



August 18, 2025

Ayhan Munzur  
Café de Arts Roastery  
830 W St Paul Ave  
Waukesha, WI 53188

Re: Storage Unit Shipping Container-Café de Arts Roastery (SPAR25-00037)

Dear Mr. Munzur,

On behalf of the City of Waukesha, we have reviewed the application documents submitted for Storage Unit Shipping Container.

### **Project Description**

Café de Arts Roastery is growing and more storage is needed. To accomplish this, the company is proposing to position a 20' shipping container on the north side of the building within the existing parking lot area.

The Following review comments shall be addressed prior to approval of construction documents.

### **General**

1. No site disturbance or utility work is proposed. As such, there are no additional design related items for comment.
2. It should be noted: The proposed container will remove 2 -3 parking spaces from the site's capacity. Applicant to confirm with Community Development this is acceptable.
3. It should be noted: The proposed location has ~ 4-5% cross slope. Applicant should confirm adequate ground resistance to prevent shifting.
4. It should be noted: The proposed location appears to sit in front of windows on the existing building.

### **Recommendation**

MSA recommends that the City of Waukesha accept the plans contingent on these comments and recommend approval for the proposed shipping container location.

### **Final**

Nothing set forth in this review of the construction and development documents by the City Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the City of Waukesha's ordinances, standards and policies or any other applicable state statute or administrative rule.

Plans for future improvements and additions must be reviewed by MSA prior to construction. Future improvements and additions must be in accordance with City requirements and ordinances in effect at the time of construction.

Please review this letter and address these issues at your earliest convenience. Contact me for clarification on any comments at (262) 295-7787. Construction shall not begin until the City of Waukesha has approved the plan set for the proposed improvements.

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Sincerely,  
MSA Professional Services, Inc.

A handwritten signature in black ink, appearing to read "Josh Meyerhofer". The signature is fluid and cursive, with the first name "Josh" and last name "Meyerhofer" clearly distinguishable.

Josh Meyerhofer, P.E.  
Senior Project Engineer  
[jmeyerhofer@msa-ps.com](mailto:jmeyerhofer@msa-ps.com) | (262) 295-7787

Cc: Brandon Schwenn, City of Waukesha