



07/13/2026

Victor Raab
SRVR LLC
W184S8395 Challenger Drive
Muskego, WI 53150

Re: STOR-IT Right, Waukesha (SPAR26-00041)

Dear Applicant,

On behalf of the City of Waukesha, we have reviewed the application documents submitted for the above project.

Project Description

Proposed self-storage facility with a main office, 2 storage buildings, parking, drive aisles and storm water pond.

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

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
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.
3. CRL acknowledged:
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.
4. CRL acknowledge. Final submittal to be stamped and signed
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.
5. Plan elevations shall match SEWRPC benchmarks and City standard of NAVD 88.
6. See all other comments, including TrackIT summary & stormwater requirements.

C100

7. Note of record: CRL indicated wetland fill & artificial wetland permits will be provided to the City once received.
8. Note of record: Plans have been updated to include note for ROW work. Exact limits shall be determined by City staff in field, consistent with notes included in plans.

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C200

9. CRL requests no sidewalk installation along Dolphin Drive frontage. This area is identified as medium priority for sidewalk install based on the City's Sidewalk Plan and as such, development should include construction of this sidewalk.
10. CRL requests Coral Drive be constructed with a tapered asphalt lane and no curb and gutter. As this is a public ROW road, Coral Drive should be brought to City standard including curb and gutter along frontage of property. CRL identifies drained to existing wetland will be negatively affected with curb and gutter, however this could be remedied by adding storm structure to discharge or allowing curbed flowline to discharge on the east end of Coral terminus which connects directly back to the identified wetland.
11. CRL requests variance on driveway apron geometry. Engineering recommends standard City entrance however the width may be increased if desired/needed to accommodate larger vehicle turn radius. Include City standard detail for driveway apron. Both east and west entrances shall conform to City standards.
12. Note of record: Remove and replace concrete note specifies "in kind" however all replacement work will be required to meet current City standards as specified in note 13 on sheet C400.

Stormwater

13. **Peak Rate Discharge:** It is noted on sheet C400 that Building 2 downspouts will connect to storm system south of Building 2. Confirm that architectural plans include this detail as no downspouts are seen on plans.
14. **Storm Sewer Design:** See comment 13.
15. **Stormwater Quality: Design appears acceptable.**
16. **Infiltration: MSA concurs that the site is unsuitable for infiltration and design appears acceptable.**
17. **Drainage from East (Previous comment #35):** CRL states additional modeling to address comments will be provided soon to address the following:

The project includes an access drive crossing over a watercourse draining a very large area to the east.

- a. 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.
- b. 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.
- c. 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.

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Stormwater Maintenance Agreement

18. Mayor's last name: Halvensleben
19. Include stormwater maintenance easement per 32.10.E.7. This should include any BMP including filter strips. [City of Waukesha : Municipal Code](#)
20. Attached is the City's updated template. Specifically note 12 indicating inspection submittal procedure.

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.

Sincerely,
MSA Professional Services, Inc.



Josh Meyerhofer, P.E.
Senior Project Engineer
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Cc: Brandon Schwenn, City of Waukesha