

Attachment to Village of Elm Grove Application for Plan of Operation and Change in Use/Amendment to Existing Operation

THIS APPLICATION IS SUBMITTED TO AMEND THE EXISTING PLAN OF OPERATION APPROVED BY THE VILLAGE OF ELM GROVE

Description of Business (i.e., use of building/property):

Current and Past Use:

Presently, and for many decades, the subject property has been used for warehousing and storage (both indoor and outdoor) of equipment, inventory, supplies, and other business-related materials. The primary tenant in the property has been Reinders, Inc. whose business operations at the property have included, among others, the following:

- Warehousing and storage to facilitate the wholesale distribution of lawn and garden, golf course, and landscaping machinery, equipment and supplies.
- Offices to facilitate Reinders, Inc.'s warehousing and storage operations.
- Set-up of warehoused products for shipment and delivery to customers.
- Customers coming onto the property to take delivery of products and drop off equipment for service and/or winter storage.

The property owner now amends its Description of Business to describe the following storage and warehouse use of the property, in addition to the current usage by Reinders, Inc.:

Providing indoor warehouse and storage space to the general public on a monthly rental basis for short or long-term warehousing and storage of personal property and business inventory including, but not limited to, household or business items of all types, paper documents/records, retail merchandise, supplies/equipment, vehicles, trailers, and recreational items.

Reinders, Inc. will remain in a portion of the renovated building and use various parts of the property as it has in the past. Additionally, the fenced outside area will be used for required parking.

To accommodate this use, the existing warehouse building on the property will be renovated and partitioned while adding additional structures on the property per the site layout and building plans.

Located in the Elm Building along Watertown Plank Rd., the business will have a retail showroom consisting of a service counter with security camera monitors, and store displays featuring a variety of retail products for sale such as; boxes, packing material, tape, locks, etc.

The building will typically be staffed with one or two employees during the hours of; Monday-Saturday 9AM-6PM and Sunday 12PM-4PM. The public will have access to the property through a gated entry using a keypad seven days per week from 6AM-10PM.

The property will be completely fenced in with electronic gates and heavy use of security cameras both inside and outside.

Customer traffic is exceptionally low, 20-25 vehicles per day at full occupancy and usually only one or two at any given time. Perhaps a few more on weekends in the busier months of April-June. Typical vehicle is a car or pick up truck, sometimes pulling a small enclosed or open trailer. Few larger trucks such as residential movers or occasional business semi-trailer.

Other Notes:

- Floor plans and site information are included as part of the submittal.
- Parking as required by Village ordinance has been provided and reflected in the site plan drawings.
- Restrictions will be implemented to prohibit the storage of flammable and hazardous materials.
- Signage and illumination of building exterior are shown on the plans as submitted.