



Plan Commission MEETING AGENDA

May 8, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

AGENDA

1. **PRIVILEGE OF THE FLOOR**
2. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
3. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
4. **APPROVAL OF MINUTES**
 - A. April 13, 2023 Meeting Minutes
5. **PLAN COMMISSION SECRETARY'S REPORT**
6. **CONTINUED BUSINESS**
 - A. (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207997-002) – Use, Site and Architectural Approval for a carwash. (*Tabled 3/6/23*)
7. **NEW BUSINESS**
 - A. (4) KH UA-2300546 John Holborow with Rock Ridge Developers, LLC – 5276 S. Moorland Road – Use, Site and Architectural approval for Caribou Coffee
 - B. (7) KH SP-2300395 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Autumn Trace Preliminary Plat
 - C. (2) KH SG-2300621 Deb Burton with Poblocki Sign Company LLC - 13750 W. National Ave - Sign Waiver Requests for ProHealth Regency Senior Communities
8. **COMMUNICATIONS**
9. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.
- It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.
- You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.
- The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.



Plan Commission MEETING MINUTES

April 13, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. PUBLIC HEARING(S)

None

2. PRIVILEGE OF THE FLOOR

Mayor Ament read the rules for Privilege of the Floor and asked if there was anyone in attendance that wanted to take part in Privilege of the Floor.

- Thomas Post, 3362 S. Vista Granada Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Mike Morgan, 15385 W. Coffee Rd., spoke in opposition of an item on the Plan Commission Agenda.
- Diane Krokowski, 3845 S. 98th Ct., had a question regarding an item on the Plan Commission Agenda.
- Abdelhamid El-Shafel, 14380 W. College Ave., spoke in opposition of an item on the Plan Commission Agenda.
- Doug Kapitanski, 14540 W. College Ave., spoke in opposition of an item on the Plan Commission Agenda.
- Jim Novak, 3333 S. Magdalena Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Catalina Fischer, 15515 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Abigail Slade, 14540 W. College Ave., spoke in opposition of an item on the Plan Commission Agenda.
- Judd Sadowski, 3453 S. 153rd St., spoke in opposition of an item on the Plan Commission Agenda.
- Nereida Kapitanski, 14540 W. College Ave., spoke in opposition of an item on the Plan Commission Agenda.
- Steve Meinert, 15411 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Melissa Kandel, 4015 S. Belgrave Rd., spoke in favor of an item on the Plan Commission Agenda.

- Scott Kandel, 4015 S. Belgrave Rd., spoke in favor of an item on the Plan Commission Agenda.
- Chuck Garrigues, 13750 W. National Ave, #4411, made a comment on an item on the Plan Commission Agenda.
- Steve Donaghy, 15300 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Denys Sadowski, 3453 S. 153rd St., spoke in opposition of an item on the Plan Commission Agenda.
- Rich Szukalski, 3332 S. El Sirroco Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Robert Gosse representing The Sigma Group and Midwest Fidelity Partners, 1300 W. Canal St., spoke in favor of an item on the Plan Commission Agenda.
- Brian Randall with Amundsen Davis, 111 E. Kilbourn Ave, spoke in favor of an item on the Plan Commission Agenda.

3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Mayor Ament called the Common Council meeting to order at 06:35 PM.
Mayor Ament led the Pledge of Allegiance.

4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**

Deputy Clerk Godshall took the roll call as follows:

Present: Mayor Ament, Alderman Stribl, Commissioner Felda, Commissioner Rafel, Commissioner Biller

Excused: Commissioner Anderson and Commissioner McGrath

Staff Present: DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, Principal Planner Kelly Wall, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

5. **APPROVAL OF MINUTES**

A. February 6, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

B. March 6, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Biller

Second by: Commissioner Rafel
Motion Passed 5-0

6. PLAN COMMISSION SECRETARY'S REPORT

May Plan Commission Meeting will be held on May 8th, 2023.

7. CONTINUED BUSINESS

- A.** (4) NJ CU-2300076 Matt Anderson on behalf of Matty's Bar and Grille, Inc. – 14460 W. College Avenue – Conditional Use Approval for approval of an amended outdoor annual schedule of events for 2023. (Tabled 3/6/23)

MOTION: Motion to Remove item from table

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Biller
Motion Passed 5-0

MOTION: Motion to Amend the plan of operation to work with DCD staff to reduce the outdoor events from 41 to 36.

VOTE: Motion by: Mayor Ament
Second by: Commissioner Biller
Motion Passed 5-0

MOTION: Motion to Approve the permit as amended and revisions to paragraph eleven.

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Felda
Motion Passed 5-0

- B.** (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207997-002) – Use, Site and Architectural Approval for a carwash. (Tabled 3/6/23)

No action taken.

- C.** (6) KW UA-2300184 Scott and Melissa Kandel – 4015 S. Belgrave Road (Tax Key #: 1245-376) – Resolution Approving a Partial Release of Restriction on Lot No. 13 of the Waterbury Estates Subdivision Plat to allow for a screened-in porch, patio, shed, and pool to be installed (Tabled 3/6/23)

MOTION: Motion to Remove item from table

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Felda
Second by: Alderperson Stribl
Motion Failed 2-3

8. NEW BUSINESS

- A.** (4) KH RZ-2300208 John Jewell – Tax Key #: 1281.996.006 - Rezone from A-2, R-1/R-2 & C-2 to R-1/R-2 & C-2 (PUBLIC HEARING 3/6/23)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

- B.** (4) KH LD-2300209 John Jewell – Tax Key #: 1281.996.006 – 4-Lot Certified Survey Map

MOTION: Motion to Approve subject to the P.O.W.T.S. areas being approved by Waukesha County.

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

- C.** (4) NJ RZ–2300230 Diane Krokowski - 5715 S. Sunny Slope Road (Tax Key #: 1289.994) – Rezone from A-2 to A-2 & R-6 (PUBLIC HEARING 3/6/23)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

- D.** (4) NJ LD–2300231 Diane Krokowski - 5715 S. Sunny Slope Road (Tax Key #: 1289.994) – 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Mayor Ament
Motion Passed 5-0

- E.** (1) GK/NJ UA-2300419 Dan Romnek with Mandel Group – 1750 S. Moorland Road (Tax Key #'s: 1158-990, 1158-991-001, 1158-993, 1158-991, & a portion of 1158-992) – Use, Site and Architectural approval for a mixed use conceptual neighborhood development plan.

Discussion only, no action taken.

- F.** KH DCD1–2202121 Zoning Code Updates (PUBLIC HEARING 3/6/23)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 5-0

- G.** (3) & (6) KH PK-2300318 Park Design – Approval of selected consultant for the design of Buena Park and Maple Ridge Park

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Biller
Motion Passed 5-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 8:16 PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Biller
Motion Passed 5-0

***Respectfully Submitted,
Megan Godshall, Deputy City Clerk***

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Robert Gosse with The Sigma Group / SilverStar Carwash

LOCATION: 15300 W. National Ave. (Tax Key #: 1207997002)

REQUEST: Use, Site and Architecture approval for a SilverStar Carwash located at 15300 W. National Ave (Tax Key #: 1207997002).

D.R.C. RECOMMENDATION: Recommend approval of the Use, Site and Architecture approval for SilverStar Carwash located at 15300 W. National Avenue, subject to the application, plans on file and the following conditions:

1. PLANNING

- a. All plans shall be updated to match the revised site plan dated February 15, 2023. This plan proposes one ingress & egress to Coffee Road and eliminates the right turn only egress to Coffee Road, removes the bypass lane on the west side of the property and reduces the overall amount of pavement. Note, the sidewalk shall be 8' where it abuts parking and 5' where it accesses Coffee Road. Review pavement marking in Coffee Road with Engineering staff.
- b. Architecture Review Committee approval required.
- c. Plan of Operation
 - i. Applicant shall adhere to the submitted plan of operation.
 - ii. The applicant is proposing to construct a 4,800 square foot car wash.
 - iii. Employee and customer parking shall be contained on site.
 - iv. Plans shall meet the B-2, General Retail Sales and Service District, requirements in Section 275-34B(2).
- d. Dumpsters and roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56G of the Zoning Code. Please call that information out on plans and submit line of sight drawings.
- e. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- f. Parking along the base setback line (along Coffee Road) is required to be 10'.
- g. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - i. Applicant shall provide a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.
 - ii. Final landscape fee will be calculated upon final submittal.

- h. The CSM shall be recorded prior to the issuance of this Zoning Permit.
- i. Per Zoning Code Section 275-60E, Noise a sound study was requested. The plan will be kept on file with DCD. Should any substantiated complaints be filed with Code Compliance, DCD staff will investigate the issues and follow up with SilverStar Car Wash. Additional noise mitigation measures may need to be taken.
 - iii. Based on the communication from the Aerodry representative, there are noise attenuating methods that could be applied to the equipment.
 - iv. The Sound study dated February 2023 shows that the sound level at the property line will be around 60 dBA. As compared to the Sound pressure levels chart, this would be equivalent to "Normal Speech". The Sound Study is available in the Department of Community Development.

2. INSPECTION

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application
- c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- d. Plumbing: State review is required. All work must follow the State Approved Plumbing Plans.
- e. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)
- f. Demolition: Separate 'Wrecking' permit required for the demolition of the house and garage.

3. ENGINEERING

- a. The proposed pavement marking modifications to Coffee Road shall be shown on the plans. See picture in letter.
 - i. Some additional pavement marking modifications may be needed to establish the left turn lane into the development. Contact the Engineering department to discuss with the pavement marking contractor at the time of restriping.
- b. The proposed driveway approach detail will be a modified version of D.H. Figure No. 12 with the sidewalk along the back of curb and the driveway approach section just south of that.
- c. Coffee Road was resurfaced in 2022. The City has a road cut moratorium policy for a period of 5 years after resurfacing. DCD will determine if a road cut will be allowed for the water, sewer, and storm sewer connections. If so, the applicant shall provide an additional \$5,000 dollar surety deposit for a holding period of 4 years, at which time this would be the end of the moratorium. If DCD staff deems no surety is necessary or required it may release said surety.
- d. Verify that the water and sanitary laterals to the existing home were removed at the main.

- e. Per the TIA, work with Waukesha County to optimize the signal timing at the National Ave. and Coffee Road intersection.
- f. Provide a copy of the revised signal timing.
- g. The lighting shall conform to the New Berlin City Center guidelines. Submit a light pole detail for approval before ordering.
- h. The lighting schedule does not match the cut Sheets and the Cut sheets need to be project specific. Resubmitting the example that was sent for use of the designer does not provide assurances that the correct lights will be supplied.
- i. The City does allow a 23-foot pole as well.
- j. Provide cut sheets for the wall units as well.

4. STORM WATER UTILITY

- a. WDNR NOI required.
- b. Total areas in the model are not equal. What and where is the "unconnected" area that is modeled? It is not part of the existing model.
- c. MMSD Chapter 13 Green Infrastructure required for greater than 5,000 sf but less than 0.5 acres impervious. Site is increasing impervious by over a 0.5 acre therefore MMSD Chapter 13 requirements shall be met. Update modeling to meet MMSD Chapter 13 requirements, recommend volumetric procedure. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.
- d. A grading recert is required per DH Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.

5. FIRE DEPARTMENT

- a. Key for Knox box is required.
- b. Provide fire extinguishers every 75' of travel.
- c. Maintain egress/emergency lighting throughout.
- d. Maintain 24' fire access width for fire lane.

6. SEWER UTILITY

- a. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.
- b. Maintain 18 inches vertical clearance when crossing any pipes and structures.
- c. Please call Jim Hart at New Berlin Water Utility with Questions.
- d. If a conflict occurs, conduits will be removed at the owner's expense.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of May 8, 2023

Robert Gosse – The Sigma Group / SilverStar Car Wash
15300 W. National Ave.

DATE STAFF REPORT REVISED: February 22, 2023

APPLICANT / OWNER(S): Robert Gosse with the Sigma Group on behalf of SilverStar Carwash

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a SilverStar Carwash located at 15300 W. National Ave (Tax Key #: 1207.997.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/30/2022; several sets of revised plans submitted.

DATE OF COMPLETENESS DETERMINATION: 10/5/2022
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): 8/31/2022 & 10/11/2022, along with numerous phone calls and email exchanges.

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):
Current Parcel: 2.88 acres (After CSM is recorded, the car wash will be located on Lot 2 of the CSM, 1.598 Acres)
Current Building: ~4,800 square feet

CURRENT ZONING: B-2 PUD (General Retail Sales and Service District and Planned Unit Development)

CURRENT LAND USE: Retail Commercial Sales (Dollar Tree)

PROPOSED ZONING: N/A

PROPOSED LAND USE: A carwash on Lot 2.

PROPOSED LOT SIZE (S): (After the CSM under File Application #: 2202311 is recorded).
Lot 1: 1.295 Acres
Lot 2: 1.598 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i> Zoning: R-5, Medium-Density Single-Family Residential	Land Use: Single-Family Residential
<i>South:</i> Zoning: B-1, Shopping Center District	Land Use: Commercial
<i>East:</i> Zoning: B-2, General Retail Sales and Service District	Land Use: Commercial
<i>West:</i> Zoning: B-2, General Retail Sales and Service District	Land Use: Commercial

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood “E”: National Avenue East Corridor: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Utilities should be relocated or placed underground whenever feasible to de-emphasize their visual prominence. Public streetscape improvements should be coordinated with private landscaping and site design. Commercial development will be focused at nodes along the corridor to minimize the “strip” appearance. The City Center will be dominant commercial presence, with Civic Center being a major civic space that is a source of pride to New Berlin residents. Pedestrian access between the National Avenue corridor and nearby residential areas should be increased.*

Development Policies:

- *With the recent approval of parcel combinations and PUD for Blair’s True Value, the large geographic area (approximately 25 acres in size) between Coffee Road, National Avenue and Moorland Road should be recognized as an opportunity for a larger, mixed use commercial/retail/office development. Encourage parcel assemblages and cross-access/shared-access points to create a more cohesive development area.*

Land use:

- *Future Land Use Map: City Center Mixed Use Commercial*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-34B(2) of the Zoning Code. See Findings Section for more information.

CITY CENTER DESIGN GUIDELINES: This property is within the area where City Center Design Guidelines apply. However, this property is not within the City Center Planned Unit Development (PUD). The Guidelines were revised and approved by the Plan Commission on 5/2/11. Future development on this site will be required to follow these guidelines. The following guidelines will be applied to this site for the carwash project:

1. *Parking areas screened with landscaping.*
2. *At the time of future development, redevelopment or expansions on this site, the applicant is required to follow the National Avenue Lighting Plan, which requires decorative lighting.*

EAST NATIONAL AVENUE CORRIDOR REGULATING PLAN: This property is within the East National Avenue Corridor Regulating Plan that was created by UWM students and adopted as an Appendix to the Comprehensive Plan. Recommendations in the plan included the following:

- *Recommendation to allow smaller lot sizes for PUD’s in order to encourage infill development and flexible site design. The code updates in 2013 reduced the PUD minimum lot size to 1 acre for parcels along National Avenue, Greenfield Avenue and Moorland Road.*
- *The City of New Berlin should continue to implement the National Avenue decorative street lighting. The applicant will be required to install the National Avenue Lighting Plan decorative lights along National Avenue in front of this property at the time of any future development, redevelopment or expansions.*
- *Consolidation of parcels to accommodate development needs. The plan identifies the three existing parcels associated with this PUD that are proposed to be combined as parcels that*

were recommended for consolidation within the plan. This will create a larger land area to work with.

- The form and scale of the buildings within the “Coffee Road Node” should mimic that of the City Center development. *Future development of this site will be required to follow the “City Center Design Guidelines.”*

Ordinance # 2552 Blair’s True Value Planned Unit Development: Yes, the approved CSM meets this request.

SUBDIVISION CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes – the item was reviewed at the February 6th, Architectural Review Committee meeting and tabled. Item will be reviewed again at the March 6th meeting.

PROPOSED ARCHITECTURE: The building is proposed to be constructed of thinset brick embedded in precast concrete panels. Two brick colors will be used. Building will be accented with a red metal panel.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland on Property: No

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not inventoried.

Floodplain: No

Topography / Geologic: This site slopes to the east.

BIKE & PEDESTRIAN FACILITIES: Sidepaths exist in the area.

PARK & OPEN SPACE PLAN: No improvements Identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Yes, a tree inventory has been prepared.

Woodland, Tree, and Vegetation Protection: Yes, a tree inventory has been prepared.

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been prepared.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A report has been prepared and submitted with this project.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewershed Capacity Available: Yes

Adequate Linkage: Yes

On-site system required: No

WATER USAGE CALCULATION: Will be reviewed at the time of building permit.

TRAFFIC IMPACT: A Traffic Impact Analysis (TIA) dated October 31, 2022 was prepared by Traffic Analysis & Design, Inc. and has been submitted. The full study is available in the Department of Community Development.

Per the applicant's submitted report, *"The National Avenue and Coffee Road intersection is expected to operate safely and efficiently with the full buildout of the proposed SilverStar Car Wash without any geometric or signal phasing changes. The proposed driveway connects Coffee Road and National Avenue (via a shared access with Dollar Tree) is expected to operate safely and efficiently with the identified recommended modifications if properly designed and constructed."*

Recommended Modifications:

- Coordinating with Waukesha County on optimizing signal time at National Avenue & Coffee Road/Michelle Witmer Memorial Drive.
- Remark the center median on Coffee Road.
- Provide shared access from the SilverStar Car Wash site to the Dollar Tree drive at National Avenue.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

10/5/2015	Plan Commission approved a 1-Lot CSM that combined three parcels into one.
10/5/2015	PUD Ordinance#: 2552 was approved by the Plan Commission.
10/13/2015	PUD Ordinance #: 2552 was approved by the Common Council.
10/13/2015	Common Council approved a 1-Lot CSM that combined three parcels into one.
4/22/2021	A Zoning Permit was issued for the Dollar Tree. Minor architectural changes included
11/14/2022	Plan Commission tabled the 2-Lot CSM request.
12/5/2022	Plan Commission tabled the Use Approval request for the SilverStar Carwash.
3/6/2023	Plan Commission tabled the Use Approval request for the SilverStar Carwash.
3/6/2023	Plan Commission approved the 2-Lot CSM.
3/14/2023	Common Council approved a 2-Lot CSM.
4/13/2023	Plan Commission – item remained on the tabled.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant is proposing to split the lot to create two lots.
2. Both lots meet the minimum lot area (40,000 sq. ft.) and lot width (200') requirements of the B-2 Zoning District.
3. Both lots are required to meet the minimum green space requirements of 25%.
4. PUD Ordinance #: 2552 Blair's True Value Planned Unit Development is on file.
5. Neighborhood Meeting was held on December 20, 2022.
 - a. The site has been rotated 180 degrees so the exit (loudest part) is facing south instead of towards the neighborhood. This will allow for additional noise buffering if needed along with better stacking opportunities for the drive-thru from Coffee Road.
 - b. The mechanical room is to be located on the south and east end of the building. This is the furthest away that it can be and still be located inside.

- c. Revised plan allows for better stacking on site and likely more people will use the National Avenue entrance.
 - d. They are proposing to use 15' light poles rather than 23' tall poles. This will help to minimize the perception of a "hot spot" that taller lights can create at times.
 - e. The developer will be installing dedicated turn / bypass lanes along Coffee Road to enter 153th Street and the car wash.
 - f. The County will be closing the median break on Moorland Road at San Mateo Drive. This will eliminate "cut-throughs."
 - g. Additional baffles and insulation can be added if sound issues arise.
 - h. Lights will be turned off after closing. Security packs will stay on 24/7.
 - i. The cross access between the carwash and the Dollar Store is not a requirement, but the connection will reduce the traffic impact on Coffee Road by almost half.
 - j. They will work with Waukesha County to re-time the signals at Coffee and National to optimize traffic flow through the intersection.
6. A neighboring resident requested that the Mayor forward an email with a letter dated January 4, 2023 and a petition that was circulated in the neighborhood. The Mayor forwarded these emails to the Plan Commission on February 10, 2023. Note, since this is not a rezoning request the petition is for informational purposes only.
7. Based on Zoning Code Table 275-57-1, the required number of parking spaces is 7 (1 space per 200 sq. ft. of waiting area (1); 2 spaces per service bay (2) and one space per employee of the largest shift (4). The code also requires that a full service automotive land use is to have a minimum of 7 stacked spaces. The applicant meets these requirements. They also have spaces available for patrons to vacuum their vehicles. 20 total parking spaces provided.
8. The applicants have submitted the SilverStar Car Wash Noise Impact Study dated February 2023 and it is available in DCD. The study was prepared to analyze the expected noise impacts of the car wash on land uses adjacent and nearby the proposed New Berlin location. The impacts were assessed based on noise monitoring data collected at a similar facility in Sioux Falls, South Dakota.
- a. The Sioux Falls study used monitoring data collected at the facility to define the sound levels generated by the significant noise sources at the car wash as inputs to the iNoise environmental noise impact model. The iNoise model then calculated expected noise levels around New Berlin car wash perimeter.
 - b. Conclusions of the study:
 - i. *The predicted noise impacts of the proposed car wash are within the acceptable levels for daytime (usually 7:00 AM to 7:00 PM (for New Berlin)) noise impacts contained in typical local noise ordinances.*
 - ii. *The predicted noise impacts on the residential areas nearest the facility will contribute very little to the maximum daytime noise levels already experienced in these areas due to traffic noise from local roadways.*
 - iii. *There will be a significant impact near the property line bordering the commercial area immediately north of the facility (Dollar Tree). However, the predicted noise impacts are within the acceptable levels for noise impacts on commercial areas contained in typical local noise ordinances in the USA.*

9. Customers will arrive and drive up to the pay station where they'll be greeted by a cashier. If you're a member, you can go to one of the other pay lanes without the cashier window where you'll be welcomed by digital screen, your RFID tag is scanned, and gate opens.
 - a. Once gate has opened, you will approach Wash entrance door greeted again by either 1 or 2 employees. In the summer, we apply a bug spray to help remove the bugs. In the colder months, that is not applied. From there, they'll direct you onto the conveyor where you'll be asked to stop and put vehicle into neutral (N). Wash bay attendants will prep vehicle with water/soap around the entire car.
 - b. The conveyor will grab vehicle and you'll then begin the wash process. At the end, the light will turn green directing the driver to put vehicle into drive (D) and pull out of the car wash exit. Customers have the option to vacuum dry, and clean interior mats at mat cleaning station once they've exited the car wash.
 - c. We do close the doors in the winter/cold months at both the exit and entrance when cars aren't going through but in the summer/warm months, those doors remain open for the most part unless it's raining of course.

D.R.C. RECOMMENDATION:

Recommend approval of the Use, Site and Architecture approval for SilverStar Carwash located at 15300 W. National Avenue, subject to the application, plans on file and the following conditions: **See Executive Summary.**

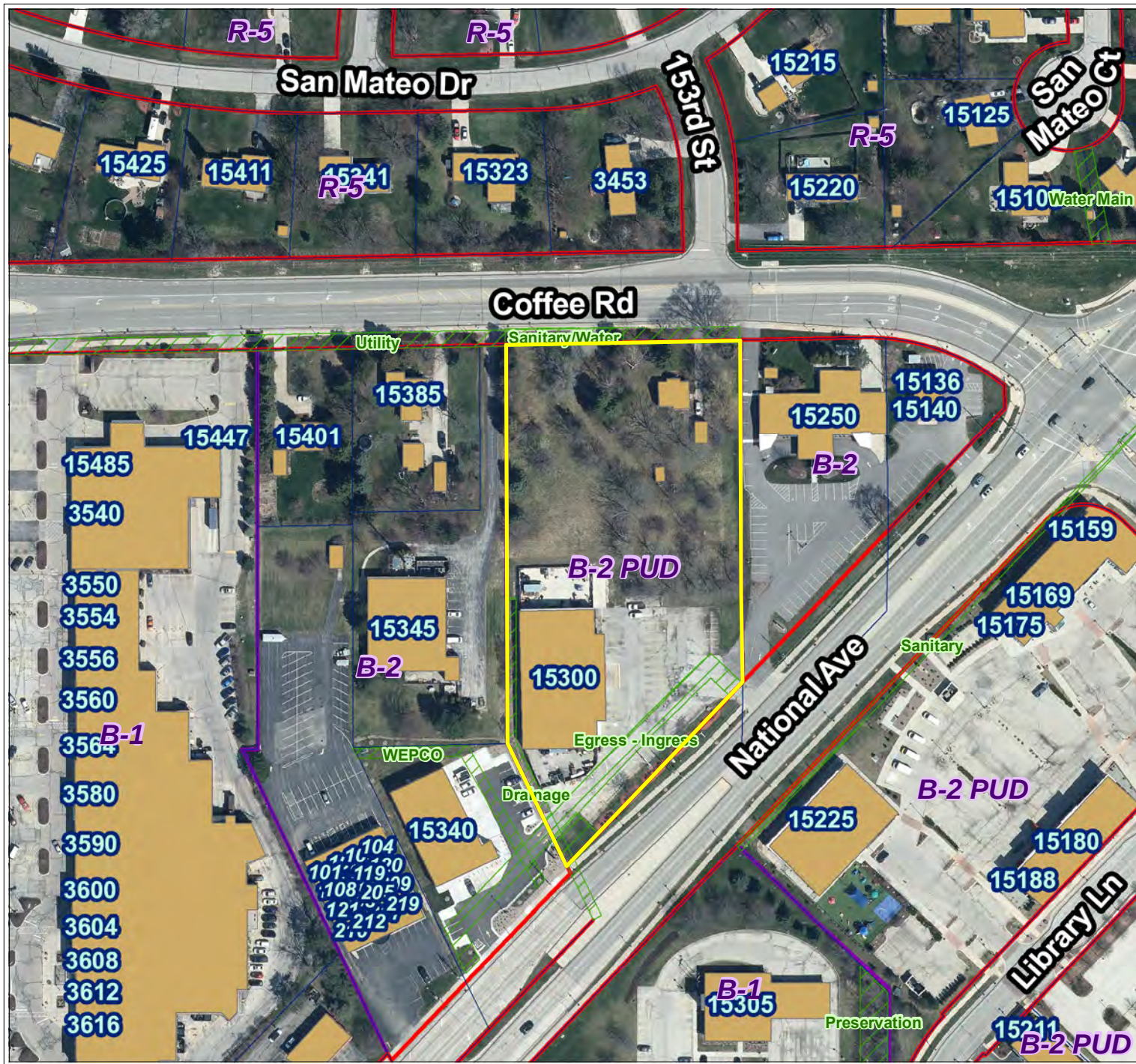
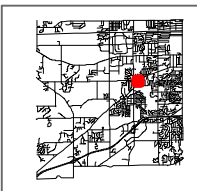
Attachments:

Location Map
Plan of Operation
Plans and Elevations

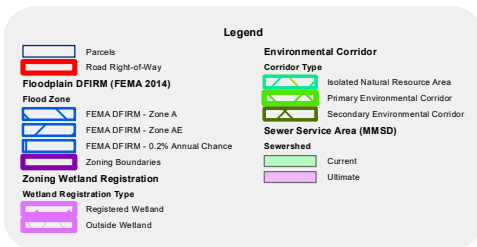
On File and Available for Review in the Department of Community Development (DCD)

Traffic Impact Analysis (TIA)
SilverStar Car Wash Noise Impact Study dated February 2023

UA-2202320
Silverstar Carwash
15300 W. National Avenue



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



0 60 120 Feet

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February 28, 2023

Subject: Proposed Carwash Plan of Operation
15300 National Avenue/ 15300 Coffee Road, New Berlin Wisconsin

City of New Berlin Representatives:

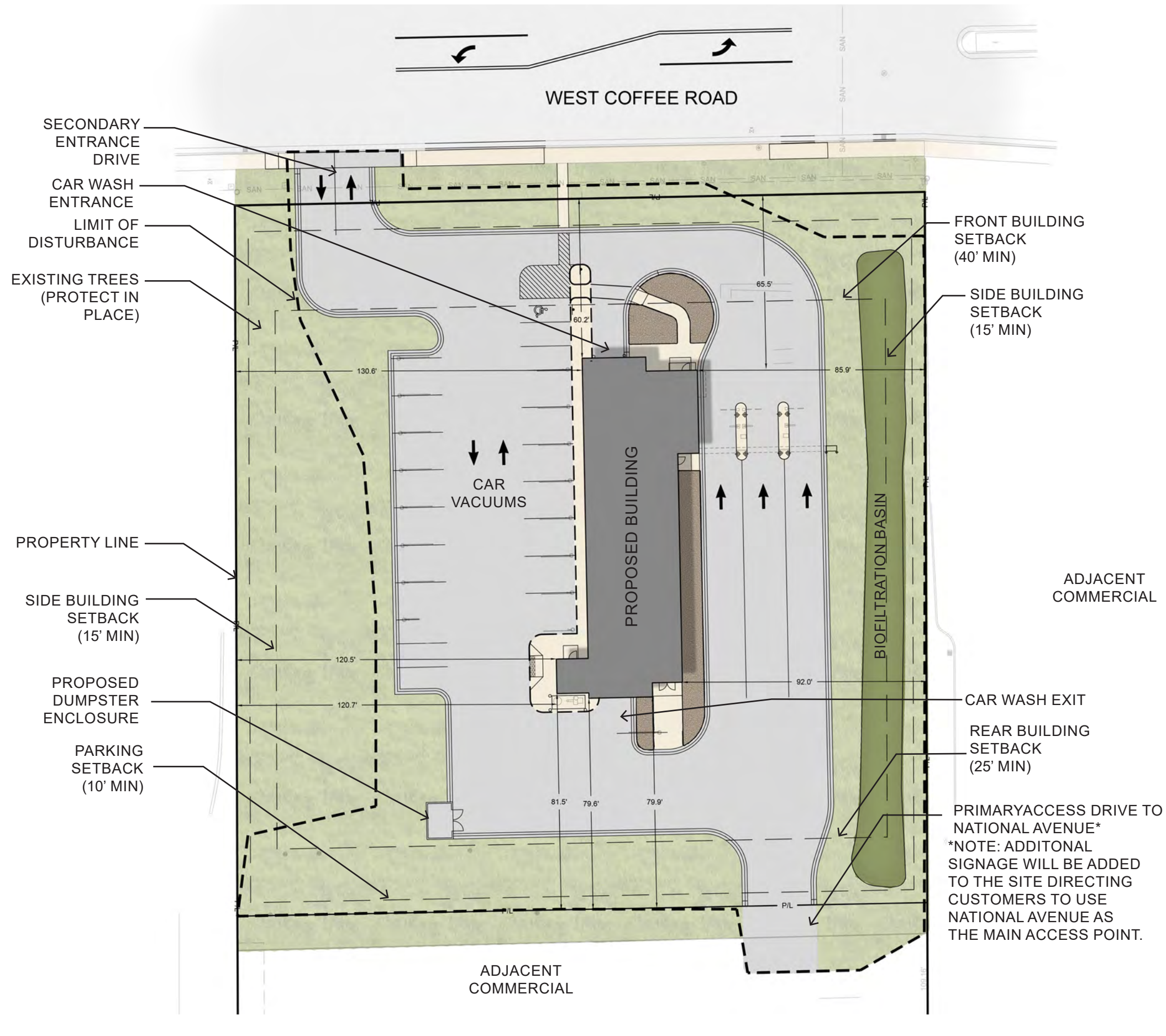
Please find this letter describing the proposed project at the above address which is coming before the Plan Commission for approval.

1. Land Use: The proposed use of the property is to develop an automated car wash facility that includes 3 pay lanes, 14 vacuum bays, 5 employee parking plus one accessible parking stall. The gross square footage of the building is 4,808 sq ft which includes equipment rooms and areas not occupied.
2. Site Activities: Activities to occur on site will be customer circulation through the carwash while in their vehicle, pre-wash prep by employees at the entrance to the wash tunnel, customer use of the vacuum bays and general maintenance and upkeep of the overall site by employees.
3. Hours of Operation: The facility will operate during the hours of 8 am – 8 pm April -September and 8 am to 7 pm October -March.
4. Employees: Generally, each facility employs 3-5 employees per shift depending on peak/non- peak times.
5. Types of Vehicles: Vehicles associated with the carwash range small cars for full size pickups.
6. Vehicle Trips: Once fully operational and established, the facility will average 30-40 cars per hour
7. Expected start of construction is July of 2023 with completion by July of 2024.
8. There are no hazards or adverse impacts requiring any mitigation as a part of this project.
9. Noise: Based on studies of similar facilities the following is what can be expected.
 - Entrance to the Tunnel: The proposed entrance to the tunnel is approximately 60' from the north property line (West Coffee Road). At this distance the expected approximate sound level at Coffee Road would be 62.6dBA. The measured existing noise level currently in that location was measured at 66.2 dBA. **Maximum impacts at the residential neighborhoods to the north and west of the facility are shown to be in the 50-55 dBA range.**
 - Exit of the Tunnel: The proposed exit of the tunnel is approximately 80' from the south property line (adjacent to the Dollar Tree adjacent parcel). At this distance the expected approximate sound level at the southern property line would be 64.4dBA. The measured existing noise level currently in that location was measured at 57.5 dBA.
 - As sound travels through the Dollar Tree property, it reaches National Avenue and the expected

approximate sound level at National Avenue would be 54.8-57.3dBA. The measured existing noise level currently in those locations is 71.2 and 72.4 dBA respectively.

- Maximum impacts at the funeral home to the east of the facility are shown to be in the 45-50 dBA range.

10. Off-Street Parking: 1 stall/ 200 sf required. 20 stalls are provided in the revised site plan.



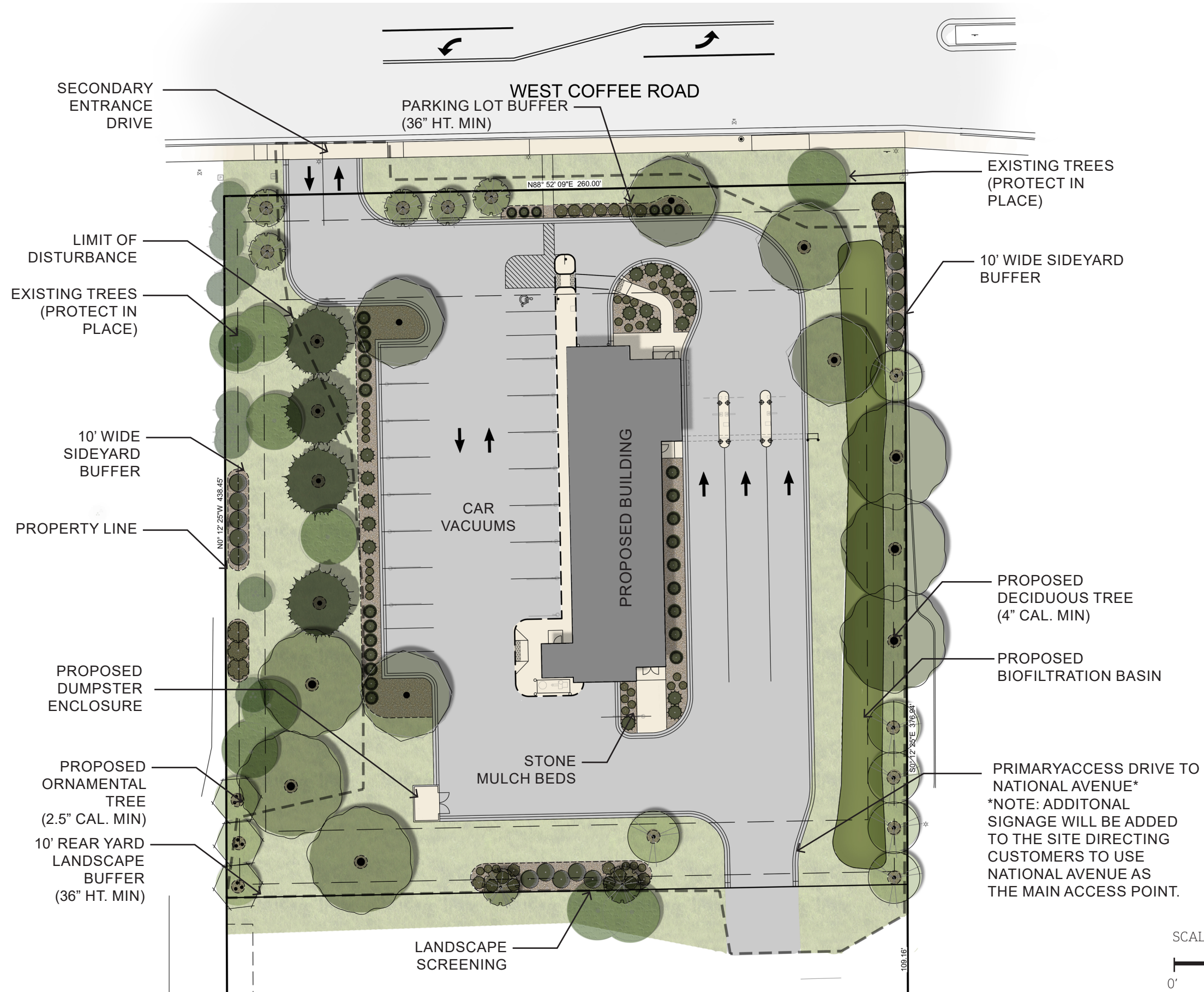
SILVERSTAR CAR WASH - SITE PLAN RENDERING

MIDWEST FIDELITY PARTNERS, LLC.

FEBRUARY 15, 2023

THE **SIGMA** GROUP
Single Source. Sound Solutions.

HOUSTON
engineering, inc.



SILVERSTAR CAR WASH - LANDSCAPE PLAN RENDERING

MIDWEST FIDELITY PARTNERS, LLC.

MARCH 02, 2023

THE **SIGMA** GROUP
Single Source. Sound Solutions.

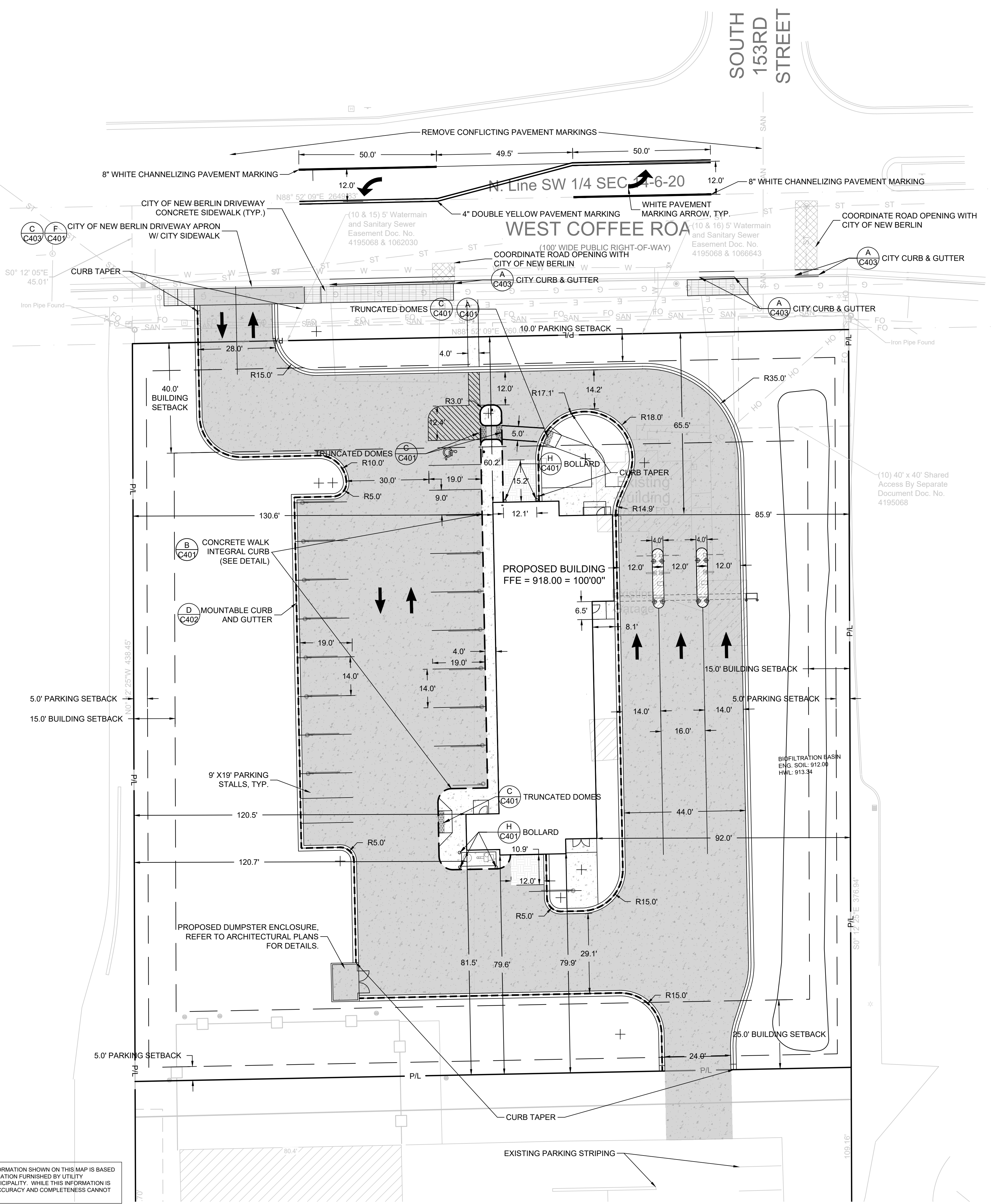
HOUSTON
engineering, inc.

16:49
21:259
C100
HJOHN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MS STATUTE 182.07(2)(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



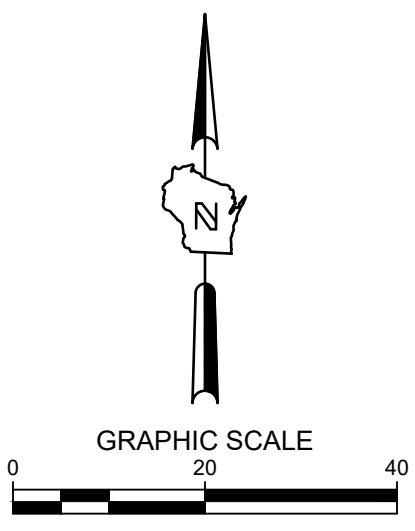
SITE INFORMATION			
SITE AREA	76200	1.749 AC	
SITE DISTURBED AREA	71072	1.632 AC	
EXISTING IMPERVIOUS AREA	6150	0.141 AC	8.1 %
PROPOSED IMPERVIOUS AREA	44867	1.030 AC	58.9 %
TOTAL PARKING SPACES	6		
ADA PARKING SPACES	1		

LEGEND:

	(B C401) 5' THICK CONCRETE WALK
	(B C403) CITY CONCRETE WALK
	(D C401) CONCRETE PAVEMENT
	(F C402) 8' HEATED CONCRETE PAVEMENT
	(G C402) 12' MEDIAN ISLAND CONCRETE PAVEMENT
	MATCH EXISTING CITY OF NEW BERLIN PAVEMENT SECTION
	(# C402) CURB & GUTTER (ACCEPT)
	(# C402) CURB & GUTTER (REJECT)

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



SILVERSTAR CARWASH
15300 W. NATIONAL AVE.
NEW BERLIN, WI

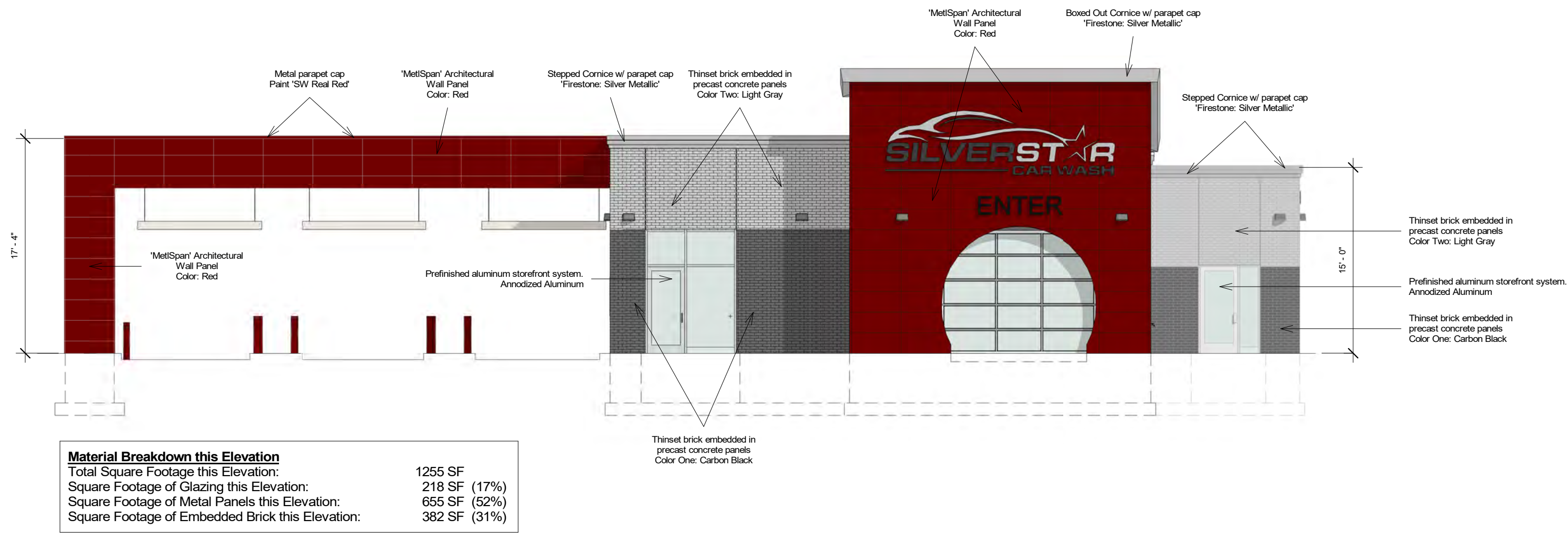
SITE DIMENSION

PRELIMINARY
NOT FOR
CONSTRUCTION

CITY SUBMITTAL	12-22-2022
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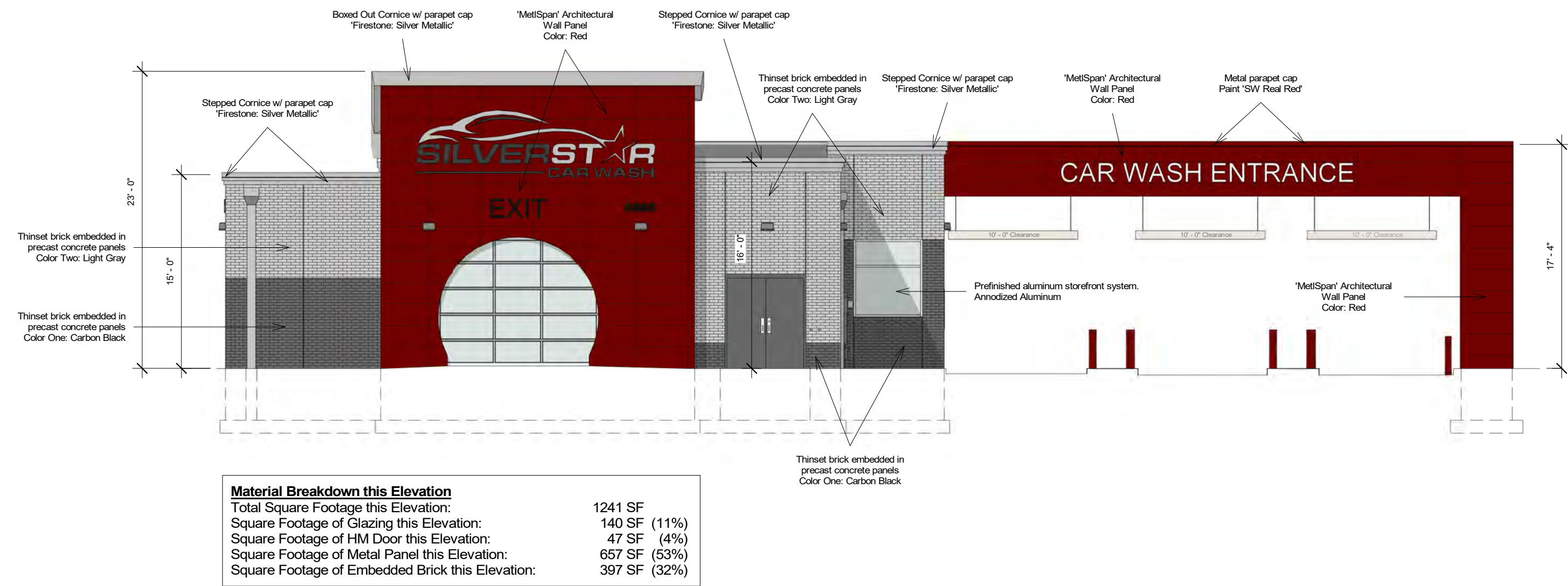
SCALE:	1"=20'
PROJECT NO:	21259
DESIGN DATE:	----
PLOT DATE:	2/16/2023
DRAWN BY:	CPT
CHECKED BY:	CTC
APPROVED BY:	CTC
SHEET NO:	

C100



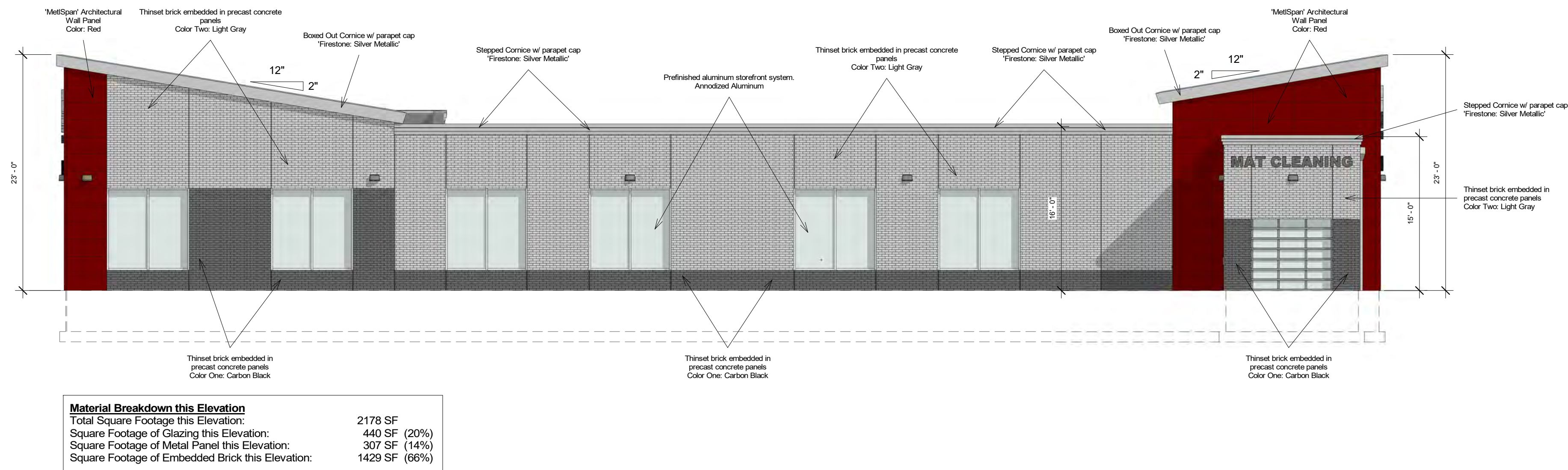
4 North Elevation

Scale: 1/8" = 1'-0"



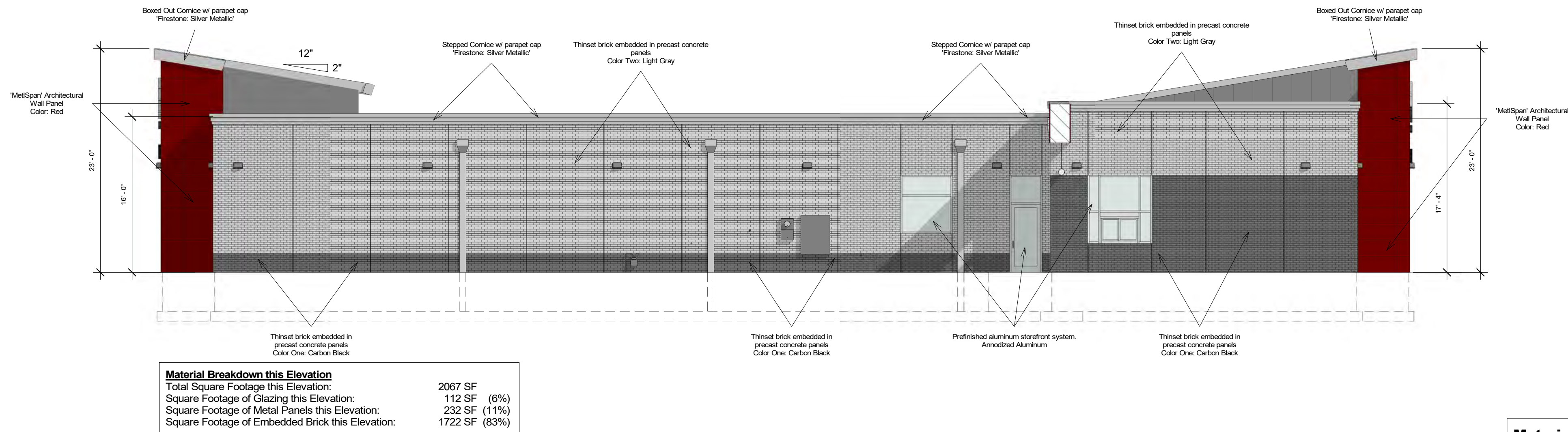
3 South Elevation

Scale: 1/8" = 1'-0"



1 West Elevation

Scale: 1/8" = 1'-0"



2 East Elevation

Scale: 1/8" = 1'-0"

Material Breakdown (Combined):	
Total Square Footage of Exterior Wall:	6741 SF
Total Square Footage of Glazing:	910 SF (13%)
Total Square Footage of HM Door:	47 SF (1%)
Total Square Footage of Metal Panel:	1851 SF (28%)
Total Square Footage of Embedded Brick:	3930 SF (58%)



VanDeWalle Architects LLC
ARCHITECTURE • PLANNING • INTERIORS
Sioux Falls, S.D. 605-339-4411



Midwest Fidelity Partners

Silverstar Car Wash - WI1
New Berlin, WI

Exterior Elevations

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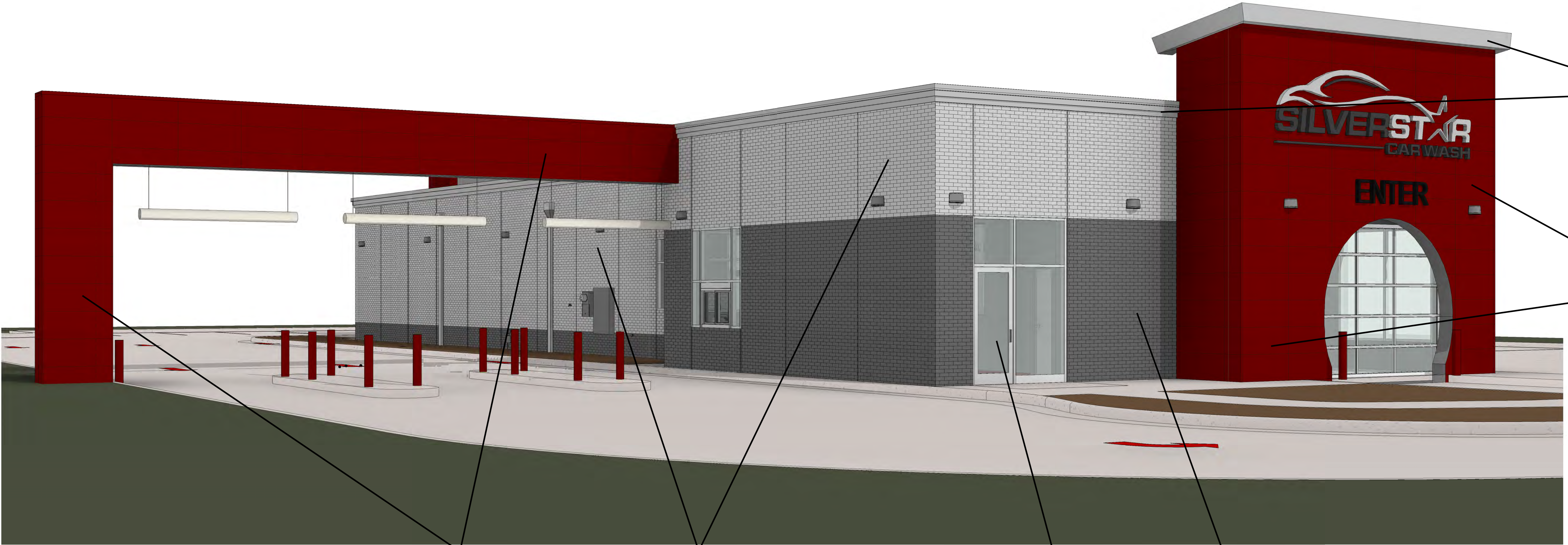
Project No. 22065
Date: 12.19.22
Drawn By: TJS

Revisions

A3.0

16
Page 24 of 102

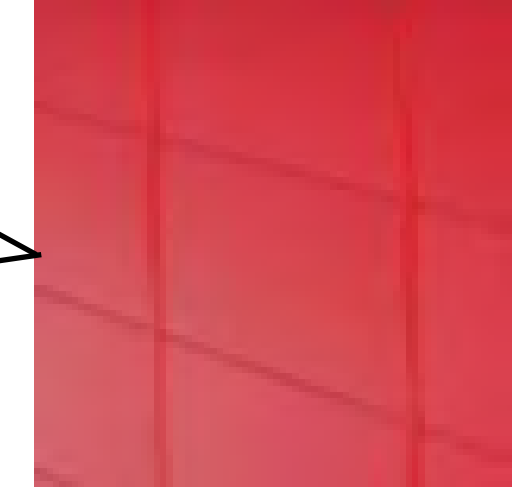
12/19/2022 9:08:44 AM J:\Jobs\22065 Silverstar New Berlin WI\Revit Model & Consultants Drawings\Architectural (R_) \22065 Silverstar W1-128 3 LANE-12 PRECAST-ALT EXT 3.rvt



Firestone Prefinished Aluminum
Parapet Cap: Silver Metallic



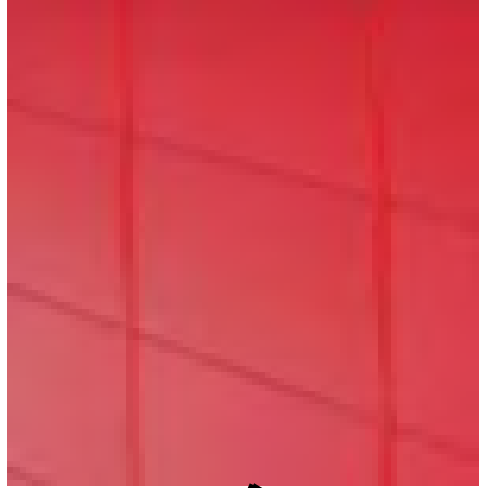
'MetlSpan' Insulated Metal Panels
Color: Red



Embedded thinset brick,
light gray



'MetlSpan' Insulated Metal Panels
Color: Red



Embedded thinset brick,
light gray



Firestone Prefinished Aluminum
Parapet Cap: Silver Metallic



Prefinished Anodized Aluminum
Storefront w/ Clear Glazing



Embedded thinset brick,
carbon black or equal



Silverstar Car Wash - W1
New Berlin, WI

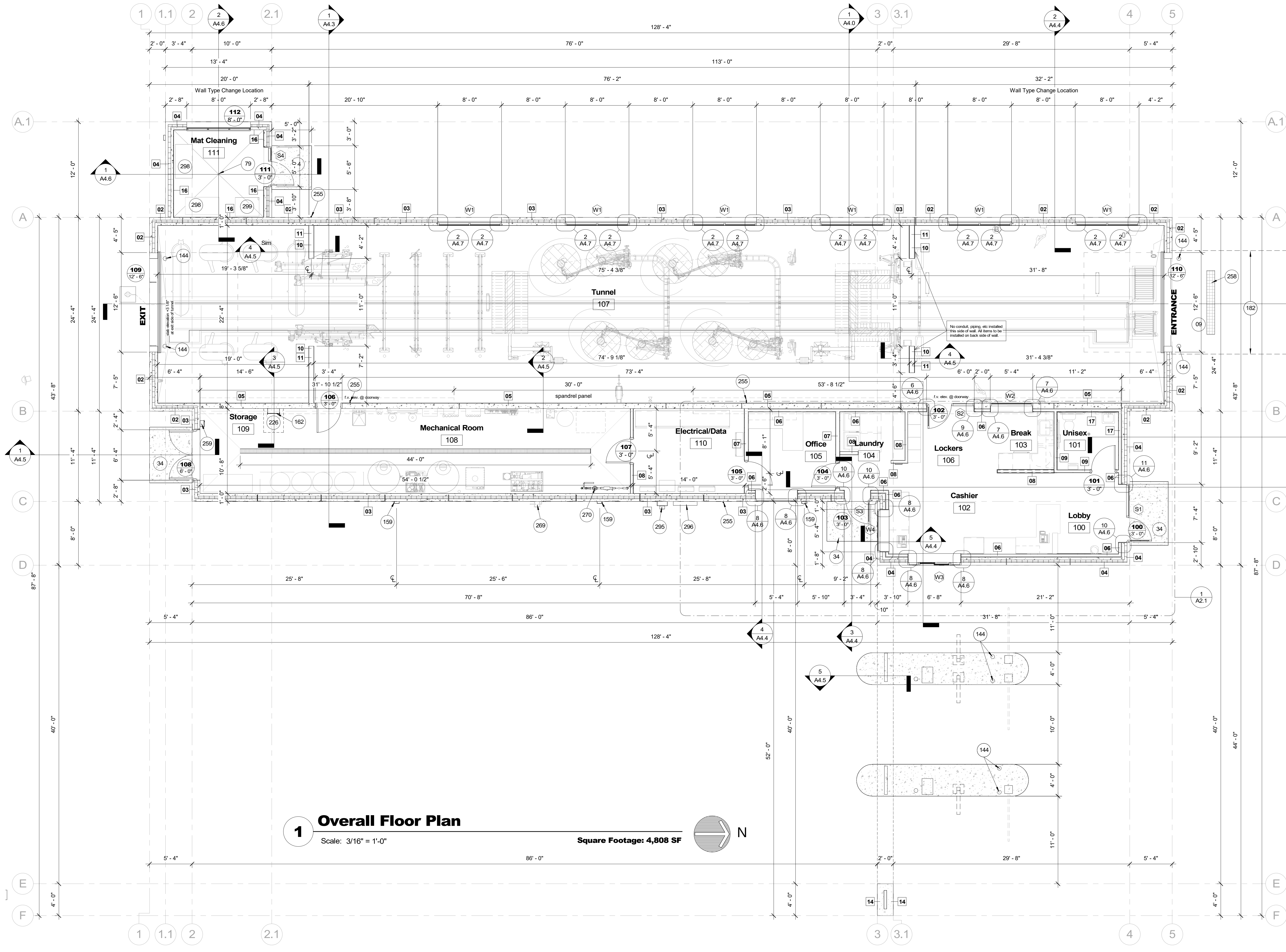
Exterior Elevations- Materials

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Project No. 22065
Date: 12.19.22
Drawn By: TJS

Revisions

SD1



1 Overall Floor Plan
Scale: 3/16" = 1'-0"
Square Footage: 4,808 SF

- Plan Notes**
- 09 Underslab heating system. Heat piping laid into 2" rigid insulation w/ integral clips. (R-10 min.) Rigid insulation to sit on a bed of compacted granular fill. Verify extent w/ civil.
 - 34 Poured concrete stoop. See struct.
 - 79 Floor drain. See mech.
 - 144 Concrete filled steel pipe bollard. Paint red to match precast panels.
 - 159 Prefinished aluminum scupper & rectangular open faced downspout w/ silver metallic finish. Downspout 6" min. Tie into underground collection system. See civil plans.
 - 162 Prefabricated 18" w/ roof access ladder. Rung spaced 12" apart evenly. Install per mfr. standard recommendations.
 - 182 6" thick poured concrete slab w/ heat system over min. 12" new structural fill. Verify w/ mechanical & civil plans.
 - 226 Prefabricated roof access hatch ('Babcock Davis' Personnel II: Model: BRHUG36x30S1T or approved equal). Guard height to be 42" above roof surface. Install per mfr. recommendations. Coordinate location w/ precast mfr.
 - 255 Wall mounted water spigot. See mechanical plans.
 - 258 Trench drain. See mechanical plans.
 - 259 Surface mounted fire extinguisher cabinet. Verify requirements w/ fire marshal. Install cabinet @ 48" AFF to top of cabinet per ADA requirements.
 - 269 Gas meter. See mechanical.
 - 270 Water meter. See mechanical.
 - 295 Electrical meter. See electrical plans.
 - 296 CT cabinet. See electrical plans.
 - 298 *Mat beater' equipment. See mechanical & electrical plans.
 - 299 Vending machine, NIC

- General Notes:**
01. Provide 'W' style GWB control joints as recommended by the National Gypsum Association. This includes, but is not limited to, control joints @ 30'-0" o.c. max. in long corridors/wall expanses. Control joints @ door jambs, extending from door head to ceiling. Consideration should also be given to locating control joints from floor to ceiling at either edge of large window openings.
 02. Provide W, R, GWB in all bathroom areas.
 03. Provide 2x blocking at all grab bar locations. See detail 01/A5.0.
 04. All dimensions are from face of stud, U.N.O.
 05. Caulk perimeter of all sinks, toilets, & backsplashes.
 06. Verify all appliance dimensions prior to ordering cabinets.
 07. All H/C accessible areas shall have ADA compliant thresholds at all doors requiring thresholds.
 08. Interior elevations are on sheet A5.0.
 09. Door & window schedules/elevations are on sheet A5.1.
 10. All outlets, switches, & plate covers to be white.
 11. Car wash equipment shown for representation purposes only. Verify final design w/ supplier prior to construction.
 12. Mechanical, Electrical, & Structural items shown for representation purposes only. Verify final design per trade prior to construction.
 13. Wall types are shown on sheet A2.4.
 14. General contractor to coordinate & verify all vendor equipment prior to installation, typical. Contact Architect with any layout discrepancies.

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ARCHITECTURE • PLANNING • INTERIORS
Sioux Falls, S.D. 605-339-4411

**Midwest Fidelity Partners**

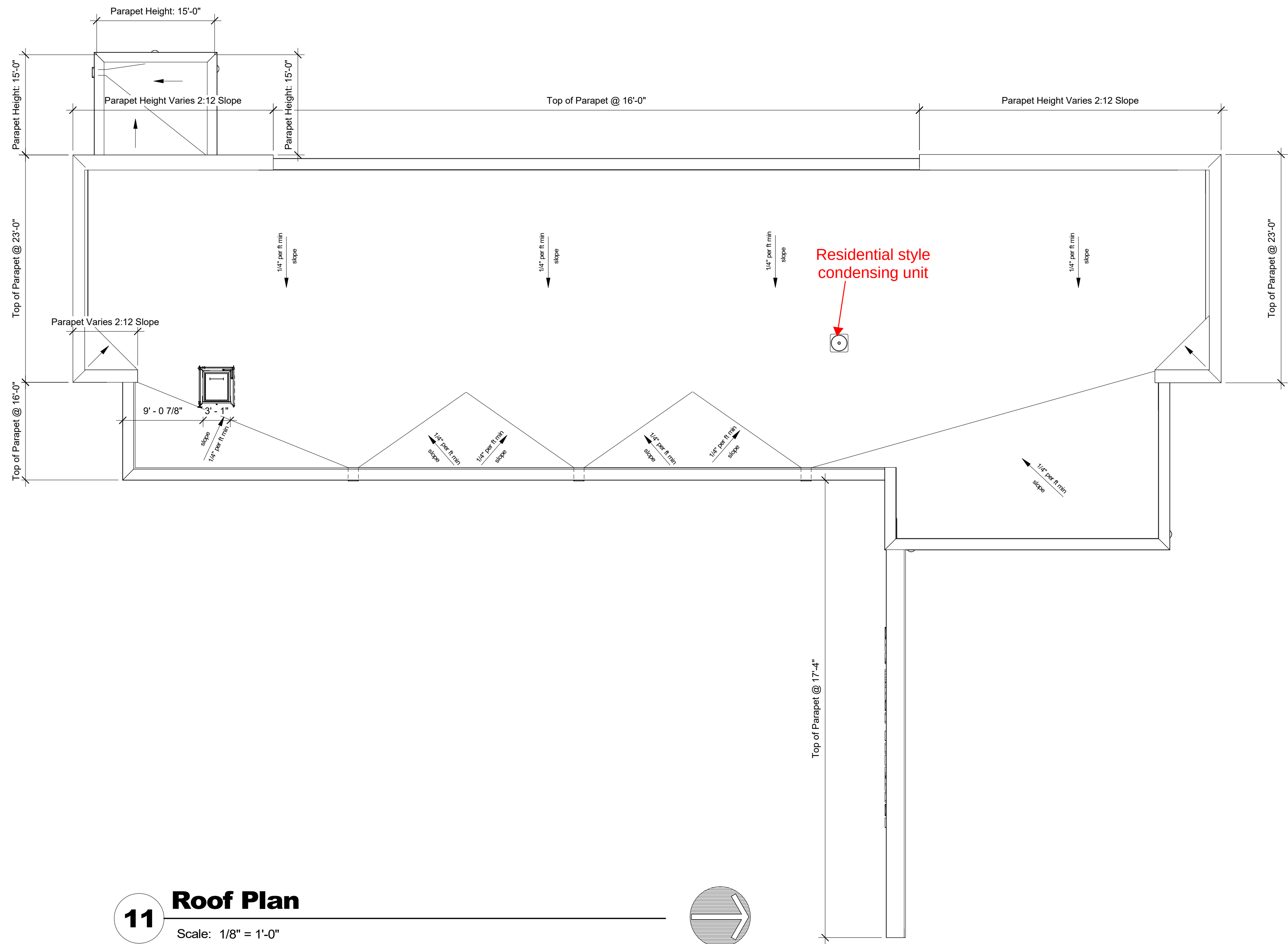
Silverstar Car Wash
15315 Coffee Road
New Berlin, WI

Floor Plan

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Project No.	Revisions
Date: 09.20.22	
Drawn By: TJS	

A2.0



11 Roof Plan
Scale: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



VanDeWalle Architects LLC
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Sioux Falls, S.D. 605-339-4411



Midwest
Fidelity
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Silverstar Car Wash - W1
New Berlin, WI

**Enlarged Office Floor Plan
& Roof Plan**

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Project No.	22065	Revisions	A2.1
Date:	12.19.22		
Drawn By:	TJS		

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: John Holborow with Rock Ridge Developers, LLC / Caribou Coffee

LOCATION: 5276 S. Moorland Road

REQUEST: Use, Site and Architecture approval for a Caribou Coffee located at 5276 S. Moorland Road.

D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture for a Caribou Coffee located at 5276 S. Moorland Road subject to the application, plans on file and the following conditions of approval:

1. Planning:

- a. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a Caribou Coffee offering drive-thru and pick up only.
 - i. Hours of operation: 5:30 am - 8 pm, Monday - Friday
6:30 am - 8 pm, Saturday & Sunday
 - ii. Number of employees: 5 per shift
- b. Architecture Review Committee approval required prior to issuance of the Zoning Permit.
- c. Applicant to construct a driveway to connect with the Stonefire Pizza parcel, per Cross Access Easement #4553655. Applicant to coordinate with Stonefire Pizza on this connection.
- d. 10' setback from wetlands shall apply.
- e. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - i. Applicant shall comply with the tree replacement schedule outlined in Section 275-54B(6) of the Zoning Code, or pay the City the remainder of the balance to be placed in the landscaping account to plant landscaping elsewhere within the City.
- f. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- g. All permanent and temporary signs require a Sign Application to be filed prior to installation.

2. Building Inspection:

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).

- b. The State of Wisconsin Commerce review can be done locally as per (Comm.361.60) if under 50,000 cubic foot rule per Wi stat 101.12(3) (b) and (g).
 - c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
 - d. Zoning Permit approval will be required before applying for the building permit. Separate application and plans are required.
 - e. The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).
 - f. Plumbing: State review is required for over 16 fixtures - new and/or replacements.
 - g. Note: The IBC 2021 and ICC A117.1 - 2007 is proposed to be adopted by the State of Wisconsin.
3. Fire Department:
- a. Key for Knox box is required.
 - b. Provide fire extinguishers every 75' of travel.
 - c. Maintain egress/emergency lighting throughout.
 - d. Maintain 24' fire access width for fire lane.
 - e. Name and address on front and rear where applicable.
 - f. In lieu of fire sprinkler system, a monitored fire detection system shall be required.
4. Engineering:
- a. The curb and gutter flange shall not be included in the width of the parking stalls.
 - b. Parking shall be a minimum of 9' wide and 18' long. At the 45-degree angle, the parking length measurement shall be 19' from the face of curb.
 - c. Drive aisle widths shall be 12' wide, not including the flange of the curb.
 - d. Provide wheel stops in parking stalls that do not have curb and gutter.
 - e. The driveway between Stonefire and Rock Ridge Rd should be open to two-way traffic, therefore 24' of pavement.
 - f. Do not recommend inverting the road between Stone Fire and Rock Ridge Rd.
 - g. Minimum size sanitary lateral shall be 6" diameter, per City Specifications.
 - h. Minimum size water lateral for commercial shall be 2", per City Specifications.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT**

Meeting of May 8, 2023

**John Holborow with Rock Ridge Developers, LLC / Caribou Coffee
5276 S. Moorland Road**

DATE STAFF REPORT CREATED: April 24, 2023

APPLICANT / OWNER(S): John Holborow with Rock Ridge Developers, LLC / Westridge Development Properties, LLC

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a Caribou Coffee located at 5276 S. Moorland Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 3/24/23

DATE OF COMPLETENESS DETERMINATION: 3/27/23

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 3/3/23

Site Visit(s): 4/12/23

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 605 square foot building / 2.46 acres

CURRENT ZONING: M-1 & C-2

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: Coffee Shop

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: M-1

South: Zoning: C-2/M-1

East: Zoning: M-1

West: Zoning: M-1

Land Use: Light Industrial (The Ridge Cinema)

Land Use: Light Industrial (Stone Fire Pizza)

Land Use: Light Industrial (The Ridge Cinema)

Land Use: Light Industrial (Roadrunner Express)

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies

Vision:

- *Westridge/Towne Corporate Business Park should be expanded as a major economic center for the City. The Business Park should continue to set an example of high standards in architecture, site planning, and sustainable practices. Primary uses should promote light manufacturing and office complexes. Hotels, clinics, entertainment (i.e. restaurants, shopping center, and cinemas), and retail should serve as supporting uses.*
- *The vision for the South Moorland Road Corridor includes the following elements that have been incorporated into the development of the plan:*
 - ✓ *A business community that focuses on sustainable site and building design.*
 - ✓ *Focus on green infrastructure and creative storm water management elements.*
 - ✓ *A system of meaningful pedestrian connections to create a walkable and connected community.*
 - ✓ *Focus on sound planning and architecture practices.*
 - ✓ *Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.*
 - ✓ *Allow for flexible site design for both residential and nonresidential development by creating Zoning Code standards that promote creativity and sustainability.*

Development Policies:

- *Emphasize mixed use developments with light industrial and office as the dominant land uses. Supporting hospitality related uses (i.e., hotels and table service restaurants) should complement the primary uses.*
- *Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.*
- *Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.*
- *Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.*

Land Use:

- *Future Land Use Map: Business Park Industrial*

ZONING CODE (Chapter 275): Yes, this request is consistent with Sections 275-35B(4) and 275-37B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes, the Architectural Review Committee will review this request at their May 8, 2023 meeting.

PROPOSED ARCHITECTURE: See attached plans.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: The Isolated Natural Resources Area (INRA) should coincide with the wetland boundary delineated by Stantec on the southern part of the parcel, per a letter dated February 6, 2019 by SEWRPC.

Wetland On Property: Yes, wetlands were delineated on October 9, 2017 by Stantec and have been registered on the City's Zoning Map.

Conservancy Districts (C-1, C-2): Yes, C-2.

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site is flat with little grade change.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: Trees to be removed and trees to be protected during construction are identified on the plans. Applicant has submitted a landscape plan.

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed and trees to be protected during construction are identified on the plans.

STORM WATER MANAGEMENT / DRAINAGE: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. Applicant has submitted a stormwater management plan.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewer Shed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at time of building permit.

TRAFFIC IMPACT: TIA is not required. Section 275-58C(2)(a) states that a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

10/5/2020 Plan Commission approval of a 1-Lot CSM
10/13/2020 Common Council approval of Resolution #20-32 releasing the road reservation and approval of a 1-Lot CSM.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

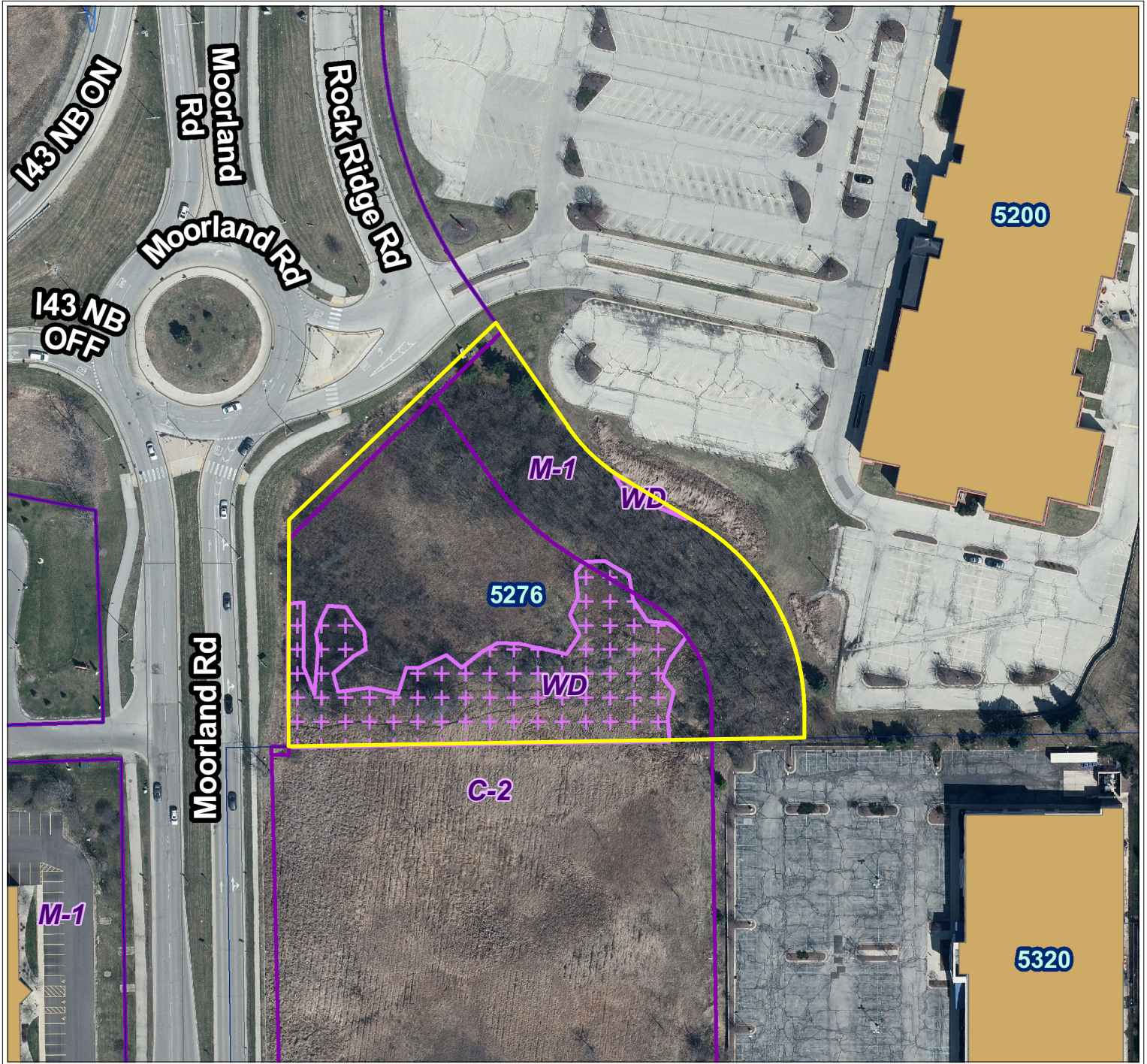
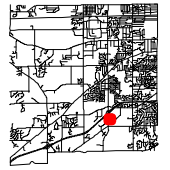
1. The applicant is proposing a 605 square foot Caribou Coffee offering drive-thru and pick up only. See the attached Plan of Operation.
2. This lot shall adhere to the M-1 Zoning District, per the Special Conditions Apply overlay on the City's Zoning Map. Setbacks for the M-1 Zoning District have been met: front 50', side 15', rear 25'.

D.R.C. RECOMMENDATION:

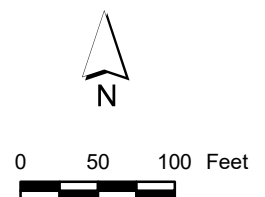
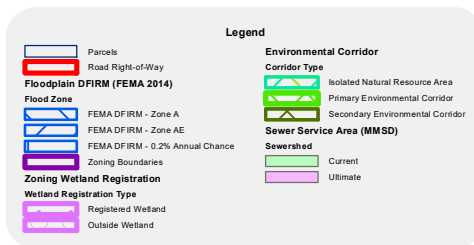
Approval of the Use, Site and Architecture for a Caribou Coffee located at 5276 S. Moorland Road, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

ATTACHMENTS:

Location Map
Plan of Operation
Civil Plans
Architecture Plans



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

Rock Ridge Developers, LLC

5276 S. Moorland Rd. Caribou Coffee – Cabin Plan of Operation

Project Description:

Rock Ridge Developers, LLC would like to construct a new, 605 square foot, freestanding Caribou Coffee – Cabin store on 2.143 ac. located at 5276 S. Moorland Rd. Caribou Coffee will serve its full menu of beverages along with limited number of food items that typically consists of the top 3 sandwiches and to 5 bakery items. The focus of the Cabin stores is a streamlined menu that is easy to execute. This will all be set up in a new, convenient, drive-thru and mobile order pick up format. There is no inside dining for patrons. The interior of the Cabin will be reserved for employees only and will house make lines, storage, a small office and employee restroom. There is a small patio area for seasonal sipping and on-site enjoyment.

Hours of Operation:

Caribou Coffee locations typically operate M-F 5:30 am – 8 pm and Sat. & Sun. from 6:30 am – 8 p.m. Some locations may vary.

Peak Deployment & Staffing:

Typical Cabin peak deployment is 5 team members. Overall, Caribou plans to hire 15-20 part and full time employees for this location. Adequate employee parking is provided south/southeast of the Cabin location.

Site Operation/Vehicular Traffic:

The Caribou Coffee – Cabin is mainly predicated on drive-thru only service. There is a small pick-up window for walk-up and order ahead services. Two of the eight total parking spaces are dedicated for order ahead parking. There are an additional five parking stalls located toward the rear of the building for employees. This site has one main access point connected to Rock Ridge Rd. where most of the vehicles will enter/exit the premises. There will be a shared driveway connection installed that will connect to the StoneFire Pizza lot to the south. This driveway connection is required by the City as part of implementing the overall development plan for this area. A typical Cabin store will conduct 2,150 transactions per week (approximately 300/day). The average wait time from the menu order board until exiting the pick-up window is 3 minutes and 24 seconds. Peak trip generation is typically between 7 am – 10 am. Some store may vary slightly. There is a “bailout” lane provided in case a customer decides to exit the drive-thru queue early. Traffic will also be organized neatly by flowing in one direction (counter clockwise) around the building. Caribou prides itself on a fast, efficient, and smooth process from the time a customer enters the premises to the time they exit.

Construction Schedule:

Once all necessary municipal approvals and building permits are obtained, Rock Ridge Developers, LLC will break ground. Currently, this would be as soon as July 1, 2023. Construction of the shell building should take approximately 90-120 days with delivery to Caribou Coffee taking place around Nov. 1, 2023.

Resolution/Mitigation of Adverse Impacts:

Since this use is an approved use under the current zoning code and given the lot is surrounded by wetland, industrial and other commercial properties, we do not anticipate any negative or adverse impacts. Rather, we anticipate adding a valued complement to an already well developed neighborhood.



CARIBOU COFFEE
5276 S MOORLAND ROAD NEW BERLIN, WI

CJE NO.: 2308RI
MARCH 23, 2023

SITE PLAN C1.0

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CHAPUT SURVEY.
2. DISTURBED AREA = 62,189 S.F. (1.428 ACRES)
3. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 0.613 ACRES.
4. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY. MMSD CHAPTER 13 AND NR 151 WILL BE PROVIDED BY A PROPOSED STORM WATER WET DETENTION POND.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
6. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
7. SEE ARCHITECTURAL PLANS FOR ALL DRIVE THRU SIGNAGE, EQUIPMENT, APPARATUS DETAILS

SITE AREAS

PROPOSED BUILDING FOOTPRINT = 625 S.F. (0.014 ACRES)
PROPOSED PAVEMENT = 23,933 S.F. (0.549 ACRES)
PROPOSED IMPERVIOUS AREA = 24,558 S.F. (0.564 ACRES) [23% OF THE SITE]
PROPOSED OPEN SPACE = 80,459 S.F. (1.849 ACRES) [77% OF THE SITE]
TOTAL SITE AREA = 105,107 S.F. (2.413 ACRES)
DISTURBED AREA = 62,189 S.F. (1.428 ACRES)

PROPOSED SURFACE PARKING

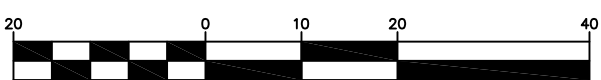
- 10 REGULAR CUSTOMER STALLS
- 1 HC ACCESSIBLE STALL
- 2 ORDER AHEAD STALLS
- 13 TOTAL PARKING STALLS

S. MOORLAND RD.
VARYING PUBLIC R.O.W.

ROCK RIDGE RD.
VARYING PUBLIC R.O.W.

S89°08'53"W 445.15'
(REC. AS N89°08'28"E)

GRAPHIC SCALE



1 inch = 20 ft

UNPLATTED LANDS &
PART OF C.S.M. NO. 466

GRASS



EXISTING CONC. CURB

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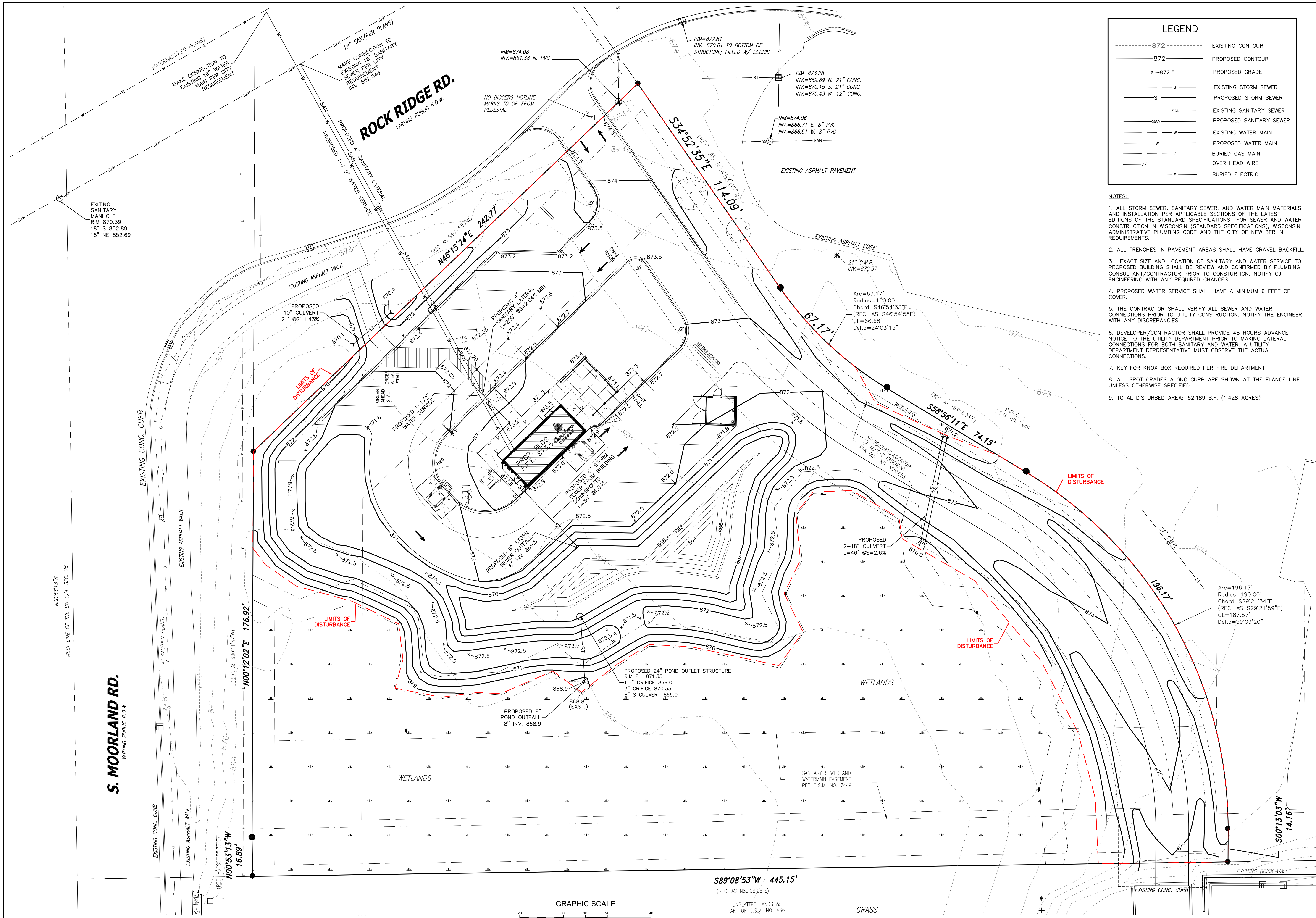
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LEGEND	
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872	PROPOSED CONTOUR
x-872.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
//	OVER HEAD WIRE
E	BURIED ELECTRIC

- NOTES:
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING SHALL BE REVIEW AND CONFIRMED BY PLUMBING CONSULTANT/CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY C.J. ENGINEERING WITH ANY REQUIRED CHANGES.
 4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. DEVELOPER/CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCE NOTICE TO THE UTILITY DEPARTMENT PRIOR TO MAKING LATERAL CONNECTIONS FOR BOTH SANITARY AND WATER. A UTILITY DEPARTMENT REPRESENTATIVE MUST OBSERVE THE ACTUAL CONNECTIONS.
 7. KEY FOR KNOX BOX REQUIRED PER FIRE DEPARTMENT
 8. ALL SPOT GRADES ALONG CURB ARE SHOWN AT THE FLANGE LINE UNLESS OTHERWISE SPECIFIED
 9. TOTAL DISTURBED AREA: 62,189 S.F. (1.428 ACRES)



CARIBOU COFFEE
5276 S MOORLAND ROAD NEW BERLIN, WI

CJE NO.: 2308RI
MARCH 23, 2023

SITE GRADING & UTILITY PLAN C2.0



CARIBOU COFFEE
5276 S MOORLAND ROAD NEW BERLIN, WI

CJE NO.: 2308RI
MARCH 23, 2023

C3.0

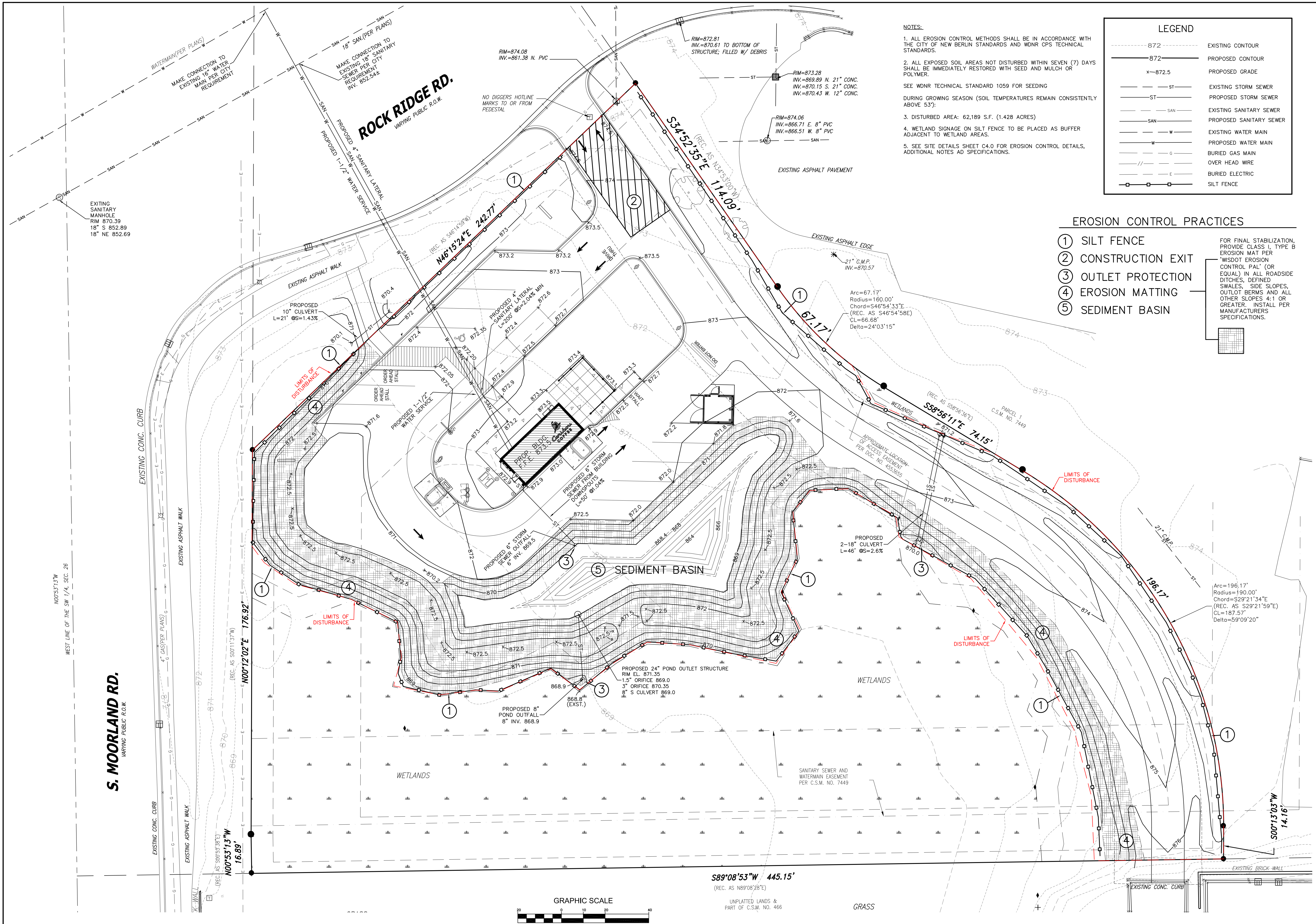
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x-872.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
E	OVER HEAD WIRE
E	BURIED ELECTRIC
SILT FENCE	SILT FENCE

- NOTES:
1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW BERLIN STANDARDS AND WDNR CPS TECHNICAL STANDARDS.
 2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.
 3. DISTURBED AREA: 62,189 S.F. (1.428 ACRES)
 4. WETLAND SIGNAGE ON SILT FENCE TO BE PLACED AS BUFFER ADJACENT TO WETLAND AREAS.
 5. SEE SITE DETAILS SHEET C4.0 FOR EROSION CONTROL DETAILS, ADDITIONAL NOTES AND SPECIFICATIONS.

EROSION CONTROL PRACTICES

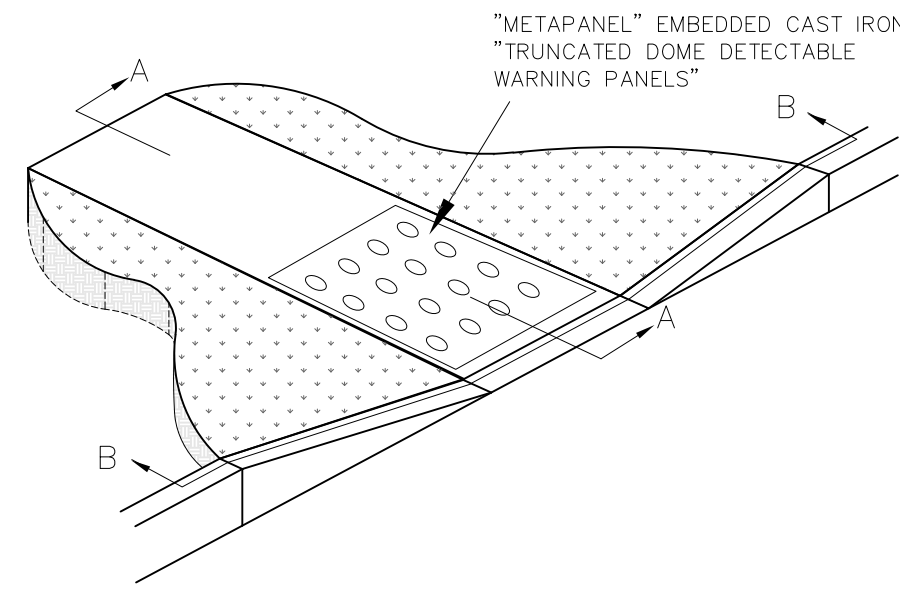
- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ OUTLET PROTECTION
- ④ EROSION MATTING
- ⑤ SEDIMENT BASIN

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.



SITE EROSION CONTROL PLAN

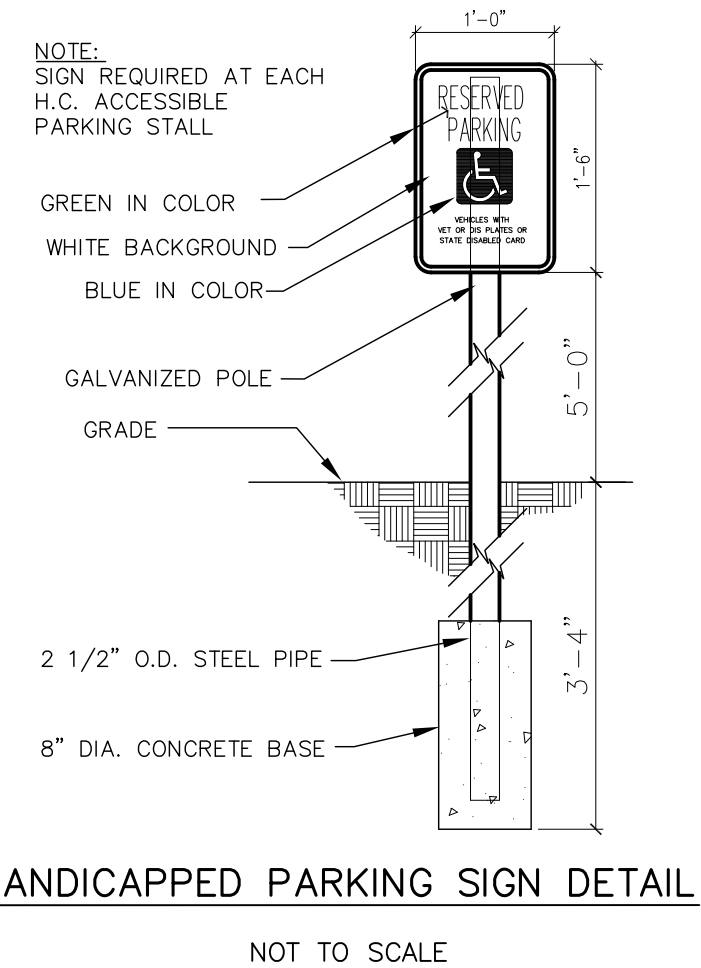
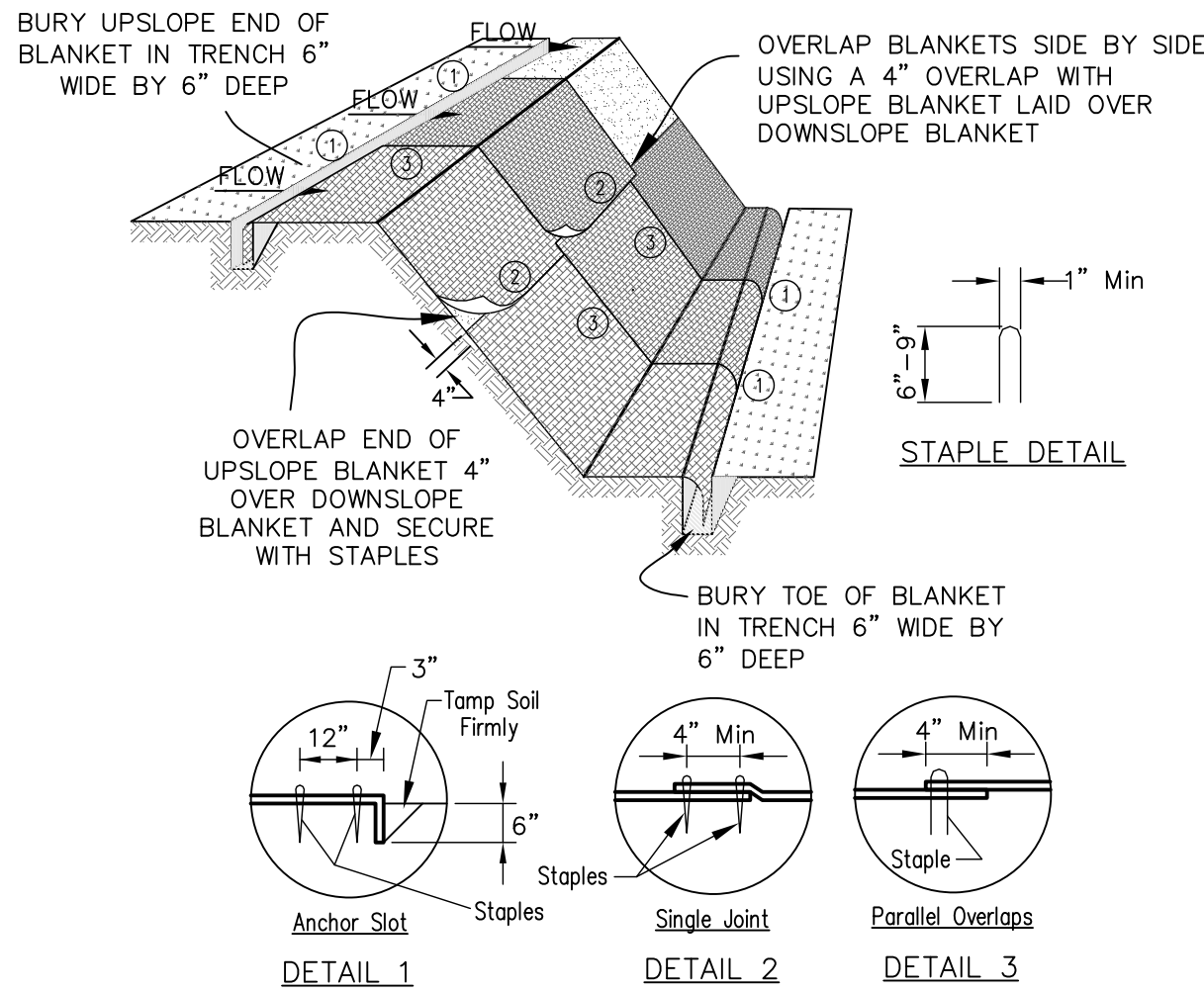
C3.0



Technical drawing of a concrete curb detail. The drawing shows a cross-section of a curb with a top width of 12 inches and a base width of 18 inches. The curb height is 6 inches. The top surface is finished with a radius of $R = 1/4"$. The curb is made of concrete, and the adjacent surface is asphalt pavement. The drawing includes dimensions for the curb's width, height, and radius, as well as a note indicating the materials used.

CONCRETE CURB DETAIL

NOT TO SCALE



EROSION MATTING TYPICAL INSTALLATION
PER WDNR TECHNICAL STANDARD 1053
FOR CLASS 1, TYPE B EROSION MAT
INSTALL PER MANUFACTURERS SPECIFICATIONS



PLAN

PROFILE SECTION A-A'

CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APPROX. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1'0".
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE - TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION

NOT TO SCALE

3

③

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDN TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

<u>PREScriptive COMPLIANCE AREAS:</u> PER WDNr NR151.11 WIS. ADM. CODE MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT. 15TH

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

SITE INFORMATION

USDA PLANT HARDINESS ZONE 5b (-15 to -10 Degrees F)
LOT ZONING
LOT AREA 105,107 SQ. FT. (2.41 Acres)
SITE BUILDING AREA 625 SQ. FT.
TOTAL IMPERVIOUS 24,558 SQ. FT. (0.56 Acres)
TOTAL GREENSPACE 80,459 SQ. FT. (1.85 Acres)
SITE LANDSCAPE PERCENTAGE 77%
TOTAL PARKING STALLS 13 STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 LANDSCAPE AND BUFFERING: 275.54 NATURAL RESOURCE PROTECTION

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF NEW BERLIN IN COMPLIANCE WITH LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 (h). THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF NEW BERLIN

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 LANDSCAPE AND BUFFERING: Plant sizes. At the time of installation, plantings required by this section shall be no smaller than the following:
(a) Deciduous trees.[1] A minimum of 50% of the proposed deciduous trees shall have a minimum size of four inches' DBH.
(1) All remaining deciduous trees shall have a minimum size of two inches' DBH.
(b) Evergreen trees.[1] A minimum of 50% of the proposed evergreen trees shall have a minimum height of eight feet.
(2) All remaining evergreen trees shall have a minimum height of six feet.
(c) All ornamental trees. All ornamental trees shall have a minimum size of two inches' DBH.

275.56(15)D Any existing trees and shrubs that shall be preserved and are protected during construction according to specifications in § 275-54A(5) shall be credited against this landscaping requirement.
E. Parking lot landscaping.
(2) Perimeter landscaping.
(b) [1] A minimum of one shade or evergreen tree per 20 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to an arterial street. A minimum of one shade or evergreen tree per 30 linear feet of parking surfaces and one shrub per 10 linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to any nonarterial street.

Parking along S. Moorland Road = 120 lineal feet

Trees Required - 6 Trees
Trees Provided - 4 Trees
Shrubs Required - 24 Shrubs
Shrubs Provided - 31 Shrubs

Parking along Rock Ridge Road = 192 lineal feet

Trees Required - 6.4 Trees
Trees Provided - 5 Trees
Shrubs Required - 19.2 Shrubs
Shrubs Provided - 44 Shrubs

Parking along Entrance Road = 134 lineal feet

Trees Required - 4.5 Trees
Trees Provided - 5 Trees
Shrubs Required - 13.4 Shrubs
Shrubs Provided - 15 Shrubs

- [2] For parking lots adjacent to a side or rear lot line, a minimum of one evergreen or shade tree per 30 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to a side or rear lot line.
- [F] Buffering and Screening
Minimum required bufferyard. (a) Moderate bufferyard. An "A" in a cell indicates a moderate bufferyard is required with a minimum width of 10 feet.
Not Applicable
(4) Minimum planting requirements. For every 100 linear feet of a buffer yard
• (3) Trees(Deciduous or Ornamental) [per 100 linear feet]Minimum
• (0) Evergreen Trees[per 100 linear feet]Minimum
• (3) Minimum Shrubs
275.54(7) Replacement of significant trees
Tree Type, Size of Tree Removed (DBH)
Size of Replacement Tree(s)(DBH)
(1) 12" DBH BROADLEAF DECIDUOUS TREE TO BE REMOVED
(1) 16" DBH BROADLEAF DECIDUOUS TREE TO BE REMOVED
Deciduous:
-5 to 7 inches - 1 tree at 5 to 7 inches or 3 trees at 2 1/2 to 4 inches
-8 to 11 inches - 3 trees at 5 to 7 inches or 9 trees at 2 1/2 to 4 inches
-12 inches or larger - 6 trees at 5 to 7 inches or 12 trees at 2 1/2 to 4 inches

Required Replacement Trees in (24) at 2 1/2 to 4 inches / 12 trees at 5 to 7 inches
Replacement Trees in Total (2) at 2 1/2 to 4 inches Provided - 30 TREES

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcpsN		Acer pseudosieboldianum 'Northwind'	Northwind Korean Maple	3"-DBH - B&B	1
3	BeniH		Betula Nigra 'Heritage'	Heritage River Birch	4" DBH - B&B	1
2	Cabf		Carpinus betulus 'Fastigiata'	Pyramidal EuropeanHornbeam	3"-DBH - B&B	1
5	GIBIPs		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	4"-DBH - B&B	1, 7
2	GydIE		Gymnocladus dioica's 'Espresso'	Espresso Kentucky Coffee Tree	3"-DBH - B&B	1, 7
2	LituA		Liriodendron Tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree	3"-DBH - B&B	1
4	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3"-DBH - B&B	1
3	Osvi		Ostrya virginiana	American Hophornbeam (Ironwood)	3"-DBH - B&B	1
2	PycaCS		Pyrus callerana 'Cleveland Select'	Cleveland Select Calery Pear	3"-DBH - B&B	1
2	Qutbi		Quercus bicolor	Swamp White Oak	4" DBH - B&B	1
2	SyreSS		Syringa reticulata 'Summer Snow'	'Summer Snow' Japanese tree lilac	2"-DBH - B&B	1
3	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	4"-DBH - B&B	1
1	Extg		Existing to Remain	Existing to Remain	Existing 16"	2
1	Extg		Existing to Remain	Existing to Remain	Existing 12"	2
1	Extg		Existing to be Removed	Existing to be Removed	Extg 16" DBH Demo	3
1	Extg		Existing to be Removed	Existing to be Removed	Extg 12" DBH Demo	3

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	PideB		Picea densata 'Bailey'	Black Hills Spruce	7" - B&B	4
1	PIIV		Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	7" - B&B	4
3	Tadi		Taxodium distichum	Bald cypress	7" - B&B	4
6	ThpIGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	7" - B&B	4

Comments

- Straight central leader, full & even crown. Prune only after planting.
- Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
- Remove tree/shrub in its entirety and grind stump to a minimum of 4" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
- Evenly shaped upright tree with full branching to the ground.
- Full, well rooted plant, evenly shaped.
- Full, well rooted plant.
- Male only

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	CoalCDM		Cornus alba 'Creme De Mint'	Creme De Mint Dogwood	18" - 24"- Cont	5
11	EualUF		Euonymus alatus 'Unforgettable Fire'	Unforgettable Fire Burning Bush	24" - 30" - B&B	5
18	PhopLJ		Physocarpus opulifolius 'Hoogi021'	Little Joker Ninebark	18" - Cont	5
3	PhopM		Physocarpus opulifolius 'Monks'	Diabolo Ninebark	18"- 24" - B&B	5
24	RoM		Rosa 'Meinroir'	Apricot Drift Groundcover Ros	18" - Cont	5
15	SpbeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - Cont	5
12	WetfSB		Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - 24"- Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	JucoGC		Juniperus communis 'Gold Cone'	Gold Cone Juniper	24" - 30" - Cont	4
12	JupfSG		Juniperus x pfitzeriana 'MonSant'	Sea of Gold Juniper	18" - 24" - B&B	5
6	TameDS		Taxus x media 'Densiformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	5
21	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - B&B	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	MisP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	6
8	PavfHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
25	PavfN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
20	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
64	HeSC		HemerodBills x 'Sherwood Cheer'	Sherwood Cheer Daylily	4 1/2" pot	6

Upper Third of the Bowl and Adjacent Areas- Economy Prairie Seed Mix Storm Water Management Pond area from Agrecol

Quantity	Symbol	Supplier	Type
6,000 sq. ft.		Agrecol	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Agrecol

Quantity	Symbol	Supplier	Type
3,900 sq. ft.		Agrecol	Rainwater Renewal Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

No Mow/Low Grow Seed Mix Adjacent to Storm Water Management Pond area from Reinders

Quantity	Symbol	Supplier	Type
3,500 sq. ft.		Reinders	No Mow/Low Grow Seed Mix - mixture contains 45% Spartan II Hard Fescue 40% Quatro Sheep's Fescue, 15% Turf Type Annual Ryegrass. Refer to cut sheets installation and maintenance instructions.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING CONSTRUCTION WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE CARIBOU COFFEE PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED CARIBOU COFFEE PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS, ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITTIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE [NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS]

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.DiggersHotline.com
(800) 242-8511
OR



Know what's below. Call 811 before you dig.

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Project:

CARIBOU COFFEE

Rock Ridge Road
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
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03/24/23

Plan Commission
Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 03/24/23

SDBHe: 1" = 20'-0"

Drawn By: MCD

Job Number: L23-026

Sheet Number:

LSP1.0

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Project:

**CARIBOU
COFFEE**

Rock Ridge Road
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
03/24/23		Plan Commission Submittal

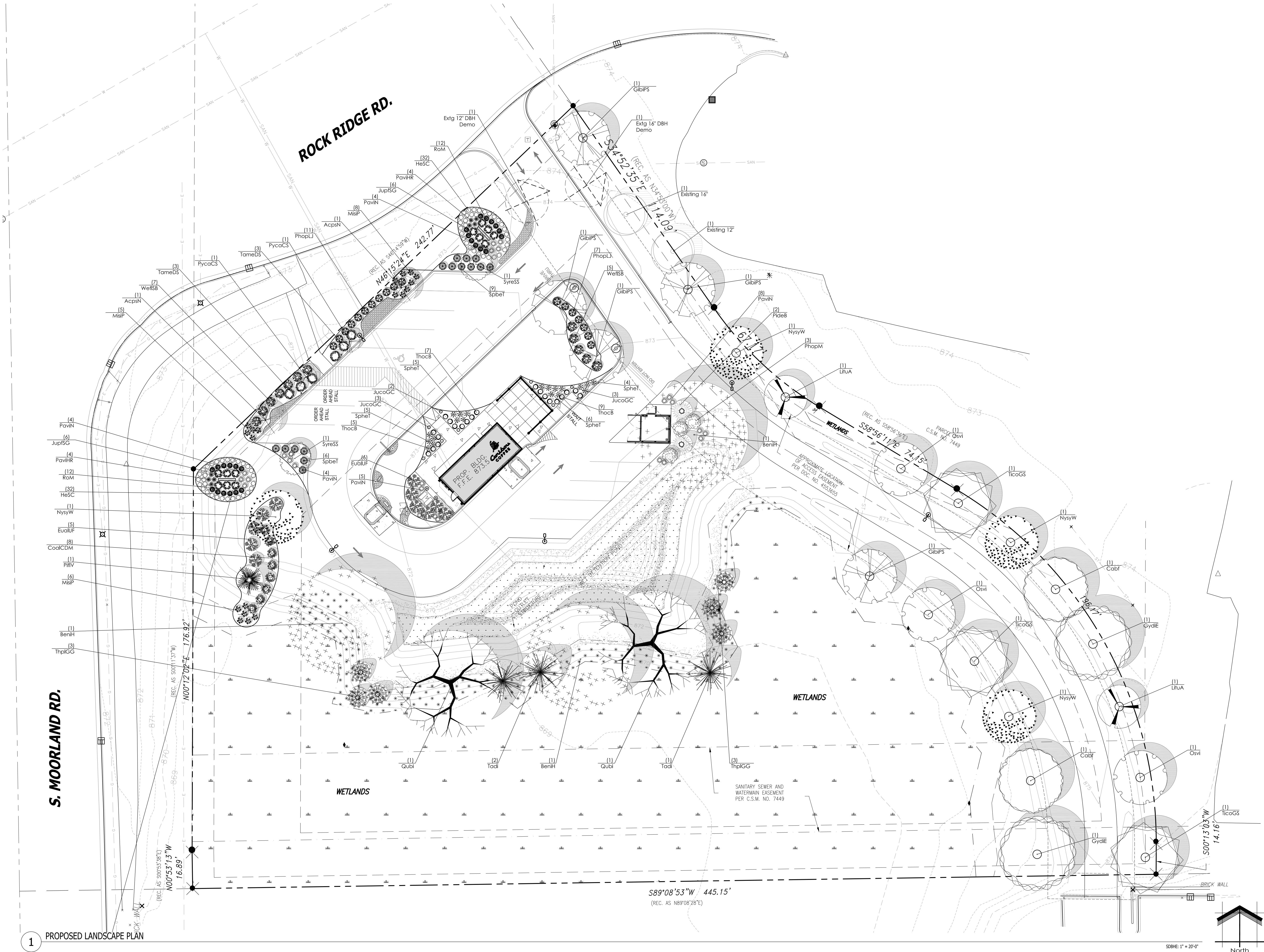
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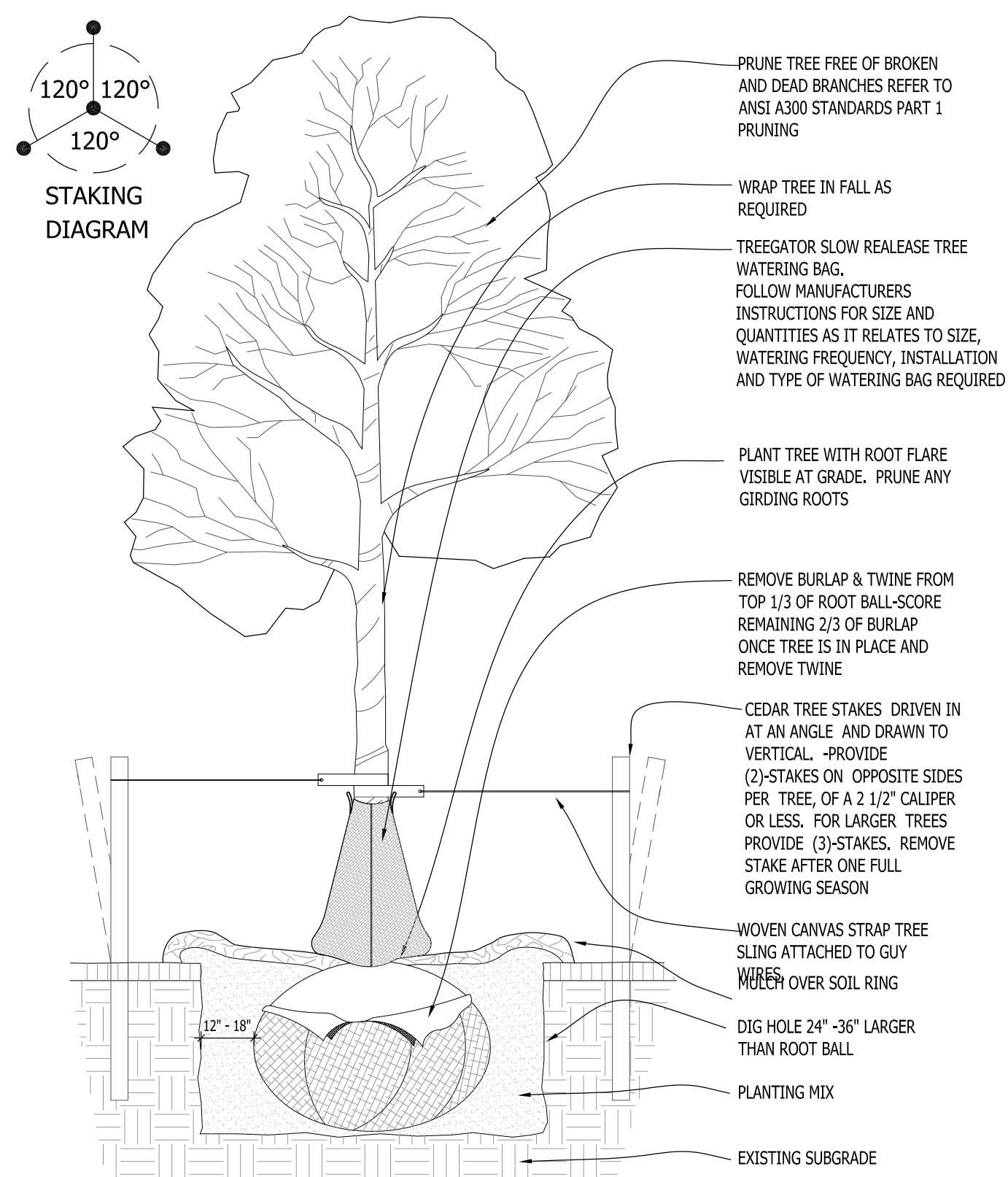
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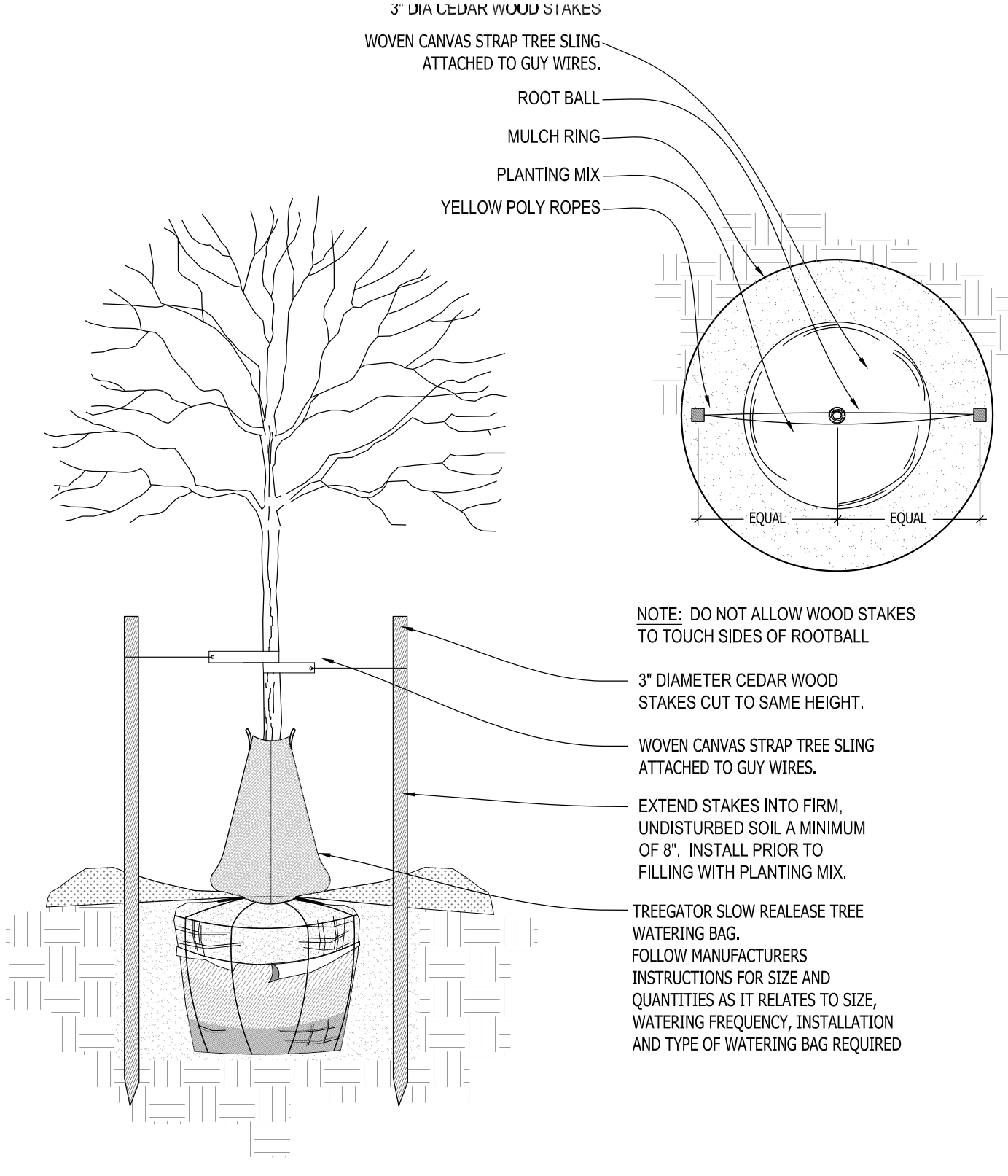
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LSP1.1

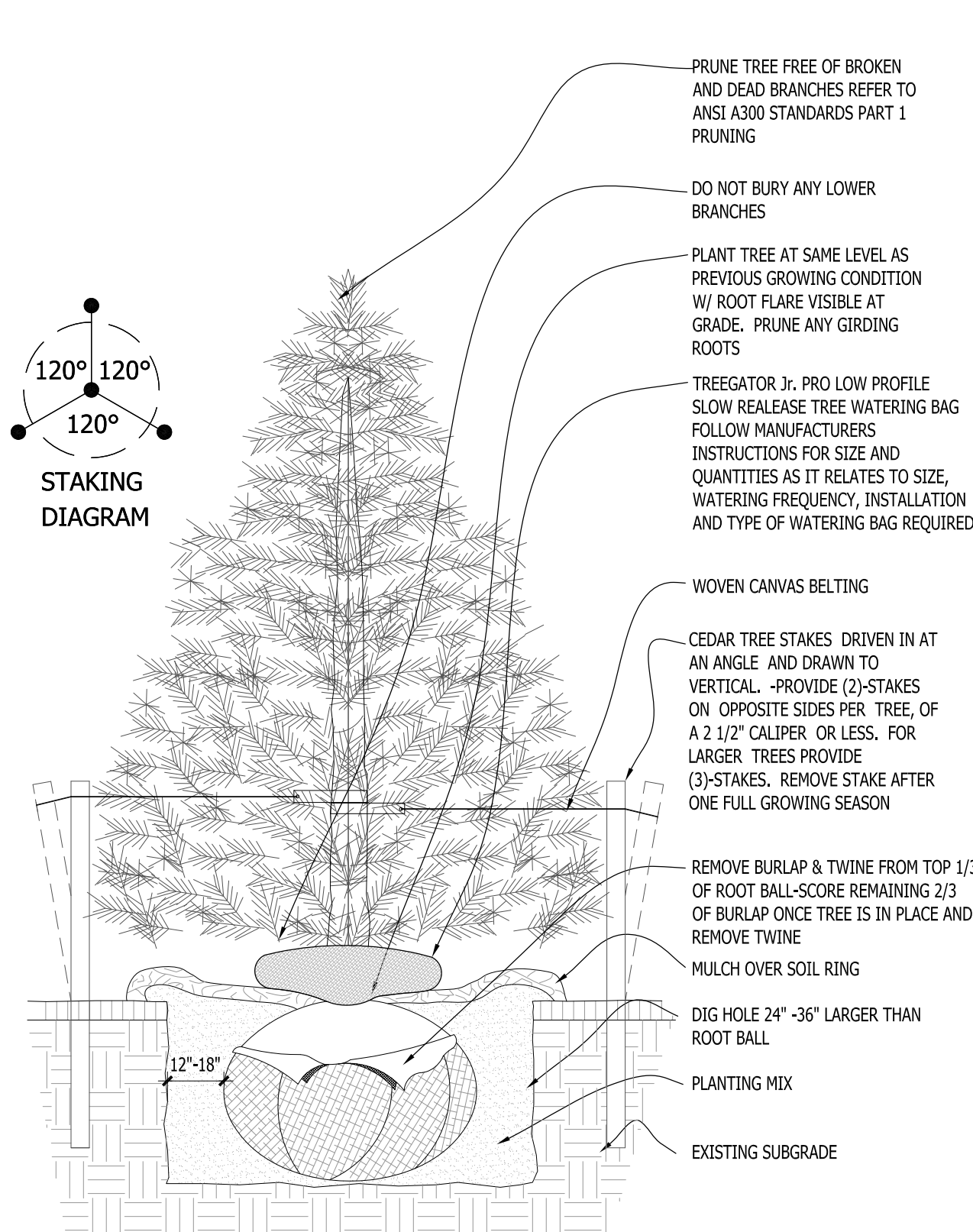




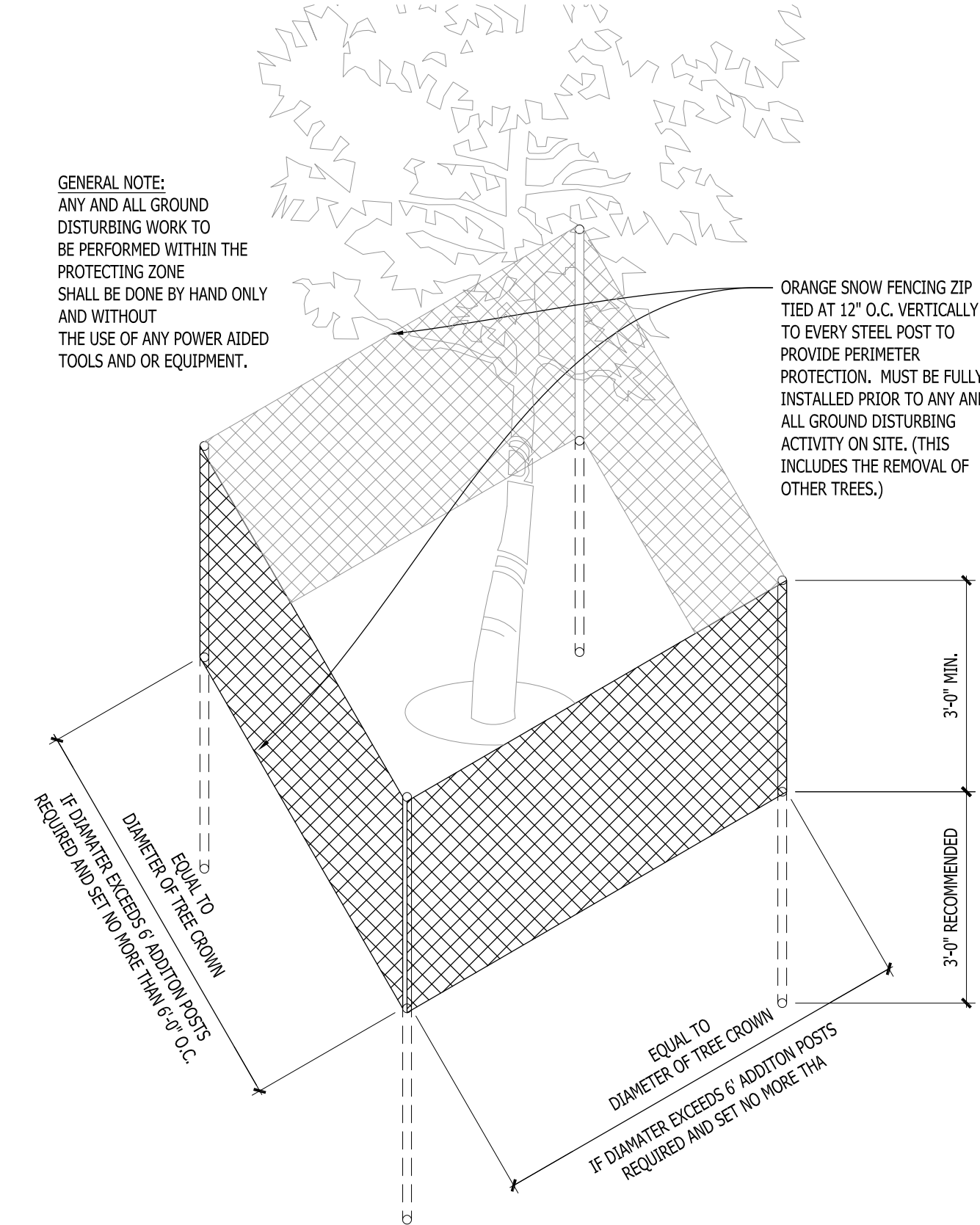
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



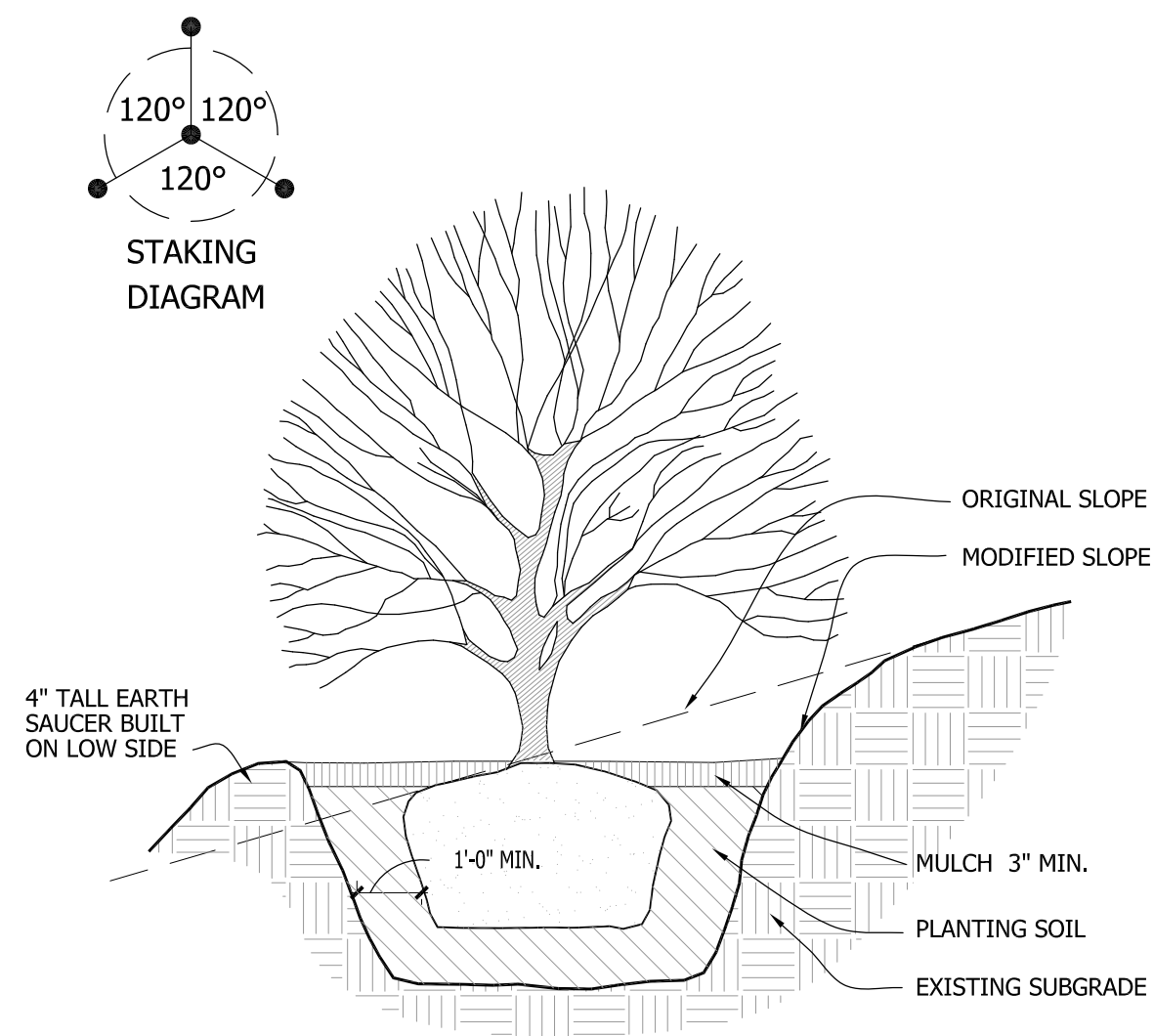
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



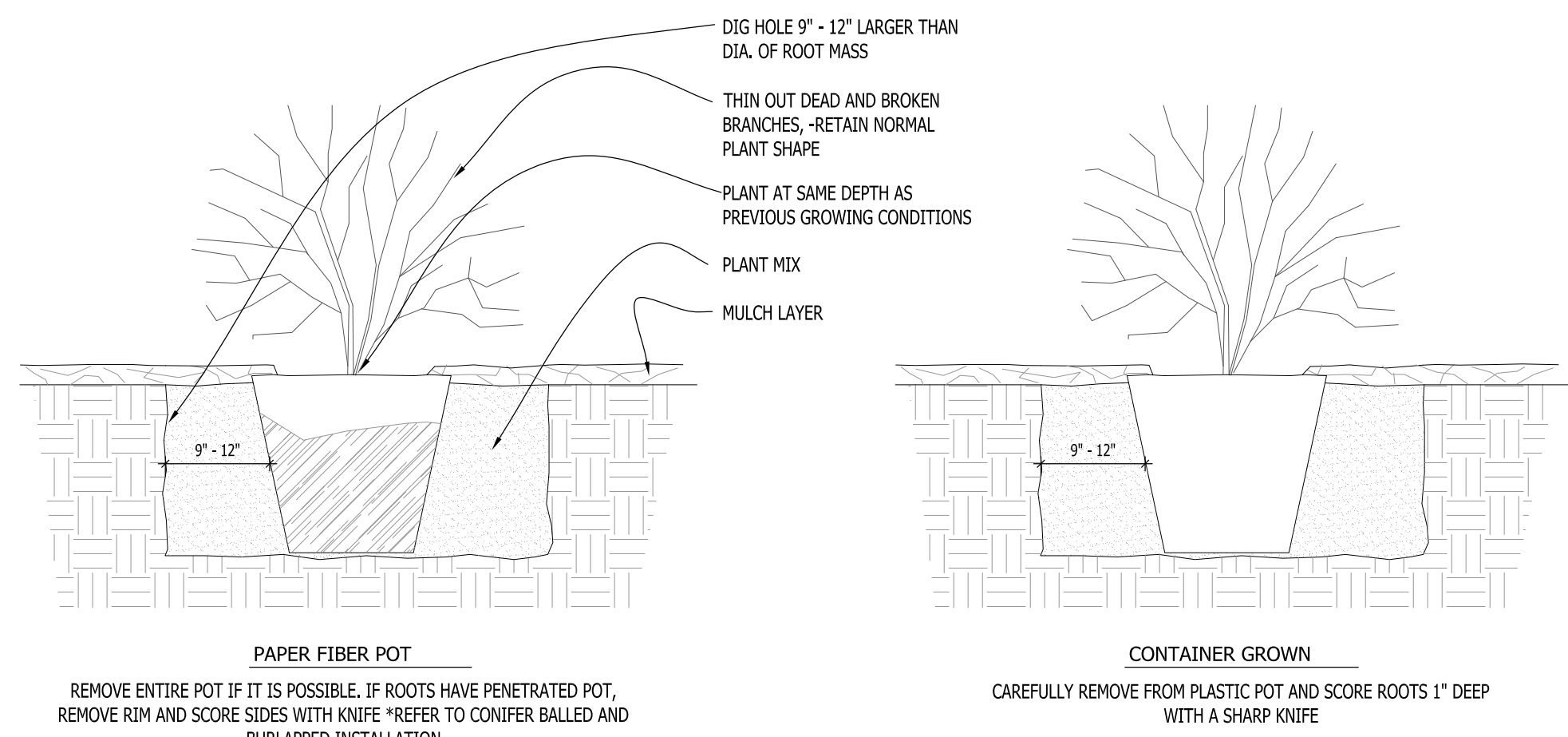
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



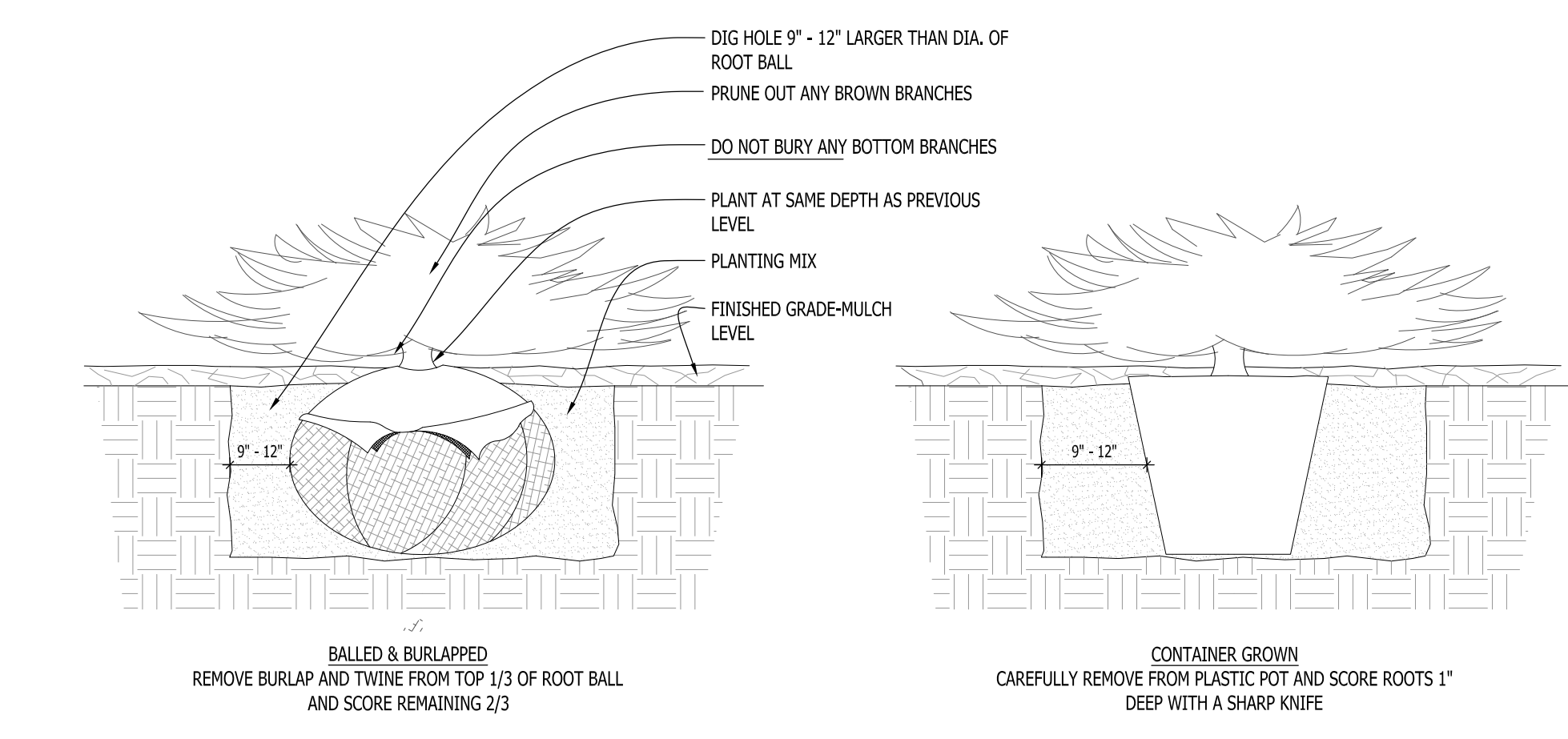
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



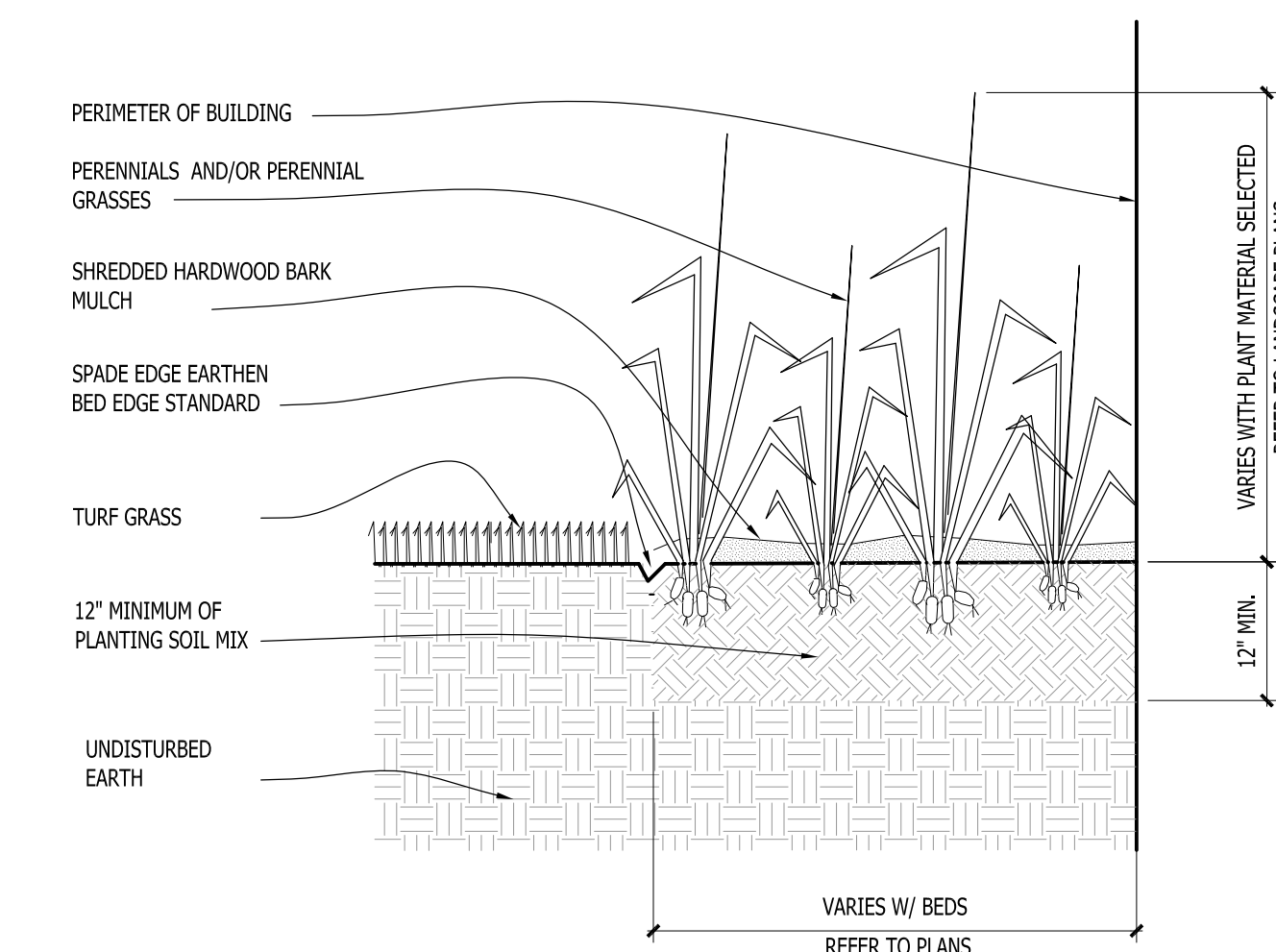
5 SLOPE PLANTING DETAIL SCALE: NONE



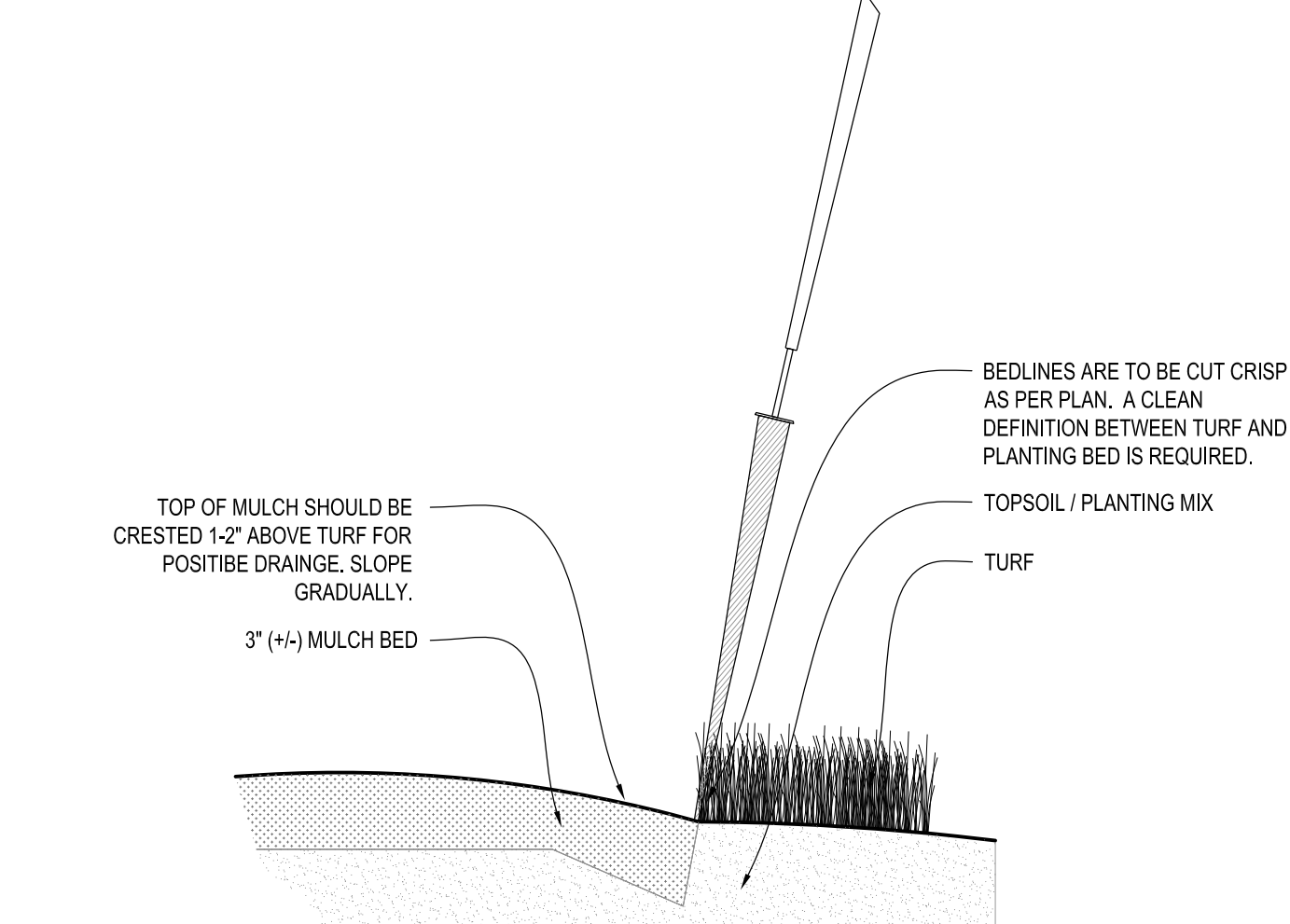
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



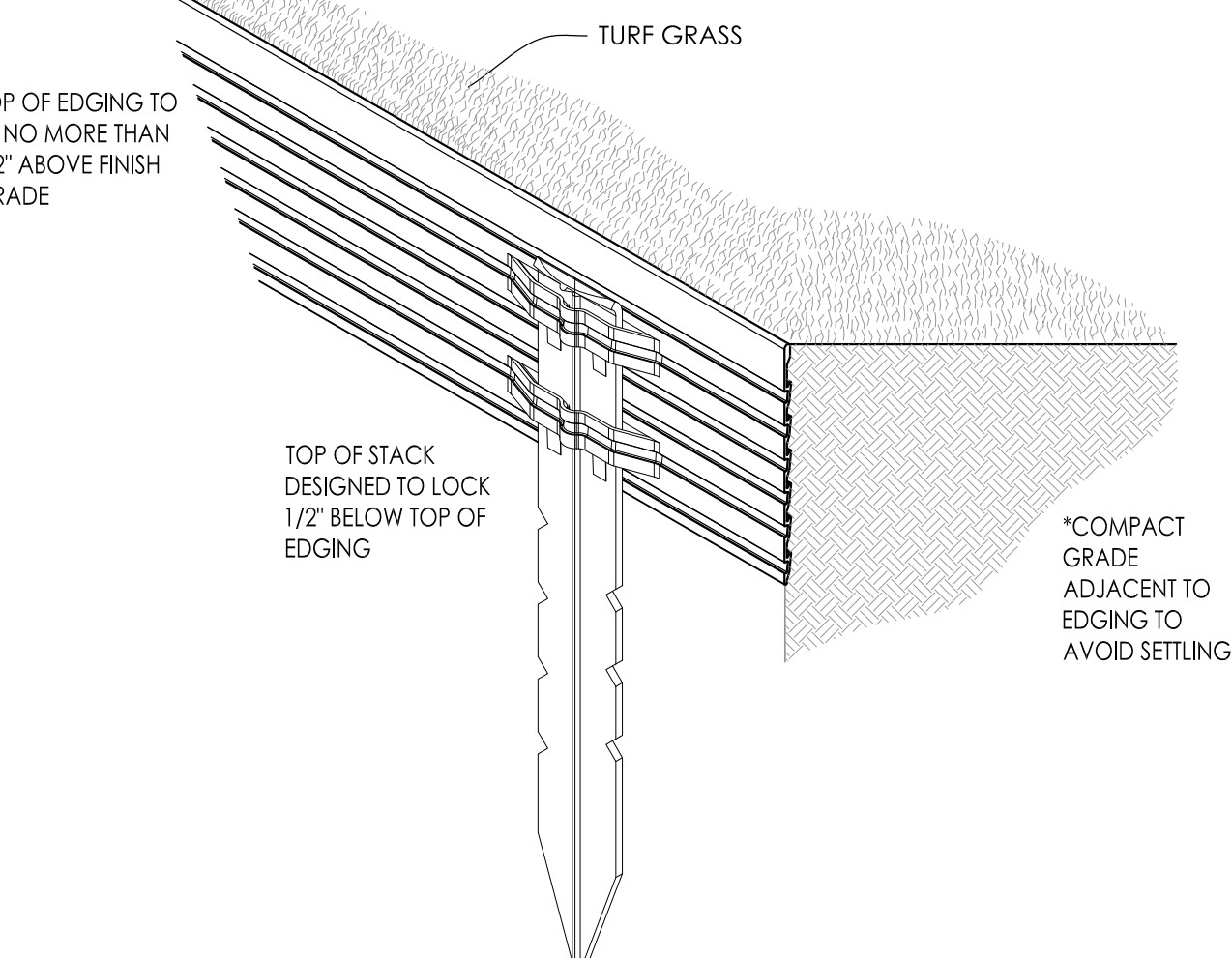
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



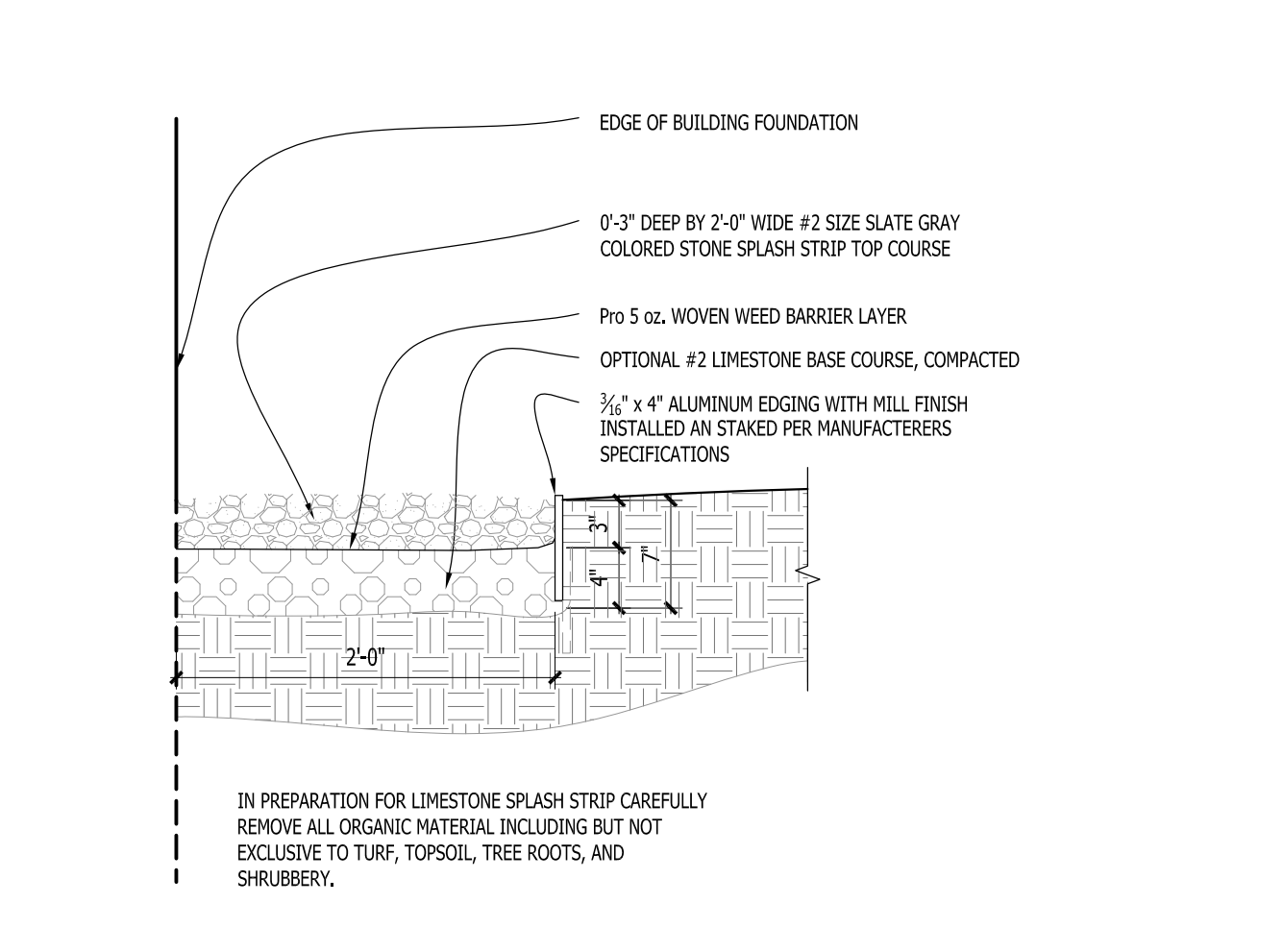
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>

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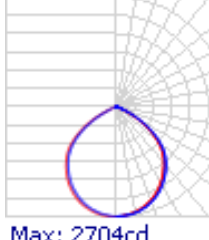
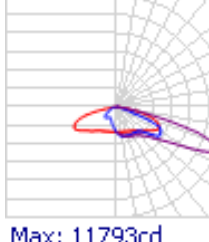
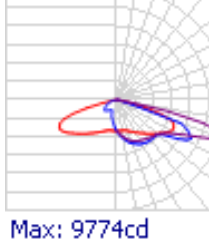
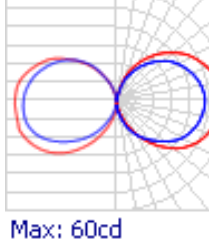
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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 03/24/23
SDBHe: As Noted
Drawn By: MCD
Job Number: L23-026
Sheet Number:

LSP1.2

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

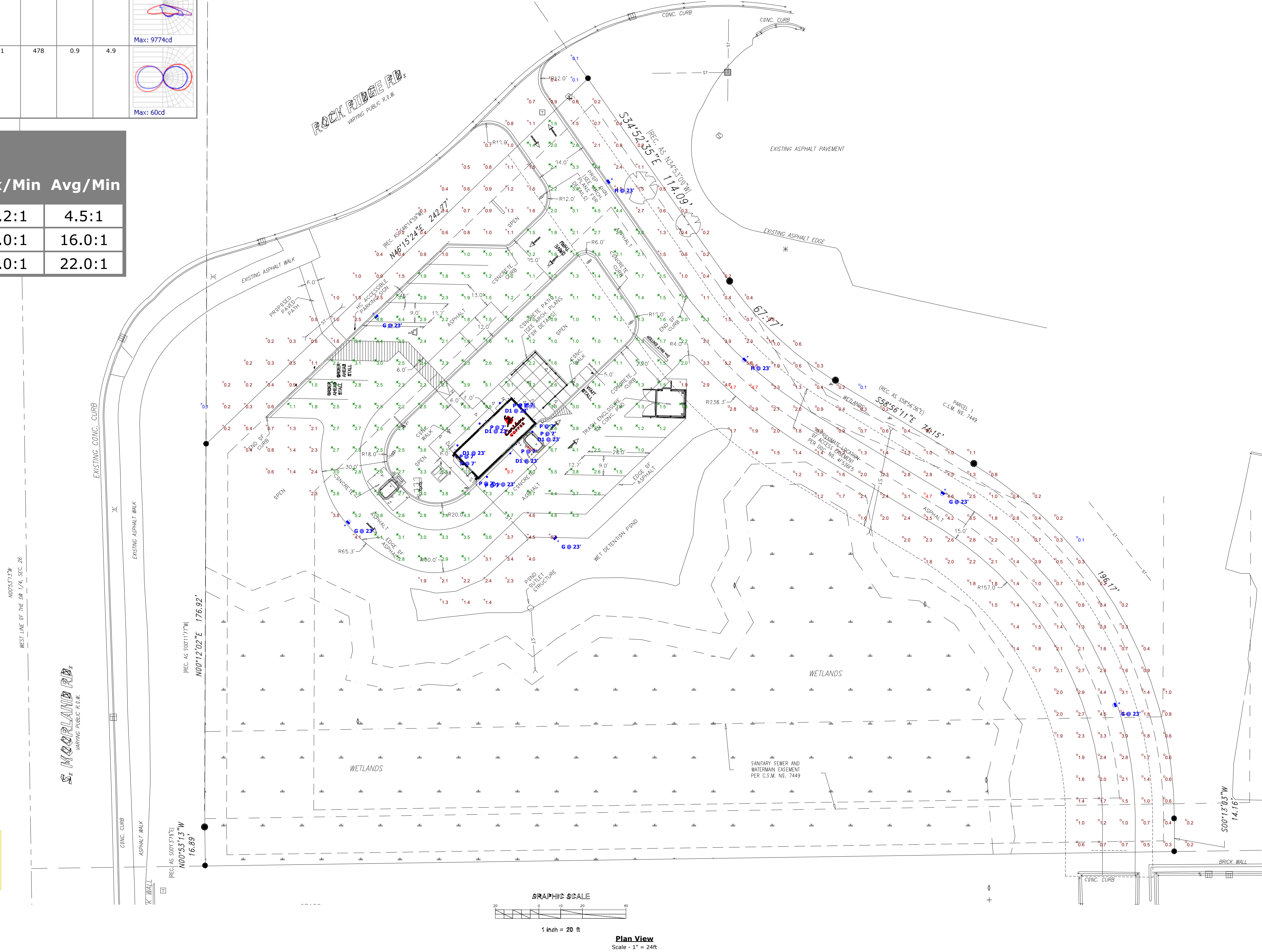
Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	D1		6	CURRENT LIGHTING SOLUTIONS www.gecurrent.com GE is a trademark of the General Electric Company and is used under license	LRXR1060835MD	LUMINATION LRXR 12INCH 60W 2700K	1	6077	0.9	49	 Max: 2704cd
	G		5	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	16359	0.9	133.14	 Max: 11793cd
	H		2	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution	1	16573	0.9	133.14	 Max: 9774cd
	P		10	GE www.gelightsolutions.com	LED5DST19-V	LED5DST19-V	1	478	0.9	4.9	 Max: 60cd

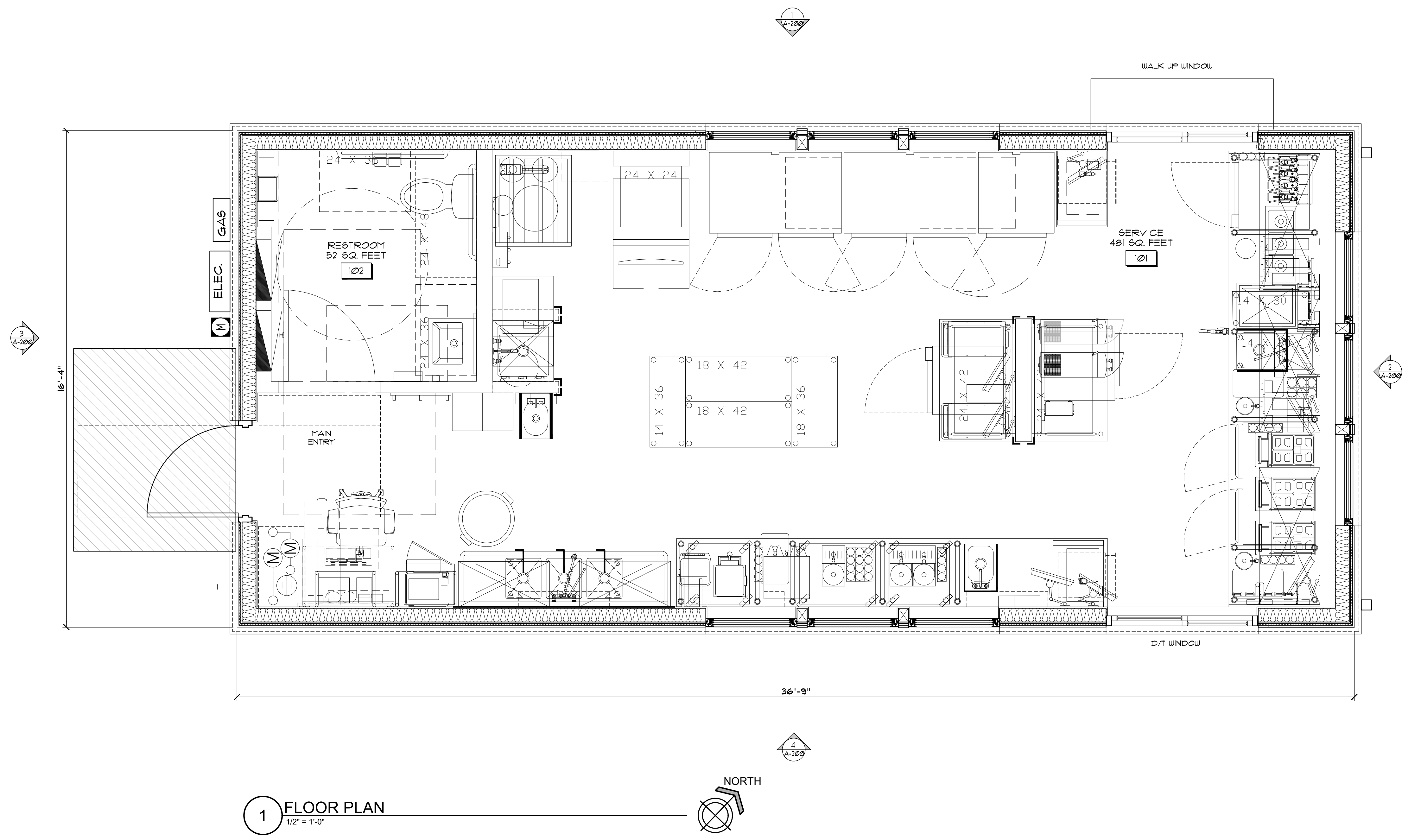
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drives	✕	2.7 fc	9.7 fc	0.6 fc	16.2:1	4.5:1
Roadway	□	1.6 fc	4.7 fc	0.1 fc	47.0:1	16.0:1
Site	+	2.2 fc	9.7 fc	0.1 fc	97.0:1	22.0:1

Note

1. Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
2. Calculation Points are taken A.F.G.
3. Fixtures are mounted on a pole with a 3'-0" base





1 FLOOR PLAN
1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

CARIBOU COFFEE COMPANY
DRIVE-THRU ONLY STORE
DT LEFT CABIN
5276 S MOORLAND ROAD, NEW BERLIN, WI 53151

FLOOR PLAN

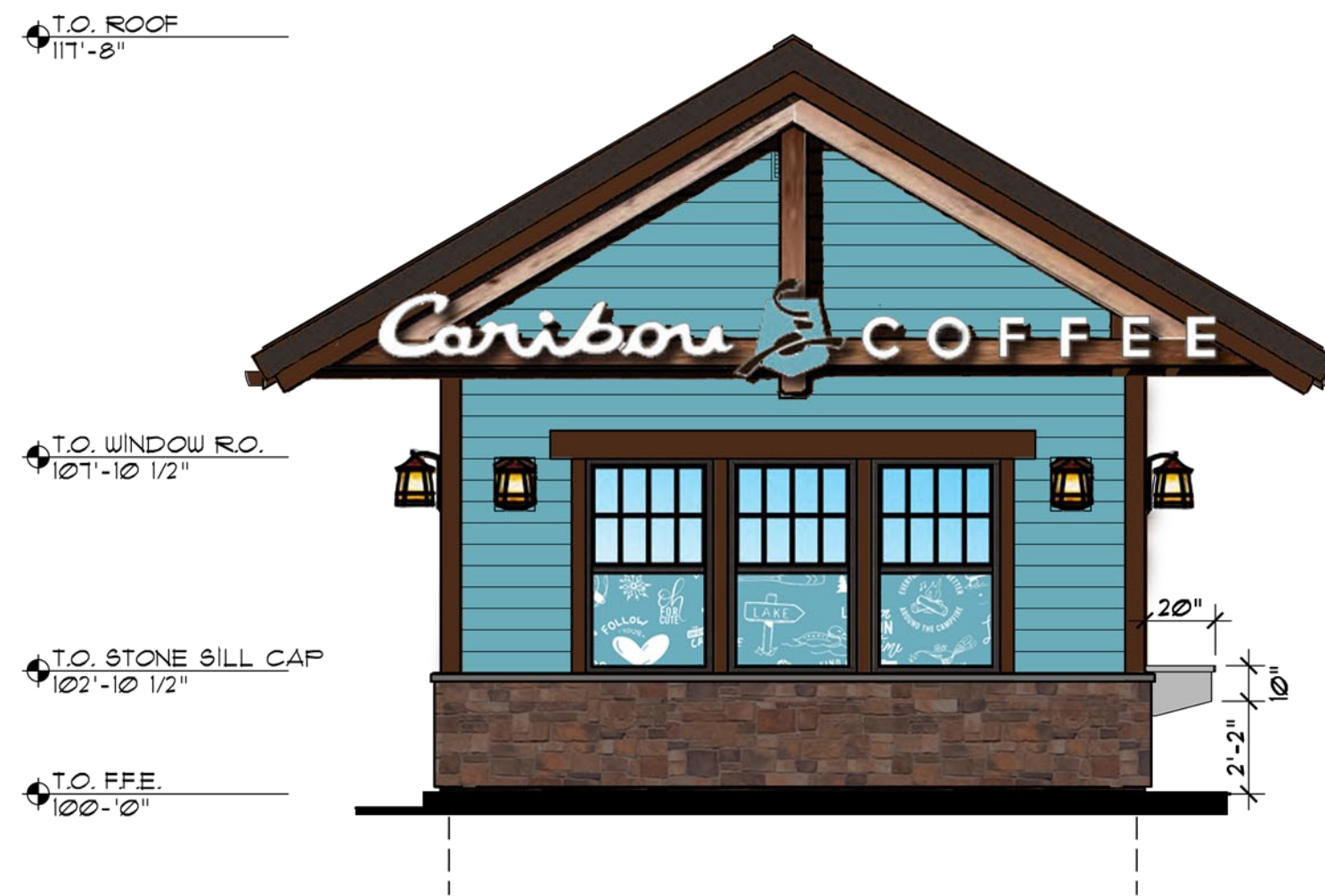
Caribou COFFEE
Caribou Coffee Company
3900 Laketree Ave N
Brooklyn Center, MN 55429

DATE ISSUED
SITE PLAN REVIEW 03-23-2023

DRAWN BY TB
CHECKED BY CE
JOB NO. 23109
PROJECT LOCATION:
NEW BERLIN, WI



1 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



2 FRONT ELEVATION (EAST)
1/4" = 1'-0"

BUILDING MATERIALS LEGEND	
	STONE - CULTURED/MANUFACTURED STONE: ENVIRONMENTAL STONEWORKS STYLE: TUSCAN LEDGESTONE, COLOR: LANTANA, SILL CAP: ENVIRONMENTAL STONEWORKS DRIP LEDGE COLOR: KODIAK.
	HARDIE PLANK SIDING - PAINTED 'CLOUDBURST'
	HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED 'BITTERSWEET CHOCOLATE'
	STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE.
	DARK BRONZE STOREFRONT DOORS, WINDOWS, AND HM SERVICE DOORS.
	LIGHT FIXTURES - PROGRESS P5164-86 BURNISHED CHESTNUT WALL LAMPS



3 REAR ELEVATION (WEST)
1/4" = 1'-0"



4 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Ryan Janssen, Ryan's Buying LLC / Autumn Trace Subdivision Preliminary Plat		
LOCATION:	4908 S. Calhoun Road (Tax Key #: 1258.999)		
REQUEST:	Approval of the Autumn Trace Subdivision Preliminary Plat for the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999).		
REVIEW SCHEDULE:	Preliminary Plat Received:	2/24/2023	
	Completeness Determination:	2/28/2023	
	90-day time limit expires:	5/25/2023	
	Final Common Council Action (expected):	5/23/2023	
D.R.C. RECOMMENDATION:	Recommend to Common Council adoption of a resolution approving the Autumn Trace Subdivision Preliminary Plat for the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999), subject to the application, plans on file and the following conditions:		

1. Planning:

- a. Satisfaction of all the conditions outlined in the Letter of No Objection by Waukesha County Park and Land Use Department is required.
- b. Satisfaction of all the conditions outlined in the Letter of No Objection by the Department of Administration is required.
- c. Applicant shall correct all drafting errors and requested changes identified by Staff on the Final Plat prior to the City signing.
- d. A final copy of the Final Plat shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the Final Plat. Surveyor Stamp is required.
- e. Applicant shall submit a Mylar of the recorded plat to the City of New Berlin. Please make sure to have your surveyor coordinate with the State/County on this if necessary. This document is kept on file with the City.
- f. Applicant shall provide the CAD file containing all the line work to include all parcels, easement lines, etc. The file needs to be in the NAD 83 (2011) State Plane Wisconsin South Projection.
- g. The property, which is located outside of the current MMSD Sewer Service Area, will require private on-site waste treatments sites (POWTS) for each lot that is created that will meet Waukesha County requirements.
- h. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources (WDNR) will also be required.
- i. A copy of the subdivision covenants shall be submitted prior to the City signing the Final Plat. This document shall address the maintenance of the open space and outlots.
- j. For subdivisions in the R-1/R-2 District, the minimum lot width at the base setback line is 110

feet and 130 feet for homes with side entry garages. The minimum street frontage is 60 feet. The minimum lot size is 32,670 square feet. Per Section 275-46E, when a garage is proved to be entry facing from an interior lot line, the garage shall be set back a minimum of 30 feet from the lot line opposite the garage door.

- k. Payment of \$36,814.40 (\$1,937.60/lot x 19 lots = \$36,814.40) in Public Site and Open Space Fees required prior to the City of New Berlin signing the Final Plat.
- l. Applicant shall coordinate with City Staff to execute a Conservation Easement that will encompass Outlot 1. The Conservation Easement shall be recorded with the Final Plat.
 - i. The applicant shall provide Staff with the legal description of the Conservation Easement area for review.
 - ii. The applicant shall be responsible for recording the Conservation Easement document and adding the Conservation Easement document number from Waukesha County as a note on the face of the Final Plat.
- m. The applicant shall be permitted to remove the trees within the Secondary Environmental Corridor (SEC) on Lot 7, with the replacement of six trees (at 5 to 7 inches DBH) planted on Outlot 1, in addition to the executed Stewardship Plan and Conservation Enhancements on Outlot 1, per the document dated January 17, 2023 from Heartland Ecological Group. Staff conducted a site visit on February 21, 2023 and determined that the existing trees located within the SEC on Lot 7 are a mix of low quality and invasive species. Applicant shall provide a note on the plat.
- n. The islands in the boulevard section are part of the outlot and shall be maintained by the HOA.
- o. Define maintenance of the mowed paths by the HOA.

2. Engineering:

- a. Mound System installation. According to the developer, the mound systems will be installed by the development and piped to the property limits.
 - i. Provide an access plan for mound system maintenance and repair which would include culverts and hard surface access paths from the roadway into the mound areas.
 - ii. Provide information on how the septic pipes within the roadway will be protected, monumented, and traceable.
 - iii. The City will not be marking the private sanitary lines if a Diggers Hotline request is made for this right-of-way. Consider putting the sanitary lines within the right-of-way in a casing to provide a layer of protection from other Utility or roadwork in this right-of-way.
- b. Revisit the overall grading for the subdivision. The grades for the house pads do not correspond to the proposed contours. Also, see the pond grades listed in comparison to the contours.
- c. The grading plan does not indicate a shoulder; add a breakline to the model.
- d. Provide a detail of the bypass lane on Calhoun Road including pavement marking, ditching, bioswale integration, and piping.
 - i. The City purchased the Ultimate right-of-way along Calhoun Road in 2021. So the current right-of-way width is 100' total. See the relocation order recorded at Waukesha County ROD #4460215.

- ii. Add 5' paved shoulder to outside of bypass lane with 3' gravel shoulder.
 - iii. The intersection detail does not show how the bioswale that starts just south of driveway for 4945 S. Calhoun Road will be integrated and capacity accounted for.
 - iv. The grading for the bypass lane is shown outside the right-of-way limits. Provide proof of permission to grade onto neighboring parcels.
 - v. The bypass lane is shown on top of an existing ditch, how will the drainage be accounted for? No pipe shown.
 - vi. A right turn storage lane is required for ADT>100. This subdivision, with 19 lots, would have >187 ADT. Therefore, include a storage lane.
 - vii. The bypass lane should be 150' in total length. The merge-in taper in the bypass lane should be 100'.
 - viii. The deceleration taper on the east side of Calhoun Rd shall be 150' long with 50' of storage. Add 5' paved bike lane through the taper. Show the pavement marking per DOT standard.
 - ix. The acceleration taper on the east side of Calhoun Rd shall be 100' long. Add 5' paved bike lane through the taper. Show the pavement marking per the DOT standard.
 - x. Since the entrance boulevard is extra wide to account for emergency vehicle access, pavement mark the median area with a 5' bike lane to give the impression that this is one way in and one way out. This is similar to Kohler Ridge Subdivision off Lawnsdale Rd.
- e. Provide a location and detail for the fire cistern.
 - i. Verify compliance with Fire Department for connections.
 - f. Provide full roadway profile and cross sections.
 - g. Provide pond details.
 - h. The median islands should use reject curb.
 - i. Reject curb shall be 14-in TOC to BOC along back, 2-in TOC nose radius, 3/4-in flow line radius, and 6 1/2-in flange thickness. See Figure No. 6 of the City Development Handbook for some guidance.
 - ii. Remove the note in the cross section detail that talks about Crushed Concrete base material. No Crushed Concrete is allowed within the proposed City Right-of-way.
 - i. The driveway for Lot # 8 extends over the property line.
 - j. Show driveways on all properties so that properties that can accommodate side entry garages can be identified.
 - k. The bold text shows existing contours. Label the existing contours in general, but with a lighter line weight (for example, see lot # 7).
 - l. Lot #'s 5 and 6 driveways are too steep. Max allowable slope is 10%.
 - m. Contours on the pond 4P spillway are not correct.
 - n. On wetpond # 1P, the spillway is shown at 859.9', which would be the middle of the road. The top of pond is listed at 860.9', which extends up into the ditches and over the road.
 - o. Between lot #'s 7 and 8 there is a swale that directs water to the right-of-way. But within the right-of-way, this is considered a highpoint and water is directed east and west from lot #'s 7 and 8 driveways. Provide a plan for how this side yard swale water will be collected within

the right-of-way. Similar issue is proposed between lot #'s 4 and 5 and lot #'s 2 and 3.

- p. Crown the cul-du-sac so the highpoint is in the middle.
- q. Max side yard grades should be 3:1. Lot #'s 20, 19, 18, 17, 16, 15, 14, 13, 12, 11 and 10 appear to be steeper than 3:1.
- r. Provide a cross section for the area without a median as well.
- s. Provide island nose signage for medians with sloped concrete noses and 'Keep Right' signs.
- t. Show any private subdivision signage to check for vision triangle obstructions.
- u. For the fire cistern, provide a culvert and paved access at a distance acceptable to the Fire Department.
- v. On the plat, the cul-du-sac right-of-way radii is still shown at 75' instead of the plan dimension of 66'. See Figure No. 3 from the City Development Handbook for Cul-du-sac dimensions.
- w. The Zoning shall be shown at R-1/R-2, C-1, C-2, not R-7. The Zoning data and setbacks need to be updated to show the correct Zoning District.
- x. On the plat, provide an easement over the fire cistern and access way.

3. Fire Department:

- a. 10,000 gallon emergency water cistern shall be installed per City of New Berlin Municipal Code 235-32. The location recommended by the fire chief is southeast of proposed septic area 17 & 15 or any location allowable between lots 3 & 4. The location shall be close enough to the road edge for the Nbfd access and tapering of the road entrance into the subdivision shall be extended further into the court to provide wider access during emergency firefighting operations. If tapering the road is not applicable then a road apron in front of the tank location shall be constructed to allow fire apparatus access.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT
Meeting of May 8, 2023

Ryan Janssen, Ryan's Buying LLC / Autumn Trace Subdivision Preliminary Plat
4908 S. Calhoun Road (Tax Key #: 1258.999)

DATE STAFF REPORT PREPARED: March 8, 2023

APPLICANT / OWNER(S): Ryan Janssen, Ryan's Buying LLC / Klumb Family Limited Partnership

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting approval of the Autumn Trace Subdivision Preliminary Plat for the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999). The proposal is for a 20-lot conservation subdivision on 88.57 acres.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 2/24/2023

DATE OF COMPLETENESS DETERMINATION: 2/28/2023

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 8/25/22, 1/4/23, Several meetings over the past year

Site Visit(s): 10/27/22 Plan Commission Site Visit, 2/21/23

CONCEPTUAL PLAN: Yes, a preliminary plat is attached.

SIZE OF DEVELOPMENT / PARCEL(S): 88.57 acres

CURRENT ZONING: R-1/R-2, C-1, C-2

CURRENT LAND USE: Single family home and farmland

PROPOSED ZONING: N/A

PROPOSED LAND USE: Single-family residential conservation subdivision

PROPOSED LOT SIZES: 20 Lots averaging 1 acre in size. See attached preliminary plat.

PROPOSED DENSITY: 88.57 total acres / 20 lots = 1 lot per 4.429 acres.

	17.7 lots	(88.5 acres / 5 acre min lot size)
+	3.85 lots	Large Tract Density Bonus (88.5 acres - 50 acres = 38.5 acres / 10 acres = 3.85)
	21.55 lots	maximum # of possible lots

ADJACENT ZONING AND LAND USE:

North: Zoning: R-3, R-4, R-5, I-1, C-1 & C-2

Land Use: Residential, Church

South: Zoning: R-4

Land Use: Residential

East: Zoning: O-2 & C-2

Land Use: Agriculture, Residential

West: Zoning: A-2, R-1/R-2 & I-1

Land Use: Agriculture, Residential, Church

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road:

Planning Context / Vision / Development Policies:

Vision:

- Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.
- Provide residential subdivisions utilizing conservation style design to preserve the environmental features.

Development Policies:

- Encourage the continuation of agricultural uses as long as the property owners so desire. As agricultural lands transition to residential developments, the subdivision design could incorporate farming and agriculture uses as viable open space options.

Land Use:

- Future Land Use Map: Country Residential

Chapter 19: Neighborhood I: National Avenue West:

Planning Context / Vision / Development Policies:

Vision:

- The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development. Any development should occur gradually as a mix of lower density single-family development, farms, large areas of preserved open spaces, rural trails and facilities and small-scale neighborhood oriented retail.

Development Policies:

- While agricultural uses are encouraged to remain, it is recognized that the area may continue to develop as conservation residential developments. Residential uses will be permitted and accommodated pursuant to policies outlined in the Zoning and Development codes. As agricultural lands transition to residential developments, the subdivision design should attempt to incorporate farming and agriculture uses as viable open space options.
- Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.

Land Use:

- Future Land Use Map: Country Residential

ZONING CODE (Chapter 275): Yes, the subdivision meets the intent of Section 275-33B(1).

DEVELOPMENT CODE (CHAPTER 235): Yes, in compliance with Section 235-15.

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached preliminary plat.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Wetlands have been registered on the City's Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Hartland Ecological Group, Inc. on November 7, 2022.

Conservancy Districts (C-1, C-2): Yes, C-1 and C-2

NRCS Map Classification: Not Inventoried

Floodplain: Yes, Zone AE

Topography / Geologic: Site slopes to the southeast corner (wetland/floodplain area) of the site. The highest point of the property is at the northwest corner.

BIKE & PEDESTRIAN FACILITIES PLAN: None proposed for this area. Private trails will be provided.

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Subdivision boundary is shown on the plat.

Wildlife Habitat Protection: N/A

Wildlife Management Plan: An Endangered Resources review has been provided.

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Hartland Ecological Group, Inc. on November 7, 2022. A restoration plan for the outlot has been submitted. A Conservation Easement is required to encompass the open space/outlot.

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A stormwater management plan has been submitted.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes, perc tests and soil information have been submitted with the preliminary plat. Additional information is included in the findings section below.

WATER USAGE CALC.: Estimated 250 GPD per new single-family lot. Private wells will be required.

TRAFFIC IMPACT: TIA is not required. Section 275-58C(2)(a) states that a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units. The subdivision plat includes 20 lots, therefore a TIA is not required.

SCHOOL DISTRICT IMPACT: 11.8 total estimated students

Elementary – 6.2 students (20 lots * 0.31 students)

Middle – 2.8 students (20 lots * 0.14 students)

High School – 2.8 students (20 lots * 0.14 students)

Notice Sent to Affected School District(s): Yes, preliminary plat emailed to the school district. No comments have been received.

PREVIOUS ACTION:

10/27/2022 Plan Commission site walk.
11/14/2022 Plan Commission Public Hearing for rezoning.
2/6/2023 Plan Commission approval of rezoning.
2/14/2023 Common Council approval of rezoning.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

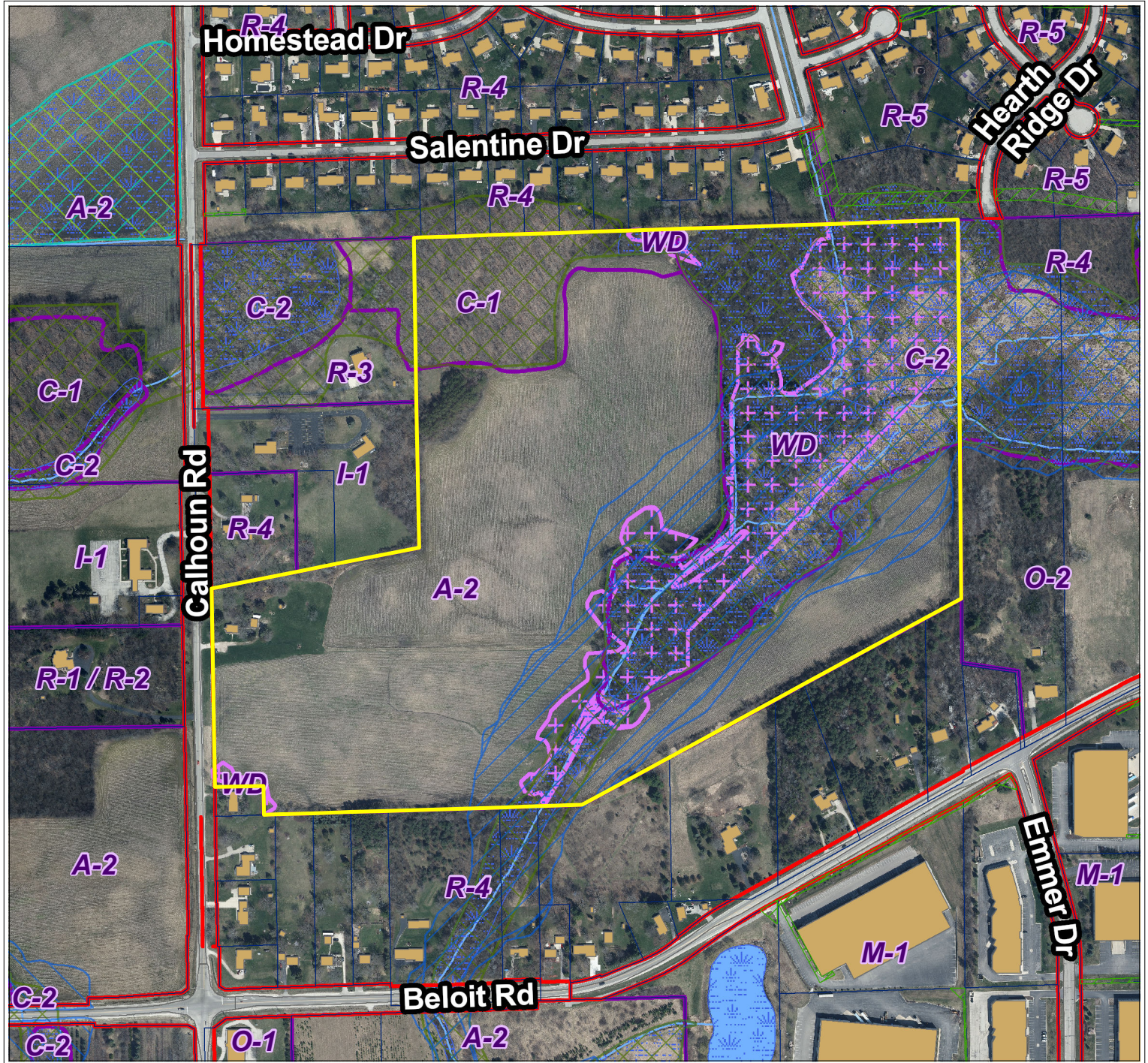
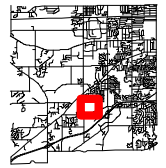
1. The applicant is proposing a 20 lot conservation subdivision on 88.57 platted acres. 76% of the site (67.71 acres) will remain in permanent Conservation Area.
2. Waukesha County has reviewed and provided comments on the preliminary plat.
3. The State has reviewed and provided comments on the preliminary plat.
4. The site visit was held with the Plan Commission and general public on October 27, 2022.
5. A neighborhood informational meeting was held on January 4, 2023. Neighbors were able to ask the applicant questions about the project.
6. Wetlands have been registered on the City's Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Hartland Ecological Group, Inc. on November 7, 2022. An endangered resources review of the property has also been submitted.
7. The maximum number of lots allowed following the Yield Plan Approach is 22 lots, per 275-33G of the Zoning Code. A Large Tract Density Bonus may be applied, per 275-33I(2) of the Zoning Code, "*Larger tracts. A density bonus may be granted by the Common Council for conservation subdivision applications involving tracts greater than 50 acres in area at the following rate: one additional dwelling unit for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District.*".
 - a. 17.70 lots (88.5 ac. / 5 ac. min lot size)
 - b. + 3.85 lots Large Tract Density Bonus (88.5 ac. - 50 ac. = 38.5 ac. / 10 ac.)
 - c. 21.55 lots Maximum # of possible lots (round up to 22 lots)
8. There will be woodland restoration work to enhance the quality of the woods. See attached Conservation Enhancements Plan prepared by Heartland Ecological Group on January 17, 2023.
9. Per Section 275-33F(3) of the Zoning Code, an additional access point will be required: "*New intersections with existing public roads shall be minimized. Although two separate accessways into and out of subdivisions containing more than 25 dwellings are generally required for safety, proposals for more than two entrances onto public roads shall be discouraged if they would unnecessarily disrupt traffic flow. Any individual cul-de-sac (public or private) within the residential development shall have no more than 15 units that have exclusive frontage along said cul-de-sac. A public cul-de-sac shall serve at least a minimum of five units that have exclusive frontage along the cul-de-sac.*" 20 lots are proposed for this conservation subdivision.
 - a. Applicant is proposing a boulevard entrance to allow for 2-way emergency traffic on either side of the boulevard, spanning the first 5 lots of the subdivision closest to Calhoun Road. The remaining 14 lots would have exclusive entrance off the cul-de-sac, per the above referenced code section.
 - b. The entrance is located as far south on the property as the site allows for safer exit and entry onto Calhoun Road at the base of the hill.
10. Applicant is proposing off site septic systems for Lot #'s 2-15 and Lot # 20.

STAFF RECOMMENDATION:

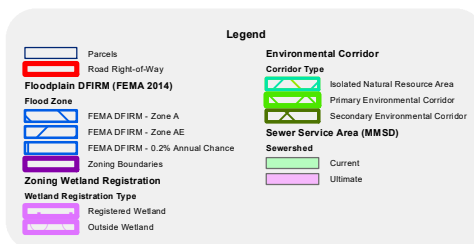
Recommend to Common Council adoption of a resolution approving the Autumn Trace Subdivision Preliminary Plat for the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999), subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

Location Map
Applicant Letter
Preliminary Plat
Grading Plan
Conservation Enhancements



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



0 187.5 375 Feet

The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

Autumn Trace Subdivision

Attached you will find the preliminary plat and supporting documentation for my proposed subdivision, Autumn Trace. I am seeking preliminary plat approval for this 20-lot residential subdivision located at 4908 S. Calhoun Rd. This property was recently re-zoned to accommodate this subdivision. A nearly identical concept plan was submitted as supporting documentation for the re-zoning. Throughout the re-zoning process we had several opportunities to engage with the public and demonstrate that this subdivision will not adversely affect any of the surrounding properties or natural features of the land. We are certain that Autumn Trace will be a beautiful addition to the City of New Berlin.

Thank you for your consideration.

Ryan Janssen

Autumn Trace Impact Report

This letter shall serve as an explanation of our findings as it relates to environmental, soil suitability and potential impacts to the development lands related to Autumn Trace.

Soil Suitability

Soil testing occurred late fall of 2022 and into winter 2023. Areas across the site were identified to support the POWTS for the proposed lots. Ground water was observed across the site at a fairly consistent depth of 2' below the surface. Although not required by the city site grading will accommodate all basement floors being at or above the SHGW. Soils were a consistent stiff clay which will adequately support home construction and roadways.

Environmental Impacts

This site contains many natural features including wetlands, floodplains, environmental corridors and the Muskego creek. Aside from a small area on lot 7 all of the environmental features will be located in outlots. The storm water management system demonstrates the storage and treatment of water prior to being released to the wetland/creek areas. Careful erosion control measures will be taken during construction and until the site is stabilized to ensure the low-lying wetland areas are not impacted. Additionally, I have entered into an agreement with Heartland Ecological Group to implement a 5 year conservation enhancement program for the site. This will include invasive mitigation as well woodland and prairie land restoration. These efforts will have an incredibly positive impact on the site.

Regards,

Ryan Janssen

OWNER/DEVELOPER:
JANSSEN BRUCKNER, LLC
RYAN JANSSEN
PO BOX 277,
EAGLE, WI 53119

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN DR, SUITE 300
BROOKFIELD, WI 53045

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
111 W. 2ND ST.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:

- CITY OF NEW BERLIN
- WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
- WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
SUBDIVISION AREA (SITE) = 88.40 ACRES

PROPOSED DEVELOPMENT = 20 LOTS

DENSITY = 20 LOTS/88.40 ACRES = 4.42 UNITS/ACRE

CONSERVATION AREA

TOTAL COMMON AREA (OL 1) = 67.71 AC (76.6%)

ROAD LENGTH

DUAL ENTRY BOULEVARD (5 LOTS) = 650'

CUL-DE-SAC ROAD (14 LOTS) = 1,260'

TOTAL ROAD LENGTH = 1,910'

ZONING DATA

- R-7
- MINIMUM LOT AREA = 25,000 S.F.
- MINIMUM LOT WIDTH AT SETBACK LINE = 100 FEET
- MINIMUM LOT WIDTH AT SETBACK LINE (CORNER LOT) = 120 FEET
- MINIMUM LOT DEPTH = 155 FEET
- MINIMUM GARAGE ENTRY SETBACK = 30 FEET

BUILDING SETBACKS

- STREET = 40'
- SIDE = 15'
- SIDE (SIDE LOAD GARAGE) = 30'
- REAR = 40'
- WETLAND = 30'

NOTES:

- PARCEL ADDRESS 4908 S. CALHOUN RD. (TAX KEY: NBC 1258999.)
- TITLE COMMITMENT PROVIDED PREPARED BY ATTORNEYS TITLE & CLOSING SERVICE LLC, DATED JULY 27, 2022, COMMITMENT No. 22-5943 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
 - EXCEPTION 11: CONVEYANCE OF RIGHTS IN LAND RECORDED ON AUGUST 10, 2005, AS DOCUMENT NO. 3304738. (EASEMENT RIGHTS IN CALHOUN RD.)
 - EXCEPTION 12: RELOCATION ORDER RECORDED ON MARCH 18, 2020, AS DOCUMENT NO. 4460215. (CALHOUN RD.)
 - EXCEPTION 13: CONVEYANCE OF RIGHTS IN LAND RECORDED ON MARCH 12, 2021, AS DOCUMENT NO. 4565377. (EASEMENT RIGHTS IN CALHOUN RD.)
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0353G & 55133C0334G, MAP REVISED NOVEMBER 5, 2014.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20223407543
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED, THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SEE SHEET 2, LOT 2 FOR BUILDING SETBACK DETAIL.
- ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
- LOTS 2 - 15, 17 AND 20 IN THE SUBDIVISION HAVE BEEN SELECTED TO ALLOW THEIR INDIVIDUAL SEPTIC SYSTEMS TO BE CONTAINED PARTIALLY IN EASEMENTS IN THE COMMON OPEN AREAS OF THE SUBDIVISION.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1 AND WAUKESHA COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT, OPEN SPACE, AND PRIVATE SANITARY PURPOSES.
- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT (V.C.E.) IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION, NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE ____ OF ____ ON THIS SUBDIVISION PLAT/CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS DEDICATED TO PROVIDE ACCESS OR SERVICE TO AN APPROVED RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR AND WITH APPROVAL FROM THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
- GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC. IS PROHIBITED WITHIN THE CONSERVANCY/WETLAND/FLOODPLAIN AREA AND SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE SECONDARY ENVIRONMENTAL CORRIDOR AREA.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
- PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

LEGEND

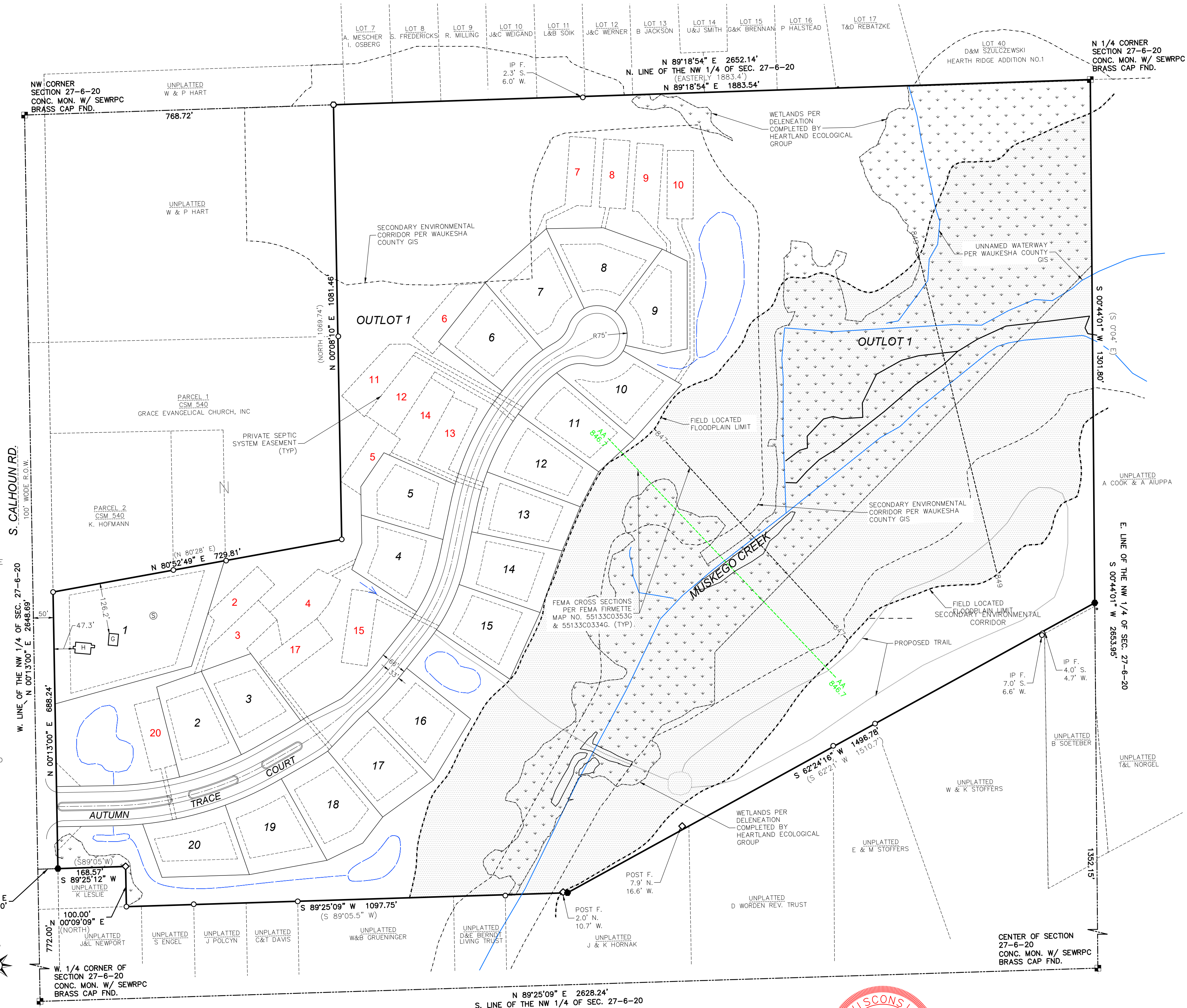
	SECTION CORNER MONUMENT		UNDERGROUND FIBER
	FOUND POST		UNDERGROUND GAS
	FOUND 3/4 REBAR OR NOTED		FLOOR ELEVATION
	FOUND 1" IRON PIPE OR NOTED		EXISTING SPOT GRADE
	SET 0.75" O.D. X 18" REBAR		EXISTING COUNTY CONTOUR
	WEIGHING 1.502 LBS/FT.		EXISTING CONTOUR PER FIELD SURVEY
	CONTROL POINT BENCHMARK		WOOD POST
	CMP CULVERT		RECORD DIMENSION
	WELL		EXISTING DWELLING
	SEPTIC VENT		EXISTING GARAGE
	SEPTIC CLEANOUT		(P) IN LINETYPE INDICATES PLAN LOCATION
	TV PED		SOIL
	ELECTRIC PED		SOIL TYPE
	UTILITY POLE		WETLANDS
	OVERHEAD UTILITY		FLOODPLAIN
			SECONDARY ENVIRONMENTAL CORRIDOR

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 27-6-20 MEASURED AS N89°18'54"W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

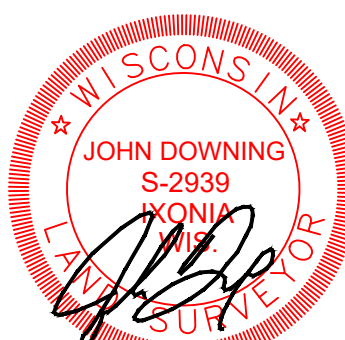
PRELIMINARY PLAT AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939



SURVEYOR'S CERTIFICATION:

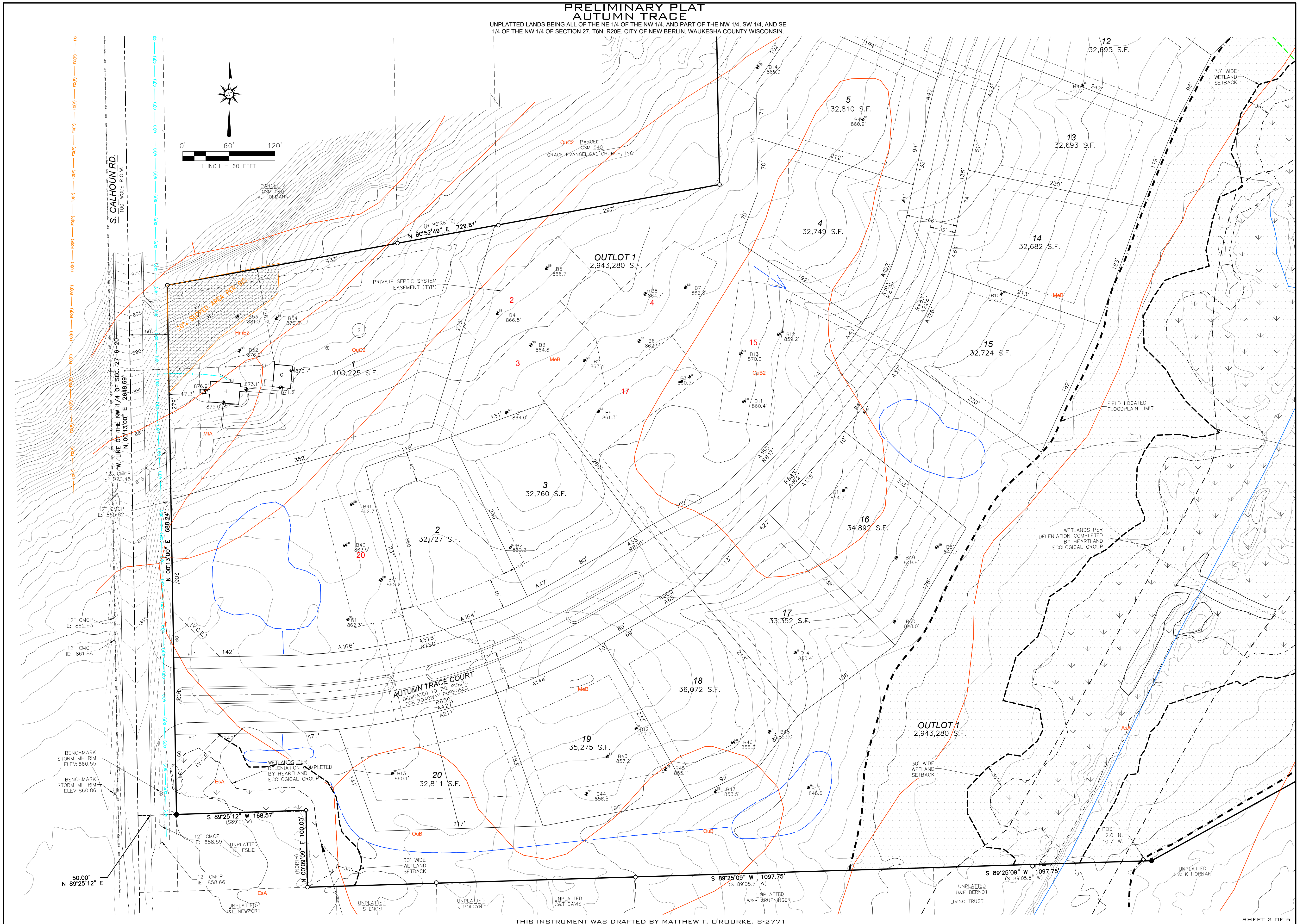
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND COMPLY WITH THE PROVISIONS OF CHAPTER 18.400 CITY OF NEW BERLIN AND OF CHAPTER 236 OF THE WISCONSIN STATUTES.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

REV: 03/29/2023
02/24/2023
PROJ. NO: 22237
SHEET 1 OF 5

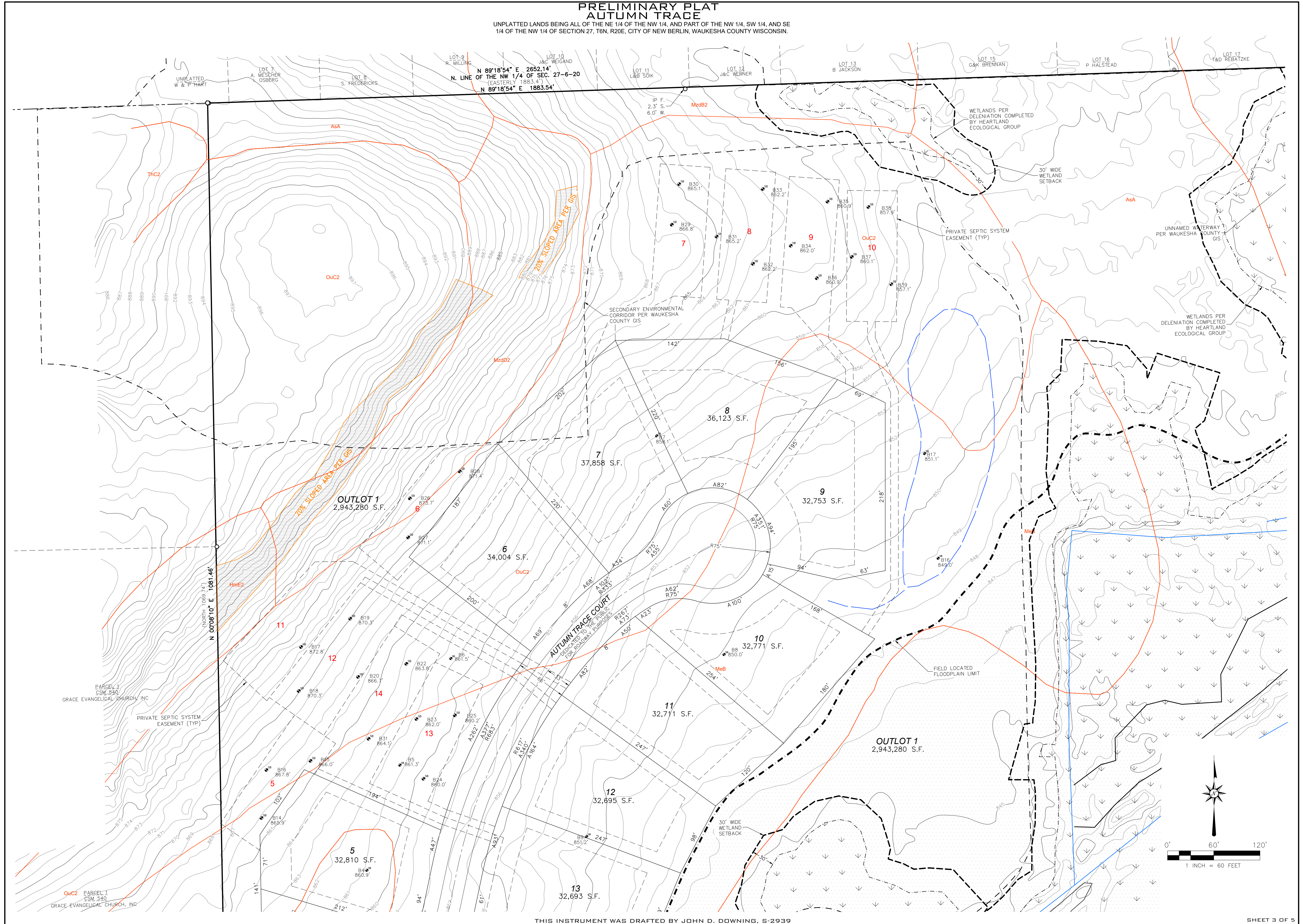
PRELIMINARY PLAT
AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



PRELIMINARY PLAT
AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.

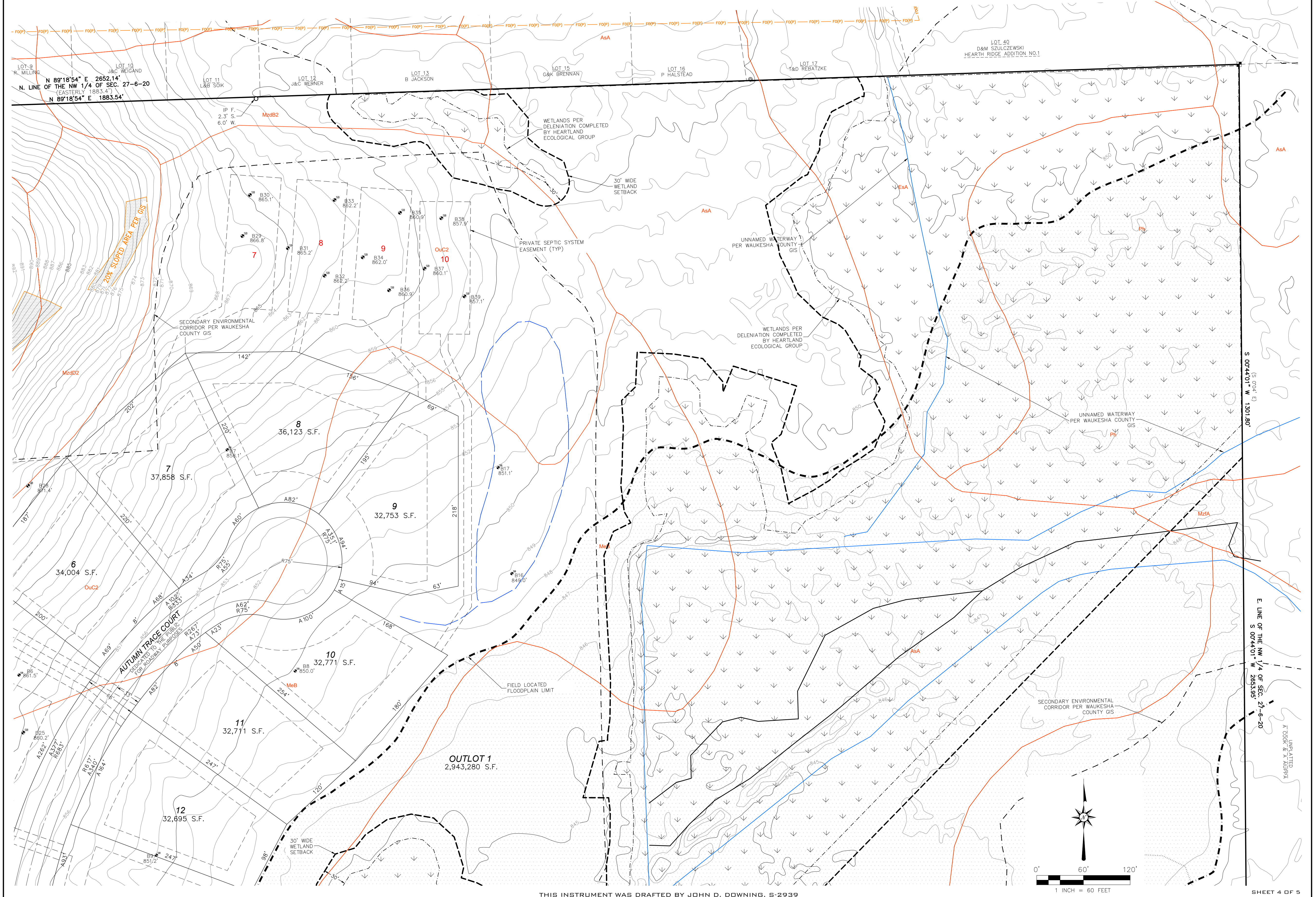


THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

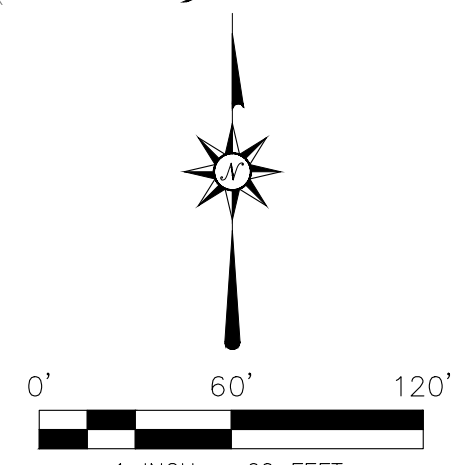
SHEET 3 OF 5

PRELIMINARY PLAT
AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



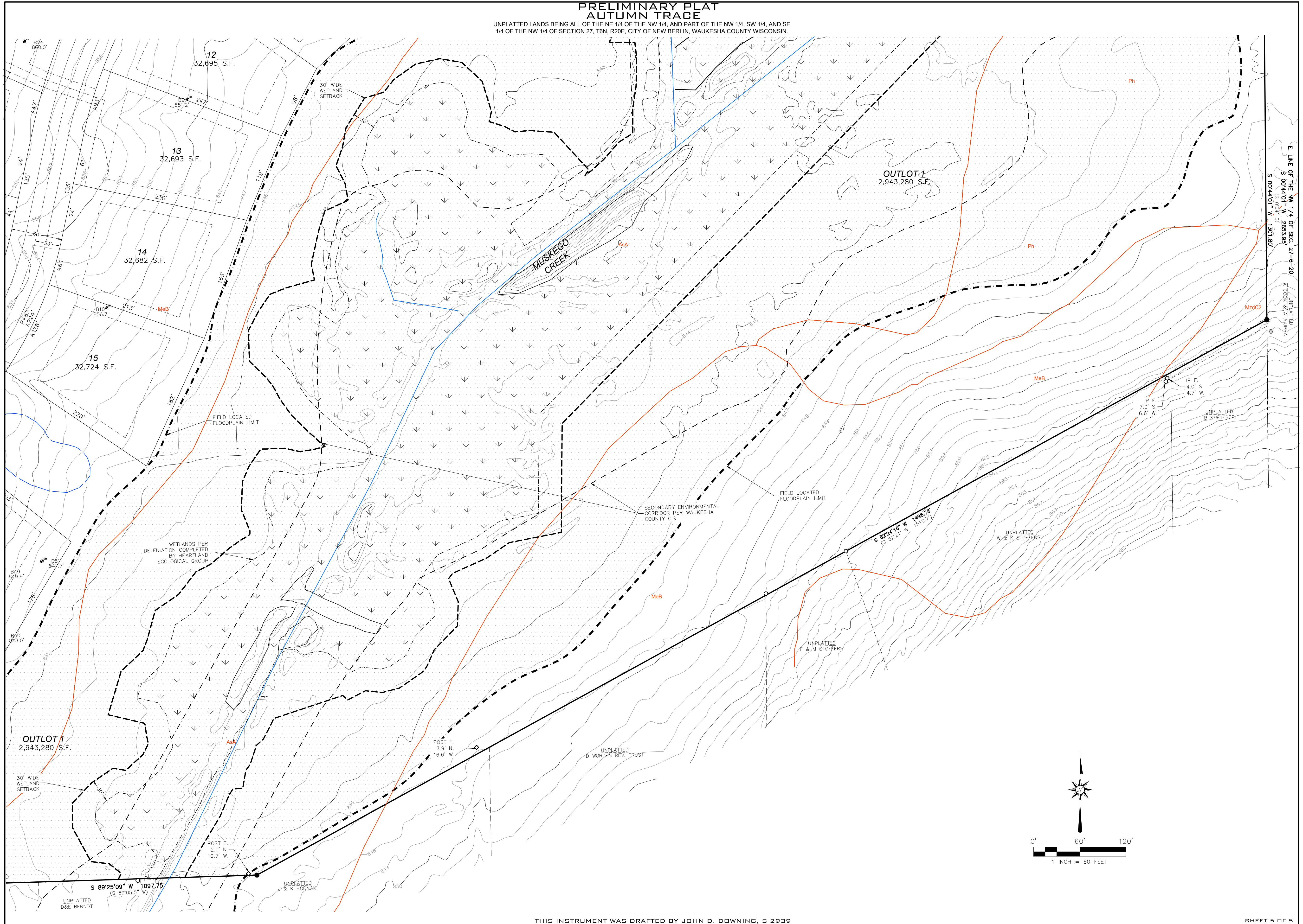
THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939



SHEET 4 OF 5

PRELIMINARY PLAT
AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



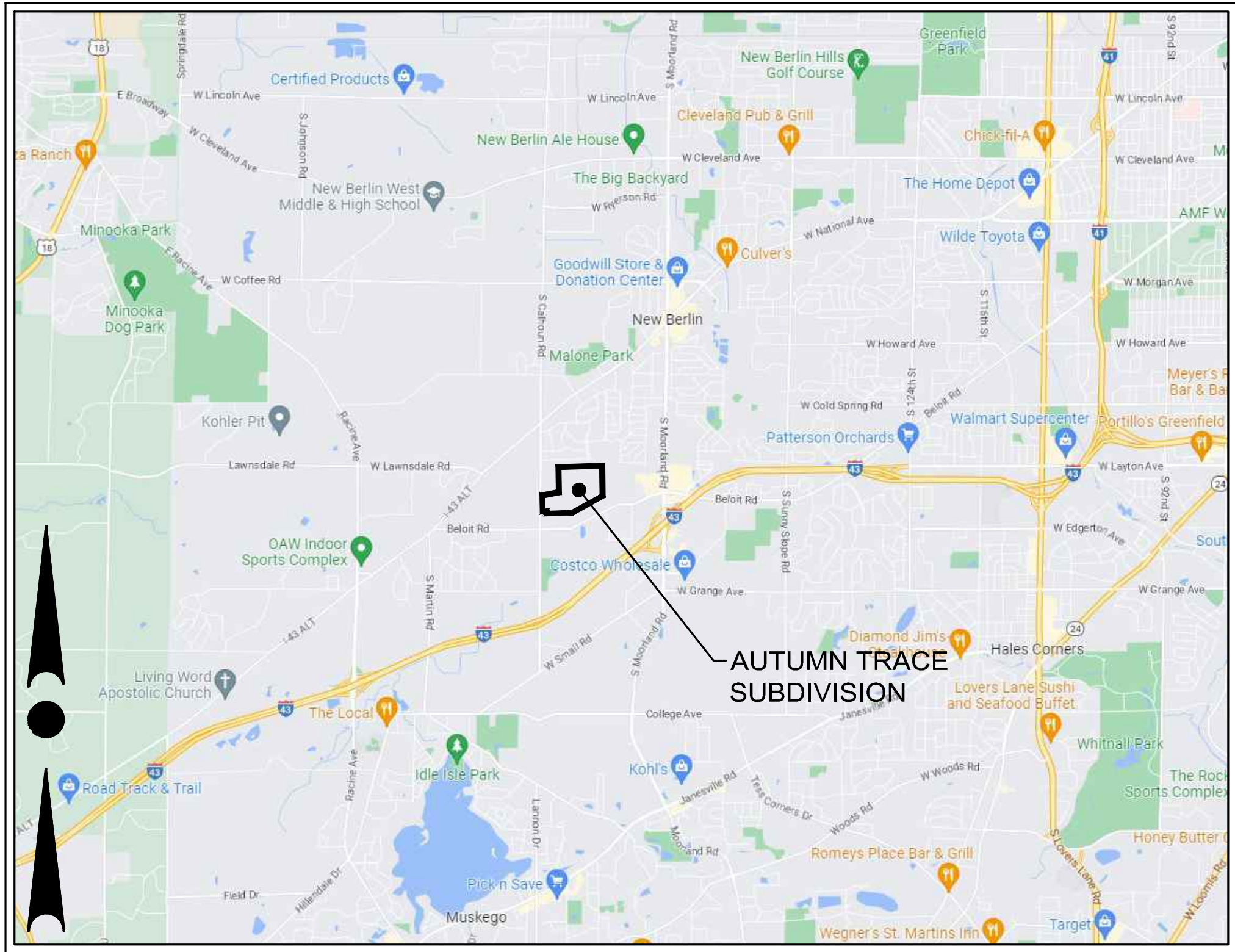
THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

SHEET 5 OF 5

X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_COVER&DETAILS_22X34.DWG

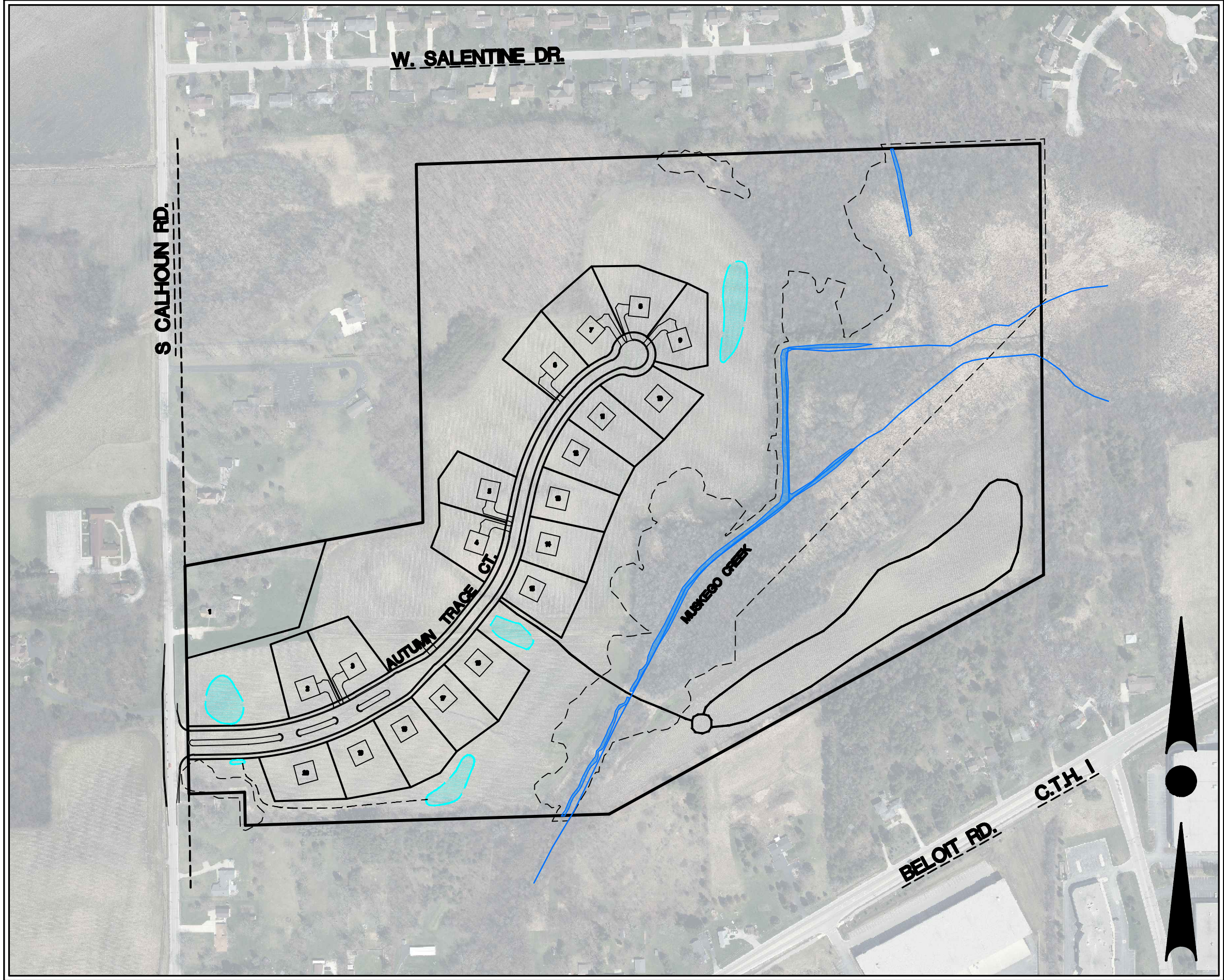
GENERAL NOTES

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-CITY OF NEW BERLIN TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF NEW BERLIN.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



LOCATION MAP
NOT TO SCALE

AUTUMN TRACE RESIDENTIAL DEVELOPMENT PRELIMINARY SITE DEVELOPMENT PLANS CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 300'

OWNER:
JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119
CONTACT: RYAN JANSSEN

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C0.0	- PROPOSED SITE PLAN
C0.1	- VICINITY MAP
C0.2	- NATURAL RESOURCES & PRESERVATION MAP
C0.3	- TRANSPORTATION MAP
C1.0	- OVERALL GRADING & DRAINAGE PLAN
C1.1-1.2	- GRADING & DRAINAGE PLANS
C2.1-2.3	- POND DETAILS
C3.0	- OVERALL SITE UTILITY PLAN
C4.1-4.3	- ROADWAY PLANS

4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PREL. SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
COVER SHEET

SHEET
T1

ADJUSTED TRACT ACREAGE

DESCRIPTION	Total Area	Adjustment Factor	Adjusted Total Area Deduction	ADJUSTED TRACT ACREAGE
	(acres)	(deduction)	(acres)	(acres)
CALHOUN RD.	88.40			
- Wetlands (outside Floodway)	8.77	-0.95	-8.33	
- Floodway	21.78	-1.00	-21.78	
- Floodplain	5.97	-0.50	-2.99	
- Steep Slopes (>20%)	0.12	-0.80	-0.10	
- Moderately Steep Slopes (15%-20%)	0.68	-0.60	-0.41	
TOTAL ADJUSTED TRACT ACREAGE				54.79
Required conservation area (75% of adjusted)				41.10
LOT COUNT BASED ON ADJUSTED TRACT ACREAGE				11

Per 275-33-D (12)(a) The subdivision must include at least 75% of the adjusted tract acreage as conservation area.

Conservation area shall not be used for residential lots, except 70% of the area may be 10 acre or larger "conservation lots".

DENSITY CALCULATION

Description	Total Area (acres)	Allowable Lots	Notes
TOTAL AREA "4908 S CALHOUN RD"	88.395	17.68	Total area excludes the Calhoun Road right-of-way
LARGE TRACT DENSITY BONUS (88.395 acres - 50 acres)	38.395	3.84	Large Tract density bonus applies to tracts >50 acres in size, calculated as 1 additional lot for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District. <i>The 27.8 acres of Wetlands on the site are given to be part of the first 50 acr</i>
TOTAL CONSERVATION SUBDIVISION APPLICATION	88.395	21.52	Maximum # of possible lots in the conservation subdivision.

PROPOSED ZONING

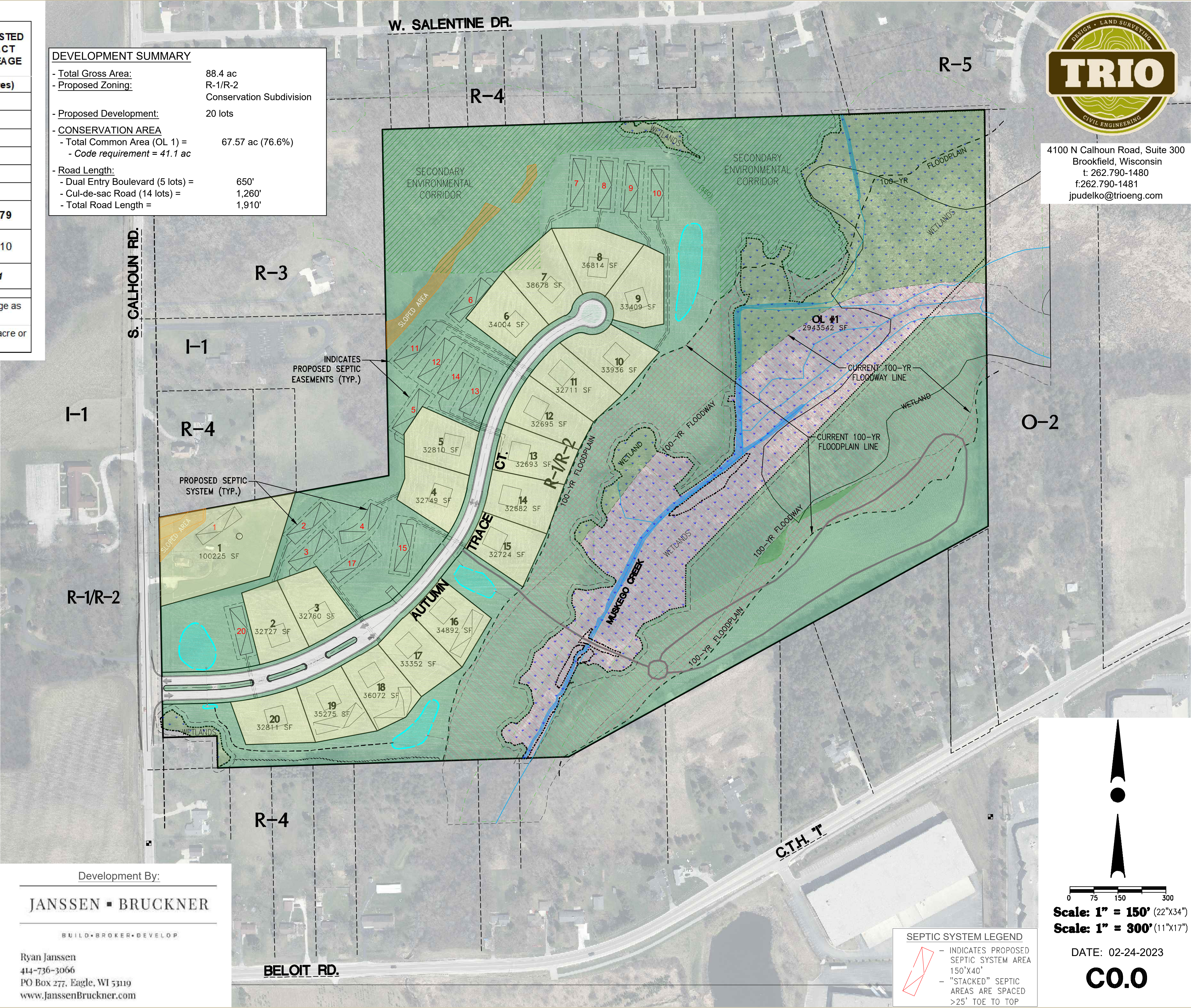
R1/R2 ZONING REQUIREMENTS per Table 275-33-2						
Conservation Subdivision	Lot Area*	Lot Width**	Lot Depth	Front & Rear	Side	Wetland
	(s.f.)	(ft)	(ft)	(ft)	(ft)	(ft)
R-1/R-2	20,000 or 32,670	110 or 130	None	40	15	30
* Minimum Lot Area may be 20,000 s.f. when septic system is located entirely off-lot; Minimum Lot Area when septic system is located on-lot is 32,670 s.f.						
** Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.						
ADDITIONAL DESIGN STANDARDS per 275-33						
- <u>Conservation Area Buffer:</u> Existing Road = 100'; Exterior Boundary = 50'						
- <u>Conservation Area:</u>						
- Includes Secondary Environmental Corridor, Floodplain and Wetland						
- No less than 30% of adjusted tract acreage shall be for common use						
- May be located on lots that are 10 acres or larger.						

OVERALL PROPOSED SITE PLAN

Autumn Trace Conservation Subdivision

4908 S. Calhoun Road, City of New Berlin, WI

DEVELOPMENT SUMMARY	
- Total Gross Area:	88.4 ac
- Proposed Zoning:	R-1/R-2 Conservation Subdivision
- Proposed Development:	20 lots
- CONSERVATION AREA	
- Total Common Area (OL 1) =	67.57 ac (76.6%)
- Code requirement = 41.1 ac	
- Road Length:	
- Dual Entry Boulevard (5 lots) =	650'
- Cul-de-sac Road (14 lots) =	1,260'
- Total Road Length =	1,910'



4100 N Calhoun Road, Suite 300
Brookfield, Wisconsin
t: 262.790-1480
f: 262.790-1481
jpuvelko@trioeng.com

SEPTIC SYSTEM LEGEND	
	- INDICATES PROPOSED SEPTIC SYSTEM AREA 150'x40'
	- "STACKED" SEPTIC AREAS ARE SPACED >25' TOE TO TOP

North arrow pointing up.

Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")

DATE: 02-24-2023

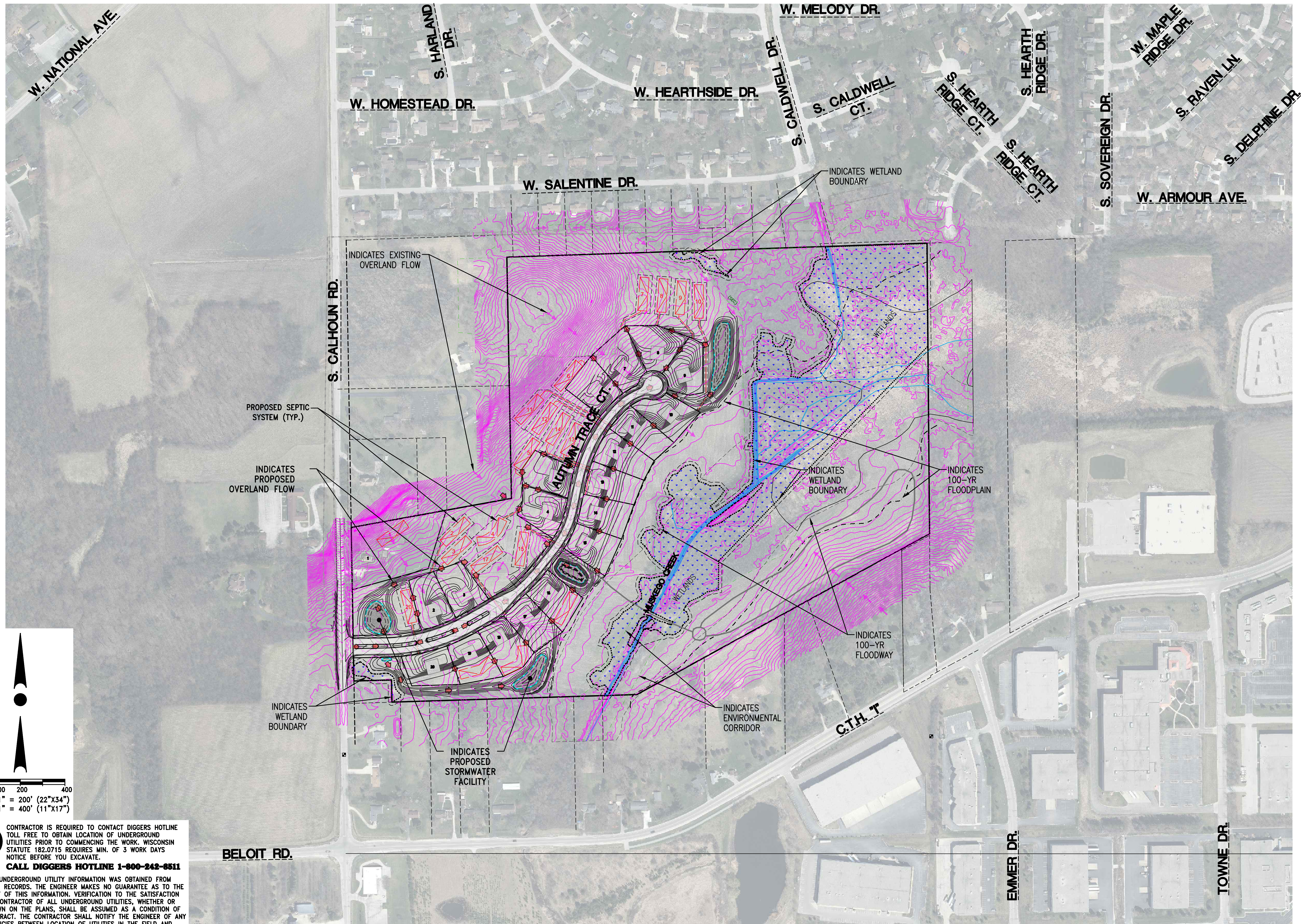
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Development By:

JANSSEN ■ BRUCKNER

BUILD ■ BROKER ■ DEVELOP

Ryan Janssen
414-736-3066
PO Box 277, Eagle, WI 53119
www.janssenbruckner.com



100 N. CALHOUN RD., SUITE 300
ROOKFIELD, WI 53005
PHONE: (262) 790-1480
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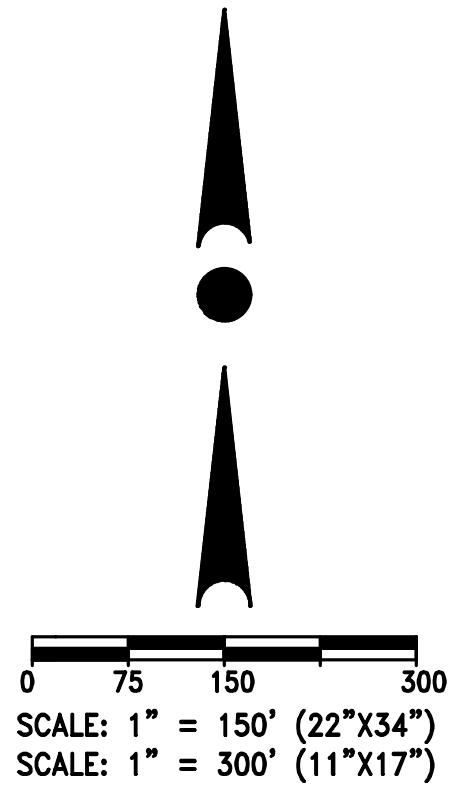
CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

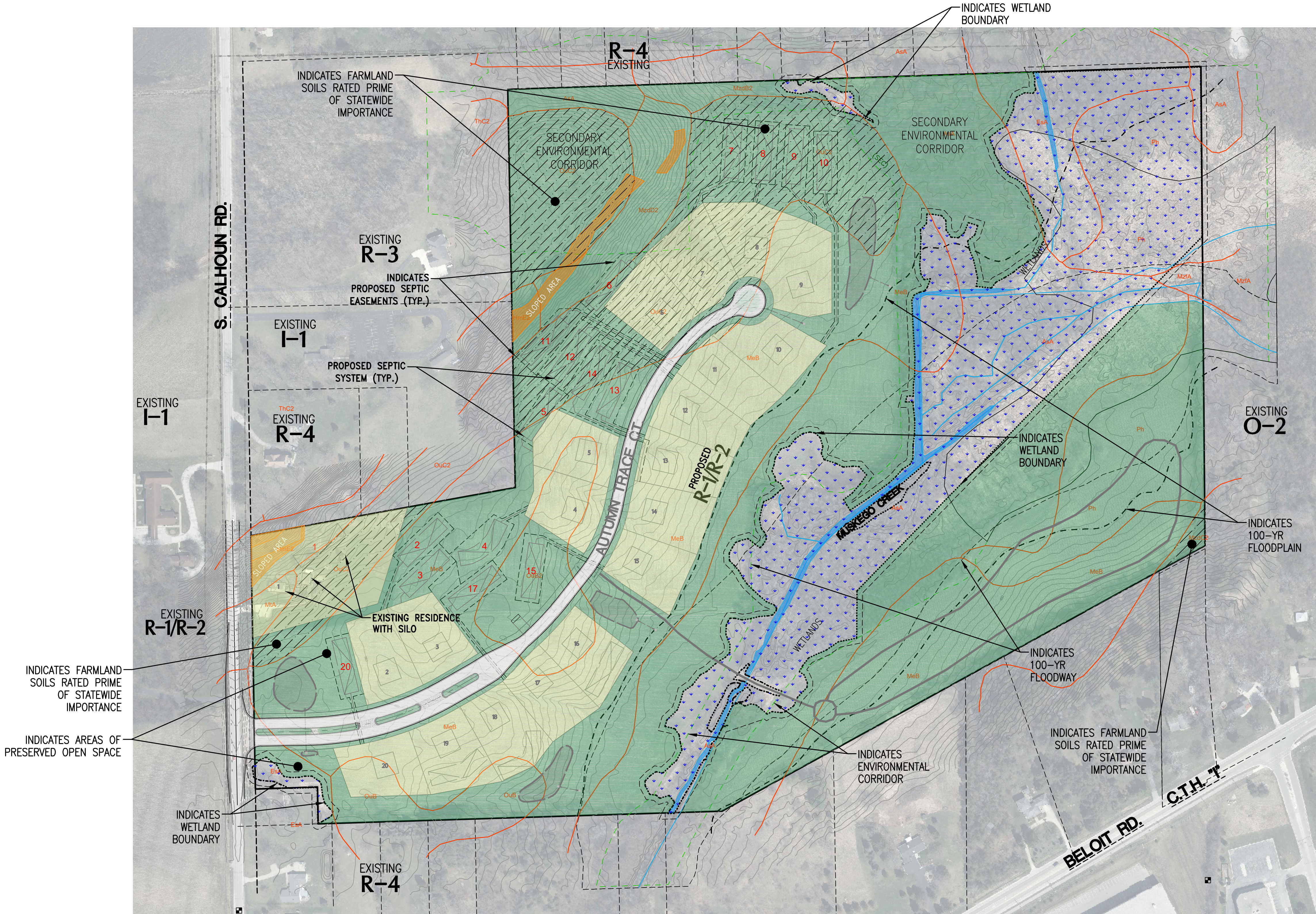
X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_SITE PLANS_22X34.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelski@trioeng.com

PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
MARCH 30, 2023

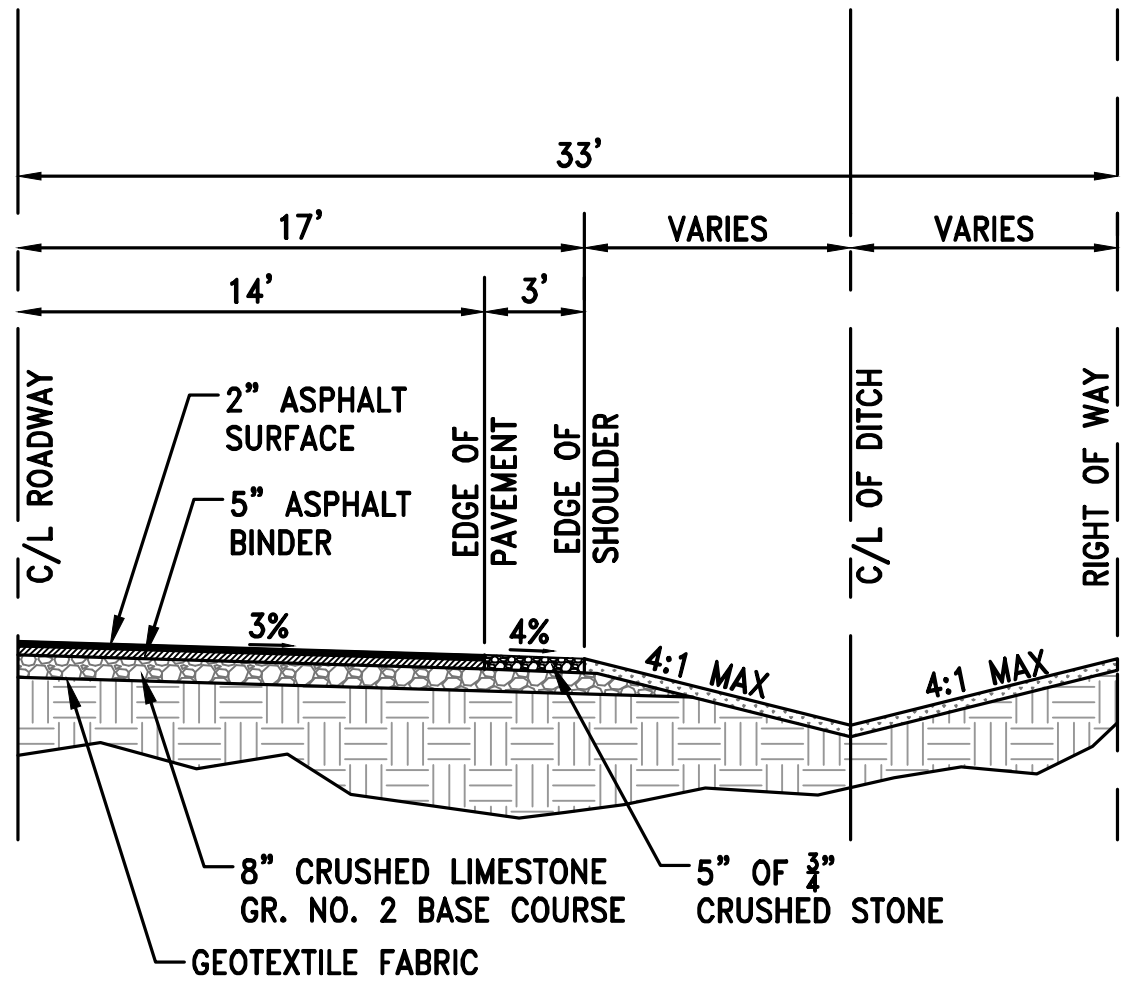
JOB NUMBER:
22-063-1124

DESCRIPTION:
NATURAL
RESOURCE AND
PRESERVATION
MAP

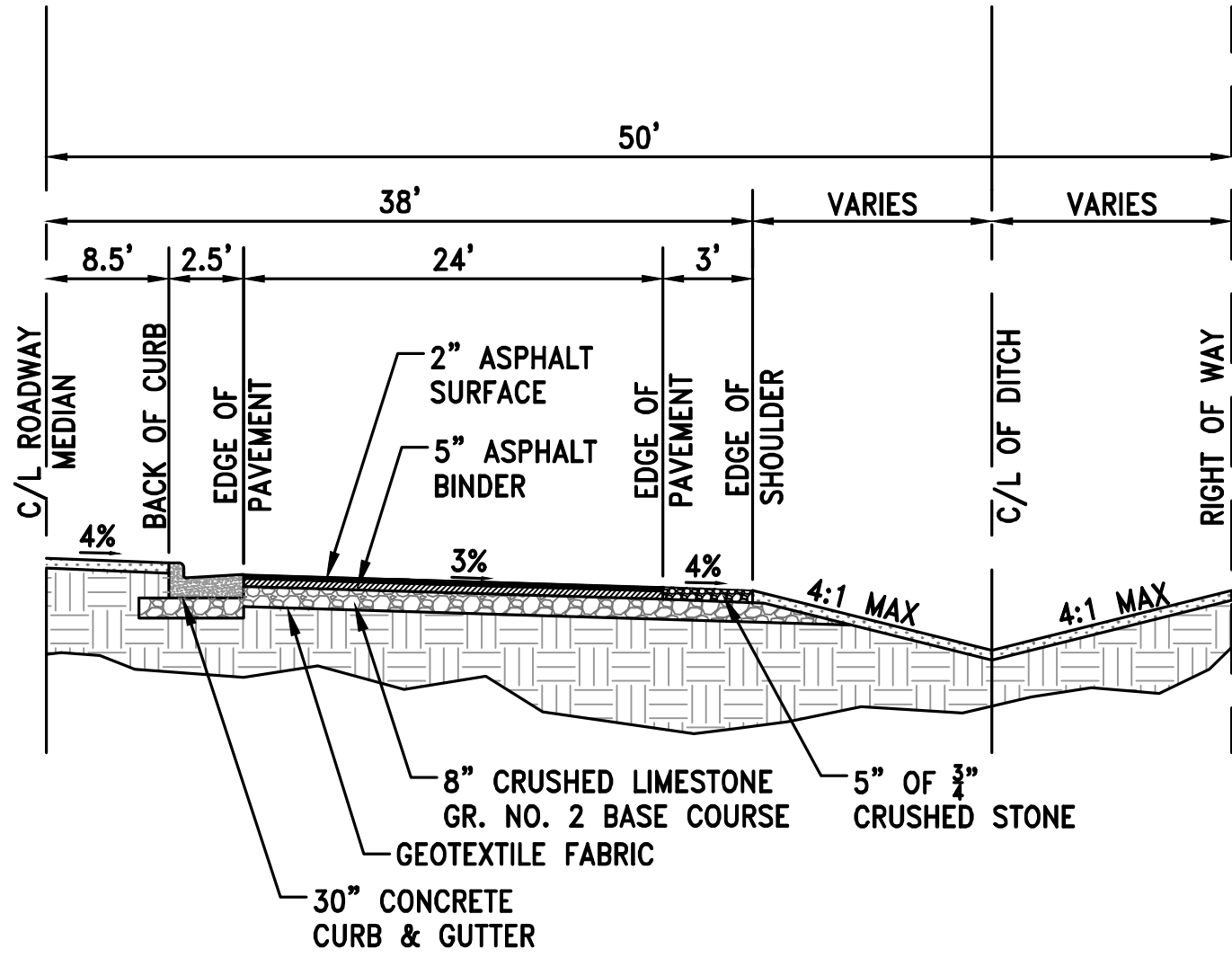
SHEET

C0.2

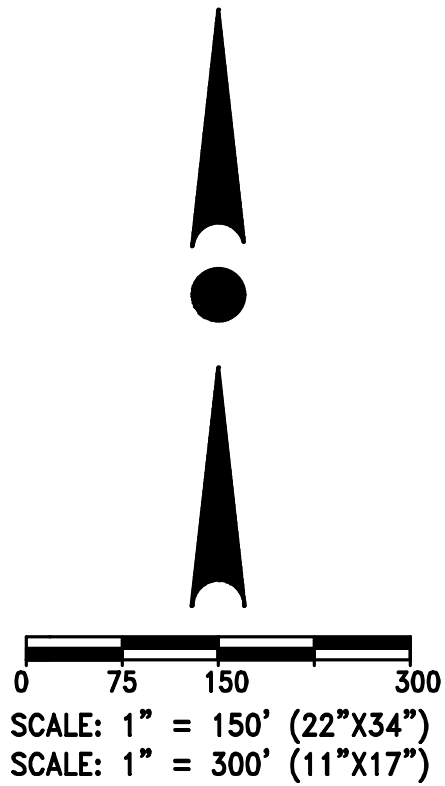
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TYPICAL RURAL CROSS SECTION
NOT TO SCALE



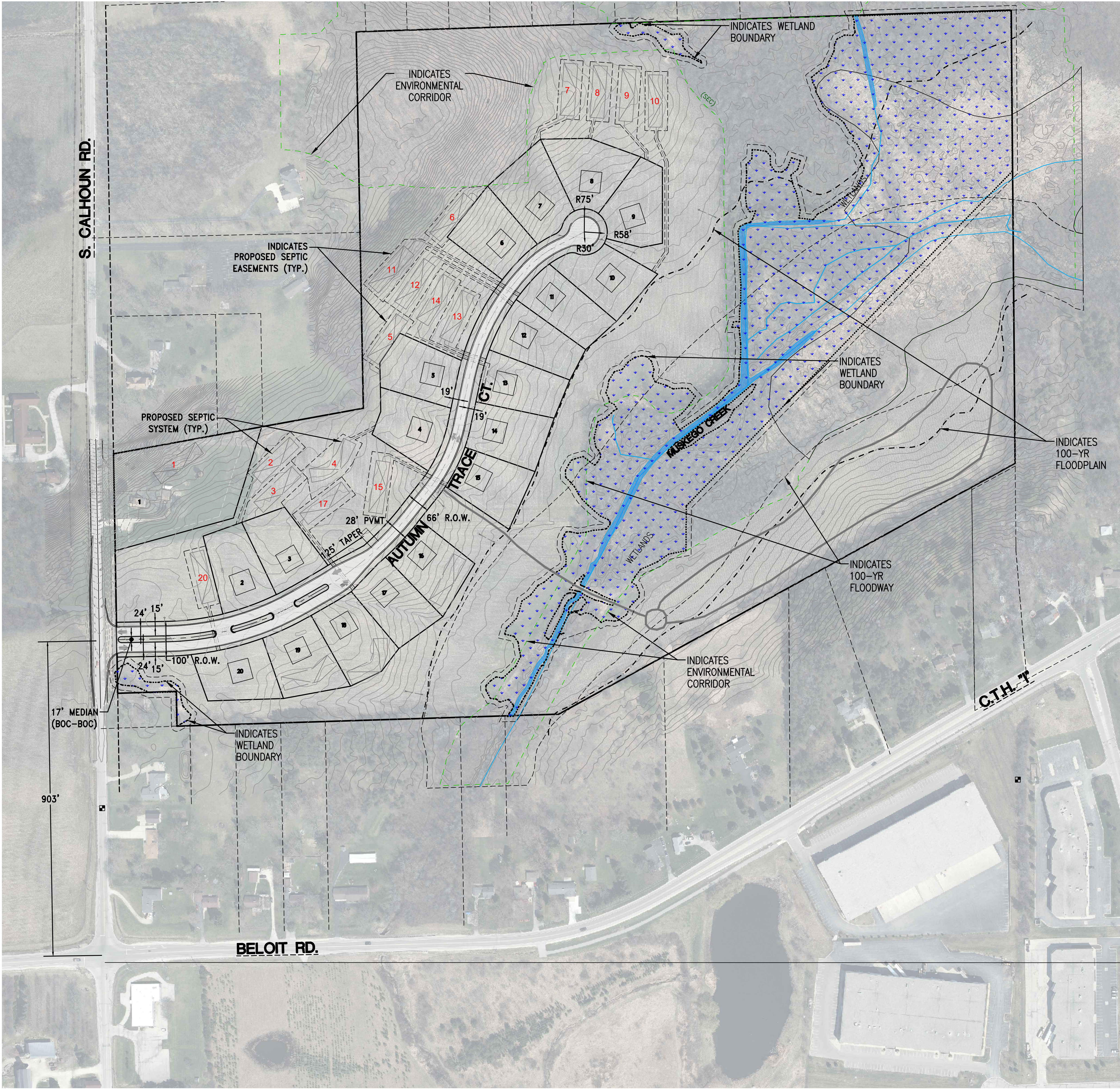
TYPICAL RURAL CROSS SECTION WITH CENTER MEDIAN
NOT TO SCALE



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

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4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelski@trioeng.com

PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
MARCH 30, 2023

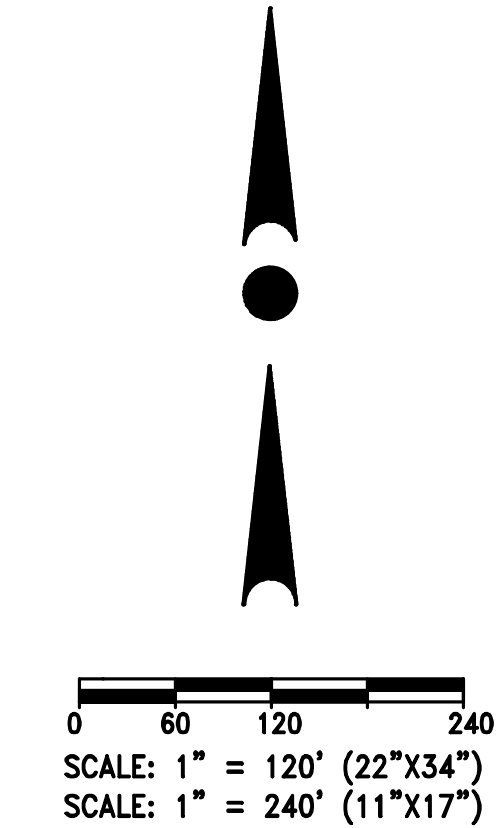
JOB NUMBER:
22-063-1124

DESCRIPTION:
TRANSPORTATION
PLAN

SHEET

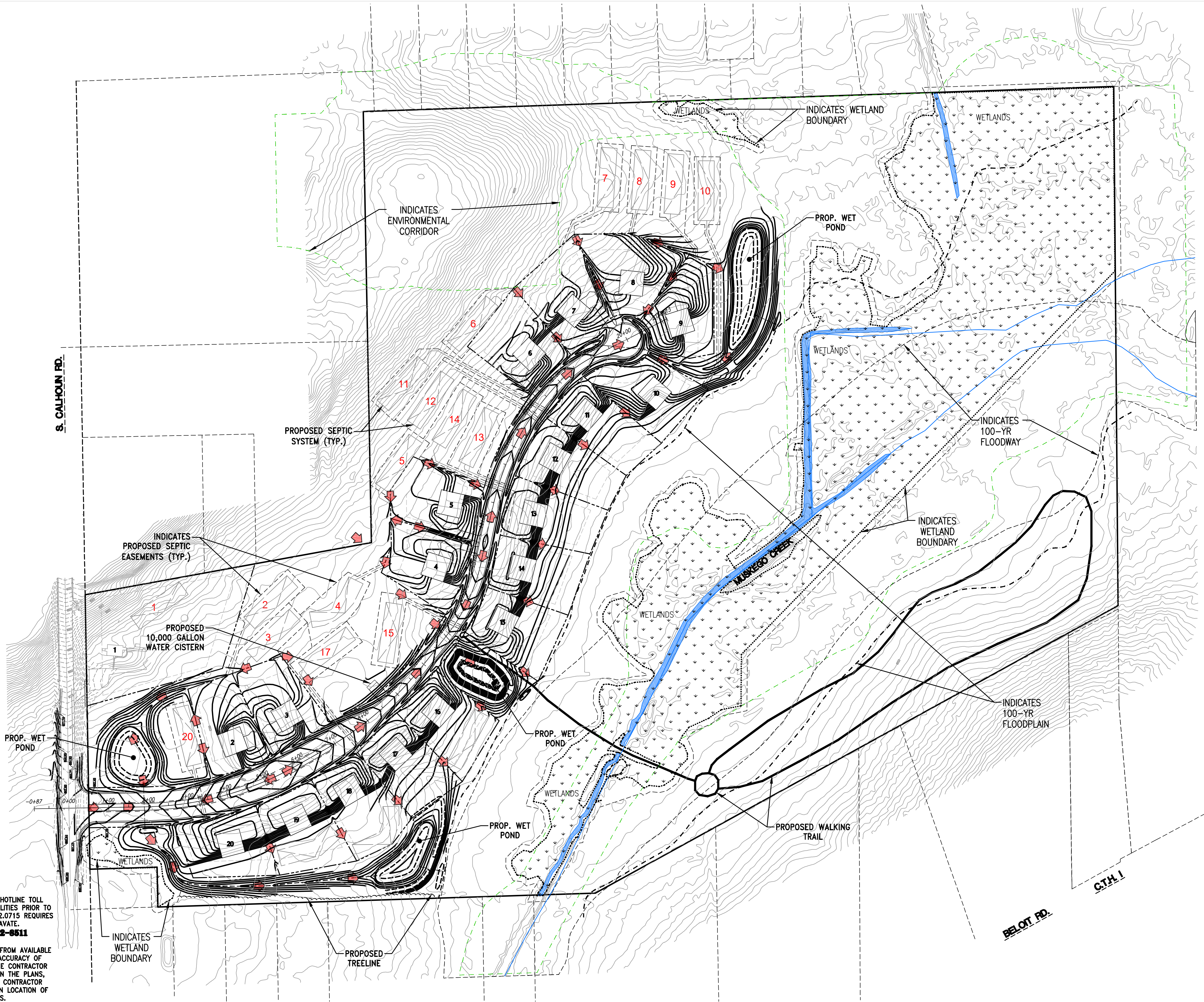
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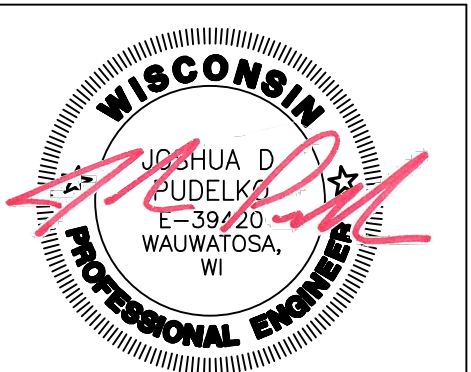
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EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL MASTER
GRADING &
DRAINAGE PLAN

SHEET
C1.0

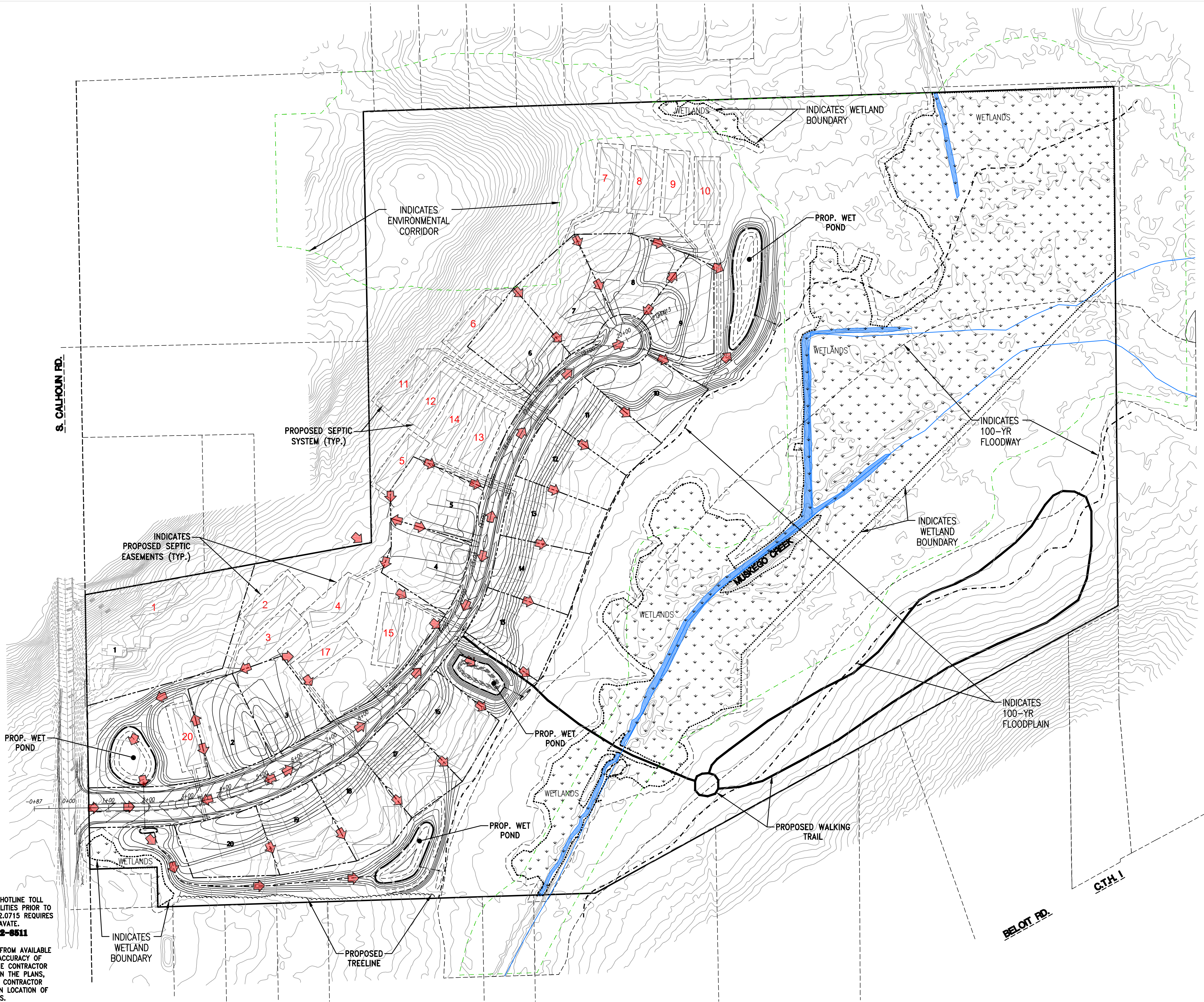
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0 60 120 240
SCALE: 1" = 120' (22"x34")
SCALE: 1" = 240' (11"x17")

NOTE:
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PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL INTERIM
GRADING &
DRAINAGE PLAN

SHEET

C1.0A



PROJECT:
AUTUMN TRACE SUBDIVISION

CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

PO BOX 277
EAGLE WI 53410

PO BOX 277
EAGLE WI 53410

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:

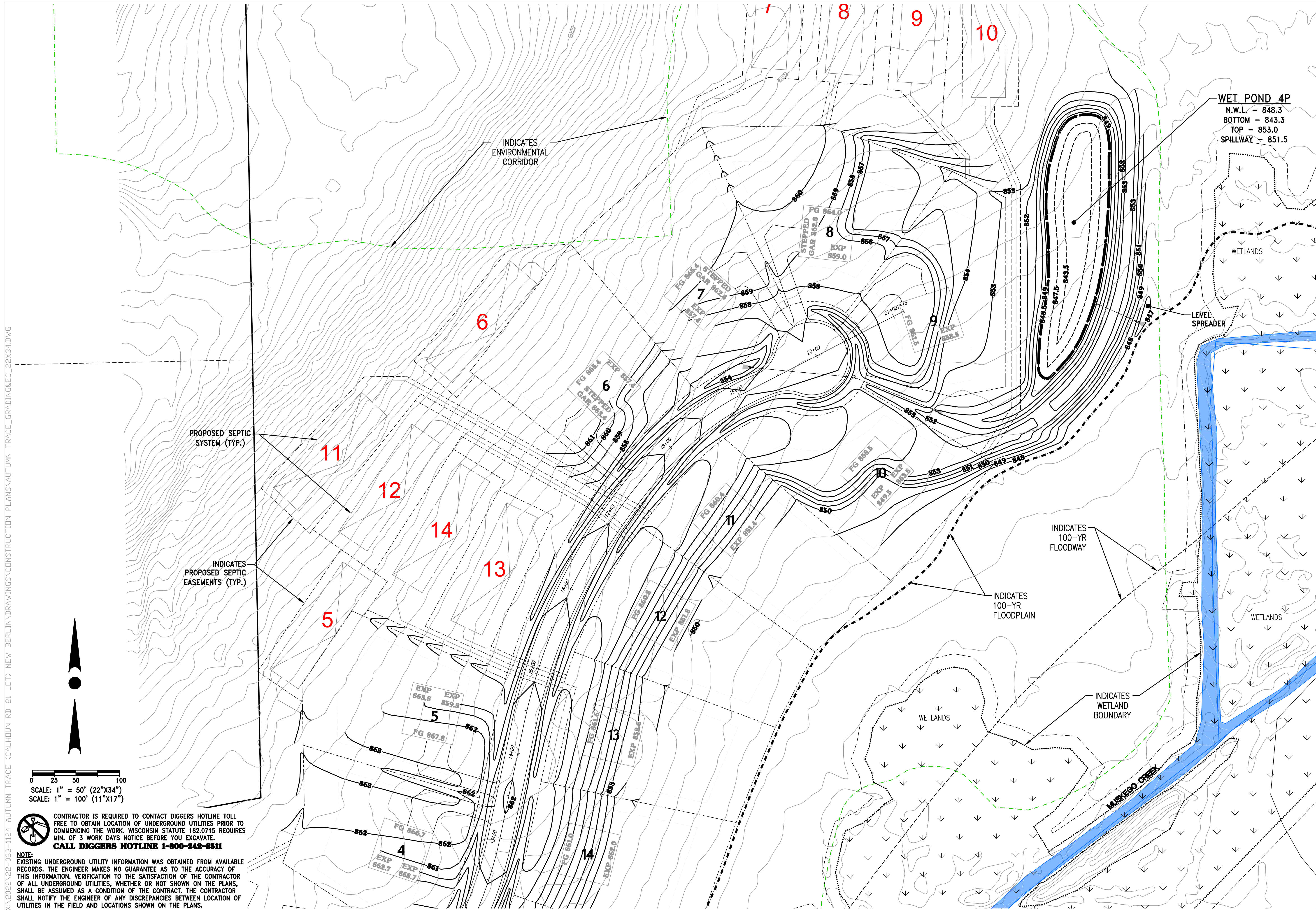
MARCH 30, 2023

JOB NUMBER:
22-063-1124

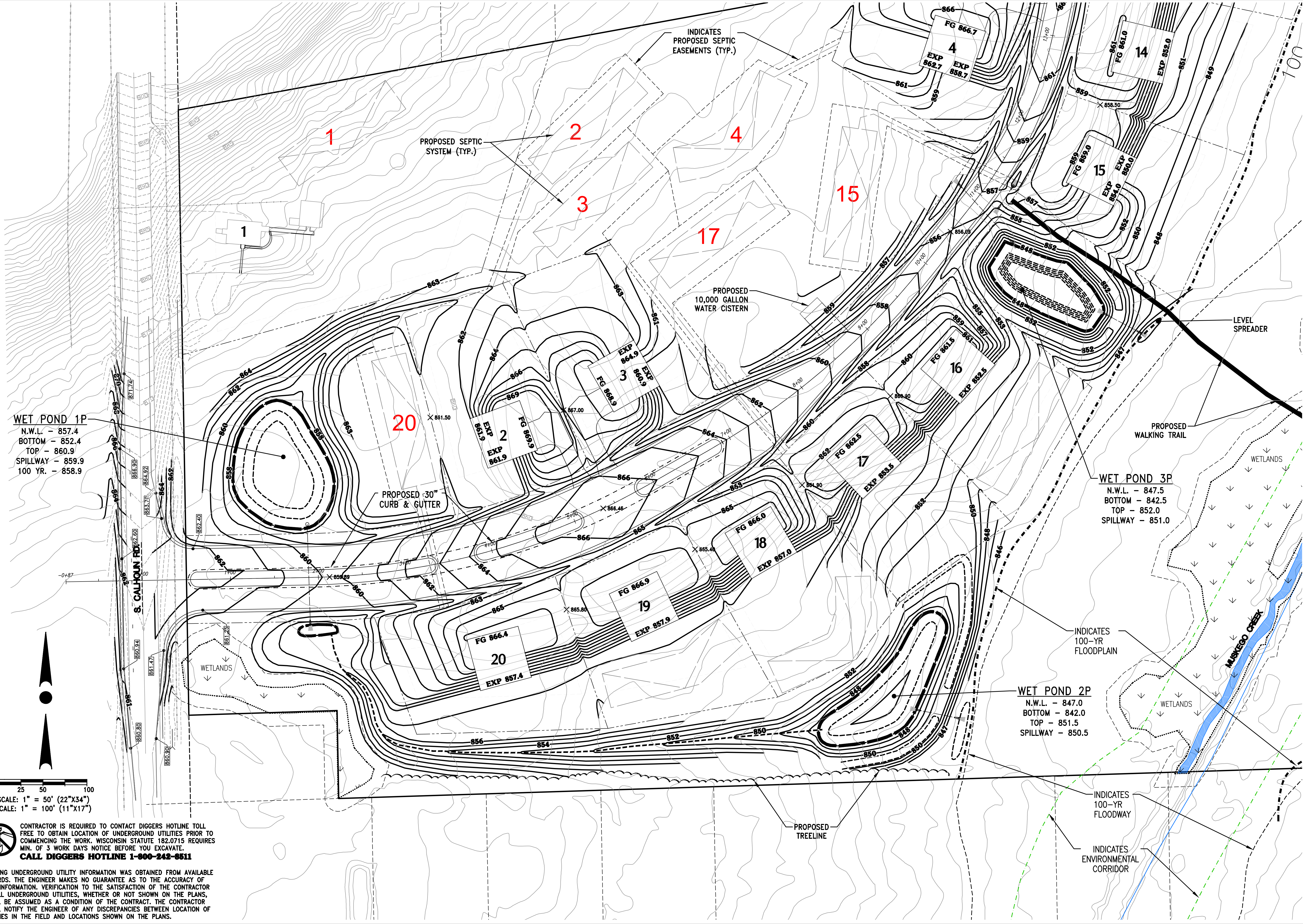
DESCRIPTION:
**INTERIM GRADING
& DRAINAGE PLAN
- NORTH**

SHEET

C1.1A



X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_GRADING&EC_22X34.DWG



PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

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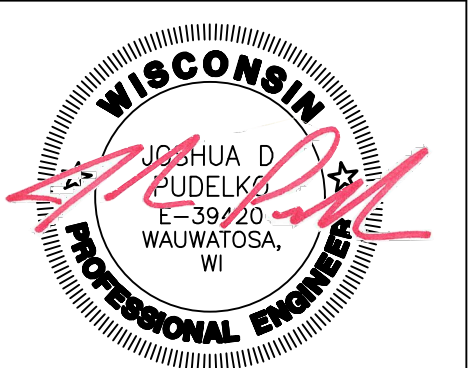
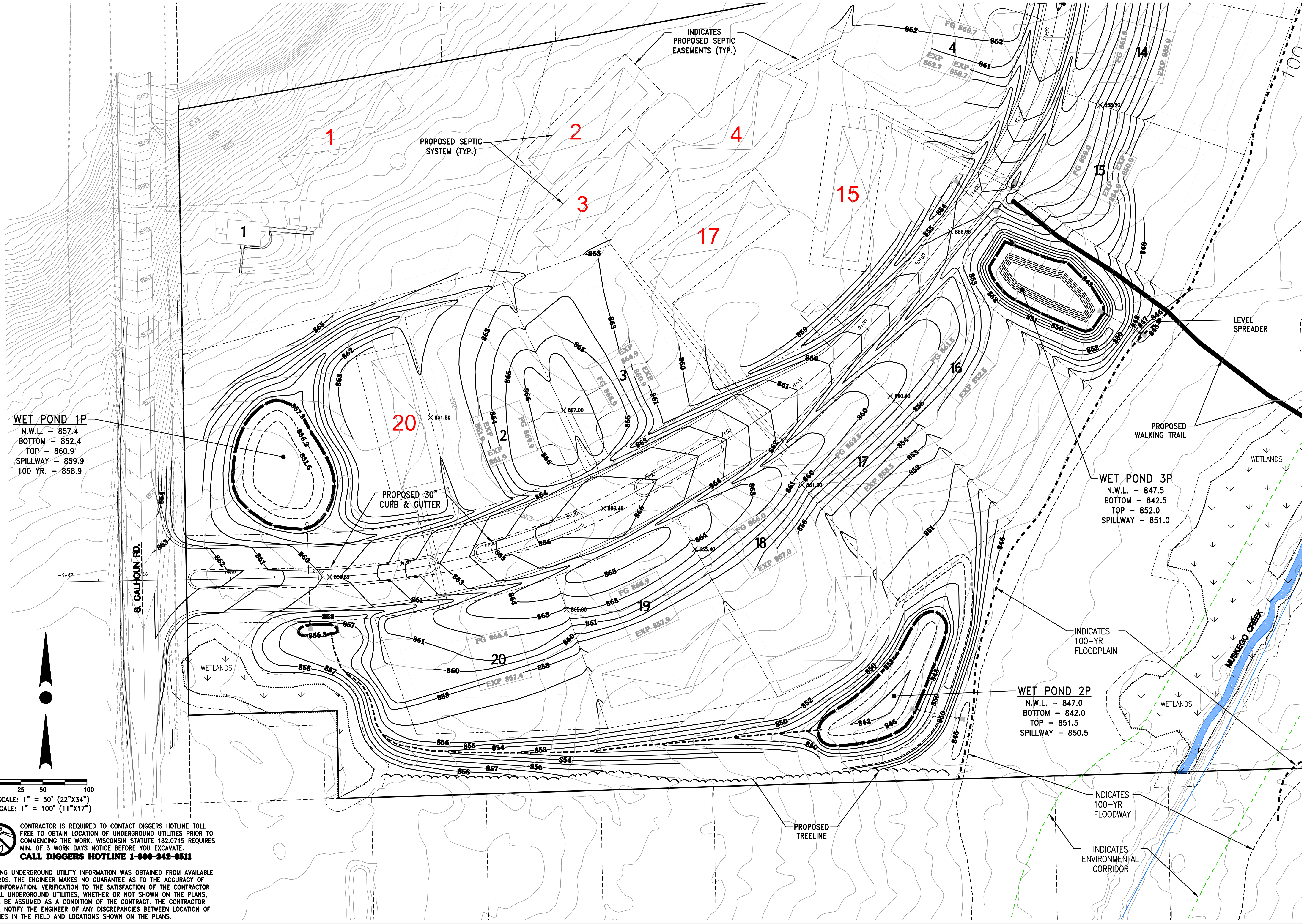
DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
**MASTER GRADING
& DRAINAGE PLAN
- SOUTH**

SHEET
C1.2

X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_GRADING&EC_22X34.DWG



PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

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03/30/23	PER CITY COMMENTS

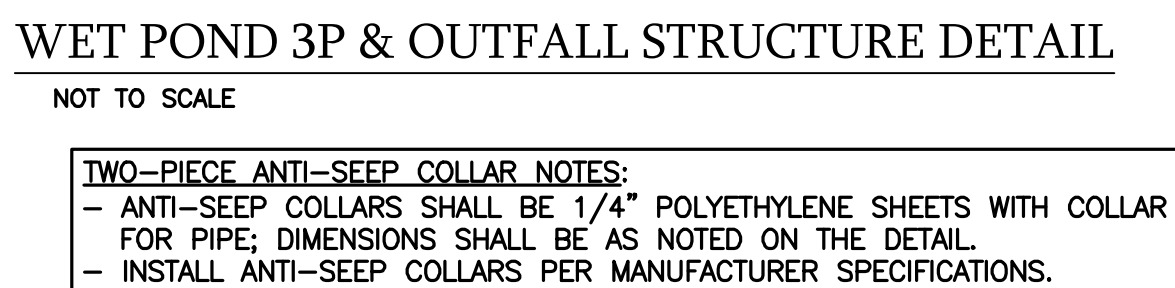
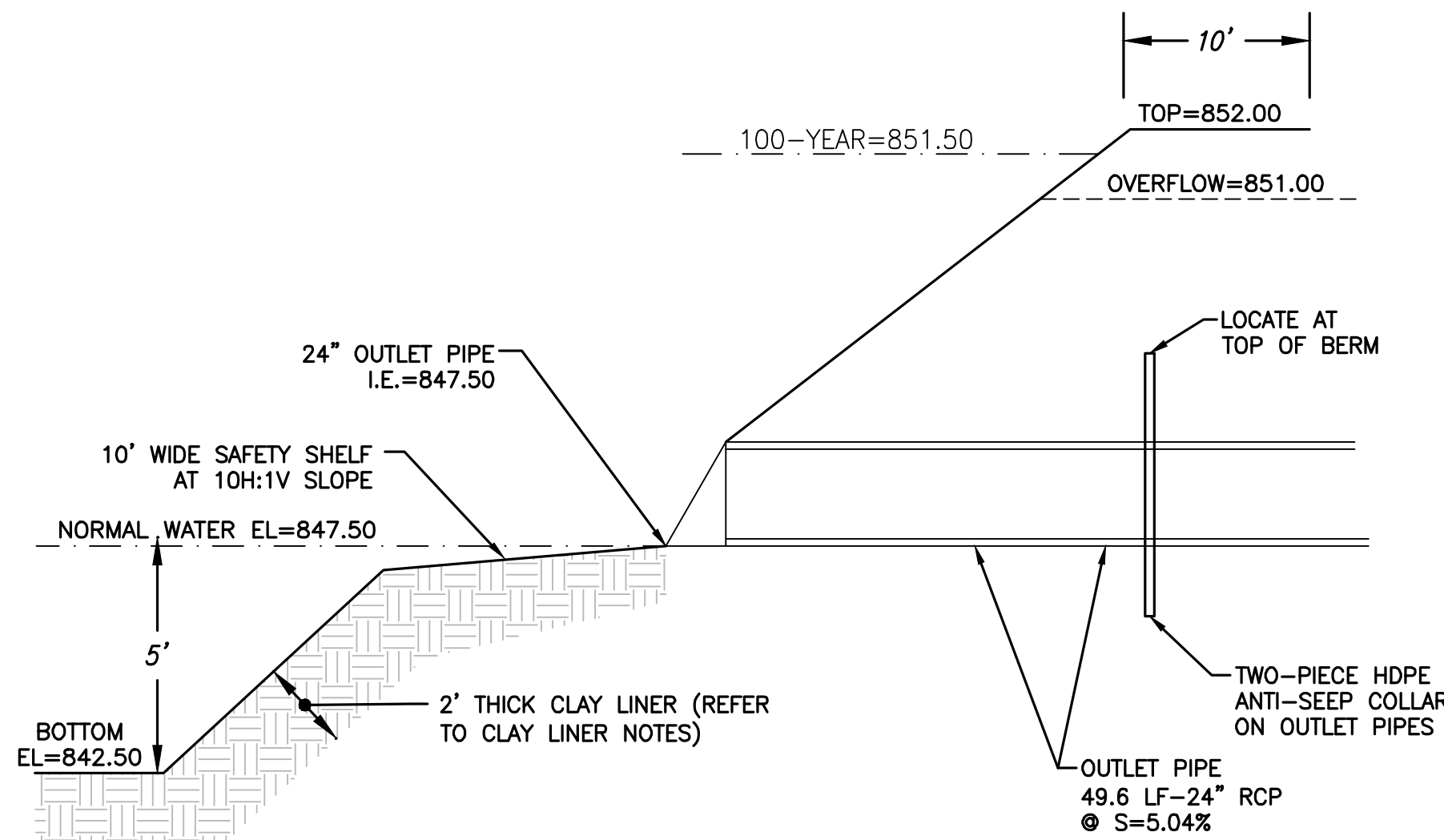
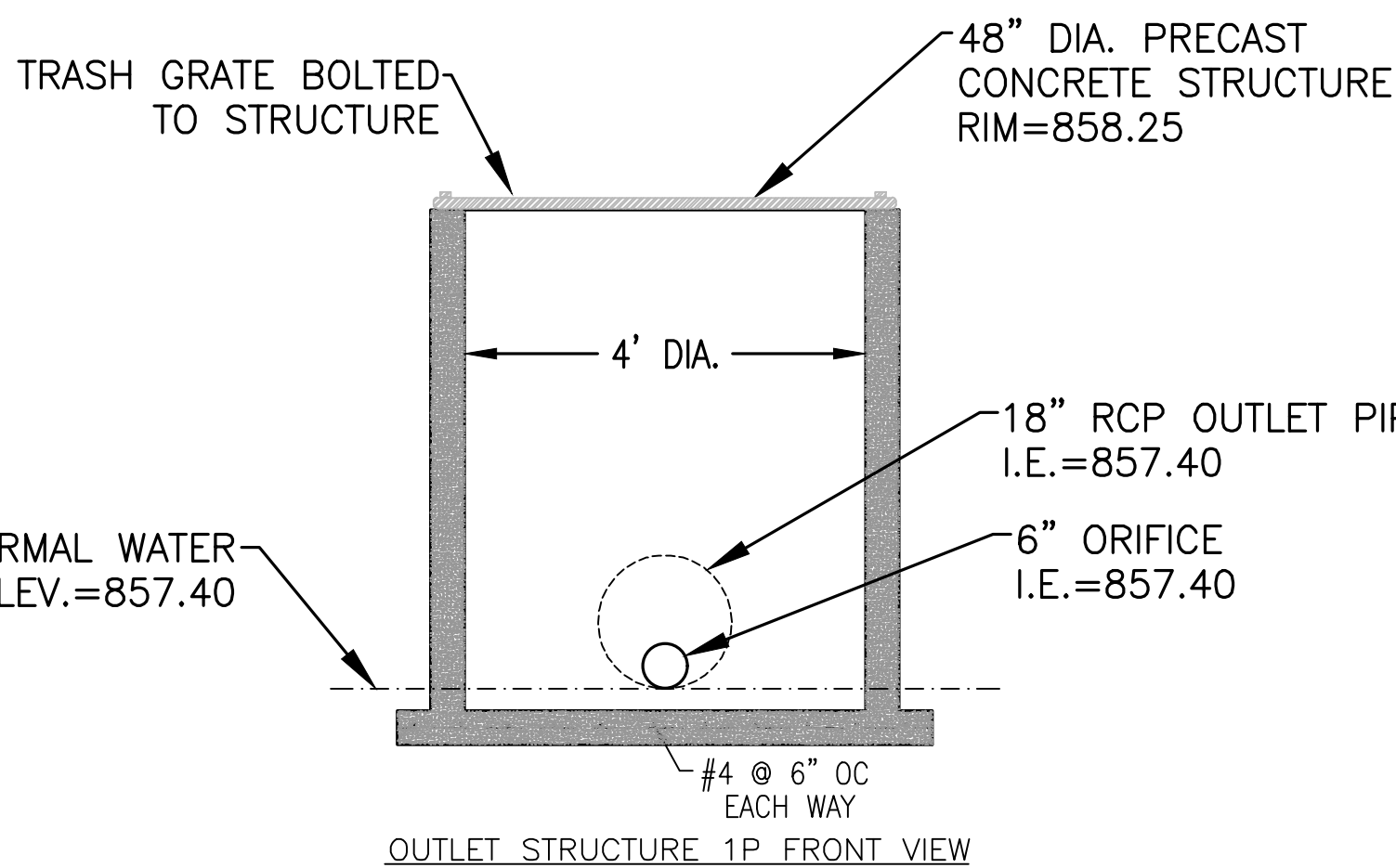
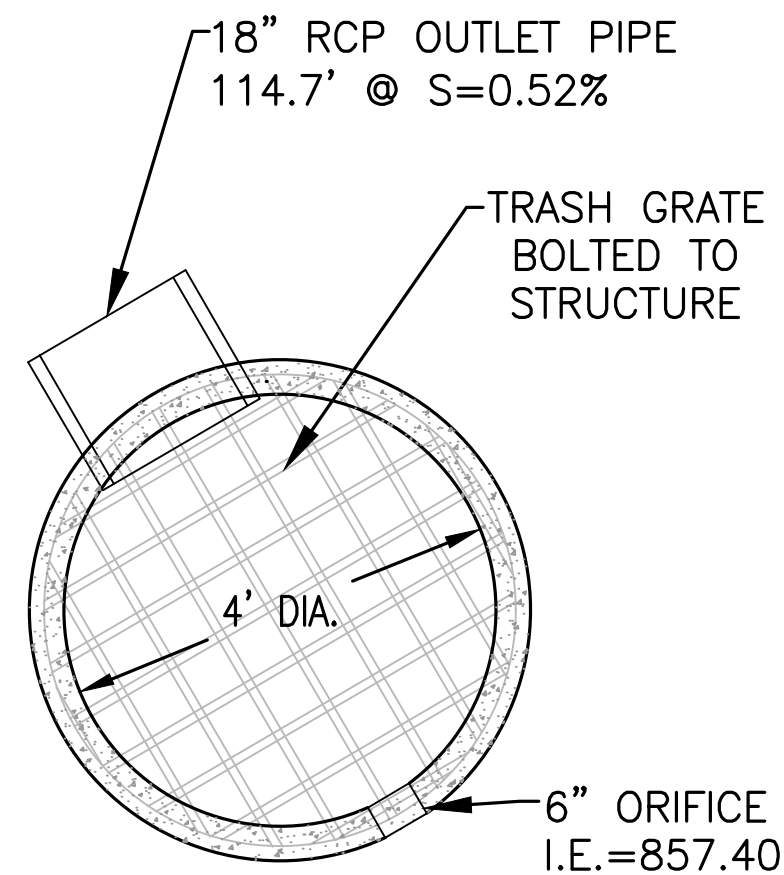
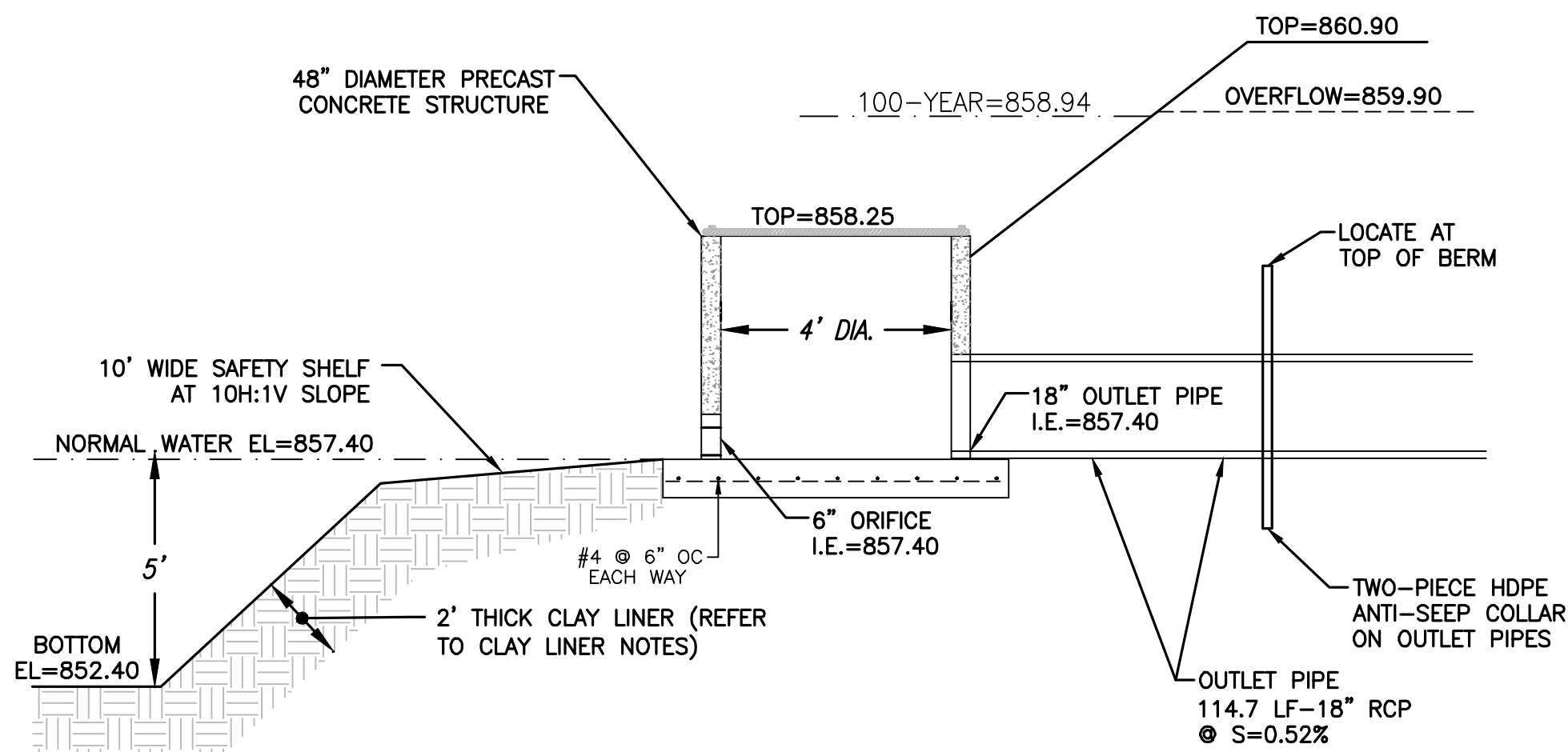
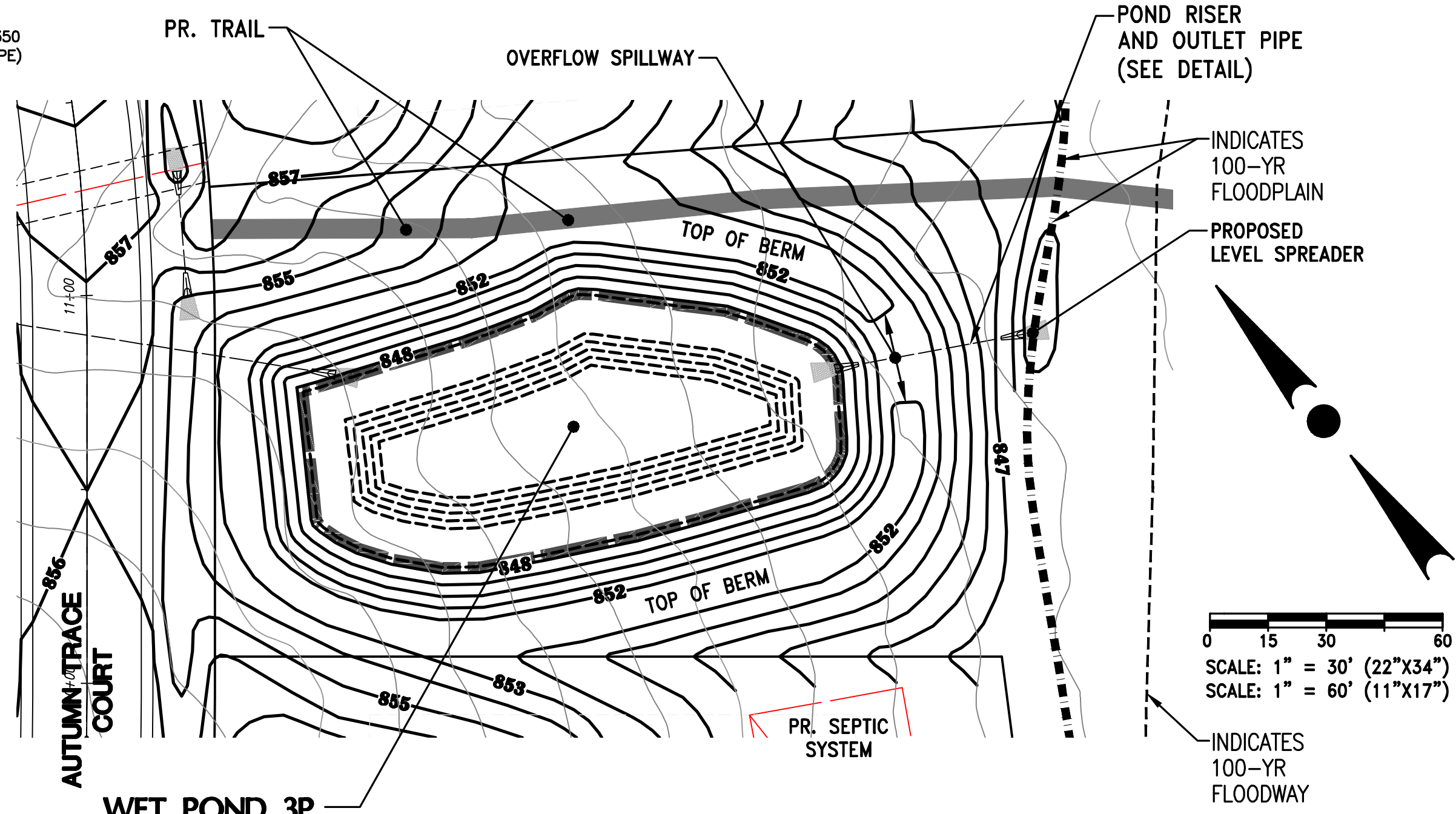
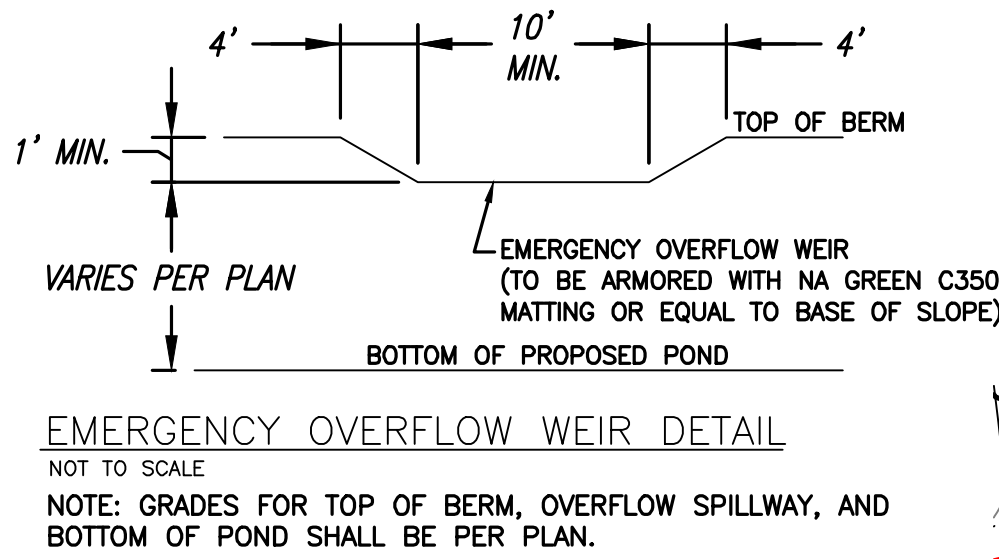
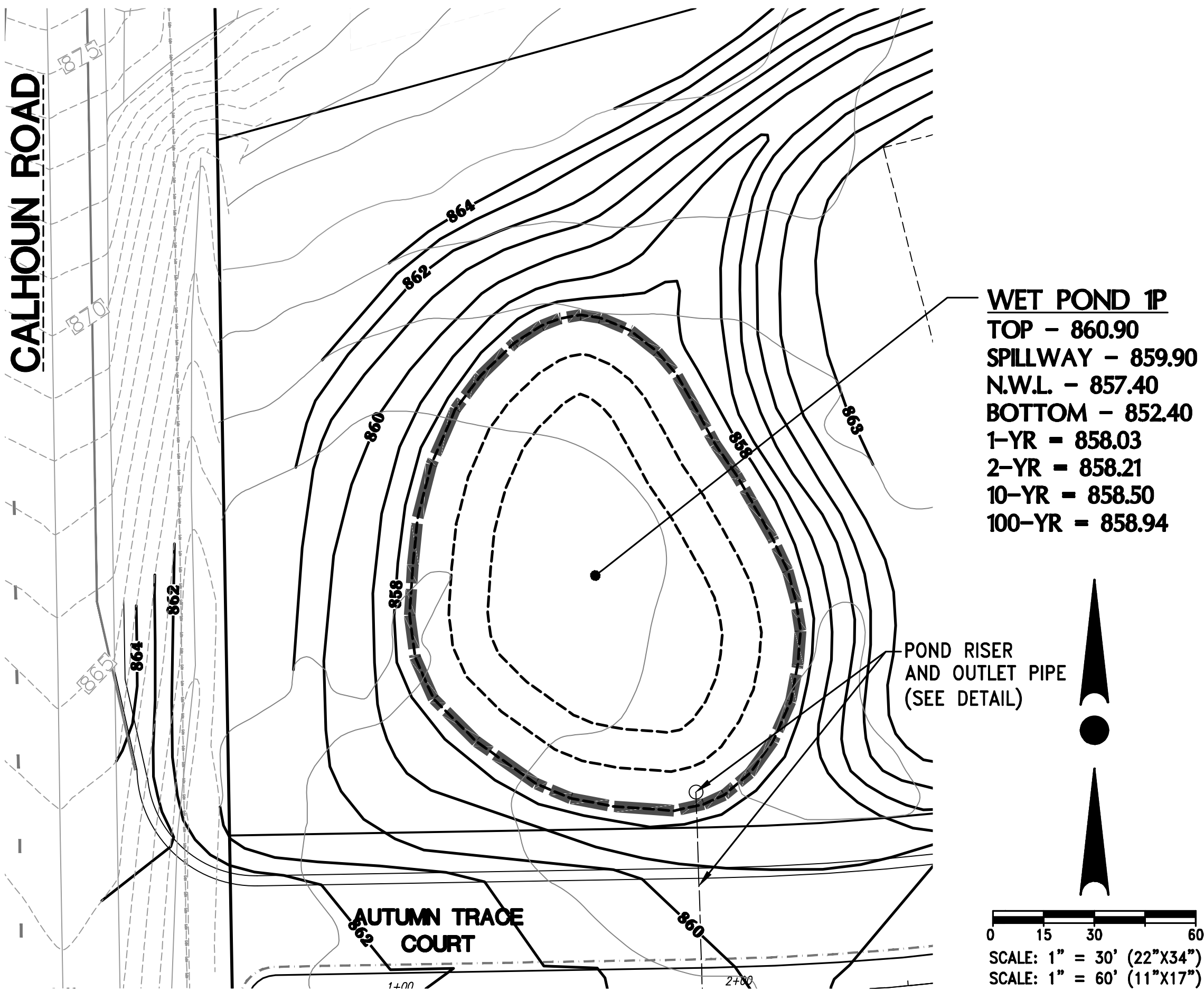
DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
**INTERIM GRADING
& DRAINAGE PLAN
- SOUTH**

SHEET
C1.2A

X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_POND_22X34.DWG



CLAY LINER NOTE:
- 2" THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.
- CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)
- IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW IS ENCOUNTERED AT OR BELOW THE BOTTOM ELEVATION OF THE POND, A "SACRIFICIAL" LIFT OF CLAYEY FILL MAY BE REQUIRED TO BE PLACED ALONG THE SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARLY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.
- GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.
- CLAY LINER SHALL EXTEND UP TO 2-YEAR WATER SURFACE ELEVATION. (EL. 926.74)

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PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

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DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS

DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:

POND DETAIL

SHEET

C2.1

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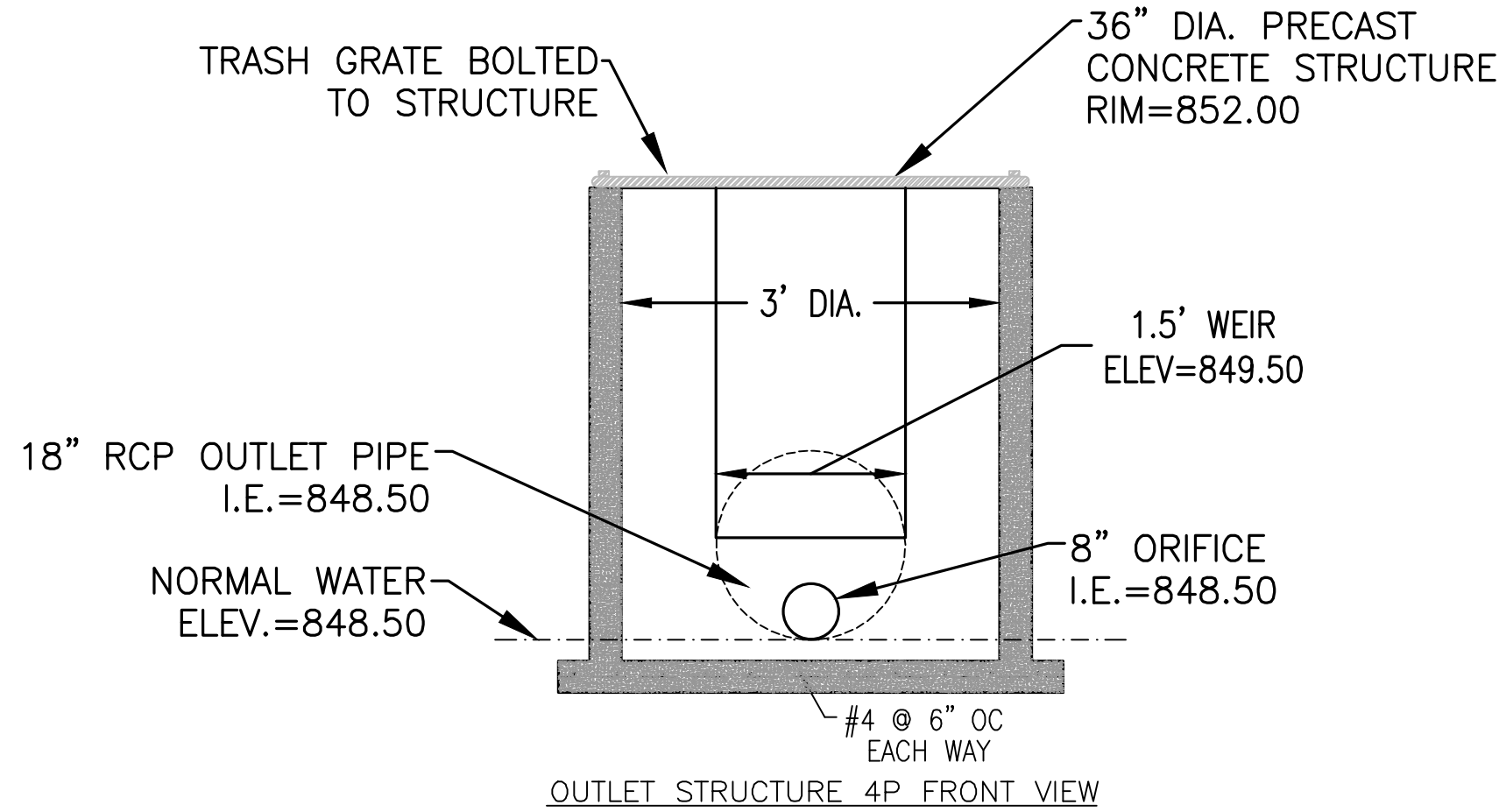


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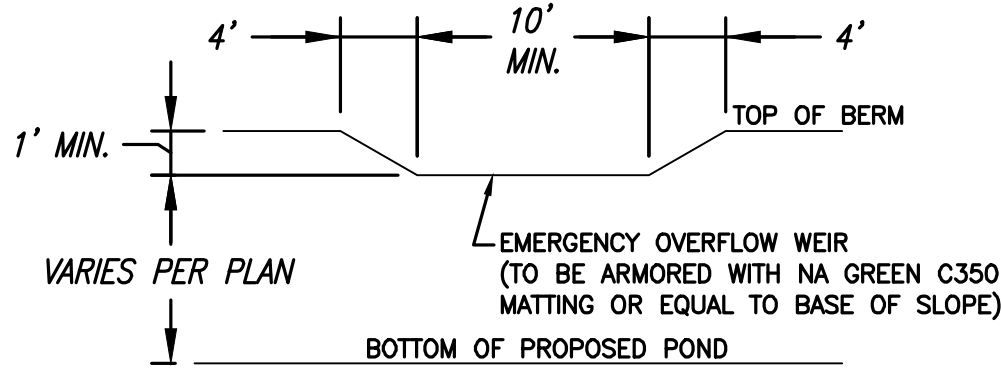
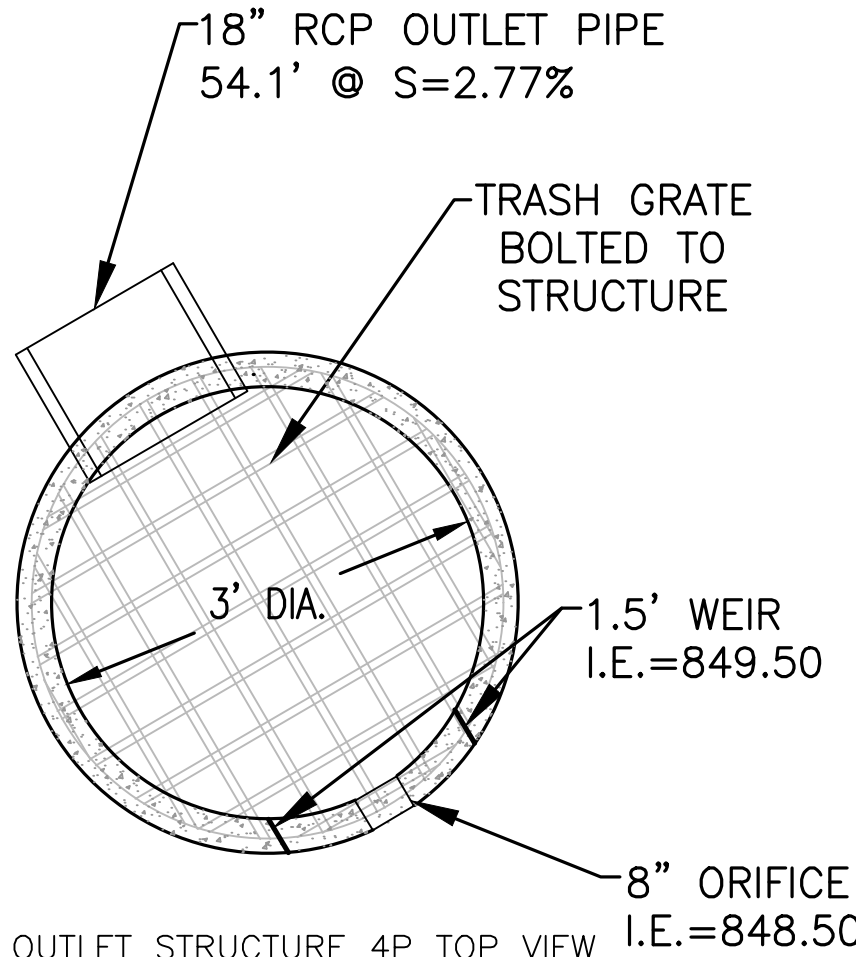
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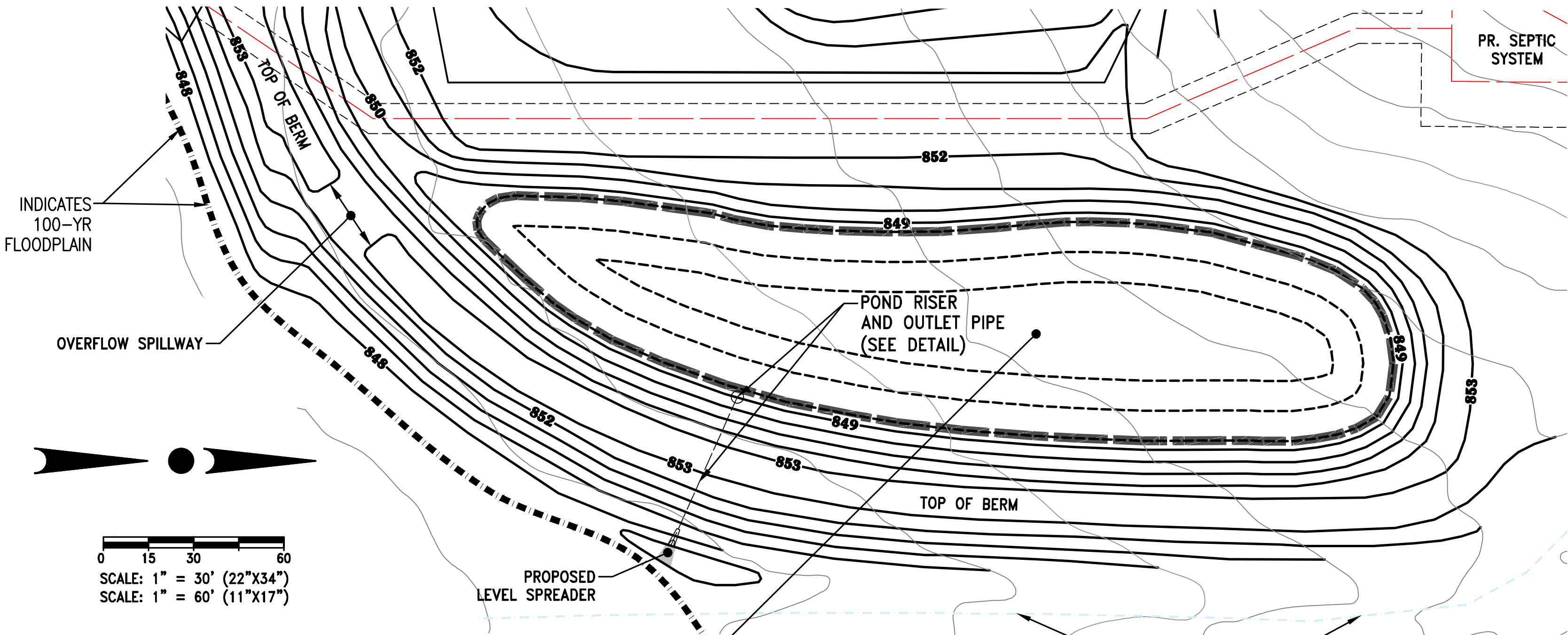
OUTLET STRUCTURE 4P TOP VIEW

OUTLET STRUCTURE 4P FRONT VIEW



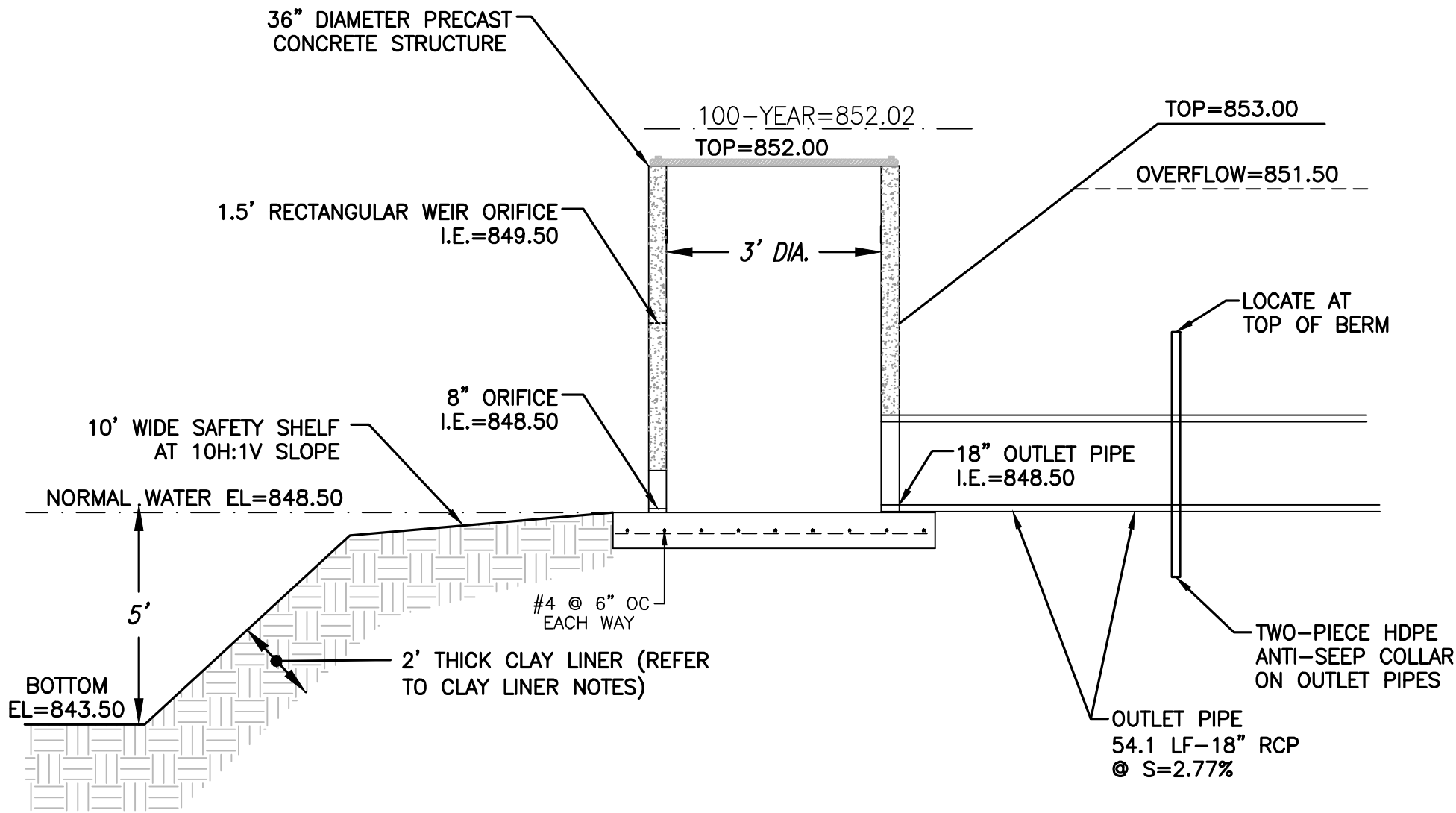
EMERGENCY OVERFLOW WEIR DETAIL

NOT TO SCALE
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



WET POND 4P

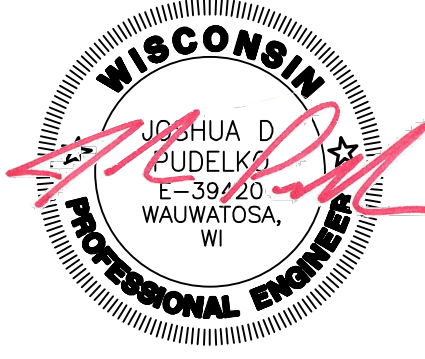
TOP - 853.00
SPILLWAY - 851.50
N.W.L. - 848.50
BOTTOM - 843.50
1-YR - 849.37
2-YR - 849.62
10-YR - 850.40
100-YR - 852.02



WET POND 4P & OUTFALL STRUCTURE 1P DETAIL

NOT TO SCALE

TWO-PIECE ANTI-SEEP COLLAR NOTES:
- ANTI-SEEP COLLARS SHALL BE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE; DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.
- INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.



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BROOKFIELD, WI 53005
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PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
BY: JANSSEN - BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

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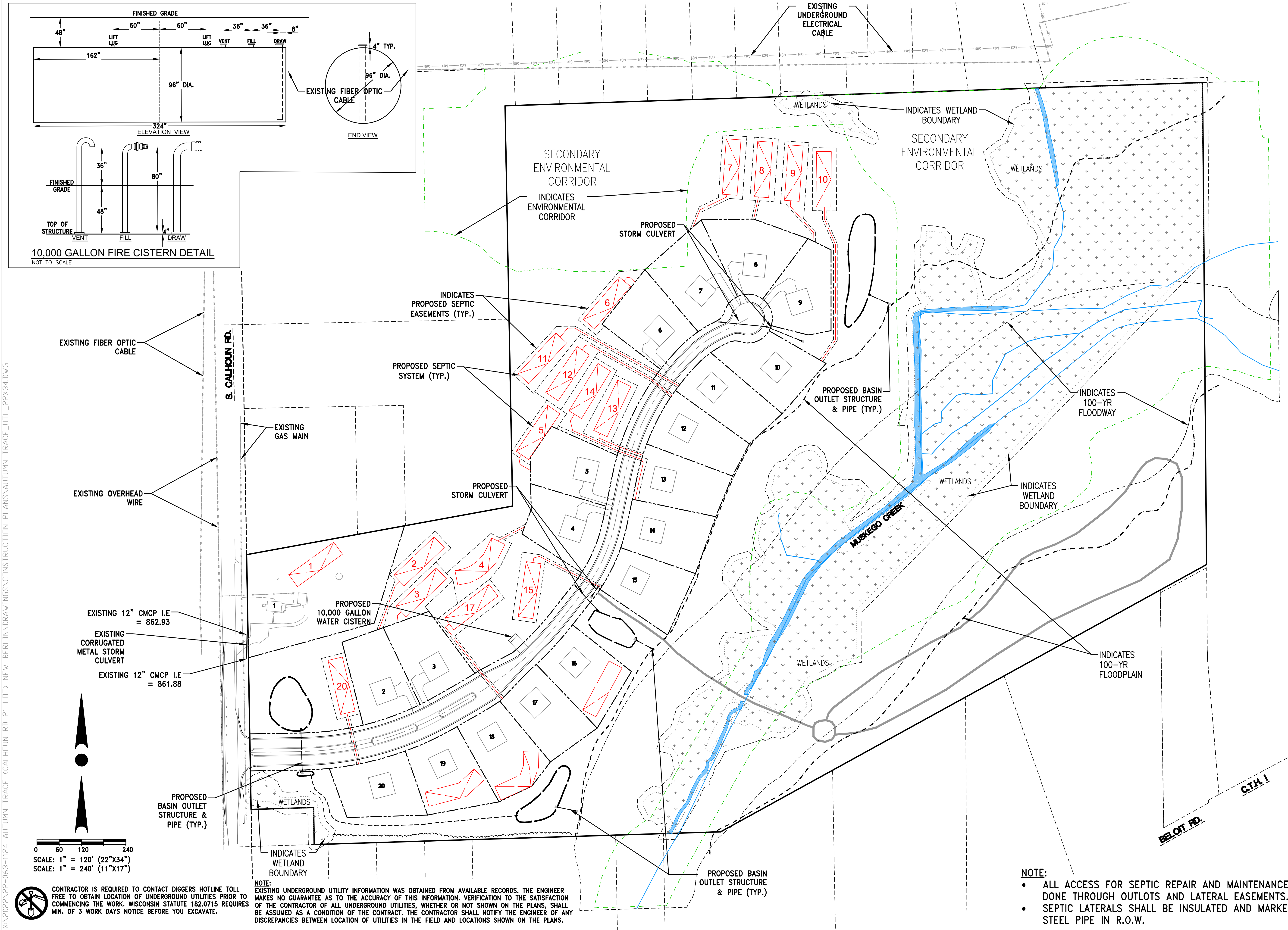
JOB NUMBER:
22-063-1124

DESCRIPTION:
POND DETAIL

SHEET

C2.3

X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_UTL_22X34.DWG



PROJECT:
AUTUMN TRACE SUBDIVISION
CITY OF NEW BERLIN, WI
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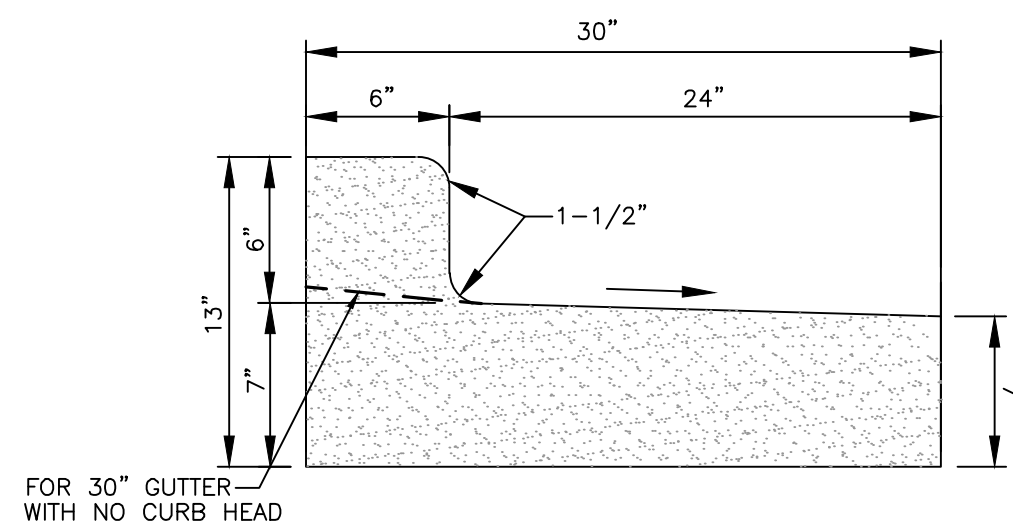
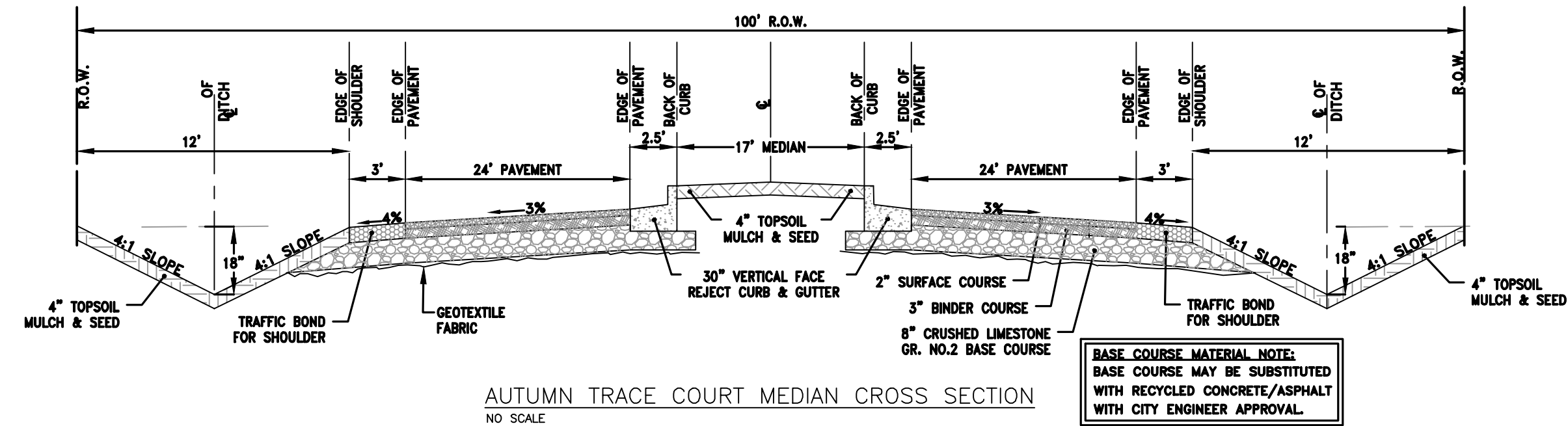
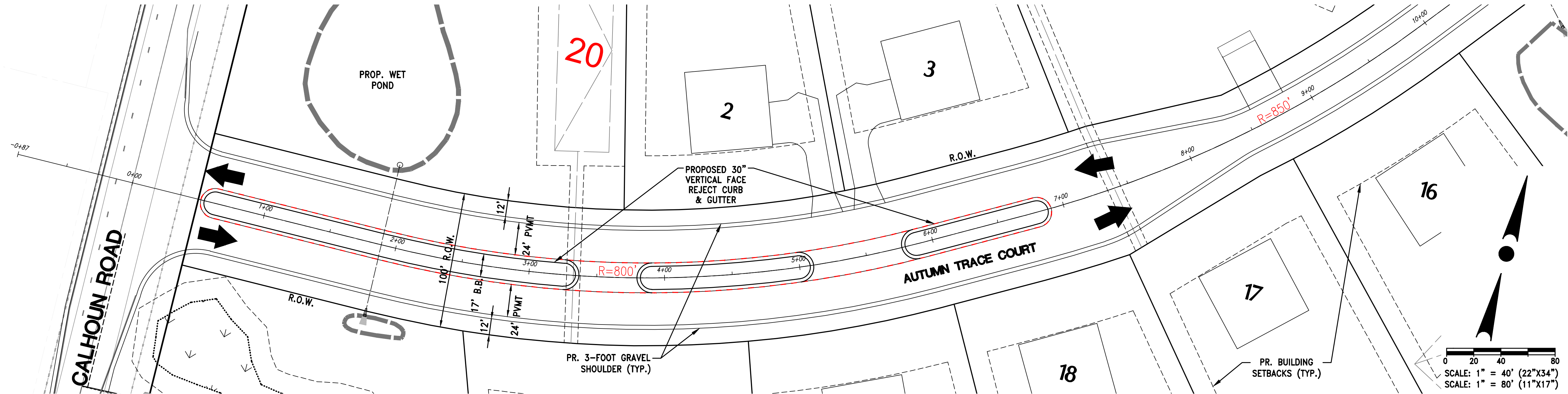
DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL SITE UTILITY PLAN

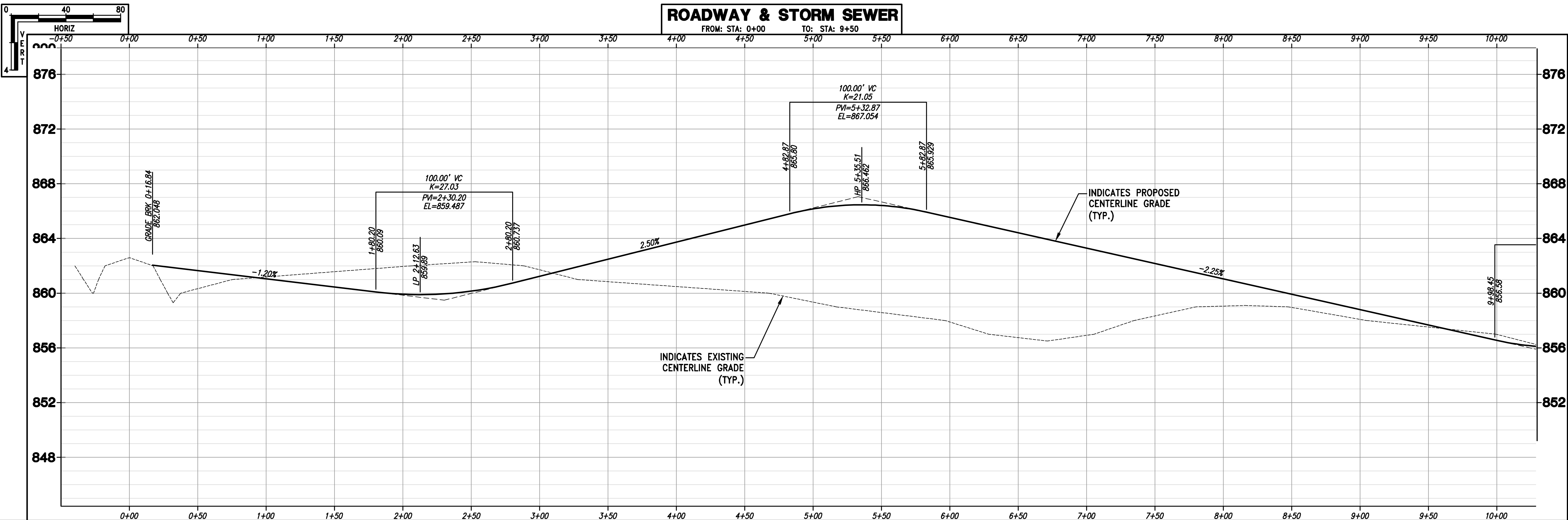
SHEET
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X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_RD_22X34.DWG



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WISCONSIN

JOSHUA D. PUDELKO

E-39220

WAUWATOSA, WI

PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300

BROOKFIELD, WI 53005

PHONE: (262) 790-1480

FAX: (262) 790-1481

EMAIL: jpudelfo@trioeng.com

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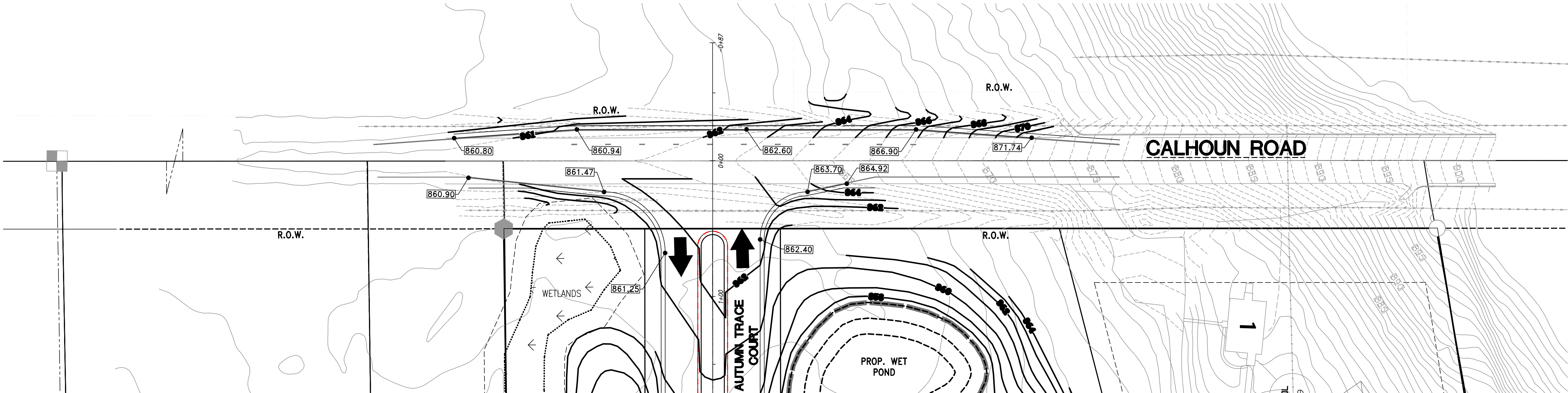
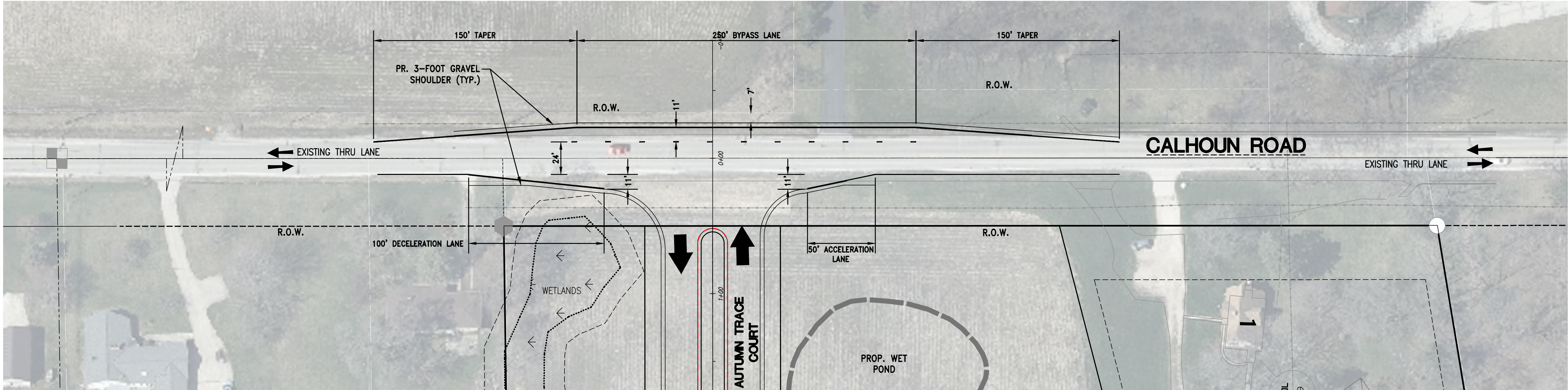
DATE:
MARCH 30, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
ROADWAY PLAN

SHEET
C4.1

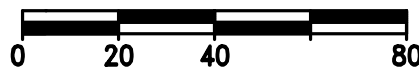
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SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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EMAIL: jpudlak@trioeng.com

PROJECT:
AUTUMN TRACE SUBDIVISION

CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

PO BOX 277

EAGLE, WI 53119

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DATE:

MARCH 30, 2023

JOB NUMBER:

22-063-1124

DESCRIPTION:

**ROADWAY PLAN -
CALHOUN
INTERSECTION**

SHEET

C4.3

January 17, 2023

Ryan Janssen
Ryan's Buying LLC
P.O. Box 486
Mukwonago, WI 53149
ryan@ryansbuying.com
(414) 736-3066

RE: Conservation Enhancements Draft Concept Scope of Work, Calhoun Road Property, New Berlin, WI

Dear Ryan:

Heartland has prepared this Conservation Enhancements Draft Concept Scope of Work for the proposed Calhoun Road Property residential development in the City of New Berlin (the "Project"). The Project site is located on 88.50 acres northeast of the intersection of Calhoun Road and Beloit Road.

The plan was developed to provide you with a concept to enhance existing natural areas in alignment with development of the Project site as a conservation subdivision. Heartland understands enhancements are also desired to enhance overall aesthetics and viewsheds of vegetation growing near the proposed residential development. Current land use at the Project site is active agricultural fields and natural areas of generally low quality, including secondary environmental corridor, upland shrubby thickets, and wooded and open wetlands associated with lowlands along Muskego Creek.

Heartland understands that residential lots are proposed in the main existing agricultural area off Calhoun Road, as depicted on "Proposed Sketch Plan 1" prepared by Trio Engineering (dated 8/23/2022). Approximately the eastern half of the Project site will not be developed.

PROJECT SITE CONDITIONS

Heartland conducted site visits in late fall and early winter 2022 to review options for enhancements in the eastern half of the Project site. While these reviews do not constitute a thorough natural area inventory, data gathered were used to inform potential enhancement opportunities. As with any ecological restoration, Heartland recommends that proposed enhancement activities be adjusted based on new knowledge of site conditions as well as ecological response of the site throughout the process.

The site reviews revealed that the natural areas in the eastern half of the Project site are heavily degraded. A combination of agricultural land use, hydrologic alteration, and prevalence of invasive species has contributed to loss of native vegetation and creation of sharp gradients between active farm fields and natural area borders. In addition, the site has experienced significant tree mortality in the wooded wetlands along ditched Muskego Creek due to Emerald ash borer and Dutch elm disease.



In general, enhancement activities are not recommended along the extensive wetland complex along the open portion of ditched Muskego Creek. Long-term control of invasive vegetation in these areas would be challenging due to hydrologic alteration, recent abrupt loss of tree canopy, and predominance of invasive species in nearby areas. Therefore, for the purposes of developing this concept, Heartland focused on the degraded natural areas immediately bordering the proposed residential development as well as the southeast portion of the Project site where a mowed walking path is proposed as part of the conservation development.

Existing Site Conditions

Heartland identified potential enhancement units based on existing conditions. A total of 4 units were mapped; each is summarized below. Evaluation of these 4 units formed the basis for the draft concept scope of work tasks and associated opinion of probable cost.

Unit 1

Unit 1 is 4.73 acres and consists of unassociated woody growth dominated overall by invasive common buckthorn and exotic bush honeysuckles, cultivated apple trees, and generally weedy native trees. The herbaceous ground layer is generally lacking due to dense shading and is weedy in nature. The northern boundary of Unit 1 was placed 50 feet south of the property boundary to maintain a wooded screen to existing residential lots to the north.

Unit 1 transitions to the east to degraded wetland complex associated with Muskego Creek. Froedtert Moorland Reserve Health Center is located about 2,200 feet to the east of the eastern extent of Unit 1. The upper floors of the main building were visible through gaps in trees/shrubs in the wetland east of Unit 1 during the early winter site visit. Existing shrubs and trees in wooded-wet meadow-shallow marsh wetland complex to the east of Unit 1 would be expected to provide some screening function from the health center, especially during the growing season (leaf-on). However, Heartland understands an important consideration will be to preserve native shrubs (e.g., select hawthorns, dogwoods, etc.) and trees (e.g., black cherry, black walnut, slippery elm, etc.) in Unit 1 to provide screening. Unit 1 was further broken down into sub-units for overall planning:

Unit 1A

Unit 1A is a 1.63-acre shrub thicket with widely scattered small to medium trees, including dead ash. Exotic bush honeysuckle is very dense throughout the unit.

Unit 1B

Unit 1B is a 3.10-acre shrub thicket with scattered small to medium trees, with greater coverage of tall shrub and tree canopy than Unit 1A. Common buckthorn is very dense, especially in the western portion, and large in stature. A wooded wetland is present in the southern portion. Unit 1B abruptly transitions to agricultural field to the west and planted white cedar screen (Unit 2) to the south.

Unit 2

Unit 2 is 1.25 acres and consists of a mature planting of white cedar trees (*Thuja occidentalis*) situated between a north-south ditch and agricultural field. Common buckthorn is dense immediately along the field edge and scattered elsewhere within the unit. Dead ash is scattered throughout. Herbaceous ground layer is generally lacking due to dense shading



from white cedar. Heartland recommends that the visual screening and natural interest of the white cedar should be preserved as part of the proposed enhancements.

Unit 3

Unit 3 is 5.75 acres and consists of degraded wooded wetlands associated with ditched Muskego Creek. Dead standing green ash trees are abundant with other scattered native trees (willow, cottonwood) along with native and invasive shrubs. Dead ash is present up to the field edge and ash are actively breaking apart and falling into the field edge. Herbaceous ground layer is generally weedy/invasive in nature, with reed canary grass (*Phalaris arundinacea*) abundant in open areas. Unit 3 transitions to a large degraded wooded-wet meadow-shallow marsh wetland complex to the northeast. Unit 3 was further broken down into sub-units for overall planning:

Unit 3A

Unit 3A is a 1.81-acre primarily wooded wetland north of a farm culvert crossing and west of Muskego Creek. Dead ash is abundant but mostly still standing. Invasive common buckthorn is abundant along the edges. A seepage (artesian) wetland (degraded sedge meadow) is present in the northeast portion and is an important feature for ecological enhancement.

Unit 3B

Unit 3B is a 2.10-acre wooded wetland along the edge of an existing farm field. Standing dead ash are abundant and beginning to fall into the adjacent field edge. This area is also likely routinely inundated or flooded due to backwatering upstream of the farm culvert crossing. As a mowed walking path is proposed in the farm field to the southeast (Unit 4), the primary purpose of including this unit was to manage hazard trees that would likely eventually fall into Unit 4.

Unit 3C

Unit 3C is a 1.30-acre wooded wetland along ditched Muskego Creek and situated between two farm fields. The area contains a mix of native and non-native (invasive) trees and shrubs. Large stature invasive common buckthorn is prevalent on ditch spoils. Scattered native shrubs and trees would be expected to provide screening for residential lots to the south, especially in the growing season. Herbaceous ground layer is overall lacking or is weedy/invasive in nature.

Unit 3D

Unit 3D is a 0.54-acre wooded edge along the southern edge of the main farm field. It borders a pine plantation to the south on the adjacent property. Native and non-native (invasive) trees and shrubs are present. The primary purpose of including this unit is to manage a transition between proposed conservation lots to the north and wooded lands to the south on the adjacent property.

Unit 4

Unit 4 is 8.83 acres and comprises the existing farm field in the southeast portion of the Project site. A mowed path walking trail is proposed for this area on the "Proposed Sketch Plan 1". Given the existing agricultural land use (soybeans in 2022), this area is a prime candidate for prairie restoration since ongoing cultivation provides a highly suitable seedbed requiring minimal, if any, preparation prior to native seeding. Prairie restoration would align well with overall Project conservation goals and the proposed mowed path walking trail.



DRAFT CONCEPT SCOPE OF WORK

Heartland developed work tasks for ecological enhancements within Units 1-4 that we feel are achievable following industry standard methods and that align with the Project goals and existing site conditions stated above. These tasks may be used to inform development of a scope of services.

Task 1: Site Conservation and Stewardship Plan

Heartland recommends preparing a site conservation and stewardship plan to guide all enhancement activities. While the bulk of the effort and costs for a project of this type are associated with the first five years, or implementation period, restored natural areas also require long-term management (stewardship) to maintain native plants and to minimize weedy and invasive species. This plan will also provide important background information and guide long-term management by the homeowner's association (HOA). Plan components would consist of the following:

1. Introduction, purpose statement, goals, and objectives;
2. Summary of existing conditions;
3. Detailed enhancement plan consisting of restoration unit descriptions, restoration activities, proposed conditions, and maps; and
4. Methods and schedule for enhancement activities:
 - a. Implementation (years 1-5): clearing, site preparation for native seeding, native seed mixes and seed installation, and grow-in maintenance methods including routine mowing and selective herbicide applications;
 - b. Supplemental native shrub and tree planting (as needed for screening);
 - c. Long-term stewardship: selective herbicide applications, prescribed burning, and supplemental (as-needed) native seeding;
 - d. Routine monitoring protocols to assess goals and objective and to inform long-term adaptive management plans;
 - e. Budget; and
 - f. Benefits and talking points of natural area restoration, as well as opportunities for third-party recognition, for use by the HOA.

Task 2: Weedy and Hazard Shrub and Tree Removals (Project Year 1 Winter)

Given the existing site conditions and prevalence of weedy and invasive woody vegetation, Heartland recommends selective removal of invasive shrubs and trees. This would enhance aesthetics (e.g., removal of dead ash from wooded wetland edges), create more natural-looking transitional zones adjacent to the proposed residential development, and prepare areas for conversion to native vegetation which would provide numerous conservation benefits. Heartland recommends clearing on a total of 11.73 acres during frozen ground conditions. The recommended clearing extents are approximated as follows:

- Unit 1 (1A and 1B): total 4.73 acres
 - The northern extent starts 50 feet south of northern property boundary to maintain a wooded screen, south to Unit 2.
 - Eastern edge of field east to the wooded-wet meadow-shallow marsh wetland complex.
- Unit 2: planted cedars north and west of a ditch; 1.25 acres
- Unit 3: total 5.75 acres



- 3A: eastern field edge to ditched Muskego Creek; 1.81 acres.
- 3B: 75 feet into wooded wetland from field edge; 2.10 acres.
- 3C: entire wooded area along ditched Muskego Creek between farm fields; 1.30 acres.
- 3D: southern field edge to southern property boundary; 0.54 acres.

Clearing would be conducted using the following methods:

- Prior to clearing, marking of trees and shrubs to preserve for screening and habitat by an Ecologist.
- Remove all target non-native shrubs and aggressive native shrubs. All other non-native shrubs would be preserved.
- Selectively remove non-native and hazard trees. Other trees would be left for screening.
- Cutting using a forestry mower (for target shrubs and small trees) and chainsaws (for target trees). A skidsteer with grapples would be used to move cut materials to burn pile locations.
- On-site disposal of cut material in brush piles in coordination with the City and/or local fire department prior to operation of burn piles (note the City of New Berlin has a burning ordinance that would be restrictive to operation of larger burn piles and prescribed burning, so additional approvals would be needed for this approach). When possible, burn piles would be placed in open areas (adjacent field edges).
- Stumps of living shrubs and trees would be treated with an appropriate herbicide formulation following cutting of live trees and shrubs to reduce re-growth.

Task 3: Native Seeding Southeast Field (Unit 4) (Project Year 1 Winter)

This task would include coordination to install a native prairie seed mix into the 8.83-acre southeast field. The preferred seedbed is soybean stubble, like what was present in the 2022 growing season, as prairie establishment is typically enhanced in this scenario. As such, Heartland assumes that no seedbed preparation would be required prior to seed installation. A site-specific native seed mix would be designed and procured from a reputable native seed vendor assuming a seed budget of \$800 per acre. The native seed would be installed by winter broadcasting into crop stubble (soybean preferred).

Task 4: Site Preparation and Stewardship (Project Year 1-2 Growing Season)

Given the existing highly degraded conditions, a favorable native seedbank response is not anticipated following clearing. Based on our experience, proliferation of weedy and invasive species is likely to occur in the first growing season following clearing. As such, additional site preparation would be required prior to native seed installation in areas that are cleared, specifically Unit 1 (1A and 1B) and Unit 3 (3A, 3C), total of 7.84 acres. Site preparation and stewardship would be completed according to the following:

- Two broadcast non-selective herbicide applications in each of year 1 and year 2 (4 total), following clearing, to target woody re-sprouts and weedy herbaceous growth on 7.84 acres.
 - Herbicides would be selected based on target species and site conditions.
 - Herbicides would be applied using a combination of backpack sprayers and ATV/UTV-mounted pistol or boom sprayers.



- Native seed would not be installed at Units 2, 3B, and 3D, total of 3.89 acres. Instead, general stewardship would be conducted in these areas, consisting of selective herbicide applications to target woody re-sprouts and other weedy / invasive species, concurrently with work at Unit 1 and elsewhere within Unit 3.
- At Unit 4, 8.83 acres, grow-in maintenance would be conducted consisting of management mowing and selective herbicide applications in the growing season following seeding. Prairie plants are slow to establish from seed and require open (high light) conditions, so management is required to enhance prairie establishment, consisting of the following:
 - Management mowing to minimize seeding of volunteer weedy annual vegetation and to maintain short-stature vegetation to promote germination and growth of prairie seedling, as follows:
 - 4 times in the growing season following seeding (Project year 1) and
 - 2 times in the second growing season following seeding (Project year 2)
 - Selective herbicide applications, consisting of targeted applications from backpack sprayers to target biennial and perennial invasive species, one time per growing season following seeding in Project year 1 and 2.

Task 5: Native Seeding Select Cleared Areas (Project Year 2/3 Winter)

Once Unit 1 (1A and 1B) and Unit 3 (3A, 3C), total of 7.84 acres, are adequately prepared for native seed, a site-specific native seed mix would be designed and procured from a reputable native seed vendor assuming a seed budget of \$800 per acre. Native seed would be installed by winter broadcasting.

Task 6: Grow-in Maintenance and Stewardship (Project Years 3-5)

By Project year 3, it is expected that all 20.56 acres would be undergoing grow-in maintenance or stewardship, consisting of:

- Continuation of grow-in maintenance at Unit 4, total of 8.81 acres, to establish native seed;
- General stewardship of Unit 2 and Unit 3 (3B, 3D), total of 3.89 acres; and
- Grow-in maintenance of Unit 1 (1A and 1B) and Unit 3 (3A, 3C), total of 7.84 acres, to establish native seed.

Ongoing grow-in maintenance and stewardship of all 20.56 acres would likely follow the tasks below:

- Years 3 and 4: one mowing trip per year to cover up to 10 acres, or 2 mowings total for Project years 3-5.
- Years 3 and 4: two selective herbicide application trips per year to cover up to 20.56 acres, or 4 total trips for Project years 3-4.
- Year 5:
 - One selective herbicide application to cover up to 20.56 acres and
 - Prescribed burn plan development and execution of a prescribed burn in Units 1, 3A, 3C, and 4, total of 16.67 acres, in spring of Project year 5.

A report would be provided at the end of year consisting of the following:



- Summary of work completed,
- Brief assessment of site conditions and notable observations,
- Assessment of goals and objectives,
- Adaptive management recommendations, and
- Proposed budget for the following year,

OPINION OF PROBABLE COST

Heartland has prepared an opinion of probable cost, broken down by year and work unit, to execute the Draft Concept Scope of Work (Table 1). Given the dynamic nature of ecological restoration of degraded sites, Heartland recommends reviewing costs on an annual basis to adjust based on latest goals and objectives and to response to adaptive management needs.

Table 1. Opinion of Probable Cost Breakdown

Year	Work Summary	Area	Cost Estimate
0	Task 1: Site Conservation and Stewardship Plan	All areas	\$5,000
1	Task 2: Shrub and Tree Removals	11.73 acres (Units 1,2,3)	\$50,750
	Task 3: Native Seeding SE Field	8.83 acres (Unit 4)	\$12,050
	Task 4: Site Preparation and Stewardship	Site prep: 7.84 acres (Units 1,3A, 3C) Stewardship: 12.72 acres (Units 2,3B,3D,4)	\$18,500
2	Task 4: Site Preparation and Stewardship	Site prep: 7.84 acres (Units 1,3A, 3C) Stewardship: 12.72 acres (Units 2,3B,3D,4)	\$18,900
	Task 5: Native Seeding Cleared Areas	7.84 acres (Units 1,3A,3C)	\$11,800
3	Task 6: Grow-in Maintenance and Long-term Stewardship	20.56 acres (all units)	\$22,500
4	Task 6: Grow-in Maintenance and Long-term Stewardship	20.56 acres (all units)	\$23,200
5	Task 6: Grow-in Maintenance and Long-term Stewardship	20.56 acres (all units)	\$19,850
TOTAL			\$182,550

By year 6, annual long-term stewardship costs would be expected to decline to \$7,000-\$12,000 per year, with costs on the higher end when prescribed burns are conducted.

ADDITIONAL ENHANCEMENT OPPORTUNITIES

Screening

As screening is an important consideration for this Project, an additional option would be to plant small groupings of desirable native trees and shrubs (swamp white oak, bur oak, elderberry, nannyberry) once the native herbaceous layer is established. Heartland recommends determining additional screening needs (e.g., gaps) after clearing of invasive trees and shrubs.



Other Potential Conservation Areas

Heartland reviewed the "Proposed Sketch Plan 1" prepared by Trio Engineering (dated 8/23/2022) to gain a better understanding of the potential other conservation activities that may be possible within the site. Heartland recommends blending these with the existing natural communities to provide a large block of conserved and restored natural areas surrounding the residential lots and trails.

Stormwater Ponds and Bypass Swale

The stormwater ponds and bypass swale provide an opportunity to establish additional areas of native plant communities in standing water (retention), on pond slopes, and in adjacent open spaces at the top of slope. Following grading, the restoration process is similar as described above for Unit 4. This would allow for a blending of natural habitats with existing natural communities to the east (Units 1-3).

Conservation Lot and East Ag Field

Depending on the final site design, the area mapped as Conservation Lot on the above-referenced sketch plan, as well as the 100-year floodplain in the eastern portion of the main agricultural field (east of lots 12-19), is a good candidate for prairie restoration. As existing land use is primarily agriculture, the process described above for Unit 4 would apply here as well. This would allow for a blending of natural habitats with enhanced natural communities to the east (Units 1-3).

Open Space Along Western Lots

The open spaces along the western lots (lots 2-6 and 20-22) provide an additional opportunity to establish a low, growing compatible native plant community, such as short prairie, or mixed prairie and no-mow turf grasses. Assuming these areas are graded, the restoration approach would follow the other areas described above.

Heartland is happy to work with you, the Project engineer, and Project architect to refine concepts and enhancements scope of work for all potential conservation areas.

Sincerely,

Aaron Feggestad, Senior Ecologist
Heartland Ecological Group, Inc.
aaron@heartlandecological.com
262-354-4976

Cc: Eric Parker, Heartland; Jeff Kraemer, Heartland

Enclosures: Mark-up of Site Plan

ADJUSTED TRACT ACREAGE

DESCRIPTION	Total Area	Adjustment Factor	Adjusted Total Area Deduction	ADJUSTED TRACT ACREAGE
	(acres)	(deduction)	(acres)	(acres)
CALHOUN RD.	88.50			
- Wetlands (outside Floodway)	13.26	-0.95	-12.60	
- Floodway	21.86	-1.00	-21.86	
- Floodplain	4.91	-0.50	-2.46	
- Steep Slopes (>20%)	0.12	-0.80	-0.10	
- Moderately Steep Slopes (15%-20%)	0.68	-0.60	-0.41	
TOTAL ADJUSTED TRACT ACREAGE				51.08
Required conservation area (75% of adjusted)				38.31
LOT COUNT BASED ON ADJUSTED TRACT ACREAGE				10

Per 275-33-D (12)(a) The subdivision must include at least 75% of the adjusted tract acreage as conservation area.

Conservation area shall not be used for residential lots, except 70% of the area may be 10 acre or larger "conservation lots".

DENSITY CALCULATION

Description	Total Area (acres)	Allowable Lots	Notes
TOTAL AREA "4908 S CALHOUN RD"	88.50	17.7	Total area excludes the Calhoun Road right-of-way
LARGE TRACT DENSITY BONUS (88.5 acres - 50 acres)	38.50	3.9	Large Tract density bonus applies to tracts >50 acres in size, calculated as 1 additional lot for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District. The 27.8 acres of Wetlands on the site are given to be part of the first 50 acres excluded from the bonus.
TOTAL CONSERVATION SUBDIVISION APPLICATION	88.50	22	Maximum # of possible lots in the conservation subdivision.

PROPOSED ZONING

R1/R2 ZONING REQUIREMENTS per Table 275-33-2						
Conservation Subdivision	Lot Area*	Lot Width**	Lot Depth	Front & Rear	Side	Wetland
	(s.f.)	(ft)	(ft)	(ft)	(ft)	(ft)
R-1/R-2	20,000 or 32,670	110 or 130	None	40	15	30

* Minimum Lot Area may be 20,000 s.f. when septic system is located entirely off-lot; Minimum Lot Area when septic system is located on-lot is 32,670 s.f.

** Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.

ADDITIONAL DESIGN STANDARDS per 275-33						
- Conservation Area Buffer: Existing Road = 100'; Exterior Boundary = 50'						
- Conservation Area:						
- Includes Secondary Environmental Corridor, Floodplain and Wetland						
- No less than 30% of adjusted tract acreage shall be for common use						
- May be located on lots that are 10 acres or larger.						

PROPOSED SKETCH PLAN 1

Calhoun Road Property

City of New Berlin, WI

Bonus Lot Evaluation

- Required Conservation Area = 38.31 ac (75% of Adjusted Tract Acreage)
- Open Space Calculations:
 - Total Adjusted Tract Acreage = 51.08 ac
 - Proposed Road R/W = -3.52 ac
 - Lot Area (21 lots) = -19.82 ac
 - Conservation Lot (1 lot) = -0
 - Adjusted Conservation Area = 27.74 ac
- 1 Bonus Lot / 5 acres is available if/when the Adjusted Conservation Area provided is greater than the Required Conservation Area.
- 28.14 ac < 38.31 ac = No Bonus Lot

Additional potential enhancement opportunities pending final site design



4100 N Calhoun Road, Suite 300
Brookfield, Wisconsin
t: 262.790-1480
f: 262.790-1481
jpudelko@trioeng.com

DEVELOPMENT SUMMARY	
- Total Gross Area:	88.5 ac
- Proposed Zoning:	R-1/R-2 Conservation Subdivision
- Proposed Development:	22 lots
- CONSERVATION AREA	
- Total Common Area (OL 1 & OL 2) =	54.84 ac
- S.E.C. on Lot 11 =	5.48 ac
- Total Conservation Area =	60.32 ac
- Road Length:	
- Entry Boulevard =	100'
- Rural Road =	1,420'
- Cul-de-Sac Bulc =	330'

Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")
DATE: 08-23-2022

RYAN'S BUYING.COM

DONT CALL AN AGENT CALL YOUR BUYER

PO BOX 486
Mukwonago, WI 53149

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STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Deb Burton – Poblocki Sign / ProHealth Regency Senior Communities Sign Waiver Requests
LOCATION:	13750 W. National Avenue
REQUEST:	Approval of two Waiver Requests for ProHealth Regency Senior Communities at 13750 W. National Avenue
D.R.C RECOMMENDATION:	Recommend denial of both Waiver Requests for ProHealth Regency Senior Communities at 13750 W. National Avenue, subject to the application, plans on file and the following reasons:
WAIVER REQUEST #1:	<i>Applicant is requesting a waiver from §275-61I(1)(g)[7]: A sign containing an EMC shall not be located closer than 100 feet from a residentially zoned property. The distance shall be calculated as the shortest measurable distance between the face of the sign to the edge of the residential zoning district, in a straight line without regard to intervening structures. Right-of-way is not included and shall be subtracted from this measurement.</i>
WAIVER REQUEST #2:	<i>Applicant is requesting a waiver from §275-61I(2)(e): Directional signs six square feet in area or less and with a maximum height of four feet are allowed but shall require DCD staff approval. These do not count towards the total sign count for the business.</i>
1.	The applicant is proposing to replace their existing monument signs with an EMC (electronic message centers) and install new directional signs. Applicant's letter and proposal are attached.
2.	Waiver Request #1: The proposed EMC sign along National Avenue is 3 feet from a residential property when the code requires 100 feet (excluding the ROW). <u>A waiver of 97 feet is required.</u> Applicant is planning to remove the existing monument sign faces and install new monument sign faces. The sign bases will be preserved.
3.	Waiver Request #2: The proposed directional signs are 12.2 square feet when the maximum the code allows is 6 square feet. <u>A waiver of 6.2 square feet for each sign is required.</u> Applicant is planning to remove the existing directional signage and install new directional signage.

4. Per §275-52C, Waivers/modifications:

(1) *The Plan Commission may waive or modify any or all of the other requirements of this article if it determines that:*

- (a) *The site or activity in question will have no appreciable off-site impact;*
- (b) *Compliance with the requirement(s) is impractical or impossible due to site conditions or other circumstances beyond the control of the applicant; or*
- (c) *The specific requirement is not necessary for a particular site to ensure compliance with the requirements of this chapter.*

5. Pursuant to §275-61D(5): *An applicant may appeal a decision made by staff to the Plan Commission or the Community Development Authority (where applicable) for determination. An additional review fee as determined by the Director shall be required for any sign application that is forwarded to the Plan Commission or the Community Development Authority (where applicable) for review.*

6. Pursuant to §275-61D(6): *An applicant may request a waiver from the Plan Commission or Community Development Authority (where applicable) for the requirements set forth in this section.*

Attachments:

Location Map

Applicant Letter

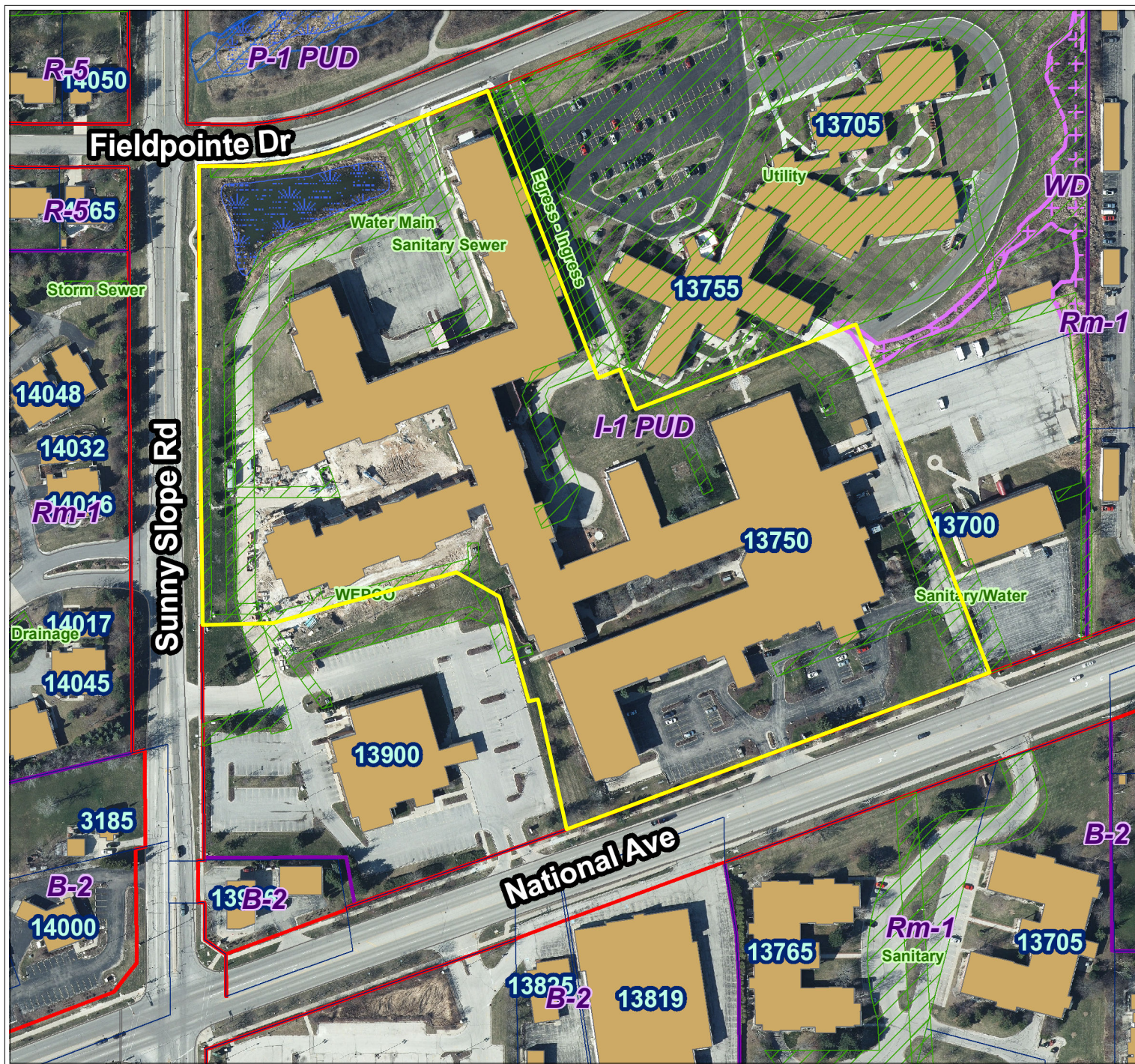
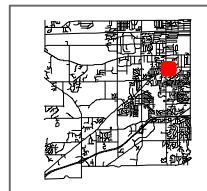
Plans

Map – Proximity to Residential

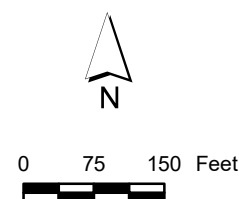
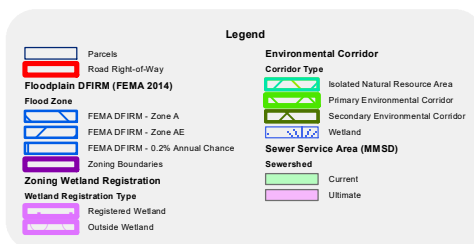
SG-2300621

ProHealth Regency Senior Communities

13750 W. National Avenue



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The information and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.



March 22, 2023

City of New Berlin
Plan Commission
3805 S. Casper Dr.
New Berlin, WI 53151

**Re: ProHealth Regency Senior Communities, Sign Rebranding
13750 W National Ave. New Berlin, WI**

Plan Commission Members:

On 2-17-23 we applied for a permit to replace the existing Project and Wayfinding signs as per ProHealth's corporate rebranding campaign. An electronic message center (EMC) unit is to be added at the main entrances off National Avenue and Fieldpointe Drive. A couple of issues were raised by the city as to the new proposed signs and New Berlin's Sign Code. Please accept this submittal as our request for reconsideration or a waiver from the specific issues cited for the proposed signage.

1. The EMC proposed for the entrance at National Avenue is across from a multifamily residential property within 100' not including the 60' ROW. The EMC will be perpendicular to the street and not visible towards the residences. The proposed sign with EMC and pedestal monument is smaller than the existing sign it replaces.
2. The wayfinding signs proposed are also smaller than the existing wayfinding signs, and is consistent with the design and size at the ProHealth Urgent Care facility next door. The proposed wayfinding/directional signs, MON-03 are 5' 6" high (18" over code) and 12.2 sq' (6.2 sq' over code) each.

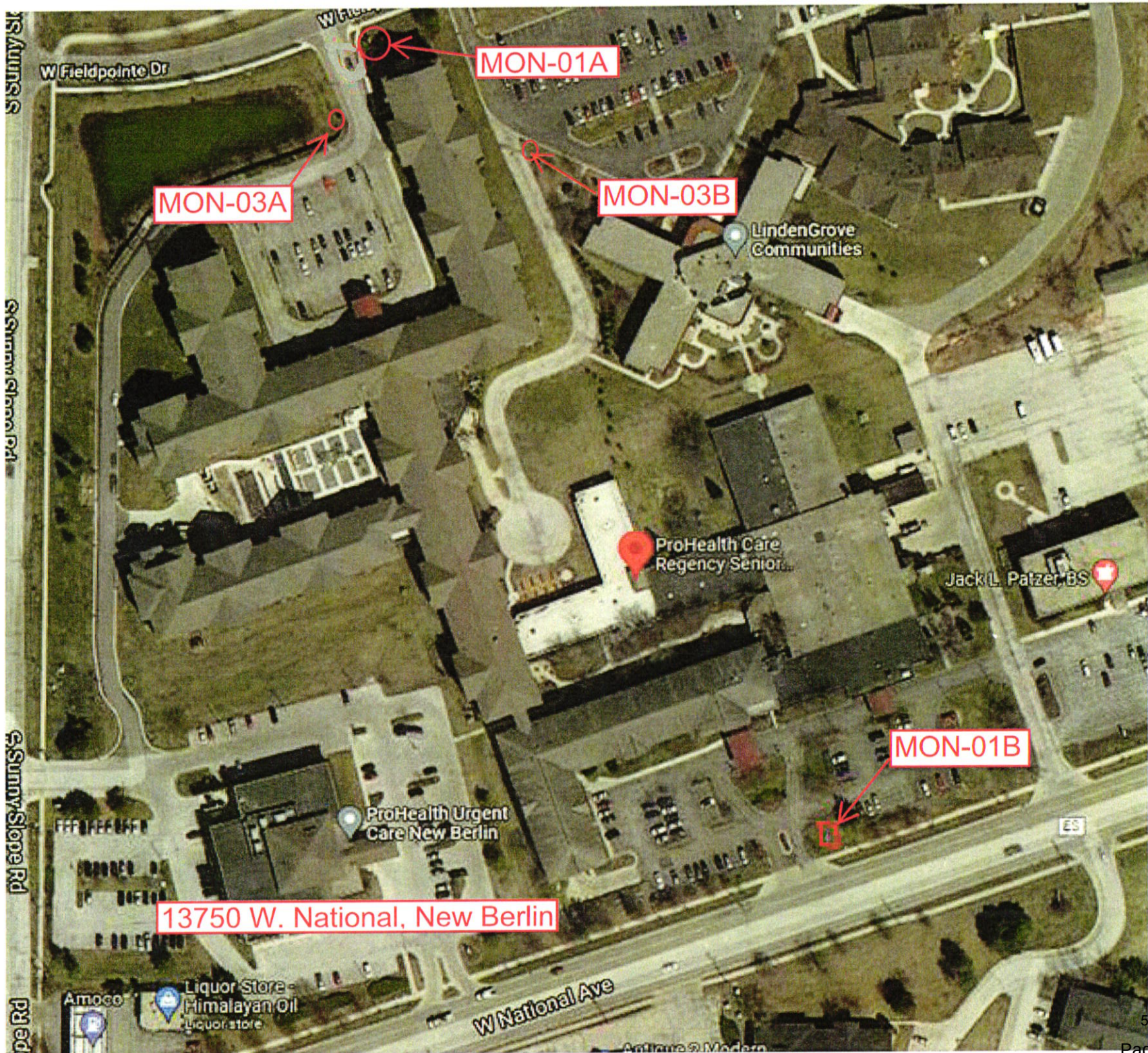
Please see our drawings 91444 MON-01A & B and MON-03A & B along with supporting photos and site plans. The MON-01A is conforming. MON-01B illustrates the EMC that is within 100' of the multifamily residential zoning (Chapter 275-61 SIGNS, Section I (g) #7), and both MON-03's are the wayfinding signs whose monument exceeds 4' (Section I, #2 (e)).

We will have a representative attend the meeting.

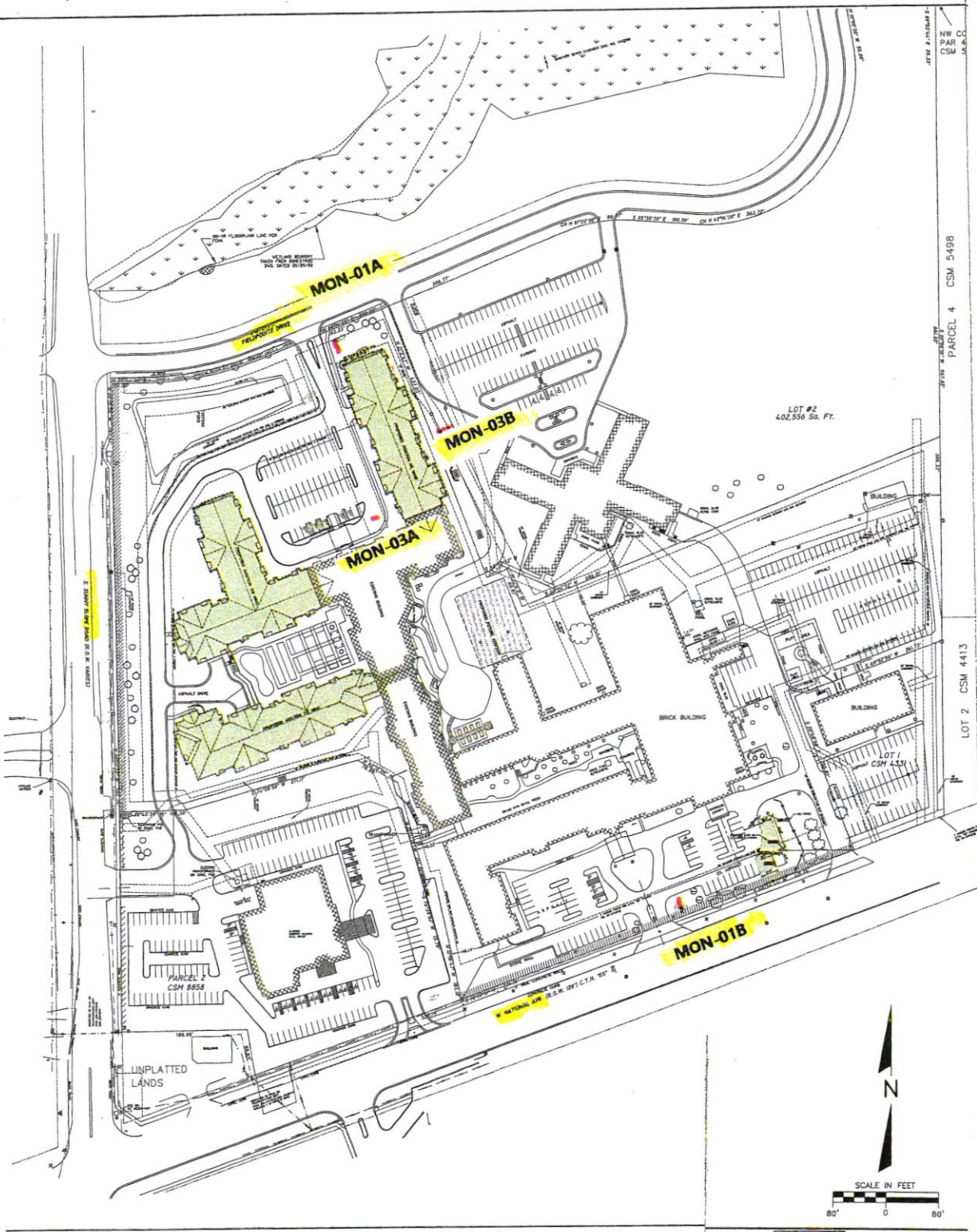
Sincerely,

Poblocki Sign Company LLC & ProHealth Regency Senior Communities

WWW.POBLOCKI.COM



3-24
rev.



TDI ASSOCIATES, INC.
 ARCHITECTURE, ENGINEERING, PLANNING
 NEW BERLIN, WI
 NB RSC EXPANSION PHASE 4
 MASTER SITE PLAN

JOB NO: 17-107.000	DATE: 3-10-17
DRAWN BY: ROB	CHECKED BY:
CITY ENGINEER	DATE
SHEET C-1.0	

SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Lit

Material: Aluminum angle frame with 1/2" Thick Acrylic w/sanded frosted 1st surface, 2nd surface applied diffuser [all 4 sides]
Voltage: [TBD]
Installation: Mount to existing base

[B] - GRAPHICS

Material: 3/8" Acrylic mechanically fastened to faces
Color: White with 3630-8429 Blue [TBD]

[C] - GRAPHICS

Material: 3/8" Acrylic mechanically fastened to faces
Color: Black

[D] - EDS DISPLAY

Manufacturer: Watchfire
Model: 10mm, RGB
Installation: Cabinet with Black fillers

[E] - CABINET

Lighting: Non-Lit
Material: Aluminum
Face Color: Paint MP18914 [TBD]
Cabinet Color: Paint MP18914 [TBD]

[F] - GRAPHICS

Material: Paint
Color: MP07897 Stonington Gray

[G] - GRAPHICS

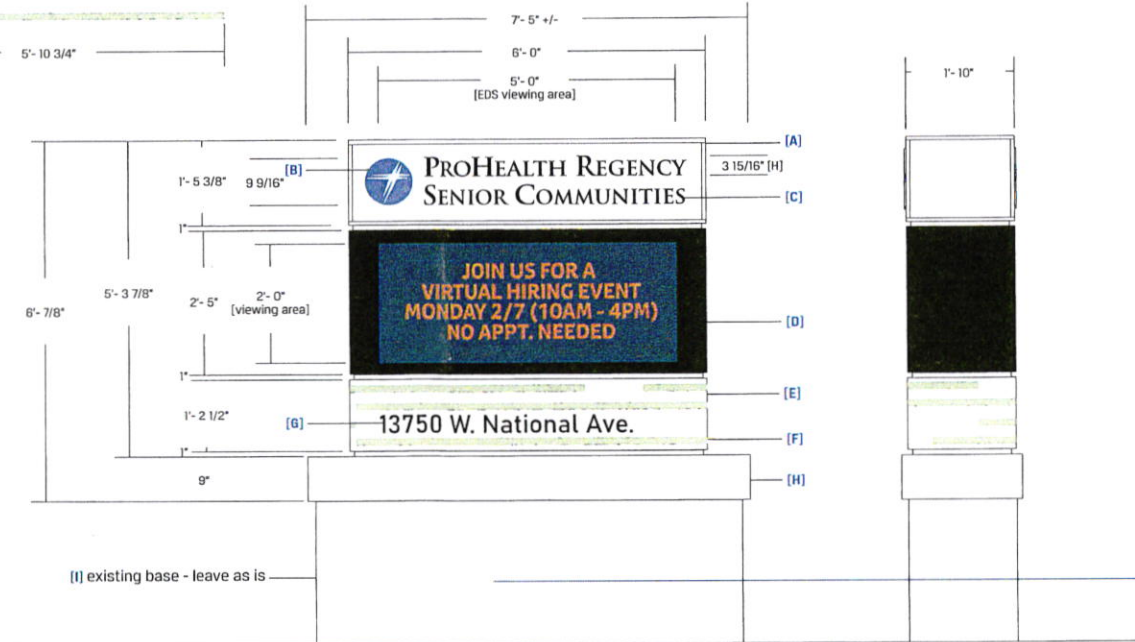
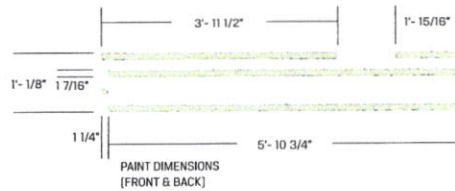
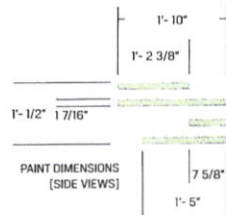
Material: Vinyl
Color: Black

[H] - CAP

Material: Paint MP18914 [TBD]

[I] - BASE

Material: Reuse existing



existing layout



proposed layout



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Project

ProHealth Medical Group
New Berlin ReGENCY
New Berlin, Wisconsin

Scale: 1/2"=1'

Original Page Size: 11" x 17"

Notes

SURVEY REQUIRED
BLUE VINYL [TBD]
MP18914 [TBD]
ADDRESS FONT [TBD]

Revisions

REV	DESCRIPTION	BY	DATE
1			

Rep.: Dan Schumann

Drawn By: Sarah Biagioli Orig. Date: 03/06/23

Sign Loc. No. **A**

MON-01

D/F Monument
Sign. Type

91444

OPP - Project - Job No.

C04

Design

SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Lit

Material: Aluminum angle frame with 1/2" Thick Acrylic w/sanded frosted 1st surface, 2nd surface applied diffuser [all 4 sides]

Voltage: [TBD]

Installation: Mount to existing base

[B] - GRAPHICS

Material: 3/8" Acrylic mechanically fastened to faces

Color: White with 3630-8429 Blue [TBD]

[C] - GRAPHICS

Material: 3/8" Acrylic mechanically fastened to faces

Color: Black

[D] - EDS DISPLAY

Manufacturer: Watchfire

Model: 10mm, RGB

Installation: Cabinet with Black fillers

[E] - CABINET

Lighting: Non-Lit

Material: Aluminum

Face Color: Paint MP18914 [TBD]

Cabinet Color: Paint MP18914 [TBD]

[F] - GRAPHICS

Material: Paint

Color: MP07897 Stonington Gray

[G] - GRAPHICS

Material: Vinyl

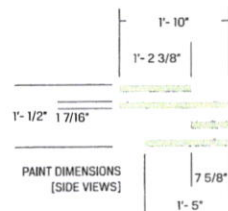
Color: Black

[H] - CAP

Material: Paint MP18914 [TBD]

[I] - BASE

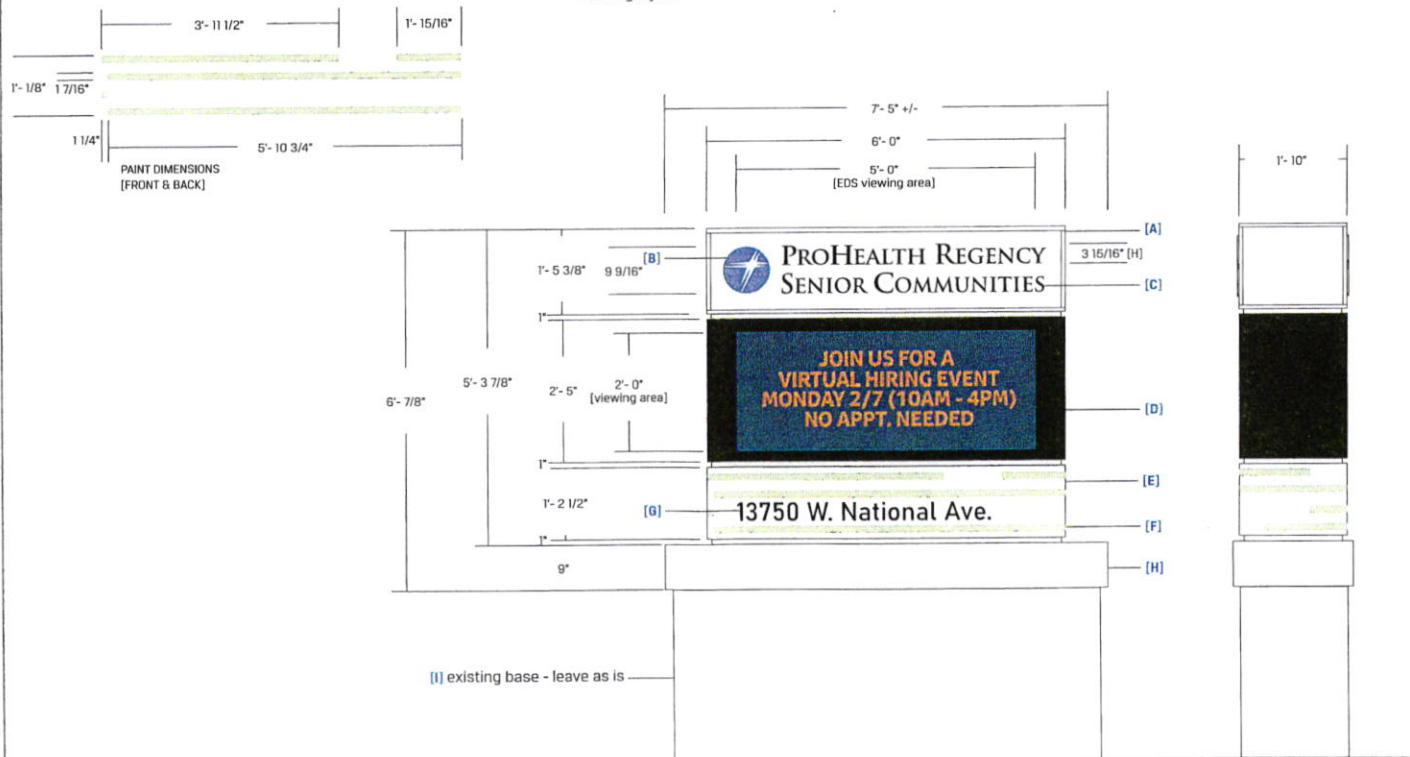
Material: Reuse existing



existing layout



proposed layout



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Project

ProHealth Medical Group

New Berlin Regency

New Berlin, Wisconsin

Scale: 1/2"=1'

Original Page Size: 11" x 17"

Notes

SURVEY REQUIRED

BLUE VINYL (TBD)

MP18914 (TBD)

ADDRESS FONT (TBD)

Revisions

REV	DESCRIPTION	BY	DATE
-			

Rep: Dan Schumann

Drawn By: Sarah Biagioni Orig. Date: 03/14/23

Sign Loc. No. **B**

MON-01

D/F Monument

Sign. Type

91444

OPP - Project - Job No.

C04

Design

SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Non-Lit
Material: Aluminum
Face Color: Paint MP18914 [TBD]
Cabinet Color: Paint MP18914 [TBD]
Installation: New Structure

[B] - GRAPHICS

Material: Vinyl
Color: Black

[C] - GRAPHICS

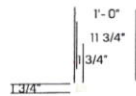
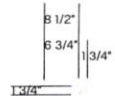
Material: Vinyl
Color: Reflective White

[D] - GRAPHICS

Material: Paint
Color: MP07897 Stonington Gray

[E] - BASE

Material: Aluminum
Color: PMS Cool Gray 8c



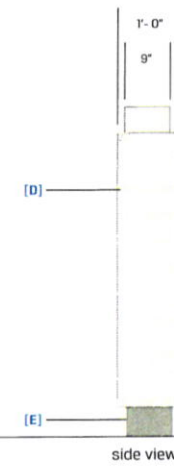
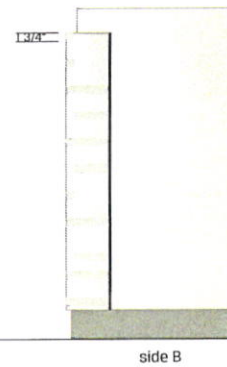
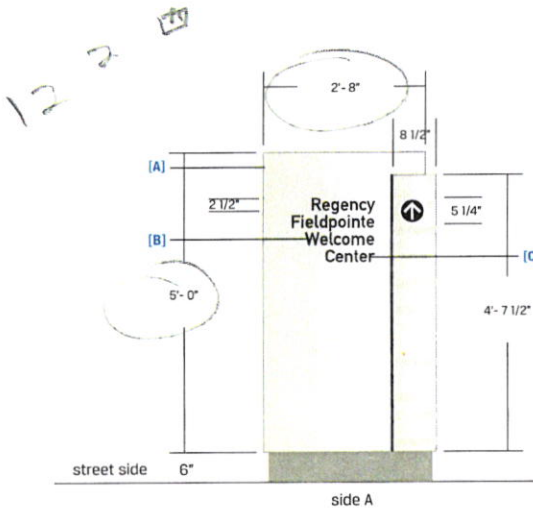
existing layout



proposed layout

PAINT DIMENSIONS
(FRONT & BACK)
SIDE B IS SIDE A REVERSED HORIZONTALLY

PAINT DIMENSIONS
(SIDE VIEWS)
SIDE B IS SIDE A REVERSED HORIZONTALLY



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Project

ProHealth Medical Group
New Berlin Regency
New Berlin, Wisconsin

Scale: 1/2"=1'

Original Page Size: 11" x 17"

Notes

SURVEY REQUIRED
MP18914 [TBD]

Revisions

REV	DESCRIPTION	BY	DATE
01	add paint dims	seb	02/18/22
02	sales update	seb	01/26/23

Rep.: Dan Schumann
Drawn By: Sarah Biagioni
Orig. Date: 02/01/22

Sign Loc. No. **A**

MON-03

S/F Monument

Sign Type

91444

OPP - Project - Job No.

CO1

Design

SIGN SPECIFICATIONS

[A] - CABINET
Lighting: Non-Lit
Material: Aluminum
Face Color: Paint MP18914 [TBD]
Cabinet Color: Paint MP18914 [TBD]
Installation: New Structure

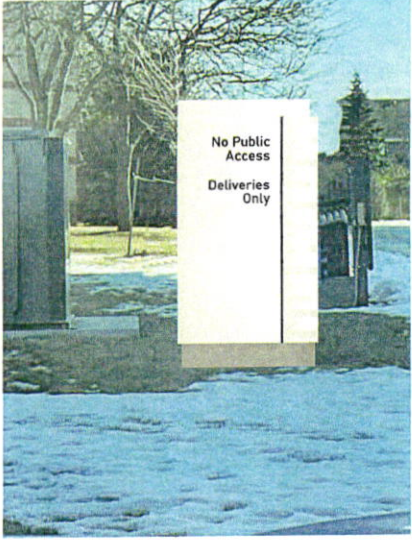
[B] - GRAPHICS
Material: Vinyl
Color: Black

[C] - GRAPHICS
Material: Paint
Color: MP07897 Stonington Gray

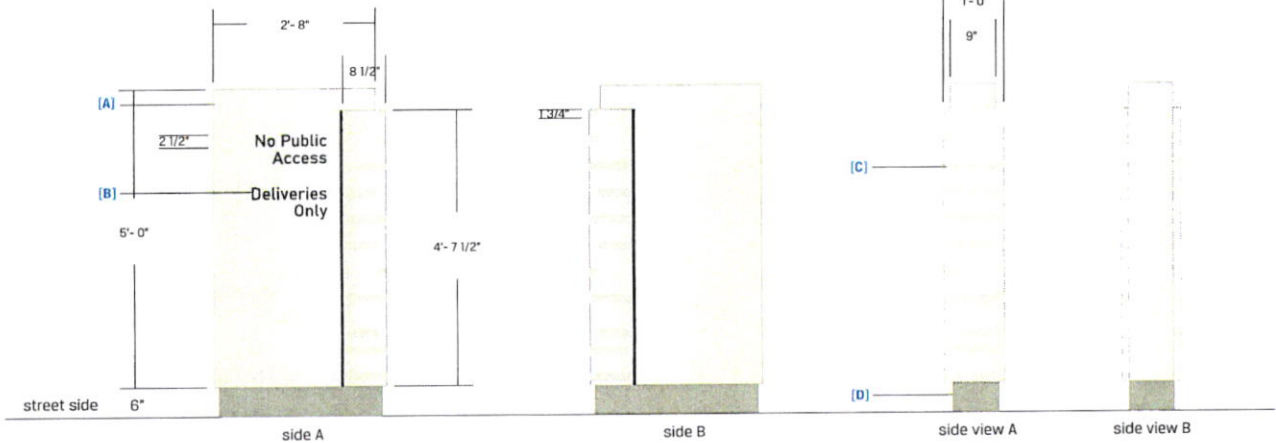
[D] - BASE
Material: Aluminum
Color: PMS Cool Gray 8c



existing layout



proposed layout



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Project

ProHealth Medical Group
New Berlin Regency
New Berlin, Wisconsin

Scale: 1/2"=1'

Original Page Size: 11" x 17"

Notes

SURVEY REQUIRED
MP18914 [TBD]
FONT [TBD]

Revisions

REV	DESCRIPTION	BY	DATE
01	add paint dims	seb	02.18.22
02	sales update	seb	01.26.23

Rep.: Dan Schumann
Drawn By: Sarah Biagioli
Orig. Date: 02/01/22

Sign Loc. No. **B**

MON-03

S/F Monument

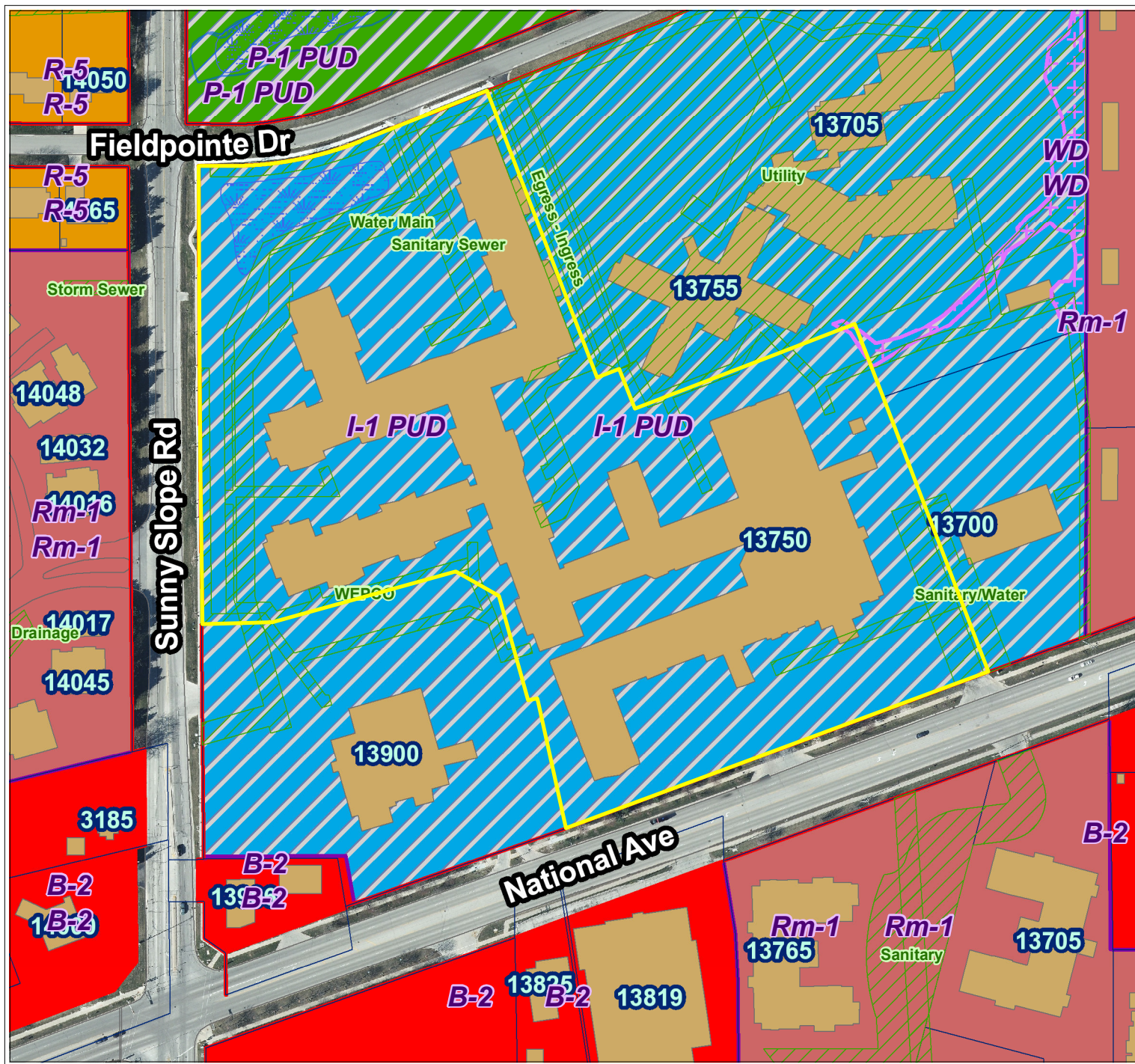
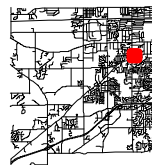
Sign Type

91444

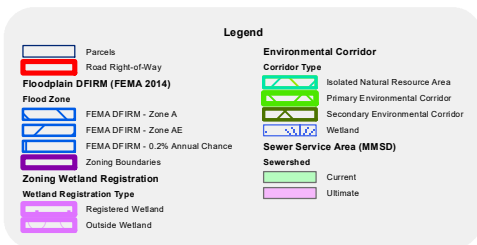
OPP - Project - Job No.

CO1

Design



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0 75 150 Feet