



**CITY OF NEW BERLIN
PLAN COMMISSION MEETING
Monday, August 15, 2022**

6:00 PM

Zoom Meeting

<https://us02web.zoom.us/j/84913210605>

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 City Council. Interested parties may also participate by:

- Downloading the ZOOM app located at <https://zoom.us/> and utilize this unique ID to join: 849 1321 0605
- Following this direct link to the meeting: <https://us02web.zoom.us/j/84913210605>
- Find your local number: <https://us02web.zoom.us/j/84913210605>

AGENDA

PUBLIC HEARING(S)

1. (2) MH CU-2201582 Durbin Petroleum LLC - 15551 W. Cleveland Ave. - Conditional Use Approval to reoccupy the existing building for a gas station and construct a new fuel pump canopy 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

2. July 11, 2022 Plan Commission Meeting Minutes

PLAN COMMISSION SECRETARY'S REPORT

CONTINUED BUSINESS

3. (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)
4. (7) NJ UA-2200499 Kohler Pit Interim Grading Plan - 4635 S. Racine Ave. - Use and Site Approval for an Interim Grading Plan for Kohler Pit. (TABLED 4/11/2022)

NEW BUSINESS

5. (4) KW LD-2201554 Kevin and Brooke Trebe - 21965 W. Lochleven Lane - 1-Lot Certified Survey Map.
6. (7) NJ RZ-2200958 Frank Grotkiewicz- Tax Key #: 1229-994-002 - Recommend to Common Council adoption of an Ordinance #: 2663 that approves the rezoning of the property located at Tax Key #: 1229-994-002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2 . The C-1 and C-2 will remain unchanged. (PUBLIC HEARING 6:00 PM ON 7/11/2022)
7. (7) NJ LD-2201154 Frank Grotkiewicz - 19300 W. Observatory Road (Tax Key #'s: 1229-994-001 & 1229-994-002) - 1-Lot Certified Survey Map.
8. (4) NJ UA-2201555 Anna Fekete - 5335 S. Oakridge Drive - Use, Site and Architecture for an 8' fence.
9. (2) MH SG-2201504 Heritage Christian School - 3055 S. Glen Park Road - Sign Waiver Request.
10. (1) NJ/KH UA-2201613 Kris Kiefer with The Grand Hills Castle Phase 2 - 13050 W Cleveland Avenue (Tax Key #: 1197.976.001) and (Tax Key #: 1197.976.002) - Use, Site and Architecture approval for a 55 unit Residential Care Apartment Complex (RCAC) and adult daycare.
11. (4) GK/NJ SP-2201693 - Neumann Development Inc. 20685-20695 W. National Avenue - 18-Lot Final Plat for Quarry Park Subdivision.

PENDING

12. (4) KW LD-2201280 Mellisa Hayes on behalf of Kyle Kloc and Natalie Anastas - 5920 S. Racine Avenue - 2-Lot Certified Survey Map. (Tabled 7/11/2022)

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 possible 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 Rubina R. Medina (262) 786-8610.

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Bill Morris/Durbin Petroleum, LLC / Conditional Use application to reoccupy an existing building as a gas station and construct a fuel pump canopy

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

REQUEST: Conditional Use application to reoccupy an existing building as a gas station and construct a fuel pump canopy, 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 August 15, 2022

Bill Morris / Durbin Petroleum, LLC
15551 W. Cleveland Avenue

DATE STAFF REPORT: 08/02/2022

APPLICANT / OWNER(S): Bill Morris / Durbin Petroleum, LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use application to reoccupy an existing building as a gas station and construct a fuel pump canopy, located at 15551 W. Cleveland Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 06/28/2022

DATE OF COMPLETENESS DETERMINATION: 07/06/2022

Application Check List Enclosed: N/A

PRE-APPLICATION CONFERENCE HELD: Yes

Dates of Meetings: 06/16/2022

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):

Development Size: 3,618 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

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: B-4

Land Use: Commercial (Fast Food Restaurant-Wendy's)

South: Zoning: O-3

Land Use: Residential

East: Zoning: R-5

Land Use: Residential

West: 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 275-34B(2) of the Zoning Code. Automotive fuel sales are considered conditional uses within the B-2 zoning district.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes, required for a Conditional Use. A Public Hearing will be held on August 15, 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 August 15, 2022.

PROPOSED ARCHITECTURE: The applicant is proposing to construct a new fuel pump canopy and fuel pumps. The ARC will review the architecture at the August 15, 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: Previously, this location operated as a gas station and traffic is expected to be similar to the previous approved land use.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION:

04/04/2005	Plan Commission recommend to Common Council approval of rezoning from B-4 to B-2.
04/12/2005	Common Council approval of rezoning from B-4 to B-2.
06/06/2005	Plan Commission approval of the Conditional Use Permit for the construction of an Open Pantry convenience store, gas station and retail/office space.
03/07/2022	Plan Commission Public Hearing for Conditional Use Permit (File #: CU-2200213).
04/11/2022	Applicant withdrew application for Conditional Use Permit (File #: CU-2200213).

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. A traffic impact analysis was not required since this location previously operated as a gas station and traffic is expected to be similar to the previous approved land use.
2. Zoning Code Section 275-65F requires a "substantial bufferyard" of 15 ft. for residential uses adjacent to commercial uses that are under 5,000 sq. ft.
3. Per Section 275-41C(2) of the Zoning Code, the proposed fuel pump canopy does not meet minimum front yard setback requirement of 25' along the west property line.
 - a. An Administrative Adjustment would be required, Per Section 275-30.1D of the Zoning Code, 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.
4. Per Section 275-41C(2) of the Zoning Code, the proposed fuel pumps and pump islands do not meet minimum 40' front yard setback requirement of the B-2 zoning district.
 - a. An Administrative Adjustment would be required per Section 275-30.1D of the Zoning

**Department of
Community Development**

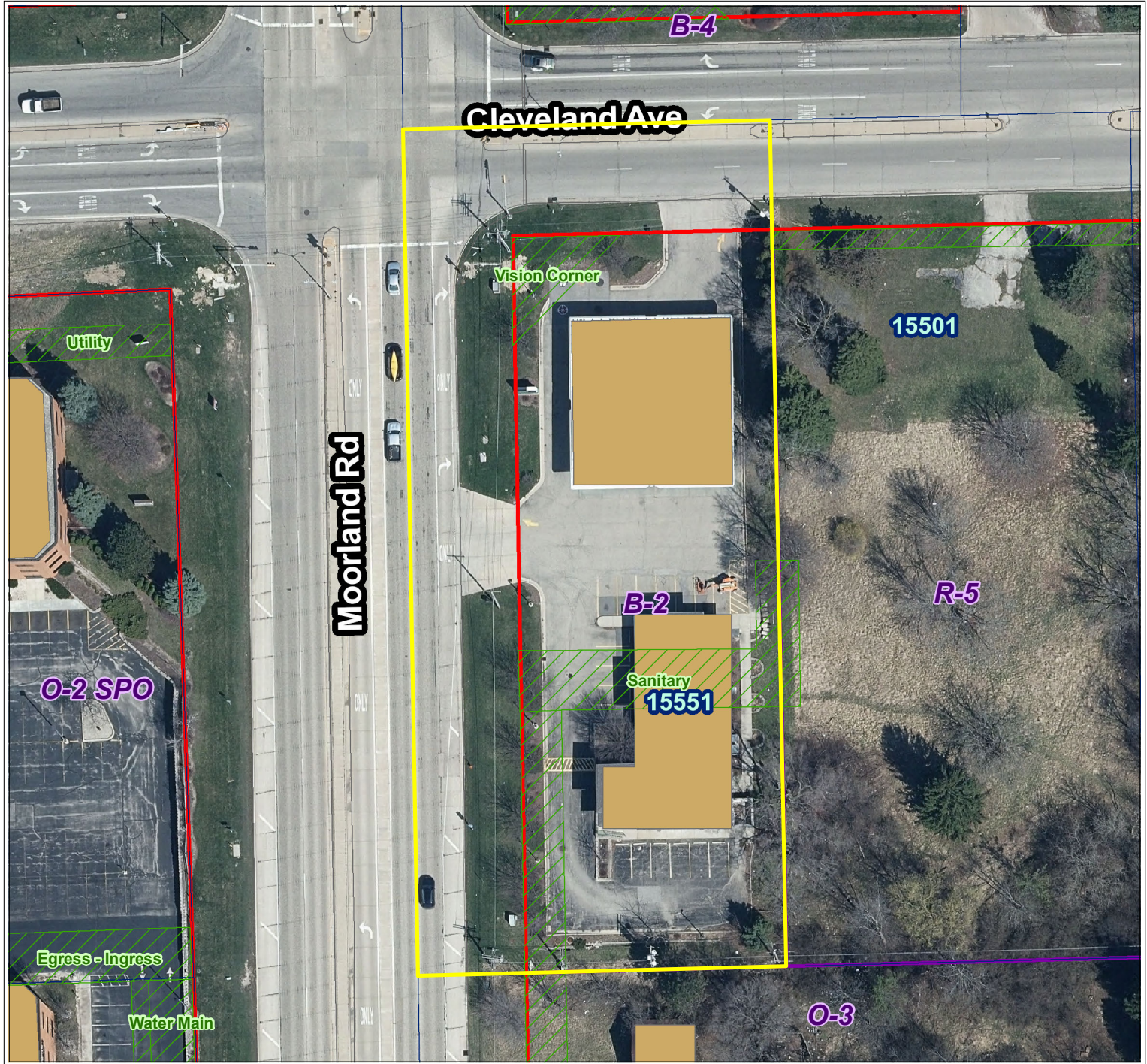
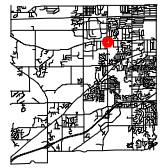
Code, the Director has the authority to grant a dimensional variance to the front, side and/or rear setbacks for new structures, additions to existing structures, or accessory buildings in the amount of 20% of the required setback.

5. Per Section 275-57 of the Zoning Code, parking for a 3,618 square foot commercial building requires 18 parking stalls.
 - a. A parking reduction waiver may be granted per Section 275-57A(2)(f) of the Zoning Code, DCD staff may approve up to a 15% parking reduction.
 - b. Any future additional tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.
6. 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.

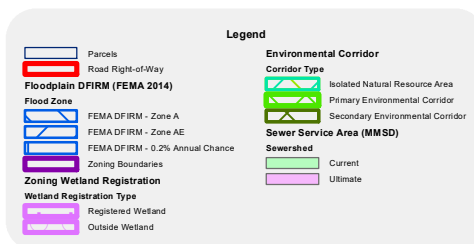
D.R.C RECOMMENDATION: **Public hearing, no action.**

ATTACHMENTS:

Location Map
Plan of Operation Letter
Plans



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



0 25 50 Feet

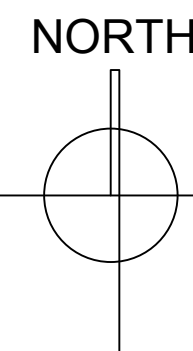
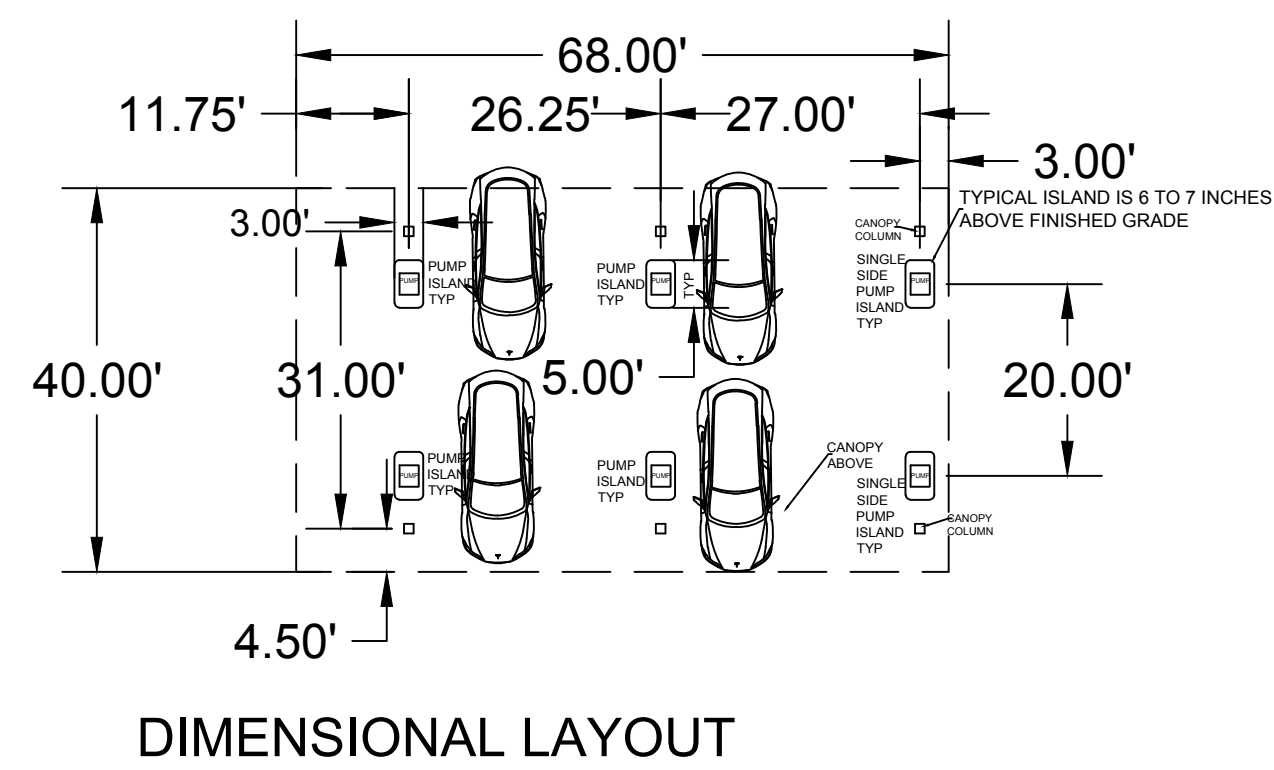
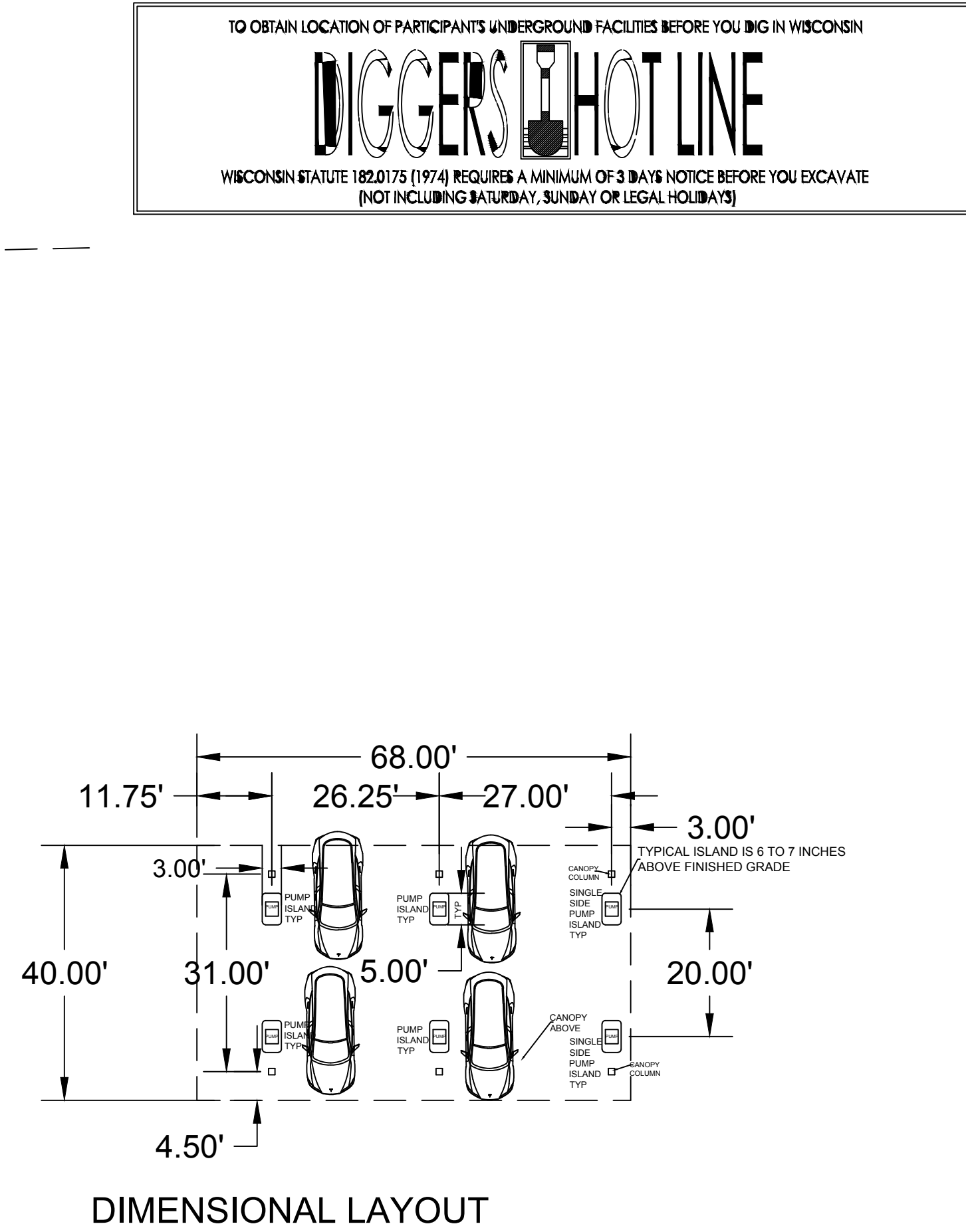
SITE AND OPERATION PLAN FOR

15551 CLEVELAND AVENUE
NEW BERLIN. WI 53151

To: Staff and Committee Members

- A. LOCATION of proposed use is: 15551 CLEVELAND AVENUE NEW BERLIN WI. 53151
Existing Gas Station with Convenience Store.
- B. The activities shall include the operation of the existing 3618 sq ft convenience store, 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.
Operation to commence upon building clean up and canopy construction
With all approvals from City of New Berlin
No phasing is intended
- 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



SITE

SCALE 1" = 20.0'

REVISIONS
 1-25-22 6-28-22

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

DURBIN PETROLIEUM LLC
15551 W CLEVELAND AVENUE
NEW BERLIN WI. 53151

A2



EXISTING EAST ELEVATION



EXISTING NORTH / WEST ELEVATION

SIGN 50 FT PER LENGTH OF BUILDING
PER CITY OF NEW BERLIN ORDINANCE



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

DATE

1-20-22

REVISIONS

1-25-22

3-4-22

5-25-22

6-28-22

WILLIAM A. MORRIS ARCHITECT LLC

5313 87TH PLACE

PLEASANT PRAIRIE, WI. 53158

DURBIN PETROLEUM LLC

15551 CLEVELAND AVE

NEW BERLIN WI. 53151





**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, July 11, 2022**

Regular Meeting

Zoom Meeting

6:00 PM

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

The Plan Commission 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 # 826 6655 9712 to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

ITEM: (7) NJ RZ-2200958 Frank Grotkiewicz- Tax Key #: 1229-994-002 - Rezone approximately 17.302 acres of Tax Key #: 1229-994-002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2 . (PUBLIC HEARING 6:00 PM)

City Clerk Rubina Medina reviewed the procedures to be conducted as this meeting was held via zoom.

Mayor Ament read the rules for the public hearing and called the public hearing to order at 6:01 PM.

Principal Planner, Kelly Wall read the Public Hearing Notice and gave a brief presentation to the Commission.

Mayor Ament asked if there were any citizens in attendance that had questions for clarification. One question was asked by Pete Macakanja of 19155 W. Observatory Road.

Mayor Ament asked if any citizens in attendance wished to speak in favor of the application. There were none.

Mayor Ament asked if any citizens in attendance wished to speak in opposition of the application. There were none.

Mayor Ament asked the Commissioners if they had any questions for clarification and/or comments. Questions were asked.

The Public Hearings adjourned at 6:12 PM.

PRIVILEGE OF THE FLOOR

Mayor Ament asked if there was anyone in attendance that wanted to take part in Privilege of the Floor. Dave & Peggy Anderson of 19880 W. Hickory Trail spoke in favor of an item on the Plan Commission agenda.

Rubina stated that no comments were received via email.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:22 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, Ald. Stribl, McGrath, Biller, Rafel, Felda & Anderson.

Rubina 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, Principal Planner Kelly Wall, City Engineer Tammy Simonson, City Attorney Mark Blum, and City Clerk Rubina Medina.

APPROVAL OF MINUTES

ITEM: June 6, 2022 Plan Commission Meeting Minutes

MOTION: Approval of the June 6, 2022 Plan Commission Meeting Minutes

VOTE: Motion by: Stribl
Second by: Rafel
Motion Passed: 6-0 with Commissioner Biller abstaining.

PLAN COMMISSION SECRETARY'S REPORT

No Report.

NEW BUSINESS

ITEM: (4) KW LD-2201280 Mellisa Hayes on behalf of Kyle Kloc and Natalie Anastas - 5920 S. Racine Avenue - 2-Lot Certified Survey Map.

Kelly Wall provided a brief overview of the item and provided staff's recommendation to table this item.

MOTION: Motion to table (4) KW LD-2201280 Mellisa Hayes on behalf of Kyle Kloc and Natalie Anastas - 5920 S. Racine Avenue - 2-Lot Certified Survey Map.

VOTE: Motion by: Stribl
Second by: McGrath
Motion Passed: 7-0

ITEM: (7) UA-2102215 Steve Esser with Patera on behalf of Sri Lakshmi Narasimha Temple -3800 S. Racine Avenue - Use, Site and Architecture Approval for a building addition.

Director Kessler provided the Commission a brief overview and staff's recommendation.

City Attorney Mark Blum ask that Paragraph 1D be modified to read as follows:
"as the continuing condition of occupancy employee and visitor parking shall be contained on site in areas designated for public parking not in restricted areas such as fire lanes or in unapproved areas of the site. In addition no parking is allowed on adjacent streets including Racine Avenue or Schwartz Road and is further not permitted on private property without the written consent of the property owner. The forgoing parking restrictions are not followed and repeated incidents of such violations are documented, city staff will request the Plan Commission to require the applicant to install the future parking shown in the applicant's plans following the submittal and approval of drainage and lighting plans in accordance of City codes and applicable standards of governmental entities of jurisdiction."

MOTION: Motion to approve (7) UA-2102215 Steve Esser with Patera on behalf of Sri Lakshmi Narasimha Temple -3800 S. Racine Avenue - Use, Site and Architecture Approval for a building addition with the language modifications to the contingency for the parking waiver to include the language per City Attorney Mark Blum.

VOTE: Motion by: Stribl
Second by: Felda
Motion Passed: 7-0

ITEM: (4) GK/NJ UA-2201250 Dave and Peggy Anderson - 19880 W. Hickory Trail (Tax Key #: 1266-993-004) - Affidavit of Correction to remove an Environmental Corridor restriction and replace with a Conservation Easement to allow a pool to be installed.

Director Kessler provided a brief presentation to the Commission and provided staff's recommendation.

MOTION: Motion to approve (4) GK/NJ UA-2201250 Dave and Peggy Anderson - 19880 W. Hickory Trail (Tax Key #: 1266-993-004) - Affidavit of Correction to remove an Environmental Corridor restriction and replace with a Conservation Easement to allow a pool to be installed.

VOTE: Motion by: Stribl
Second by: Rafel
Motion Passed: 7-0

PENDING

ITEM: (7) NJ/KH UA-2200499 Kohler Pit Interim Grading Plan - 4635 S. Racine Ave. - Use and Site Approval for an Interim Grading Plan for Kohler Pit. (TABLED 4/11/2022)

COMMUNICATIONS

None

ADJOURN

MOTION: To adjourn the Plan Commission meeting at 6:56 PM.

VOTE: Motion by: Stribl
Second by: Rafel
Motion Passed: 7-0

*Respectfully Submitted,
Rubina R. Medina, City Clerk*

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Lance McTrusty – Bauer Sign and Lighting / Minuteman Press Sign Waiver Request

LOCATION: 13819 W. National Avenue (Tax Key #: 1202.987) – Tenant addresses 13801-13823 W. National Avenue

REQUEST: Approval of a coordinated sign plan for the property located at 13819 W. National Avenue, which would allow Minuteman Press to have an additional wall sign, for a total of two wall signs, at 13819 W. National Avenue.

D.R.C RECOMMENDATION: Recommend denial of the coordinated sign plan for the property located at 13819 W. National Avenue, subject to the application, plans on file and the following reasons:

OR

If approved by the Plan Commission, all new signage shall follow the coordinated sign plan developed by the property owner. If at any time, a tenant shall request additional signage, beyond what is allowed in the coordinated sign plan, the property owner would be required to install a monument sign.

Per §275-61(2)(c), separate wall canopy or fascia signs may be allowed for each tenant in a retail, shopping, industrial or commercial center, subject to the approval of an overall coordinated sign plan by the DCD staff for the building. The size of wall signs approved in this manner shall be figured using the width of the bay occupied by each tenant.

1. Following review and action by the Plan Commission in January, the property owner and tenants discussed the interest for a multi-tenant sign at the property located at 13819 W. National Avenue. In lieu of a multi-tenant sign, the owner would like to propose a coordinated sign plan for the building, which is as follows:
 - All tenant signage must be approved by Rick Dahl (property owner) at 3485 N 124th street, Brookfield, WI. 53005. PH # 262-439-6105.
 - Tenant signs will be allowed on the north, east, and west elevation of the building.
 - Tenant signage shall have one square foot per linear foot frontage.
 - All new store front signage must be individually illuminated [channel lettering] mounted on a raceway.
 - All raceways will be finished to match the building color behind the sign.
 - Lighting will be LED illumination.
 - Maximum channel letter height 26", logo 30".
 - All sign colors and lettering must be approved by the owner in advance.
 - Any or all logos 30" or higher must be approved by the owner of the center.

- **Tenants on the east and west side elevation of the center outside wall are allowed a logo on the wall. Logo not to exceed 26 sq ft.**
- **All logo signage must be approved the property owner, Rick Dahl.**

Coordinated Sign Plan	Meets Code (Yes, No, or N/A)
All tenant signage must be approved by Rick Dahl (property owner) at 3485 N 124 th street, Brookfield, WI. 53005. PH # 262-439-6105.	Yes - All sign permits require signature from the property owner.
Tenant signs will be allowed on the North, East, West elevation of the building.	N/A – Not a Zoning Code or City requirement. The Zoning Code does not restrict what elevations can have signage. Only the number and size of signs.
Tenant signage shall have 1 square foot per linear foot frontage.	Yes - Per § 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; 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.
All new store front signage must be individually illuminated [channel lettering] mounted on a raceway.	N/A – Not a Zoning Code or City requirement.
All raceways will be finished to match the building color behind the sign.	N/A – Not a Zoning Code or City requirement.
Lighting will be LED illumination.	N/A – Not a Zoning Code or City requirement. Per § 275-61I(1)(g), electronic message enters (EMCs) and changeable message signs would not be allowed due to the proximity to residential properties.
Maximum channel letter height 26", logo 30".	N/A – Not a Zoning Code or City requirement.
All sign colors and lettering must be approved by the owner in advance.	N/A – Not a Zoning Code or City requirement.
Any or all logos 30" or higher must be approved by the owner of the center.	N/A – Not a Zoning Code or City requirement.
Tenants on the east and west side elevation of the center outside wall are allowed a logo on the wall. Logo not to exceed 26 sq ft.	No – Per § 275-61I(2)(a), only two signs may be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, or monument signs, not exceeding a total of two, and approved by DCD staff. Numbers of permitted signs by type are listed in Table 275-61-1. Per § 275-61I(1)(c)[6], The applicant may request a waiver from the Plan Commission for the requirement for a monument sign. If a waiver is granted, the monument sign may not be substituted for an additional wall sign.

- 2. The applicant (Minuteman Press) is proposing to install a second wall sign on the west elevation. Applicant's letter and proposal are attached.**

3. Per §275-61I(1)(c)[6] of the Zoning Code, applicants may request a waiver from the Plan Commission for the requirement for a monument sign. If a waiver is granted, the monument sign may not be substituted for an additional wall sign.
 - a. A previous wall sign waiver (File #: SG-79-04) was reviewed by the Plan Commission on December 8, 2004. The request for a wall sign was approved with the condition that *“it is not practical to locate a monument sign on this property as required by Section 275-61I(1)(c)(1) of the Municipal Code. Based on recommendation from the Transportation Division Engineer, staff is requesting that this requirement be waived for this particular tenant and allow the installation of this wall sign.”*
4. Per §275-61I(2)(c), separate wall canopy or fascia signs may be allowed for each tenant in a retail, shopping, industrial or commercial center, subject to the approval of an overall coordinated sign plan by the DCD staff for the building. The size of wall signs approved in this manner shall be figured using the width of the bay occupied by each tenant.
5. The business has obtained a permit to install a wall sign on the north (front) elevation.
6. 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.”*
7. 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.”*

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. Over the last few years, the building has been converted to a multi-tenant building with at least 4 tenants.
3. This application was tabled at the January 10th Plan Commission meeting subject to the property owner submitting a coordinated sign plan.
4. Staff feels that the Plan Commissions intent, when asking for a coordinated sign plan, that the applicant/owner would propose a signage option that provided equal opportunity to all tenants, to have a second sign. Seeing that the submitted coordinated sign plan only provides additional signage for two of the tenants, staff is recommending denial and would prefer that the property owner construct a multi-tenant monument sign, if tenants would like additional signage.

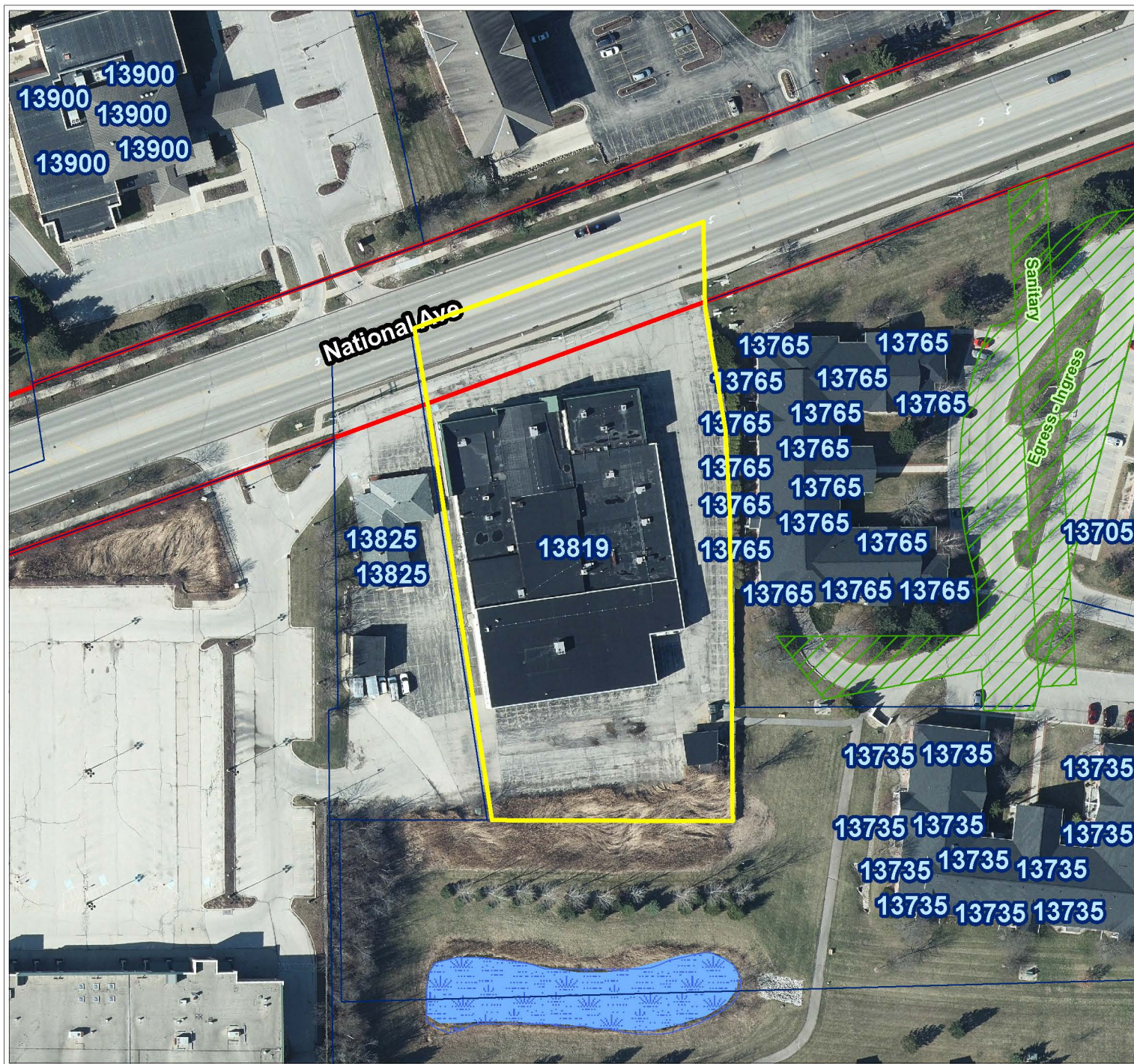
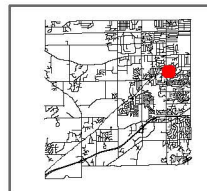
Attachments:

Location Map
Applicant Letter
Owner Letter
Sign Rendering
1/10 Meeting Minutes

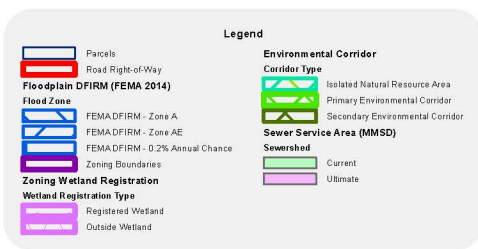
SG-2102512

Minuteman Press

13823 W. National Avenue



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



0 45 90 Feet



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**2500 South 170th Street
New Berlin, Wisconsin 53151
Proudly Made In the USA!**

September 29, 2021

New Berlin Planning Commission
3805 S. Casper Drive
New Berlin, WI 53151

Dear Planning Commission:

We are here today to ask for your approval to have a second sign on the North-East side of the Minuteman space. Previously this was allowed and approved by the Planning Commission for the former tenant, Interstate Music to have a second sign due to the same hardships, see attachment A.

There are several hardships this shopping center has, that should reinforce our request to be allowed the second sign. The positioning of the building as compared to the road is not horizontal to National Ave, making it hard to see any of the tenants store front signs, see attachment B, as you can see you cannot see the former Interstate Music sign over their main entrance, but you can see the side sign well.

The other hardship is there is no safe place to place a monument sign by the road. There is an electrical easement and vision triangle on the far North-East side of the property, then just a narrow strip of grass along the entire storefronts that leads to another electrical easement and sight triangle on the South-West side of the property, see attachments B & C. Per code this property is allowed a monument but there is no reasonable place that one could go, that is safe for the community.

Due to the fact that Interstate Music was granted a waiver for the additional side sign, which was much larger than what we are proposing, and the fact that the building slants away from the road not allowing motorists to see the main signage over storefronts from a distance, and that fact that there is no safe place to install a monument sign, which code allows, we strongly feel that we should be granted the second wall sign per the attached drawing, due to the hardships. There is a store Michelsen's Office Furniture 2 blocks away at 14059 W. National Ave, that has a monument sign and 4 wall signs, see attachment D, this is another reason why our request is not overwhelming.

We thank for your time, and effort, as you review and consider our simple request for a second wall sign.

Sincerely,

Paul Butler

January 27, 2022

Kelly Wall

Principal Planner

City of New Berlin

3805 S. Casper Dr.

New Berlin, WI 53151

Phone: (262) 797-2445

Email: kwall@newberlin.org

Dear Ms. Wall:

Thank you for taking the time to discuss the signage at 13819 West National Avenue. It is our goal to communicate and work together with the City of New Berlin. As the building owner, we collaborate with each tenant individually to review their signage needs. We agree with the request to add an additional sign on the west side of the building for Minuteman Press. It is esthetically pleasing and fits well with the unique position of the building placement on the lot.

At this point in time, we have no plans to introduce a master tenant sign. If we should decide in the future, we would propose a Coordinated Sign Plan to work within the sign code square footage requirements and present all the details to the plan commission for review and discussion.

Best Regards,

A handwritten signature in black ink, consisting of a stylized 'R' followed by a long horizontal line that curves slightly upwards at the end.

Richard Dahl

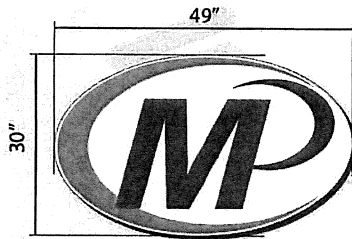
Distinctive Ventures, LLC



2500 South 170th
New Berlin, Wisconsin
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Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

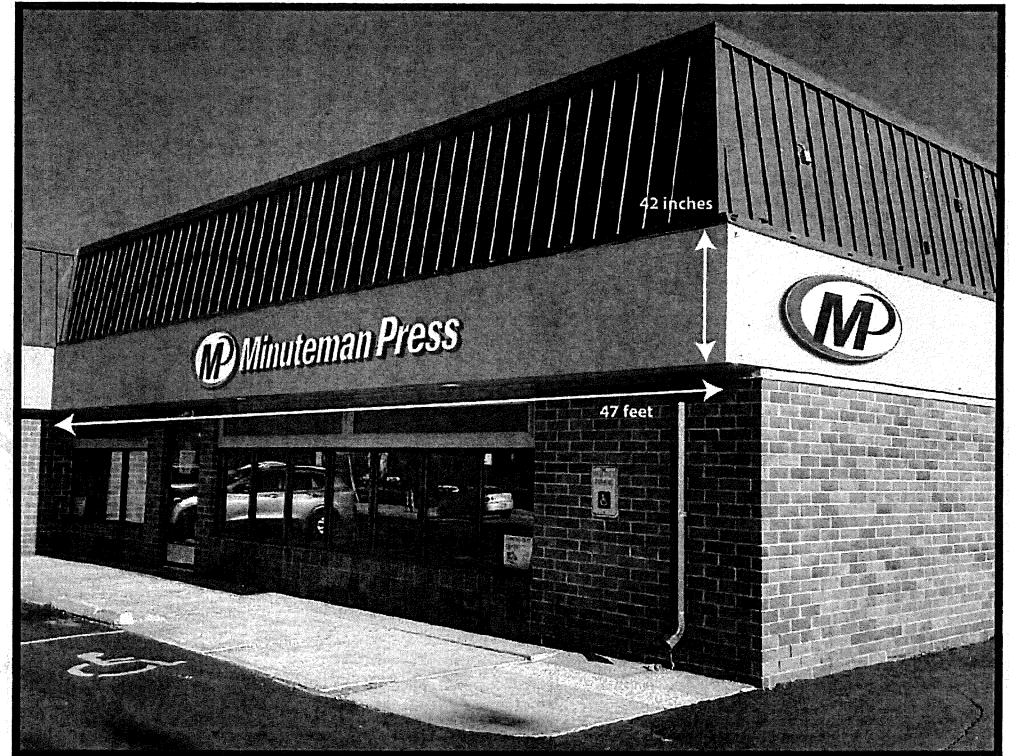
File	Minuteman Press
Location	New Berlin
Client	
Sales rep	Paul Butler
Date	cb 09/17/21
Revision	cb 09/21/21



SPECIFICATIONS

FABRICATE AND INSTALL (1SET) INTERNALLY ILLUMINATED, RACEWAY MOUNTED CHANNEL LETTERS.

- FACES TO BE #7328 WHITE ACRYLIC
- LOGO MODULE FACE TO BE DECORATED WITH TRANSLUCENT VINYL OVERLAYS TBD - BEST MATCH TO PMS 341C AND PMS 165C
- RETURNS TO BE .040X3" AND BACKS TO BE .050 ALUMINUM
- TRIMCAPS TO BE 1" WHITE PAINTED PMS 341C
- EXTERIORS PAINTED PMS 341C
- INTERIORS PAINTED WHITE
- ILLUMINATED WITH WHITE LEDs
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
- RACEWAY TO BE 5"x3.5"x49" AND PAINTED TBD TO MATCH FACADE



Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY

our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 610 of the National Electrical Code and/or the applicable local codes. The installer must ground and bonding of the sign. Signs shall bear UL Listing E-123456.

Scale: 1/2" = 1'



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, January 10, 2022**

REGULAR MEETING

Zoom Meeting

6:00 PM

Please note: Minutes are unofficial until approved by the Common Council 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 # 859 1230 9075: to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

(4) NJ CU-2102623 Jim Hart, New Berlin Utility Manager, on behalf of the New Berlin Utility Department -15451 W. Beloit Road (Tax Key #: 1254993001) (also referred to as 4950 S. Moorland Road (Tax Key #: 1254-982 in City files) - Conditional Use to reconstruct the Westridge Lift Station. (PUBLIC HEARING 6:00 PM)

Deputy Clerk/Licensing Specialist, Rubina Medina reviewed the procedures to be conducted as this meeting was held via zoom.

Mayor Ament read the rules for a public hearing and called the public hearing to order at 6:01 PM.

Deputy Director of Community Development, Nikki Jones read the Public Hearing Notice and gave a brief presentation to the Commission. Diane Thoun with Clark Dietz gave a presentation.

Mayor Ament asked if there were any citizens in attendance that had questions for clarification. No questions were asked.

Mayor Ament asked if any citizens in attendance wished to speak in favor of the application. There were none.

Mayor Ament asked if any citizens in attendance wished to speak in opposition of the application. There were none.

Mayor Ament asked the Commissioners if they had any questions for clarification and/or comments. Commissioners did have questions which were answered.

The Public Hearing Adjourned at 6:16 PM.

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 6:17 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

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

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 Planner Kelly Wall, City Attorney Mark Blum, and Deputy City Clerk/Licensing Specialist Rubina Medina.

APPROVAL OF MINUTES

ITEM: December 6, 2021 Meeting Minutes

MOTION: Motion to approve the minutes from the December 6, 2021 meeting.

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passed 7-0.

PLAN COMMISSION SECRETARY'S REPORT

No Report.

NEW BUSINESS

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

Kelly Wall introduced the item and read DCD Recommendation. Applicant is requesting a waiver from Section 275-61(2)(a) of the Zoning Code, which states that “only two signs may be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, or monument signs, not exceeding a total of two, and approved by DCD staff.” Kelly stated that staff is recommending denial of this Waiver Request for Minuteman Press located at 13823 W. National Avenue, subject to the application, plans on file and the reasons listed on the staff report which is attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to table the waiver request from Lance McTrusty with Bauer Sign and Lighting.

VOTE: Motion by: Alderman Stribl
Second by: Mayor Ament
Motion Passed 7-0.

ITEM: (5) KW SG-2102518 Chris Hampton with Springfield Sign – 14855 W. National Avenue – Sign waiver request for Culvers.

Kelly Wall introduced the item and read DCD Recommendation. Applicant is requesting a waiver from Section 275-611(1)(g)[7] of the Zoning Code, which states that a sign containing an EMC shall not be located closer than 100 feet from a residentially zoned property. The distance shall be calculated as the shortest measurable distance between the face of the sign to the edge of the residential zoning district, in a straight line without regard to intervening structures. Right-of-way is not included and shall be subtracted from this measurement. Kelly stated that staff is recommending denial of the Waiver Request for Culvers located at 14855 W. National Avenue, subject to the application, plans on file and the following reasons listed on the staff report attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to deny the waiver request from Culvers to have an EMC located at 14855 W. National Avenue.

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Rafel
Motion Passed 7-0.

ITEM: (7) KW CU-2001518 Justin Bohler with ReVision Real Estate – 17400 W. National Avenue – Extension of approval for the Conditional Use, Site and Architecture for the construction of a new office/service commercial building.

Kelly Wall introduced the item and read DCD Recommendation. Staff is recommending approval of a 12 month extension for the approval of a Conditional Use Permit for Property ReVision to construct a new office and service commercial building, located at 17400 W. National Avenue, subject to the application, plans on file and the conditions of approval: See Original Staff Report from 2/1/2021 which is attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to recommend approval of the 12 month extension of the Conditional use, Site and Architecture for the construction of a new office/service commercial building located at 17400 W. National Avenue subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Biller
Motion Passed 7-0.

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

Kelly Wall introduced the item and stated that the applicant has requested additional time to make revisions. Staff recommendation is to table this item.

MOTION: Motion to approve the request to table the Certified Survey Map application located at 5200 S. Moorland Road.

VOTE: Motion by: Mayor Ament
Second by: Commissioner Anderson
Motion Passed 7-0.

ITEM: (4) NJ CU-2102623 Jim Hart, New Berlin Utility Manager, on behalf of the New Berlin Utility Department -15451 W. Beloit Road (Tax Key #: 1254993001) (also referred to as 4950 S. Moorland Road (Tax Key #: 1254-982 in City files) - Conditional Use to reconstruct the Westridge Lift Station. (PUBLIC HEARING 6:00 PM)

Nikki introduced the item and read staff's recommendation.

MOTION: Motion to approve the Conditional Use for the New Berlin Utility Department to reconstruct the Westridge Lift Station, located at 15451 W. Beloit Road, subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Rafel
Motion Passed 7-0.

ADJOURN

MOTION: Motion to adjourn the Plan Commission meeting at 7:00 PM.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Biller
Motion Passed 7-0.

Respectfully Submitted,
Rubina Medina
Deputy City Clerk/Licensing Specialist

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Emily Petrie with Kohler Pit / Kohler Pit Interim Filling & Grading Permit

LOCATION: 4635 S. Racine Avenue (Tax Key #: 1231992)

REQUEST: Applicant is requesting Use & Site Approval for an on-going filling and grading permit for the property located at 4635 S. Racine Avenue.

D.R.C. RECOMMENDATION: Approval of the request for an on-going filling and grading permit for the properties located at approximately 4635 S. Racine Avenue subject to the application, plans on file and the following conditions:

1. Planning:

- a. The applicant shall adhere to the submitted Plan of Operation:
 - i. The project will consist of an on-going fill operation to prepare the site for future development.
 - ii. Hours of Operation: Applicant shall abide by the hours of operation, which are: 7:00 AM to 7:00 PM Monday – Friday and 7:00 AM to 4:00 PM Saturday. No work to be completed on Sunday. Extended hours may be necessary from time to time. The applicant will notify the City for exceptions to the hours of operation and when large volume activities are anticipated. Grading and filling are anticipated to take up to three years.
 - iii. Fill material will be hauled in by dump trucks. Average daily construction vehicle counts will vary, but could be up to 200 loads a day during this job.
 - iv. This request is to allow for filling the site per the grading plan. The applicant is proposing to re-grade the site in three phases to minimize open ground and runoff to the wetlands.
 - v. The contractor will be required to follow the terms of this permit and to provide adequate supervision of the hauling project, the trucking activity, the condition of the tracking pad and the ingress/egress areas, the actual dumping of the dirt, erosion control activities and the stabilization, seeding and restoration in order to keep all activities in compliance with this permit and all City, State, and Federal Regulations.
 - vi. Kohler Pit will require a clean soil certification and a certificate of insurance before any fill can be placed on their property.
- b. Tree inventory and removal has been provided. Applicant shall pay the tree fee based on calculations prepared by staff.
- c. Applicant shall supply the City with final grading plans as each phase is completed.
- d. Applicant shall accommodate an annual inspection by the City upon request by Staff. Staff shall review the site and the Annual Report every year for compliance with this zoning permit and refer any unresolved issues to the Plan Commission for review.
- e. Applicant shall provide staff with an Annual Report in the following format:
 - i. Site Plan showing locations of fill placed during the previous year.

- ii. The approximate quantity of fill brought in during the previous year.
 - iii. If available, an aerial photo to be included at a minimum of every third year beginning in 2022.
 - iv. Advanced discussions presenting potential modifications to the site plan, the grades, or methods of operations and the reasons for those requests.
 - v. Any other relevant project data or information from the previous year or anticipated for the following year.
- f. No sale of topsoil or other materials permitted with this permit.
 - g. Only equipment and trucks used to grade, transport and compact material shall be parked and stored on-site.
 - h. Any future buildings placed on this site shall require a soils engineering report at the time of building permit application.
 - i. Final grades shall be consistent with those on the submitted grading plans. Minor topography changes that deviate from the approved conceptual grading plan can be staff approved.
 - j. Employee parking shall be contained on-site.
 - k. Grading and/or filling shall not extend beyond the limits of disturbance shown on submitted plans. Perimeter vegetation shall be maintained to the maximum extent practicable.
 - l. Dust control measures shall be in place and maintained at all times.
 - m. Any tracking on Racine Avenue or Lawnsdale Road will need to be cleaned up immediately.
 - n. Per Section 275-55.A(4)(a) of the Zoning Code, "In all cases, fill shall consist of clean earth containing no more than 25%, by volume, of building stone and concrete, and no more than 5%, by volume, of incidental asphalt. Fill operations which exceed these limits or operations that require more than one year for completion are considered a landfill and will be regulated as such."
 - o. Per Section 275-55.A(4)(b) of the Zoning Code, "Fill shall consist of satisfactory soil or a mixture of satisfactory soil, stone, gravel or other acceptable materials which is of a character and quality satisfactory for the purpose intended. The material shall be free from sod, stumps, logs or other organic matter, all types of refuse including construction refuse, fragments of concrete larger than two feet in any dimension and such other material that in the judgment of the Director is unsuitable."
 - p. A stoned area shall be provided for the staging of the construction equipment, job trailers, parking for the contractors/sub-contractors, inspectors and visitors to the site.
 - q. Grading and Erosion Control permits are required.

2. Storm Water Utility:

a. Modeling

- i. It doesn't appear that the model reflects 2-way flow between the wetland and P-1. P-1 is overflowing to wetland but the overflow from the wetland appears to be lost or is assumed to be contained until elevation 906' or the time span needs to be expanded. Applicant shall clarify.
- ii. Basin P-2 is existing, but need cross section and detail for modeling comparison.
- iii. Basin P-1 should not overtop in the 100-year. Currently shows overtop of elevation 905.13' while the overflow is at elevation 905.00'.

- b. Page 8 of the SWMP the summaries do not appear to be correct.
 - i. Roadside swale slopes are insufficient for movement of water and there will more than likely be standing water and cattails.
 - c. Future development of the site will be inhibited by the grading operations, as it pertains to sanitary facilities.
 - d. WDNR NOI required.
 - e. WDNR fill permits required for any filling of wetlands.
 - f. A grading recert is required per DH Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.
3. City Engineer:
- a. The minimum allowable overland flow is 1.5%. The ditch along Racine Avenue is at 0.4% slope.
 - b. Access to the site is limited to the access from the owner's adjacent property to the north. If additional access points are requested from Waukesha County, a copy of the access permit shall be on file with the City of New Berlin.
 - c. The filling of this site as proposed may render this land incapable to hosting a Private on-site wastewater treatment system (POWTS). A site has not been identified or perk tested for a POWTS location.
 - d. Sheet C1.2:
 - i. Construction Sequence Plan:
 - 1. Phase 1: #8. Remove the word 'Note' from the end of this sentence.
 - 2. Phase 2: #15. Remove the word 'Note' from the end of this sentence.
 - 3. #14 Change this note to say: Begin mass grading of the site. Mass grading may only occur/continue AFTER erosion control measures are installed/constructed (Silt Trap, Swales, Ditch Checks, Etc.) and Phase I is complete and stabilized.
 - 4. Phase 3: #19. Change 'phase 2' to 'phase 3'
 - 5. #21 Change this note to say: Begin mass grading of the site. Mass grading may only occur/continue AFTER erosion control measures are installed/constructed (Silt trap, Swales, Ditch Checks, Etc.) and Phase II is complete and stabilized.
 - 6. #22 Change 'Phase 2' to 'Phase 3' and remove the word 'Note'.
 - 7. #23 Change 'Phase 2' to 'Phase 3'.
 - 8. #26.2 Change 'Village' to 'City'.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of August 15, 2022

**Emily Petrie with Kohler Pit/ Kohler Pit On-going Filling and Interim Grading Plan
4635 S. Racine Avenue (Tax Key #: 1231992)**

DATE STAFF REPORT PREPARED: July 18, 2022

APPLICANT / OWNER(S): Emily Petrie with Kohler Pit / Kohler Pit Interim Grading Plan / Kohler Pit, Inc.

REQUEST/DESCRIPTION OF PROJECT: Use and Site approval for an Interim Grading Plan located at 4635 S. Racine Avenue

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: Several resubmittals with the most recent on 7/1/2022

DATE OF COMPLETENESS DETERMINATION: 7/1/2022
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): Numerous Zoom meetings and phone calls / Site Visit(s): Several with the most recent on 8/4/2022)

CONCEPTUAL PLAN: Yes, see attached plans.
Recommended Y / N / Other: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 35.6 Acres

CURRENT ZONING: Q-1, Quarrying and Extractive District

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: The applicant is proposing a phased grading plan.

PROPOSED LOT SIZE(S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: Q-1/PUD	Land Use: Club Car Business
South: Zoning: R-1/R-2	Land Use: Single-Family Residential
East: Zoning: R-1/R-2	Land Use: Single-Family Residential
West: Zoning: R-1/R-2	Land Use: Single-Family Residential

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 12: Neighborhood "B": West Lincoln Avenue & Western Areas: Yes, this request meets the intent of this Chapter.

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.

Land use:

- Future Land Use Map: Quarry
- Land Use Section - Quarry
 - ✓ During the planning horizon for this Plan, it is anticipated that two of these quarries will transition and be reclaimed into their approved post-mining land uses. Specifically, the New Valley Sand & Gravel Quarry (identified in Neighborhood “J” has been identified as a future business park and **the Kohler Pit has the following approved post-mining land uses – rural commercial, agriculture and aquaculture (both in recreational & commercial formats).** Kohler Ridge Subdivision was approved by the Common Council in, 2016. The subdivision encompasses a portion of the former Kohler Sand & Gravel Mine and resulted in the complete restoration of approximately 65 acres of formerly mined land.
- Chapter 12, Neighborhood B
 - ✓ Among the sand and gravel quarries in Neighborhood B is the Kohler Pit, located at 20640 W. Kohler Court. The Kohler Pit has a reclamation plan, approved by the Plan Commission in May 2003, which outlines what types of land uses should be implemented as the company reclaims sections of the quarry. **The plan discusses aquaculture, forestry, recreation, retail, and residential as appropriate future uses for the land.**
 1. Aquaculture (i.e. fish farming) uses intend to provide both a commercial food product and recreational fishing opportunities for the public.
 2. Forestry uses, termed as “agriculture” in the plan, would allow for tree growth on graded slopes for bank stabilization and green space. These trees could be forested for various markets as needed.
 3. Recreational uses would include trails, parks, and for-fee camping areas similar to those provided in Wisconsin state parks.
 4. Residential uses would be constructed on selected parcels in order to finance other uses. Profits from land sales to developers would provide this financial support.
 5. **Rural commercial uses along Racine Avenue would offer services for the immediate neighborhood. Although commercial uses were not requested by the neighborhood at public meetings, this corridor would provide an appropriate level of small-scale retail uses or other low intensity uses not requiring public utilities, such as indoor self-storage or small-scale office.**

The section below will be reviewed at the time of a Use, Site and Architectural application for this parcel.

The Rural Commercial Design Guide

- *The Rural Commercial Design Guide, adopted by the City in 2001, serves as a contributor to economic development conditions in Neighborhood B. The Guide provides design standards for areas west of Calhoun Road with the southern border at IH-43/College Avenue and the northern border at Cleveland Avenue (Figure 12.12-1). The boundaries are further defined as both sides of Cleveland Avenue and Calhoun Road with the exception of the properties located within the New Berlin Industrial Park SPO and the B-2 and O-2 zoned parcels near the intersection of Cleveland Avenue and Calhoun Road (Tax Keys: 1188-994, 1188-999, 1188-992001, 1188-993 and 1188-020). The West Lincoln Avenue corridor is not included. The intent of the Design Guide is to retain and encourage small business and office developments, provide safe and convenient pedestrian access, and ensure quality visual appearances. The Rural Commercial Design Area also includes land within Neighborhood I (National Avenue & West Neighborhood) and a small portion of Neighborhood J (I-43 & Racine Quarries).*
- *The design standards affecting recommendations for economic development in Neighborhood B include provisions for cross access between neighboring parcels where feasible, and the requirement that new buildings correspond proportionally and stylistically to existing buildings in rural commercial areas.*
- *Details of the Rural Commercial Design Standards are below:*
 - *Building designs shall utilize materials that reflect a rural character. Cedar or clapboard siding, stone and brickwork, or other comparable materials that achieve the same quality in appearance are acceptable. Aluminum and vinyl siding shall be prohibited. New buildings shall correspond in height, width, proportion, relationship to street, roof forms, composition, rhythm, proportion of openings, materials and color to the other buildings in the district.*
 - *Four sided architecture that utilizes similar building materials and design for all sides of a proposed structure is required.*
 - *Mansards, pents (lean-to), gambrels or other roof shapes not characteristic of the architectural area shall not be allowed. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.*
 - *Earth tones such as grays, browns, greens, and tans are encouraged.*
 - *To the maximum extent practicable, parking Areas shall be located to the side or behind buildings. The perimeter of the parking lot shall provide for a lawn area in which trees and shrubs will be planted so as to allow ample snow storage capacity yet avoid damage to plantings from same.*
 - *Existing tree lines should be preserved. If removal of existing tree lines is required due to its undesirable nature, new planting that results in no less of a screening effect shall be required when adjacent to residential uses.*
 - *Signage shall be designed in unity with the building design through the use of the same or similar materials and colors. Ground, monument signs, or wall mounted signs made of wood, hanging from a wooden or wrought iron mount are acceptable. Signs that suit the architectural features of the building are acceptable. Neon tubed exterior accent light, external neon tubed signs and internally illuminated signs are not permitted.*

- *Lighting shall be down cast, zero degree tilt, cutoff fixtures not exceeding 25 feet in height (including the light pole base and/or pedestal). Lighting shall be positioned so as not to cause glare on adjacent properties and streets. At a minimum, site lighting marking the entrance to businesses shall match or complement that which may be chosen by the City as standard decorative street lighting. Site lighting shall meet the requirements of § 275-60I in its entirety.*



Figure 12.12-1: Rural Commercial Design Area.

ZONING CODE (Chapter 275): Yes, will meet all the requirements of Chapter 275-37B(1) (Quarrying and Extractive District) and Chapter 275-37B (4) (Shoreland Wetland Holding District) of the Zoning Code and Section 275-55A of the Zoning Code related to filling and grading.

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes, conceptual grading plan.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes

Wetland On Property: Yes, wetland delineation report prepared by Heartland Ecological Group, Inc. dated January 23, 2019.

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

NRCS Map Classification: Not inventoried.

Floodplain: No

Topography / Geologic: Site is fairly flat.

BIKE & PEDESTRIAN FACILITIES: N/A

PARK & OPEN SPACE PLAN: N/A

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: Trees to be removed are indicated on the plans. A tree fee will be required.

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: All the fill placed on this site will be clean fill. The applicant is required to adhere to the fill standards in Section 275-55A(4) of the Zoning Code. The applicant has submitted a wetland delineation report completed by Heartland Ecological Group, Inc., dated January 23, 2019.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewershed Capacity Available: N/A

Adequate Linkage: N/A

On-site system required: Yes, the County will likely require a holding tank for any future development on this site, unless a suitable site can be located for septic system.

WATER USAGE CALCULATION: No change.

TRAFFIC IMPACT: All trucks will enter and exit the site through the main drive area. The range of truck loads during this job would be around 200 loads per day.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

4/11/2022 Request was tabled by the Plan Commission.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Please see the applicant's Plan of Operation.
2. This would permit Kohler Pit, Inc. to accept fill that meets the clean fill requirements. The project is scheduled to begin this fall and will be done in phases per the applicant's plan of operation letter.
3. Section 275-55A(4) of the Zoning Code requires Plan Commission approval for filling operations.
4. No asphalt will be brought to this site.
5. In a WDNR letter dated 6/4/2019 regarding Artificial Wetland Exemption Determination, the conclusion states, *"based upon the information provided above, the wetland identified as W-1 lacked a wetland history prior to August 1, 1991 and fulfills all artificial wetland exemption standards. Therefore, W-1 is exempt from state wetland regulations. The area identified was not included in this review and is not*

exempt from state wetland regulations.”

a. *Note, Wetland -1 (W-1) is 2.94 acres.*

6. In a WDNR letter dated 5/8/2019 regarding Wetland Delineation Report prepared by Heartland Ecological Group, Inc., the WDNR confirmed that the wetland boundaries were acceptable.
7. Staff is not requiring a Conservation Easement as part of the filling and grading application. An easement may be required in the future to preserve the quality trees that remain in the environmental corridor area. This will be reviewed at the time of a Use, Site and Architecture permit application. .

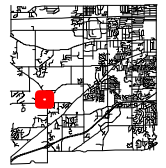
D.R.C. RECOMMENDATION:

Approval of the request for an on-going filling and grading permit for the properties located at approximately 4635 S. Racine Avenue subject to the application, plans on file and the following conditions:
See Executive Summary.

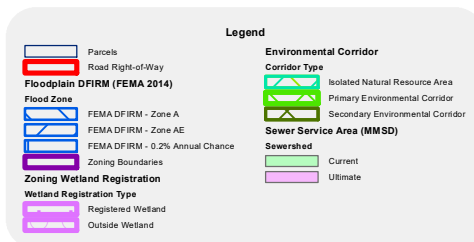
ATTACHMENTS:

Location Map
Plan of Operation
Plan Set

UA-2200499
Kohler Pit Interim Grading Plan
4635 S. Racine Ave



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



0 112.5 225 Feet

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

Kohler Pit Inc. – Fill Site Plan of Operation

Kohler Pit Inc. proposes to fill the site at 4635 S. Racine Avenue (NBC 1231992) in the City of New Berlin. The site is comprised of an old gravel pit and a farm field. Two wetlands were delineated on the property; one was determined to be artificial and the other not. Kohler Pit plans to fill the site over about 3 years. This project will be conducted during business hours of 7 AM to 7 PM.

Fill Placement

The site will be filled with clean fill, asphalt millings or crushed concrete. No contaminated soils, organic soils, large boulders or concrete or asphalt chunks larger than 6" will be allowed. Trucks bringing in material will enter the site on Kohler Court, be weighed on the scale, drive into the fill area along the north drive, dump their load in the designated area, return to the scale and office to be weighted and to pay their tipping fee. See the Plan of Operation exhibit for the truck path.

Tree Removal

The City had stated that their concern was with the trees on the west side of the property and that they were not concerned with the tree lines along the north and south property lines. To that end, we have conducted a tree survey for the west side of the site that locates all of the specimen trees 4" DBH and larger. The tree survey exhibit also shows which trees will be removed as part of filling the site.

Storm Water Management

This site is designed to use a rain garden to achieve the storm water management goals for the site. A stormwater management plan has been attached to this submittal which details how the devise will achieve the water quantity, water quality and infiltration requirements.

Phasing & Erosion Control

The site will be filled in three phases. We estimate that each phase will take about a year to fill. Please see the grading and erosion control plan for more information including the full Construction Sequence. Here is a summary.

Phase 1 is the SE corner of the site which includes building the sediment basin in the location of the future rain garden. Runoff from the NE area (Phase 2) will have a temporary diversion swale which will divert the water around the fill area. The west side of the site will remain internally draining during this phase.

Phase 2 is the NE corner of the site. As it is filled, the runoff will either drain to the sediment basin or some will drain into the old gravel pit, which is internally draining.

Phase 3 is the west side of the site including the old gravel pit. Once the hole of the old pit is filled, this area will then drain to the sediment basin.

Restoration

Each phase will be respread with topsoil and seeded with DOT seed mix #20. At the end of Phase 3, the sediment basin will be reworked as the rain garden and all remaining erosion control devises will be removed. See the erosion control plan and construction sequence for more detailed information.

Schedule of Operation

As mentioned above, we anticipate that each phase will take about one year. Below is an estimated schedule:

Phase 1	Summer 2022 – Summer 2023
Phase 2	Summer 2023 – Summer 2024
Phase 3	Summer 2024 – Summer 2025

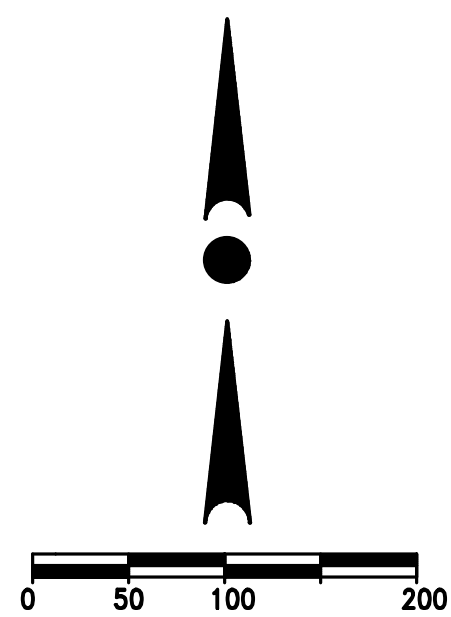
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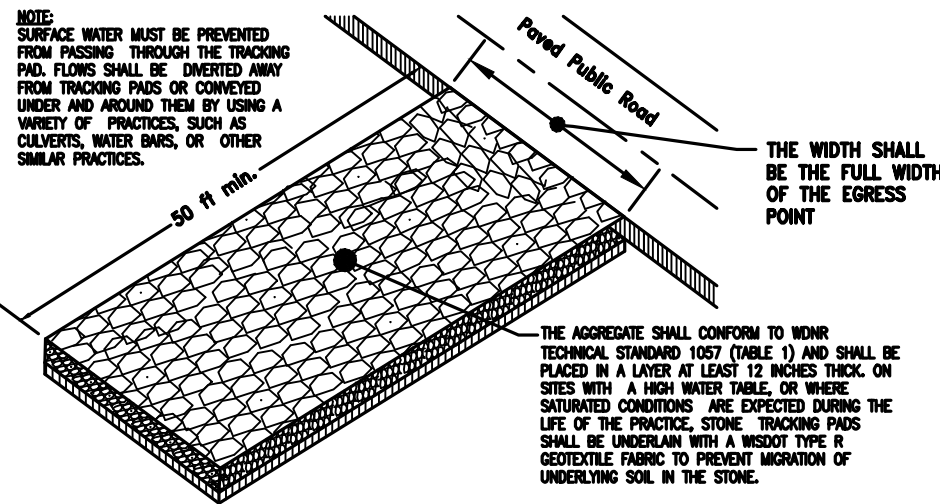
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")



CONSTRUCTION ENTRANCE DETAIL
NO SCALE

LEGEND:

- 850 --- - EXISTING CONTOUR
- 858 --- - PROPOSED CONTOUR
- X-X- - PROPOSED SILT FENCE
- - PROPOSED INLET PROTECTION
- - PROPOSED TRACKING PAD
- TD → - PROPOSED DIVERSION SWALE
- 858 --- - PROPOSED DITCH CHECK

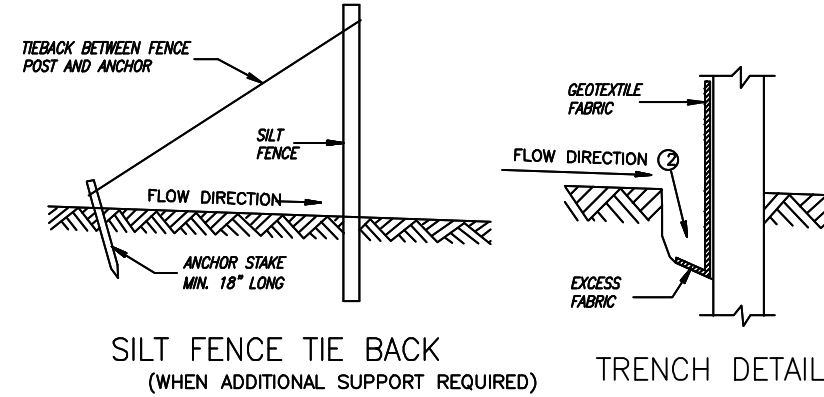
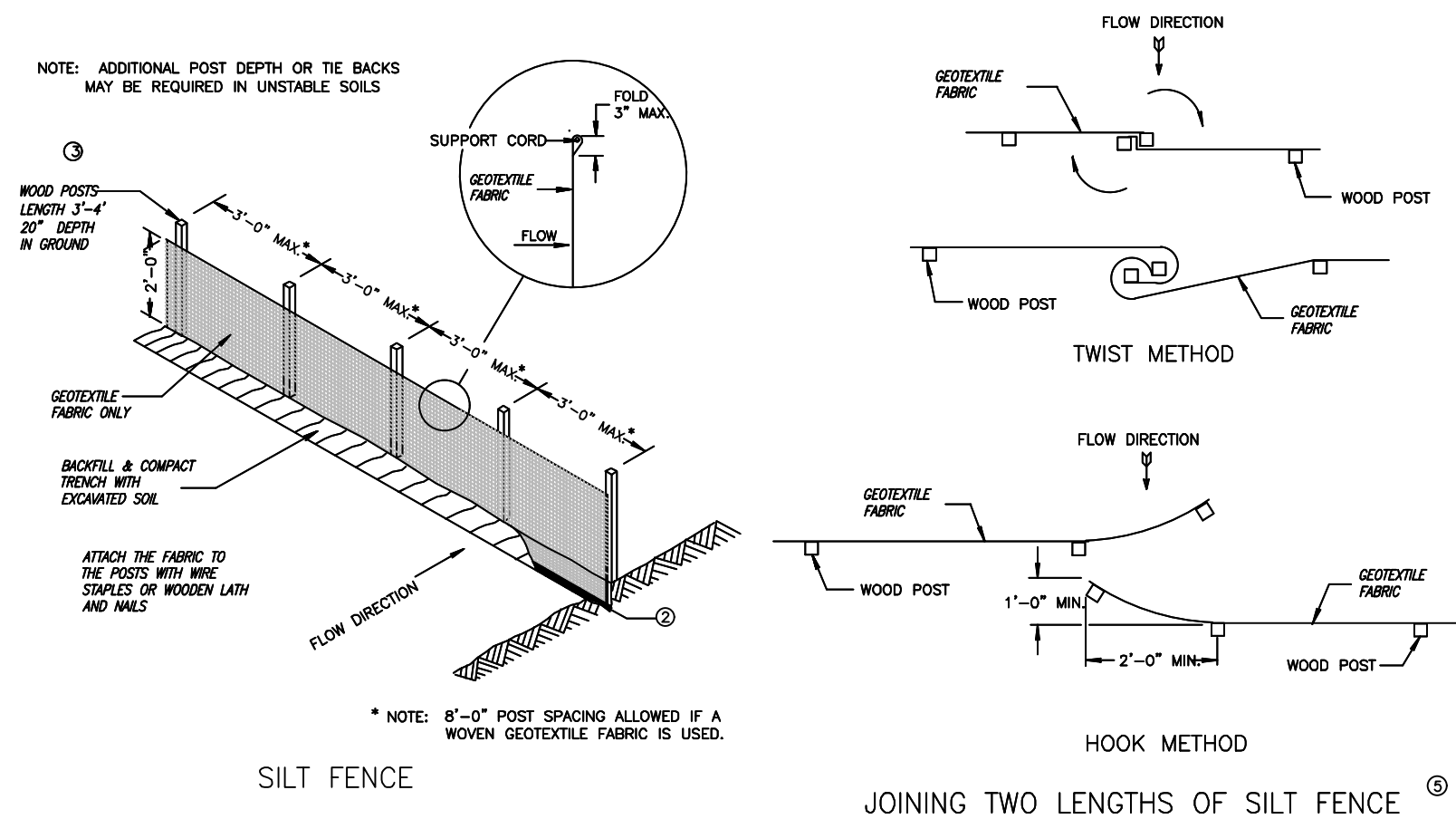


STRAW WATTLE (TYP.)

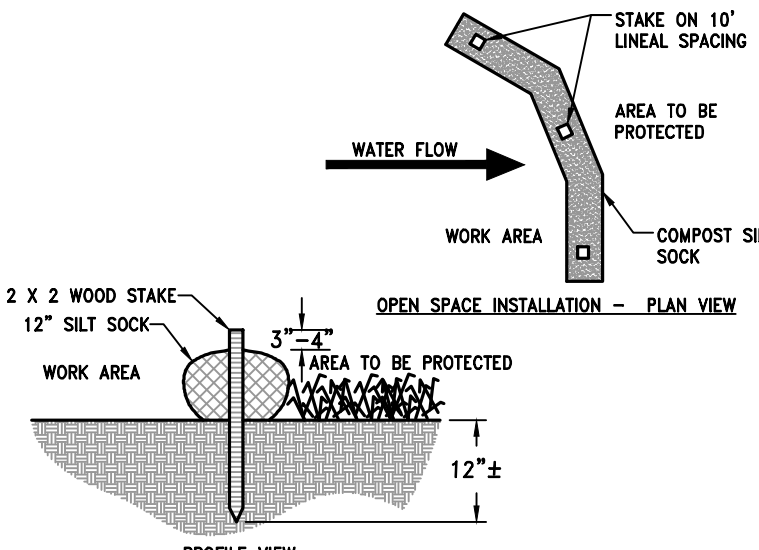
ALL SWALES AND SLOPES GREATER THAN 4:1 TO BE STABILIZED WITH TOPSOIL, SEED, AND EROSION CONTROL MATTING. (PRESCRIPTIVE AREA)

TEMP. SILT TRAP (FUTURE RAIN GARDEN)
 $A_{dt} \cong 4.98$ ac.
 $A_s \cong 26,394$ sf min.
TOP = 906.0
BOTTOM = 901.0 MIN.
WATER SURFACE = 904.5
10' WIDE OVERFLOW:
BOT. = 904.5
TOP = 906.0
(1.5' HIGH STONE WEEPER OVERFLOW)
(SEE WDNR TECH. STD 1063)

TEMPORARILY RAISE BERM TO 906.0 WITH CONSTRUCTION OF SILT TRAP. RETURN BE ELEVATION 904.0 WITH CONSTRUCTION OF RAIN GARDEN SPILLWAY.



SILT FENCE INSTALLATION DETAIL
NO SCALE



- NOTES:**
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
 4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

STRAW WATTLE
DITCH CHECK INSTALLATION DETAIL
NO SCALE

GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 17" X 17" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR B) HOOK THE END OF EACH SILT FENCE LENGTH.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES. CONSERVATION PRACTICE STANDARD:

- 1052 - NON-CHANNEL EROSION MAT
- 1053 - CHANNEL EROSION MAT
- 1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
- 1056 - SILT FENCE
- 1060 - STORM INLET PROTECTION FOR CONST. SITES
- 1062 - DITCH CHECK
- 1057 - STONE TRACKING PAD AND TIRE WASHING
- 1058 - MULCHING FOR CONSTRUCTION SITES
- 1059 - TEMPORARY SEEDING
- 1061 - DE-WATERING
- 1063 - SEDIMENT TRAP
- 1064 - SEDIMENT BASIN

CONSTRUCTION SEQUENCE PLAN

- PHASE 1**
1. INSTALL TRACKING PAD AT SITE ACCESS POINT.
 2. CLEAR AND GRUB SITE.
 3. STRIP TOPSOIL FROM PHASE 1, BEGINNING FIRST WITH SILT TRAP AREA.
 4. CONSTRUCT SILT TRAP, FUTURE RAIN GARDEN.
 5. BEGIN MASS GRADING OF THE SITE. MASS GRADING MAY ONLY OCCUR/CONTINUE AFTER EROSION CONTROL MEASURES ARE INSTALLED/CONSTRUCTED (SILT TRAP, SWALES, DITCH CHECKS, ETC).
 6. INSTALL TEMPORARY DIVERSION SWALES, PER PLAN.
 7. ROUGH GRADE SITE. NOTE THAT ROUGH GRADING MAY OCCUR CONCURRENT WITH CONSTRUCTION OF THE DIVERSION SWALES.
 - 7.1 DISTURBED SLOPES OF DIVERSION SWALES AND SILT TRAP TO BE RESTORED IMMEDIATELY (WITHIN 7 DAYS OF DISTURBANCE) WITH TOPSOIL, SEED AND EROSION MATTING.
 8. FINISH GRADE THE PHASE 1 SITE. NOTE.
 9. STABILIZE FINISHED PHASE 1 GRADES WITH TOPSOIL, SEED AND MULCH. PROVIDE TOPSOIL, SEED AND BLANKET TO ALL SWALES AND SLOPES OVER 4:1 SLOPE.
 10. REMOVE ALL SEDIMENT FROM SILT TRAP AND STABILIZE DISTURBED AREA.
- PHASE 2**
11. CLEAR AND GRUB SITE.
 12. STRIP TOPSOIL FROM PHASE 2, BEGINNING FIRST WITH SILT TRAP AREA.
 13. REMOVE TEMPORARY DIVERSION SWALES AS INDICATED ON PLAN.
 14. BEGIN MASS GRADING OF THE SITE. MASS GRADING MAY ONLY OCCUR/CONTINUE AFTER EROSION CONTROL MEASURES ARE INSTALLED/CONSTRUCTED (SILT TRAP, SWALES, DITCH CHECKS, ETC).
 15. FINISH GRADE THE PHASE 2 SITE. NOTE.
 16. STABILIZE FINISHED PHASE 2 GRADES WITH TOPSOIL, SEED AND MULCH. PROVIDE TOPSOIL, SEED AND BLANKET TO ALL SWALES AND SLOPES OVER 4:1 SLOPE.
 17. REMOVE ALL SEDIMENT FROM SILT TRAP AND STABILIZE DISTURBED AREA.
- PHASE 3**
18. CLEAR AND GRUB SITE.
 19. STRIP TOPSOIL FROM PHASE 2, BEGINNING FIRST WITH SILT TRAP AREA.
 20. REMOVE TEMPORARY DIVERSION SWALES AS INDICATED ON PLAN.
 21. BEGIN MASS GRADING OF THE SITE. MASS GRADING MAY ONLY OCCUR/CONTINUE AFTER EROSION CONTROL MEASURES ARE INSTALLED/CONSTRUCTED (SILT TRAP, SWALES, DITCH CHECKS, ETC).
 22. FINISH GRADE THE PHASE 2 SITE. NOTE.
 23. STABILIZE FINISHED PHASE 2 GRADES WITH TOPSOIL, SEED AND MULCH. PROVIDE TOPSOIL, SEED AND BLANKET TO ALL SWALES AND SLOPES OVER 4:1 SLOPE.
 24. REMOVE SILT TRAP AND COMPLETE BIO-FILTRATION BASIN BY REMOVING ALL ACCUMULATED SEDIMENT AND RESTORING ALL DISTURBED SLOPES, PER PLAN. SEED, MULCH AND STABILIZE SLOPES, AS NECESSARY.
 25. REMOVE ALL ACCUMULATED SEDIMENT FROM PERMANENT PERIMETER SWALES AND STABILIZE DISTURBED AREAS WITH SEED AND BLANKET, AS NECESSARY.
 26. LATE SEASON (AFTER OCTOBER 15) STABILIZATION NOTES:
 - 26.1. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARY SEEDED AS OF THAT DATE.
 - 26.2. ANY FINAL SITE STABILIZATION THAT OCCURS AFTER OCTOBER 15 MAY REQUIRE CONTRACTOR TO COVER DISTURBED AREAS WITH THE ANIONIC FORM OF POLYACRYLAMIDE (PAM), PER WDNR TECHNICAL STANDARD 1050 AND W6DOT PAL LIST. CONTRACTOR SHALL COORDINATE WITH VILLAGE ENGINEER AND WDNR FOR LATE SEASON STABILIZATION REQUIREMENTS.



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

PROJECT:
KOHLER PIT
FILL SITE
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER PIT, INC.
20640 W KOHLER CT
NEW BERLIN, WI 53146

REVISION HISTORY	
DATE	DESCRIPTION
2/3/22	NTIAL SUBMITTAL
05/28/22	per VILLAGE REVIEW
07/01/22	GRADING REVISIONS

DATE:
JULY 1, 2022

JOB NUMBER:
07007

DESCRIPTION:
EROSION
CONTROL PLAN

SHEET

C1.2

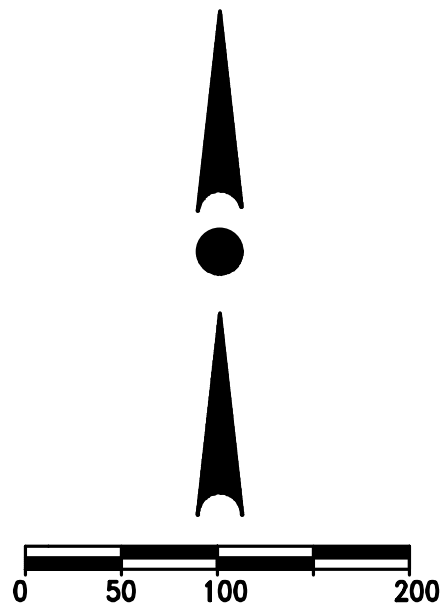
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CALL DIGGERS HOTLINE 1-800-242-8511

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Scale: 1" = 200' (11"x17")

WISCONSIN

PAUL J. JENSCHOLD
E-34365
MILWAUKEE, WI

Professional Engineer

DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

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

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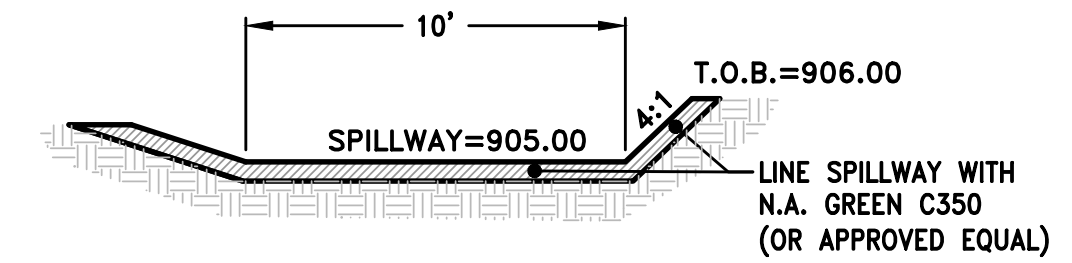
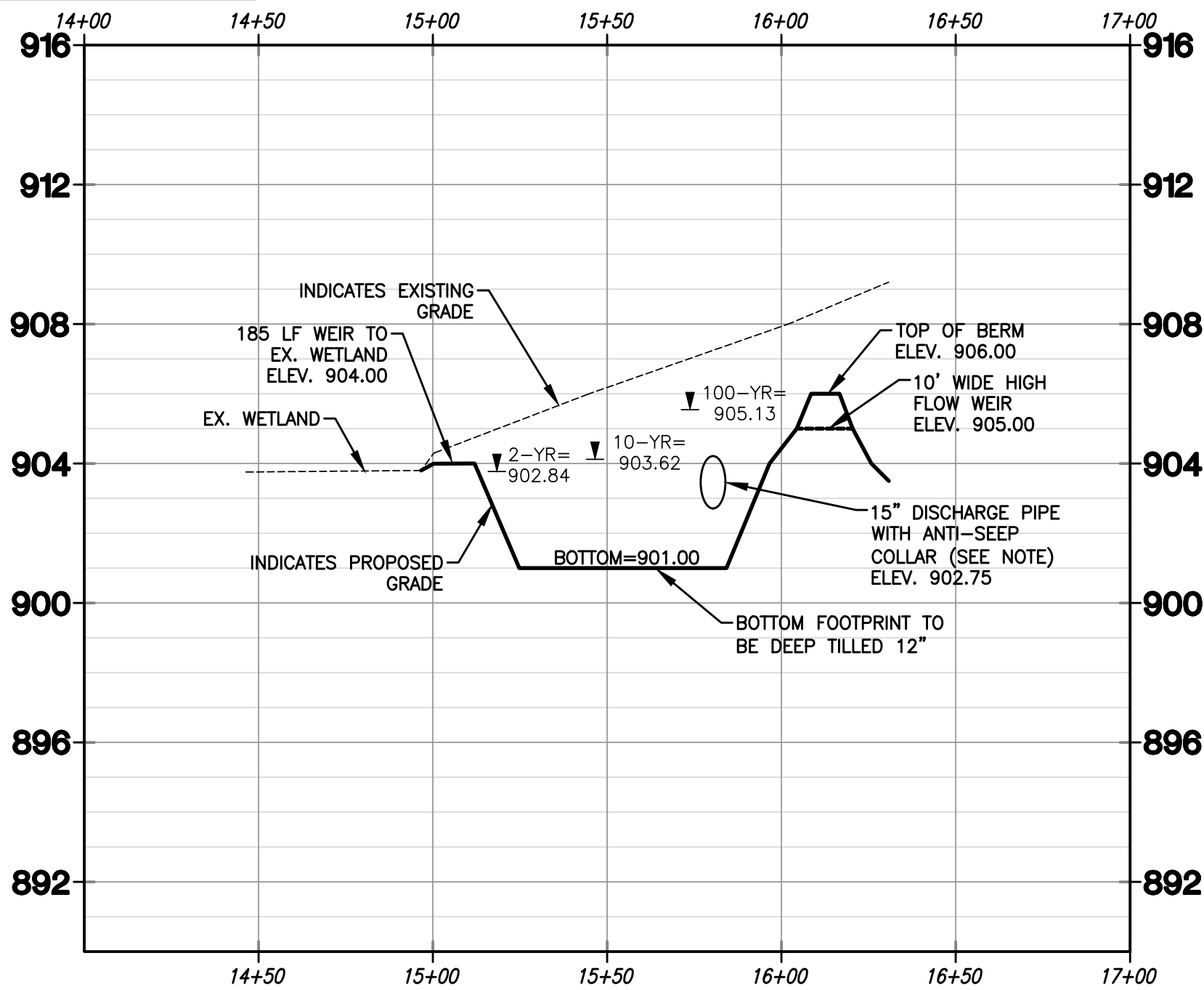
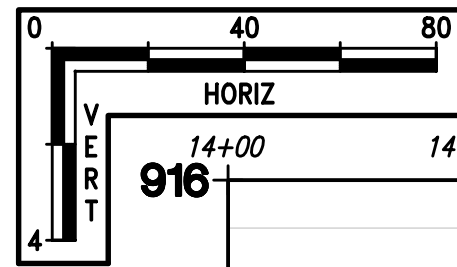
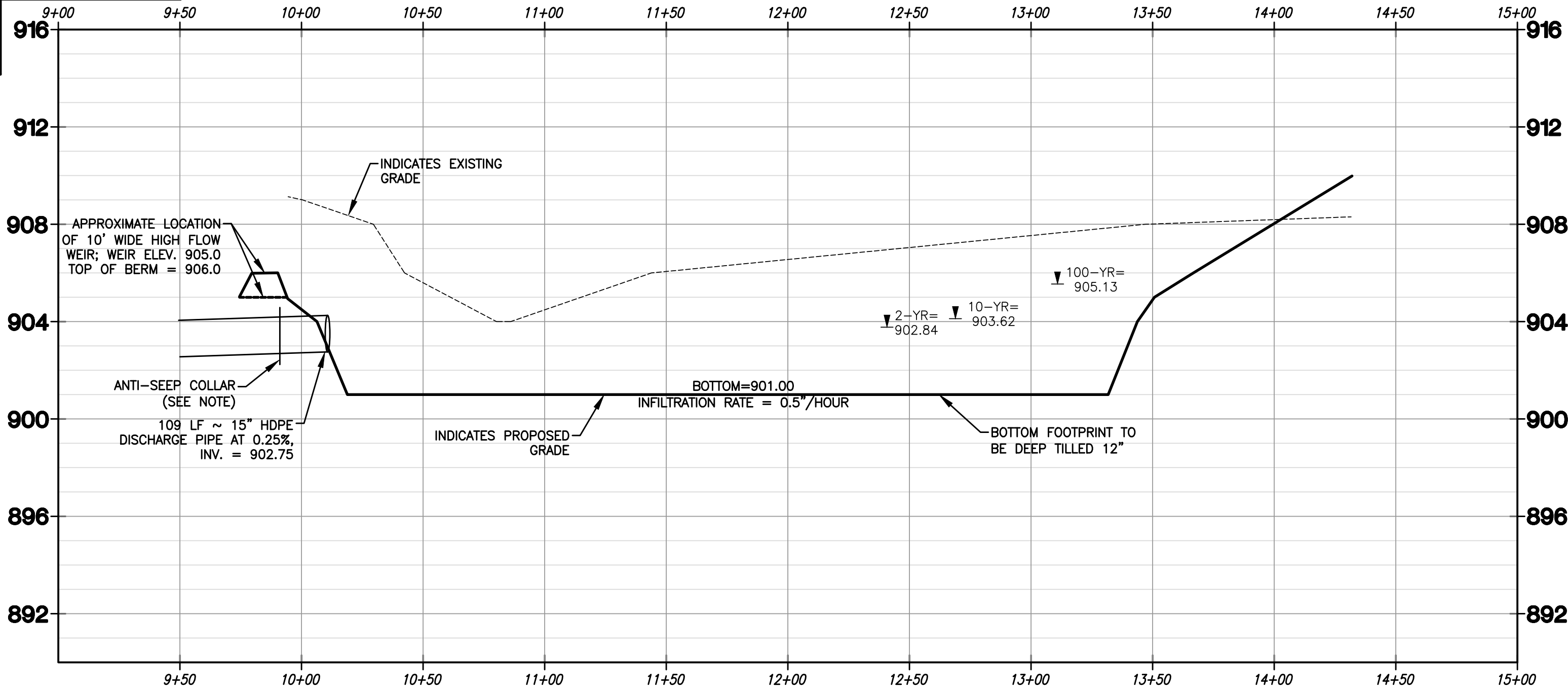
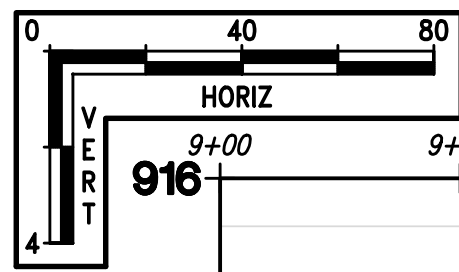
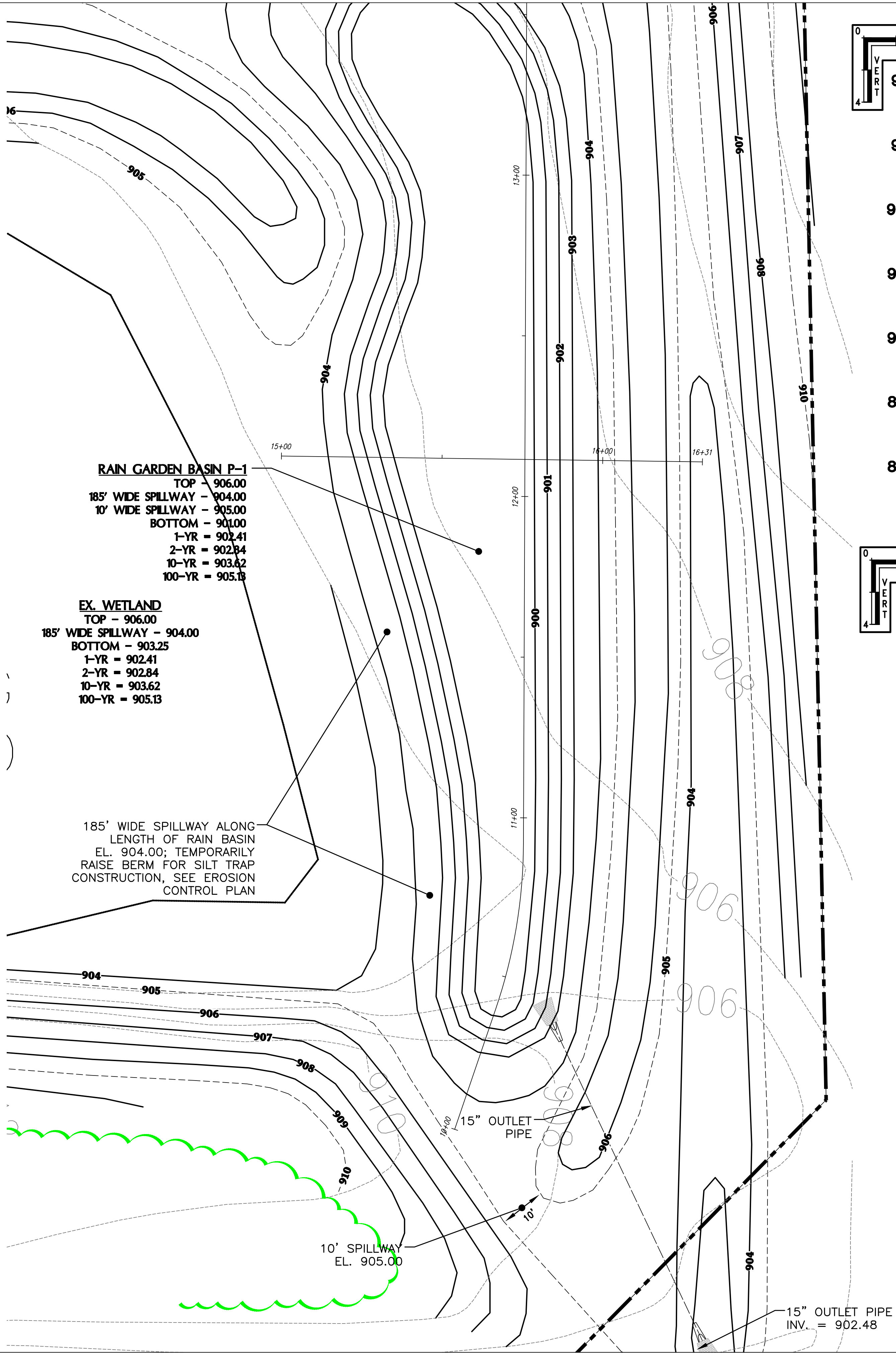
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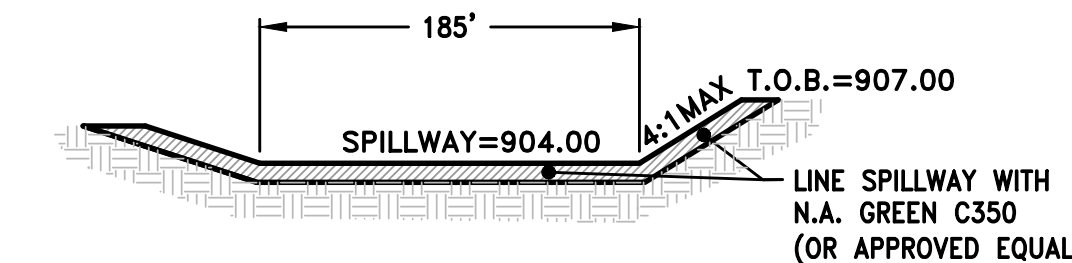
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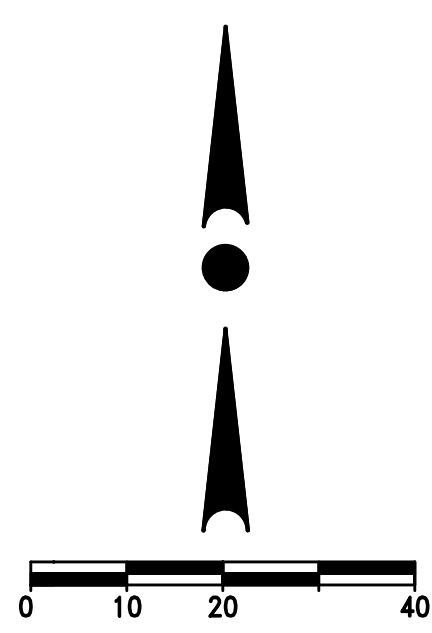
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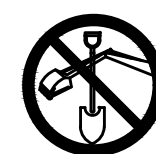
10' OVERFLOW SPILLWAY DETAIL
NO SCALE



185' OVERFLOW SPILLWAY DETAIL
NO SCALE



Scale: 1" = 20' (22"x34")
Scale: 1" = 40' (11"x17")



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CALL DIGGERS HOTLINE 1-800-242-8511

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- RAIN GARDEN BASIN CONSTRUCTION GENERAL NOTES
1. TRACKED EQUIPMENT AND LOW WEIGHT VEHICLES SHALL BE USED TO CONSTRUCT RAIN GARDEN.
 2. RAIN GARDEN SHALL BE CONSTRUCTED IN A MANNER THAT MINIMIZES SOIL COMPACTION.
 3. IF NOT OTHERWISE SPECIFIED ON LANDSCAPE PLAN, RAIN GARDEN SHALL BE STABILIZED WITH STORM WATER BIOFILTRATION SEED MIX, BY AGRECOL NATIVE NURSERY.
 4. ALL RAIN GARDEN SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS I, TYPE A EROSION MATTING.
 5. CONTRACTOR TO COORDINATE SOIL TESTS, WHICH SHOULD BE COMPLETED PRIOR TO RAIN GARDEN CONSTRUCTION TO ENSURE THAT A MIN. INFILTRATION RATE OF THE NATIVE SOILS IS OBTAINED. OVER-EXCAVATING OF NATIVE SOILS AND BACKFILLING WITH ENGINEERED SOIL MAY BE REQUIRED PER THE RESULTS OF THE SOIL TESTING. ENGINEERED SOIL SHALL BE 75% GRANULAR SOILS & 25% COMPOST, BASED ON VOLUME. A QUALIFIED SOILS PROFESSIONAL SHALL BE ON-SITE TO VERIFY THAT APPROPRIATE DEPTHS ARE REACHED TO HELP ENSURE THE RAIN GARDEN FUNCTIONS PROPERLY.

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



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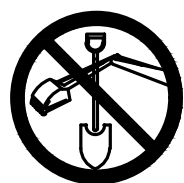
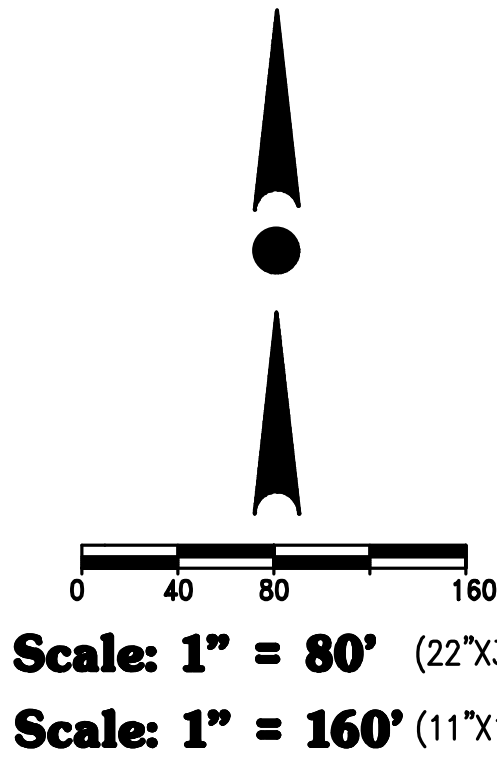
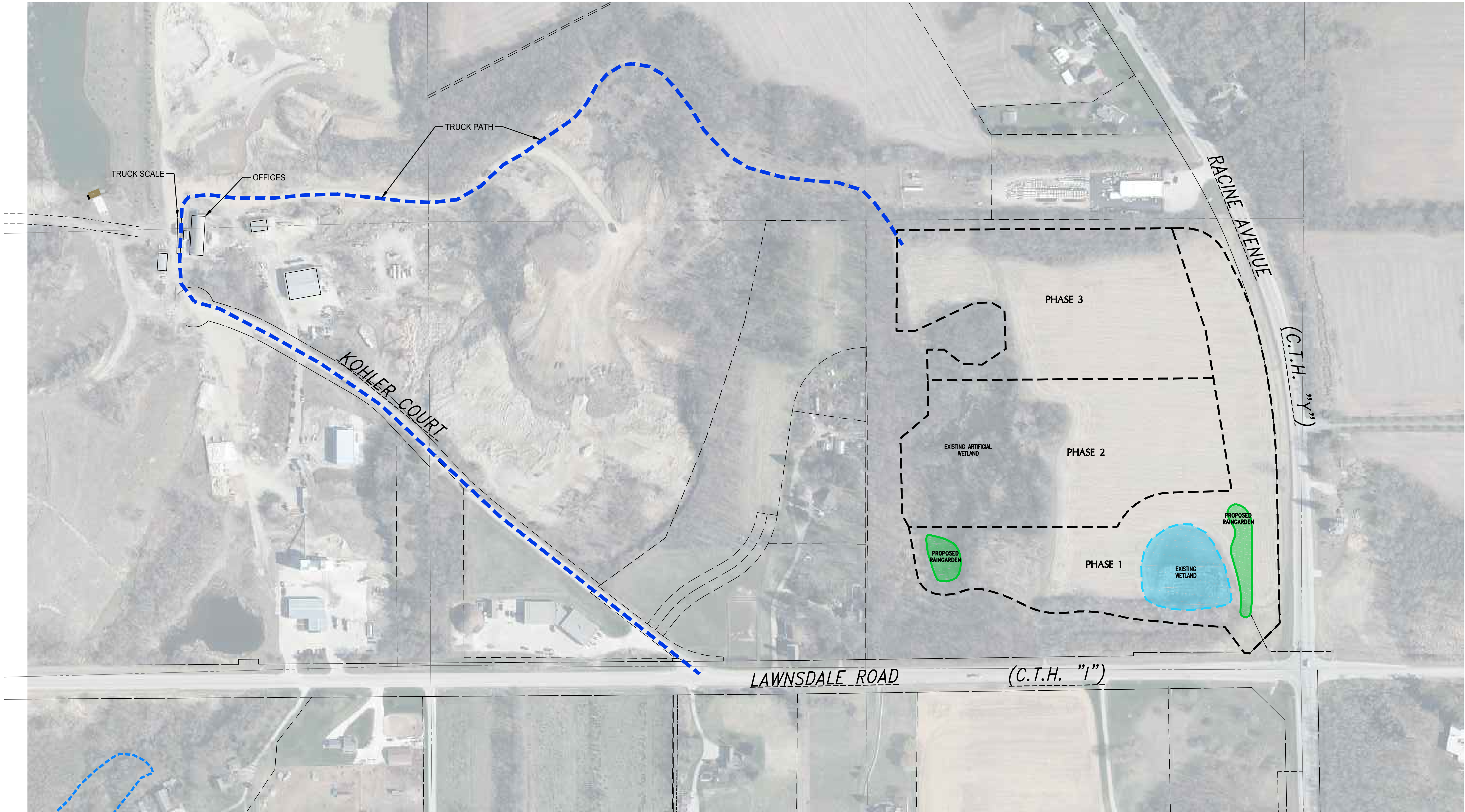
JOB NUMBER:
07007

DESCRIPTION:
POND PLAN

SHEET

C1.1

H:\C700\783\07007-01\CONCEPTS\FRONT 36 ACRE - LAWNSDALE & RACINE AVE\2022-06-27_TREE SURVEY AND OPERATIONS.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 162.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-243-8511

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

WISCONSIN

PAUL J. JENSWOLD
E-34365
MILWAUKEE, WI

PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

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

PROJECT:
KOHLER PIT
FILL SITE
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER PIT, INC.
20640 W KOHLER CT
NEW BERLIN, WI 53146

REVISION HISTORY	
DATE	DESCRIPTION
2/3/22	INITIAL SUBMITTAL
05/26/22	per VILLAGE REVIEW
07/01/22	GRADING REVISIONS

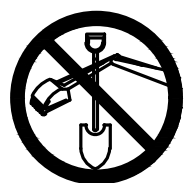
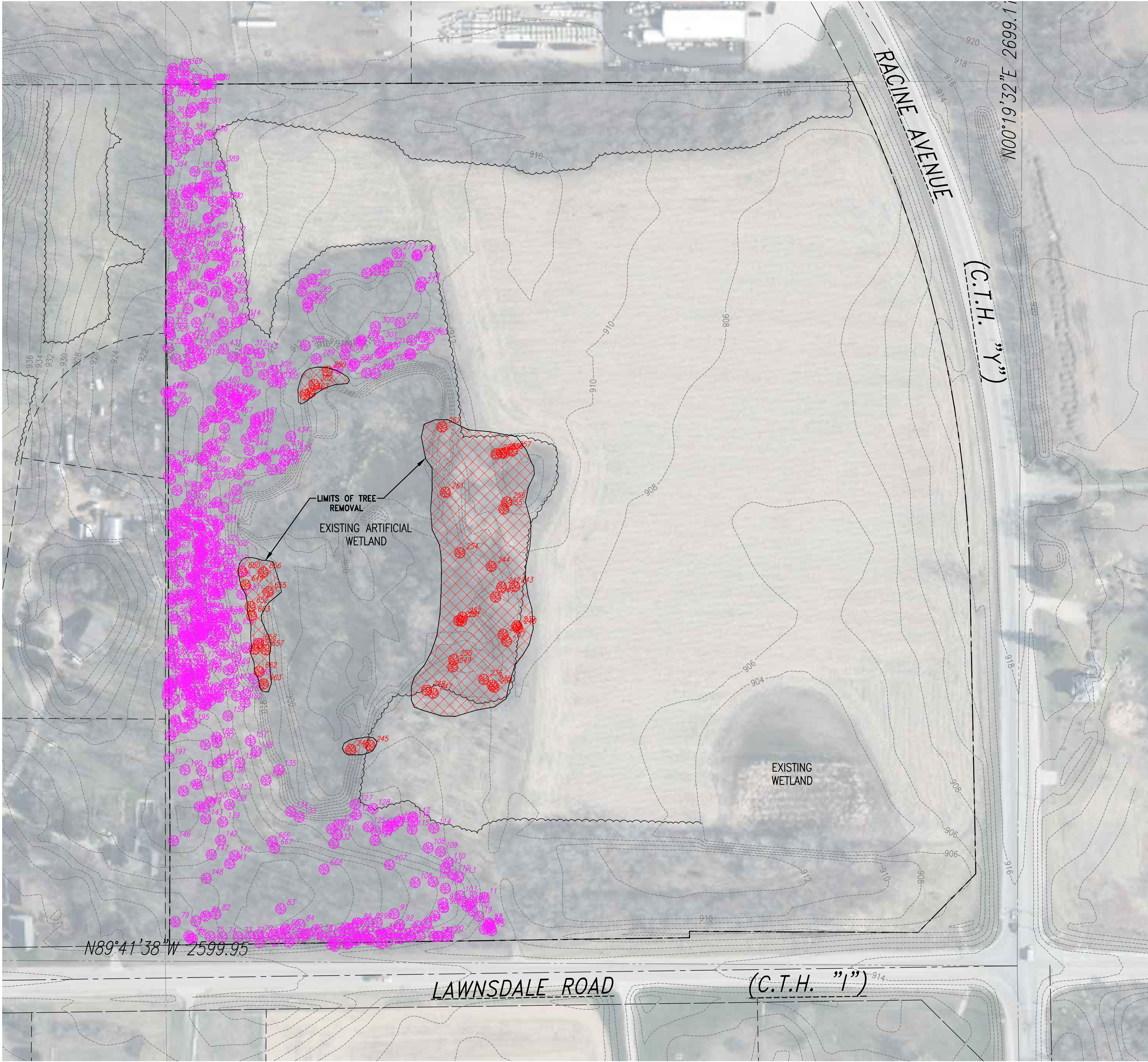
DATE:
JULY 1, 2022

JOB NUMBER:
07007

DESCRIPTION:
PLAN OF OPERATIONS

SHEET
1 OF 1

H:\C700\783\07007-01\CONCEPTS\FRONT 36 ACRE - LAWNSDALE & RACINE AVE\2022-06-27_TREE SURVEY AND OPERATIONS.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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TREE IMPACT SUMMARY

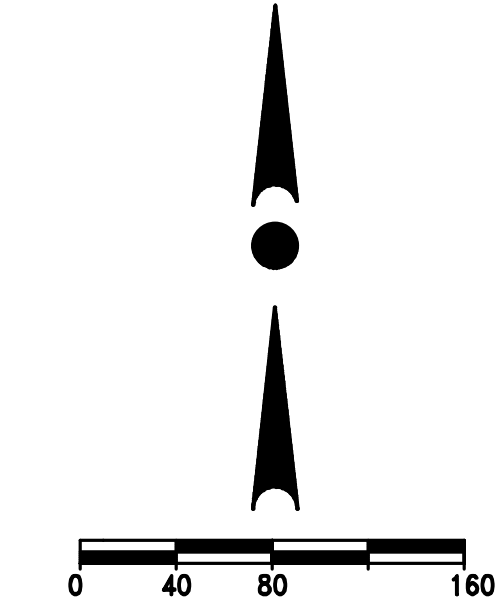
- Total # of Trees Surveyed = 651 trees
- Total DBH of Trees Surveyed = 5,647 inches

- Total # of Trees to be Removed = 44 trees (6.8%)
- Total DBH of Trees to be Removed = 366 inches (6.5%)

TREE SURVEY LEGEND

INDICATES SPECIMEN TREE TO BE PRESERVED
 INDICATES SPECIMEN TREE TO BE REMOVED

TREE SURVEY COMPLETED BY
WACHTEL TREE SCIENCE INC. IN MAY 2022



Scale: 1" = 80' (22"x34")
Scale: 1" = 160' (11"x17")



PROJECT:
KOHLER PIT
FILL SITE
CITY OF NEW BERLIN, WISCONSIN
BY: KOHLER PIT, INC.
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REVISION HISTORY	
DATE	DESCRIPTION
2/3/22	INITIAL SUBMITTAL
05/26/22	per VILLAGE REVIEW
07/01/22	GRADING REVISIONS

DATE:
JULY 1, 2022

JOB NUMBER:
07007

DESCRIPTION:

TREE REMOVAL PLAN

SHEET

1 OF 3

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
11	7	Black Walnut	Good	Alive	N
12	15	American Basswood	Good	Alive	N
13	12	American Basswood	Good	Alive	N
14	7	American Basswood	Good	Alive	N
15	10	American Basswood	Good	Alive	N
16	9	American Basswood	Good	Alive	N
17	4	American Basswood	Good	Alive	N
18	5	American Basswood	Good	Alive	N
19	8	Black Walnut	Good	Alive	N
20	7	American Basswood	Good	Alive	N
21	10	American Basswood	Fair	Alive	N
22	8	American Basswood	Fair	Alive	N
23	15	Black Cherry	Good	Alive	N
24	7	American Basswood	Fair	Alive	N
25	28	American Basswood	Good	Alive	N
26	10	American Basswood	Good	Alive	N
27	7	American Basswood	Good	Alive	N
29	29	American Basswood	Good	Alive	N
30	11	American Basswood	Good	Alive	N
31	14	American Basswood	Good	Alive	N
32	6	American Basswood	Good	Alive	N
33	4	Shagbark Hickory	Good	Alive	N
34	8	American Basswood	Good	Alive	N
35	8	American Basswood	Good	Alive	N
36	7	American Basswood	Good	Alive	N
37	7	American Basswood	Good	Alive	N
38	4	American Basswood	Good	Alive	N
39	9	American Basswood	Good	Alive	N
40	16	American Basswood	Good	Alive	N
41	5	American Basswood	Good	Alive	N
42	41	White Oak	Fair	Alive	N
43	4	American Basswood	Good	Alive	N
44	6	American Basswood	Good	Alive	N
45	7	American Basswood	Good	Alive	N
46	6	American Basswood	Good	Alive	N
47	10	American Basswood	Good	Alive	N
48	5	American Basswood	Good	Alive	N
49	10	American Basswood	Good	Alive	N
50	9	American Basswood	Good	Alive	N
51	15	American Basswood	Good	Alive	N
52	5	American Basswood	Good	Alive	N
53	9	American Basswood	Good	Alive	N
54	4	American Basswood	Good	Alive	N
55	14	American Elm	Good	Alive	N
56	12	Northern Red Oak	Good	Alive	N
57	5	Shagbark Hickory	Good	Alive	N
58	6	American Basswood	Good	Alive	N
59	11	American Basswood	Good	Alive	N
60	5	Shagbark Hickory	Good	Alive	N
61	6	American Elm	Good	Alive	N
62	6	American Elm	Good	Alive	N
63	10	Black Walnut	Good	Alive	N
64	8	Shagbark Hickory	Good	Alive	N
65	7	Shagbark Hickory	Good	Alive	N
66	7	Shagbark Hickory	Good	Alive	N
67	6	American Basswood	Good	Alive	N
68	5	American Basswood	Fair	Alive	N
69	6	American Basswood	Good	Alive	N
70	20	Northern Red Oak	Good	Alive	N
71	8	American Basswood	Good	Alive	N
72	6	American Elm	Good	Alive	N
73	32	Northern Red Oak	Good	Alive	N
74	14	Northern Red Oak	Good	Alive	N
75	32	Northern Red Oak	Good	Alive	N
76	9	Black Cherry	Poor	Alive	N
77	6	American Elm	Good	Alive	N
78	7	American Elm	Good	Alive	N
79	19	Black Walnut	Good	Alive	N
80	9	Black Walnut	Good	Alive	N
81	10	Black Walnut	Good	Alive	N
82	7	Northern Red Oak	Good	Alive	N
83	5	Green Ash	Good	Alive	N
84	4	Black Cherry	Fair	Alive	N
85	8	Mulberry	Good	Alive	N
86	5	American Basswood	Good	Alive	N
87	10	American Elm	Good	Alive	N
88	6	Black Walnut	Good	Alive	N
89	8	Black Cherry	Fair	Alive	N
90	13	Black Walnut	Good	Alive	N

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
90	13	Black Walnut	Good	Alive	N
91	6	American Basswood	Good	Alive	N
92	7	Black Cherry	Good	Alive	N
93	5	American Basswood	Good	Alive	N
94	10	American Basswood	Good	Alive	N
95	6	Green Ash	Good	Alive	N
96	6	American Elm	Good	Alive	N
97	12	Black Walnut	Good	Alive	N
98	5	Green Ash	Good	Alive	N
99	5	Green Ash	Good	Alive	N
100	4	Green Ash	Good	Alive	N
101	5	Green Ash	Good	Alive	N
102	5	Green Ash	Good	Alive	N
103	6	American Basswood	Good	Alive	N
104	15	Black Walnut	Good	Alive	N
105	6	Black Walnut	Good	Alive	N
106	7	Black Walnut	Good	Alive	N
107	7	Black Cherry	Good	Alive	N
108	4	Black Walnut	Good	Alive	N
109	9	Black Walnut	Good	Alive	N
110	10	Black Cherry	Good	Alive	N
111	10	American Basswood	Good	Alive	N
112	6	Black Walnut	Good	Alive	N
113	14	Black Walnut	Good	Alive	N
114	8	Black Walnut	Good	Alive	N
115	4	Black Walnut	Good	Alive	N
116	5	Black Walnut	Good	Alive	N
117	4	Black Walnut	Good	Alive	N
118	6	Black Cherry	Good	Alive	N
119	5	Black Cherry	Fair	Alive	N
120	6	Black Cherry	Fair	Alive	N
121	4	Black Cherry	Good	Alive	N
122	5	Black Cherry	Good	Alive	N
123	8	Black Cherry	Good	Alive	N
124	6	Black Cherry	Good	Alive	N
125	5	Black Cherry	Good	Alive	N
126	6	Black Walnut	Good	Alive	N
127	14	Black Walnut	Good	Alive	N
128	7	Black Walnut	Good	Alive	N
129	7	Black Walnut	Good	Alive	N
130	7	Black Walnut	Good	Alive	N
131	7	Black Walnut	Good	Alive	N
132	29	Black Locust	Good	Alive	N
133	6	Green Ash	Good	Alive	N
134	11	Black Cherry	Good	Alive	N
135	7	Black Cherry	Good	Alive	N
136	6	Black Walnut	Good	Alive	N
137	8	Black Cherry	Good	Alive	N
138	4	Black Walnut	Good	Alive	N
139	9	Black Walnut	Good	Alive	N
140	5	Black Cherry	Good	Alive	N
141	6	Black Walnut	Good	Alive	N
142	7	Black Walnut	Good	Alive	N
143	12	Black Cherry	Good	Alive	N
144	10	Black Walnut	Good	Alive	N
145	9	Black Walnut	Good	Alive	N
146	19	Siberian Elm	Good	Alive	N
147	11	Black Walnut	Good	Alive	N
148	10	Black Cherry	Good	Alive	N
149	9	Black Locust	Fair	Alive	N
150	9	Black Walnut	Fair	Alive	N
151	9	American Elm	Good	Alive	N
152	6	Black Walnut	Good	Alive	N
153	8	Black Cherry	Good	Alive	N
154	7	Black Cherry	Poor	Alive	N
155	10	Black Walnut	Good	Alive	N
156	6	Black Walnut	Good	Stump	N
157	6	Black Walnut	Good	Stump	N
158	9	Black Walnut	Good	Stump	N
159	6	Black Walnut	Good	Stump	N
160	7	Black Walnut	Good	Stump	N
161	5	Black Walnut	Good	Stump	N
162	4	Black Walnut	Good	Stump	N
163	4	Black Walnut	Good	Stump	N
164	11	Black Walnut	Good	Stump	N
165	10	Black Walnut	Good	Stump	N
166	8	Black Walnut	Good	Stump	N
167	11	Black Walnut	Good	Stump	N
168	7	Black Walnut	Good	Stump	N
169	5	Black Walnut	Good	Stump	N
170	6	Black Walnut	Good	Stump	N

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
171	12	Black Walnut	Good	Stump	N
172	14	American Basswood	Good	Stump	N
173	11	Black Walnut	Good	Stump	N
174	5	Black Walnut	Good	Stump	N
175	6	Black Walnut	Good	Stump	N
176	10	Black Walnut	Good	Stump	N
177	8	Black Walnut	Good	Stump	N
178	8	American Basswood	Good	Stump	N
179	13	American Basswood	Good	Stump	N
180	4	American Basswood	Good	Stump	N
181	4	American Basswood	Good	Stump	N
182	8	Black Walnut	Good	Stump	N
183	6	Black Walnut	Good	Stump	N
184	8	Black Walnut	Good	Stump	N
185	12	Black Walnut	Good	Stump	N
186	9	Black Walnut	Good	Stump	N
187	7	Black Walnut	Good	Stump	N
188	4	Black Cherry	Good	Stump	N
189	9	Black Walnut	Good	Stump	N
190	7	Northern Red Oak	Good	Alive	N
191	21	Black Walnut	Good	Alive	N
192	10	Shagbark Hickory	Good	Alive	N
193	9	Black Walnut	Good	Alive	N
194	12	Black Walnut	Good	Alive	N
195	10	Black Walnut	Good	Alive	N
196	18	Black Walnut	Good	Alive	N
197	7	American Basswood	Good	Alive	N
198	19	American Basswood	Good	Alive	N
199	10	Black Walnut	Good	Alive	N
200	9	Black Walnut	Good	Alive	N
201	11	American Basswood	Good	Alive	N
202	8	American Basswood	Good	Alive	N
203	10	American Basswood	Good	Alive	N
204	5	American Basswood	Good	Alive	N
205	11	American Basswood	Good	Alive	N
206	8	American Basswood	Good	Alive	N
207	10	American Basswood	Good	Alive	N
208	8	American Basswood	Good	Alive	N
209	6	American Basswood	Good	Alive	N
210	4	American Basswood	Good	Alive	N
212	17	Black Walnut	Good	Alive	N
213	7	American Elm	Fair	Alive	N
214	7	American Basswood	Good	Alive	N
215	5	American Basswood	Good	Alive	N
216	5	American Basswood	Good	Alive	N
217	5	American Basswood	Good	Alive	N
218	12	American Basswood	Fair	Alive	N
219	10	American Elm	Good	Alive	N
220	4	American Elm	Good	Alive	N
221	28	Northern Red Oak	Good	Alive	N
222	7	American Basswood	Good	Alive	N
223	6	American Basswood	Good	Alive	N
224	8	American Basswood	Good	Alive	N
225	6	American Basswood	Poor	Stump	N
226	4	American Basswood	Good	Stump	N
227	9	American Basswood	Good	Stump	N
228	9	American Basswood	Good	Stump	N
229	9	American Basswood	Good	Stump	N
230	9	American Basswood	Good	Stump	N
231	11	American Basswood	Good	Stump	N
232	5	American Basswood	Good	Stump	N
233	8	American Basswood	Good	Stump	N
234	5	Black Walnut	Good	Stump	Y
235	4	Black Cherry	Good	Stump	Y
236	8	Green Ash	Good	Stump	Y
237	9	Black Cherry	Good	Stump	Y
238	7	Black Cherry	Good	Stump	Y
239	9	Black Walnut	Good	Stump	Y
240	6	American Elm	Good	Stump	Y
241	13	Black Walnut	Good	Stump	Y
242	9	Black Walnut	Good	Stump	Y
243	7	Black Walnut	Good	Stump	Y
244	11	Black Cherry	Good	Alive	Y
245	12	Black Walnut	Excellent	Alive	Y
246	16	American Elm	Good	Alive	Y
247	7	Honeylocust	Good	Alive	Y
248	7	Honeylocust	Good	Alive	Y
249	12	Black Walnut	Excellent	Alive	Y
250	11	American Elm	Good	Alive	Y
251	9	Big Tooth Aspen	Good	Alive	Y

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
252	8	Big Tooth Aspen	Good	Alive	Y
253	4	Big Tooth Aspen	Good	Alive	Y
254	8	Big Tooth Aspen	Good	Alive	Y
255	10	Mulberry	Fair	Alive	Y
256	10	Black Cherry	Fair	Alive	Y
257	8	Black Cherry	Good	Alive	Y
258	10	Black Walnut	Excellent	Alive	Y
259	9	Mulberry	Fair	Alive	Y
260	10	Black Cherry	Fair	Alive	Y
261	4	Spruce	Good	Alive	Y
262	6	Spruce	Excellent	Alive	Y
263	6	Black Cherry	Good	Alive	N
264	6	Black Walnut	Good	Alive	N
265	7	Mulberry	Fair	Alive	N
266	4	Black Cherry	Excellent	Alive	N
267	6	Black Cherry	Excellent	Alive	N
268	8	Mulberry	Fair	Alive	N
269	8	Black Cherry	Fair	Alive	N
270	8	Black Cherry	Good	Alive	N
271	10	Black Cherry	Good	Alive	N
272	8	Black Walnut	Excellent	Alive	N
273	5	Ash	Good	Alive	N
274	7	Ash	Good	Alive	N
275	7	Ash	Good	Alive	N
276	7	Black Cherry	Good	Alive	N
277	5	Ash	Good	Alive	N
278	8	Ash	Good	Alive	N
279	7	Ash	Good	Alive	N
280	9	Ash	Good	Alive	N
281	12	Black Walnut	Excellent	Alive	N
282	8	Black Cherry	Fair	Alive	N
283	9	Mulberry	Fair	Alive	N
284	9	Black Cherry	Good	Alive	N
285	12	Black Walnut	Fair	Alive	N
286	10	Ash	Good	Alive	N
287	6	Black Cherry	Good	Alive	N
288	8	Mulberry	Fair	Alive	N
289	10	Black Walnut	Excellent	Alive	N
290	8	Black Walnut	Excellent	Alive	Y
291	9	Mulberry	Fair	Alive	N
292	6	Black Cherry	Excellent	Alive	N
293	9	Black Walnut	Excellent	Alive	N
294	8	Black Cherry	Excellent	Alive	N
295	8	Black Cherry	Fair	Alive	N
296	6	Mulberry	Fair	Alive	N
297	8	Black Cherry	Excellent	Alive	N
298	8	Black Cherry	Good	Alive	N
299	13	Black Cherry	Good	Alive	N
300	8	Ash	Excellent	Alive	N
301	8	Mulberry	Fair	Alive	N
302	13	Black Walnut	Good	Alive	Y
303	6	Black Cherry	Poor	Alive	Y
304	11	Black Walnut	Good	Alive	Y
305	9	Black Cherry	Good	Alive	N
306	6	Black Cherry	Good	Alive	N
307	8	Black Cherry	Excellent	Alive	N
308	8	Black Cherry	Excellent	Alive	N
309	8	Black Cherry	Good	Alive	N
310	7	Black Cherry	Fair	Alive	N
311	8	Shagbark Hickory	Excellent	Alive	N
312	13	American Elm	Good	Alive	N
313	12	Black Cherry	Excellent	Alive	N
314	10	Ash	Good	Alive	N
315	7	Black Cherry	Excellent	Alive	N
316	5	Black Cherry	Excellent	Alive	N
317	12	Black Cherry	Fair	Alive	N
318	18	Black Walnut	Excellent	Alive	N
319	22	Black Walnut	Excellent	Alive	N
320	10	Ash	Good	Alive	N
321	7	American Basswood	Excellent	Alive	N
322	7	American Basswood	Excellent	Alive	N
323	15	Black Walnut	Excellent	Alive	N
324	25	American Basswood	Good	Alive	N
325	21	American Basswood	Excellent	Alive	N
326	8	American Basswood	Excellent	Alive	N
327	10	American Basswood	Excellent	Alive	N
328	10	American Basswood	Good	Alive	N
329	17	American Basswood	Fair	Alive	N
330	9	American Basswood	Good	Alive	N
331	19	Northern Red Oak	Fair	Alive	N

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
332	21	Northern Red Oak	Excellent	Alive	N
333	4	Black Cherry	Excellent	Alive	N
334	13	American Basswood	Fair	Alive	N
335	5	Black Cherry	Good	Alive	N
336	4	American Elm	Good	Alive	N
337	5	Black Cherry	Good	Alive	N
338	5	Ash	Good	Alive	N
339	5	Ash	Good	Alive	N
340	5	Ash	Good	Alive	N
341	11	American Elm	Good	Alive	N
342	4	Black Cherry	Good	Alive	N
343	8	Black Walnut	Excellent	Alive	N
344	4	Black Cherry	Excellent	Alive	N
345	4	Shagbark Hickory	Fair	Alive	N
347	4	Shagbark Hickory	Good	Alive	N
348	10	Hickory	Good	Alive	N
349	10	Shagbark Hickory	Good	Alive	N
350	7	American Basswood	Good	Alive	N
351	5	Shagbark Hickory	Good	Alive	N
352	7	American Basswood	Good	Alive	N
353	9	American Basswood	Good	Alive	N
354	36	Black Walnut	Good	Alive	N
355	8	American Basswood	Excellent	Alive	N
356	13	Black Walnut	Excellent	Alive	N
357	8	Shagbark Hickory	Good	Alive	N
358	10	American Basswood	Excellent	Alive	N
359	14	American Basswood	Excellent	Alive	N
360	4	Black Cherry	Good	Alive	N
361	16	American Basswood	Excellent	Alive	N
362	9	American Basswood	Excellent	Alive	N
363	7	American Basswood	Good	Alive	N
364	6	American Basswood	Good	Alive	N
365	6	American Basswood	Good	Alive	N
366	13	American Basswood	Good	Alive	N
367	8	Black Walnut	Good	Alive	N
368	8	Black Walnut	Good	Alive	N
369	12	American Basswood	Good	Alive	N
370	13	American Basswood	Excellent	Alive	N
371	10	American Basswood	Excellent	Alive	N
372	11	American Basswood	Excellent	Alive	N
373	7	American Basswood	Excellent	Alive	N
374	10	American Basswood	Good	Alive	N
375	12	Black Walnut	Excellent	Alive	N
376	10	American Basswood	Poor	Alive	N
377	10	American Basswood	Poor	Alive	N
378	10	American Basswood	Poor	Alive	N
379	14	American Basswood	Dead	Alive	N
380	17	American Basswood	Fair	Alive	N
381	13	American Basswood	Good	Alive	N
382	6	American Basswood	Excellent	Alive	N
383	7	American Basswood	Excellent	Alive	N
384	7	Black Walnut	Good	Alive	N
385	8	Black Walnut	Good	Alive	N
386	8	Black Walnut	Excellent	Alive	N
387	11	Black Walnut	Excellent	Alive	N
388	6	Shagbark Hickory	Good	Alive	N
389	10	Black Walnut	Good	Alive	N
390	9	Black Walnut	Good	Alive	N
391	4	American Basswood	Good	Alive	N
393	9	Shagbark Hickory	Excellent	Alive	N
394	5	Shagbark Hickory	Excellent	Alive	N
395	10	Shagbark Hickory	Good	Alive	N
396	6	American Basswood	Good	Alive	N
397	5	Black Walnut	Excellent	Alive	N
398	14	Black Walnut	Excellent	Alive	N
399	4	American Basswood	Good	Alive	N
400	9	American Basswood	Good	Alive	N
401	11	Black Walnut	Excellent	Alive	N
402	12	Ash	Fair	Alive	N
403	9	American Elm	Fair	Alive	N
404	9	Black Walnut	Good	Alive	N
405	14	American Elm	Good	Alive	N
406	7	American Elm	Good	Alive	N
407	15	American Elm	Poor	Alive	N
408	4	Black Cherry	Good	Alive	N
409	8	Black Walnut	Excellent	Alive	N
410	8	Black Cherry	Excellent	Alive	N
411	13	Northern Red Oak	Excellent	Alive	N
412	11	Black Walnut	Good	Alive	N
413	5	Shagbark Hickory	Excellent	Alive	N

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
414	6	Ash	Good	Alive	N
415	4	Ash	Good	Alive	N
416	4	Ash	Good	Alive	N
417	7	Ash	Good	Alive	N
418	6	American Elm	Fair	Alive	N
419	12	Black Cherry	Good	Alive	N
420	4	Shagbark Hickory	Good	Alive	N
421	13	Black Cherry	Excellent	Alive	N
422	7	American Elm	Good	Alive	N
423	13	Black Cherry	Good	Alive	N
424	7	Black Cherry	Good	Alive	N
425	10	Black Walnut	Good	Alive	N
426	7	Ash	Good	Alive	N
427	8	Ash	Good	Alive	N
428	6	Shagbark Hickory	Good	Alive	N
429	12	Black Walnut	Excellent	Alive	N
430	11	Black Cherry	Fair	Alive	N
431	9	Black Cherry	Poor	Alive	N
432	4	American Basswood	Excellent	Alive	N
433	9	Black Cherry	Excellent	Alive	N
434	4	Black Cherry	Excellent	Alive	N
435	7	Black Cherry	Excellent	Alive	N
436	11	Black Cherry	Fair	Alive	N
437	11	Black Cherry	Good	Alive	N
438	4	Black Cherry	Excellent	Alive	N
439	4	Black Cherry	Excellent	Alive	N
440	7	Black Cherry	Good	Alive	N
441	7	Black Walnut	Excellent	Alive	N
442	10	Black Walnut	Excellent	Alive	N
443	8	Black Walnut	Good	Alive	N
444	6	Black Cherry	Fair	Alive	N
445	6	Black Cherry	Excellent	Alive	N
446	9	Black Cherry	Excellent	Alive	N
447	4	Black Cherry	Excellent	Alive	N
448	4	Black Cherry	Excellent	Alive	N
449	4	Black Cherry	Excellent	Alive	N
450	5	Black Cherry	Excellent	Alive	N
451	5	Black Cherry	Excellent	Alive	N
452	6	Black Cherry	Good	Alive	N
453	10	Ash	Good	Alive	N
454	7	Black Cherry	Excellent	Alive	N
455	5	Black Cherry	Fair	Alive	N
456	5	Black Cherry	Good	Alive	N
457	5	Black Cherry	Good	Alive	N
458	5	Black Cherry	Good	Alive	N
459	7	Black Cherry	Good	Alive	N
460	8	Black Cherry	Good	Alive	N
461	4	Black Cherry	Good	Alive	N
462	14	Ash	Fair	Alive	N
463	8	Black Cherry	Good	Alive	N
464	8	Black Cherry	Fair	Alive	N
465	8	Black Cherry	Poor	Alive	N
466	8	Black Cherry	Poor	Alive	N
467	10	Black Cherry	Fair	Alive	N
468	16	Black Walnut	Good	Alive	N
469	5	Black Cherry	Fair	Alive	N
470	5	American Elm	Good	Alive	N
471	5	American Elm	Fair	Alive	N
472	5	Black Cherry	Good	Alive	N
473	6	Black Cherry	Poor	Alive	N
474	5	American Elm	Fair	Alive	N
475	4	American Elm	Good	Alive	N
476	9	American Basswood	Poor	Alive	N
477	9	American Basswood	Poor	Alive	N
478	29	American Basswood	Good	Alive	N
479	12	American Basswood	Good	Alive	N
480	7	American Elm	Good	Alive	N
481	24	Black Cherry	Good	Alive	N
482	21	American Basswood	Good	Alive	N
483	10	Black Cherry	Fair	Alive	N
484	14	Black Cherry	Good	Alive	N
485	4	American Basswood	Good	Alive	N
486	6	American Basswood	Good	Alive	N
487	9	American Basswood	Excellent	Alive	N
488	9	American Basswood	Excellent	Alive	N
489	12	American Basswood	Good	Alive	N
490	4	American Basswood	Fair	Alive	N
491	12	Black Cherry	Excellent	Alive	N
492	6	American Elm	Excellent	Alive	N
493	6	American Basswood	Good	Alive	N

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
494	10	American Basswood	Excellent	Alive	N
495	9	Black Cherry	Poor	Alive	N
496	6	Ash	Good	Alive	N
497	12	Black Walnut	Excellent	Alive	N
498	9	Black Walnut	Excellent	Alive	N
499	20	Black Walnut	Good	Alive	N
500	16	Black Cherry	Poor	Alive	N
501	11	Black Cherry	Good	Alive	N
502	15	Mulberry	Poor	Alive	N
503	5	Ash	Good	Alive	N
504	5	Ash	Good	Alive	N
505	8	Ash	Good	Alive	N
506	7	Ash	Good	Alive	N
507	10	Shagbark Hickory	Good	Alive	N
508	10	American Basswood	Good	Alive	N
509	20	Black Walnut	Good	Alive	N
510	7	American Basswood	Excellent	Alive	N
511	17	Black Walnut	Good	Alive	N
512	4	American Basswood	Good	Alive	N
513	4	American Basswood	Good	Alive	N
514	6	American Basswood	Good	Alive	N
515	9	American Basswood	Good	Alive	N
516	4	American Basswood	Good	Alive	N
517	10	American Basswood	Good	Alive	N
518	9	American Basswood	Good	Alive	N
519	11	American Basswood	Excellent	Alive	N
520	8	American Basswood	Good	Alive	N
521	9	American Basswood	Excellent	Alive	N
522	5	Black Cherry	Good	Alive	N
523	4	Black Cherry	Good	Alive	N
524	8	Black Cherry	Good	Alive	N
525	5	Black Cherry	Good	Alive	N
526	7	Black Cherry	Good	Alive	N
527	5	Black Cherry	Good	Alive	N
528	5	Black Cherry	Good	Alive	N
529	6	American Basswood	Good	Alive	N
530	5	Black Cherry	Good	Alive	N
531	7	American Elm	Good	Alive	N
532	9	American Basswood	Excellent	Alive	N
533	5	American Basswood	Excellent	Alive	N
534	4	Shagbark Hickory	Excellent	Alive	N
535	10	American Basswood	Excellent	Alive	N
536	10	American Basswood	Excellent	Alive	N
537	7	American Basswood	Good	Alive	N
538	7	American Basswood	Good	Alive	N
539	11	American Basswood	Excellent	Alive	N
540	11	American Basswood	Excellent	Alive	N
541	7	American Basswood	Excellent	Alive	N
542	4	American Basswood	Poor	Alive	N
543	10	Black Cherry	Good	Alive	N
544	6	American Basswood	Good	Alive	N
545	6	American Basswood	Good	Alive	N
546	8	American Basswood	Good	Alive	N
547	9	American Basswood	Good	Alive	N
548	10	American Basswood	Good	Alive	N
549	4	American Basswood	Good	Alive	N
550	10	American Basswood	Excellent	Alive	N
551	6	American Basswood	Good	Alive	N
552	9	American Basswood	Good	Alive	N
554	7	American Basswood	Good	Alive	N
555	6	American Basswood	Good	Alive	N
556	6	American Basswood	Good	Alive	N
557	8	American Basswood	Good	Alive	N
558	12	American Basswood	Good	Alive	N
559	5	American Basswood	Excellent	Alive	N
560	9	American Basswood	Good	Alive	N
561	17	American Basswood	Good	Alive	N
562	10	American Basswood	Excellent	Alive	N
563	10	American Basswood	Good	Alive	N
564	6	American Basswood	Fair	Alive	N
565	15	Black Walnut	Good	Alive	N
566	7	American Basswood	Good	Alive	N
567	19	American Basswood	Good	Alive	N
568	21	American Basswood	Poor	Alive	N
569	9	American Basswood	Good	Alive	N
570	9	American Basswood	Good	Alive	N
571	10	Black Cherry	Fair	Alive	N
572	6	American Basswood	Good	Alive	N
573	6	American Basswood	Good	Alive	N
574	7	American Basswood	Good	Alive	N

Tree ID	DBH (in.)	Common Name	New Data Field	Status	Removed?
575	7	American Basswood	Good	Alive	N
576	16	Black Walnut	Good	Alive	N
577	5	American Basswood	Fair	Alive	N
578	8	American Basswood	Excellent	Alive	N
579	9	American Basswood	Good	Alive	N
580	5	American Basswood	Good	Alive	N
581	11	American Basswood	Excellent	Alive	N
582	7	American Elm	Good	Alive	N
583	7	American Elm	Fair	Alive	N
584	25	American Basswood	Fair	Alive	N
585	13	Black Walnut	Excellent	Alive	N
586	12	American Elm	Poor	Alive	N
587	4	American Basswood	Good	Alive	N
588	8	American Basswood	Good	Alive	N
589	6	American Basswood	Good	Alive	N
590	8	American Basswood	Good	Alive	N
591	6	American Basswood	Good	Alive	N
592	6	American Basswood	Fair	Alive	N
593	12	American Basswood	Excellent	Alive	N
594	16	Black Walnut	Good	Alive	N
595	15	American Basswood	Fair	Alive	N
596	12	Shagbark Hickory	Good	Alive	N
597	4	American Basswood	Good	Alive	N
598	9	American Basswood	Good	Alive	N
599	9	American Basswood	Good	Alive	N
600	11	American Basswood	Good	Alive	N
601	9	American Basswood	Excellent	Alive	N
602	7	American Basswood	Poor	Alive	N
603	8	American Basswood	Good	Alive	N
604	9	American Basswood	Excellent	Alive	N
605	7	American Basswood	Excellent	Alive	N
606	10	American Basswood	Excellent	Alive	N
607	9	American Basswood	Good	Alive	N
608	4	American Basswood	Fair	Alive	N
609	6	American Basswood	Good	Alive	N
610	6	American Basswood	Fair	Alive	N
611	9	American Basswood	Good	Alive	N
612	5	American Basswood	Good	Alive	N
613	5	American Basswood	Good	Alive	N



August 22, 2022

TO: Common Council
Mayor Ament
Alderman Stribl
Alderman Harenda

FROM: Plan Commission

RE: Items from the August 15th, 2022 Plan Commission Meeting requiring Common Council action.

- (4) KW LD-2201554 Kevin and Brooke Trebe - 21965 W. Lochleven Lane - 1-Lot Certified Survey Map.

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1), subject, to the application, plans and conditions on file.

- (7) NJ RZ-2200958 Frank Grotkiewicz- Tax Key #: 1229-994-002 - Recommend to Common Council adoption of an Ordinance #: 2663 that approves the rezoning of the property located at Tax Key #: 1229-994-002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged. (PUBLIC HEARING 6:00 PM ON 7/11/2022)

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve the adoption of Ordinance #2663 that approves the rezoning of the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.



- (7) NJ LD-2201154 Frank Grotkiewicz - 19300 W. Observatory Road (Tax Key #'s: 1229-994-001 & 1229-994-002) - 1-Lot Certified Survey Map.

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002), subject to the application, plans and conditions on file.

- (4) GK/NJ SP-2201693 - Neumann Development Inc. 20685-20695 W. National Avenue - 18-Lot Final Plat for Quarry Park Subdivision.

Council Motion:

This item was considered at the Plan Commission meeting on August 15, 2022. It was recommended to the Common Council on a vote of 6-0. I do hereby move to approve Resolution No. 22-16, a resolution approving the final plat for Quarry Park Subdivision for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991), subject to the application, plans and conditions on file.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Kevin and Brooke Trebe / 1-Lot Certified Survey Map		
LOCATION:	21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1)		
REQUEST:	Approval of a 1-Lot Certified Survey Map		
REVIEW SCHEDULE:	CSM Received:	6/24/2022	
	Completeness Determination:	6/27/2022	
	90-day time limit expires:	9/22/2022	
	Final Common Council Action:	8/30/2022	
D.R.C. RECOMMENDATION:	Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1), 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 property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel. 5. The property, which is located outside of the current MMSD Sewer Service District, shall require a Private On-Site Waste Treatment System (POWTS) for each lot that is created that will meet Waukesha County requirements. 6. Applicant shall dedicate the appropriate right-of-way to the City of New Berlin and State of Wisconsin. 7. City Clerk is Rubina Medina. Revise Sheet 3 of CSM.		

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of August 15, 2022

Kevin and Brooke Trebe / 1-Lot Certified Survey Map for 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1)

DATE STAFF REPORT CREATED: July 13, 2022

APPLICANT / OWNER(S): Kevin and Brooke Trebe

REQUEST / DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/24/2022

DATE OF COMPLETENESS DETERMINATION: 6/27/2022

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): Several meetings at DCD front counter.

Site Visit(s): 7/29/2022

CONCEPTUAL PLAN: Yes, a CSM has been submitted.

SIZE OF DEVELOPMENT / PARCEL(S): Lot 1: 1.37 acres (After CSM is recorded)

CURRENT ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District) and C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Three vacant single-family residential lots.

PROPOSED ZONING: N/A

PROPOSED LAND USE: One single-family residential lot.

PROPOSED LOT SIZE: Lot 1: 1.37 acres (After CSM is recorded)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i>	Zoning: R-1/R-2 (Rural Conservation Residential)	Land Use: Single-Family Residential
<i>South:</i>	Zoning: R-1/R-2 (Rural Conservation Residential) & C-2 (Shoreland Wetland Holding District)	Land Use: Single-Family Residential
<i>East:</i>	Zoning: R-1/R-2 (Rural Conservation Residential) & C-2 (Shoreland Wetland Holding District)	Land Use: Vacant
<i>West:</i>	Zoning: N/A (Village of Waukesha)	Land Use: N/A

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

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

Planning Context / Vision / Development Policies:

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Land use:

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(1) of the Zoning Code. See findings section for more information.

DEVELOPMENT CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, a Certified Survey Map was submitted.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor.

Wetland On Property: Yes, a wetland registration has been submitted and the wetlands have been registered.

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site slopes down from west to east.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Applicant will be required to meet wetland setback for any future buildings.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewer Shed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: The new parcel will be served by a private well, average 250 GPD per new unit connection.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A – No increase from time of subdivision plat.
Notice Sent to Affected School District(s): No

PREVIOUS ACTION: N/A

CONSISTENCY WITH PREVIOUS ACTION: Yes

1956 First Addition to Glengarry Highlands plat approved.

2/2/2022 Wetlands registered with the City.

FINDINGS:

1. The applicant owns three lots and would like to combine them to create one larger lot.
2. Under Section 275-33D, In the R-1/R-2 District, the minimum lot size is 5 acres and the lot width requirement is 200'. The current lots are legal non-conforming and do not meet these requirements. However, the proposed CSM combination will increase the overall acreage and therefore make it more conforming.
3. *Per Zoning Code Section 275-44F, "Lots of record an existing legal lot that contains less are than the lot requirements of this chapter may be used as a building site, provided that the proposed use is allowed in the zoning district.*
 - (1) *Minimum lot size requirements shown in the zoning districts apply to the creation of new lots and do not affect existing legally created lots or parcels, provided that the lot is a lot of record in the Waukesha County Register of Deeds' office prior to the effective date of this chapter.*
 - (2) *Vacant buildable lots of record can be used as a building site, provided that the use is allowed in the zoning district and the lot has frontage on and access to a public street. If an existing structure on a lot of record were to be damaged or destroyed, it would be allowed to be rebuilt in accordance with the Building Code and these Zoning Regulations.*
 - (3) *New building permits issued under this section shall be required to meet the setback and other yard requirements of this chapter. A building proposed with lesser dimensions and*

**Department of
Community Development
Staff Report**

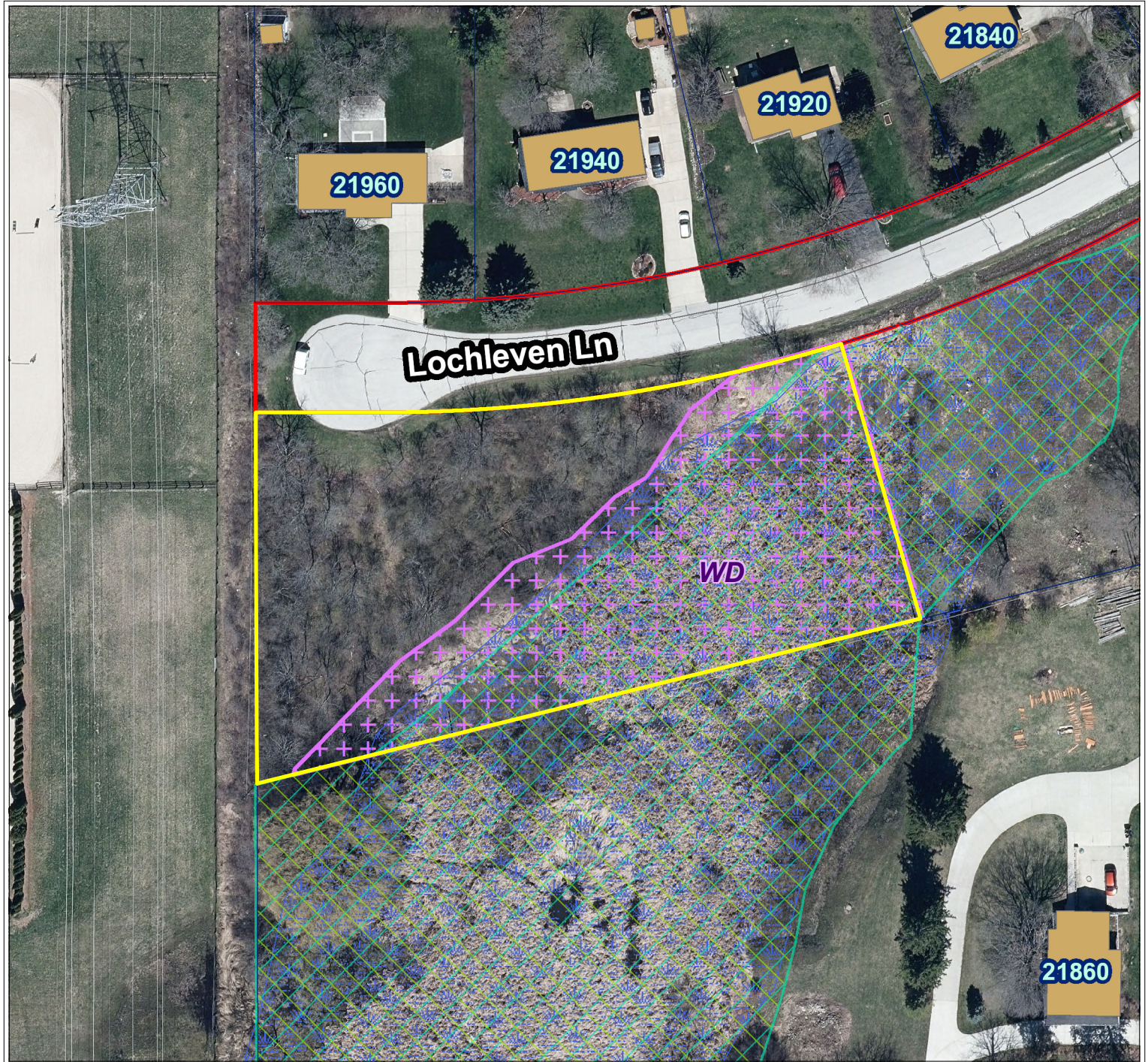
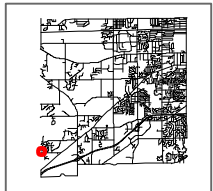
requisites than those stated in the code shall be issued a building permit only after a variance by the Board of Appeals.

D.R.C. RECOMMENDATION:

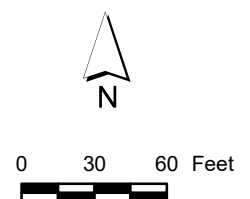
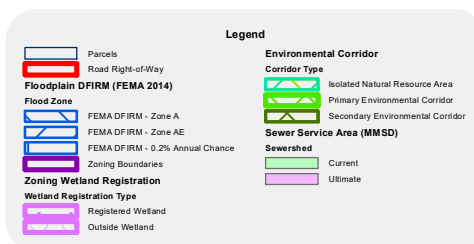
Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 21965 W. Lochleven Lane (Tax Key # 1274.153.001 – encompassing Lots 10, 11, and 12 of Glengarry Highlands Addition #1), subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

Location Map
CSM

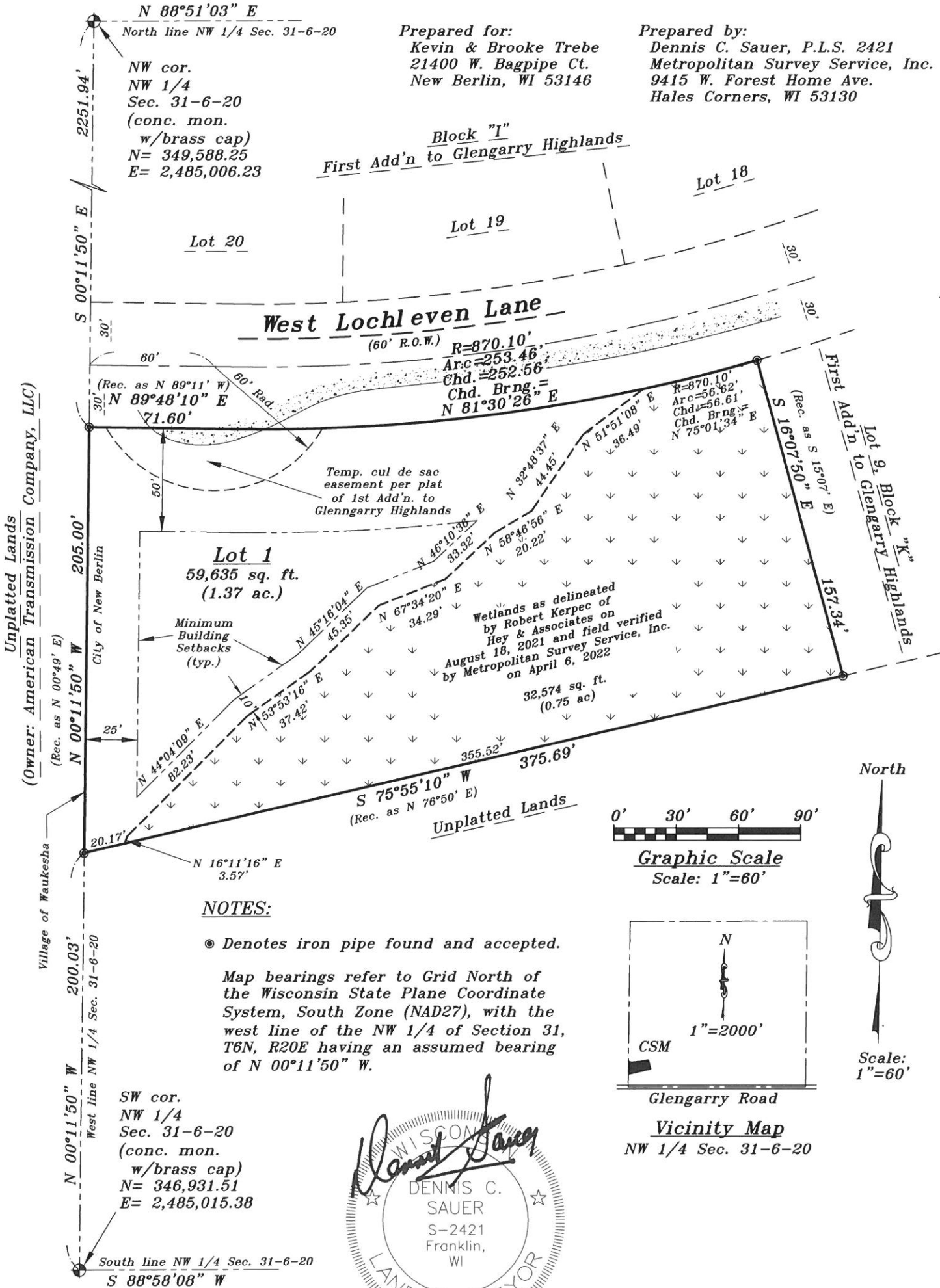


City of New Berlin
 Department of Community Development
 3805 S Casper Dr.
 New Berlin WI 53151
 (262) 797-2445
www.newberlin.org



Certified Survey Map No. _____

Being a redivision of Lots 10, 11 and 12, Block "K", First Addition to Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 10, 11 and 12, Block 'K', First Addition to
Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest
1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin,
Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, a Professional Land Surveyor, hereby certify that:

I have surveyed, divided and mapped a redivision of Lots 10, 11 and 12, Block 'K', First Addition to Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 31, 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 Northwest 1/4; thence N 00°11'50" W along the West line of said Northwest 1/4, 200.03 feet to the Southwest corner of Lot 12, Block 'K', First Addition to Glengarry Highlands, said point being the point of beginning of the lands to be described; thence continuing N 00°11'50" W along said West line of said Northwest 1/4 and said Lot 12, 205.00 feet to the Northwest corner of said Lot 12 and a point on the South line of W. Lochleven Lane; thence N 89°48'10" E along said South line, 71.60 feet to a point; thence continuing Easterly along said South line 253.46 feet along the arc of a curve whose center is to the North, whose radius is 870.10 feet, and whose chord bears N 81°30'26" E, 252.56 feet to the Northeast corner of Lot 10, Block 'K', First Addition to Glengarry Highlands; thence S 16°07'50" E along the East line of said Lot 10, 157.34 feet to the Southeast corner of said Lot 10; thence S 75°55'10" W along the South line of said Lot 10, 11 and 12, Block 'K', 375.69 feet to the point of beginning.
Said lands containing 59,635 square feet (1.37 acres).

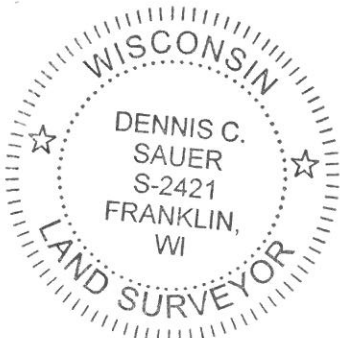
That I have made such survey, land division and map by the direction of Kevin Trebe and Brooke Trebe, husband and wife, owners of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the regulations of the City of New Berlin in surveying, dividing and mapping the same.

June 15, 2022
Date


Dennis C. Sauer
Professional Land Surveyor S-2421



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 10, 11 and 12, Block 'K', First Addition to
Glengarry Highlands, being a part of the Southwest 1/4 of the Northwest
1/4 of Section 31, Town 6 North, Range 20 East, in the City of New Berlin,
Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

Kevin Trebe and Brooke Trebe, husband and wife, as owners, do hereby
certify that we have caused the land described on this map to be surveyed,
divided and mapped as represented on this map in accordance with the
requirements of Chapter 236.34 of the Wisconsin State Statutes and the
regulations of the City of New Berlin.

WITNESS the hand and seal of said owner this _____ day of _____,
20_____.

Kevin Trebe, Owner

Brooke Trebe, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20_____,
Kevin Trebe and Brooke Trebe, to me known to be the persons who executed
the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of New Berlin this _____ day
of _____, 20_____.

David Ament, Chairman
City of New Berlin

Nikki Jones, Secretary
City of New Berlin

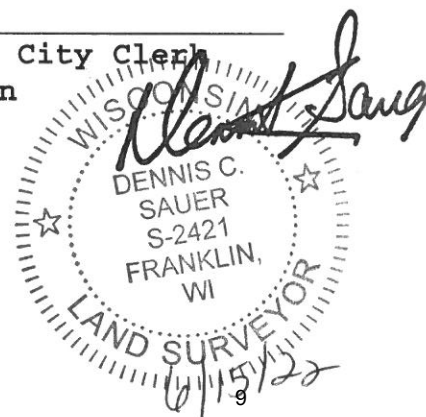
COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of New Berlin this _____ day
of _____, 20_____.

David Ament, Mayor
City of New Berlin

Georgia Stanford, City Clerk
City of New Berlin

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421



STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Frank Grotkiewicz / Rezoning

LOCATION: Tax Key #: 1229.994.002

REQUEST: Request to rezone the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Ordinance #: 2663 that approves the rezoning the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of August 15, 2022

Frank Grotkiewicz / Rezoning
Tax Key #: 1229.994.002

DATE STAFF REPORT PREPARED: July 27, 2022

APPLICANT / OWNER(S): Frank Grotkiewicz

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/22/2022

DATE OF COMPLETENESS DETERMINATION: 4/27/2022

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): Several meetings at DCD front counter.

Site Visit(s): 6/21/2022

CONCEPTUAL PLAN: A 1-Lot CSM has been submitted. (See File # LD-2201154)

SIZE OF DEVELOPMENT / PARCEL(S): 17.302 acres

CURRENT ZONING: A-2 (Agricultural and Rural Holding District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District)

CURRENT LAND USE: Agricultural

PROPOSED ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District)

PROPOSED LAND USE: Single-Family Residential

PROPOSED LOT SIZE(S): 38.205 acres. (See File # LD-2201154)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i>	Zoning: R-1/R-2, Rural Conservation Residential C-1, Upland Resource Conservancy District /C-2, Shoreland Wetland Holding District	Land Use: Single-Family Residential
<i>South:</i>	Zoning: R-1/R-2, Rural Conservation Residential & A-2, Agricultural and Rural Holding	Land Use: Agricultural
<i>East:</i>	Zoning: R-1/R-2, Rural Conservation Residential/ C-1, Upland Resource Conservancy District	Land Use: Single-Family Residential / Agricultural

West: Zoning: A-2, Agricultural and Rural Holding/C-1, Land Use: Single-Family
Upland Resource Conservancy District /C-2, Shoreland Wetland Holding District Residential /
Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

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

Planning Context / Vision / Development Policies:

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Land use:

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(1) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes, held on July 11, 2022.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: No

PROPOSED ARCHITECTURE: Applicant is proposing to demolish the existing single-family home located on this parcel and construct a new single-family home on the new parcel created by a 1-Lot CSM. See file #LD-2201154.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site slopes down from east to west.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Applicant is not proposing to construct a home near the environmental features on the new parcel created through a 1-Lot CSM. See file # LD-2201154.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: No increase. This parcel will be served by the existing well.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

1973	Existing home was built.
1981	Construction of Agriculture building.
2009	Concept subdivision.
7/11/2022	Plan Commission held a public hearing on this request.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code Chapter 275-22 (F):

- a. *The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;*

Yes, the proposed rezoning is compliant. The Future Land Use map identifies this area as Country Residential.

- b. *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 rezoning is compliant. This property is not served by public sanitary sewer and water facilities. Density will not increase as a result of this rezoning.

- c. *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 rezoning is compliant.

- d. *The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;*

Yes, the proposed rezoning is compliant. Any future development shall require a separate application to be filed with the Department of Community Development.

- e. *The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;*

Yes, the proposed rezoning is compliant.

- f. *The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and*

No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan.

- g. *The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.*

Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.

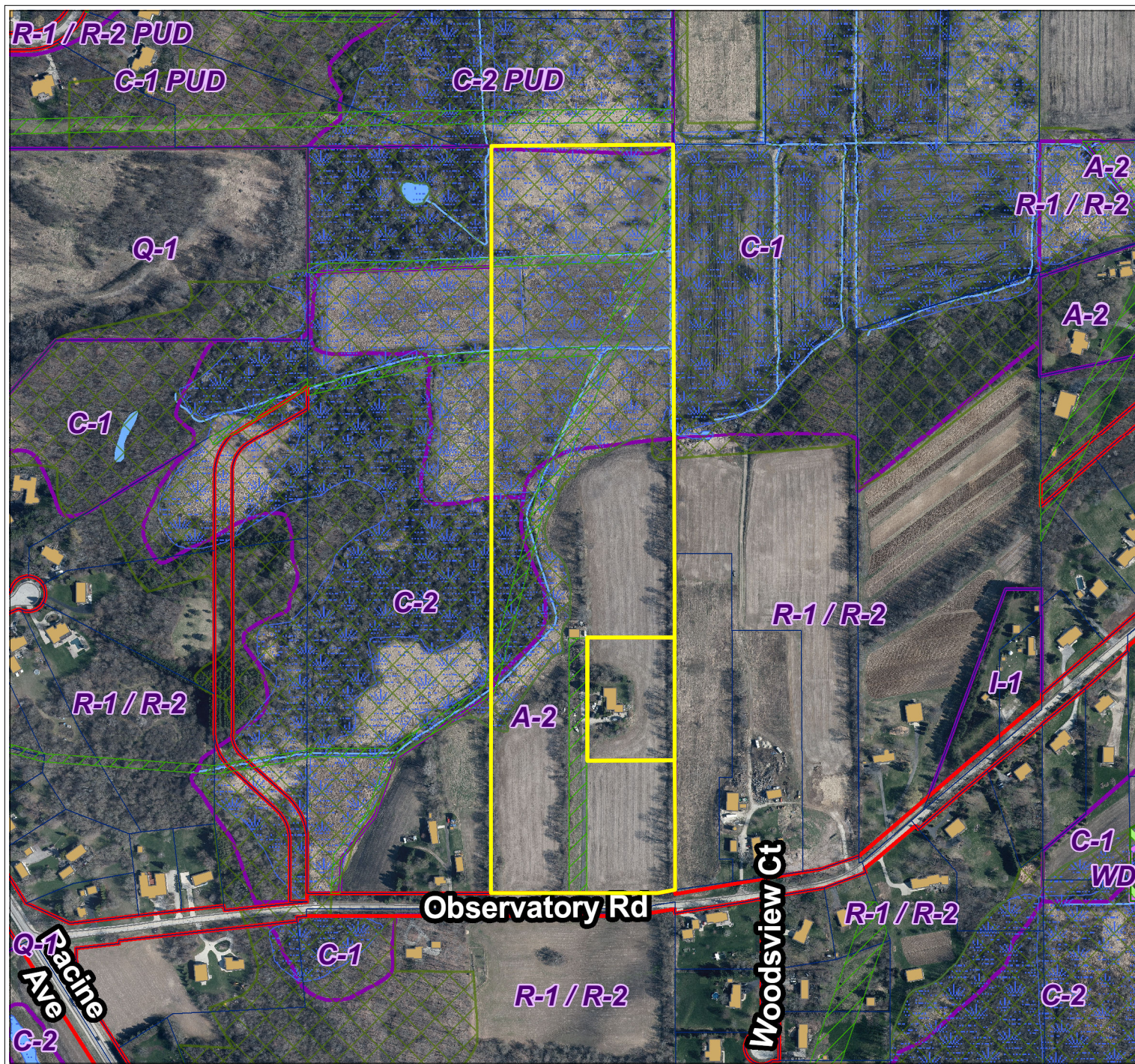
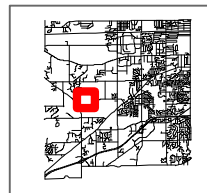
2. A wetland delineation and conservation easement is not required at this time. There are many limiting factors to development near the wetlands. The lot contains several large easements which will restrict development. Should the applicant choose to further develop the lands a wetland delineation and conservation easement may be required then.
3. Only one home per parcel is allowed. Applicant will need to demo existing home to build a new one.

D.R.C. RECOMMENDATION:

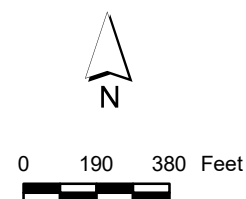
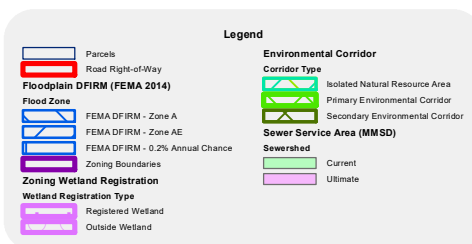
Recommend to Common Council adoption of Ordinance #: 2663 that approves the rezoning of the property located at Tax Key #: 1229.994.002 from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. The C-1 and C-2 will remain unchanged: **See Executive Summary.**

ATTACHMENTS:

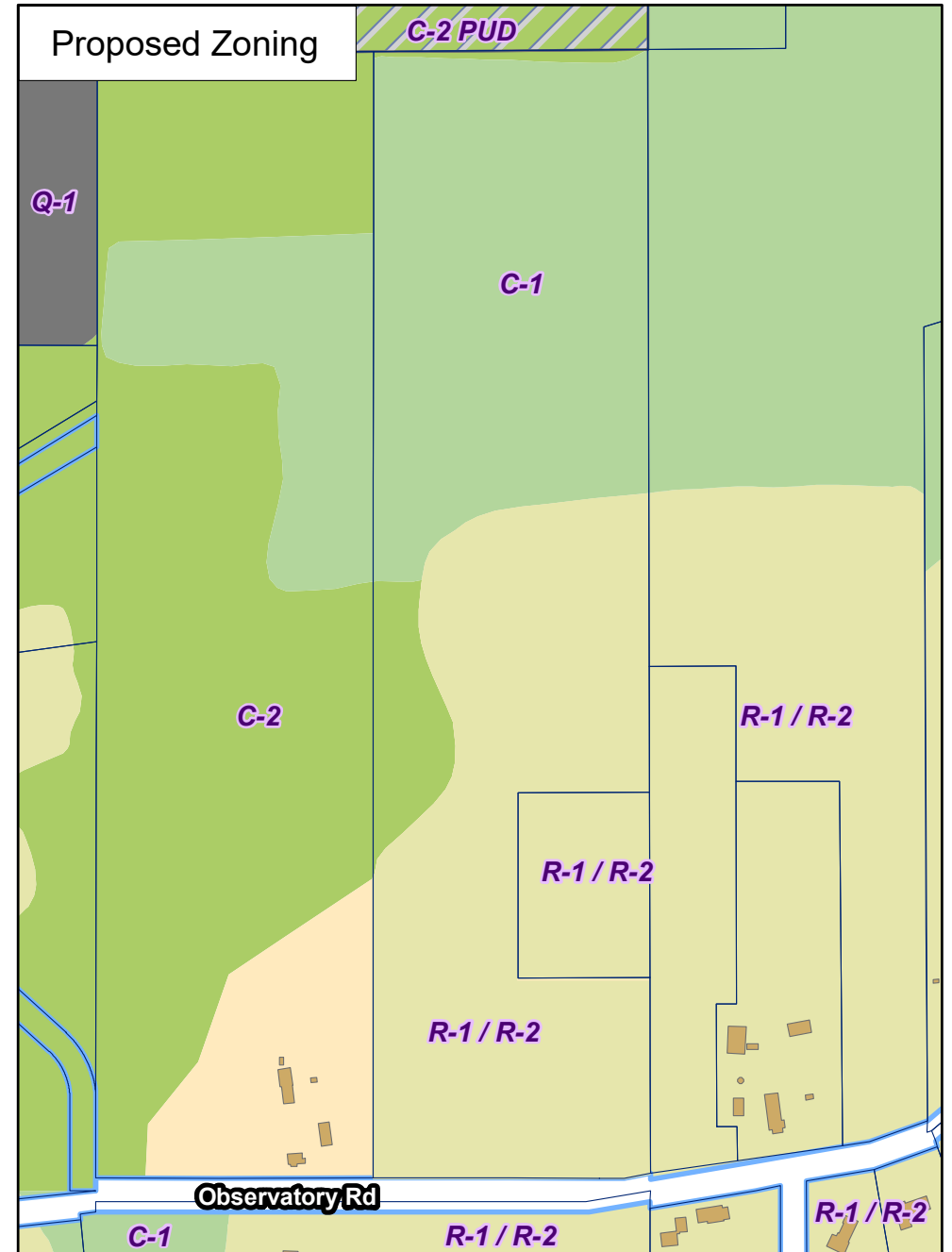
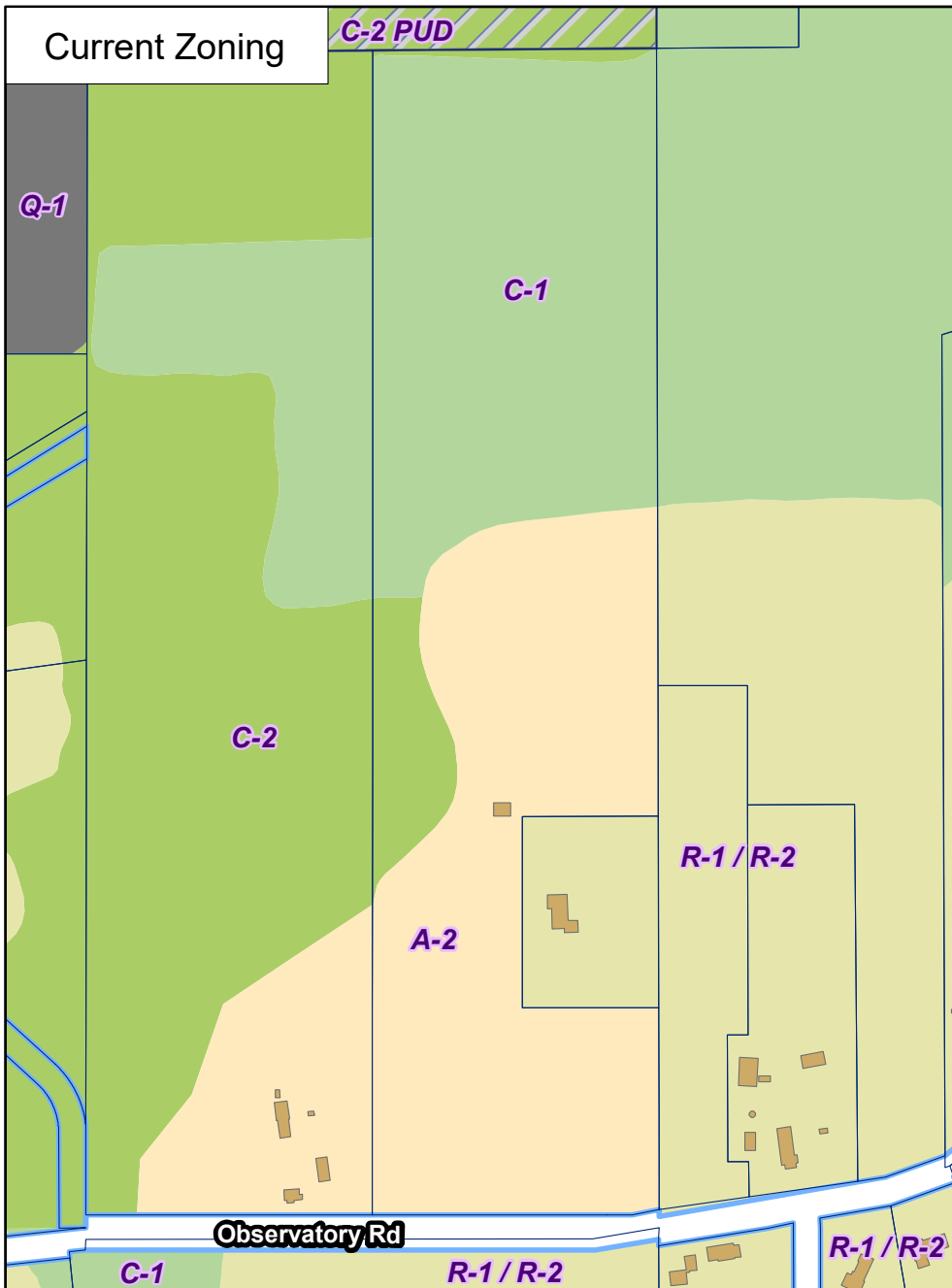
Location Map
Zoning Comparison Map
CSM
Applicant Letter
Ordinance #: 2663



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



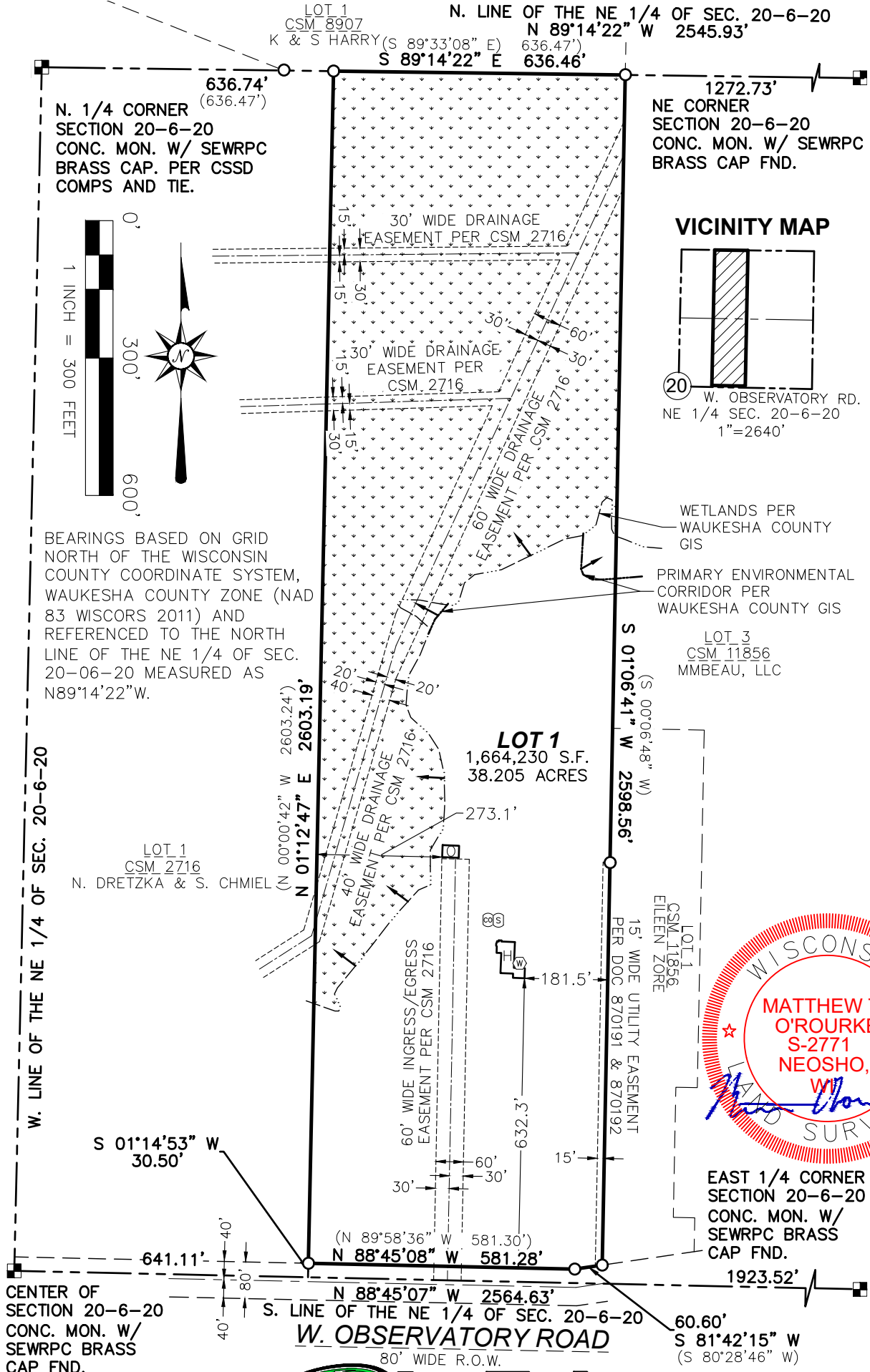
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PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



• SEE SHEET 2 FOR LEGEND.

PREPARED FOR:
FRANK GROTKIEWICZ &
KATELYNN SEEFELDT
19300 W. OBSERVATORY ROAD
NEW BERLIN, WI 53151

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 06/06/2022
DATED 05/02/2022
JOB# 22093
SHEET 1 OF 4

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°14'22" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 1272.73 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING; THENCE S 01°06'41" W, ALONG THE EAST LINE OF LOT 2 OF CSM 2716 AND EAST LINE OF LOT 1 OF CSM 1882, 2598.56 FEET TO THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716; THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 2603.19 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S 89°14'22" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 636.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,664,230 SQUARE FEET OR 38.205 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNER OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771



LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- Ⓢ WELL
- Ⓢ SEPTIC VENT
- Ⓢ SEPTIC CLEANOUT
- ↓ WETLANDS

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE FRANK GROTKIEWICZ & KATELYNN SEEFELDT CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

FRANK GROTKIEWICZ

KATELYNN SEEFELDT

STATE OF _____)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____,
THE ABOVE NAMED, FRANK GROTKIEWICZ & KATELYNN SEEFELDT TO ME KNOWN TO BE THE SAME PERSON(S)
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI

PRINT NAME, _____

MY COMMISSION EXPIRES. _____

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNERS.

IN WITNESS WHEREOF, THE SAID SEAL OF _____, CORPORATE MORTGAGEE,
THIS, _____ DAY OF _____, 20_____. IN THE PRESENCE OF:

NAME/TITLE

NAME/TITLE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF _____)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, AND _____, _____ OF THE ABOVE NAMED
CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC,

_____.

MY COMMISSION EXPIRES _____.



WAUKESHA CO. CERTIFIED SURVEY MAP NO.

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CITY PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN, THIS DAY OF , 20____.

DAVID AMENT – CHAIRPERSON

NIKKI JONES – SECRETARY

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN, THIS DAY OF , 20____.

DAVID AMENT – MAYOR

MEDINA RUBINA – CITY CLERK



New Berlin Rezoning

4-22-22

19300 W Observatory Rd

To Whom It May Concern,

I am applying for tax keys 1229994001 and 1229994002 currently zoned A-2, R-1/R-2 to be rezoned to R-1/R-2. I would like to combine both parcels into one. I understand C-1 will remain. The 2 parcels have been sold together from the Shims. A new single family dwelling unit will be proposed, and the existing Shims home will be removed prior to then. I look forward to working together with this process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank Grotkiewicz", with a stylized flourish at the end.

Frank Grotkiewicz

SUMMARY ORDINANCE NO. 2663

A rezoning petition has been filed by Frank Grotkiewicz to rezone the property located at Tax Key #: 1229-994-002 from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2. The C-1 and C-2 will remain unchanged. The matter came before the City Plan Commission which held a public hearing on the proposed rezoning July 11, 2022 and recommended approval on August 15, 2022 subject to the application, plans on file and Ordinance # 2663 approved by the City Attorney, and the matter having been considered on August 23, 2022, by the Common Council. The Council approved that rezoning on August 23, 2022 as requested in the petition.

The full text of the ordinance is available for inspection in the City Clerk's office of the City of New Berlin at 3805 S. Casper Dr. during normal business hours.

ORDINANCE NO. 2663

Ordinance to rezone from A-2 (Agricultural and Rural Holding District), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District) to R-1/R-2 (Rural Conservation Single-Family Residential District), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District)

The Common Council of the City of New Berlin do ordain as follows:

SECTION I

The City of New Berlin, having received a petition from Frank Grotkiewicz to rezone the property located at (Tax Key #: 1229-994-002) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2:

OVERALL LEGAL DESCRIPTION:

PT NW.25 & SW.25 OF NE.25 SEC 20 T6N R20E DESC AS PARCEL 2 CSM 2716 V20 P44 R1972 I398

AREAS TO BE REZONED FROM A-2 to R-1/R-2 (RURAL CONSERVATION SINGLE-FAMILY RESIDENTIAL DISTRICT):

PART OF LOT 2 OF CSM 2716 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 88°45'07" W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC 20, 1923.52 FEET; THENCE N 01°14'53" E, 30.50 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING, THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 693 FEET MORE OR LESS TO THE LANDS CONTAINED IN THE C-2 ZONING DISTRICT, THENCE NORTHEASTERLY ALONG THE LANDS CONTAINED IN THE C-2 AND C-1 ZONING DISTRICT TO A POINT ON THE EAST LINE OF LOT 2 OF CSM 2716, SAID POINT LYING S 01°06'41" W, 1022 FEET MORE OR LESS OF NORTHEAST CORNER OF LOT 2 OF CSM 2716; THENCE ALONG THE EAST LINE OF LOT 2 OF CSM 2716 FOR THE FOLLOWING 5 COURSES: 1. THENCE S 01°06'41" W, 696 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 1 OF CSM 1882; 2. THENCE N 88°45'07" W, 307.00 FEET; 3. THENCE S 01°06'41" W, 430.00 FEET; 4. THENCE S 88°45'07" E, 307.00 FEET; 5. THENCE S 01°06'41" W, 449.45 FEET; TO THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OR-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 753,673 S.F. OR 17.302 ACRES MORE OR LESS

AREAS ZONED C-1 (UPLAND RESORUCE CONSERVANCY DISTRICT) WILL REMAIN UNCHANGED.**AREAS ZONED C-2 (SHORELAND WETLAND DISTRICT) WILL REMAIN UNCHANGED.**

SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on July 11, 2022 and recommended approval of said rezoning on August 15, 2022 subject to the application, plans on file, and an ordinance approved by the City Attorney, and the matter having been considered and the rezoning approved on August 23, 2022 by the Common Council.

SECTION III

The Common Council of the City of New Berlin does hereby approve the rezoning of the lands in the above-described property from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2 subject to the application and plans on file.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2663 on behalf of the City of New Berlin.

SECTION IV

The several sections of this ordinance are declared to be severable. If any section shall be declared by decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of other portions of the ordinance.

SECTION V

All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

SECTION VI

This ordinance shall take effect upon passage and publication of a summary notice as required by law, and the City Clerk shall so amend the Code of Ordinances and zoning map of the City of New Berlin, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council this 23rd day of August 2022.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Frank Grotkiewicz / 1-Lot Certified Survey Map

LOCATION: 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002)

REQUEST: Approval of a 1-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	5/17/2022
Completeness Determination:	5/17/2022
90-day time limit expires:	8/15/2022
Final Common Council Action:	7/26/2022

OR 8/23/2022

D.R.C. RECOMMENDATION: Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002), 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 shall add a note to the face of the CSM stating, only one home per parcel is allowed. Applicant will need to demo existing home to build a new one.
5. CSM Rotated away from the bearing of the north section line bearing of N89d32m29sE.
6. Along the east property line, the Legal Description says 696' more or less. Similar to the west property line distance, add the plus or minus symbol to the east side dimension.
7. Applicant and/or property owner 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 August 15, 2022

Frank Grotkiewicz / 1-Lot Certified Survey Map 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002)

DATE STAFF REPORT CREATED: June 29, 2022

APPLICANT / OWNER(S): Frank Grotkiewicz

REQUEST / DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/17/2022

DATE OF COMPLETENESS DETERMINATION: 5/17/2022

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): Several meetings at DCD front counter.
Site Visit(s): 6/21/2022

CONCEPTUAL PLAN: Yes, a CSM has been submitted.

SIZE OF DEVELOPMENT / PARCEL(S):
Lot 1: 38.205 (After CSM is recorded)

CURRENT ZONING: A-2 (Agricultural and Rural Holding District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District) & R-1/R-2 (Rural Conservation Single-Family Residential District)

CURRENT LAND USE: Two Single-family residential lots with agriculture use.

PROPOSED ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District), C-2 (Shoreland Wetland Holding District), C-1 (Upland Resource Conservancy District) (Separate Application File #: RZ-2200958)

PROPOSED LAND USE: One Single-family residential lot.

PROPOSED LOT SIZE:
Lot 1: 38.205 (After CSM is recorded)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-1/R-2, Rural Conservation Residential C-1, Upland Resource Conservancy District /C-2, Shoreland Wetland Holding District Land Use: Single-Family Residential

South: Zoning: R-1/R-2, Rural Conservation Residential Land Use: Agricultural

**Department of
Community Development
Staff Report**

East: & A-2, Agricultural and Rural Holding
Zoning: R-1/R-2, Rural Conservation Residential/
C-1, Upland Resource Conservancy District Land Use: Single-Family Residential /
Agricultural

West: A-2, Agricultural and Rural Holding/C-1, Land Use: Single-Family Residential /
Upland Resource Conservancy District Agricultural
/C-2, Shoreland Wetland Holding District

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

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

Planning Context / Vision / Development Policies:

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Land use:

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(1) 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

Site Plan Required: Yes, a Certified Survey Map was submitted.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site slopes down from east to west.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Applicant is not proposing a home near the environmental features on the new parcel.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewer Shed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: No increase. This parcel will be served by the existing well.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

1973	Existing home was built.
1981	Construction of Agriculture building.
2009	Concept subdivision.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant owns two lots and would like to combine them to create one larger lot.
2. The applicant is proposing to rezone the larger lot from A-2 to R-1/R-2.
3. Under Section 275-33D, in the R-1/R-2 District the minimum lot size is 5 acres and the lot width requirement is 200'.
4. A wetland delineation and conservation easement is not be required at this time. There are many limiting factors to development near the wetlands. The lot contains several large easements which will restrict development. Should the applicant choose to further develop the lands a wetland delineation and conservation easement may be required then.
5. Applicant shall add a note to the face of the CSM stating, only one home per parcel is allowed. Applicant will need to demo existing home to build a new one.

D.R.C. RECOMMENDATION:

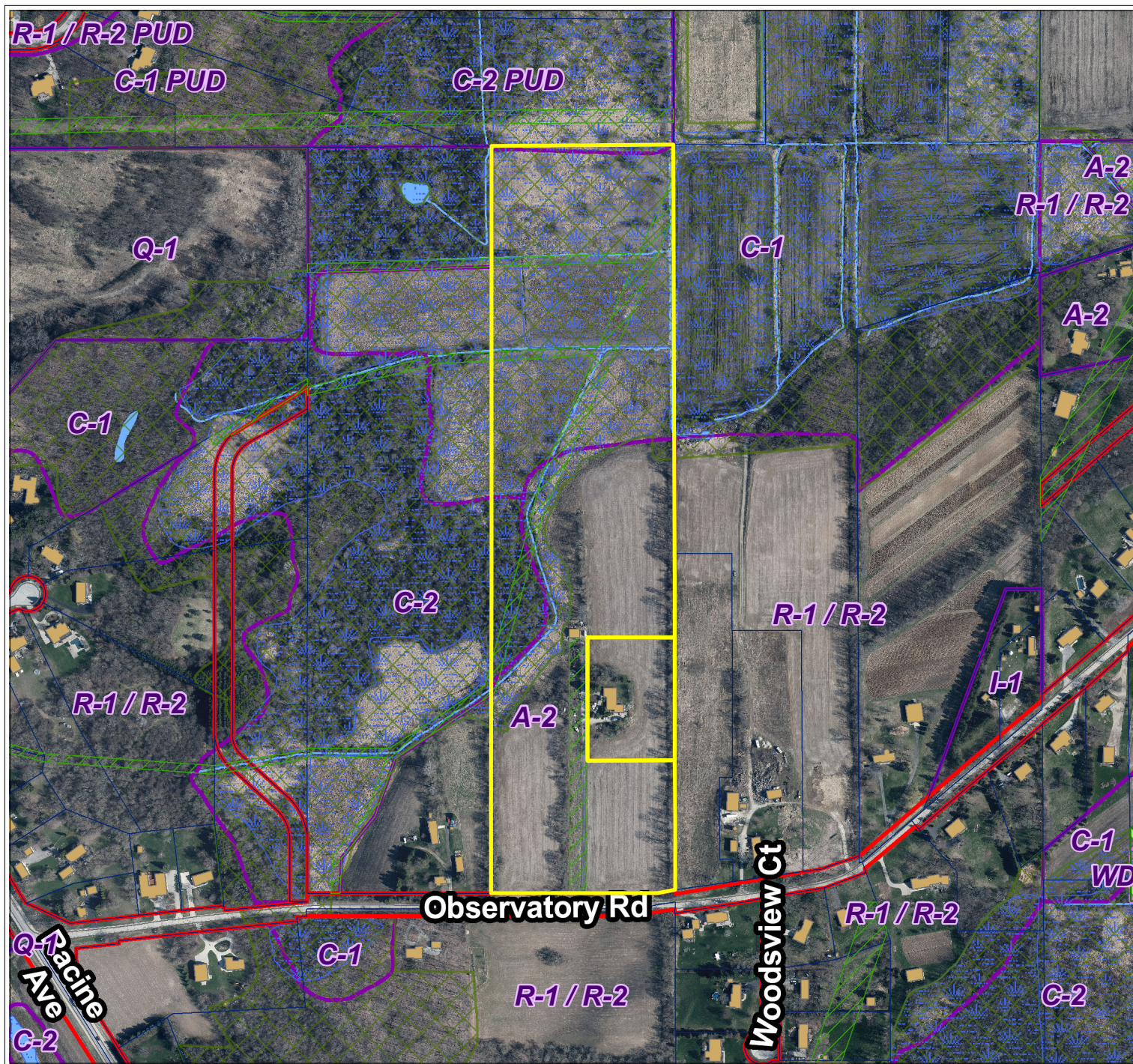
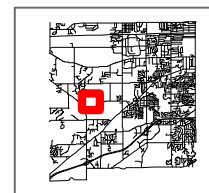
Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 19300 W. Observatory Road (Tax Key # 1229.994.001) & (Tax Key # 1229.994.002), subject to

**Department of
Community Development
Staff Report**

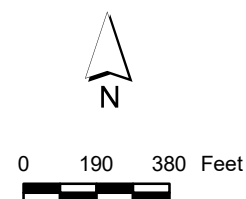
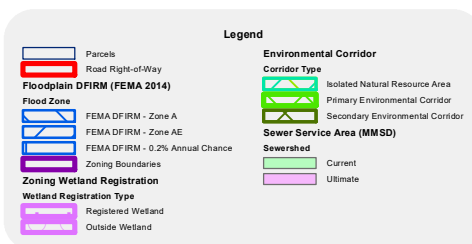
the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

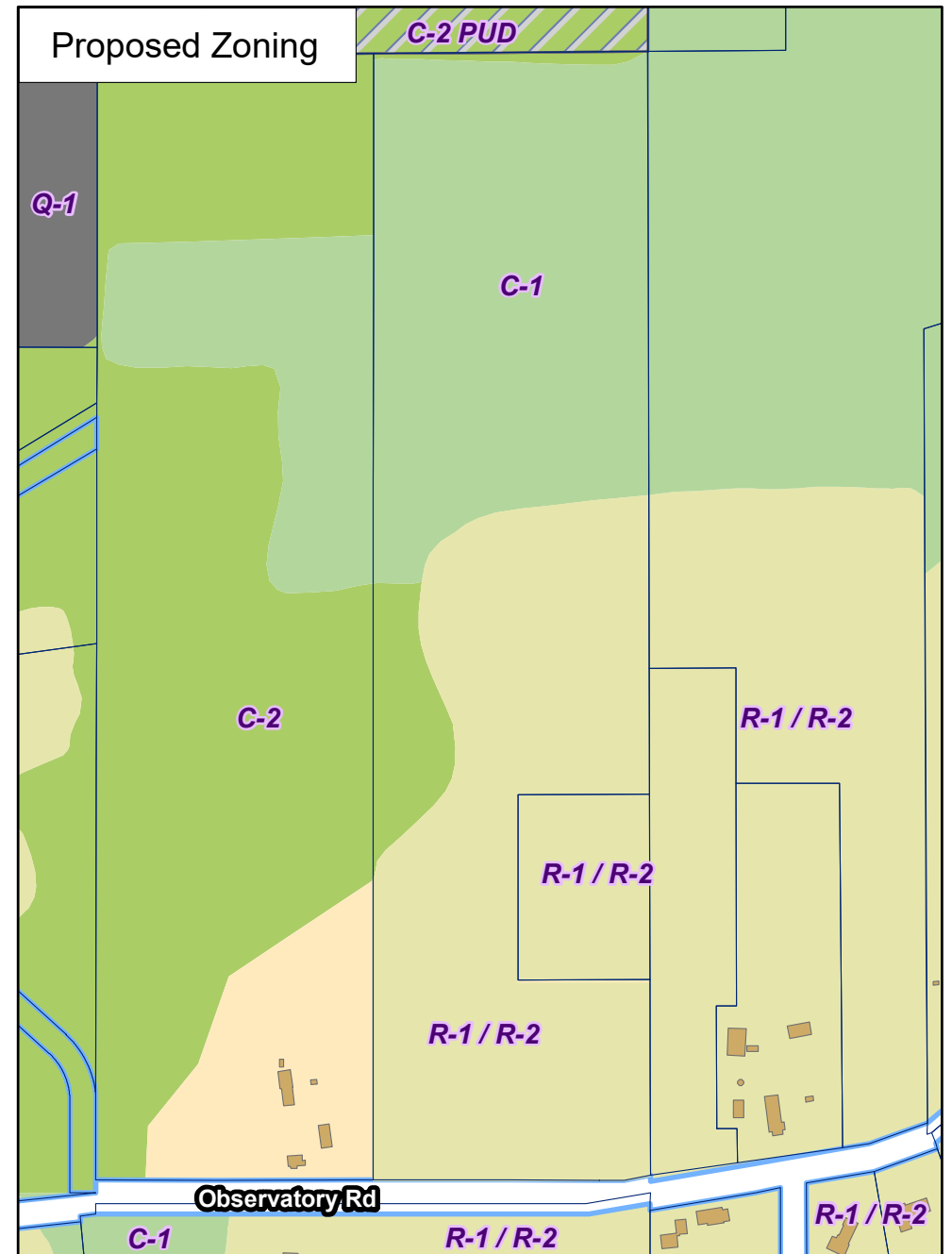
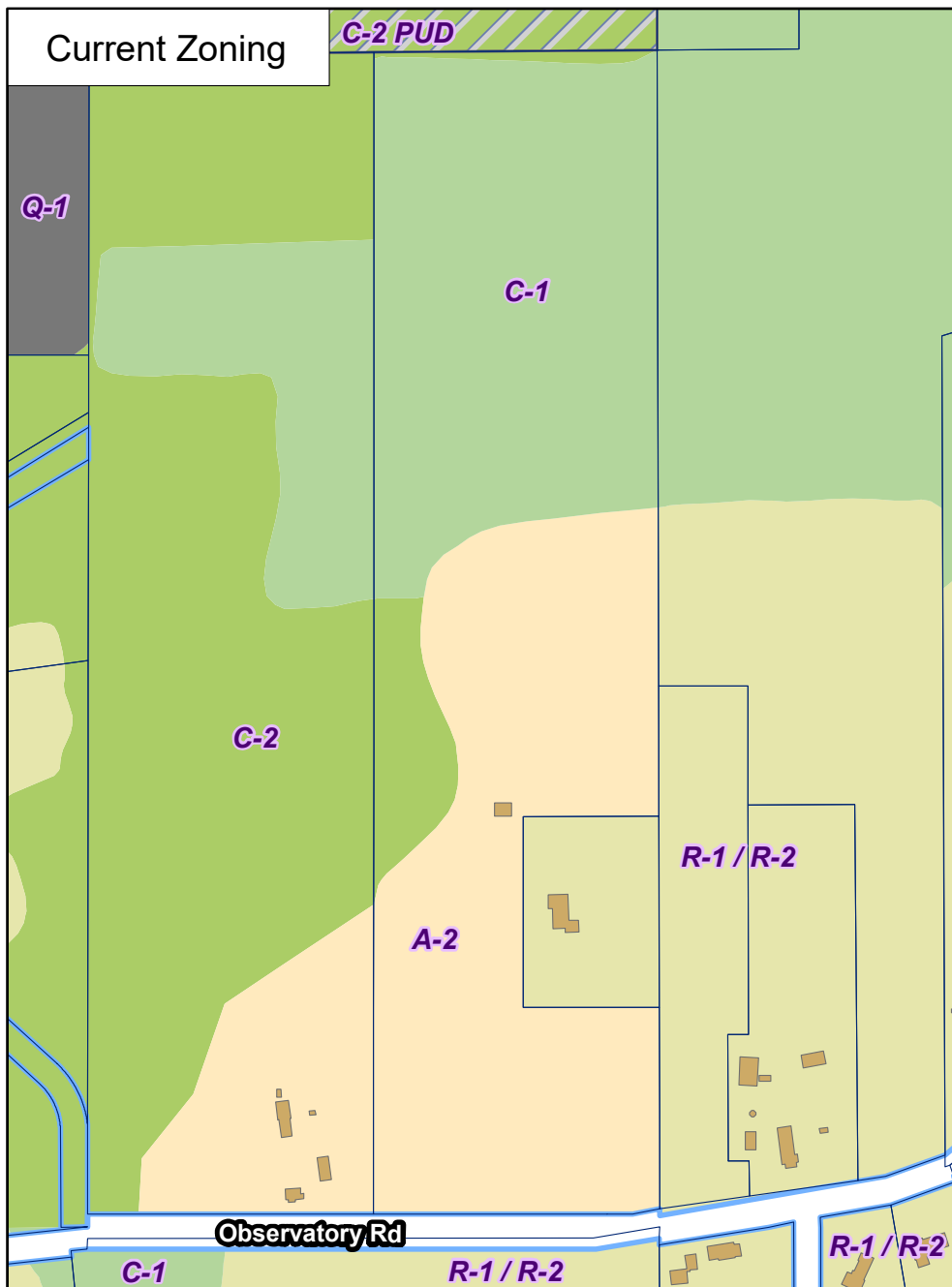
Location Map
CSM



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



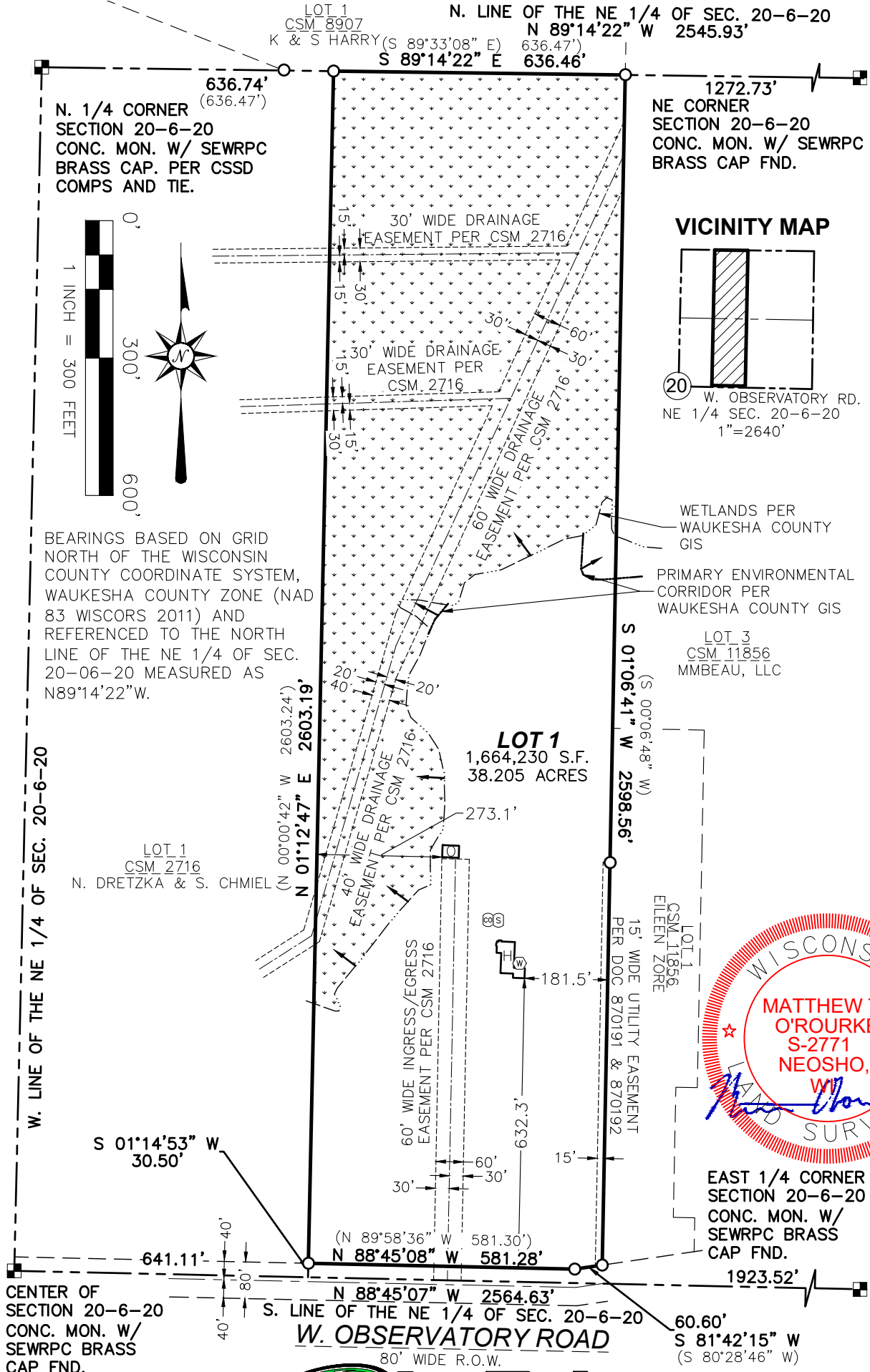
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PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



• SEE SHEET 2 FOR LEGEND.

PREPARED FOR:
FRANK GROTKIEWICZ &
KATELYNN SEEFELDT
19300 W. OBSERVATORY ROAD
NEW BERLIN, WI 53151



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

DATED 06/06/2022
DATED 05/02/2022
JOB# 22093
SHEET 1 OF 4

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°14'22" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 1272.73 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING; THENCE S 01°06'41" W, ALONG THE EAST LINE OF LOT 2 OF CSM 2716 AND EAST LINE OF LOT 1 OF CSM 1882, 2598.56 FEET TO THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716; THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 2603.19 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S 89°14'22" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 636.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,664,230 SQUARE FEET OR 38.205 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNER OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771



LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- Ⓜ WELL
- Ⓢ SEPTIC VENT
- Ⓢ SEPTIC CLEANOUT
- ↓ WETLANDS

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

AS OWNERS WE FRANK GROTKIEWICZ & KATELYNN SEEFELDT CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

FRANK GROTKIEWICZ

KATELYNN SEEFELDT

STATE OF _____)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____,
THE ABOVE NAMED, FRANK GROTKIEWICZ & KATELYNN SEEFELDT TO ME KNOWN TO BE THE SAME PERSON(S)
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI
PRINT NAME, _____
MY COMMISSION EXPIRES. _____

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNERS.

IN WITNESS WHEREOF, THE SAID SEAL OF _____, CORPORATE MORTGAGEE,
THIS, _____ DAY OF _____, 20_____. IN THE PRESENCE OF:

NAME/TITLE

NAME/TITLE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF _____)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, AND _____, _____ OF THE ABOVE NAMED
CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC,
_____.
MY COMMISSION EXPIRES _____.



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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CITY PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN, THIS ____ DAY OF _____, 20____.

DAVID AMENT – CHAIRPERSON

NIKKI JONES – SECRETARY

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN, THIS ____ DAY OF _____, 20____.

DAVID AMENT – MAYOR

MEDINA RUBINA – CITY CLERK



STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Anna Fekete/8' Fence

LOCATION: 5335 S. Oakridge Drive

REQUEST: Use, Site and Architecture approval to construct an 8' tall fence along the west portion of the property line located at 5335 S. Oakridge Drive.

D.R.C. RECOMMENDATION: Denial of the Use, Site and Architecture to construct a 8' tall fence along the west portion of the property line located at 5335 S. Oakridge Drive subject to the application, plans on file and the following reasons for denial:

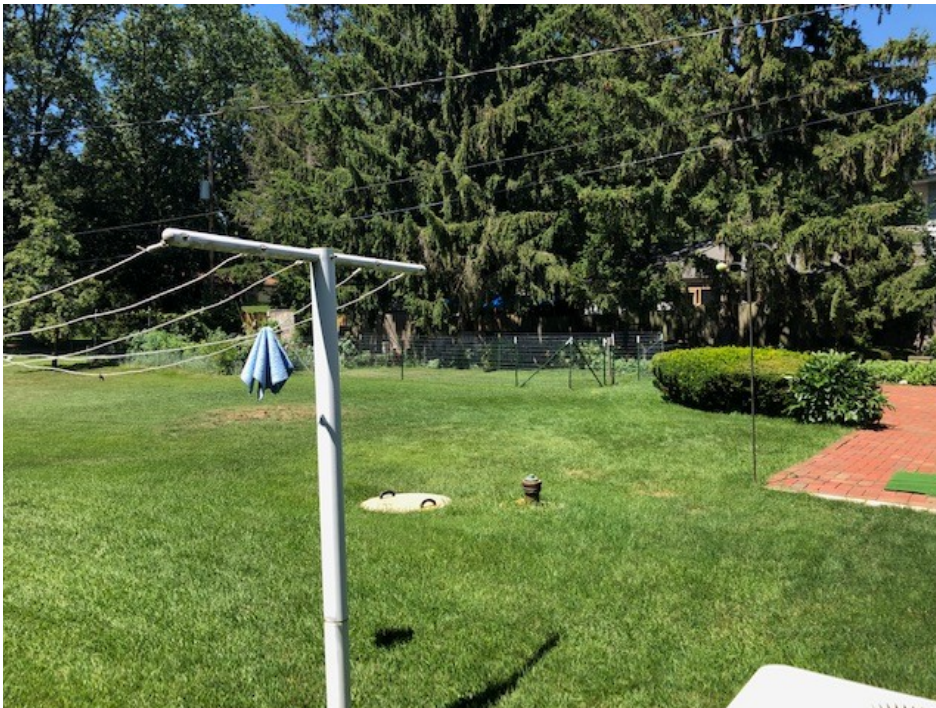
1. The applicant is proposing to install an 8' fence along their western property line, which abuts a single-family residential property. Due to a 2-foot deep valley, the owner is looking to install a taller fence. The applicant feels the fence will have the desired effect to provide additional privacy.
 - a. The Deputy Director and Code Compliance Specialist completed a site visit on 8/4/2022. In reviewing the site and studying the contours for the property and general area, it does not appear that a taller fence will be effective. This is because the lot slopes slightly from the north to the south from an elevation of 881' at the far northwest corner to the southwest corner to an approximate elevation of 877'. There is landscaping in the area that already provides this additional buffer. See attached pictures taken by City Staff.
 - b. See attached letter and plans provided by the applicant.
2. Per Section 275-42G(3)(d)[2], "Fences exceeding 74 inches in height, provided that all other requirements for fences are met. Plan Commission/CDA review and approval is required".
3. Fence construction and location shall adhere to the requirements set forth in Zoning Code Section 275-42G(3), with exception to the maximum height.
4. Contact digger's hotline.
5. Per 275-42, Fences shall not block or impact existing drainage patterns. Any grade changes made in the area of the fence installation must follow the requirements in §275-55.
6. No grading of the lot has been proposed or approved as part of this permit.

ATTACHMENTS:

Location Maps
Map with fence location identified
Letter
Pictures

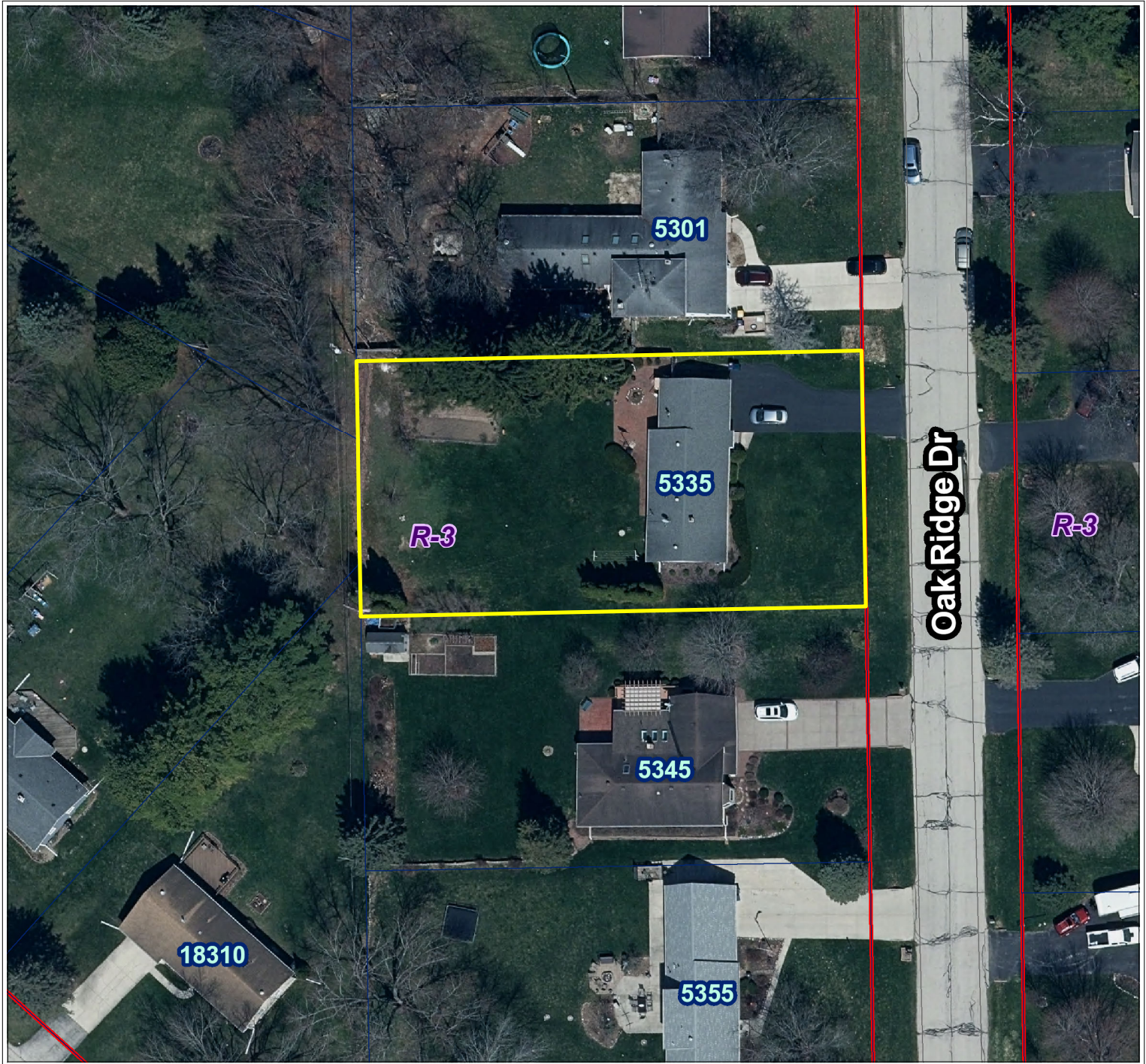


Pictures looking towards west lot line where the proposed 8' fence is desired.

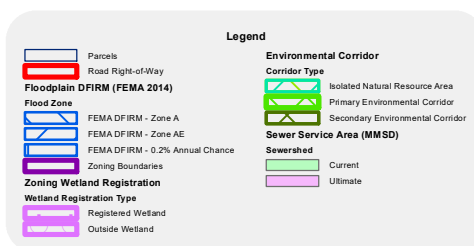


Picture looking towards north lot line. Existing landscaping and neighbor has a fence.

UA-2201555 Fekete Fence Waiver 5335 S. Oakridge Drive



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

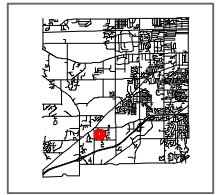


0 20 40 Feet

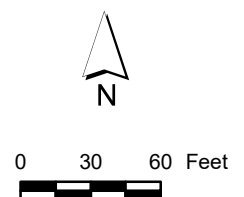
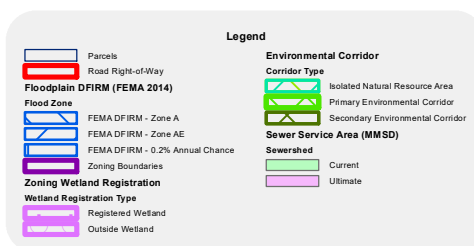


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UA-2201555
Fekete Fence Waiver
5335 S. Oakridge Drive



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



An aerial photograph of a residential area with houses and trees. A yellow line is drawn on the map, and a white line segment is drawn along it, representing a fence. The text "8' Fence along yellow line" is placed near the top of the white line segment.

8' Fence along yellow line

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 30.66 Yards

Ground Length: 30.72

Heading: 359.82 degrees⁵

We would like to build an 8-foot, wooden privacy fence in our backyard. Where the fence would be is in an approximately 2-foot deep valley, so a normal, 6-foot fence would not give us any privacy from our neighbor.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Scott Boese – Bauer Sign and Lighting / Heritage Christian School Sign Waiver Request

LOCATION: 3500 S. Glen Park Road (Tax Key #: 1205987001)

REQUEST: Approval of a Waiver Request to allow for two additional wall signs for Heritage Christian School located at 3500 S. Glen Park Rd.

D.R.C RECOMMENDATION: Recommend denial of this Waiver Request for Heritage Christian School located at 3500 S. Glen Park Rd., subject to the application, plans on file and the following reasons:

WAIVER REQUEST: *Applicant is requesting a waiver from Section 275-61I(2)(a) of the Zoning Code, which states that “only two signs may be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, or monument signs, not exceeding a total of two, and approved by DCD staff.”*

1. The applicant (Heritage Christian School) is proposing to install six total signs. Of this, staff is administratively approving one monument sign and one wall sign per code. In addition, the “Main Entrance” and “Gymnasium & Commons” are considered wayfinding signs per section §275-61I(2)(e) Directional signs are allowed but shall require DCD staff approval. These do not count towards the total sign count for the business. The two remaining requested signs are not considered wayfinding and would require a waiver by the Plan Commission.
2. As stated in Number one above, the business has obtained a permit to install one monument sign, one wall sign, and two wayfinding signs (File #: SG-2201504).
3. 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.”* Staff has communicated to the applicant that DCD is denying the waiver request.
4. 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.”*

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.*

Permanent Signage			
Sign	Request	Zoning Code 275-61	Recommendation
Wall Sign & "H" Logo (Proposed to be on same elevation) 	60" x 218" (90.83 sq. ft.)	Heritage Christian School has 163 feet of linear space on this facade, and per this code section would allow them to have a 163 square foot sign.	Deny <u>PC Waiver Needed</u>
	93" x 96" (62 sq. ft.)	Heritage Christian School has 163 feet of linear space on this facade, and per this code section would allow them to have a 163 square foot sign.	Deny <u>PC Waiver Needed</u>
Since both signs would be on the same façade and fall below 163 square feet a square footage waiver by the Plan Commission would not be required. Total combined sign square footage is 153 sq. ft.			

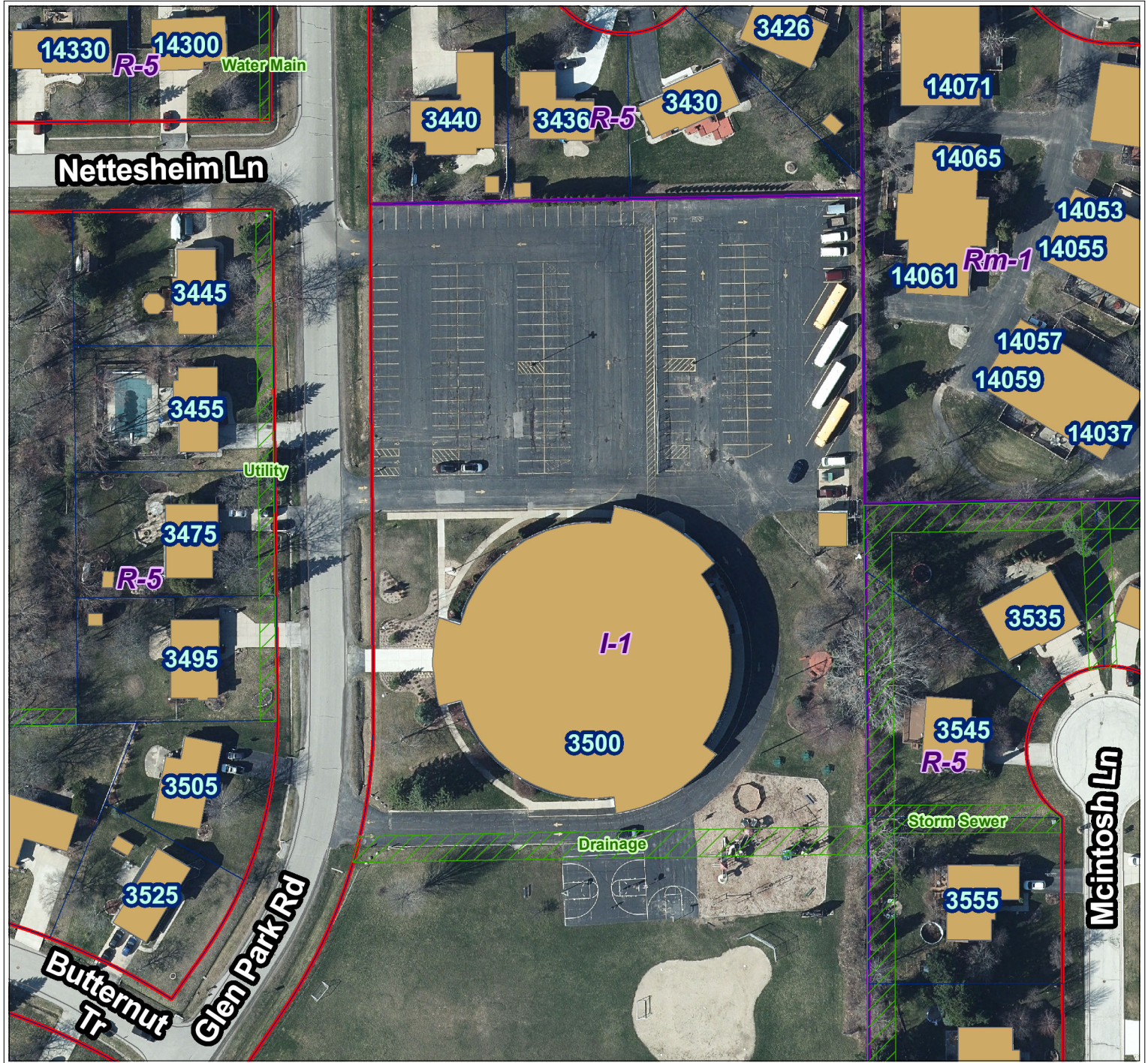
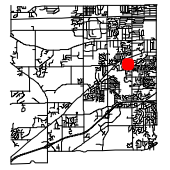
Attachments:

Location Map

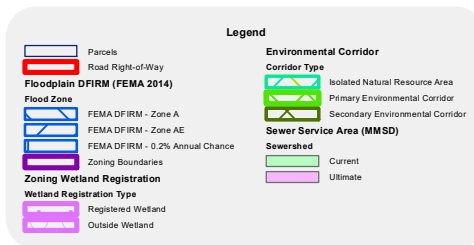
Owner Letter

Sign Rendering

SG-2201665
Heritage Christian School
3500 S Glen Park Road (Tax Key #:1205987001)



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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Henn, Morgan

From: Laurie McIntyre <lmcintyre@hcsmail.org>
Sent: Thursday, July 14, 2022 12:47 PM
To: Henn, Morgan
Subject: August 15 Petition from Heritage Christian Schools

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Planning

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Morgan,

Heritage Christian Schools was alerted by Scott Boese, our Bauer Sign and Lighting representative, that our request for exterior signage on our new Gymnasium and Student Commons facility has been denied.

Our original request included the following:

1. Updating the existing "Heritage Christian Schools--Training and Inspiring Servant Leaders for Christ" sign to reflect our new branding and logo.
2. Placing our new "H" logo on the top left corner of the new Varsity Gymnasium.
3. Placing "Home of The Patriots" over the entrance to our new Student Commons.

We would be willing to eliminate the "H" on the top left of the gymnasium, but are asking for your sincere consideration that "Home of the Patriots" be approved, along with the updated version of the existing sign.

Our basis for this approval is three-fold:

1. It is consistent with the exterior signage both New Berlin West and Eisenhower High Schools have been granted and now enjoy. We are a high school asking for equal treatment.
2. "Home of the Patriots" existed on the renderings which were approved by the City Commission before the project began.
3. The electrical support for the sign was approved by the City Commission at the on-set of the project.

Please include us on the agenda for the August 15th meeting. Would you also provide the time you would like us to be present? Thank you.

Respectfully,

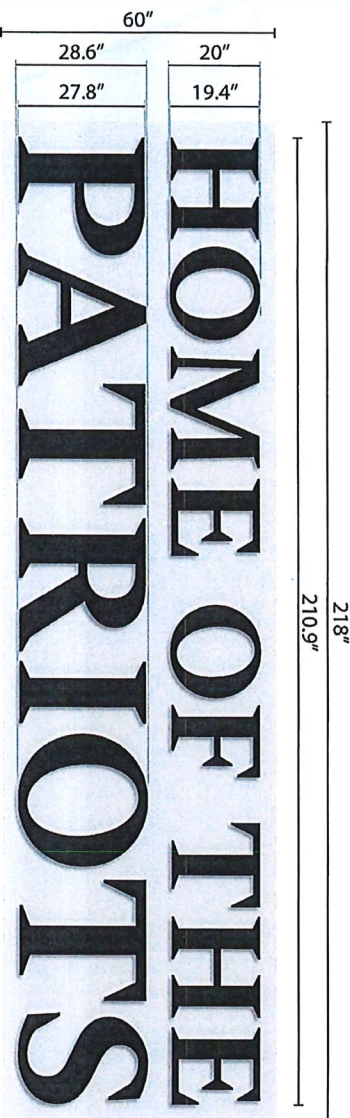
Laurie A. McIntyre
Director of Development
on behalf of Brad Evans and John Davis



2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Heritage Christian School
Location	
Client	
Sales rep	Scott Boese
Date	cb 06/08/22
Revision	



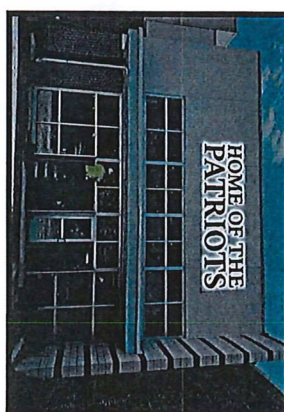
**SURVEY REQUIRED TO ENSURE
ACCURATE REPRESENTATION
OF SIZING**

SPECIFICATIONS

FABRICATE AND INSTALL ONE SET OF HALO ILLUMINATED CHANNEL LETTERS ON A NON ILLUMINATED PAN

- LETTER FACES TO BE .090 ALUM. PAINTED BLACK OR CUST. CHOICE
- RETURNS TO BE .040X3" AND BACKS TO BE WHITE LEXAN
- EXTERIORS PAINTED BLACK
- HALO ILLUMINATED WITH WHITE LEDS
- STAND OFF MOUNTED (LETTERS TO PAN)
- PAN TO BE 60" x 218" x 2" ALUMINUM, PTM BUILDING
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
- STUD MOUNTED DIRECT TO FASCIA

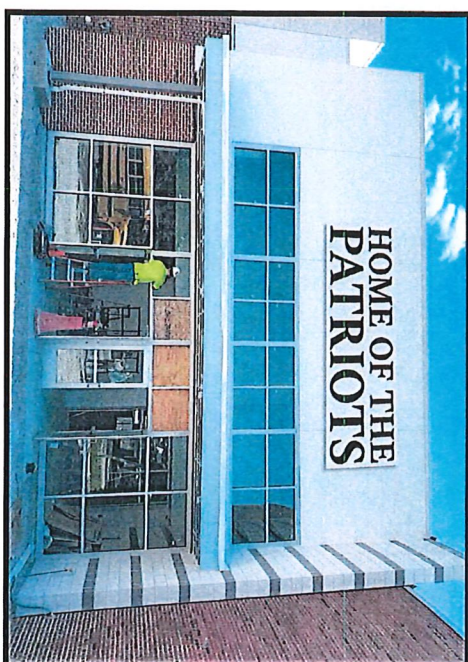
**IMAGE FOR ILLUSTRATIVE
PURPOSES ONLY, SIZING SUBJECT
TO FIELD VERIFICATION**



PROPOSED - NIGHT



EXISTING



PROPOSED

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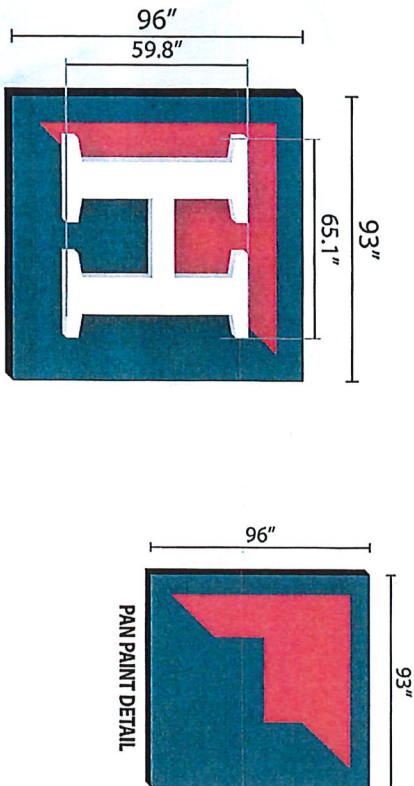
Scale: 3/8" = 1'



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Client	
Sales rep	Scott Boese
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Revision	cb 05/20/22



OPTION 2

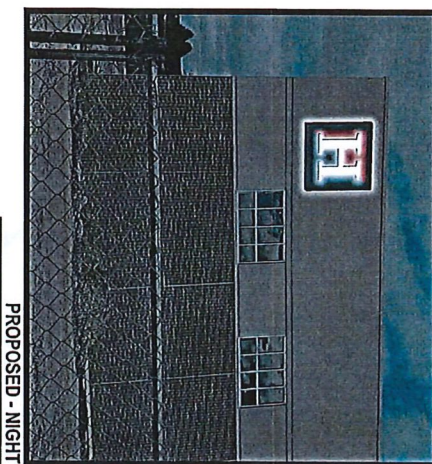
SPECIFICATIONS

FABRICATE AND INSTALL ONE DUAL ILLUMINATED CHANNEL LETTER ON A HALO ILLUMINATED PAN.

- LETTER FACE TO BE WHITE LEXAN
- RETURNS TO BE .040X3" AND BACKS TO BE WHITE LEXAN
- TRIMCAPS TO BE 1" WHITE
- EXTERIORS PAINTED WHITE
- DUAL ILLUMINATED WITH WHITE LEDS
- PAN FACE TO BE .090 ALUM, PAINTED PMS 7546 C AND PMS 1805C
- RETURNS TO BE .040X3" (VERIFI) AND BACKS TO BE WHITE LEXAN
- EXTERIORS PAINTED PMS 7546 C
- HALO ILLUMINATED WITH WHITE LEDS
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
- STAND OFF MOUNTED (LETTER TO PAN, PAN TO FACADE)

SURVEY REQUIRED TO ENSURE
ACCURATE REPRESENTATION
OF SIZING

**IMAGE FOR ILLUSTRATIVE
PURPOSES ONLY, SIZING SUBJECT
TO FIELD VERIFICATION**



PROPOSED - NIGHT



EXISTING



PROPOSED

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STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Kris Kiefer with Castle Senior Living / The Grand Hills Castle Phase 2
LOCATION:	13050 W. Cleveland Avenue (Tax Key #: 1197.976.001) and 13000 W. Cleveland Avenue (Tax Key #: 1197.976.002)
REQUEST:	Use, Site and Architecture approval for a 55 unit Residential Care Apartment Complex (RCAC) and an adult daycare located at 13050 W. Cleveland Avenue and 13000 W. Cleveland Avenue.
D.R.C. RECOMMENDATION:	Approval of the Use, Site and Architecture for a 55 unit Residential Care Apartment Complex (RCAC) and an adult daycare located at 13050 W. Cleveland Avenue and 13000 W. Cleveland Avenue subject to the application, plans on file and the following conditions of approval:

1. Planning:

- a. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a 55 unit Residential Care Apartment Complex (RCAC) and adult daycare.
 - i. Hours of operation: 24 hours a day, 7 days a week
 - ii. Number of Employees: 24 employees on largest shift for the entire facility.
- b. Architecture Review Committee approval required prior to issuance of the Zoning Permit.
- 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.
 - i. Applicant shall comply with the tree replacement schedule outlined in Section 275-54B(6) of the Zoning Code, or pay the City the remainder of the balance to be placed in the landscaping account to plant landscaping elsewhere within the City.
- d. Applicant shall meet all of the building height and setbacks of the I-1, Institutional District per Section 275-36D.
- e. 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.
- f. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- g. WDNR wetland fill permits are required prior to the start of construction.

2. Building Inspection:

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. State review of plumbing plans required.
- c. 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. Plans (all sets) must have state stamp.
- d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- e. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)
- f. Wrecking/Existing Structures permit is required.
- g. All work must comply with the building code requirements.
- h. All utilities must be properly abandoned (gas, electric) and provide a copy of abandonment letter from WE-Energies.
- i. All debris must be removed from site.
- j. Excavation to be filled with clean fill to match existing yard grades.
- k. Site erosion control measures to be in place until site is completely stabilized.
- l. Well and septic to be properly abandoned and a separate plumbing permit is required (provide pump report).
- m. Municipal sewer and water laterals shall be capped at the Main unless written approval is given by the City of New Berlin Utility Manager and the City of New Berlin City Engineer, along with a certified check or letter of credit in the amount of \$5,000.00 per lateral. Separate plumbing and road cut permits are required.
- n. Call for inspections once all debris is removed prior to filling any excavations. Contact the City plumbing inspector along with the Utility Department for inspection requirements of sewer/water laterals.

3. Fire Department:

- a. Maintain fire sprinkler coverage throughout.
- b. Maintain 24' fire access width for fire lane.
- c. Maintain fire alarm coverage throughout.
- d. Locations and number of standpipes and wall hydrants shall be determined by NBFD.

4. Sewer Utility:

- a. For Wastewater, the sanitary lateral for the existing house must be abandoned at the sewer main.

5. Water Utility:

- a. Must abandon water service for house at water main.
- b. Shall have a dedicated water meter room.

6. Storm Water Utility:

- a. The east property line needs a swale and/or berm system to prevent overflow to the house that is in close proximity to this project.
- b. STM MH 26 and 27 should be replaced with an inlet.
- c. Please identify where the underground parking drains connect?
- d. Please add a swale at the back of the existing swale to direct water to the north east from the hill.
- e. There appears to be a hydrant shown north of the entrance to the underground parking. It is only shown on the Proposed Drainage Plan in the SWMP.
- f. SWMP for rain garden models in both Hydrocad and WinSLAMM a 24 inch inlet while the plans show a 42 inch inlet.
- g. SWMP for the underground detention has a weir elevation of 773.75 while the plans have an elevation of 771.25.
- h. SWMP provide the Curve Number calculations.
- i. SLAMM model has the underground detention orifice as a 6-inch rather than a 4.5 inch.
- j. Will complete a full review of SWMP when the discrepancies have been corrected.
- k. WDNR NOI required.
- l. MMSD Chapter 13 funding letter required.
- m. SWMP Maintenance Agreement is required. An amendment to the existing agreement would be acceptable and would suggest amending the location map.
- n. A grading recert is required per DH Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.

7. Engineering:

- a. No detail or specifications were submitted for the proposed retaining wall.
- b. The proposed watermain extension and hydrants are private. They will need to be maintained and exercised by the development.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of August 15, 2022

Kris Kiefer with Castle Senior Living / The Grand Hills Castle Phase 2
13050 W. Cleveland Avenue

DATE STAFF REPORT CREATED: July 8, 2022

APPLICANT / OWNER(S): Kris Kiefer / Castle Senior Living

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a 55 unit Residential Care Apartment Complex (RCAC) and an adult daycare located at 13050 W. Cleveland Avenue and 13000 W. Cleveland Avenue.

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

DATE OF COMPLETENESS DETERMINATION: 7/8/2022

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 6/22/2022

Site Visit(s): 8/4/2022

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 13050 W. Cleveland Avenue (Tax Key #: 1197.976.001) (5.54 acres) and 13000 W. Cleveland Avenue (Tax Key #: 1197.976.002) (1.19 acres)

CURRENT ZONING: I-1 (Institutional)

CURRENT LAND USE: CBRF and Single-Family Residential

PROPOSED ZONING: N/A

PROPOSED LAND USE: Existing 39 unit CBRF and proposed 55 unit Residential Care Apartment Complex (RCAC). Also an adult daycare.

PROPOSED LOT SIZE: 6.73 acres.

PROPOSED DENSITY: See File #: UA-1602497 for Phase 1 and UA-1901559 for Phase 2. 13.97 units/acre (39 existing units [Phase 1] + 55 units [Phase 2] / 6.73 acres = 13.97 units/acre). Section 275-41B(1)(a) of the Zoning Code permits a density of 14 units per acre for elderly housing developments. There will be a total of 94 units between Phase 1 and 2.

ADJACENT ZONING AND LAND USE:

North: Zoning: P-1, Park

South: Zoning: R-5, Medium-Density Residential

East: Zoning: R-4, Low-Density Residential

West: Zoning: Rm-1, Multi-Family Residential

Land Use: New Berlin Hills Golf Course

Land Use: Single-Family Residential

Land Use: Single-Family Residential

Land Use: Multi-Family Residential

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.*

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: Institutional*

ZONING CODE (Chapter 275): Yes, meets the requirements of Section 275-36B(1) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes, the ARC will review this request at their August 15, 2022 meeting.

PROPOSED ARCHITECTURE: The applicant is proposing a 3 story, 55 unit Residential Care Apartment Complex (RCAC) for senior housing. See attached plans. The building materials will match the existing CBRF at this location.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: Yes. Wetlands have been field delineated by TRC on May 20, 2016 and are registered on the City's Zoning Map for the property located at 13050 W. Cleveland Avenue. An additional wetland delineation was completed on November 5, 2019 by Kristi Sherfinski of HELIANTHUS for the property located at 13000 W. Cleveland Avenue. Wetlands will be registered on the City's Zoning Map. Submit DNR permits for any wetland fill requests.

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site gradually slopes down to the southeast towards Cleveland Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: None Identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

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

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed and trees to be protected during construction are identified on the plans. Applicant has submitted a landscape plan.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewer Shed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Approximate increase of 7,245 GPD for Phase 2 (55 units).

TRAFFIC IMPACT:

Phase 1: TIA report generated May 16, 2016. According to the TIA for phase 1 of the development, the number of Gaps available for traffic exiting this facility exceeds the amount of left-out and right-out trips expected at full buildout of the site. Based on ITE Land Use code 252 for Senior Adult Housing, the weekday trip generation rate is 3.48 vehicle per unit. At 38 proposed units, the daily trip generation is 132.24 trips per day with 5-AM peak hour and 6-PM peak hour trips, this development does not meet our threshold for a new TIA. As a multifamily residential development it also has less than the threshold of 40 units. Lastly, the Level of Service at the nearby intersections are also operating at a LOS C or better. Full TIA is available in the Department of Community Development.

Phase 2: A revised TIA was completed on December 11, 2019 to account for a total of 91 units. No improvements are required with this project.*

***The Engineering Division, did not require an updated TIA for the 3 additional units and adult daycare.**

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION: Several projects have been proposed for this site over the years, however have since been dropped from the PC Agenda. Additional history is available upon request.

1/11/2017	Plan Commission approval of the Use, Site, and Architecture for a senior living facility
8/12/2019	A neighborhood meeting was held for previous proposal for 52-unit RCAC.
12/2/2019	Public hearing held for comprehensive plan and rezoning applications. The applicant simultaneously applied for a Comprehensive Plan Amendment (see file #: CP-1902742), Rezoning (see file #: RZ-1902743) and 1-Lot CSM (see file #: LD-1902744).

**Department of
Community Development
Staff Report**

- 1/6/2020 Plan Commission approved the Comprehensive Plan Amendment (see file #: CP-1902742), Rezoning (see file #: RZ-1902743) and 1-Lot CSM (see file #: LD-1902744).
- 1/14/2020 Common Council approved the Comprehensive Plan Amendment (see file #: CP-1902742), Rezoning (see file #: RZ-1902743) and 1-Lot CSM (see file #: LD-1902744).
- 1/6/2020 Plan Commission approved a Use Approval request for a 52-unit Residential Care Apartment Complex (RCAC) addition via application File #: UA-1901559. The permit expired and the addition was never built.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Please see applicant's Plan of Operation letter attached.
 - a. The facility plans to have 24-hour staff in the new Residential Care Apartment Complex (RCAC) building. The adult day care service will be staffed 8am to 4:30pm, Monday through Friday.
 - b. Total overall employees including CBRF, RCAD & Adult dare care services:
 - i. 1st Shift: 24 employees
 - ii. 2nd Shift: 11 employees
 - iii. 3rd Shift: 5 employees
2. Wetlands have been field delineated by TRC on May 20, 2016 and are registered on the City's Zoning Map for the property located at 13050 W. Cleveland Avenue. An additional wetland delineation was completed on November 5, 2019 by Kristi Sherfinski of HELIANTHUS for the property located at 13000 W. Cleveland Avenue. Wetlands will be registered on the City's Zoning Map.
 - a. Some wetlands will be filled. Applicant shall provide the City a copy of any DNR wetland fill permits.
3. Applicant shall meet all of the building height and setbacks of the I-1, Institutional District per Section 275-36D. Required front, side and rear setbacks are 50'. Maximum building height is 45'.
4. The existing wet storm water pond will be converted to an underground storm water management facility. A rain garden will be added.
5. Per Zoning Code Section 275-70, Definitions, Assisted Living Facilities are defined as, *Residences for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide additional services, such as recreational activities, financial services, and transportation.*

6. Parking Calculations 2022:

Grand Hills Castle Parking Counts (2 Phases)				
	Year	# of Units	# of Bedrooms	Total # of Parking Spaces Required (cumulative total)
Phase 1	2017	39 (CBRF)	43	28
Phase 2	2022	55 (RCAC)	67	45
Loss of 1 unit from Phase 1 as part of this project.			1	
Total Parking required for Bedrooms			109	73
Spaces for Employees - Assisted Living				35
Spaces for Employees - Adult Day Care				3
Total Required Parking Spaces				111
Per Chapter 275-57 "Required Parking Spaces" Code Requirements Based Upon the Following:				
* 1) Assisted Care Facilities (CBRF/RCAC) require 2 spaces per 3 bedrooms for residents and visitors				

- a. Parking Provided:
 - i. 96 Surface Stalls
 - ii. 26 Underground Stalls
 - iii. Total Overall Parking Provided: 122 Parking Stalls (Exceeds minimum parking requirements by 11 stalls)

7. What follows is supplemental information that was part of the previous staff report request for a Phase 2 building addition is included below for reference. This was under application File #: UA-1901559. A neighborhood meeting was held on August 12, 2019. After that meeting, the applicant purchased the neighbor's property to the east, located at 13000 W. Cleveland Avenue. By purchasing this lot and combining it with the existing parcel, many of the issues that were discussed at the neighborhood meeting were addressed. Below is a summary of that meeting:

- a. Drainage issues – Neighbors are concerned that this development would create more issues on their properties, which are at a lower elevation from this development. The civil engineer for the project spoke and discussed that the onsite water will be captured by storm sewer inlets and released into the pond. Water flowing onto the neighbor's property from the golf course is not related to this development, therefore the applicant is not required to address it. Revised grading and stormwater plans show that the pipe that is being installed will address existing stormwater issues.
- b. Lighting – Neighbors expressed concern over additional lighting that would creating light pollution on their properties. Applicant agreed to look at the landscaping plan to provide more of a buffer between the properties to the east. Discussion of adding a fence near the parking area to screen headlights from disrupting neighbors. There is an existing fence on the eastern property line that will remain. Applicant has met bufferyard requirements for landscaping to screen lighting from the parking area.
- c. Traffic/Safety – Neighbors feel as though existing eastern driveway approach is unsafe. Mayor Ament offered to work with the Police Department to patrol this approach to ensure

**Department of
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Staff Report**

vehicles are obeying directional signage of right-in and right-out only at this approach. The revised plans eliminate the existing eastern driveway approach and relocate it to align with 130th Street, for a full entrance.

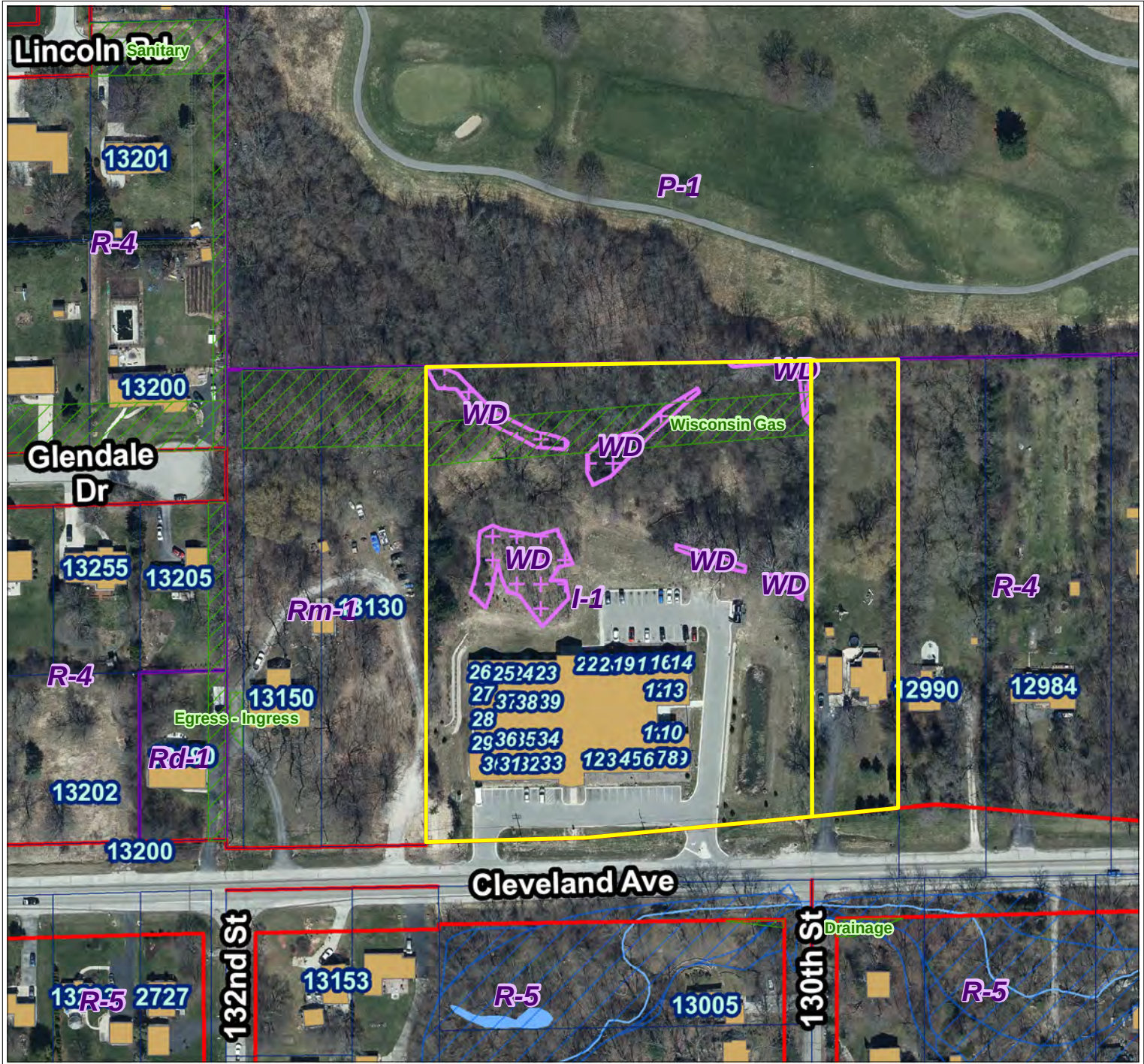
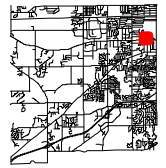
D.R.C. RECOMMENDATION:

Approval of the Use, Site and Architecture for a 55 unit Residential Care Apartment Complex (RCAC) and adult daycare located at 13050 W. Cleveland Avenue and 13000 W. Cleveland Avenue subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

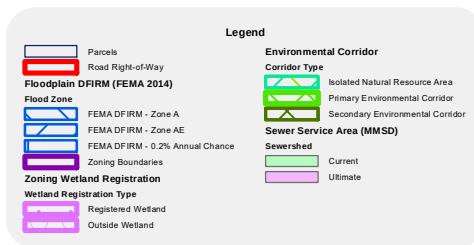
ATTACHMENTS:

Location Map
Plan of Operation
Civil Plans
Architecture Plans

UA-2201613
Grand Hills Castle Phase 2
13050 W. Cleveland Avenue
(Tax Key #'s 1197-976-001 & 1197-976-002)



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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Phase 2 Expansion Project Overview Plan of Operation

EXPANSION PROJECT OVERVIEW

Project Vision:

- We are seeing demand for our current community and would like to expand to better meet the needs of our aging population. Seniors and their adult children are expecting larger units, more social spaces, outdoor gathering and walking paths, a great culinary program, and quality care when they need it. We plan to meet the demand with a modern residential care apartment complex (RCAC). This new addition will have a high-end, country club, vibe with a variety of unit sizes and finishes to choose from. Pricing will vary depending on unit size and level of care needed.

Project Plan:

- We plan to raze the single-family house to the East (old address: 13000 W. Cleveland) build a new addition of 55-unit RCAC (Residential Care Apartment Complex). This will be connected to the current CBRF with a connecting corridor. With this connection, we will remove one bedroom from the current CBRF.
- The new RCAC addition is a 3-story building with some underground parking and storage.
- Within the RCAC, we plan to host an adult day service in a room on the 1st floor, Monday-Friday, 8am-4:30pm.
- This new plan shifts the RCAC addition to the East which helps preserve the wetlands and wooded area behind the building and allows for easier accessibility.

Neighborhood Considerations:

- The building was designed so outside activities and patio spaces will be located in the back, between the buildings, and hidden from neighbors to promote privacy.
- Garbage receptacles will be placed in the middle of the site and away from neighboring property lines.
- Additional landscape screening will be provided to the East property line, providing greater buffer to the neighbor to the East.
- A new East entrance will line up directly across from 130th Street allowing for safer entry/exit.

PLAN OF OPERATION

- The new addition building will be licensed by the State of Wisconsin, Department of Health Services, as a Residential Care Apartment Complex.

DHS 89.11 Authority and purpose. This chapter is promulgated under the authority of s. 50.034, Stats., to establish standards and procedures for the certification or registration of residential care apartment complexes in order to promote the health and safety of persons residing in and receiving services from those facilities. This chapter is intended to ensure that all residential care apartment complexes provide each tenant with an independent apartment in a setting that is home-like and residential in character; make available personal, supportive and nursing services that are appropriate to the needs, abilities and preferences of individual tenants; and operate in a manner that protects tenants' rights, respects tenant privacy, enhances tenant self-reliance and supports tenant autonomy in decision-making including the right to accept risk.

DHS 89.13 Definitions. In this chapter: (1) "Residential care apartment complex" or "facility" means a place where 5 or more adults reside that consists of independent apartments, each of which has an individual lockable entrance and exit, a kitchen, including a stove, and individual bathroom, sleeping and living areas, and that provides, to a person who resides in the place, not more than 28 hours per week of services that are supportive, personal and nursing services.

(2) "Residential care apartment complex services" means services provided by a residential care apartment complex, either directly or under contract, to meet needs identified in a tenant's service agreement, to meet unscheduled care needs or to provide emergency services 24 hours a day

STAFFING

We plan to have 24-hour staff in the new RCAC building to assist our residents. The adult day service will be staffed 8am-4:30pm, Monday-Friday.

Total Overall Employees including current CBRF:

- 1st Shift: 24 employees
- 2nd Shift: 11 employees
- 3rd Shift: 5 employees

PARKING- for entire site (CBRF & RCAC & Adult Day)

Code Requirements:

Assisted Living Parking Requirements: 2 spaces per 3 bedrooms for residents and visitors, plus 1 space per employee

Day Care Parking Requirements: 1 space per staff member plus 1 space per 6 students.

Calculations:

Phase 1 Total bedroom count = 43 Bedrooms

Phase 2 Total bedroom count = 67 Bedrooms

Total Bedroom Count = 110 Bedrooms
Subtract one bedroom for connection = 109 Bedrooms Total

Anticipated Employees for entire site = 35 employees (includes shift-change overlap)

Parking Requirement = 109 Bedrooms * (2/3 spaces per Bedroom) = 73 Stalls (Bedrooms) + 35 Stalls (Employees) + 3 stalls (adult day service) = **111 Stalls Required**

Parking Overall Plan Shows:

96 Surface Stalls
26 Underground Stalls

Total Overall Parking Provided: **122 Parking Stalls**

(We are exceeding our minimum parking requirements by 11 stalls.)

Thank you!

- *"Our mission is to provide compassionate care to seniors in a home-like environment that encourages independence and focuses on improving physical and emotional well-being. We are committed to uphold the highest standards of care as we strive to improve quality of life."*



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H:\C900\996\16007-01\CONSTRUCTION PLANS\PHASE 2\CASTLE ASSISTED LIVING CIVIL PLAN SET_22X34.DWG

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-CITY OF NEW BERLIN DEVELOPMENT HANDBOOK. (REVISED JULY 18, 2016)
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF NEW BERLIN.
12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



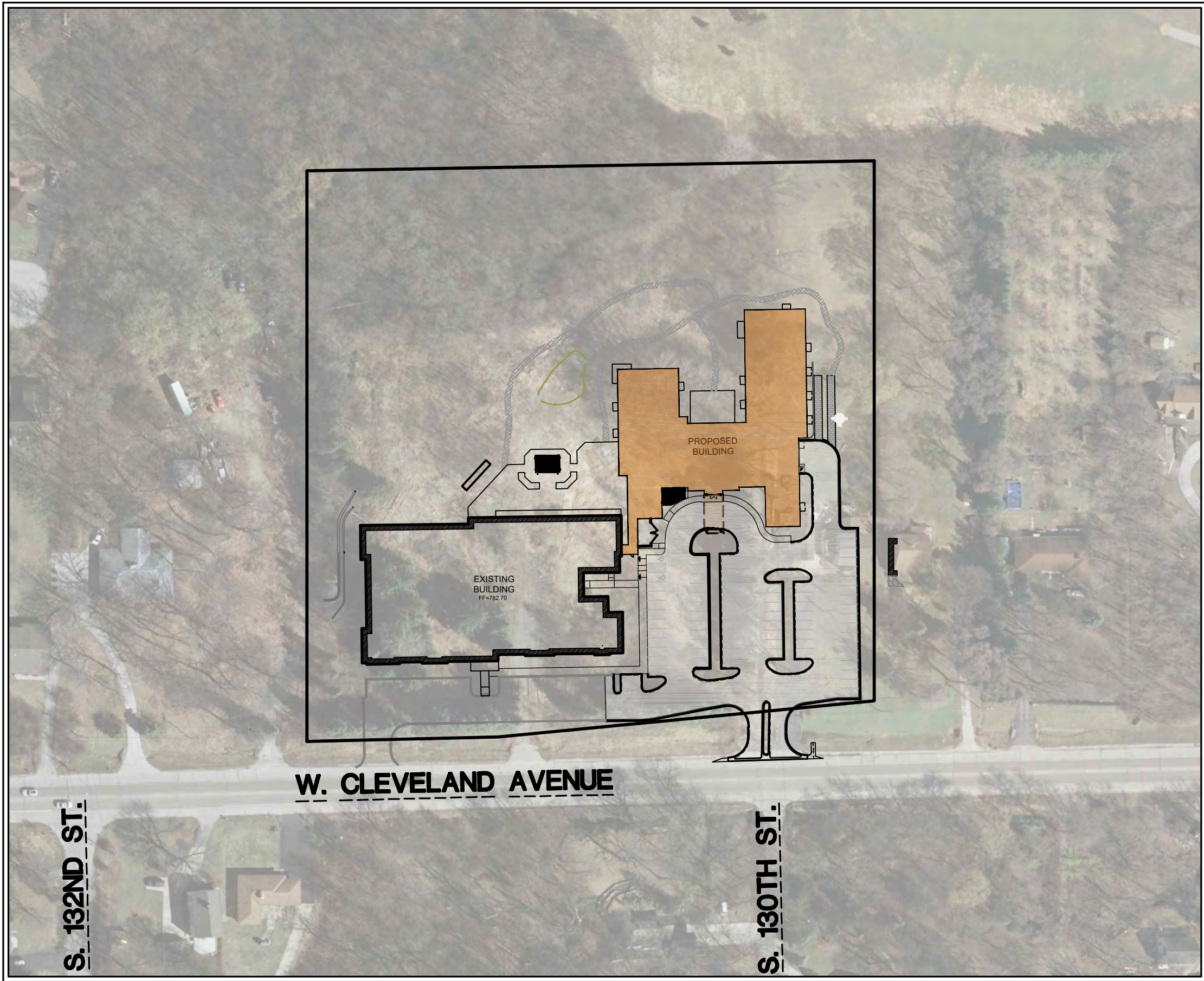
LOCATION MAP
NOT TO SCALE

THE GRAND HILLS CASTLE – PHASE 2

COMMUNITY BASED RESIDENTIAL FACILITY

SITE DEVELOPMENT PLANS

CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 100'

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

DEVELOPER:
CASTLE SENIOR LIVING, INC.
10521 W. LAYTON AVE,
SUITE 201
GREENFIELD, WI 53228
PHONE: (414) 427-1655

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE & DEMOLITION PLAN
C1.1	- PROPOSED SITE PLAN
C2.0	- GRADING & DRAINAGE PLAN
C2.1	- POND PLANS AND DETAILS
C2.2	- EROSION CONTROL PLAN
C3.0	- STORM SEWER & PAVING PLANS
C4.0	- SANITARY SEWER & WATER MAIN PLANS
C5.0	- DETAILS AND SPECIFICATIONS



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

PROJECT:
THE GRAND HILLS CASTLE - PHASE 2
COMMUNITY BASED RESIDENTIAL FACILITY
CITY OF NEW BERLIN, WISCONSIN
BY: CASTLE DEVELOPMENT, LLC
13050. W. CLEVELAND AVE
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
07/01/22	INITIAL SUBMITTAL

DATE:

JULY 01, 2022

JOB NUMBER:

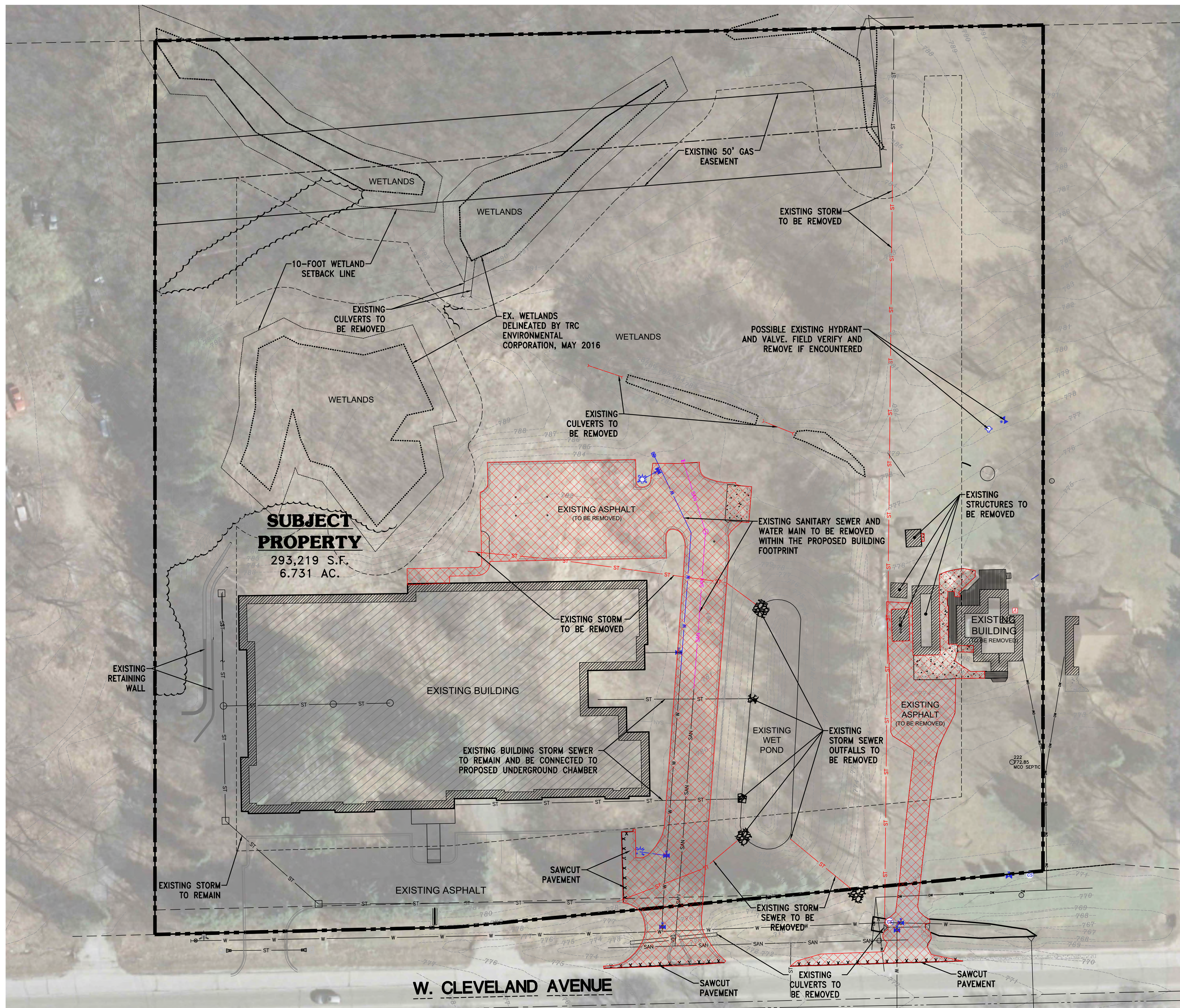
16007

DESCRIPTION:

COVER
SHEET

SHEET

T1



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

PROJECT:
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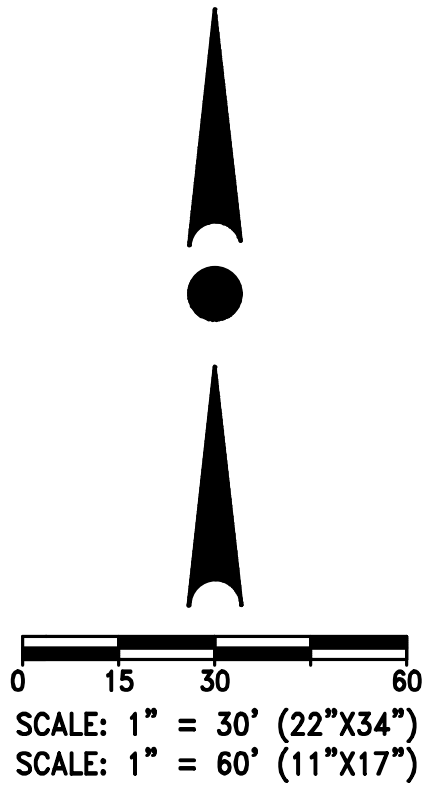
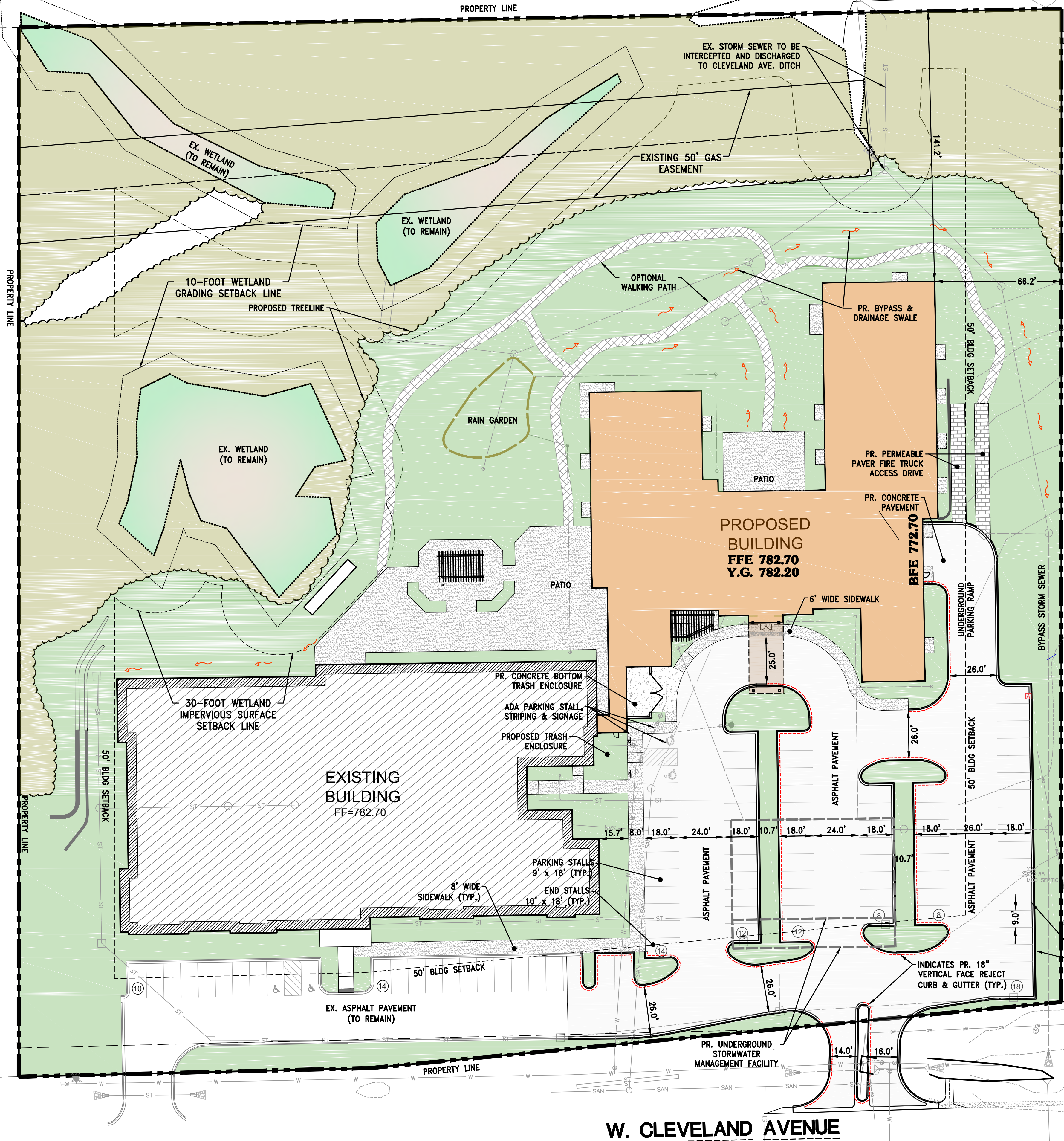
DESCRIPTION:

**EXISTING SITE
AND DEMOLITION
PLAN**

SHEET

C1.0

HN\CD900\996\16007-01\CONSTRUCTION PLANS\PHASE 2\CASTLE ASSISTED LIVING_CIVIL PLAN SET_22X34.DWG



LEGEND:	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED FLOW ARROW
---	PROPOSED SPOT ELEVATION
---	PROPOSED FINISH YARD GRADE
---	PROPOSED FINISHED FLOOR GRADE
---	PROPOSED BASEMENT FLOOR GRADE



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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



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

PROJECT:
THE GRAND HILLS CASTLE - PHASE 2
COMMUNITY BASED RESIDENTIAL FACILITY
CITY OF NEW BERLIN, WISCONSIN
BY: CASTLE DEVELOPMENT, LLC
13050. W. CLEVELAND AVE
NEW BERLIN, WI 53151

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16007

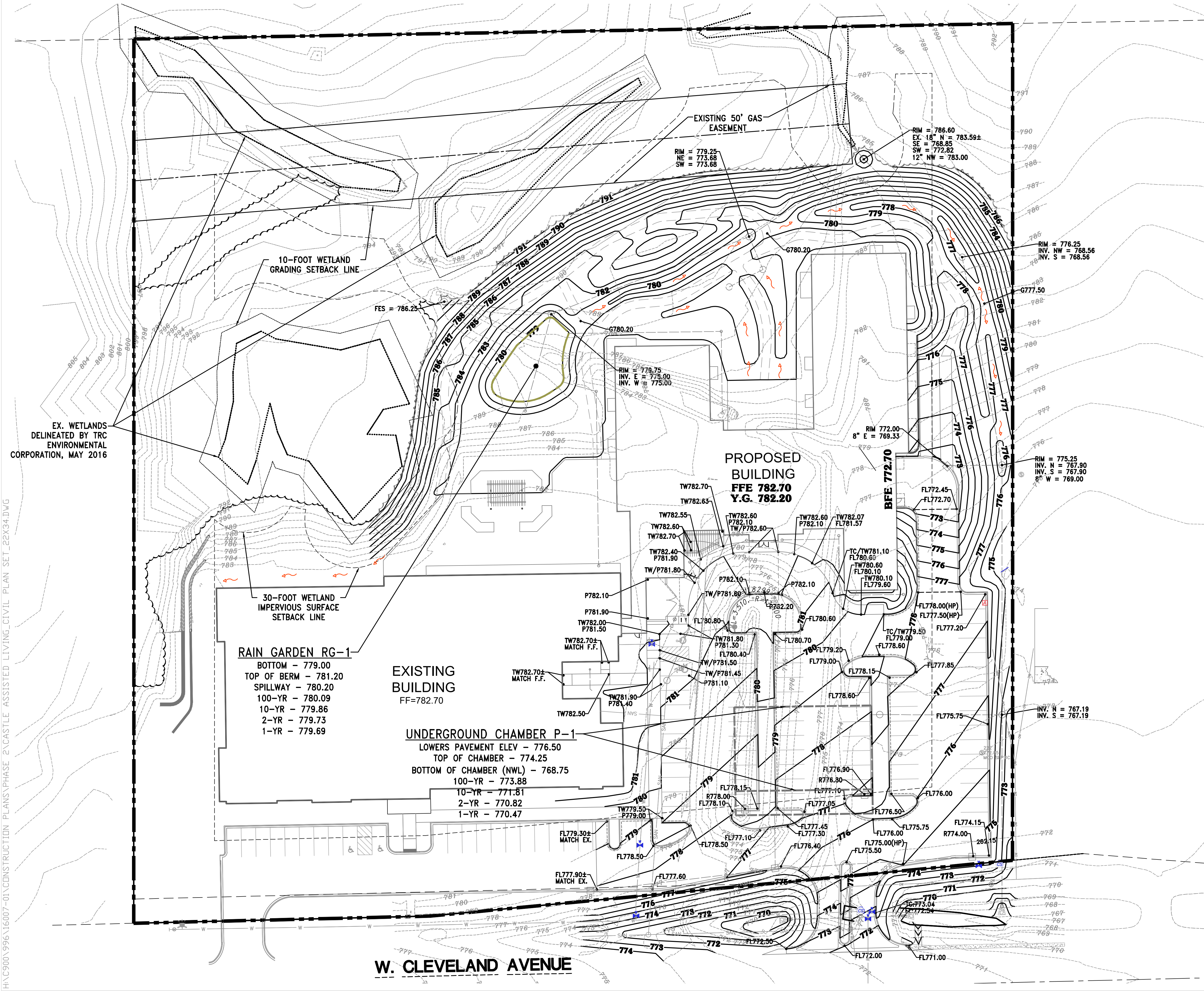
DESCRIPTION:

PROPOSED SITE PLAN

SHEET

C1.1

\\HC9000\996\16007-01\CONSTRUCTION PLANS\PHASE 2\CASTLE ASSISTED LIVING CIVIL PLAN SET_22X34.DWG



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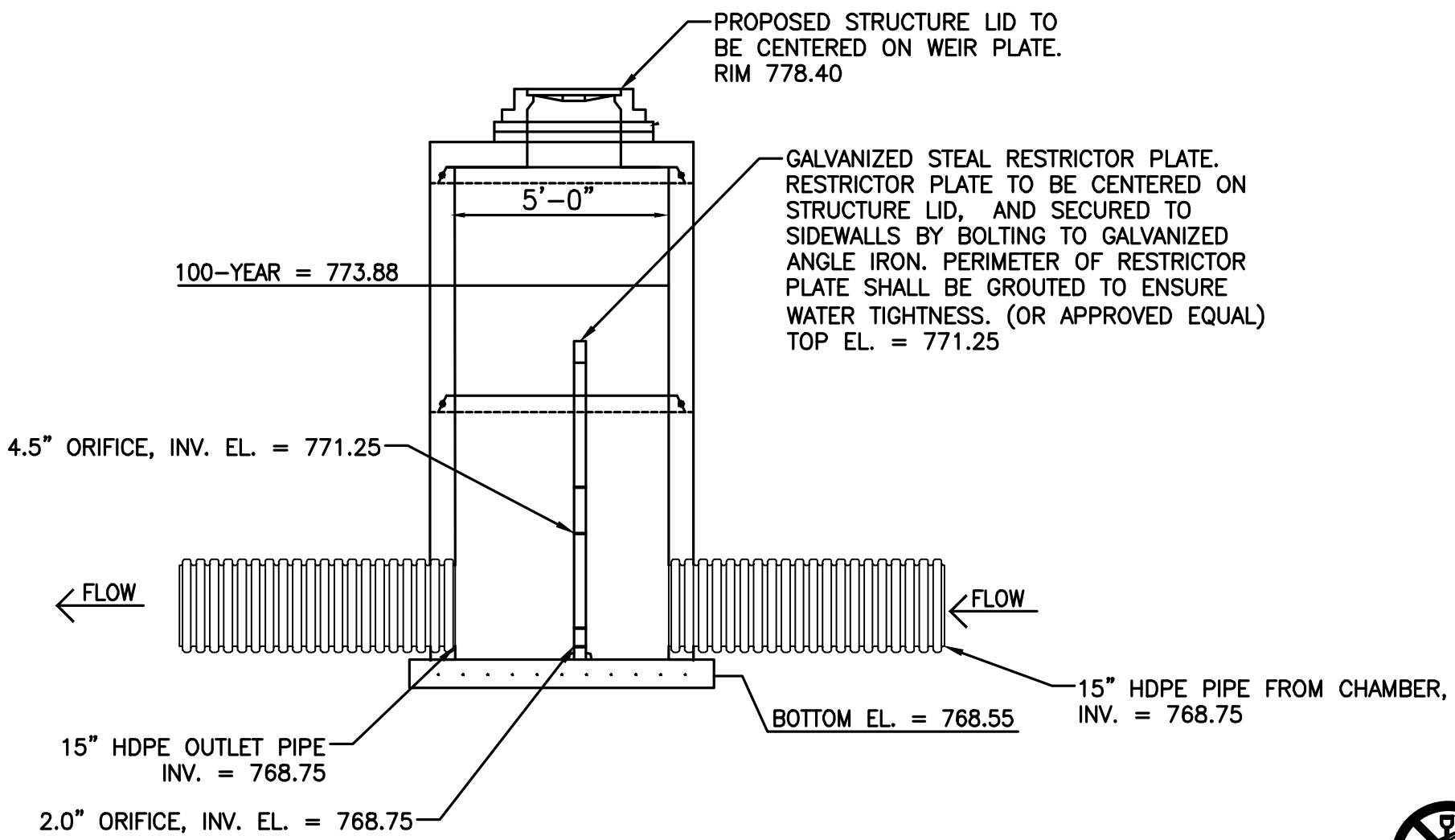
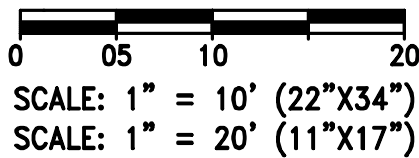
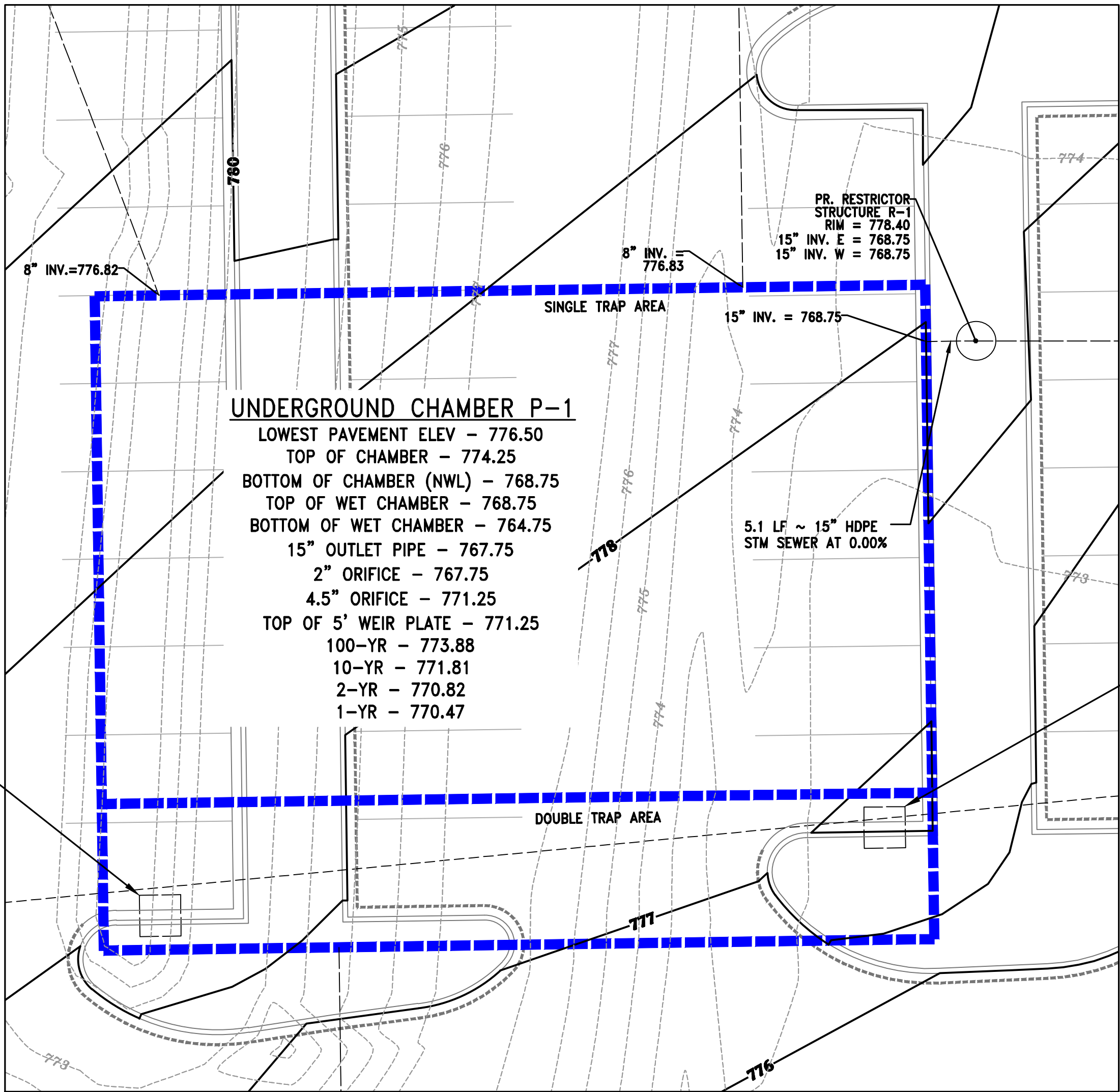
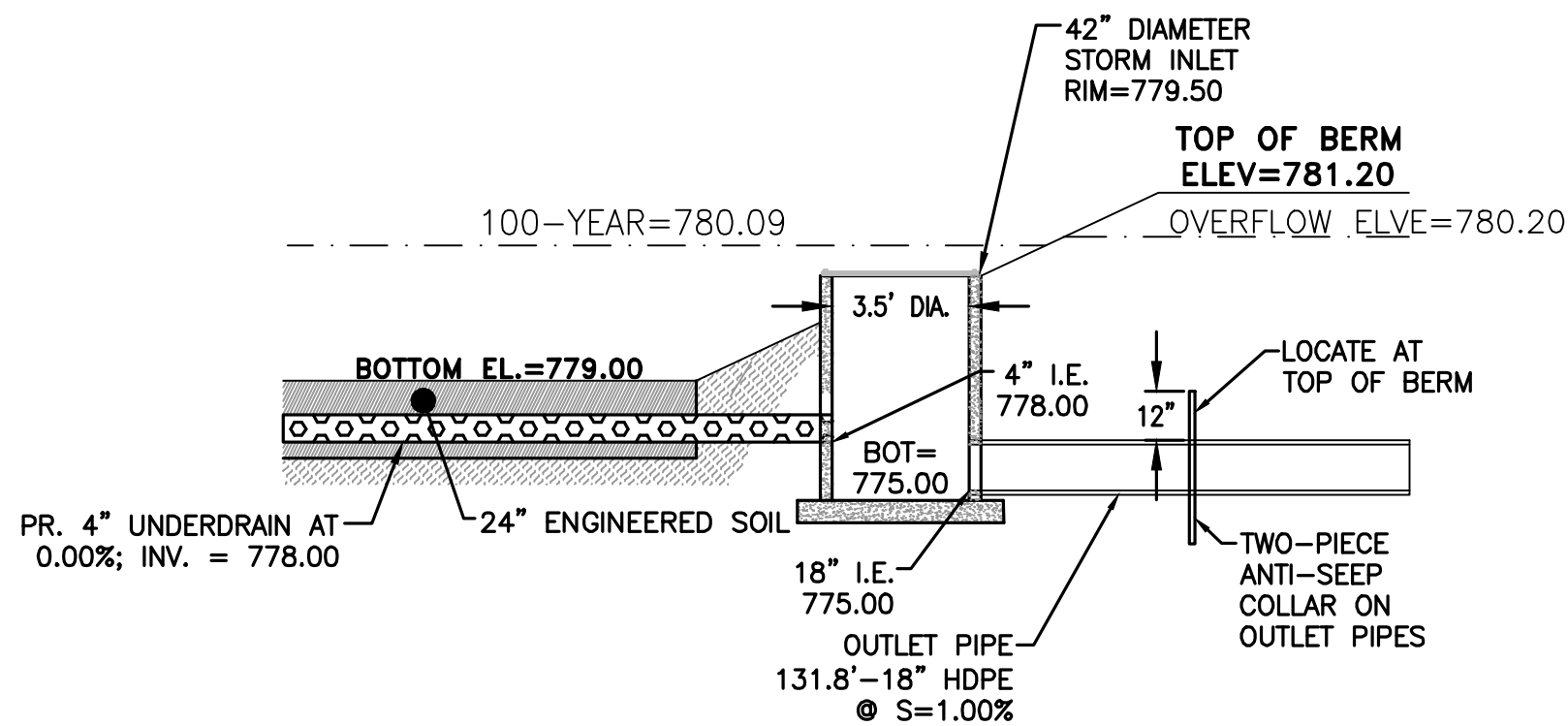
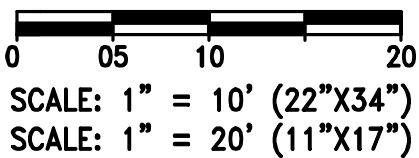
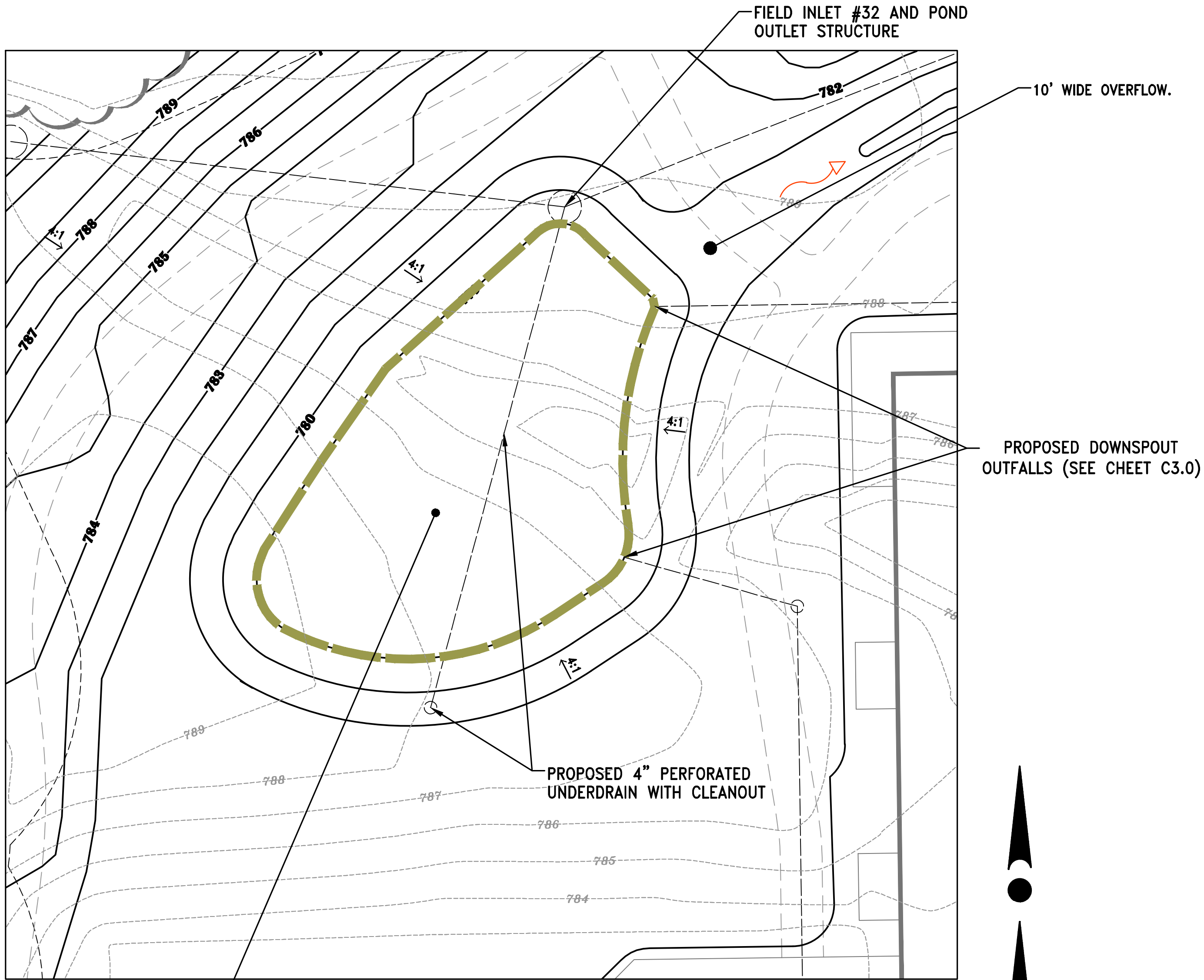
JOB NUMBER:
16007

DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET

C2.0

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RESTRICTOR STRUCTURE R-1
NO SCALE

LEGEND:	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED FLOW ARROW
---	PROPOSED SPOT ELEVATION
FYG XXX.X	PROPOSED FINISH YARD GRADE
FFE XXX.X	PROPOSED FINISHED FLOOR GRADE
BFE XXX.X	PROPOSED BASEMENT FLOOR GRADE



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CALL DIGGERS HOTLINE 1-800-242-8511

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



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CITY OF NEW BERLIN, WISCONSIN
BY: CASTLE DEVELOPMENT, LLC
13050. W. CLEVELAND AVE
NEW BERLIN, WI 53151

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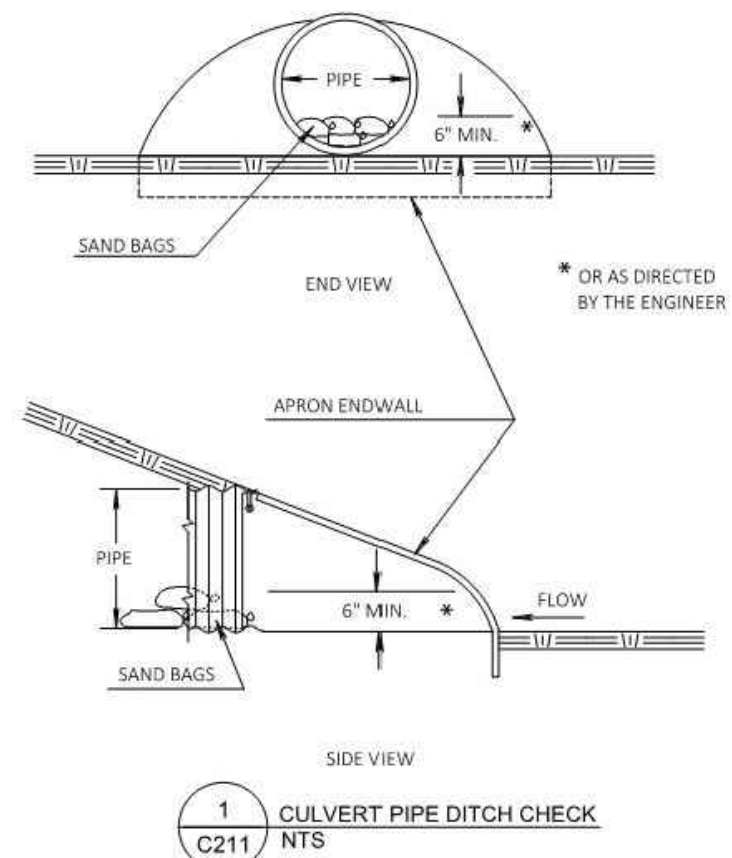
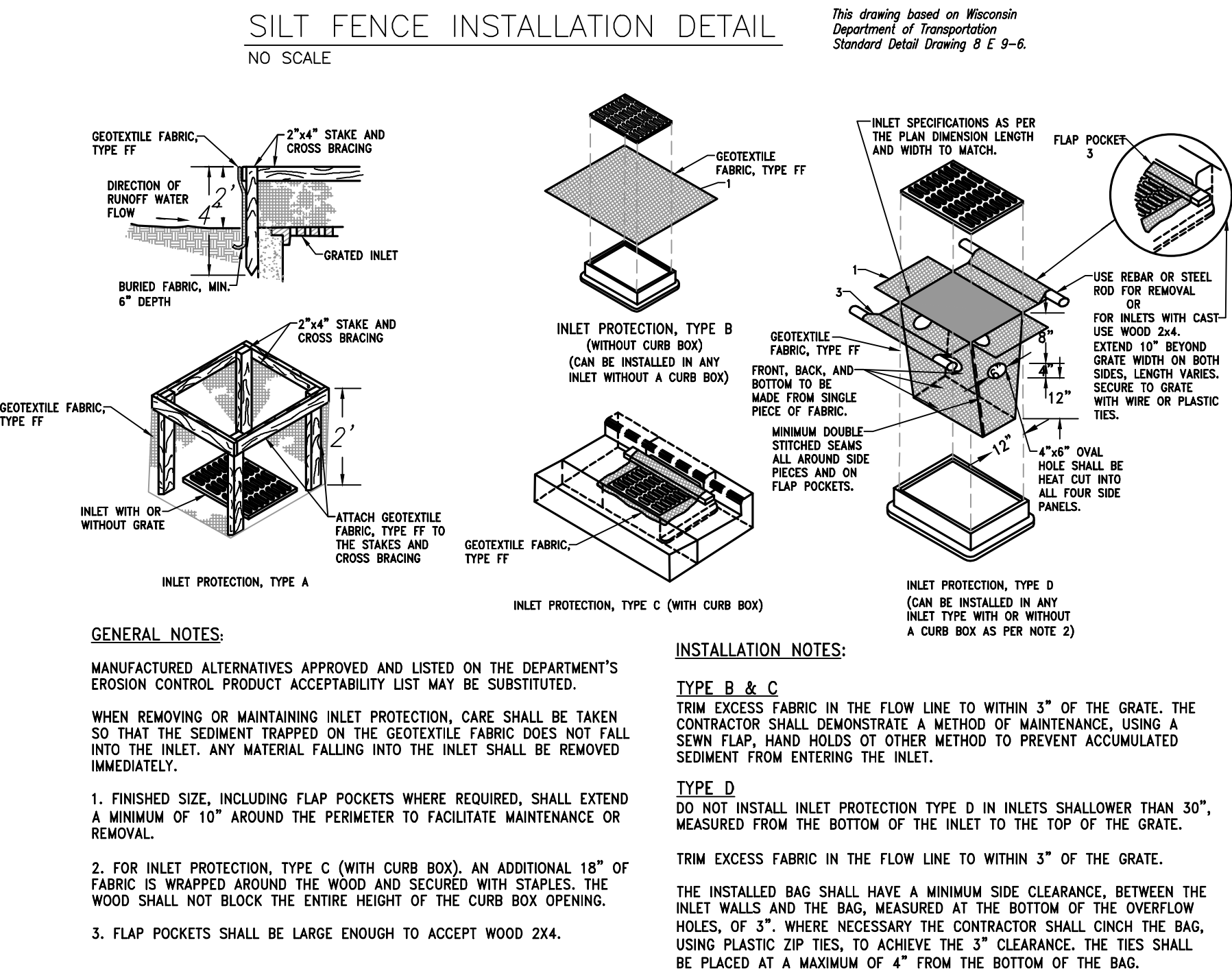
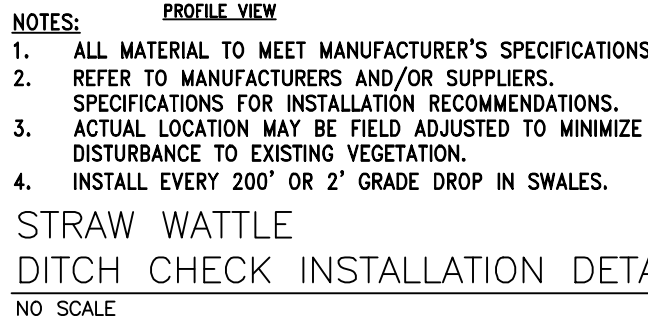
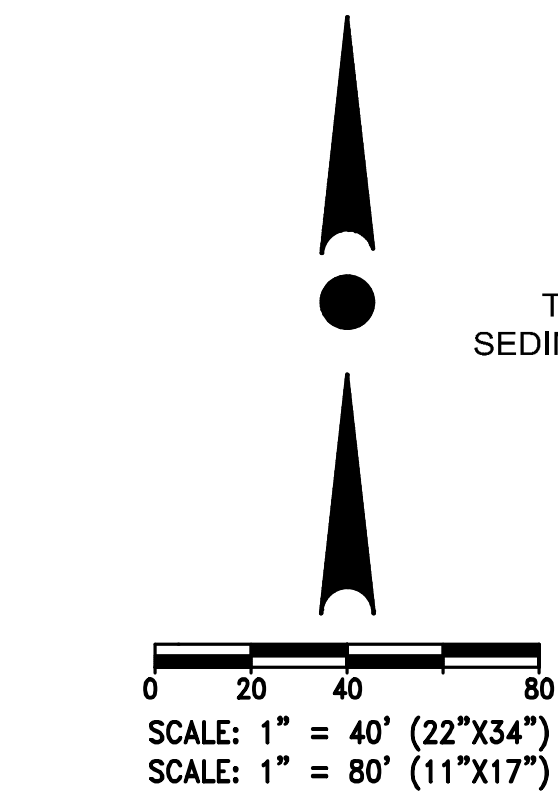
DATE:
JULY 01, 2022

JOB NUMBER:
16007

DESCRIPTION:
POND PLANS & DETAILS

SHEET

C2.1



Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz



REVISION HISTORY	
DATE	DESCRIPTION
07/01/22	INITIAL SUBMITTAL

DATE:
JULY 01, 2022

OB NUMBER:
16007

DESCRIPTION:

EROSION CONTROL PLAN

SHEET

C2.2

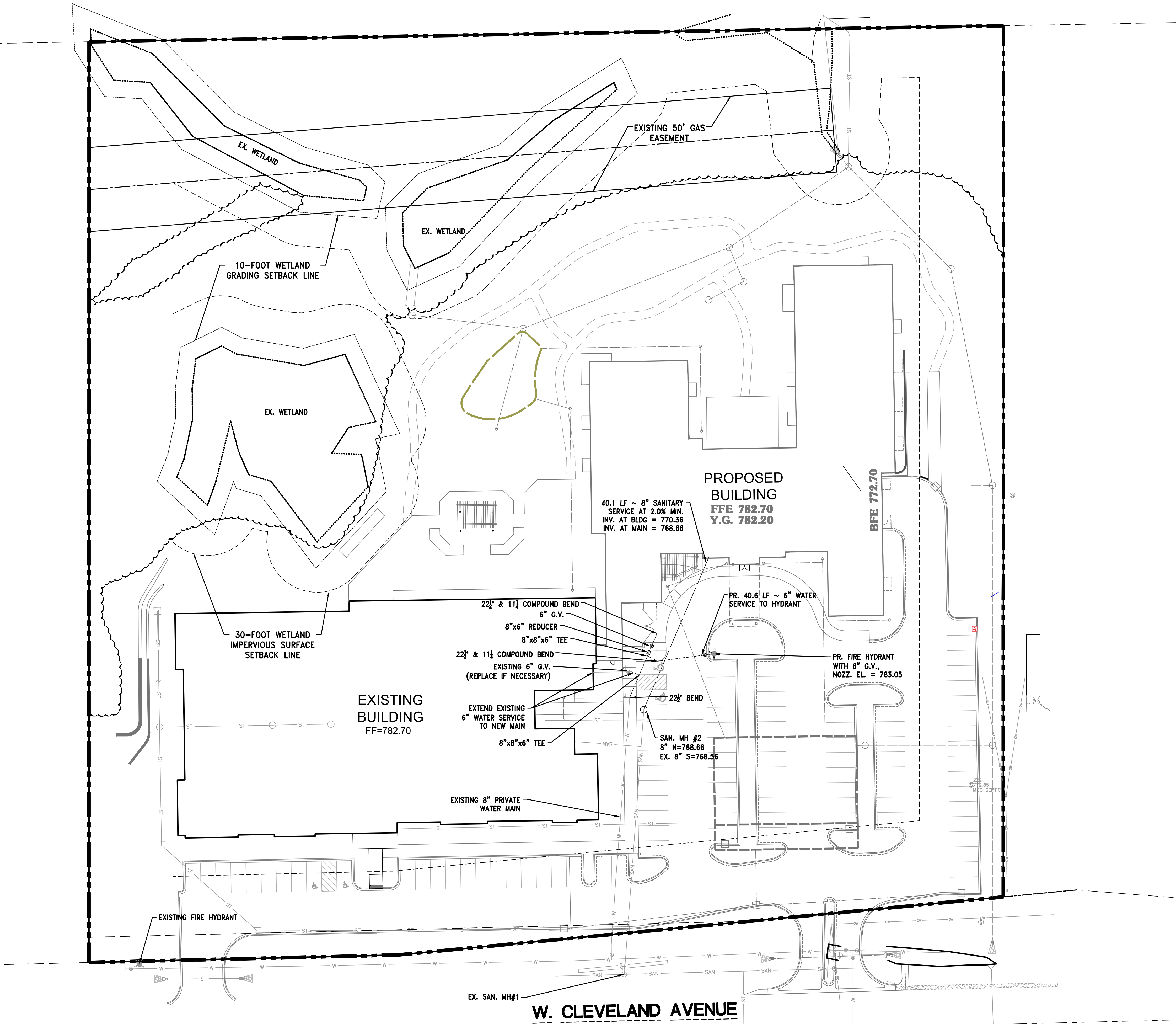
C3.0

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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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SANITARY SEWER NOTES

SANITARY SEWER

- ALL PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- ALL SANITARY SEWER LATERALS (OUTSIDE OF BUILDINGS) SHALL BE MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034, SDR 35.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER LATERALS.

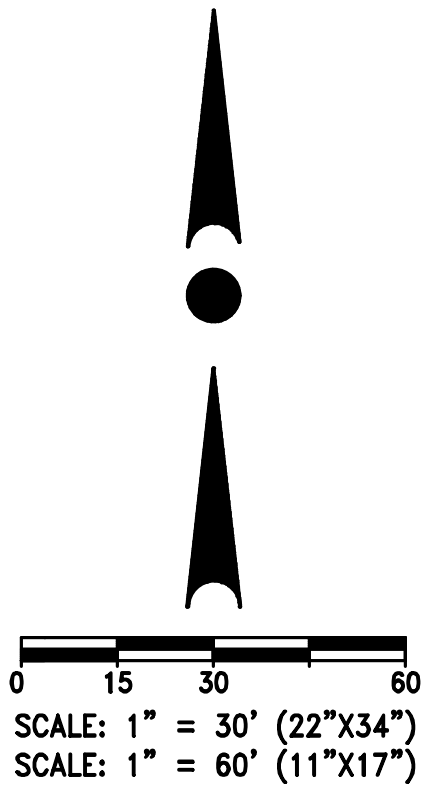
TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE PER THE CITY OF NEW BERLIN STANDARDS.
- ALL TRACER WIRE NEEDS TO BE CONNECTED AND TESTED WITH LOCATOR PRIOR TO COMPLETION OF WORK.

PRIVATE WATER MAIN NOTES

WATER MAIN

- ALL 8" PVC WATER MAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, AWWA C-900, CLASS 150 (DR18). PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- ALL WATER MAIN (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATER MAIN, AND FILE NO. 36, PART VII (SSSWCW). THE MINIMUM COVER OVER WATER MAIN SHALL BE 12" MIN.
- BLUE TRACER WIRE IS REQUIRED FOR ALL WATER MAIN, AND SHALL BE PER CITY OF NEW BERLIN STANDARDS, AND ALL TRACER WIRE NEEDS TO BE CONNECTED AND TESTED WITH LOCATOR PRIOR TO COMPLETION OF WORK.
- DO NOT CONNECT TO PUBLIC WATER MAIN UNTIL AUTHORIZED BY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY.
- ALL JOINTS AND JOINT RESTRAINTS SHALL COMPLY WITH THE CITY OF NEW BERLIN STANDARDS, SECTION SWS 4.9.0.



LEGEND:	
---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
⊗	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
⊠	EXISTING TRANSFORMER
⊞	EXISTING ELECTRIC PEDESTAL
⊠	EXISTING TELEPHONE PEDESTAL
⊠	EXISTING CATV PEDESTAL
⊠	EXISTING POWER POLE
---	PROPOSED CONTOUR
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
⊗	PROPOSED HYDRANT
⊗	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
□	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION



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EMAIL: jpudefio@trioeng.com

PROJECT:
THE GRAND HILLS CASTLE - PHASE 2
COMMUNITY BASED RESIDENTIAL FACILITY
CITY OF NEW BERLIN, WISCONSIN

BY: CASTLE DEVELOPMENT, LLC
13050. W. CLEVELAND AVE.
NEW BERLIN, WI 53151

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DATE	DESCRIPTION
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DATE:
JULY 01, 2022

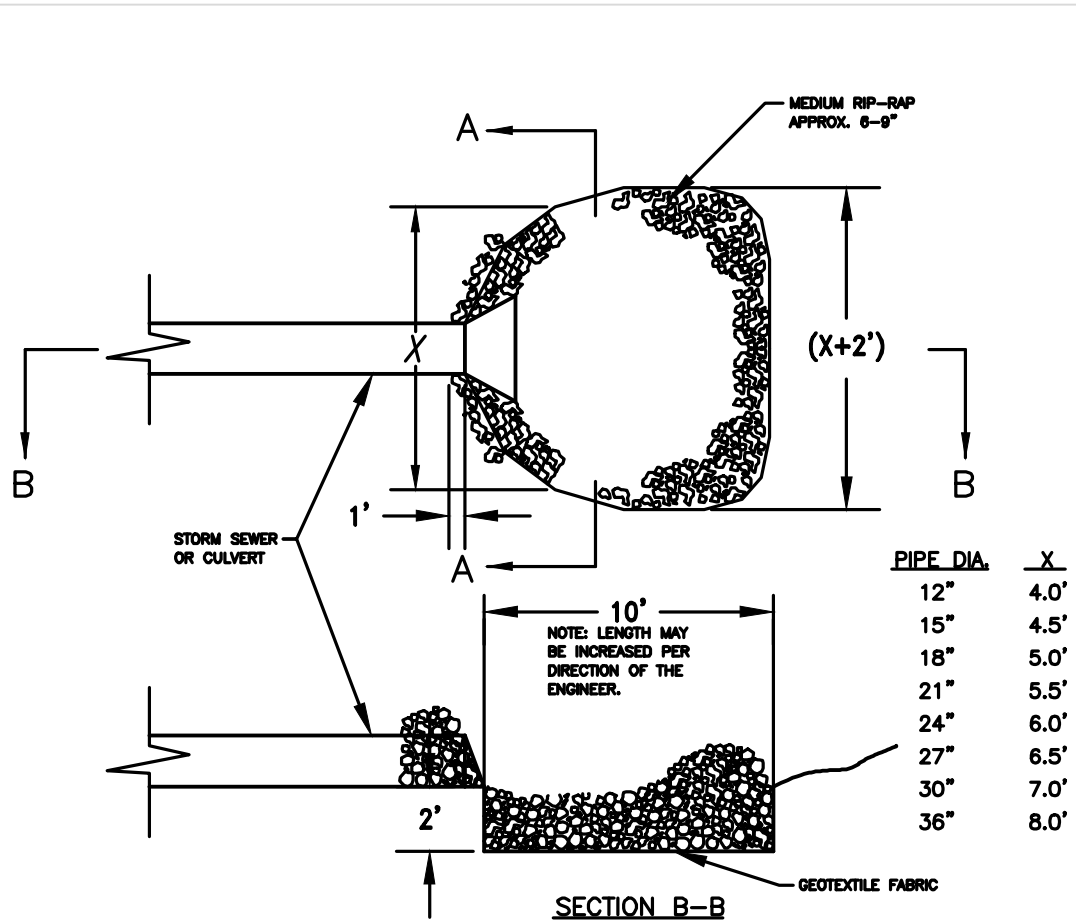
JOB NUMBER:
16007

DESCRIPTION:
SANITARY SEWER & WATER MAIN PLAN

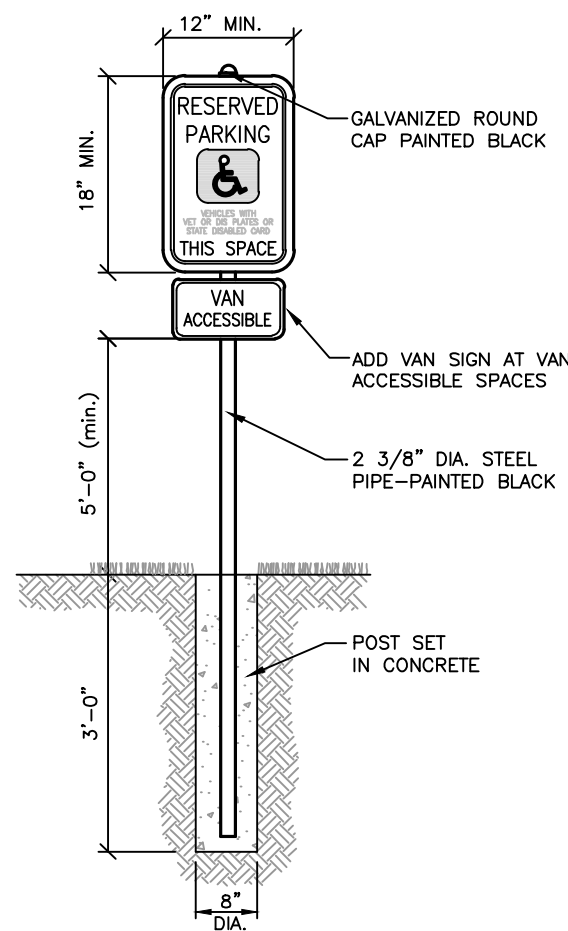
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C4.0

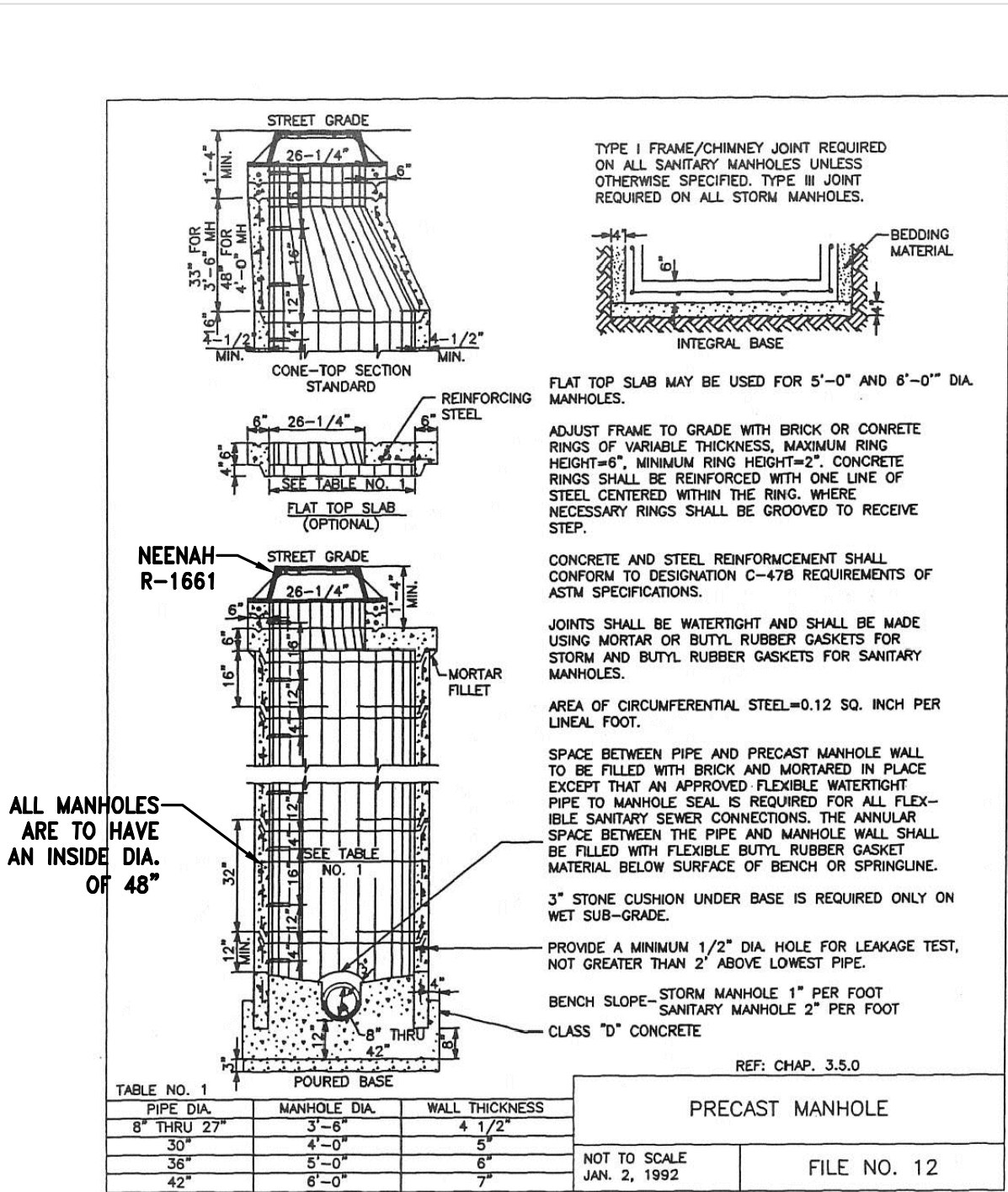
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RIP-RAP DETAIL
NO SCALE

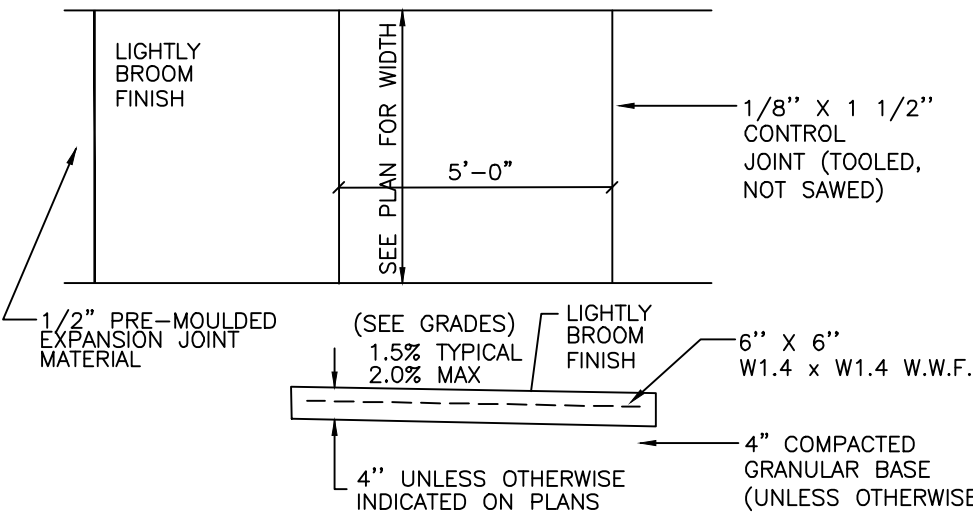


HANDICAP SIGNAGE DETAIL
NO SCALE

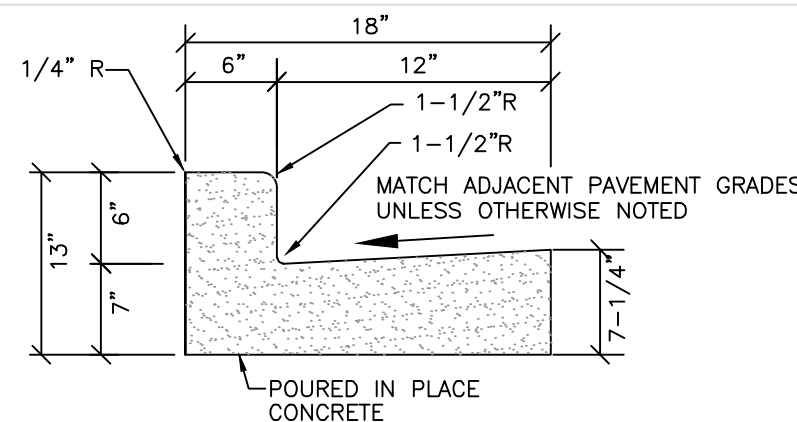


ALL MANHOLES ARE TO HAVE AN INSIDE DIA. OF 48"

SANITARY MANHOLE DETAIL
NO SCALE

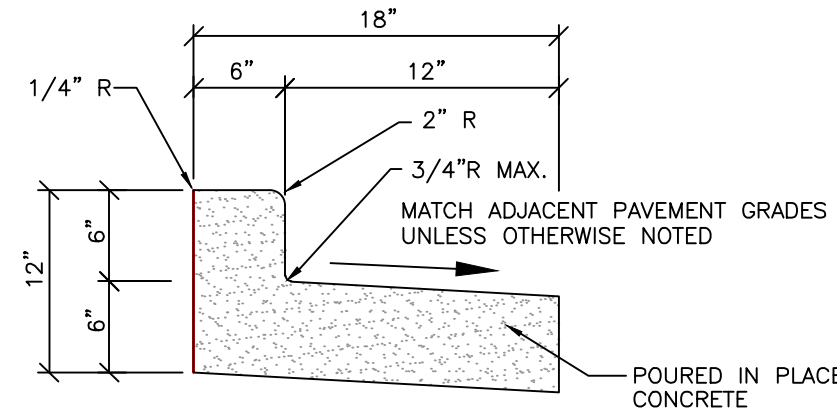


CONCRETE SIDEWALK
NO SCALE



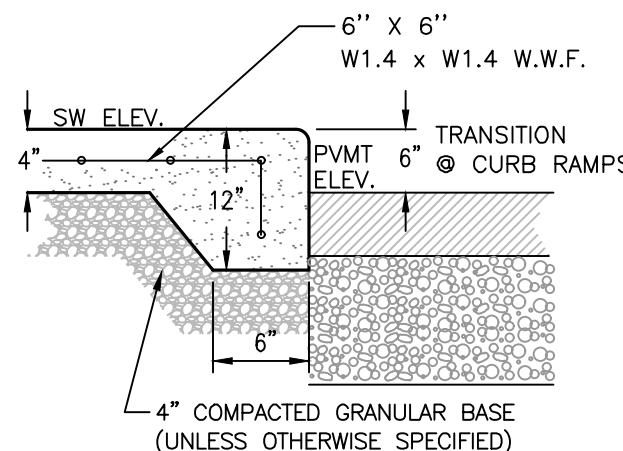
18" CONCRETE CATCH CURB & GUTTER
NO SCALE

NOTE: ALL PROPOSED CURB & GUTTER SHALL BE 18" CONCRETE CATCH CURB & GUTTER UNLESS OTHERWISE NOTED.

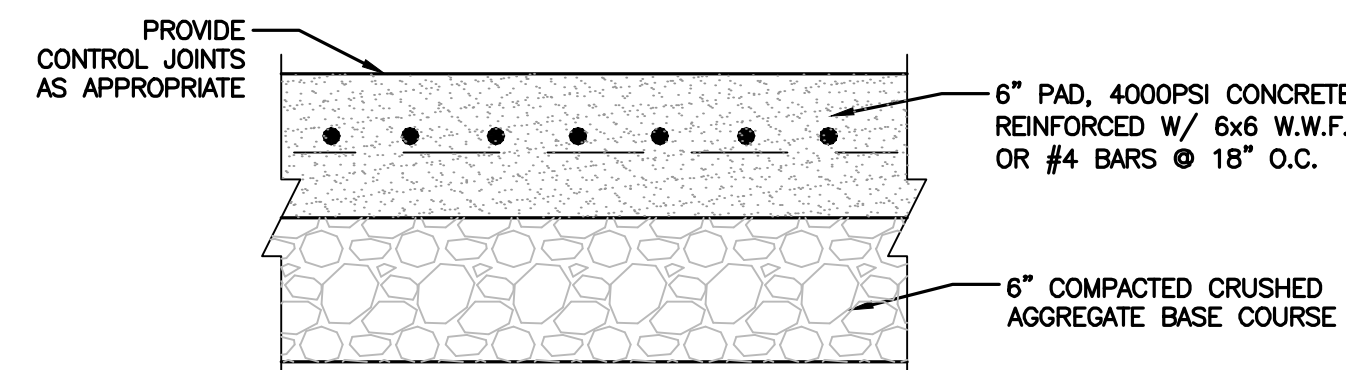


18" REJECT CURB & GUTTER DETAIL
NO SCALE

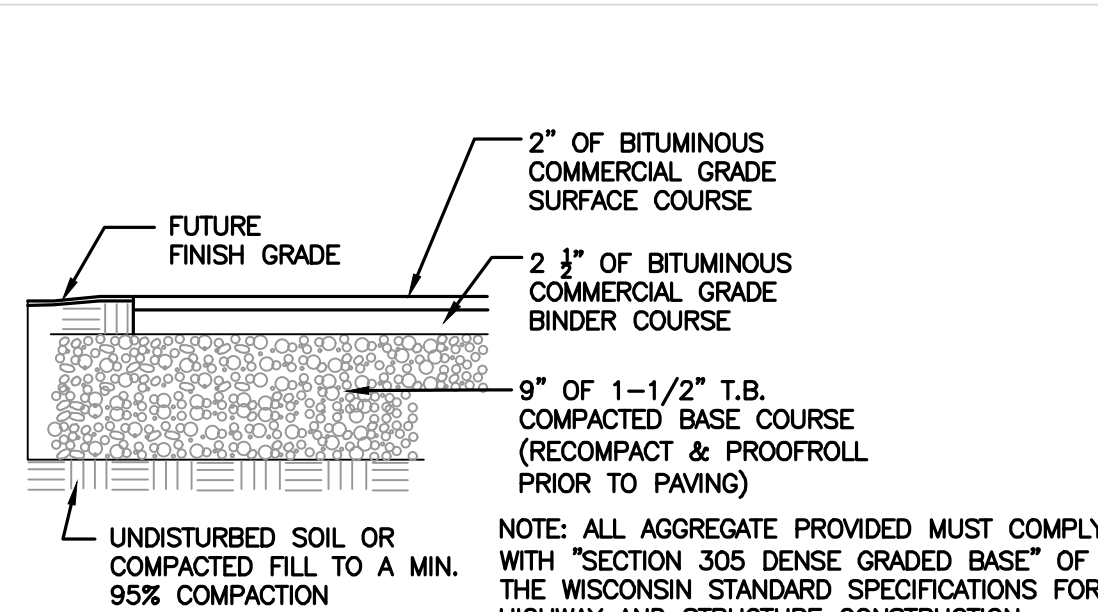
NOTE: SEE PROPOSED SITE PLAN FOR LIMITS OF PROPOSED REJECT CURB & GUTTER.



INTEGRAL SIDEWALK & BARRIER CURB
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE

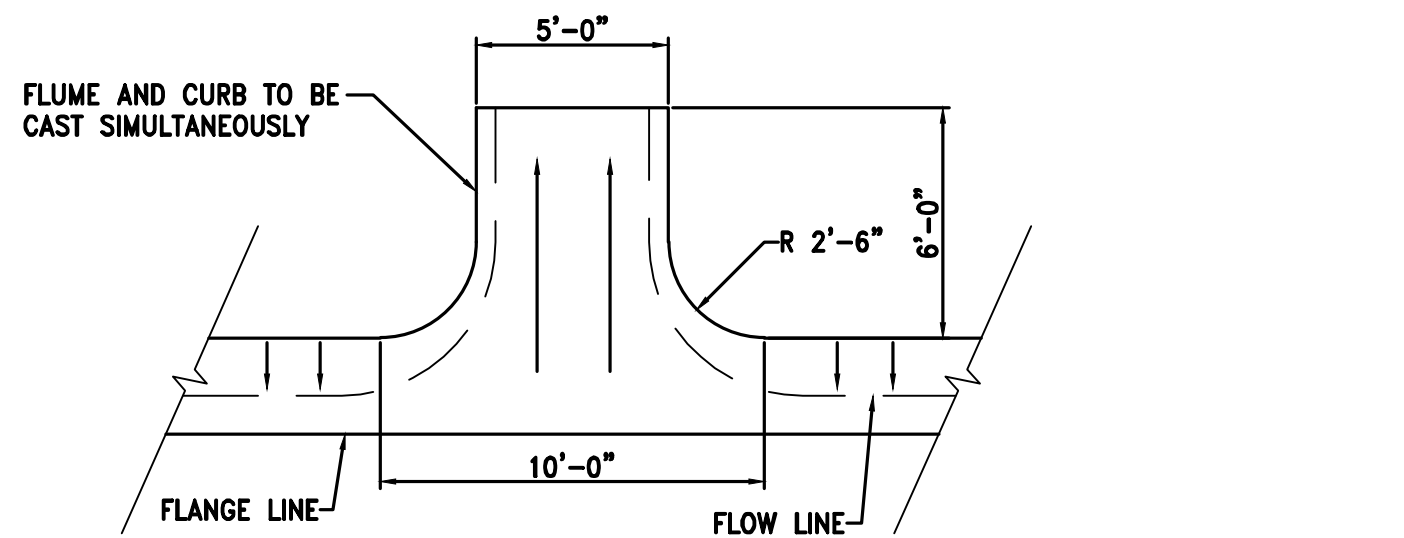


CONCRETE DRIVEWAY & DUMPSTER PAD PAVEMENT SECTION
NO SCALE

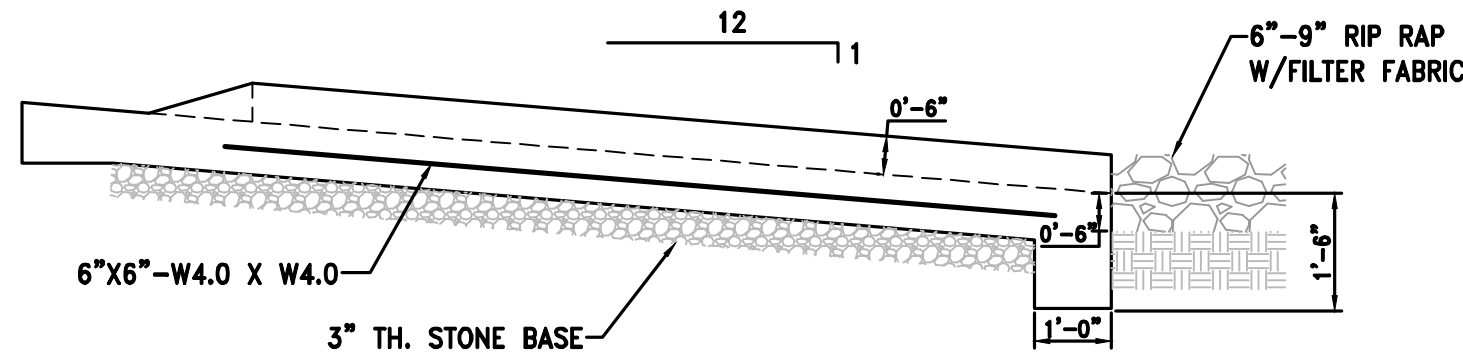


ASPHALT PAVING SECTION
NO SCALE

NOTE:
1. UNLESS OTHERWISE NOTED, HEAVY DUTY PAVEMENT SHALL BE USED WITHIN DRIVE AISLES, AND FIRE LANES.
2. PROOFROLL BASE PER GEOTECHNICAL REPORT RECOMMENDATIONS.



CONCRETE FLUME DETAIL
NO SCALE



CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
- ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN BEST MANAGEMENT PRACTICE HANDBOOK AND TECHNICAL STANDARDS.
- ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, SILT SOCK, GRAVEL ENTRANCE, SILTATION BASIN, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION. GRADING ASSOCIATED WITH INSTALLATION OF EROSION OR SEDIMENTARY PRACTICES MAY OCCUR CONCURRENTLY WITH INSTALLATION OF PRACTICES.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, CITY OF NEW BERLIN SEWER AND WATER UTILITY, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
- INLETS SHALL BE PROTECTED WITH AN EROSION BARRIER MEETING WDNR TECHNICAL STANDARD 1060 UNTIL THE AREA HAS BEEN STABILIZED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
- UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD A MINIMUM OF FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN SEVEN DAYS AFTER BEING DISTURBED USING THE SEED MIX SPECIFIED ON THE PLANS.
- ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.
- REFER TO EROSION CONTROL PLAN FOR SITE EROSION CONTROL ELEMENTS, REQUIREMENTS.

COMPLIANT DOCUMENTATION:

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
- CITY OF NEW BERLIN DEVELOPMENT STANDARDS.

CONTRACTOR RESPONSIBILITY:

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

-THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

-THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.

-THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE COSTRUCTION INSPECTION PLAN.

-THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLIGENCE MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.

-ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

-CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE FOR DEWATERING AND REMOVAL OF ALL SEDIMENT PER CITY, COUNTY AND WDNR REQUIREMENTS PER TECHNICAL STANDARD 1061.

TRAFFIC CONTROL:

-PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.

3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.

- DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
- PROTECT DOWNSTREAM OR ADJACENT WATERWAYS WITH SILT FENCE.
- DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
- PLACE SILT SOCK OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
- PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
- PROMPT REMOVAL OF EXCAVATED MATERIAL.
- PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
- CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
- PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
- TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
- ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDDED AS OF THAT DATE.

TEMPORARY EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
- IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.

6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.

7. ALL SEDIMENT TRAPS, SWALES AND DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO USE.

8. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.

9. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS

EROSION CONTROL INSPECTION AND MAINTENANCE

- INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
- REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.

11. ALL AREAS TO BE SEEDDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WISDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.



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

PROJECT:
THE GRAND HILLS CASTLE - PHASE 2
COMMUNITY BASED RESIDENTIAL FACILITY
CITY OF NEW BERLIN, WISCONSIN
BY: CASTLE DEVELOPMENT, LLC
13050. W. CLEVELAND AVE
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
07/01/22	INITIAL SUBMITTAL

DATE:

JULY 01, 2022

JOB NUMBER:

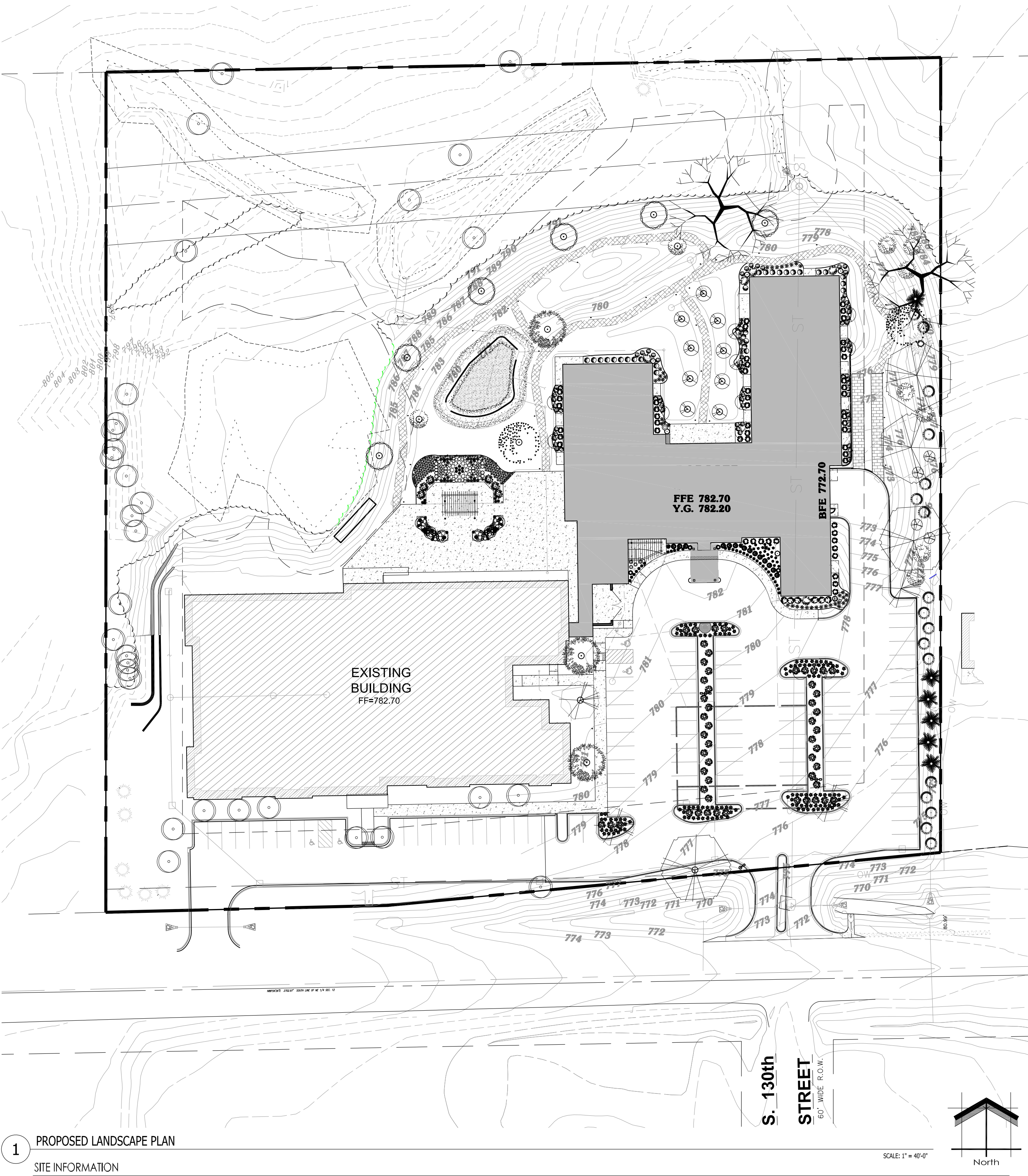
16007

DESCRIPTION:

**CONSTRUCTION
DETAILS &
SPECIFICATIONS**

SHEET

C5.0



1 PROPOSED LANDSCAPE PLAN
SITE INFORMATION

USDA PLANT HARDINESS ZONE 5b (-15 to -10 Degrees F)
LOT ZONING
LOT AREA PARCEL 1

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

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

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

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

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

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592
www.DiggersHotline.com OR



TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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

- 275.56(15)D Any existing trees and shrubs that shall be preserved and are protected during construction according to specifications in § 275-54A(5) shall be credited against this landscaping requirement.
- E. Parking lot landscaping.
- (2) Perimeter landscaping.
- (b) [1] A minimum of one shade or evergreen tree per 20 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to an arterial street. A minimum of one shade or evergreen tree per 30 linear feet of parking surfaces and one shrub per 10 linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to any nonarterial street.
- (2) For parking lots adjacent to a side or rear lot line, a minimum of one evergreen or shade tree per 30 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to a side or rear lot line.
- (f) Buffering and Screening
- Minimum required bufferyard, (a) Moderate bufferyard. An "A" in a cell indicates a moderate bufferyard is required with a minimum width of 10 feet.
- (4) Minimum planting requirements. For every 100 linear feet of a buffer yard
- (3) Trees (Deciduous or Ornamental) (per 100 linear feet) Minimum
 - (0) Evergreen Trees (per 100 linear feet) Minimum
 - (3) Minimum Shrubs
- 275.54(7) Replacement of significant trees
- Tree Type, Size of Tree Removed (DBH)
- Size of Replacement Tree(s) (DBH)
- Deciduous:
- 5 to 7 inches - 1 tree at 5 to 7 inches or 3 trees at 2 1/2 to 4 inches
 - 8 to 11 inches - 3 trees at 5 to 7 inches or 9 trees at 2 1/2 to 4 inches
 - 12 inches or larger - 6 trees at 5 to 7 inches or 12 trees at 2 1/2 to 4 inches

InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

CASTLE SENIOR
LIVING
- GRAND HILLS

13050 W. Cleveland Avenue
New Berlin, WI 53150

Issuance and Revisions:

Date	Number	Description
07/01/22		Plan Commission Submittal

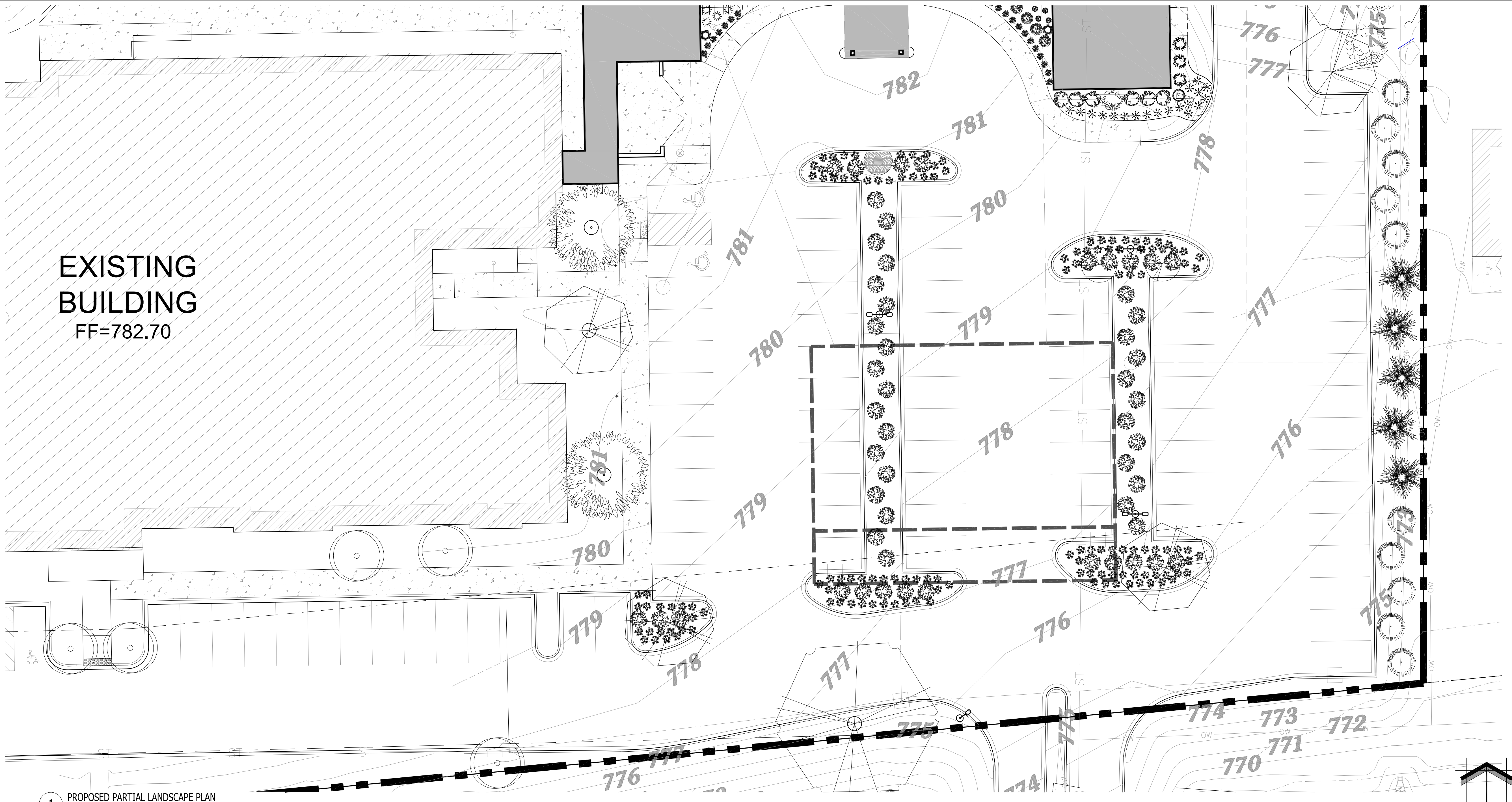
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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 07/01/22
Scale: 1" = 40'-0"
Drawn By: MCD
Job Number: L22-047
Sheet Number:

LSP1.1



Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	BeniH		Betula Nigra "Heritage"	Heritage River Birch	4"-DBH - B&B	1
3	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	4"-DBH - B&B	1, 7
3	MaM		Malus 'Marilee'	Marilee Flowering Crab	1 1/2" DBH - B&B	1
2	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	1 1/2" DBH - B&B	1
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5' - 6' - B&B	5
1	JuviT		Juniperus virginiana taylor	Taylor Redcedar	5' - 6' - B&B	5
6	PifiV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	5
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	EuaIUf		Euonymus alatus 'Unforgettable Fire'	Unforgettable Fire Burning Bush	24" - 30" - B&B	
52	HyinK		Hypericum x inodorum 'KOLCHAR'	FloralBerry Chardonnay St. John's Wort	18" - 24"- Cont	
6	WeffSB		Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - Cont	

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24"- Cont	6

Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	ScscC		Schizachyrium scoparium 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	7
130	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	7

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
 3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
 4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding ships and fill hole with topsoil and sow turf grass seed as required.
 5. Evenly shaped upright tree/shrub with full branching to the ground.
 6. Full, well rooted plant, evenly shaped.
 7. Full, well rooted plant.
 7. Male only
 8. Tree form, Single stem specimen single straight central leader, full & even crown. Prune only after planting.

Project:

**CASTLE SENIOR
LIVING
- GRAND HILLS**

13050 W. Cleveland Avenue
New Berlin, WI 53150

Issuance and Revisions:

Date	Number	Description
07/01/22		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 07/01/22

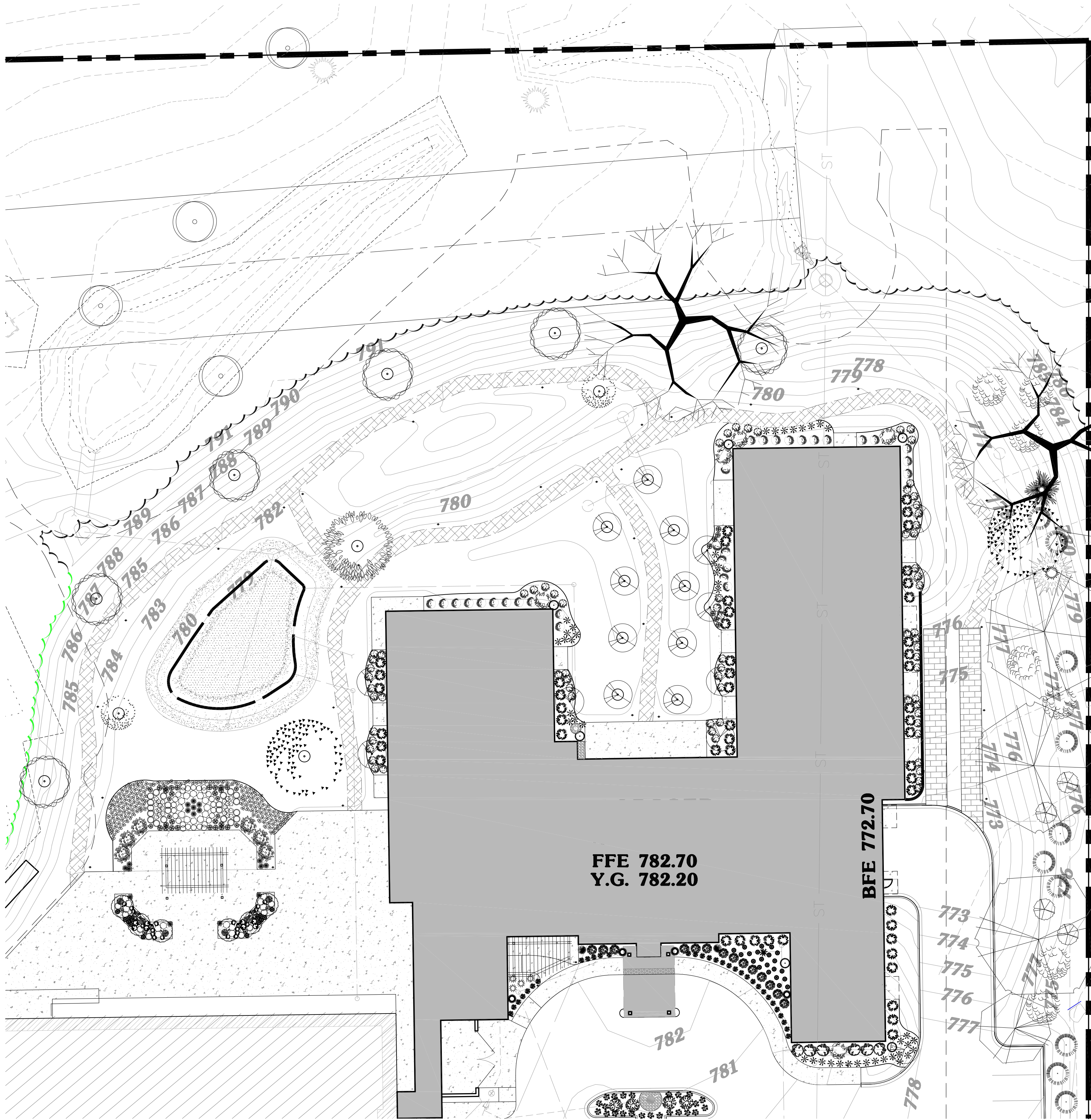
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Drawn By: MCD

Job Number: L22-047

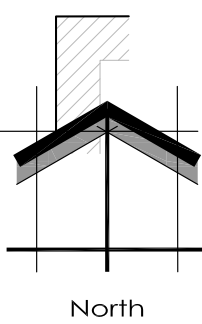
Sheet Number:

LSP1.2



1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Proposed Plant Material Table - LSP1.3 - North						
Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcreGR		Acer rubrum 'JFS-KW78	Armstrong Gold Red Maple	2 1/2"-DBH - B&B	1
3	BerHt		Betula Nigra "Heritage"	Heritage River Birch	4"- DBH - B&B	1
2	Ceca		Cercis canadensis	Eastern redbud	1 1/2" DBH - B&B	1
6	CokoWV		Cornus kousa var. chinensis 'Milky Way'	Milky Way Kousa Dogwood	1 1/2" DBH- B&B	1
1	GibPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	4"-DBH - B&B	1, 7
18	MaM		Malus 'Marilee'	Marilee Flowering Crab	1 1/2" DBH- B&B	1
1	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	1 1/2" DBH- B&B	1
2	Qual		Quercus alba	White oak	4DBH - B&B	1
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	1 1/2" Cal - B&B	5
7	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	2 1/2"-Cal - B&B	5
5	JuvIT		Juniperus virginiana taylor	Taylor Redcedar	2 1/2"-Cal - B&B	5
1	Plom		Picea omorika	Serbian Spruce	2 1/2"-Cal - B&B	5
1	PipuB		Picea pungens 'The Blues'	The Blues Blue Spruce	1 1/2" Cal - B&B	5
1	PittV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	2 1/2"-Cal - B&B	5
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
22	BerHm		Berberis thunbergii 'Moria'	Sunjoy Gold Pillar Barberry	18" - Cont	6
4	EualUF		Euonymus alatus 'Unforgettable Fire'	Unforgettable Fire Burning Bush	24" - 30" - B&B	6
24	HyarG		Hydrangea arborescens 'Gamelto'	Irishbelle Gamet'smooth Hydrangea	15" - 18" - Cont	6
2	HypaB		Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - Cont	6
6	HypaL		Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	5'-0" - Cont	6
30	PhopLD		Physocarpus opulifolius 'Danna May'	Little Devil Ninebark	18" - Cont	6
6	RoM		Rosa 'Meimro'	Apricot Drift Groundcover Ros	18" - Cont	6
14	RomeCC		Rosa 'Meilandis'	Candy Cane Cocktail Rose	18" - Cont	6
6	SyPe		Syringa x 'Penda'	Bloomerang Purple Lilac	24"- Cont	6
4	VideRS		Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	24" - 30" - B&B	6
7	VideM		Viburnum dentatum 'Morton'	Northern Burgundy Arrowwood Viburnum	2' - 3' - B&B	6
31	WeilV		Weigela florida 'Verweil'	My Monet Weigela	18" - Cont	6
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Broadleaf Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	BuGM		Buxus 'Green Mountain'	Green Mountain Boxwood	24" - 30" - B&B	6

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	JucaGC		Juniperus communis 'Gold Cone'	Gold Cone Juniper	24"- Cont	6
48	JupISG		Juniperus x pfitzeriana 'Monsan'	Sea of Gold Juniper	18" - 24" - B&B	5
29	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	6

Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
70	MisP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	7
17	PavIR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	7
4	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	7
25	ScscC		Schizachyium scapatum 'Carousel'	Carousel Little Blue Stem	1-Gal - Cont	7

Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
32	HeSC		Heuchera x 'Southern Comfort'	Southern Comfort Coral Bells	1-Gal - Cont	7
35	LaanAF		Lavandula angustifolia 'Ashdown Forest'	Ashdown Forest English Lavender	1-Gal - Cont	7
10	PeatLS		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	4 1/2" pot	7
22	RufuS		Rudbeckia fulgida 'sullivantii'	Goldsturm Blackeye Susan	4 1/2" pot	7
18	SasuM		Salvia superba 'May Night'	May Night Salvia	4 1/2" pot	7
165	He-mix		Hemerocallis mix	Equal Random Mix of Daylily	4 1/2" pot	7
			Hemerocallis x 'Swirling Water'	Swirling Water Daylily		
			Hemerocallis x 'Siloam Gundrop'	Siloam Gundrop Daylily		
			Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily		
			Hemerocallis x 'VER00204'	Yellow Punch Daylily		

Annual						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
26	Pehy		Petunia hybrida 'Mulberry Charm'	Superfunia Mulberry Charm	2" Plug	7

- Comments
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 4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.
 5. Evenly shaped upright tree/shrub with full branching to the ground.
 6. Full, well rooted plant, evenly shaped.
 7. Full, well rooted plant.
 8. Male only
 9. Tree form, single stem specimen single straight central leader, full & even crown. Prune only after planting.

INSITE

LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Services

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

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13050 W. Cleveland Avenue
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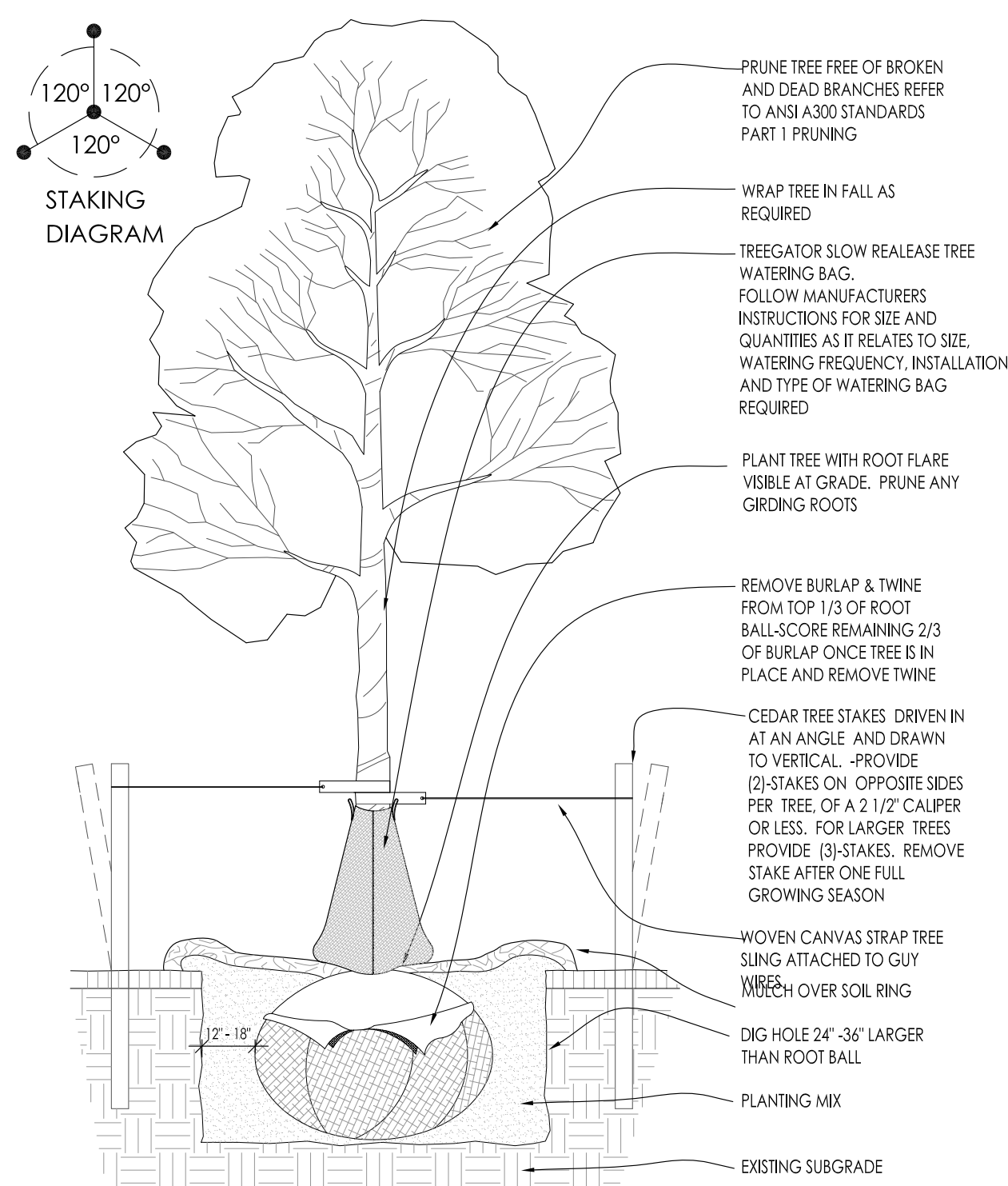
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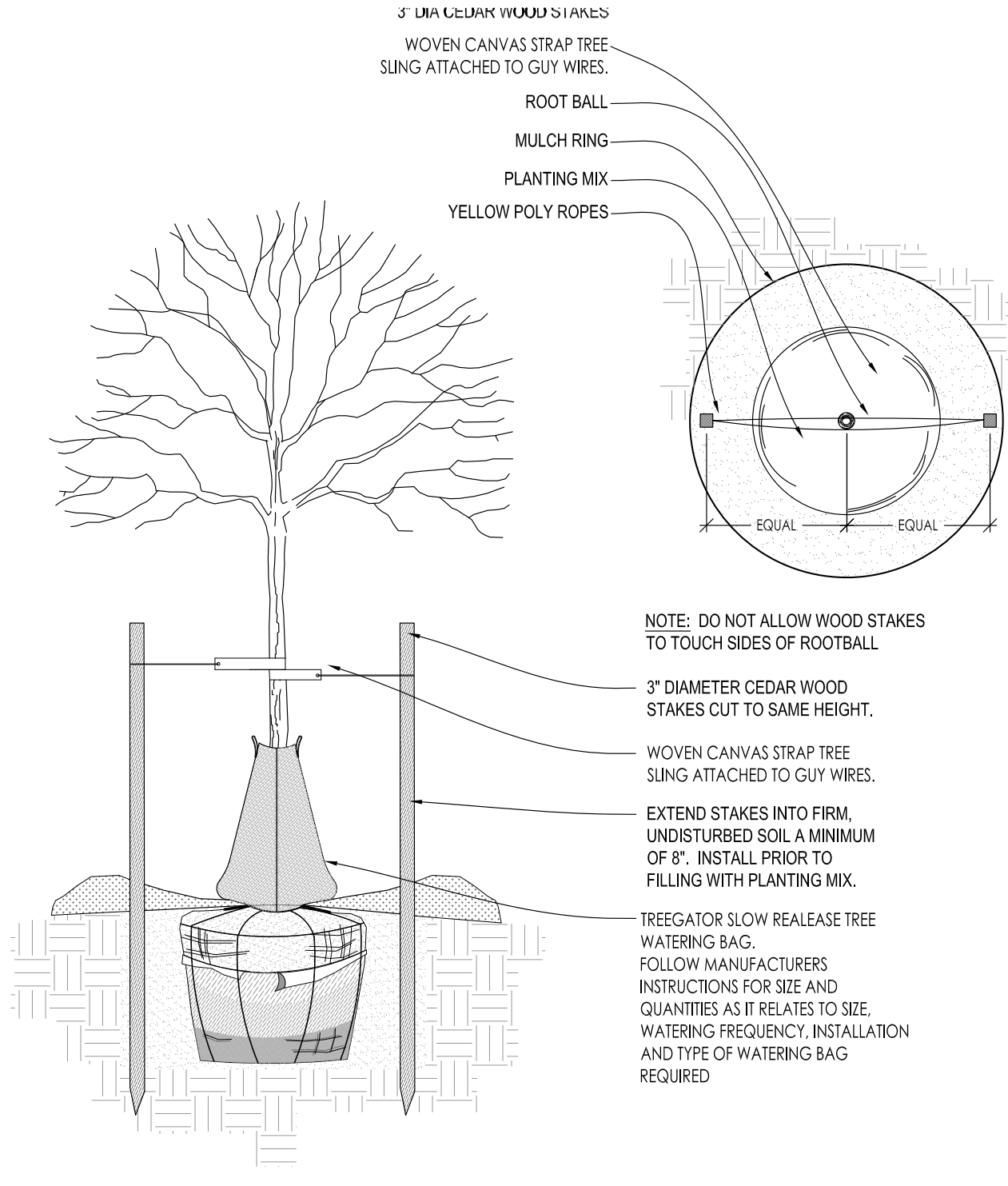
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
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Date of Drawing:	07/01/22
Scale:	1" = 20'-0"
Drawn By:	MCD
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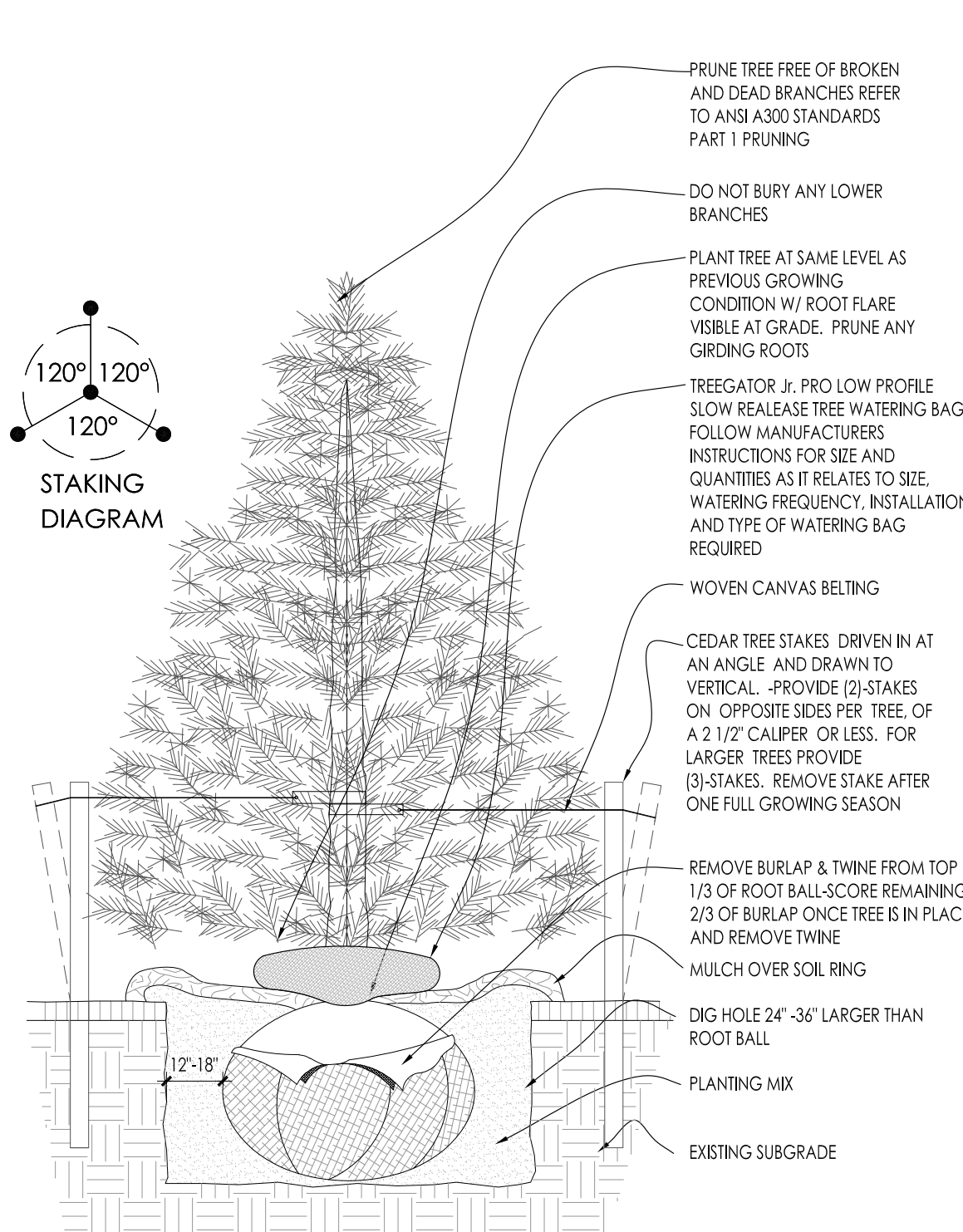
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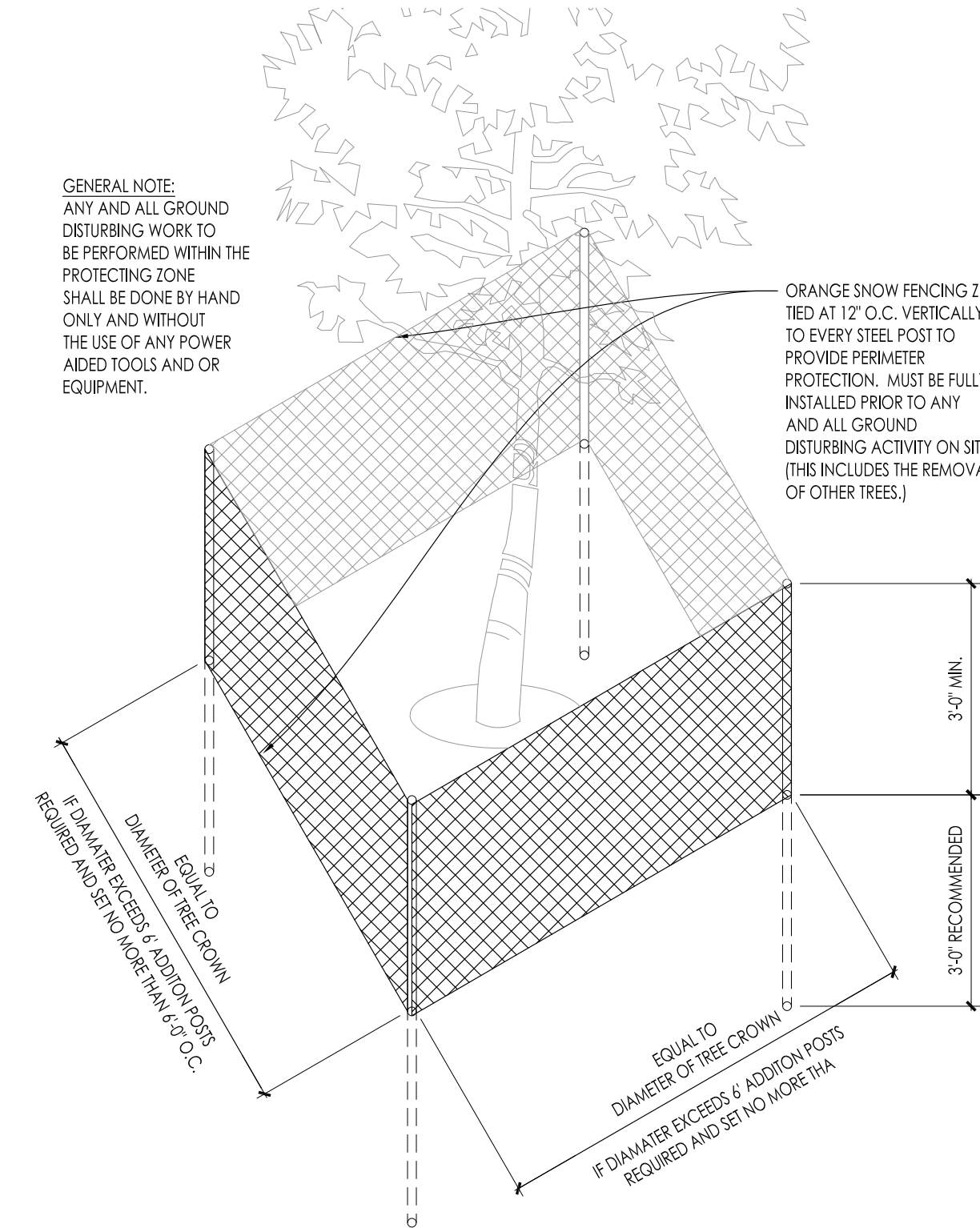
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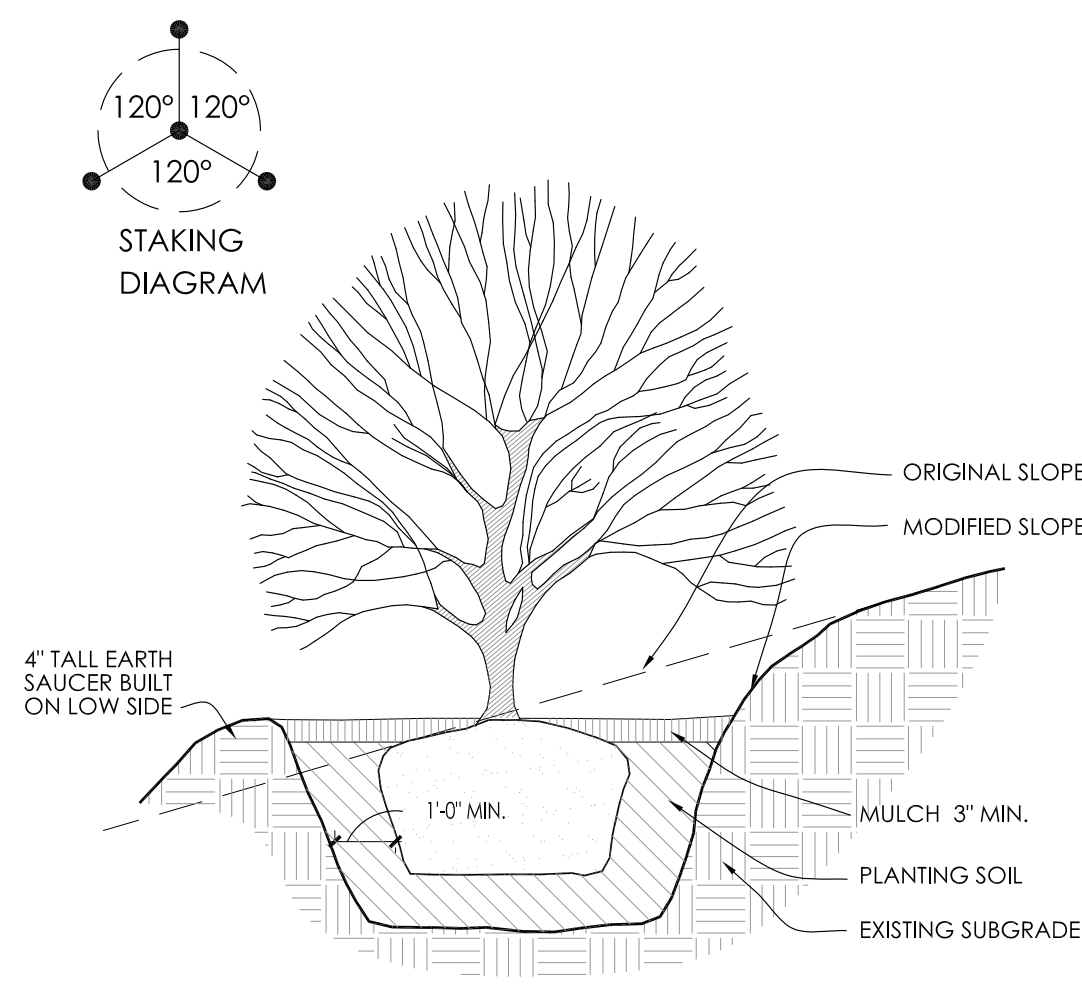
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



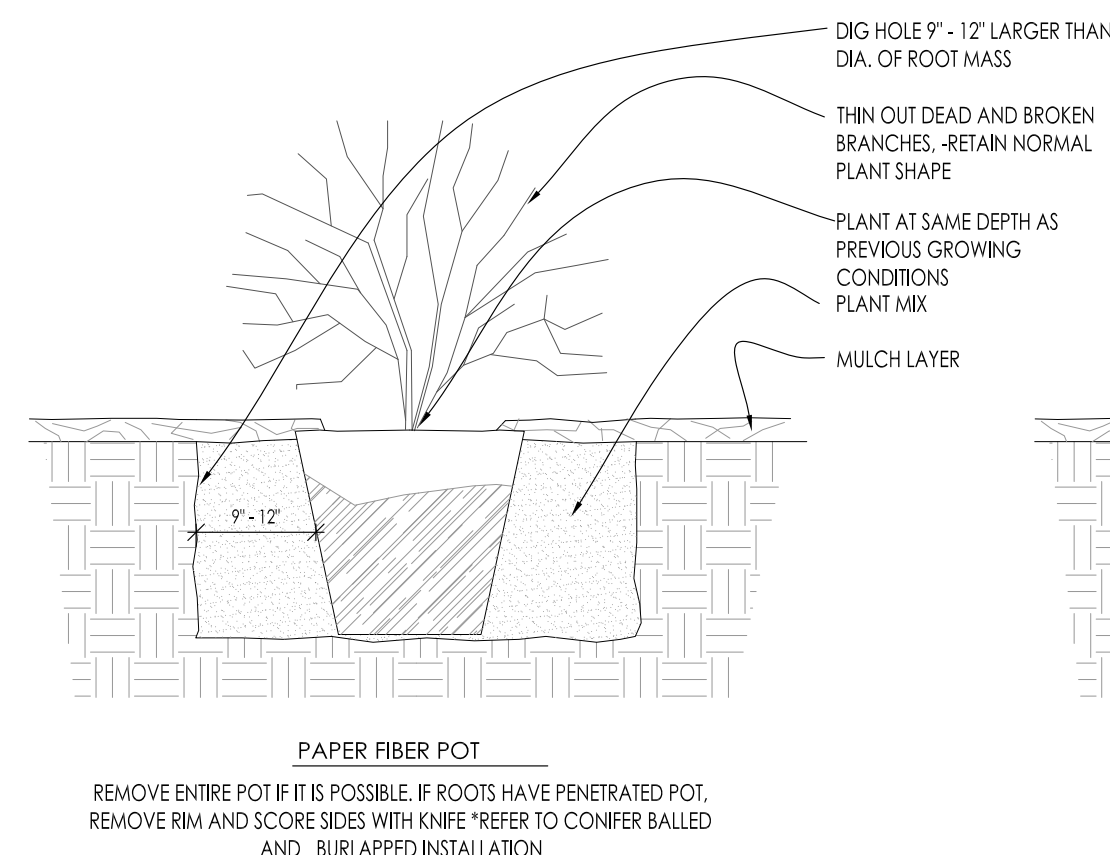
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



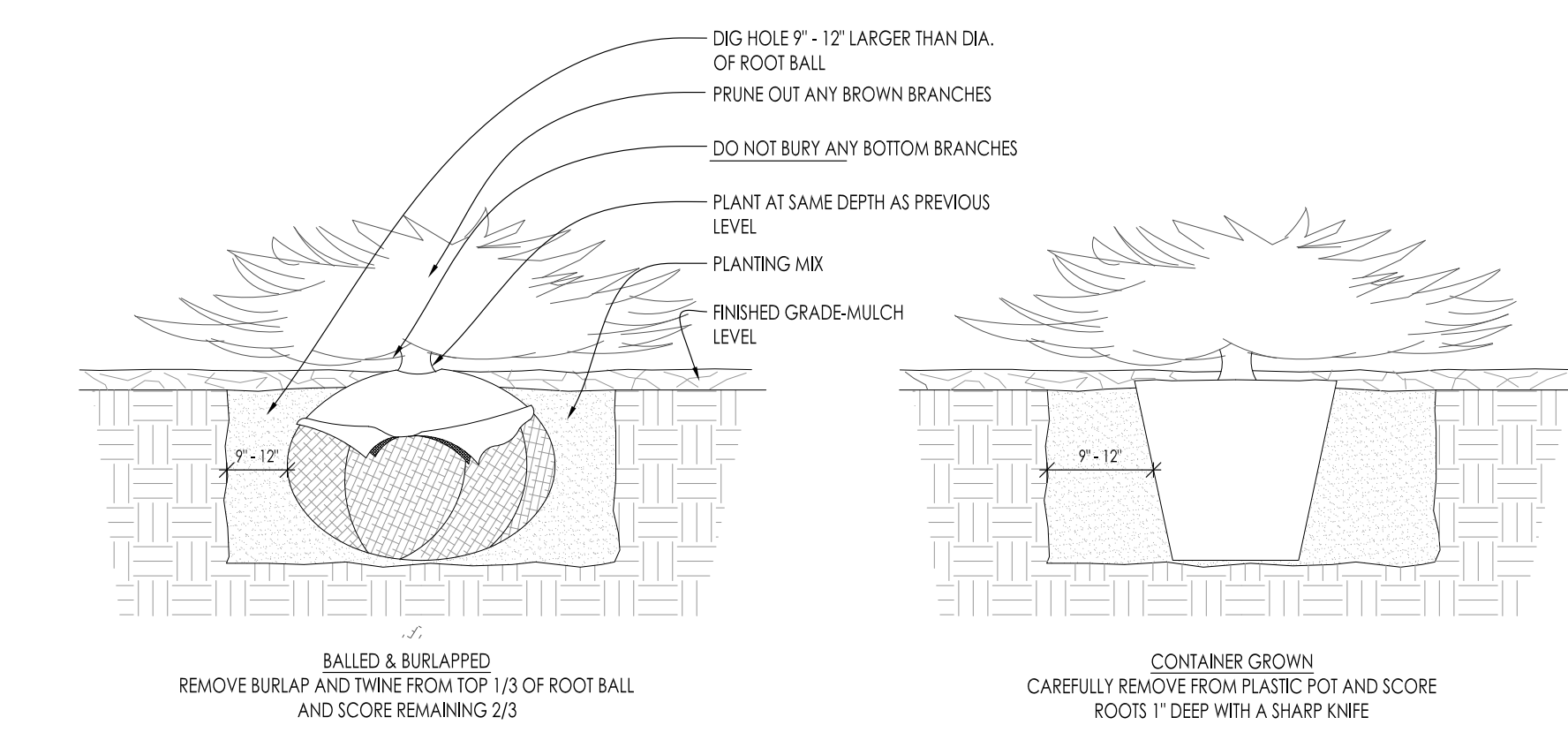
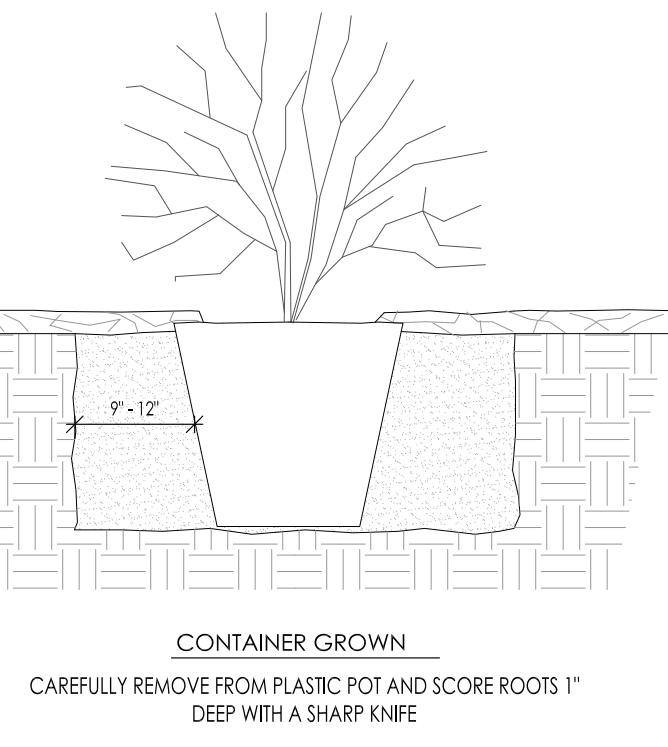
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



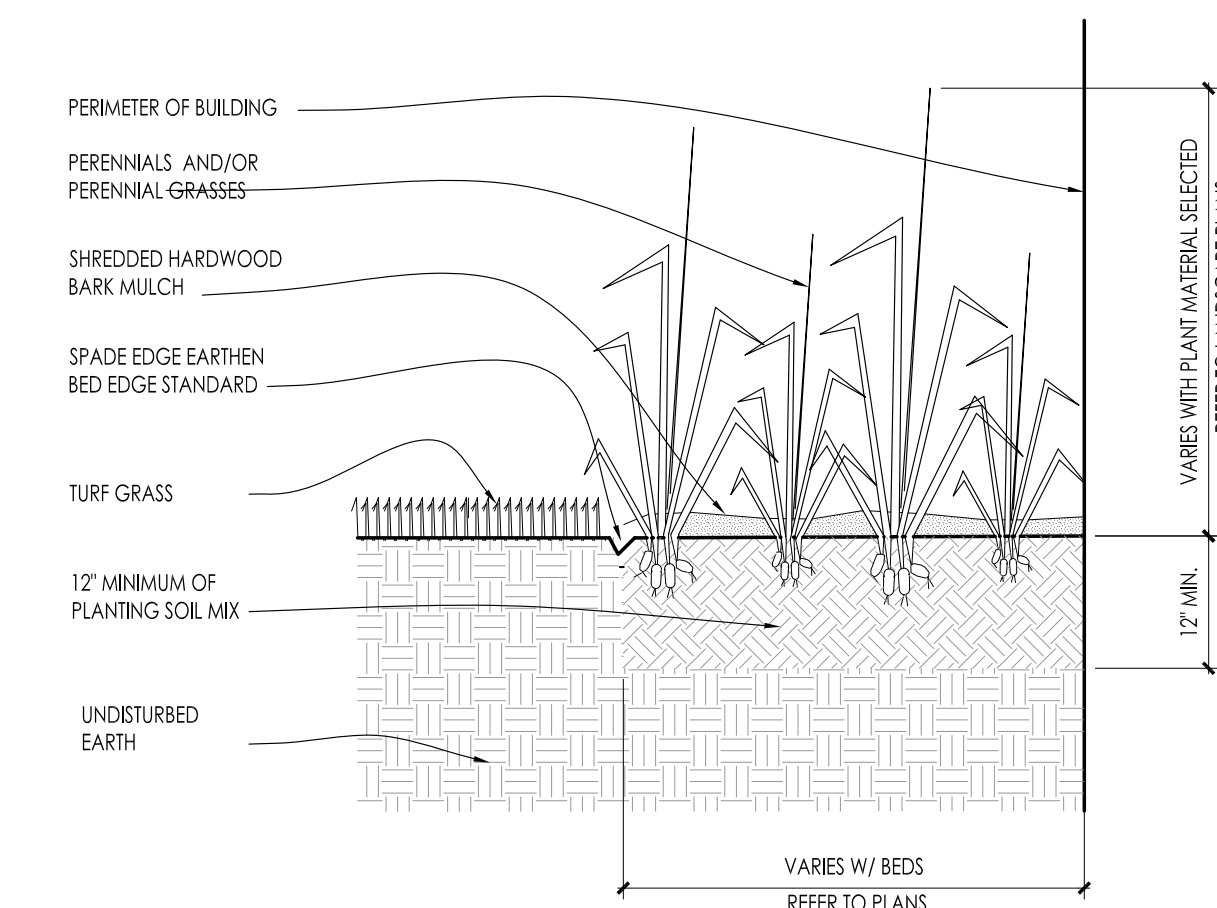
5 SLOPE PLANTING DETAIL SCALE: NONE



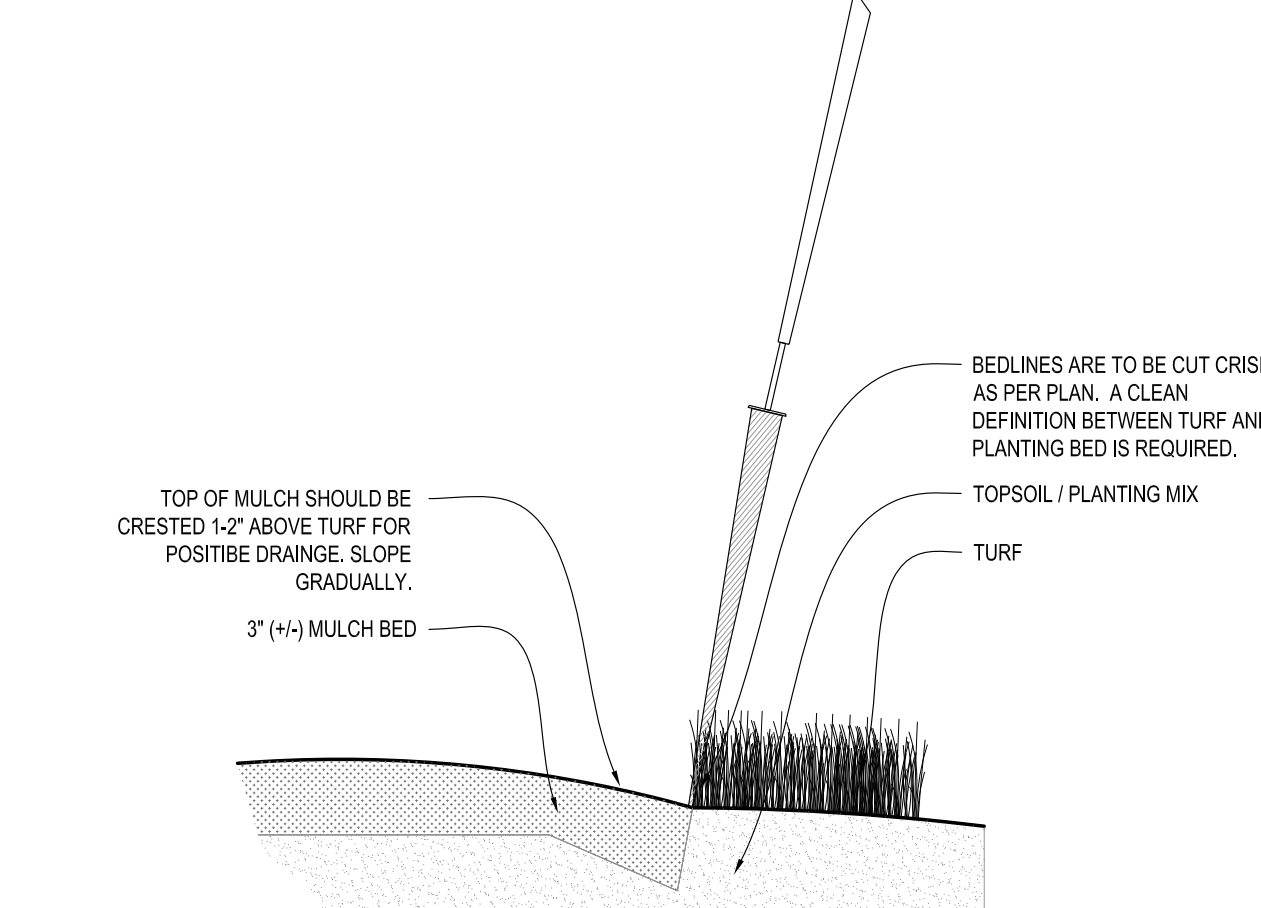
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



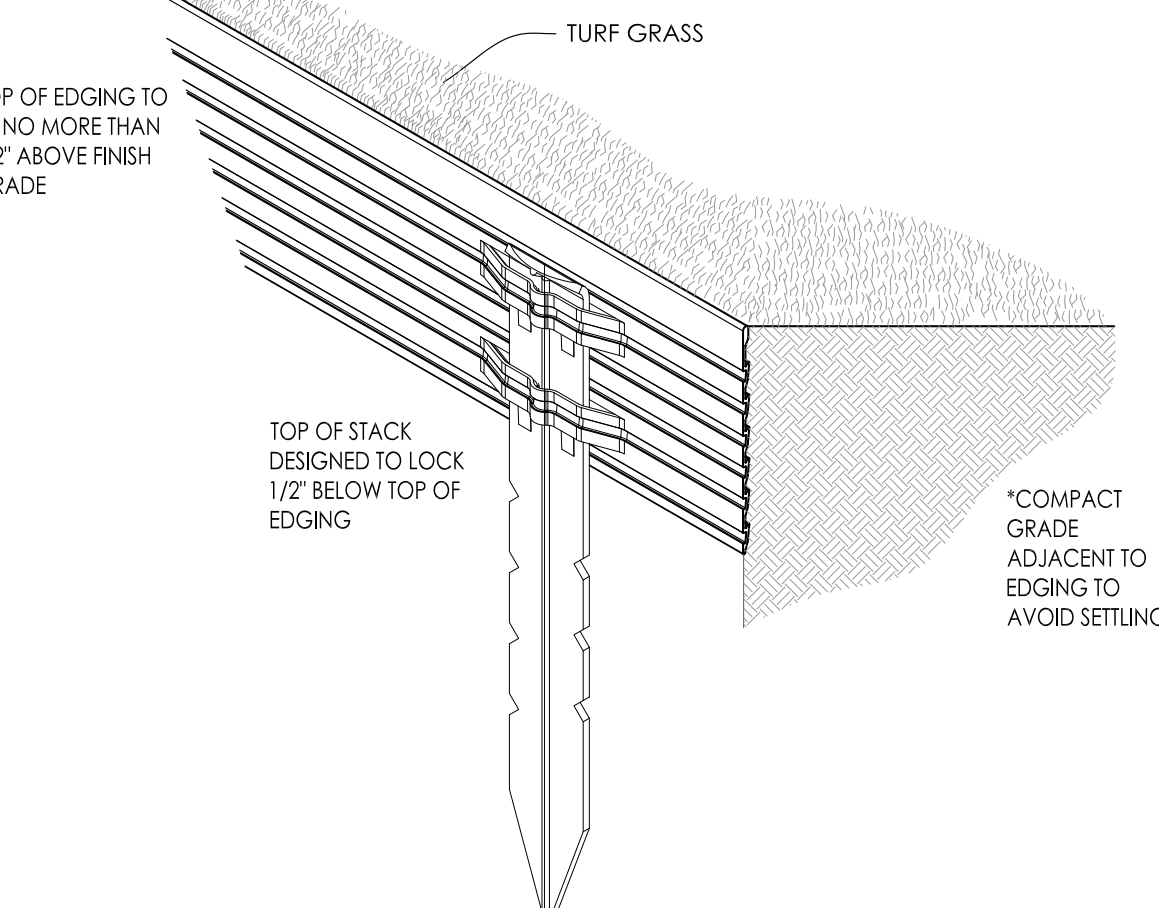
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



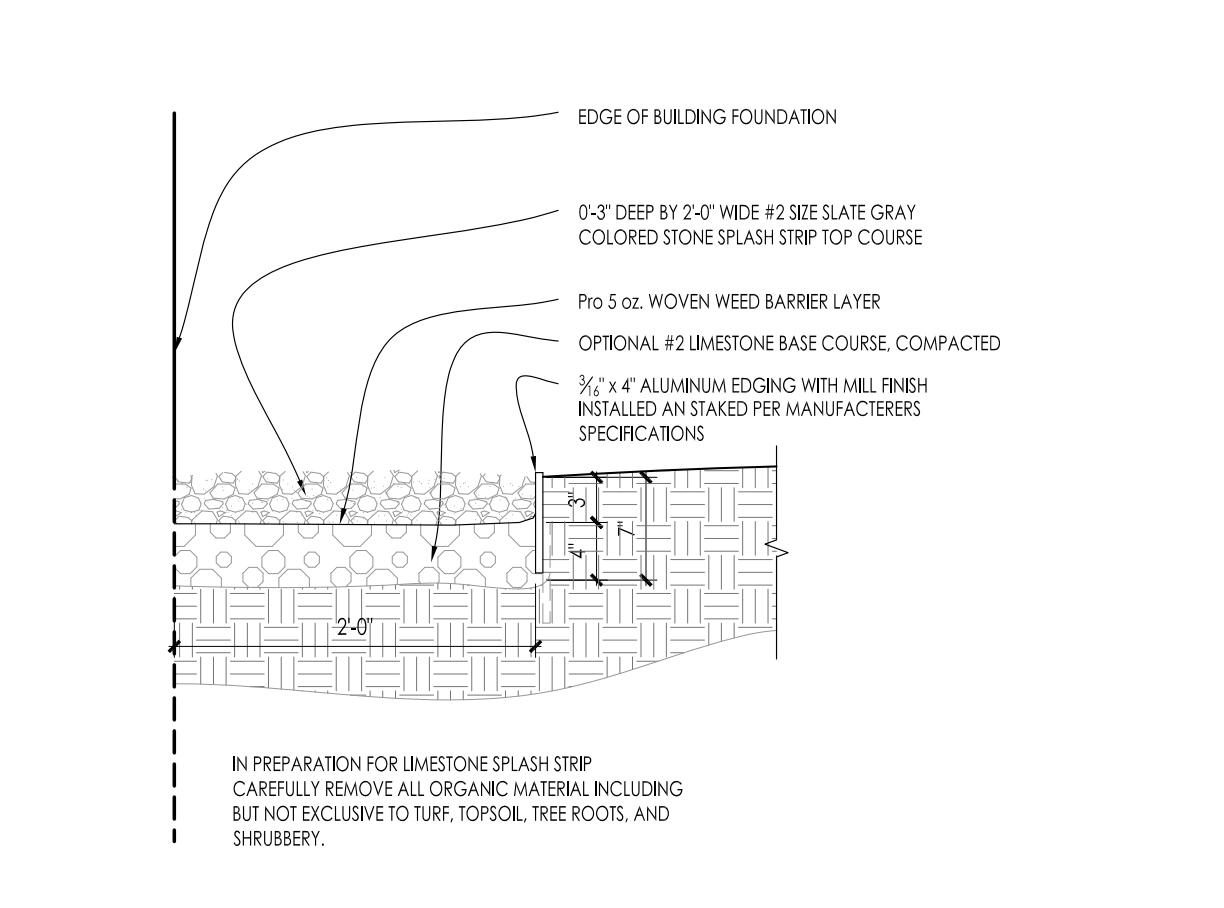
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
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Wauwatosa, WI 53226
Tel (414) 476-1204
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mdavis@insitedesigninc.com

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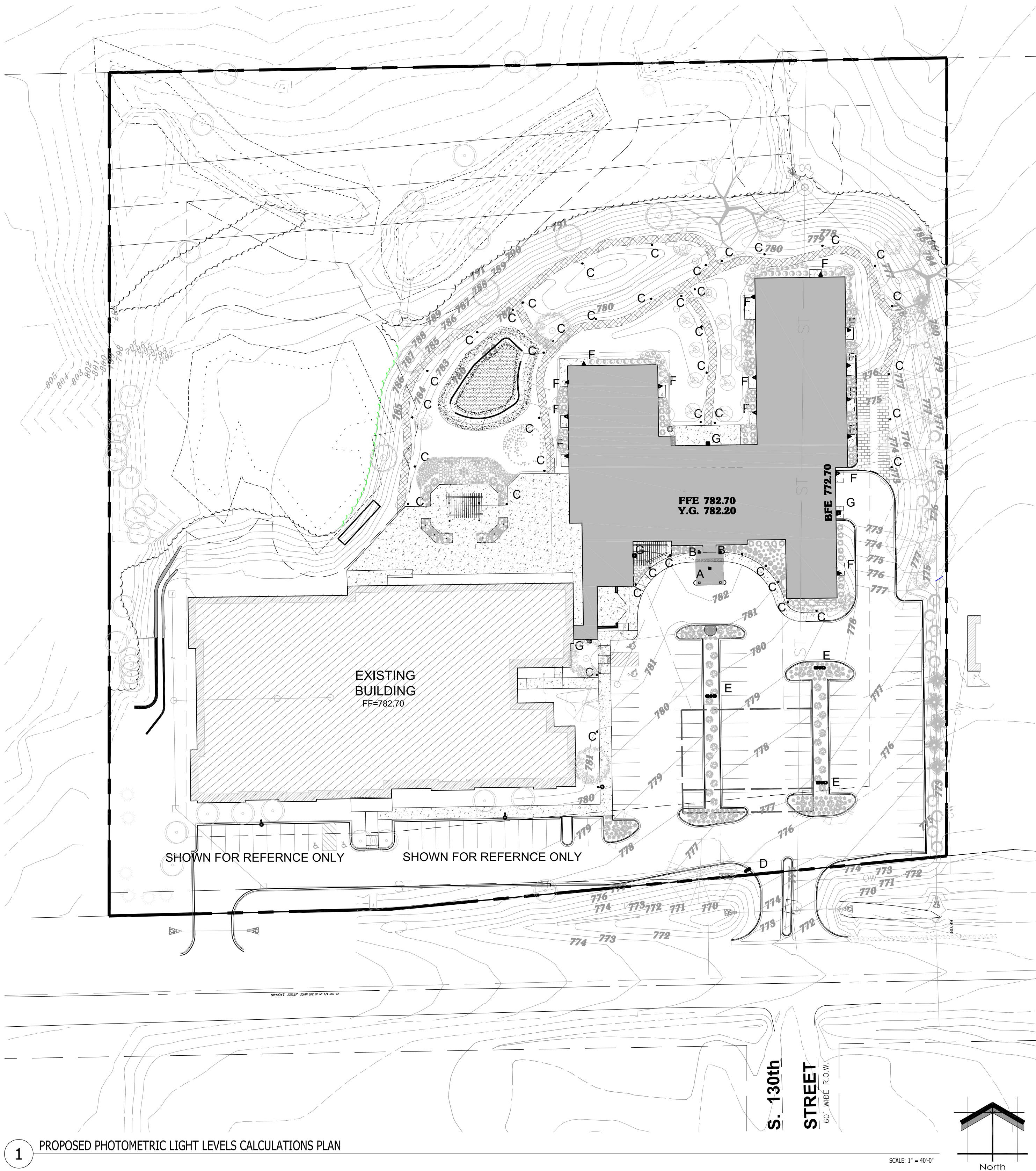
Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 07/01/22
Scale: As Noted
Drawn By: MCD
Job Number: L22-047
Sheet Number:

LSP1.4

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1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

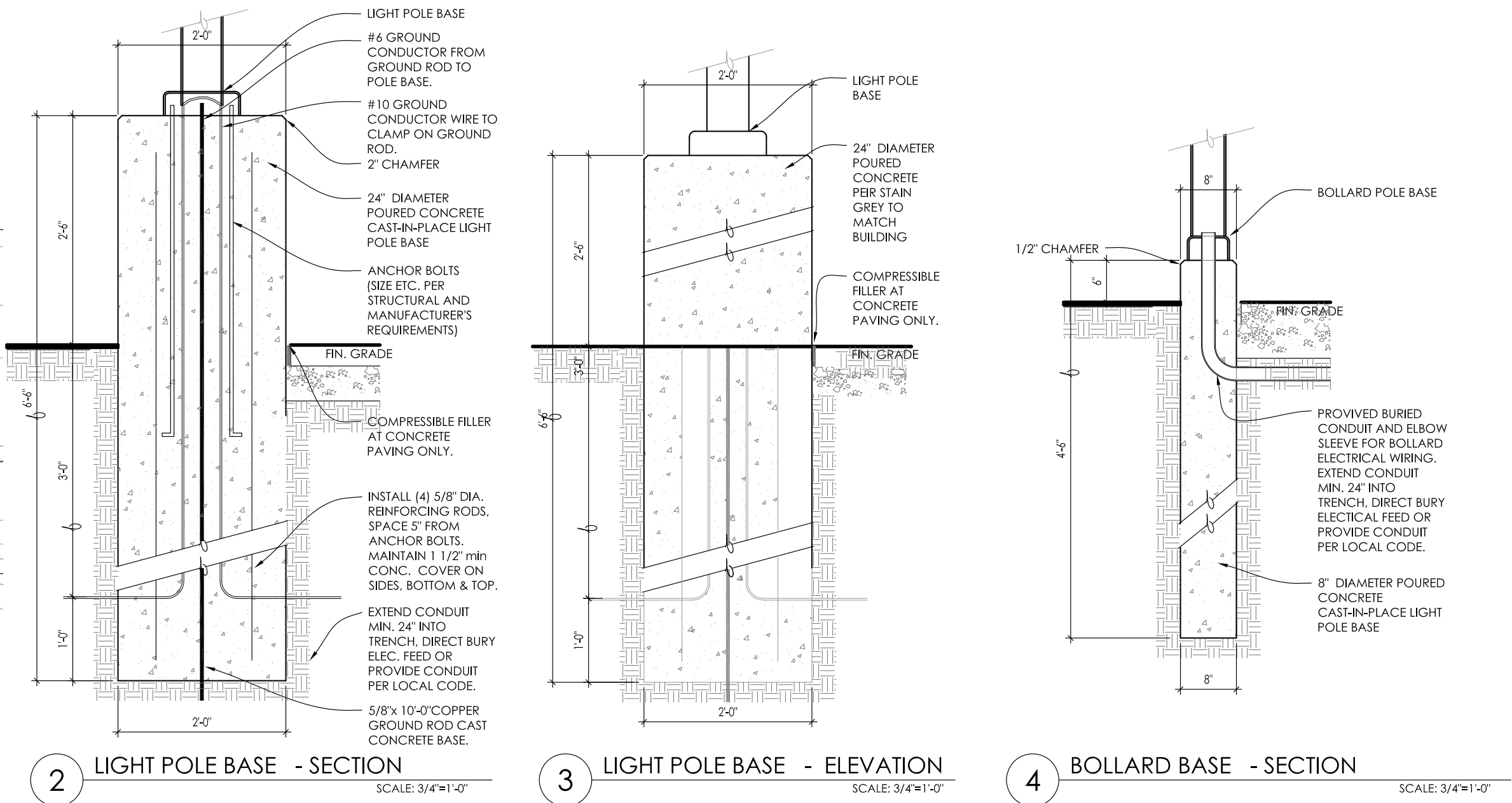
EXISTING CONDITIONS GENERAL NOTES

LUMINAIRE SCHEDULE - OVERALL LINE VOLTAGE EXTERIOR LIGHT FIXTURES									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	Kitchler Lahden 17.25" Seeded Pendant 59008WZC	17.25" Outdoor pendant w/ clear seeded glass weathered zinc	100 WATT A21 Incandescent	59008WZC.ies	Absolute	1.0	100
	B	12	EX-5212-A10	12" Wide Cottage Lantern overall height 16" with support bracket and mounting plate	100 WATT A21	EX-5212-A10.JES	Absolute	1.00	100
	C	41	6642-30BZ	WAC Park 120V LED Bollard, 3000K, Bronze on Aluminum	NA	6642-30BZ.JES	Absolute	1.00	13.1747
	D	1	MRS-LED-09L-SIL-FT-40-70CRI	LSI Slice Small Area Light forward Throw 4000k 70CRI bronze finish w/ intergal house side shield w/ Photoelectric Control Receptacle on a 20'-0" (to match existing, yield verify square pole		MRS-LED-09L-SIL-FT-40-70CRI.ies	Absolute	1.00	63
	E	3	MRS-LED-09L-SIL-FT-40-70CRI	Twin LSI Slice Small Area Light forward Throw 4000k 70CRI bronze finish w/ intergal house side shield w/ Photoelectric Control Receptacle on a 20'-0" (to match existing, yield verify square pole		MRS-LED-09L-SIL-FT-40-	Absolute	1.00	126
	F	15	EX-5206-A10	6" Wide Cottage Lantern overall height 8 1/4" with support bracket and mounting plate	60 WATT A21	EX-52069-A10.JES	Absolute	1.00	60
TO MATCH EXISTING COACH LUMINAIRE									
	G	4	XSPWax3FC-U	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Designator	4 type MDA LEDs	XSPWax3FC-U_RESTL-2014-0018.JES	Absolute	1.00	42.7
STATISTICS									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
Calc Zone #2	+	0.4 fc	13.8 fc	0.0 fc	N / A	N / A			
LUMINAIRE SCHEDULE NOTES									

1. FIXTURE "C" (41) NEW WAC CHAMBER BOLLARD BRONZE FINISH TO BE INSTALLED ON A NEW 0'-3" POURED CONCRETE 8" DIAMETER FOUNDATION.
2. FIXTURE "D" (1) NEW LED SLIM MEDIUM AREA LIGHT (SINGLE HEAD AND ARM) TO BE INSTALLED ON AN NEW 20'-0" SQUARE ALUMINUM POLE (TO MATCH EXISTING, FIELD VERIFY) w/ A BRONZE FINISH AND ON A NEW 2'-6" POURED CONCRETE LIGHT POLE BASE FOUNDATION.
3. FIXTURE "E" (3) NEW LED SLIM MEDIUM AREA LIGHT (TWIN HEAD AND ARM) TO BE INSTALLED ON AN NEW 20'-0" SQUARE ALUMINUM POLE (TO MATCH EXISTING, FIELD VERIFY) w/ A BRONZE FINISH AND ON A NEW 2'-6" POURED CONCRETE LIGHT POLE BASE FOUNDATION.
4. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE (WHERE APPLICABLE) OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
5. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
6. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTIONS AND DETAILS FOR FURTHER INFORMATION.
7. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
8. PROPOSED POLE MOUNTED FIXTURES (HEADS AND ARMS) ARE TO HAVE AA UGM (GUN METAL MATTE - TO MATCH EXISTING) FINISH w/ OPTIONAL PHOTOCELL CONTROL.
9. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



2 LIGHT POLE BASE - SECTION SCALE: 3/4"=1'-0"

3 LIGHT POLE BASE - ELEVATION SCALE: 3/4"=1'-0"

4 BOLLARD BASE - SECTION SCALE: 3/4"=1'-0"

ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

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

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-9511. (262) 432-7910 (977) 501-9592
www.DiggersHotline.com OR



TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

Project:

**CASTLE SENIOR
LIVING
- GRAND HILLS**

13050 W. Cleveland Avenue
New Berlin, WI 53150

Issuance and Revisions:

Date	Number	Description
07/01/22		Plan Commission Submittal

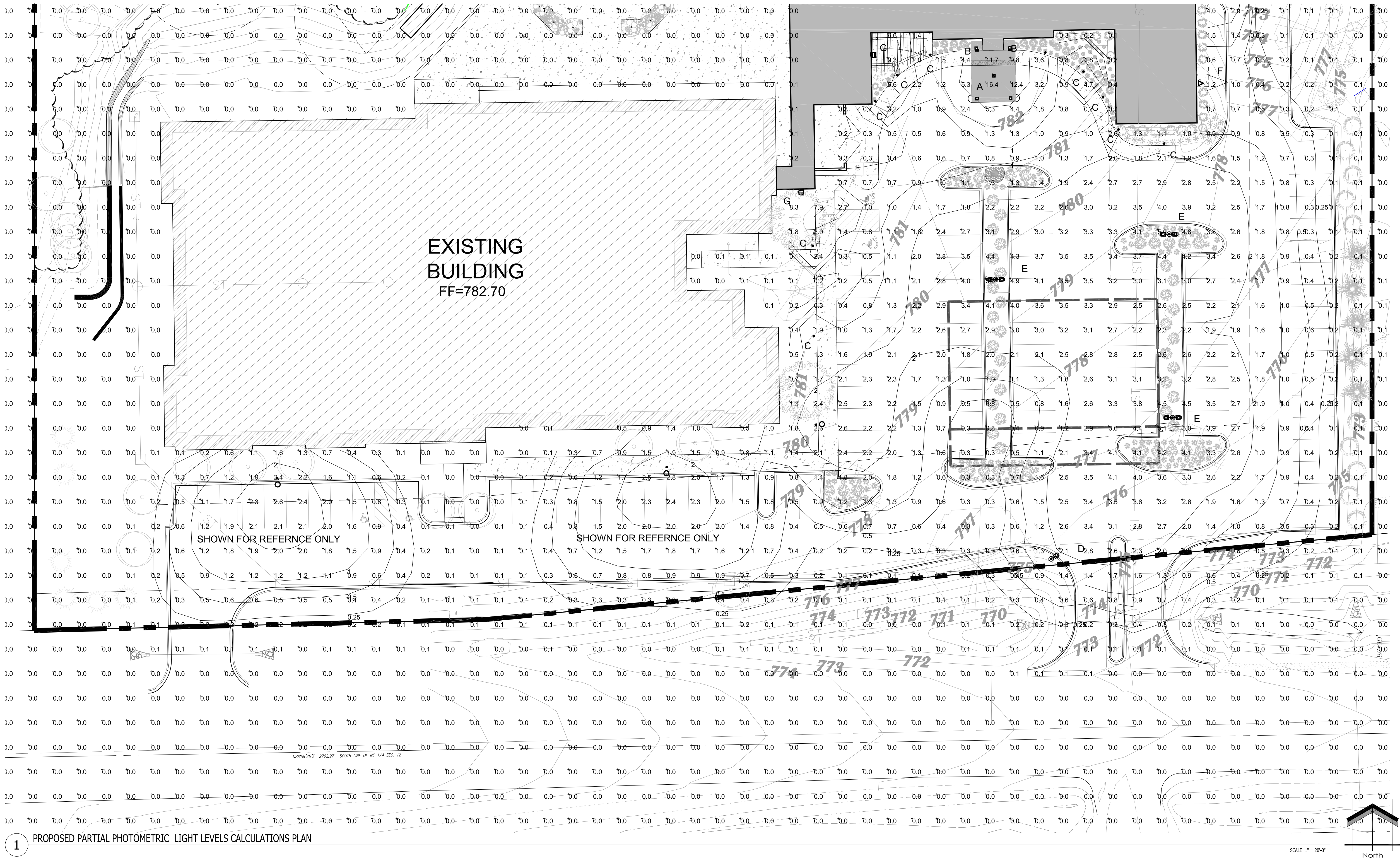
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Sheet Title:

PROPOSED LIGHTING PLAN
GENERAL NOTES
AND LIGHT FIXTURE TABLE
AND POLE FOUNDATION DETAILS

Date of Drawing:	07/01/22
Scale:	1" = 40'-0"
Drawn By:	MCD
Job Number:	L22-047
Sheet Number:	

PH01.1



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
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UNDERGROUND SEWER AND UTILITY INFORMATION
AS SHOWN IS OBTAINED FROM THE RECORDS OF
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OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON
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OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL THE MILWAUKEE
UTILITY ALERT NETWORK
(800)-242-9511 (262) 432-7910
(877) 500-9592
www.DiggersHotline.com
OR



TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

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13050 W. Cleveland Avenue
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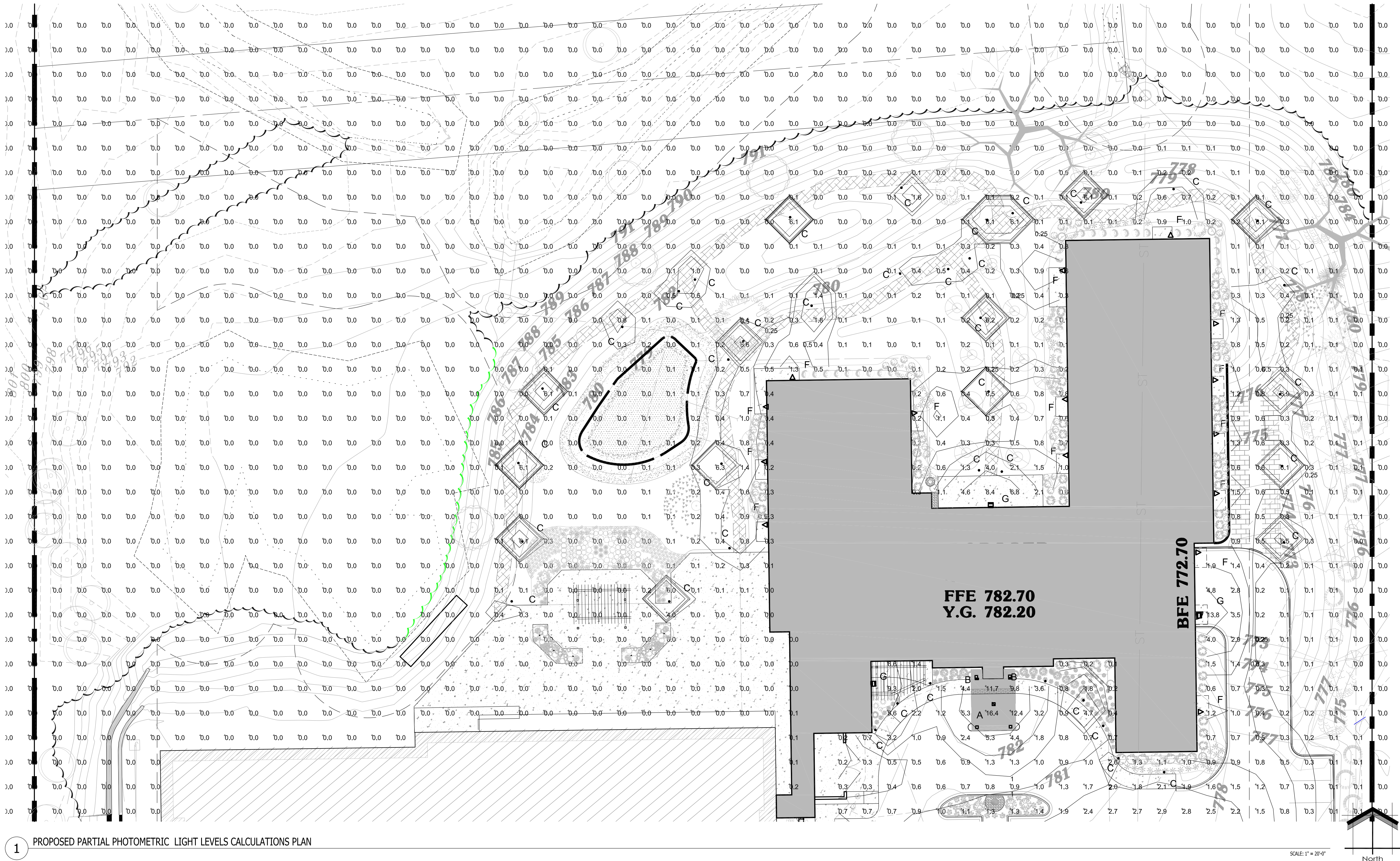
Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing: 07/01/22
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L22-047
Sheet Number:

PHO1.2

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PROPOSED PARTIAL PHOTOMETRIC
LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing: 07/01/22
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L22-047
Sheet Number:

PHO1.3

1 LSI SLICE SMALL AREA (MRS) LUMINAIRE

2 LSI SLICE SMALL (MRS) ACCESSORIES

Mirada Small Area Light (MRS)

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ABCST BLK IH							
Landmark Profile	Light Source	Lumen Package	Lenses	Distribution	Orientation*	Voltage	Order
MRS - Mirada Small Area Light	LED	BL - 8,000 lms LS - 10,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ¹	SIL - Square L - Lens Type 1 Type 2 Type 3 Type 4 Type 5 Type 6 Type 7 Type 8 Type 9 Type 10 Type 11 Type 12 Type 13 Type 14 Type 15 Type 16 Type 17 Type 18 Type 19 Type 20 Type 21 Type 22 Type 23 Type 24 Type 25 Type 26 Type 27 Type 28 Type 29 Type 30 Type 31 Type 32 Type 33 Type 34 Type 35 Type 36 Type 37 Type 38 Type 39 Type 40 Type 41 Type 42 Type 43 Type 44 Type 45 Type 46 Type 47 Type 48 Type 49 Type 50 Type 51 Type 52 Type 53 Type 54 Type 55 Type 56 Type 57 Type 58 Type 59 Type 60 Type 61 Type 62 Type 63 Type 64 Type 65 Type 66 Type 67 Type 68 Type 69 Type 70 Type 71 Type 72 Type 73 Type 74 Type 75 Type 76 Type 77 Type 78 Type 79 Type 80 Type 81 Type 82 Type 83 Type 84 Type 85 Type 86 Type 87 Type 88 Type 89 Type 90 Type 91 Type 92 Type 93 Type 94 Type 95 Type 96 Type 97 Type 98 Type 99 Type 100 Type 101 Type 102 Type 103 Type 104 Type 105 Type 106 Type 107 Type 108 Type 109 Type 110 Type 111 Type 112 Type 113 Type 114 Type 115 Type 116 Type 117 Type 118 Type 119 Type 120 Type 121 Type 122 Type 123 Type 124 Type 125 Type 126 Type 127 Type 128 Type 129 Type 130 Type 131 Type 132 Type 133 Type 134 Type 135 Type 136 Type 137 Type 138 Type 139 Type 140 Type 141 Type 142 Type 143 Type 144 Type 145 Type 146 Type 147 Type 148 Type 149 Type 150 Type 151 Type 152 Type 153 Type 154 Type 155 Type 156 Type 157 Type 158 Type 159 Type 160 Type 161 Type 162 Type 163 Type 164 Type 165 Type 166 Type 167 Type 168 Type 169 Type 170 Type 171 Type 172 Type 173 Type 174 Type 175 Type 176 Type 177 Type 178 Type 179 Type 180 Type 181 Type 182 Type 183 Type 184 Type 185 Type 186 Type 187 Type 188 Type 189 Type 190 Type 191 Type 192 Type 193 Type 194 Type 195 Type 196 Type 197 Type 198 Type 199 Type 200 Type 201 Type 202 Type 203 Type 204 Type 205 Type 206 Type 207 Type 208 Type 209 Type 210 Type 211 Type 212 Type 213 Type 214 Type 215 Type 216 Type 217 Type 218 Type 219 Type 220 Type 221 Type 222 Type 223 Type 224 Type 225 Type 226 Type 227 Type 228 Type 229 Type 230 Type 231 Type 232 Type 233 Type 234 Type 235 Type 236 Type 237 Type 238 Type 239 Type 240 Type 241 Type 242 Type 243 Type 244 Type 245 Type 246 Type 247 Type 248 Type 249 Type 250 Type 251 Type 252 Type 253 Type 254 Type 255 Type 256 Type 257 Type 258 Type 259 Type 260 Type 261 Type 262 Type 263 Type 264 Type 265 Type 266 Type 267 Type 268 Type 269 Type 270 Type 271 Type 272 Type 273 Type 274 Type 275 Type 276 Type 277 Type 278 Type 279 Type 280 Type 281 Type 282 Type 283 Type 284 Type 285 Type 286 Type 287 Type 288 Type 289 Type 290 Type 291 Type 292 Type 293 Type 294 Type 295 Type 296 Type 297 Type 298 Type 299 Type 300 Type 301 Type 302 Type 303 Type 304 Type 305 Type 306 Type 307 Type 308 Type 309 Type 310 Type 311 Type 312 Type 313 Type 314 Type 315 Type 316 Type 317 Type 318 Type 319 Type 320 Type 321 Type 322 Type 323 Type 324 Type 325 Type 326 Type 327 Type 328 Type 329 Type 330 Type 331 Type 332 Type 333 Type 334 Type 335 Type 336 Type 337 Type 338 Type 339 Type 340 Type 341 Type 342 Type 343 Type 344 Type 345 Type 346 Type 347 Type 348 Type 349 Type 350 Type 351 Type 352 Type 353 Type 354 Type 355 Type 356 Type 357 Type 358 Type 359 Type 360 Type 361 Type 362 Type 363 Type 364 Type 365 Type 366 Type 367 Type 368 Type 369 Type 370 Type 371 Type 372 Type 373 Type 374 Type 375 Type 376 Type 377 Type 378 Type 379 Type 380 Type 381 Type 382 Type 383 Type 384 Type 385 Type 386 Type 387 Type 388 Type 389 Type 390 Type 391 Type 392 Type 393 Type 394 Type 395 Type 396 Type 397 Type 398 Type 399 Type 400 Type 401 Type 402 Type 403 Type 404 Type 405 Type 406 Type 407 Type 408 Type 409 Type 410 Type 411 Type 412 Type 413 Type 414 Type 415 Type 416 Type 417 Type 418 Type 419 Type 420 Type 421 Type 422 Type 423 Type 424 Type 425 Type 426 Type 427 Type 428 Type 429 Type 430 Type 431 Type 432 Type 433 Type 434 Type 435 Type 436 Type 437 Type 438 Type 439 Type 440 Type 441 Type 442 Type 443 Type 444 Type 445 Type 446 Type 447 Type 448 Type 449 Type 450 Type 451 Type 452 Type 453 Type 454 Type 455 Type 456 Type 457 Type 458 Type 459 Type 460 Type 461 Type 462 Type 463 Type 464 Type 465 Type 466 Type 467 Type 468 Type 469 Type 470 Type 471 Type 472 Type 473 Type 474 Type 475 Type 476 Type 477 Type 478 Type 479 Type 480 Type 481 Type 482 Type 483 Type 484 Type 485 Type 486 Type 487 Type 488 Type 489 Type 490 Type 491 Type 492 Type 493 Type 494 Type 495 Type 496 Type 497 Type 498 Type 499 Type 500 Type 501 Type 502 Type 503 Type 504 Type 505 Type 506 Type 507 Type 508 Type 509 Type 510 Type 511 Type 512 Type 513 Type 514 Type 515 Type 516 Type 517 Type 518 Type 519 Type 520 Type 521 Type 522 Type 523 Type 524 Type 525 Type 526 Type 527 Type 528 Type 529 Type 530 Type 531 Type 532 Type 533 Type 53				

3 BASELITE ASTRO AS24 LED

OPTICS ROTATION

Mirada Small Area Light (MRS)

Type _____

ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with
Integral Louver (IL)

Luminaire Shown with
IH/SH Option

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twilight photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

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Page 8/8 Rev. 02/09/21

SPC-3048-A-000

1 KITCHLER LAHDEN COLLECTION 17" PENDANT (A-1)

PERFORMANCE

Mirada Small Area Light (MRS)

Back to Quick Links

Delivered Lumens*												
Lumen Package	Beam*	CU	2800K CCT			4000K CCT			6000K CCT			Wattage
			Delivered Lumens	Efficiency	R90 Rating	Delivered Lumens	Efficiency	R90 Rating	Delivered Lumens	Efficiency	R90 Rating	
6L	SW	70	846	148	81-U-02	872	154	81-U-02	857	156	81-U-02	41
			816	142	81-U-01	808	148	81-U-01	812	147	81-U-01	
			9812	148	81-U-01	6106	154	81-U-01	6152	151	81-U-01	
			9812	142	81-U-01	6106	151	81-U-01	6152	151	81-U-01	
			9091	148	81-U-02	9484	152	81-U-02	9482	151	81-U-02	
8L	SW	70	9041	148	81-U-02	9841	154	81-U-02	9819	154	81-U-02	63
			8740	140	81-U-02	8118	146	81-U-02	9097	144	81-U-02	
			9843	143	81-U-02	9338	148	81-U-02	9208	149	81-U-02	
			9132	141	81-U-02	12856	148	81-U-02	12314	148	81-U-02	
			12333	143	81-U-02	12394	156	81-U-02	12721	148	81-U-02	
12L	SW	70	11694	138	81-U-02	12195	142	81-U-02	12031	140	81-U-02	86
			11955	138	81-U-02	12478	143	81-U-02	12211	143	81-U-02	
			14220	128	81-U-02	16167	137	81-U-02	14488	131	81-U-02	
			14938	135	81-U-02	15933	144	81-U-02	15219	137	81-U-02	
			14304	129	81-U-02	15257	137	81-U-02	14274	131	81-U-02	
15L	F	70	14342	129	81-U-02	15297	138	81-U-02	14912	132	81-U-02	111
			16478	122	81-U-02	17332	130	81-U-02	16147	124	81-U-02	
			17287	128	81-U-02	18417	137	81-U-02	17982	131	81-U-02	
			16335	123	81-U-02	17038	133	81-U-02	16840	125	81-U-02	
			16578	123	81-U-02	17682	131	81-U-02	16880	125	81-U-02	
18L	SW	70	14948	114	81-U-02	20786	126	81-U-02	19855	120	81-U-02	135
			20472	128	81-U-02	21835	132	81-U-02	20887	126	81-U-02	
			18604	119	81-U-02	20309	128	81-U-02	19375	121	81-U-02	
			1119	106	81-U-02	20694	127	81-U-02	20025	121	81-U-02	
			11078	112	81-U-02	22449	130	81-U-02	22386	114	81-U-02	
24L	SW	70	22096	118	81-U-02	24822	128	81-U-02	23919	120	81-U-02	186
			22506	113	81-U-02	23378	120	81-U-02	23822	115	81-U-02	

9 WAC PARK 120V BOLLARD

Project:

CASTLE SENIIR
LIVING
- GRAND HILLS

13050 W. Cleveland Avenue
New Berlin, WI 53150

Issuance and Revisions

Date	Number	Description
07/01/22		Plan Commission Submittal

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PROPOSED LIGHT FIXTURES

Date of Drawing: _____

Scale: NONE

Drawn by: _____ MCD _____

Sheet Number: _____



















OVERALL FLOOR PLAN
SCALE: N.T.S.

1 N

THRIVE
ARCHITECTS

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. — 21114

CASTLE
NEW BERLIN

NEW ADDITION

13050 W Cleveland Ave
New Berlin, WI

Sheet Title

OVERALL PLAN

Drawn by	Checked by
DMR	ALS

Revisions		
No.	Date	Description
	07.01.2022	PC Submittal

NOT FOR CONSTRUCTION

Sheet No.

A0.1

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ARCHITECTS

Architect
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WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

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NEW ADDITION
13050 W Cleveland Ave
New Berlin, WI

Sheet Title

LOWER LEVEL PLAN

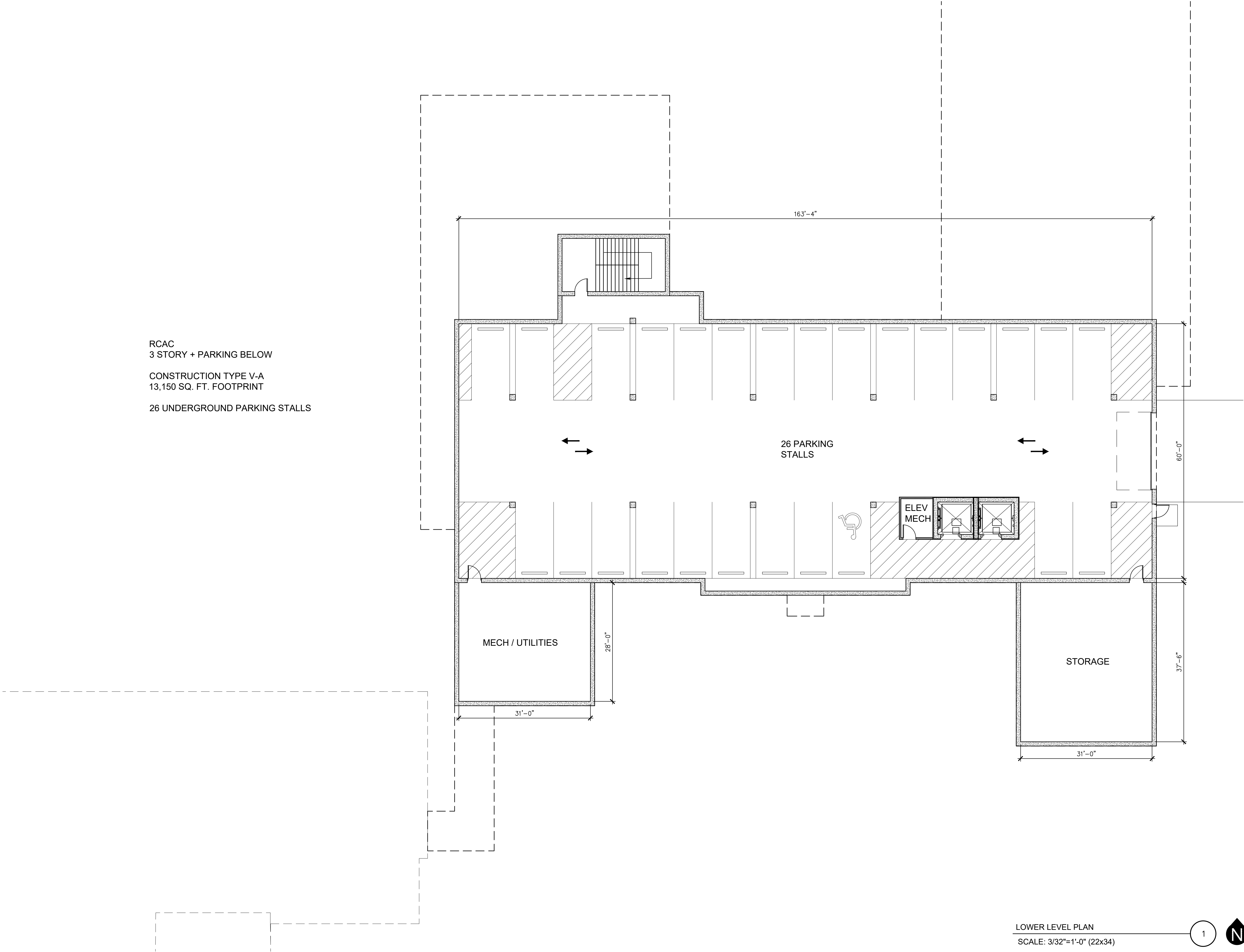
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DMR	ALS

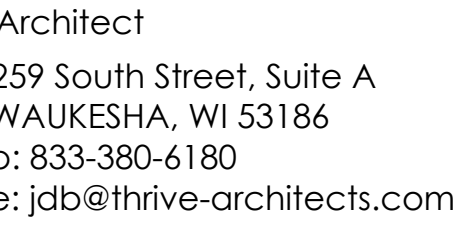
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NEW BERLIN

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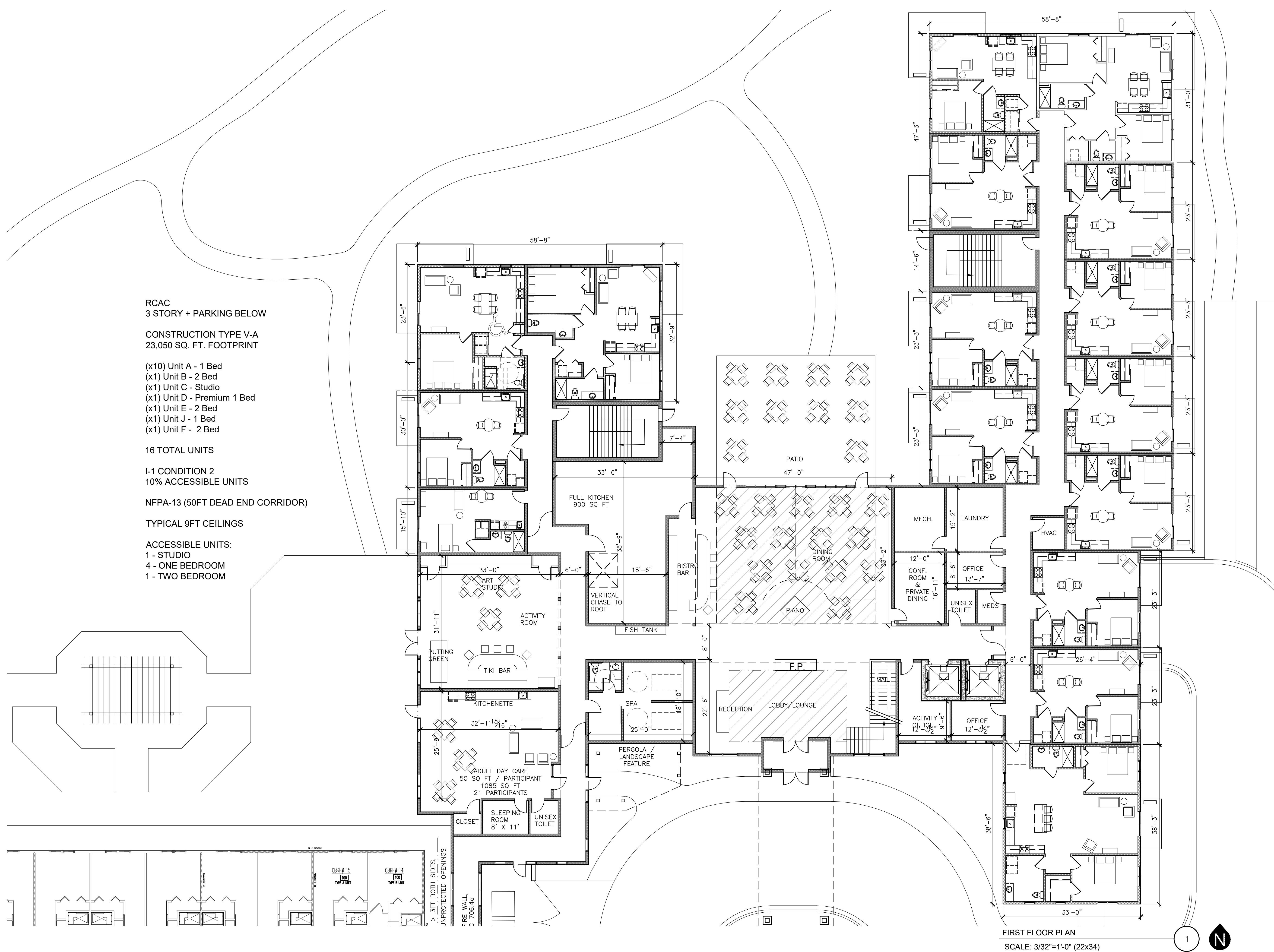
FIRST FLOOR PLAN

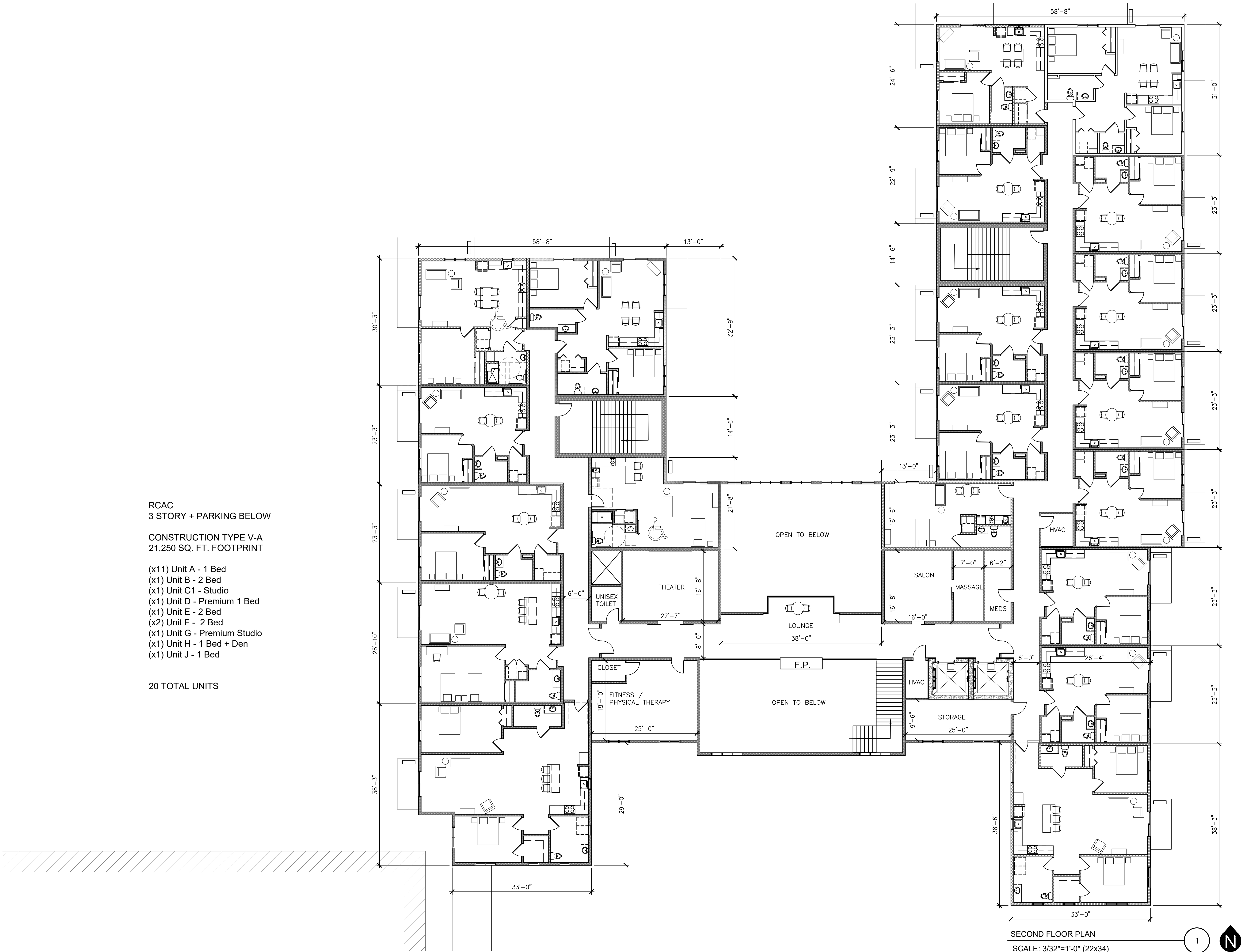
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- Sheet No.

A1.1

NOT FOR CONSTRUCTION





RCAC
3 STORY + PARKING BELOW

CONSTRUCTION TYPE V-A
21,250 SQ. FT. FOOTPRINT

- (x11) Unit A - 1 Bed
- (x1) Unit B - 2 Bed
- (x1) Unit C1 - Studio
- (x1) Unit D - Premium 1 Bed
- (x1) Unit E - 2 Bed
- (x2) Unit F - 2 Bed
- (x1) Unit G - Premium Studio
- (x1) Unit H - 1 Bed + Den
- (x1) Unit J - 1 Bed

20 TOTAL UNITS

THRIVE
ARCHITECTS

Architect

259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. — 21114

CASTLE
NEW BERLIN

NEW ADDITION

13050 W Cleveland Ave
New Berlin, WI

Sheet Title

SECOND FLOOR PLAN

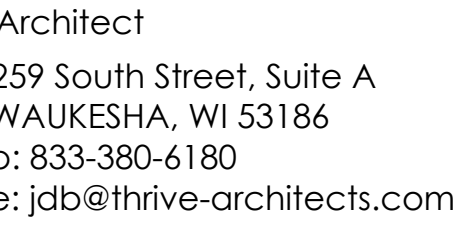
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CASTLE NEW BERLIN

NEW ADDITION

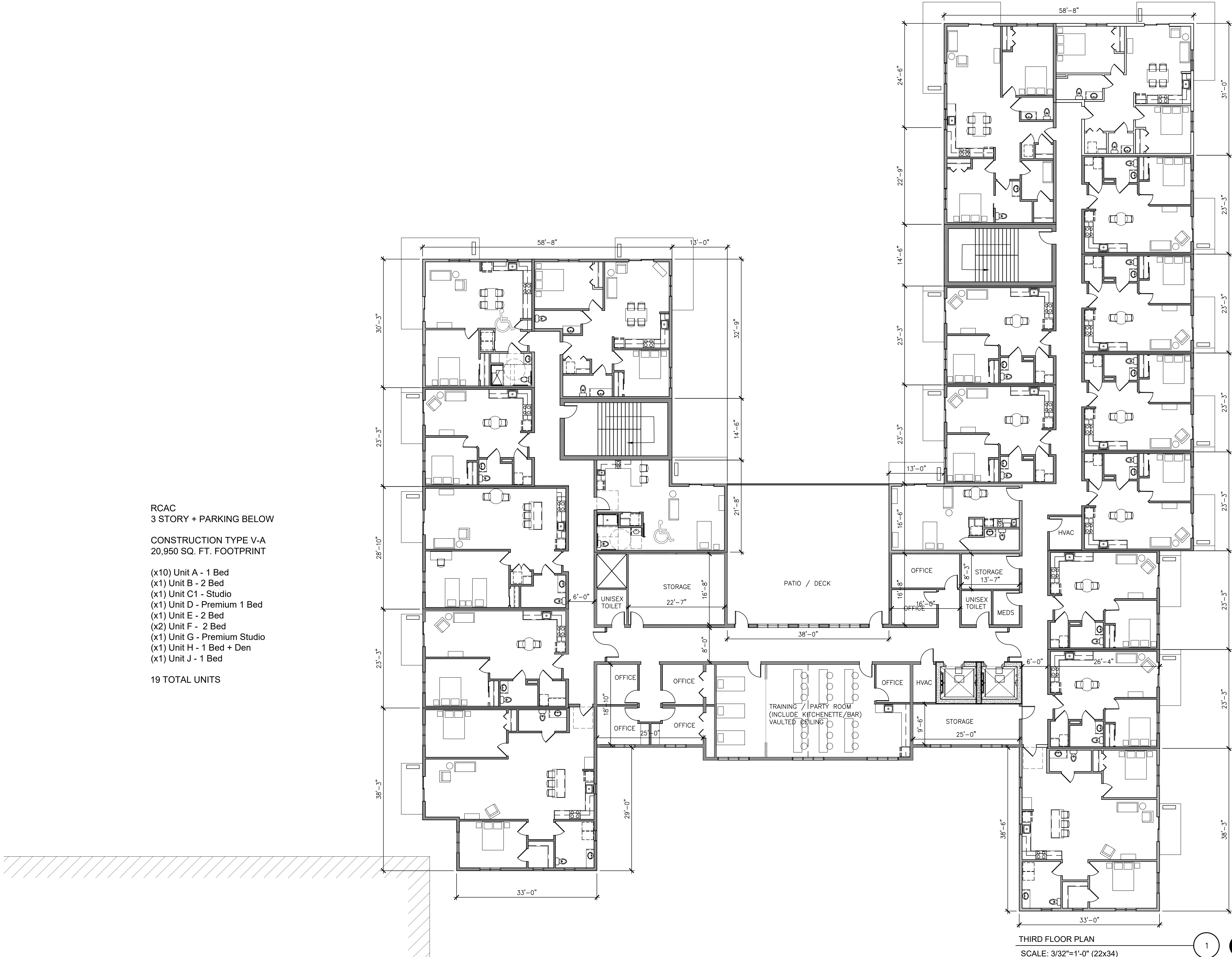
13050 W Cleveland Ave
New Berlin, WI

THIRD FLOOR PLAN

[illegible]

A1.3

(



19 TOTAL UNITS

THIRD FLOOR PLAN

SCALE: 3/32"=1'-0" (22x34)

EXTERIOR FINISH KEY		
1 SHINGLES STYLE: DIMENSIONAL SHINGLES COLOR: "GREY" (MATCH EXISTING)	4 SIDING MFR: LP SMARTSIDE STYLE: LAP SIDING COLOR: "BLUE" (MATCH EXISTING)	7 ALUMINUM STOREFRONT COLOR: ANNODIZED ALUMINUM
2 ALUMINUM GUTTER COLOR: "WHITE" (TO MATCH TRIM)	5 SIDING MFR: LP SMARTSIDE STYLE: VERTICAL BOARD & BATTEN SIDING COLOR: "WHITE" (MATCH EXISTING)	8 FIBERGLASS WINDOW COLOR: "WHITE" (MATCH EXISTING)
3 TRIM & FASCIA MFR: LP SMARTSIDE STYLE: 540 SERIES COLOR: "WHITE" (MATCH EXISTING)	6 SIDING MFR: LP SMARTSIDE STYLE: CEDAR SHAKE SIDING COLOR: "LIGHT GREY" (MATCH EXISTING)	9 PRECAST SILL
		10 MANUFACTURED STONE MFR: PROLINE STYLE: BUCKINGHAM LIMESTONE COLOR: "GREY" (MATCH EXISTING)



EAST ELEVATION
SCALE: 1/8"=1'-0" (22x34)

2



SOUTH ELEVATION
SCALE: 1/8"=1'-0" (22x34)

1

THRIVE
ARCHITECTS

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

Project Info. — 21114

CASTLE
NEW BERLIN

NEW ADDITION
13050 W Cleveland Ave
New Berlin, WI

Sheet Title

EXTERIOR ELEVATIONS

Drawn by	Checked by
DMR	ALS

Revisions		
No.	Date	Description
	07.01.2022	PC Submittal

Sheet No.

A2.0

NOT FOR CONSTRUCTION

EXTERIOR FINISH KEY		
1 SHINGLES STYLE: DIMENSIONAL SHINGLES COLOR: "GREY" (MATCH EXISTING)	4 SIDING MFR: LP SMARTSIDE STYLE: LAP SIDING COLOR: "BLUE" (MATCH EXISTING)	7 ALUMINUM STOREFRONT COLOR: ANNODIZED ALUMINUM
2 ALUMINUM CUTTER COLOR: "WHITE" (TO MATCH TRIM)	5 SIDING MFR: LP SMARTSIDE STYLE: VERTICAL BOARD & BATTEN SIDING COLOR: "WHITE" (MATCH EXISTING)	8 FIBERGLASS WINDOW COLOR: "WHITE" (MATCH EXISTING)
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THRIVE
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Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

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EXTERIOR ELEVATIONS

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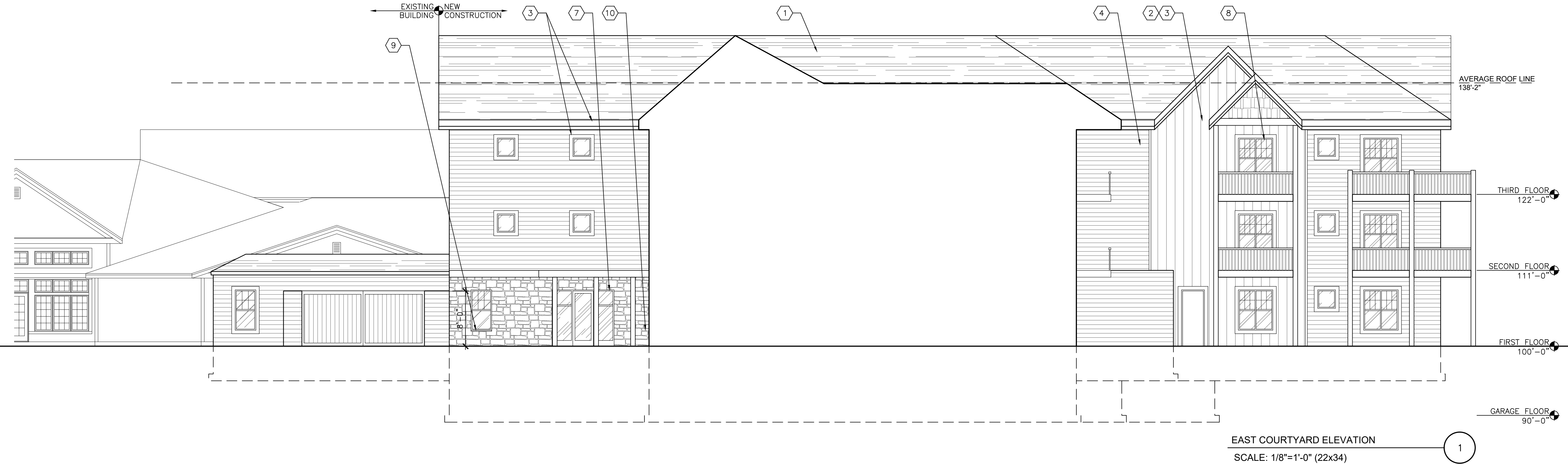
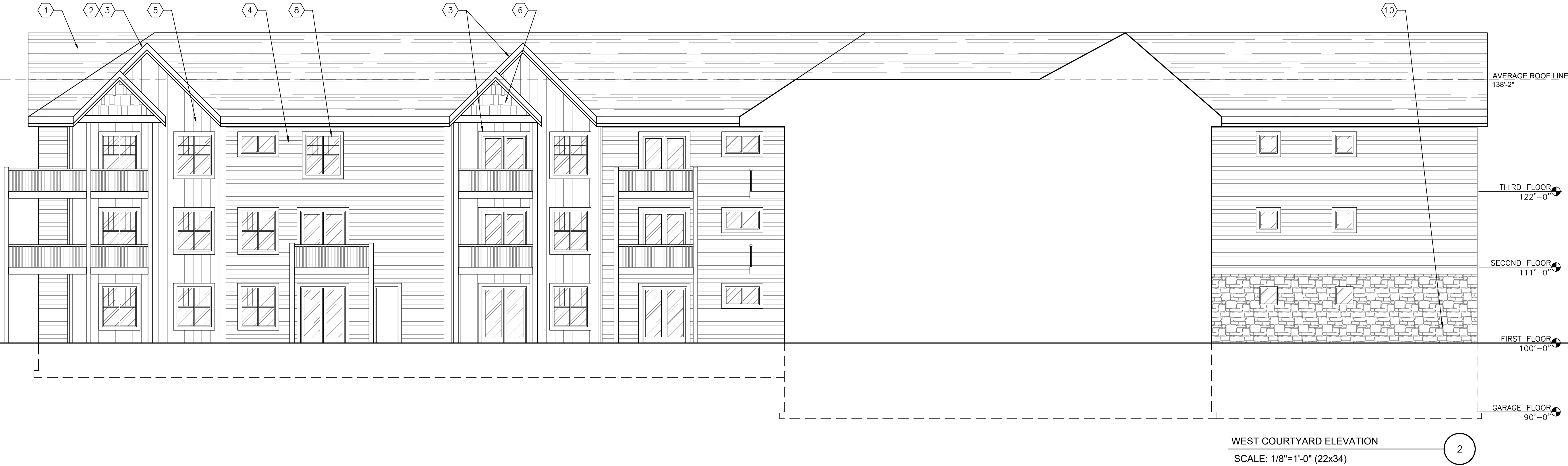
Revisions		
No.	Date	Description
	07.01.2022	PC Submittal

Sheet No.

A2.1

NOT FOR CONSTRUCTION

EXTERIOR FINISH KEY		
1 SHINGLES STYLE: DIMENSIONAL SHINGLES COLOR: "GREY" (MATCH EXISTING)	4 SIDING MFR: LP SMARTSIDE STYLE: LAP SIDING COLOR: "BLUE" (MATCH EXISTING)	7 ALUMINUM STOREFRONT COLOR: ANNODIZED ALUMINUM
2 ALUMINUM GUTTER COLOR: "WHITE" (TO MATCH TRIM)	5 SIDING MFR: LP SMARTSIDE STYLE: VERTICAL BOARD & BATTEN SIDING COLOR: "WHITE" (MATCH EXISTING)	8 FIBERGLASS WINDOW COLOR: "WHITE" (MATCH EXISTING)
3 TRIM & FASCIA MFR: LP SMARTSIDE STYLE: 540 SERIES COLOR: "WHITE" (MATCH EXISTING)	6 SIDING MFR: LP SMARTSIDE STYLE: CEDAR SHAKE SIDING COLOR: "LIGHT GREY" (MATCH EXISTING)	9 PRECAST SILL
		10 MANUFACTURED STONE MFR: PROLINE STYLE: BUCKINGHAM LIMESTONE COLOR: "GREY" (MATCH EXISTING)



THRIVE
ARCHITECTS

Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

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CASTLE
NEW BERLIN

NEW ADDITION
13050 W Cleveland Ave
New Berlin, WI

Sheet Title

EXTERIOR ELEVATIONS

Drawn by	Checked by
DMR	ALS

Revisions		
No.	Date	Description
	07.01.2022	PC Submittal

Sheet No.

A2.2

NOT FOR CONSTRUCTION

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Bryan Lindgren – Neumann Development Inc. / Quarry Park 18-lot Subdivision Final Plat

LOCATION: 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991)

REQUEST: Approval of the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991).

REVIEW SCHEDULE:

Final Plat Received:	7/5/2022
Completeness Determination:	7/18/2022
60-day time limit expires:	9/16/2022
Final Common Council Action (expected):	8/23/2022

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of a resolution approving the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991), subject to the application, plans on file and the following conditions:

1. Planning:

- a. Satisfaction of all the detailed engineering comments for the subdivision construction site improvements plans outlined in a separate letter.
- b. Satisfaction of all the conditions outlined in the Letter of No Objection by Waukesha County Park and Land Use Department is required.
- c. Satisfaction of all the conditions outlined in the Letter of No Objection by the Department of Administration is required.
- d. Applicant shall correct all drafting errors and requested changes identified by Staff on the Final Plat prior to the City signing.
- e. A final copy of the Final Plat shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the Final Plat. Surveyor Stamp is required.
- f. Applicant shall submit a Mylar of the recorded plat to the City of New Berlin. Please make sure to have your surveyor coordinate with the State/County on this, if necessary. This document is kept on file with the City.
- g. Applicant shall provide the CAD file containing all the line work to include all parcels, easement lines, etc. The file needs to be in the NAD 83 (2011) State Plane Wisconsin South Projection.
- h. A final copy of the subdivision covenants shall be submitted prior to the City signing the Final Plat. This document shall address the maintenance of the open space and outlots.
- i. For subdivisions in the R-7 District, the minimum lot width at the base setback line is 100 feet and 120 feet for corner lots. The minimum lot depth is 155 feet and the minimum lot size is

25,000 square feet. Per Section 275-46E, when a garage is approved to be entry facing from an interior lot line, the garage shall be set back a minimum of 30 feet from the lot line opposite the garage door. Provide a chart that verifies the aforementioned information for each lot.

- j. Payment of \$34,876.20 (\$1,937.80/lot * 18 lots = \$34,876.80) in Public Site, Open Space and Trail Fees is required prior to the City issuance of each new home building permit.
- k. A grading recertification is required per Developer Handbook 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.
- l. Applicant shall coordinate with City Staff to execute a Conservation Easement that will encompass the outlots and open space. Conservation Easement shall be recorded with the Final Plat.
 - i. The applicant shall provide Staff with the legal description of the Conservation Easement area for review.
 - ii. The applicant shall be responsible for recording the Conservation Easement document and adding the Conservation Easement document number from Waukesha County as a note on the face of the Final Plat.

2. Fire Department

- a. Applicant shall install two 10,000 gallon cisterns for firefighting purposes per municipal code 235.32. One shall be installed in the eastern block of lots 1-8 and one shall be installed in the western block of lots 9-18.

3. Engineering / Storm Water Utility:

- a. The triangle of unplatted lands adjacent to Outlot # 3 and National Ave are actually owned by Neumann and were purchased from the City as part of the whole property. You will need to add this little triangle into the plat. A markup Staff had done for the original plat proposal was emailed to your Engineer, Josh Pudelko on 8/4/2022.
 - i. Add to the locality map.
 - ii. The descriptions will have to change to include the SE 1/4 of the NE 1/4 of Section 31.
 - iii. Resolve access easement adjacent to property located at 20605 W. National Avenue.
- b. Add the following notes.
 - i. Private septic system piping installed in the Right-of-Way (ROW) shall be the responsibility of the septic system owner. Any construction and maintenance, including restoration of surface condition to the condition prior to construction or maintenance, shall be the responsibility of the septic system owner. Septic system owner shall obtain necessary permits for any such work, including but not limited to, a work within ROW permit.
 - ii. Only one driveway access shall be allowed per parcel.
 - iii. Existing quarry operations will be ongoing on property to the south of I-43.
 - iv. OUTLOTS 1, 2 and 3 ARE SUBJECT TO A CONSERVATION EASEMENT – SEE DOCUMENT #. The document number will come from Waukesha County Register of Deeds Office when you record the Conservation Easement and Final Plat.

v. COVENANTS AND RESTRICTIONS FOR THE PRIVATE SEPTIC SYSTEM AREAS IN QUARRY PARK SUBDIVISION:

1. Lots 1, 2 and 3 in the Subdivision have been selected to allow their individual septic systems to be contained partially in easements in the common open areas of the subdivision.
2. These easement areas are contained and described in the Final Plat and the corners of the easements are marked by 1-5/16" outside diameter x 24" long iron pipe weighing 1.68 lbs. per lineal foot.
3. All activities for the installation, maintenance, repair and if necessary, reconstruction shall be contained within the limits of the septic system easements provided.
4. At the time a lot owner proposes to construct a residential dwelling on their lot, they shall have prepared the final designs and locations for the proposed septic system to be contained on their lot and/or partially within the easements provided. The permit for such installation, maintenance, repair and if necessary, reconstruction shall be obtained from the Waukesha County Agency authorized and empowered to issue and regulate such permitting, installation and use.
5. Prior to any construction, the easement limits shall be defined with Erosion Control or other restrictive fencing to contain all construction activities within the easements.
6. The lot owner shall be solely responsible to properly place and maintain all portions of the septic systems placed within such easements.
7. The lot owner shall be solely responsible for the proper planting and maintenance of grasses within the mound area and shall be responsible for maintaining the mound area's landscaping such that woody vegetation and/or deep rooted plants shall not be allowed to grow and/or are removed upon inspection.
8. Vehicular and/or heavy traffic shall not be allowed within the septic system easement area except for mowing and maintenance activities.
9. Septic System Easements shown on the Final Plat shall be used solely by the adjoining lot.
10. Testing has been done and suitable soils have been found for mound private sewage systems on each lot. Additional soil tests may be required on each lot before a sanitary permit can be issued by Waukesha County.
11. Where no off-lot easements have been provided for a lot within the subdivision and where such lot owner desires to obtain an easement for the partial or complete installation of their septic system with in the adjacent common open areas, the following procedures shall apply to obtain such easements. The lot owner shall be solely responsible for the costs associated with obtaining on off-lot easement.
12. The lot owner will make application to the Homeowners Association (HOA) and the Architectural Control Committee (ACC) with sufficient details to enable the HOA and ACC to review and preliminarily approve such easement. Tree removal in the common open areas will not be allowed to accommodate an off-

lot septic system.

13. The lot owner shall then have the necessary septic system tests in the proposed easement area conducted to insure a proper system can effectively operate in the proposed easement area. They shall also provide the necessary land surveying information and data to define the proposed easement area and any access easements required.
 14. Following the satisfactory testing for on off-lot septic system, the lot owner shall provide the test report and confirmation from Waukesha County that the tests were acceptable to the HOA and ACC for their final approval. The approval from the HOA and ACC does not guarantee that an off-lot septic system will be permitted by Waukesha County.
 15. Upon final approval by the HOA and ACC, the lot owner shall have prepared all final recordable documents, which will be submitted to Waukesha County for their approval. Following the County's approval by the appropriate bodies, the lot owner shall record such documents and obtain the necessary permits. The City of New Berlin shall provide an advisory role for septic system locations.
 16. The Private Owner Waste Treatment Systems (POWTS) to be contained within the septic system easement areas shown on this Final Plat are not to be located within the Wetlands or the Primary Environmental Corridor area. Any proposed systems not presently shown hereon are also subject to this restriction.
- c. All the Covenants and Restrictions contained herein which have been prepared to regulate the easements provided on the Final Plat shall also apply to all additional easements as may be granted and created thereafter.
 - d. Plan Set Page 1
 - i. The Design Criteria box, the min front yard set back should be 30 for (lots 1-3, 8-18), 40 for (lots 6-7), 70 for (Lot 5), and 100 for (Lot 4)
 - e. Easements are not allowed in the City ROW. Recommend renaming to "Location of Private Sanitary Lateral" in favor of Lot X throughout the plat specifically on the call outs on sheet 2 and 3.
 - f. Suggest creating an outlot where the sanitary septic system easements are in Outlot # 1.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT
Meeting of August 15, 2022

Bryan Lindgren – Neumann Development LLC / Quarry Park Subdivision Final Plat
20685-20695 W. National Avenue (Tax Keys: 1276-999-001, 1276-999-002, 1276-993, & 1279-991)

DATE STAFF REPORT PREPARED: July 22, 2022

APPLICANT / OWNER(S): Bryan Lindgren – Neumann Development LLC

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting approval of the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue. The proposal is for an 18-lot subdivision on approximately 117 acres.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 7/5/2022

DATE OF COMPLETENESS DETERMINATION: 7/18/2022

PRE-APPLICATION CONFERENCE HELD: Yes

(Date(s) of Meeting(s): Several meetings over the past year; Site Visit(s): Several over the past few years with the most recent being on 8/4/2022)

CONCEPTUAL PLAN: Yes, a final plat is attached.

SIZE OF DEVELOPMENT / PARCEL(S): 117.73 acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District), R-7 (Quarry Park Low-Density Single-Family Residential District), C-2 (Shoreland-Wetland Holding District).

CURRENT LAND USE: Development of the subdivision.

PROPOSED ZONING: N/A

PROPOSED LAND USE: Single-family residential conservation-style subdivision.

PROPOSED LOT SIZES: 18 lots - averaging 49,432 sq. ft. in size. See attached Final plat.

PROPOSED DENSITY: 117.73 total acres/18 lots = 1 lot per 6.6 acres

ADJACENT ZONING AND LAND USE:

North: Zoning: R-1/R-2

Land Use: Single-Family Residential (Koinia Acres)

South: Zoning: I-43/Q-1

Land Use: I-43

East: Zoning: R-1/R-2, Q-1, C-2

Land Use: Single-Family Residential

West: Zoning: I-1 & C-2

Land Use: Institutional (Living Word Church Apostolic Church)

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 20: Neighborhood J: Interstate 43 & Racine Quarries: (*Note that there is crossover for a portion of the properties along National Avenue are part of Chapter 19: Neighborhood I: National Avenue West)

Planning Context / Vision / Development Policies:

Vision Neighborhood J:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale. It will be compatible with the historic and rural character of Prospect Hill. An eco-business park design approach will be encouraged which focuses on the use of renewable resources to maximize environmental preservation and sustainability. It will develop only after Westridge is substantially built out.*

Vision Neighborhood I: West Side Open Space

- *The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development. Any development should occur gradually as a mix of lower density single-family development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*

Development Policies:

- *Development Policy #6 - Evaluate the potential sale of the Quarry Park land owned by the City. This area could potentially be developed as a Conservation Subdivision under the Country Residential Future Land Use category. The City should continue to explore the development feasibility of the land in regards to septic suitability and soil structural capacity. Please see "Land Use" section of this chapter for additional details.*
- *Where development may occur, encourage rural open space subdivisions that preserve the rural character and sensitive natural areas. Regulations have been developed that require open spaces to be incorporated into these subdivisions, while allowing smaller lots to be clustered on lands most suited for development. Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.*
- *The allowable base density, before incentives or bonuses, is one dwelling unit per five acres for new developments, with a requirement that an applicant demonstrate the capability of providing private on-site wastewater treatments systems that satisfy County and State regulations. Applicants should refer to the City Zoning and Development Code for regulations relating to this standard.*

Land Use:

- *2030 Future Land Use Map: Quarry Park Residential*

ZONING CODE (Chapter 275): Yes, subdivision plan meets the intent of Section 275-33B(8).

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: N/A

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: N/A

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached Final Plat.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor in the pond areas.

Wetland on Property: Yes, a wetland delineation was completed by Heartland Ecological Group Inc. Wetlands will be registered with the City per Section 275-37E of the Zoning Code. A restoration/landscape plan for the outlot will be submitted. A conservation easement is required to encompass the open space/outlots.

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site has moderate and steep slopes throughout the subdivision area. See attached preliminary grading plan.

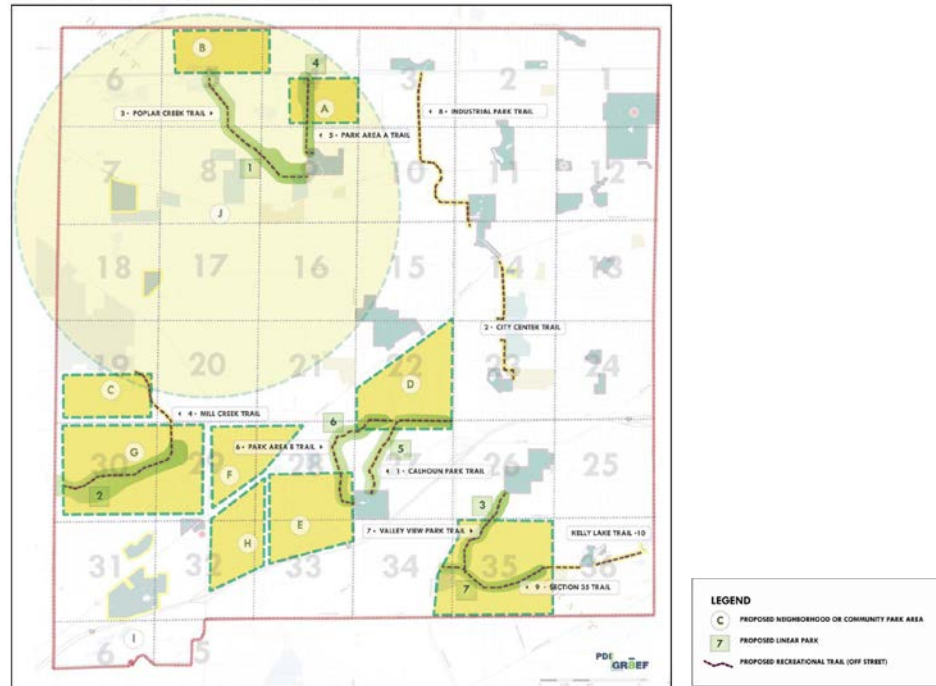
BIKE & PEDESTRIAN FACILITIES PLAN: No public facilities proposed for this area. Private trails are being proposed in the open space areas.

PARK & OPEN SPACE PLAN: The following Information is listed under the, *Long Term Improvements: 6 to 20 years section of the Park and Open Space Plan:*

Quarry Park:

Look at possible options for development. Chapter 20 of the Comprehensive Plan (Neighborhood J) states that developing this land into a public park is not practical, which is why it has remained closed to the public since purchasing. The City is currently investigating whether or not it is best to sell the park to be developed. If the City decides to sell the land, the appropriate Future Land Use designation for a conservation subdivision would be Country Residential.

FIGURE 7: PROPOSED LONG-TERM ACTIONS (6 – 20 YEARS)



NATURAL RESOURCES PROTECTION:

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

Wildlife Habitat Protection: N/A

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

ENVIRONMENTAL IMPACT: Yes, wetland delineation was completed by Heartland Ecological Group Inc. Wetlands will be registered with the City per Section 275-37E of the Zoning Code. A restoration/landscape plan for the outlot will be submitted. A conservation easement is required to encompass the open space/outlots.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

Additional information is included in the findings section below.

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

TRAFFIC IMPACT: Section 275-58C(2)(a) states that a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units. The concept plan shows 18 lots, and therefore a TIA would not be required. Using the 8th Edition ITE Trip Generation manual for an 18 lot subdivision, we would expect approximately 172 average weekday trips, 14 A.M. weekday peak hour trips, and 18 P.M. weekday peak hour trips.

SCHOOL DISTRICT IMPACT: 10.62 total estimated students

Elementary – 5.58 students (18 lots * 0.31 students)

Middle – 2.52 students (18 lots * 0.14 students)

High School – 2.52 students (18 lots * 0.14 students)

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

PREVIOUS ACTION: Previous permits on file for Johnson Sand and Gravel for quarry operations.

1999	Using \$830,000 of Park and Open Space funds, in 1999 the City purchased the 117 acres of quarry land associated with this request, with the intent to develop it as a park. An additional \$48,924 was spent to purchase what is commonly referred to as a Buffalo lot. The City has owned this parcel for 20 years and the City has determined that the original plans to develop this parcel into a public park are not practical, and therefore it remains closed to the public.
7/25/2017	Common Council approved for the preparation and advertising of a Request for Proposals (RFP's) for a development plan and an Offer to Purchase for the Quarry Park lands.
10/1/2018	Plan Commission recommended to the Common Council the adoption of a resolution approving the sale of Quarry Park property and support a future land use of single-family residential. (See website for CP-1802048 PC Packet from the 10/1/2018 meeting).
7/14/2020	The Common Council approved an Offer to Purchase from Neumann Development, Inc. on July 14, 2020 for the sale of Quarry Park. • <i>In that Offer there were various provisions regarding the satisfaction of contingencies such as the timing for the installation of the future development's Private Onsite Waste Treatment System (POWTs) and a financial penalty levied on to Neumann Development, Inc. should they not meet said timeline. Since that time, the City has been working with our environmental consultant and contractor on remediation work of the former firing range.</i>
10/14/2020	Plan Commission site walk was completed.
10/27/2020	Common Council set a date for a public hearing for December 14, 2020 for the rezoning (File #: RZ-2002285) and comprehensive plan (File #: CP-2002284) amendment requests.
11/9/2020	Voluntary Sketch Plan presented to the Plan Commission for discussion purposes only.
12/14/2020	A rezoning and comprehensive plan amendment public hearing was held by the Plan Commission on this evening. However, the public hearing started late and upon advice of the City Attorney, another public hearing will be held to ensure full participation in the hearing.

2/1/2021	Plan Commission held a second rezoning and comprehensive plan amendment public hearing.
2/9/2021	Common Council approved the rezoning request via Ordinance # 2644 and the Comprehensive Plan amendments via Ordinance # 2646.
4/12/2021	Plan Commission approved a Preliminary Plat for a 27-Lot subdivision.
4/27/2021	Common Council approved a Preliminary Plat for a 27-Lot subdivision.
7/20/2021	The City received a letter from Mr. Bryan Lindgren on behalf of Neumann Developments Inc. withdrawing their application for 27-Lot Preliminary Plat. See attached letter.
8/20/2021	The City received a new Preliminary Plat application for an 18-Lot subdivision.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. On 7/20/2021 the City received a letter from Mr. Bryan Lindgren on behalf of Neumann Developments Inc. withdrawing their application for 27-Lot Preliminary Plat. See attached letter. They came to discover site specific challenges requiring them to design and submit an entirely new Preliminary Plat.
2. The applicant submitted and was approved for an 18-lot conservation style subdivision on approximately 117 acres.
 - a. The plat includes over 90 acres to be protected as permanent open space conservancy as a result of this development.
 - b. The previously mined area has been restored/reclaimed.
 - c. Section 275-58C(2)(a) states that a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units. The plat includes 18 lots, and therefore a TIA was not required. Using the 8th Edition ITE Trip Generation manual for an 18 lot subdivision, we expect approximately 172 average weekday trips, 14 A.M. weekday peak hour trips, and 18 P.M. weekday peak hour trips.
 - d. Waukesha County has reviewed and provided comments on the final plat.
3. A Voluntary Sketch Plan site visit for the Plan Commission and general public was held on October 14, 2020.
4. Wetlands have been field verified by Heartland Ecological Group Inc. Wetlands will be registered with the City per Section 275-37E of the Zoning Code.
5. Based on this and other factors the City felt it was in the best interest to the public to sell this park for a single-family residential conservation subdivision and use those resources for acquiring other parklands that the public could more readily utilize. The first step in determining the viability and value of any potential for future single-family residential development was to determine septic suitability for Private Onsite Wastewater Treatment Systems (POWTS) to service any newly platted lots.
 - a. In September 2016, septic suitability testing was completed by Jeffrey Hammes. A report and maps of the findings are available in the Department of Community Development office. The report found there is a total of 14.66 acres of soil that are suitable for POWTS drain fields.
 - b. Given the information that we have found through the soil study, it was recommended that the City initiate a Request for Proposals from interested developers for Quarry Park. The RFP would ask for a development proposal for the land and an Offer to Purchase based upon their plan. The City would then review the proposals to determine if the sale of Quarry Park would be appropriate.
6. The property was zoned Q-1 (Quarry District) and the Future Land Use designation was Park. Since the Concept subdivision was submitted, the City's 2030 Comprehensive Plan was updated to reflect this area having the Quarry Park Residential future land use category. The Zoning map was updated to reflect R-7, Quarry Park Low-Density Single-Family Residential District.
7. Fire Comments
 - a. Maintain two emergency water cisterns per local ordinance 235-32.

8. Process and Next Steps for construction and final platting and remediation work:
 - a. Construction Phase – On-going
 - b. Final Plat Plan Commission – Anticipated 8/15/2022
 - c. Final Plat – Common Council – Anticipated 8/23/2022
9. A letter dated September 16, 2021 from Timothy Kosteretz, City Assessor, regarding a forecast analysis on assessed values and corresponding tax revenues for this development as prepared at the time of preliminary plat and is on file.
10. Several questions were asked about impacts to surrounding wells and septic systems. Below is some information from another project we worked on several years ago. It is still relevant and provided below for reference to help answer some of the questions that were asked during the concept plan review.
 - a. In Chapter 5, Agricultural & Natural Resources, of the 2020 Comprehensive Plan, “the average groundwater recharge in Waukesha County would be about 32 billion gallons annually, or about 88 million gallons per day (mgd). The estimated daily use of groundwater in 2005 was about 34 mgd. This calculation would indicate that there is an adequate annual groundwater recharge to satisfy consumptive water demands on the shallow aquifer system on a countywide basis.”
 - b. Domestic water usage is estimated to be 250 gallons per day (GPD) for each new single-family lot. For a 18-lot subdivision, this would be a total of 4,500 GPD.
 - c. According to SEWRPC, subdivisions with a cluster design tend to result in higher overall groundwater recharge rates than equivalent subdivisions based on more spread out designs for two reasons. First, they include more open space. Second, they tend to generate less stormwater runoff because they have less impervious and compacted areas.
 - d. The proposed subdivision will have private onsite treatment systems. Water quantity in the shallow aquifer is largely mitigated by returning the withdrawn water to groundwater. (SEWRPC Technical Report-48, 2009).
11. Below is a summary the developer has put together for the private sanitary system design.
 - a. The private sanitary plan for Quarry Park originally called for few septic drain fields that would be shared by multiple lot owners. Upon further review and discussions with experts in soil science, private sanitary installers, and Waukesha County it was determined that the best possible outcome for the future residents, the City, and the County would be for each lot owner to have their own dedicated private sanitary system.
 - b. Jeff Hammes, professional soil scientist and certified wastewater system designer, was contracted to conduct multiple soil tests across the site. The result of these additional soil tests was that there was sufficient space and suitable locations to accommodate 18 separate private sanitary systems; one for each of the 18 proposed lots. These identified locations are located near the perimeter of the site in areas that were not previously disturbed by quarry operations.
 - c. The specific design of each system depends on the soil profile identified in that area. The designs will include conventional systems, at-grade systems, and mound systems. All three types are the most common and regularly reviewed and approved by Waukesha County.
 - d. Since some of the systems are off lot, the Developer will provide further direction as to when and how to install those systems that require a coordinated effort to ensure that no damage occurs to built or unbuilt systems.
 - e. The final design of the systems and pipe infrastructure will be reviewed and approved by Waukesha County prior to construction. The locations of the septic systems and the main pipe runs would be included in specific easements that would allow future access for repair as necessary to the lot owner and owner of the pipe and private sanitary system. The ability to provide 18 unique septic systems greatly simplifies the responsibilities of ownership and maintenance for future residents and the City of New Berlin.

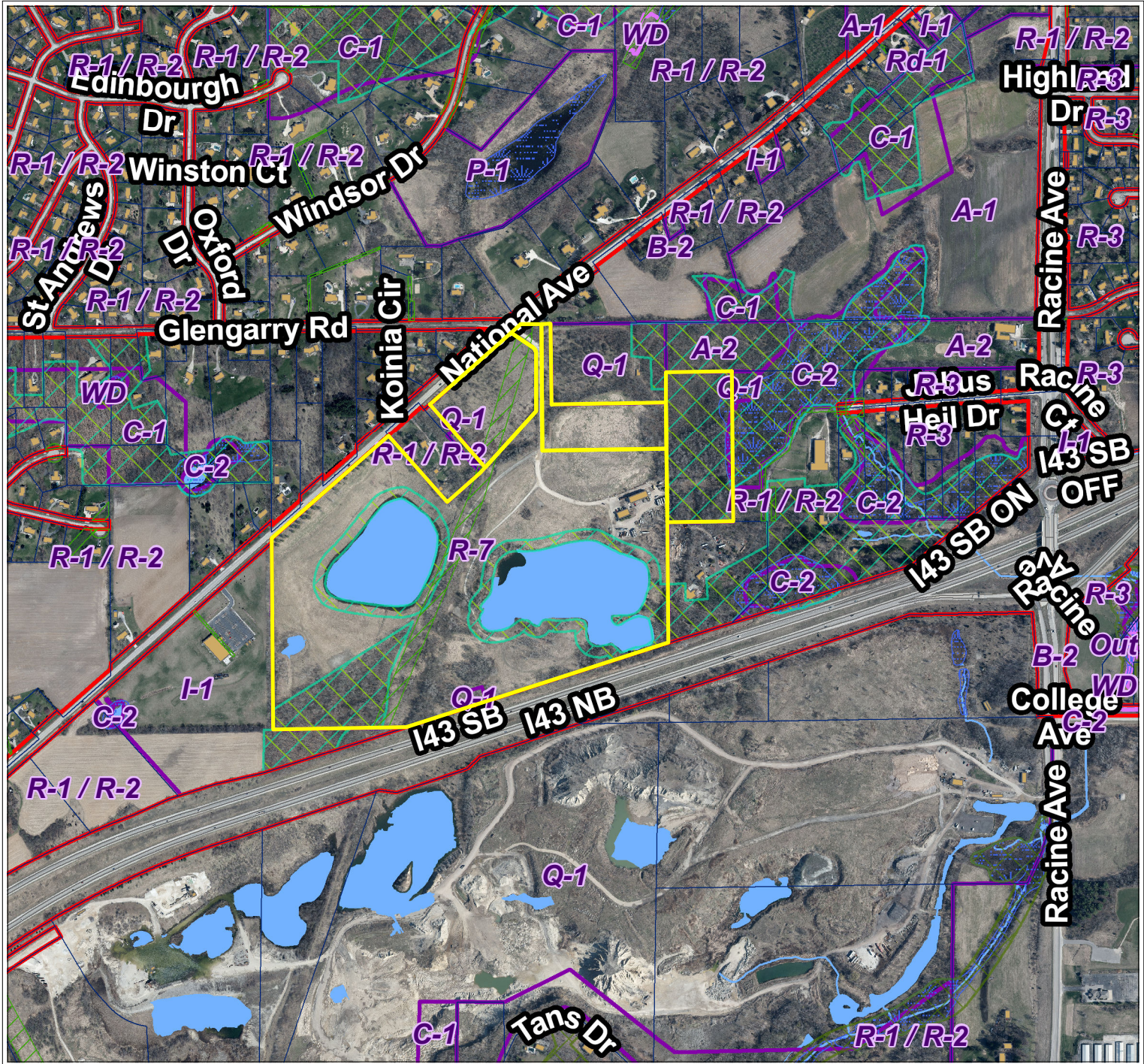
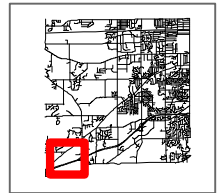
D.R.C. RECOMMENDATION:

Recommend to Common Council adoption of a resolution approving the Quarry Park Final Plat for the properties located at 20685-20695 W. National Avenue (Tax Key #'s: 1276-999-001, 1276-999-002, 1276-993, & 1279-991), subject to the application, plans on file and the following conditions: **See Executive Summary.**

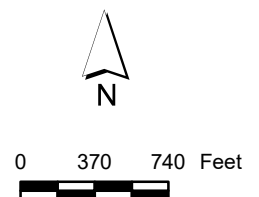
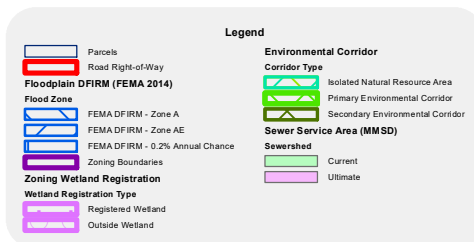
ATTACHMENTS:

Location Map
Application Letter
Final Plat

SP-2201693
Quarry Park Subdivision - Final Plat
20685-20695 W. National Avenue



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



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



July 5, 2022

City Of New Berlin
3805 S Casper Drive
New Berlin, WI 53151

Dear Plan Commission and Council Members,

We are excited to be submitting for consideration our Final Plat for the new Quarry Park subdivision located on the south side of National Avenue. This is an exciting new 18 lot subdivision that has been selected as a location for the 2023 Metropolitan Builders Association Parade of Homes. Anticipated home and lot packages will be valued in excess of 1 million dollars and we expect construction to begin this fall. The plat is the same configuration as the approved pre plat and there have been no material changes.

Thank you,

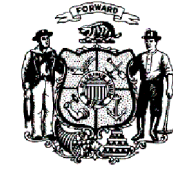
Eric Obarski

Neumann Developments

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

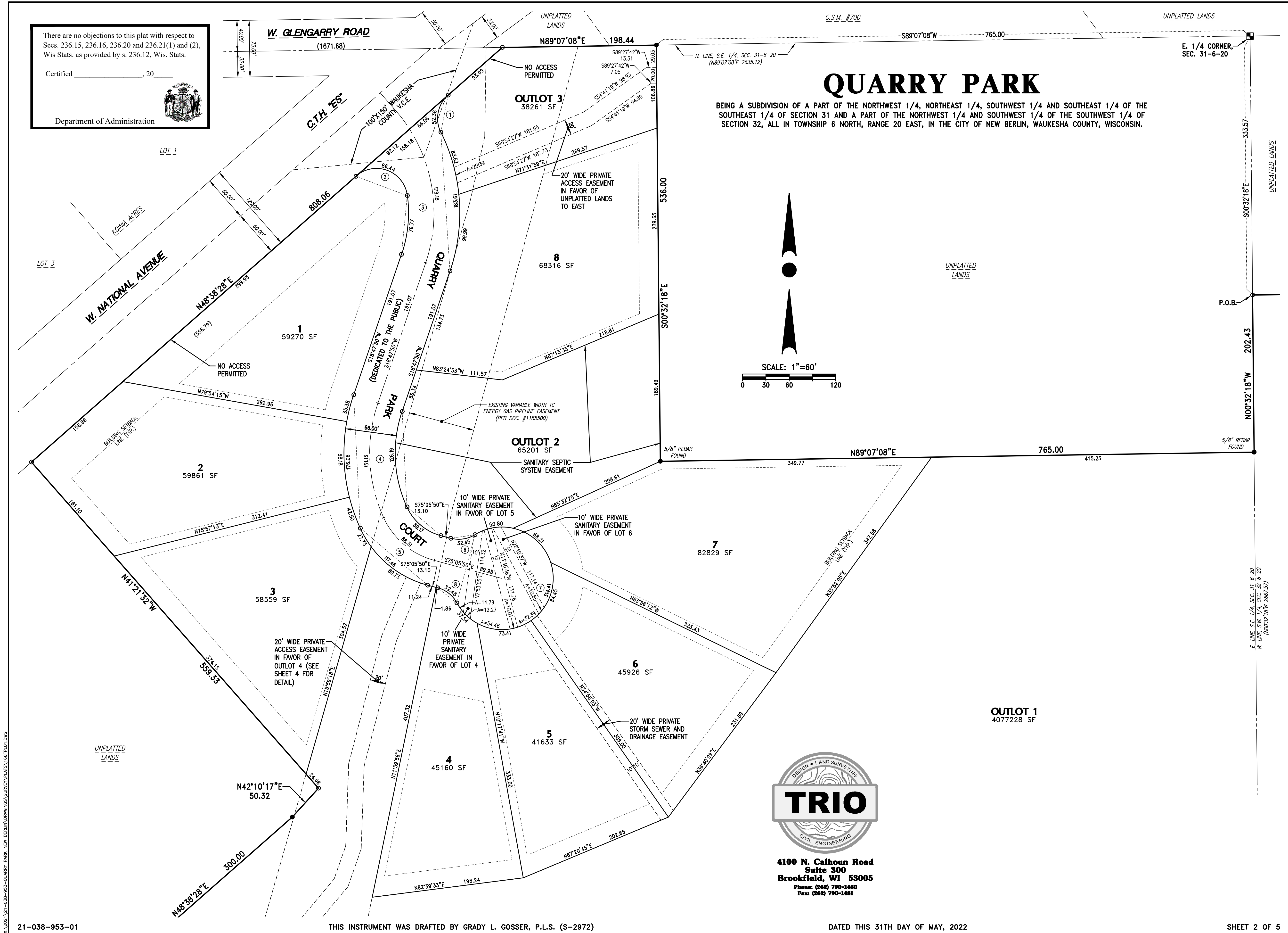
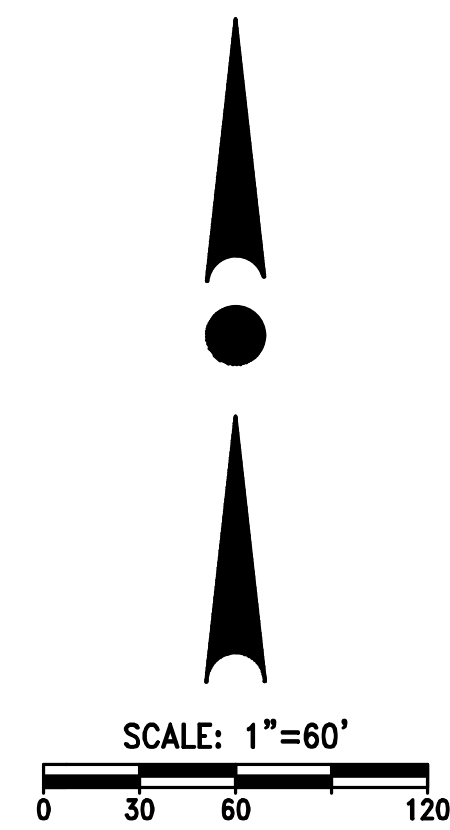


C.S.M. #700

UNPLATTED LANDS

QUARRY PARK

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



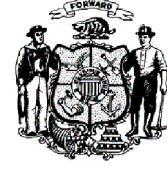
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

X:\2021\21-038-953-QUARRY PARK NEW BERLIN DRAWINGS SURVEY PLATS\166PROJ.DWG

QUARRY PARK

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

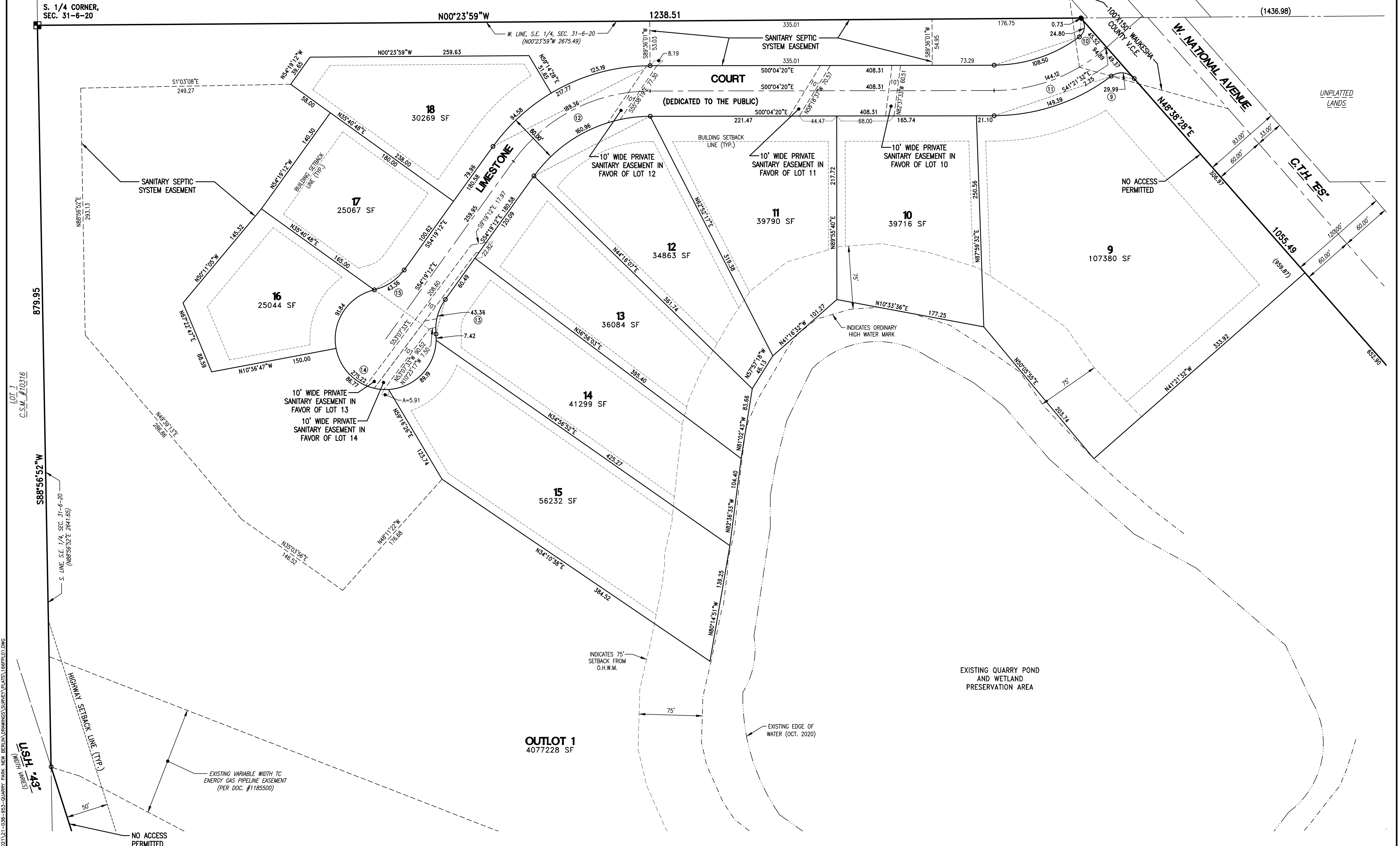


SCALE: 1"=60'
0 30 60 120

LOT 1
C.S.M. #10316

PARCEL 1
C.S.M. #2458

S. 1/4 CORNER,
SEC. 31-6-20



X:\2021\21-038-953-QUARRY PARK NEW BERLIN DRAWINGS SURVEY PLATS\166PLOT.DWG
21-038-953-01

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 31TH DAY OF MAY, 2022

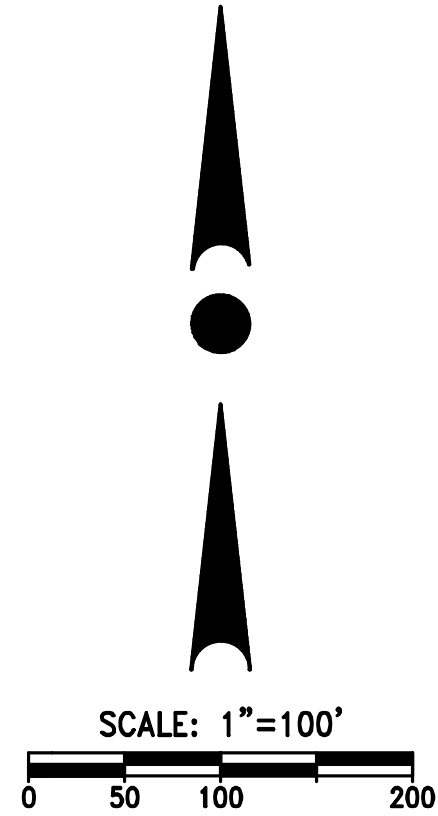
SHEET 3 OF 5

QUARRY PARK

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

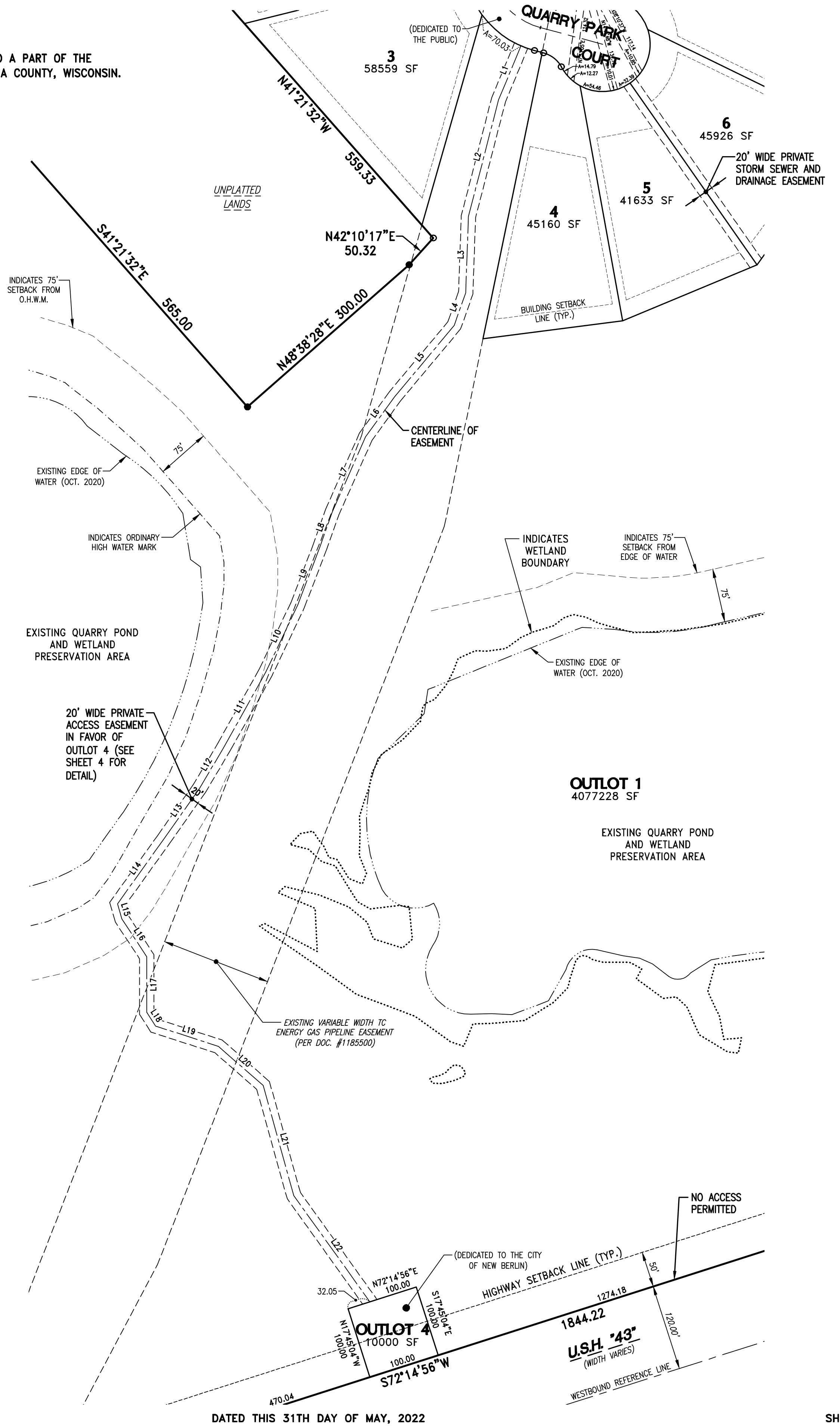
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 3	40.00	74°59'42"	52.36	48.70	S11°08'37"W	S48°38'28"W	S26°21'14"E
2	2	40.00	123°49'01"	86.44	70.58	N69°27'01.5"W	N07°32'31"W	S48°38'28"W
3	C/L	200.00	51°19'55"	179.18	173.25	N06°52'07.5"W	N18°47'50"E	N32°32'05"W
	EAST	233.00	45°09'04"	183.61	178.90	N03°46'42"W	N18°47'50"E	N26°21'14"W
	OUTLOT 3	233.00	20°33'45"	83.62	83.17	N16°04'21.5"W	N05°47'29"W	N26°21'14"W
	8	233.00	24°35'19"	99.99	99.23	N06°30'10.5"E	N18°47'50"E	N05°47'29"W
	WEST	167.00	26°20'21"	76.77	76.10	N05°37'39.5"E	N18°47'50"E	N07°32'31"W
4	C/L	200.00	43°17'39"	151.13	147.56	S02°50'59.5"E	S18°47'50"W	S24°29'49"E
	EAST	167.00	43°17'39"	126.19	123.21	S02°50'59.5"E	S18°47'50"W	S24°29'49"E
	WEST	233.00	43°17'39"	176.06	171.90	S02°50'59.5"E	S18°47'50"W	S24°29'49"E
	1	233.00	8°42'05"	35.38	35.35	S14°26'47.5"W	S18°47'50"W	S10°05'45"W
	2	233.00	24°08'32"	98.18	97.45	S01°58'31"E	S10°05'45"W	S14°02'47"E
	3	233.00	10°27'02"	42.50	42.44	S19°16'18"E	S14°02'47"E	S24°29'49"E
5	C/L	100.00	50°36'01"	88.31	85.47	S49°47'49.5"E	S24°29'49"E	S75°05'50"E
	NORTHEAST	67.00	50°36'01"	59.17	57.27	S49°47'49.5"E	S24°29'49"E	S75°05'50"E
	SOUTHWEST	133.00	50°36'01"	117.46	113.68	S49°47'49.5"E	S24°29'49"E	S75°05'50"E
	3	133.00	11°56'43"	27.73	27.68	S30°28'10.5"E	S24°29'49"E	S36°26'32"E
	OUTLOT 1	133.00	38°39'18"	89.73	88.04	S55°46'11"E	S36°26'32"E	S75°05'50"E
6	OUTLOT 2	40.00	46°28'28"	32.45	31.56	N81°39'56"E	S75°05'50"E	N58°25'42"E
7	TOTAL	66.00	272°56'56"	314.41	90.91	N14°54'10"E	S28°37'22"E	S58°25'42"W
	OUTLOT 2	66.00	44°06'13"	50.80	49.56	S80°28'48.5"W	N77°28'05"W	S58°25'42"W
	7	66.00	59°13'00"	68.21	65.22	N47°51'35"W	N18°15'05"W	N77°28'05"W
	6	66.00	73°19'02"	84.45	78.81	N18°24'26"E	N55°03'57"E	N18°15'05"W
	5	66.00	63°43'31"	73.41	69.68	N86°55'42.5"E	S61°12'32"E	N55°03'57"E
	4	66.00	32°35'10"	37.54	37.03	S44°54'57"E	S28°37'22"E	S61°12'32"E
8	4	40.00	46°28'28"	32.45	31.56	N51°51'36"W	N28°37'22"W	N75°05'50"W
9	9	20.00	85°55'44"	29.99	27.26	S05°40'36"W	S48°38'28"W	S37°17'16"E
10	OUTLOT 1	15.00	94°43'05"	24.80	22.07	N83°59'59.5"W	N36°38'27"W	S48°38'28"W
11	C/L	200.00	41°17'12"	144.12	141.02	N20°42'56"W	N00°04'20"W	N41°21'32"W
	EAST	230.00	37°12'56"	149.39	146.78	N18°40'48"W	N00°04'20"W	N37°17'16"W
	WEST	170.00	36°34'07"	108.50	106.67	N18°21'23.5"W	N00°04'20"W	N36°38'27"W
12	C/L	200.00	54°14'52"	189.36	182.37	S27°11'46"E	S00°04'20"E	S54°19'12"E
	NORTHEAST	170.00	54°14'52"	160.96	155.01	S27°11'46"E	S00°04'20"E	S54°19'12"E
	SOUTHWEST	230.00	54°14'52"	217.77	209.72	S27°11'46"E	S00°04'20"E	S54°19'12"E
	OUTLOT 1	230.00	30°41'12"	123.19	121.72	S15°24'56"E	S00°04'20"E	S30°45'32"E
	18	230.00	23°33'40"	94.58	93.92	S42°32'22"E	S30°45'32"E	S54°19'12"E
13	14	60.00	41°24'34"	43.36	42.43	S75°01'30"E	S54°19'13"E	N84°16'13"E
14	TOTAL	60.00	262°49'09"	275.22	90.00	N35°40'47.5"E	S12°54'38"E	S84°16'13"W
	14	60.00	7°04'52"	7.42	7.41	S87°48'39"W	N88°38'55"W	S84°16'13"W
	15	60.00	85°10'16"	89.19	81.20	N46°03'47"W	N03°28'39"W	N88°38'55"W
	OUTLOT 1	60.00	82°51'52"	86.77	79.41	N37°57'17"E	N79°23'13"E	N03°28'39"W
	16	60.00	87°42'09"	91.84	83.13	S56°45'42.5"E	S12°54'38"E	N79°23'13"E
	17	60.00	41°24'34"	43.36	42.43	N33°36'55"W	N12°54'38"W	N54°19'12"W

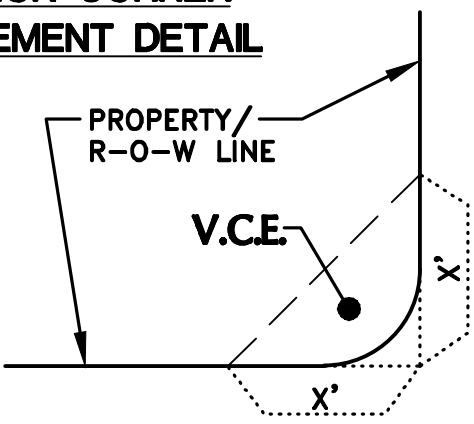


LINE TABLE:

Line #	BEARING	LENGTH
L1	S22°35'53"W	81.27'
L2	S14°27'40"W	168.28'
L3	S2°03'05"W	106.19'
L4	S19°20'34"W	48.19'
L5	S39°53'15"W	129.43'
L6	S35°47'37"W	69.20'
L7	S23°57'30"W	114.27'
L8	S19°22'31"W	51.08'
L9	S20°59'07"W	87.19'
L10	S25°26'12"W	104.45'
L11	S29°08'48"W	119.08'
L12	S30°37'02"W	66.25'
L13	S35°02'58"W	87.80'
L14	S35°39'29"W	110.22'
L15	S16°24'12"E	22.04'
L16	S33°27'44"E	62.89'
L17	S0°01'16"W	77.52'
L18	S32°25'25"E	22.83'
L19	S72°09'29"E	92.10'
L20	S48°43'16"E	82.73'
L21	S15°35'52"E	159.55'
L22	S35°36'11"E	181.97'



VISION CORNER EASEMENT DETAIL



X = 30' for LOCAL STREET INTERSECTION
X = 60' for ARTERIAL STREET INTERSECTION

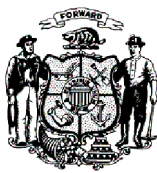
VISION CORNER EASEMENT: (V.C.E.)

No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of 3 feet and 10 feet above the plane through the mean curb grades within the triangular space formed by the vision corner easement (V.C.E.).

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 31TH DAY OF MAY, 2022

SHEET 4 OF 5

QUARRY PARK

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped a subdivision of a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 31 and a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 32, all in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 31; Thence South 00°32'18" East and along the East line of the said Southeast 1/4 Section, 333.57 feet to the place of beginning of lands hereinafter described;

Thence North 89°20'47" East and along the South line of Unplatted Lands, 440.50 feet to a point; Thence South 00°32'18" East and along the West line of Unplatted Lands, 999.59 feet to a point; Thence South 89°13'09" West and along the North line of Unplatted Lands, 440.50 feet to a point on the said East line of the said Southeast 1/4 Section; Thence South 00°32'18" East and along the said East line, 803.48 feet to a point on the Northwesterly Right-of-Way line of U.S.H. "43"; Thence South 72°14'56" West and along the said Northwesterly Right-of-Way line, 1844.22 feet to a point on the South line of the said Southeast 1/4 Section; Thence South 88°56'52" West and along the said South line, 879.95 feet to a point marking the South 1/4 Corner of said Section 31; Thence North 00°23'59" West and along the West line of the said Southeast 1/4 Section, 1238.51 feet to a point on the Southeasterly Right-of-Way line of "W. National Avenue" (C.T.H. "ES"); Thence North 48°38'28" East and along the said Southeasterly Right-of-Way line, 1055.49 feet to a point; Thence South 41°21'32" East and along the Southwesterly line of Unplatted Lands, 565.00 feet to a point; Thence North 48°38'28" East and along the Southeasterly line of said Unplatted Lands, 300.00 feet to a point; Thence North 42°10'17" East and along the said Southeasterly line, 50.32 feet to a point; Thence North 41°21'32" West and along the Northeastery line of said Unplatted Lands, 559.33 feet to a point on the said Southeasterly Right-of-Way line of said "W. National Avenue" (C.T.H. "ES"); Thence North 48°38'28" East and along the said Southeasterly Right-of-Way line, 808.06 feet to a point on the North line of the said Southeast 1/4 Section; Thence North 89°07'08" East and along the said North line, 198.44 feet to a point; Thence South 00°32'18" East and along the West line of Unplatted Lands, 536.00 feet to a point; Thence North 89°07'08" East and along the South line of said Unplatted Lands, 765.00 feet to a point on the said East line of the said Southeast 1/4 Section; Thence North 00°32'18" West and along the said East line, 202.43 feet to the point of beginning of this description.

Said Parcel contains 5,213,303 Square Feet (or 119.6810 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of QUARRY PARK, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of New Berlin, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

QUARRY PARK, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

QUARRY PARK, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

- City of New Berlin
- Waukesha County, Department of Parks and Land Use

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- State of Wisconsin, Department of Transportation

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

QUARRY PARK, LLC

Steve DeCleene, President of Neumann Developments, its sole member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Steve DeCleene, President of Neumann Developments, its sole member, of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS BANK, MUKWONAGO a Corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of QUARRY PARK, LLC, owner, this ____ day of _____, 20 ____.

CITIZENS BANK, MUKWONAGO

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20____, the above named _____, _____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, _____
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "QUARRY PARK".

Dated this ____ Day of _____, 20 ____.

Pamela Reeves, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ralph Chipman, being duly appointed, qualified and acting Finance Director/Treasurer of the City of New Berlin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "QUARRY PARK".

Dated this ____ Day of _____, 20 ____.

Ralph Chipman, Finance Director/Treasurer

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL:

This Plat, known as "QUARRY PARK", is hereby approved by the City of New Berlin Plan Commission as being in conformance with the City's Subdivision Ordinance. The City of New Berlin Common Council also hereby approves and accepts all dedications shown thereon, this ____ day of _____, 20____.

APPROVED AND SIGNED:

David A. Ament, Mayor/Chairman

Dated this ____ Day of _____, 20 ____.

Nikki Jones, Plan Commission Secretary

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL:

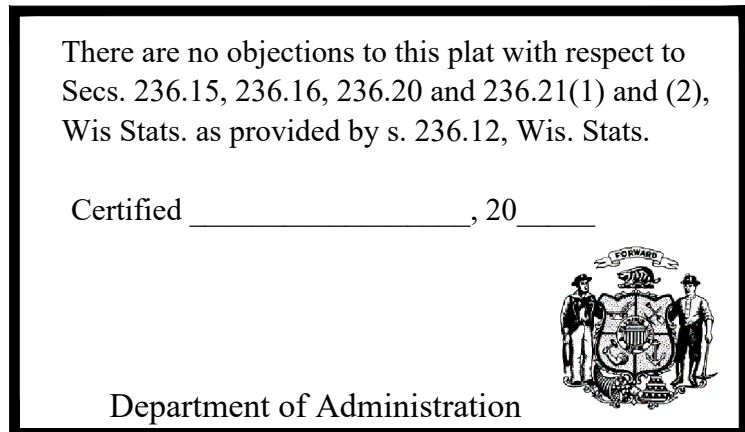
This Plat, known as "QUARRY PARK", is hereby approved by the City of New Berlin Common Council as being in conformance with the City's Subdivision Ordinance. The City of New Berlin Common Council also hereby approves and accepts all dedications shown thereon, this ____ day of _____, 20____.

APPROVED AND SIGNED:

David A. Ament, Mayor

Dated this ____ Day of _____, 20 ____.

Rubina R. Medina, City Clerk



RESOLUTION NUMBER No. 22-16**A RESOLUTION APPROVING THE FINAL PLAT
FOR QUARRY PARK SUBDIVISION**

WHEREAS, the City of New Berlin Plan Commission at a regular meeting held August 15, 2022 recommended approval of the 18-lot final plat for Quarry Park Subdivision subject to the application, plans on file and conditions attached in the Staff Report dated August 15, 2022; and

WHEREAS, Per Zoning Code section 275-33D(18), *"In the R-6 and R-7 Districts, the Plan Commission and Common Council may approve sixty-foot right-of-way widths where determined acceptable by DCD. A resolution is required.* The applicant is looking to apply this Zoning Code section.

NOW, THEREFORE, BE IT RESOLVED, that the City of New Berlin Common Council in accordance with Chapter 236 of the Wisconsin Statutes and Chapter 235 of the municipal code of the City of New Berlin, accepts the recommendation of the Plan Commission and hereby approves Quarry Park Subdivision Final Plat as set forth in the Plan Commission report inclusive of the sixty foot right-of-way and subject to the conditions set forth therein.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to publish this resolution within 10 days of adoption by the Common Council and the Mayor and staff are authorized to take such further steps as are necessary to effectuate the intention of theses resolutions.

Passed and adopted by the Common Council this 23rd day of August, 2022.

APPROVED:

Mayor David A. Ament

Countersigned/Certified:

Rubina Medina, City Clerk