



**CITY OF NEW BERLIN
PLAN COMMISSION MEETING**

Monday, March 7, 2022

6:00 PM

Zoom Meeting

<https://us02web.zoom.us/j/85859834566>

The Council has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

Any comments that the public wishes to make may be communicated to the city via email at citizencomments@newberlin.org and will be forwarded to the Mayor and Plan Commission. Interested parties may also participate by:

- Downloading the ZOOM app located at <https://zoom.us/> and utilize this unique ID to join: 858 5983 4566
- Following this direct link to the meeting: <https://us02web.zoom.us/j/85859834566>
- Find your local number: Dial by phone: (312) 626-6799 and use Meeting ID: 858 5983 4566

AGENDA

PUBLIC HEARING(S)

(2) MH/KH CU-2200213 Welcome Miller Park - 15551 W. Cleveland Ave. - Conditional Use Approval to reoccupy the existing building for a gas station and construct a new fuel pump canopy and car wash in the B-2 Zoning District. (PUBLIC HEARING 6:00 PM)

PRIVILEGE OF THE FLOOR

CALL TO ORDER; PLEDGE OF ALLEGIANCE

ROLL CALL; DECLARATION OF QUORUM

APPROVAL OF MINUTES

February 7, 2022 Meeting Minutes

PLAN COMMISSION SECRETARY'S REPORT

CONTINUED BUSINESS

(4) KW LD-2102520 Darin Frerichs with Berengaria Development, LLC - 5200 S. Moorland Road - 2-Lot Certified Survey Map. (TABLED 1/10/2022)

NEW BUSINESS

(3) KW LD-2200117 Brian Hatzung with Zimmerman Architectural Studios on behalf of VEIT -18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003) - 1-Lot CSM.

(3) KW UA-2200118 Brian Hatzung with Zimmerman Architectural Studios on behalf of VEIT - 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003) - Use, Site and Architecture to construct a 37,800 sq. ft. building.

KH CP-2200141 2022 Park and Open Space Plan

(5) KW SG-2200210 Tina Lewis with Lemberg Electric on behalf of Ross Dress for Less - 15480 W. Beloit Road (Tax Key #: 1254-996-009) - Sign waiver request for Ross Dress for Less.

(5) KW SG-2200211 Tina Lewis with Lemberg Electric on behalf of Ross Dress for Less - 15480 W. Beloit Road (Tax Key #: 1254-996-009) - Sign waiver request for Ross Dress for Less.

PENDING

(6) KW SG-2102512 Lance McTrusty with Bauer Sign and Lighting – 13823 W. National Avenue – Sign waiver request for Minuteman Press. (TABLED 1/10/2022)

COMMUNICATIONS

ADJOURN

PLEASE NOTE:

- ✓ 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. 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 above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Clerk Georgia Stanford (262) 786-8610.

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Harjeet Walia, Welcome Miller Park, LLC/ Reoccupy existing building and construct a new fuel pump canopy and car wash

LOCATION: 15551 W. Cleveland Avenue (Tax Key #: 1195.974)

REQUEST: Conditional Use Permit to reoccupy the existing building and construct a new fuel pump canopy and car wash, located at 15551 W. Cleveland Avenue.

D.R.C. RECOMMENDATION: Public hearing, no action.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of March 7, 2022

Harjeet Walia / Welcome Miller Park, LLC
15551 W. Cleveland Avenue

DATE STAFF REPORT: 02/25/2022

APPLICANT / OWNER(S): Harjeet Walia / Welcome Miller Park, LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Welcome Miller Park, LLC to reoccupy the existing building and to construct a new fuel pump canopy and car wash, located at 15551 W. Cleveland Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 01/31/2022

DATE OF COMPLETENESS DETERMINATION: 01/24/2022

Application Check List Enclosed: N/A

PRE-APPLICATION CONFERENCE HELD: Yes

Dates of Meetings: 12/9/2021

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):

Development Size: 4,630 Sq. Ft.

Parcel Size: 0.937 Acres

CURRENT ZONING: B-2 (General Retail Sales and Service District)

CURRENT LAND USE: Vacant Commercial Building

PROPOSED ZONING: N/A

PROPOSED LAND USE: Automotive Fuel Sales/Car wash

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i> Zoning: B-4	Land Use: Commercial (Fast Food Restaurant)
<i>South:</i> Zoning: O-3	Land Use: Residential
<i>East:</i> Zoning: R-5	Land Use: Residential
<i>West:</i> Zoning: O-2/SPO	Land Use: Business Park (Office Building)

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 14: Neighborhood “D”: Urban Neighborhood North: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *The Urban Neighborhood North shall continue to be a series of well-maintained, single-family neighborhoods served by neighborhood amenities such as parks, pedestrian connections to adjacent neighborhoods and nearby shopping areas. Both the public infrastructure and the private housing stock should be maintained. New development and redevelopment should complement the residential character of the area. In compliance with State Smart Growth Legislation, the city should also encourage infill residential development of quarter acre lots or larger to match the existing character of the neighborhood.*

Development Policies:

- *Create flexible but predictable compatibility standards for new construction and redevelopment related to site planning, building design and materials, landscaping, buffering, access, signage, and other land use impacts.*
- *Maintain public infrastructure in the neighborhood, including streets and sewer services, to maintain property values.*

Land Use:

- *Future Land Use Map: Suburban Commercial*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with Section 275-35B(2) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes, required for a Conditional Use. The Public Hearing will be held on March 7, 2022.

CONDITIONAL USE REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Conditional Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes, ARC will review the request on March 7, 2022.

PROPOSED ARCHITECTURE: The applicant is proposing to construct a new fuel pump canopy and car wash. The applicant is proposing a mix of brick and stone to match the existing building's design. Building materials are listed in the plan and is included. The ARC will review the architecture at the March 7, 2022 meeting.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetlands on Property: No

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

NRCS Map Classification: Not Inventoried.

Floodplain: No

Topography / Geologic: Site slopes from the north to the south.

ALTERNATIVE TRANSPORTATION 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: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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 and/or as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewershed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALCULATION: Will be determined at the time of Building Permit.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION:

4/4/2005	Plan Commission recommend to Common Council approval of rezoning from B-4 to B-2.
4/12/2005	Common Council approval of rezoning from B-4 to B-2.
6/6/2005	Plan Commission approval of the Conditional Use Permit for the construction of an Open Pantry convenience store, gas station and retail/office space.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The proposed fuel pump canopy does not meet minimum front yard setback requirement of 25 feet along the north property line as required by Zoning Code Section 275-41C(2)(b).
 - a. Per Section 275-30.1D of the Zoning Code, an administrative adjustment is allowed and the Director has the authority to grant a dimensional variance to the front, side and/or rear setbacks for new structures, additions to existing structures, or accessory buildings in the amount of 20% of the required setback. Director approved dimensional variance of 5 feet to allow for the fuel pump canopy to be located 20 feet from the front property line.
2. Parking for a 3,600 square feet commercial building requires 18 parking stalls. The plan shows 16. There should be at least 16 parking stalls unless an administrative adjustment is granted.
 - a. Per Zoning Code Section 275-57A(2)(f), DCD staff may approve up to a fifteen-percent parking reduction. The applicant is required by code to have 18 parking stalls. Staff is comfortable reducing the number of parking stalls by 2, for a total of 16 stalls.
3. Per Section 275-27C. Approval criteria: "The Plan Commission of the City of New Berlin will grant approval of conditional use permits only if it finds that the proposed use complies with all relevant regulations set forth in this chapter, including, but not limited to, § 275-41, Use-specific

regulations, and Article VIII, General Development Regulations. Per § 66.1001(2m)(b), Wis. Stats., a conditional use does not need to be consistent with the City's Comprehensive Plan."

- (1) Approval of a conditional use. Recommendations and decisions on conditional uses should be based on consideration of the following criteria:
 - (a) Whether the proposed use corrects an error or meets the challenge of some changing condition, trend, or fact;
 - (b) Whether the proposed use is consistent with the health, safety, or general welfare of the general public;
 - (c) Whether the proposed use will protect the natural environment, including, but not limited to air, water, storm water management, wildlife, and vegetation.
- (2) Changes to the use. In acting on a conditional use, the Plan Commission/CDA shall consider the stated purpose of the proposed use and shall approve the petition only if it finds that the applicant has provided substantial evidence as that term is defined in Wis. Stats. § 62.23(7) that the use will meet the following criteria for approval:
 - (a) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
Yes, the proposed request is compliant.
 - (b) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;
Yes, the proposed request is compliant.
 - (c) The proposed development has taken into account impacts on surrounding properties or the natural environment, including traffic, air, water, noise, stormwater management, soils, wildlife, and vegetation;
Yes, the proposed request is compliant.
 - (d) The land is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas; and
Yes, the proposed request is compliant.
 - (e) The proposed use will not be used to legitimize a nonconforming use or structure
Yes, the proposed request is compliant.

D.R.C RECOMMENDATION: **Public hearing, no action.**

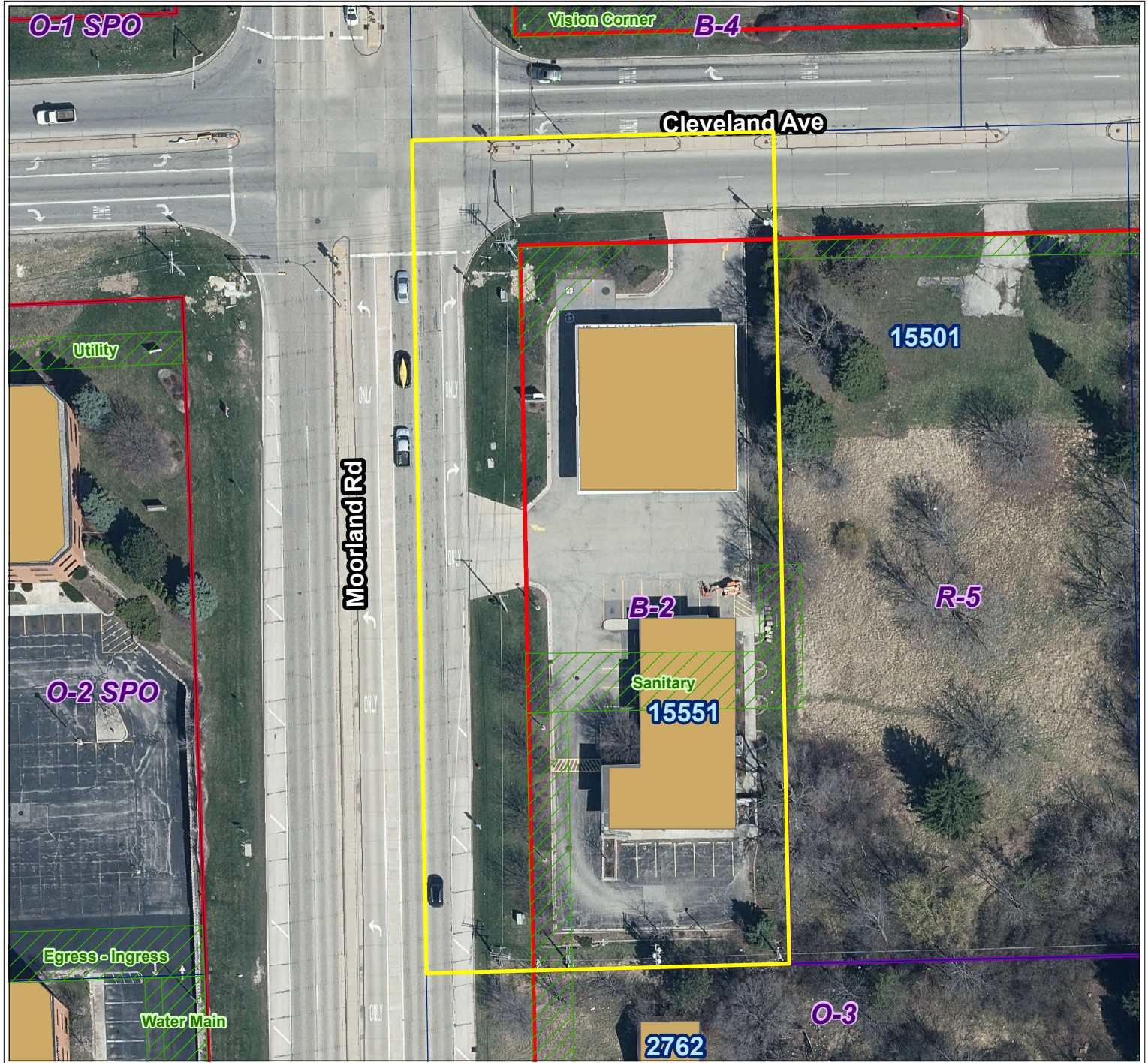
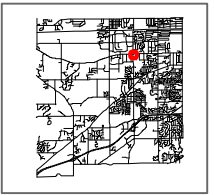
ATTACHMENTS:

Location Map
Plan of Operation Letter
Plans

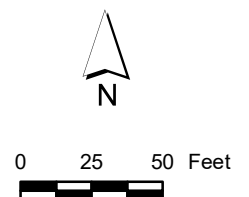
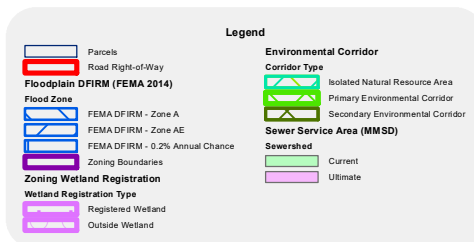
CU-2200213

Welcome Miller Park

15551 W Cleveland Ave



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



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SITE AND OPERATION PLAN FOR
WELCOME MILLER PARK LLC
15551 CLEVELAND AVENUE
NEW BERLIN. WI 53151

DATE: January 31, 2022

To: Staff and Committee Members

- A. LOCATION of proposed use is: 15551 CLEVELAND AVENUE NEW BERLIN WI. 53151
Existing Gas Station with Convenience Store with Proposed new Car Wash Building
which shall be constructed of masonry to match the existing convenience store as close
as possible
- B. The activities shall include the operation of the existing 3618 sq ft convenience store,
construction of a new car 1012 sq ft car wash along with the construction of the
proposed gasoline canopy, sales being for cars, suv's and small trucks.
- C. The number of employees to operate is 2 to 4 on largest shift
- D. Hours of operation
24 Hours/7 Days

Gasoline deliveries two-four trucks per week. Inside store deliveries 4-6 per week.
- E. Currently there are 18 parking spaces on site
- F. Traffic flow is North on Moorland and East on Cleveland
- G. Area being served
Immediate Neighborhood
- H. The proposed interior remodel and Construction shall be completed in 2022 with
operation to commence immediately
- I. Security cameras shall be installed both inside and outside of the building
- J. No hazards that we are aware of on site.
Tests shall be conducted prior to fuel tank installation for state approvals

INTERIOR REMODELING AND ADDITION FOR
WELCOME MILLER PARK LLC
15551 CLEVELAND AVENUE
NEW BERLIN WI. 53151

INDEX OF DRAWINGS	
A1	TITLE SHEET, INDEX OF DRAWINGS, SITE LOCATION MAP, GENERAL NOTES
A2	SITE PLAN, SITE UTILITIES PLAN
A3	EXISTING STORE FLOOR PLAN
A4	EXISTING STORE PHOTOS OF EXTERIORS
A5	PROPOSED CAR WASH BUILDING FLOOR PLAN & EXTERIOR ELEVATIONS
A6	PROPOSED FUELING CANOPY
L1	LANDSCAPING PLAN

1. All work shall be performed in accordance with all applicable local, federal, state and national codes and ordinances and all authorities having jurisdiction.	These drawings and Specifications: Specifications and the accompanying drawings are complementary and what is called for by one shall be binding as if called for by both the quality and quantity shall prevail.
2. The Contractor and its Subcontractors shall verify all dimensions and/or discrepancies in plans and report any errors to the Architect prior to commencement of the work, or be responsible for same.	Coordination of work: A general contract will be let for the work and successful contractor shall be responsible for all other sub-contractors and coordinations of the Specifications and or dimensions of all work or where it comes in contact with others work. All details of material selections shall be reviewed and referred to the owner where questions occur. Errors due to failure to comply with this requirement shall be corrected at the expense of the contractor or contractors involved.
3. Do not scale drawings. Verify all on site dimensions and conditions by each subcontractor.	Codes Ordinances: All work shall comply with all local, state, and county codes and regulations as applicable.
4. All carpentry, plumbing, mechanical and electrical work is to be coordinated between the trades as part of their installation layout. Verify locations of plumbing and HVAC lines with Builder before installation.	Examination of the Site: Contractor shall visit the site and review all existing conditions. He shall familiarize himself as to the nature and location of the work and the general and local conditions that he is to perform. He shall have full knowledge as to the transportation, disposal, handling of materials, availability of water, electric power, and all other facilities in the area where work shall be performed or that having a bearing on the performance of his work. Dispose of all debris legally.
5. On site verification of all dimensions and conditions shall be the responsibility of each subcontractor.	Contractor shall field verify all dimensions prior to starting work and coordinate same with all trades.
6. Architect shall not have control or charge of, and not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the acts or omissions of the subcontractors, or other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the intent of the contract documents.	Construction is scheduled to occur while owners occupy the adjacent business. The contractor is responsible for providing safety and access at all times to the site for the owners clients as well as employees. The owner and Architect shall have no responsibility for means and methods of the work performed by contractors.
7. Verify sizes and installation requirements and specifications of all items supplied by others before proceeding with work related thereto.	Weather conditions: Contractor shall protect all parts of their work from weather damage frost, rain, heat, ect, and shall be responsible for replacement and or repair of any damaged work to the satisfaction of the owner which in his opinion have become damaged due the above.
8. The commencement of each subcontractor's work shall constitute acceptance of all sub-surfaces.	Responsibility of the Contractor: Each contractor is responsible for and must guarantee first class workmanship and materials that have been provided and installed by him.
9. Should unsuitable soil conditions arise, promptly advise the Architect of same before proceeding with any further work.	Each contractor shall furnish all necessary barricades, temporary construction dust screens and scaffolding as required for completing their work in a safe workman like manner.
10. Stock pile material as directed by Owner or Builder. Protect all trees and wetland areas retained on site. Provide erosion control as required by the governing authority.	Survey, Permits, and Regulations: The owner shall furnish all required surveys, contractors shall obtain and pay for all local necessary permits.
11. Verify locations of all underground lines before proceeding with sub-soil work.	Auto Insurance: Each contractor shall maintain auto insurance for their respective vehicles used during project or on owners property.
12. Contact Diggers Hot line 48 hours before any underground work.	Fire and Extended Insurance: The owner shall maintain in effect fire insurance and builders risk insurance coverage as required upon all items and materials on the property that are a part of or are necessary and stored on site for the completion of the work.
13. Each Subcontractor shall obtain and provide necessary bonds, permits and necessary inspections as required by municipal, county, state, federal or other agencies having jurisdiction.	Pillageage: Each contractor shall be responsible for his own equipment, tools and materials required for construction and or including those items relating to any work furnished by the owner and delivered to the job site.
14. Truss manufacturer to design and fabricate floor and roof trusses in accordance with all applicable codes.	Electrical: All work shall comply with National Electrical Code, current edition, and any electrical code requirements of the local jurisdiction.
15. The minimum live load for floor shall be 50 p.s.f. and the minimum snow load for roofs shall be 35 p.s.f. The minimum dead load for floors and roofs shall be 10 p.s.f. The maximum deflection shall be L/480. All girder trusses shall be designed to accept all concentrated loads as required. Truss drawings shall be submitted to the builder and shall be sealed by a State of Wisconsin licensed structural engineer or by the truss manufacturers engineer registered in Wisconsin. Truss Manufacturer shall confirm headers and lam beams for truss bearing on all span	Guarantee: All contractors shall provide a one year guarantee of their work from the date of acceptance by the owner and shall leave the site in perfect and working order upon completion.
16. All concrete and reinforcing work shall conform to ACI specifications and recommendations. All concrete footings shall bear on 3000 p.s.f. minimum soil capacity on virgin ground, minimum 1'-0" below grade. All concrete shall attain a 28-day compressive strength of 4000 P.S.I. for walls slabs, 4000 P.S.I. exterior slab use 6% air entrainment	Dumpsters: General contractor shall provide all necessary dumpsters during construction and shall coordinate for all trades including that work which may be performed by the owner.
17. All construction lumber shall be Southern Yellow Pine 1000, E-1, 2-2 or better, unless otherwise noted. All wood in contact with concrete or grade shall be pressure treated. Shim all sill plates and provide sill sealer below plate and girt at any gaps greater than 1/4".	Clean up: General contractor shall at the end of the project fully broom clean all surfaces of dust and debris and leave site in a clean unconstructive condition.
18. All engineered joists and beams, i.e., micro lams, TJI's, etc. shall be installed in accordance with the manufacturers specifications.	
19. Provide double cripples under all headers greater than 4'-0".	
20. All concentrated loads from headers and beams shall be solid-blocked down to foundation, steel, or girder beams. No back filling of foundation shall occur until floor system is in place to brace top of concrete walls	
21. All work shall be performed in a good workmanlike manner. Each subcontractor shall amend and make good at his own cost any defects and other faults in his workmanship and materials.	
22. Each contractor to clean up debris inside and outside the building site which has been caused by his work and place in dumpster provide by builder on a daily basis.	
23. All electrical work shall conform to the National Electric Code, NEC latest edition and local building code	

BUILDING DATA

EXIST'G BUILDING 3618 SQ. FT.
PROPOSED CAR WASH 1012 SQFT
PROPOSED USE B
CLASS OF CONSTRUCTION
STORE EXISTING
CAR WASH VB

STRUCTURAL NOTES

ROOF LOADING
R_G = 35 psf (GROUND SNOW)
R_T =24.5 psf (ROOF SNOW LOAD)
C_e = 1 (EXPOSURE FACTOR)
I = 1 (IMPORTANCE FACTOR)
C_t = 1 (THERMAL FACTOR)
P_s = 36.8 psf (UNBALANCED SNOW)

FLOOR LOADING
SECOND FLOOR
L.L = 50 psf (OFFICE) CONCENTRATED 2K
CORRIDORS = 80 psf

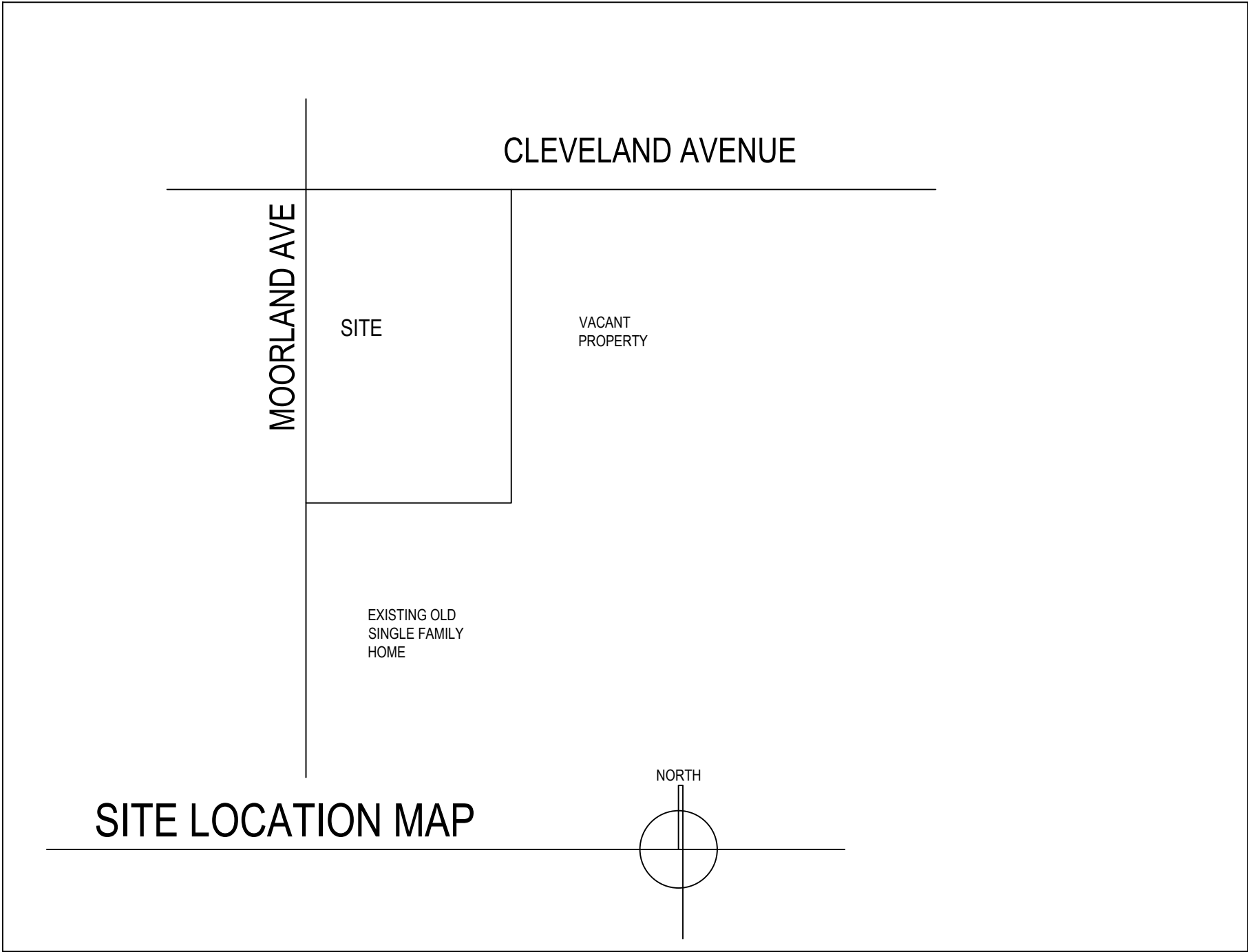
WIND ANALYSIS
WIND SPEED = 90 mph
IMPORTANCE FACTOR = 1
EXPOSURE B TRANSVERSE & LONGITUDINAL
INTERNAL PRESSURE +/- 0.18
COMPONENT & CLADDING = 10 psf

SEISMIC ANALYSIS

IMPORTANCE FACTOR = 1
S_s = 10.45 % g
S_i = 4.36 % g
DESIGN CATEGORY B

DESIGN DATA

STEEL ASTM A-36,P-50
STEEL JOIST ERECTED & FABRICATED AISC -
SJI SPECS
REINFORCEMENT ASTM A615 GRADE 60 F_y = 60 ksi
CONCRETE F_c = 4000 ,F_t = 3000 psi SLABS ON GRADE
ASSUMED SOIL BEARING - 3000 psf verified in field



PRELIMINARY NOT FOR CONSTRUCTION

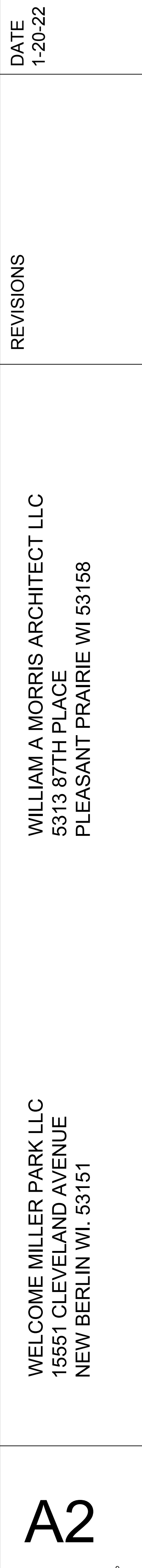
WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

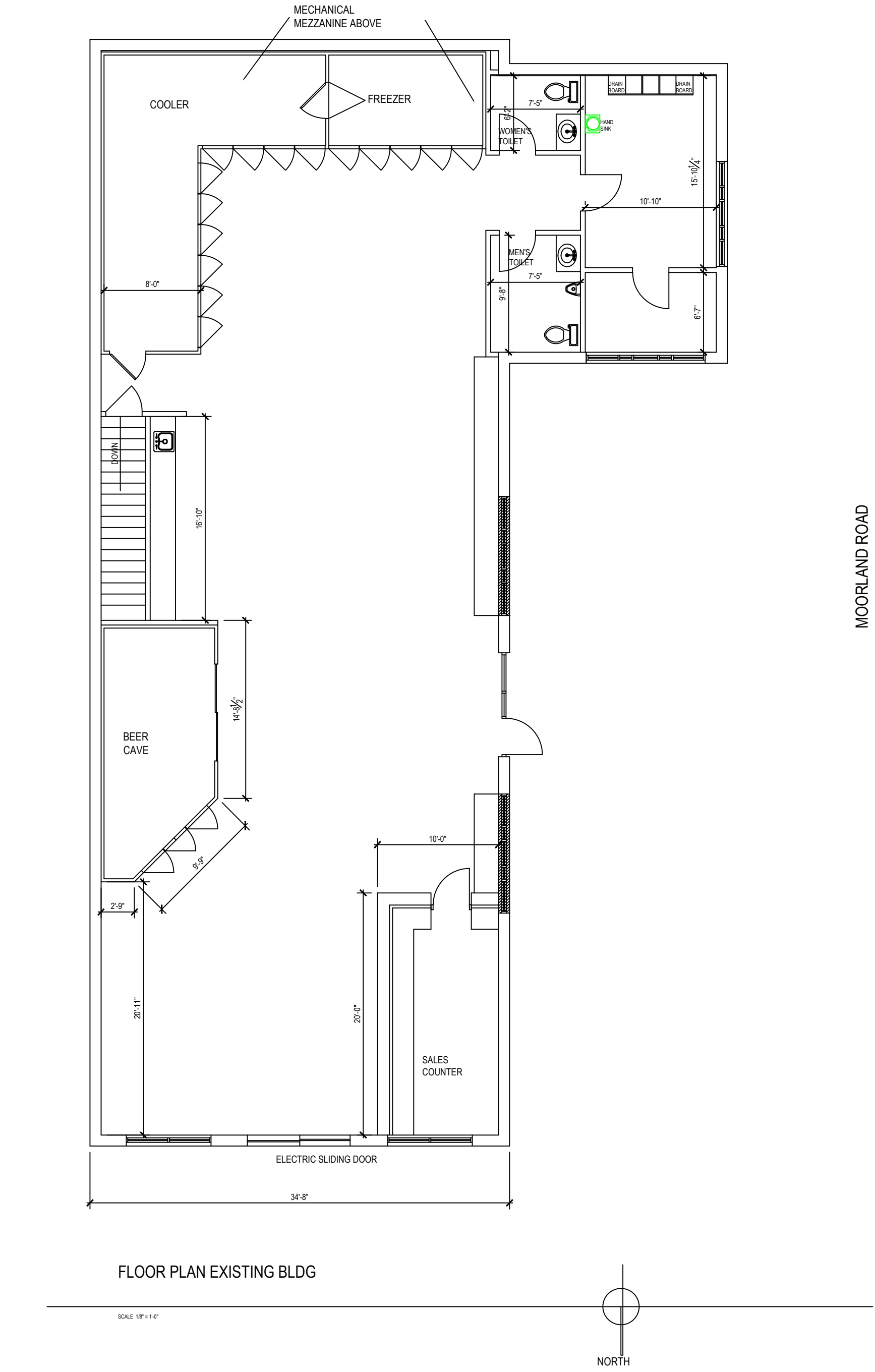
WELCOME MILLER PARK LLC
15551 CLEVELAND AVE
NEW BERLIN WI. 53151

A1

DATE
1-20-22

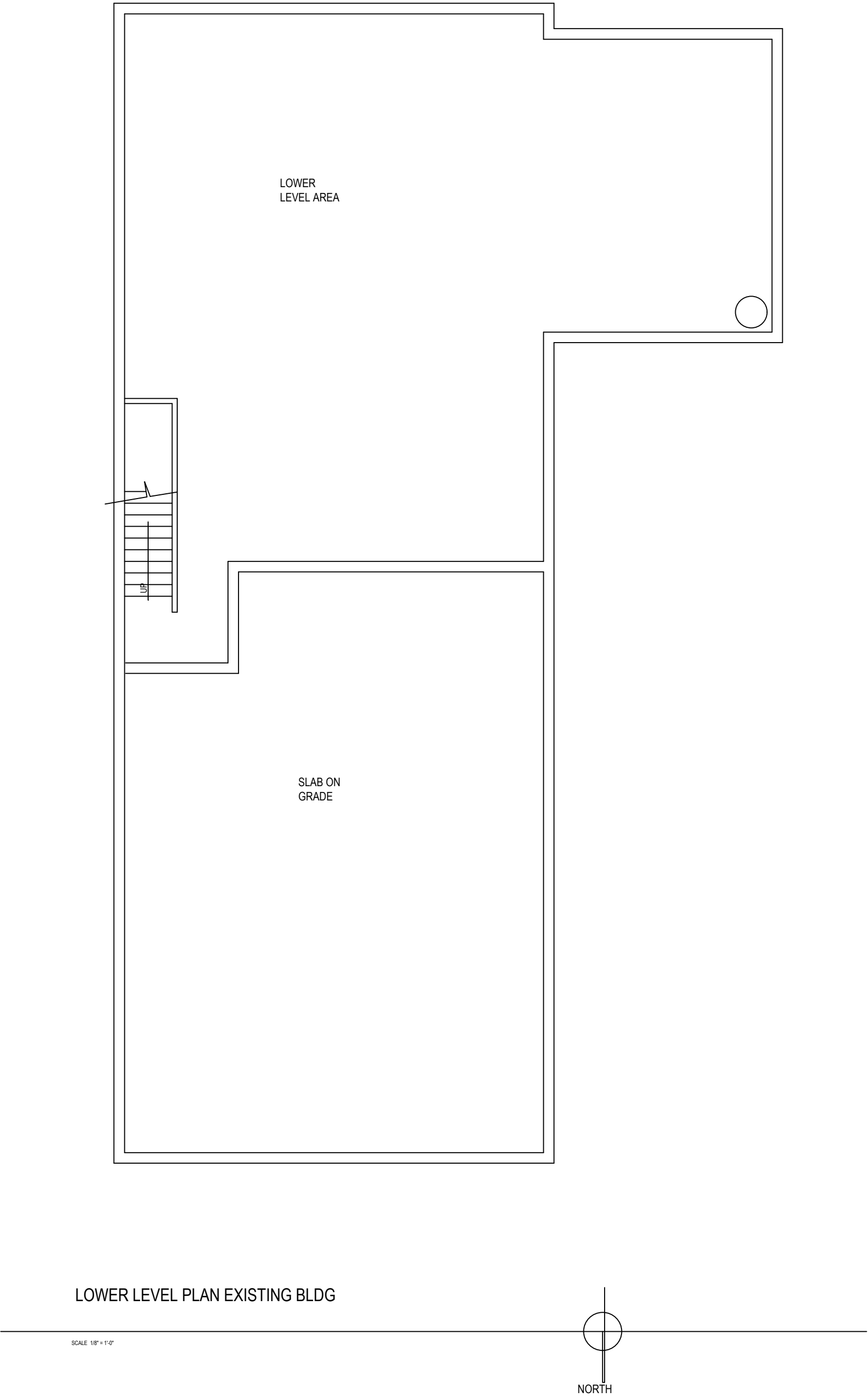
REVISIONS





CLEVELAND AVE

MOORLAND ROAD



PRELIMINARY NOT FOR CONSTRUCTION

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5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

WELCOME MILLER PARK LLC
15551 CLEVELAND AVE
NEW BERLIN WI. 53151

DATE

REVISIONS

A3



EXISTING EAST ELEVATION



EXISTING NORTH / WEST ELEVATION

CAR WASH SIG 1 SQ FT PER LENGTH OF BUILDING
THE PROPOSED CAR WASH IS 34'8" THIS SIGN CAN BE
34.66 SQ FT



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

DATE
1/20/22

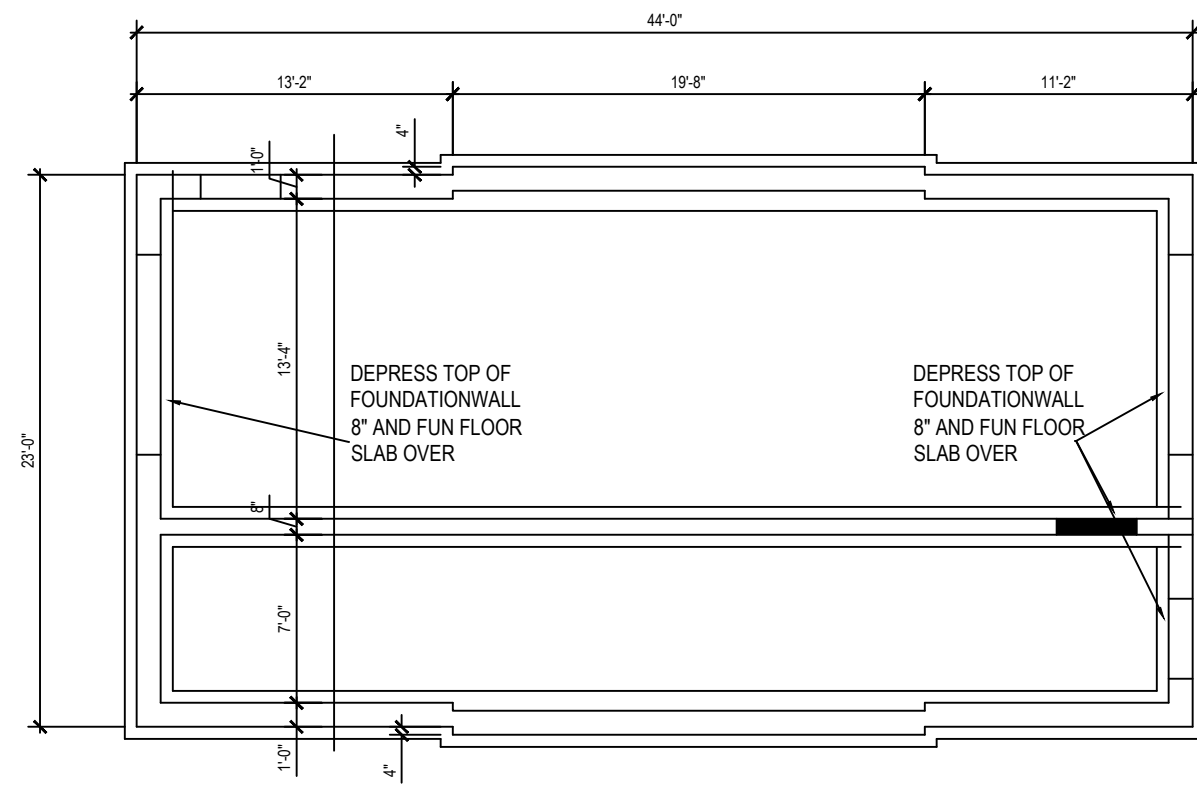
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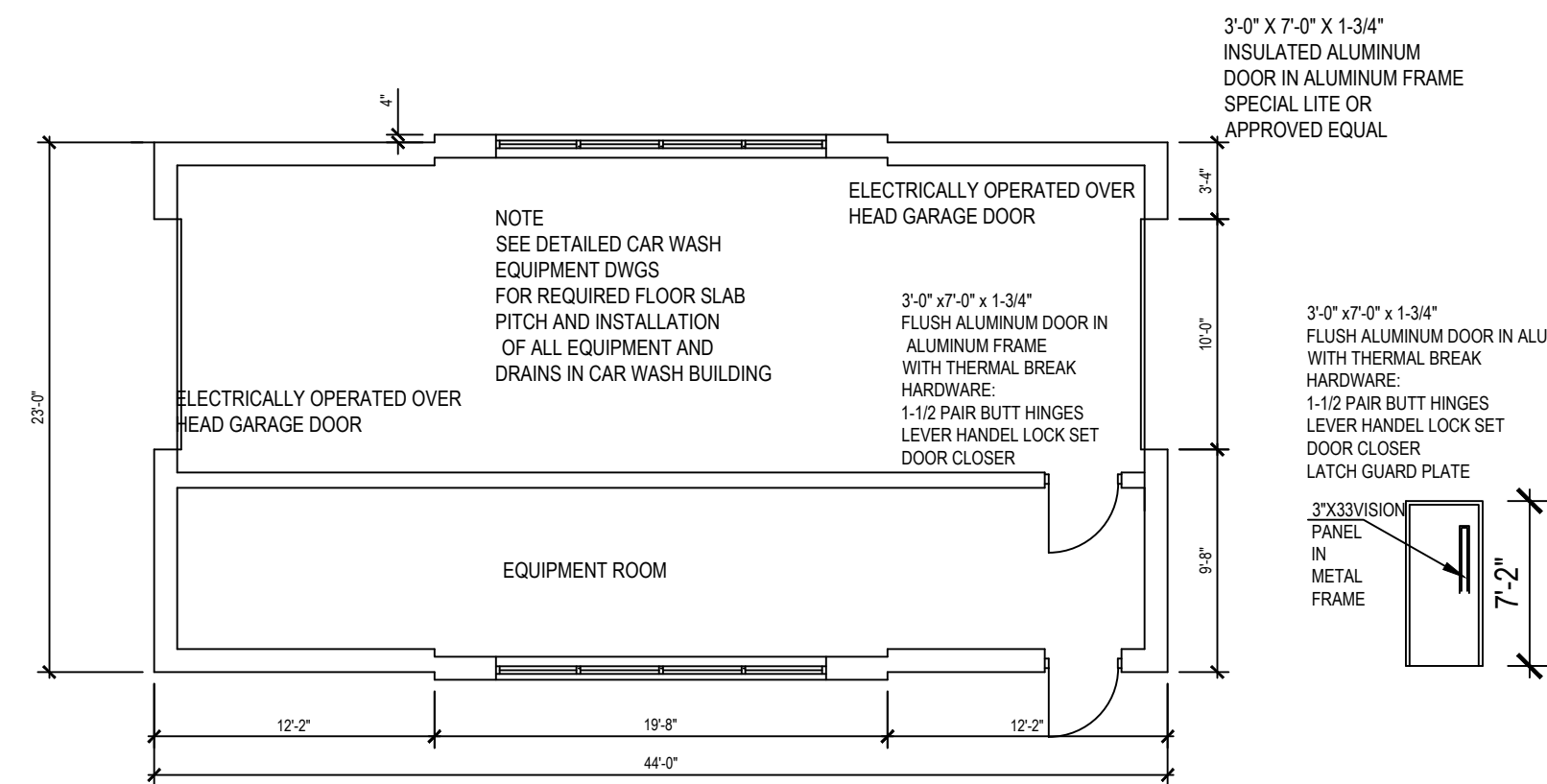
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PRELIMINARY NOT FOR CONSTRUCTION



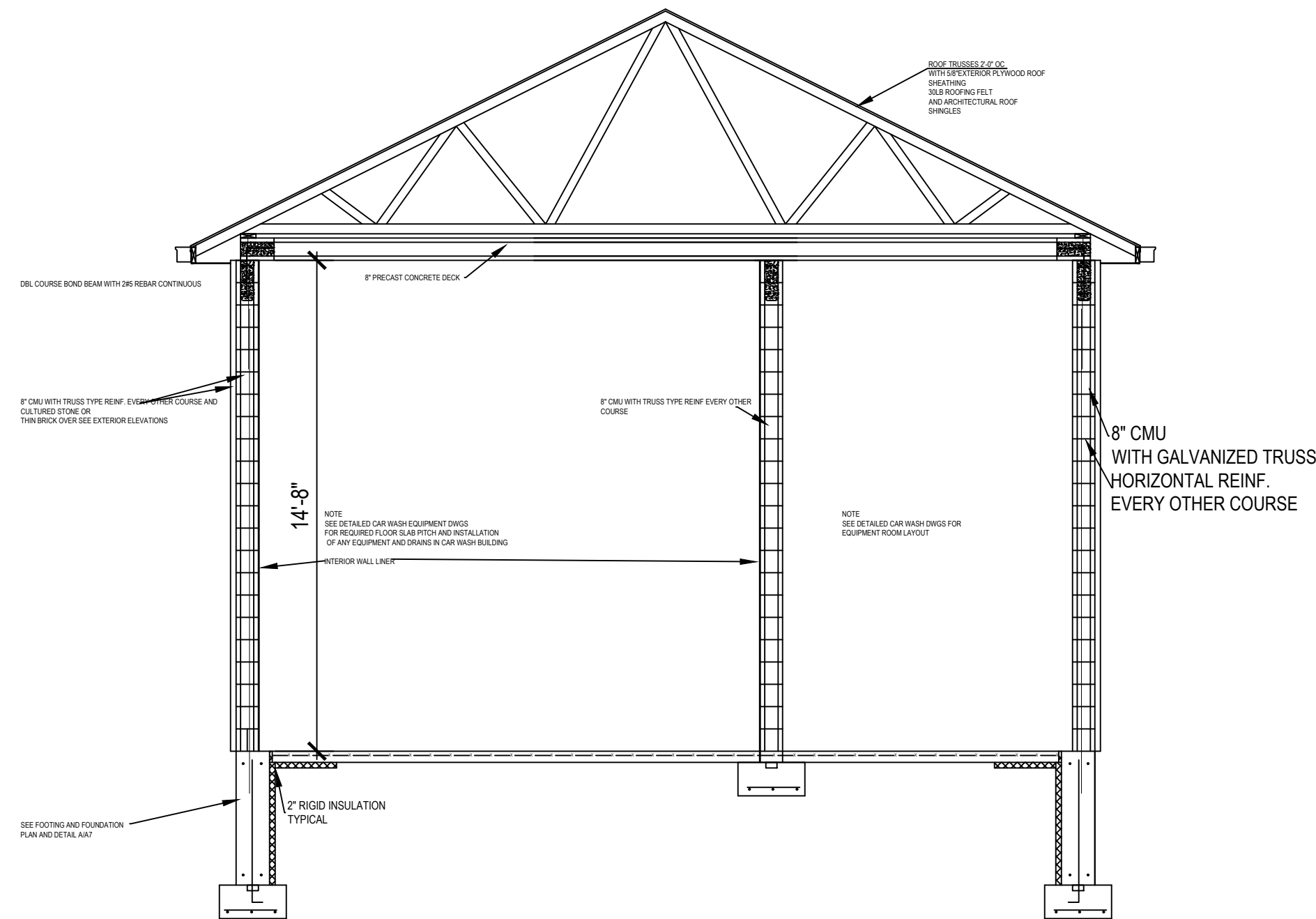
FOUNDATION PLAN CAR WASH BUILDING

SCALE 1/8" = 1'-0"



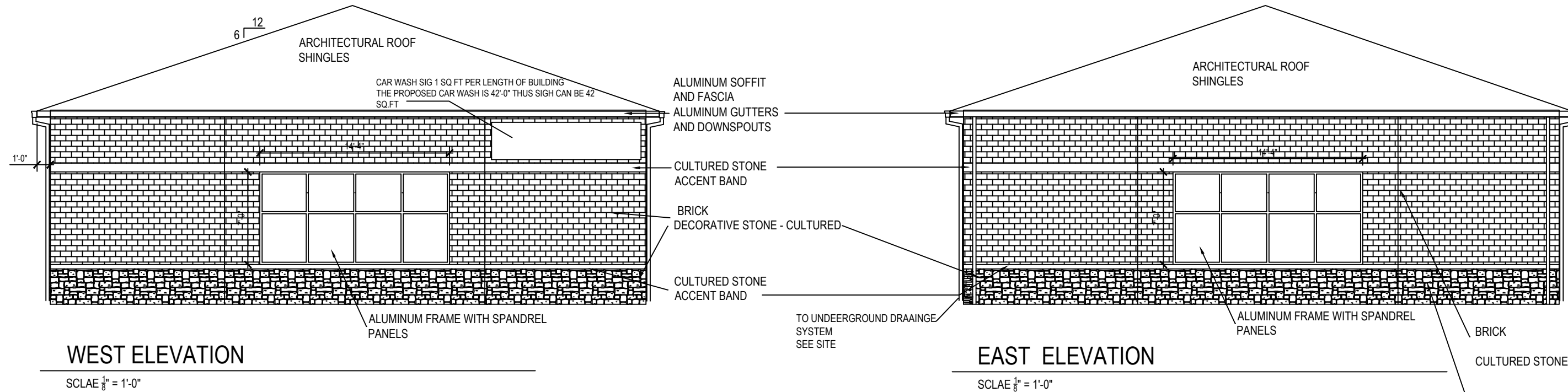
FLOOR PLAN CAR WASH BUILDING

SCALE 1/8" = 1'-0"



TYPICAL SECTION

SCALE 1/4" = 1'-0"

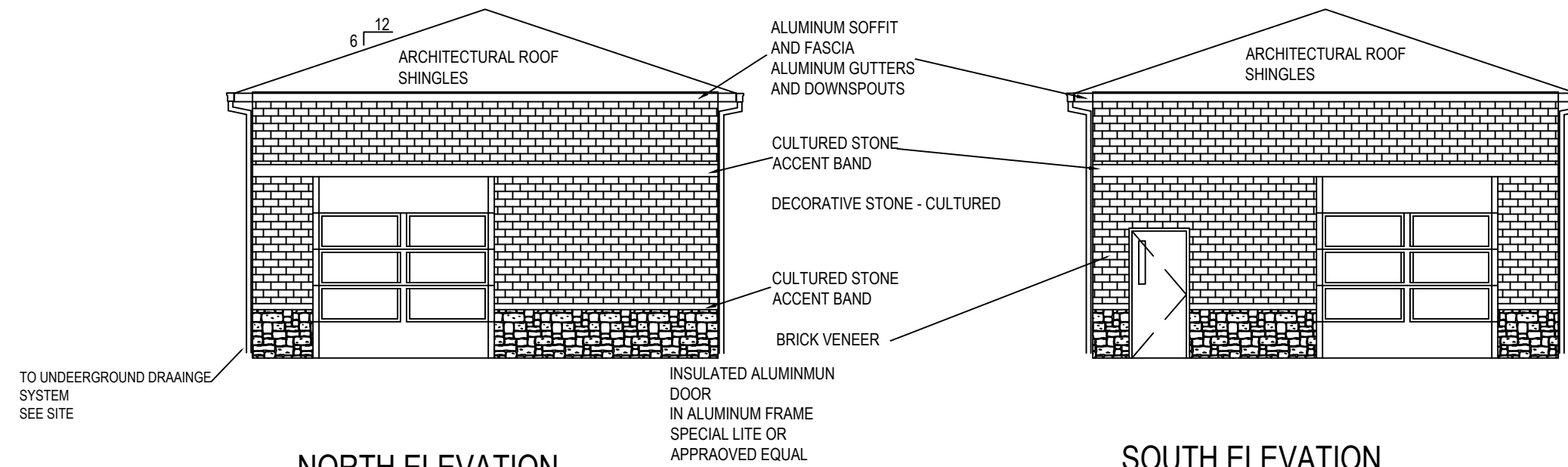


WEST ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

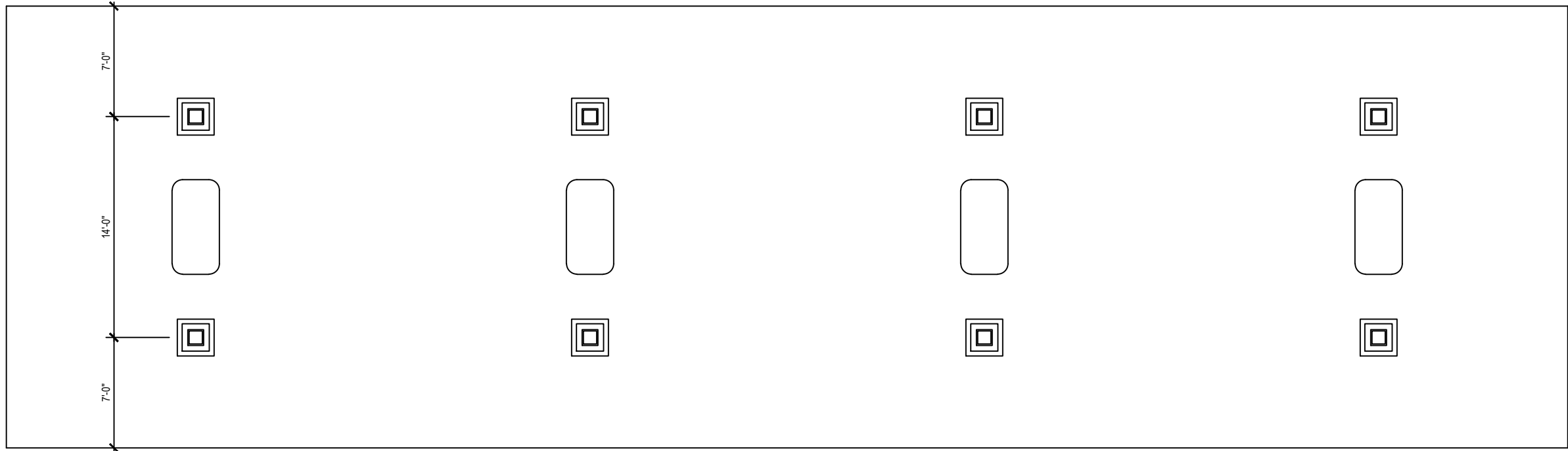
DATE
1-20-22

REVISIONS

WILLIAM A. MORRIS - ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

NEW CAR WASH BLDG FOR
WELCOME MILLER PARK LLC
15551 W CLEVELAND AVENUE
NEW BERLIN WI. 53151

A5



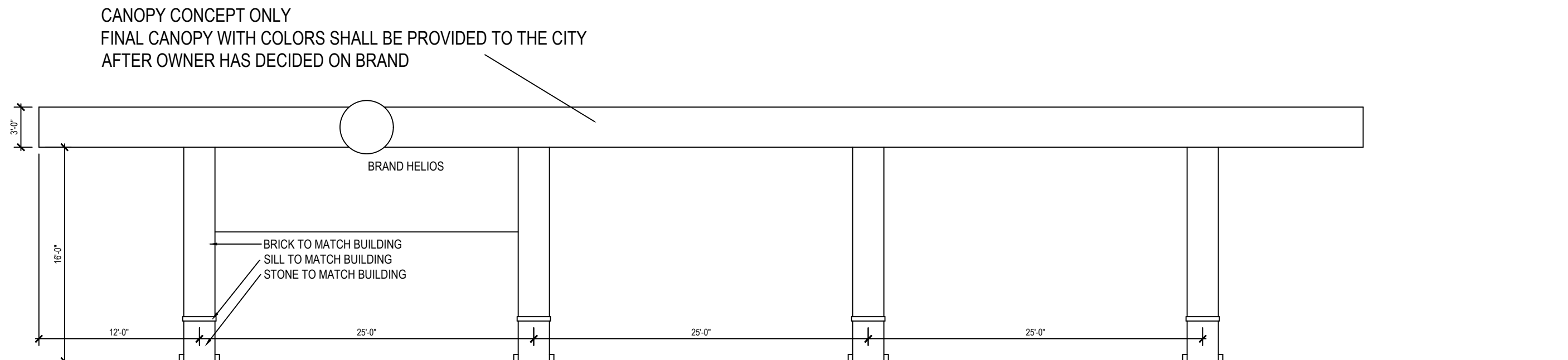
PROPOSED CANOPY PLAN VIEW

SCALE 1/8" = 1'-0"



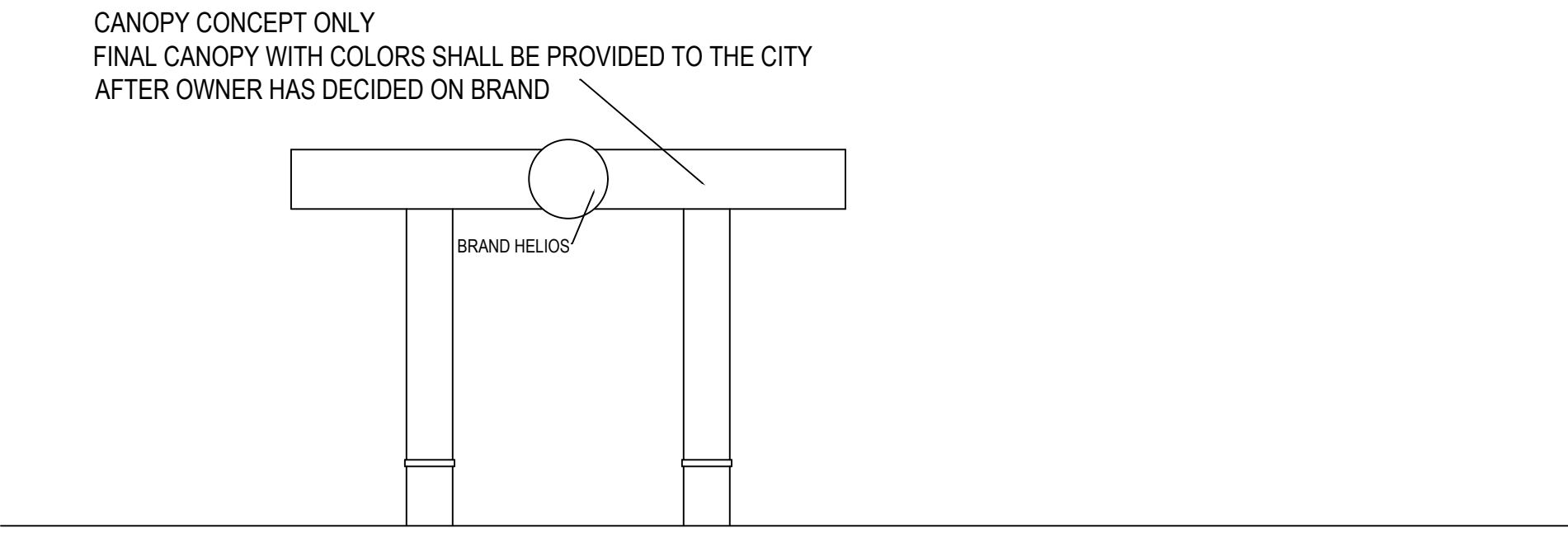
PROPOSED CANOPY ROOF PLAN

SCALE 1/8" = 1'-0"



PROPOSED CANOPY ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED CANOPY ELEVATION

SCALE 1/8" = 1'-0"

WILLIAM A. MORRIS - ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

GASOLINE CANOPY FOR
WELCOME MILLER PARK LLC
15551 W CLEVELAND AVENUE
NEW BERLIN WI. 53151

A6

REVISIONS

DATE
1-30-22



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, February 7, 2022**

Regular Meeting

Via Zoom

6:00 PM

Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.

This Committee has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID #883 5929 8160: to join.

All votes were taken via a voice roll call vote.

PRIVILEGE OF THE FLOOR

Mayor Ament asked if there was anyone in attendance that wanted to take part in Privilege of the Floor. There was none.

Rubina Medina stated that no comments were received via email.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:02 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, Commissioners Felda, McGrath, Rafel & Anderson.

Excused: Alderman Stribl & Commissioner Biller

Rubina Medina stated that there is a quorum and the meeting was properly noticed in accordance with the open meetings law.

City Staff present: Director of Community Development Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planners Kelly Wall & Kristen Hogan, City Attorney Mark Blum, and Deputy City Clerk/Licensing Specialist Rubina Medina.

APPROVAL OF MINUTES

ITEM: January 10th, 2022 Meeting Minutes

MOTION: Motion to approve the minutes from the January 10, 2022 meeting.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
PASSED 5-0

PLAN COMMISSION SECRETARY'S REPORT

No Report.

CONTINUED BUSINESS

ITEM: (6) KW SG-2102512 Lance McTrusty with Bauer Sign and Lighting – 13823 W. National Avenue – Sign waiver request for Minuteman Press. (Tabled 1/10/2022)

Kelly Wall stated that this item was tabled at the last Plan Commission meeting and the applicant has requested that it remain on the table.

MOTION: No Motion

NEW BUSINESS

ITEM: (5) GK/NJ UA-2200060 Peter Ogorek with Perspective Design Inc. on behalf of the City of New Berlin - 15321 W. National Avenue - Use, Site and Architecture for the Phase II building addition and parking lot modifications for the New Berlin Activity and Recreation Center.

Greg Kessler read the DRC Recommendation and introduced Peter Ogorek who gave a presentation to the Commission.

MOTION: Recommend approval of the Use, Site and Architecture for Phase II building addition and parking lot modifications for a Activity and Recreation Center located at 15321 W. National Avenue, subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Felda
PASSED 5-0

ITEM: (4) NJ/KW UA-1903329 John Ford with Moorland Hospitality Group, LLC - 5295 S. Moorland Road - Extension of approval for the Use, Site and Architecture for the construction of a Hampton Inn & Suites Hotel.

Kelly Wall read the DRC Recommendation to the Commissioners.

MOTION: Recommend approval of the limited extension (through May 31, 2022) of the Use, Site and Architecture for the construction of a 66,866 square foot (109 room) hotel located at 5295 S. Moorland Road (Tax Key #” 1260.998) subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
PASSED 5-0

ITEM: (6) GK SG-2200059 CaQuia May / Warren May with Exquisitely Krafted – 13803 W. National Avenue – Sign waiver request for Exquisitely Krafted.

Greg Kessler read the DRC Recommendation to the Commissioners. Staff is asking the Plan Commission for their interpretation of Zoning Code Section 275-61(F)(1)(c) as either meeting 1a. or 1b. below:

- a. The Plan Commission may conclude that the sign represents a violation and standards of Section 275-61(F)(1)(c) and orders the sign face to be changed.
- b. The Plan Commission may conclude that the sign does not represent a violation of 275-61(F)(1)(c) and can remain.

The Plan Commissioners reviewed the waiver request.

MOTION: The Plan Commission concludes that the sign represents a violation and standards of Section 275-61(F)(1)(c) and orders the sign face to be changed for Exquisitely Krafted located at 13803 W. National Avenue.

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
PASSED

ITEM: (7) KH PK-2200053 Park Design - Approval of selected consultant for the design of Malone Park

MOTION: Recommend to the Common Council the awarding of a Professional Services Design Contract to the most responsive, qualified consultant, Ayres Associated for the design of Malone Park in an amount of \$248,815 with contingencies not-to-exceed total project cost area \$250,000, from account 04252900 61118 C2022, subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner McGrath
PASSED 5-0

PENDING

ITEM: (4) KW LD-2102520 Darin Frerichs with Berengaria Development, LLC - 5200 S. Moorland Road - 2-Lot Certified Survey Map. (Tabled 1/10/2022)

Item to remain on the table.

MOTION: No Motion

COMMUNICATIONS

No Communication

ADJOURN

MOTION: Adjourn the Plan Commission meeting at 7:18 PM.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
PASSED 5-0

Respectfully Submitted,
Rubina Medina
Deputy City Clerk/Licensing Specialist

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Darin Frerichs – Berengaria Development, LLC / CSM

LOCATION: 5200 S. Moorland Road (Tax Key #: 1255.991.014)

REQUEST: 2-Lot Certified Survey Map

REVIEW SCHEDULE:	CSM Received:	11/24/2021
	Completeness Determination:	11/29/2021
	90-Day Time Limit Expires:	2/22/2022
	Final Common Council Action (expected):	2/22/2022
	90-Day Extension Expires:	5/23/2022

D.R.C. RECOMMENDATION: Recommend to Plan Commission approval of the request to withdraw the application based on the attached letter from the applicant.

ATTACHMENTS:
Applicant Letter



February 16, 2022

City of New Berlin
Planning & Zoning Division
3805 S. Casper Drive
New Berlin, WI 53151
Attn: Kelly Wall

RE: Request for Rock Ridge Outparcel CSM Withdraw.

Dear Ms Wall:

Please consider this letter as our official request to withdraw our tabled Rock Ridge Outparcel CSM. We greatly appreciate you and the city staffs time, guidance, understanding and input toward the initial development of our submittal. We look forward to working with the city on another project very soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Darin J. Frerichs", written over a horizontal line.

Darin J. Frerichs, AIA
Senior Project Manager | Architect

djf



March 25, 2022

TO: Common Council
Mayor Ament
Alderman Stribl

FROM: Plan Commission

RE: Items from the Plan Commission Meeting from March 7, 2022 requiring Common Council action.

- (3) KW LD-2200117 Brian Hatzung with Zimmerman Architectural Studios on behalf of VEIT - 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003) - 1-Lot CSM.

Council Motion:

This item was considered at the Plan Commission meeting on March 7, 2022. It was recommended to the Common Council on a vote of 5-0. I do hereby move that the Common Council approve the 1-Lot Certified Survey Map located at 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172- 999-003) subject to the application, plans on file and conditions outlined in the staff report.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Brian Hatzung with Zimmerman Architectural Studios / CSM

LOCATION: 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003)

REQUEST: 1-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	1/19/2022
Completeness Determination:	1/19/2022
90-day time limit expires:	4/19/2022
Final Common Council Action (expected):	3/22/2022

D.R.C. RECOMMENDATION: Recommend to Common Council approval of the 1-Lot Certified Survey Map located at 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003) subject to the application, plans on file and the following conditions:

1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.
2. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.
3. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
4. Applicant and/or new property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of March 7, 2022

Brian Hatzung with Zimmerman Architectural Studios / CSM
18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003)

DATE STAFF REPORT CREATED: February 7, 2022

APPLICANT / OWNER(S): Brian Hatzung with Zimmerman Architectural Studios on behalf of Veit / Vav North LLC and Kiv North LLC

REQUEST/DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map located at 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003).

DATE OF APPLICATION: 1/19/2022

DATE OF COMPLETENESS DETERMINATION: 1/19/2022
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 5/7/2021
Site Visit(s): 7/23/2021 & 10/29/2021

CONCEPTUAL PLAN: Yes, a plan has been submitted as to how the site will be developed as part of application (File #: UA-2200118). CSM attached.

SIZE OF DEVELOPMENT / PARCEL(S):

Total Area – 51.76 Acres

Tax Key #'s:

1167-994 – 28.06 Acres

1172-999-003 – 23.7 Acres

CURRENT ZONING: M-1 (Light Manufacturing), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: The applicant is proposing to construct a 37,800 sq. ft. office and shop building (See File #: UA-2200118).

PROPOSED LOT SIZE: 51.76 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: C-1

South: Zoning: B-3/C-1

East: Zoning: M-1

West: Zoning: M-1/M-2

Land Use: Certified Products

Land Use: Single-Family Home / Vacant
(Conservancy)

Land Use: Starline Trucking

Land Use: Suburban Asphalt /Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 12: Neighborhood B: West Lincoln Avenue & Western Area: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Planning Context:

- *The West Lincoln Avenue area offers a unique set of challenges for balancing development with preservation. Considered to be an industrial zone, this area is a mix of industrial, conservation, residential, and agricultural zoning. It is not served by public utilities, and some sites may have restrictions for septic systems due to the years of soils disturbance from sod farms, peat mining and fill operations. Much of the area is in a floodplain, and the railroad is currently a barrier to the north. Water for fire protection will need to be addressed as public water is not available in this area.*
- *While there are various barriers to development, the Lincoln Avenue corridor is designated for future industrial developments and has the potential to accommodate some of the forecasted job demand for the City. The area is near the interstate and adjacent to existing industrial parks. The rail line could be an asset for new businesses that locate in the corridor. The City recognizes that major changes in this area will involve overcoming substantial barriers, ensuring due diligence on the part of property owners, and requiring detailed planning so that proper land uses are established.*
- *The vision for the West Lincoln Avenue area is to develop it into a unique business park environment with campus settings designed around environmentally sensitive areas. Clean, environmentally sensitive light industrial and office parks will be encouraged. Private on-site wastewater treatment systems will need to be evaluated on a site-by-site basis. Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space. The farthest western portion of Lincoln Avenue is designated for country residential developments. Potential uses along this corridor could include corporate headquarters, business offices, or uses needing railroad access.*

Vision:

- *Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*
- *Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space.*

West Lincoln Avenue Policies:

- *Given the substantial barriers to planning and development, a separate plan should be established for the West Lincoln Avenue corridor that recognizes the long-term commitment on the part of the City.*
- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *Development along Lincoln Avenue shall not occur until the following conditions are met: any proposed development shall dedicate the proper road right of way; shall adhere to the Rural Design Cross sections identified in the Developer's Handbook for any necessary roadway improvements and shall provide field delineations when required to do so by Code. In addition, stormwater drainage and floodplain issues are to be accommodated; a reclamation plan needs to be on file by an Engineer certifying the bearing capacity; utilities are available (adequate plan for sewer and water); and groundwater, floodwater, and*

stormwater have been adequately accommodated. If sewer and water are not provided, businesses that have a low intensity and do not require sewer should be targeted. Alternative techniques for water will need to be explored to provide for fire safety and building code requirements.

- Larger assemblages of properties should be the priority for this corridor. Pull land together in larger components rather than in a piecemeal fashion. Agreements should be sought among landowners to come together when projects arise.*
- Any future development requiring coordinated access in this area may require the applicants to submit a surety instrument to the City to cover future public improvements and cost contributions.*

Economic Development:

- Economic development for Neighborhood B focuses primarily on business park / light industrial opportunities along Lincoln Avenue, housing development, and limited commercial development that has an agrarian or natural emphasis.*

Land Use:

- Future Land Use Map: Business Park / Industrial*

ZONING CODE (CHAPTER 275): Yes, will meet all the requirements of Chapter 275-35B(4) and Chapter 275-37B (3) & (4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No, not for the CSM. However, see applicant's separate application request, File #: UA-2200118. The site plan and elevations are attached.

Site Plan Required: Yes, please see File #: UA-2200118.

Architectural Review Required: The Use Approval application will be reviewed by the ARC on March 7, 2022 for the proposed building associated with application request, File #: UA-2200118.

PROPOSED ARCHITECTURE: See building elevations with staff report prepared for the File #: UA-2200118.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor.

Wetland On Property: Yes, a wetland report completed by SEWRPC, dated November 20, 2012, was previously submitted.
(File #: WD-14-004).

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

NRCS Map Classification: N/A

Floodplain: No

Topography / Geologic: The site is highest in the center of the property and slopes to the northwest and northeast.

BIKE & PEDESTRIAN FACILITIES: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Not applicable for a CSM. However, the applicant has submitted a Use Approval request for the site via application UA-2200118.

Woodland, Tree, and Vegetation Protection: A Conservation Easement was recorded on August 26, 2015 (Doc #: 4162776).

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: A wetland report completed by SEWRPC, dated November 20, 2012, was previously submitted.

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. Applicant has submitted a Use Approval request for the site via application File #: UA-2200118. Applicant has included a storm water plan for this area from Harwood Engineering Consultants dated January 6, 2022.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: No

Adequate Linkage: No

Onsite System Required: Yes

WATER USAGE CALC.: Not applicable as this is a CSM. Will be determined at the time of building permit for the Use Approval request (File #: UA-2200118).

TRAFFIC IMPACT: The applicant submitted a Traffic Impact Analysis dated November 8, 2021. The analysis predicts that the user (at full build) is expected to generate about 350 daily trips, with 70 (50 in/20 out) during the weekday AM peak hour and 50 trips (20 in/30 out) during the weekday PM peak hour.

Since the proposed development is the relocation of an existing business, the *peak hour* traffic volumes expected to be generated were based on actual traffic counts conducted at the two existing businesses located along Lincoln Avenue and S. 179th Street. However, the expected weekday *daily* traffic was calculated based on the type of the proposed uses and on trip rates and fitted curve equations as published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition*.

Since the proposed business is expected to include the regional headquarters of an industrial business with specifically designated space for office, Land Use 710, General Office Building, was used for the land use type for the site to calculate the daily traffic at the site with employees used as the independent variable to calculate new trips. As previously discussed, to provide a conservative/worst case (high) traffic condition, the trip generation was based off the highest peak hour at the existing facility which was calculated as 6:15 to 7:15am and 3:15 to 4:15pm whereas the analysis was based off the traffic volumes along the adjacent streets.

The trip generation table developed for the opening year of the proposed development is shown on Exhibit 6A. As shown, the total number of existing trips generated from the existing businesses is about 210 daily trips per weekday, with 35 trips (25 in/10 out) during the weekday AM peak hour and 25 trips (10 in/15 out) during the weekday PM peak hour.

The trip generation table developed for the future year (full build) of the proposed development is shown on Exhibit 6B. As shown, the total number of daily trips expected to be generated from the proposed development is about 350 daily trips (an increase of 290 new daily trips) per weekday, with 70 trips (50 in/20 out) during the weekday AM peak hour and 50 trips (20 in/30 out) during the weekday PM peak hour.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

- 6/29/15 – Plan Commission approved a request to rezone the property from C-1 & C-2 to M-1, C-1 & C-2 and to remove a portion of C-1 (RZ-12-005).
- 7/28/15 – Common Council approved rezoning request.
- 4/22/14 – Wetland registration submitted to City.
- 8/25/15 – Plan Commission approved a fill and grading plan for this former quarry site to stabilize and restone it.
- 8/16/21 – Plan Commission reviewed a conceptual plan for Veit, for an office and maintenance facility.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant has submitted a Use Approval application for a 37,800 square foot regional office and shop building (File #: UA-2200118).
2. A conceptual plan for Veit was reviewed by the Plan Commission at the August 16, 2021 meeting.
3. A Conservation Easement was recorded on August 26, 2015 (Doc #: 4162776) to protect the area on the north side of the property.

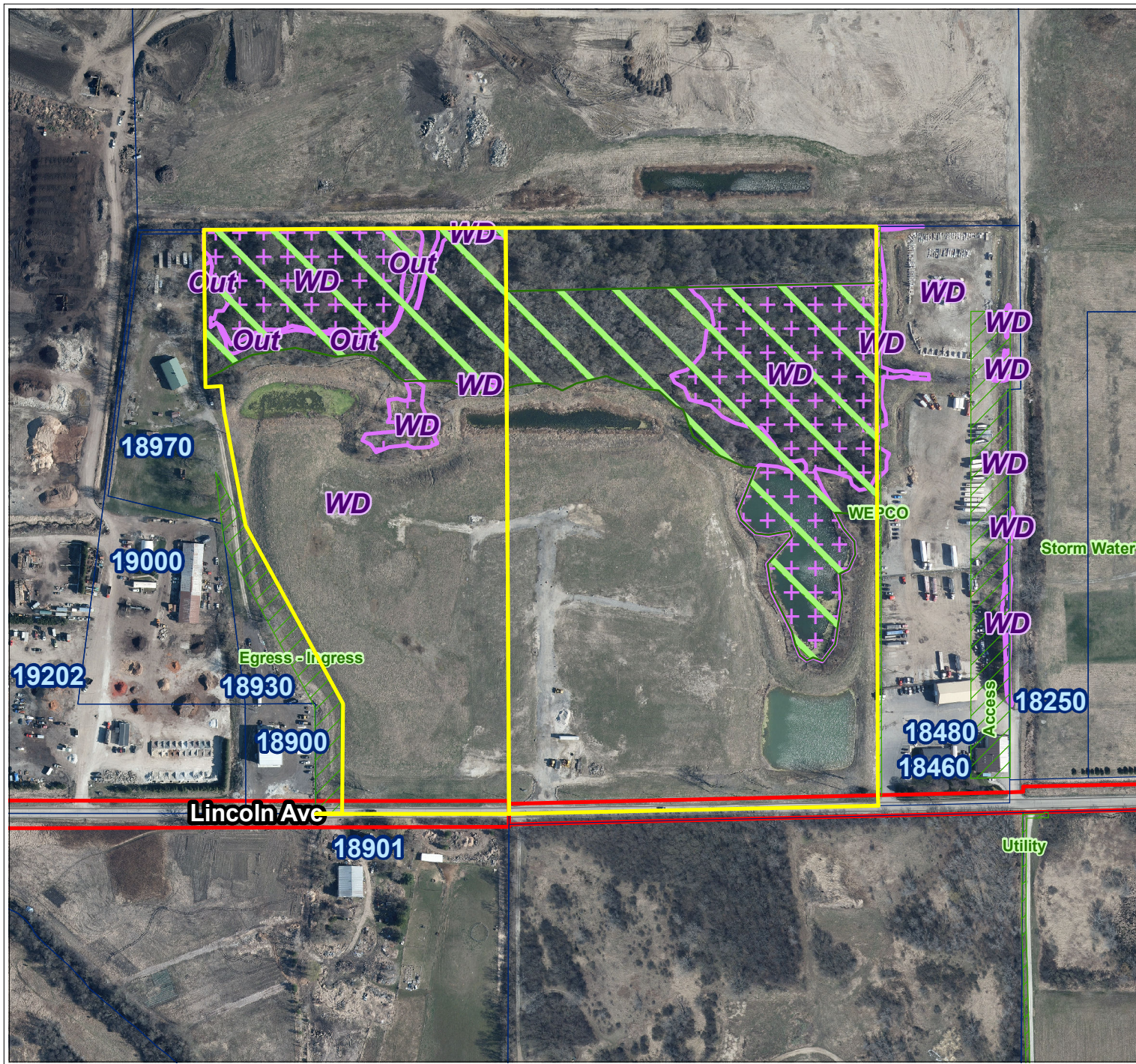
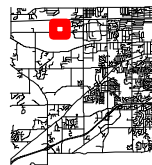
D.R.C. RECOMMENDATION:

Recommend to Common Council approval of the 1-Lot Certified Survey Map located at 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003) subject to the application, plans on file and the following conditions: **See Executive Summary.**

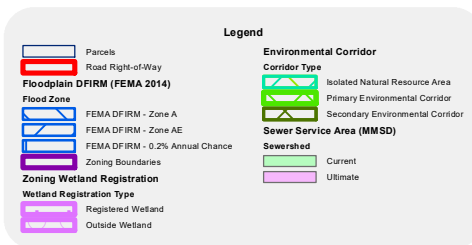
Attachments:

Location Map
CSM

LD-2200117
Veit
18600 W. Lincoln Avenue



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



0 137.5 275 Feet

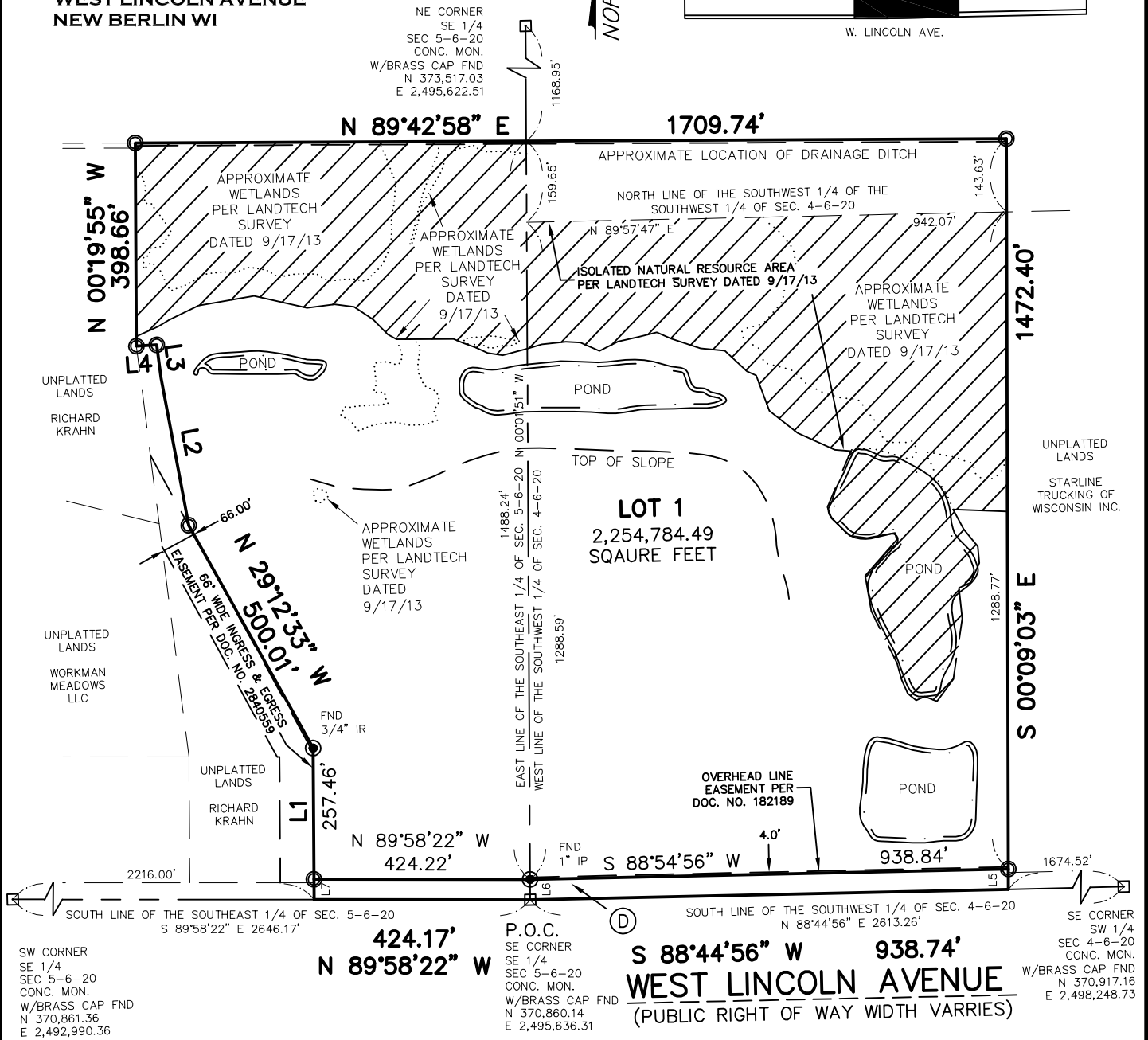
CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, AND
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 20
EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
WWW.CAPITOLSURVEY.COM

PREPARED FOR:
VEIT
WEST LINCOLN AVENUE
NEW BERLIN WI



- ④ INDICATES 54,515 SQ. FT. DEDICATED TO THE CITY OF NEW BERLIN FOR RIGHT OF WAY PURPOSES.

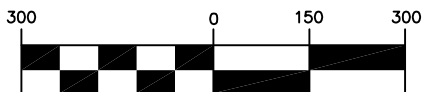
SEE SHEET 2 FOR
LINE TABLE

- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

● IRON PIPE,
FOUND AS
NOTED.

ALL BEARINGS REFER TO
THE SOUTH LINE OF THE
SOUTHWEST 1/4 OF SECTION
4-6-20, WHICH HAS A
WISCONSIN STATE PLANE
COORDINATE SYSTEM
DATUM NAD 27 BEARING OF
N 88°44'56" E.

GRAPHIC SCALE



1 inch = 300 ft.



CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, AND
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 20
EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY)

I, MICHAEL J. BERRY, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED PART OF THE NORTHEAST 1/4 AND THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, AND PART OF THE NORTHWEST 1/4 AND THE
SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA
COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND THE POINT OF
BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4
SECTION N 89°58'22" W 424.17 FEET; THENCE N 00°22'15" W 297.46 FEET; THENCE N 29°12'33" W 500.01
FEET; THENCE N 10°38'37" W 294.31 FEET; THENCE N 07°17'22" W 65.62 FEET; THENCE S 86°12'17" 40.08
FEET; THENCE N 00°19'55" W 398.66 FEET; THENCE N 89°42'58" E 1709.74 FEET; THENCE S 00°09'03" E
1472.40 FEET TO THE SOUTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE
S 88°44'56" W 938.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,309,299 SQUARE FEET OR 53.0142 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, MAP, AND DEDICATION BY VEIT, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND
THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE
OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING, AND
MAPPING THE SAME.

DATED THIS 6TH DAY OF OCTOBER, 2021.


MICHAEL J BERRY
REGISTERED LAND SURVEYOR, S-2545
STATE OF WISCONSIN



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°22'15" W	297.46'
L2	N 10°38'37" W	294.31'
L3	N 07°17'22" W	65.62'
L4	S 86°12'17" W	40.08'
L5	S 00°09'03" E	40.00'
L6	N 00°01'51" W	40.00'
L7	N 00°22'15" W	40.00'

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, AND
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 20
EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

VEIT, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT
IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS
REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF NEW BERLIN.
IN WITNESS WHEREOF, VEIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY [REPRESENTATIVE]

ITS [TITLE], AT _____, WISCONSIN, THIS _____ DAY OF _____, 2021

[REPRESENTATIVE]

STATE OF WISCONSIN)
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021 [REPRESENTATIVE], TO ME KNOWN TO
BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF

NEW BERLIN ON THIS _____ DAY OF _____, 2021.

NIKKI JONES, SECRETARY, DEPUTY DIRECTOR
OF COMMUNITY DEVELOPMENT

DAVID AMENT

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME,
IS HEREBY APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON THIS

DAY OF _____, 2021.

GEORGIA STANFORD, CLERK

DAVID AMENT, MAYOR



STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Brian Hatzung with Zimmerman Architectural Studios / 37,800 sq. ft office and shop for Veit

LOCATION: 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003)

REQUEST: Use, Site and Architecture approval for a 37,800 square foot office and shop building located at 18600 W. Lincoln Avenue.

D.R.C. RECOMMENDATION: Recommend approval of Use, Site and Architecture approval for a 37,800 square foot office and shop building, along with the Waiver Request, located at 18600 W. Lincoln Avenue subject to the application, plans on file, and the following conditions:

Waiver Request: Per §275-57A(7)(d)[2], Parking areas and aisles in all districts shall be paved with an asphalt or concrete surface. The applicant is proposing all driveways, parking lots, and building entrances will be paved with asphalt. The applicant is requesting that an area west of the proposed building and parking lot, be a gravel surface for future development. Staff can support the wavier to use gravel surface for the areas proposed, on the plans attached to this staff report.

1. Planning

- a. Architecture Review Committee approval required.
- b. Plan of Operation:
 - i. Applicant shall adhere to the submitted plan of operation.
 - ii. The applicant is proposing to construct a 37,800 square foot office and shop building.
 - iii. Employee and customer parking shall be contained on site.
- c. 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.
- d. Applicant shall provide a 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.
- e. Plans shall meet the M-1, Light Industrial District, requirements in Section 275-35B(4).
- f. Mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56.G of the Zoning Code.
- g. Applicant shall show any roof, ground, and wall mounted equipment on architectural plans.
- h. 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.

- i. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- j. The property, which is located outside of the current MMSD Sewer Service District, shall require a Private On-Site Waste Treatment System (POWTS).
- k. Private On-Site Waste Treatment System shall be approved by Waukesha County.
- l. Applicant shall execute a Hold Harmless Agreement as required by the City Attorney, if a Holding Tank is to be used.
- m. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources shall be required.
- n. Applicant shall provide copies of any applicable WDNR and/or Army Corp of Engineers permits prior to the issuance of the Zoning Permit.
- o. Wetlands shall be clearly marked in the field with construction fencing and signage during site work.

2. Inspections

Commercial HVAC

- a. All work must comply with the International Building, Mechanical, and Fuel Gas Codes.
- b. Every heating, ventilating and air conditioning system shall be balanced IMC/SPS 364.0313(1).
- c. Mechanical system controls shall be located 48 inches above the finished floor unless otherwise noted per IBC 1101.2 / ANSI A117.1-308.2 & 3.
- d. IECC 5032.7 / IMC 603.9 Ductwork shall be sealed at all joints.
- e. All gas piping installations shall comply with NFPA 54-2009, National Fuel Gas Code.
- f. Requires a separate electric permit.
- g. Call for required inspections 262-797-2445.
- h. Compliance statements, plans in electronic format and balancing report(s) required at time of final inspection.

Inspections

- i. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- j. 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.
- k. Apply and obtain appropriate building, electric, and plumbing permits from the City of New Berlin Building Inspection Division.
- l. The building shall be fully accessible from the parking lot to the interior elements (SPS.363.1101 and ICC/ANSI A117.1).

3. Engineering

a. Sheet C1.10:

- i. General Note 5. Change "Public Works Inspection Dept." to Code Compliance.

b. Sheet C1.11:

- i. Per 275-57A.(7)(a). All drive aisles and parking space widths shall be measured from edge of pavement to edge of pavement. Therefore, widths shall not include the flange of the curb and gutter.
- ii. Per Table 275-57-3, the drive aisle width shall be 24 feet for two way traffic.
- iii. Check the drive aisle widths, not including the curb and gutter flange.
- iv. No Municipal water will be extended to this property in the future, therefore remove the 6-inch PVC water service. This property is outside the Ultimate MMSD sewer service area.
- v. If a holding tank is required on this property, provide a copy of the recorded Holding Tank Agreement.

c. Sheet C1.40:

- i. The plan shows a Wetland per Landtech Survey dated 9/17/2013. Confirm if a fill permit was issued on this wetland since this date.

d. Sheet ES1.0:

- i. Per 275-60I.(6). Lights and light fixtures shall have a maximum height of 25 feet measured to the bottom of the luminaire. This height includes the height of the base.
- ii. Show photometrics out to 0.4fc beyond the parking lot.
- iii. This plan shows future parking south of the planned parking area. This parking is not approved as part of this plan and should be removed.

4. Fire Department

- a. Maintain fire sprinkler coverage throughout.
- b. Key for Knox box is required.
- c. Audio/Visual Annunciation required throughout for waterflow activation.
- d. Provide fire extinguishers every 75' of travel.
- e. Maintain egress/emergency lighting throughout.
- f. Maintain 24' fire access width for fire lane.
- g. Maintain fire alarm coverage throughout.
- h. Name and address on front and rear where applicable.
- i. Waterflow activation shall be monitored.

5. Storm Water

- a. WDNR NOI required.
- b. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.
- c. A grading recertification 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.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of March 7, 2022

Brian Hatzung with Zimmerman Architectural Studios / Use Approval
18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003)

DATE STAFF REPORT PREPARED: February 7, 2022

APPLICANT / OWNER(S): Brian Hatzung with Zimmerman Architectural Studios on behalf of Veit / Vav North LLC and Kiv North LLC

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a 37,800 square foot office and shop building located at 18600 W. Lincoln Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 1/7/2022

DATE OF COMPLETENESS DETERMINATION: 1/10/2022

Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 5/7/2021

Site Visit: 7/23/2021 & 10/29/2021

CONCEPTUAL PLAN: Yes, see attached plans. A CSM has been submitted as part of a separate application (File #: LD-2200117).

SIZE OF DEVELOPMENT / PARCEL(S): 37,800 sq. ft. / 51.76 acres (See File #: LD-2200117)

CURRENT ZONING: M-1 (Light Manufacturing), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: The applicant is proposing to construct a 37,800 sq. ft. office and shop building located at 18600 W. Lincoln Avenue.

PROPOSED LOT SIZE (S): 51.76 Acres after CSM is recorded (See File #: LD-2200118).

ADJACENT ZONING AND LAND USE:

North: Zoning: C-1

Land Use: Certified Products

South: Zoning: B-3/C-1

Land Use: Single-Family Home / Vacant (Conservancy)

East: Zoning: M-1

Land Use: Starline Trucking

West: Zoning: M-1/M-2

Land Use: Suburban Asphalt /Residential

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 12: Neighborhood B: West Lincoln Avenue and Western Area: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Planning Context:

- *The West Lincoln Avenue area offers a unique set of challenges for balancing development with preservation. Considered to be an industrial zone, this area is a mix of industrial, conservation, residential, and agricultural zoning. It is not served by public utilities, and some sites may have restrictions for septic systems due to the years of soils disturbance from sod farms, peat mining and fill operations. Much of the area is in a floodplain, and the railroad is currently a barrier to the north. Water for fire protection will need to be addressed as public water is not available in this area.*
- *While there are various barriers to development, the Lincoln Avenue corridor is designated for future industrial developments and has the potential to accommodate some of the forecasted job demand for the City. The area is near the interstate and adjacent to existing industrial parks. The rail line could be an asset for new businesses that locate in the corridor. The City recognizes that major changes in this area will involve overcoming substantial barriers, ensuring due diligence on the part of property owners, and requiring detailed planning so that proper land uses are established.*
- *The vision for the West Lincoln Avenue area is to develop it into a unique business park environment with campus settings designed around environmentally sensitive areas. Clean, environmentally sensitive light industrial and office parks will be encouraged. Private on-site wastewater treatment systems will need to be evaluated on a site-by-site basis. Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space. The farthest western portion of Lincoln Avenue is designated for country residential developments. Potential uses along this corridor could include corporate headquarters, business offices, or uses needing railroad access.*

Vision:

- *Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*
- *Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space.*

West Lincoln Avenue Policies:

- *Given the substantial barriers to planning and development, a separate plan should be established for the West Lincoln Avenue corridor that recognizes the long-term commitment on the part of the City.*
- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *Development along Lincoln Avenue shall not occur until the following conditions are met: any proposed development shall dedicate the proper road right of way; shall adhere to the Rural Design Cross sections identified in the Developer's Handbook for any necessary roadway improvements and shall provide field delineations when required to do so by Code. In addition, stormwater drainage and floodplain issues are to be accommodated; a reclamation plan needs to be on file by an Engineer certifying the bearing capacity; utilities are available (adequate plan for sewer and water); and groundwater, floodwater, and stormwater have been adequately accommodated. If sewer and water are not provided, businesses that have a low intensity and do not require sewer should be targeted. Alternative techniques for water will need to be explored to provide for fire safety and building code requirements.*
- *Larger assemblages of properties should be the priority for this corridor. Pull land together in larger components rather than in a piecemeal fashion. Agreements should be sought among landowners to come together when projects arise.*

- Any future development requiring coordinated access in this area may require the applicants to submit a surety instrument to the City to cover future public improvements and cost contributions.

Economic Development:

- Economic development for Neighborhood B focuses primarily on business park / light industrial opportunities along Lincoln Avenue, housing development, and limited commercial development that has an agrarian or natural emphasis.

Land Use:

- Future Land Use Map: Business Park / Industrial

ZONING CODE (Chapter 275): Yes, will meet all the requirements of Chapter 275-35B(4) and Chapter 275-37B (3) & (4) of the Zoning Code.

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes, see attached.

Architectural Review Required: Yes, will be reviewed at the March 7, 2022 Architectural Review Committee meeting.

PROPOSED ARCHITECTURE: See attached building elevations.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor

Wetland On Property: Yes, a wetland report completed by SEWRPC, dated November 20, 2012, was previously submitted (File #: WD-14-004).

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

NRCS Map Classification: N/A

Floodplain: No

Topography / Geologic: The site is highest in the center of the property and slopes to the northwest and northeast.

BIKE & PEDESTRIAN FACILITIES: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on site plan.

Woodland, Tree, and Vegetation Protection: A Conservation Easement was recorded on August 26, 2015 (Doc #: 4162776).

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: A wetland report completed by SEWRPC, dated November 20, 2012, was previously submitted.

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. Applicant has included a storm water plan for this area from Harwood Engineering Consultants dated January 6, 2022.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewershed Capacity Available: No

Adequate Linkage: No

On-site system required: Yes

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

TRAFFIC IMPACT: The applicant submitted a Traffic Impact Analysis dated November 8, 2021. The analysis predicts that the user (at full build) is expected to generate about 350 daily trips, with 70 (50 in/20 out) during the weekday AM peak hour and 50 trips (20 in/30 out) during the weekday PM peak hour.

Since the proposed development is the relocation of an existing business, the *peak hour* traffic volumes expected to be generated were based on actual traffic counts conducted at the two existing businesses located along Lincoln Avenue and S. 179th Street. However, the expected weekday *daily* traffic was calculated based on the type of the proposed uses and on trip rates and fitted curve equations as published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition*.

Since the proposed business is expected to include the regional headquarters of an industrial business with specifically designated space for office, Land Use 710, General Office Building, was used for the land use type for the site to calculate the daily traffic at the site with employees used as the independent variable to calculate new trips. As previously discussed, to provide a conservative/worst case (high) traffic condition, the trip generation was based off the highest peak hour at the existing facility which was calculated as 6:15 to 7:15am and 3:15 to 4:15pm whereas the analysis was based off the traffic volumes along the adjacent streets.

The trip generation table developed for the opening year of the proposed development is shown on Exhibit 6A. As shown, the total number of existing trips generated from the existing businesses is about 210 daily trips per weekday, with 35 trips (25 in/10 out) during the weekday AM peak hour and 25 trips (10 in/15 out) during the weekday PM peak hour.

The trip generation table developed for the future year (full build) of the proposed development is shown on Exhibit 6B. As shown, the total number of daily trips expected to be generated from the proposed development is about 350 daily trips (an increase of 290 new daily trips) per weekday, with 70 trips (50 in/20 out) during the weekday AM peak hour and 50 trips (20 in/30 out) during the weekday PM peak hour.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

6/29/15 – Plan Commission approved a request to rezone the property from C-1 & C-2 to M-1, C-1 & C-2 and to remove a portion of C-1 (RZ-12-005).

7/28/15 – Common Council approved rezoning request.

4/22/14 – Wetland registration submitted to City.

8/25/15 – Plan Commission approved a fill and grading plan for this former quarry site to stabilize and restone it.

8/16/21 – Plan Commission reviewed a conceptual plan for Veit, for an office and maintenance facility.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant is proposing a 37,800 square foot regional office and shop building.
2. The applicant has submitted a CSM application for a 1-lot CSM (LD-2200117).
3. A conceptual plan for Veit was reviewed by the Plan Commission at the August 16, 2021 meeting.
 - a. The Plan Commission reviewed and discussed the applicant's proposed plan of operation.
4. This Use Approval request does not allow for or approve of any sort of crushing (permanent or temporary) at this site or as part of this application.
5. A Conservation Easement was recorded on August 26, 2015 (Doc #: 4162776) to protect the area on the north side of the property.

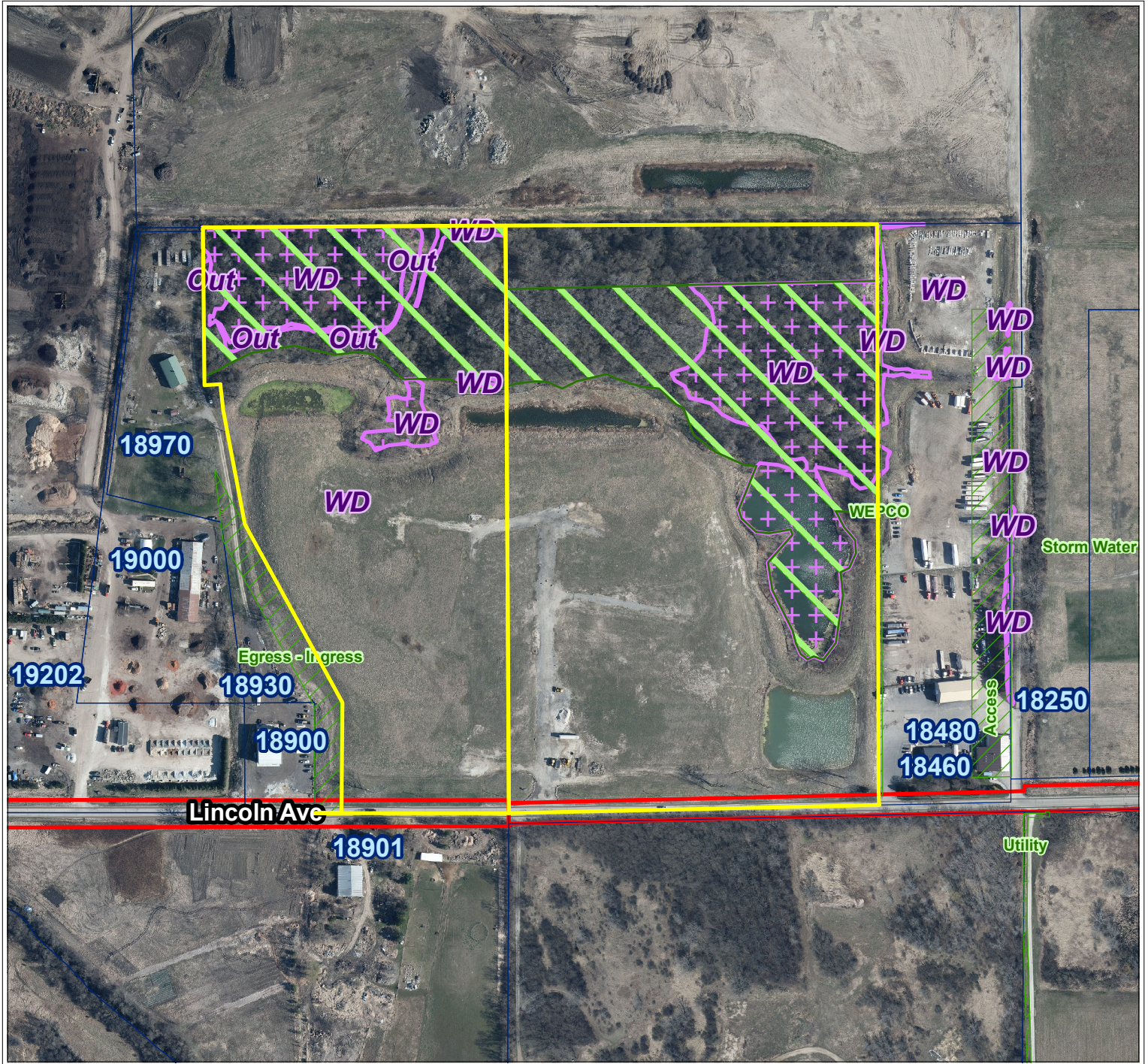
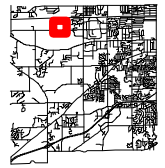
D.R.C. RECOMMENDATION:

Recommend to Common Council approval of the Use, Site and Architecture approval for a 37,800 square foot office and shop building located at 18600 W. Lincoln Avenue (Tax Key #s: 1167-994 & 1172-999-003) subject to the application, plans on file and the following conditions: **See Executive Summary.**

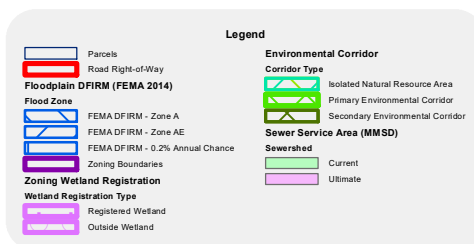
Attachments:

Location Map
Plan of Operation
Plans
Elevations

LD-2200118
Veit
18600 W. Lincoln Avenue



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



0 137.5 275 Feet

18900 W. LINCOLN AVE.

PLAN OF OPERATION

1.7.22



Veit & Company, Inc.

Jesse Roush

Senior Vice President of Operations

P: (763) 428-6739

E: JRoush@VeitUSA.com

14000 Veit Place, Rogers, MN 55374



VEIT – NEW REGIONAL OFFICE

Plan of Operations: 18900 W. Lincoln Ave.

Veit's Purpose:

- This new facility will provide our employees a modern facility while consolidating our operations from two separate leased locations along Lincoln Ave into one complete campus.
- Veit has grown locally over the past 15 years to be an industry leading specialty contracting company providing the WI area heavy civil services and waste management solutions. This campus will allow us to continue serving the communities we live in.
- This facility will provide us the ability to continue growing and bringing future employment opportunities to the region.

Site Information:

- The site is former quarry filled and has been reclaimed to the current conditions.
- Former industrial subdivision has been approved here.
- Phase 1 environmental assessment was completed the spring of 2021.
- Phase 1 assessment identified a former public dump site covering approximately seven acres that currently is capped and buffers established.
- Geotechnical investigation was completed the spring of 2021.
- Any structure constructed will require a structural foundation system and/or significant soil corrections.
- Construction scheduled to begin March 2022 with an anticipated completion April 2023.

Operational Information:

- Hours of operations will be Monday - Friday 6:00 am to 7:00 pm, with occasional Saturday operations.
- The office facility will provide space for all levels of project management functions, executive to administrative roles.
- With Veit's current operations residing on Lincoln Ave our traffic impacts are not anticipated to change current conditions for the next couple years.
- The shop facility will provide space for heavy equipment and truck fleet maintenance.
- Enclosed and outdoor storage space will allow staging of equipment and construction materials.
- Yard space will allow staging, sorting, and recycling of materials such as soils, wood products, steel products, concrete, and asphalt.

Community Impacts:

- The facility will support a current workforce with over 35 full-time employees on campus with the ability to grow and add an additional 30 full-time positions before other building expansion would be needed.
- In addition, this campus will support a current workforce of 130 field operations employees.
 - We have a 10-year projection to double these field employment opportunities.
- Veit supports the communities by contributing to local schools, emergency services, and charitable groups. Our goal is to develop relationships and partnerships that support the communities our employees live in.
- Veit reinvests in our people by investing in our facilities and equipment.
 - We firmly believe that we have the best people, equipment, facilities, and operations you will find with any construction and waste management contractor in the region.
 - Our Mission statement is: *Our purpose is to never settle and dig deeper. From job sites to relationships, Veit builds with a deeper purpose to create something that betters our communities and endures beyond ourselves.*

Closing:

Veit is one of the country's leading specialty contractors and a third-generation company, with over 93 years of doing business that is community and environmentally minded. We want to invest in the City of New Berlin and the people that live here. As you can see from our Rogers, Minnesota headquarters, we want to create a facility that shows we care about our people, community, and projects.



Plan Commission Submittal
Not for Construction

LEGEND:

UTILITY	GRADING	SITE	GENERAL NOTES AND SPECIFICATIONS:	CIVIL SHEET INDEX:
EXISTING: W — W — WATERMAIN E — E — BURIED ELECTRIC OH — OH — OVERHEAD WIRE GAS — GAS — GAS LINE SAN — SAN — SANITARY SEWER ST — ST — STORM SEWER UTILITY POLE LIGHT POLE SANITARY MANHOLE FIRE HYDRANT WATER VALVE STORM SEWER STRUCTURE PROPOSED: W — W — WATERMAIN E — E — ELECTRICAL LINE GAS — GAS — GAS LINE SAN — SAN — SANITARY SEWER ST — ST — STORM SEWER WATER VALVE STORM SEWER STRUCTURE FLARED END SECTION	EXISTING: 160 — MAJOR CONTOUR 160 — MINOR CONTOUR EXIST 100.00 — EXISTING SPOT ELEVATION PROPOSED: 160 — MAJOR CONTOUR 160 — MINOR CONTOUR 100.00 — SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) DOOR 100.00 — DOOR ELEVATION GR 100.00 — GROUND GRADE AT BUILDING 100.50T/C 100.00E/P — SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT) 100.50TW 100.00BW — RETAINING WALL SPOT ELEVATION (TW - TOP OF WALL, BW - GROUND GRADE AT BOTTOM) 12" P88 100.00BW — FLARED END SECTION (PIPE SIZE, INVERT ELEVATION) DRAINAGE FLOW DIRECTION EMERGENCY OVERTFLOW ROUTE	EXISTING: EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE PROPOSED: PARKING COUNT ADA PARKING SPACE SIGN TRUNCATED DOMES PAVEMENT MARKING DIRECTIONAL ARROWS	1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPTROL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE. 2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING UTILITY TO BE CONNECTED TO VERIFYING ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION. 3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387. 4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION. 5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION. 6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.) 7. ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. 8. ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS. 9. PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212. 10. PROPOSED STORM SEWER SHALL BE RCP CLASS III, ASTM C-76 WITH BELL & SPIGOT OR TONGUE AND GROOVE JOINTS CONFORMING TO ASTM C-433 (UNLESS OTHERWISE NOTED). 11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES. 12. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. 13. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE. 14. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. 15. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION. 16. ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS. 17. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS. 18. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. 19. CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT. 20. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T. 21. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI. 22. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS. 23. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS. 24. PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 25. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO. 26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.	C1.10 PROJECT LOCATION AND GENERAL NOTES C1.11 SITE PLAN - SOUTH C1.12 SITE PLAN - NORTH C1.20 OVERALL GRADING PLAN C1.21 GRADING PLAN - SOUTH C1.22 GRADING PLAN - NORTH C1.30 EROSION CONTROL PLAN C1.40 EXISTING SURVEY C1.41 EXISTING SURVEY C5.00 CONSTRUCTION DETAILS

SCALE: 1" = 120'



PROJECT
LOCATION &
GENERAL NOTES

JANUARY 07, 2021

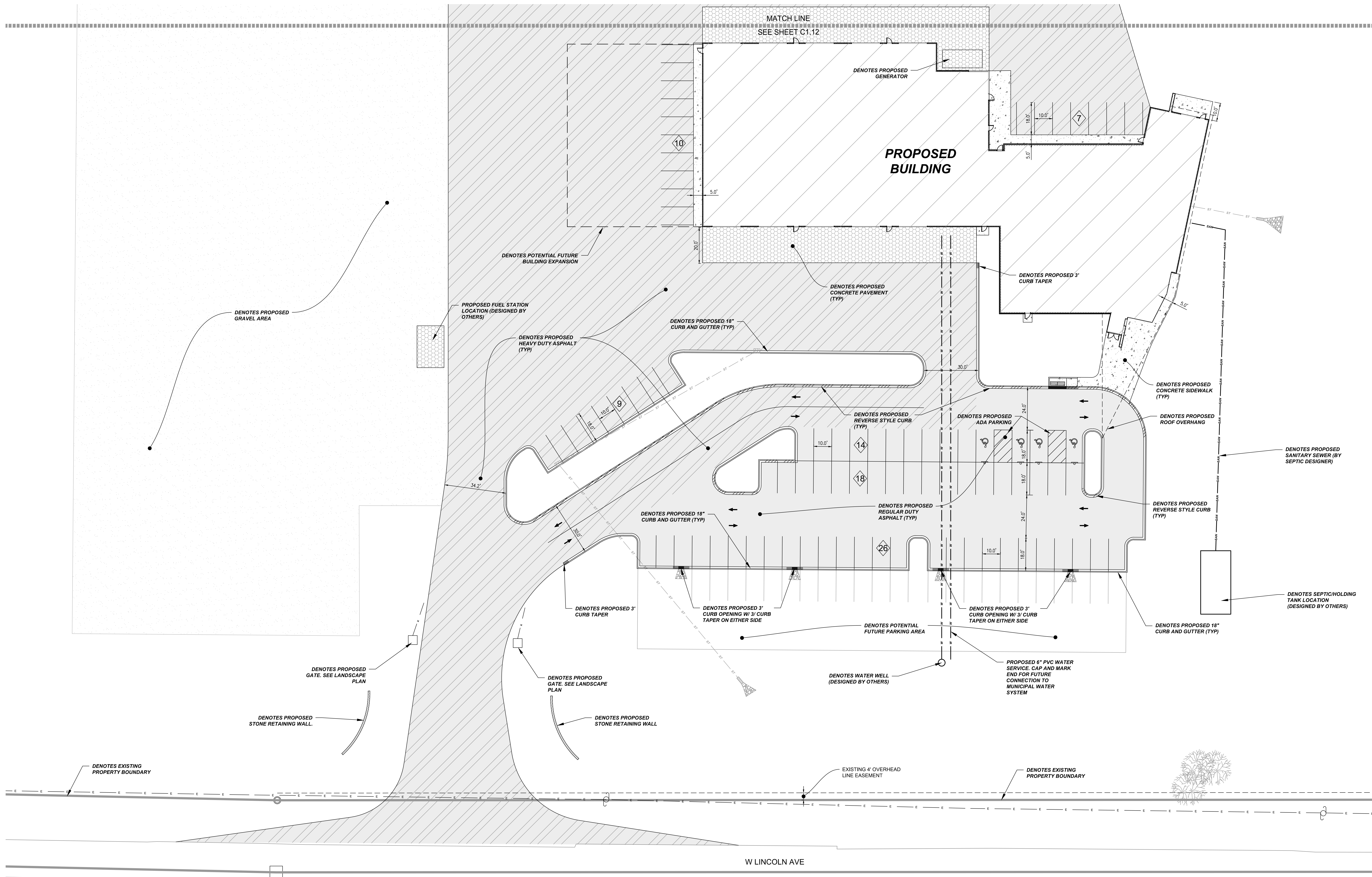
Project No.
21-0073.00

Sheet No.

C1.10



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Plan Commission Submittal
Not for Construction

SCALE: 1" = 20'
North

SITE PLAN -
SOUTH



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

SITE CALCULATION TABLE

TOTAL SITE AREA	53.01 AC
TOTAL DISTURBED AREA	12.50 AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED IMPERVIOUS AREA	10.67 AC
PROPOSED GREENSPACE	42.34 AC (80% OF SITE)
PARKING SPACES REQUIRED	
OFFICE = 1 PER 300 SF	
PROP OFFICE SF = 20,346 = 68 SPACES	
SHOP = 1 PER EMPLOYEE	
PROP SHOP EMPLOYEES = 14 = 14 SPACES	
TOTAL SPACES REQUIRED = 82	
PROPOSED REGULAR PARKING SPACES	80
PROPOSED HANDICAP PARKING	4
PROPOSED TOTAL PARKING	84

HATCH LEGEND

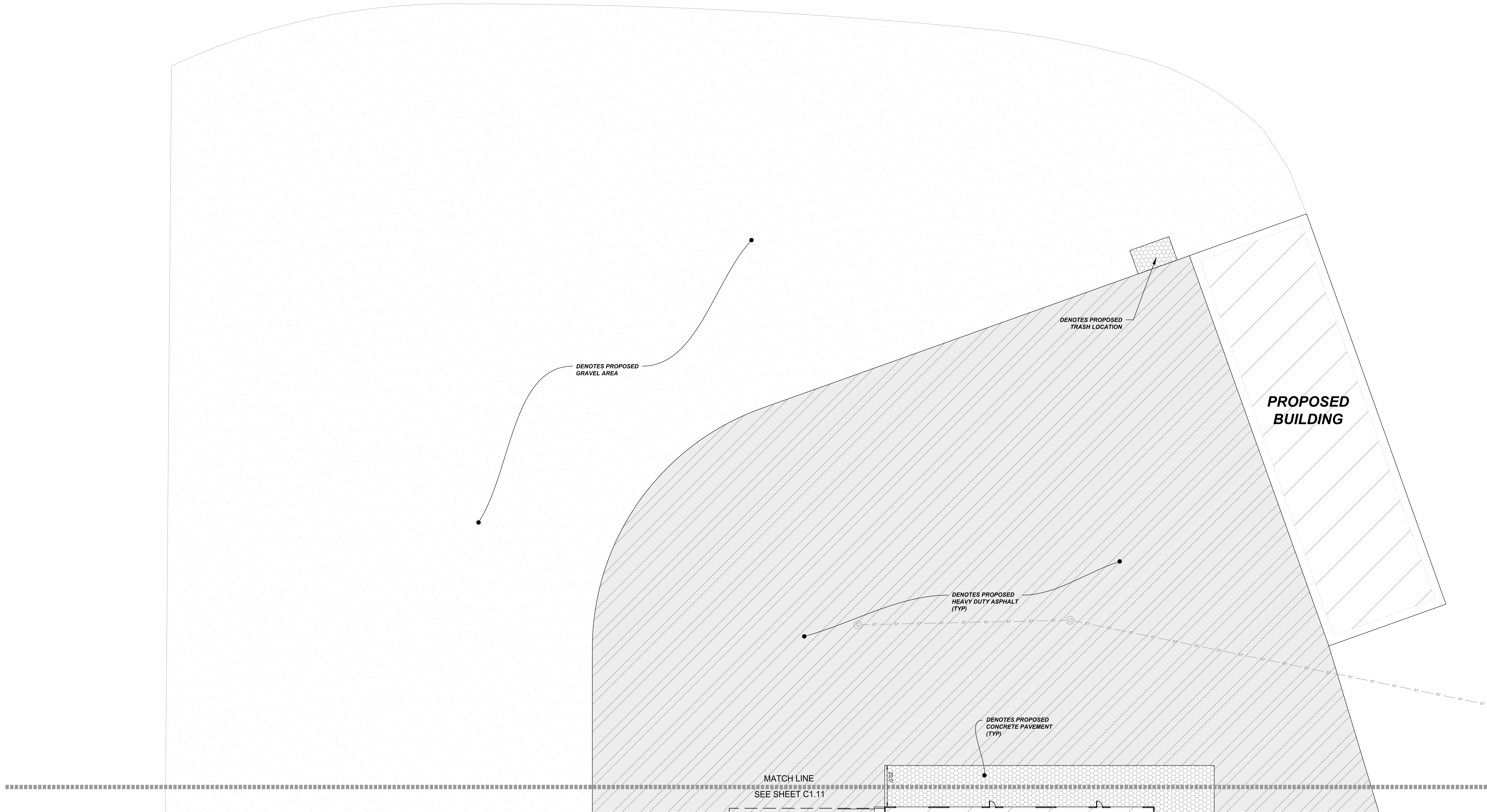
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED GRAVEL AREA
	PROPOSED DEPRESSED CURB
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB

JANUARY 07, 2021

Project No. 21-0073.00

Sheet No.

C1.11



Plan Commission Submittal
Not for Construction

SCALE: 1" = 20'

SITE PLAN -
NORTH



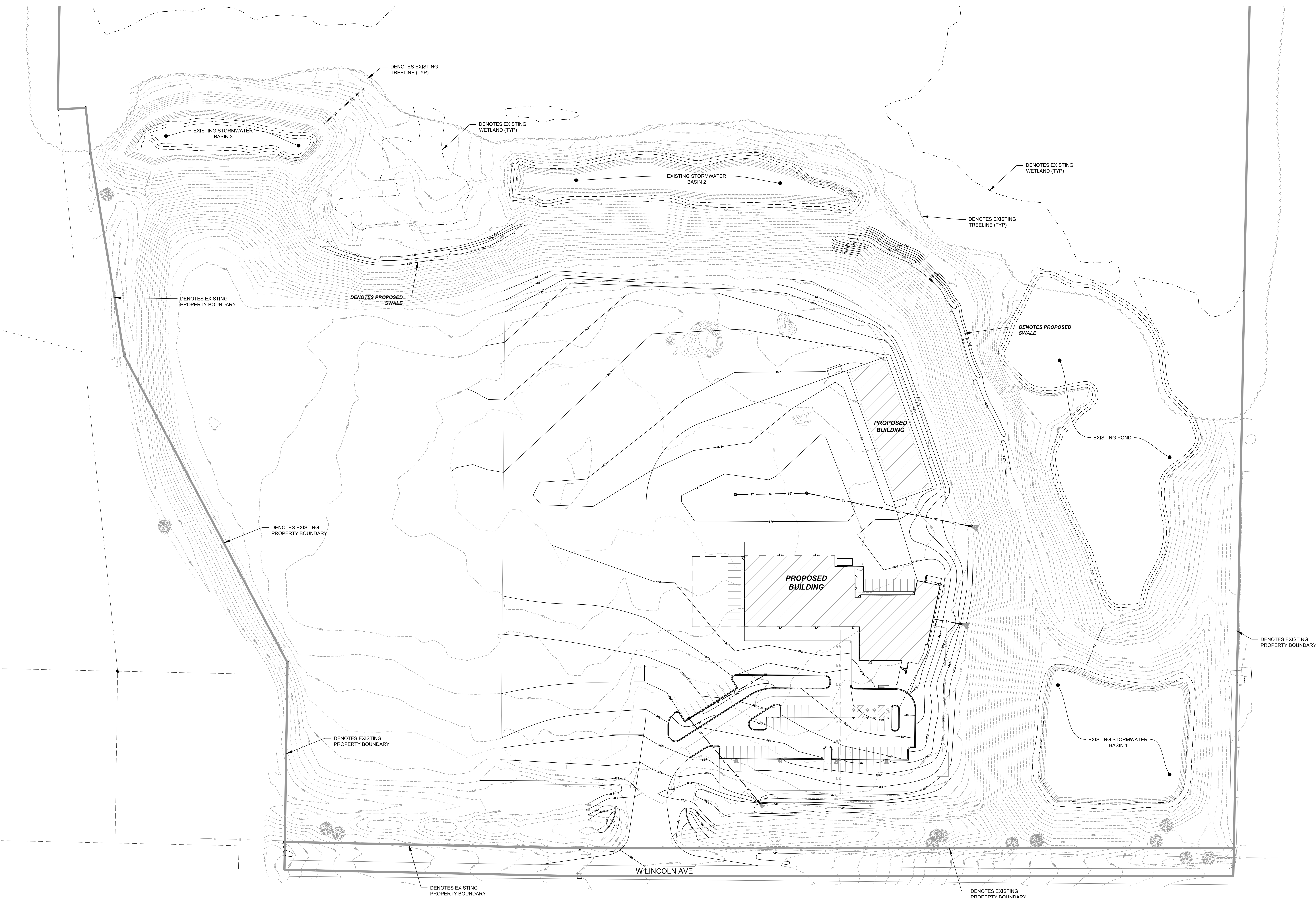
IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GRAVEL AREA

JANUARY 07, 2021

Project No. 21-0073.00

Sheet No. C1.12



Plan Commission Submittal
Not for Construction

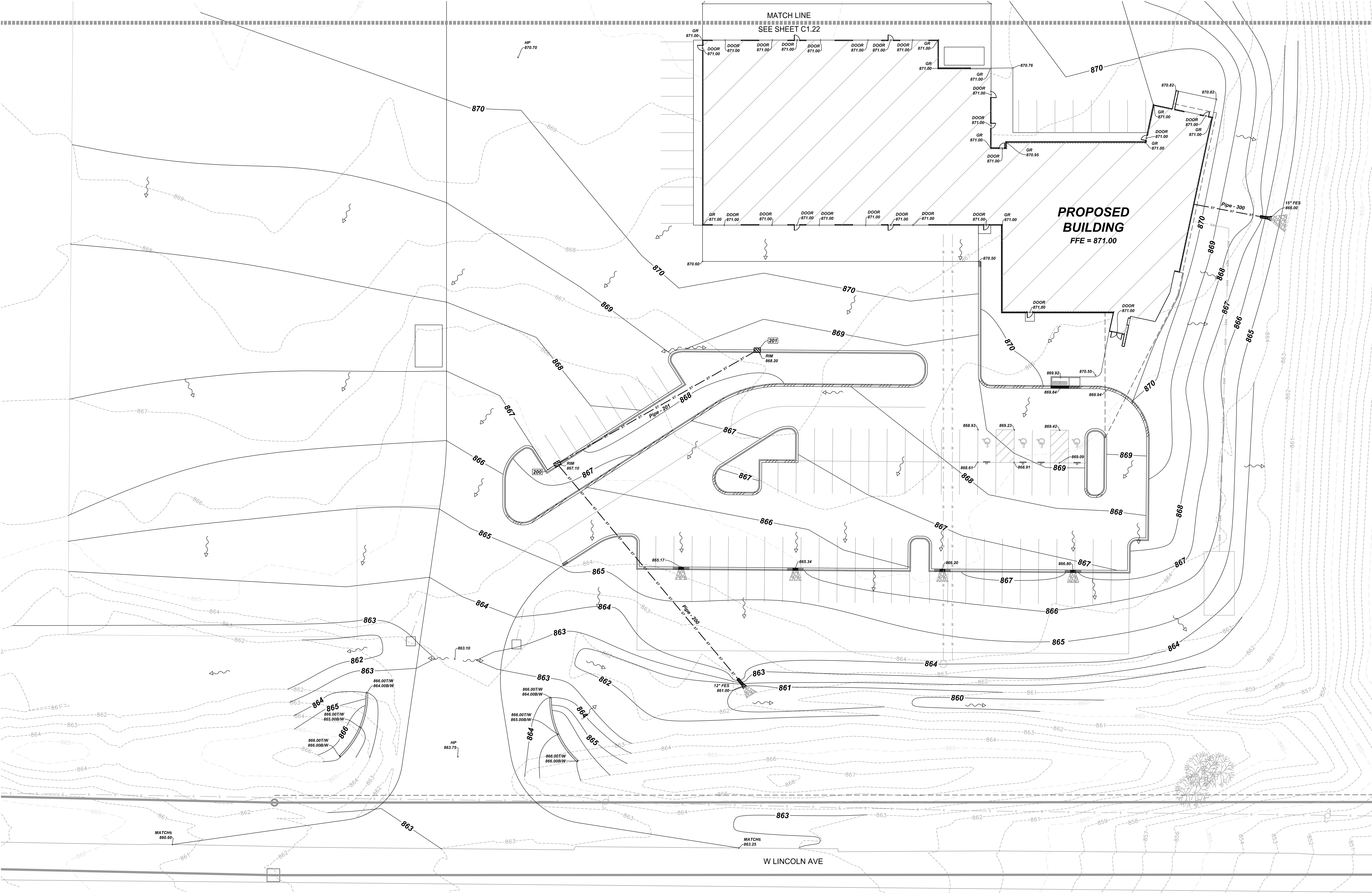
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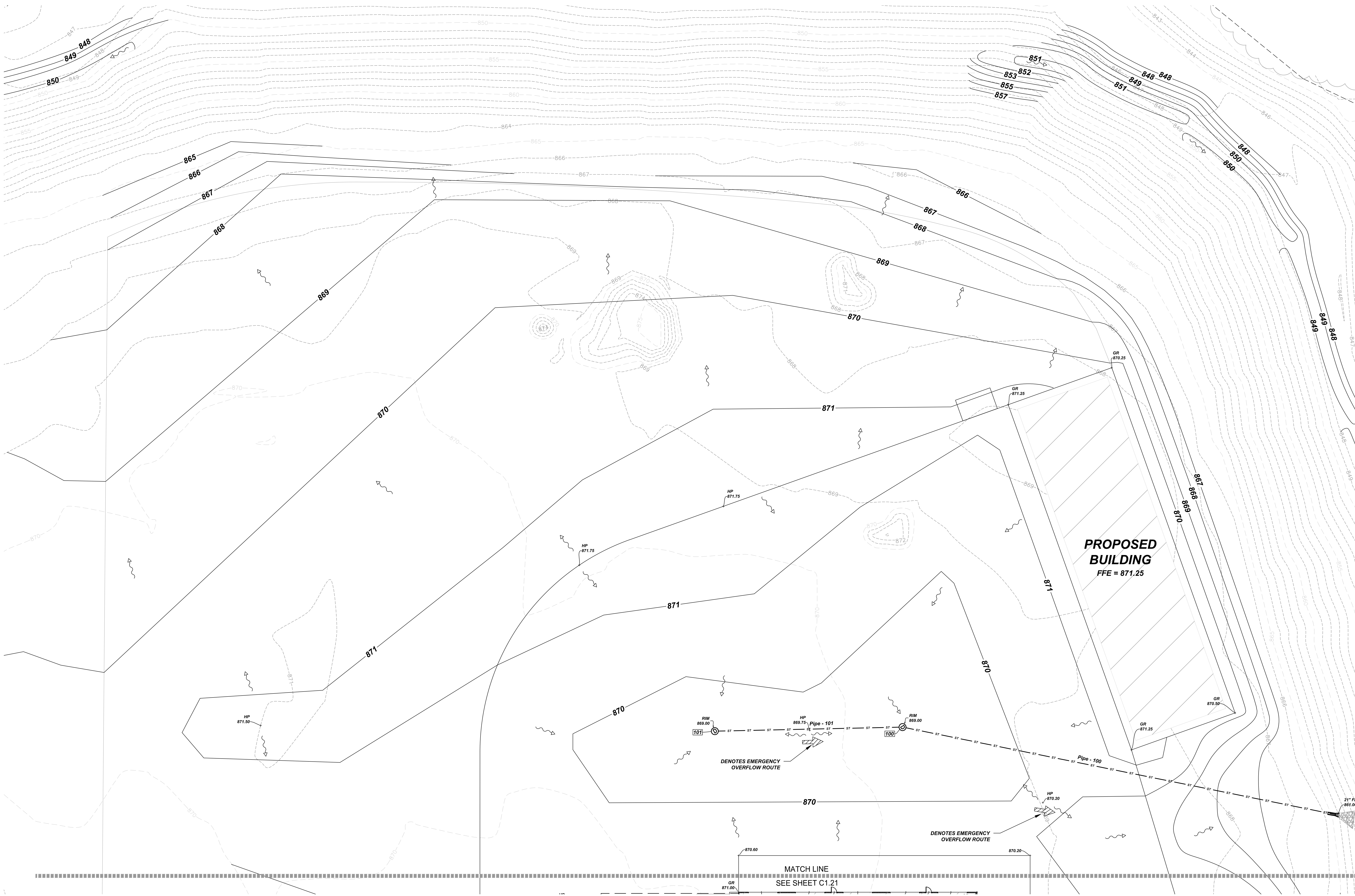
North

OVERALL
GRADING PLAN



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.





**PROPOSED
BUILDING**
FFE = 871.25

Storm Structure Table			
#	Structure Details		
100	CATCH BASIN RIM = 869.00 Pipe - 101 = 863.42 Pipe - 100 = 863.42	201	CATCH BASIN - CURB RIM = 869.20 Pipe - 201 = 864.11
101	CATCH BASIN RIM = 869.00 Pipe - 101 = 864.44		
200	CATCH BASIN - CURB RIM = 867.10 Pipe - 201 = 862.84 Pipe - 200 = 862.84		

Storm Pipe Table					
Pipe Name	Size	Material	Length	Slope	Description
Pipe - 100	21	RCP	242	1.00%	W/ FES
Pipe - 101	15	RCP	102	1.00%	
Pipe - 200	12	RCP	160	1.15%	W/ FES
Pipe - 201	12	RCP	127	1.00%	
Pipe - 300	15	HDPE	43	1.00%	W/ FES



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

Plan Commission Submittal
Not for Construction

SCALE: 1" = 20'

GRADING PLAN - NORTH

JANUARY 07, 2021

Project No. 21-0073.00

Sheet No.

C1.22

SURVEYOR'S DESCRIPTION:

PARCEL I:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 SECTION AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 00°55'25" E 1328.59 ALONG THE WEST LINE OF SAID 1/4 SECTION TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 SECTION; THENCE N 89°57'47" E 942.07 FEET ALONG SAID NORTH LINE; THENCE S 01°04'13" W 1328.77 FEET TO THE SOUTH LINE OF SAID 1/4 SECTION; THENCE S 89°58'12" W 938.74 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL II:

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION (ALSO KNOWN AS THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6, RANGE 20 EAST) AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 88°45'06" W 424.17 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION; THENCE N 00°51'01" E 297.46 FEET; THENCE N 27°59'17" W 500.01 FEET; THENCE N 09°25'21" W 294.31 FEET; THENCE N 06°04'06" W 65.62 FEET; THENCE S 87°25'34" W 40.08 FEET; THENCE N 00°53'21" E 398.66 FEET; THENCE S 89°03'46" E 767.36 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION; THENCE S 00°55'25" W 1488.24 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL III:

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

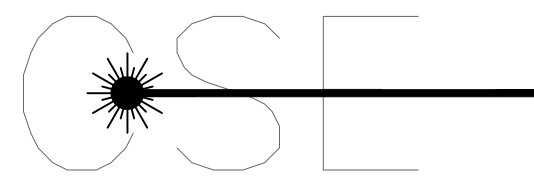
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 SECTION; THENCE N 00°55'25" E 1328.59 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 SECTION AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING N 00°55'25" E 159.65 FEET; THENCE S 89°03'46" E 942.38 FEET; THENCE S 01°04'02" W 143.63 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 SECTION; THENCE S 89°57'47" W 942.07 ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

MISCELLANEOUS NOTES:

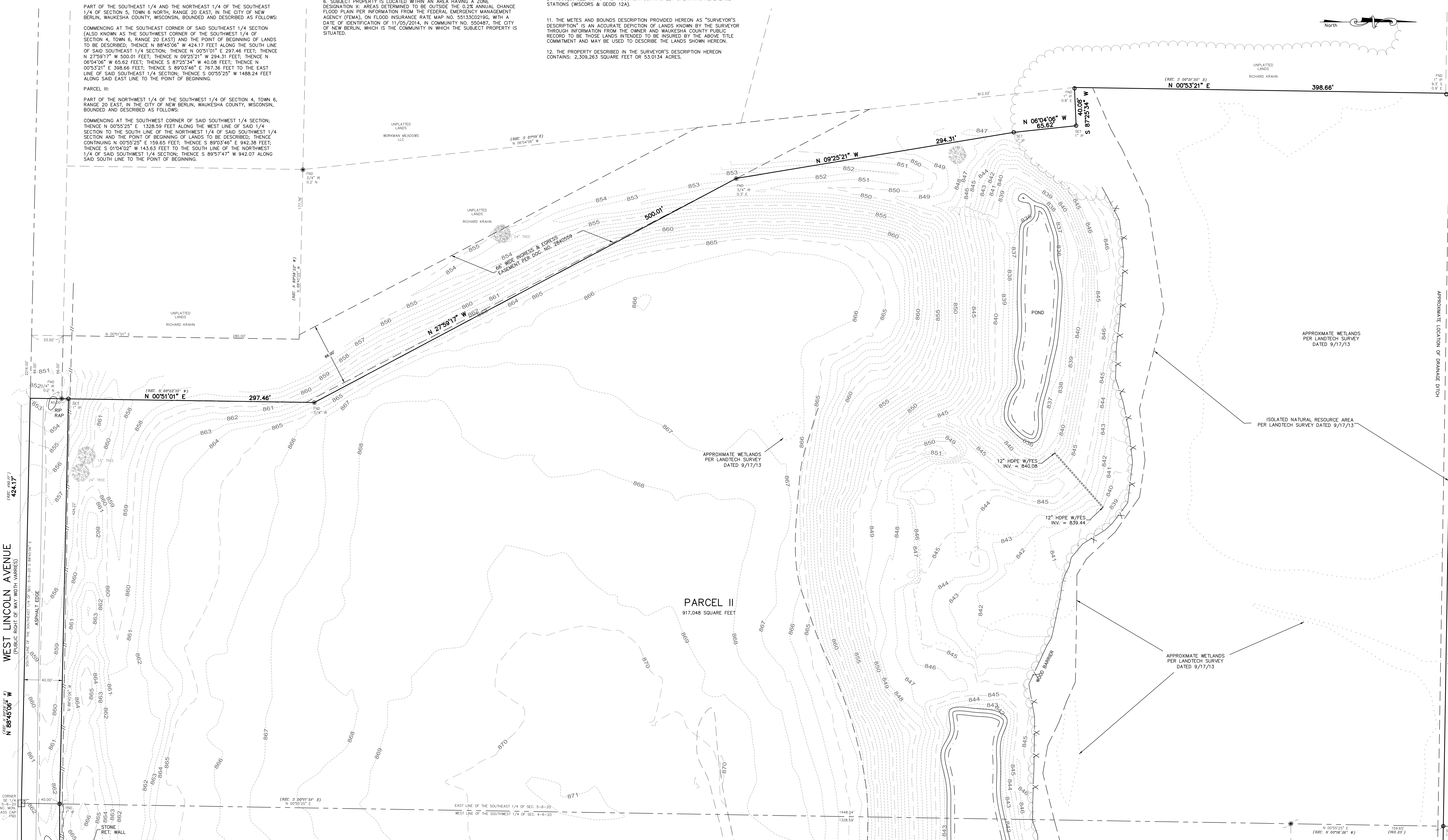
1. LEGAL DESCRIPTION PROVIDED BY THE SURVEYOR BASED ON INFORMATION FROM THE CLIENT AND WAUKESHA COUNTY PUBLIC RECORD.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.
4. NO ADDRESS, NEITHER OBSERVED, NOR RECORDED, CURRENTLY EXISTS FOR THE SUBJECT PROPERTY.
5. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
6. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION V- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0219C, WITH A DATE OF IDENTIFICATION OF 11/05/2014, IN COMMUNITY NO. 5554957, THE CITY OF NEW BERLIN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

MISCELLANEOUS NOTES:

7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.
8. APPROXIMATE WETLAND LOCATIONS AS SHOWN ON THIS SURVEY ARE FROM LANDTECH SURVEY DATED 9/17/13 AND ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REFLECT THE CURRENT LOCATION OF ANY WETLANDS ON THE PROPERTY.
9. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4-6-20 WHICH HAS A MEASURED BEARING OF S 89°58'12" W.
10. SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WAUKESHA COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)). USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).
11. THE METES AND BOUNDS DESCRIPTION PROVIDED HEREON AS "SURVEYOR'S DESCRIPTION" IS AN ACCURATE DEPICTION OF LANDS KNOWN BY THE SURVEYOR THROUGH INFORMATION FROM THE OWNER AND WAUKESHA COUNTY PUBLIC RECORD TO BE THOSE LANDS INTENDED TO BE INSURED BY THE ABOVE TITLE COMMITMENT AND MAY BE USED TO DESCRIBE THE LANDS SHOWN HEREON.
12. THE PROPERTY DESCRIBED IN THE SURVEYOR'S DESCRIPTION HEREON CONTAINS: 2,309,263 SQUARE FEET OR 53.0134 ACRES.



CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53005
Ph: (262) 786-6600
Fax: (414) 786-6608
www.capitalsurvey.com



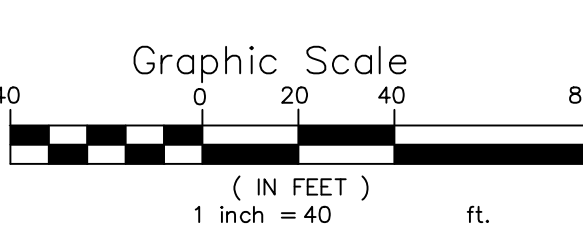
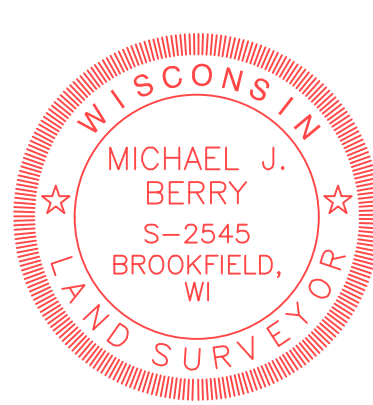
WEST LINCOLN AVENUE
(PUBLIC RIGHT OF WAY WIDTH VARIES)

SET: S 89°03'46" W
N 88°45'06" W

SE CORNER
SEC 5-6-20
CONC. MON.
W/BRASS CAP
1/4

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERE TO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

AUGUST 18, 2021
DATE
MICHAEL J. BERRY
REGISTERED LAND SURVEYOR S-2545



LEGEND			
— SAN	SANITARY SEWER	— ELEC	ELECTRIC PEDESTAL
— ST	STORM SEWER	— ELEC BOX AT GRADE	ELECTRIC BOX AT GRADE
— W	WATER MAIN	— TEL	TELEPHONE BOX AT GRADE
— G	BURIED GAS LINE	— TEL	TELEPHONE PEDESTAL
— TEL	BURIED TELEPHONE LINE	— TEL	PEDESTAL
— ELEC	BURIED ELECTRIC LINE	— G	GAS METER
— FO	BURIED FIBER OPTIC LINE	— AIR	AIR CONDITIONER
— U	OVERHEAD UTILITY LINES	— U	UTILITY POLE
— CATV	BURIED CABLE TELEVISION LINES	— WOOD SIGN	WOOD SIGN
— COMB	COMBINATION FENCE	— M	METAL SIGN
— WOOD FENCE	WOOD FENCE	— P	FLAG POLE
— METAL FENCE	METAL FENCE	— BOLLARD LIGHT	BOLLARD LIGHT
— DOOR SILL ELEVATION	DOOR SILL ELEVATION	— YARD LIGHT	YARD LIGHT
— FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION		

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

VLET
LINCOLN AVENUE
NEW BERLIN, WISCONSIN

Drawn By:	NJF	Date:	AUG. 18, 2021
Checked By:	NJF	Drawing No.	P - 0
CSE Job No.:	21 - 080	Sheet	1 of 2

Plan Commission Submittal
Not for Construction

EXISTING
SURVEY

JANUARY 07, 2021

Project No.
21-0073.00

Sheet No.
C1.40

Harwood
Engineering
Consultants
255 North 21st Street Milwaukee, WI 53233
P414.475.3554 hwood.com

VET
OFFICE AND SHOP FACILITY

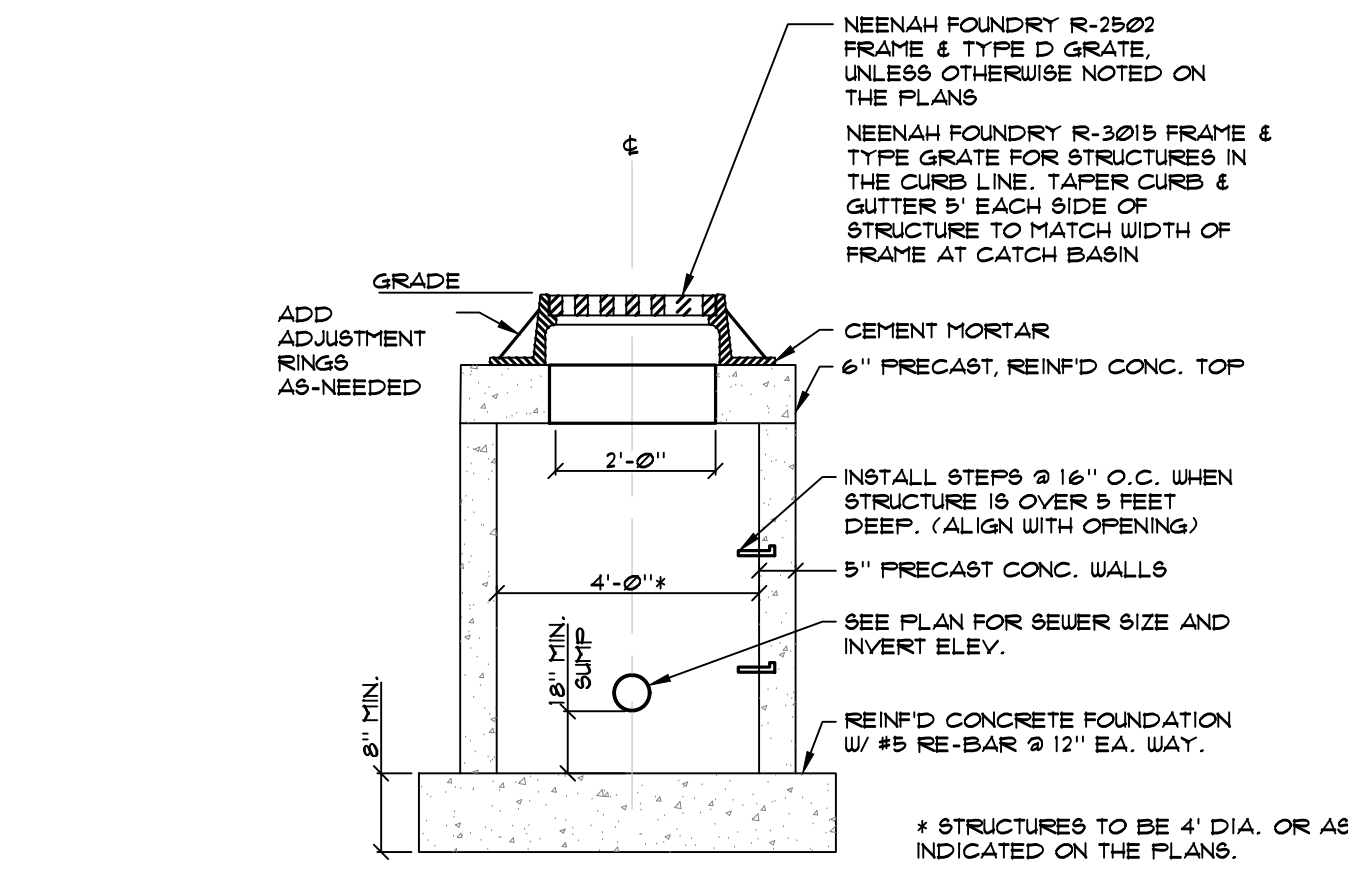
SCALE: 1" = 40'

JANUARY 07, 2021

Project No.
21-0073.00

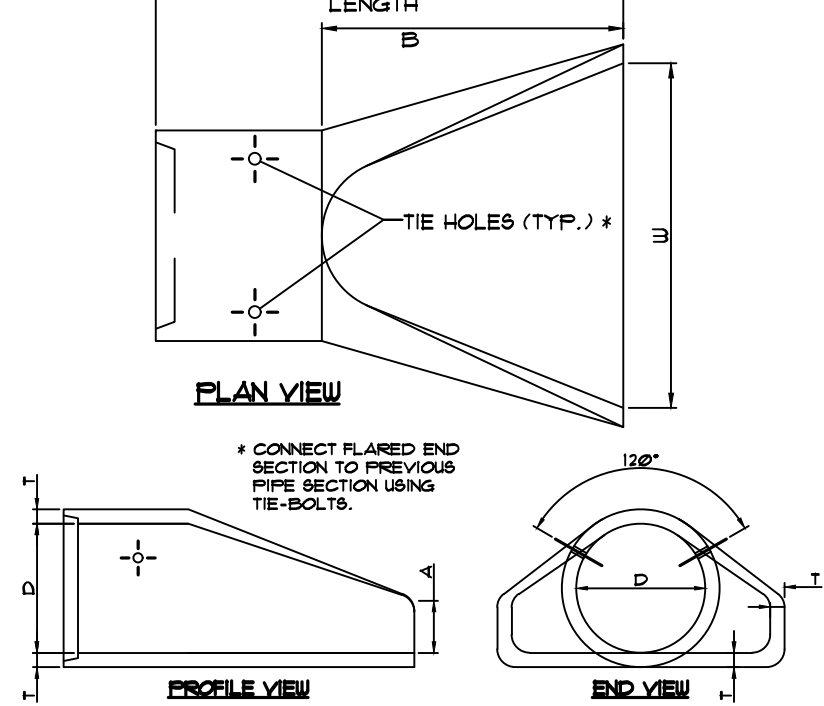
Sheet No.
C1.40

zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 West Mt. Vernon Avenue
Milwaukee, WI 53233
414.476.9500

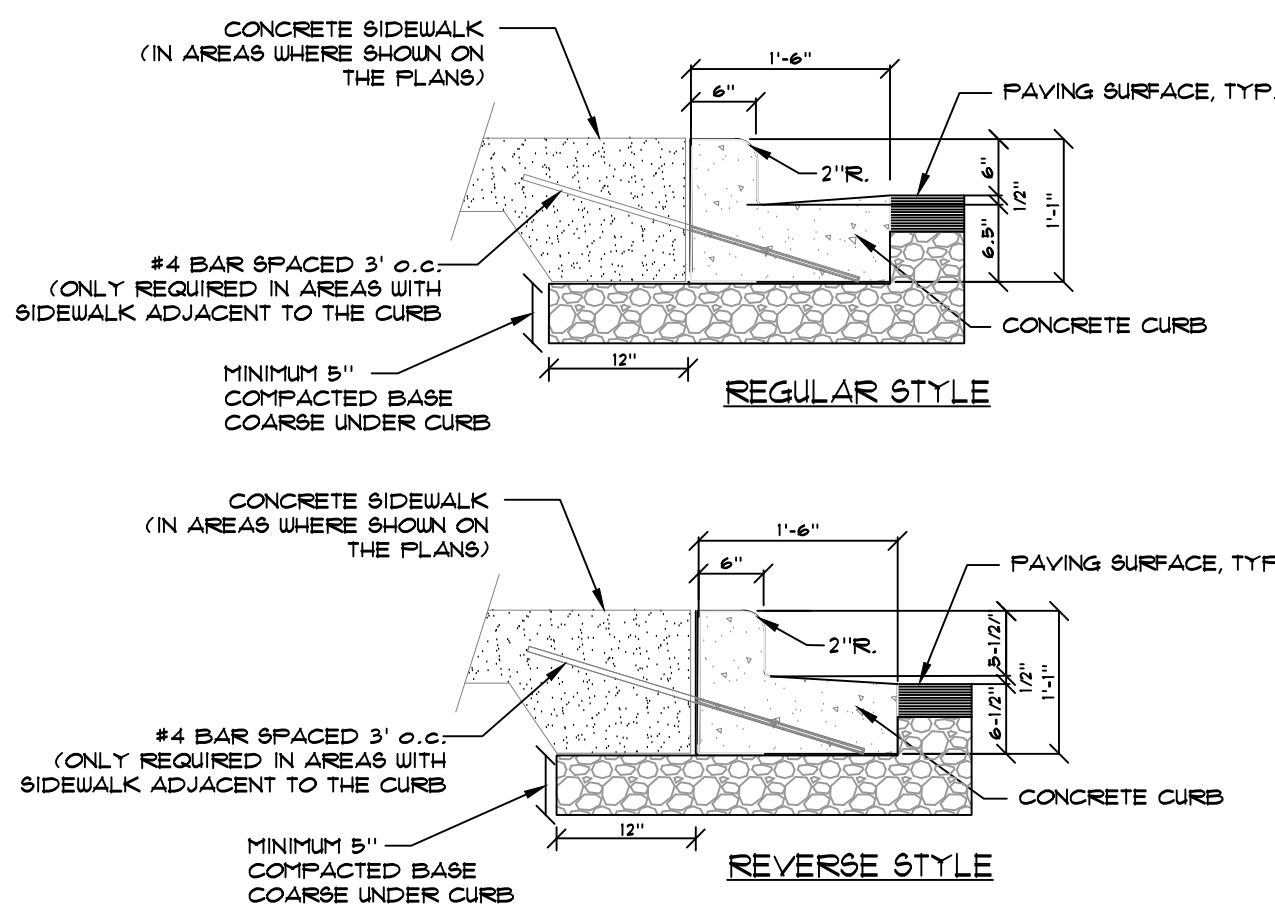


01 CATCH BASIN DETAIL
NTS

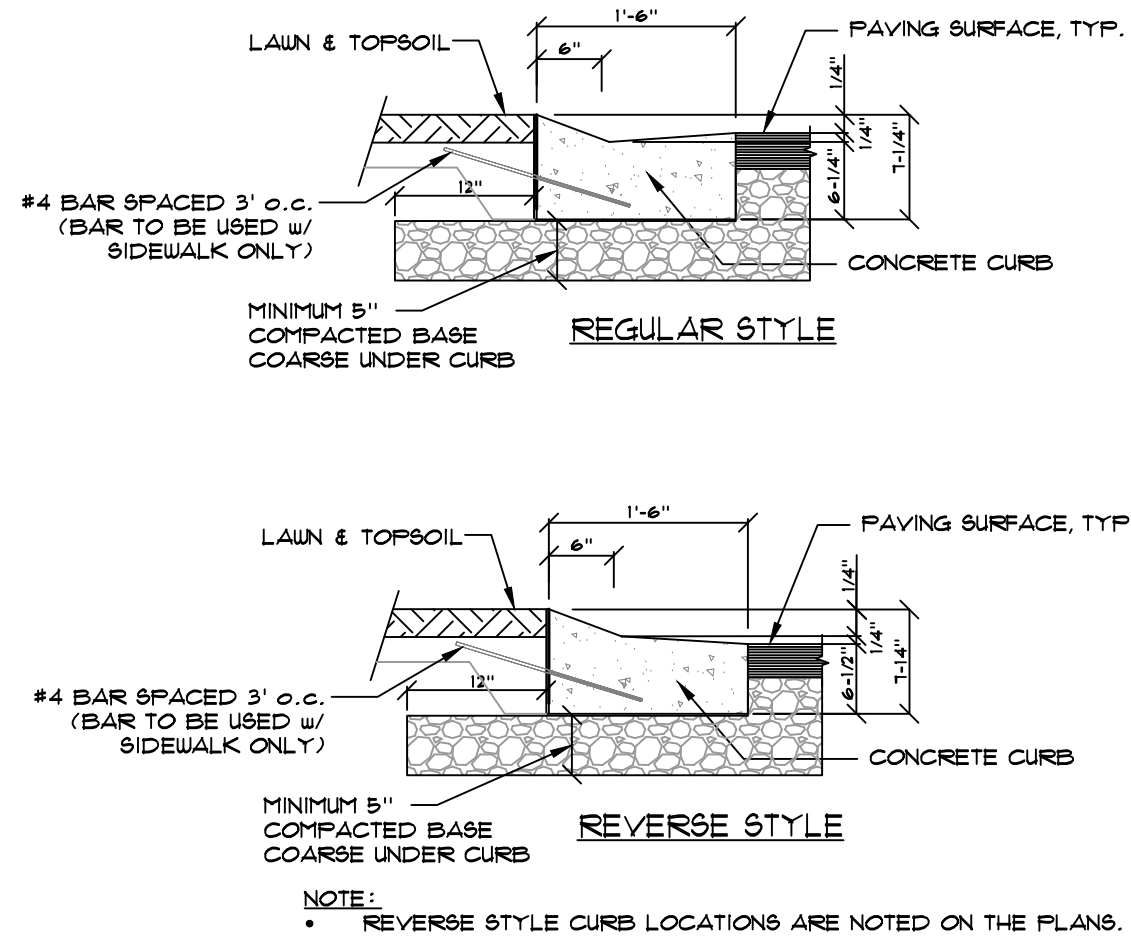
PIPE DIAMETER D	LENGTH	T	A	B	W	WEIGHT PER SECTION
INCHES	FEET	INCHES	INCHES	INCHES	INCHES	LEBS.
12	6'-0"	2	4	24	24	530
15	6'-0"	2 1/4	6	21	30	740
18	6'-0"	2 1/2	9	21	36	1000
21	6'-0"	2 3/4	9	36	42	1280
24	6'-0"	3	9 1/2	43 1/2	48	1500
27	6'-0"	3 1/4	12 1/2	49 1/2	54	1930
30	6'-0"	3 1/2	12	54	60	2190
33	6'-6"	3 3/4	13 1/2	58 1/2	66	3050
36	6'-2"	4	19	63	72	4100
42	8'-2"	4 1/2	21	63	78	5350
48	8'-2"	5	24	72	84	6390
54	8'-2 1/2"	5 1/2	27	85	90	8540
60	8'-2"	6	35	60	96	8730



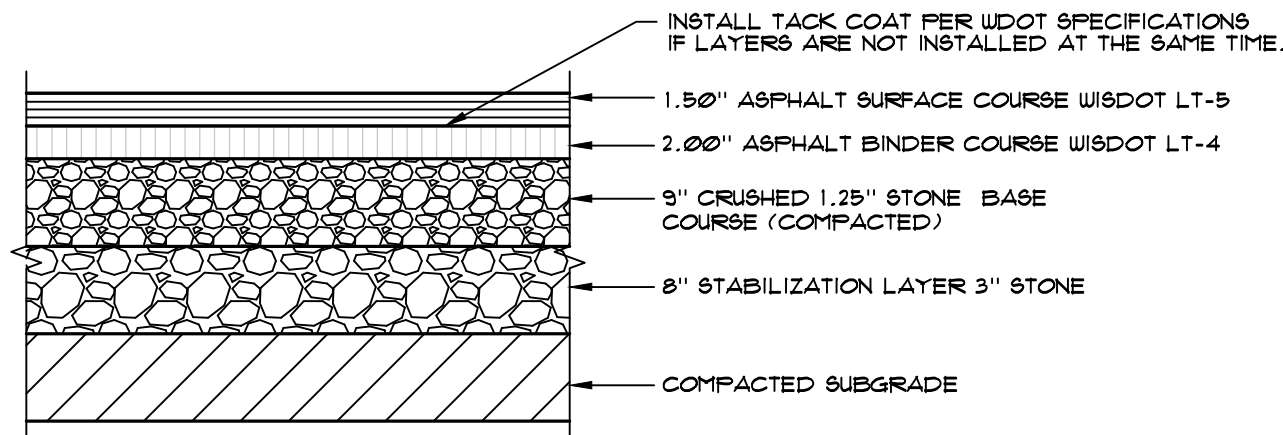
02 RCP FLARED END SECTION
NTS



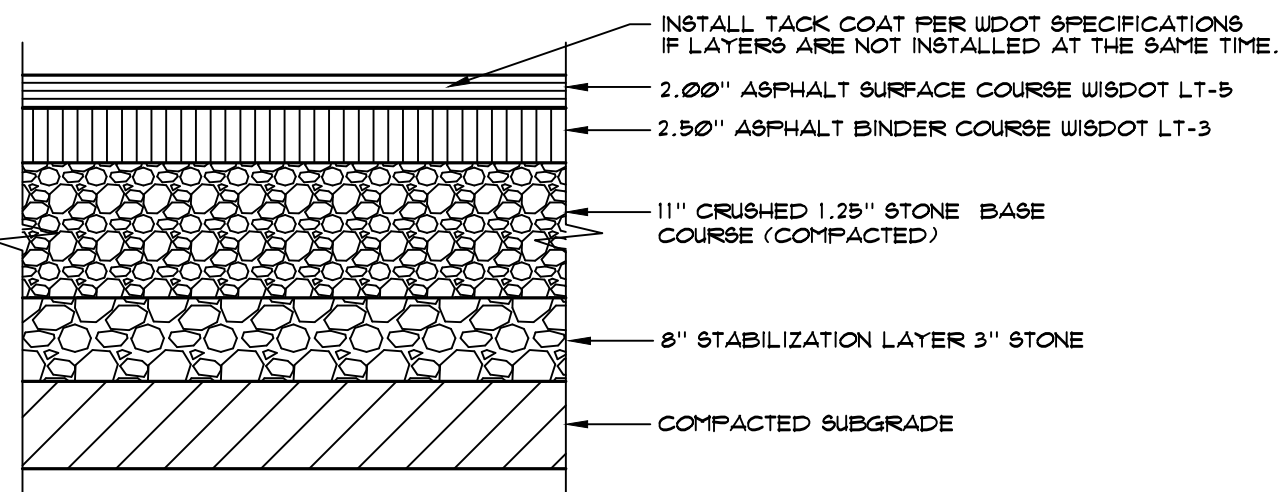
03 18" CURB AND GUTTER
NTS



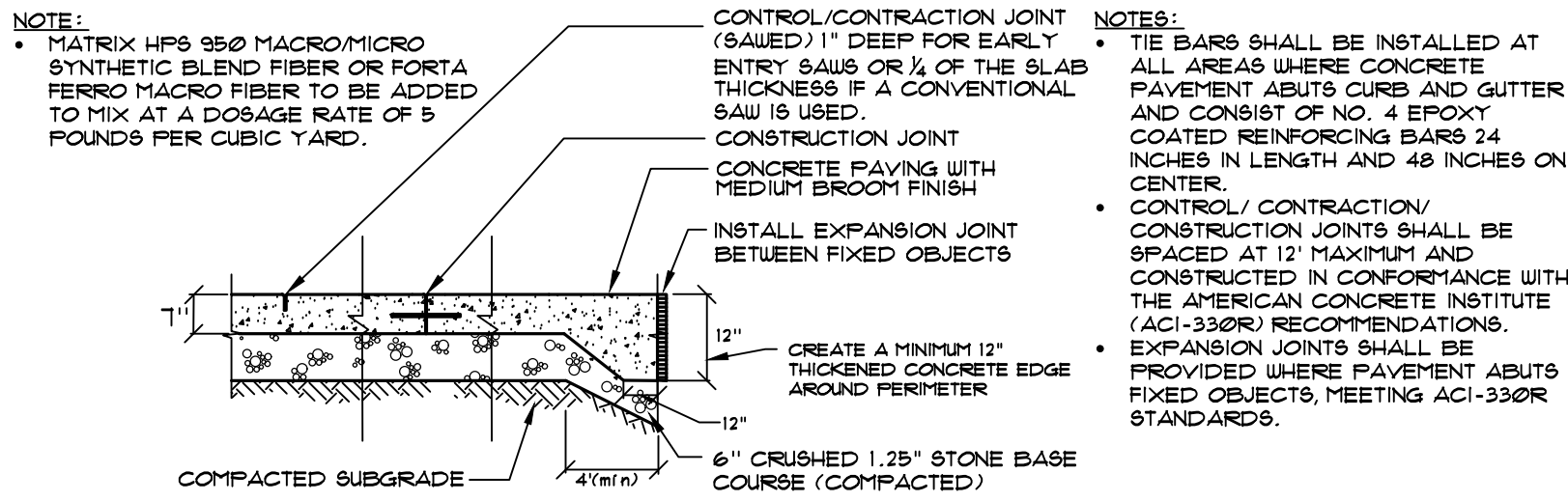
04 18" DEPRESSED CURB AND GUTTER
NTS



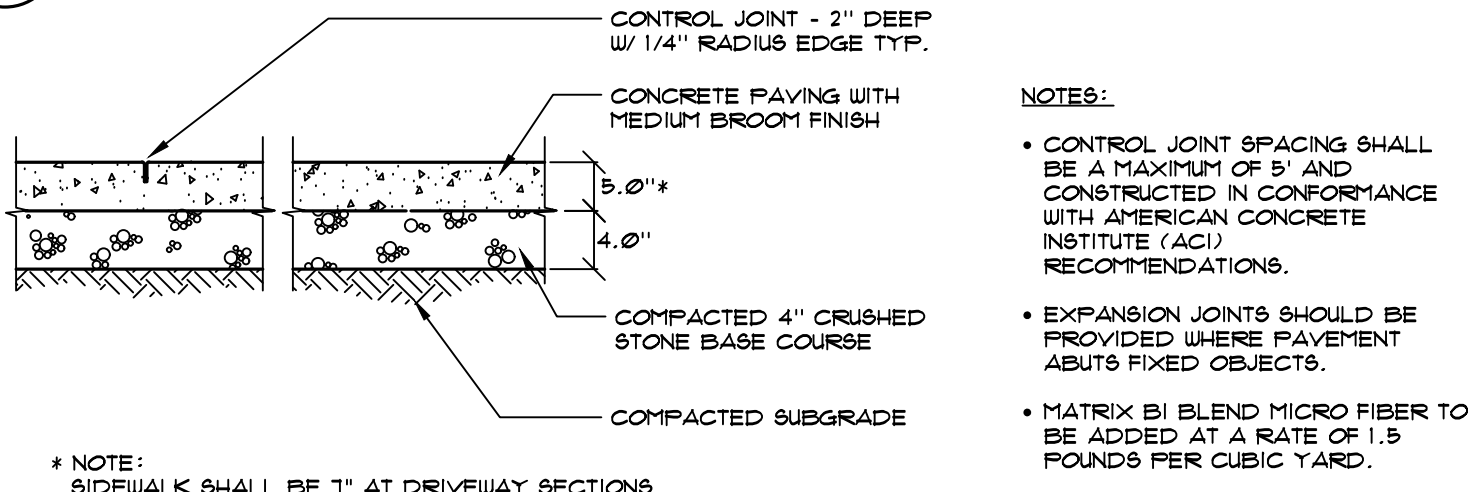
05 REGULAR DUTY PAVEMENT
NTS



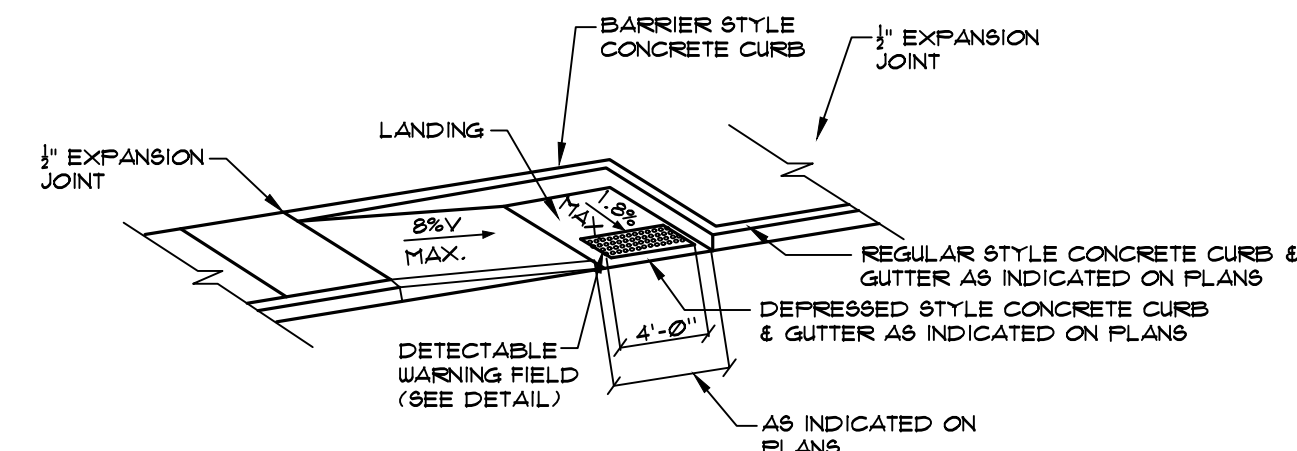
06 HEAVY DUTY PAVEMENT
NTS



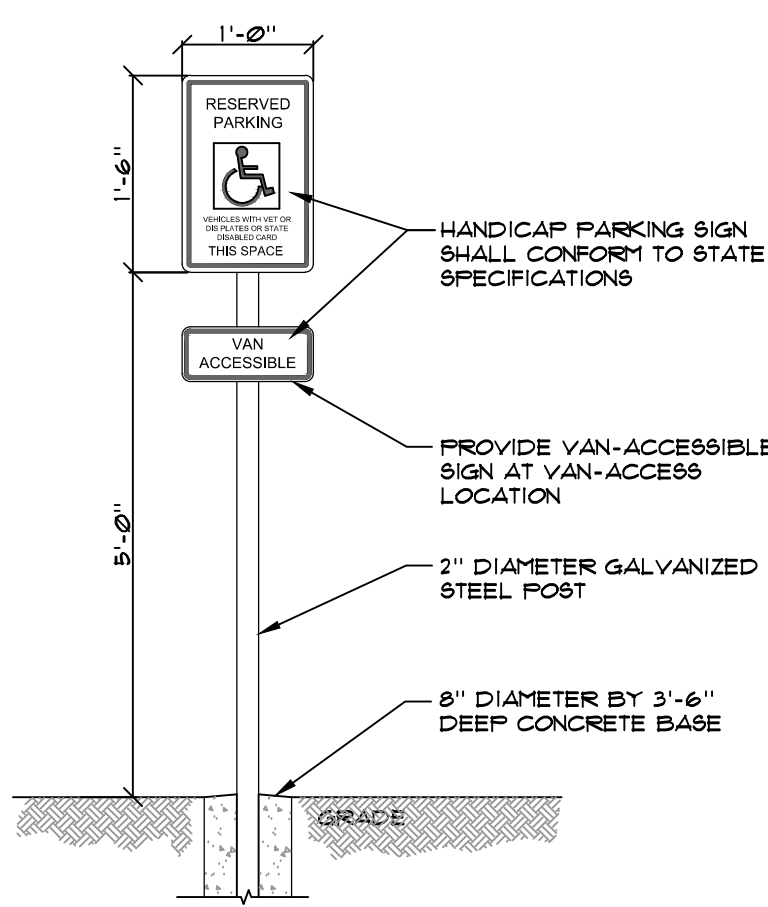
07 CONCRETE PAVEMENT
NTS



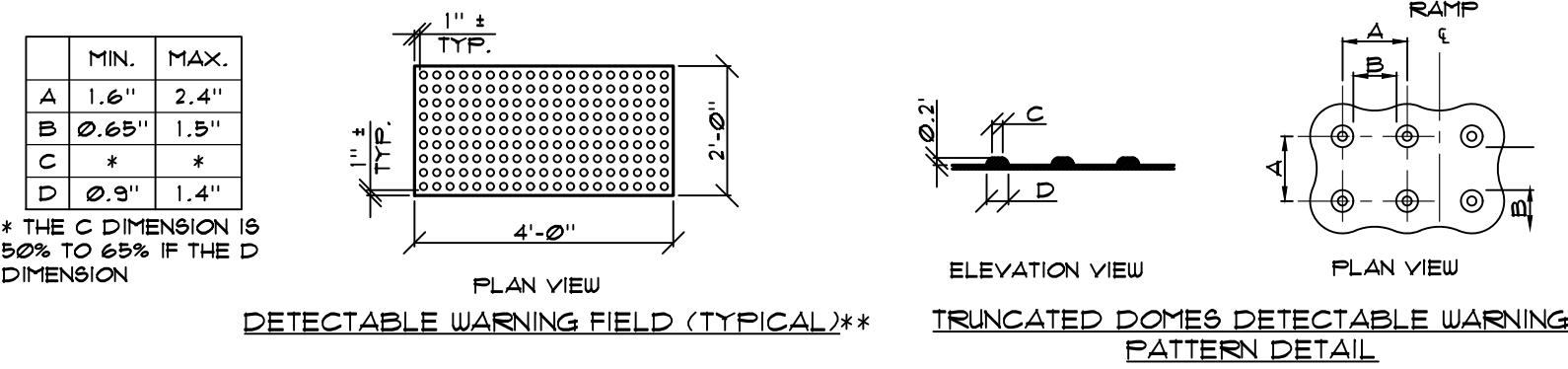
08 CONCRETE SIDEWALK
NTS



09 HANDICAP RAMP - TYPE 3
NTS



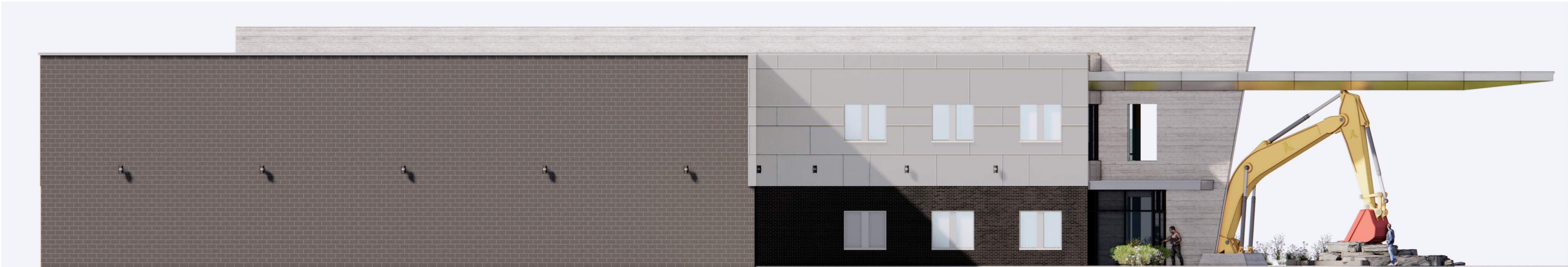
10 HANDICAP SIGN
NTS



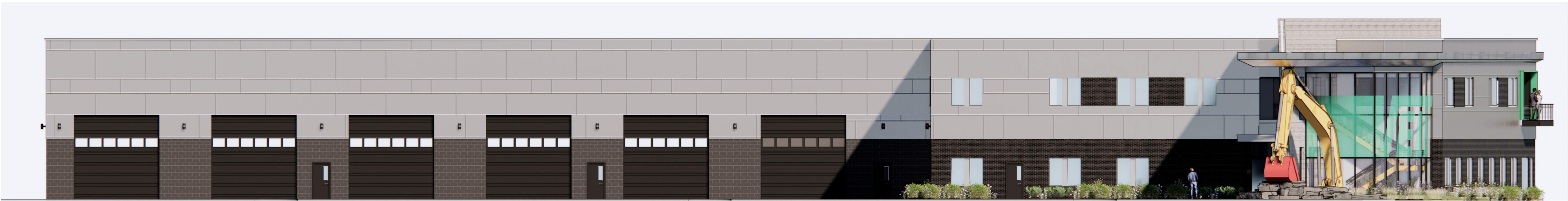
11 TRUNCATED DOMES
NTS



4 SOUTHEAST BUILDING ELEVATION
1/8" = 1'-0"



3 WEST BUILDING ELEVATION
1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



1 NORTH BUILDING ELEVATION
1/8" = 1'-0"

T.O. Wall
130' - 0"

Second Floor
115' - 0"

First Floor
100' - 0"

Elevator Pit
95' - 0"

T.O. Wall
130' - 0"

Second Floor
115' - 0"

First Floor
100' - 0"

Elevator Pit
95' - 0"

T.O. Wall
130' - 0"

Second Floor
115' - 0"

First Floor
100' - 0"

Elevator Pit
95' - 0"

T.O. Wall
130' - 0"

Second Floor
115' - 0"

First Floor
100' - 0"

Elevator Pit
95' - 0"

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com
TELEPHONE (414) 476.9500
FACSIMILE (414) 476.8882

Owner:



Consultant:



Project:

Office and Shop Facility

NOT FOR
CONSTRUCTION

Location:
18600 W. Lincoln Ave.
New Berlin, WI 53146

Key Plan:

Sheet:

EXTERIOR ELEVATIONS

Design Development

Scale:

1/8" = 1'-0"

Revisions:

No.	Date	Description

Date:

12.21.2021

Project No:

210073.00

Sheet No:

A4.0

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Department of Community Development / City of New Berlin Park and Open Space Plan Update (as part of the 2030 Comprehensive Plan)
LOCATION:	Citywide
REQUEST:	Plan Commission discuss the Park and Open Space Plan Update, which includes: • Incorporate current trend data to support our analyses • Update recommendations to reflect our goals for enhancing existing parks
D.R.C. RECOMMENDATION:	Discussion only, no action.

Background:

1. The 2017 Park and Open Space Plan was adopted in June of 2017 and staff has determined that it is necessary to complete a review of the document. Basic “housekeeping” items are also needed to reflect City progress and growth since June of 2017.
2. The Plan Commission will act as the Steering Committee for this update and will provide feedback regarding the proposed updates. Per the State Statutes, a public hearing will be held before the Plan Commission in order to present the proposed amendments. The Common Council will adopt the final changes via ordinance.
3. The purpose of the Park and Open Space Plan is to guide the preservation, acquisition and development of land for the use of park and recreational activities for the community. By developing short term plans and long term goals, the City can identify and accommodate necessary changes to the parks, open space and outdoor recreational needs for the residents of New Berlin. The City also maintains eligibility to apply for and receive federal and state aids to be used for the acquisition and development of additional outdoor recreational and open space facilities.
4. Beginning in January of 2022, DCD staff began meeting internally with various departments that utilize the plan (Parks, Buildings & Grounds, Recreation, and Planning) to review and suggest updates to the Park and Open Space Plan.
5. A summary of the items that have been reviewed:
 - a. Update information to reflect current data.
 - b. Update inventory maps and tables, as needed.
 - c. Update individual park descriptions and photos.
 - d. Provide revised short and long term goals for the parks and open spaces.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Tina Lewis – Lemberg Electric / Ross Dress for Less Sign Waiver Request for 5 permanent signs

LOCATION: 15480 W. Beloit Road (Tax Key #: 1254-996-009)

REQUEST: Approval of a Waiver Request to allow for 5 permanent signs with an additional Waiver Request for additional square footage, for Ross Dress for Less located at 15480 W. Beloit Road.

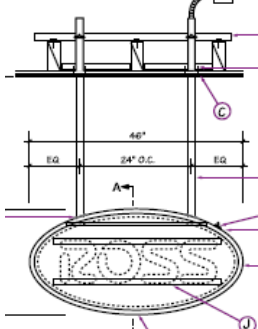
D.R.C RECOMMENDATION: Recommend denial of both Waiver Requests for Ross Dress for Less located at 15480 W. Beloit Road, subject to the application, plans on file and the following reasons:

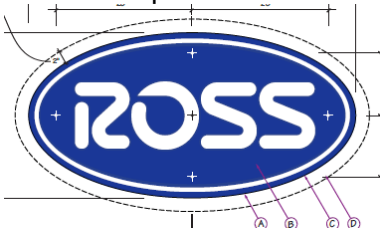
WAIVER REQUEST #1: *Applicant is requesting a waiver from Section 275-61J(3)(a) of the Zoning Code, which states that “Number of signs. Only three signs may be permitted per business. Per § 275-61I(1)(c)[1] monument signs are required along arterials.”*

WAIVER REQUEST #2: *Applicant is requesting a waiver from Section 275-61I(1)(a) of the Zoning Code, which states that “Wall signs or building signs. Wall signs and building signs shall be placed against the exterior walls of buildings and shall not extend more than 12 inches outside of a building's wall surface; shall not exceed one square foot in area for every one linear foot of building face width on which they are mounted; and shall not exceed the height or project beyond the building.”*

1. The applicant (Ross Dress for Less) is proposing to install additional signage, beyond what is allowed by code, along with additional square footage, beyond what the code allows. Applicant's letter and proposal are attached.
2. Ross is located within a special commercial sign area (Moorland Road Business Corridor South) which allows businesses to have a total of 3 signs, per business, with a maximum of two wall signs.
 - a. The applicant is proposing 3 wall signs, and an under canopy sign, for a total of 4 signs. A total of 2 wall signs are allowed by code.
3. Additionally, per § 275-61J(3)(b)[3], the maximum area of a wall sign may be increased by 25% if the building elevation where the sign is located faces the right-of-way and is set back by more than 150 feet from the public right of way.
 - a. The applicant is allowed a total of 187.5 square feet for wall signage (120 linear feet on the front façade which equates to 120 square feet + 25% increase for a total of 187.5 square feet). The applicant is requesting 257 square feet for the main wall sign.
4. Pursuant to 275-61D(5) of the Zoning Code: *“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.”*
5. Pursuant to 275-61D(6) of the Zoning Code: *“An applicant may request a waiver from the Plan Commission or Community Development Authority (where applicable) for the requirements set forth in this section.”*

Permanent Signage

Sign	Request	Zoning Code 275-61	Recommendation
S1 - Main Wall Sign 	257 square feet	Allowed 187.5 square feet Ross has 120 feet of linear lease space, which would traditionally allow them to have a 120 square foot sign. With a 25% addition (per § 275-61J(3)(b)[3]), a total of 187.5 square feet would be allowed.	Deny <u>PC Waiver Needed</u>
WG – Window Decals 	Decals must be placed/adhered on interior side of the windows.		
M - Monument Sign 	To replace panel in existing sign.	Replacement panel in existing sign	Approve – Meets Code
UCH – Under Canopy Sign 	Hanging under-canopy sign	275-61I(1)(a) - Wall signs or building signs. Wall signs and building signs shall be placed against the exterior walls of buildings and shall not extend more than 12 inches outside of a building's wall surface;	Deny <u>PC Waiver Needed</u>

EL – Wall Plaques 	Two 7 square foot wall plaques	Exceeds 6 sq ft for dimensional signage Two total wall signs are allowed. One wall plaque could be approved but not both.	Approve one as second wall sign / Deny second <u>PC Waiver Needed</u>
--	---	---	--

Background:

1. 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:

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

2. Ross has applied for and received approval for façade updates. The plans were approved by the Architectural Review Committee on November 30, 2021.

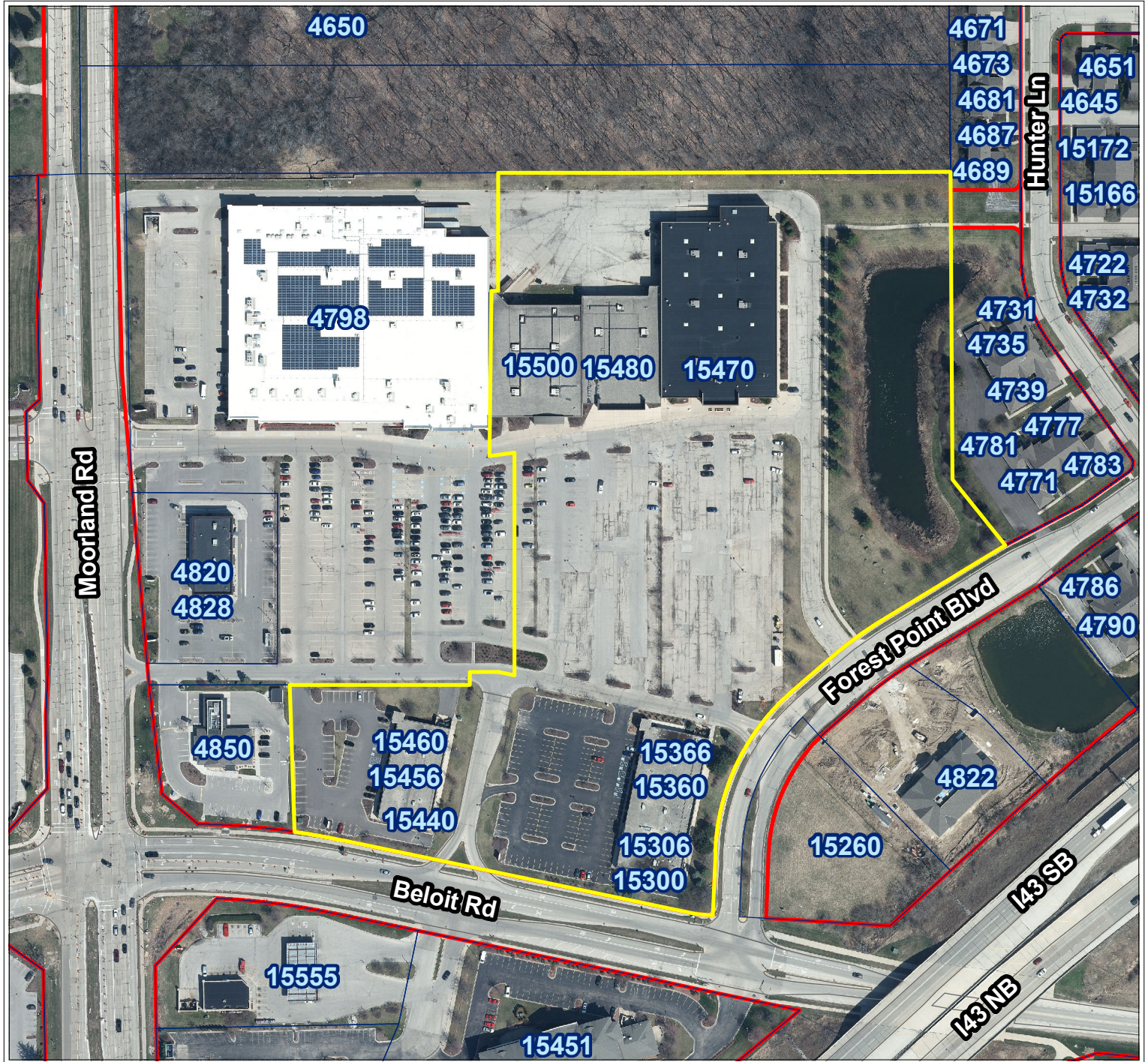
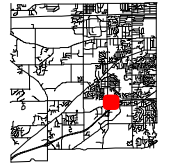
Attachments:

Location Map

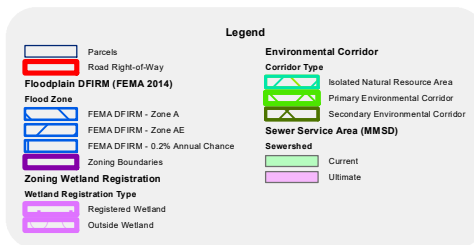
Applicant Letter

Sign Package

SG-2200210
Ross Dress for Less
15480 W. Beloit Road



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



0 80 160 Feet



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City of New Berlin, WI

To whom it may concern,

ROSS DRESS FOR LESS is a US national chain of off-price department stores, bringing a place to shop and save in your neighborhood. Stores are conveniently located in neighborhood shopping centers so customers can start and finish all of their shopping close to home. Ross Stores, Inc is committed to giving back to the local communities and offering many job opportunities to those in the community.

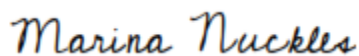
This letter is being submitted to your attention for the purpose of outlining the need for ROSS to install an illuminated 72/30" ROSS DRESS FOR LESS side stacked letterset on the storefront elevation along with the two (2) wall plaques and one (1) under canopy sign (code allows 187.50 SQ FT.) totaling 281.72 SQ FT. ROSS would also like to install two (2) tenant panels on the monument sign at the shopping center. This would put ROSS over the sign quantity allowance. This signage is planned to be installed at the new ROSS location at 15480 W. Beloit Rd., New Berlin, WI within the Moorland Commons. The storefront signage is set back 750ft from Beloit Rd. and 730ft from S. Moorland Rd.

On behalf of Ross Stores, INC, we submitted for permits in 10/2021 with an adequate amount of signage to gain enough exposure from the roadway and bring in customers from Beloit Rd., and S. Moorland Rd.

We believe that the approval of variance request will fulfill the purpose of the existence of a sign: 1) to promote the public safety, health, and welfare of the City; 2) to encourage the effective use of signs as a means of communication in the City; 3) to maintain and enhance the aesthetic and visual environment; 4) to maintain and enhance the City's ability to attract sources of economic development and growth; 5) to improve pedestrian and traffic safety; 6) to minimize the possible adverse effect of signs on nearby public and private property.

The purpose of obtaining the proposed signage will give everyone the peace of mind that the potential customers are not distracted while driving and searching for the store. The store being set back more than 700 feet from the roadway, and the speed limit on Beloit Rd. being 40 mph (travelers typically go 5-10mph over), the code compliant sign size could be easily missed. With the proposed signage, the storefront of the store is able to communicate who the tenant is. This attracts potential customers and brings them into the store helping sales, the economic development, and the growth of the community. With more signage on the storefront, this will limit Ross Stores, INC from trying to install different types of signage around the property to advertise that they are in the shopping center.

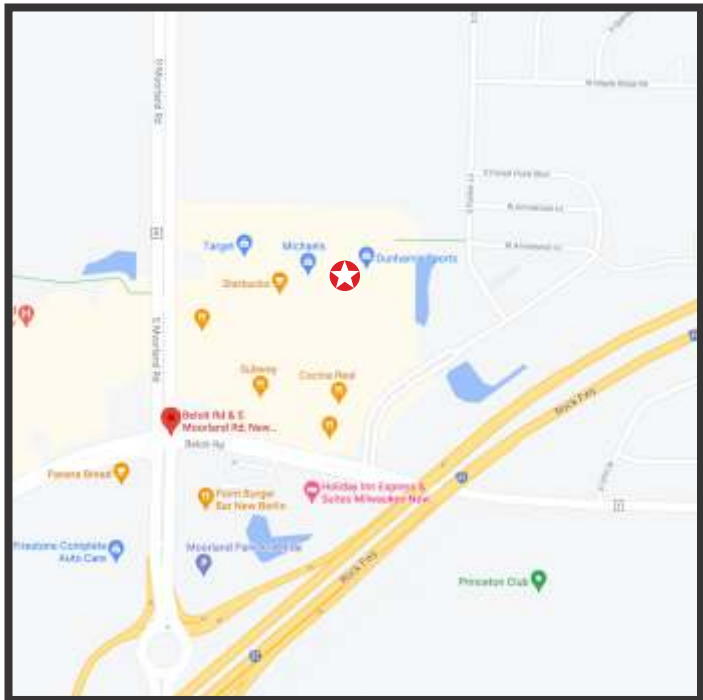
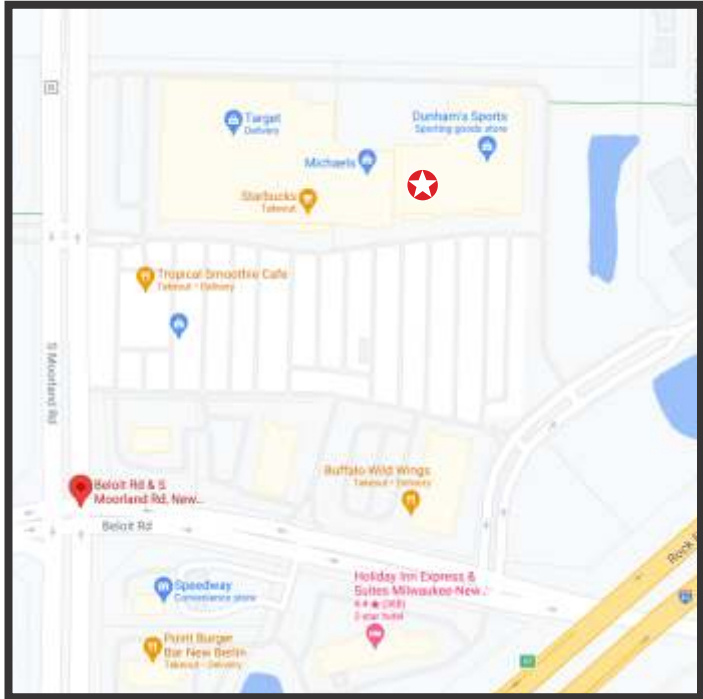
Thank you for your time,



Marina Nuckles

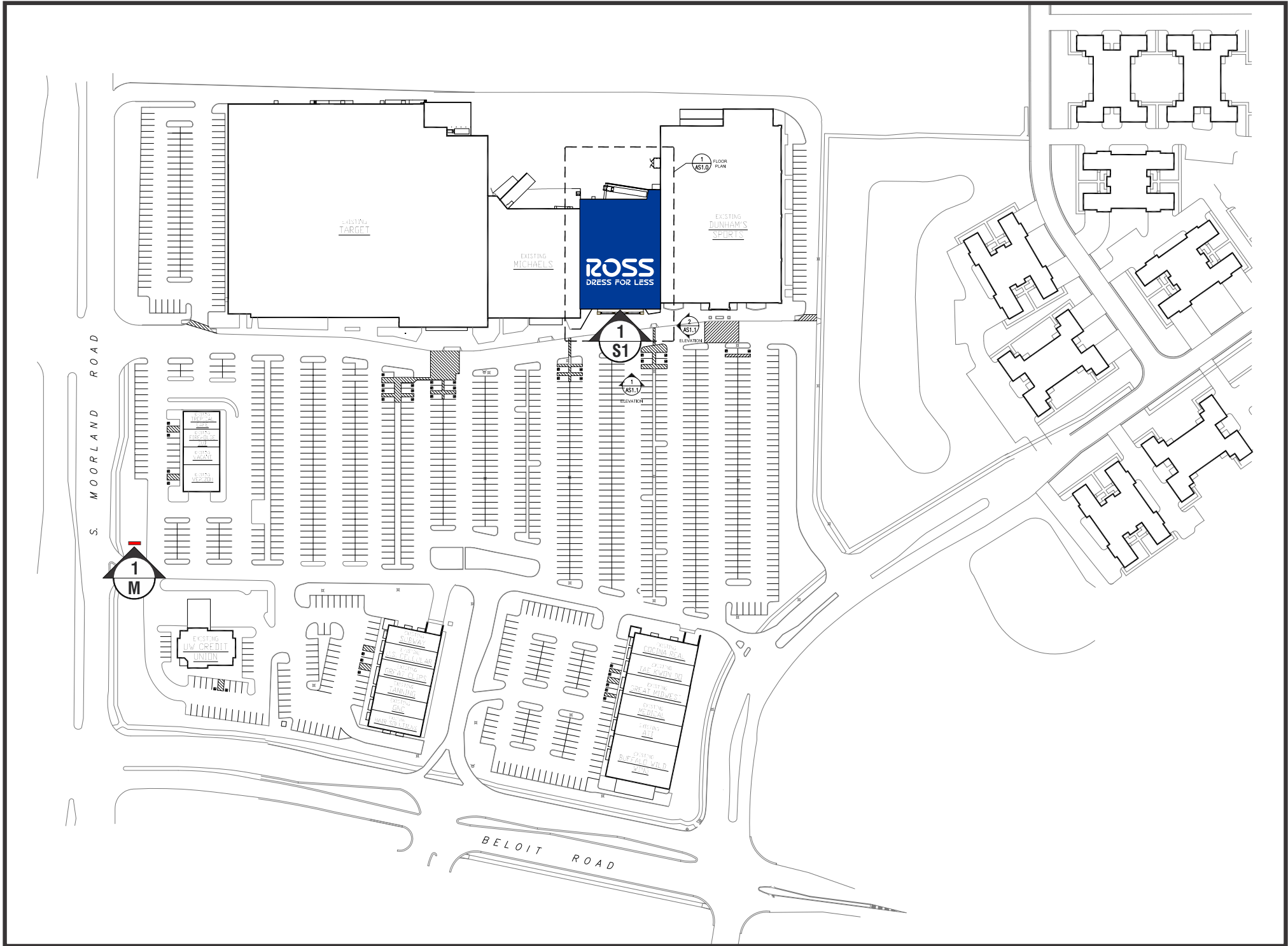
Kieffer | Starlite on behalf of

ROSS Stores, INC.



VICINITY MAP

NOT TO SCALE



SITE PLAN

NOT TO SCALE

EXHIBIT _____
PAGE _____ **OF** _____

Kieffer | Starlite
National Sign Manufacturers and Consultants
Dallas/FL Worth Chicago Sheboygan Charlotte

KS2100452



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#2439 - NEW BERLIN
Moorland Commons
NEC South Moorland Road & Beloit Road
New Berlin, WI

drawn 05/24/21

RB-E

SHEET

K

6



A WINDOW GRAPHIC DETAIL
ALL DIMENSIONS AND DETAILS TO BE DETERMINED PRIOR TO MANUFACTURE

SCALE: 3/16" = 1'-0"



NOTE:
 ALL SIGNS PROVIDED AND INSTALLED BY KIEFFER SIGNS.
 ACTUAL SIGN AREA LOCATION TO BE DETERMINED BY SITE CONDITIONS.
 ROSS STORES INC. RESERVES THE RIGHT TO INSTALL WINDOW
 GRAPHICS IN THEIR STOREFRONT AND/OR SHOWCASE WINDOWS.
 ROSS CONSTRUCTION TO DETERMINE IF ADDITIONAL
 LIGHTING IS NECESSARY.
 SEE SHEET S1 FOR WALL SIGN DETAILS. ALL DIMENSIONS TO BE
 VERIFIED PRIOR TO FABRICATION.

PARTIAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

W 91 B .7 H 2.9 A 3.6

EXHIBIT _____
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National Sign Manufacturers and Consultants
 Dallas/Ft. Worth Chicago Sheboygan Charlotte

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- A

TENANT FACE DECORATION BY ROSS STORES, INC.
24" X 81" (VISIBLE OPENING) ROUTED ALUMINUM FACES. 18" "ROSS"
LOGO COPY TO BE ROUTED OUT OF ALUMINUM TO SHOW THRU TO
WHITE ACRYLIC BACK UP PANEL. ALUMINUM PANEL PAINTED TO MATCH
3M #3630-157 SULTAN BLUE VINYL
- 1

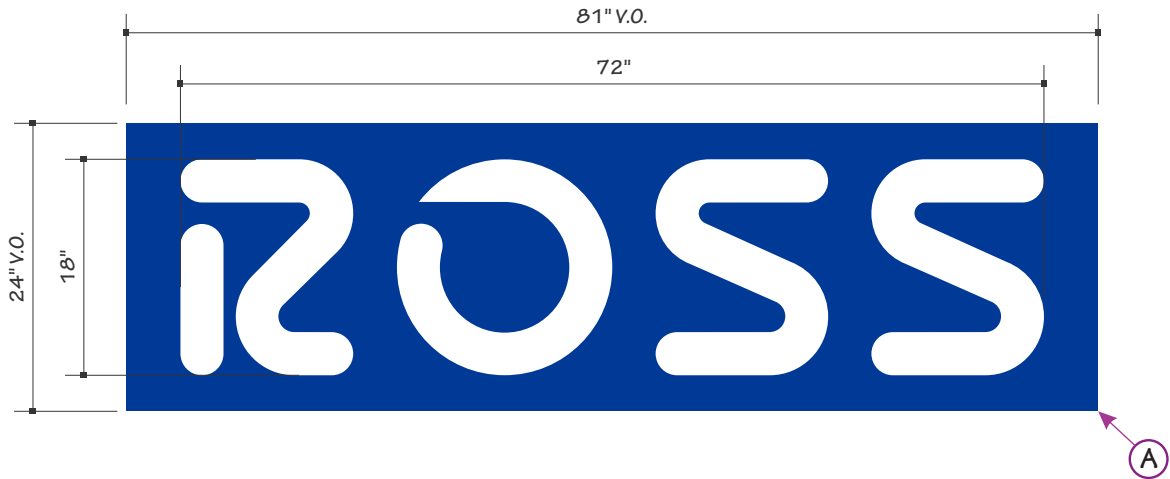
PYLON STRUCTURE, FOOTINGS, CABINETS, FINISHES, LIGHTING, FACES
AND ELECTRICAL SERVICE PROVIDED AND MAINTAINED BY LANDLORD
- 2

NEW BLANK TENANT FACES PROVIDED BY LANDLORD.
- 3

OTHER TENANT FACES SHOWN FOR REFERENCE ONLY

Installation Instructions:

- FIELD VERIFY AND CONFIRM TO KIEFFER SIGNS EXACT FACE
DIMENSIONS, STRUCTURE AND LIGHTING CONDITIONS
- PROVIDE KIEFFER SIGNS WITH LOGO PLOT (PROOF) PRIOR TO
FABRICATION.
- PROVIDE KIEFFER SIGNS WITH PHOTOS OF FISHED DISPLAY



General Description

THIS WORK IS BY TENANT
(2) NEW ROUTED ALUMINUM PANELS W/ ACRYLIC BACK UP

2 ROSS TENANT FACE DETAIL
(2) REQUIRED

Scale: 3/4" = 1'-0"

TWO FACES REQUIRED:
ONE (1) ON EACH SIDE OF DOUBLE-FACE PYLON SIGN
IN TENANT POSITION AS SHOWN.

S. MOORLAND RD.

PARKING LOT



M
SEE SHEET K FOR LOCATION
N.T.S.

Note:
SEE SHEET S1 FOR UNDER-CANOPY SIGN LOCATION.

General Contractor to provide:

- ADEQUATE CANOPY STRUCTURE TO SUPPORT SIGN
- ACCESS ABOVE CEILING FOR SIGN INSTALLATION
- 120V PRIMARY ELECTRICAL SERVICE
- JUNCTION BOX WITHIN FIVE (5) FEET OF SIGN LOCATION CONNECTED TO ENERGY MANAGEMENT SYSTEM

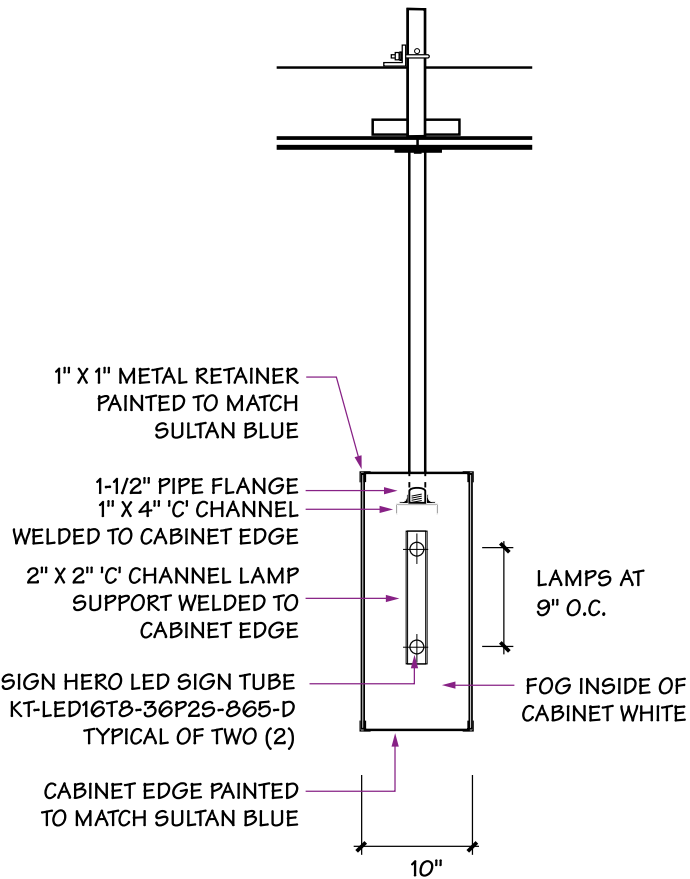
- A** 2" x 2" x 3/16" ALUMINUM ANGLE CROSS MEMBER (AND WOOD BLOCKING IF NECESSARY) ANCHORED TO CANOPY JOISTS.
- B** 2" DIA. HOLE FOR PIPE SUPPORTS; FASTEN PIPES TO ANGLE CROSS MEMBER WITH U-BOLT ASSEMBLIES AND SET SCREWS
- C** 4" DIA X 1/8" THICK ESCUTCHEON PLATE AT CEILING; SECURE WITH 2 SCREWS, PRIME AND PAINT PLATES AND SCREW HEADS TO MATCH CEILING
- D** 1 1/2" DIA. (2" O.D.) GALVANIZED STEEL PIPE SUPPORTS (TYPICAL OF TWO)
- E** DISCONNECT SWITCH; INSTALL CABINET SO THAT SWITCH AND U.L. LABEL FACE STORE
- F** CABINET: 23" X 46" X 10" DOUBLE-FACED ALUMINUM PRIMED W/ ZINC CHROMATE; CABINET EDGE AND 1" RETAINERS PAINTED TO MATCH PANTONE 286C BLUE
- G** 1/4" DIA. DRAIN HOLE AT BOTTOM OF CABINET (TYP.)
- H** WEATHERPROOF SILICONE SEALANT AROUND PIPE PENETRATIONS INTO CABINET (TYP.)
- I** FACES: 3/16" L7328 SOLAR GRADE WHITE LEXAN FACE WITH 9 1/4"H "ROSS" COPY AND 3/4" WHITE OUTLINE REVERSED OUT OF 3M 3630-157 SULTAN BLUE TRANSLUCENT VINYL FILM OVERLAY
- J** KEYSTONE 6500K SIGN HERO LED SIGN TUBE KT-LED16TB-36P2S-865-D. TYPICAL OF TWO (2)
- K** UL LABEL

Fabricator to provide:

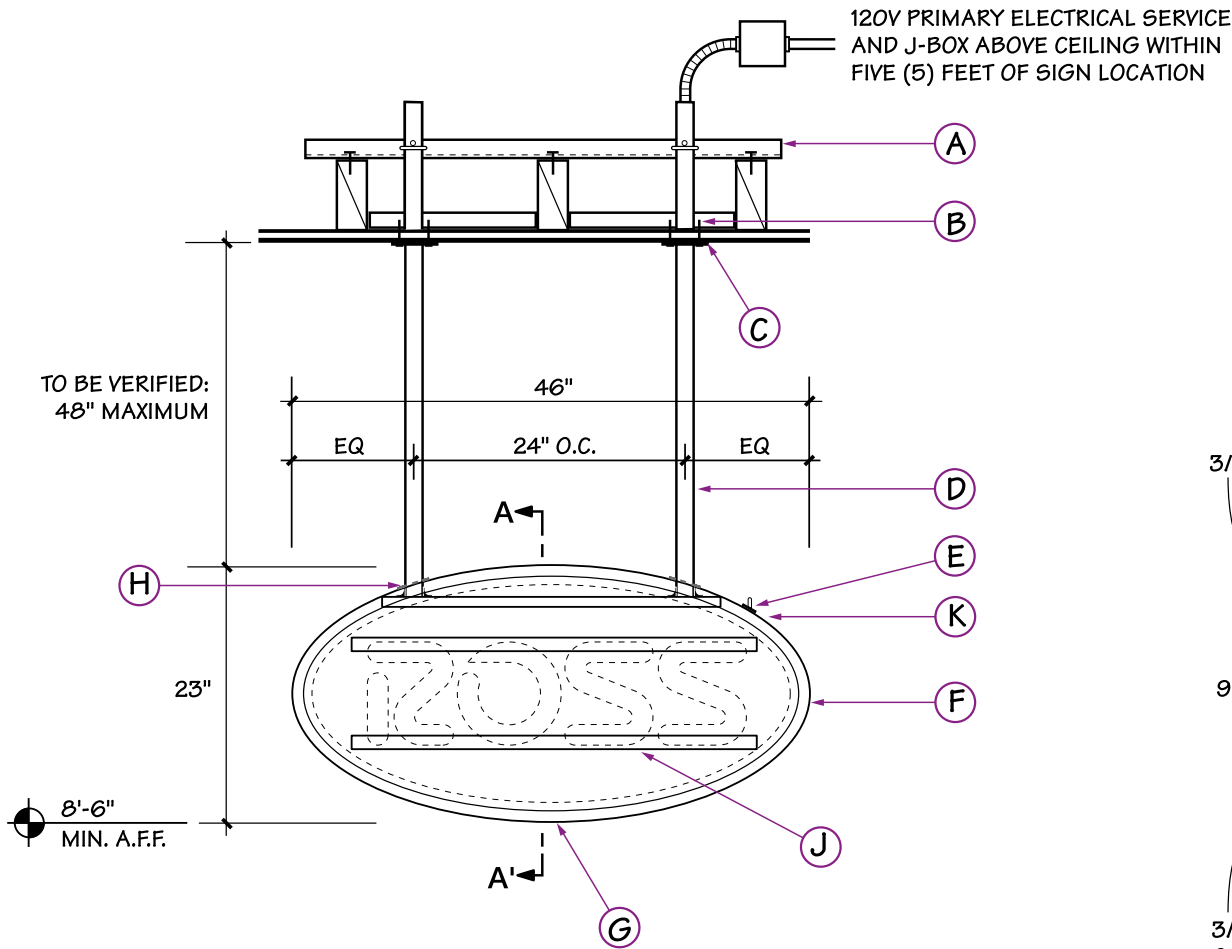
- ONE (1) DOUBLE-FACE UNDER-CANOPY SIGN CABINET COMPLETE WITH FACES, DECORATION, LAMPS, BALLAST, DRAIN HOLE, DISCONNECT SWITCH AND UL LABEL
- TWO (2) 5'-0" LENGTHS OF 1 1/2" PIPE, THREADED AT ONE END TO THREAD INTO PIPE-FLANGES INSIDE CABINET, PRIMED AND PAINTED TO MATCH SHERWIN WILLIAMS SW 6385 DOVER WHITE**
- ONE (1) 4'-0" LENGTH OF 2" X 2" X 3/16" ALUMINUM ANGLE
- TWO (2) 1/4" DIA. U-BOLT ASSEMBLIES - TO FIT 1 1/2" PIPE
- TWO (2) 4" DIA. X 1/8" ALUMINUM ESCUTCHEON PLATES AND (4) #10 X 1 1/4" FLAT-HEAD SCREWS. PLATES DRILLED THROUGH FOR 1 1/2" PIPE AND COUNTER-SUNK FOR SCREWS PLATES AND SCREWS PRIMED AND PAINTED TO MATCH SHERWIN WILLIAMS SW 6385 DOVER WHITE**

Installer to provide:

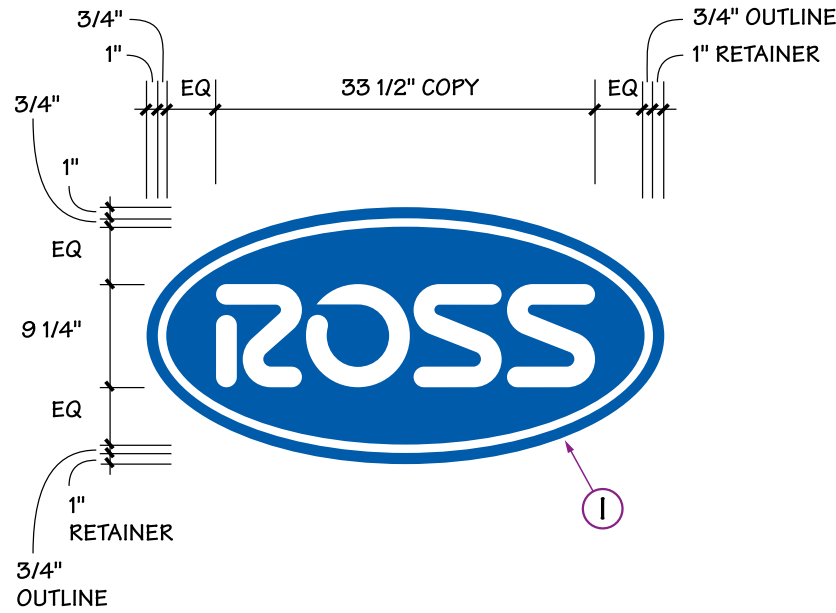
- LENGTHS OF FLEXIBLE CONDUIT AND ELECTRICAL WIRE
- ADDITIONAL BLOCKING ABOVE CEILING AS NECESSARY TO INSURE ADEQUATE STRUCTURE FOR SIGN ATTACHMENT
- WEATHER-PROOF CLEAR SILICONE SEALANT
- PAINT FOR PIPES AND ESCUTCHEON PLATES TO MATCH COLOR OF CEILING **ONLY IF DIFFERENT FROM PRE-FINISHED SHERWIN WILLIAMS SW 6385 DOVER WHITE COLOR



③ SECTION A-A'



② D/F UNDER-CANOPY FRAMING ELEVATION



① D/F UNDER-CANOPY FACE DETAIL

EXHIBIT _____
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ROSS
DRESS FOR LESS

#2439 - NEW BERLIN

Moorland Commons
NEC South Moorland Road & Beloit Road
New Berlin, WI

drawn 05/24/21

RB-E

SHEET

UCH
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Notes:

SEE SHEET S1 FOR PLAQUE LOCATIONS.
GENERAL CONTRACTOR TO PROVIDE:

- VERIFICATION AND PREPARATION OF WALL SURFACE - IF WALL SURFACE IS UNEVEN (EXAMPLE: SPLIT-FACE CMU OR STONE VENEER), GENERAL CONTRACTOR TO KNOCK DOWN ROUGH SURFACE 2" BEYOND EDGE OF PLAQUE SO IT WILL SIT FLUSH AGAINST THE WALL. SEE SECTION A-A BELOW.

KIEFFER TO PROVIDE:

- PLAQUES, HARDWARE AND INSTALLATION PATTERNS TO SIGN INSTALLER
- FULL-SIZED OVAL TEMPLATE TO GENERAL CONTRACTOR TO FACILITATE RESURFACING OF WALL AREA BEHIND PLAQUES. KIEFFER TO VERIFY WALL FINISH BEFORE SENDING PATTERN

SIGN INSTALLER TO PROVIDE:

- GE CONSTRUCTION SCS1200 SILICONE SEALANT

(A) 24"H X 48"W X 1"D SINTRA OVAL "ROSS" LOGO WALL PLAQUE; SEE SHEET S1 FOR LOCATION(S).

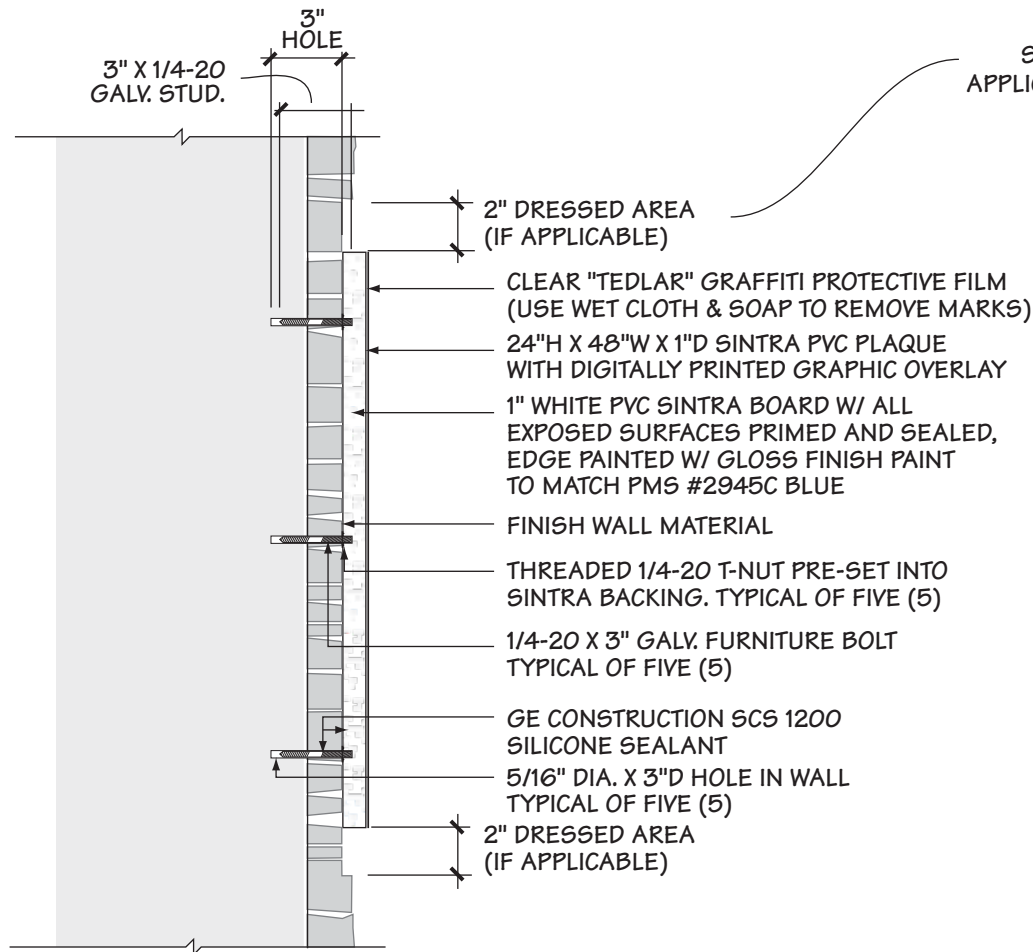
(B) DIGITALLY PRINTED 3M CONTROL TAC GRAPHIC: 9.6"H x 35"W WHITE "ROSS" COPY
.25" PMS #296C DARK BLUE COPY OUTLINE
PMS #2945C BLUE BACKGROUND
.25" PMS #296C DARK BLUE 1ST OUTLINE,
.625" WHITE 2ND OUTLINE
.875" PMS #2945C BLUE 3RD OUTLINE

(C) CLEAR "TEDLAR" GRAFFITI GUARD FILM OVERLAY

(D) 2" DRESSED AREA (IF NECESSARY)

Installation Instructions:

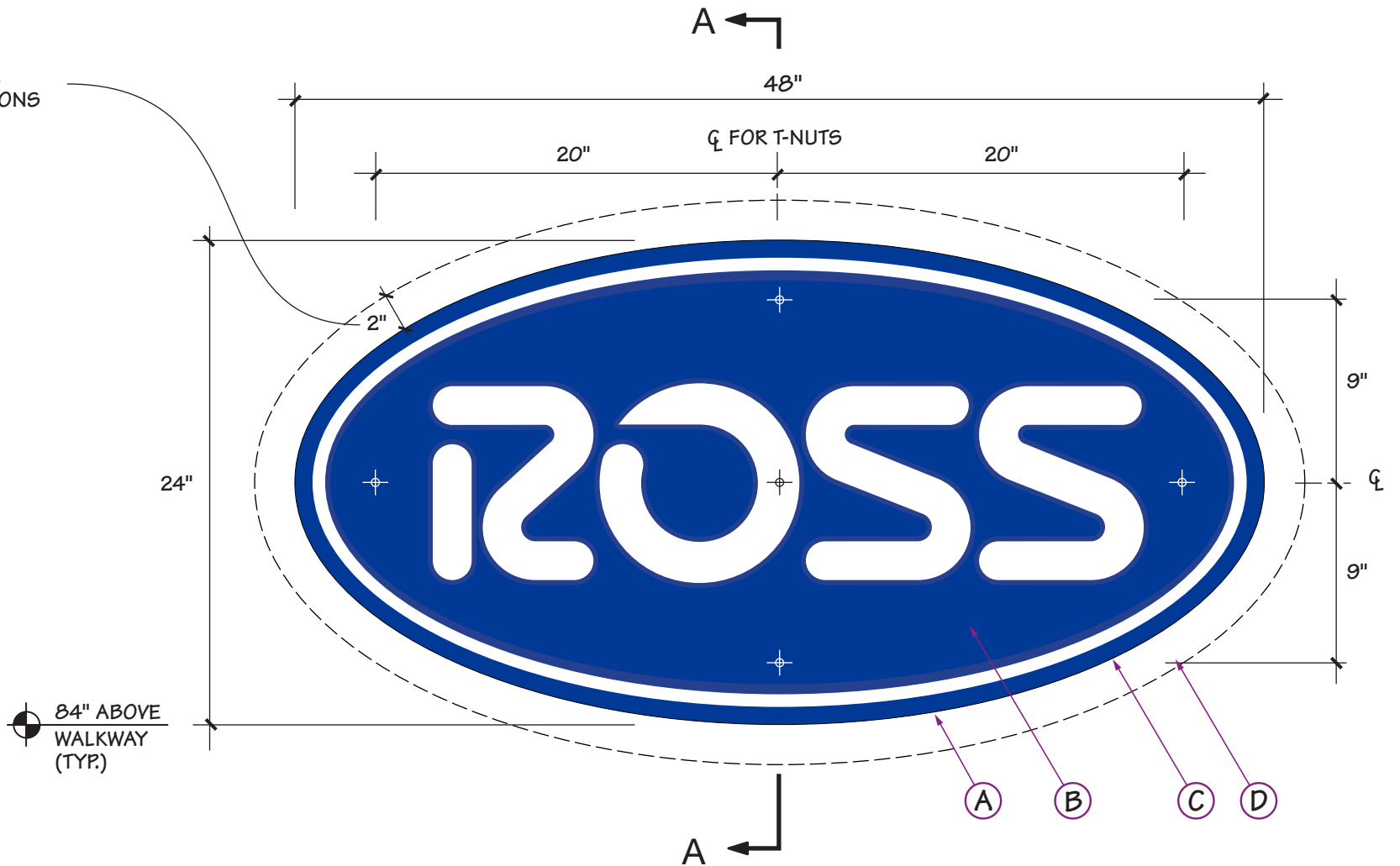
- DRILL FIVE (5) 5/16" DIA. X 3" DEEP HOLES INTO WALL AS PER PATTERN.
- SCREW 3" X 1/4-20 MACHINE-THREAD END OF GALV. FURNITURE BOLTS INTO EMPTY T-NUTS INTO BACK OF PLAQUE UNTIL THEY CONTACT THE PVC. (DO NOT OVER-TIGHTEN).
- USING GE CONSTRUCTION SCS 1200 SILICONE SEALANT, FILL HOLES IN WALL, COAT SCREW-THREAD ENDS OF FURNITURE BOLTS AND APPLY HEAVY BEAD TO BACK OF PLAQUE
- MOUNT PLAQUE ONTO WALL BY PUSHING BOLTS INTO HOLES UNTIL PLAQUE IS FLUSH AGAINST WALL SURFACE.



2 SECTION A-A' AT MOUNT

SCALE: 1-1/2" = 1'-0"

SEE NOTES FOR APPLICABLE CONDITIONS



1 OVAL ENTRANCE LOGO PLAQUE ELEVATION

SCALE: 1-1/2" = 1'-0"

EXHIBIT _____

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DRESS FOR LESS

#2439 - NEW BERLIN

Moorland Commons
NEC South Moorland Road & Beloit Road
New Berlin, WI

drawn _____ 05/24/21

RB-E

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EL

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Tina Lewis – Lemberg Electric / Ross Dress for Less Sign Waiver Request for 5 temporary signs

LOCATION: 15480 W. Beloit Road (Tax Key #: 1254-996-009)

REQUEST: Approval of Waiver Requests #1 and #2 to allow for 5 temporary signs, with an additional Waiver Request for additional square footage, for Ross Dress for Less located at 15480 W. Beloit Road.

D.R.C RECOMMENDATION: Recommend denial of both Waiver Requests for Ross Dress for Less located at 15480 W. Beloit Road, subject to the application, plans on file and the following reasons:

WAIVER REQUEST #1: *Applicant is requesting a waiver from Section 275-61K(1)(a) of the Zoning Code, which states that “Portable/temporary signs shall be located outside any public right-of-way; will not be located closer than 10 feet to an adjacent property; will not be over 32 square feet in area; will not extend over or onto any street, alley, sidewalk, or other public thoroughfare without the approval of the Director; and will not cause a hazard to traffic or adjoining properties.”*

WAIVER REQUEST #2: *Applicant is requesting a waiver from Section 275-61K(1)(b) of the Zoning Code, which states that “Portable/temporary sign permits shall expire after 45 days or a date stipulated on the sign permit. No business shall be issued more than four portable sign permits in any given year (from January 1 to December 31).*

1. The applicant (Ross Dress for Less) is proposing to install additional temporary signage, beyond what is allowed by code, along with additional square footage, beyond what the code allows. Applicant’s letter and proposal are attached.
2. Pursuant to 275-61D(5) of the Zoning Code: *“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.”*
3. Pursuant to 275-61D(6) of the Zoning Code: *“An applicant may request a waiver from the Plan Commission or Community Development Authority (where applicable) for the requirements set forth in this section.”*

Temporary Signage

Sign	Request	Zoning Code 275-61	Recommendation
SS – Temp Ground Sign 	4' x 8' Ground Signs Plan Notes – Ross Stores, Inc. requires and will provide at least one (1) double-faced temporary site sign per street frontage.	Sign is limited to 32 square feet. Must be located on the parcel.	Need more information – where will the sign be located?
01a – Entry Banner 	Requesting 144 square feet with option for 64 square feet.	Allowed 32 square feet	Deny – Size and number of signs <u>PC Waiver Needed</u>
01b – Opening Soon + Now Hiring Banners 	48 sq ft / 46 sq ft - Combined = 93 square feet.	Allowed 32 square feet	Deny – Size and number of signs <u>PC Waiver Needed</u>
NO – Now Open + Now Hiring Banners 	48 sq ft / 46 sq ft - Combined = 93 square feet.	Allowed 32 square feet	Deny – Size and number of signs <u>PC Waiver Needed</u>

TM – Monument Panels 	To replace panel in existing sign.	Replacement panel in existing sign	<u>Approve</u> – Meets Code
SH – Window Decals 	Decals must be placed/adhered on the interior side of the window.		

Background:

1. 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:

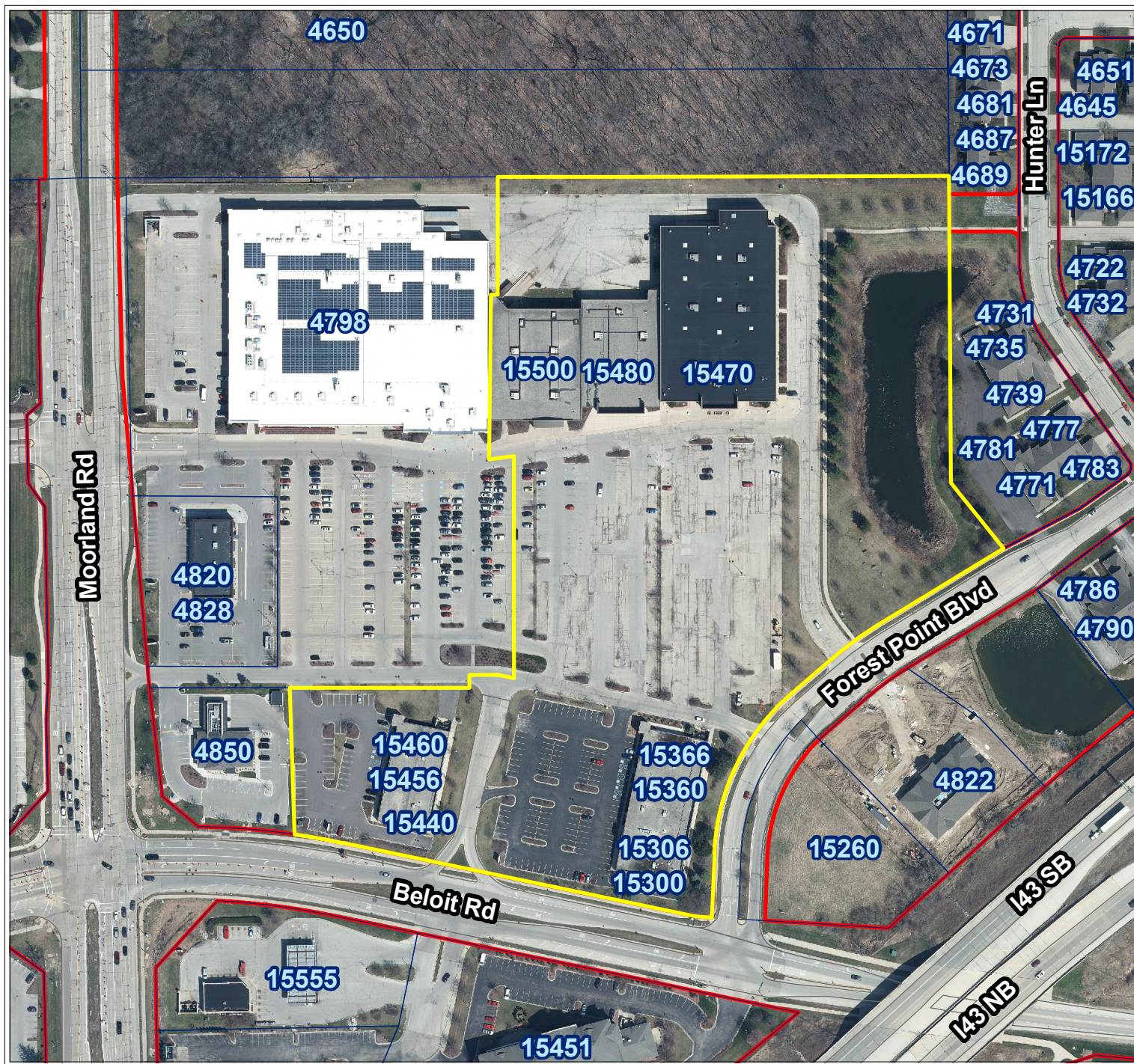
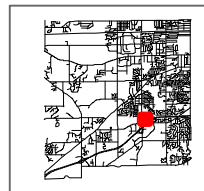
- i. The site or activity in question will have no appreciable off-site impact;*
- ii. Compliance with the requirement(s) is impractical or impossible due to site conditions or other circumstances beyond the control of the applicant; or*
- iii. The specific requirement is not necessary for a particular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

2. Ross has applied for and received approval for façade updates. The plans were approved by the Architectural Review Committee on November 30, 2021.

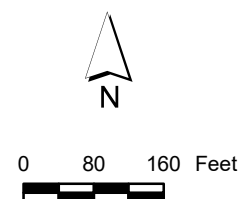
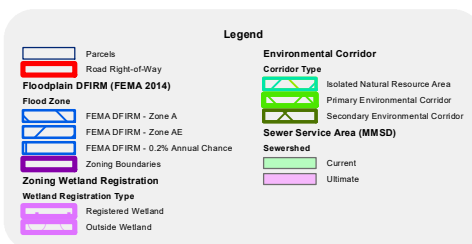
Attachments:

Location Map
Applicant Letter
Sign Package

SG-2200211
Ross Dress for Less
15480 W. Beloit Road



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

To whom it may concern,

ROSS DRESS FOR LESS is a US national chain of off-price department stores, bringing a place to shop and save in your neighborhood. Stores are conveniently located in neighborhood shopping centers so customers can start and finish all of their shopping close to home. Ross Stores, Inc is committed to giving back to the local communities and offering many job opportunities to those in the community.

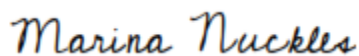
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We believe that the approval of variance request will fulfill the purpose of the existence of a sign: 1) to promote the public safety, health, and welfare of the City; 2) to encourage the effective use of signs as a means of communication in the City; 3) to maintain and enhance the aesthetic and visual environment; 4) to maintain and enhance the City's ability to attract sources of economic development and growth; 5) to improve pedestrian and traffic safety; 6) to minimize the possible adverse effect of signs on nearby public and private property.

The purpose of obtaining the proposed signage will give everyone the peace of mind that the potential customers are not distracted while driving and searching for the store. The store being set back more than 700 feet from the roadway, and the speed limit on Beloit Rd. being 40 mph (travelers typically go 5-10mph over), the code compliant sign size could be easily missed. With the proposed signage, the storefront of the store is able to communicate who the tenant is. This attracts potential customers and brings them into the store helping sales, the economic development, and the growth of the community. With more signage on the storefront, this will limit Ross Stores, INC from trying to install different types of signage around the property to advertise that they are in the shopping center.

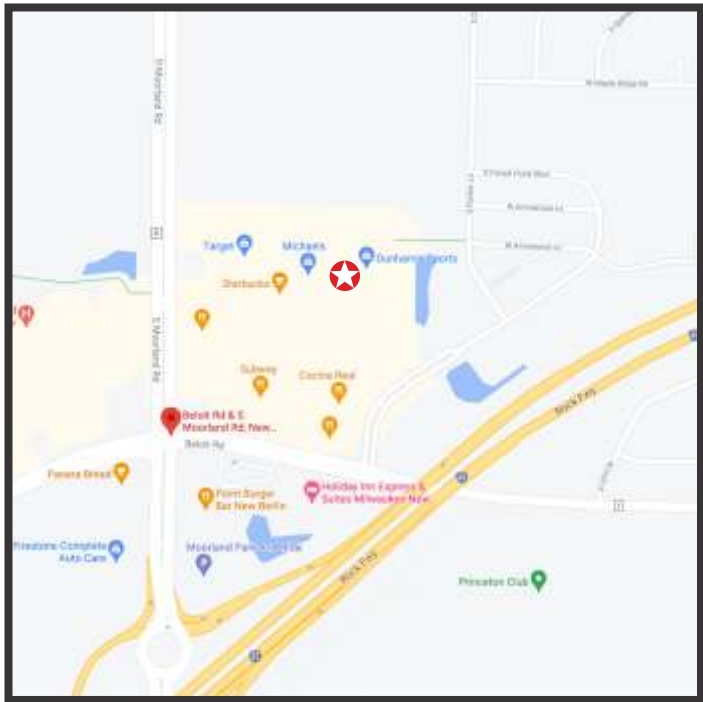
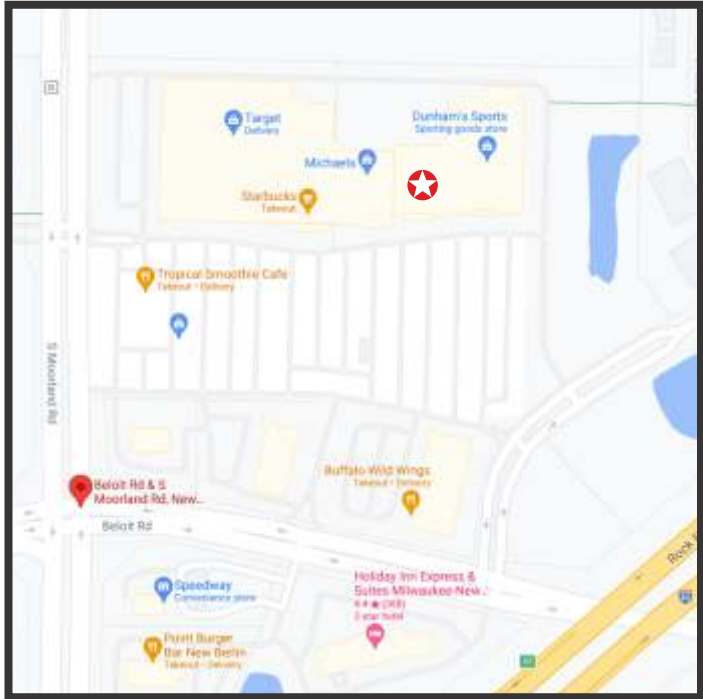
Thank you for your time,



Marina Nuckles

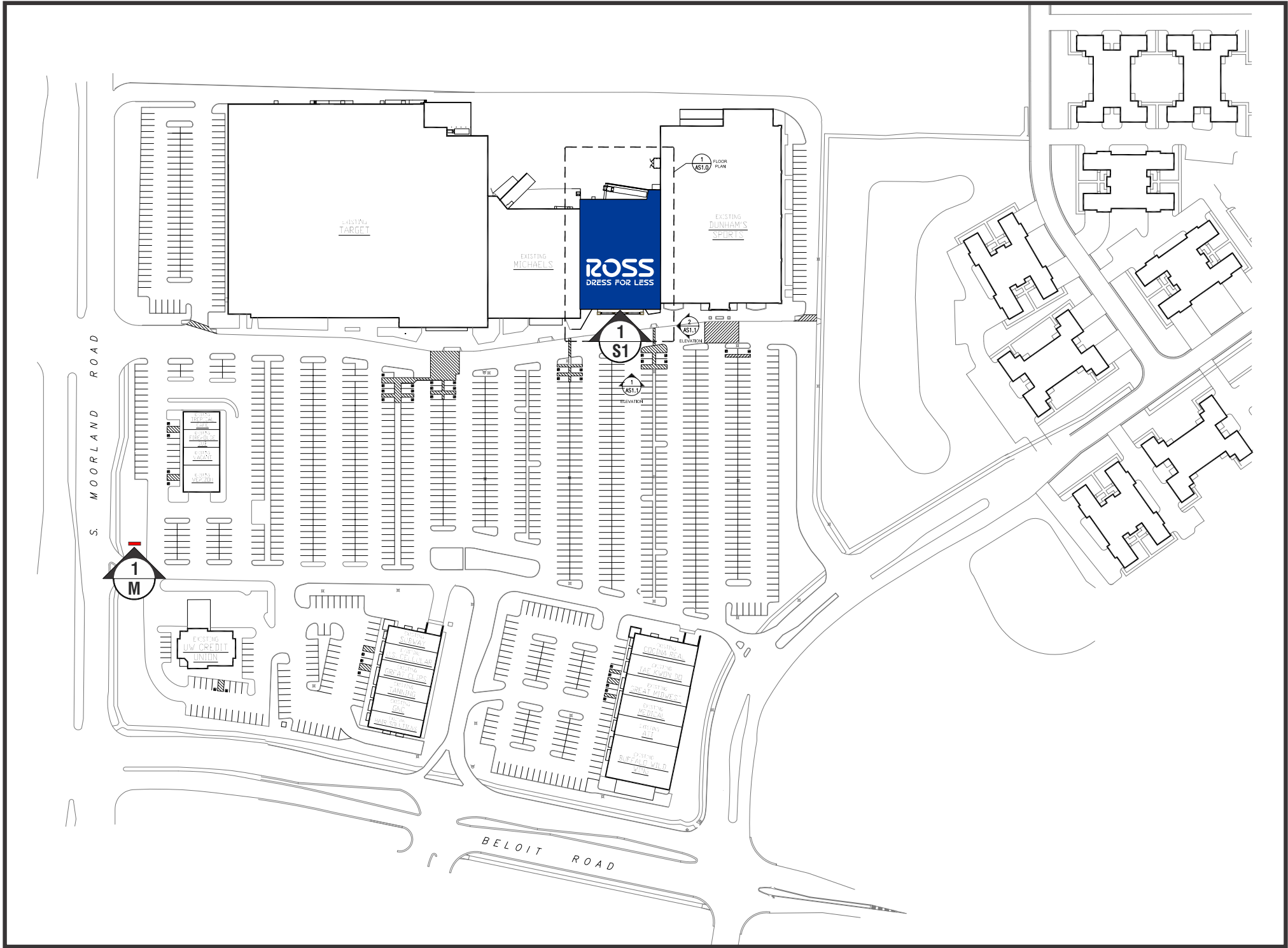
Kieffer | Starlite on behalf of

ROSS Stores, INC.



VICINITY MAP

NOT TO SCALE



SITE PLAN

NOT TO SCALE

EXHIBIT _____

PAGE _____ **OF** _____

Kieffer | Starlite
National Sign Manufacturers and Consultants
Dallas/FL Worth Chicago Sheboygan Charlotte

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ROSS
DRESS FOR LESS

#2439 - NEW BERLIN

Moorland Commons
NEC South Moorland Road & Beloit Road
New Berlin, WI

drawn _____ 05/24/21

RB-E

SHEET

K

6

ROSS STORES, INC. REQUIRES AND WILL PROVIDE:
At least one (1) double-faced temporary site sign per street frontage.
Sign installer to confirm location with landlord's contractor prior to installation.

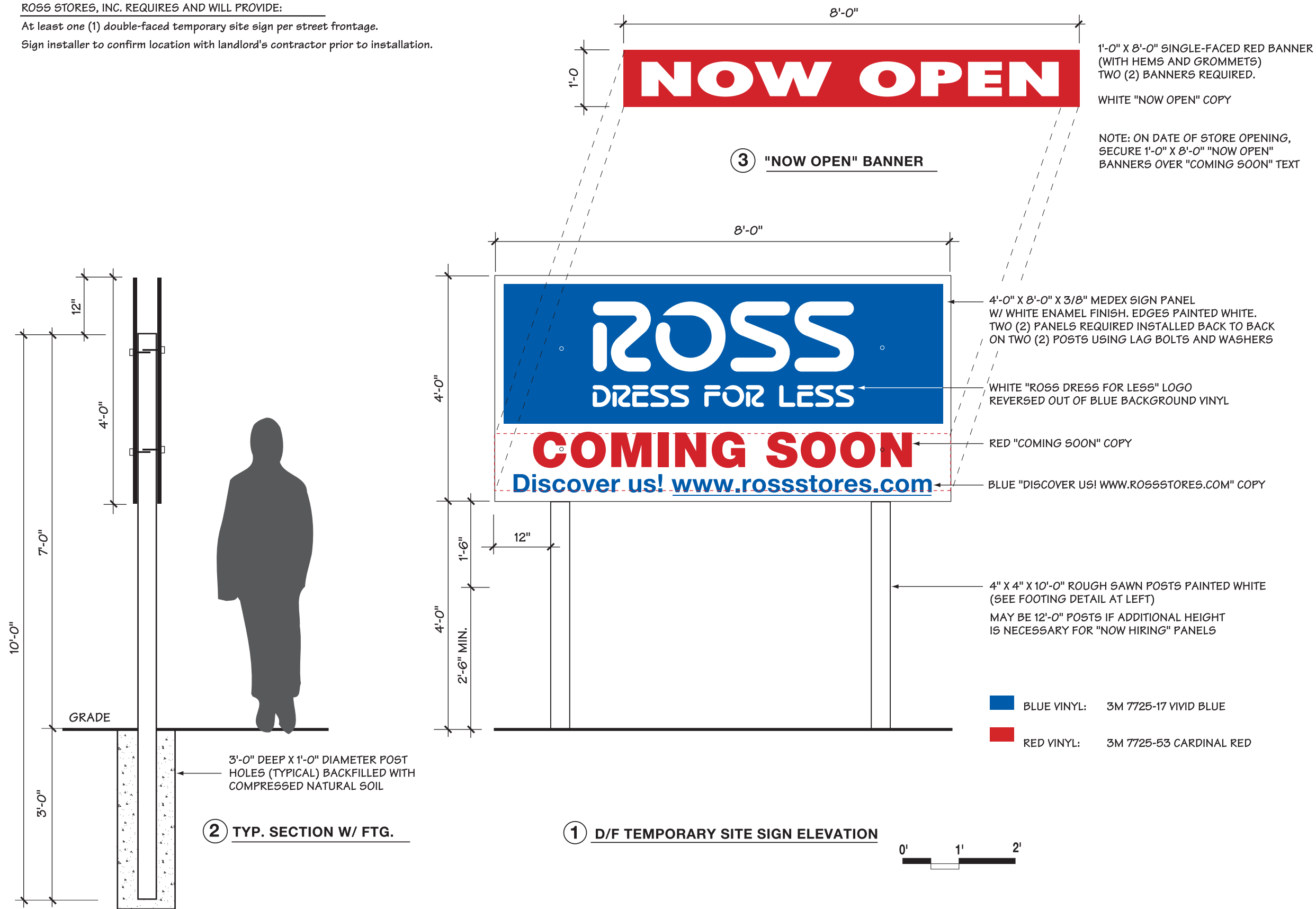


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drawn 05/24/21

RB-E
SHEET
SS

ROSS STORES, INC. REQUIRES AND WILL PROVIDE:

- A Temporary "Opening Soon" construction banner package consisting of the following elements on storefront:
6'-0" x 24'-0" Temporary "Ross Dress For Less Opening Soon, Discover Us! www.rossstores.com" banner.
Banner to be installed as soon as wall is complete.
- A.1 Temporary "Opening Soon" construction banner package consisting of the following elements on storefront:
4'-0" x 16'-0" Temporary "Ross Dress For Less Opening Soon, Discover Us! www.rossstores.com" banner.
Banner to be installed as soon as wall is complete.
- B 38" x 48" "Ross Dress For Less Opening Soon" window banners (min. 2 required)
- C Two (2) sets of eight (5) Threaded Eye-Bolts each at 3'-6" high x 17'-0" wide for banner attachments as shown.



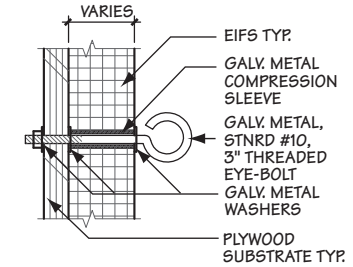
A "ROSS DFL OPENING SOON" BANNER DETAIL
SCALE: 1/8" = 1'-0"



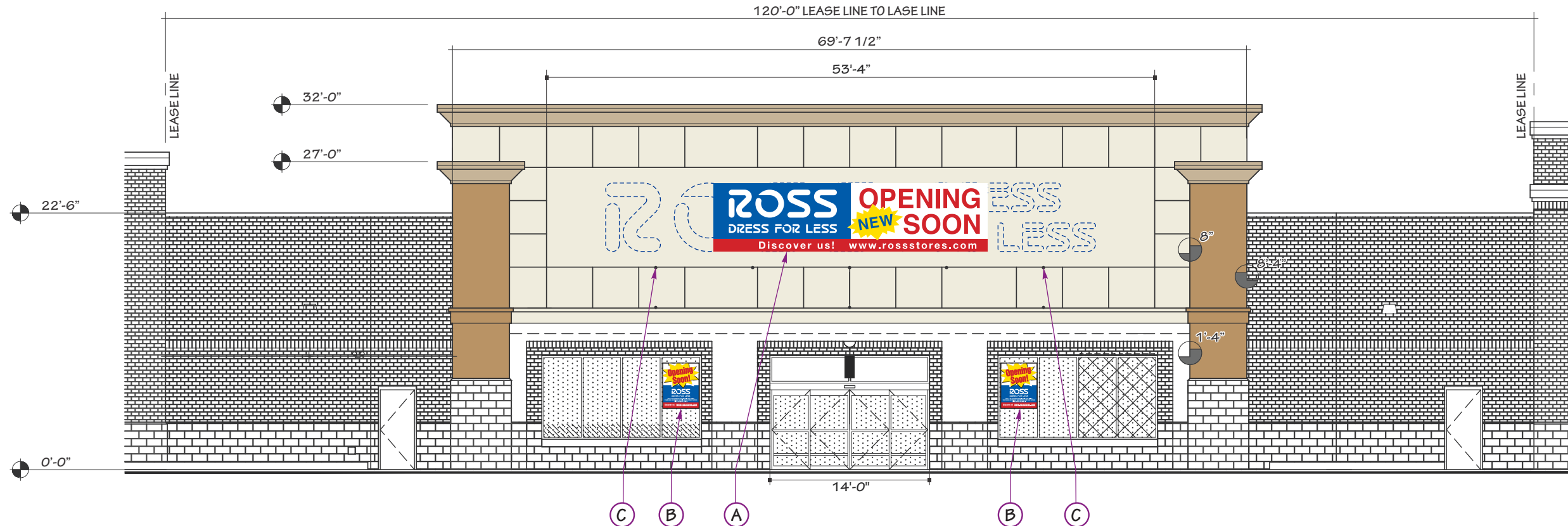
A.1 "ROSS DFL OPENING SOON" BANNER OPTION
SCALE: 1/8" = 1'-0"



B WINDOW BANNER DETAIL
SCALE: 1/4" = 1'-0"



C TYP. EYE-BOLT DETAIL
FOR E.I.F.S. WALL N.T.S.



NOTES:

Specific conditions and codes will vary by location.
Kieffer Signs to provide site-specific plans prior to installation.

"Opening Soon" construction banner package to be provided and installed by Kieffer Signs.

Banners to be installed only on surfaces approved by Ross Stores.

Do not install banners directly on dryvit (E.I.F.S.) wall(s).
Kieffer Signs to seal, patch and touch up all other wall penetrations due to installation upon removal of banners.

Ross Stores Inc. reserves the right to install any other temporary opening promotional material or element they deem appropriate.

EXHIBIT _____

PAGE _____ OF _____



#2439 - NEW BERLIN

Moorland Commons
NEC South Moorland Road & Beloit Road
New Berlin, WI

drawn 05/24/21

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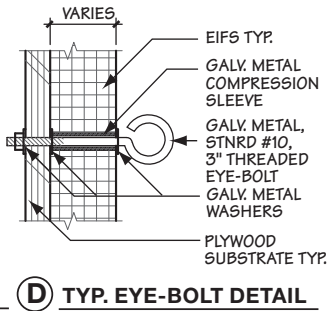
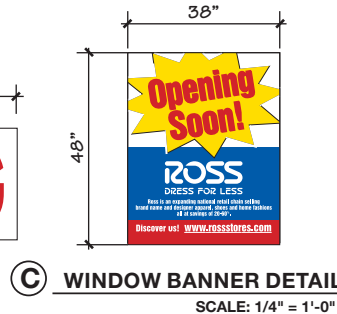
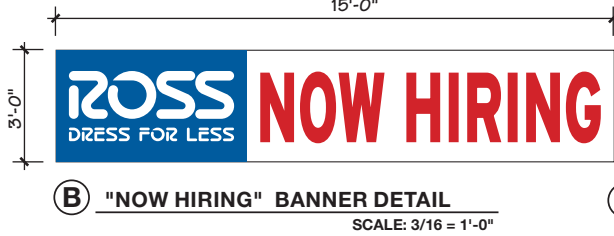
SHEET

01a

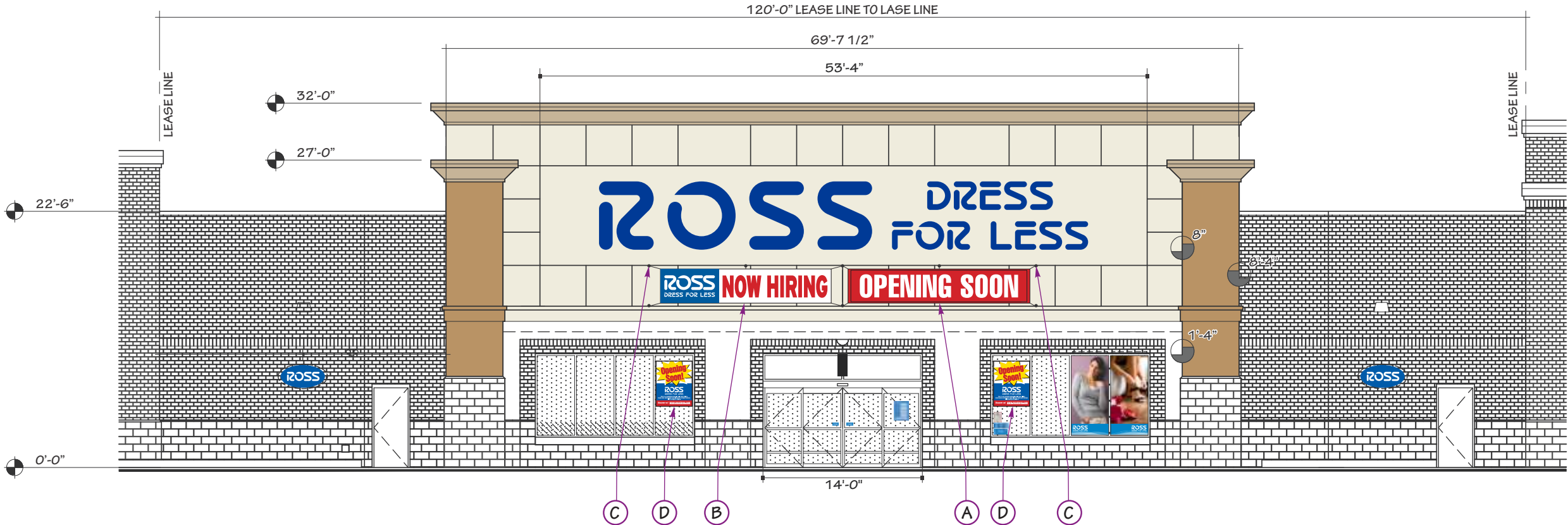
ROSS STORES, INC. REQUIRES AND WILL PROVIDE:

Temporary "Opening Soon / Now Open" banner package consisting of the following elements on storefront:

- A 3'-0" x 16'-0" "Opening Soon / Now Open" ("Grand Opening" New Markets only) combination double-layered changeable banner (min. 1 req.). Install banner along with the installation of the building signs. Tie off to eyebolts (by Landlord)
- B 3'-0" x 15'-0" "Now Hiring" banner
- C 38" x 48" "Ross Dress For Less Opening Soon" window banners (2 min.)
- D Two (2) sets of five (5) Threaded Eye-Bolts at 3'-6" high x 17'-0" wide for banner attachment as specified per Sheets S1 and O1a.



NEVER ATTACH BANNERS DIRECTLY TO E.I.F.S. WALLS (CONCRETE, CMU, STUCCO, MASONRY VENEER ARE OK).
IF FASCIA IS EIFS, VERIFY THAT EYE-BOLTS ARE PRESENT.
IF YES, PROCEED WITH BANNER INSTALLATION AS SHOWN.
IF NO EYE-BOLTS ARE PRESENT, DETERMINE IF BASE BUILDING CAN BE USED FOR BANNER INSTALLATION (ONLY IF NOT E.I.F.S.).
IF YES, PROCEED WITH INSTALLATION, PLACING BANNER ON NON-E.I.F.S. WALLS.
IF NO EYE-BOLTS ARE PRESENT AND NO NON-E.I.F.S. SURFACES ARE AVAILABLE, CALL KIEFFER SIGNS IMMEDIATELY. DO NOT INSTALL BANNERS.



NOTES:
Specific conditions and codes will vary by location.
Kieffer Signs to provide site-specific plans prior to installation.
"Opening Soon" construction banner package to be provided and installed by Kieffer Signs.
Banners to be installed only on surfaces approved by Ross Stores.
Do not install banners directly on dryvit (E.I.F.S.) wall(s).
Kieffer Signs to seal, patch and touch up all other wall penetrations due to installation upon removal of banners.
Ross Stores Inc. reserves the right to install any other temporary opening promotional material or element they deem appropriate.

EXHIBIT _____
PAGE _____ OF _____

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RB-E

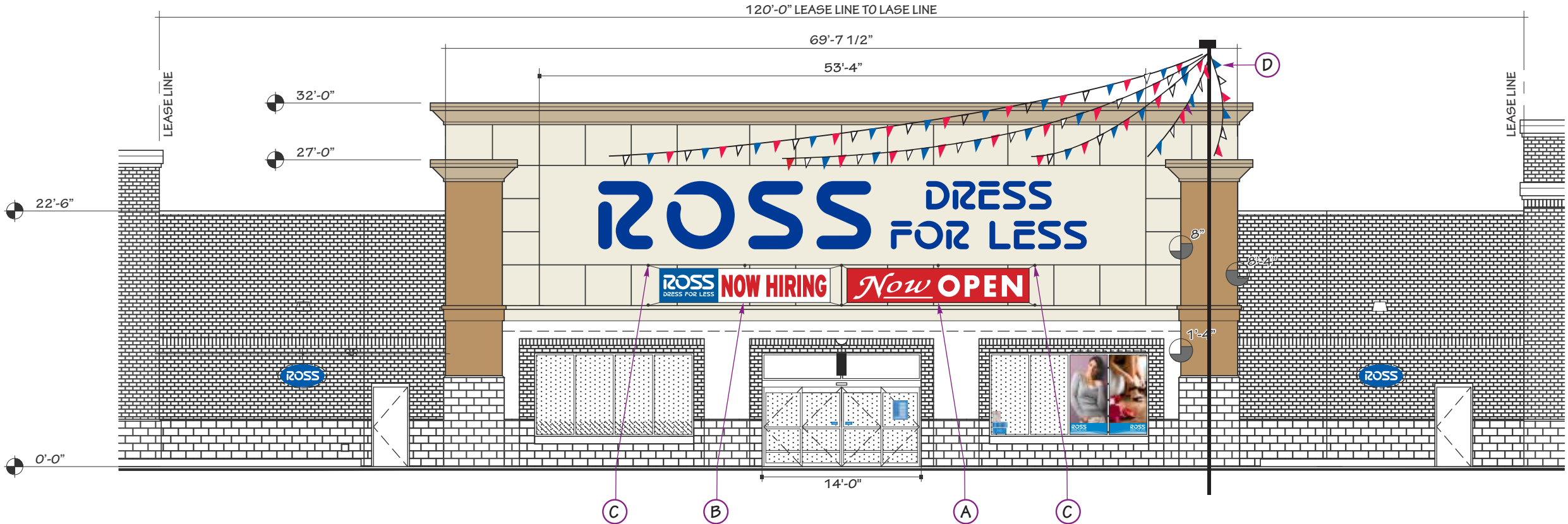
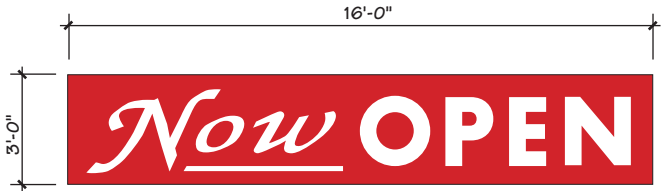
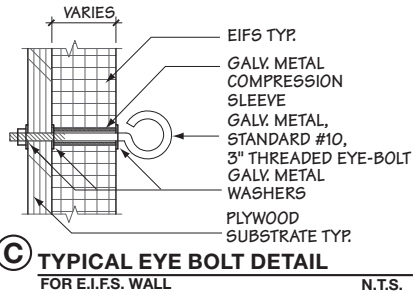
SHEET

01b

ROSS STORES, INC. REQUIRES AND WILL PROVIDE:

Temporary "Now Open" banner package consisting of the following elements on storefront:

- A 3'-0" x 16'-0" "Opening Soon / Now Open" ("Grand Opening" at New Markets only) combination double layered changeable banner (1 min). Install banner along with the installation of the building signs (see Sheet 01b). Tie off to eye-bolts at tile niche (by landlord).
Remove top banner layer to reveal "Now Open" or "Grand Opening" banner on the day of store opening.
- B 3'-0" x 15'-0" "Now Hiring" banner to remain at discretion of store manager.
- C Two (2) sets of five (5) Threaded Eye-Bolts each at 3'-6" high x 17'-0" wide for banner attachment as shown.
- D Multicolor pennant flags to be installed where applicable. Pennant strings not to exceed 100 ft. in length.
- E Remove Window Banners



NOTES:
Specific conditions and codes will vary by location.
Kieffer Signs to provide site-specific plans prior to installation.
"Opening Soon" construction banner package to be provided and installed by Kieffer Signs.
Banners to be installed only on surfaces approved by Ross Stores.
Do not install banners directly on dryvit (E.I.F.S.) wall(s).
Kieffer Signs to seal, patch and touch up all other wall penetrations due to installation upon removal of banners.
Ross Stores Inc. reserves the right to install any other temporary opening promotional material or element they deem appropriate.

EXHIBIT _____
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RB-E
SHEET
NO
10

TWO FACES REQUIRED:
ONE (1) ON EACH SIDE OF DOUBLE-FACE PYLON SIGN
IN TENANT POSITION AS SHOWN.

S. MOORLAND RD. PARKING LOT



M
SEE SHEET K FOR LOCATION

N.T.S.

REMOVABLE VINYL PATCH
3M #3630-015 laminated to
3M #180C removable white,
3M #3630-22 black vinyl letters
applied first surface to yellow.
TWO (2) REQUIRED,
ONE ON EACH SIDE OF D/F SIGN.
REMOVE PATCHES ON BOTH FACES
AT TIME OF STORE OPENING.



③ "COMING SOON" PATCH
(2) REQUIRED

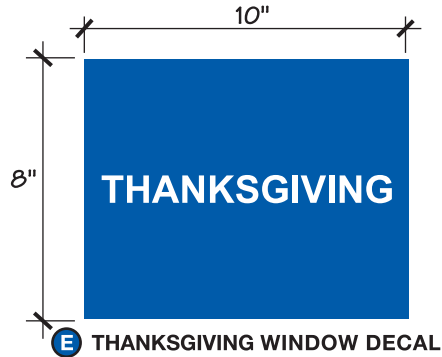
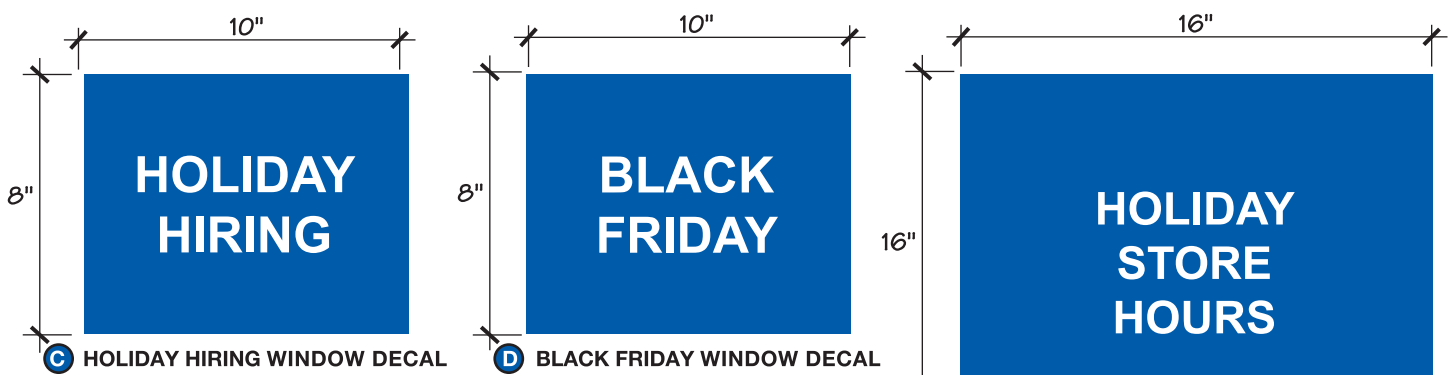
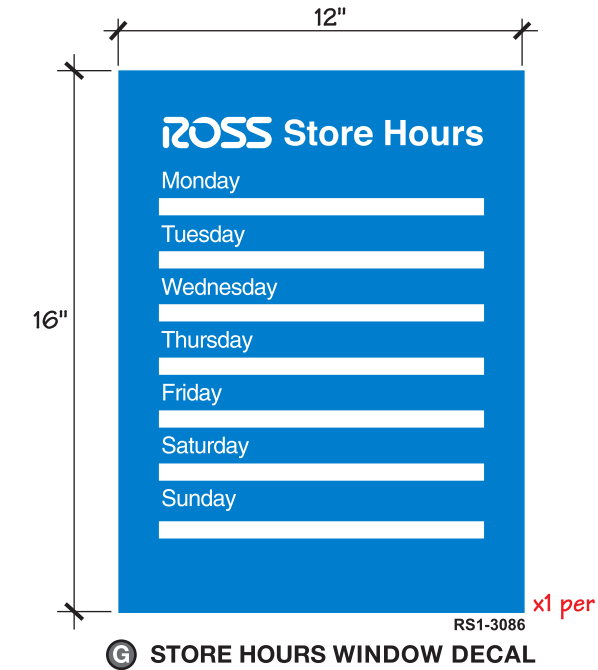
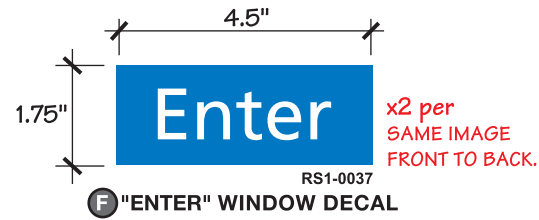
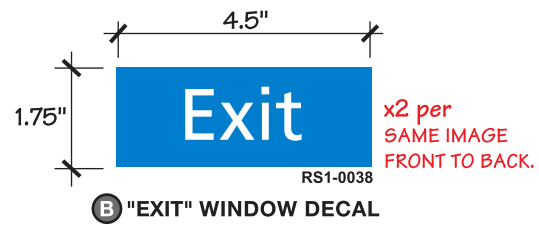
SCALE: 1" = 1'-0"



② "ROSS DRESS FOR LESS" TENANT FACE DETAIL

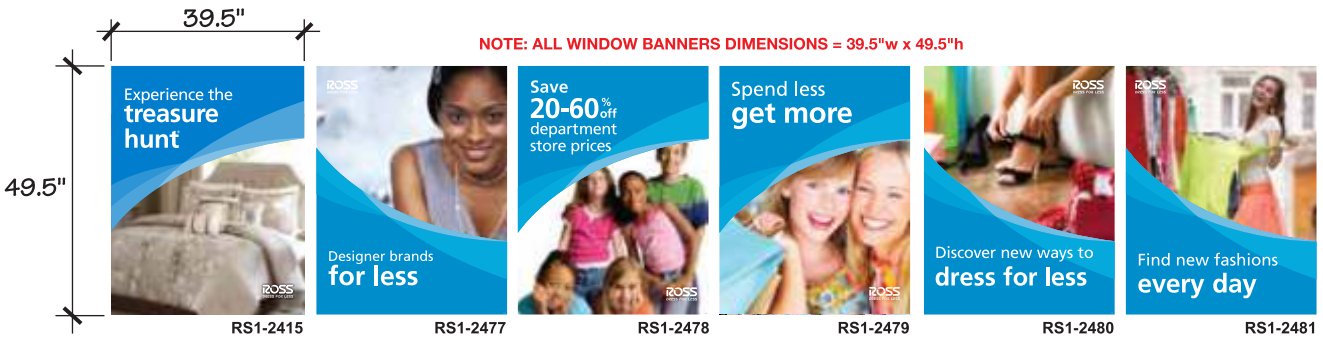
SCALE: N.T.S.

Notes:
SEE SHEET K FOR SIGN POSITION.
SEE SHEET M FOR PERMANENT ROSS SIGN FACE SPECIFICATIONS.
LANDLORD TO PROVIDE AND MAINTAIN PYLON STRUCTURE, CABINETS,
FINISHES, BLANK FACES, LIGHTING AND ELECTRICAL SERVICE.
"ROSS" TEMPORARY TENANT FACE DECORATION TO BE PROVIDED BY ROSS
STORES, INC.



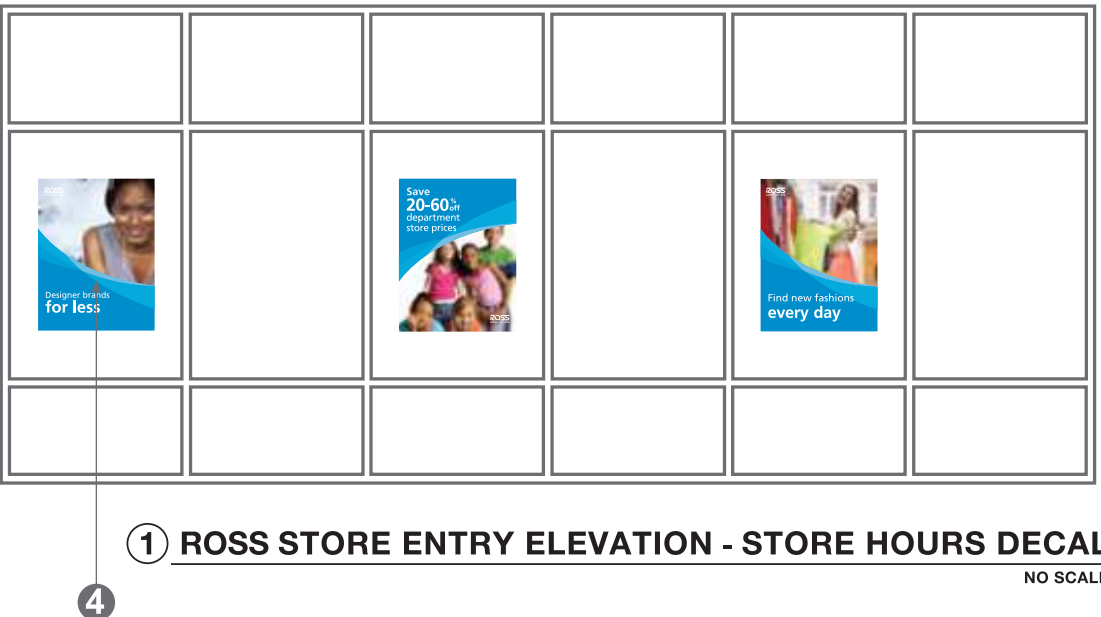
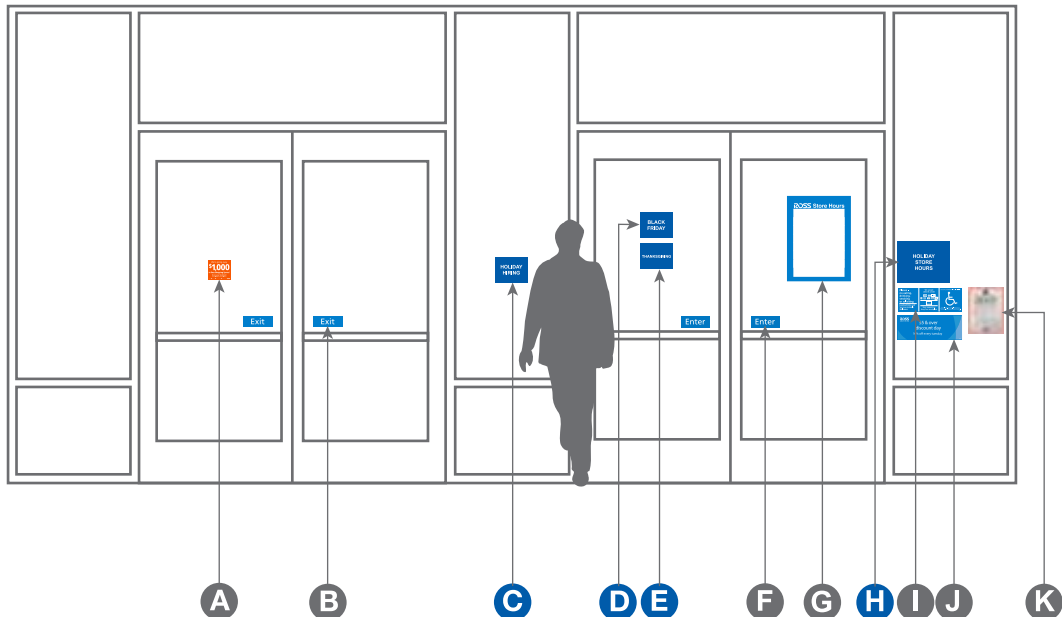
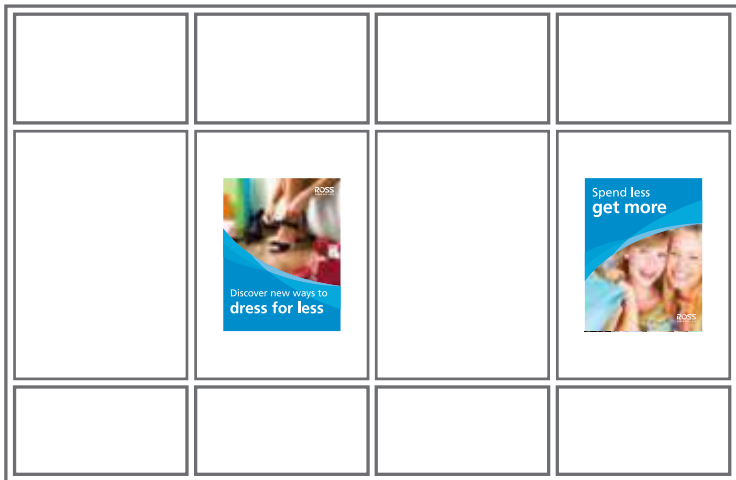
3 PROMOTIONAL ALL STORES WINDOW DECAL • DETAIL

ALL = x1 per NO SCALE



4 WINDOW BANNERS • DETAIL

NO SCALE



1 ROSS STORE ENTRY ELEVATION - STORE HOURS DECALS

NO SCALE