



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
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City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 12/17/2025
ID Number: PC25-0181	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Board/Council Meeting Date: PC: 12/17/2025
Agenda Item Title: Consultation – Dolphin Dr and Coral Dr, STOR-IT Right - A request to discuss potential plans for a proposed storage facility on vacant land northeast of the Dolphin Dr/Coral Drive intersection. This item is an opportunity for discussion between the developer and the Plan Commission; no formal action will be taken on the plans. <i>Doug Koehler</i>	

Issue Before the Council: Developer has requested an opportunity to discuss his plans for a self-storage facility to be located at the northeast corner Dolphin and Coral Drive. This item is related to the rezoning request for the same land on the same agenda. They would like to discuss the layout and potential architecture of the project. No formal action will be taken, but the developer would like feedback on the proposal.

Options & Alternatives:

- opportunity for discussion no formal action to be taken

Additional Details: These are the last remaining vacant parcels in the Dolpin Drive Industrial Park. The site has remained vacant for over twenty years while the rest of the industrial park has been built out. Past developers have tried to develop on this site, but the limitations in size and shape, along with a stream along the south side of the site, make adhering to the M-3 District use and setback requirements difficult in developing the site. A developer has proposed a possible self storage facility on this site.



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Opportunity for new development on a long time vacant parcel.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: no formal action at this time, provide feedback to the developer on the proposed plan.

Recommended Motion: No action.

Reviewed By:

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