



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
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City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 7/22/2026
ID Number: PC26-0050	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Final Site Plan & Architectural Review, Dolphin Drive/Coral Drive, STOR-IT Right – a request to approve final plans for a new 64,000 sq.ft. self-storage facility consisting of 2 buildings on 4.2712 acres of land at the northeast corner of Coral Drive and Dolphin Drive located in the M-1 Light Manufacturing District.	

Issue Before the Council: Proposal to build a new self storage facility.

Options & Alternatives: The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.

Additional Details: Dolphin Dr / Coral Dr is currently two undeveloped parcels within a business park located near the intersection of Les Paul Parkway and E Main Street. Together, the two parcels are 4.2712 acres. The applicant has submitted a CSM for approval to combine these two parcels. The parcels have a narrow wetland area along the southern property line which will remain in place. The applicant would like to construct a new 64,000 sq.ft. self storage facility consisting of two buildings positioned parallel to each other with a one-way drive aisle between them. This drive aisle will feature a decorative security fence with vehicle gate access at both the Dolphin Dr entrance and Coral Dr exit.

The northern building, 'Building 1', will house the main office on the western end and self-storage units of varying sizes including units with exterior access to the drive aisle on the southern facade. The applicant proposes 5 parking stalls located directly west of Building 1 and adjacent to the main office to be used by their one employee and any customers starting or terminating their rentals. Current zoning code requires a minimum of 28 parking stalls for the applicant's proposed operation (one space per ten storage units, plus one space per employee for the largest shift). The applicant has requested relief from this requirement because most customers will park inside the fenced drive aisle directly in front of their unit or near an access door.



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The southern building, 'Building 2', would be setback from the Dolphin Dr. frontage to accommodate a storm water pond in the southwestern corner of the site. Building 2 would house self-storage units of varying sizes including units with exterior access to the drive aisle on the northern and eastern facades.

Staff recommends adding sidewalk along Dolphin Dr. per the City Of Waukesha 2023 Sidewalk Plan which identified this segment as 'medium' priority. The applicant has requested relief from this recommendation due to the steeper grading at the western end of the site. Sidewalk along Coral Dr was identified as 'low' priority and staff recommends not requiring sidewalk along Coral Dr at this time.

The applicant has also requested relief on the addition on curb and gutter along a portion of Coral Dr. Staff recommends that this segment be brought to city standards.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority? This proposal would increase the variety of self storage options available to residents, particularly large vehicle storage.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for the proposed self storage facility at Dolphin Dr / Coral Dr with the following conditions:

- Sidewalk will be installed along the frontage of Dolphin Dr. per the 2023 City of Waukesha Sidewalk Plan which identified this segment as 'medium priority'.
- Engineering Department, Fire Department, and Water Utility comments and concerns will be addressed.

Recommended Motion: "I move to approve the proposed Final Site Plan and Architectural Review for Dolphin Dr. / Coral Dr. with staff comments to be addressed."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature



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Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature