

**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted _____

Name of Project: STORAGE MASTER WEST AVE
 Address (if no address, location): SOUTH WEST AVENUE AND TRAVIS LANE
 Project Description: PORTABLE STORAGE

Applicant information:

Name: ALEX SIMIC
 Company Name: STORAGE MASTER, LLC
 Address: 2601 S MOORLAND RD
NEW BERLIN, WI 53151
 Phone: 262 720 8545
 E-mail: alex@storagemaster.com

Owner information:

Name: VYTAU BARCAS (AGENT)
 Company Name: ELITE COMMERCIAL PROPERTIES
 Address: W18458395 CHALLENGER DR.
MUSKEGO WI 53150
 Phone: 262 818 5660
 E-mail: vbarcase@m19commercial.com

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input checked="" type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input checked="" type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.

INTERNAL USE ONLY

Amount Due: _____ Check #: _____ Amount Paid: _____ Rec'd By: _____

1. **Address:** South West Avenue (West Avenue and Travis Lane)
2. **Tax Key:** WAKC1356261
3. **Zoning District:** M2

4. **Acres:** 2.75 acres

5. **Legal Description of the property:**
 - Parcel 1 CSM No 9368 (VBS CSMP151) Pt SE1/4 SEC 15 T6N R19E 2.75 Ac Doc No 3426441.
6. **Current Use of the property:**
 - Outdoor Storage of landscaping material.
7. **Background:**

Storage Master would like to park up to 211 of its portable storage units on the property. The portable storage units will consist of either aluminum trailers or Movable Additional Storage Structure (“MASS”) units manufactured by Janus International. The site plan has been designed to reduce visibility from the neighboring streets by placing the MASS units on the East, North and South perimeters of the property. The proposed landscaping will further screen the property from both Hwy 59 and West avenue. Storage Master is a locally owned and managed company, and the second largest self storage operator in Wisconsin. Storage Master is community oriented and has earned an enviable reputation at each of its existing locations for enhancing the appearance of purchased sites, maintaining its facilities, and for using minimal public services.

8. Unique Site Considerations:

A geotechnical analysis of the subject property conducted by Giles Engineering has revealed that the soils on site will not economically allow for development of the property with a conventional commercial building. The report provides recommendations for site development with mobile storage units, due to very poor soil conditions, and extensive costs associated with development of the site using conventional structures. Specifically, the Giles report states,

“These soils are not considered suitable for foundation and floor support of conventional storage buildings. Accordingly, overexcavation to depths of 9½± to 15± feet below-grade to remove the unsuitable existing fill, peat and lower strength silty native soil, followed by replacement of the overexcavated materials with engineered fill would be necessary for conventional spread footing and slab-on-grade support of new storage buildings. . .

The overexcavation of unsuitable soils and replacement with engineered fill and the deep foundation and structural floor options described above are not expected to be economical for the proposed self-storage facility development. Therefore, the use of self-supporting mobile storage units that do not require a foundation should be considered for the site.”

9. Hours of operations:

- 7 am to 7 pm Monday through Sunday.

10. Expected Daily Traffic Flow:

- 10-12 vehicles (cars and box trucks) per day

11. Security:

- A wrought iron gate with a keypad entry will be placed at the entrance along with security surveillance cameras. Additionally, the exterior of the MASS units will form a perimeter wall for the property and a fence will enclose the Southern perimeter of the property.

12. Lighting:

- A security light will be placed at the entrance of the property by the gate.

13. Drive Ways:

- Drive aisle pavement to be covered with 3 and one half inches of asphalt.

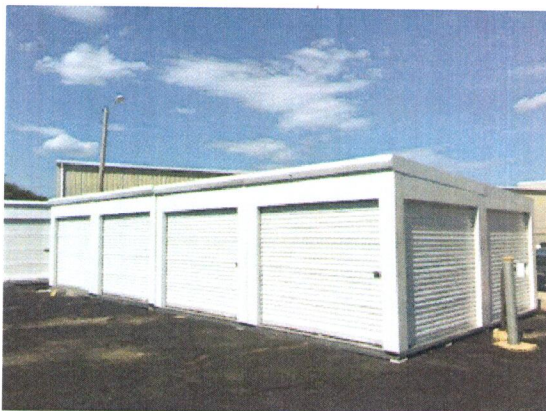
14. Building Elevations:

- Temporary non attached structures would have a maximum height of 8'10".

15. Building Aesthetics:

- The colors will be natural earth tones. Additionally, Janus International can fabricate flush metal panels on the rear elevation of the buildings facing Hwy 59 to provide the appearance a solid continuous building.

16. Picture of Portable Storage Units:



17. Ariel View of the Property (WAKC1356261)



Alex Simic

From: Dave Cornale
Sent: Thursday, September 29, 2016 2:17 PM
To: alex@storage-master.com
Subject: Geotechnical Engineering Report - West Ave Waukesha Site
Attachments: Storage Master Development - West Ave Waukesha WI - Geo Report.pdf

Alex:

Attached is the geotechnical engineering report for the proposed Storage Master site on West Avenue at Travis Lane in Waukesha, Wisconsin.

As previously discussed, the report provides recommendations for site development with mobile storage units, due to very poor soil conditions and extensive costs associated with development of the site using conventional structures.

We appreciate the opportunity to provide services for this project. If you have any questions regarding the report, or if you need anything additional, please contact me or Tony Giles anytime.

David M. Cornale, P.E.
Senior Geotechnical Consultant

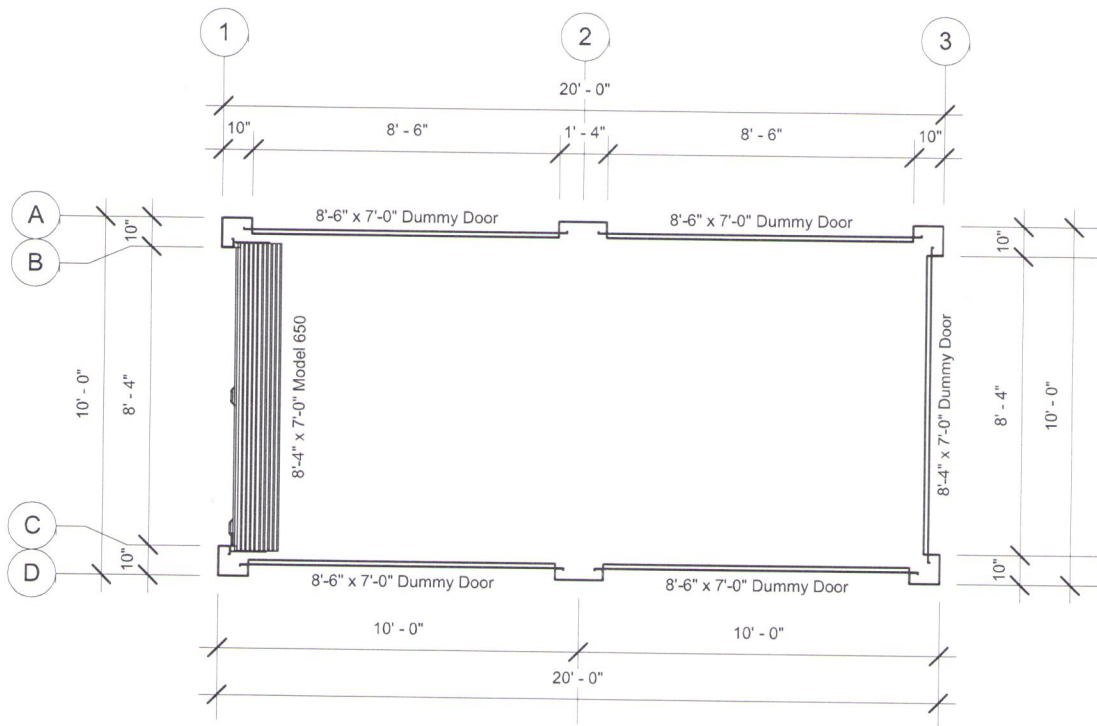
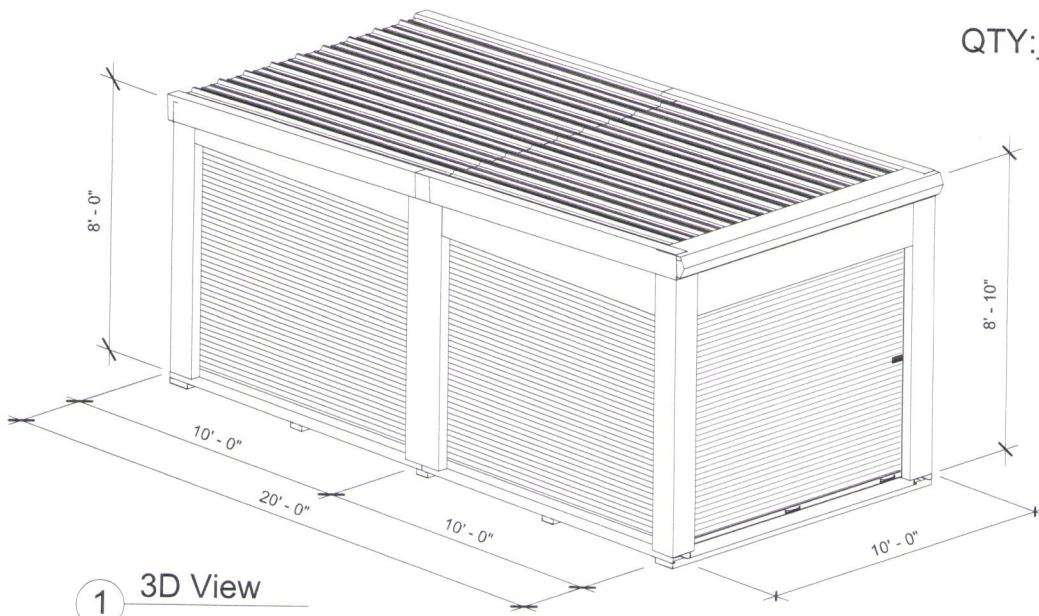


ENGINEERING ASSOCIATES, INC.

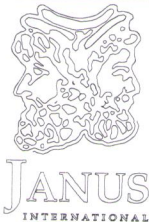
N8 W22350 Johnson Rd., Suite A1
Waukesha W 53186
P: (262) 544-0118
F: (262) 549-5868
www.gilesengr.com

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QTY: _____



2 Floor Plan
3/16" = 1'-0"



135 East Luke Road
Temple, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

MASS Storage (10 x 20)

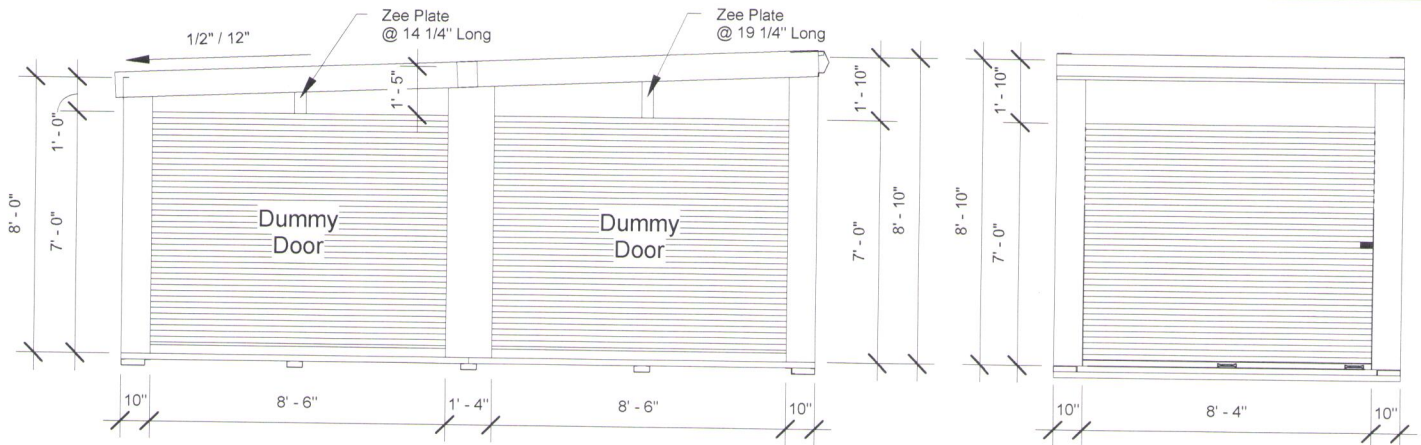
Drawn On:
4-22-2014

Project #

Drawn By J. Wilson
Checked By T. Nelson

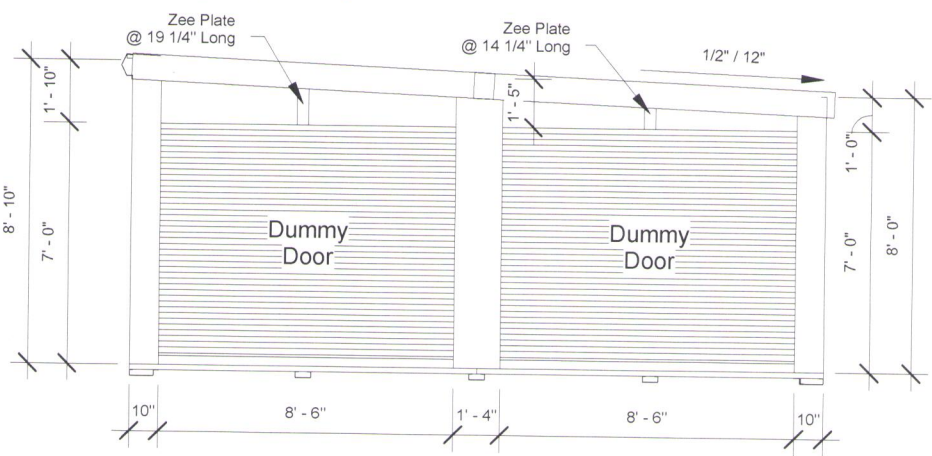
Building Layout

BL - 1



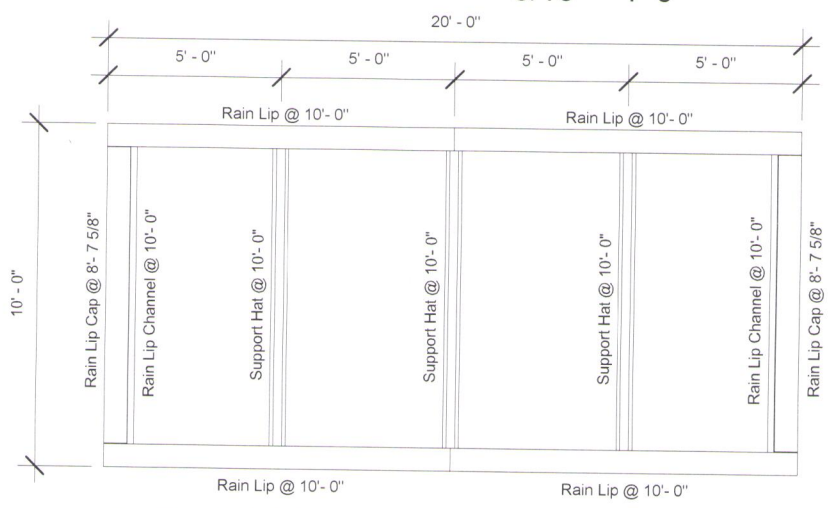
1 Left Elevation
3/16" = 1'-0"

2 Front Elevation
3/16" = 1'-0"

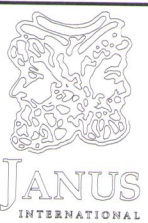


3 Right Elevation
3/16" = 1'-0"

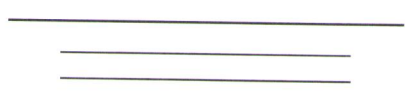
4 Back Elevation
3/16" = 1'-0"



5 Base Plan
3/16" = 1'-0"



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MASS Storage (10 x 20)

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Building Layout

BL - 2