



VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that public hearings will be held before the Village of Weston Plan Commission, on Monday, July 11, 2022, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

- Project #20220188** – Hunter Sawitzke, 143612 County Road C, Mosinee WI, 54455, requesting a Conditional Use Permit to allow an expansion of a Personal Storage Facility within the LI (Limited Industrial) Zoning District, at 7804 Service Lane, Units 6 and 9 described as:
Units 6 & 9 of Wausau 29 Commercial Condominium Plat 1st Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-233-0024)
- Project #20220213** – Matthew Wesenick, 3605 Howland Ave, Weston, requesting a Conditional Use Permit to allow a holding tank for a Single-Family Residence within the RR-5 (Rural Residential – 5 Acre) Zoning District, at 8902 Wesenick Street, per Section 94.3.03(13)c. The property is described as:
Lot 1 of CSM #19190 Doc #1856343, Part of the NE ¼ of the SE ¼ of Section 25 T28N R8E, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-254-0993)
- Project #20220214** Matt Keeney, W17015 Maple Road, Wittenberg WI, 54499, requesting a Conditional Use Permit at 5102 Look St to allow for Section 94.4.02(1) G & H to be waived and modified, within the SF-S (Single Family Residential – Small Lot) Zoning District as described as:
Lot 12 of the Misty Pines Subdivision, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-172-0059)
- Project #20220215** Mike Mohr, 4080 N 20th Ave, Wausau, WI, 54401, on behalf of DC Everest Area School District, requesting a Conditional Use Permit to allow a proposed principal structure where the structure would exceed the maximum allowed height of 45 feet (by 27.75 feet), on property known as 6400 Alderson St, described as Lot 1 of proposed CSM to be recorded in 2022 located in the NE ¼ of the NE ¼ and Part of the SE ¼ of the NE ¼ of Section 19, T28N, R8E, Village of Weston, Marathon County, Wisconsin. (PIN 192-2808-191-0999). The building is proposed to be 72.75 feet tall.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on Tuesday, July 5, 2022, to be included in the Plan Commission Meeting Packet.

All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Interested persons who are unable to attend the meeting in-person have the option to attend the meeting via a Zoom link that will be provided on the meeting agenda, where they can still participate and comment.

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 23rd day of June 2022

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 27, 2022, and Sunday, July 3, 2022.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, July 11, 2022
Description:	Public Hearing – Project #20220188– Hunter Sawitzke, 143612 County Road C, Mosinee WI 54455, requesting a Conditional Use Permit to allow an expansion of a Personal Storage Facility, on a property within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #6 & 9 (PIN 192 2808 233 0024).
From:	Emily Wheaton, Assistant Planner
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Hunter Sawitzke for the expansion of a Personal Storage Facility at 7804 Service Lane, Units #6 & 9?

BACKGROUND

Hunter Sawitzke has recently purchased the Personal Storage Facility located at 7804 Service Lane, units #6 & 9. He is proposing adding additional units to the facility. Per the zoning code, the expansion of an existing conditional use is required to amend the previous conditional use permit.

The applicant is proposing adding 11 units to the structure. There would be no alteration to the existing units. As the project is a part of an existing condo building, a site plan would not be required. The only changes required would be alteration of the interior of the units, which would require a building permit.

The units will be secured, and temperature controlled. The building entrance will have a digital keypad for entry. There will be security cameras inside and outside the units. There are currently 21 units, approximately 5' x 10' each.

Attached Docs:	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20220188, Building Plan
Committee Action:	None to date.
Fiscal Impact:	None
Recommendation:	Staff recommends approval of the Conditional Use Permit with the attached conditions.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20220188, allowing the expansion of a Personal Storage Facility at 7804 Service Lane, Units #6 & 9.

ADDITIONAL ACTION:	Notify applicant of [approval / denial] [Staff] If approved, record CUP with the Marathon County Register of Deeds (MCROD) [Staff]
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Application for Conditional Use Permit
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20220188** Hearing Date: **July 11, 2022**
Applicant: **Hunter Sawitzke, 143612 County Road C, Mosinee WI 54455**
Location: **7804 Service Lane, Units #6 & 9, Weston WI 54476**
Description: **A conditional use permit application proposing the expansion of a Personal Storage Facility at the above stated property.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

- Zoning: **Limited Industrial (LI) Zoning District**
- Definition: 94.2.02(3)(f) The **LI district** accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan.
- Definition: 94.4.06(3) **Personal Storage Facility.** Includes indoor storage of items entirely within partitioned buildings with individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini-warehouses.
- Performance Standards:
1. In addition to the building design standards in Section 94.10.03, buildings and facility shall be designed to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and other structures shall complement surrounding development and be consistent with any building design standards within the Comprehensive Plan.
 2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property and public rights-of-way.
 3. The Plan Commission or Extraterritorial Zoning Committee may restrict or limit unit doors facing a public street right-of-way or property not in an industrial zoning district, or may otherwise require that any such doors be screened from view with berms, landscaping, and/or opaque fencing.
 4. Facility shall be limited to indoor storage of household items and similar durable goods. No live animals, perishable items, odor producing materials (see Section 94.12.15), flammable or explosive materials (see Section 94.12.17), toxic or noxious materials (see Section 94.12.18), or hazardous materials (see Section 94.12.20) shall be stored on site.
 5. No storage unit may have any other function aside from storage, including but not limited to any retail, wholesale, workshop, hobby shop, manufacturing, residential, lodging, or service use.
 6. No outdoor storage of materials shall be permitted on site, with the exception of an outdoor trash or recycling receptacle, if proposed and approved as part of the site plan and screened in accordance with Section 94.12.06.

7. To prevent unauthorized access, each storage unit shall be outfitted with quality commercial locks and the Plan Commission or Extraterritorial Zoning Committee may require gated access to the facility and/or security fencing.

8. The Plan Commission or Extraterritorial Zoning Committee may require that the project be equipped with a digital security camera(s) that records site activity, with footage made available to the Everest Metro Police Department upon suspicion of criminal activity.

9. All storage units shall gain access from the interior of the building or site, as opposed to direct access from units to public streets.

10. The Plan Commission or Extraterritorial Zoning Committee may deny or limit a conditional use permit, where required, if it determines that the location, size, quantity, job or tax base creation, or other applicable characteristics of the proposed facility are incompatible with the economic development goals and objectives of the Village, including those within the Comprehensive Plan and any approved tax incremental district project plan.

11. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed conditional use is consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village
2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village.
3. Does the proposed conditional use will maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

BACKGROUND INFORMATION:

The applicant is proposing adding 11 units to the structure. There would be no alteration to the existing units. As the project is a part of an existing condo building, a site plan would not be required. The only changes required would be alteration of the interior of the units, which would require a building permit.

This proposed use will meet the performance standards as stated in Section 94.4.06(3) of the Village Zoning Ordinance.

CURRENT PROPERTY CONDITIONS:

The location of the proposed use is with existing condo building where the applicant owns two units back to back. The building is located on property at the end of a cul-de-sac on Service Lane. There is existing paved access and parking around the building.

PLAN COMMISSION ACTION OPTIONS:

1) Approve the Conditional Use Permit for the expansion of a Personal Storage Facility at 7804 Service Lane, Units #6 & 9 with the following conditions:

- 1. The construction of the Personal Storage Facility shall be in accordance within the performance standards listed in Section 94.4.6(3), as depicted on the building plan, attached 'Exhibit A' and per the submitted Operational Plan, attached as 'Exhibit B'.**
- 2. Upon the use expanding beyond the terms listed within the building plan, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;**
- 3. The construction of the Personal Storage Facility shall be in accordance with the building plan approved by the Village Approval Authority within two years of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction;**
- 4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.**
- 5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.**

2) Deny the Conditional Use Permit for the use of a Personal Storage Facility at 7804 Service Lane, Units #6 & 9.

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20220188

This CONDITIONAL USE PERMIT is issued as of 11th day of July 2022, by the PLAN COMMISSION of the VILLAGE OF WESTON to HUNTER SAWITZKE of 143612 County Road C, Mosinee WI 54455.

WHEREAS, HUNTER SAWITZKE is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby HUNTER SAWITZKE intends to expand thereon a PERSONAL STORAGE FACILITY, related use. The said property upon which said activity is to take place is more particularly described as follows:

Units 6 & 9 of Wausau 29 Commercial Condominium Plat 1st Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin (192-2808-233-0024)

WHEREAS, the property described above is in the LI – LIMITED INDUSTRIAL Zoning District of the Village of Weston, which permits the use of a PERSONAL STORAGE FACILITY in said zoning district by conditional use permit; and

WHEREAS, HUNTER SAWITZKE has requested a conditional use permit for the property, per Figure 3.05: Allowable Uses in Non-Residential and Mixed-Use Zoning Districts of the Village of Weston Zoning Ordinance, so as to allow the expansion of a PERSONAL STORAGE FACILITY on said premise; and

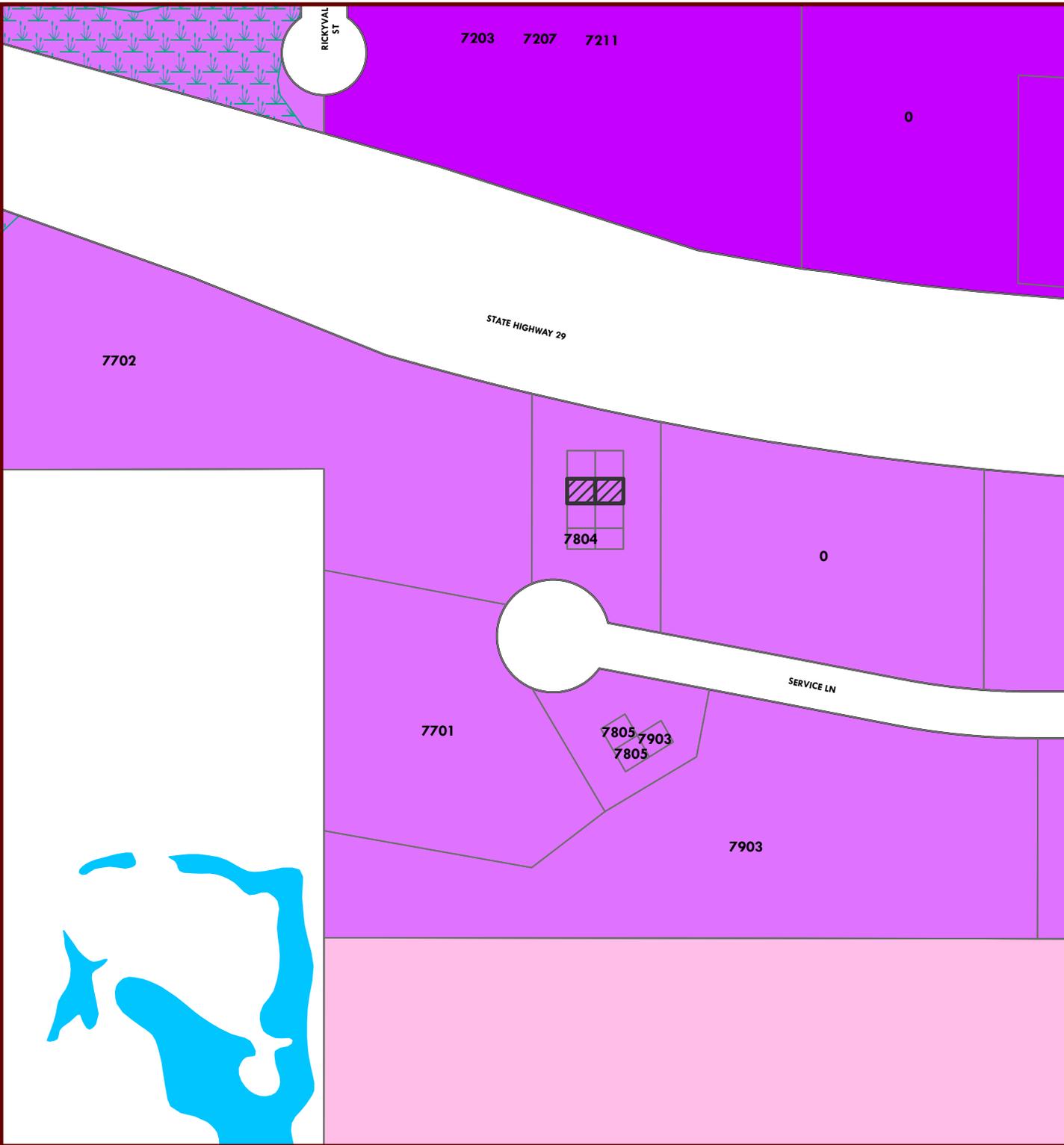
WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held July 11, 2022, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a PERSONAL STORAGE FACILITY on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant HUNTER SAWITZKE a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY as defined in 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the Personal Storage Facility shall be in accordance with the performance standards listed in Section 94.4.06(3), as depicted on the building plan, attached 'Exhibit A' and per the submitted Operational Plan, attached as 'Exhibit B'.
2. Upon the use expanding beyond the terms listed within the building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the detached accessory structure shall be in accordance with the building site plan approved by the Village Approval Authority within two years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to



Village of Weston Marathon County, WI



ZONING MAP



Map Date: 6/28/2022
Adoption Date: 2/14/2022



LEGEND

7804 Service Lane; Units 6 & 9

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

ZONING DISTRICTS

AR - Agriculture and Residential

BP - Business Park

LI - Limited Industrial

GI - General Industrial

OVERLAY DISTRICTS

D-CO

D-R

D-RT

D-WM

Conditional Use Application

Indoor Climate controlled self-storage facility expansion.

Located at:
7804 Service Lane, #6 & #9
Weston, WI 54476

Existing Conditional use Permit # 20200157

At the above listed address, there are 21 ground level, indoor self-storage units. Units range in size from 5' x 6' up to 7' x 11' with the average size of 5' x 10'. These units are constructed inside of our commercial condo units #6 and #9 of the Wausau 29 Commercial Condominium. The indoor facility offers keycode door locks on all entrances into the building as well as 24/7 digital video surveillance. The building is also temperature monitored year round. Temporary loading/unloading areas are located on both the west and the east sides of the building.

When the original 21 units were constructed in 2020, the exterior of the building was untouched.

Proposed use/ Business Model

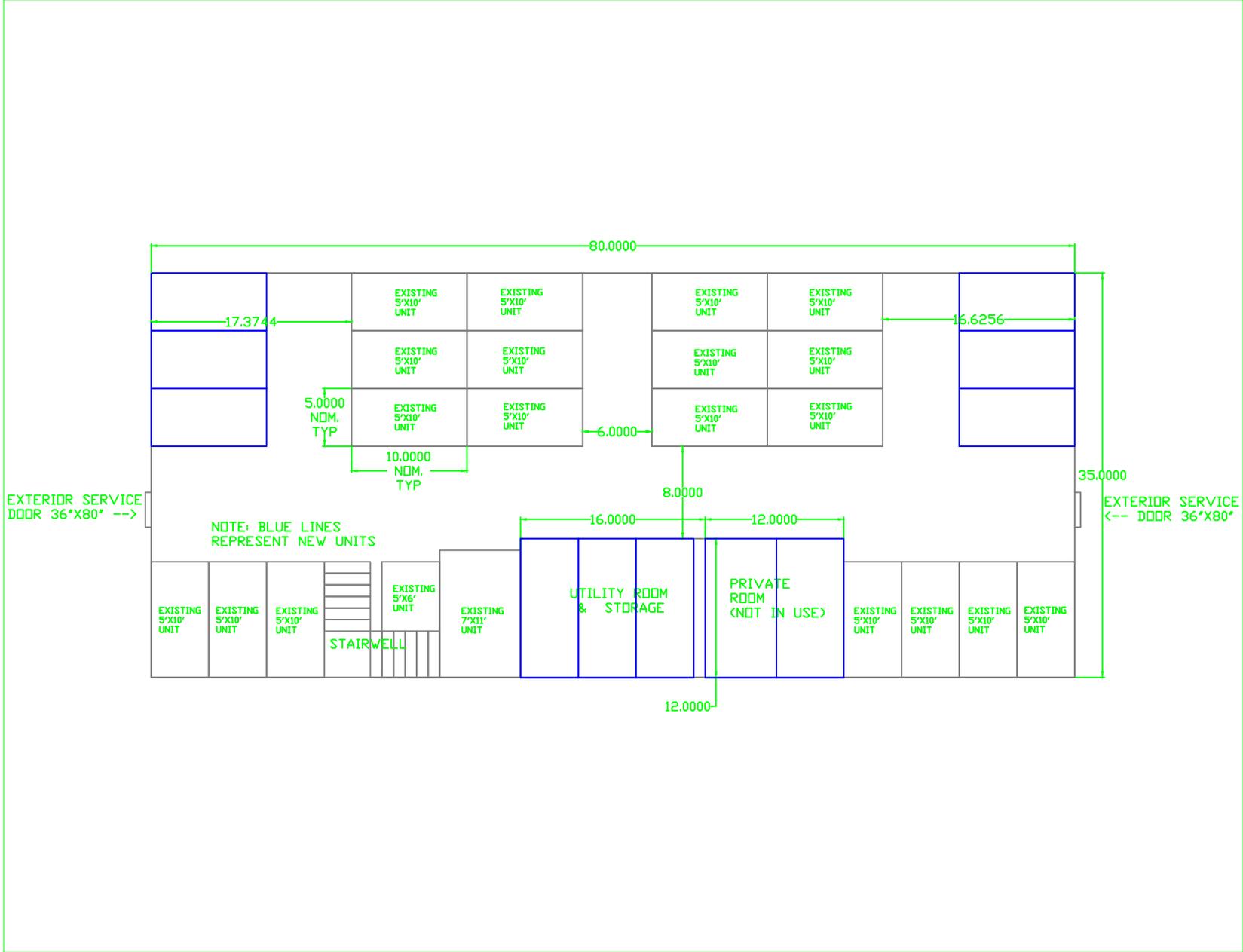
In addition to the already existing 21 units inside this building, we propose to construct roughly 11 additional ground level self-storage units. For a combined total unit count of 32+/- units. We will add the additional units entirely inside the already existing building. Several units will be constructed in an already existing utility/storage room. No major structure will need to be modified, we will construct divider walls and install rollup style doors for unit access. The units in this modified area will be roughly 5' x 11'. Once constructed, all necessary utilities for the building will still be accessible. Six other 5' x 10' units will be constructed in the large open areas of the building that were not completely built out on the first phase of construction in 2020.

All of the proposed additions to this conditional use permit do not include any modifications to the exterior of the existing building. There will also be no modification to any major structure inside the building.

Foot traffic due to the increased amount of units will be very minimal. Due to the nature of self-storage units, most tenants first come to the facility in the first couple days after renting to move their personal items into the units. After the initial move in, tenants rarely visit their unit until the day and time they are ready to move out of the unit.

Justification

The above proposed use is best justified in the sense that there is available space inside this building that is currently not being utilized. Given the nature of self-storage, there is no active "work" being performed inside this building, this results in the available open space where more self-storage units can be built.



From: [Hunter Sawitzke](#)
To: [Emily Wheaton](#)
Subject: Fwd: Condo Approval
Date: Thursday, June 16, 2022 6:31:56 AM

Hello Emily,
Please see attached email from Greta Goffinet (Condo association manager).

----- Forwarded message -----

From: <ggoffinet@new.rr.com>
Date: Wed, Jun 15, 2022 at 10:01 PM
Subject: Condo Approval
To: Hunter Sawitzke <pureproperty.wis@gmail.com>
Cc: <ggoffinet@new.rr.com>

Hi Hunter,

Per our conversation tonight, the Condo Association is comfortable with you making some internal modifications to the current units 6 & 9, to accommodate some additional storage units. It is our understanding that you will be making changes to areas not previously occupied as part of the self-storage. The largest concern was in making sure that the units would be used for storage only and that there would not be any occupancy whether permanent or temporary use for office, sound studio, etc. And that loitering, noise, and other disturbances do not affect the remaining owners and property. The conditional use permit was being reviewed for that purpose is our understanding,.

Additional foot traffic or temporary vehicle access is not a problem. Each unit has its allotted spots and we would ask you to make sure that your tenants are using those spots and not blocking other owner's access. I did not think to call this out when we spoke, but would also ask that you ensure the dumpster is not used for tenant disposal (if your contracts indicate onsite disposal, we would ask you to remove that).

If the village has any questions, they can contact me at 920-639-5088. I do appreciate their request for validation and approval as it was not sought by prior ownership as required.

Thanks!

Greta Goffinet

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Hunter Sawitzke
President and CEO
Pure Property Group LLC

Pureproperty.wis@gmail.com
(715) 571-1602
DBA; Pure Storage Wisconsin

