



# TOWN OF WHEATLAND

## PLANNING OFFICE

600 9<sup>TH</sup> STREET • WHEATLAND • WYOMING  
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: High Plains Thunder Wrestling Club  
Request: Special Use Permit – Permanent Placement of a Steel Storage Shipping Container in a Residential District.  
Location: Part of the NE4NW4 of Section13, Township 24 North, Range 68 West, 1150 Pine Street, Wheatland, WY 82201.  
Meeting: Planning and Zoning Commission – June 6th, 2024

### Proposal Details

High Plains Thunder Wrestling Club is seeking approval for the permanent placement of a steel storage shipping container on the north side of the property at the old Wheatland Junior High School, located at 1150 Pine Street, see attachment for exact location. The purpose of the steel storage shipping container is to store wrestling mats and wrestling gear essential for the club's activities and events. The Platte County School District owns the property and has given approval for this request with the stipulation the steel storage shipping container is painted a similar color to the old Wheatland Junior High School to blend in with the building. In addition to painting the steel storage shipping container, the High Plains Thunder Wrestling Club will position the steel storage shipping container several feet off the road, ensuring it does not obstruct traffic or pose any safety hazards. The High Plains Thunder Wrestling Club will take into consideration the view of the building and will make efforts to limit the visibility of the steel storage shipping container from school premises. Approval of this request will benefit the High Plains Thunder Wrestling Club with secure storage space, organization, and efficiency of the club's operations.

According to Town of Wheatland Municipal Ordinance 848, any variation of a steel storage shipping container, regardless of square footage, to remain on a property permanently, shall require a Special Use Permit for all zoning districts. According to Wheatland Municipal Code (WMC) 18.95.010 (e) in considering a petition for a special use permit, compatibility shall be determined on the basis of neighborhood character, parking needs, town infrastructure, sign requirements, and traffic congestion possibilities. According to WMC 18.95.010(f) permits shall be issued by the planning office after planning commission approval.

### Agency Comments

Electrical Super Intendent Preston Meier for the Town of Wheatland: I have quite a bit of underground power north of the old Junior High building. I would like to keep this container off the easements, it's old wire and prone to fail or be replaced eventually. Keeping it off the

easement also keeps it in a location where we can access the transformer and metering on the north side. I have no issues with the current proposed location of the container, but should it be moved, I will need to reevaluate this request.

Chief Bob Glasson of the Wheatland Fire Department: No issues from the Fire Department.

Chief Doug Willadsen of the Wheatland Police Department: I'm fine with it.

Town Attorney Doug Weaver: I would suggest that if approved the painting be completed within a very short time. In the event it is not completed then the special use permit is revoked, and container must be removed.

Water Super Intendent Rick Keck: No issues for water and wastewater.

Town Engineer John Wetstein: I have no objection to this request.

No other department comments were received for this application.

### **Neighbor Comments**

None were received.

### **Analysis**

#### **Pros:**

1. **Security and Efficiency:** The container provides secure storage for valuable equipment, improving the club's organization and efficiency.
2. **Community Support:** The school district supports the project, and no objections have been received from neighbors or other departments.
3. **Minimal Impact:** The placement off the road and the intention to limit visibility from the school premises help minimize aesthetic and traffic impacts.
4. **Utility Clearance:** The proposed location avoids easements and allows access to utility infrastructure, addressing concerns from the Electrical Superintendent.

#### **Cons:**

1. **Aesthetic Concerns:** Despite painting, the container may still be visually unappealing in a residential district.
2. **Precedent Setting:** Approval could set a precedent for similar requests, potentially leading to more storage containers in residential areas.
3. **Long-term Maintenance:** Ensuring the container remains well-maintained and painted could be challenging.
4. **Potential Relocation Issues:** Future relocations may require reevaluation, especially if utility infrastructure changes or other developments occur on the property.

#### **Possible Stipulations for Consideration:**

1. **Painting and Maintenance:** The container must be painted a similar color to the old Junior High School building within a short, specified timeframe (e.g., 30 days). Failure to comply should result in the revocation of the permit.
2. **Positioning:** The container should be positioned as proposed, off the road, to avoid obstruction and maintain safety.
3. **Visibility:** Efforts should be made to limit the container's visibility from the school premises.
4. **Utility Access:** The container must not be placed on utility easements and should allow access to transformers and metering as specified by the Electrical Superintendent.
5. **Review and Revocation:** The permit could be subject to periodic review to ensure compliance with all conditions. Non-compliance could lead to permit revocation and container removal.
6. **No Expansion:** The permit should specify that no additional containers or structures are allowed without separate approval.

**Conclusion:** The application for the permanent placement of a steel storage shipping container by the High Plains Thunder Wrestling Club appears to be well-considered and supported by multiple departments. With appropriate stipulations in place to address aesthetic, safety, and maintenance concerns, approval of this request could provide significant benefits to the club while minimizing negative impacts on the surrounding residential area.

### **Attachments**

1. Aerial View of property.
2. Letter of Justification written by High Plains Thunder Wrestling Club.
3. Proposed location of steel storage shipping container.

### **Requirements for Approval**

Four members of the Planning and Zoning Commission must be present to form a quorum. A majority agreement, from a quorum of the Planning and Zoning Commission, for one of the five options below is required.

### **Planning and Zoning Commission Options**

1. Approve the request as proposed.
2. Approve the request with stipulations recommended by the Planning Commission.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done. Applicant would not need to reapply; certified mailing and public notice fees would be billed to the Town.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting. Applicant would have to reapply and would pay the application fee, and public notice.
5. Deny the request.

Failure to achieve a majority agreement of a quorum is an automatic continuance to the next regularly scheduled meeting at the expense of the Town of Wheatland. A motion fails due to a lack of a second or the result of a tie.



Platte County, Wyoming

1150 Pine Street

SPRUCE ST













12TH ST

1150

11TH ST

PINE ST

NENW

-  Township Line
-  2022 Aerial Photography (hi res, limited areas)
-  Railroad
-  US Highway/Interstate
-  State Highway
-  County Road
-  Municipal Limits
-  Bureau of Land Management
-  Department of Defense
-  Forest Service
-  State of Wyoming
-  Bureau of Reclamation



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4/18/24

Town of Wheatland  
Planning and Zoning

Dear Town of Wheatland Planning and Zoning ,


I am writing on behalf of the High Plains Thunder Wrestling Club to request approval for the placement of a Conex box near the Old Wheatland Junior High. The purpose of this Conex box is to store our Wrestling Mats and other gear, which are essential for our club's activities and events.

As per the request of Platte County School District maintenance director Jim Tolle, we intend to paint the Conex box a similar color to the brick building in order to blend in with the surroundings. Additionally, we plan to position the Conex box several feet off the road, ensuring that it does not obstruct traffic or pose any safety hazards. Furthermore, we have taken into consideration the view of the building, and efforts will be made to limit the visibility of the Conex box from the school premises.

We believe that the placement of the Conex box near the Old Wheatland Junior High will not only benefit our club by providing a secure storage space for our equipment but also contribute to the overall organization and efficiency of our operations.

We kindly request your approval for this placement and would be more than willing to address any concerns or queries you may have regarding this matter. Thank you for considering our request, and we look forward to your favorable response.

Sincerely,

  
Jared Souza  
President  
High Plains Thunder Wrestling Club





Boundary