by municipal sewer, check here: Sanitary permit #: NIA

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Brian Depies e-mail address: bdepies@sehinc.com
501 Maple Ave
address: Delafield, WI 53051 telephone #: 262-389-0704

signed: *Brian P. Depies*

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- The property is all / partially located in the _____ shoreland area.
- The project is all / partially located in the _____ shoreland area.
- The property is all / partially located in the _____ floodplain.
- The project is all / partially located in the _____ floodplain.
- The property is all / partially located in the wetland.
- The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI, Division 18 B-3 Commercial Service District, Section 20-1226 Uses permitted conditionally, Sec. 20-1339 Highway oriented uses and Sec. 20-1340 Business Uses

Shoreland contract: yes _____ no _____
Public hearing date: July 18, 2022
Submittal received by: JCC
cash or check #: 16230

Site plan review meeting date: NIA
Date petition filed: June 20, 2022
amount received: \$ 475.00



Building a Better World
for All of Us®

June 20, 2022

RE: Storage Authority CU/Site Plan App.
SEH No. 167372

Economic Development & Land Use Planning Committee
Racine County Development Services
14200 Washington Avenue
Sturtevant, WI 53177

To whom it may concern,

SEH is pleased to submit an application for Conditional Use and Site Plan Review on behalf of Storage Authority, LLC. The property in question is located at 22841 Durand Avenue (Highway 11), Kansasville, WI, 53139. Attached are:

- Racine County's Application for Zoning Permit
- Racine County's Site Plan Review Application
- List of adjacent landowners with addresses
- Site plan of the property with existing and proposed building locations indicated
- Lighting plan for the property
- Landscaping plan for the property
- 3-D model of the site as proposed, and
- Application fee

The property is zoned B-3, Commercial Service District. The property used to function as "Chico's LLC, a store specializing in service and sales for lawn mowers, equipment and tools, equipment repair, snow plowing and trailers. The site also had three mini-storage buildings to the south of the store that were 30' x 100' and rented out to the public for personal storage.

As a part of Phase 1 of the project, Storage Authority is proposing the following additions and improvements:

- Add a 100' addition to the south of each of the 3 storage buildings. These were previously approved in the 1990's.
- Construct a 30'x115' roofed structure with a northern wall on the northwest side of the property.
- Divide the current building into 3 separate business units.
- Utilize previously approved outdoor storage area
- Add additional outdoor storage areas.
- Improve the site with landscaping as shown on plans, including areas within Phase 2 along the southeastern portion of the property.

Phase 2 will consist of roofed structures for storage. The structures along the west, east and south property lines will contain walls towards outer facing areas.

The storage areas will operate similar to Storage Authority's sites in the Village of Yorkville on Hwy 11 (2 miles east) and CTH C (4 miles northeast). The storage areas will be fenced, have security cameras and

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Ave, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855



are open to tenants 24 hours a day, seven days a week. The site will be manned and maintained by Storage Authority's full-time staff and the owner.

If you have any questions, please do not hesitate to contact me directly at (262) 389-0704.

Sincerely,



Brian Depies
SEH

Cc: Andrew Baer, Storage Authority
Chris Bower, Bower Design & Construction

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JUN 20 2022
RACINE COUNTY

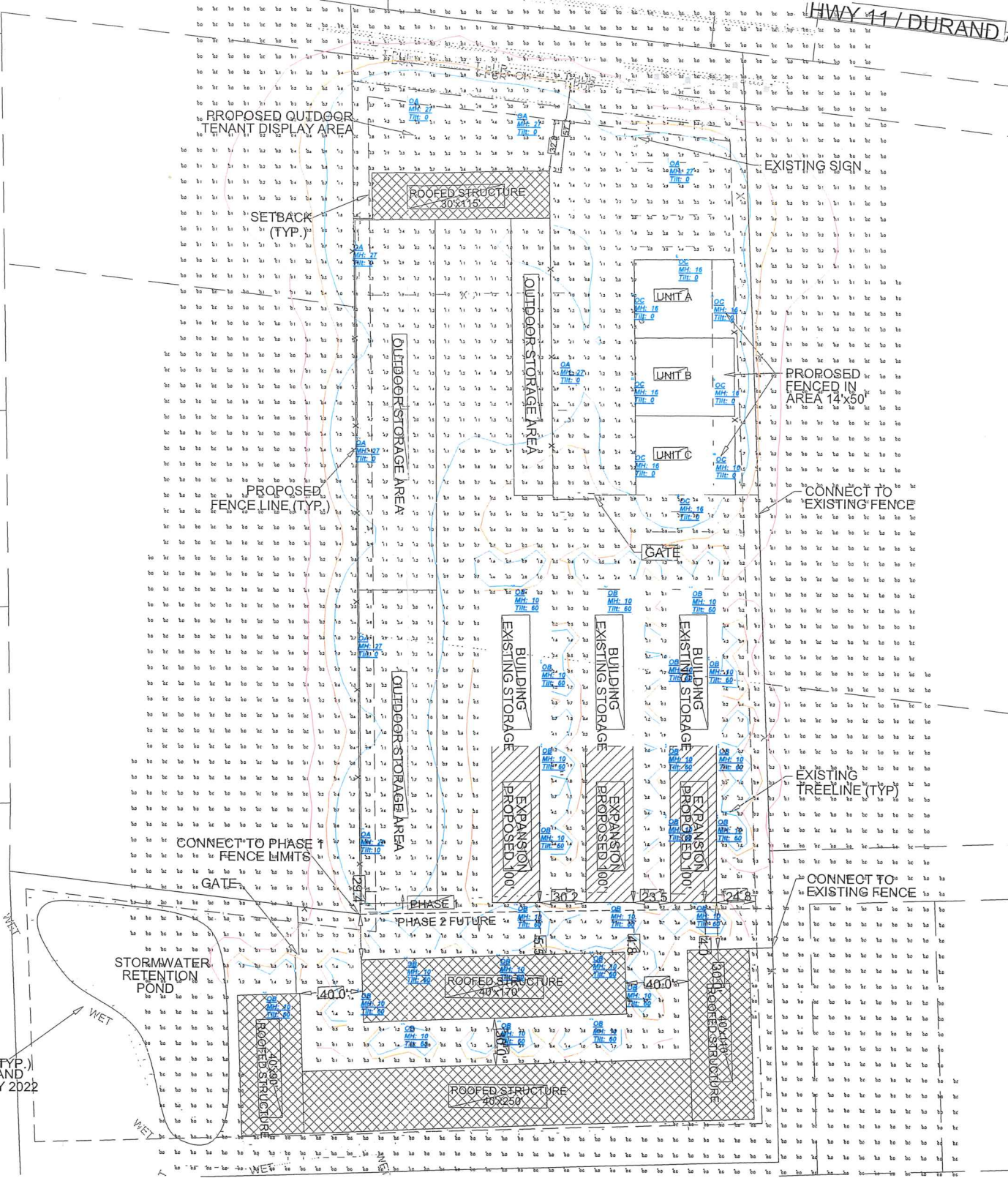
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RACINE COUNTY

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S-BEAUMONT AVE

HWY 11 / DURAND AVE

EXISTING WETLAND (TYP.) FIELD LOCATED AND DELINEATED BY SEH - MAY 2022



ZONING NOTES
 ZONING: B
 SETBACKS:
 RIGHT-OF-WAY SIDE -11

LEGEND
 [Hatched Box] - ENCLOSED ST
 [Cross-hatched Box] - ROOFED STRL
 [White Box] - OUTDOOR STC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.60	5.6	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF	
OA	8	OA	SLG	ALCM 260 T4 G1 4K-EGS	Single	22453	201.19	0.900	
OB	24	OB	QUROUM	361-2-36 W/ 2 LAMPS	2 @ 90 degrees	1052	11.1095	0.900	
OC	8	OC	SLG	WFM 40 G3 4K	Single	3900	27	0.900	



- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Egress calc points @ 0" A.F.F.
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
 16350 W. GLENDALE DR.
 NEW BERLIN, WI 53151
 (P) 414-943-1915
 (F) 952-943-8088
 www.mlazgar.com



#	Date	Comments

Revisions

RLMA Project #: 130018
 Drawn By: MB
 Date: 6/20/2022
 Scale: 1"=40'-0"

PHOTOMETRIC SITE PLAN
 STORAGE AUTHORITY
 UNION GROVE, WI

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Storage Authority, LLC

Applicant/Agent: Brian Depies, SEH

Town: Town of Dover

Zoning district(s): B-3 Commercial Service District

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

add 100' additions to the south end of the existing storage units, construct a 30' x 115' roof structure to cover outdoor storage, extend the outdoor storage areas, and convert the existing store into 3 separate units. The storage areas will be fenced in and there is a gate proposed to allow limited access to the units. Phase 2 will consist of roofed structures for storage.

AT (site address): 22841 Durand Avenue, Kansasville, WI 53139

Subdivision: Lot(s): Block:

Parcel # 006032026023-000, -001, -002, -003 Section(s) 26 T 3 N R 20 E

If served by municipal sewer, check here: X Sanitary permit #:

Attached are:

- x zoning permit application
x hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
x 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
x letter of agent status
x 3 SETS: landscaping/lighting plan
x 12 SETS: report/cover letter & operations plan
x abutting property owners' names & mailing addresses
other

print name: Brian Depies 501 Maple Ave Delafield, WI 53051 e-mail address: bdepies@sehinc.com telephone #: 262-389-0704

Brian P. Depies

signed:

STAFF USE ONLY:

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The project is all / partially located in the shoreland area.
The property is all / partially located in the floodplain.
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The property is all / partially located in the wetland.
The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Shoreland contract: yes no

Public hearing date: Site plan review meeting date:

Submittal received by: Date petition filed:

cash or check #: amount received: \$

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Storage Authority, LLC

APPLICANT Brian Depies

Mailing Address 19031 Spring St

Mailing Address 501 Maple Ave

Union Grove WI 53182

Delafield WI 53018

City State Zip Phone (H) (W) 414-315-2711

City State Zip Phone (H) (W) 262-389-0704

Parcel Id. # 006032026023-000; -001; -002; & -003 Site Address 22841 Durand Avenue, Kansasville, WI 53139

Municipality Town of Dover Section(s) 26, Town 3 North, Range 20 East

Lot Block Subdivision Name CSM #

Proposed Construction/Use Addition of three 100' storage units constructed to the south of the existing storage units.

48 new individual storage units are proposed in each of the 3 building additions.

Table with 4 columns: New Addition, Principal Bldg., Size, Area, # of Units/Stories, Building Ht., Peak Ht., Eave Ht., Floodplains, etc.

Table with 3 columns: Contractor, Est. Value w/Labor \$, ZONING DISTRICT (Yard Setbacks, Street-1st, etc.)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ Signature of Individual/Corporation Pres. or Sec./Partner - Date

Shoreland Contract Fee Pd: \$ Print Name(s)

Zoning Permit Fee Pd: \$ Notes (revisions, extensions, etc.)

Other: Pd: \$

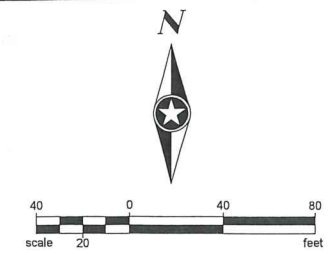
if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)



PN

HWY 11 / DURAND AVE



ZONING NOTES

ZONING: B-3
SETBACKS:
RIGHT-OF-WAY - 25'
SIDE - 10'

LEGEND

- ENCLOSED STORAGE EXPANSION
- ROOFED STRUCTURE STORAGE (3 WALLS OR LESS)
- OUTDOOR STORAGE

S BEAUMONT AVE

PROPOSED OUTDOOR TENANT DISPLAY AREA

SETBACK (TYP.)

ROOFED STRUCTURE 30x115'

EXISTING SIGN

UNIT A

UNIT B

UNIT C

PROPOSED FENCED IN AREA 14'x50'

CONNECT TO EXISTING FENCE

PROPOSED FENCE LINE (TYP.)

GATE

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING STORAGE BUILDING

EXISTING TREELINE (TYP.)

CONNECT TO PHASE 1 FENCE LIMITS

GATE

PHASE 1

PHASE 2 FUTURE

STORMWATER RETENTION POND

EXISTING WETLAND (TYP.) FIELD LOCATED AND DELINEATED BY SEH - MAY 2022

ROOFED STRUCTURE 40x80'

ROOFED STRUCTURE 40x170'

ROOFED STRUCTURE 30x0'

ROOFED STRUCTURE 40x110'

ROOFED STRUCTURE 40x250'

DEER MEADOW DR

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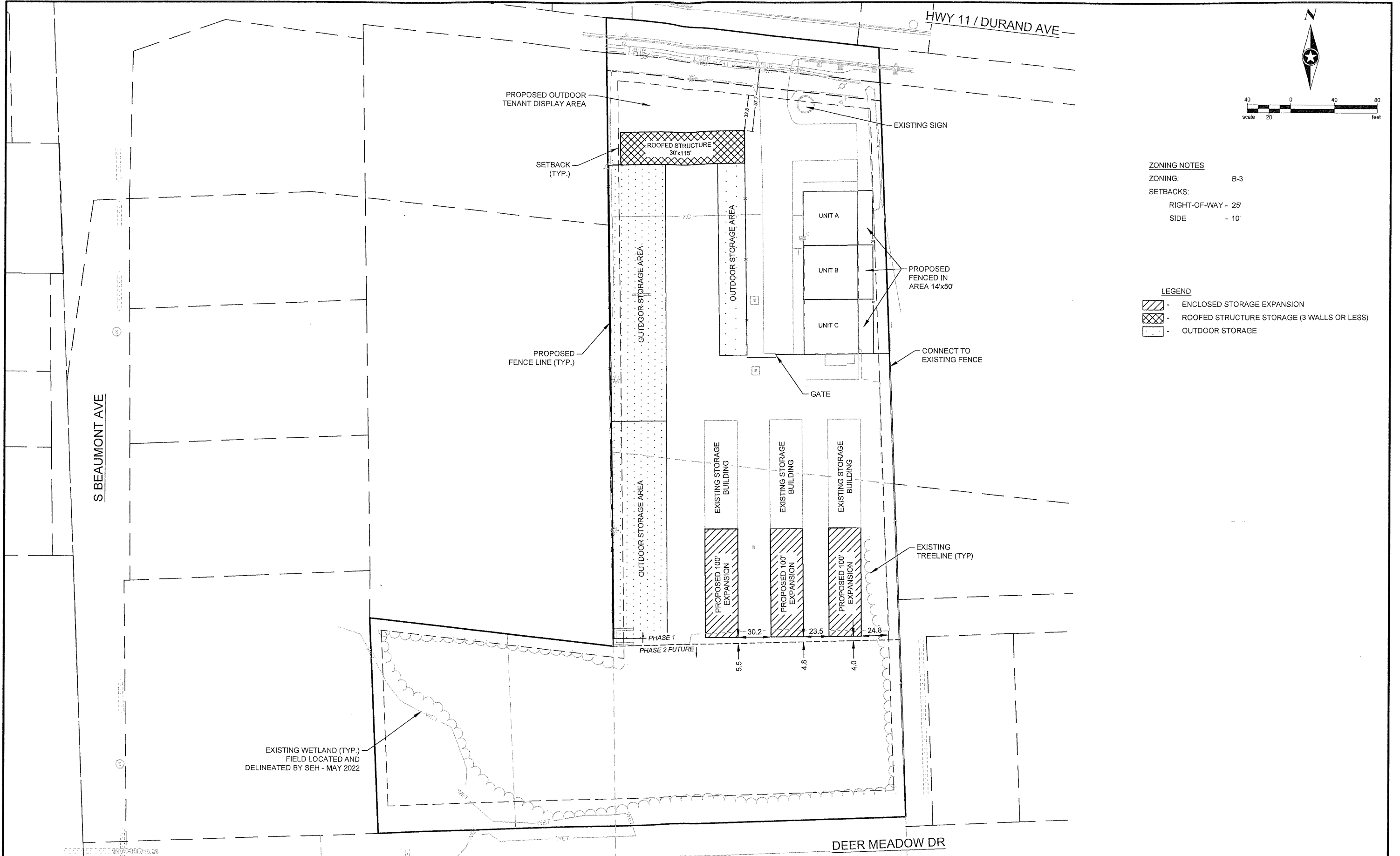
SEH Project	167372	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
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Designed By	BD						
Checked By	BD						



STORAGE AUTHORITY
CONCEPT SITE PLANS
VILLAGE OF UNION GROVE, WISCONSIN

OVERALL SITE BUILD

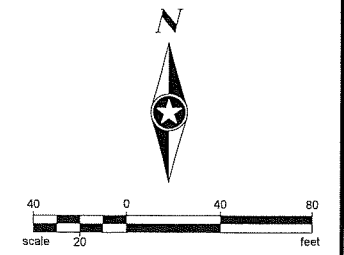
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ZONING NOTES
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- ROOFED STRUCTURE STORAGE (3 WALLS OR LESS)
- OUTDOOR STORAGE



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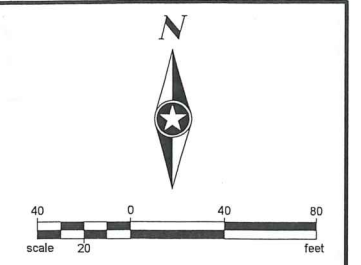


STORAGE AUTHORITY
CONCEPT SITE PLANS
 VILLAGE OF UNION GROVE, WISCONSIN

PHASE 1 BUILD

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ZONING NOTES
 ZONING: B-3
 SETBACKS:
 RIGHT-OF-WAY - 25'
 SIDE - 10'

LEGEND
 - ENCLOSED STORAGE EXPANSION
 - ROOFED STRUCTURE STORAGE (3 WALLS OR LESS)
 - OUTDOOR STORAGE

SEH Project	167372	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	ZJH						
Designed By	BD						
Checked By	BD						



STORAGE AUTHORITY
CONCEPT SITE PLANS
 VILLAGE OF UNION GROVE, WISCONSIN

OVERALL SITE BUILD
WITH AERIAL

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ZONING NOTES
 ZONING: B-3
 SETBACKS:
 RIGHT-OF-WAY - 25'
 SIDE - 10'

LEGEND
 [Hatched Box] - ENCLOSED STORAGE EXPANSION
 [Cross-hatched Box] - ROOFED STRUCTURE STORAGE (3 WALLS OR LESS)
 [Dotted Box] - OUTDOOR STORAGE

SEH Project	167372	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	ZJH						
Designed By	BD						
Checked By	BD						



**STORAGE AUTHORITY
 CONCEPT SITE PLANS**
 VILLAGE OF UNION GROVE, WISCONSIN

**PHASE 1 BUILD
 WITH AERIAL**

AUTHORIZED REPRESENTATIVE FORM

I, Mary Ciecko, Personal Representative for the Estate of Michael Ciecko, a member of Chico's Investments, LLC, hereby authorize Andrew Baer as a member of Storage Authority LLC, to represent Chico's Investments, LLC with respect to all matters related to the development of the properties identified by parcel identification numbers 006-03-20-26-023-000, 006-03-20-26-023-001, 006-03-20-26-023-002, and 006-03-20-26-023-003, which are located in the Town of Dover, Racine County, Wisconsin.

Dated this ____ day of June, 2022

CHICO'S INVESTMENTS, LLC:


By: Mary Ciecko
Name: Mary Ciecko
Title: Personal Representative of the
Estate of Michael Ciecko, Member

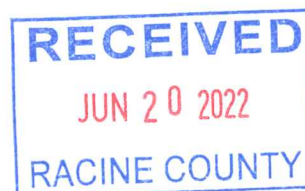
AUTHORIZED REPRESENTATIVE FORM

I, Andrew G. Baer, a member of Storage Authority LLC, hereby authorize Brian Depies of Short-Elliott-Hendrickson, Inc (SEH, Inc) to represent Storage Authority LLC with respect to all matters related to the development of the properties identified by parcel identification numbers 006-03-20-26-023-000, 006-03-20-26-023-001, 006-03-20-26-023-002, and 006-03-20-26-023-003, which are located in the Town of Dover, Racine County, Wisconsin.

Dated this 14 day of June, 2022.

STORAGE AUTHORITY LLC:

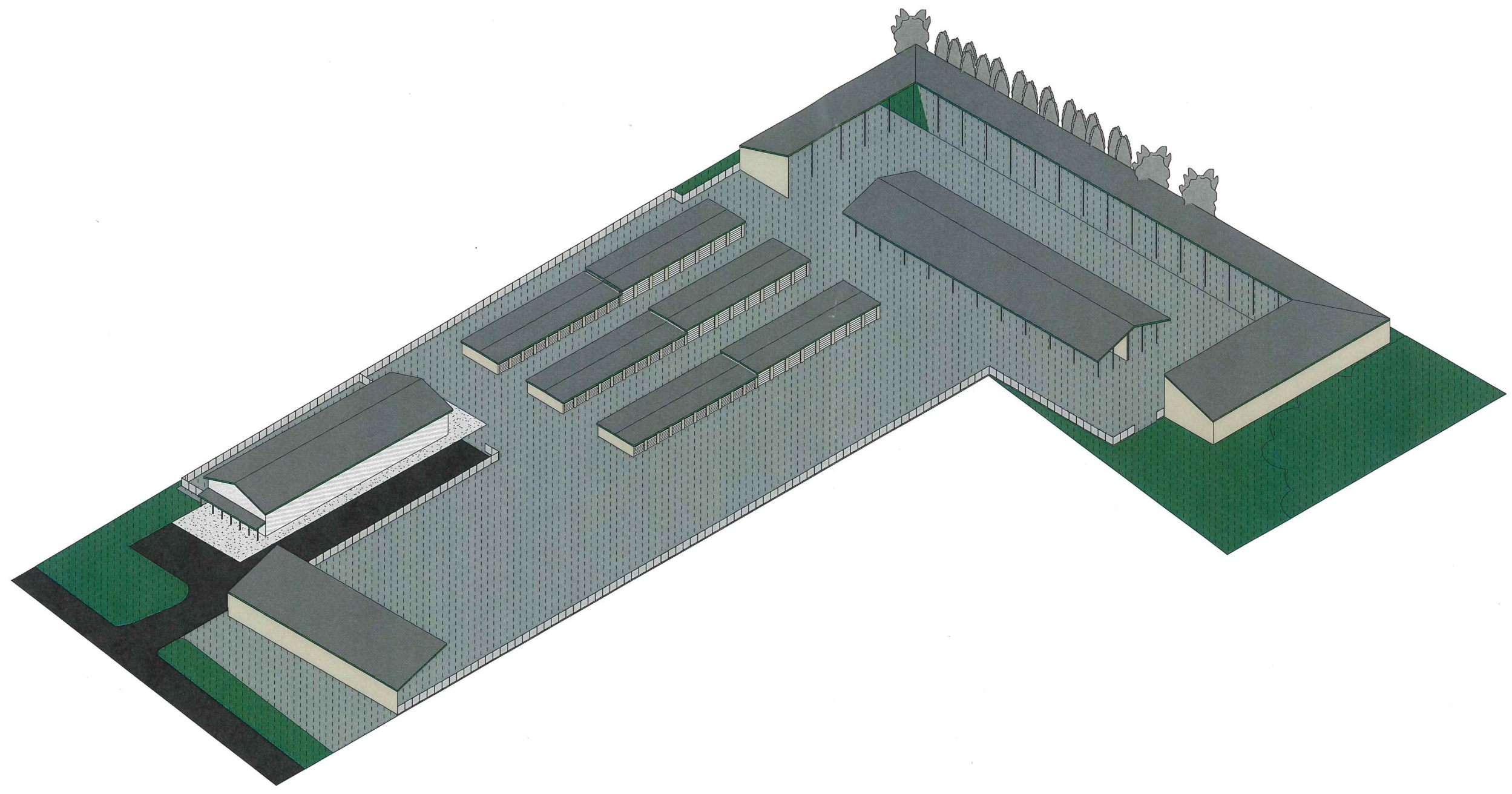
By: 
Name: Andrew G. Baer
Title: Member





316 NORTH MILWAUKEE STREET,
SUITE 302
MILWAUKEE, WISCONSIN 53202-5888

Project Owner



Storage Authority
Chico Property
19031 Spring Street
Union Grove, Wisconsin 53182

This drawing is an instrument of service and shall remain the property of SEH. This drawing, concepts and ideas contained herein shall not be used, reproduced, revised, or related without the express written approval of SEH. Substitution or distribution of this drawing to meet official or regulatory requirements or for purposes in connection with the project is not to be construed as publication or derogation of any of the rights of SEH.

SEH Project 145331
Checked By BMC
Drawn By MRC

Project Status Issue Date

Revision Issue
Rev. # Description Date

① {3D - bcooley}

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6/1/2022 9:43:17 AM

PERSPECTIVES

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