

June 29, 2026

City of Waukesha
City Hall
201 Delafield Street
Waukesha, WI 53188

RE: STOR-IT Right, Waukesha (SPAR26-00030)
raSmith Project No.: 3250218

Dear City of Waukesha,

Below are the responses of raSmith to the City of Waukesha's Project Review Letter dated May 29, 2026, **and** raSmith's responses to MSA's Review Letter dated June 15, 2026, to SRVR, LLC.

Project Reviews – City of Waukesha – Dated June 15, 2026

Erosion Control:

1. During pond grading and pond outlet construction, erosion control may be needed to capture sediment near inlet point to City storm sewer at south-west corner of site.

raSmith Response (City) No. 1 – Erosion: Erosion control matting has been added to sheet C300 from the edge of the pond to the limits of disturbance.

2. Ditch check may be needed directly downstream of the drive entrance area at south-east corner of site since it's outside of silt fence limits.

raSmith Response (City) No. 2 – Erosion: The silt fence has extended past the south driveway as the construction entrance/exist is the proposed west driveway. Ditch checks were added as well directly downstream of the drive entrance. A detail was added to sheet C500.

3. Inlet protection needed on City inlets at intersection of Dolphin Dr and Coral Dr.

raSmith Response (City) No. 3 – Erosion: Inlet protection has been added sheet C100 for the inlets at the intersection of Dolphin Drive and Coral Drive.

4. Obtain City erosion control permit.

raSmith Response (City) No. 4 – Erosion: Understood. The contractor shall apply for the erosion control permit before starting construction.

Stormwater:

1. Missing proposed pavement removal and replacement type and limits in Dolphin Dr for the proposed water and sanitary utilities.

raSmith Response (City) No. 1 – Stormwater: Notes about concrete pavement removal and replacement have been added to sheets C100 and C200 for the utility connections within Dolphin Drive.

2. No detail or specifics for storm trench drain.

raSmith Response (City) No. 2. – Stormwater: The trench drain is to be a Neenah R-4999 Heavy Duty trench drain with a vaned grate casting. The structure call off has been expanded on sheet C400.

3. The wet pond section A-A notes to provide a pond liner per specifications in geotechnical report while the pond clay liner & embankment note specifies embankment to be placed in strict conformance with the requirements of the geotechnical report. The supplied report does not appear to discuss the pond liner nor the placement of material for the pond.

raSmith Response (City) No. 3. – Stormwater: The notes on sheet C503 have been revised to remove reference to the geotechnical report for these sections.

4. For the pond outlet structure, assuming that the flat top deck will be 8" thick for a 72" diameter structure, it appears there will only be about 1" between the bottom of the deck and the top of the steel plate. Is this sufficient clearance to pass the anticipated flow volume over the steel plate?

raSmith Response (City) No. 4. – Stormwater: The detail on sheet C503 has been updated to allow for more clearance between the structure and steel plate. A low height casting shall be used to allow for further clearance between the casting and weir plate.

Engineering Construction:

1. All ROW work will require inspection to be completed by the City. Additionally, all work in the ROW will require a ROW permit. Contact Mat Vincent - mvincent@waukesha-wi.gov for ROW permit. Inspection shall be scheduled 48 hours in advance of work with Mat Vincent.

raSmith Response (City) No. 1. – Engineering Construction: The contractor shall apply for the right of way permit closer to construction. The contractor shall schedule inspections 48 hours before starting construction within the City right of way. A note has been added to the title sheet C000.

2. Sidewalk should be installed along Dolphin Dr as per the city sidewalk plan.

raSmith Response (City) No. 2. – Engineering Construction: The owner would like to move forward without sidewalk installed along Dolphin Drive to prevent steeper slopes of greater than 10% on the driveway. This item is discussed in the plan commission cover letter.

Fire:

1. These buildings will be required to be protected by an automatic fire sprinkler system per municipal ordinance 21.07.

raSmith Response (City) No. 1. – Fire: Understood. The buildings will be sprinklered by a 6" water service. A fire exhibit has been sent to the Fire Marshal as requested in the meeting.



General Engineering:

1. MSA review included in attachments.

raSmith Response (City) No. 1. – General Engineering: See raSmith comment responses to MSA in the second half of this letter.

Planning:

1. The CSM will need to be fully approved by the Plan Commission and Council, and recorded with the Waukesha County Register of Deeds, prior to issuance of building permits.

raSmith Response (City) No. 1. – Planning: Understood. The CSM will be submitted for review with this submission.

2. Provide justification for parking numbers with Final SPAR. The code requires one space per ten storage units, plus one space per employee for the largest shift. The Plan Commission can approve an exception to this requirement, but they will need some explanation for how parking and access will work operationally for the business.

raSmith Response (City) No. 2. – Planning: The owner would like to ask for parking count relief from the zoning code. The parking lot is used for office parking as renters park in front of their unit while visiting. This item is discussed in the plan commission cover letter.

3. Will office windows be clear glass?

raSmith Response (City) No. 3. – Planning: The office windows will be clear glass. See architectural plans.

4. The Plan Commission may want to see more architectural detail or changes of materials for the façade facing Coral Drive. Other self-storage businesses have provided a masonry veneer base course.

raSmith Response (City) No. 4. – Planning: Understood, the owner would like to keep the plans as shown. This item is discussed in the plan commission cover letter.

5. If the building will be architecturally similar to other Stor-it-Right locations, it would be helpful to provide some photos of them with the Final SPAR application, so the Plan Commission can visualize it more easily.

raSmith Response (City) No. 5. – Planning: The owner will send photos of other STOR-IT Right locations.

6. Outside lighting color temperature may not exceed 4,000k.

raSmith Response (City) No. 6. – Planning: Acknowledged. This comment will be addressed later.

7. Where will trash storage be located? If it will be outside it will need to be in a masonry dumpster enclosure. Please provide details for Final SPAR.

raSmith Response (City) No. 7. – Planning: There will be no dumpster enclosure or commercial trash pick-up. If a dumpster were to be present, the renters would dump all of their storage unit into the dumpster if present during cleanup.

8. Provide detail of any rooftop or ground level mechanical units for Final SPAR, along with their applicable screening.

raSmith Response (City) No. 8. – Planning: Mechanical units will be ground level and screened by landscaping. The mechanical units will be detailed out before applying for a building permit.



Water Utility:

1. A water lateral application is required.

raSmith Response (City) No. 1 – Water Utility: Understood. A water lateral application will be submitted by the contractor. A note has been added to the utility sheet.

2. WWU will supply the tapping sleeve, valve, and valve box. WWU will also make the tap.

raSmith Response (City) No. 2 – Water Utility: Understood. A note has been added to the utility sheet.

3. Contractor is responsible for excavation, shoring, and means to lower valve and tap machine into the trench

raSmith Response (City) No. 3 – Water Utility: Understood. A note has been added to the utility sheet.

4. All fees must be made before the tap will be made and inspected

raSmith Response (City) No. 4 – Water Utility: The owner acknowledges the comment.

5. WWU requires a 72-hour notice for inspection and the tap.

raSmith Response (City) No. 5 – Water Utility: Understood. A note has been added to the utility sheet.

MSA to SRVR, LLC – Dated June 15, 2026:

General

1. Issuance of All Engineering Requirements Met Concurrence Letter is required prior to application for & issuance of Building Permit. Items required for issuance of Concurrence Letter include:

- a. Final site plans with all engineering comments addressed
- b. Recorded CSM
- c. WisDNR WRAPP Permit/NOI, and NOI for fill site, if disturbance over 1 acre
- d. Financial Guarantees
- e. Payment of Impact Fees
- f. Recorded Stormwater Maintenance Agreement

raSmith Response (MSA) No. 1.a. thru No. 1.f. – General: The owner acknowledges the comment. raSmith will apply for the NOI permit after final site plan approval and all engineering comments have been addressed. A cost estimate was submitted with this submittal to address financial guarantees.

2. Depending on the final design, the below listed permits or approvals may be needed. Please submit digital copies of permits to City for filing prior to starting construction and obtaining a building permit.

- a. City of Waukesha Storm Water Erosion Control Permit if disturbance over 3,000 sf
- b. City of Waukesha – Engineering Division Construction Permit for all RW work.
- c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. Coordinate with Waukesha Water Utilities.

raSmith Response (MSA) No. 2.a. thru No. 2.c. – General: Understood. The contractor will apply for these permits before construction.

3. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes.

raSmith Response (MSA) No. 3. – General: The owner acknowledges the comment.

4. In accordance with Wisconsin Administrative Code A-E 2.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the registrant or permit holder who prepared, or directed and controlled preparation of, the written material.

raSmith Response (MSA) No. 4. – General: Understood. Each plan sheet will be stamped when final by a professional engineer.

5. The existing parcel has a sanitary sewer lateral connecting the City's sewer main. Please provide a pre and post construction sewer lateral video to City for review and approval. Contact the City Engineering Department for the video format. If lateral maintenance is needed, then the lateral improvements may need to be included as part of this project. The lateral pipe and connection to the main may need to be lined or relayed to reduce infiltration into the City's sanitary sewer system or improve the structural integrity.

raSmith Response (MSA) No. 5. – General: The as-builts do not show an existing sanitary sewer lateral.

6. Approved plans as indicated in the Engineering Concurrence Letter shall be the only plans distributed for construction. If plan amendments are required, developer is responsible to resubmit updated plans to City for review and approval PRIOR to distributing for construction. Failure to submit and receive approval of amended plans may result in City revoking permits until approval of updated plans is issued

raSmith Response (MSA) No. 6. – General: Understood.

7. Show accessible ADA route from ADA parking spot to building entrance.

raSmith Response (MSA) No. 7. – General: Understood. An ADA compliant pathway has been highlighted on the grading plan.

8. See all other comments, including TrackIT summary & stormwater requirements.

raSmith Response (MSA) No. 8. – General: Understood. See raSmith comment responses in first half of this letter.

9. Horizontal datum should be updated to NAD 1983/2011. See Existing Condition Survey, and City design guidelines. Provide and show site benchmarks on cover sheet.

raSmith Response (MSA) No. 9. – General: The horizontal datum is NAD 1983.

10. Add note that all work within City right of way and City easements to be in accordance with current City Standard Specifications and details.

raSmith Response (MSA) No. 10. – General: Understood. A note has been added to the general notes section on the utility sheet.

11. Add note: Notify City Engineering Dept. 5 days prior to work in City right of way.

raSmith Response (MSA) No. 11. – General: Understood. A note has been added to the general notes section on the utility sheet.

12. Curb and gutter should be installed around the parking lot and gravel area.

raSmith Response (MSA) No. 12. – General: The owner would like to continue without adding curb and gutter for drainage reasons. Coral Drive drains to the existing wetland and putting curb along the roadway would prevent drainage. The owner would not like to have curb and gutter along the east

edge of the site to allow for snow removal and storage. This item is discussed in the plan commission cover letter.

13. Add note to drawings: Limits of final City street pavement and curb and gutter removal and replacements to be marked by City Engineering staff in field.

raSmith Response (MSA) No. 13. – General: The note has been added to the general notes section on sheet C100.

C000

14. Show SEWRPC benchmarks per checklists.

raSmith Response (MSA) No. 14. – C000: Two SEWRPC benchmarks have been added to the title sheet.

C100

15. Text for existing storm drainage easement cut off from viewport.

raSmith Response (MSA) No. 15. – C100: The text for the existing storm drainage easement has been moved to provide visibility from the sheets.

16. Include CSM for sidewalk easement

raSmith Response (MSA) No. 16. – C100: The CSM numbers have been added to all sidewalk easements.

17. Provide wetland fill & artificial wetland permits to City.

raSmith Response (MSA) No. 17. – C100: Understood. The artificial wetland and wetland fill permits will be forwarded to the City once received.

18. Appears removals will be required for water & sanitary connections in Dolphin Drive. Pavement removal shall be to nearest longitudinal joint and width equal to length.

raSmith Response (MSA) No. 18. – C100: Understood. A note has been added to the general notes section on sheet C100.

19. Curb will need to be replaced per City standard.

raSmith Response (MSA) No. 19. – C100: The City curb and gutter detail has been added to sheet C501.

C200

20. City has identified the frontage along Dolphin Drive as medium priority for sidewalk install. Developer is recommended to install sidewalk along this stretch.

raSmith Response (MSA) No. 20. – C200: The owner would like to continue without the addition of sidewalk along Dolphin Drive to prevent a steep driveway connection. This item is discussed in the plan commission cover letter.

21. City has identified the frontage along Coral Drive as low priority for sidewalk install. Developer should consider sidewalk installation along this stretch.

raSmith Response (MSA) No. 21. – C200: The owner would like to continue without the addition of sidewalk along Coral Drive. Due to the wetland and steep side slopes, there is not enough space to for a safe sidewalk along Coral Drive. This item is discussed in the plan commission cover letter.

22. Coral Drive shall be brought to City standard including curb and gutter along frontage of property.

raSmith Response (MSA) No. 22. – C200: The owner would like to continue without the addition of curb

and gutter along Coral Drive. The roadway drains to the existing wetland and the placement of curb and gutter would prevent drainage. This item is discussed in the plan commission cover letter.

23. Include City standard detail for driveway apron. Both east and west entrances shall conform to City standards.

raSmith Response (MSA) No. 23. – C200: The owner would like to continue without conforming to the City driveway standards due to concerns with inexperienced RV and trailer drivers. The site need the large driveway radii for the RVs and trailers. This item is discussed in the plan commission cover letter.

C301

24. Eastern edge of site has no curb and gutter and slope of +40% beginning at edge of pavement. This may pose pavement degradation and erosion issues.

raSmith Response (MSA) No. 24. – C301: The owner acknowledges the comment and understands the possible erosion issue. The owner would like to continue without the addition of curb and gutter to allow for snow plowing. The owner understands that the slopes will need to be maintained as needed. This item is discussed in the plan commission cover letter.

25. Consider adding curb and gutter to east side of pavement to capture runoff before exiting along the steep slope.

raSmith Response (MSA) No. 25. – C301: The owner would not like to install curb and gutter along the east pavement edge to allow for snow plowing and drainage to the proposed filter strips. This item is discussed in the plan commission cover letter.

26. Consider adding barriers or positioning the fence closer to top of slope at the east of site.

raSmith Response (MSA) No. 26. – C301: The fence is pushed back along the east side of the site to allow for snow storage. There are proposed bollards by the gate to protect the gate from vehicles.

C500

27. Include City standard details

raSmith Response (MSA) No. 27. – C500: The City detail for curb and gutter has been added to sheet C501.

28. Type D inlet protection required.

raSmith Response (MSA) No. 28. – C500: The City detail for type D inlet protection has been added to sheet C500.

Stormwater

29. **Peak Discharge Rate Control** - *Comments regarding watershed delineations notwithstanding (see below), the stormwater management plan achieves ordinance required peak-discharge rate control requirements.*

- a. Watershed delineations: Plans do not support watershed delineations defined in the stormwater management plan:

raSmith Response (MSA) No. 29.a. – Stormwater: Understood. The hydrology models have been revised.

- b. South Building: Architectural plans indicate that the proposed storage buildings will have sloped roofs, with slopes running away from the central drive area. The north building slopes north where runoff will be

collected in a saw-tooth swale drained via storm sewer and into the stormwater pond. The south building slopes south. Architectural drawings indicate 'pre-finished gutter and downspouts' on the south side of the building, but the locations of downspouts are not shown. Civil engineering plans show no collection system on the south side of the building and grades indicate any discharge from downspouts would flow south toward the wetland on the south side of the site and not toward the stormwater pond.

raSmith Response (MSA) No. 29.b. – Stormwater: Storm sewer has been added to collect the stormwater from the South building's roof.

- c. Off-Site North: Review of LiDAR data suggests that both sites to the north drain directly south from their parking lot back-of curb. The area draining onto the site and into the proposed storm sewer and detention pond, will be slightly larger than shown.

raSmith Response (MSA) No. 29.c. – Stormwater: Understood. The hydrology model has been revised to include the extra offsite area.

- d. East Driveway: The driveway immediately south of the east end of the north building is shown as sheet-flowing east off the edge of pavement (and onto an area evaluated as a water quality filter strip). The grading plan shows contours that will direct runoff from this pavement southwest toward the site until it reaches the steeper portion of the driveway running south toward Coral Drive.

raSmith Response (MSA) No. 29.d. – Stormwater: The grading plan has been revised to promote drainage across the proposed filter strip area.

- 30. **Stormwater Quality Treatment** - *Comments regarding watershed delineations notwithstanding (see above), the stormwater management plan achieves ordinance required peak-discharge rate control requirements.*

raSmith Response (MSA) No. 30. – Stormwater: The owner acknowledges the comment. The WinSLAMM model has been revised to show the updated areas and include the existing pond to the north of the site.

- 31. **Infiltration** – *MSA concurs that the site is unsuitable for infiltration. A series of seven soil boring investigations were completed on site. Six of the borings show thick layers of clay at or near the surface showing those locations to be unsuitable for infiltration. While the 7th boring shows potentially suitable soils, notations on the log indicate wet conditions and the soil boring report indicates the presence of perched groundwater conditions. Further, in MSA's experience, a single suitable boring surrounded by many uniformly unsuitable borings is typically non representative.*

raSmith Response (MSA) No. 31. – Stormwater: The owner acknowledges the comment.

- 32. **Storm Sewer Design** – *Other comments regarding drainage patterns notwithstanding, the storm sewer design appears to be adequately sized to collect and convey 100-yr peak flows to the pond.*

raSmith Response (MSA) No. 32. – Stormwater: The owner acknowledges the comment.

- 33. **Long-Term Maintenance** – *No LTMA document was provided.*

raSmith Response (MSA) No. 33. – Stormwater: Understood. A draft stormwater maintenance agreement document is included with this submittal.

Off-Site Concerns

34. **Drainage from North:** There is an existing stormwater pond immediately to the north of the site that was constructed circa 2005. Aerial photos from the time indicate that the emergency overflow for this pond is on the southwest corner of the pond and is directed south directly toward this site. Overflows will run west along the north side of the current site, within the swale evaluated as part of this site (and draining to the on-site stormwater pond). Given that this pond was constructed before the publication of NOAA-14, it is likely undersized for 100-yr conditions and overflows under large events could be expected. The design of the Stormwater site should be evaluated to ensure safe passage of these flows around the site.

raSmith Response (MSA) No. 34. – Off-Site: The existing offsite pond to the north of the site has been included in the stormwater models for the current project. The existing pond has 0.11 cfs of overflow from the spillway in the 100-year storm event.

35. **Drainage from East:** The project includes an access drive crossing over a watercourse draining a very large area to the east.

- e. The WDNR surface water data viewer identifies this channel (although mapping makes it appear to lie south of Coral Drive) suggesting that it may be WDNR-regulated navigable channel. The need for a WDNR permit should be addressed.

raSmith Response (MSA) No. 35.e. – Stormwater: Coordination with the DNR is ongoing. Final decisions will be forwarded to the City once received.

- f. The design calls for installation of dual 30" RCP culverts under the driveway. These are intended to provide 10-yr capacity and have been sized based on a design flow rate of 50 cfs determined through use of the USGS StreamStats application. The next downstream structure (at Dolphin Drive, approximately 500 feet downstream) is a 54" HERCP culvert, which based on conveyance capacity has nearly 2.4 times more capacity.
 - i. The drainage area delineated by StreamStats is 0.42 square miles (269 acres). Evaluation of storm sewer mapping suggests that this may be underestimated by as much as 40 acres (15%).
 - ii. While there is a significant storage area associated with the wetland immediately east of the site, a flow rate of 50 cfs seems quite low for what is an almost entirely urbanized area.
 - iii. The estimation of design flow rates should be reevaluated using a hydrologic model that will better account for urban runoff conditions and reservoir routing associated with the wetland area.

raSmith Response (MSA) No. 35.f. – Stormwater: This will be modeled soon and resubmitted to the City when ready.

- g. Even at the low flow rate, the design indicates more than a 0.5 foot increase in 10-yr flood elevations upstream from the culvert. These impacts will extend onto properties owned by other entities. While the stream and wetland areas are not a FEMA-mapped 100-yr floodplain, there is arguably a 100-yr floodplain associated with this area and an evaluation should be completed to ensure no 100-yr flood elevation increases impact adjacent properties.

raSmith Response (MSA) No. 35.g. – Stormwater: This will be modeled soon and resubmitted to the City when ready.



City of Waukesha
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Final

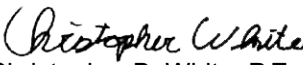
Nothing set forth in this review of the construction and development documents by the City Engineer shall be construed as, nor intended to be, a waiver or release of any obligations imposed on the Developer or relieve the Developer from compliance with the City of Waukesha's ordinances, standards and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

raSmith Response (MSA) – Final: Understood.

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

Sincerely,
raSmith


Christopher B. White, P.E.
Project Manager