



STAFF REPORT AND RECOMMENDATION
SITE PLAN/PLAN OF OPERATION

Date: June 2, 2025

To: Planning and Zoning Commission and Town Board

Owner: Eagle Storage Investments LLC, Nathan Remitz (agent)

Location: S89 W35541 Henry Ln, Tax Key No. EGLT 1818.999.039

RE: Special Exception request for a second driveway onto Henry Lane

Jurisdiction: This property is located entirely within the Town's zoning jurisdiction.

Zoning Classification: B-4 Mixed Business.

Existing Use: Personal Storage Facility and outdoor storage

Application(s): 2025-09 Special Exception - <https://s.zoninghub.com/5XHOUD0MY9>

Staff Analysis

The subject property is 4.4 acres and is located on the east corner of Henry Lane and Godfrey Lane in the Business Park. In 2022, the petitioner received Conditional Use and Site Plan/Plan of Operation approval to construct seven self-storage buildings on the property in phases. The overall site plan at the time showed two driveway connections to Henry Lane. The Decision Sheet for the Site Plan/Plan of Operation indicated that the second driveway may only be constructed with Phase II and must be consistent with the Town's approval requirements for two access drives on the same road. The owner has sought applications to begin Phase II and as such is requesting approval for the second driveway location as initially planned.

The property has 489 ft. of frontage on Henry Lane. The proposed driveway will function as an "Exit Only" to improve traffic circulation. The two driveways are approximately 284 ft. apart. The driveway width is 24 ft. wide with a 56 ft. wide approach. The driveway to the west is approximately 187 ft. apart from the proposed driveway. A site plan is attached as Exhibit A.

Analysis

The following factors shall be considered when determining if a special exception is warranted.

1. The size of the property in comparison to other properties in the area.
2. The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter.


3. Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception permit.
4. The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception permit was granted.
5. The nature and extent of anticipated positive and negative effects on properties in the area.
6. Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception.
7. A factor specifically listed under a section of this chapter authorizing the issuance of a special exception permit.
8. Any other factor that relates to the purposes of this chapter as set forth in s. 500.05 or as allowed by state law.

Staff Recommendation:

Staff recommends **approval** of the Special Exception for a second driveway location onto Henry Lane.

Given the number of overall buildings on site, the development warrants two access points, which will help with circulation and better access to each individual building for both customers and emergency services. No negative effects to other properties within the business park are anticipated. Henry Lane has very low traffic volume, with only one other driveway connection. Only one vacant parcel remains that may or may not obtain access via Henry Lane over Godfrey Lane.

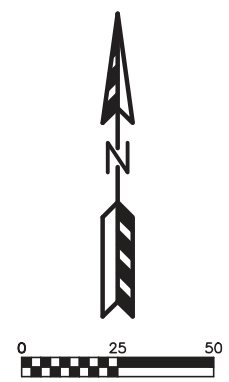
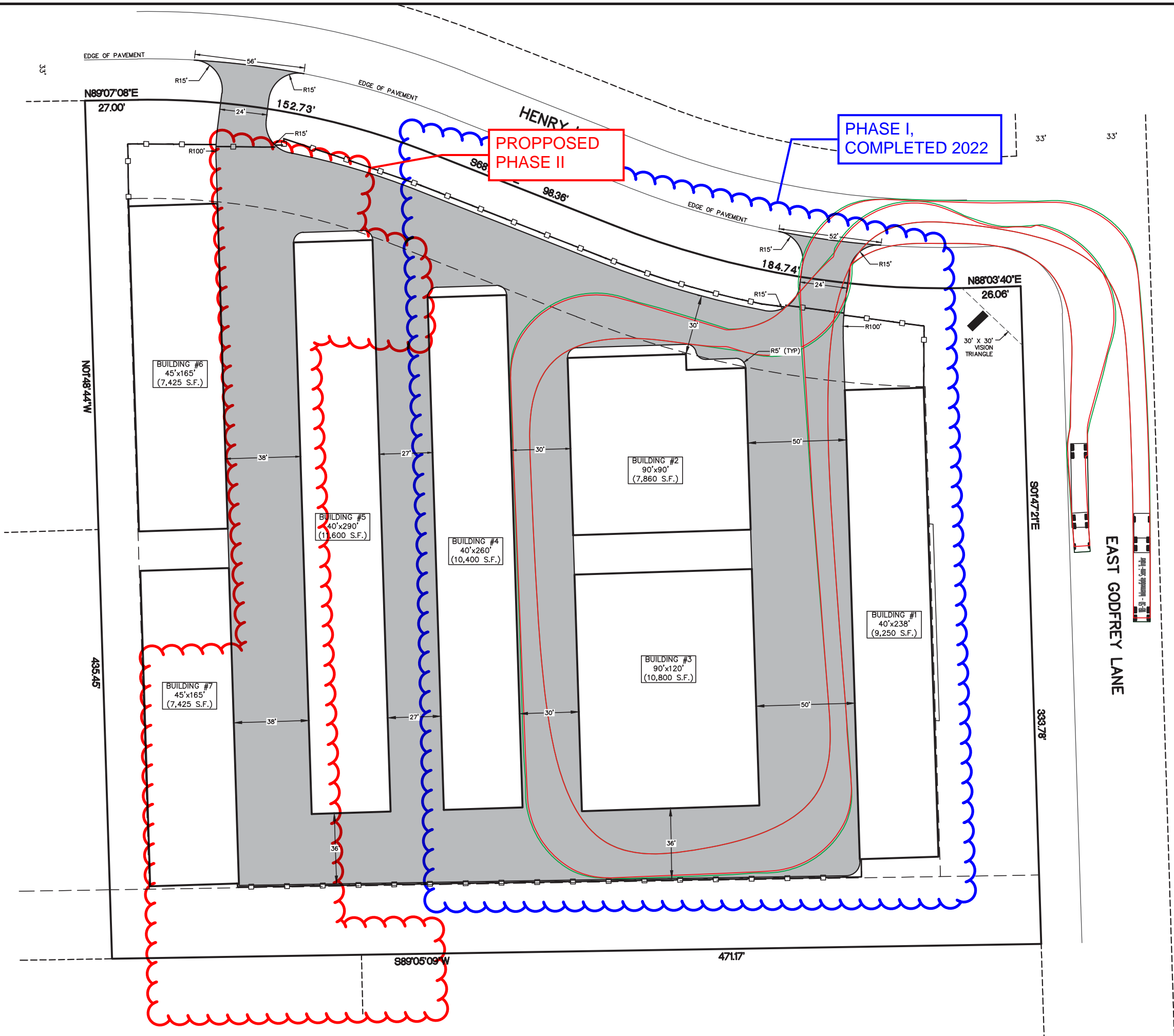
Respectfully,

A handwritten signature in black ink, appearing to read 'Rebekah Leto', with a stylized, cursive script.

Rebekah Leto, AICP
Town Planner

Attachment

Exhibit A – Site Plan



REVISIONS:		
NO.	DATE	DESCRIPTION
1	07-01-22	UPDATE PER TOWN COMMENTS

PSE
 PARISH SURVEY & ENGINEERING
 122 Wisconsin Street, West Bend, WI 53095
 262.346.7800
 kparish@parishse.com

PROJECT TITLE:
SELF STORAGE DEVELOPMENT
9303 HENRY LANE
EAGLE, WI

PLAN TITLE:
PROPOSED SITE
WB-50
TRUCK TURNING

DRAWN BY:
KJP
 DESIGNED BY:
KJP
 CHECKED BY:
KJP

PLAN DATE:
6-8-2022

PROJECT NO:
 \PA-21-22\

BID SET

SHEET NO:
C1.02A