

To : Marshall County Planning & Zoning

Concerning the matter of the Schmieg Management LLC purposed 10 unit residential self-storage building.

As a neighboring land owner and the actual land owner of the purposed building sight of this project, we have a few things we would like to express.

First and foremost, we are in favor of the construction of this unit. Our first concern living next door is the impact it will have on the value of our home and also our neighbors' homes. We were able to find actual studies about the impact it can have. "What raises or lowers residential property values is multi-factorial. Real estate is not a commodity, and what a property is worth depends on what someone will pay for it. Realtor.com has compiled a list of the things its data shows reduce value, and self-storage is not among them."

We think the unit will be a helpful asset to the neighborhood. We have a 3 stall shed on our property and had several requests from neighbors to store things in it. The Maxwell property was recently purchased by our spray foam company and again we had people asking to store things there also. The location of this storage unit would be a perfect solution for the people asking to store things in my buildings.

We were also concerned about traffic on this road because we enjoy how quiet the neighborhood is. So we also looked into that and "according to several national surveys conducted in the last few years, a self-storage facility on average generates less than seven car trips per day per 100 units." (10 units would be less than 5 trips a week) This means our household puts more traffic on the road in one month than the storage units will in for the year. In addition, our acquisition of the Maxwell property has reduced traffic in the neighborhood.

We do not want this property to be rezoned commercially unless it is the only solution. We were told we must apply for the rezoning to move forward. States Attorney stated it may better comply under the Commercial district. From our understanding, in the Zoning Ordinance of Marshall County under TITLE 9 RESIDENTIAL DISTRICT (R-1) 9.1 Intent. "The intent of Residential District (R-1) is to provide for residential uses of varying types and other compatible uses in a pleasant and stable environment." This aligns exactly with the intent of our project. The conditional use permit, if approved, would then allow us to provide a structure for residential uses. If it is zoned commercial, it would be hard from a legal standpoint to prohibit present or future owners from operating a new or used car lot or opening a hardware store or any number of other options that "shall be permitted" under (Zoning Ordinance of Marshall County 11.2).

As trusted members of the Planning & Zoning, we know you will consider everyone's comments and concerns presented and make a decision that fits the circumstances.

Kind Regards,

Cory and Amanda Schmieg

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Source for the traffic study information

[Help the SSA Help You with its Traffic Study - Self Storage Association News / Blog | Self Storage Association](#)

Source for property value impact

[Commercial vs Residential: How Self Storage Influences Property Values - Self Storage Association News / Blog | Self Storage Association](#)