

June 29, 2029

STOR-IT Right Waukesha
Plan Commission Cover Letter

On behalf of the developer, Joe Grasch with Stor It Right Waukesha LLC, we are pleased to submit this proposed development for Plan Commission review and approval. The project is located at the intersection of Dolphin Drive and Coral Drive on an undeveloped property. The development plan consists of two self-storage buildings with a range of unit types, a main office, associated parking, dual access driveways, and a stormwater detention facility.

A Certified Survey Map is proposed to combine the parcels with tax key numbers WAKC1008065003 and WAKC1008065004. The project has been rezoned to M-1.

The developer has reviewed the City of Waukesha's Project Review Letter dated May 29, 2026, as well as MSA's Review Letter dated June 15, 2026, and respectfully requests special consideration regarding several comments identified within those documents.

- No public sidewalk along Dolphin Drive
 - The addition of sidewalk along Dolphin Drive would increase the slopes at the west driveway. The current grading plan already shows steep slopes and any steeper could cause concerns of vehicles bottoming out. There is no sidewalk in place along the eastern side of Dolphin Drive for many properties. The western edge has connected sidewalk from Les Paul Parkway to East Main Street making the addition of sidewalk along the property redundant.
- No sidewalk along Coral Drive
 - The request for not adding sidewalk along Coral Drive is a site constraint and safety concern. The existing ditch along Coral Drive is considered a navigable stream and a delineated wetland. There is little space between the back of curb and delineated wetland making it tight to fit a public sidewalk and terrace areas. The sidewalk would terminate at the edge of the roadway which neighbors a large wetland complex. Public pedestrian access is not needed to the wetland complex.
- Parking count relief from the zoning code
 - According to zoning code, a total of 28 parking stalls are required due to the number of storage units (27 stalls) and employee parking (1 stall). The plan currently has 5 proposed spaces near

the front office which will be used for the 1 employee and a few customers who are starting or ending rentals. Most customers will not visit the office and will instead go directly to their rental unit by parking near an access door or garage doors inside the fence area.

- Driveway widths with a radius
 - The owner would like to not follow the City of Waukesha driveway detail. The owner would like to provide a wider driveway that includes a radius not a flare. The wider turning radius is needed due to access concerns with less experienced RV and trailer drivers entering the site.
- East pavement edge to remain without curb and gutter
 - The request for not adding curb and gutter along the east pavement edge of the site is a drainage and snow storage concern. The snowplow will come and push the snow from the drive aisle off the pavement edge along the east side. The plow will angle the blade to the east to push the snow when going down the south driveway. The placement of curb and gutter along the east pavement edge will prevent stormwater from reaching the filter strip preventing the site from meeting stormwater requirements.
- No curb and gutter along Coral Drive
 - A portion of Coral Drive does not have curb and gutter. The addition of curb and gutter along this stretch of roadway would prevent drainage to the wetland. The project has included the removal of the existing gravel and replacing with asphalt but would not like to change drainage patterns in the roadway.
- Architectural detailing and material changes for the façade facing Coral Drive
 - The owner would like this development to be similar to the other two existing sites and 1 other proposed development (outside of the city of Waukesha). Please note too that the wetland area on the south side of the site will remain most vegetated providing lots of screening from Corral Drive.

Thank you for your consideration! If you have any questions, please feel free to contact me at christopher.white@rasmith.com or call at 262-317-3286.

Sincerely,
raSmith

A handwritten signature in black ink that reads 'Christopher White'.

Christopher B. White, P.E.
Project Manager



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