
ORDINANCE NO. 2025-17**ORDINANCE TO AMEND THE PLANNED UNIT DEVELOPMENT OVERLAY
DISTRICT FOR THE DEVELOPMENT REFERRED TO AS SUSSEX STREET SELF
STORAGE (ORD 2022-04).**

The Village Board of the Village of Pewaukee, Waukesha County, Wisconsin, do ordain as follows:

SECTION I

WHEREAS, the Village of Pewaukee allows Planned Unit Developments (PUD's) pursuant to Division 18 of Chapter 40 of the Municipal Code of the Village of Pewaukee and amendments to those PUDs pursuant to Section 40.366 of such Code; and

WHEREAS, the lands/development known as Lot #1 of Certified Survey Map (CSM) #12288 recorded in the Waukesha County Register of Deeds office are presently zoned B-5 Light Industrial District with a Planned Unit Development Overlay; and

WHEREAS, the Village has received a petition from Pewaukee Self Storage LLC, hereinafter referred to as the Petitioner, for amending an existing PUD originally referred to as the Sussex Street Self Storage PUD, created by Ordinance 2022-04, which PUD, amongst other conditions and restrictions, limited the principal the use of the development to only a cold, dry personal self-storage type use on Lot #1 of CSM #12288; and

WHEREAS, the Petitioner has presented evidence to the Village, including, but not limited to, a Planned Unit Development amendment petition demonstrating the need for the proposed amendment; and

WHEREAS, the Petitioner acknowledges that, due its unique characteristics, the proposed development site had benefited from the flexibility in development design provided by a PUD overlay district, but further flexibility as to the approved use is required to facilitate timely completion of the development; and

WHEREAS, the Village Planning Commission did, at a meeting on November 13, 2025, review this proposed planned unit development amendment and made its recommendation to the Village Board including that (1) the proposed development site continues to present unique characteristics which materially limit the potential development options for this site; (2) the proposed development site would continue to benefit from flexibility of overall development design, providing benefit to both petitioner and the Village; and (3) that this PUD should be amended to, amongst other conditions and restrictions, revise the principal use allowed in the development to *only* "Cold, Dry, Personal Indoor Storage" in *Phase 1* and either "Cold, Dry, Personal Indoor Storage" or "Climate-

controlled drive-up self-storage” in **Phase 2** Lot #1 of CSM No. #12288, a 15.82-acre parcel located at/near the northwest corner of Sussex Street and Maiden Lane in the Village of Pewaukee ; and (4) such amendment is consistent with and does not materially alter the bases for approval of the original PUD considered by the Village Planning Commission and Village Board; and

WHEREAS, this matter was the subject of a public hearing held before the Village Board on November 18, 2025; and

WHEREAS, the procedure for the amending of a PUD Overlay District has been followed in compliance with Division 18 of Chapter 40 of the Village of Pewaukee Municipal Code.

SECTION II

The Village Board of the Village of Pewaukee, having reviewed the petition for amending Ordinance 2022-04, a PUD for Lot # 1 of CSM No. #12288, a 15.82-acre parcel located at/near the northwest corner of Sussex Street and Maiden Lane in the Village of Pewaukee to B-5 with a PUD Overlay District, and having considered the recommendation of the Plan Commission as well as the comments of the public made at the public hearing which occurred on November 18, 2025:

NOW THEREFORE, the Village Board hereby finds that the proposed amendment of Ordinance 2022-04, a PUD for Lot # 1 of CSM No. #12288, a 15.82-acre parcel located at/near the northwest corner of Sussex Street and Maiden Lane in the Village of Pewaukee, satisfies the conditions of Section 40.365 and 40.366 of the Village of Pewaukee Municipal Code, as the proposed modification to principal use is consistent with the terms and conditions of the PUD as originally approved. Therefore, Ordinance 2022-04, a PUD encompassing CSM No. #12288, a 15.82-acre parcel located at/near the northwest corner of Sussex Street and Maiden Lane in the Village of Pewaukee is amended as follows:

(c) Principal Use: Only “Cold, Dry, Personal Indoor Storage” is permitted in **Phase 1** and either “Cold, Dry, Personal Indoor Storage” or “Climate-controlled drive-up self-storage” is permitted in **Phase 2** Lot # 1 of CSM No#12288, a 15.82-acre parcel located at/near the northwest corner of Sussex Street and Maiden Lane in the Village of Pewaukee. “Cold, Dry, Personal Indoor Storage” is defined as follows: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls, lockers, or units for the storage of customers’ goods or ware, where such stalls, lockers, or units are not equipped with or have access to a climate control system. The use of any such stall, locker, or unit for any independent residential, commercial, or industrial purposes is strictly prohibited. “Climate-controlled drive-up self-storage” is defined as follows: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls, lockers, or units for the storage of customer’s goods or ware, where such stalls, lockers or units are equipped with or have access to a climate control system. The use of any such stall, locker, or unit for any independent residential, commercial, or industrial purposes is strictly prohibited.

2. Petitioners shall be responsible for and shall reimburse the Village for all legal, planning, engineering, inspection, and construction related fees and costs and any and all other costs and expenses incurred by the Village related to this PUD amendment and the invoice for such services shall be paid within 30 days of receipt of the invoice for these charges.

3. Existing Conditions. Petitioner agrees to adhere to all other PUD conditions and restrictions as approved by ORD 2022-04.

5. Any and all changes to this use and/or the related development plans not heretofore approved and requiring approval by the Village Plan Commission and/or Village Board under applicable Village ordinances, the PUD, and/or any development agreement, and/or including but not limited to site, structure, signage, lighting, and landscaping plans for instance, shall require further approval by the Village Plan Commission and/or the Village Board as the case may be.

6. Termination. If a building permit for Phase 2 of the development (as defined in the plan documents) is not issued within one year of the approval of this PUD ordinance, this Amendment shall expire and become null and void. The underlying zoning district shall remain in force.

If the Petitioner requires an extension of these time limits, any extension shall be requested by the Petitioner, in writing, explaining the hardship and sent to the Village Administrator not less than 60 days prior to the expiration of this Amendment. The Village Board may allow extensions in the sole exercise of its discretion.

7. Amendment. Changes, amendments, or additions to this PUD ordinance may only be permitted pursuant to the Village of Pewaukee Municipal Code Section 40.366.

SECTION III

The Village President and Village Clerk are authorized to execute this ordinance on behalf of the Village of Pewaukee.

This ordinance shall take effect upon passage and publication as required by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Pewaukee, and shall indicate the date and number of this amending ordinance therein.

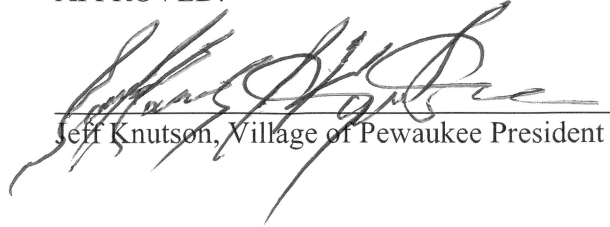
SECTION IV

The several sections of this ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the ordinance.

All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

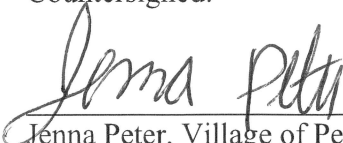
PASSED AND ADOPTED by the Village Board this 18th day of November, 2025.

APPROVED:



Jeff Knutson, Village of Pewaukee President

Countersigned:



Jenna Peter, Village of Pewaukee Clerk