



City of New Berlin

Meeting Agenda

Plan Commission

New Berlin City Hall
3805 S. Casper Drive
New Berlin, WI 53151

(262) 786-8610
www.NewBerlin.org

Monday, November 14, 2022

6:00 PM

City Hall Council Chambers

PUBLIC HEARING(S)

1. (7) KH RZ-2202324 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Rezone from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. (PUBLIC HEARING 6:00 PM)
2. (3) NJ CU-2202306 Bluewater Plumbing - 21516 W. Greenfield Ave. - Conditional Use Approval to reoccupy the existing building for a Plumbing Company in the O-1 Zoning District. (PUBLIC HEARING 6:01 PM)

PRIVILEGE OF THE FLOOR

CALL TO ORDER; PLEDGE OF ALLEGIANCE

ROLL CALL; DECLARATION OF QUORUM

APPROVAL OF MINUTES

3. August 15, 2022 Plan Commission Meeting Minutes
4. October 3, 2022 Plan Commission Meeting Minutes

PLAN COMMISSION SECRETARY'S REPORT

CONTINUED BUSINESS

5. (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)

NEW BUSINESS

6. (2) NJ LD-2202321 Dave Herbeck with Oshkosh AAP, LLC on behalf of SilverStar Car Wash - 15300 W. National Avenue (Tax Key #: 1207-997-002) - 1-Lot Certified Survey Map.
7. (7) KH SP-2202325 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Autumn Trace Conceptual Subdivision (Plan Commission Site Walk 10/27/22 4:00PM)
8. (7) KH PK-2200053 Malone Park - Approval of the Design for Malone Park
9. KH CP-2200141 2023 Park and Open Space Plan - Update and recommend to Common Council to set a public hearing date for February 6, 2023.

PENDING

COMMUNICATIONS

ADJOURN

PLEASE NOTE:

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

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 a possible 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: Ryan Janssen, Ryan's Buying LLC / Rezoning

LOCATION: 4908 S. Calhoun Road (Tax Key #: 1258.999)

REQUEST: Request to rezone the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2.

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
Meetings of November 14, 2022

Ryan Janssen, Ryan's Buying LLC / Rezoning
4908 S. Calhoun Road (Tax Key #: 1258.999)

DATE STAFF REPORT PREPARED: October 5, 2022

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

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/30/22

DATE OF COMPLETENESS DETERMINATION: 10/3/22

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): 8/25/22 Plan Commission Site Visit(s): 10/27/22)

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 88.57 acres

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

CURRENT LAND USE: Single family home and farmland

PROPOSED ZONING: R-1/R-2, C-1 and C-2

PROPOSED LAND USE: Single-family residential conservation subdivision

PROPOSED LOT SIZES: 22 Lots

Lot 1 (existing home) ~2.5 acres
Lots 2-10 & 12-22 ~0.75 acres
Lot 11 ~10 acres

PROPOSED DENSITY: 88.57 total acres / 22 lots = 1 lot per 4.026 acres.

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

ADJACENT ZONING AND LAND USE:

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

Land Use: Residential, Church

South: Zoning: R-4

Land Use: Residential

East: Zoning: O-2 & C-2

Land Use: Agriculture, Residential

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

Land Use: Agriculture, Residential, Church

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- Future Land Use Map: Country Residential

Chapter 19: Neighborhood I: National Avenue West:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- Future Land Use Map: Country Residential

ZONING CODE (Chapter 275): The lots will need to meet the requirements in Section 275-33B(1). Since this is a conceptual plan, a detailed review of all the lot standards has not been completed. This is done at the time of preliminary plat when more detailed plans are required.

DEVELOPMENT CODE (CHAPTER 235): Yes, in compliance with Section 235-15, which recommends submittal of an application for a Voluntary Sketch Plan.

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see sketch plan (File #: SP-2202325)

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes, see File #: WD-2202499

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes, Zone AE

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

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

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

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

Wildlife Habitat Protection: N/A

Wildlife Management Plan: An Endangered Resources review will be completed on the property prior to the preliminary plat being submitted.

ENVIRONMENTAL IMPACT: A wetland registration application has been submitted. See File #: WD-2202499

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A stormwater management plan will be required at the time of submittal for the preliminary plat.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes, perc tests will be required at the time of preliminary plat.

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

TRAFFIC IMPACT: TIA will not be required at the time of preliminary plat.

SCHOOL DISTRICT IMPACT: 12.98 total estimated students

Elementary – 6.82 students (22 lots * 0.31 students)

Middle – 3.08 students (22 lots * 0.14 students)

High School – 3.08 students (22 lots * 0.14 students)

Notice Sent to Affected School District(s): Will be sent upon submittal of application for preliminary plat.

PREVIOUS ACTION: None

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

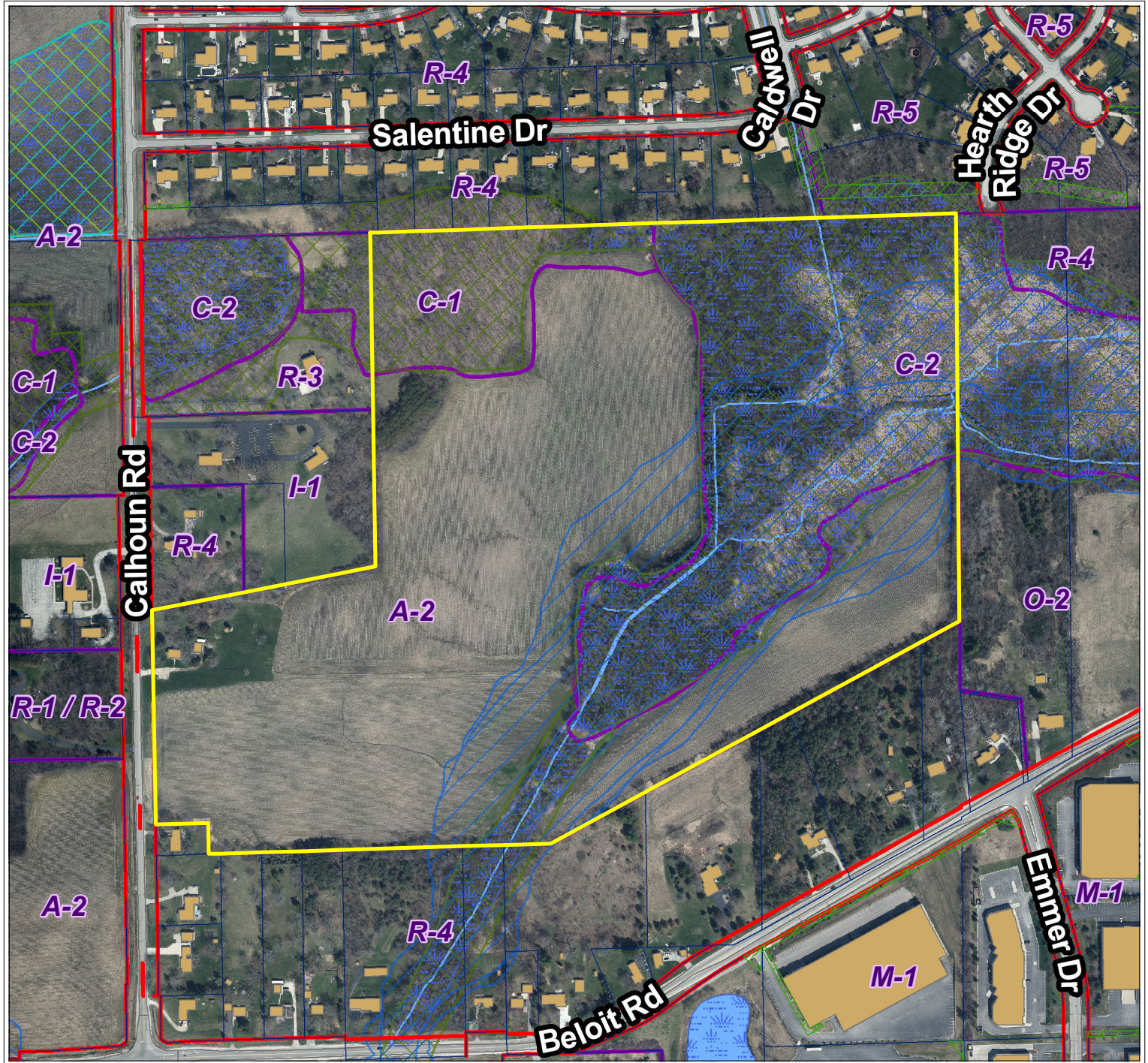
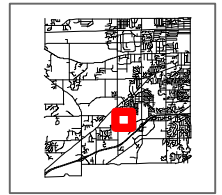
1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code Chapter 275-22(F):
 - a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;
Yes, the proposed rezoning is compliant. The Future Land Use map identifies this area 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;
The State of Wisconsin will review the shared POWT's as part of the Preliminary Plat and State Sanitary Permit applications. Deceleration lanes with 100-feet of storage, acceleration lanes, bypass lanes, and turn bays are required at entrances. These shall be installed per City of New Berlin standards and include a 5-foot paved shoulder. They will meet the requirements as they work through the subdivision platting process.
 - 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 development 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. Wetlands will be registered and added to the City's Zoning Map as part of the Preliminary Plat. There will be woodland restoration work to enhance the quality of the woods. Little to no tree cutting will occur on site. The silo on Lot #1 shall remain.
 - 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 is consistent with the Future Land Use Map.
 - 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. The applicant has simultaneously applied for a Concept Subdivision Plan (see file #: SP-2202325).
3. The applicant is proposing a 22-lot conservation style subdivision on 88.57 acres. 67% of the site (59.22 acres) will remain in permanent Conservation Area.
4. The site visit was held with the Plan Commission and general public on October 27, 2022. Section 235-15 of the City of New Berlin Subdivision Code allows the owner to voluntarily invite the Plan Commission, Department of Community Development staff, members of the Common Council and abutting neighbors to visit the site prior to the filing of a preliminary plat. This allows attendees the opportunity to see the area of the proposed subdivision in person, ask any questions they may have and visualize the proposal first hand. See File #: SP-2202325 for photos from the site walk.

5. A wetland registration application has been submitted (See File #: WD-2202499). An endangered resources review of the subject property will be required prior to submittal of the preliminary plat.

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

ATTACHMENTS:

Location Map
Rezoning Comparison Map Exhibit
Applicant Letter
Sketch Plan



City of New Berlin

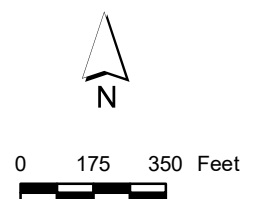
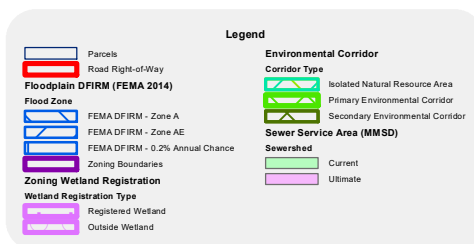
 Department of Community Development

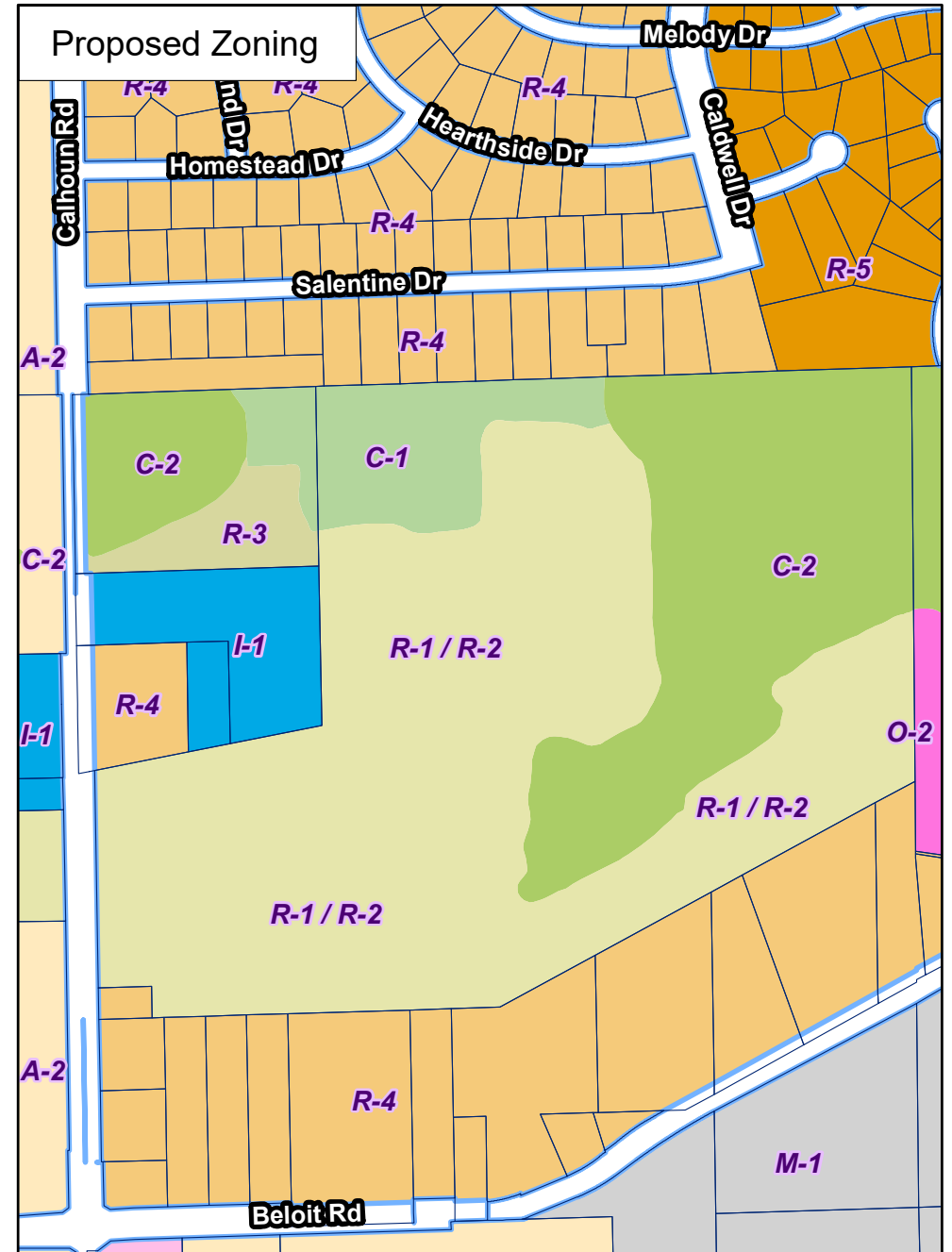
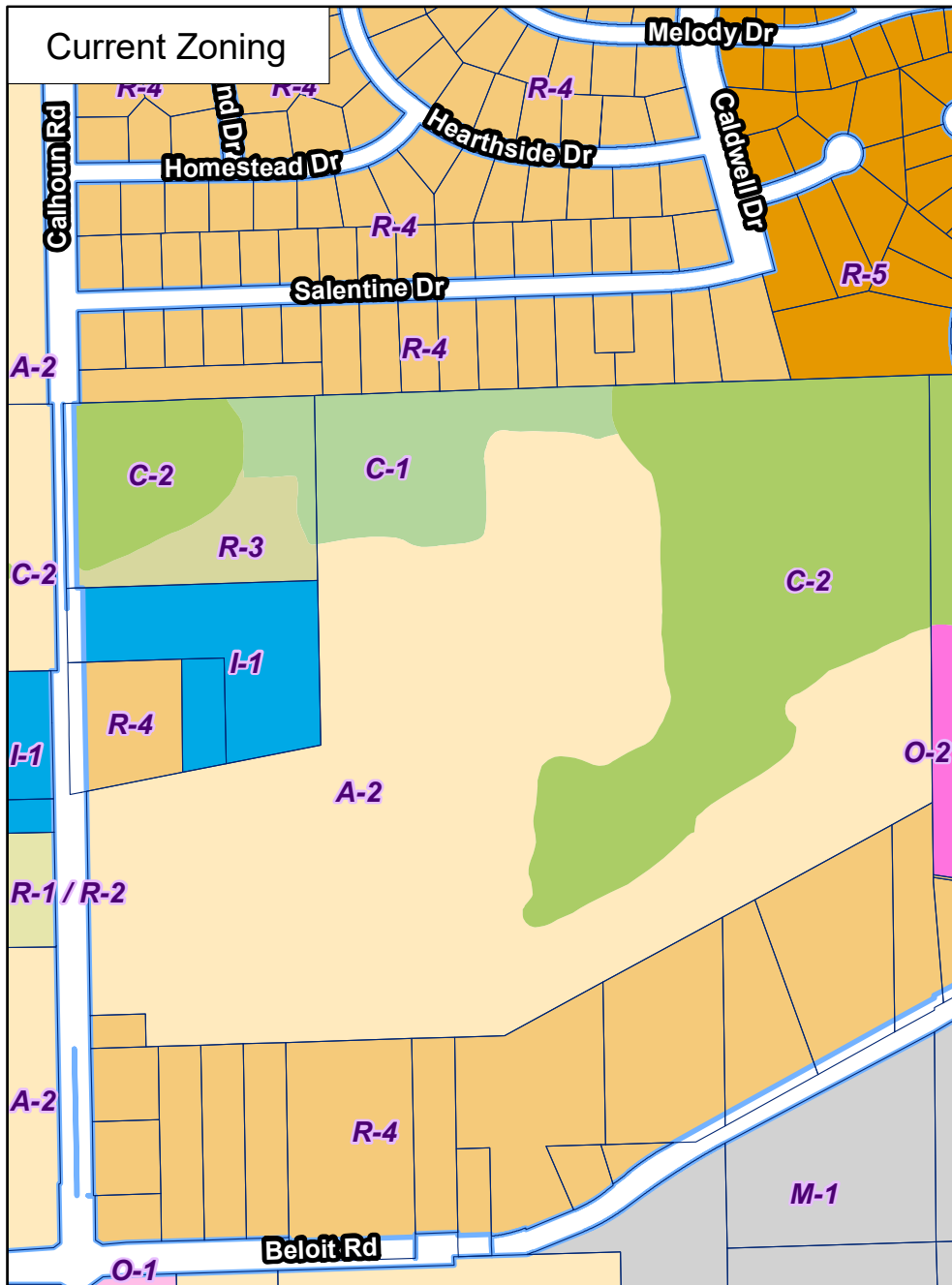
 3805 S Casper Dr.

 New Berlin WI 53151

 (262) 797-2445

www.newberlin.org





We are pleased to present to The City of New Berlin our plans for Autumn Trace, a new 22 lot residential development located at 4908 S Calhoun Rd. The land is currently zoned A-2, C-1 and C-2 however, our plan for the lands is consistent with the City's Master Plan which designates the area Country Residential with an R-1/R-2 zoning. The areas zoned for conservation will remain but simply have the conservation boundary professionally defined. Our clustered lot's range in size from 33000 sq ft to 10 acres and are surrounded by 54 acres of beautiful, wooded conservation area. Our design is consistent with the city zoning ordinances and will not impede the ability for police, fire and public works departments to service the area. The subdivision will be served by private septic and well systems as these city services are not available in this area. Gas, electric and high-speed internet will be available to the subdivision. Given the proximity of the subdivision to the expressway and retail conveniences we anticipate these building lots to be highly sought after.

Autumn Trace will be an exceptional addition to an exceptional community!!!

Thank You for your consideration.

Ryan Janssen

ADJUSTED TRACT ACREAGE

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

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

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

DENSITY CALCULATION

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

PROPOSED ZONING

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

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

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

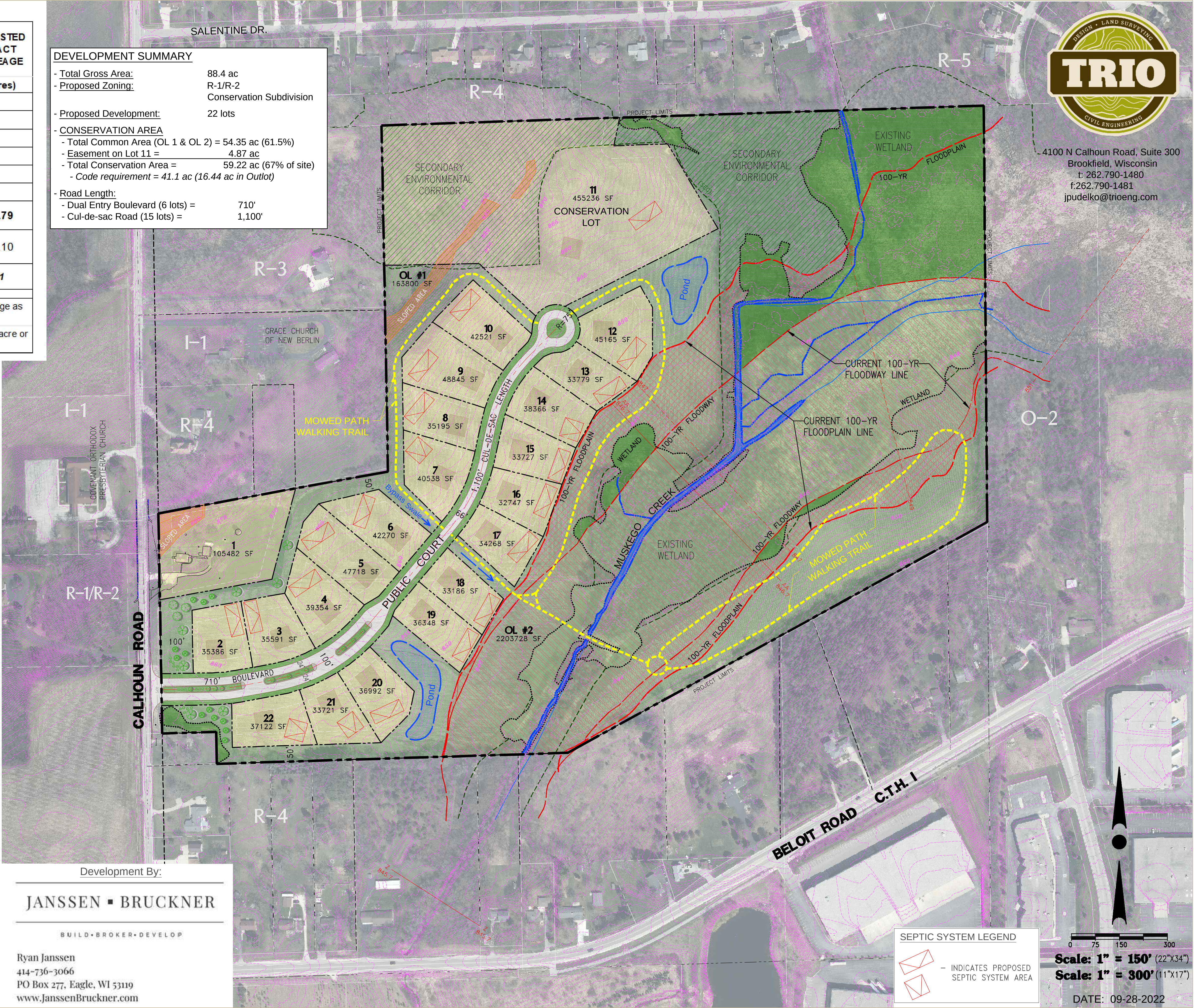
ADDITIONAL DESIGN STANDARDS per 275-33	
- Conservation Area Buffer:	Existing Road = 100'; Exterior Boundary = 50'
- Conservation Area:	
- Includes Secondary Environmental Corridor, Floodplain and Wetland	
- No less than 30% of adjusted tract acreage shall be for common use	
- May be located on lots that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

PROPOSED SITE PLAN

Autumn Trace Conservation Subdivision

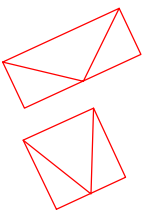
4908 S. Calhoun Road, City of New Berlin, WI

DEVELOPMENT SUMMARY	
- Total Gross Area:	88.4 ac
- Proposed Zoning:	R-1/R-2 Conservation Subdivision
- Proposed Development:	22 lots
- CONSERVATION AREA	
- Total Common Area (OL 1 & OL 2) =	54.35 ac (61.5%)
- Easement on Lot 11 =	4.87 ac
- Total Conservation Area =	59.22 ac (67% of site)
- Code requirement =	41.1 ac (16.44 ac in Outlot)
- Road Length:	
- Dual Entry Boulevard (6 lots) =	710'
- Cul-de-sac Road (15 lots) =	1,100'



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Brookfield, Wisconsin
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SEPTIC SYSTEM LEGEND



INDICATES PROPOSED SEPTIC SYSTEM AREA



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

DATE: 09-28-2022

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Jeff DeBacco / Bluewater Plumbing Co. Re-Occupancy

LOCATION: 21516 W. Greenfield Avenue (Tax Key #: 1174.002)

REQUEST: Conditional Use Permit for Bluewater Plumbing Co. to reoccupy the existing building located at 21516 W. Greenfield 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 November 14, 2022

**Jeff DeBacco / Bluewater Plumbing Co.
21516 W. Greenfield Avenue**

DATE STAFF REPORT: 10/13/2022

APPLICANT / OWNER(S): Jeff DeBacco / Pipe and Pen Development, LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Bluewater Plumbing Co. to reoccupy the existing building at 21516 W. Greenfield Avenue (Tax Key #: 1174.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/30/2022

DATE OF COMPLETENESS DETERMINATION: 10/5/2022

Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: N

CONCEPTUAL PLAN: N/A

Recommendations Y / N / Other: Not applicable

SIZE OF DEVELOPMENT / PARCEL (S): Parcel Size: 0.52 Acres

CURRENT ZONING: O-1, Office and Business Service District

CURRENT LAND USE: Office

PROPOSED ZONING: N/A

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>(North)</i>	<i>Zoning: R-4</i>	<i>Land Use: Single-Family Residential District</i>
<i>(South)</i>	<i>Zoning: O-1</i>	<i>Land Use: Office</i>
<i>(East)</i>	<i>Zoning: O-1</i>	<i>Land Use: Office</i>
<i>(West)</i>	<i>Zoning: O-1</i>	<i>Land Use: Office (Liberty Supply Inc.)</i>

CONFORMANCE WITH MASTER PLAN AND MUNICIPAL CODE: Yes

Chapter 11: Neighborhood "A": Greenfield Avenue: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *Greenfield Avenue will be a mixed commercial and residential corridor, and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial, residential, and environmental features.*

Development Policies:

- *Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.*
- *Tighten nonconforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out nonconforming commercial uses over time.*

Land Use:

- *Future Land Use Map: Suburban Commercial*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with Section 275-35B(1) of the Zoning Code. Contracting and construction sales services is a commercial use in the B-2 zoning district, and therefore is a conditional use in the O-1 zoning district.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Conditional Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: No

PROPOSED ARCHITECTURE: No changes are being proposed at this time.

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: The property slopes slightly to the west.

ALTERNATIVE TRANSPORTATION 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 Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: N/A

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: No

Sewershed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALCULATION: Similar to previous uses.

TRAFFIC IMPACT: Similar to previous uses.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

08/17/1972 Office and shop for Underwater World (Project #: UA-0040312)

11/05/1973 Office and shop for Statewide Lighting, Inc. (Project #: UA-0040313)

04/18/2017 Re-occupancy for Central 1 Security (Project #: RO-1700605)

CONSISTENCY WITH PREVIOUS ACTION: Yes.

FINDINGS:

1. In a traditional situation, the re-occupancy application would be handled administratively. However, since contracting and construction sales services is a commercial use in the B-2 zoning district, it is considered a Conditional Use in the O-1 District. The applicant is required to follow the Conditional Use process.
2. Re-occupancy will require a Public Hearing and approval from the Plan Commission for Conditional Use Permit to re-occupy the existing building.
3. Plan of operation shall be consistent with plans on file. Applicant is requesting to reoccupy the existing building as plumbing contractor business.
 - a. Hours of operation: 7:00 AM to 5:00 PM Monday – Friday.
 - b. Number of employees: 10; however please see Finding # 3(c)(ii) for additional information for onsite employees.
 - c. Per Plan of Operation Letter:
 - i. The employees will work out in the field off site, occasionally dropping or picking up materials at the shop.
 - ii. In the office there will be one office manager on site most of the day and one estimator, the estimator will be around the premise about half the time and the remainder out in the field.
 - iii. No vehicles will be parked on site overnight, all trucks are brought home with the employees
 - iv. No materials will be stored outside the building.
4. No other outdoor storage of materials permitted for this business. Dumpsters shall be properly screened from street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.

**Department of
Community Development**

5. A site visit will be performed after issuance of the Zoning Permit. Per Section 275-53B(1)(11) All existing nonconformities and outstanding code violations shall be identified, resolved, and remedied by the deadline dates.
6. This application does not include any interior or exterior building modifications. Separate applications and permits are required for any modifications.
7. Building shall be fully accessible from the parking lot to the interior elements (SPS 363.1101 and ICC/ANSI A117.1).
8. An occupancy inspection of the facility will be required by the City of New Berlin Building Inspection Division and Fire Department. Please be sure to schedule your fire inspection with your occupancy inspection.
9. Inspection Comments:
 - a. A re-occupancy Inspection (building and fire) of the facility will be required by the City of New Berlin Inspection Division. This inspection is separate from the building permit inspections.
 - b. Building permit # 2202104 has been issued for the interior remodeling of the building and will require individual inspections (Building, plumbing and electrical).
 - c. State approval for the holding tank and catch basin is required.
 - d. Remodeling: Any alterations shall require that the building plans be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS 361.31). Apply and obtain appropriate building, electric, plumbing and fire department permits.
 - e. All EXIT signs and emergency lighting must be functional. Upgrading exit signs to units with emergency lighting required.
 - f. Sprinkler system and fire extinguishers must have proof of yearly maintenance.
 - g. Apply and obtain appropriate building, electric, plumbing and fire department permits.
 - h. Building shall meet all applicable building and fire codes.
 - i. Violations shall be corrected within 10 business days per the fire inspector, Re-inspection required.
10. Fire Comments:
 - a. Maintain fire sprinkler coverage throughout.
 - b. Key for Knox box is required.
 - c. Provide fire extinguishers every 75' of travel.
 - d. Maintain egress/emergency lighting throughout.
 - e. Name and address on front and rear where applicable.
11. Initial Engineering Comments:
 - a. A previous re-occupancy permit File #: RO-1700693 for Central One Security included a 2,106 square feet impervious surface expansion to the north of the building. "Central One" had 12 employees. Note this was a previous tenant.
 - b. The impervious surface expansion area does not meet Zoning Code Section 275-57 for parking or drive aisle dimensions. A detailed parking plan meeting Zoning Code Section 275-57 is required to park any more than 10 vehicles on the property.
 - c. Approval of this Conditional Use permit does not approve an additional 2nd tenant. A separate application and additional parking plan would be required.

**Department of
Community Development**

- d. No parking is allowed on the Greenfield Avenue frontage road. All employee and customer parking shall be contained on-site.

12. 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*

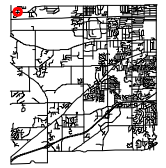
Yes, the proposed request is compliant. A previous business was a security company at this location. They had a similar plan of operation.

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

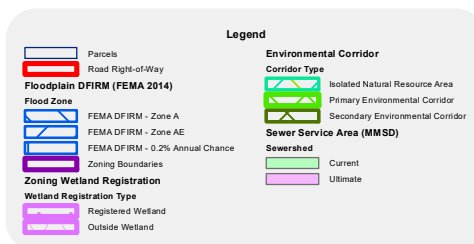
Attachments:
Location Map

Plan of Operation
Plans

CU-2202306
Bluewater Plumbing
21516 W. Greenfield Ave.



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



0 15 30 Feet



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From: jdebacco@wi.rr.com <jdebacco@wi.rr.com>
Sent: Thursday, September 8, 2022 8:02 AM
To: Jones, Nikki <njones@newberlin.org>
Subject: RE: BP 2202104 21516 W. Greenfield Avenue

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

Good Morning Nikiki

Listed below is a short description of the operations of the (2) tenants at 21516 W Greenfield Ave. The building is currently set up for (2) tenants with (2) gas meters, (2) electric meters, etc.

Tenant: Bluewater Plumbing Co.

Bluewater Plumbing Co. has 10 employees', all the employees will work out in the field off site, occasionally dropping off or picking up material at the shop. In the office there will be (1) office manager on site most of the day and (1) estimator, the estimator will be around the premise about half the time and the remainder out in the field. No vehicles will be parked on site overnight, all trucks are brought home with the employees. No materials will be stored outside of building.

Possible Tenant: Automotive Finish Solution

Automotive Finish Solution will have 1-3 employees. They are a car detailing company that will be cleaning, waxing and washing cars. There may at times be 1 or 2 cars parked outside overnight

Let me know if anything else is needed

Thank you,

Jeff DeBacco

Bluewater Plumbing Co.
W258S7655 Prairieside Ct.
Waukesha, WI 53189

Jeff@BluewaterPlumbingCo.com
C: 262-613-8880



Bluewater Plumbing Co.

From: Jones, Nikki <njones@newberlin.org>
Sent: Wednesday, September 7, 2022 2:06 PM
To: jdebacco@wi.rr.com
Cc: Krentz, Steve <skrentz@newberlin.org>; Wall, Kelly <kwall@newberlin.org>; Hogan, Kristen

FOR CONSTRUCTION

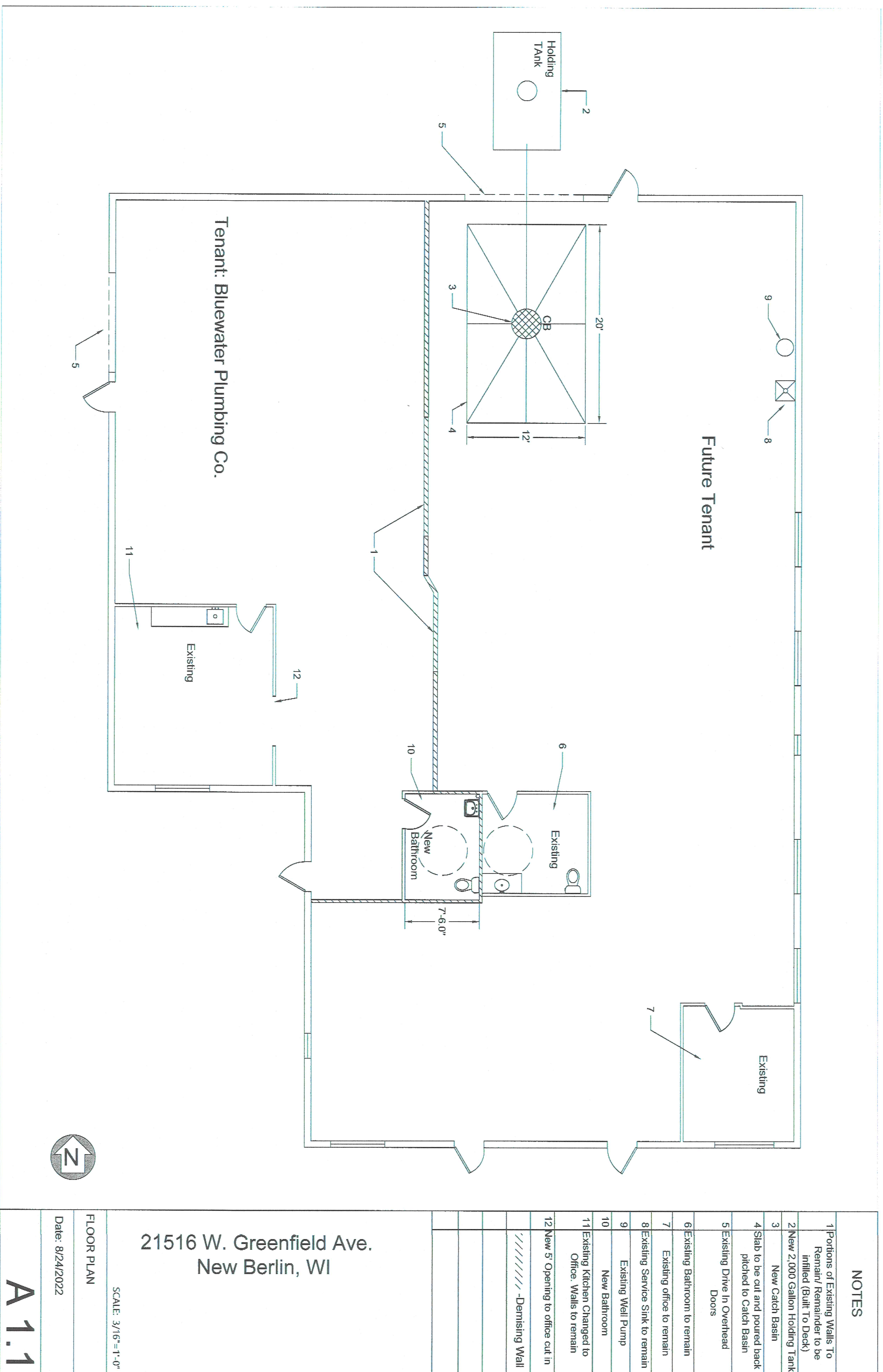
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VENTURE CONSTRUCTION GROUP

JEFF DEBACCO
21516 W. GREENFIELD AVE.
NEW BERLIN, WI 53146

REVISION	DATE
REV. 1	9.1.2022

DATE: 9.1.2022
DRAWN BY: --
FLOOR PLAN

1.1





**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, August 15, 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 # 849 1321 0605: to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

ITEM: (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)

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 6:03 PM.

Morgan Henn 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. There were none.

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 not have any questions or comments.

The Public Hearings adjourned at 6:13 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 stated that no comments were received via email.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:13 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

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

Excused: McGrath

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, Deputy Director of Community Development Nikki Jones, Principal Planner Kelly Wall. Principal Planner & Emergency Management Coordinator Morgan Henn, City Engineer Tammy Simonson, City Attorney Mark Blum, and City Clerk Rubina Medina.

APPROVAL OF MINUTES

ITEM: July 11, 2022 Plan Commission Meeting Minutes

MOTION: To approve the July 11, 2022 Plan Commission Meeting Minutes

VOTE: Motion by: Stribl
Second by: Biller
Motion Passed: 6-0

PLAN COMMISSION SECRETARY'S REPORT

No Report.

CONTINUED BUSINESS

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

ITEM: (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

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

Kelly Wall gave a brief presentation to the Commission.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Felda
Motion Passed: 6-0

ITEM: (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)

Nikki Jones gave a presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Rafel
Motion Passed: 6-0

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

Nikki Jones provided a brief presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Felda
Second by: Biller
Motion Approved: 6-0

ITEM: (4) NJ UA-2201555 Anna Fekete - 5335 S. Oakridge Drive - Use, Site and Architecture for an 8' fence.

Nikki Jones gave a brief presentation to the Plan Commission.

MOTION: Motion to deny.

VOTE: Motion by: Ament
Second by: Stribl
Motion Passed to deny 4-2

ITEM: (2) MH SG-2201504 Heritage Christian School - 3055 S. Glen Park Road - Sign Waiver Request.

Morgan Henn gave a brief presentation to the Plan Commission.

The Plan Commission discussed the Sign Wavier Request and City code.

MOTION: Motion to deny.

VOTE: Motion by: Ament
Second by: Stribl
Motion Passed to deny 5-1

ITEM: (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.

Nikki Jones gave a brief presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Rafel
Motion Approved 6-0

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

Nikki Jones provided a brief presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Felda
Motion passed 6-0.

PENDING

ITEM: (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

Motion by Rafel, Seconded by Felda to adjourn at 7:03 PM. Motion Passed 6-0.

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



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, October 3, 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 # 867 5023 6251: to join.

All votes were taken via a voice roll call vote.

PRIVILEGE OF THE FLOOR

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

Amy Zielinski spoke in favor of the sign application for Cleveland Pub & Grill.
Tom Pease spoke in favor of the sign application for Cleveland Pub & Grill.
Zach Meiger spoke in favor of the sign application for Cleveland Pub & Grill.
Ald. Hopkins spoke in favor of the sign application for Cleveland Pub & Grill.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:09 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

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

Excused: Stribl

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, Deputy Director of Community Development Nikki Jones, Principal Planner Kelly Wall. Principal Planner & Emergency Management Coordinator Morgan Henn, City Engineer Tammy Simonson, City Attorney Mark Blum, and City Clerk Rubina Medina.

APPROVAL OF MINUTES

ITEM: August 15, 2022 Plan Commission Meeting Minutes

No Minutes Available

PLAN COMMISSION SECRETARY'S REPORT

No Report.

CONTINUED BUSINESS

ITEM: (6) KW SG-2102512 Lance McTrusty with Bauer Sign and Lighting – 13823 W. National Avenue – Sign waiver request for Minuteman Press. (Tabled 1/10/2022 & Remained on the table 8/15/2022)

Motion by Felda to remove item from table.
Rafel Seconded. Motion approved 6-0.

MOTION: Motion to deny.

VOTE: Motion by: Ament
Second by: Felda
Motion Passed to deny 6-0.

ITEM: (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, Remained on the table 8/15/2022)

Motion by Anderson to remove item from table.
Biller Seconded. Motion approved 6-0.

Nikki Jones provided a presentation to the Plan Commission.

MOTION: Motion to approve.

VOTE: Motion by: Ament
Second by: Felda
Motion Passed 6-0.

NEW BUSINESS

ITEM: (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 HELD 8/15/2022)

Morgan Henn provided a brief presentation to the Plan Commission.

MOTION: Motion to Approve

VOTE: Motion by: Ament
Second by: Felda
Motion Passed 6-0.

ITEM: (1) KH SG-2202022 Reggie Peters with Lemberg Electric – 14000 W. Cleveland Avenue – Sign waiver requests for Cleveland Pub

Kristen Hogan provided a brief presentation to the Plan Commission. This is for a replacement monument sign. There are 3 waivers the applicant is requesting approval of and staff's recommendation is to deny all 3 waiver requests due to violation of City Code.

MOTION: Motion to deny.

VOTE: Motion by: Ament
Second by: Felda
Motion Passed to deny 5-1.

ITEM: (7) NJ LD-2201278 Josh Radomski, Director of Public Works, on behalf of City of New Berlin for New Berlin Centre Cemetery - 18001 W. National Avenue (Tax Key #: 1262-960)-1-Lot Certified Survey Map.

MOTION: Motion to approve.

VOTE: Motion by: Ament
Second by: Felda
Motion Passed 6-0.

PENDING

ITEM: (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

ITEM: 2023 Plan Commission Meeting Dates - Kelly Wall

ADJOURN

Motion by Felda to adjourn at 7:23 PM.
Seconded by Rafael. Motion Passed 6-0.

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

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Mellisa Hayes on behalf of Kyle Kloc and Natalie Anastas / CSM

LOCATION: 5920 S. Racine Avenue (Tax Key #: 1280-998)

REQUEST: 2-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	5/27/2022
Completeness Determination:	5/31/2022
90-Day time limit expires:	8/25/2022
Final Common Council Action (expected):	12/13/2022
60-Day Extension Expires:	10/24/2022
Additional 90-Day Extension Expires:	1/22/2023

D.R.C. RECOMMENDATION: Recommend to Common Council approval of the 2-Lot Certified Survey Map located at 5920 S. Racine Avenue (Tax Key #: 1280-998), 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. Applicant shall dedicate 33 feet to Waukesha County for right-of-way, as shown on the CSM.
3. 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.
4. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
5. Applicant and/or new property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.
6. 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.
7. Payment of the Public Site and Open Space fee of \$1,206.14 (1 lot x \$1,206.14/lot) is required prior to the City signing the CSM.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT
Meeting of November 14, 2022

Mellisa Hayes on behalf of Kyle Kloc and Natalie Anastas / 2-Lot Certified Survey Map
5920 S. Racine Avenue (Tax Key #: 1280-998)

DATE STAFF REPORT PREPARED: October 13, 2022

APPLICANT / OWNER(S): Mellisa Hayes / Kyle Kloc and Natalie Anastas

REQUEST / DESCRIPTION OF PROJECT: Approval of the 2-Lot Certified Survey Map located at 5920 S. Racine Avenue (Tax Key #: 1280-998)

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/27/2022

DATE OF COMPLETENESS DETERMINATION: 5/31/2022

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): Several phone calls

CONCEPTUAL PLAN: Yes, CSM is attached.

SIZE OF DEVELOPMENT / PARCEL(S): 2.31 acres (Prior to CSM approval)

CURRENT ZONING: R-3 (Suburban Single-Family Residential District)

CURRENT LAND USE: Single-Family Residential

PROPOSED ZONING: N/A

PROPOSED LAND USE: One new lot for a single-family residential home.

PROPOSED LOT SIZES: (After CSM is recorded)

Lot 1: 1.27 Acres – 55,276 SF

Lot 2: 0.75 Acres – 32,714 SF

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-3

Land Use: Single-Family Residential

South: Zoning: R-3

Land Use: Single-Family Residential

East: Zoning: R-3

Land Use: Single-Family Residential

West: Zoning: A-2

Land Use: Single-Family Residential / Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 19: Neighborhood I: National Avenue West

Planning Context / Vision / Development Policies:

Neighborhood I:

Vision:

- *The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development.*

Development Policies:

- Develop the area immediately west of Calhoun Road as a gateway into rural western New Berlin. Permit the development of this area for a mix of commercial and residential uses, but require that commercial use to be oriented to a rural theme.

Land Use

- Future Land Use Map: Suburban Residential

ZONING CODE (Chapter 275): Yes, this request is consistent with Section 275-33B(3) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING 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: No

Wetland On Property: No

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

NRCS Map Classification: N/A

Floodplain: No

Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: None identified.

PARK & OPEN SPACE PLAN: None identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Yes, applicant will provide an erosion control plan.

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

Environmental Impact: N/A

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, the system in place now serves the existing home on Lot #1. An additional system will be needed to serve Lot #2. Perc tests have been provided.

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

TRAFFIC IMPACT: A net increase of one lot will occur with the proposed land division. The ITE estimates the following for one single-family lot:

Weekday AM Peak – 0.77 trips per unit

Weekday PM Peak – 1.02 trips per unit

Weekend Peak – 0.93 trips per unit

SCHOOL DISTRICT IMPACT: 0.46 total estimated students

Elementary – 0.23 students (1 lot * 0.23 students)

Middle – 0.11 students (1 lot * 0.11 students)

High School – 0.12 students (1 lot * 0.12 students)

Notice Sent to Affected School District(s): No

PREVIOUS ACTION: N/A

CONSISTENCY WITH PREVIOUS ACTION:

1933 Existing home was built at 5920 S. Racine Avenue.

FINDINGS:

1. Applicant shall dedicate 33 feet to Waukesha County for right-of-way, as shown on the CSM.
2. The lots are zoned R-3, Suburban Single-Family Residential District. Under Section 275-33D, the minimum lot size is 20,000 square feet and the minimum lot width is 110 feet. The proposed lots meet these requirements.
3. Per an email from Karen Braun at Waukesha County, dated October 12, 2022:
 - a. The right of way adjacent to the subject property is 33 feet in width as measured from the section line. This right of way is based on the owner's legal description and the original centerline of Racine Avenue. The lands contain portions of the existing park and ride facility and remain highway easement under the jurisdiction of Waukesha County. The park and ride facilities do not encroach on the subject lands and are legally on county controlled right of way. If the owner decides to split this parcel, the Certified Survey Map should dedicate the 33 feet of right of way along the entire frontage of the property as requested by the City of New Berlin and Waukesha County.
 - b. Additionally, the property is only eligible for 1 access point to the public highway. This will require that any new lots use the existing driveway or utilize a shared access point. No additional driveways to CTH Y, Racine Avenue, can be granted under the County code.

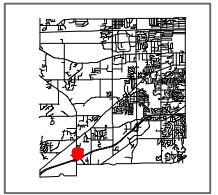
STAFF RECOMMENDATION:

Recommend to Common Council approval of the 2-Lot Certified Survey Map located at 5920 S. Racine Avenue (Tax Key #: 1280-998) subject to the application, plans on file and the following conditions: **See Executive Summary.**

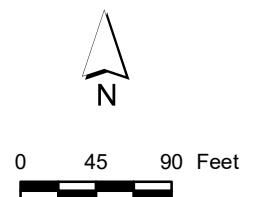
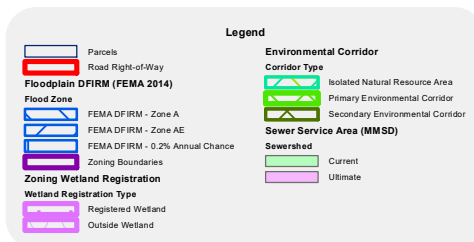
ATTACHMENTS:

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 PART OF THE NW. 1/4 OF THE SE. 1/4 OF SECTION 32, T.6N., R.20E., CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

ATLAS SURVEY

2826 SAINT ANDREWS COURT
WAUKESHA, WI 53188
(262) 901-5256

WWW.ATLASSURVEYWI.COM

SURVEYOR:

BRYCE KACZOR, PLS S-2803

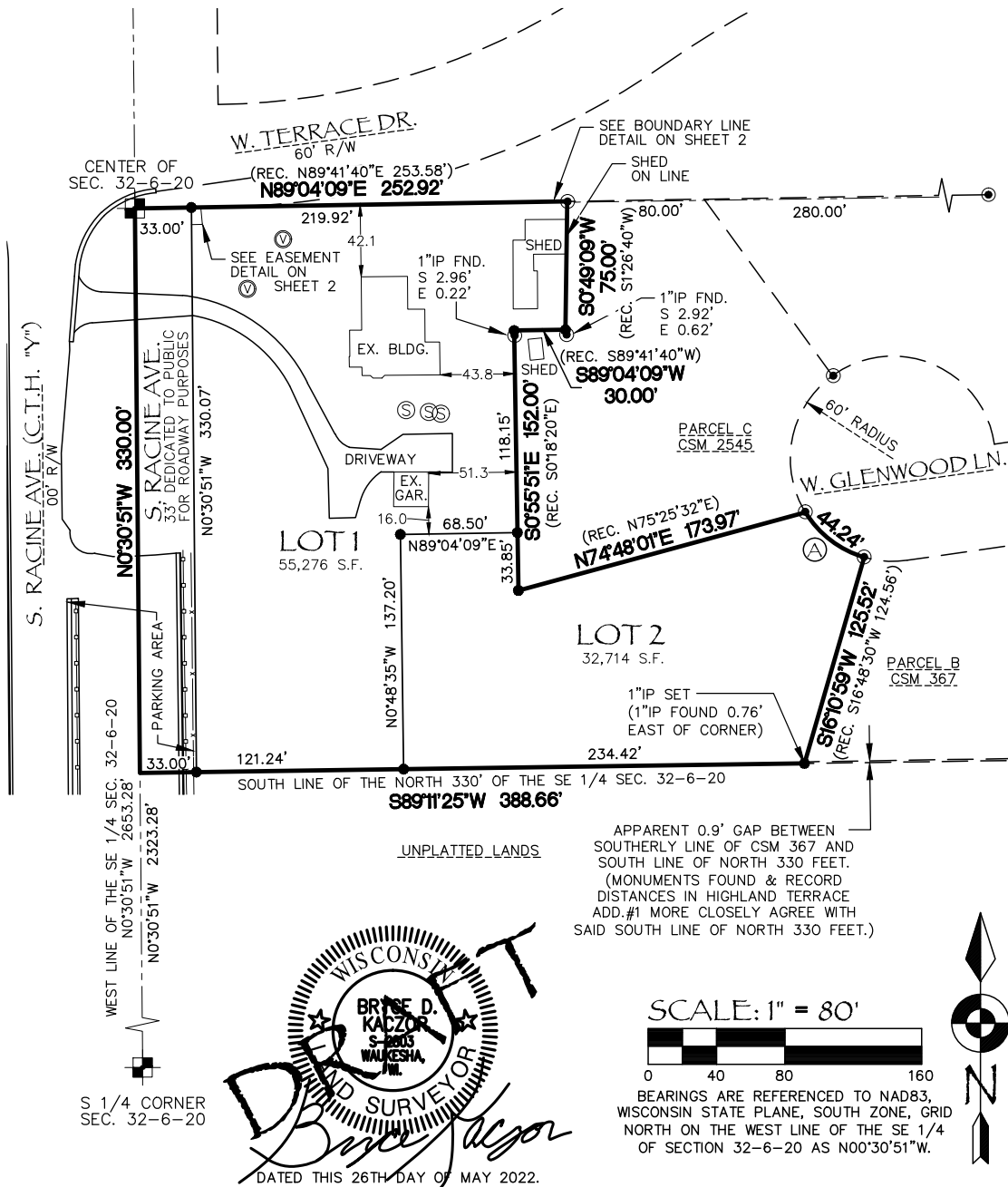
SURVEY FOR:

NATALIE ANASTAS & KYLE KLOC
5920 S. RACINE AVENUE
NEW BERLIN, WI 53146
(262) 000-0000

(A) LENGTH: 44.24'
"I" ANGLE: 42°14'38"
RADIUS: 60.00'
CHORD: 43.24'
BEARING: S52°41'42"W

LEGEND

- ⊕ - CONC. MON. W/ BRASS CAP FND.
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- Ⓢ - SEPTIC LID, CONCRETE
- Ⓥ - (3) SEPTIC VENTS

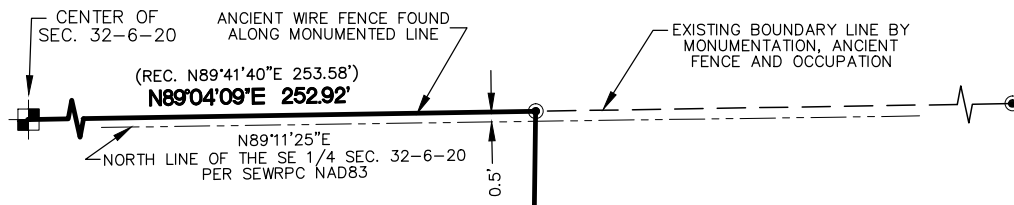


CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NW. 1/4 OF THE SE. 1/4 OF SECTION 32, T.6N., R.20E., CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

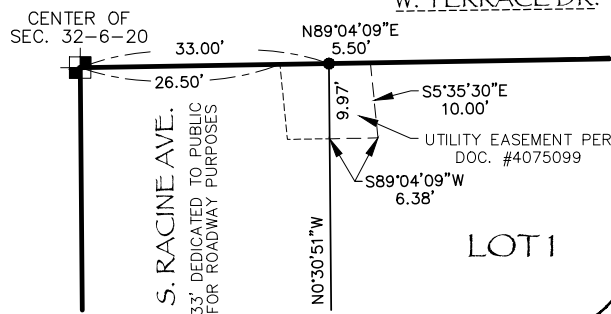
BOUNDARY LINE DETAIL:

NOT TO SCALE

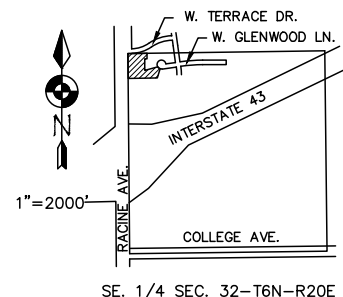


EASEMENT DETAIL:

NOT TO SCALE



LOCATION MAP



NOTES:

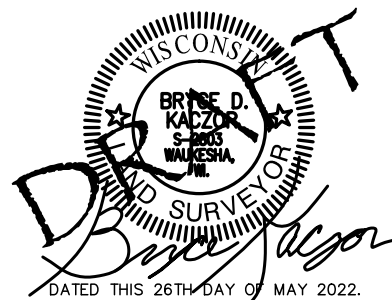
1. EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY., TITLE POLICY NO. 5011400-2221123E, DATED NOV. 15, 2018.

-UTILITY EASEMENT PER DOC.#705299 (NOT SHOWN, NO INFORMATION PROVIDED)

-UTILITY EASEMENT PER DOC.#4075099 (SHOWN)

2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.

3. THE FIELD WORK WAS COMPLETED ON MAY 2, 2022.



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NW. 1/4 OF THE SE. 1/4 OF SECTION 32, T.6N., R.20E., CITY OF NEW BERLIN,
WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part of the NW. 1/4 of the SE. 1/4 of section 32, T.6N., R.20E., City of New Berlin, Waukesha County, Wisconsin, more fully described as follows:

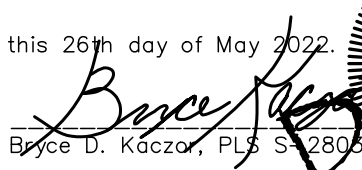
Commencing at the South 1/4 corner of said Section; thence N.0°30'51"W., along the West line of the SE 1/4 of said section, 2323.28 feet to the point of beginning; thence N.0°30'51"W., along the West line of the SE 1/4 of said section, 2323.28 feet to the Center of Section corner; thence N89°04'09"E, 252.92 feet to the northwest corner of Certified Survey Map #2545; thence S0°49'09"W, along a westerly line of said C.S.M., 75.00 feet; thence S89°04'09"W, along a northerly line of said C.S.M., 30.00 feet; thence S0°55'51"E, along a westerly line of said C.S.M., 152.00 feet; thence N74°48'01"E, along the southerly line of said C.S.M., 173.97 feet; thence 44.24 feet an arc of a curve to the left, and along Glenwood Avenue, with a radius of 60.00 feet whose chord bears S52°41'42"W, 43.24 feet; thence S16°10'59"W, along a westerly line of said Certified Survey Map #367, 125.52 feet; thence S89°11'25"W, along a line 330 feet southerly of the North line of the SE 1/4 of said Section, 388.66 feet to the point of beginning. Said lands containing 98,881 S.q. Ft. (2.27 Acres).

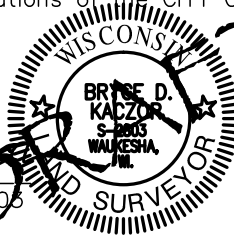
That I have made such survey, land division and Certified Survey Map by the direction of NATALIE ANASTAS & KYLE KLOC, owners of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the CITY OF NEW BERLIN in surveying, dividing and mapping the same.

Dated this 26th day of May 2022.


Bryce D. Kaczor, PLS S-2805



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NW. 1/4 OF THE SE. 1/4 OF SECTION 32, T.6N., R.20E., CITY OF NEW BERLIN,
WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: 1) CITY OF NEW BERLIN

WITNESS the hand and seal of said owners this _____ day of _____.

In Presence of:

NATALIE ANASTAS

KYLE KLOC

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the
above named _____ and _____ to me known to be the same persons who executed the
foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws
of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying,
dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent
to the above certificate of NATALIE ANASTAS & KYLE KLOC, Owners.

IN WITNESS WHEREOF, said _____ has caused these
presents to be signed by _____, its _____, and countersigned by
_____, its _____ at
_____, Wisconsin, and its corporate seal to be hereunto affixed this
_____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____,
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 Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NW. 1/4 OF THE SE. 1/4 OF SECTION 32, T.6N., R.20E., CITY OF NEW BERLIN,
WAUKESHA COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of New Berlin, NATALIE ANASTAS & KYLE KLOC, owners, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
David Ament, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of New Berlin.

Date: _____ Signed _____
Rubina Medina, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

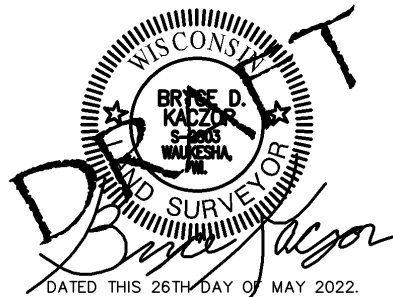
APPROVED, that the Certified Survey Map, in the City of New Berlin, NATALIE ANASTAS & KYLE KLOC, owners, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
David Ament, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the City of New Berlin.

Date: _____ Signed _____
Nikki Jones, Secretary



STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Dave Herbeck with Oshkosh AAP, LLC / 2-Lot Certified Survey Map

LOCATION: 15300 W National Ave. (Tax Key # 1207.997.002)

REQUEST: Approval of a 2-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	9/30/2022
Completeness Determination:	10/5/2022
90-day time limit expires:	1/3/2023
60-day extension requested thru:	3/4/2022
Final Common Council Action:	TBD

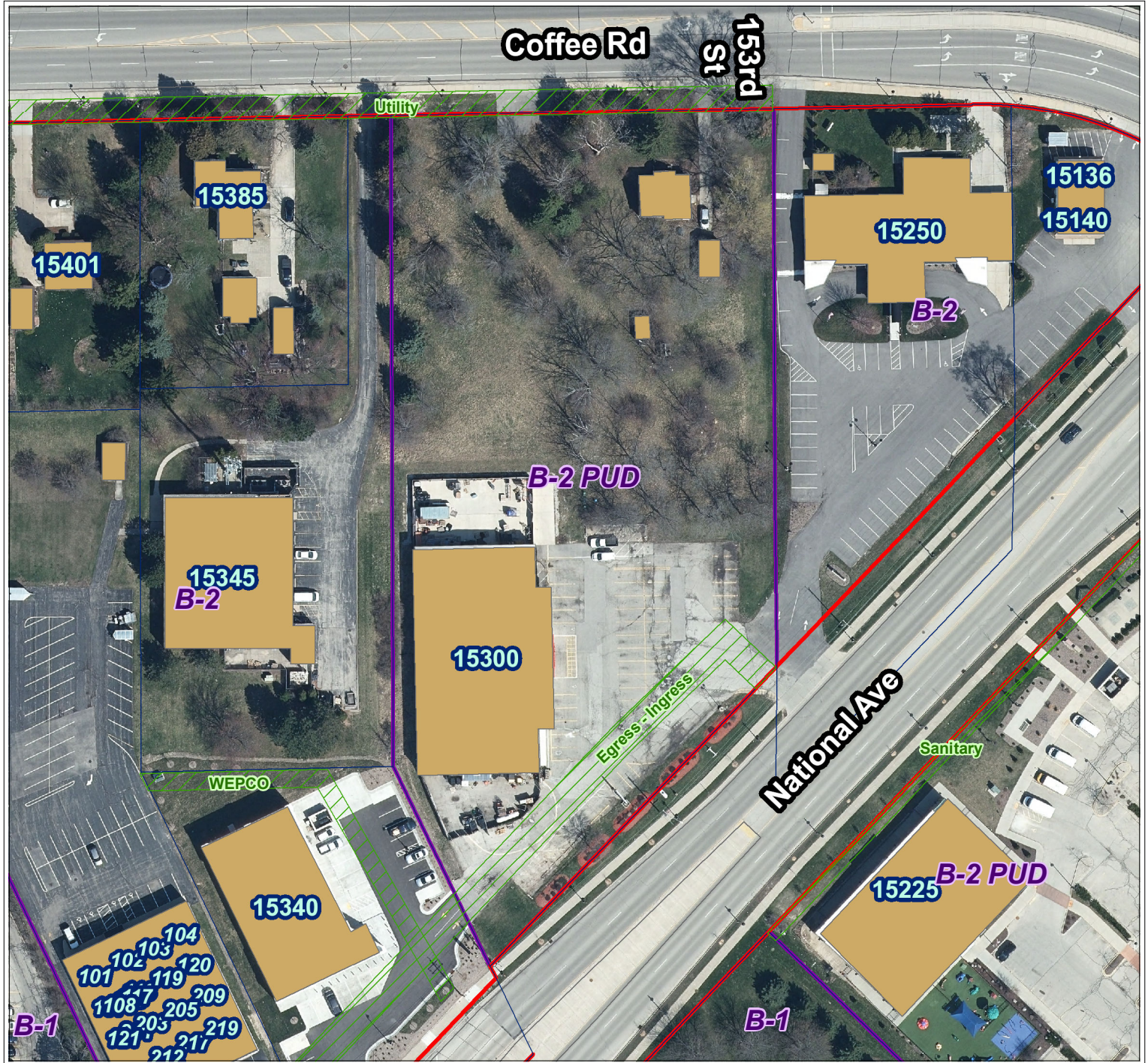
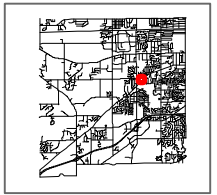
D.R.C. RECOMMENDATION: Recommend tabling the 2-Lot Certified Survey Map for the property located at 15300 W National Ave., subject to the application, plans on file and the following reason:

1. Additional information was requested from the applicant.

LD-2202321

 SilverStar Car Wash

 15300 W. National Ave.



City of New Berlin

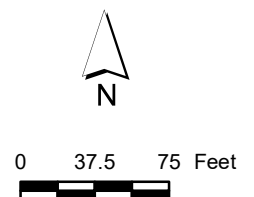
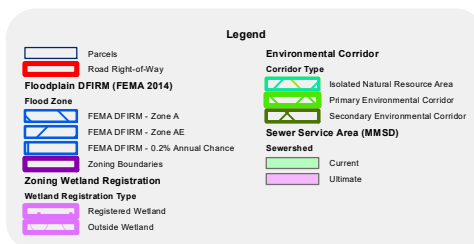
 Department of Community Development

 3805 S Casper Dr.

 New Berlin WI 53151

 (262) 797-2445

www.newberlin.org



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STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ryan Janssen, Ryan's Buying LLC / Autumn Trace 22-Lot Conservation Subdivision

LOCATION: 4908 S. Calhoun Road (Tax Key #: 1258.999)

REQUEST: Voluntary sketch plan discussion and information for the site visit (October 27, 2022).

D.R.C. RECOMMENDATION: NO RECOMMENDATION, for discussion purposes only.

DETAILS IN ATTACHED STAFF REPORT:

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

Meetings of November 14, 2022 & October 27, 2022 (site visit)

Ryan Janssen, Ryan's Buying LLC / Autumn Trace 22-Lot Conservation Subdivision
4908 S. Calhoun Road (Tax Key #: 1258.999)

DATE STAFF REPORT PREPARED: October 5, 2022

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

REQUEST / DESCRIPTION OF PROJECT: The applicant requested a voluntary sketch plan site visit and discussion. This site walk took place on October 27, 2022. The proposal is for a 22-lot conservation subdivision on 88.57 acres at 4908 S. Calhoun Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/30/22

DATE OF COMPLETENESS DETERMINATION: 10/3/22

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): 8/25/22 Plan Commission Site Visit(s): 10/27/22)

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 88.57 acres

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

CURRENT LAND USE: Single family home and farmland

PROPOSED ZONING: R-1/R-2, C-1 and C-2 (See File #'s: RZ-2202324 and WD-2202499)

PROPOSED LAND USE: Single-family residential conservation subdivision

PROPOSED LOT SIZES: 22 Lots

Lot 1 (existing home) ~2.5 acres
Lots 2-10 & 12-22 ~0.75 acres
Lot 11 ~10 acres

PROPOSED DENSITY: 88.57 total acres / 22 lots = 1 lot per 4.026 acres.

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

ADJACENT ZONING AND LAND USE:

North: Zoning: R-3, R-4, R-5, I-1, C-1 & C-2	Land Use: Residential, Church
South: Zoning: R-4	Land Use: Residential
East: Zoning: O-2 & C-2	Land Use: Agriculture, Residential
West: Zoning: A-2, R-1/R-2 & I-1	Land Use: Agriculture, Residential, Church

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- Future Land Use Map: Country Residential

Chapter 19: Neighborhood I: National Avenue West:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- Future Land Use Map: Country Residential

ZONING CODE (Chapter 275): The lots will need to meet the requirements in Section 275-33B(1). Since this is a conceptual plan, a detailed review of all the lot standards has not been completed. This is done at the time of preliminary plat when more detailed plans are required.

DEVELOPMENT CODE (CHAPTER 235): Yes, in compliance with Section 235-15, which recommends submittal of an application for a Voluntary Sketch Plan.

REZONING REQUIRED: Yes, a rezoning application has been submitted (See File #: RZ-2202324)

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Not for the Voluntary Sketch Plan. A public hearing will be required for the rezoning application.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see sketch plan

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes, see File #: WD-2202499

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes, Zone AE

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

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

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

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

Wildlife Habitat Protection: N/A

Wildlife Management Plan: An Endangered Resources review will be completed on the property prior to the preliminary plat being submitted.

ENVIRONMENTAL IMPACT: A wetland registration application has been submitted. See File #: WD-2202499

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A stormwater management plan will be required at the time of submittal for the preliminary plat.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes, perc tests will be required at the time of preliminary plat.

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

TRAFFIC IMPACT: TIA will not be required at the time of preliminary plat.

SCHOOL DISTRICT IMPACT: 12.98 total estimated students

Elementary – 6.82 students (22 lots * 0.31 students)

Middle – 3.08 students (22 lots * 0.14 students)

High School – 3.08 students (22 lots * 0.14 students)

Notice Sent to Affected School District(s): Will be sent upon submittal of application for preliminary plat.

PREVIOUS ACTION: None

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. The applicant is proposing a 22 lot conservation subdivision on 88.57 platted acres. 67% of the site (59.22 acres) will remain in permanent Conservation Area.
2. The site visit was held with the Plan Commission and general public on October 27, 2022. Section 235-

15 of the City of New Berlin Subdivision Code allows the owner to voluntarily invite the Plan Commission, Department of Community Development staff, members of the Common Council and abutting neighbors to visit the site prior to the filing of a preliminary plat. This allows attendees the opportunity to see the area of the proposed subdivision in person, ask any questions they may have and visualize the proposal first hand.

3. A wetland registration application has been submitted (See File #: WD-2202499). An endangered resources review of the subject property will be required prior to submittal of the preliminary plat.
4. Per Section 235-41, Conservation Design Review Guidelines, the design of conservation areas in any conservation subdivision shall incorporate the following resources if they occur on the tract (listed in order of significance):
 - a. Stream channels, floodplains, wet soils, swales, springs, vernal pools, and other lowland areas. Adjacent buffer areas of at least 75 feet from structures, streets, and other major improvements are strongly encouraged. However, alongside navigable bodies of water, there shall be a minimum seventy-five-foot setback for structures and roads to ensure the protection of these sensitive natural features.
 - b. Areas where precipitation is most likely to recharge local groundwater resources because of topographic and soil conditions affording high rates of infiltration and percolation.
 - c. Significant natural areas of species listed as endangered, threatened, or of special concern, such as those listed in the DNR's "The Wisconsin Natural Heritage Working List."
 - d. Moderate to steep slopes, particularly those adjoining watercourses and ponds, where disturbance and resulting soil erosion and sedimentation could be detrimental to water quality.
 - e. Healthy woodlands, particularly those performing important ecological functions such as soil stabilization and protection of streams, wetlands and wildlife habitats.
 - f. Hedgerows, groups of trees, large individual trees of botanic significance, and other vegetational features representing the site's rural past.
 - g. Historic structures and sites such as buildings older than 100 years, stone walls, cellar holes, abandoned public roads, family cemeteries, etc.
 - h. Visually prominent topographic features such as knolls, hilltops and ridges, and scenic viewsheds as seen from public roads (particularly those with historic features).
 - i. Existing trails connecting the tract to other locations in the City.
 - j. Class I, II, and III agricultural soils, as defined by the USDA Natural Resource Conservation Service.
5. The maximum number of lots allowed following the Yield Plan Approach is 22 lots, per 275-33G of the Zoning Code. A Large Tract Density Bonus may be applied, per 275-33I(2) of the Zoning Code, "*Larger tracts. A density bonus may be granted by the Common Council for conservation subdivision applications involving tracts greater than 50 acres in area at the following rate: one additional dwelling unit for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District and one additional dwelling unit for every 20 acres of total tract acreage above 50 acres in the R-2E District.*":
 - a. 17.70 lots (88.5 ac. / 5 ac. min lot size)
 - b. + 3.85 lots Large Tract Density Bonus (88.5 ac. - 50 ac. = 38.5 ac. / 10 ac.)
 - c. 21.55 lots Maximum # of possible lots (round up to 22 lots)
6. The property, which is located outside of the current MMSD Sewer Service Area, will require private on-site waste treatments sites (POWTS) for each lot that is created that will meet Waukesha County requirements. Perc. tests will be required at the time of preliminary plat.
7. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources

(WDNR) will also be required.

8. There will be woodland restoration work to enhance the quality of the woods. Little to no tree cutting will occur on site.
9. The silo on Lot #1 shall remain.
10. A conservation easement will be used on the proposed 10-acre parcel and outlots, per Section 275-33D(12) of the Zoning Code.
11. Per Zoning Code Section 275-41B(4) (a): "The conservation area that is required to be reserved and created through the subdivision process shall be subject to permanent conservation easements prohibiting future development and defining the range of permitted activities." Please refer to Zoning Code Section 275-41B(3) for regulations pertaining to the open space/conservation areas.
12. For conservation subdivisions in the R-1/R-2 District, the minimum lot width at the base setback line is 110 feet. The minimum street frontage is 60 feet. For side car entry garages, the minimum lot width shall be 130 feet.
13. Section 275-33H states the following regarding additional setbacks for conservation subdivisions:

"(2) All new dwellings shall meet the following additional setback requirements:

 - (a) From all road rights-of-way bordering the perimeter of the plat: 100 feet.*
 - (b) From all other tract boundaries: 50 feet.*
 - (c) From cropland or pasture land: 100 feet.*
 - (d) From buildings or barnyards housing livestock: 300 feet.*
 - (e) From active recreation areas such as courts or play fields (not including tot-lots): 150 feet."*
14. Per Section 275-33F(3) of the Zoning Code, an additional access point will be required: *"New intersections with existing public roads shall be minimized. Although two separate accessways into and out of subdivisions containing more than 25 dwellings are generally required for safety, proposals for more than two entrances onto public roads shall be discouraged if they would unnecessarily disrupt traffic flow. Any individual cul-de-sac (public or private) within the residential development shall have no more than 15 units that have exclusive frontage along said cul-de-sac. A public cul-de-sac shall serve at least a minimum of five units that have exclusive frontage along the cul-de-sac."* 22 lots are proposed for this conservation subdivision.
 - a. Applicant is proposing a boulevard entrance to allow for 2-way emergency traffic on either side of the boulevard, spanning the first 6 lots of the subdivision closest to Calhoun Road. The remaining 15 lots would have exclusive entrance off the cul-de-sac, per the above referenced code section.
 - b. The entrance is located as far south on the property as the site allows for safer exit and entry onto Calhoun Road at the base of the hill.
15. Right-of-Way widths shall be a minimum of 66 feet for public streets.
16. Cross-sections and plan & profile sheets are required for all roadways.
17. A (private / WE-Energies) streetlight is optional at the access point at Calhoun Rd. Poles shall be located on private property. Luminaire wattage shall be 100 to 250 watts (100W typical).
18. 60-foot vision triangles are required at entrance.
19. Plans shall accommodate 28-foot wide pavement with 3-foot shoulders for a rural cross section or 24-foot pavement with curb and gutter. 3-foot wide shoulder constructed with crushed stone.
20. Pavement at entrance of boulevard shall be 24' feet wide.
21. Only one driveway is allowed per parcel.

22. Minimum median width is 8 feet back of curb to back of curb.
23. Provide detail about use of open space. Will farming continue, etc.
24. Per the Subdivision Code §235-23 B(1), Provide an integrated system of lots, streets, pedestrian trails, and infrastructure. Any planned trail shall be identified on the plat and installed with the initial subdivision infrastructure.
25. Plans shall show any required public easements.
26. Construction site erosion control shall meet the requirements of Zoning Code Section 275-55.2.
27. WDNR NOI required.
28. The proposed development is within the Ultimate Sewer Service Area, MMSD Chapter 13 applies, including funding letter.
29. A storm water management plan shall be submitted according to Zoning Code Section 275-55.1. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.
30. A grading recertification is required per DH Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.
31. Be sure to direct flow around property to the south, existing private property drainage issues in that area.
32. Development shall not block off-site drainage.
33. Future residential subdivision shall require installation of fire protection cistern(s) depending on number of lots per 235-32 Emergency Water Cisterns.
34. Remove the island in the cul-du-sac to aid the snowplow in snow removal.
35. The islands in the boulevard section are part of the outlot and shall be maintained by the HOA.
36. Consider a Future Road Reservation or stub road connection to the open space to the south.
37. Consider including a mowed path around lots 2-6 and 18-22 as well.
38. Define maintenance of the mowed paths by the HOA.
39. Acceleration/Deceleration lanes and a bypass lane are required. Regarding the bypass lane, there is a bioswale on the west side of Calhoun Road that would be disturbed with this improvement. Extend a solid pipe through this area to connect between the bioswale underdrains. Account for the stormwater management lost by eliminating this capacity within the subdivision Stormwater Management Plan.

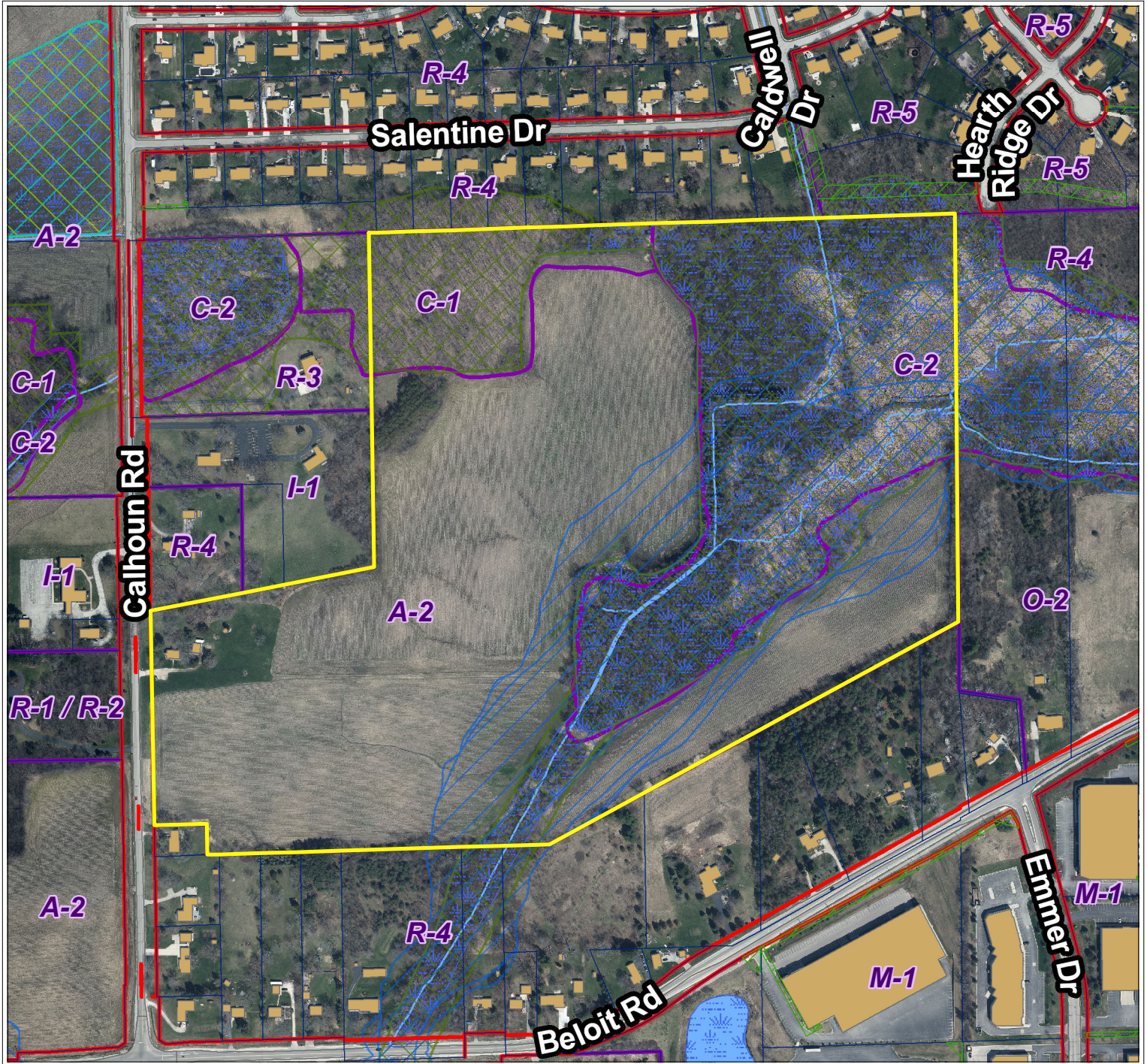
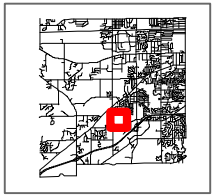
STAFF RECOMMENDATION:

NO RECOMMENDATION, for discussion purposes only.

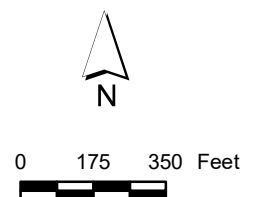
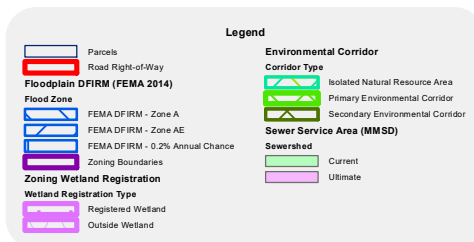
ATTACHMENTS:

Location Map
Applicant Letter
Sketch Plan
Site Walk Photos

SP-2202325 Autumn Trace Subdivision Concept 4908 S. Calhoun Road



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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We are pleased to present to The City of New Berlin our plans for Autumn Trace, a new 22 lot residential development located at 4908 S Calhoun Rd. The land is currently zoned A-2, C-1 and C-2 however, our plan for the lands is consistent with the City's Master Plan which designates the area Country Residential with an R-1/R-2 zoning. The areas zoned for conservation will remain but simply have the conservation boundary professionally defined. Our clustered lot's range in size from 33000 sq ft to 10 acres and are surrounded by 54 acres of beautiful, wooded conservation area. Our design is consistent with the city zoning ordinances and will not impede the ability for police, fire and public works departments to service the area. The subdivision will be served by private septic and well systems as these city services are not available in this area. Gas, electric and high-speed internet will be available to the subdivision. Given the proximity of the subdivision to the expressway and retail conveniences we anticipate these building lots to be highly sought after.

Autumn Trace will be an exceptional addition to an exceptional community!!!

Thank You for your consideration.

Ryan Janssen

ADJUSTED TRACT ACREAGE

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

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

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

DENSITY CALCULATION

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

PROPOSED ZONING

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

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

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

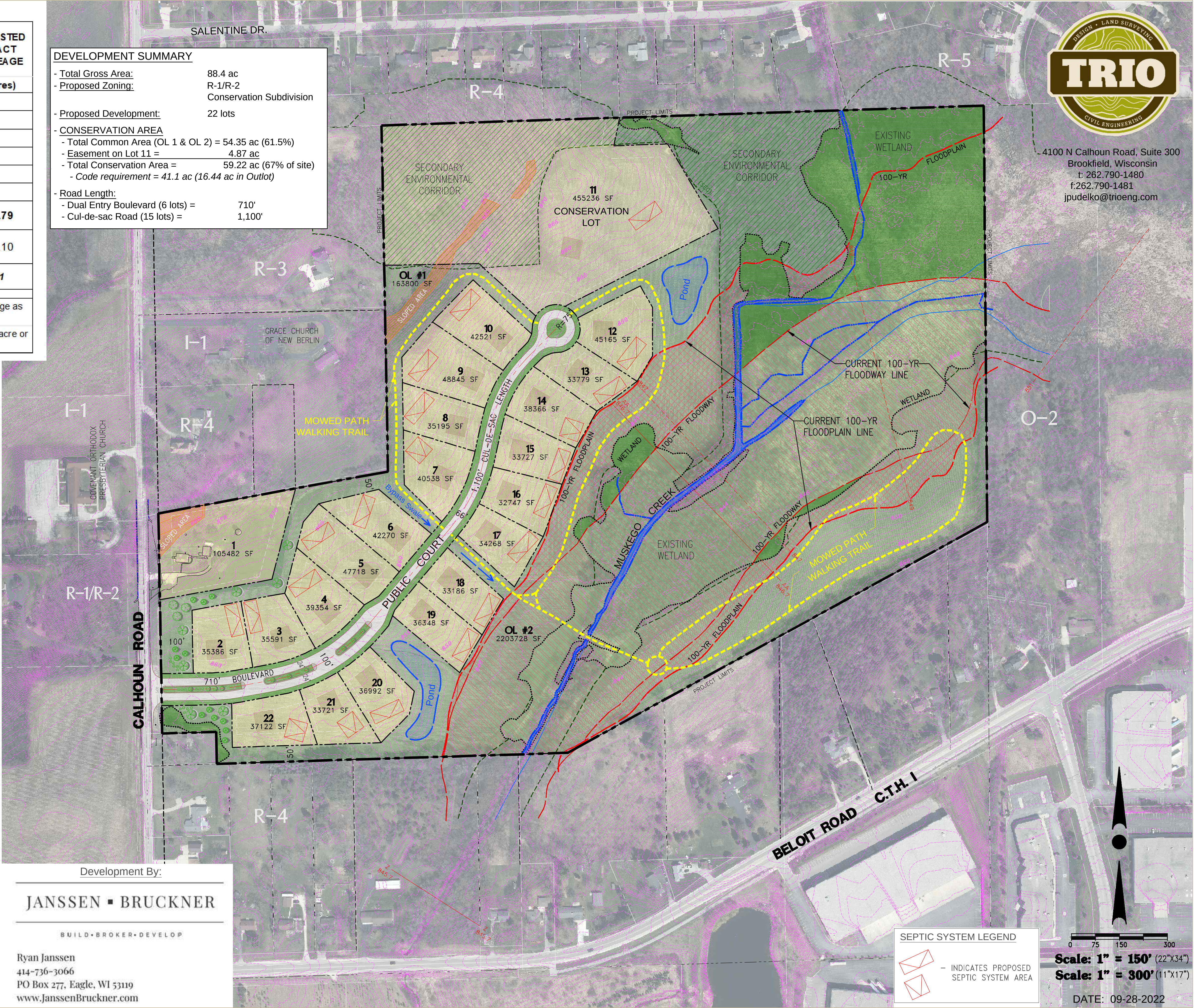
ADDITIONAL DESIGN STANDARDS per 275-33						
- Conservation Area Buffer: Existing Road = 100'; Exterior Boundary = 50'						
- Conservation Area:						
- Includes Secondary Environmental Corridor, Floodplain and Wetland						
- No less than 30% of adjusted tract acreage shall be for common use						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

PROPOSED SITE PLAN

Autumn Trace Conservation Subdivision

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

DEVELOPMENT SUMMARY	
- Total Gross Area:	88.4 ac
- Proposed Zoning:	R-1/R-2 Conservation Subdivision
- Proposed Development:	22 lots
- CONSERVATION AREA	
- Total Common Area (OL 1 & OL 2) =	54.35 ac (61.5%)
- Easement on Lot 11 =	4.87 ac
- Total Conservation Area =	59.22 ac (67% of site)
- Code requirement =	41.1 ac (16.44 ac in Outlot)
- Road Length:	
- Dual Entry Boulevard (6 lots) =	710'
- Cul-de-sac Road (15 lots) =	1,100'











STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ayres Associates / Design for Malone Park

LOCATION: 16400 Al Stigler Pkwy

REQUEST: Use, Site and Architecture approval for Malone Park structure and trail replacement, located at 16400 Al Stigler Pkwy

D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture for Malone Park structure and trail replacement, located at 16400 Al Stigler Pkwy, subject to the application, plans on file and the following conditions of approval:

1. Planning:

- a. The design is consistent with the Park and Open Space Plan, which is an element of the City's Comprehensive Plan, while also addressing the deficiencies outlined in the ADA (Americans with Disabilities Act) Study and the individual park demands.
- b. The proposed park design complies with all current CPSC (Consumer Product Safety Commission), ASTM (American Society for Testing and Materials) and ADA (Americans with Disabilities Act) standards and address all issues outlined in the ADA (Americans with Disabilities Act) Study:
 - i. New shelters and a paved trail system to connect all park amenities.
- c. Per Zoning Code Section 275-17B(9)(k), accessory buildings in non-single-family residential zoning districts may be approved administratively if they are less than 2,500 square feet. Accessory buildings in non-single-family residential zoning districts that exceed 2,500 square feet shall require Plan Commission review and approval.
- d. Per Zoning Code Section 275-17B(9)(e), minor architectural modifications (as determined by the Director) may be approved administratively. The exterior of the building shall match the exterior of new structures within the City of New Berlin Park System.
- e. The plan includes the construction of three new structures, two new basketball courts, conversion of two existing basketball courts to six pickleball courts, and replacement trails.
 - i. Building #1: Concessions Building (Sheet A102) – 58'0" x 58'0" = 3,364 SF
 1. Accessible year round
 - ii. Building #2: Restrooms Pavilion (Sheet A101) - 26'10" x 47'0" = 1,261 SF
 1. Seasonal
 - iii. Building #3: Shelter (Sheet A103) - 24'8" x 22'0" = 543 SF
- f. Sheet A101: Detail 3 shall say south exterior elevation.

- g. Sheet A102: Detail 1 shall say Concessions Building.
- h. Sheet A201: Detail 1 shall say Concessions Building.
- i. Sheet A202: Detail 1 shall say Concessions Building.

2. Building Inspection:

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).
- b. The State of Wisconsin Commerce review can be done locally as per (Comm.361.60) if under cubic foot rule per Wi stat 101.12(3) (b) and (g).
- c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division. The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).
- d. Plumbing: State review is required for over 16 fixtures - new and/or replacements.

3. Storm Water:

- a. Provide calculation of total disturbance and increased impervious. Will determine applicable storm water requirements based on these calculations.
- b. WDNR NOI may be required.
- c. MMSD Chapter 13 checklist and funding letter may be required.
- d. SWMP Maintenance Agreement may be required; City of New Berlin boilerplate agreement is available online.

4. Fire Department:

- a. Maintain fire sprinkler coverage throughout.
- b. Provide fire extinguishers every 75' of travel.
- c. Maintain egress/emergency lighting throughout.
- d. Building shall be fully sprinklered per local fire prevention municipal code Chapter 124-11A.(2). Assembly halls required throughout.
- e. Capacity signage shall be posted for occupant load. If occupant load exceeds 150 persons building shall be provided with a manual fire alarm system.
- f. Smaller bathroom located near playground no requirements other than one fire extinguisher required.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of November 14, 2022

Ayres Associates / Design for Malone Park
16400 Al Stigler Pkwy

DATE STAFF REPORT CREATED: September 26, 2022

APPLICANT / OWNER(S): Ayres Associates / City of New Berlin

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for Malone Park structure and trail replacement, located at 16400 Al Stigler Pkwy

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 3/14/22, 4/27/22, 5/10/22, 8/23/22, 10/3/22, 10/10/22, as well as numerous phone calls and emails exchanged.

Site Visit(s): 4/4/22, 10/21/22

SIZE OF DEVELOPMENT / PARCEL(S): 90 acres

CURRENT ZONING: P-1, C-1

CURRENT LAND USE: Park

PROPOSED LOT SIZE: N/A

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: P-1, I-1

Land Use: Park, Institutional

South: Zoning: Rd-1 PUD, B-2, I-1

Land Use: Residential, Commercial, Institutional

East: Zoning: P-1, I-1

Land Use: Park, Institutional

West: Zoning: B-2

Land Use: Commercial

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

COMPREHENSIVE PLAN (Chapter 15: Neighborhood E: National Avenue East Corridor): Yes, the design meets the intent of this Chapter. **Planning Context / Vision / Development Policies:**

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Utilities should be relocated or placed underground whenever feasible to de-emphasize their visual prominence. Public streetscape improvements should be coordinated with private landscaping and site design.*

Development Policies:

- *Create flexible but predictable compatibility standards for new construction and redevelopment related to site planning, building design and materials, landscaping (including maintenance provisions), access, signage, and other features creating potential land use impacts. Emphasize building and parking orientation, with more uniform setbacks and at least some parking encouraged on the side or to the rear of buildings.*
- *Continue public investment in streetscape improvements, including landscaping, street lighting, sidepaths and bike trails.*

Land Use

- *Future Land Use Map: Park*

ZONING CODE (Chapter 275): Yes, meets the requirements of Section 275-36B(2) of the Zoning Code.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Per Zoning Code Section 275-17B(9)(e), minor architectural modifications (as determined by the Director) may be approved administratively. The exterior of the building shall match the exterior of new structures within the City of New Berlin Park System.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes, not located near areas of disturbance.

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the northwest.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: Chapter 7 identifies replacement park shelters, accessible routes and pickleball courts in Malone Park.

Deficiencies with the park structures will be addressed as part of this project.

Deficiencies with the trails will be addressed as part of this project.

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.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewer Shed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: No increase.

TRAFFIC IMPACT: No impact.

PREVIOUS ACTION:

6/15/1998 Plan Commission approval of replacement shelter and restroom.

2/7/2022 Plan Commission approval of the Design Contract.

2/8/2022 Common Council approval of the Design Contract.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The design is consistent with the Park and Open Space Plan, which is an element of the City's Comprehensive Plan, while also addressing the deficiencies outlined in the ADA (Americans with Disabilities Act) Study and individual park demands.
 - a. The construction of these restrooms facilities date back to the 1970's. The Parks Department continues to perform routine maintenance on these buildings, and in the mid 1990's completed Americans with Disabilities Act (ADA) upgrades to meet required accessibility standards. By doing so, the size of the restrooms were reduced as well as functionality for park users, especially larger picnic rental groups. The proposed upgrades will reduce the long term maintenance costs, add more functionality for park users, address remaining ADA items, add more storage capacity and make the restrooms more convenient and accessible to our park patrons.
 - b. A detailed list of these deficiencies can also be found in the 2022 CIP request for this project. The proposed design addresses each of these deficiencies and brings the park into compliance.
2. The proposed park designs comply with all current CPSC (Consumer Product Safety Commission), ASTM (American Society for Testing and Materials) and ADA (Americans with Disabilities Act) standards:
 - a. New shelters and a paved trail system to connect all parks amenities.
3. The Department of Community Development's goal is to guide in the acquisition, dedication, preservation, and development of lands for public park and recreational activities. By developing short-term and long-term goals, the City can identify and accommodate necessary changes to the parks, open space and outdoor recreational needs for the residents of New Berlin.
4. The duties of the Department of Community Development as they relate to park planning and design include:
 - a. Maintain an inventory and analyze the needs of the community by updating the City's Park and Open Space Plan, at a minimum every five years, and incorporate into the City's overall Comprehensive Plan.
 - b. Guide in the acquisition, dedication, preservation, and development of lands for public parks, facilities, and grounds in conjunction with the Plan Commission.

- c. Coordinate the planning, engineering, design, development, and coordination of contracts, with consultation from the Plan Commission, CDA and/or other appropriate boards and commissions, for all existing and proposed public parks, facilities and grounds in accordance with Common Council approvals as part of a CIP budget and/or plan.
- d. Provide linkages between parks, open spaces, and public destinations.

D.R.C. RECOMMENDATION:

Approval of the Use, Site and Architecture for Malone Park structure and trail replacement, located at 16400 Al Stigler Pkwy, subject to the application, plans on file and the following conditions of approval:
See Executive Summary.

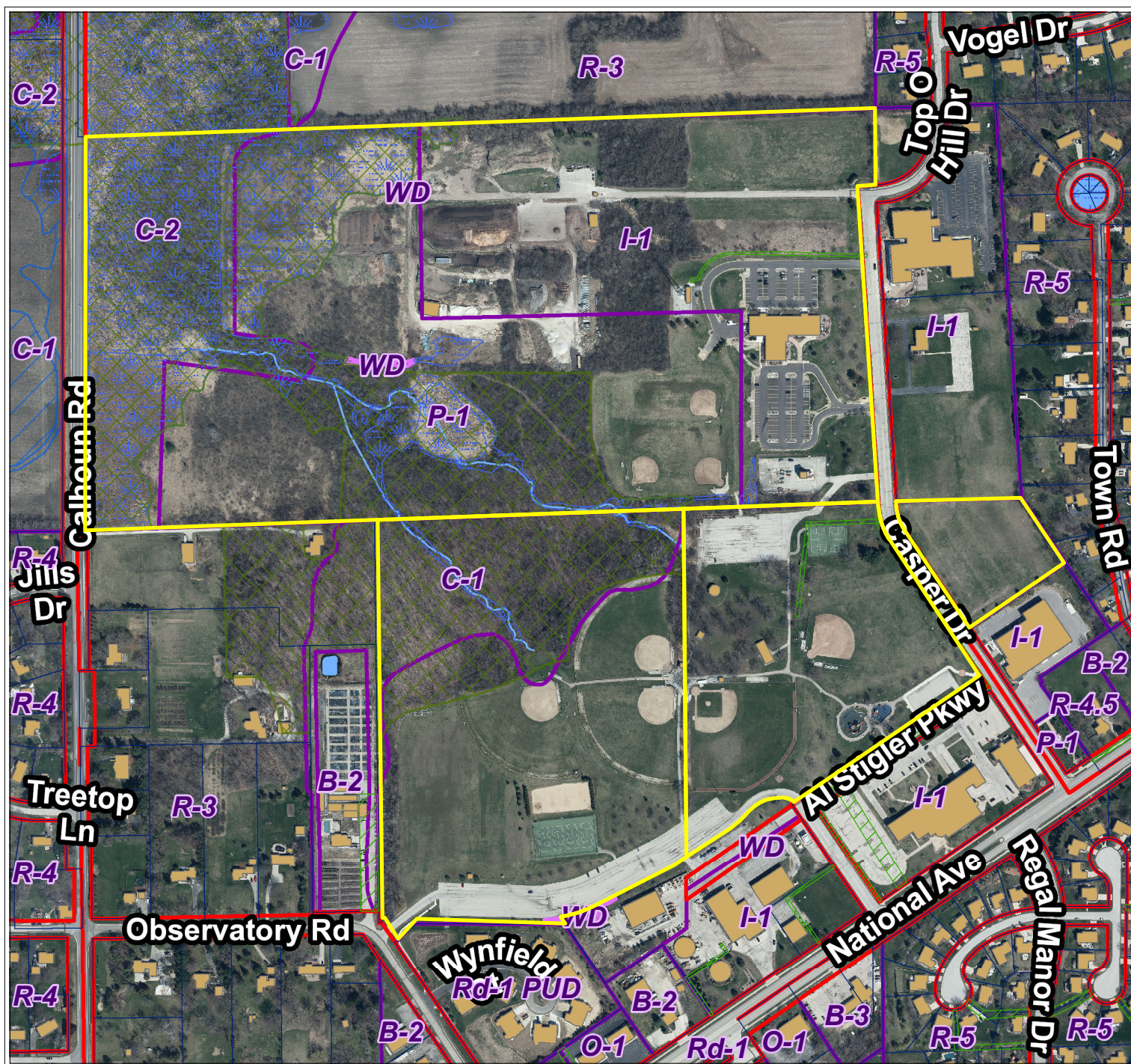
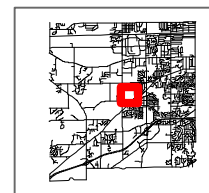
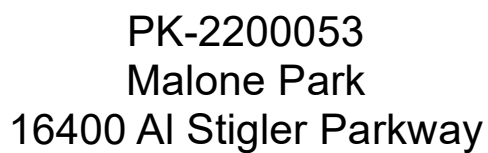
ATTACHMENTS:

Location Map

Civil and Architectural Plans – 80%

**The consultant submitted 95% plans to the City on 11/3/22 to address the review comments sent on 10/3/22 (attached). The 95% plans should address most of these review comments. Staff will continue to coordinate with the consultant to finalize the plans.*

10/3/22 Review Comments – 80% Plans



Legend

- Parcels
- Red Road Right-of-Way
- Floodplain DFIRM (FEMA 2014)**
 - Flood Zone**
 - FEMA DFIRM - Zone A
 - FEMA DFIRM - Zone AE
 - FEMA DFIRM - 0.2% Annual Chance
 - Zoning Boundaries
 - Zoning Wetland Registration**
 - Wetland Registration Type**
 - Registered Wetland
 - Outside Wetland
- Environmental Corridor**
 - Corridor Type**
 - Isolated Natural Resource Area
 - Primary Environmental Corridor
 - Secondary Environmental Corridor
 - Sewer Service Area (MMSD)**
 - Sewershed**
 - Current
 - Ultimate



0 185 370 Feet

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MALONE PARK IMPROVEMENT PLANS

3805 SOUTH CASPER DRIVE
NEW BERLIN, WI



20975
SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

NOT FOR
CONSTRUCTION

Date	08/09/2022								
	09/26/2022								
Revision	30% PLAN SUBMITTAL								
	80% PLAN SUBMITTAL								

MALONE PARK
CITY OF NEW BERLIN, WI
COVER SHEET

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00

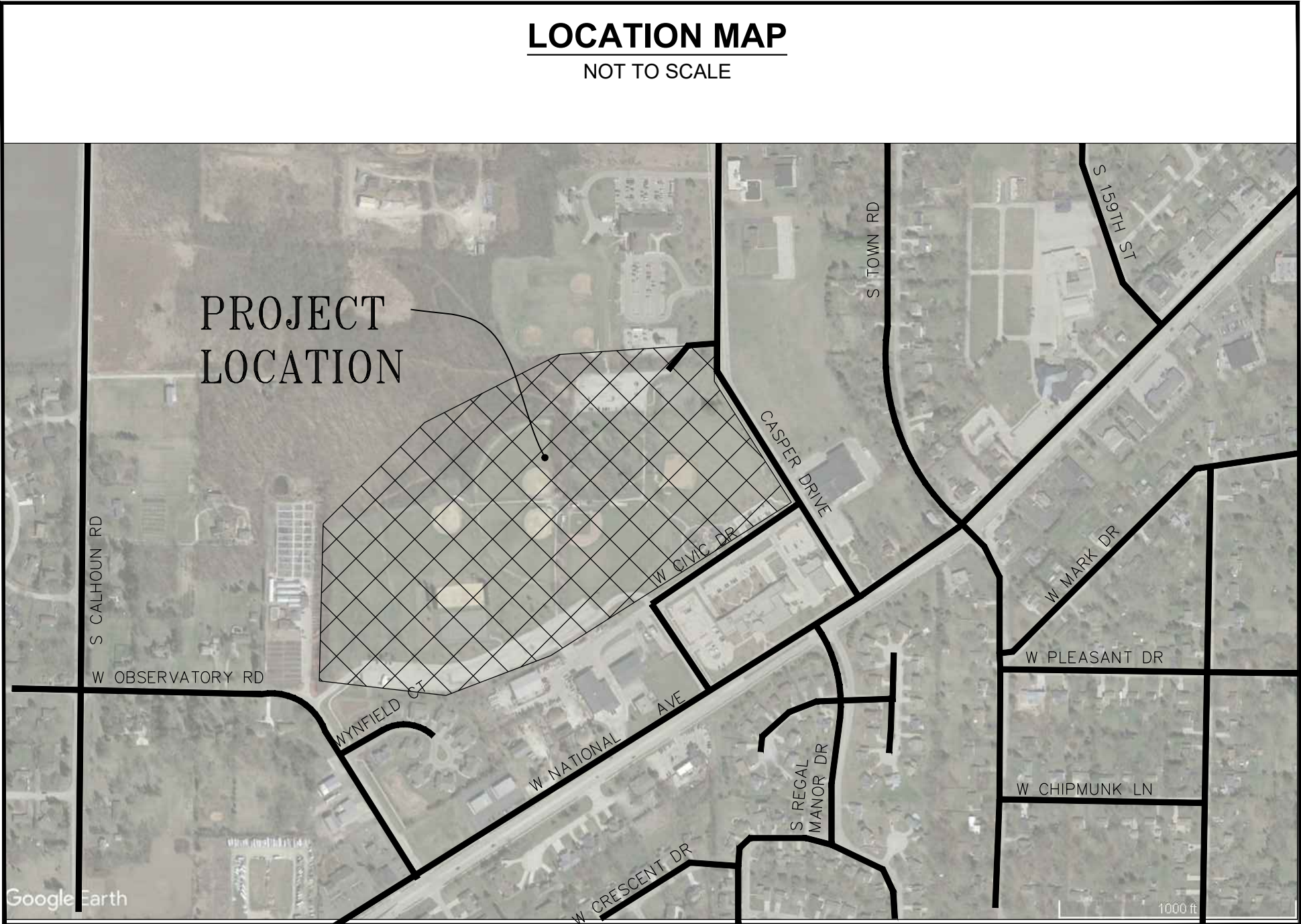
Sheet Number
C1.0

PROJECT TEAM

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CITY OF NEW BERLIN
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NEW BERLIN, WI, 531551
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Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS PLAN (NORTH)
C2.1	EXISTING CONDITIONS PLAN (SOUTH)
C2.2	DEMO PLAN (NORTH)
C2.3	DEMO PLAN (SOUTH)
C3.0	OVERALL SITE PLAN
C3.1	DETAILED SITE PLAN
C3.2	DETAILED SITE PLAN
C3.3	DETAILED SITE PLAN
C3.4	DETAILED SITE PLAN
C4.0	HORIZONTAL CONTROL PLAN
C4.1	HORIZONTAL CONTROL PLAN
C4.2	HORIZONTAL CONTROL PLAN
C4.3	HORIZONTAL CONTROL PLAN
C4.4	PAVING PLAN NORTH
C4.5	PAVING PLAN SOUTH
C5.0	EROSION CONTROL PLAN NORTH
C5.1	EROSION CONTROL PLAN SOUTH
C5.2	EROSION CONTROL DETAILS
C6.0	OVERALL GRADING PLAN
C6.1	DETAILED GRADING PLAN
C6.2	DETAILED GRADING PLAN
C6.3	DETAILED GRADING PLAN
C6.4	DETAILED GRADING PLAN
C7.0	UTILITY PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS

DIGGERS HOTLINE
1-800-242-8511 OR 811
Dial 811 or (800)242-8511
www.DiggersHotline.com

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20975
SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

NOT FOR
CONSTRUCTION

Revision	Date
30% PLAN SUBMITTAL	08.09.2022
80% PLAN SUBMITTAL	09.26.2022

MALONE PARK
CITY OF NEW BERLIN, WI
EXISTING CONDITIONS PLAN
(NORTH)

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00
Sheet Number

C2.0

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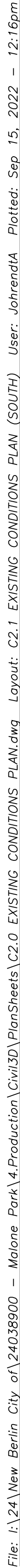
MALONE PARK

CITY OF NEW BERLIN, WI

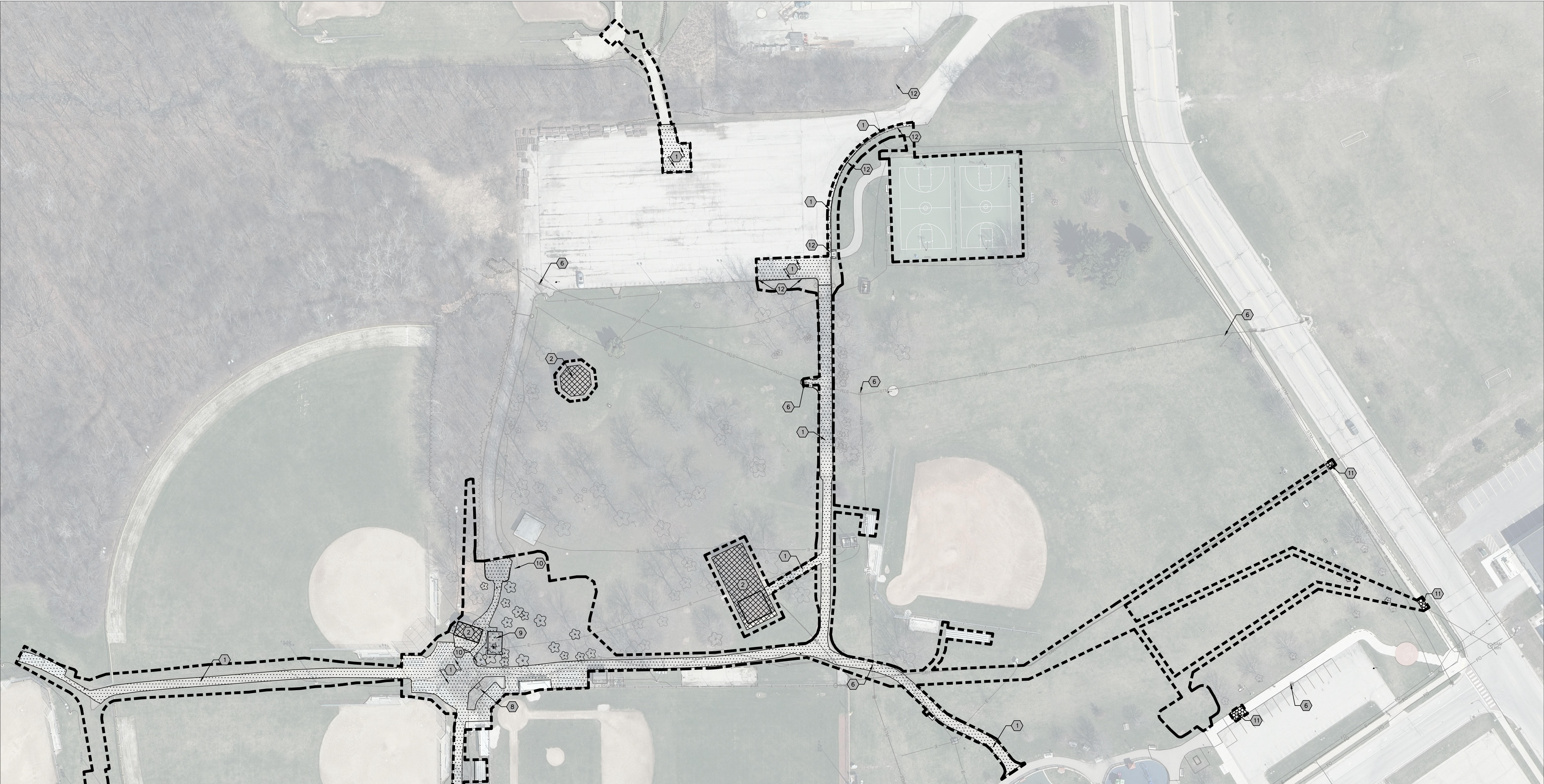
EXISTING CONDITIONS PLAN (SOUTH)

Drawn By: AJJ
Checked By: MDP
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Project No. 24-0389.00
Sheet Number

C2.1



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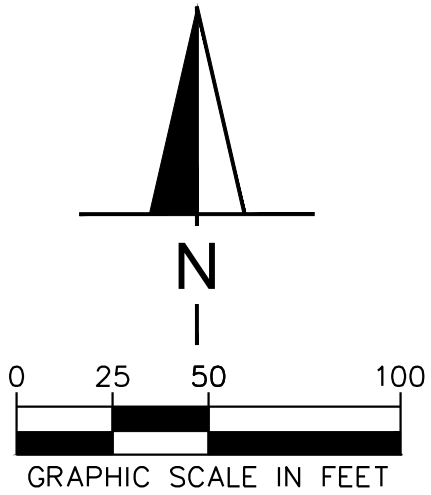


DEMOLITION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
3. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
4. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
5. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
6. 'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
7. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
10. EXISTING SIDEWALKS SHALL REMAIN OPEN AND PROTECTED. CONTRACTOR RESPONSIBLE FOR PEDESTRIAN SAFETY. ANY SIDEWALK TO BE CLOSED REQUIRE CITY PERMIT PRIOR TO CLOSURE.

KEY NOTES

- PROJECT LIMITS
- 1. PARKING LOT AND DRIVEWAY REMOVAL (INCLUDES STRIPING, CURB, SUBGRADE, AND MISCELLANEOUS SIGNAGE)
 - 2. REMOVE EXISTING BUILDING (INCLUDES FOUNDATION, ANCILLARY OBJECTS, DECKS, PATIOS, SIDEWALKS, ETC.)
 - 3. REMOVE AND REPLACE EXISTING FENCE AND GATE
 - 4. LANDSCAPE REMOVAL (SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING) (TYP)
 - 5. SANITARY SEWER TO BE PROTECTED (SEE UTILITY PLAN)
 - 6. STORM SEWER TO BE PROTECTED (SEE UTILITY PLAN)
 - 7. WATER SERVICE REMOVAL. CONTRACTOR TO OBTAIN WATER SERVICE REMOVAL PERMIT.
 - 8. MONUMENT TO BE PROTECTED
 - 9. RELOCATE EXISTING ELECTRICAL SYSTEM
 - 10. RELOCATE EXISTING STREET LIGHT FIXTURE
 - 11. REMOVE EXISTING CONCRETE SIDEWALK
 - 12. REMOVE EXISTING CURB AND GUTTER
 - 13. CLEAR AND GRUB EXISTING TREE
 - 14. PROTECT EXISTING TREE



AYRES

20975
SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

NOT FOR
CONSTRUCTION

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30% PLAN SUBMITTAL	08.09.2022
80% PLAN SUBMITTAL	09.26.2022

MALONE PARK
CITY OF NEW BERLIN, WI
DEMO PLAN (NORTH)

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00

Sheet Number

C2.2

NOT FOR
CONSTRUCTION

Revision	Date
30% PLAN SUBMITTAL	08.09.2022
80% PLAN SUBMITTAL	09.26.2022

MALONE PARK
CITY OF NEW BERLIN, WI

DEMO PLAN (SOUTH)

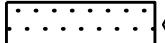
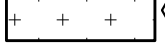
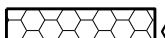
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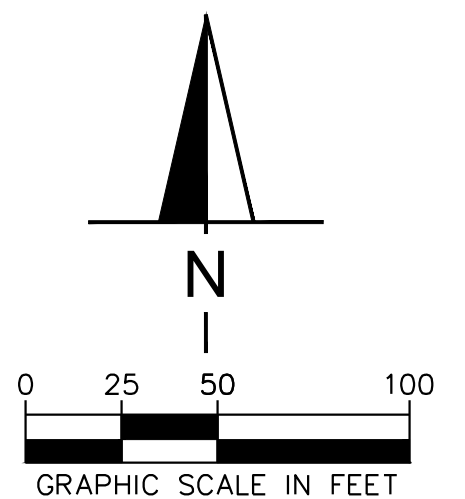
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DEMOLITION NOTES

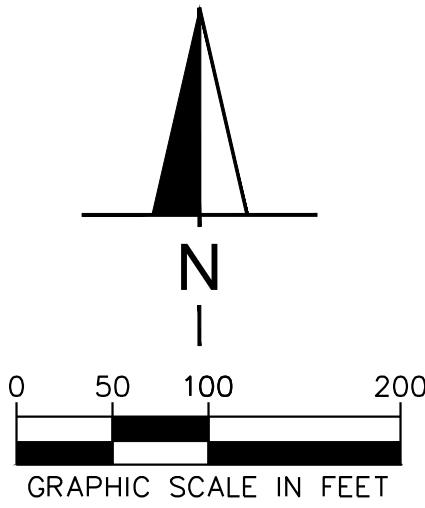
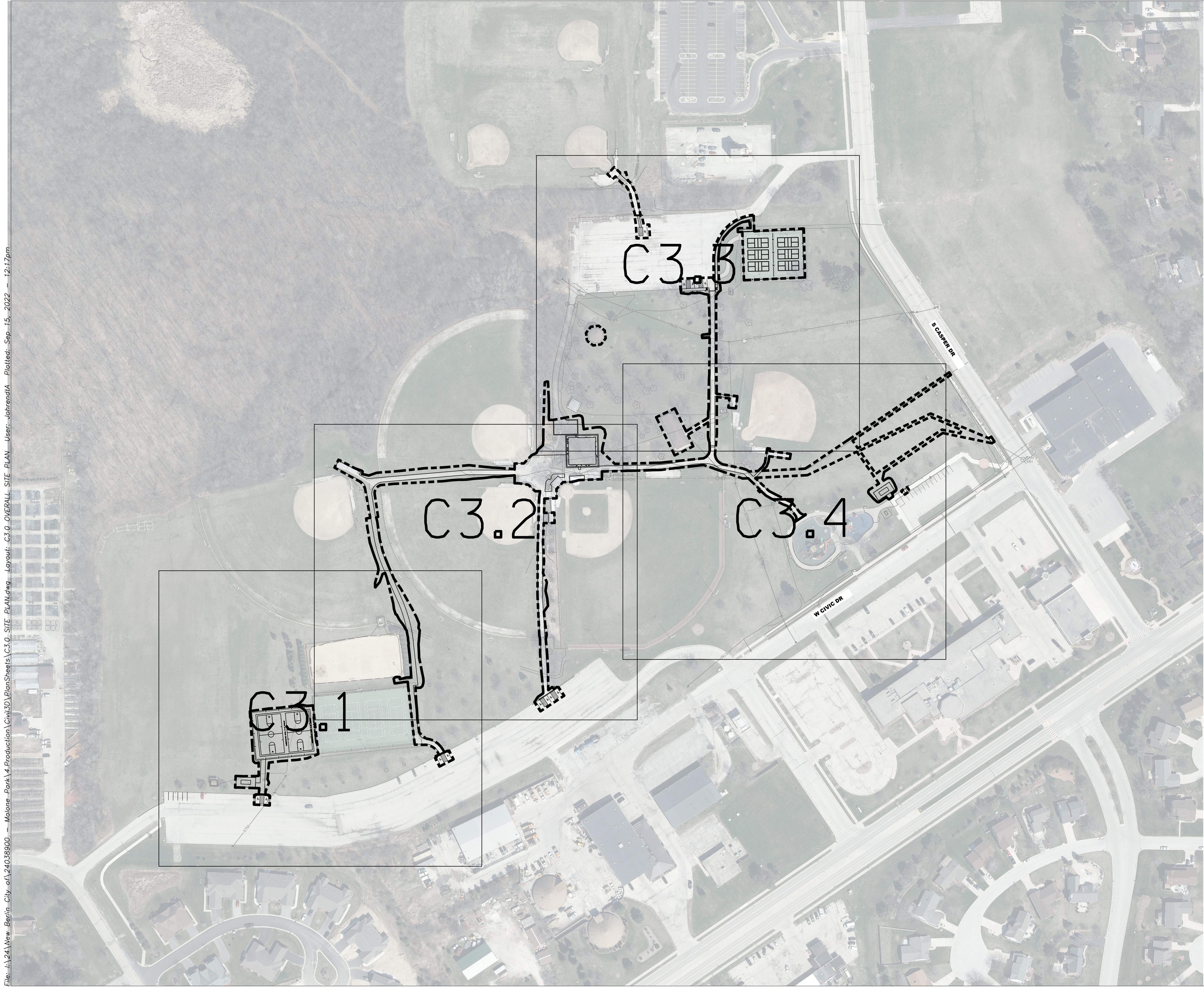
1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (&S) OR REUSED / RELOCATED (&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIALS, ETC., TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
3. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
4. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
5. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
6. 'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
7. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
10. EXISTING SIDEWALKS SHALL REMAIN OPEN AND PROTECTED. CONTRACTOR RESPONSIBLE FOR PEDESTRIAN SAFETY. ANY SIDEWALK TO BE CLOSED REQUIRE CITY PERMIT PRIOR TO CLOSURE.

KEY NOTES

- | PROJECT LIMITS | |
|---|---|
|  | ① PARKING LOT AND DRIVEWAY REMOVAL (INCLUDES STRIPING, CURB, SUBGRADE, AND MISCELLANEOUS SIGNAGE) |
|  | ② REMOVE EXISTING BUILDING (INCLUDES FOUNDATION, ANCILLARY OBJECTS, DECKS, PATIOS, SIDEWALKS, ETC.) |
| | ③ REMOVE AND REPLACE EXISTING FENCE AND GATE |
| | ④ LANDSCAPE REMOVAL (SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING) (TYP) |
| | ⑤ SANITARY SEWER TO BE PROTECTED (SEE UTILITY PLAN) |
| | ⑥ STORM SEWER TO BE PROTECTED (SEE UTILITY PLAN) |
| | ⑦ WATER SERVICE REMOVAL. CONTRACTOR TO OBTAIN WATER SERVICE REMOVAL PERMIT. |
| | ⑧ MONUMENT TO BE PROTECTED |
|  | ⑨ RELOCATE EXISTING ELECTRICAL SYSTEM |
| | ⑩ RELOCATE EXISTING STREET LIGHT FIXTURE |
|  | ⑪ REMOVE EXISTING CONCRETE SIDEWALK |
| | ⑫ REMOVE EXISTING CURB AND GUTTER |
|  | CLEAR AND GRUB EXISTING TREE |
|  | PROTECT EXISTING TREE |



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AYRES
20975
SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

NOT FOR
CONSTRUCTION

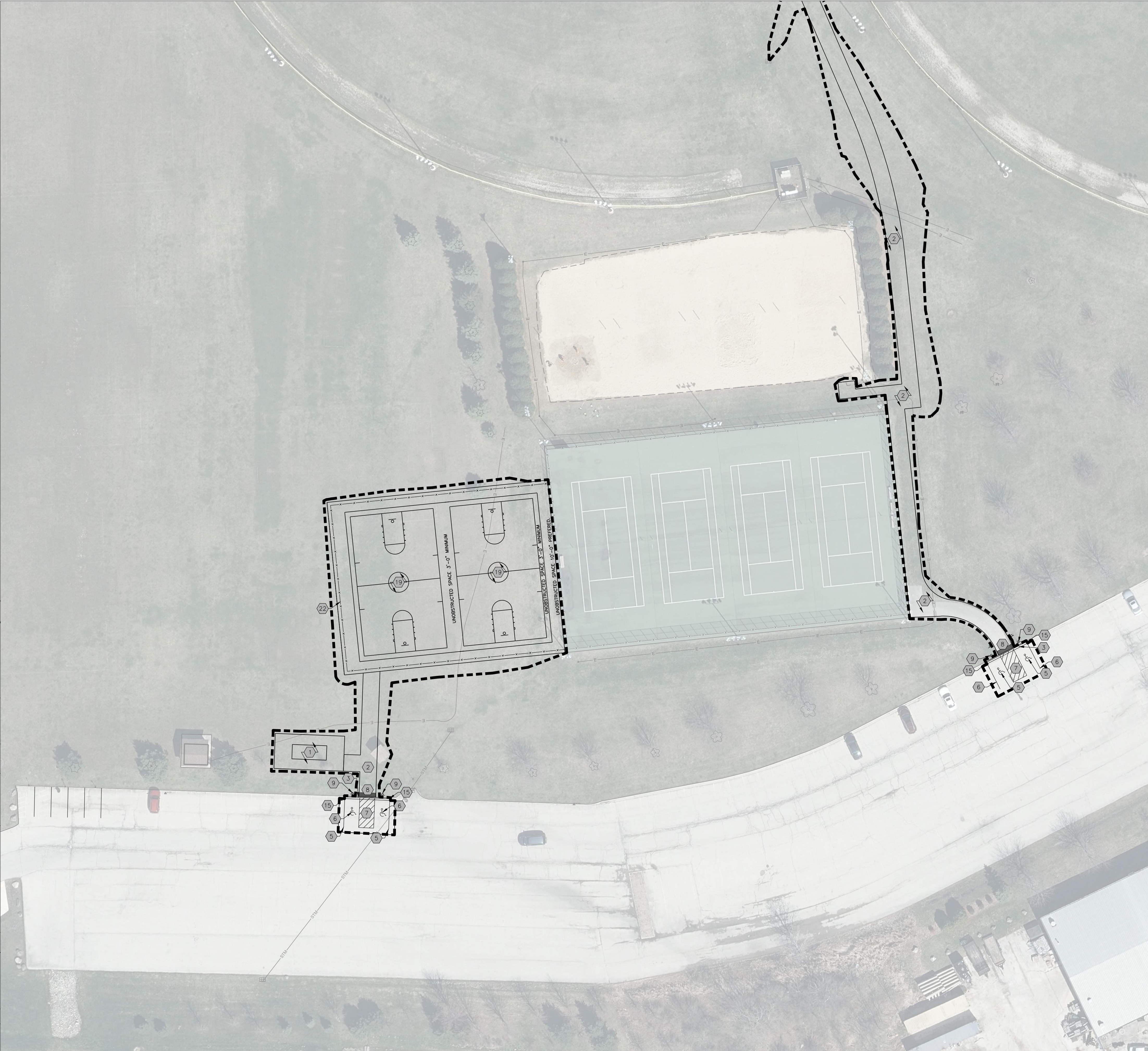
Revision	Date
30% PLAN SUBMITTAL	08.09.2022

MALONE PARK
CITY OF NEW BERLIN, WI
OVERALL SITE PLAN

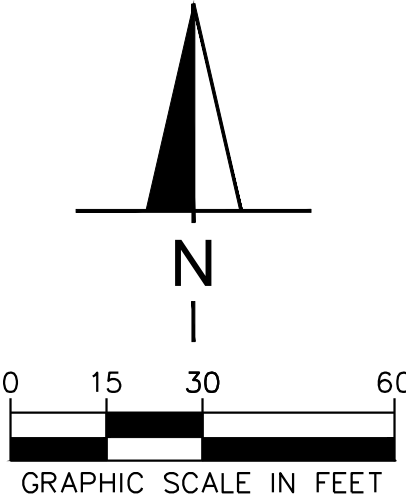
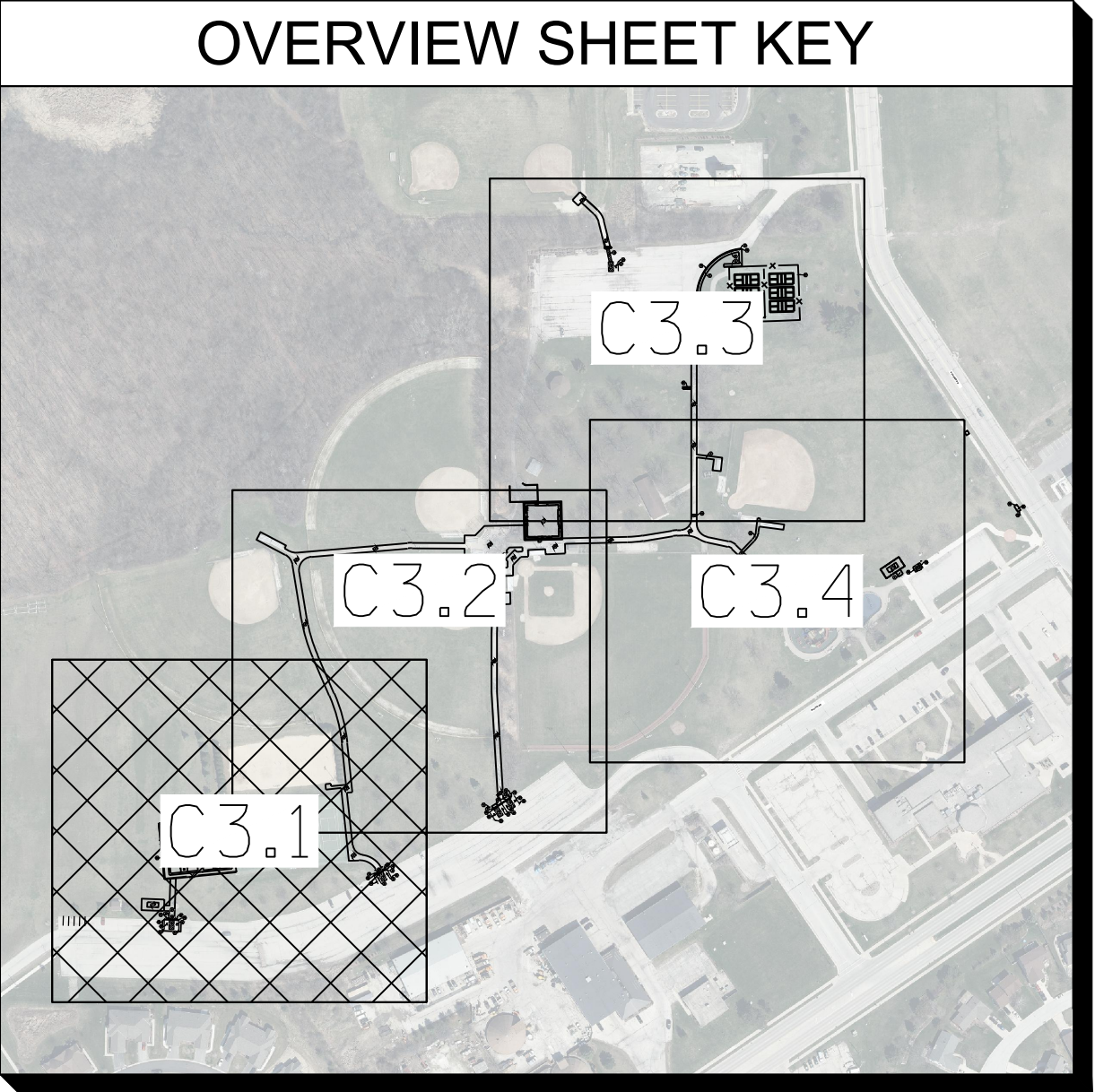
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Date: 09/26/2022
Project No. 24-0389.00

Sheet Number
C3.0

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KEY NOTES	
1	PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DESIGN)
2	ASPHALT PATH
3	CONCRETE CURB AND GUTTER
4	CONCRETE SIDEWALK
5	4" WIDE PAINTED STRIPE TYP.
6	ADA PAVEMENT MARKING
7	ADA UNLOADING ZONE
8	CURB RAMP (SEE DETAILS)
9	ACCESSIBLE PARKING SIGN (SEE DETAILS)
10	ASPHALT PAVEMENT
11	LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
12	ASPHALT PAVEMENT
13	PEDESTRIAN CROSSWALK STRIPPING
14	"NO MOTOR VEHICLES" SIGN
15	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB ETC. TYP
16	2' CONCRETE CURB CHASE
17	CONCRETE DRAINAGE PAN
18	PROPOSED PICKLE BALL COURTS
19	PROPOSED BASKETBALL COURTS
20	METAL FENCING (4 FEET)
21	METAL FENCING (6 FEET)
22	METAL FENCING (8 FEET)
23	REROUTE ELECTRICAL
24	3' TROUGH UNDER PATHWAY FOR UTILITIES
LIMITS OF DISTURBANCE	



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MALONE PARK
CITY OF NEW BERLIN, WI
DETAILED SITE PLAN

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Date: 09/26/2022
Project No. 24-0389.00

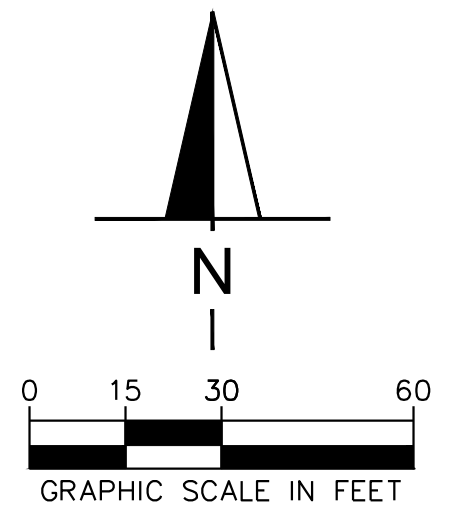
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NOT FOR
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Revision	Date
30% PLAN SUBMITTAL	08.09.2022

- 1 PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DESIGN)
- 2 ASPHALT PATH
- 3 CONCRETE CURB AND GUTTER
- 4 CONCRETE SIDEWALK
- 5 4" WIDE PAINTED STRIPE TYP.
- 6 ADA PAVEMENT MARKING
- 7 ADA UNLOADING ZONE
- 8 CURB RAMP (SEE DETAILS)
- 9 ACCESSIBLE PARKING SIGN (SEE DETAILS)
- 10 ASPHALT PAVEMENT
- 11 LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
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- 15 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB ETC. TYP
- 16 2' CONCRETE CURB CHASE
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- 24 3' TROUGH UNDER PATHWAY FOR UTILITIES

■ ■ LIMITS OF DISTURBANCE



MALONE PARK
CITY OF NEW BERLIN, WI

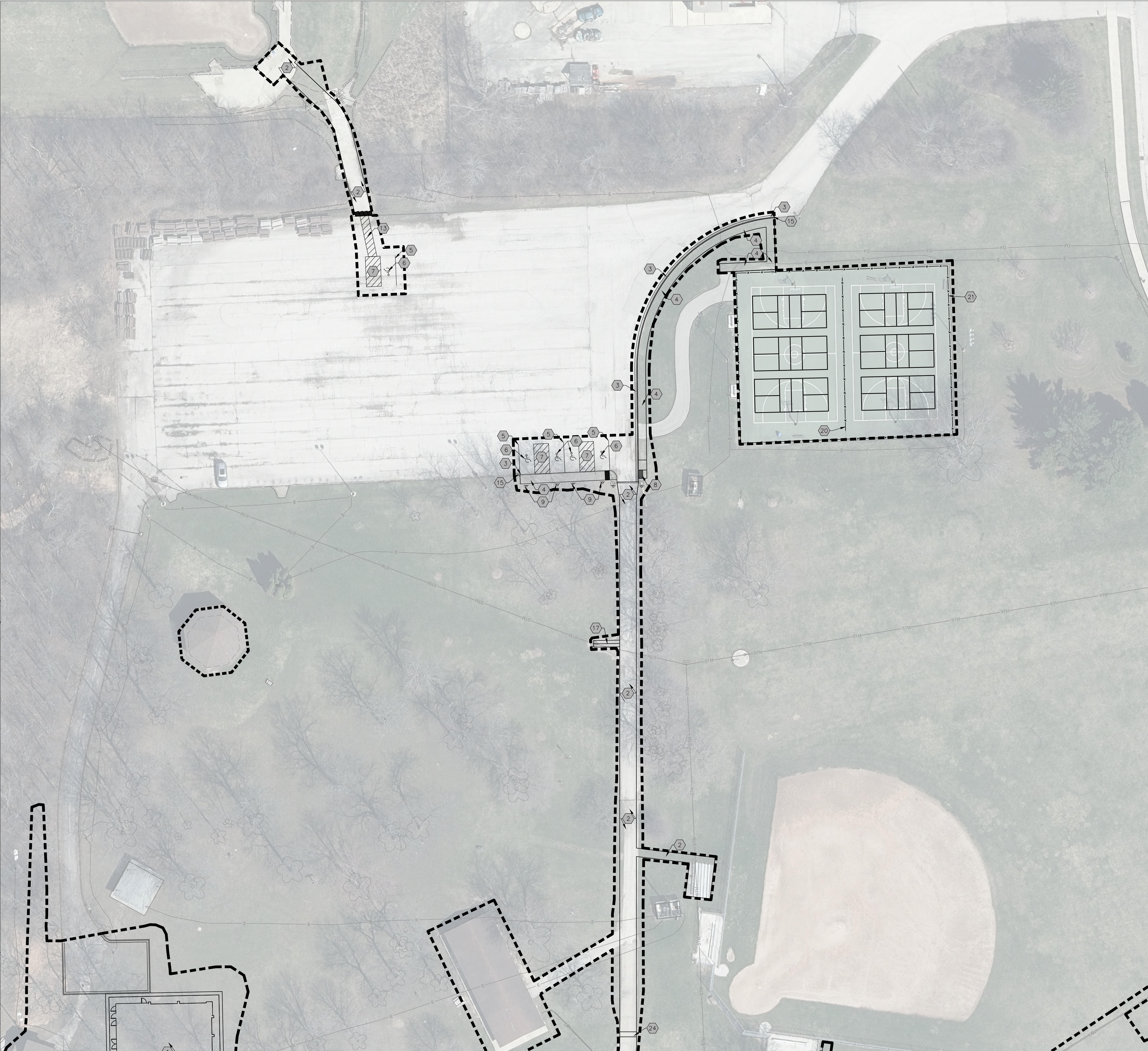
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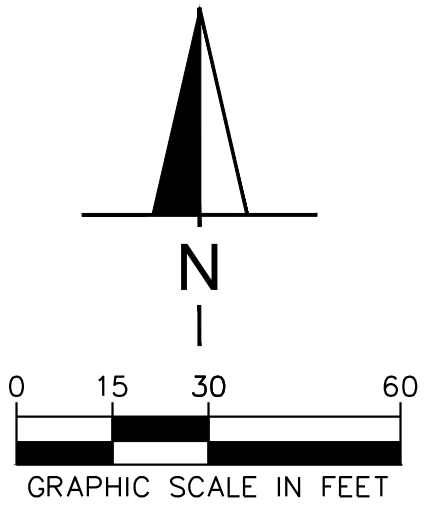
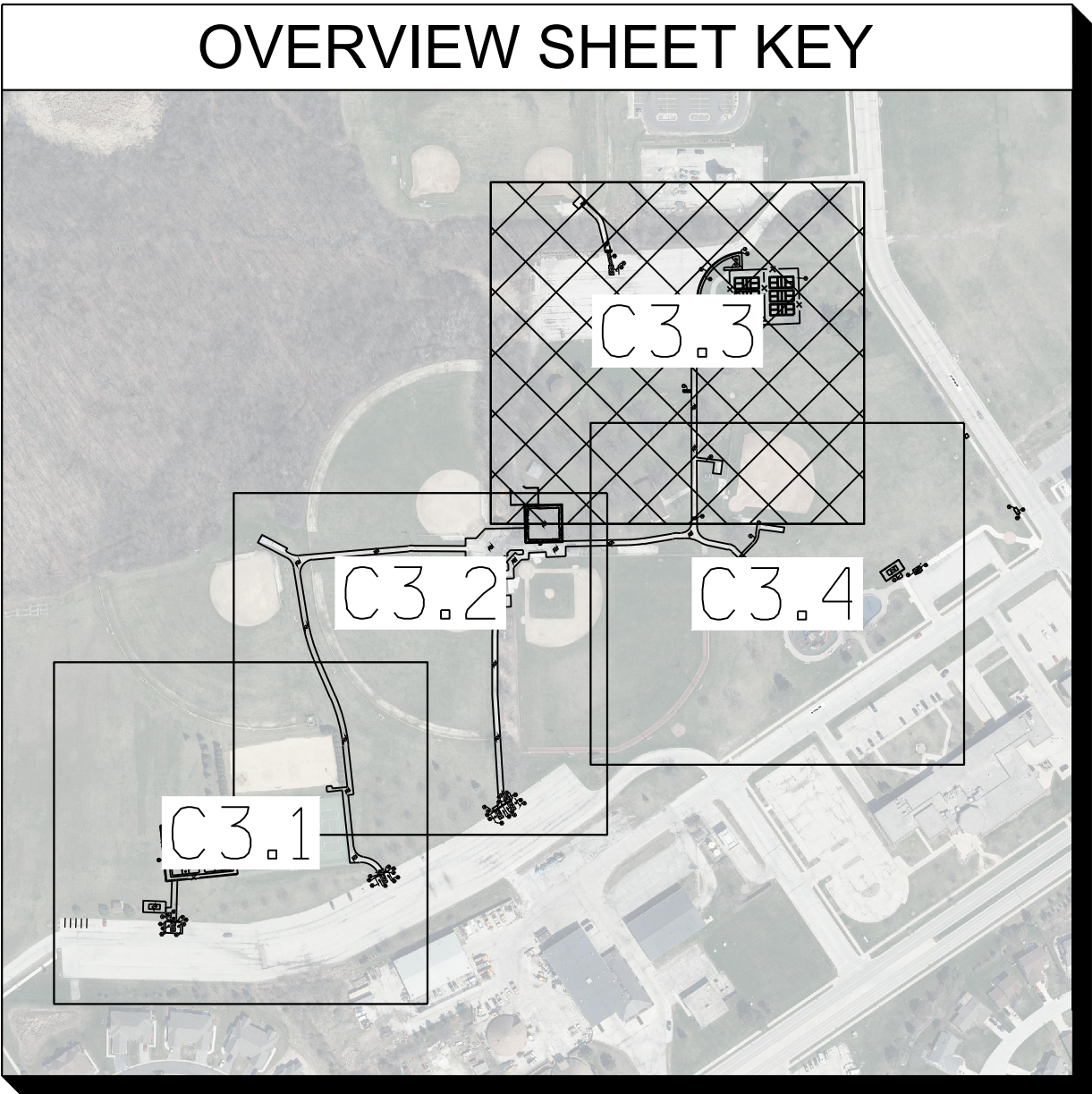
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Revision	30% PLAN SUBMITTAL

MALONE PARK
CITY OF NEW BERLIN, WI
DETAILED SITE PLAN

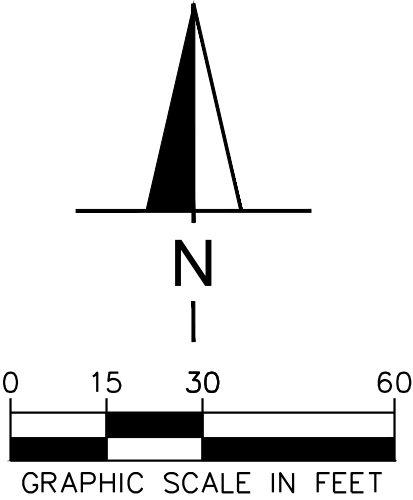
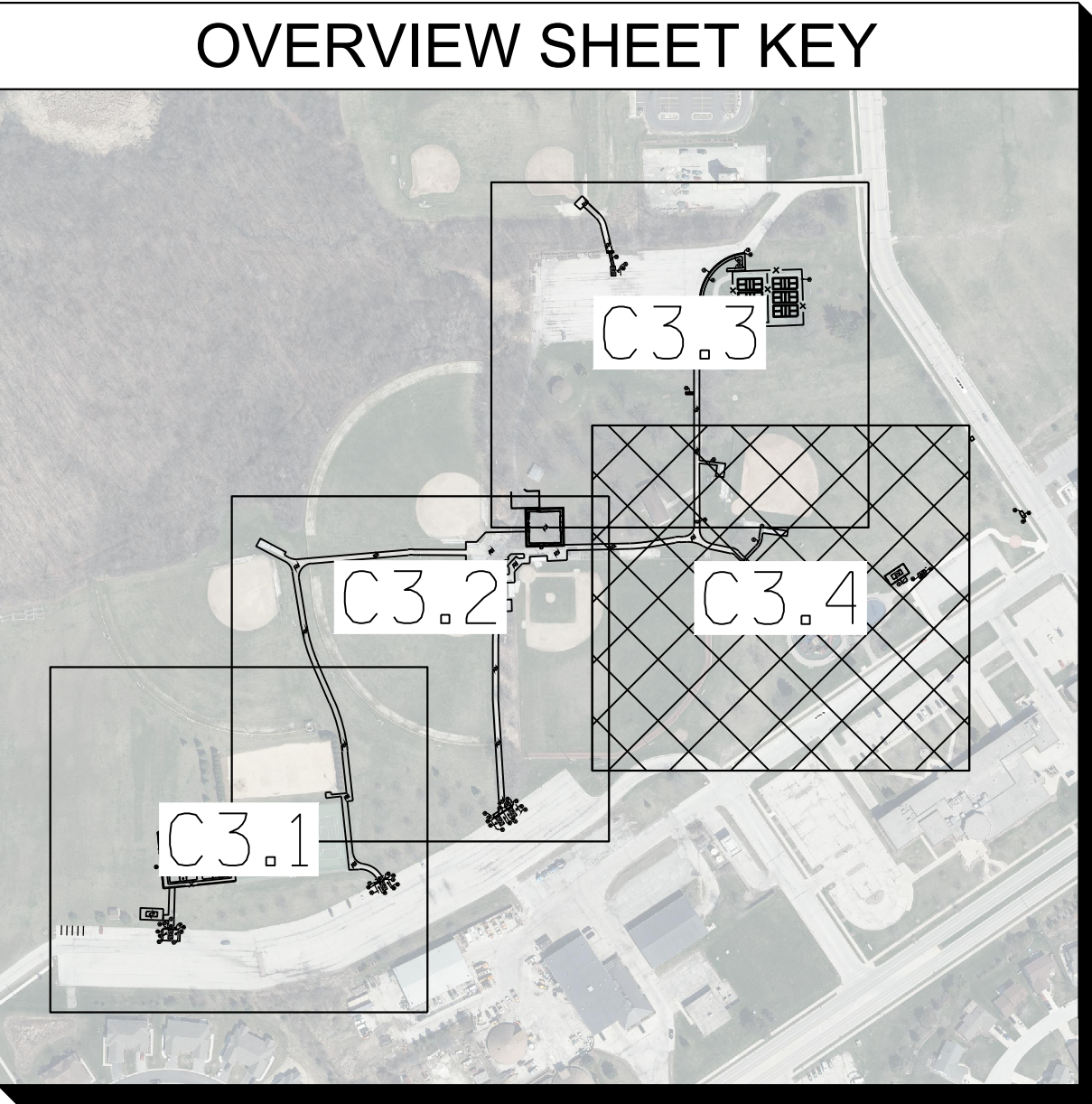
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Sheet Number
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MALONE PARK
CITY OF NEW BERLIN, WI
DETAILED SITE PLAN

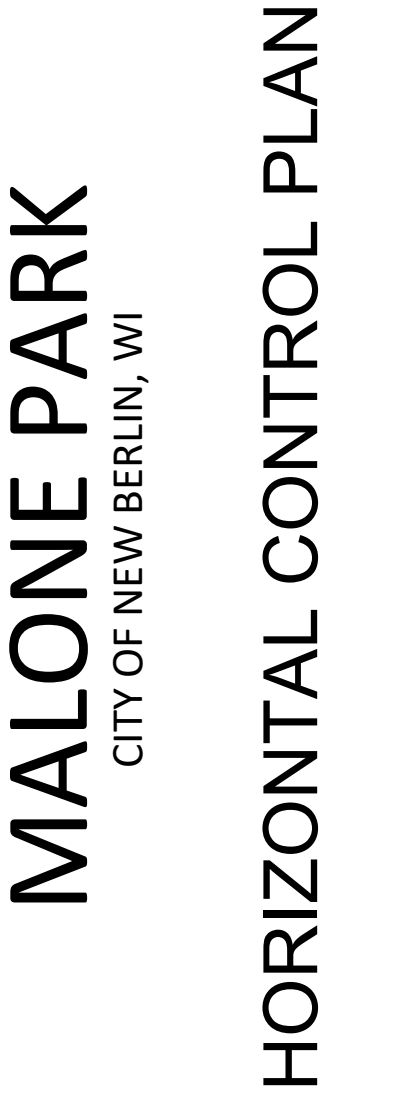
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Revision	Date
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80% PLAN SUBMITTAL	09.26.2022

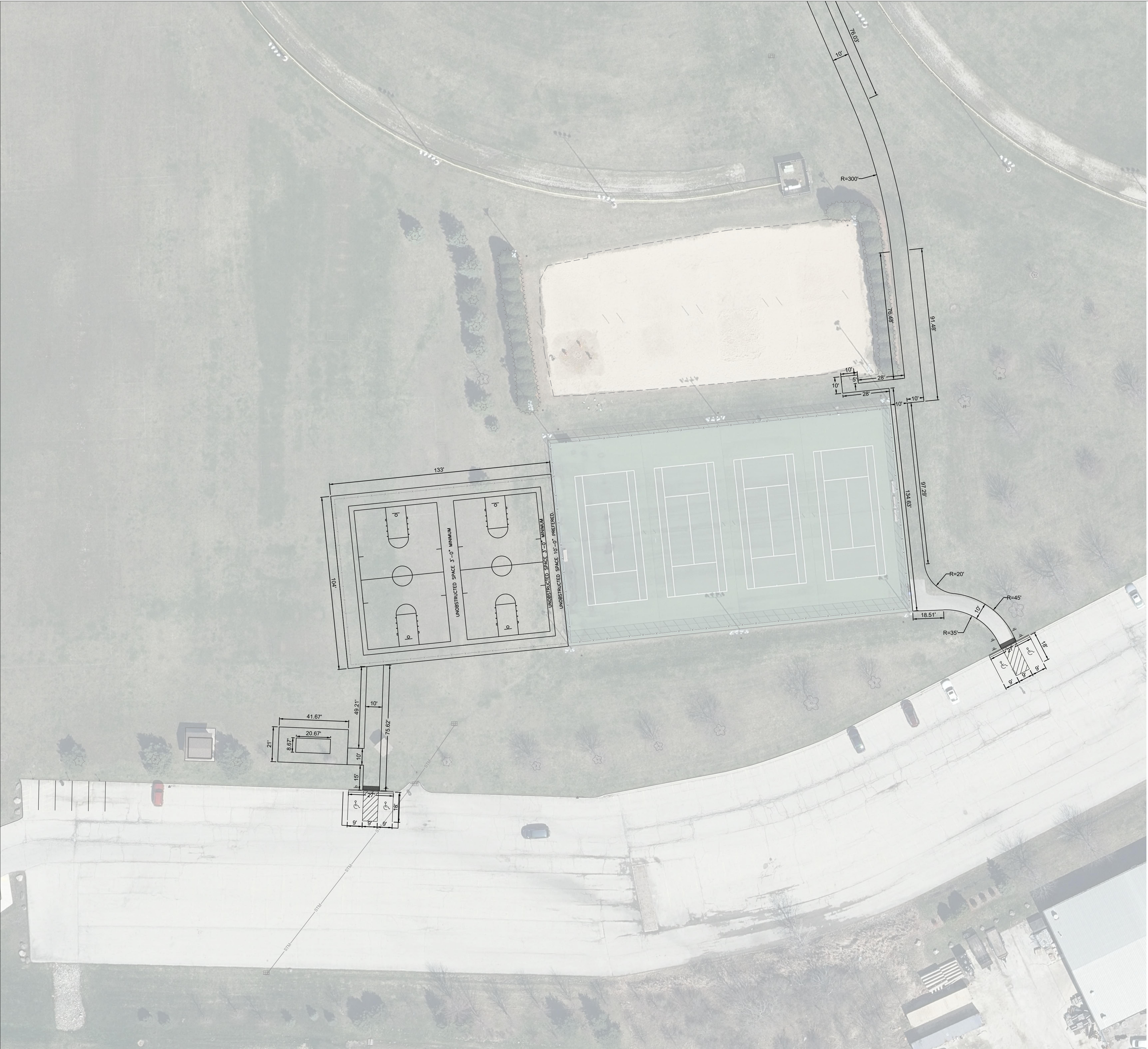
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2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.



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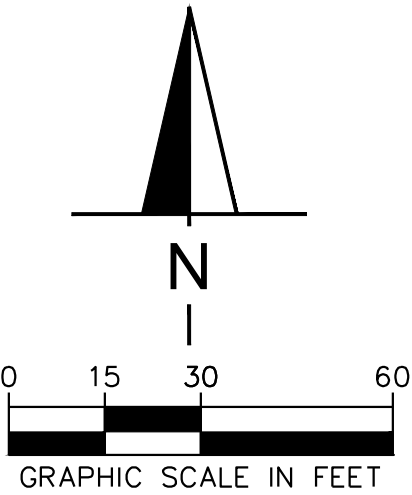
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Project No. 24-0389.00

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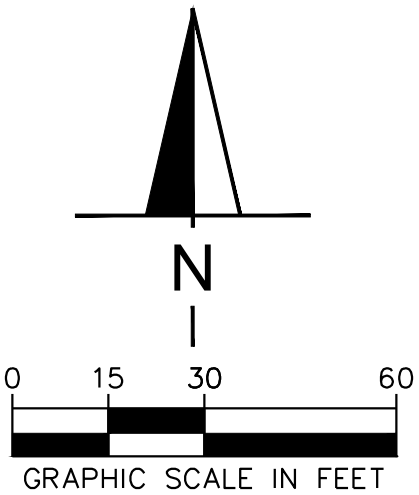
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OVERVIEW SHEET KEY



MALONE PARK
CITY OF NEW BERLIN, WI

HORIZONTAL CONTROL PLAN

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00

Sheet Number

C4.2

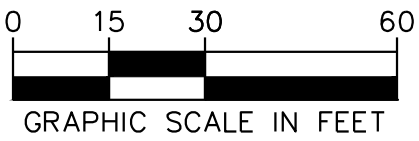
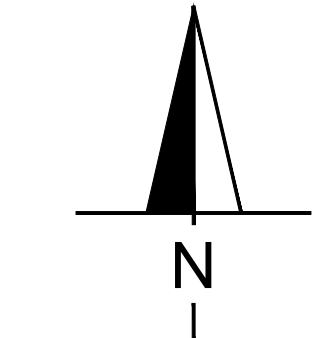
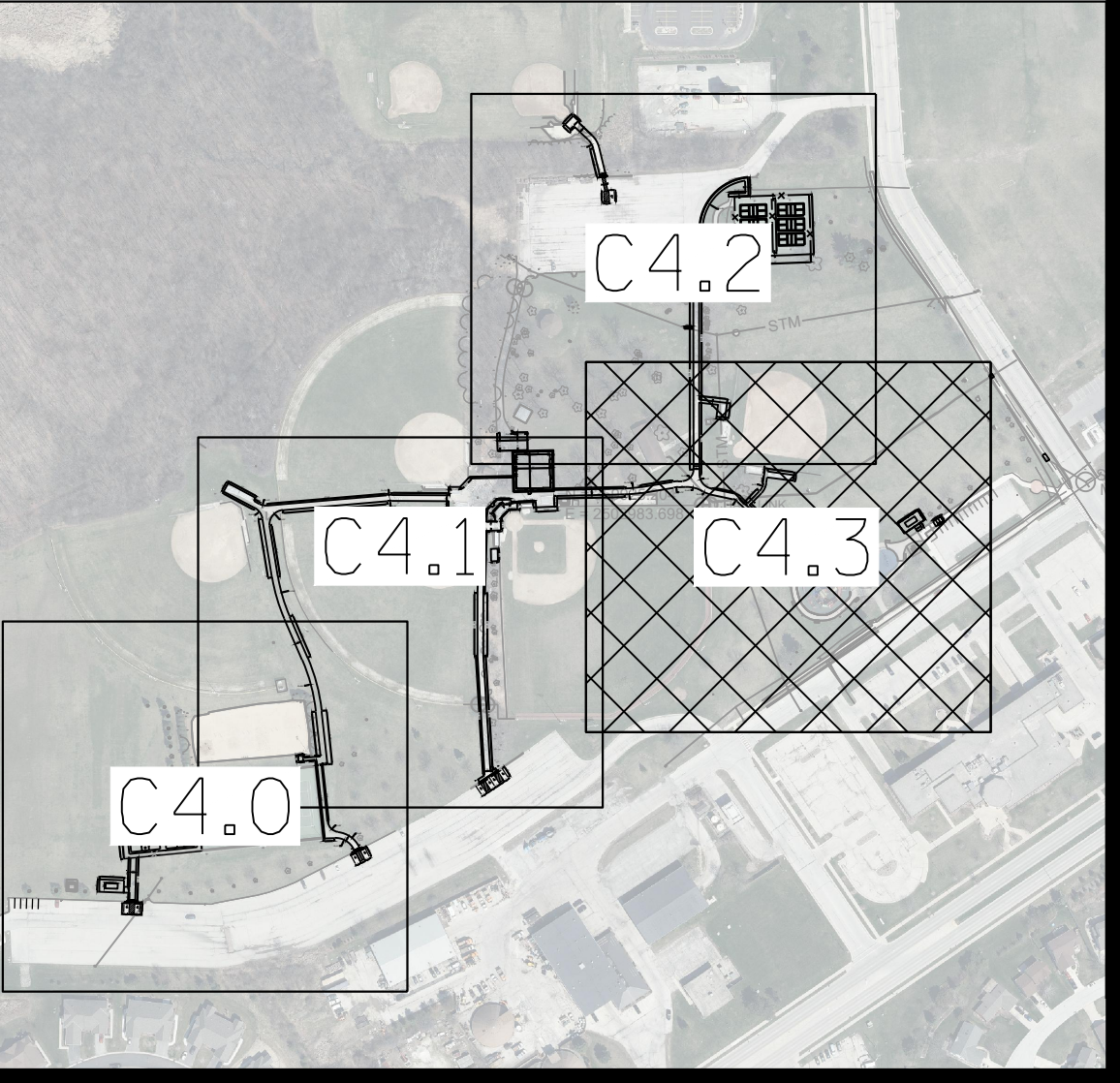
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30% PLAN SUBMITTAL	08.09.2022
80% PLAN SUBMITTAL	09.26.2022

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OVERVIEW SHEET KEY



MALONE PARK

CITY OF NEW BERLIN, WI

CITY OF NEW BERLIN, WI

HORIZONTAL CONTROL PLAN

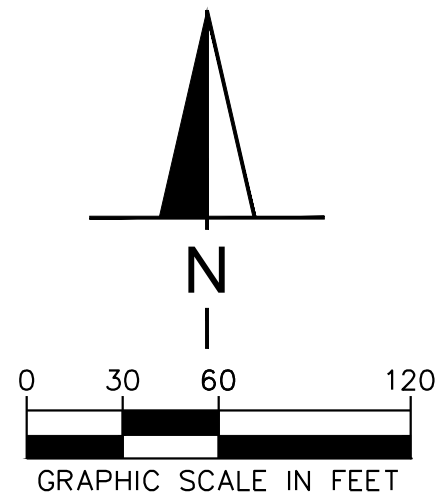
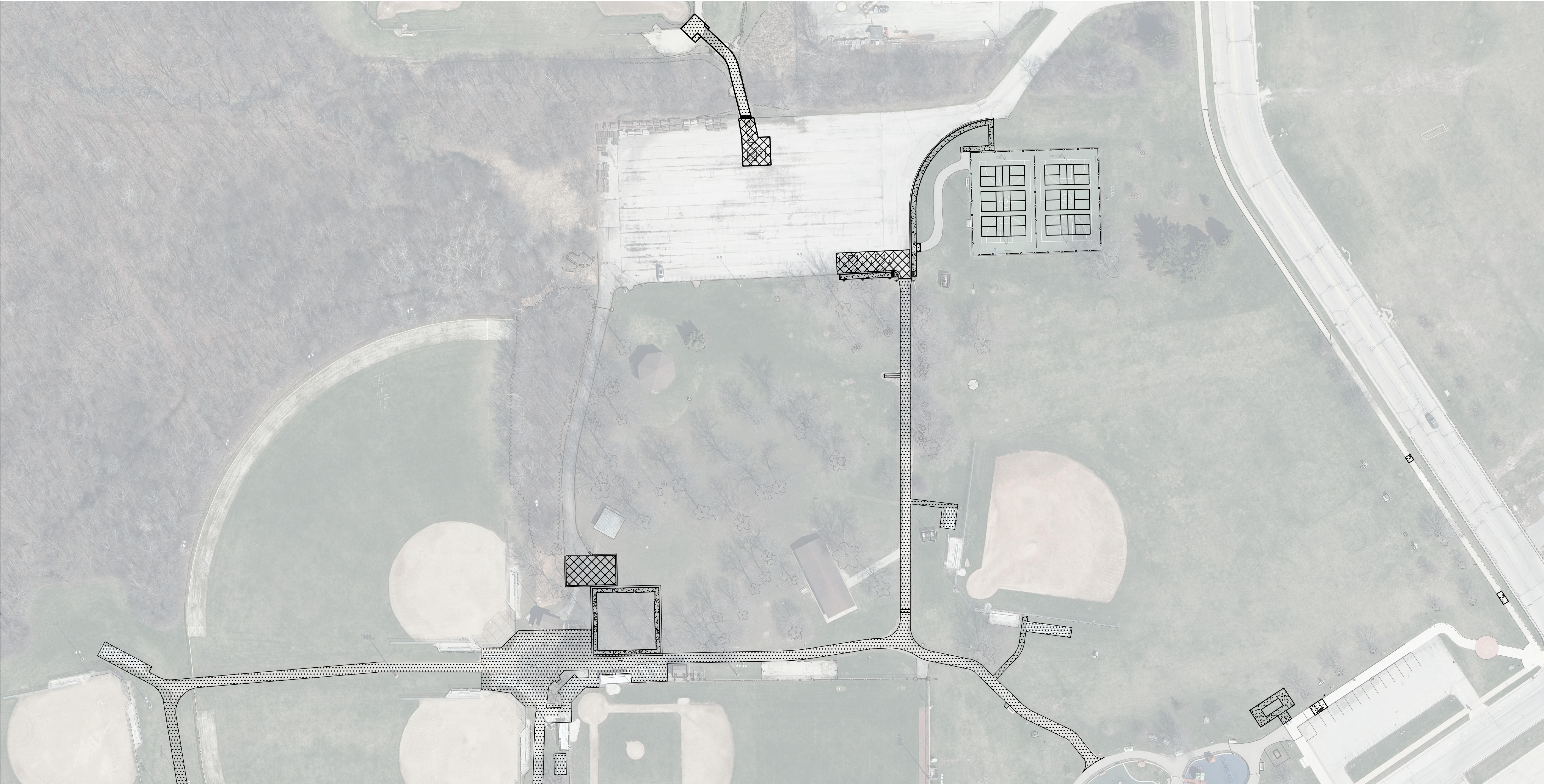
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Project No. 24-0389.00

Sheet Number

C4.3



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PAVING AND CURB LEGEND

ASPHALT PATH
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE CURB AND GUTTER

NOTE: CONTRACTOR TO CREATE CLEAN SAWCUT LINE AT ALL JOINTS WITH NEW/EXISTING PAVEMENT CONNECTIONS

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WAUKESHA, WI 53186

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CONSTRUCTION

Revision

30% PLAN SUBMITTAL

80% PLAN SUBMITTAL

Date

08.09.2022

09.26.2022

MALONE PARK

CITY OF NEW BERLIN, WI

PAVING PLAN NORTH

Drawn By: AJJ

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Date: 09/26/2022

Project No. 24-0389.00

Sheet Number

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23

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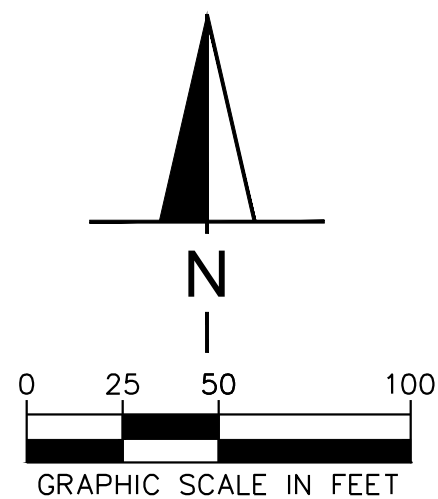
Revision	Date
30% PLAN SUBMITTAL	08.09.2022
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MALONE PARK
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PAVING PLAN SOUTH

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C4.5



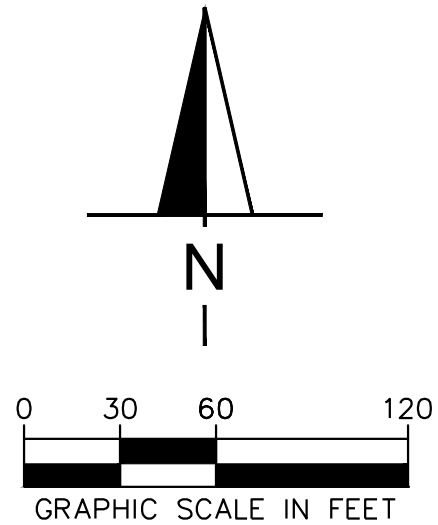
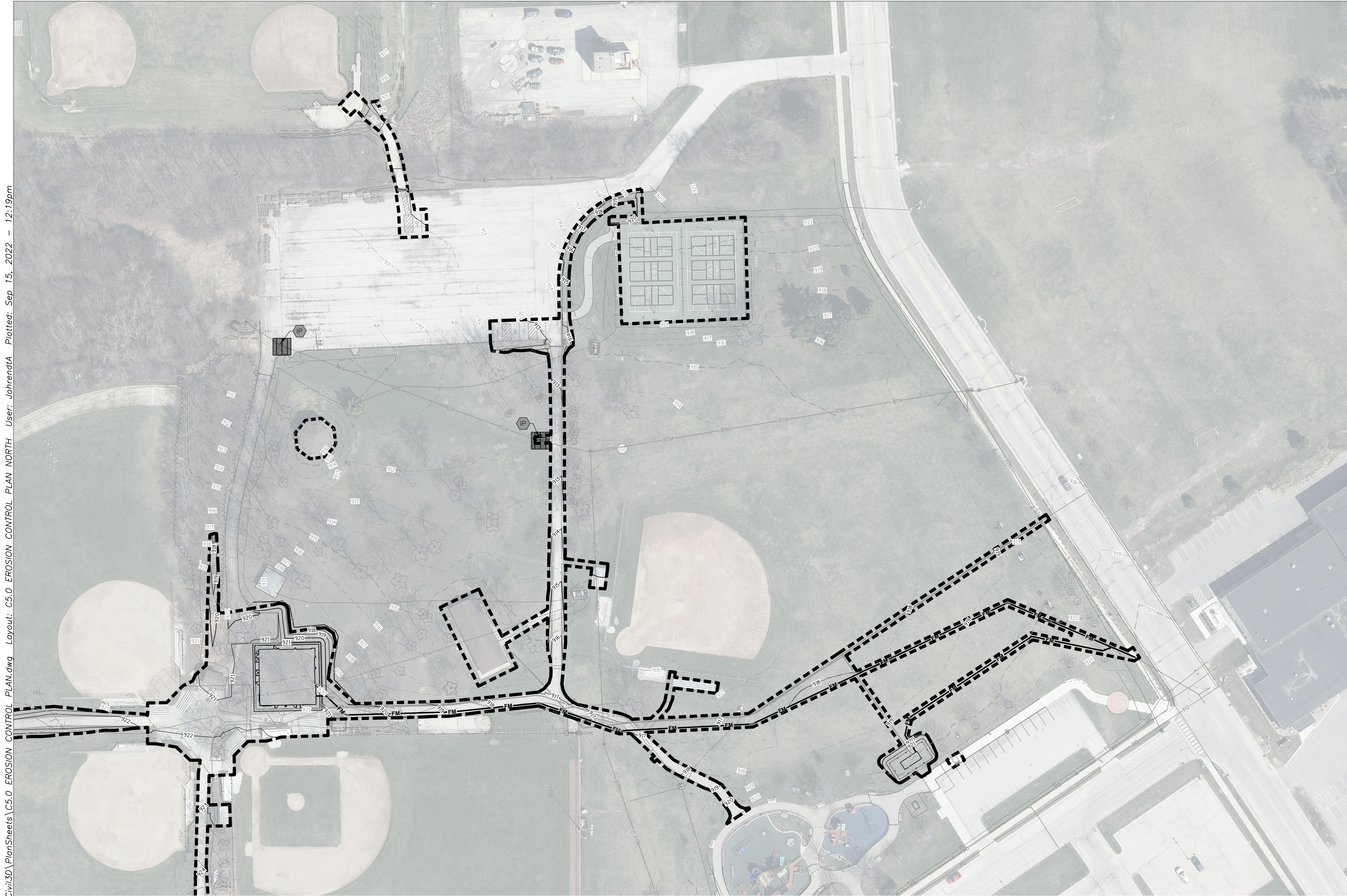
PAVING AND CURB LEGEND

	ASPHALT PATH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION		CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION		CONCRETE CURB AND GUTTER NOTE: CONTRACTOR TO CREATE CLEAN SAWCUT LINE AT ALL JOINTS WITH NEW/EXISTING PAVEMENT CONNECTIONS.

NOTE: CONTRACTOR TO CREATE CLEAN SAWCUT LINE AT ALL JOINTS WITH NEW/EXISTING PAVEMENT CONNECTIONS

24

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EROSION CONTROL LEGEND

- | | | | |
|---------------|-----|-----|--|
| --- | 900 | --- | EXISTING CONTOUR |
| — | 900 | — | PROPOSED CONTOUR |
| —SF—SF—SF—SF— | | | SILT FENCE
(SEE EROSION CONTROL DETAILS) |
| --- | | | LIMITS OF DISTURBANCE (2.57 ACRES) |
| | | | CONSTRUCTION ENTRANCE
(SEE EROSION CONTROL DETAILS) |
| | | | INLET PROTECTION
(SEE EROSION CONTROL DETAILS) |
| | | | CONCRETE WASHOUT
(TO BE DETERMINED BY CONTRACTOR) |

EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT PLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND THE SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- PER UDFCD TEMPORARY REVEGETATION IS REQUIRED ON ALL DISTURBED AREAS HAVING A PERIOD OF EXPOSURE PRIOR TO FINAL STABILIZATION OF ONE YEAR OR LONGER. ALL TEMPORARY SEEDING SHALL BE PROTECTED WITH MULCH.
- TO PROVIDE TEMPORARY VEGETATION COVER ON DISTURBED AREAS WHICH WILL NOT BE PAVED, BUILT UPON, OR FULLY LANDSCAPED WITHIN 12 MONTHS BUT WILL BE COMPLETED WITHIN 24 MONTHS, PLANT AN ANNUAL GRASS APPROPRIATE FOR THE TIME OF PLANTING AND MULCH THE PLANTED AREAS. CONTRACTOR SHALL REFERENCE CITY OF NEW BERLIN SEED MIX AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BY TO PLACE.

TEMPORARY EROSION CONTROL NOTES

- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATION OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING OF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- CONTRACTOR IS RESPONSIBLE TO CONSTRUCT AND MAINTAIN ALL EROSION CONTROL AS REQUIRED BY CITY OF NEW BERLIN AND THE NPDES PERMIT. THE CONTRACTOR MAY MODIFY THE EROSION CONTROL AS NECESSARY FOR CONSTRUCTION PURPOSES, HOWEVER, ANY MODIFICATIONS MUST MEET OR EXCEED ANY REQUIREMENTS CITY OF NEW BERLIN OR WISCONSIN DEPARTMENT OF HEALTH AND ENVIRONMENT DEEMS NECESSARY.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE WAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRIVEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

AYRES

20975
SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

NOT FOR
CONSTRUCTION

Revision	Date	30% PLAN SUBMITTAL	80% PLAN SUBMITTAL						
	08.09.2022		09.26.2022						

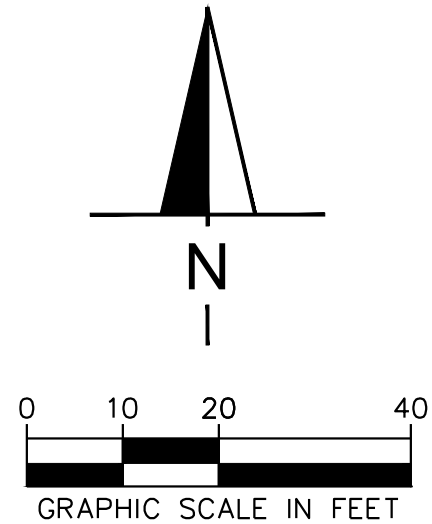
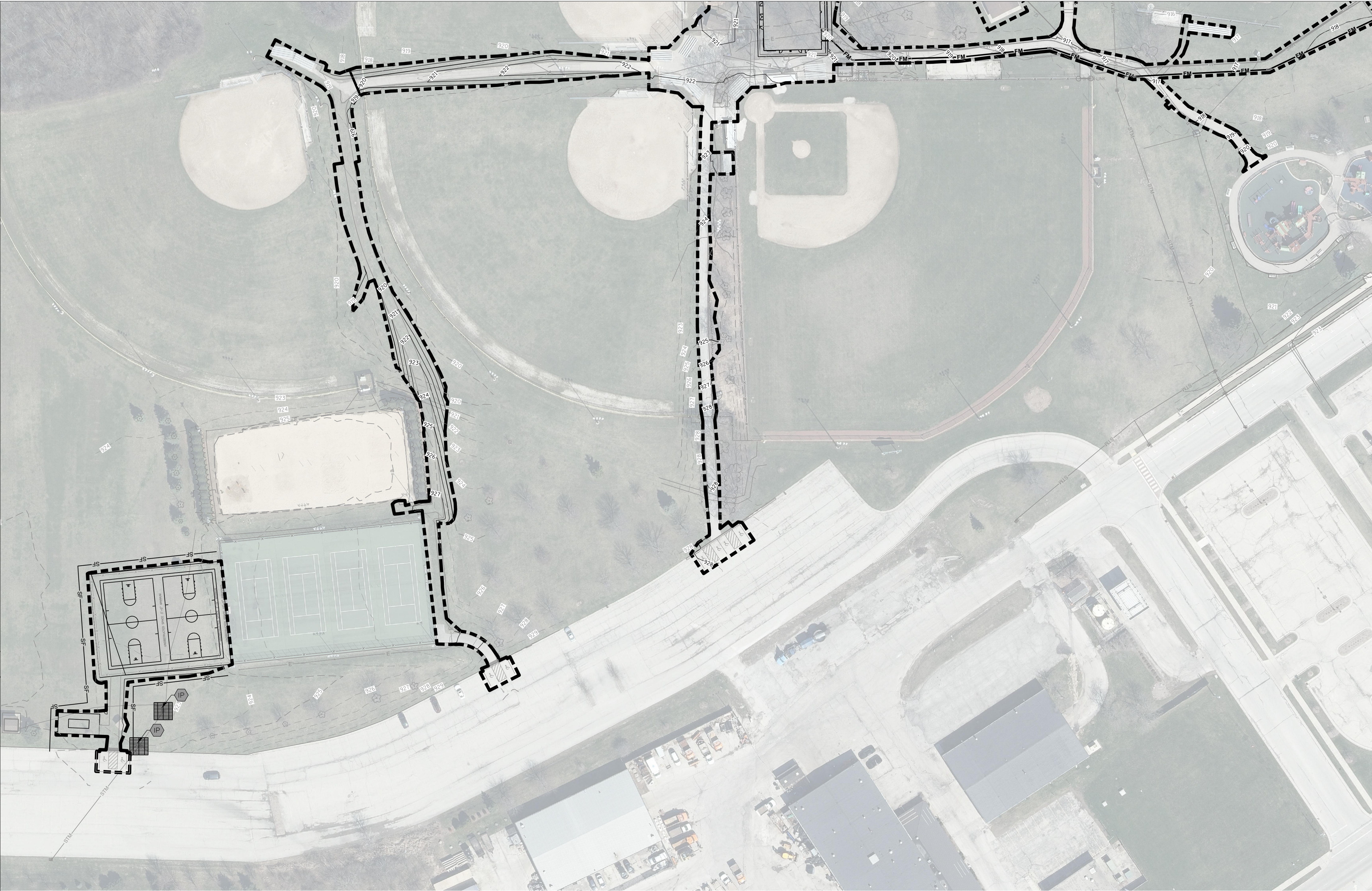
MALONE PARK
CITY OF NEW BERLIN, WI
EROSION CONTROL PLAN
NORTH

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00

Sheet Number

C5.0

File: I:\24\New Berlin City of\24038900 - Malone Park\4 Production\Civil3D\PlanSheets\C5.0 EROSION CONTROL PLAN.dwg Layout: C5.1 EROSION CONTROL PLAN SOUTH User: johrendra Plotted: Sep 15, 2022 - 12:19pm



EROSION CONTROL LEGEND	
	900 EXISTING CONTOUR
	900 PROPOSED CONTOUR
	SF SILT FENCE (SEE EROSION CONTROL DETAILS)
	LD LIMITS OF DISTURBANCE (2.57 ACRES)
	CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	IP INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CW CONCRETE WASHOUT (TO BE DETERMINED BY CONTRACTOR)

EROSION CONTROL NOTES

1.

CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT PLACEMENT.

2.

POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.

3.

TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND THE SITE PAVING.

4.

BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.

5.

PER UDFCD TEMPORARY REVEGETATION IS REQUIRED ON ALL DISTURBED AREAS HAVING A PERIOD OF EXPOSURE PRIOR TO FINAL STABILIZATION OF ONE YEAR OR LONGER. ALL TEMPORARY SEEDING SHALL BE PROTECTED WITH MULCH.

6.

TO PROVIDE TEMPORARY VEGETATION COVER ON DISTURBED AREAS WHICH WILL NOT BE PAVED, BUILT UPON, OR FULLY LANDSCAPED WITHIN 12 MONTHS BUT WILL BE COMPLETED WITHIN 24 MONTHS, PLANT AN ANNUAL GRASS APPROPRIATE FOR THE TIME OF PLANTING AND MULCH THE PLANTED AREAS. CONTRACTOR SHALL REFERENCE CITY OF NEW BERLIN SEED MIX AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BY TO PLACE.

TEMPORARY EROSION CONTROL NOTES

1.

THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.

2.

ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.

3.

CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.

4.

PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SOIL DISPOSAL SITES.

5.

PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.

6.

ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

7.

ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

8.

ACCUMULATION OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFF-SITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING OF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.

9.

SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.

10.

CONTRACTOR IS RESPONSIBLE TO CONSTRUCT AND MAINTAIN ALL EROSION CONTROL AS REQUIRED BY CITY OF NEW BERLIN AND THE NPDES PERMIT. THE CONTRACTOR MAY MODIFY THE EROSION CONTROL AS NECESSARY FOR CONSTRUCTION PURPOSES, HOWEVER, ANY MODIFICATIONS MUST MEET OR EXCEED ANY REQUIREMENTS CITY OF NEW BERLIN OR WISCONSIN DEPARTMENT OF HEALTH AND ENVIRONMENT DEEMS NECESSARY.

11.

PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE WAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.

12.

SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRIVEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.

13.

STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.

14.

ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

15.

WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

AYRES

20975
SVENSON DR.
SUITE 200
WAUKESHA, WI 53186

NOT FOR
CONSTRUCTION

Revision

Date

30% PLAN SUBMITTAL

08.09.2022

80% PLAN SUBMITTAL

09.26.2022

MALONE PARK

CITY OF NEW BERLIN, WI

EROSION CONTROL PLAN

SOUTH

Drawn By: AJJ

Checked By: MDP

Date: 09/26/2022

Project No. 24-0389.00

Sheet Number

C5.1

26

NOT FOR
CONSTRUCTION

Revision	Date
30% PLAN SUBMITTAL	08.09.2022

MALONE PARK

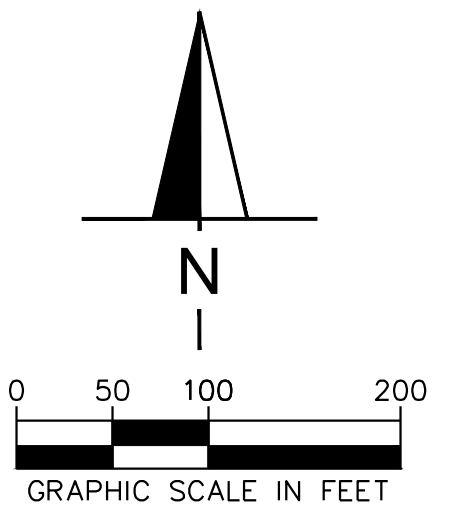
CITY OF NEW BERLIN, WI

OVERALL GRADING PLAN

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00

Sheet Number

C6.0



GRADING LEGEND

BOC = BACK OF CURB

ME = MATCH EXISTING ELEVATION

LP = LOW POINT

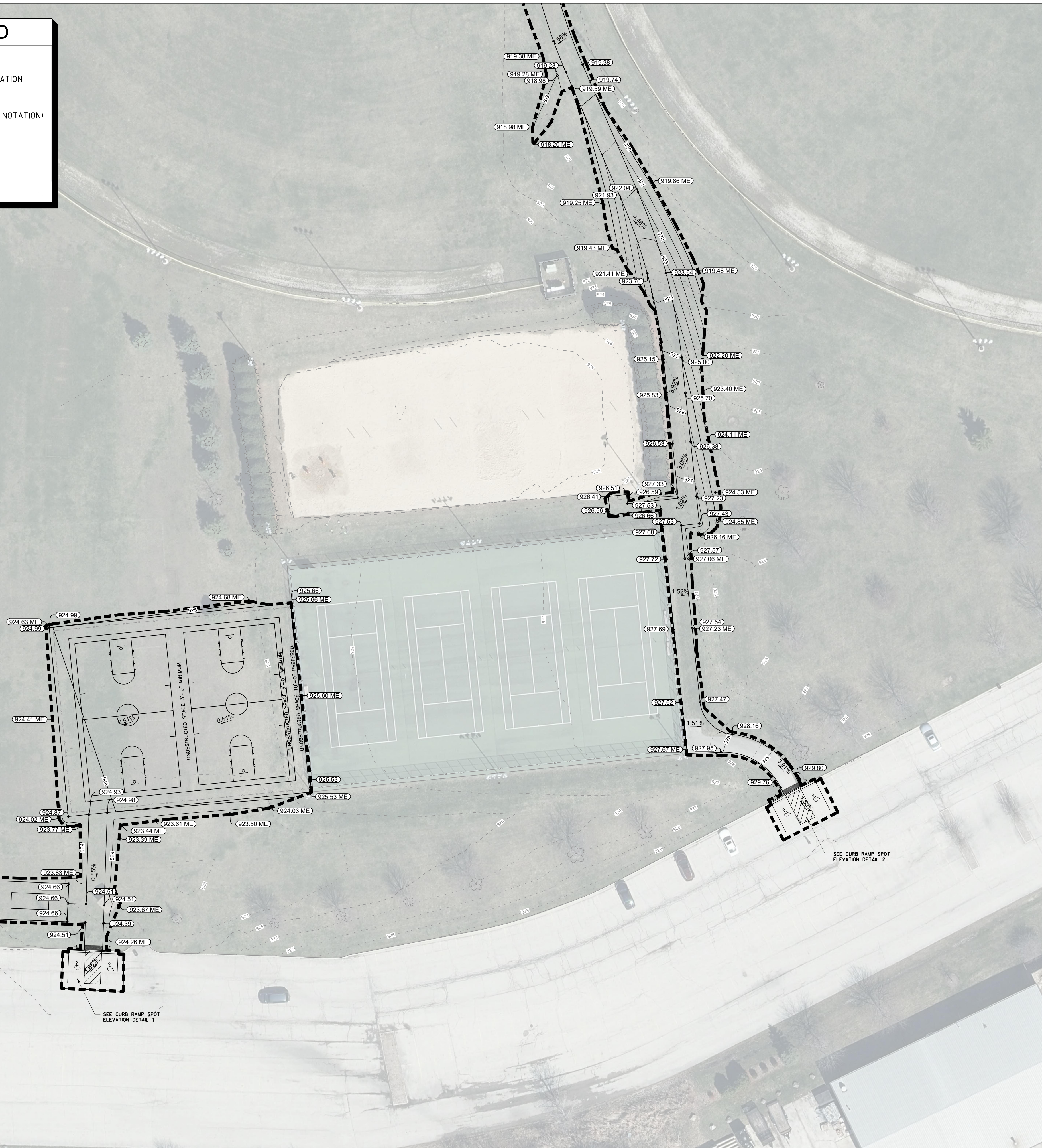
FL = FLOW LINE (OR IF NO NOTATION)

 X.XX% SLOPE AND FLOW DIRECTION

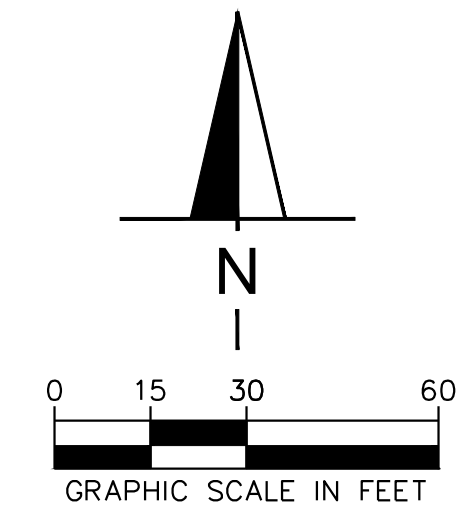
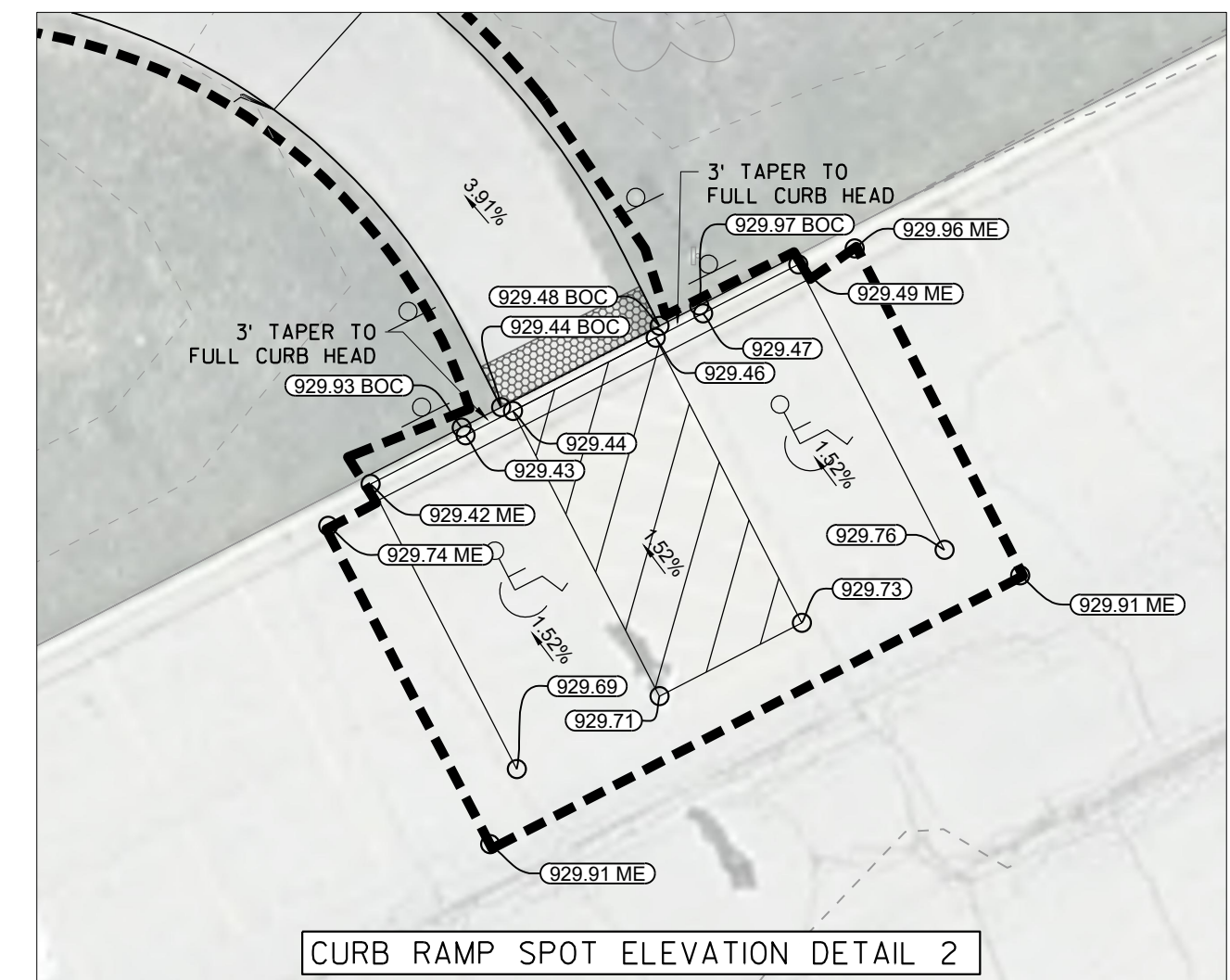
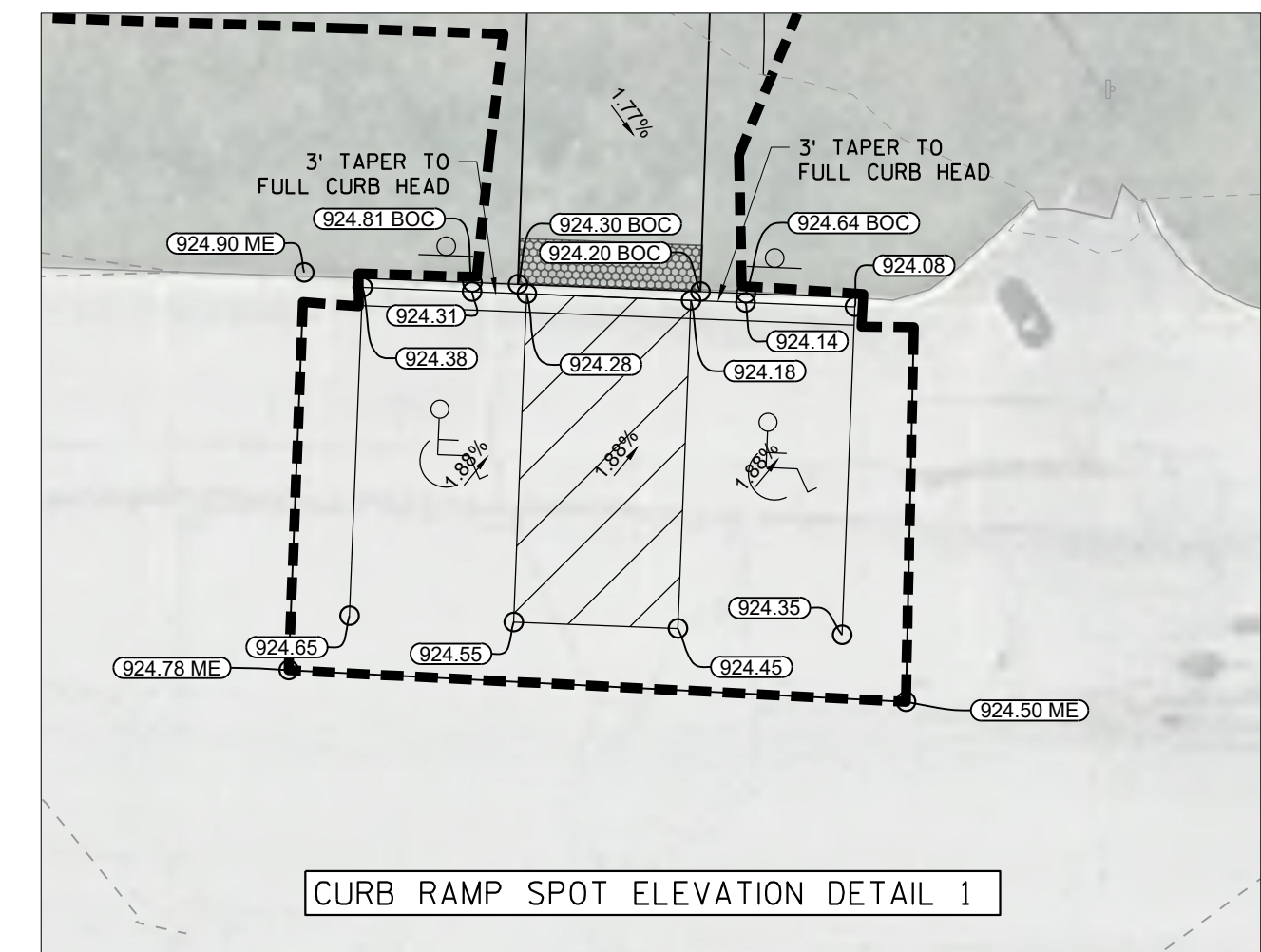
--- 900 --- EXISTING CONTOUR

—— 900 —— PROPOSED CONTOUR

■■■■■■■■■■ LIMITS OF DISTURBANCE



The aerial map shows the University of Utah campus. The new stadium construction areas are highlighted in black. C6.1 is the lower-left section, enclosed in a cross-hatched box. C6.2 is the central section. C6.3 is the upper-right section. C6.4 is the rightmost section. The existing stadium is shown in the lower-left corner. Surrounding campus buildings and sports fields are visible.



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Revision	Date
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DETAILED GRADING PLAN

C6.1

NOT FOR
CONSTRUCTION

Revision	Date
30% PLAN SUBMITTAL	08.09.2022

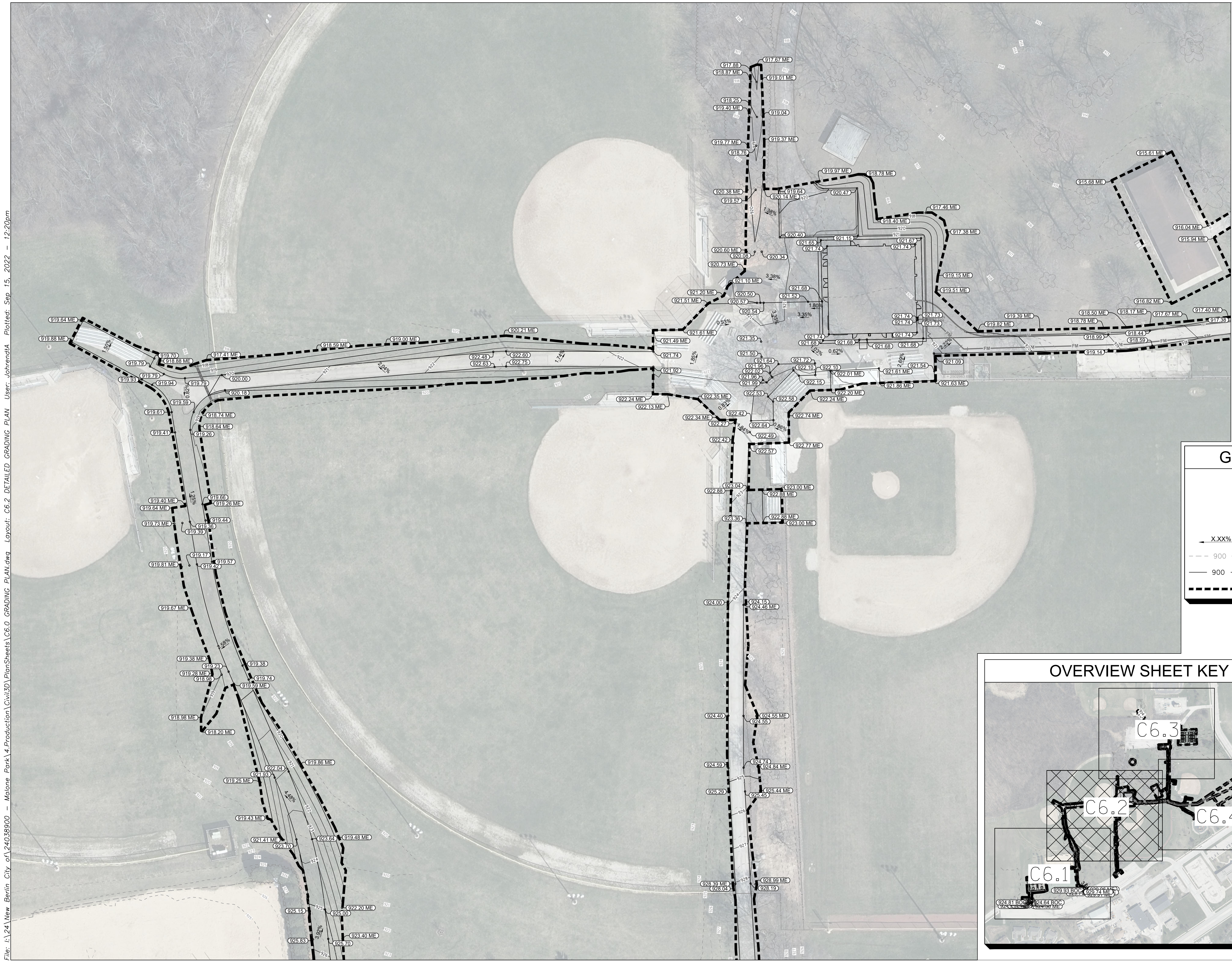
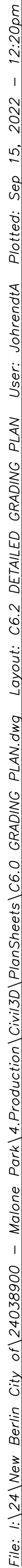
MALONE PARK
CITY OF NEW BERLIN, WI

DETAILED GRADING PLAN

Drawn By:	AJJ
Checked By:	MDP
Date:	09/26/2022
Project No.	24-0389.00

Sheet Number

C6.2



GRADING LEGEND

BOC = BACK OF CURB

ME = MATCH EXISTING ELEVATION

LP = LOW POINT

FL = FLOW LINE (OR IF NO NOTATION)

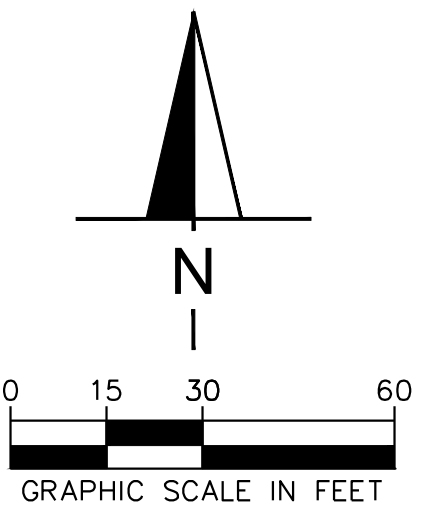
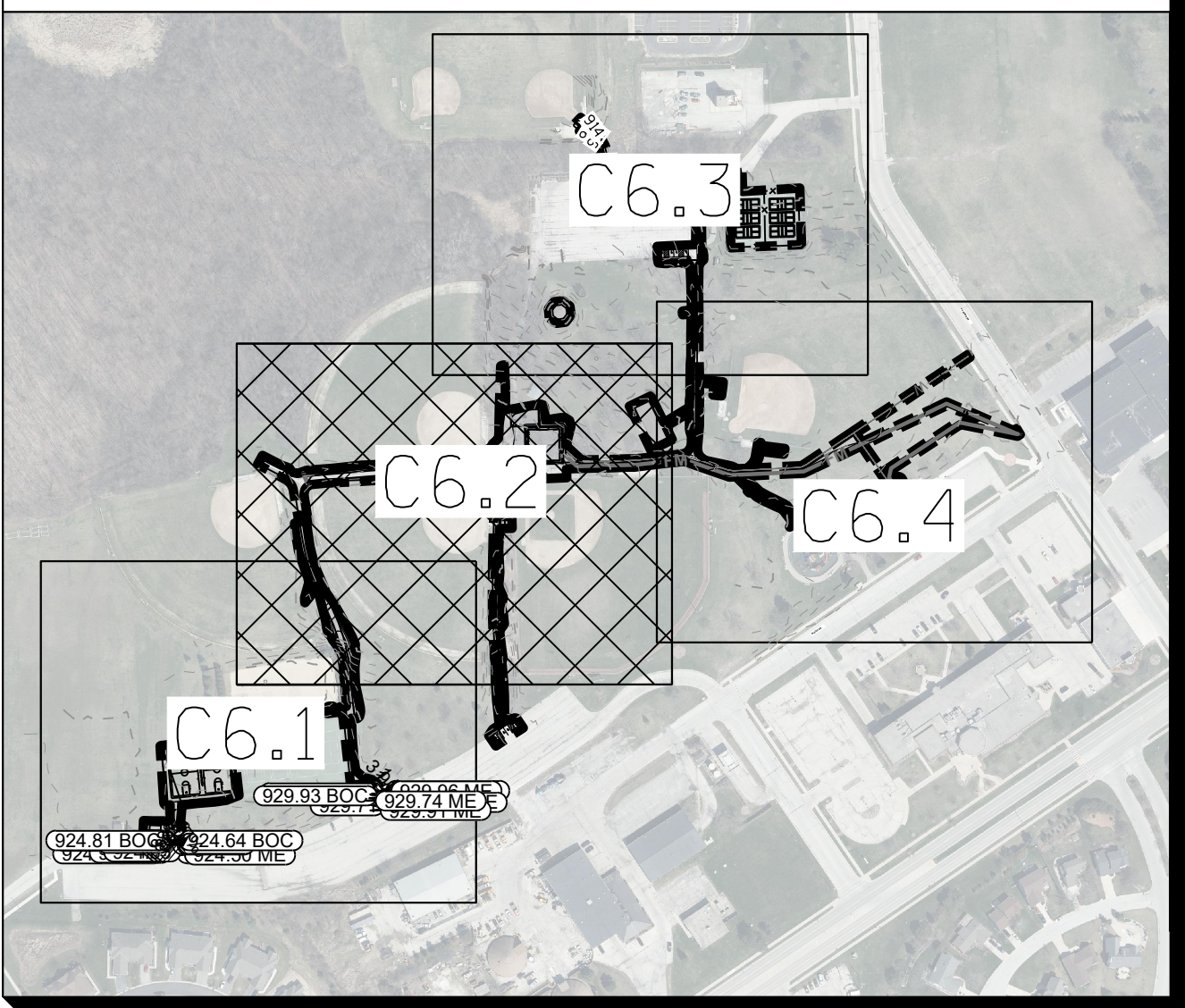
← X.XX% SLOPE AND FLOW DIRECTION

— 900 — — — EXISTING CONTOUR

— 900 — PROPOSED CONTOUR

LIMITS OF DISTURBANCE

OVERVIEW SHEET KEY



Revision	Date
30% PLAN SUBMITTAL	08.09.2022

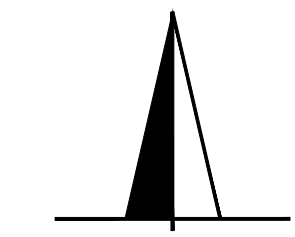
DETAILED GRADING PLAN

Sheet Number

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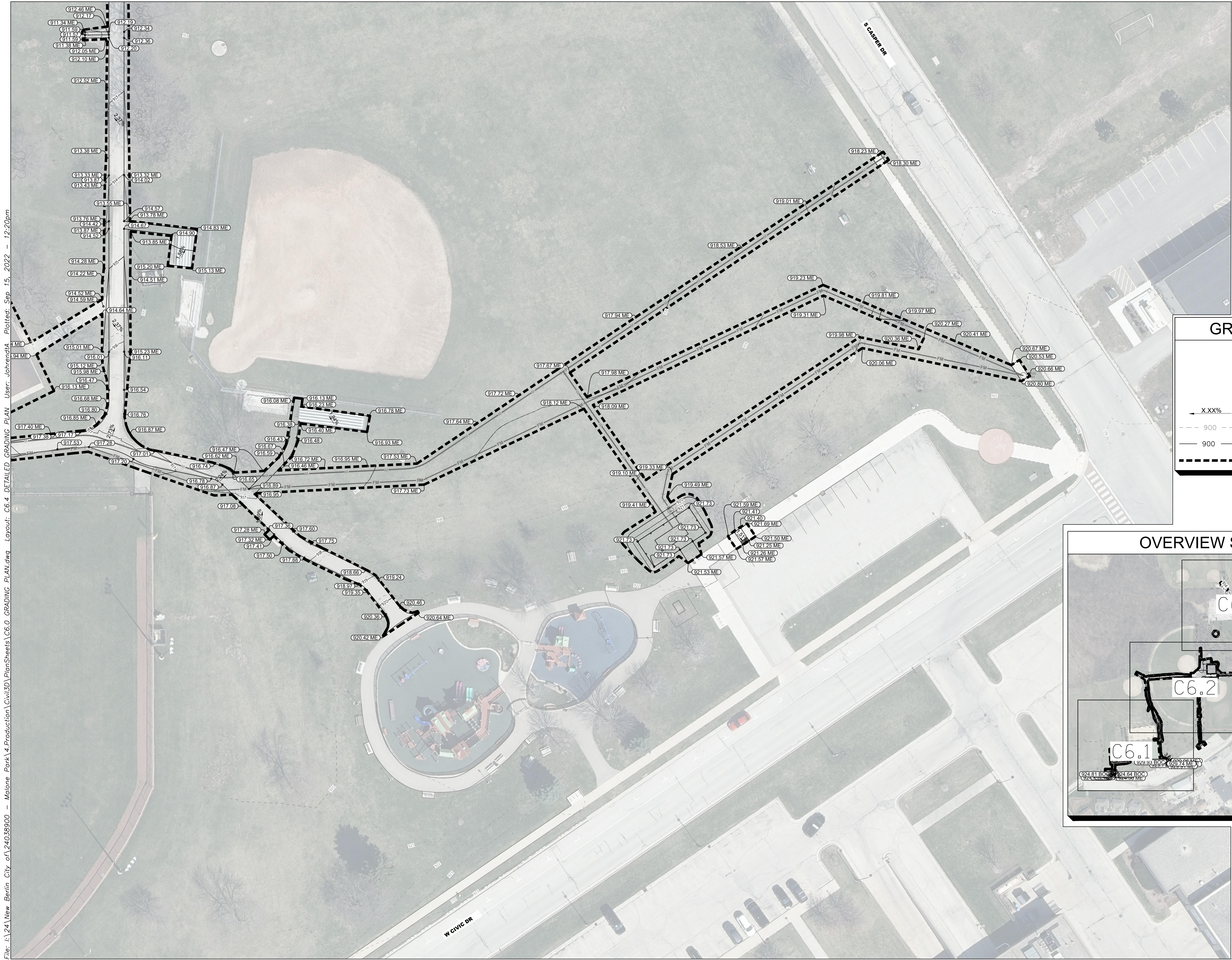


X.XX%



GRAPHIC SCALE IN FEET

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GRADING LEGEND

BOC = BACK OF CURB

ME = MATCH EXISTING ELEVATION

LP = LOW POINT

FL = FLOW LINE (OR IF NO NOTATION)

X.XX%

SLOPE AND FLOW DIRECTION

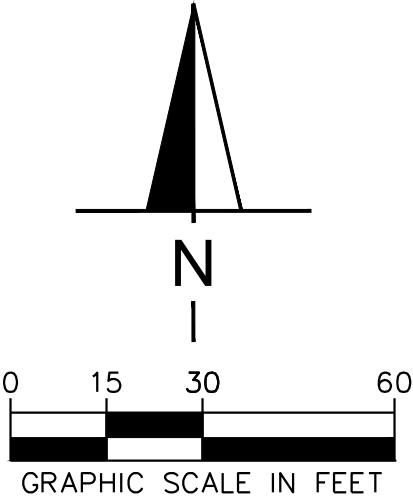
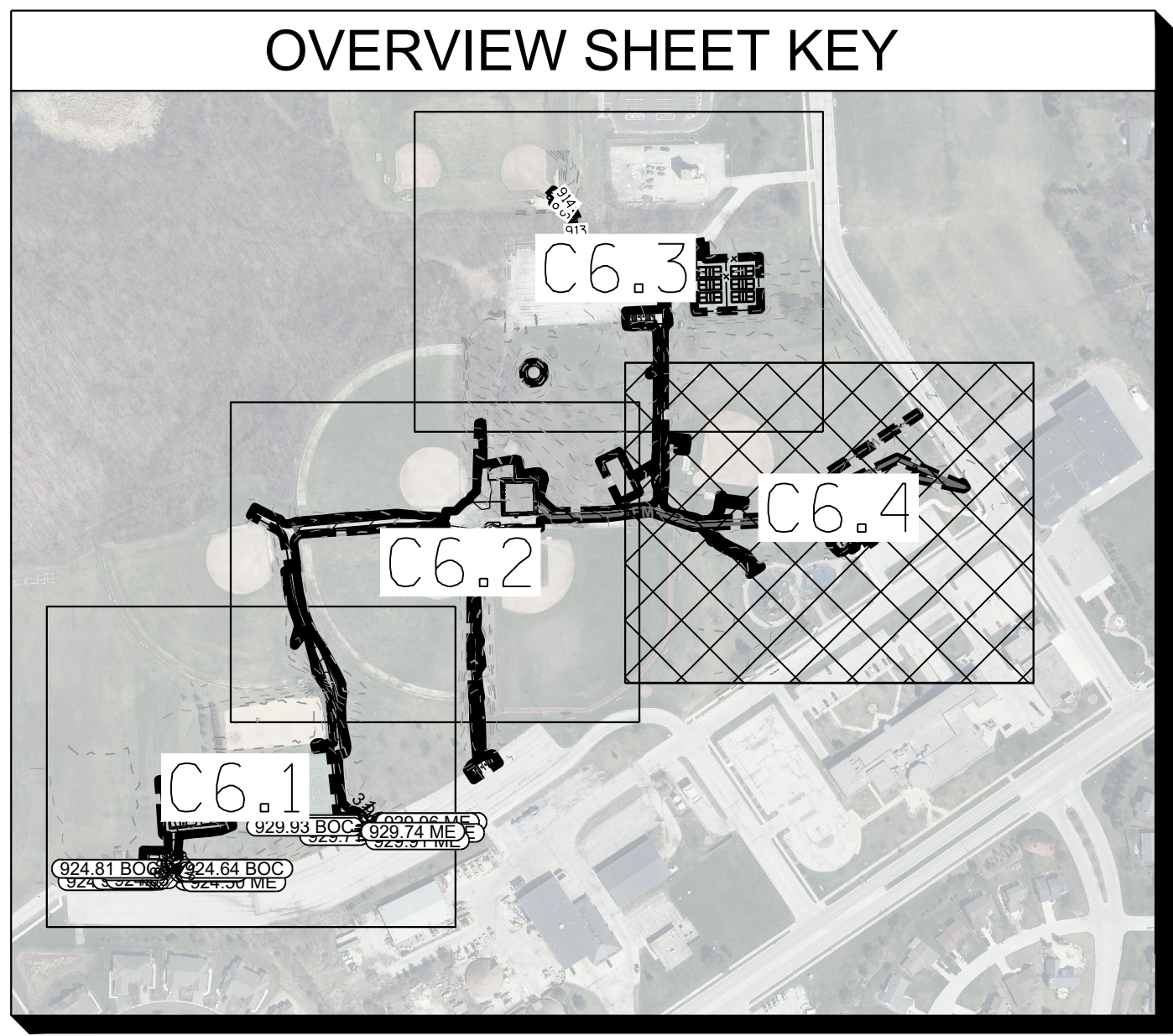
900

EXISTING CONTOUR

900

PROPOSED CONTOUR

LIMITS OF DISTURBANCE



20975
SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

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CONSTRUCTION

Date	08.09.2022
Revision	30% PLAN SUBMITTAL

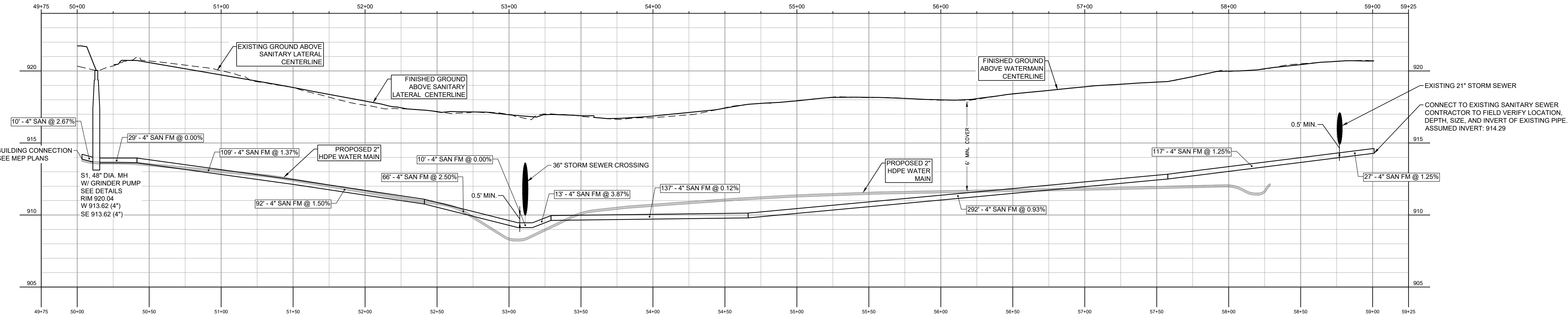
MALONE PARK
CITY OF NEW BERLIN, WI

DETAILED GRADING PLAN

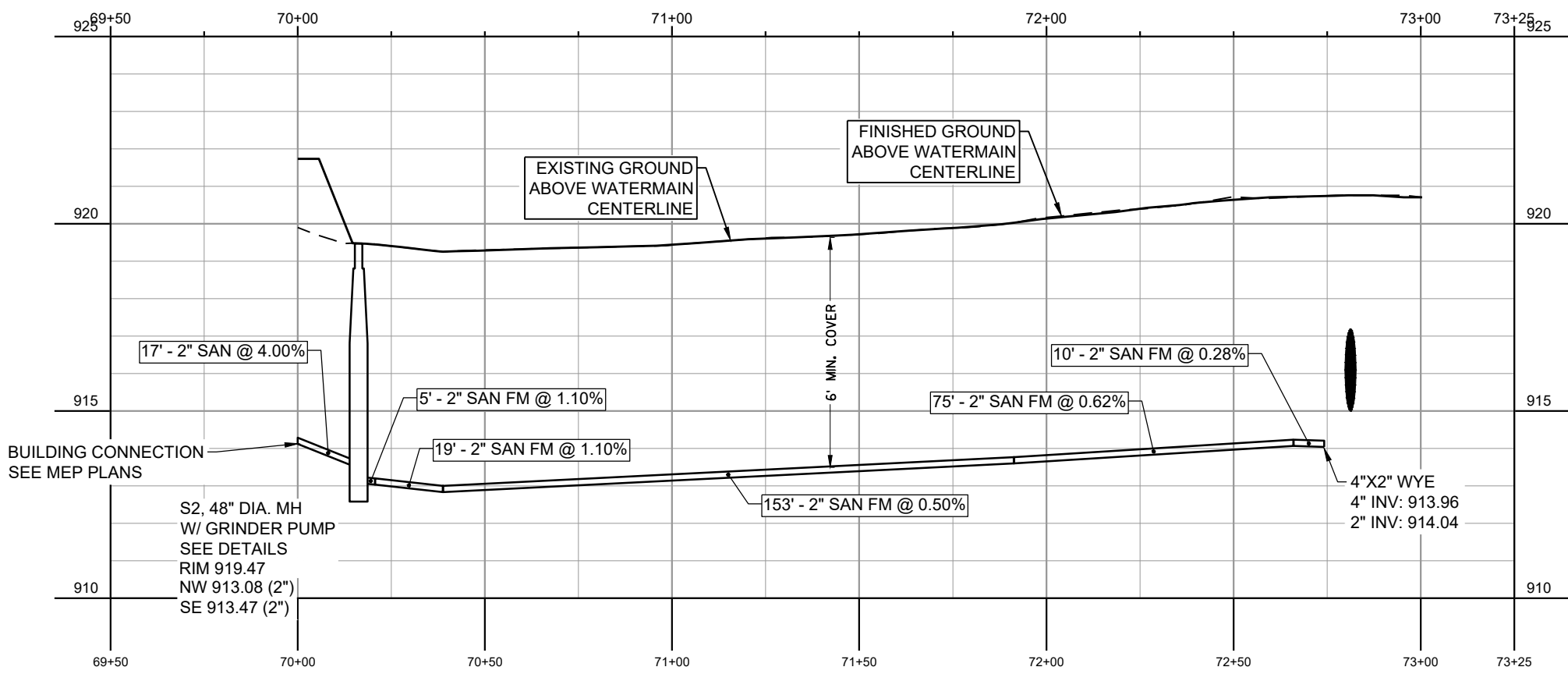
Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00
Sheet Number

C6.4

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UTILITY LEGEND			
	STORM SEWER		UTILITY POLE
	STORM SEWER INLETS		GUY WIRE
	6" DIP F		STREET SIGN
	8" PVC W		LIGHT POLE
	12" PVC W		WATER METER
	FIRE HYDRANT		WATER VALVE
	GATE VALVE		EX. STORM MANHOLE
	SANITARY SEWER FORCE MAIN		EX. SANITARY SEWER MANHOLE
			TELEPHONE MANHOLE
			UNKNOWN MANHOLE (NO ACCESS)
	OVERHEAD UTILITY LINE		EX. SANITARY SEWER LINE
	EX. SANITARY SEWER LINE		EX. STORM SEWER LINE
	EX. WATER LINE		EX. UNDERGROUND TELEPHONE LINE
	EX. UNDERGROUND ELECTRICAL LINE		EX. GAS LINE
(AB) = ASBUILT INFORMATION PROVIDED BY CONTRACTOR			



AYRES

20975
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Revision	Date
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80% PLAN SUBMITTAL	09.26.2022

MALONE PARK
CITY OF NEW BERLIN, WI
SANITARY SEWER
PLAN AND PROFILE

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00

Sheet Number

C7.0

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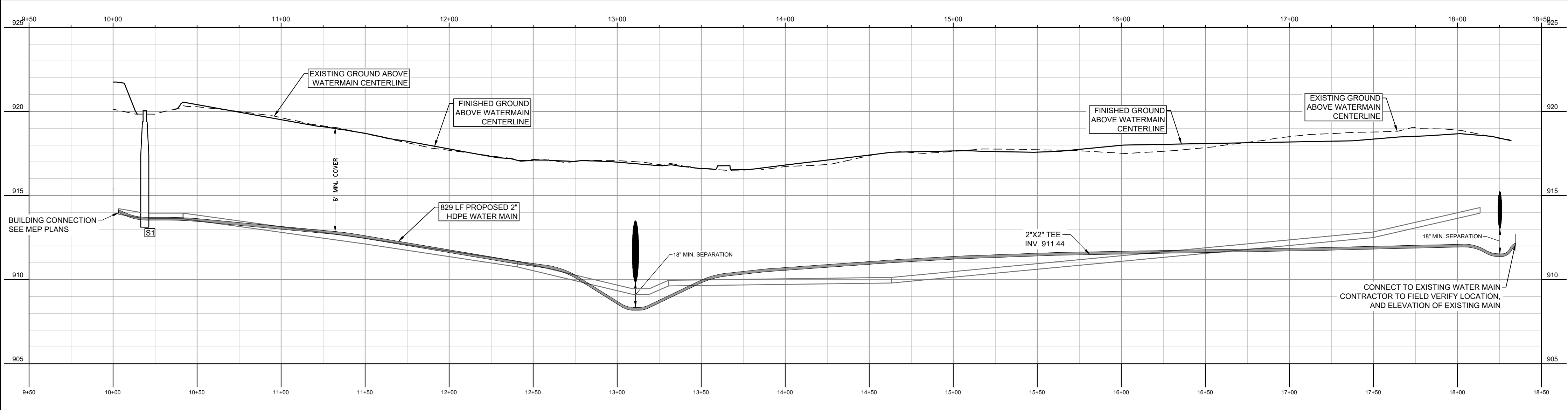


AYRES

20975
SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

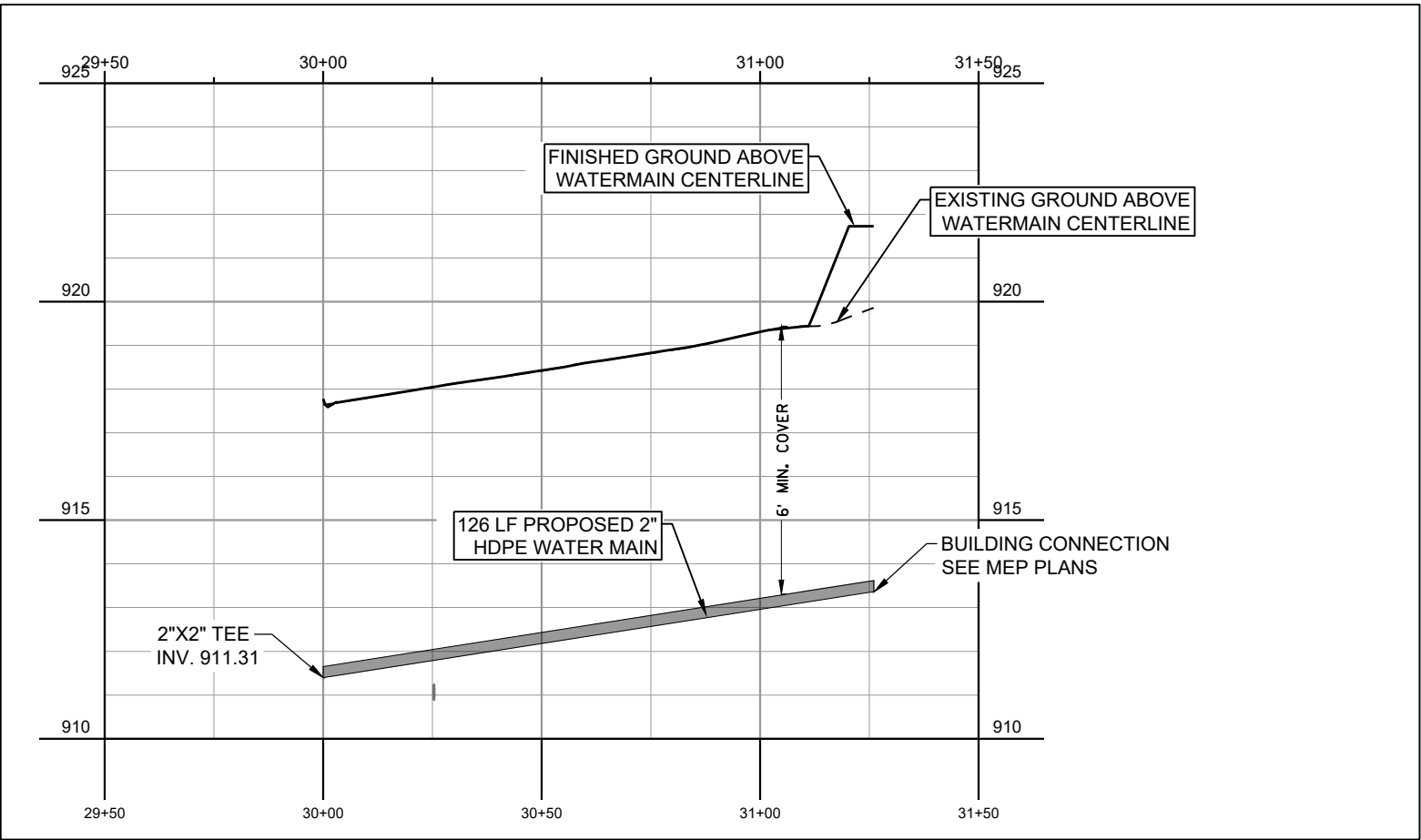
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Revision	Date
30% PLAN SUBMITTAL	08.09.2022
80% PLAN SUBMITTAL	09.26.2022



UTILITY LEGEND

	STORM SEWER		UTILITY POLE		OVERHEAD UTILITY LINE
	STORM SEWER INLETS		GUY WIRE		EX. SANITARY SEWER LINE
	6" DIP WATER LINE		STREET SIGN		EX. STORM SEWER LINE
	8" PVC WATER LINE		LIGHT POLE		EX. WATER LINE
	12" PVC WATER LINE		WATER METER		EX. UNDERGROUND TELEPHONE LINE
	FIRE HYDRANT		WATER VALVE		EX. UNDERGROUND ELECTRICAL LINE
	GATE VALVE		EX. STORM MANHOLE		EX. GAS LINE
	SANITARY SEWER FORCE MAIN		EX. SANITARY SEWER MANHOLE	(AB) = ASBUILT INFORMATION PROVIDED BY CONTRACTOR	
			TELEPHONE MANHOLE		
			UNKNOWN MANHOLE (NO ACCESS)		



MALONE PARK

CITY OF NEW BERLIN, WI

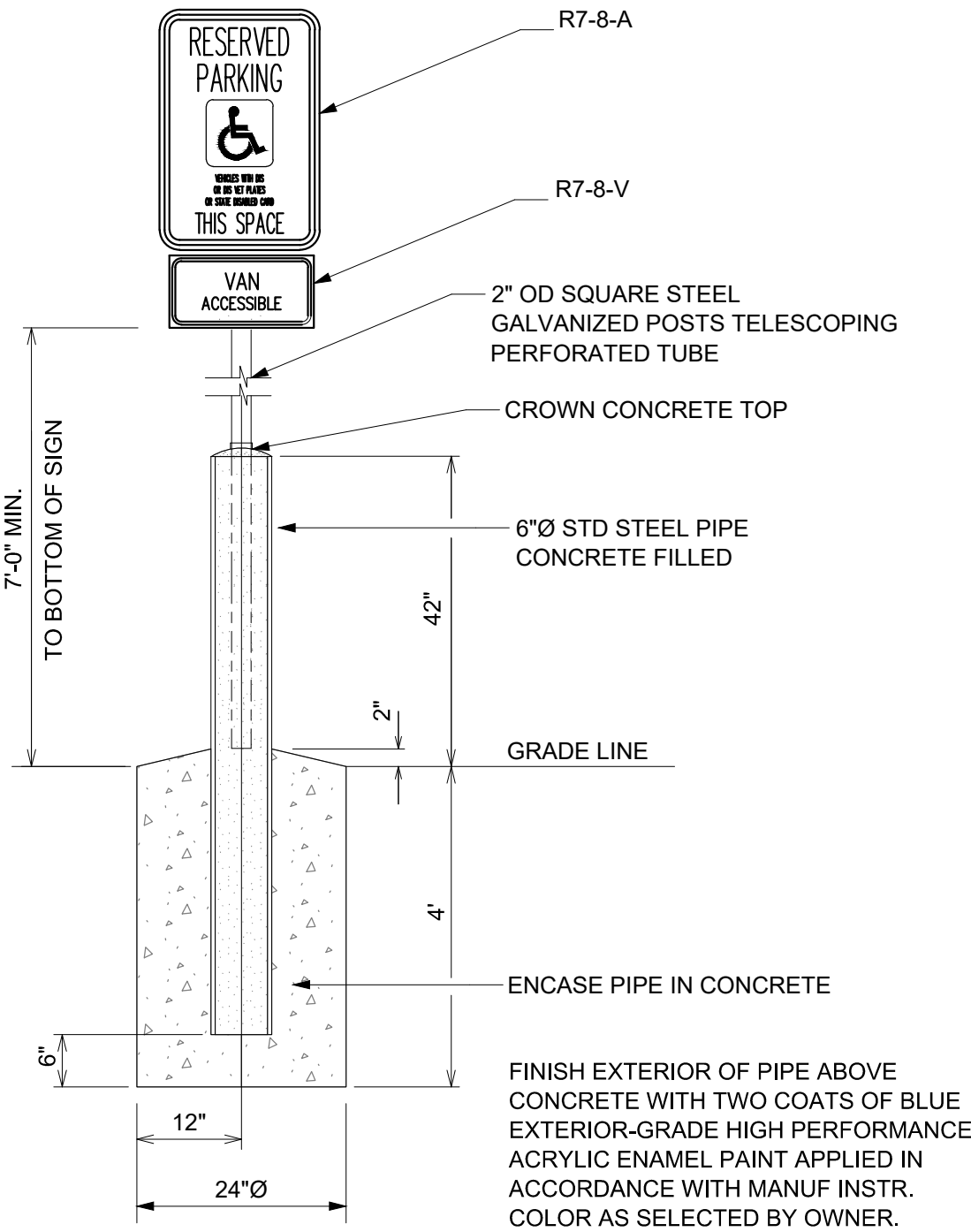
WATER SERVICE PLAN
AND PROFILE

Drawn By: AJJ
Checked By: MDP
Date: 09/26/2022
Project No. 24-0389.00

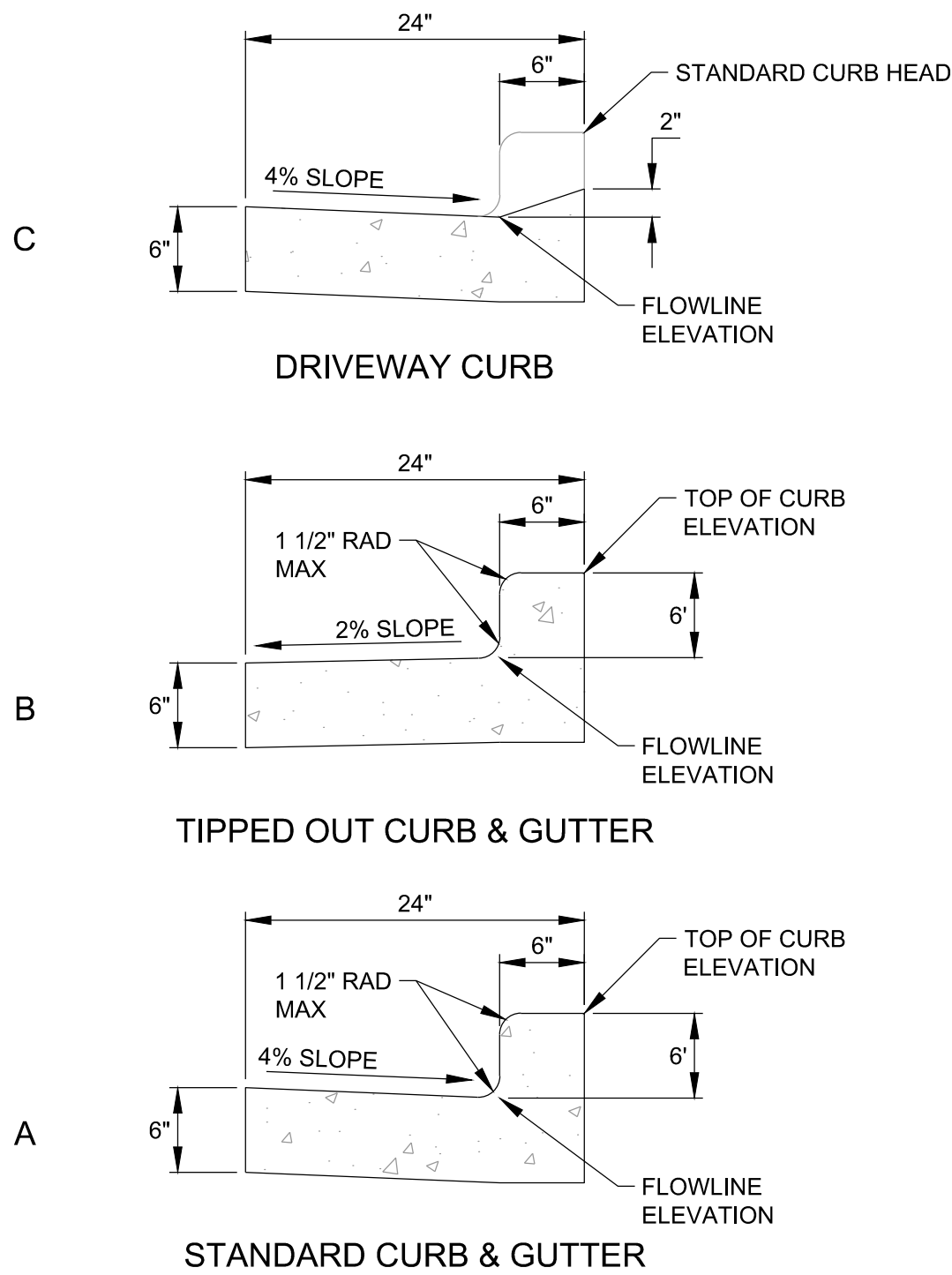
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C7.1

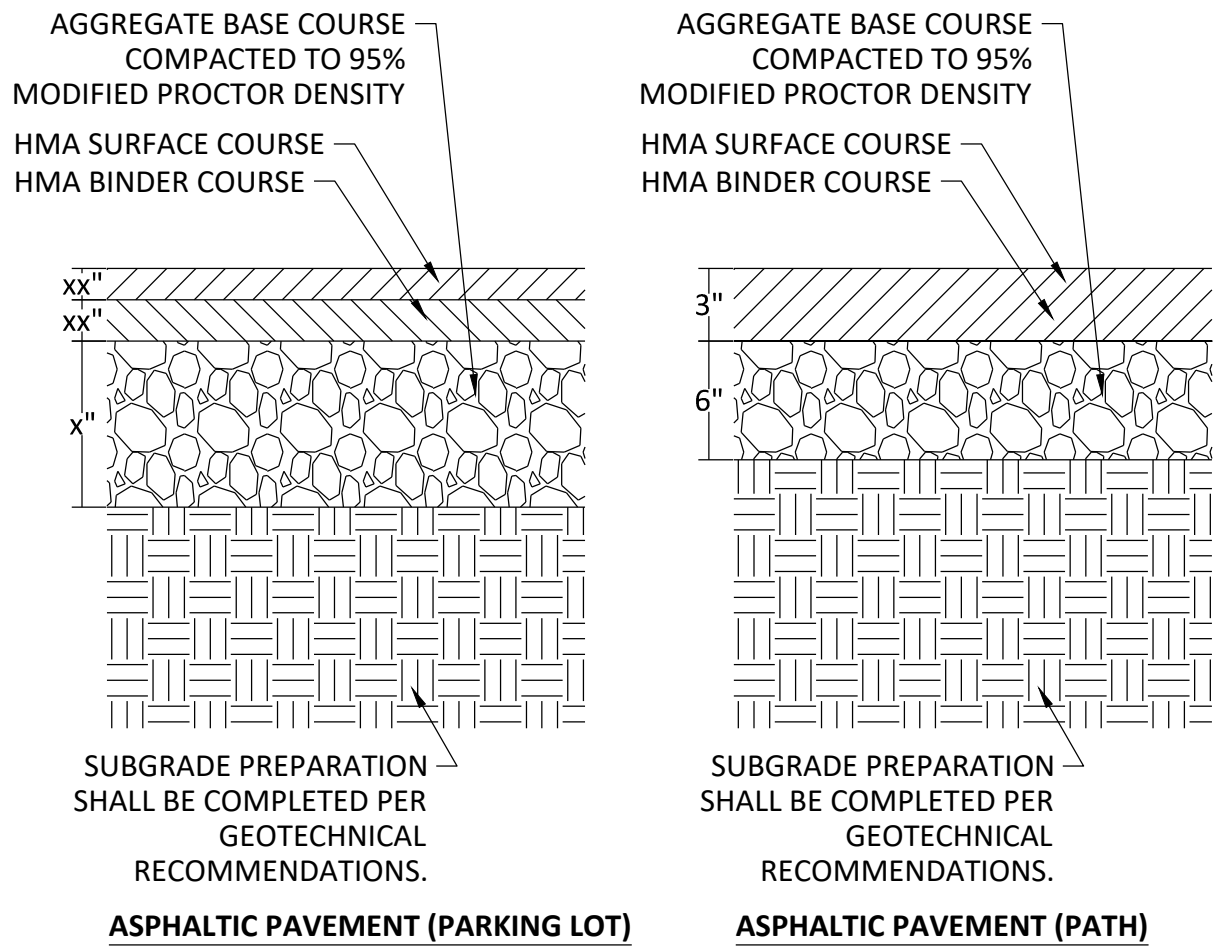
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HDCP PIPE GUARD POST
NOT TO SCALE

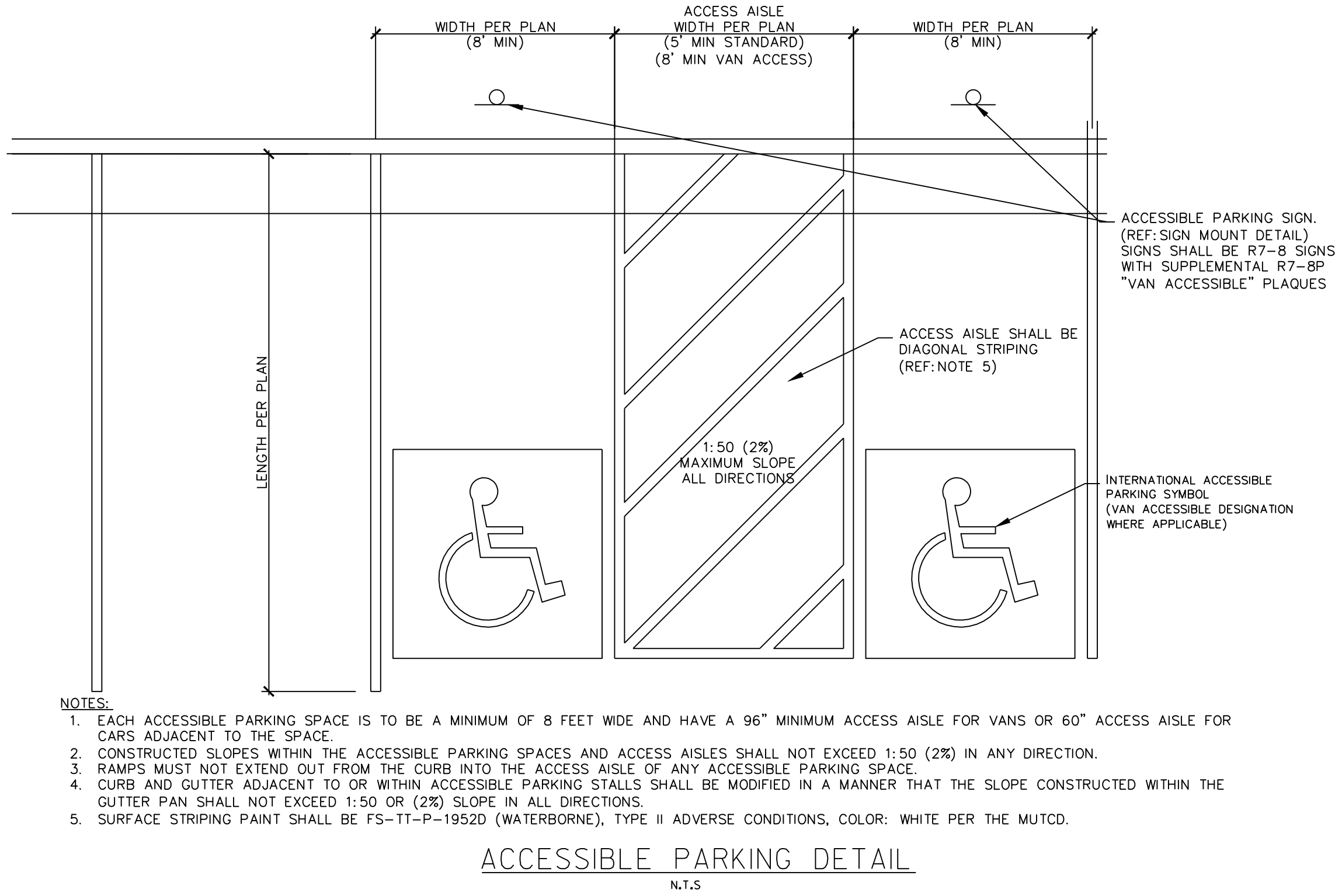


24" CONCRETE CURB & GUTTER
NOT TO SCALE



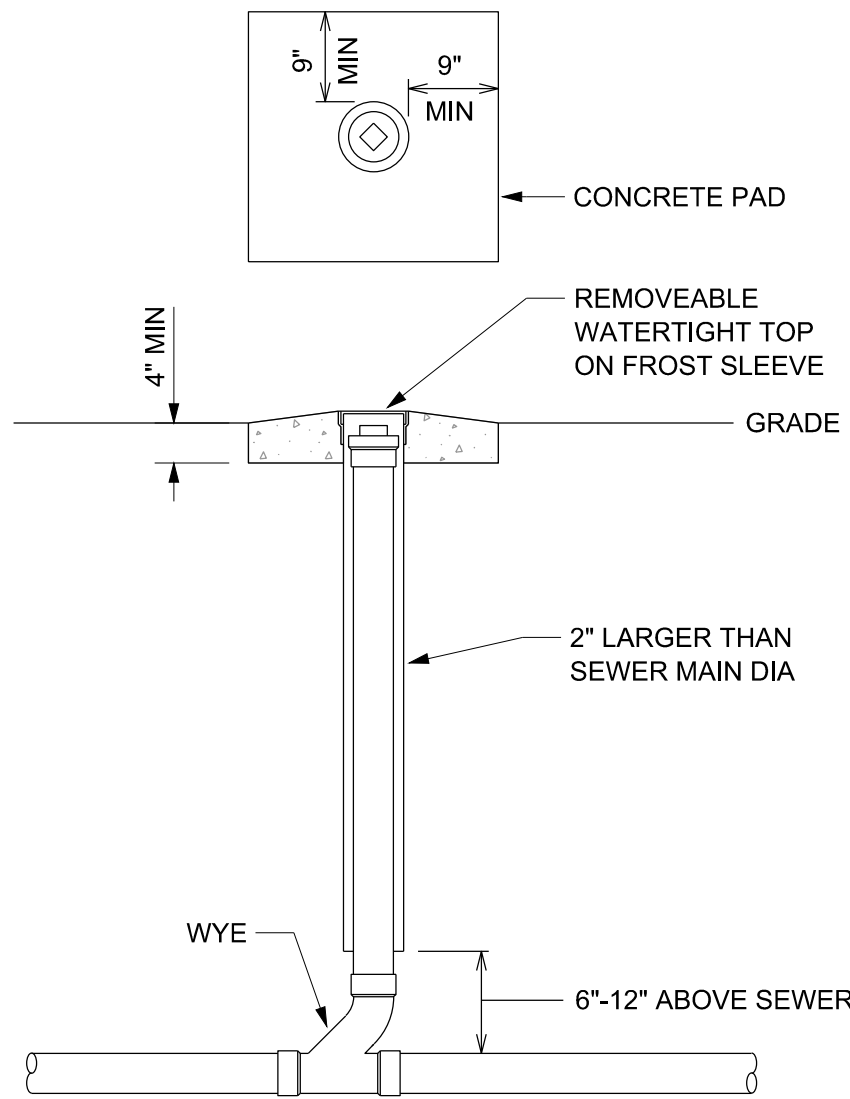
- NOTE:
- PAVEMENT THICKNESS, SUBGRADE PREP, ETC, SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
 - SEE PAVING NOTES ON THE GENERAL NOTES SHEET FOR PRIME COAT AND TACK COAT REQUIREMENTS.

ASPHALT PAVING
NOT TO SCALE

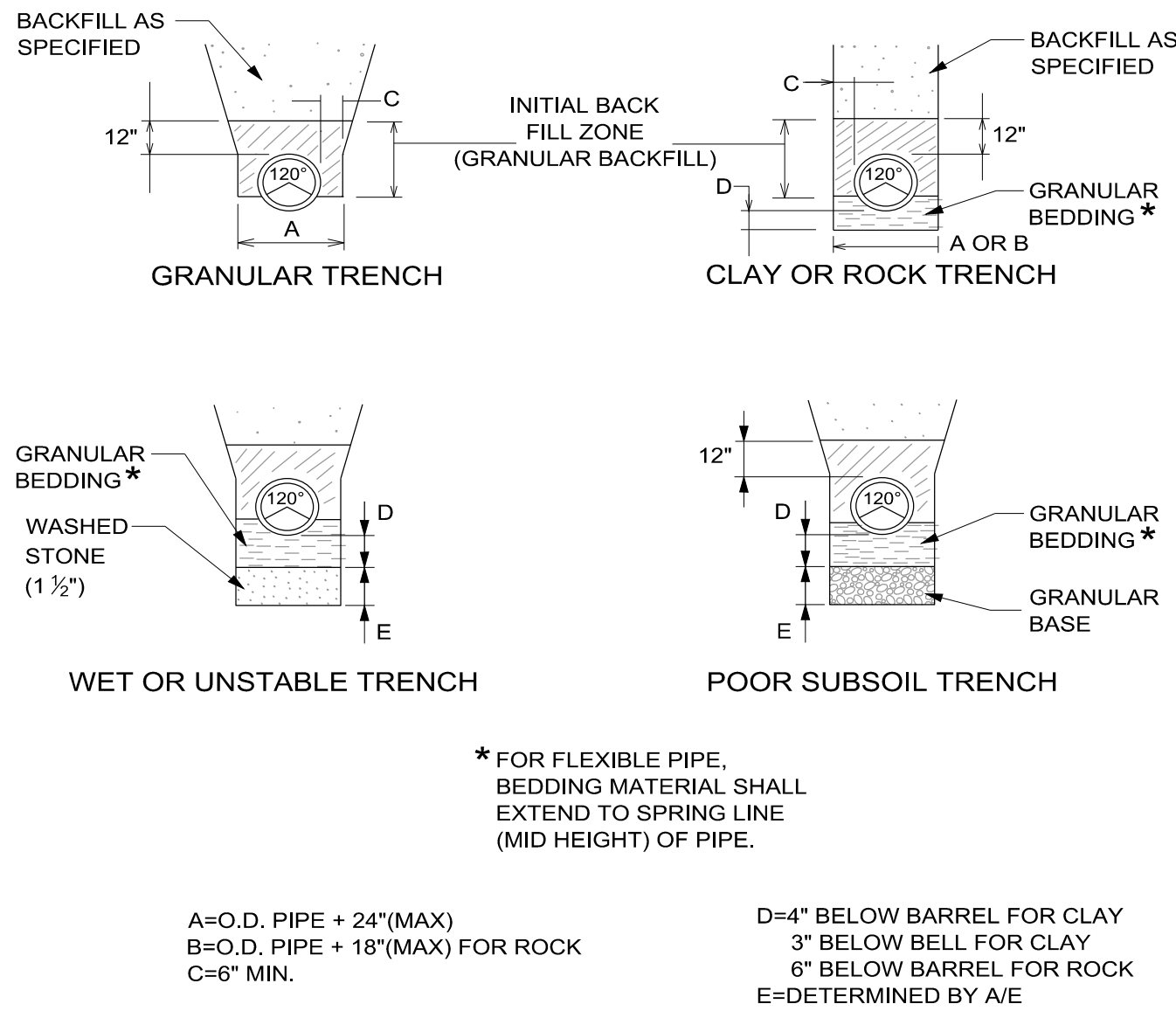


Date	08.09.2022
Revision	30% PLAN SUBMITTAL

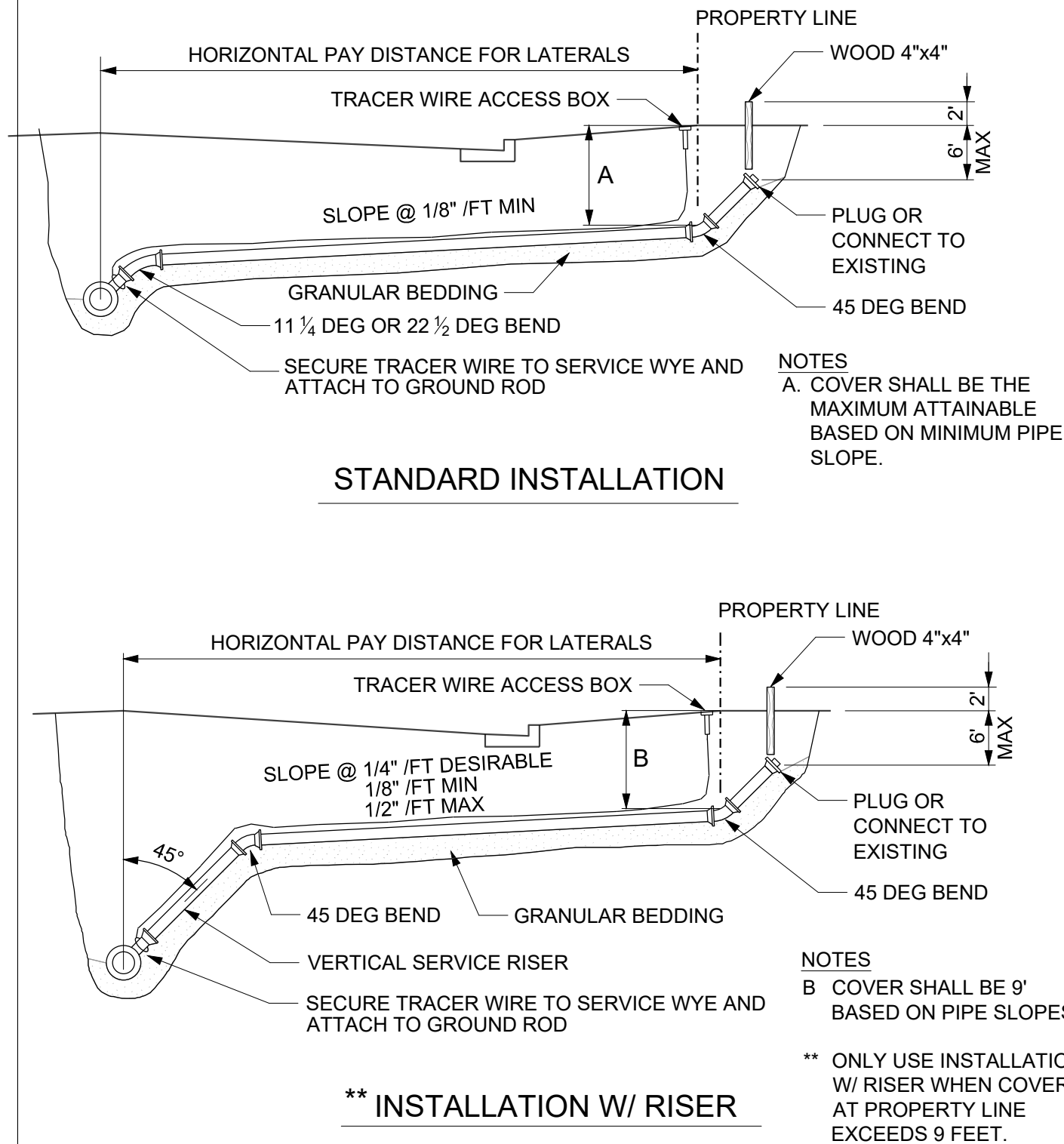
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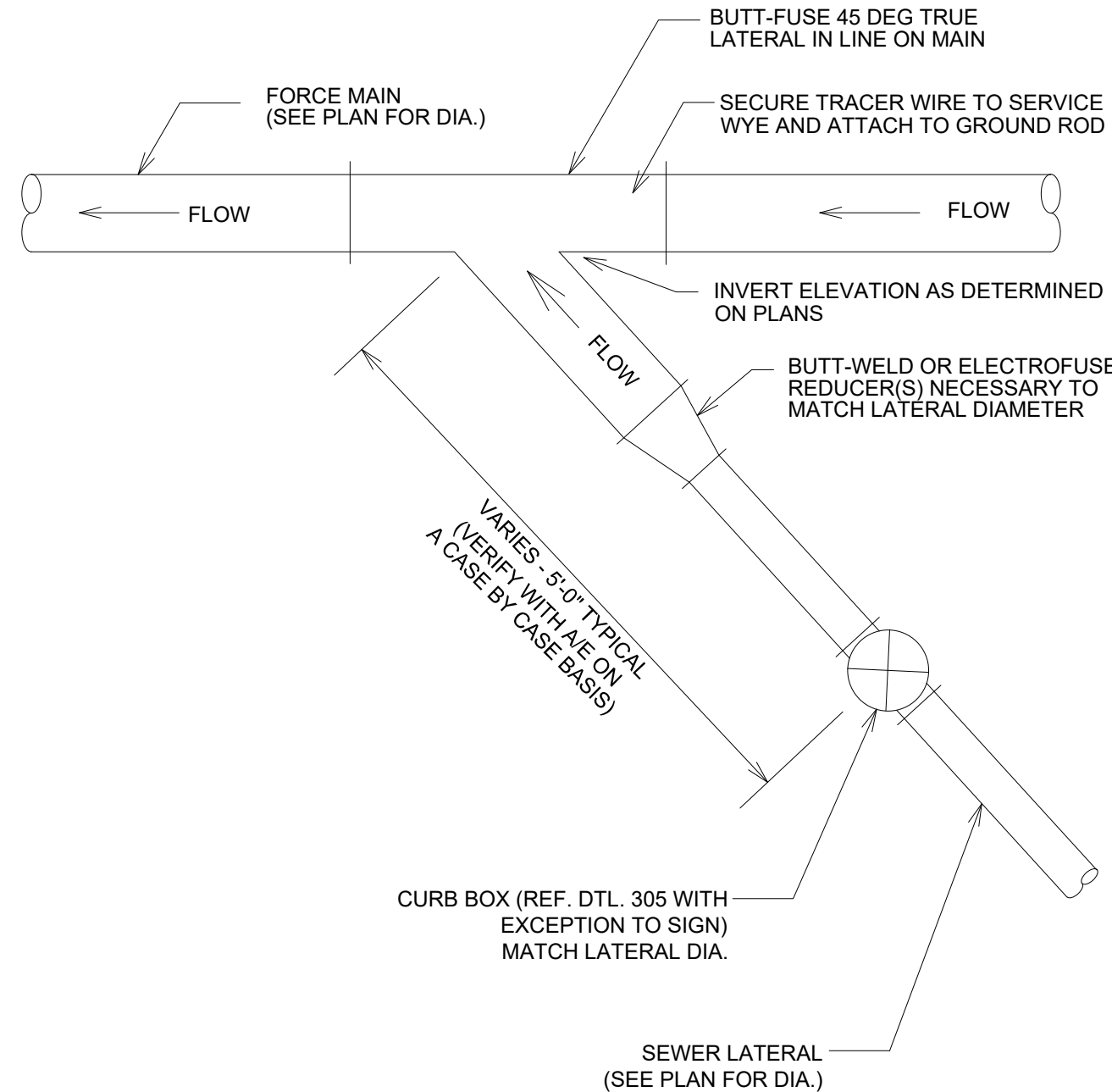
SA 703 **CLEANOUT**
NOT TO SCALE



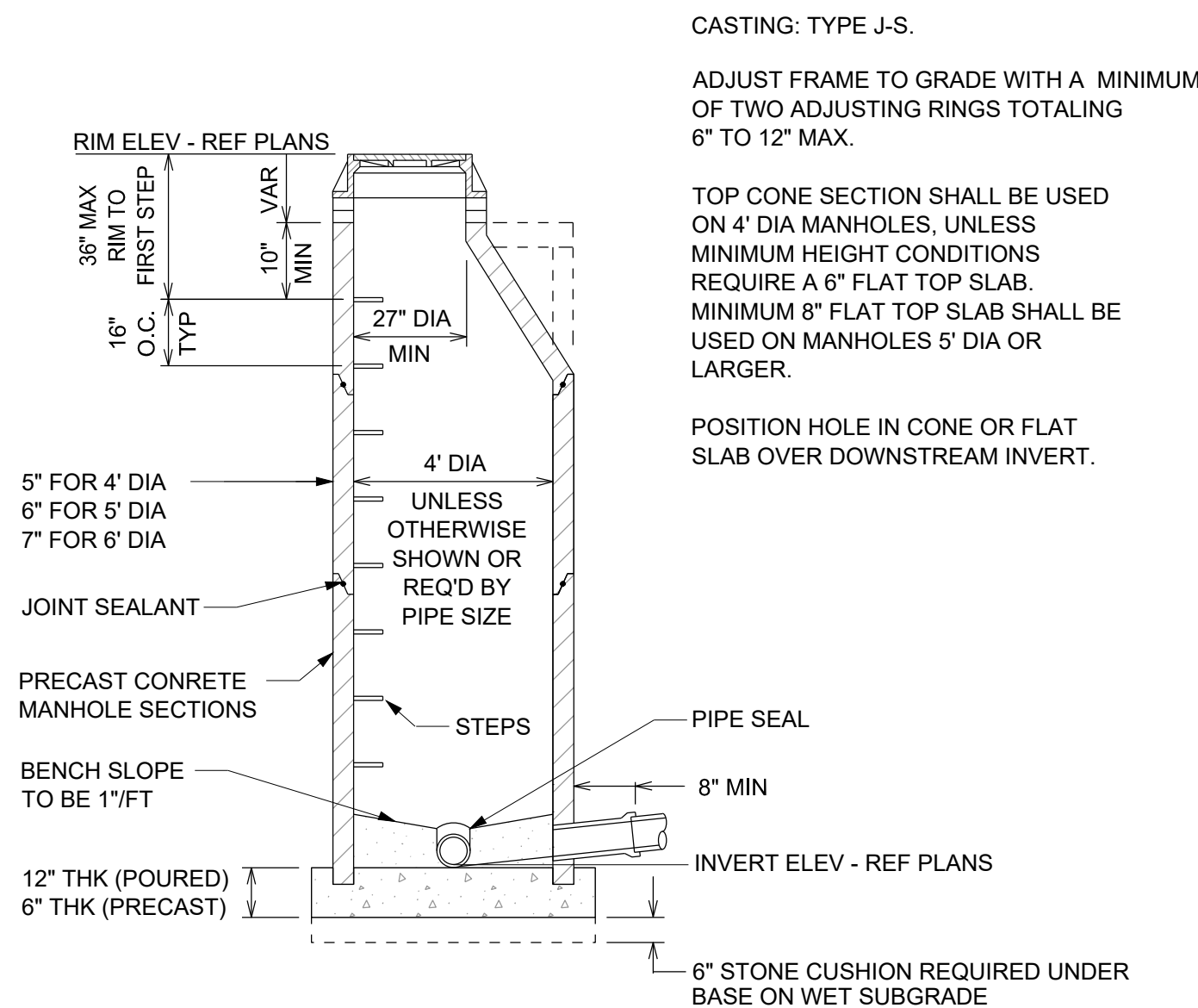
GN 100 **TRENCH SECTIONS**
NOT TO SCALE



SA 200 **SANITARY SEWER LATERAL**
NOT TO SCALE



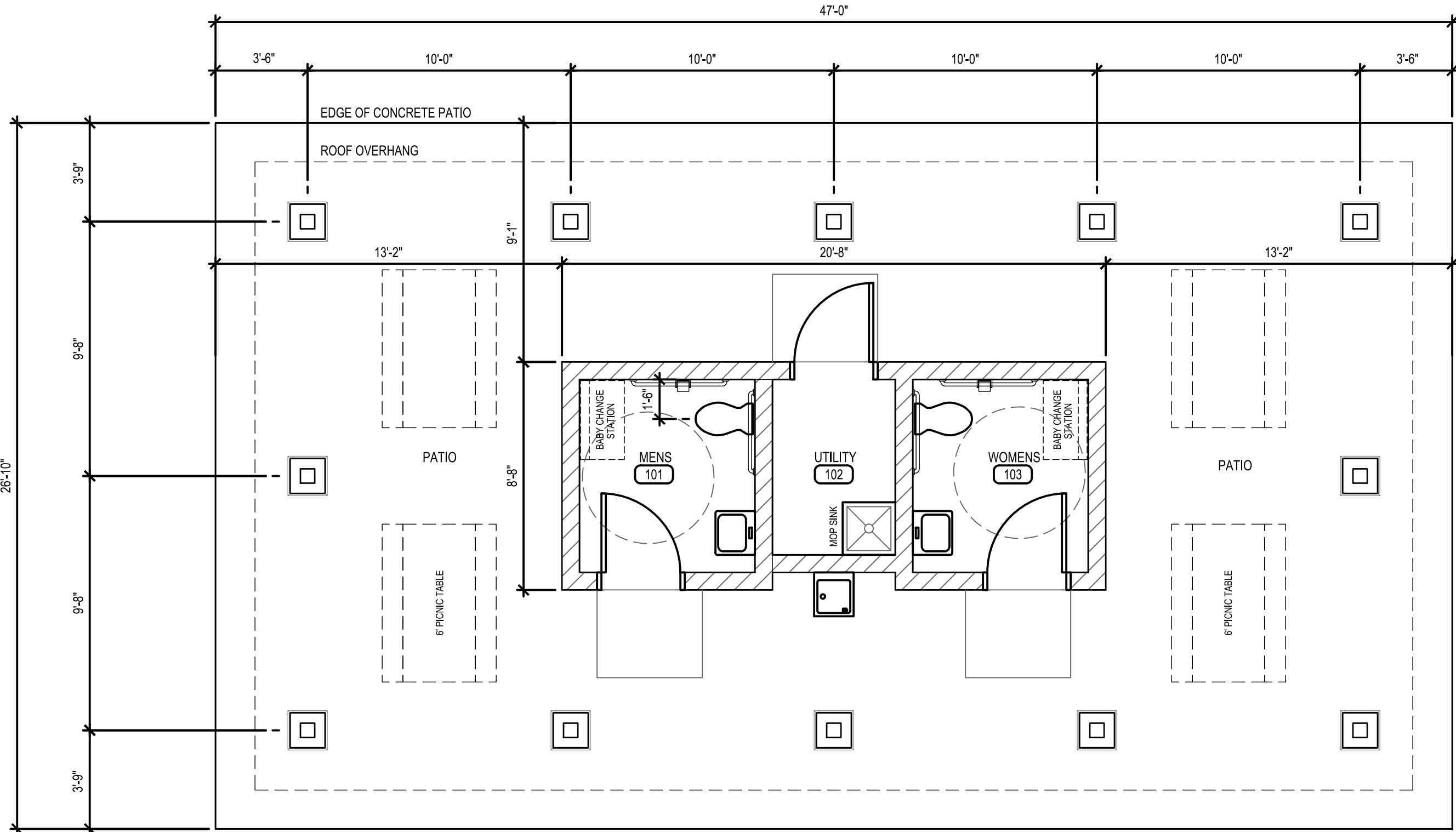
SA 304 **PRESSURE SEWER LATERAL CONNECTION**
NOT TO SCALE



SA 100 **STANDARD SANITARY MANHOLE**
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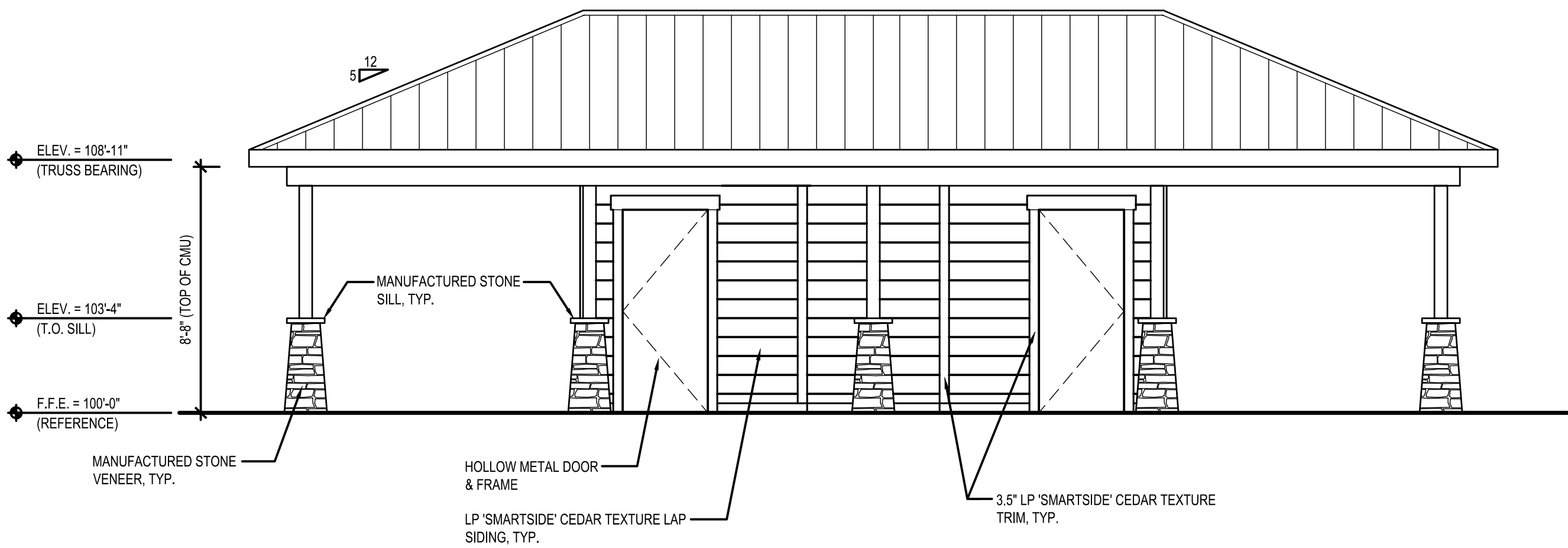
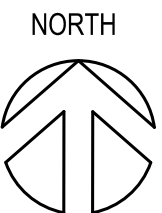
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Revision	30% PLAN SUBMITTAL

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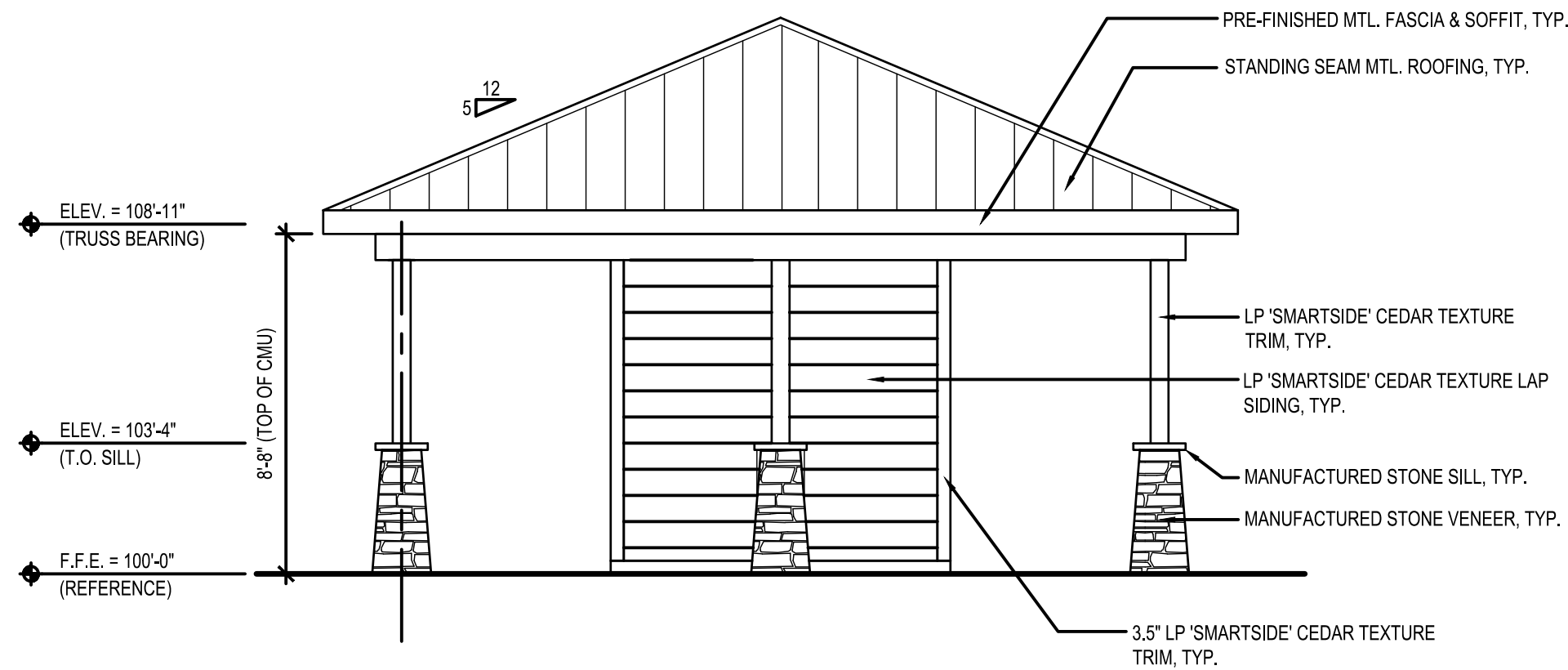


1
A101 RESTROOM PAVILION FLOOR PLAN
SCALE: 1/4" = 1'-0"

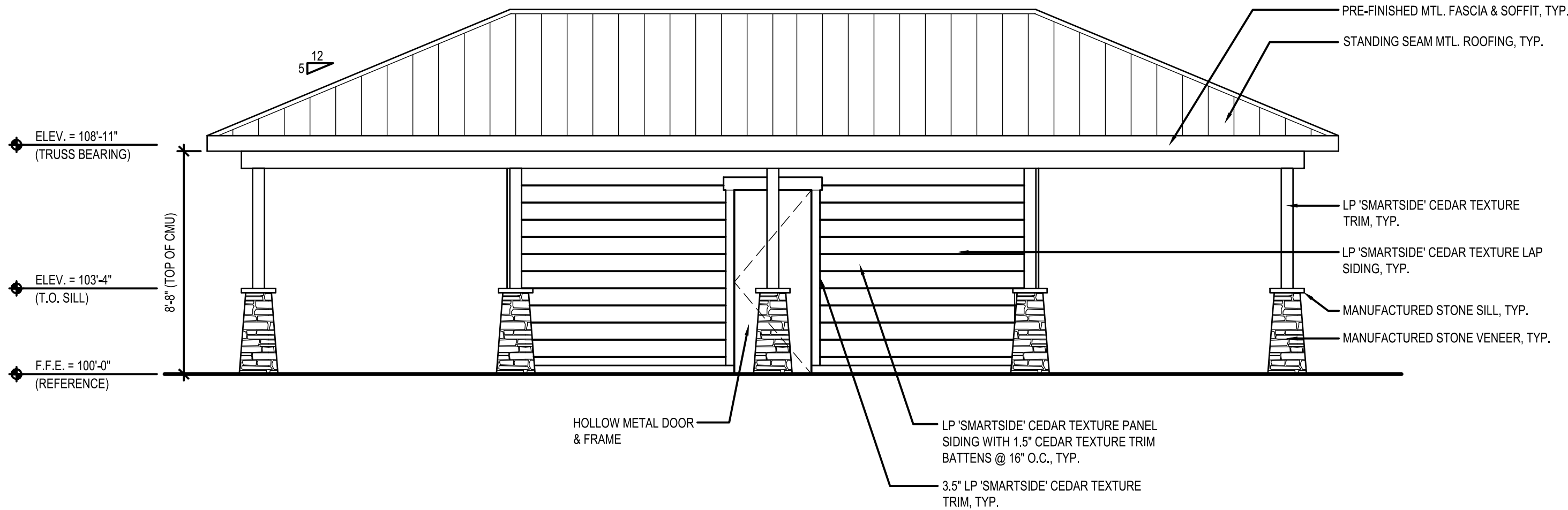
BUILDING FLOOR PLAN = 176 S.F.



3
A101 RESTROOM PAVILION - NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2
A101 RESTROOM PAVILION - EAST & WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4
A101 RESTROOM PAVILION - NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

Date

Revision

MALONE PARK
CITY OF NEW BERLIN, WI

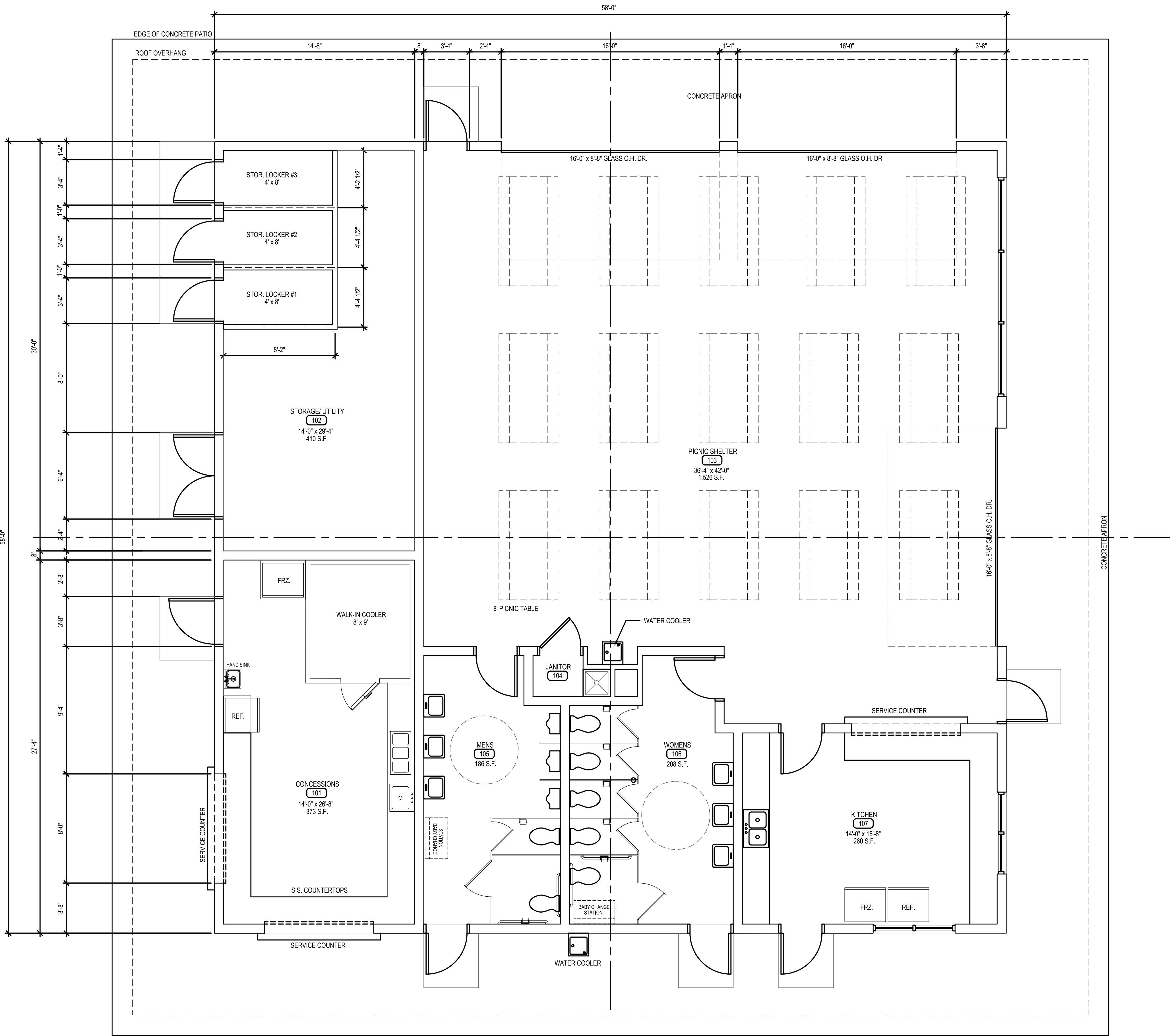
PARK STRUCTURES

Drawn By: MP
Checked By: MP
Date: 9/16/2022
Project No. 24-038900

Sheet Number

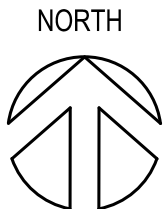
A101

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1 PICNIC PAVILION FLOOR PLAN
A102 SCALE: 1/4" = 1'-0"

BUILDING FLOOR PLAN = 3,364 S.F.



BUILDING CODE SUMMARY:

BASED UPON: 2015 IBC

CITY OF NEW BERLIN - MALONE PARK PICNIC PAVILION

I. OCCUPANCY: "A-3" (RECREATION - PARK SHELTER & CONCESSIONS)

II. CONSTRUCTION CLASSIFICATION:
A. CONSTRUCTION TYPE: TYPE VB
B. TOTAL BUILDING AREA = 3,364 S.F.

(NONSPRINKLERED BUILDING)

CONSTR. TYPE	BASIC ALLOW. HEIGHT	ACT. NO. OF STORIES	NONSPRINKLERED BUILDING ALLOWABLE AREA / FLR.	TOTAL ACTUAL BUILDING AREA
VB	1 STORY & 40 FT.	1 STORY & 21 FT.	6,000 S.F.	3,364 S.F.

C. FIRE PROTECTION: (CHAPTER 9)

1. AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED SINCE THE FIRE AREA DOES NOT EXCEED 12,000 S.F. AND THE OCCUPANT LOAD DOES NOT EXCEED 300 PEOPLE AND THE FIRE AREA IS NOT LOCATED ON A FLOOR OTHER THAN THE LEVEL OF EXIT DISCHARGE. (PER SEC. 903.2.1.3)

D. BUILDING ELEMENTS SHALL HAVE FIRE RESISTANCE RATINGS AS SPECIFIED IN TABLE 601.

	TYPE VB:
1. STRUCTURAL FRAME	= (-) HR.
2. BEARING WALLS (EXTERIOR & INTERIOR)	= (-) HR.
3. NONBEARING WALLS & PARTITIONS	= (-) HR.
4. FLOOR / CLG. CONSTRUCTION	= (-) HR.
5. ROOF CONSTRUCTION	= (-) HR.

III. EGRESS AND ACCESS REQUIREMENTS:

A. OCCUPANT LOAD: (TABLE 1004.1.2)

DESCRIPTION:	S.F. ACTUAL: /	LOAD FACTOR:	OCC. LOAD:	NO. OF EXITS REQ'D:
1. CONCESSIONS #101	203 S.F.	200 S.F.	1 PERSON	1
2. STORAGE #102	301 S.F.	300 S.F.	1 PERSON	1
3. PICNIC SHELTER #103	1,526 S.F.	15 S.F.	101 PERSONS	2
2. COMM. KITCHEN #104	176 S.F.	200 S.F.	1 PERSON	1
TOTAL OCCUPANT LOAD			104 PERSONS	2

B. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTION 1006.2 OR 1006.3 EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS. (PER SEC. 1009.1)

C. EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY. (PER SEC. 1009.2)

D. SPACES ARE ALLOWED ONE EXIT OT EXIT ACCESS WHERE OCCUPANT LOADS ARE LESS THAN THE FOLLOWING: GROUP 'A' OCCUPANCIES: 49 PERSONS. (PER SEC. & TABLE 1006.2.1)

E. MAX TRAVEL DISTANCE TO EXIT: (NONSPRINKLERED BLDG.) - 200 FT. IN GROUP 'A' (TABLE 1017.2)

F. THE COMMON PATH OF EGRESS TRAVEL IN GROUP 'A' OCCUPANCIES SHALL NOT EXCEED 75 FT. (PER SEC. & TABLE 1006.2.1)

G. IN GROUP 'A' OCCUPANCIES DEAD END CORRIDORS SHALL NOT EXCEED 20 FT. (PER SEC. 1020.4)

H. EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE. (PER SECTION 1028.1)

IV. ACCESSIBILITY:

A. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. (PER SEC. 1104.2)

B. AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. (SEC. 1105.1)

V. REQUIRED PLUMBING FIXTURES: (TABLE 2902.1)

OCCUPANCY	NO. OF REQUIRED WATER CLOSETS:		NO. OF REQUIRED LAVATORIES:	DRINKING FACILITIES:
	MEN:	WOMEN:		
GROUP 'A-3'	1 PER 125	1 PER 65	1 PER 200	1 PER 500
	1 REQUIRED	1 REQUIRED	2 PROVIDED EA. PER TENANT	1 PROVIDED PER TENANT
	2 PROVIDED + 3 URINALS	5 PROVIDED		

AYRES ASSOCIATES
20975 SWENSON DR.
SUITE 200
WAUKESHA, WI 53186

Date

Revision

MALONE PARK
CITY OF NEW BERLIN, WI

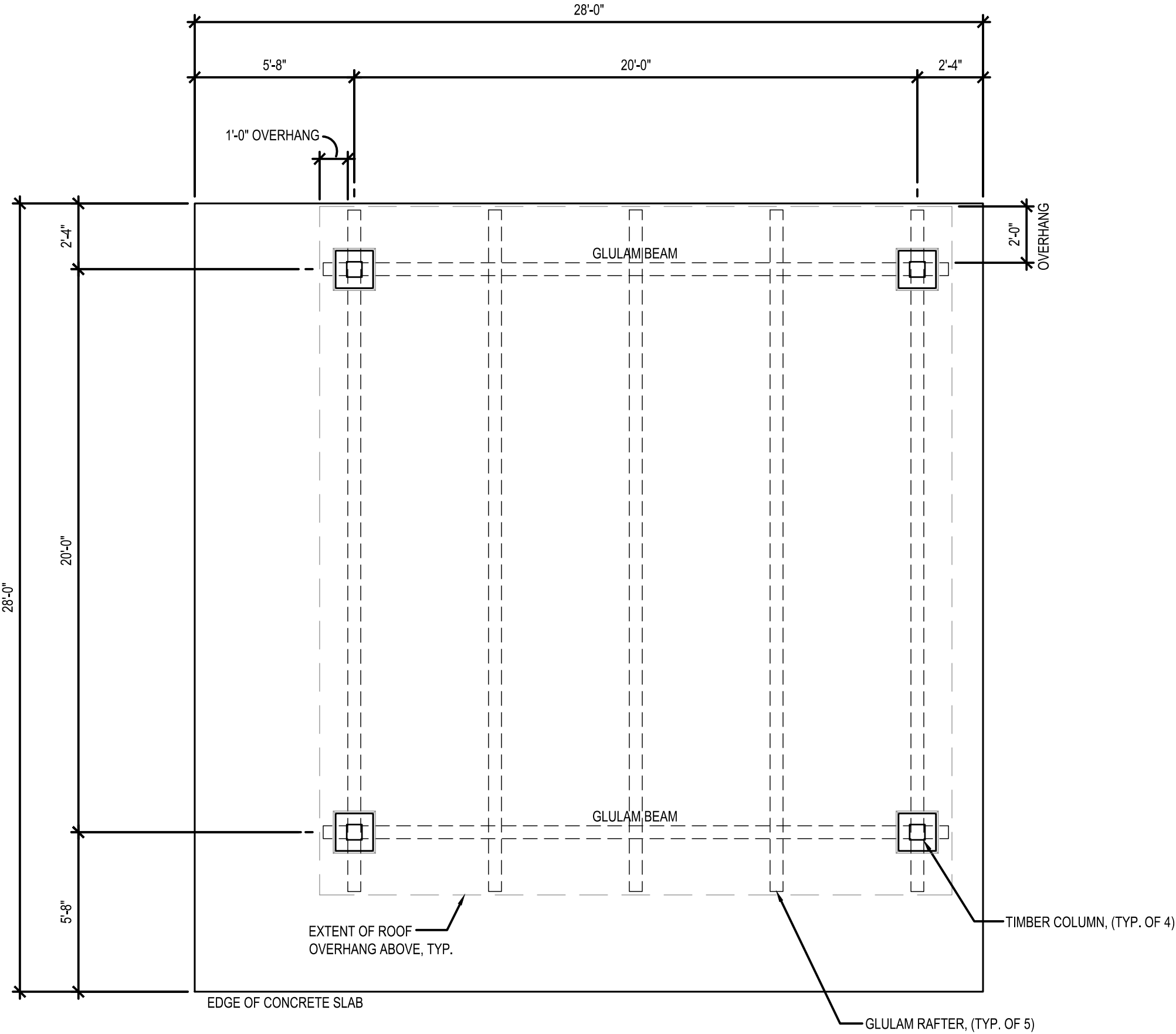
PARK STRUCTURES

Drawn By: MP
Checked By: MP
Date: 9/16/2022
Project No. 24-038900

Sheet Number

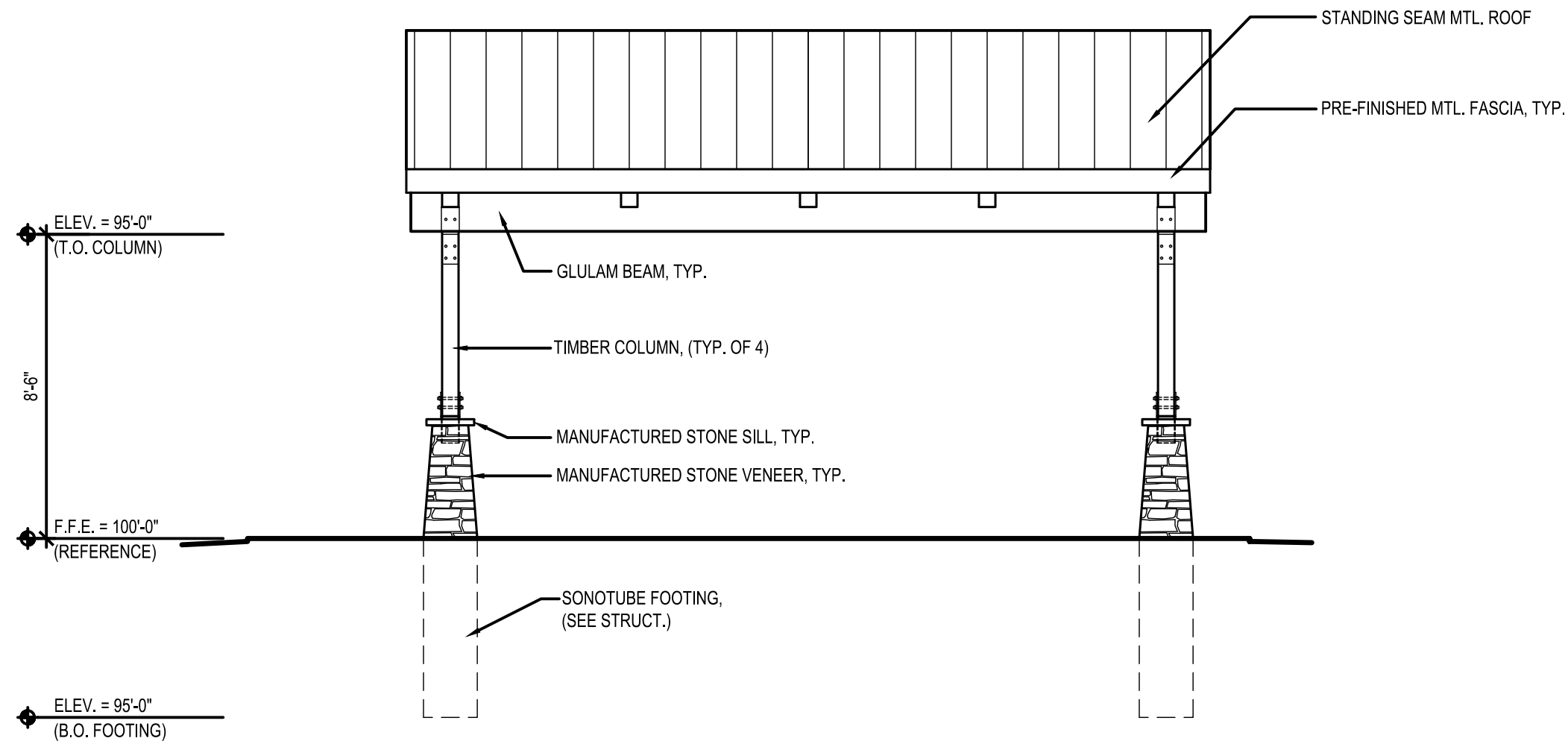
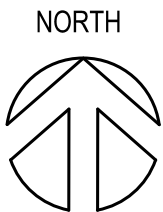
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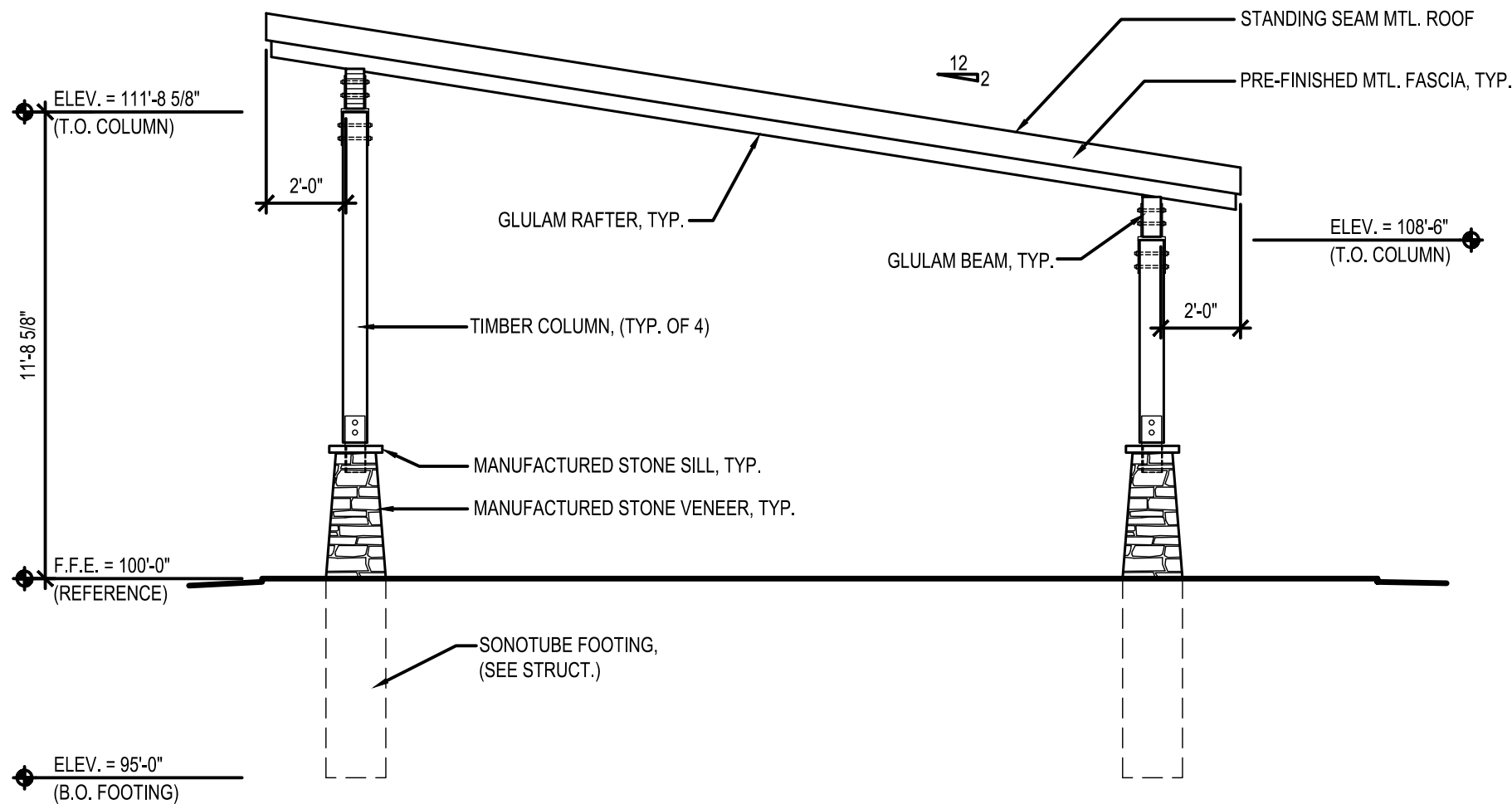
1
A103 SHELTER FLOOR PLAN

SCALE: 1/4" = 1'-0"



2
A103 SHELTER - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3
A103 SHELTER - WEST ELEVATION

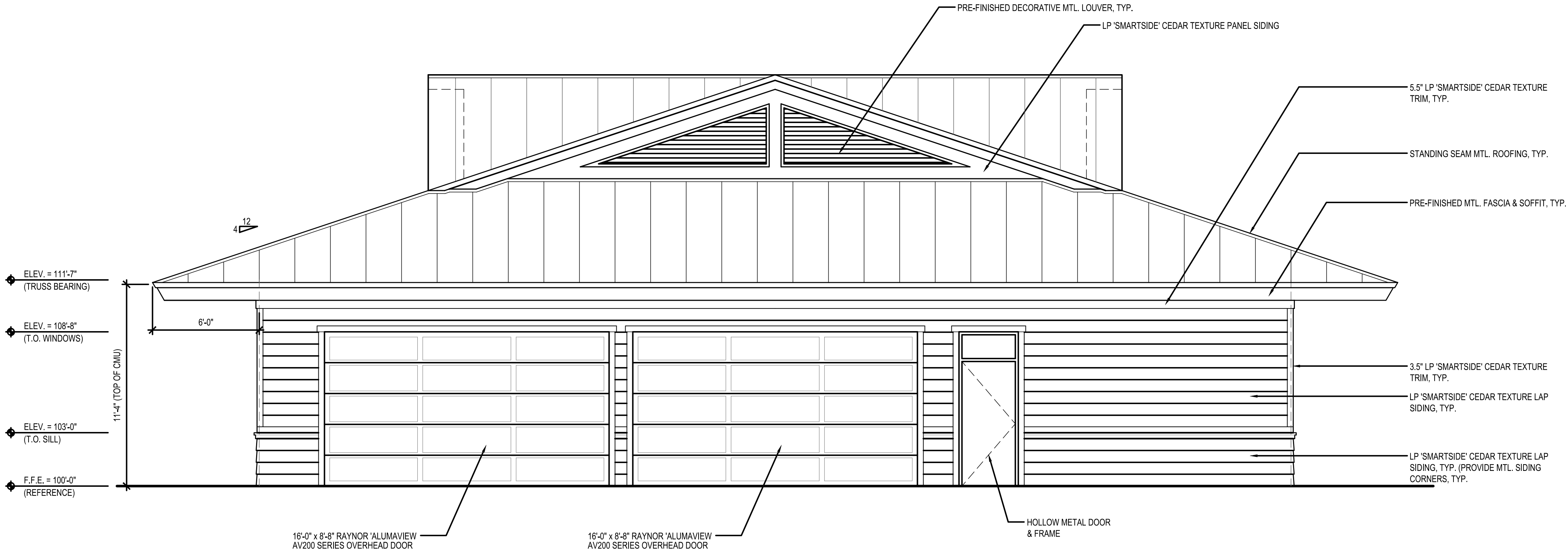
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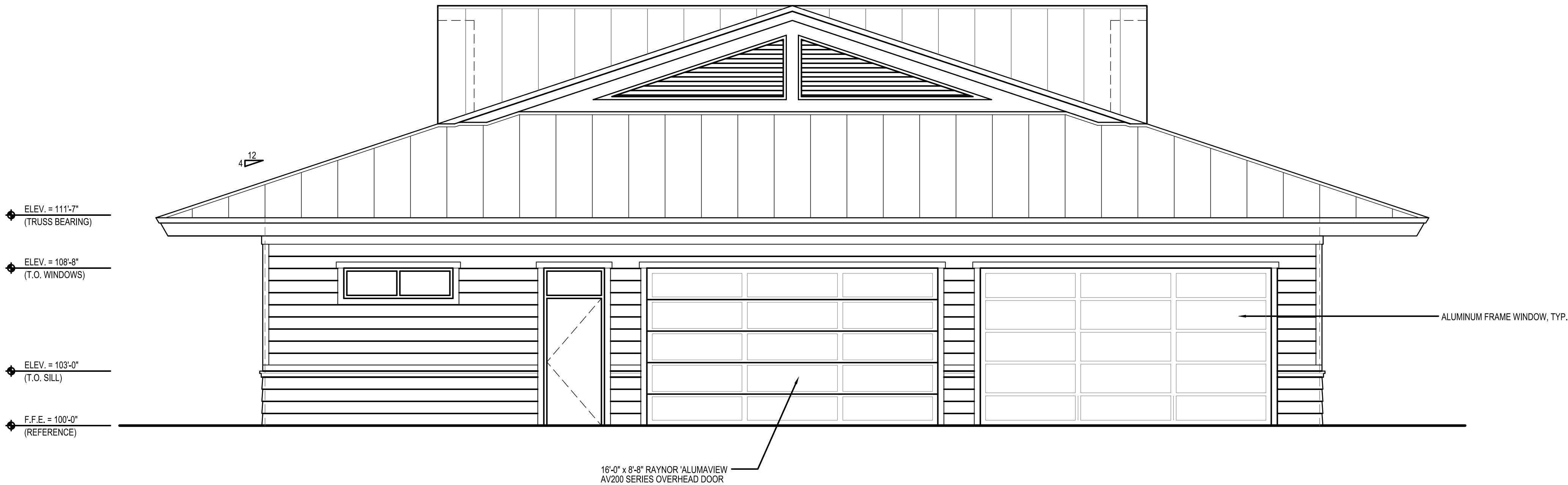
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Sheet Number

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1
A201 PICNIC PAVILION - NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2
A201 CONCESSIONS BUILDING - EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

Date

Revision

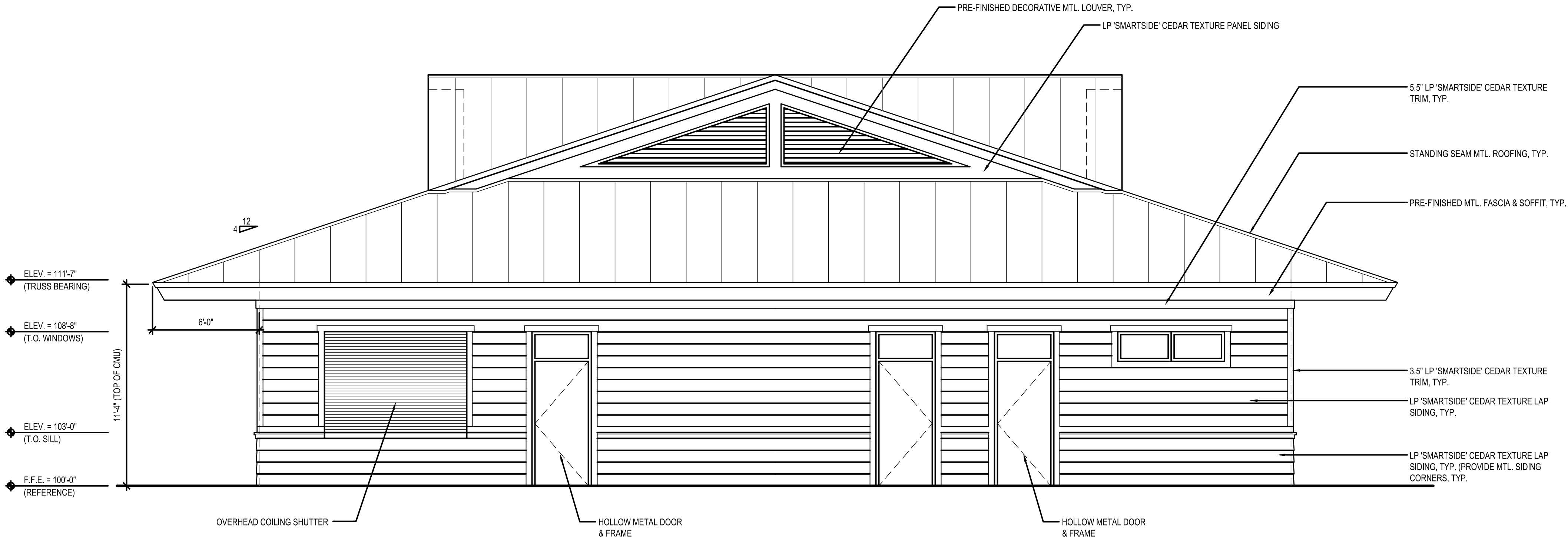
MALONE PARK
CITY OF NEW BERLIN, WI
PARK STRUCTURES

Drawn By: MP
Checked By: MP
Date: 9/16/2022
Project No. 24-038900

Sheet Number

A201

File: I:\08\24038900 New Berlin - Malone Park\3.Production\AutoCad\A202.dwg Layout: Layout1 User: VanZeelandP Plotted: Sep 16, 2022 - 4:16pm



1
A202 PICNIC PAVILION - SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2
A202 CONCESSIONS BUILDING - WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

Date

Revision

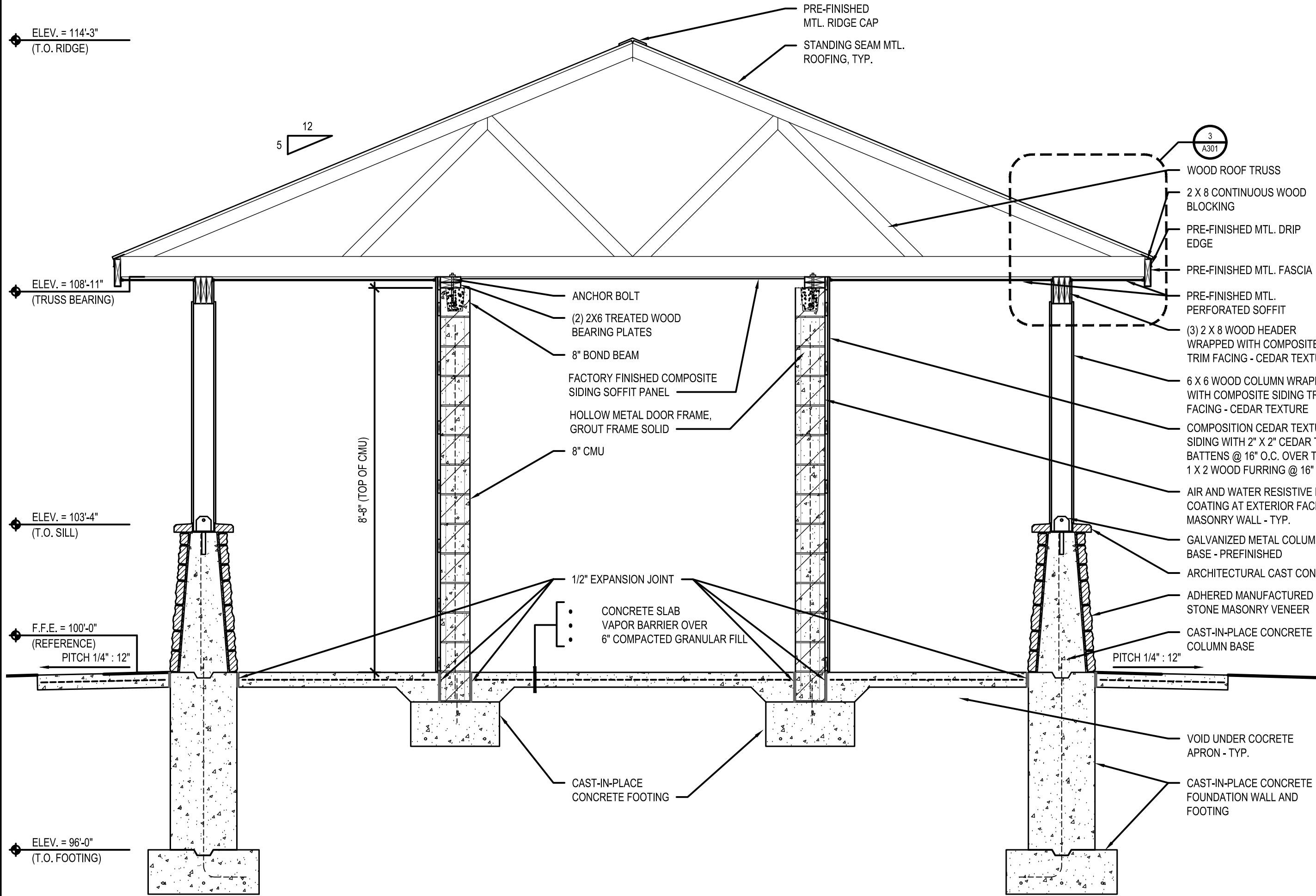
MALONE PARK
CITY OF NEW BERLIN, WI
PARK STRUCTURES

Drawn By: MP
Checked By: MP
Date: 9/16/2022
Project No. 24-038900

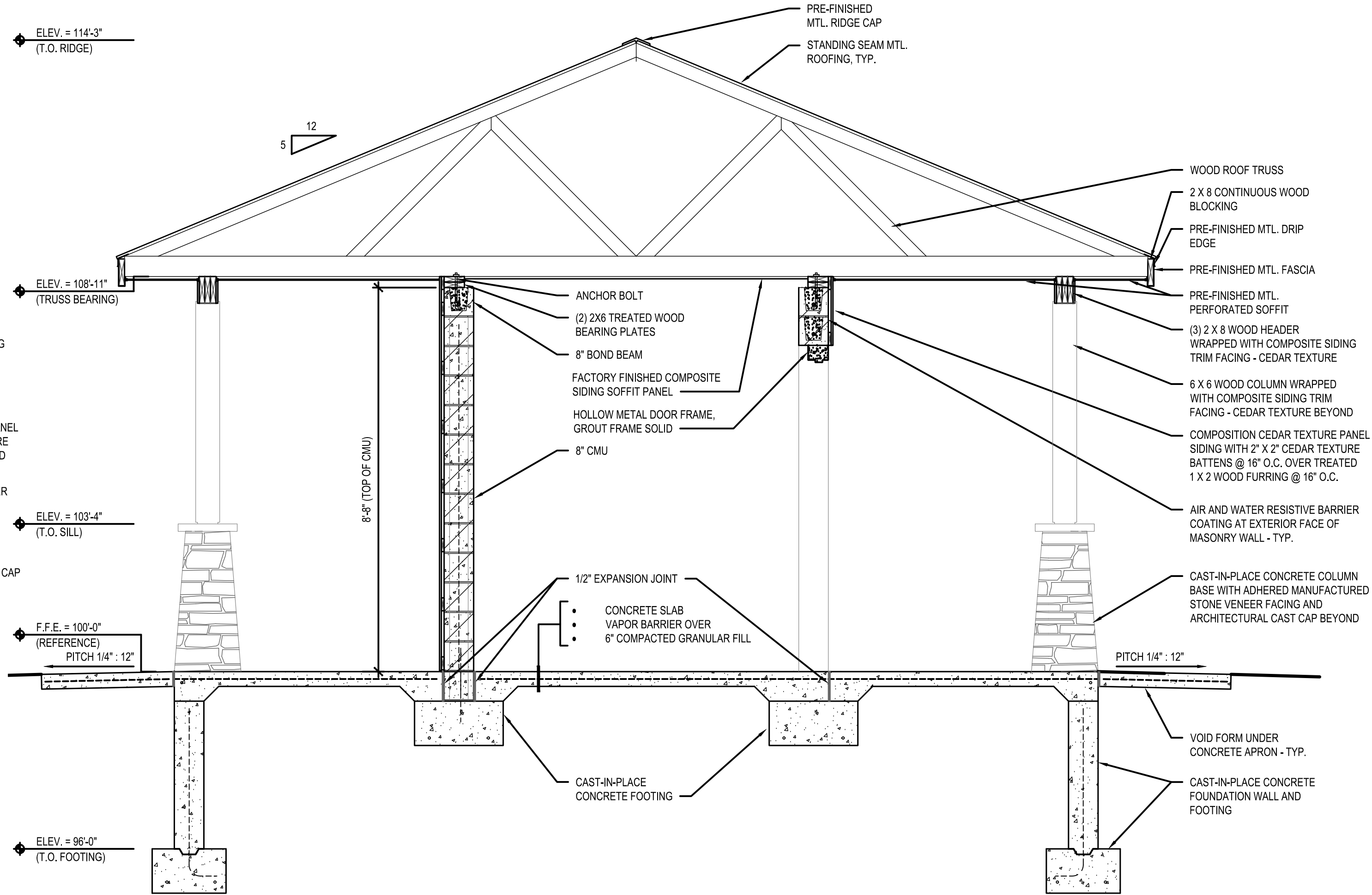
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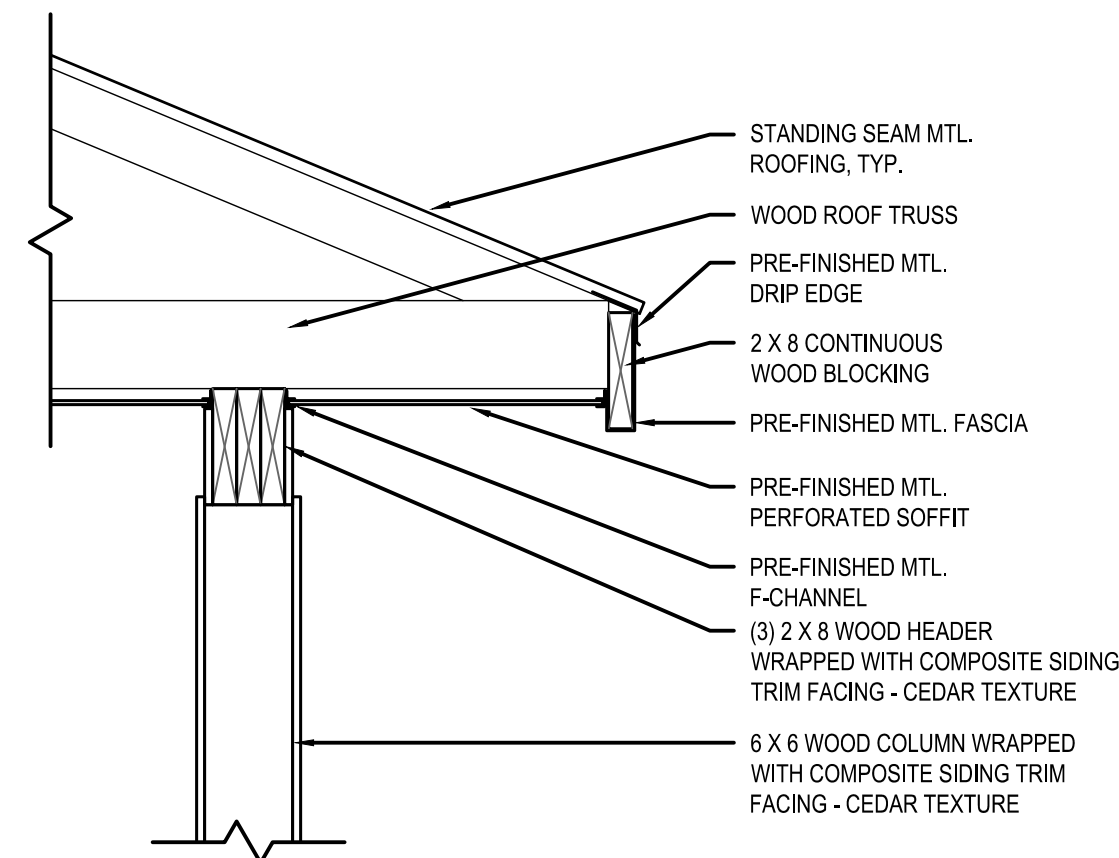
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1 RESTROOM PAVILION - NORTH-SOUTH BUILDING SECTION
A301 SCALE: 1/2" = 1'-0"



2 RESTROOM PAVILION - NORTH-SOUTH BUILDING SECTION
A301 SCALE: 1/2" = 1'-0"



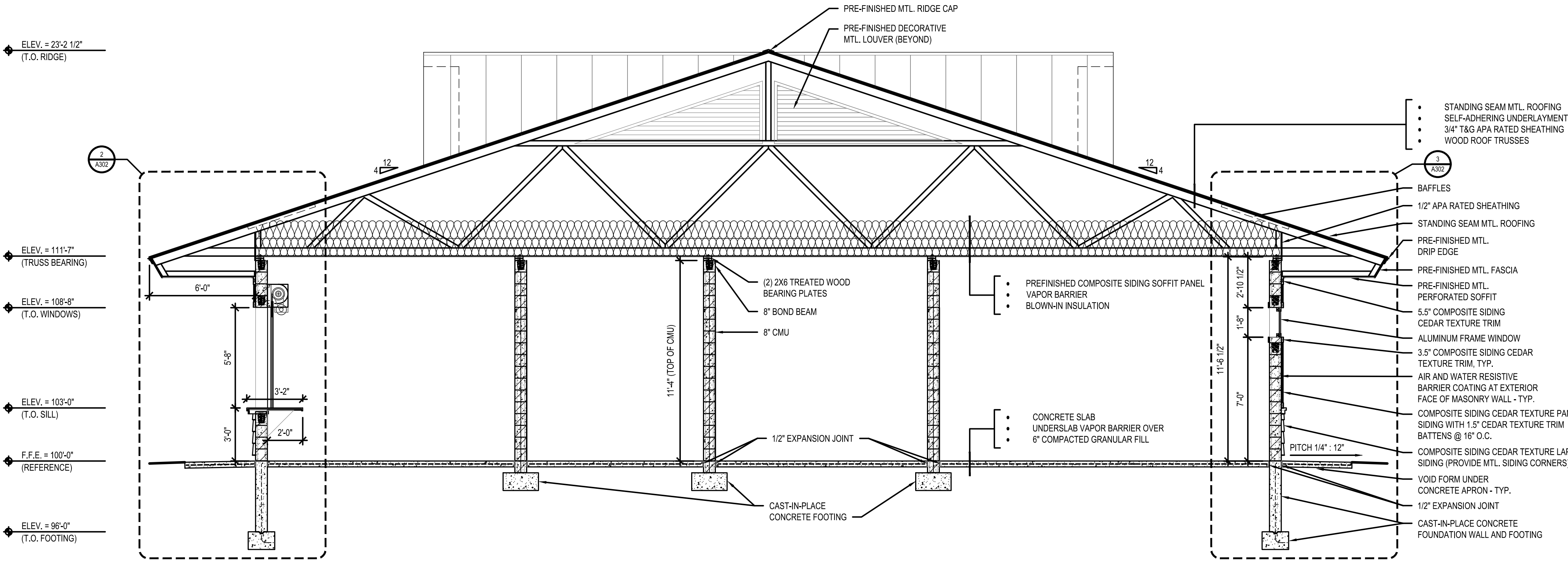
3 EAVE DETAIL
A301 SCALE: 1" = 1'-0"

Date	
Revision	

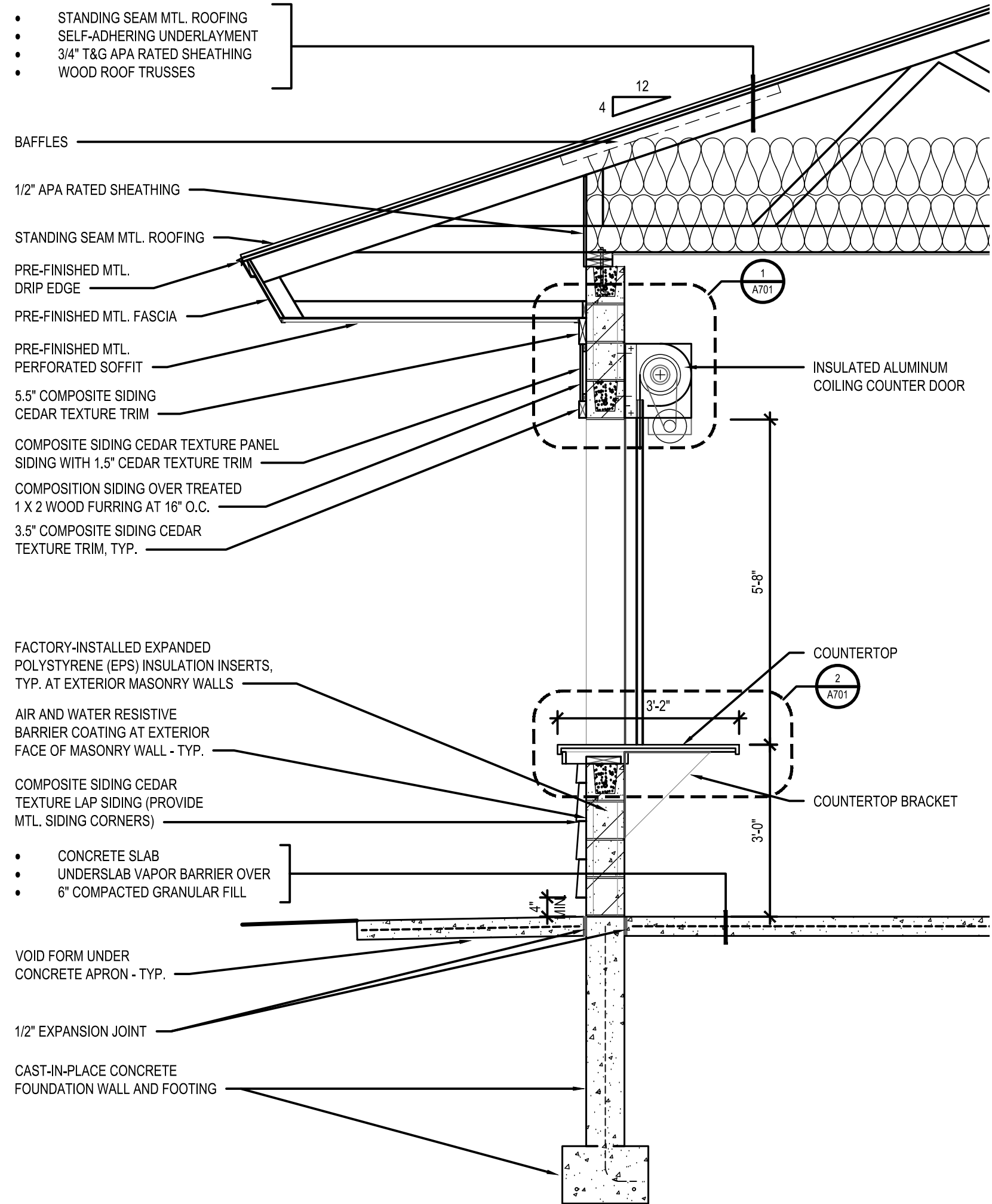
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Date: 9/16/2022
Project No. 24-038900

Sheet Number
A301

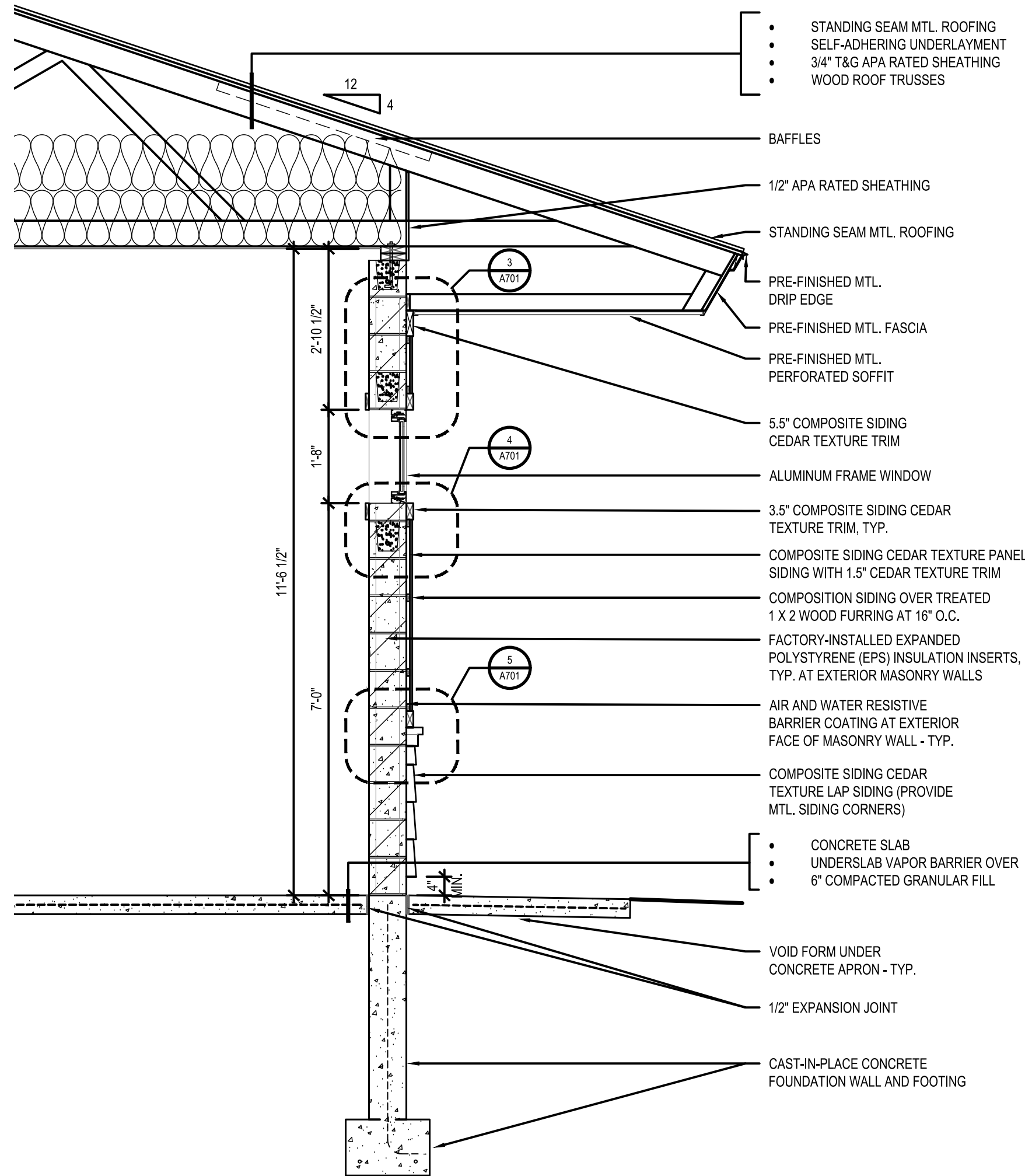
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1 CONCESSIONS BUILDING - EAST-WEST SECTION
A302 SCALE: 1/4" = 1'-0"



2 WALL SECTION
A302 SCALE: 1/2" = 1'-0"



3 WALL SECTION
A302 SCALE: 1/2" = 1'-0"

Date

Revision

MALONE PARK
CITY OF NEW BERLIN, WI

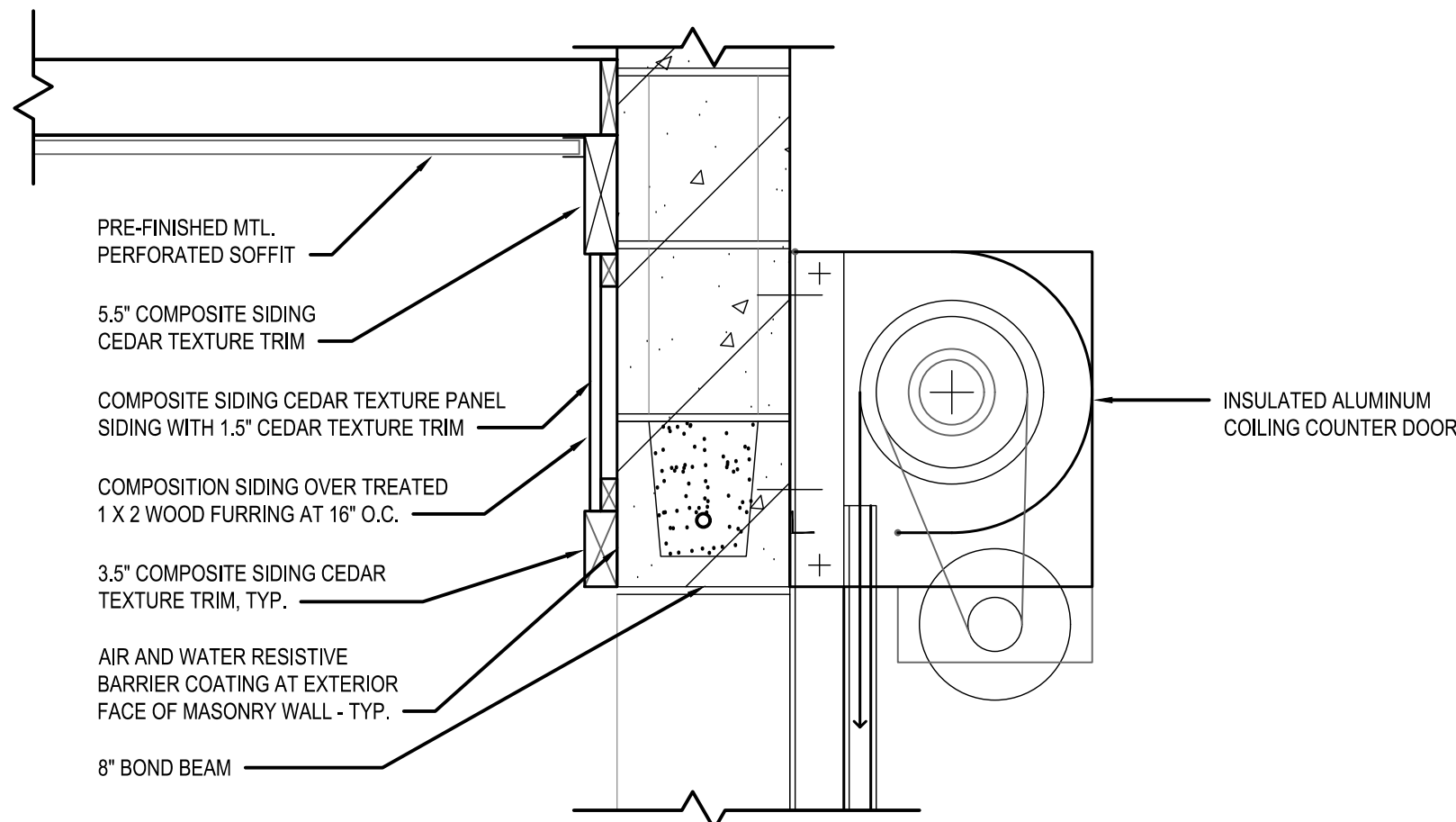
PARK STRUCTURES

Drawn By: MP
Checked By: MP
Date: 9/16/2022
Project No. 24-038900

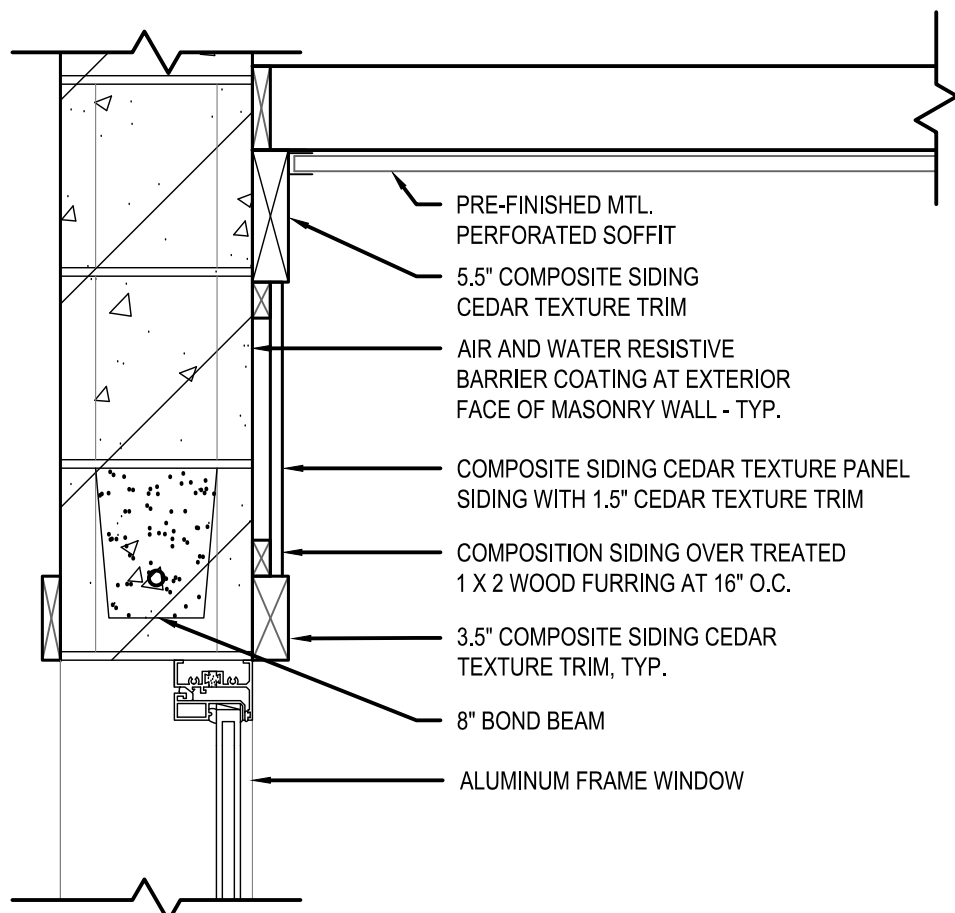
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A302

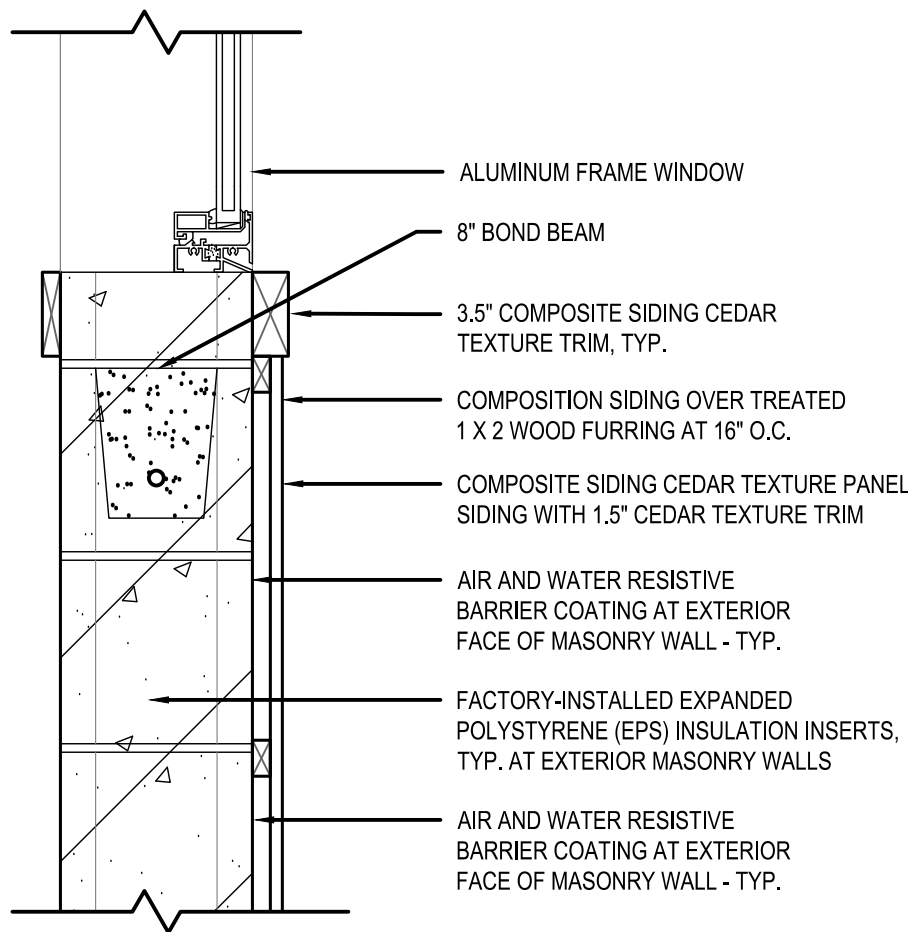
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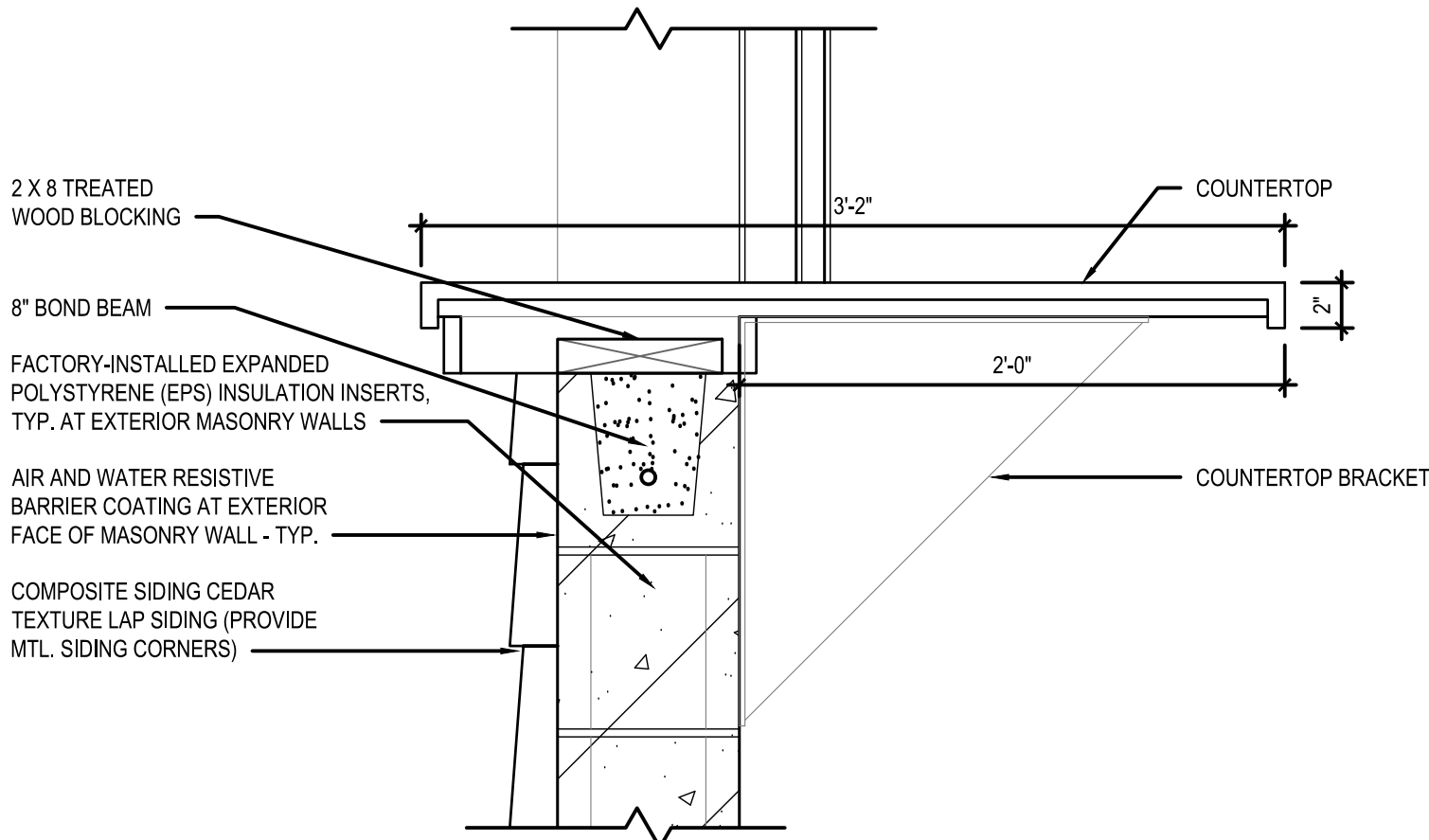
1 COILING COUNTER DOOR DETAIL
A701 SCALE: 1 1/2" = 1'-0"



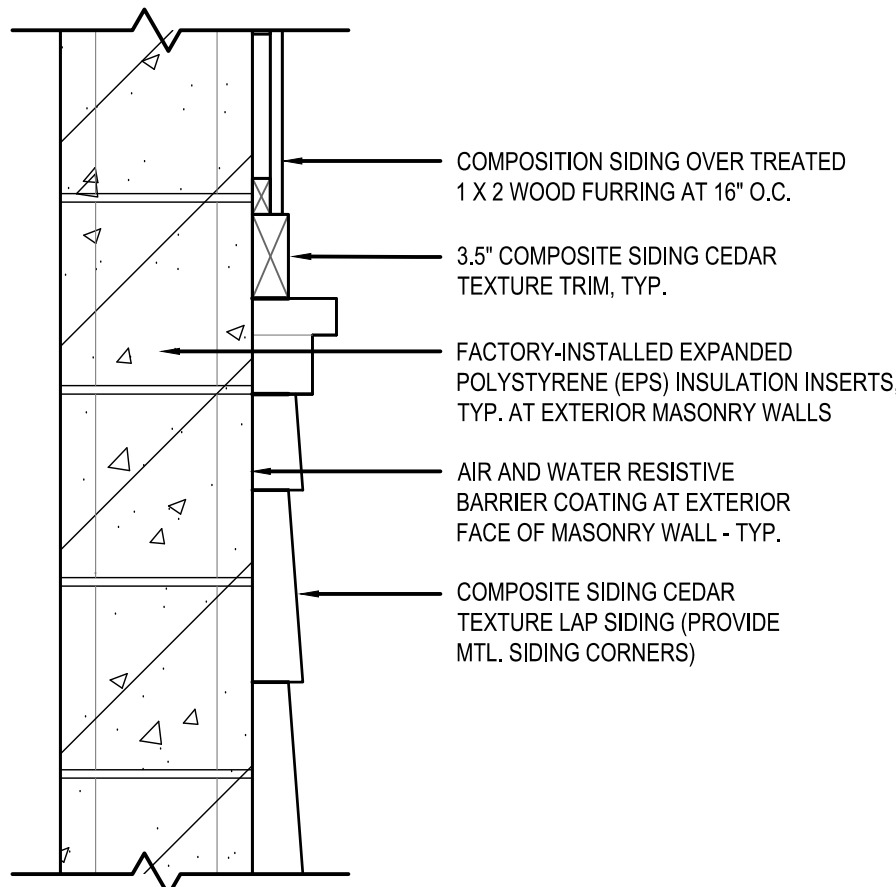
3 WINDOW HEAD DETAIL
A701 SCALE: 1 1/2" = 1'-0"



4 WINDOW SILL DETAIL
A701 SCALE: 1 1/2" = 1'-0"



2 COUNTER DETAIL
A701 SCALE: 1 1/2" = 1'-0"



5 SIDING TRANSITION DETAIL
A701 SCALE: 1 1/2" = 1'-0"

Date

Revision

MALONE PARK
CITY OF NEW BERLIN, WI
PARK STRUCTURES

Drawn By: MP
Checked By: MP
Date: 9/16/2022
Project No. 24-038900

Sheet Number

A701

REVIEW COMMENTS FOR PROJECT # 2200053 AS OF 10/3/2022

OWNER:

CITY OF NEW BERLIN MALONE PARK
3805 S CASPER DR
NEW BERLIN, WI 53151

APPLICANT:

CITY OF NEW BERLIN - DCD
3805 S CASPER DR
NEW BERLIN, WI 53151

ADDRESS: 16400 W AL STIGLER PKWY

FOR: PARKS/FACILITIES PROJ W/PARCEL - MALONE PARK

530 PLANNING

1. The design is consistent with the Park and Open Space Plan, which is an element of the City's Comprehensive Plan, while also addressing the deficiencies outlined in the ADA (Americans with Disabilities Act) Study and the individual park demands.
2. The proposed park design complies with all current CPSC (Consumer Product Safety Commission), ASTM (American Society for Testing and Materials) and ADA (Americans with Disabilities Act) standards and address all issues outlined in the ADA (Americans with Disabilities Act) Study:
 - a. New shelters and a paved trail system to connect all park amenities.
3. Per Zoning Code Section 275-17B(9)(k), accessory buildings in non-single-family residential zoning districts may be approved administratively if they are less than 2,500 square feet. Accessory buildings in non-single-family residential zoning districts that exceed 2,500 square feet shall require Plan Commission review and approval.
4. Per Zoning Code Section 275-17B(9)(e), minor architectural modifications (as determined by the Director) may be approved administratively. The exterior of the building shall match the exterior of new structures within the City of New Berlin Park System.
5. The plan includes the construction of three new structures, two new basketball courts, conversion of two existing basketball courts to six pickleball courts, and replacement trails.
 - a. Building #1: Concessions Building (Sheet A102) – 58'0" x 58'0" = 3,364 SF
 - i. Accessible year round
 - b. Building #2: Restrooms Pavilion (Sheet A101) - 26'10" x 47'0" = 1,261 SF
 - i. Seasonal
 - c. Building #3: Shelter (Sheet A103) - 24'8" x 22'0" = 543 SF
6. Sheet A101: Detail 3 shall say south exterior elevation.
7. Sheet A102: Detail 1 shall say Concessions Building.
8. Sheet A201: Detail 1 shall say Concessions Building.
9. Sheet A202: Detail 1 shall say Concessions Building.

526 BUILDING INSPECTION

10. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).
11. The State of Wisconsin Commerce review can be done locally as per (Comm.361.60) if under cubic foot rule per Wi stat 101.12(3) (b) and (g).
12. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division. The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).
13. Plumbing: State review is required for over 16 fixtures - new and/or replacements.

PARKS, BUILDINGS & GROUNDS

14. Sheet A102 – Add a door from the storage room to enter into the pavilion area.
15. Sheet C4.0 – Path that runs next to the volleyball and tennis courts needs to be in more of a straight line for ease of maintenance vehicles entering and leaving. Also needs to be further away from the row of arborvitae next to the volleyball court.
16. Sheet C4.1 – A minimum 76" concrete ribbon is needed around the main pavilion area.
17. Vortex style Grinder pumps, 3 phase 240v for both bathrooms. Minimum 3" sanitary required.

18. Sheet C6.1 – X-Slope is greater than 2.5% on path. Needs to be less than 2% in all areas.
19. Sheet C6.2 – Slope under bleachers should be flat.
20. Sheet C6.3 – Add two swing gates on each of the southern paths coming off the north park by the basketball area.
21. Sheet C7.0 – 2" FM from playground bathrooms.
22. Sheet C7.1 – Add Water spigot to the north diamond at the end of the fence along the first base side. Water line should come from the bathroom next to the playground.
23. Sheet C8.0 – Details show slope of curb at 4%. Cannot be more than 2% in HC ramps.
24. Sheet C8.0 – Asphalt thickness of 3". We need to support a truck of 40,000lbs.

523 FIRE DEPARTMENT

25. Maintain fire sprinkler coverage throughout.
26. Provide fire extinguishers every 75' of travel.
27. Maintain egress/emergency lighting throughout.
28. Building shall be fully sprinklered per local fire prevention municipal code Chapter 124-11A.(2). Assembly halls required throughout.
29. Capacity signage shall be posted for occupant load. If occupant load exceeds 150 persons building shall be provided with a manual fire alarm system.
30. Smaller bathroom located near playground no requirements other than one fire extinguisher required.

800 SEWER UTILITY

31. If the grinder pumps will be in the manholes, then the lateral between the building and the manholes need to be 6".
32. The 4" force main may be too large, which may cause the solids and liquids to separate.
33. Verify that there be check valves on the force mains to prevent backflow.

900 WATER UTILITY

34. Verify if there will be a 2" shut off at each building and the location.
35. Verify the water meter(s) be locations.
36. Plans show connection to existing water main. Is that the existing 2" service or 8" main on Casper? If connections to existing 2" service, there should not be a bore under Casper Drive and connecting to existing main charge. If connections to 8" water main, you will be abandoning existing 2" service at main.

700 STORM WATER UTILITY

37. Provide calculation of total disturbance and increased impervious. Will determine applicable storm water requirements based on these calculations.
38. WDNR NOI may be required.
39. MMSD Chapter 13 checklist and funding letter may be required.
40. SWMP Maintenance Agreement may be required; City of New Berlin boilerplate agreement is available online.

RECREATION

41. Internet access to be provided at the Concessions Building.
42. Pickleball exterior fencing should be 10' tall.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Department of Community Development / City of New Berlin Park and Open Space Plan Update (as part of the 2030 Comprehensive Plan)
LOCATION:	Citywide
REQUEST:	Plan Commission discuss the Park and Open Space Plan Update, which includes: • Incorporate current trend data to support our analyses • Update recommendations to reflect our goals for enhancing existing parks
D.R.C. RECOMMENDATION:	Plan Commission review suggested updates and forward a request to the Common Council to set a public hearing date for the February 6, 2023 Plan Commission meeting on the suggested amendments to the Park and Open Space Plan:

Background:

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

- g. Chapter 6**

iv. Other Considerations

- 1. Update Table 13**
- 2. Include pickleball in growing trends**
- 3. Update data**

h. Chapter 7

i. Short-Term Improvements

- 1. Reference the ADA Study, CVMIC Playground Safety Inspection Report, and PASER as tools to aid in the selection of park improvement projects**
- 2. Update short-term projects**
- 3. Update 5 year CIP list**

ii. Long-Term Improvements

- 1. Update long-term projects**

Next Steps:

- 1. December 13, 2022 Common Council set a date for the Public Hearing. (tentative)**
- 2. February 6, 2023 Public Hearing. Plan Commission makes a recommendation to the Common Council to adopt resolution. (tentative)**
- 3. February 14, 2023 Common Council adopt an ordinance to approve the plan. (tentative)**

Previous Action:

6/5/2017 Plan Commission Adoption of the 2017 Park and Open Space Plan by Resolution # 17-01
6/13/2017 Common Council Adoption of the 2017 Park and Open Space Plan by Ordinance # 2587
3/7/2022 Plan Commission reviewed and discussed the Park and Open Space Plan Updates.

Attachments:

Memo

Draft Park and Open Space Plan

MEMORANDUM

TO: Plan Commission

FROM: Kristen Hogan, Principal Planner

DATE: November 14, 2022

SUBJECT: Park and Open Space Plan Update

This memo is to notify the Plan Commission that the Department of Community Development will be preparing an overall update to the City's Park and Open Space Plan. The Plan was adopted in June of 2017. It has been 5 years since the adoption of the Park and Open Space Plan and staff has determined that it is necessary to update the document to ensure the text reflects the current conditions and most up to date information.

The purpose of the Park and Open Space Plan is to guide the preservation, acquisition and development of land for the use of park and recreational activities for the community. By developing short term plans and long term goals, the City can identify and accommodate necessary changes to the parks, open space and outdoor recreational needs for the residents of New Berlin. The City also maintains eligibility to apply for and receive federal and state aids to be used for the acquisition and development of additional outdoor recreational and open space facilities.

Beginning in January of 2022, DCD staff began meeting internally with various departments that utilize the plan (Parks, Buildings & Grounds, Recreation, and Planning) to review and suggest updates to the Park and Open Space Plan.

The Plan Commission will act as the Steering Committee for this update and will provide feedback regarding the proposed updates. Per the State Statutes, a public hearing will be held before the Plan Commission in order to present the proposed amendments. The Common Council will adopt the final changes via ordinance.

Next Steps:

- Present a draft of the 2023 Park and Open Space Plan to the Plan Commission and make recommendation to the Common Council set the Public Hearing Date
- Public Participation
- Public Hearing held before the Plan Commission
- Plan Commission adopt the 2023 Park and Open Space Plan via Resolution
- Common Council adopt the 2023 Park and Open Space Plan via Ordinance

Recommendations of the 2017 Park and Open Space that were completed between 2017-2022:

ENHANCEMENTS TO EXISTING PARKS

- *Biwer Park*
 - Basketball Court Replacement.
 - Playground Replacement.
- *Historic Park*
 - Parking Lot Replacement.
- *Lions Park*
 - Basketball Court Replacement.
 - Parking Lot Replacements (east and north).
- *Park Signage*
 - Park system signage replacement.
- *Regal Park*
 - Basketball Court Replacement.

ACQUISITION, DEDICATION AND PRESERVATION

- *City Center Plaza*
 - Acquired 1.36 acres of land for a Special Use Park.
- *Quarry Park*
 - Sale of park to residential developer for use as a single-family subdivision.
- *Section 35*
 - Acquired 39.14 acres of land for a Community Park.

DEVELOPMENT OF VACANT PARKLAND

- *City Center Plaza*
 - Creation of an urban park within the City Center that includes a seating area with pergola, concessions and restroom facility, and an ice rink.
- *Section 35*
 - Development of a gravel parking lot, six soccer fields and associated stormwater management.

TRAILS

- *Section 35*
 - Constructed a portion of the multi-use trail from Sunny Slope Road.
 - Constructed sidepaths along Sunny Slope Road.

Additional accomplishments that were not listed as recommendations of the 2017 Park and Open Space that were completed between 2017-2022:

ENHANCEMENTS TO EXISTING PARKS

- *Biwer Park*
 - Shelter Improvements.
 - Trail Improvements.
- *Buena Park*
 - Ball diamond fencing improvements.
 - Parking Lot Replacement.
 - Structure Replacements.
 - Trail Improvements.

- *Calhoun Park*
 - Ball diamond fencing improvements.
 - Electronic Scoreboard.
 - Shelter Improvements.
- *Hickory Grove Park*
 - Playground removal.
- *High Grove Park*
 - Shelter Improvements.
- *Historic Park*
 - Barn improvements.
 - Garage addition and improvements.
 - Log cabin improvements.
 - Museum Renovations and Addition.
 - New Gazebo.
 - Old mailroom remodeled.
- *Lions Park*
 - Playground Replacement (includes a wheelchair accessible swing).
 - Pond Shoreline Restoration.
 - Shelter Improvements.
 - Trail Improvements.
- *Malone Park*
 - Lighting replacement for basketball, volleyball and tennis courts.
- *Valley View Park*
 - Disc golf basket replacement.
 - Shelter Improvements.
- *Weatherstone Park*
 - Shelter Improvements.

ACQUISITION, DEDICATION AND PRESERVATION

- *New Berlin Activity and Recreation Center*
 - Acquired 25,000 square feet of the former Walmart Building for a Special Use Park.

DEVELOPMENT OF VACANT PARKLAND

- *New Berlin Activity and Recreation Center*
 - Renovations and Addition.



CITY OF NEW BERLIN

Park and Open Space Plan
2023-2028

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ACKNOWLEDGMENTS

COMMON COUNCIL

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Dave Maxey, District 3 Alderman
Ken Harenda, District 4 Alderman
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CHAPTER 1:

INTRODUCTION AND PLANNING PROCESS

PLAN PURPOSE

The primary purpose of this plan is to guide the preservation, acquisition and development of land for the use of park and recreational activities for the community. By developing short-term plans and long-term goals, the City can identify and accommodate necessary changes to the parks, open space and outdoor recreational needs for the residents of New Berlin. This plan is also used to protect and enhance the City's natural and historical resources. By preparing this plan, the City maintains eligibility to apply for and receive federal and state aids to be used for the acquisition and development of additional outdoor recreational and open space facilities.

This plan sets forth a comprehensive strategy for City Staff to use in establishing an effective park and recreation system that meets the needs of the community. It recommends parameters, goals and actions to accomplish New Berlin's changing needs, both short-term and long-term. These recommendations relate to the preservation of existing environmental, natural and historical resources, the acquisition of land to be used for new parks and open space, and the development of new parks, environmental corridors and pedestrian routes. Although the recommendations are advisory, they provide a framework for City officials, administrators and management to formulate policies. The City of New Berlin's Park and Open Space Plan is also intended for use by external stakeholders to develop an understanding of their role as partners in the implementation of the Plan.

By updating the Park and Open Space Plan, the City is able to identify areas where achievements have been made in previous plans and use these as guidelines for developing future plans. The Park and Open Space Plan examines the current status of outdoor recreation and open space in New Berlin, identifies anticipated future open space and outdoor recreation needs and prioritizes the actions for plan implementation. Adoption of this plan by the Plan Commission and Common Council of New Berlin and endorsement by the Wisconsin Department of Natural Resources will maintain the City's eligibility to apply for and receive state and federal funds for parkland, open space and outdoor recreation purposes.

SUMMARY OF PAST PLANS AND ACHIEVEMENTS

Many of the recommendations from the 2017 Park and Open Space Plan have been implemented, as well as additional accomplishments that were not planned for at the time of the plans adoption.

ENHANCEMENTS TO EXISTING PARKS

Biwer Park

Basketball Court Replacement.

Playground Replacement.

Shelter Improvements.

Trail Improvements.

Buena Park

Ball diamond fencing improvements.
Parking Lot Replacement.
Structure Replacements.
Trail Improvements.

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Acquired 1.36 acres of land for a Special Use Park.

New Berlin Activity and Recreation Center

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Section 35

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DEVELOPMENT OF VACANT PARKLAND

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New Berlin Activity and Recreation Center

Renovations and Addition.

Section 35

Development of a gravel parking lot, six soccer fields and associated stormwater management.

TRAILS

Section 35

Constructed a portion of the multi-use trail from Sunny Slope Road.

Constructed sidepaths along Sunny Slope Road.

PLANNING PROCESS

This plan references many of the recommendations that were made in the 2017 Park and Open Space Plan. Focusing on some of the public feedback that was received from the Park Survey in 2008, some of the main issues that were brought up were preservation of natural features, enhancements of existing parks, and creating linear parkways to connect people to sought-after destinations. The City has continued to preserve natural features and considers this a top priority in our park and open space system, as well as for any new development site. Much of the previous

plan focused on acquiring new parkland in order to meet service area standards. This proves to not be as important to community members as enhancing the City's existing parks. Some of the areas the City would like to address in park enhancements include, but are not limited to: providing play equipment that is safe and accessible to all users, creating opportunities for more passive use within the parks, and improving signage and way finding. The City would like to encourage use of these parks and other public facilities by providing safe and accessible pathways for all users.

The duties of the Department of Community Development as they relate to park planning and design include:

- Maintain an inventory and analyze the needs of the community by updating the City's Park and Open Space Plan, at a minimum every five years, and incorporate into the City's overall Comprehensive Plan
- Guide in the acquisition, dedication, preservation, and development of lands for public parks, facilities, and grounds in conjunction with the Plan Commission
- Coordinate the planning, engineering, design, development and coordination of contracts, with consultation from the Plan Commission, CDA and/or other appropriate boards and commissions, for all existing and proposed public parks, facilities and grounds in accordance with Common Council approvals as part of a CIP budget and/or plan
- Provide linkages between parks, open spaces, and public destinations

An ADA study of City facilities was completed in 2018. The results of the study noted that there are many deficiencies within the City Parks and Buildings, which can be broken down into the following categories:

- Approach & entry
- Play areas
- Sports activities & miscellaneous site features
- Golf facility
- Fishing pier
- Restrooms and shelters

The CVMIC Playground Safety Inspection Report is prepared by the City's Insurance carrier to identify deficiencies at the City's playgrounds. These deficiencies can be broken down in the following categories:

- Designated play surface
- Entanglement
- Entrapment
- Hardware
- Maintenance
- Painted surfaces
- Pinch, crush and shear points
- Sharp points, corners or edges
- Signage and/or labeling
- Slides
- Walks and paths

A Pavement Surface Evaluation Rating (PASER) is completed every other year to assess the quality of the road surfaces within the City. Roads and parking lots with a low PASER rating are given a higher priority in the replacement schedule. More information on the PASER system can be found in the Transportation Chapter of the Comprehensive Plan.

Projects selected for reconstruction are based upon the number of outstanding issues noted in the ADA study and CVMIC Playground Report, along with timing of other planned park projects.

PLAN COMMISSION/PUBLIC MEETINGS

On March 6, 2017 and March 30, 2017 the Park and Open Space Plan Update was presented to the Plan Commission. Questions and feedback were provided to direct the final revisions to the Plan. On March 30, 2017 a draft of the Plan was presented and approved to forward to the Common Council to set the public hearing date.

The general public and other stakeholders were provided with opportunities to become informed about the Park and Open Space Plan update and to understand the potential impacts and benefits of its findings and recommendations. City Staff held a series of “staff open office hours” to allow for interested residents and / or businesses to meet with DCD staff to review proposed updates, ask questions, provide comments or express concerns regarding the Park and Open Space Plan. These office hours were held at City Hall prior to the Common Council meetings on May 9, 2017 and May 23, 2017.

PUBLIC HEARING

The Park and Open Space Plan Update was presented at a public hearing before the Plan Commission meeting on June 5, 2017.

APPROVALS

The Park and Open Space Plan Update was approved by the Plan Commission via Resolution #17-01 on June 5, 2017 and approved by the Common Council on June 13, 2017 via Ordinance #2587.^[HK1]

Resolution #XX-XX[HK2]

Ordinance #XXXX[HK3]



CHAPTER 2:

BACKGROUND INFORMATION

PLANNING REGION

The City of New Berlin encompasses 36.9 square miles in the southeastern portion of Waukesha County. New Berlin is bounded by the City and Town of Brookfield to the north, the Cities of West Allis and Greenfield and the Village of Hales Corners to the east, the City of Muskego to the south, and the City of Waukesha and the Towns of Waukesha and Vernon to the west. New Berlin is roughly 15 miles southwest of Milwaukee and has convenient access to Interstate Highway 94, located to the north, and Interstate Highway 43, which passes through the City.

LAND USE

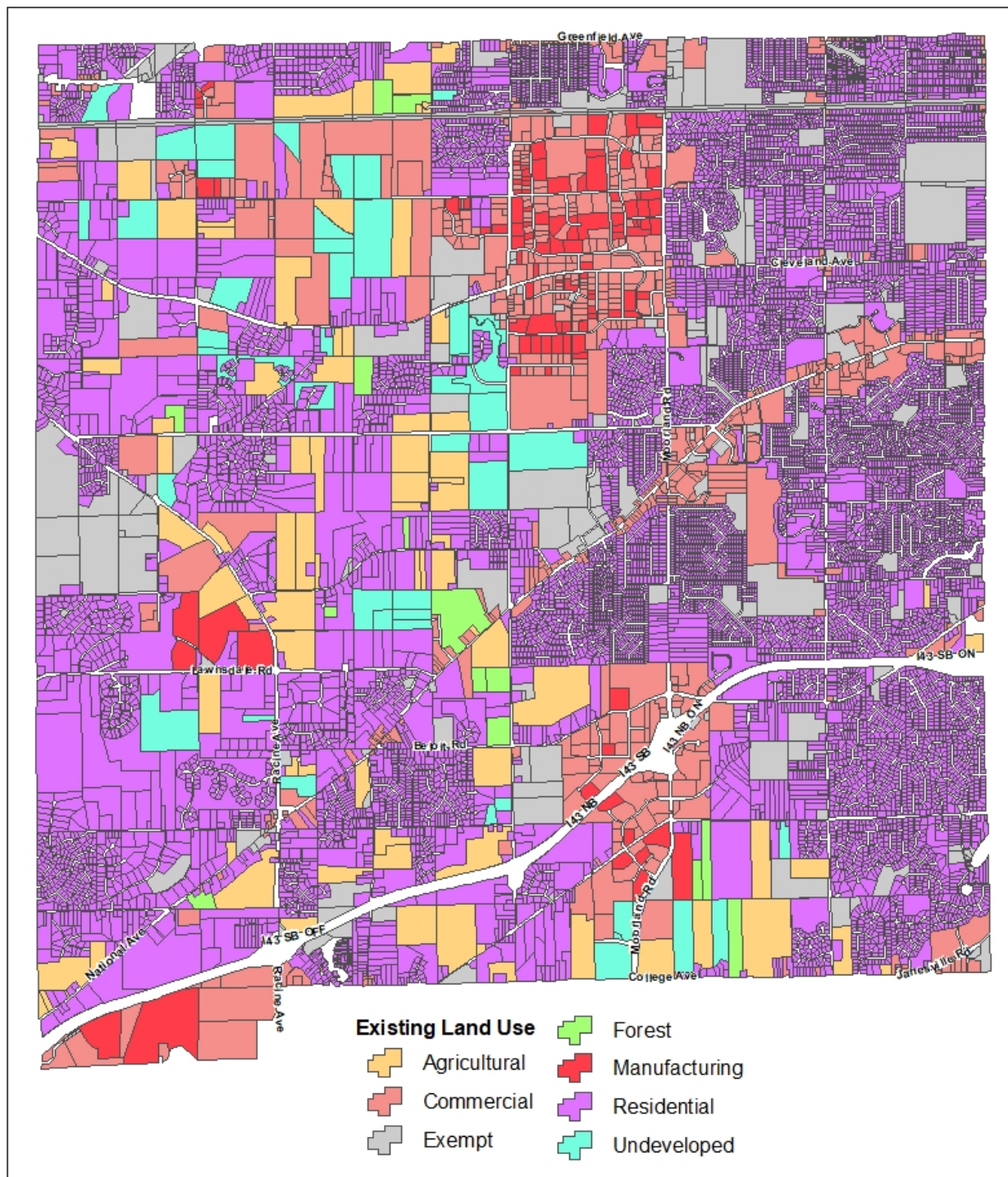
The City of New Berlin is characterized by a distinct land use pattern, whereby urban uses are concentrated in the eastern sector and rural uses are concentrated in the western sector. Generally speaking, Calhoun Road, a major north-south road that bisects the City, represents an informal division within the City of New Berlin of this historical development pattern. The distribution of the City's parkland, recreational facilities and natural areas correspond with urban land uses and the density of residential land uses. Therefore, the majority of established and developed municipal parks and open spaces are located within the City's eastern sector.

TABLE 1: Primary Land Uses, City of New Berlin (2022)

Land Use Category	Acres	% of total City Acreage
Agricultural	1,801	9 %
Commercial	3,219	15 %
Exempt land	2,353	11 %
Forest	244	1 %
Manufacturing	701	3 %
Residential	11,792	56 %
Undeveloped land	1,051	5 %
Total	21,161	100%

Source: City of New Berlin

MAP 1: Existing Land Use



Source: City of New Berlin

POPULATION FORECASTS

Like many other communities in Waukesha County, New Berlin has experienced notable increases in population during the second half of the 20th Century. In recent years, New Berlin's population has grown from 39,584 people in 2010 to 40,451 people in 2020 (*Source: U.S. Census Bureau*)—a 2.2% increase. Population projections anticipate modest gains through the duration of this plan (year 2040) for both New Berlin and other communities within Waukesha County.

TABLE 2: Population Projections, City of New Berlin and Neighboring Communities

Municipality	2010	2020	2030 Projection	2040 Projection	% Change 2010-2040
Brookfield	37,920	41,464	39,870	38,340	1.1%
Muskego	24,135	25,032	29,010	29,820	23.6%
New Berlin	39,584	40,451	45,140	45,120	14%
Waukesha	70,718	71,158	81,000	81,350	15%

Sources: U.S. Census Bureau, Wisconsin DOA "MCD and Municipal Populations Projections, 2010-2040"

Recent population growth in Waukesha County is accompanied by a change in age composition. As the baby boomer population continues to age, it is anticipated that a greater percentage of total population will be represented by the 65 years and older age group. The percent of the population 65 and older will rise from 14.3% to 25.9% -- over the course of 30 years. This trend will be accompanied by an increase in median age of the population, which will likely impact current sentiment related to recreation, facilities, needs and interest.

TABLE 3: Age Composition Projections, Waukesha County

Age Group	2010, Waukesha County	2040 (Projection), Waukesha County	Percent Change, over 30 years
<20	26.2%	23.7%	-9.5%
20 to 44	28.3%	26.5%	-6.4%
45 to 64	31.2%	23.9%	-23.4%
65 +	14.3%	25.9%	81.1%

Sources: Wisconsin DOA "County Age-Sex Population Projections, 2010-2040"



CHAPTER 3:

CLASSIFICATION AND SERVICE STANDARDS

A set of minimum standards are set for park and recreational facilities, as well as natural features, in order to quantitatively and qualitatively evaluate a park system. These standards allow for a quantitative examination of how well the existing facilities are meeting the needs of the residents in the community, in comparison with other communities. Future facilities are also planned using this information, along with projected population growth.

NATURAL RESOURCE FEATURES

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

Ecologically-significant acreage, both private and public, that represents a candidate for protection and preservation. Delineated by Southeastern Wisconsin Regional Planning Commission (SEWRPC), these environmental corridors are characterized by their linear configuration and natural attributes, including:

- Lakes, rivers and streams and their associated shoreland and floodplains
- Wetlands
- Woodlands
- Prairies
- Areas of wet, poorly drained and organic soils
- Areas of rugged terrain and high-relief topography

Primary Environmental Corridors

Primary environmental corridors include the highest quality and value woodlands, wetlands and wildlife habitat. These corridors have immeasurable ecological value and recreational potential. The preservation will maintain a high level of environmental quality, protect natural beauty, and provide valuable recreational opportunities.

Secondary Environmental Corridors

Secondary environmental corridors facilitate surface drainage and provide corridors for the movement of wildlife and the dispersal of seeds for a variety of species. These corridors should be preserved in open, natural uses as development proceeds, particularly when incorporating the corridors into drainageways, neighborhood parks or trail corridors.

Isolated Natural Resource Areas

Isolated natural resource areas are smaller concentrations natural features that are often isolated from an environmental corridor through urban development. Isolated natural resource areas may provide the only available wildlife habitat in the area, provide good locations for local parks and open space area, and lend aesthetic character and natural diversity to an area.

NATURAL AREAS AND CRITICAL SPECIES HABITAT

Natural Areas

Natural areas are defined as tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant

and animal communities believed to be representative of the landscape before European settlement. Classification of an area is based on consideration of the diversity of plant and animal species and the community types present; the structure and integrity of the native plant or animal community; the extent of disturbance by human activity, such as logging, grazing, water level changes and pollution; the commonness of the plant and animal communities; any unique natural feature within the area; the size of the area; and the educational value.

Critical Species Habitat

Critical species habitats are herein defined as those tracts of land or water which support Federally or State-listed rare, threatened, and/or endangered plant or animal species as defined by State or Federal agencies. These habitats include the abiotic and biotic factors necessary for the long-term support of the critical species population.

OPEN SPACE

Legal regulatory measures and development review undertaken by the City ensure varied levels of protection for high-value natural features that currently remain in open, natural and undeveloped condition on privately owned land. This may include land which is preserved via subdivision platting and land divisions. Conservation easements are often used to preserve environmental features and sensitive lands.

TABLE 4: Natural Feature and Level of Protection

Landscape Features and Land Controls	Level of Protection	Controlling Unit of Government
Natural Resources		
Wetlands	No development, setback requirements	City, WDNR, Army Corps
Floodplain	No development or limited development according to specific requirements in Flood Ordinance. Zoning Overlay.	City, WDNR, FEMA, Army Corps
Floodway	No development or limited development based on Flood Ordinance. Zoning Overlay.	City, WDNR, FEMA, Army Corps
Woodlands	Limited development if in C-1 District. Size of the woodland impacts the regulations.	City, SEWRPC
Critical species habitat (SEWRPC)	Limited development	City, SEWRPC
Primary environmental corridors (SEWRPC)	Limited development or no development (conservation easement)	City, SEWRPC
Secondary environmental corridors (SEWRPC)	Limited development or no development (conservation easement)	City, SEWRPC
Isolated natural resource areas (SEWRPC)	Limited development or no development (conservation easement)	City, SEWRPC
Shorelands	No development (shoreland wetland district). Setback is required.	City, WDNR, FEMA (if floodplain), Army Corps
Moderate slope 12-20%	Limited development (conservation subdivisions)	City
Steep Slope >20%	Limited development (conservation subdivisions)	City
Water bodies	No development (shoreland wetland district or floodplain)	City, WDNR, FEMA, Army Corps
Wildlife Habitat – Species of Concern	Limited development (conservation subdivisions) based on WDNR requirements.	City, WDNR
Prime Agricultural Lands	Development allowed	City
City Zoning and Overlays		
P-1 Park	Limited development	City
P-2 Park	Limited development	City
C-1 Conservancy	Limited development, Zoning permit required and disturbance up to 25,000sq. ft.	City
C-2 Conservancy	No development	City, WDNR
Conservation Easements	No development or limited development depending on easement documents.	City, WDNR (in some cases)
Transferred or Purchased Development Rights	N/A	N/A
Land Use Categories and Referenced land Use Elements		
Park	Limited development	City
Environmental Corridor	Limited development	City, SEWRPC
Shoreland-Wetland Conservancy	No development	City, WDNR
Upland-Woodland Conservancy	Limited development	City

Source: City of New Berlin

RECREATIONAL PARKS AND FACILITIES

PUBLICALLY OWNED

Neighborhood Park

Neighborhood parks serve as the recreational and social focus for adjoining neighborhoods and typically service a ½ mile radius. There is typically an even distribution of natural and developed areas, catering to both passive and active recreation. Generally, there are areas intended for recreational activities, such as ball fields, courts, playgrounds and picnic areas. Off street parking and restrooms are often not provided. Because of this, neighborhood parks provide safe walking and biking access. Neighborhood Parks are owned and maintained by the City.

Community Park

Community parks serve a larger population than neighborhood parks and typically service a 2 mile radius. Many features found in neighborhood parks are often found in community parks, with community parks featuring additional high quality athletic fields, restrooms, shelters and off street parking. Community Parks are owned and maintained by the City. This also includes Athletic Complexes.

Conservancy Area

Conservancy areas, or natural areas, are areas set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics. Public access is generally permitted through pathways that traverse natural areas. Many times conservancy areas are used as a buffer between residential areas and more intensive land uses. Conservancy Areas are owned and maintained by the City.

Special Use Park

Special Use parks cover a broad range of recreational facilities. Some of these activities may include golf courses, historic sites and community centers. There are no specific standards for special purpose parks, as they can vary greatly. Special Use Parks are owned and maintained by the City.

County Park

County or regional parks typically have natural resources and open spaces not found in neighborhood or community parks, and service multiple surrounding communities. Many times, these parks focus on nature oriented outdoor recreation, including camping, sledding, dog exercise areas, picnicking, fishing, swimming and hiking. County Parks are owned and maintained by the County.

School Park

School districts manage and maintain these facilities to accommodate the park and recreational needs of the school, neighborhood and community. In addition to serving physical education curriculum, recreational grounds and facilities affiliated with public school campuses accommodate recreation programs managed by private sports leagues and the City's Recreation Department. School Parks are owned and maintained by the School District.

PRIVATELY OWNED***Private Recreation Facility***

Private recreation facilities cover a broad range of recreational facilities often oriented towards single-purpose use. Some of these recreational activities include golf courses, driving ranges, bow hunting and sports complexes. There are no specific standards for private recreational facilities. Private Recreation Facilities are owned and maintained by the property owner. Commercial park/sport complex is further defined in Zoning Code Section 275-36D(5).

TABLE 5: NRPA Park Classifications

Component	Use	Service Area	Site	Acres/1,000 People	Site Location
Neighborhood Park	Recreational activities, including: ball fields, courts, playgrounds, picnic areas	½ mile radius (truncated by physical barriers, such as arterial roadways, active rail lines, or natural drainage)	5-10 acres	1-2 acres	Neighborhood center, with walking and biking access
Community Park	Recreational activities included in neighborhood parks, parking, restrooms	2 mile radius (relies on automobile transport for access)	30-50 acres	5-8 acres	Near major roads and/ or public facilities
Conservancy Area	Limited activities, including: hiking, wildlife viewing	Varies	Varies	N/A	Dependent upon resource availability
Special Use Park	Recreational activities, including: golf courses, historic sites, community centers	Entire community	Varies	N/A	Varies
County Park	Nature oriented outdoor recreation, including: camping, sledding, dog exercise area, picnicking, fishing, swimming, hiking	Multiple communities	200-500 acres		Adjacent to natural resources
School Park	Serves the recreational and park needs of the school and the neighborhood/ community	Varies, depends upon park classification	Varies		Adjacent to school building
Private Recreation Facility	Recreational activities, including: golf courses, driving ranges, bow hunting, sports complex	Varies, possible membership or fees	Varies		Varies

Source: City of New Berlin, NRPA

BICYCLE AND PEDESTRIAN FACILITIES

ON ROAD FACILITIES

Bicycle lanes

A paved shoulder with designated pavement marking and signage.

Shoulder paths

Paved shoulders to accommodate pedestrians and bicycles.

OFF ROAD FACILITIES

Sidepaths

Pathways within highway right-of-way. Sidewalks are considered Sidepaths. Sidepaths may be used by pedestrians, skaters, wheelchair users, joggers, bicycles and non-motorized users.

Trails

A pathway within public access easement, community park, environmental corridor or neighborhood link. These facilities tend to connect parks to other city facilities such as schools, residential subdivisions or other trail systems. Trails may be used by pedestrians, skaters, wheelchair users, joggers, bicycles and other non-motorized users. Trails are constructed of a variety of materials, including mowed grass, wood chips, wood, recycled wood products (i.e. boardwalks), stone or asphalt. Trails are also intended to connect residents to points of interest, such as schools, parks and open spaces, business districts, commercial districts, adjacent neighborhoods, and public transportation.



CHAPTER 4:

GOALS AND OBJECTIVES

An essential element of the Park and Open Space Plan is a series of goals and objectives that provide a specific direction for plan implementation. Goals identify desired future conditions and broad public purposes. Objectives provide more immediate guidance, and are intended to aid the decision-making process with regard to projects being planned for near-term implementation through incorporation into budget planning processes. They are based on the existing conditions, park services, and input from the community and staff.

OVERALL SYSTEM

Provide a City-wide park and open space system that accommodates a diversity of publicly accessible recreational opportunities.

1. Recognize and respond to both passive and active recreational needs in the design of the park and open space system.
2. Distribute park, recreation and open space resources on an equitable basis for use by all age groups.
3. Adhere to service standards in regards to developed parkland acreages.
4. Where appropriate, the trail system should provide connections to destinations such as schools, business districts, retail areas, libraries and community centers, as well as other pedestrian facilities.
5. Focus on enhancing existing park and open space facilities.
6. Evaluate the need for additional facilities to meet current demands.
7. Comply with standards outlined in the current ADA Study and CVMIC Playground Report.

ENHANCEMENTS TO EXISTING PARKS

Allow for a diverse range of recreational opportunities that serve both the passive and active needs of the community, which are supported through facility design and recreational programming.

8. Incorporate a variety of recreational elements and spaces in order to provide equal opportunities for all abilities and age groups.
9. Keep up with local demands by constructing and maintaining high quality athletic facilities within existing park sites.
10. Provide recreational programs and facilities to promote year-round use of parks.
11. To the greatest extent possible, provide safe and accessible routes to parks from the surrounding neighborhoods.
12. Upgrade current facilities and add additional recreational opportunities within existing parks, as needed.
13. Develop unified park signage for the City.

ACQUISITION, DEDICATION AND PRESERVATION OF PARKLAND & OPEN SPACE

Ensure that park and open space acreage is acquired and preserved using creative and collaborative methods. Protect environmental resources and natural areas to allow for passive recreation for residents.

1. Promote conservation easements and open space preservation with private subdivision development on the west side of the City.
2. Review and update the city parkland dedication and park impact fee ordinances to ensure adequate funding levels to meet future park and open space needs in the community. Focus parkland and open space acquisition to the planned park complex within Section 35/South Moorland Road Corridor.
3. Promote linear open spaces that remain largely interrupted. Encourage private development to dedicate open space and parkland that is located adjacent to existing public lands.
4. Prioritize the preservation of high quality landscapes, woodlands or wetlands, as well as unique landscape features.
5. Ensure that there is accessible open space and natural areas that are available for passive public use. Trails and signage should be planned for and developed in a sensitive manner as to not disturb wildlife habitat.
6. Where applicable, require developers to enhance ecological values for wildlife in dedicated open spaces.
7. Use regulatory means, such as subdivision ordinances, to preserve targeted open space areas within the City. New developments should be planned to preserve and protect environmentally sensitive areas such as wetlands, floodplains, environmental corridors, and isolated natural resource areas.

DEVELOPMENT OF VACANT PARKLAND

Develop additional active and passive recreational opportunities for users within the community, as needed.

1. Continue to provide ample, diverse and accessible parks and facilities to meet the current and future recreational needs of the community.
2. Provide for parks that are within reasonable walking distance to residential neighborhoods within the urban sections of the City.
3. Incorporate natural resource areas into the park by allowing passive outdoor activities to utilize these areas.
4. Ensure parks are safe and visible by requiring street frontage along at least one side of the park.
5. Include an action plan related to the acquisition and development of a community youth sports complex within Section 35. Address the planning, acquisition, and development of a community park with athletic fields to meet the needs of the youth sports organization.

TRAILS

Develop a multi-use trail system to provide linkages and recreational uses between park and open spaces, public destinations within the City and neighboring communities.

1. Prioritize the development of multi-use trails throughout the City, which provide for diverse non-motorized recreational activities, including biking, jogging, walking, rollerblading and horseback riding.
2. Construct a mix of trail types to allow for a variety of trail experiences.
3. Ensure trails accommodate the needs of citizens of different abilities and comply with ADA standards, to the greatest extent possible.
4. When planning and designing trails, consider external linkages that conjoin the City's boundaries.
5. Incorporate trails within easements and right-of-ways reserved for utilities and transportation facilities, where feasible.
6. Develop unified trail signage for the City that allows for better way-finding.
7. Work with the DCD to incorporate the planning, design and construction of trail/pathway segments as part of the development review process. Require developers to dedicate easements and construct recreational trails as development occurs.
8. Promote the construction of on-road shoulder bicycle lanes and separated paved pathways as a component of roadway and bridge improvement projects to make implementation more cost effective.
9. Plan trail and pedestrian facilities to provide linkages between sidepaths, bicycle lanes and other non-motorized transportation facilities.

INTERGOVERNMENTAL COOPERATION AND PARTNERSHIPS

Ensure that the City's park, recreation and open space system is coordinated with adjacent municipalities, local school districts, and other government agencies to ensure that the recreation opportunities are maximized.

1. Collaborate with surrounding jurisdictions so that the City's park and open space system contributes to a regional system of environmental protection and public recreation.
2. Work with coalitions of sports and special interest recreation organizations to define mutually compatible facility needs and mechanisms for the development, construction, operation and maintenance of these facilities.
3. Continue to partner with the New Berlin School District and the Waukesha County Parks and Land Use Department in the provision of existing and new recreation uses, and to maximize the value of capital and operational expenses.
4. Continue partnerships with local park and recreation agencies in the provision of cost effective recreation programming for all users.

PLANNING AND FUNDING

Promote economic sustainability and stability of parks through efficient use of financial resources and evaluation of Plan goals.

1. Update the Park and Open Space Plan every five years to ensure that goals and objectives remain relevant, implementation strategies are realized and that the Plan is compliant with extramural funding organizations.
2. Evaluate the actions and implementation strategies on an annual basis to ensure opportunities for cost-sharing, partnerships, facility enhancements and land acquisitions are examined.
3. Utilize a variety of funding sources to enhance and maintain public recreational resources.
4. Pursuit of financial support should consider available funding sources, such as:
 - a. The State of Wisconsin Department of Natural Resources (DNR)
 - b. The New Berlin Capital Improvement Budget
 - c. Grants awarded by public and private foundations
 - d. Park Impact Fees collected from private developers
 - e. Cash-in-lieu of land dedication collected from private developers
 - f. Donations and gifts
 - g. City Operated Budget, including participation fees
 - h. Partnerships with private developers

OPERATIONS AND MAINTENANCE

Ensure that operations and maintenance of the park, open space and trail system is supported through appropriate levels of staffing and funding.

1. Ensure that the park and open space system is realistic and affordable, and that the costs required for long term, quality management and maintenance are recognized.
2. Where feasible, the City should make use of management practices that minimize maintenance labor and operating costs, while providing for high-quality facilities.
3. Assure that parks, open space, and trails are managed and maintained in an environmentally responsible and cost-effective manner that preserves the underlying resources while being attentive to public enjoyment and safety concerns.
4. Utilize volunteers in managing and maintaining the open space and natural area system to supplement City resources.
5. Evaluate maintenance staffing levels and increase as required to ensure that proper care of park facilities is implemented. Development of new parks and recreation facilities should be implemented at a pace commensurate with the City's ability to provide proper maintenance and staffing.
6. Make use of water wise landscape principles, such as using low water demand plants, installing efficient irrigation systems, utilizing alternative / eco-friendly parking lot surfaces, and improving soil with adequate organic material.
7. Develop and implement the vehicle and equipment replacement schedule to provide for needed maintenance of parks facilities and grounds.



CHAPTER 5:

INVENTORY

NATURAL RESOURCE FEATURES

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

Primary Environmental Corridors

Primary environmental corridors within the City are generally located along perennial and intermittent streams and large wetland areas associated with Poplar Creek and Mill Creek.

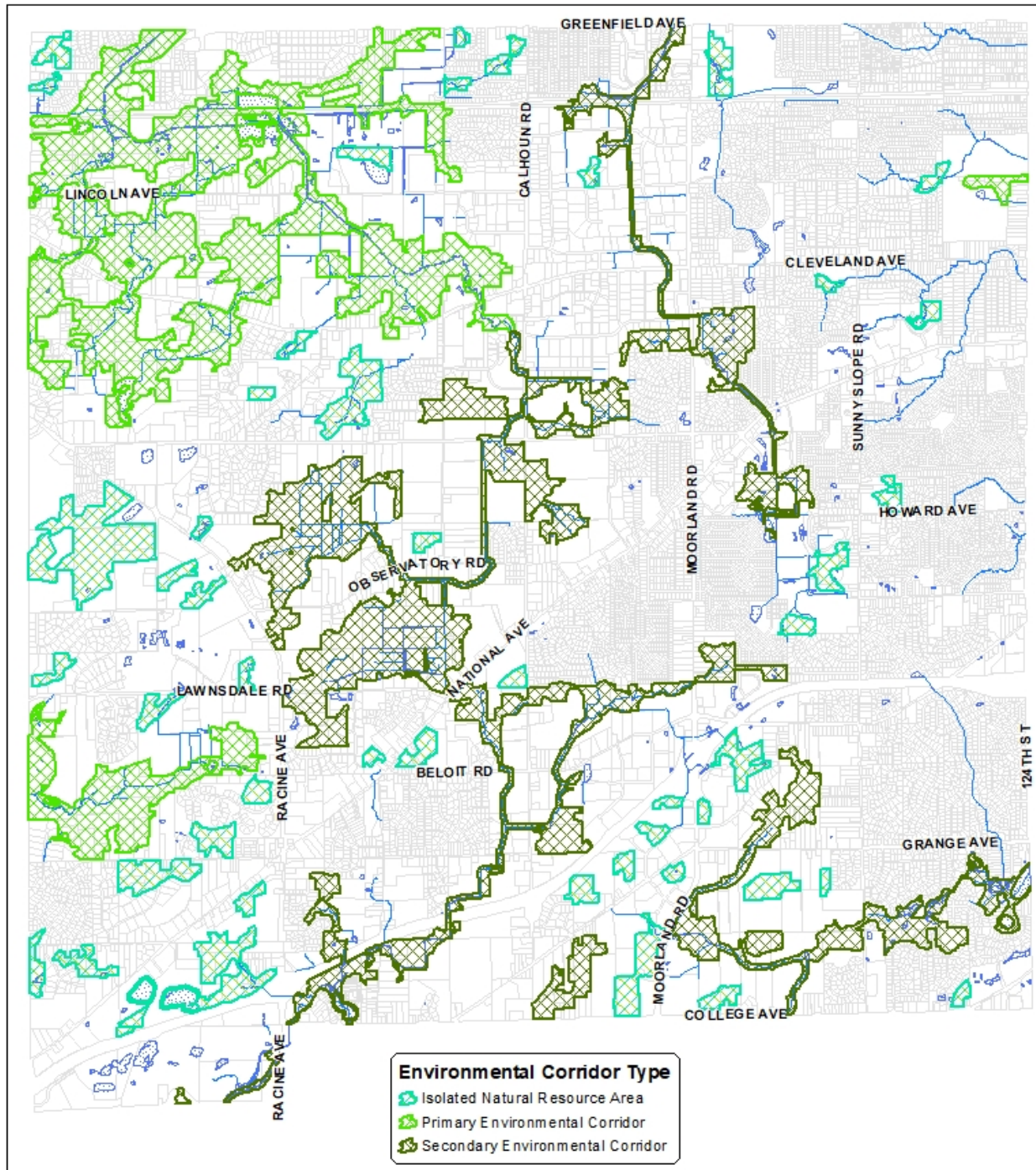
Secondary Environmental Corridors

Secondary environmental corridors in the City are generally located along Deer Creek and intermittent streams tributary to Poplar Creek.

Isolated Natural Resource Areas

Smaller concentrations of natural resources exist throughout the City and are generally isolated by urban development.

MAP 2: Environmental Corridors and Isolated Natural Resources



Source: City of New Berlin

NATURAL AREAS AND CRITICAL SPECIES HABITAT

Please reference Chapter 5 of the City's Comprehensive Plan for more information on these Natural Areas and Critical Species Habitats.

Natural Areas

There are two known Natural Areas, classified as NA-3 sites, within the City limits. The New Berlin Woods, also known as Deer Creek Sanctuary, is the only Natural Area containing rare species habitat of local significance that is entirely under protective ownership. This area contains small dry-mesic hardwoods with shallow depressions that retain water in the spring. Dominant trees include white and red oaks and sugar maple. The flora species of concern is the American gromwell (*Lithospermum latifolium*).

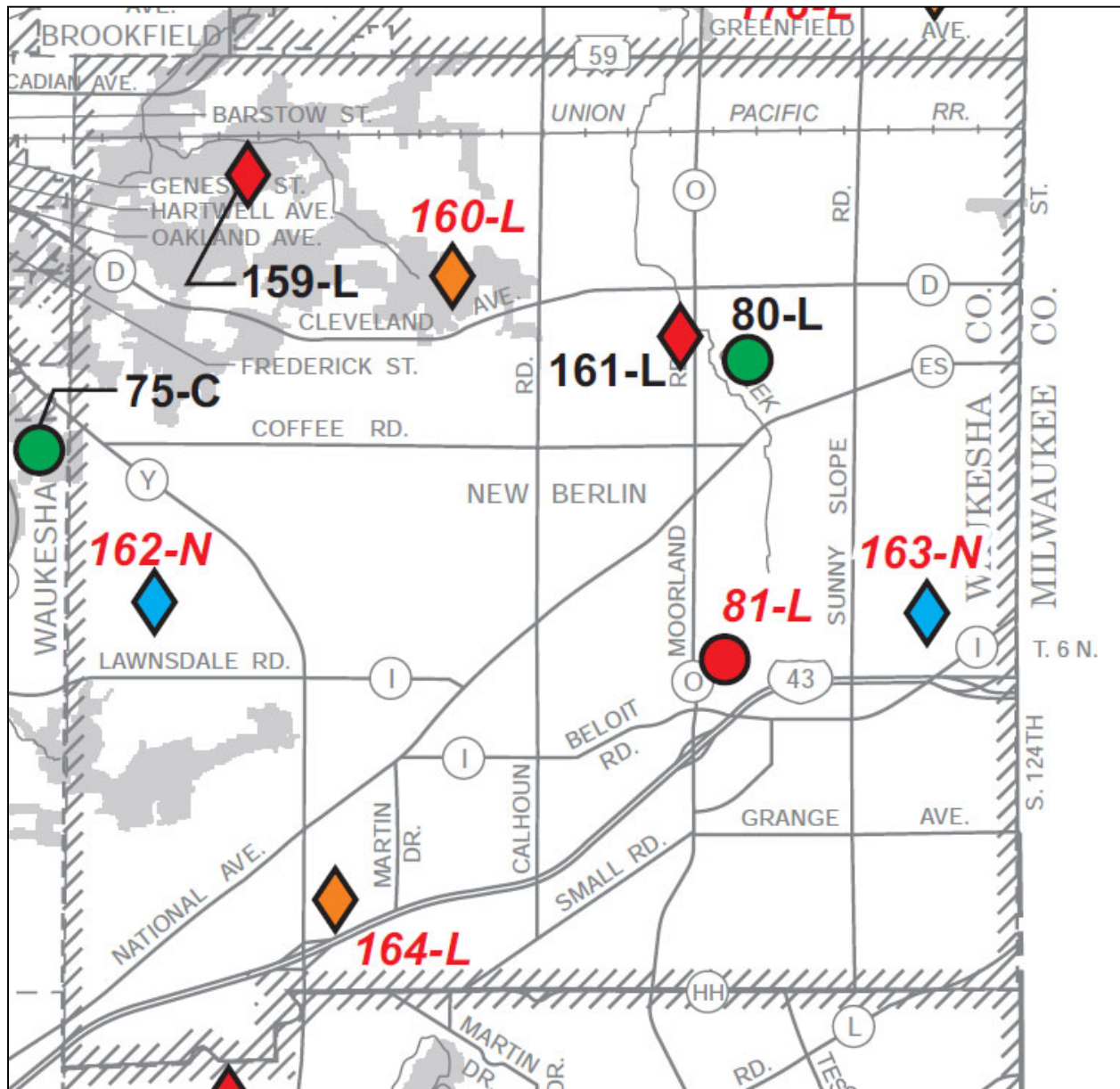
Critical Species Habitat

Prior to 2014, there were six known locations within the City that contained areas of Critical Species Habitat. Since SEWRPC's 2014 report, three of these sites no longer met site designation criteria and have been delisted. Stigler Woods is the only Critical Species Habitat site within the City of New Berlin that is partially under protective ownership. Stigler Woods supports a population of heartleaved skullcap (*Scutellaria ovata*), a State-designated special concern species.

OPEN SPACE

The City's parks system is notable for natural areas and ecological characteristics that occur as independent sites and/or features within maintained areas of parks. However, the City does not formally manage an interconnected system of open space for the purpose of scenic or environmental protection, agricultural uses or recreation. While open space preservation is a planning objective of the City, the acquisition, management and maintenance of acreage for conservation purposes requires short and long-term planning.

MAP 3: Natural Areas and Critical Species Habitat



CURRENT STATUS AND PLAN RECOMMENDATION	NA-1 SITE	NA-2 SITE	NA-3 SITE	CRITICAL SPECIES HABITAT	RECOMMENDED OWNERSHIP KEY:
ENTIRELY UNDER PROTECTIVE OWNERSHIP/ PROTECTIVE OWNERSHIP TO BE RETAINED	▲	■	●	◆	S-STATE GOVERNMENT C-COUNTY GOVERNMENT L-LOCAL GOVERNMENT P-PRIVATE CONSERVANCY ORGANIZATION N-NO PROTECTIVE OWNERSHIP RECOMMENDED
PARTIALLY UNDER PROTECTIVE OWNERSHIP/ REMAINDER OF SITE TO BE ACQUIRED	▲	■	●	◆	27-SITE REFERENCE NUMBER (SEE TABLE 43)
NOT UNDER PROTECTIVE OWNERSHIP/ ENTIRE SITE TO BE ACQUIRED	(NONE)	■	●	◆	55-NEWLY IDENTIFIED SITE REFERENCE NUMBER (SEE TABLE 43)
NOT UNDER PROTECTIVE OWNERSHIP/ TO BE PRESERVED TO EXTENT PRACTICABLE WITHOUT PROTECTIVE OWNERSHIP	(NONE)	(NONE)	(NONE)	◆	PRIMARY ENVIRONMENTAL CORRIDORS

Source: Wisconsin Department of Natural Resources and SEWRPC

RECREATIONAL RESOURCES

The City of New Berlin maintains 29 park and recreation sites that provide a variety of outdoor recreation opportunities for community members. These parks are characterized by features associated with maintained facilities and natural components. A variance in these landscape qualities and management policies provides for a balance of active, passive and scenic recreational activities. The main purpose of this Park and Open Space Plan Update concerns municipal-owned park and recreation facilities. City owned facilities are supplemented by other public and private recreation sites.

In addition to City owned and maintained parkland, there are many other recreational facilities and protected natural areas in New Berlin that are publically owned. There is a total of 1,319 acres of public parkland in the City, including both City and non-City owned. Waukesha County provides recreational facilities through Minooka Park, as well as the New Berlin Recreational Trail. The School District of New Berlin and the West Allis – West Milwaukee School District manage seven public school grounds, which accommodate public recreational uses during non-school hours.

There are various private recreational facilities within the City limits. These facilities include private recreation, open space, cemeteries and private schools.

TABLE 6: Public Recreation Sites

Managing Organization	Number of sites	Total Acreage	Description
City Department of Parks, Recreation and Forestry	29	817	Developed and undeveloped parkland, natural areas (conservancies), and special use parks; recreational trail.
Waukesha County	1	380	Nature-based parkland; regional recreational trail
School District of New Berlin	6	116*	Range of facilities that include playfields and sports fields for football, soccer, baseball, and softball
West Allis- West Milwaukee School District	1	6 *	Baseball sandlot, playfields and play equipment
TOTAL	37	1,319	

* Acreage includes total area of parcel; recreational school grounds would be a portion of this acreage

Sources: SEWRPC; City of New Berlin

PUBLIC RECREATIONAL PARKS AND FACILITIES

Each Publically Owned Recreational Park and Facility is classified into one of two categories: City Owned and Non-City Owned. City Owned Parks and Facilities consist of Neighborhood Parks, Community Parks, Conservancy Areas and Special Use Parks. Non-City Owned Parks and Facilities consist of County Parks and School Parks. An inventory of every publically owned park was completed. However, the Park and Open Space Plan will primarily focus on City Owned Parks and Facilities for the comprehensive site assessment to determine areas for improvement.

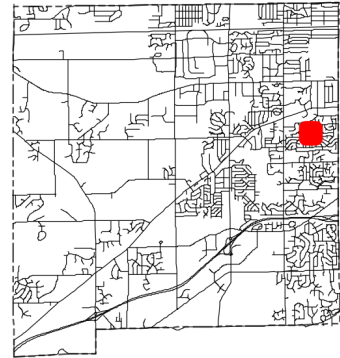
BIWER PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Hiking Trail • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Small Shelter • Swings • Swing(s) – ADA accessible • Volleyball Court |
|---|--|



3495 S Sandalwood Drive

Improvements:

8.8 acres

The site encompasses woodlands within an isolated natural resource area. The park is accessible from Kirkwood Drive to the northwest and from Sandalwood Drive to the east.

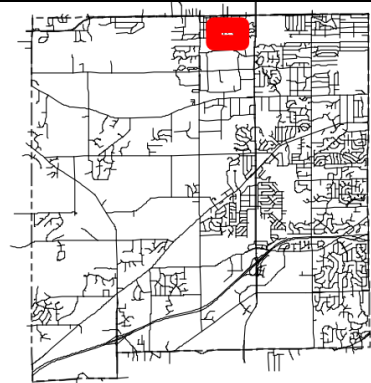
BUENA PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ball Diamonds • Basketball Court • Bike Trail Access • Parking Lot • Pickleball Courts • Picnic Area | <ul style="list-style-type: none"> • Playgrounds • Restrooms • Shelters • Soccer Field • Swings • Tennis Courts |
|---|---|



16301 W Coachlight Drive

Improvements:

- Replace playground (west).

24.7 acres

An asphalt trail connects this park to the New Berlin Recreation Trail. Buena Park is accessible from 167th Street, 165th Street, and Coachlight Drive.

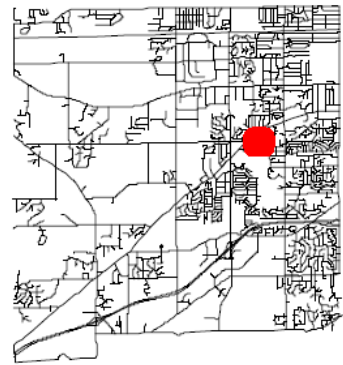
DEER CREEK PARK

NEIGHBORHOOD PARK



Amenities:

- Undeveloped



3575 S 147th Street

Improvements:

- Construct an off road recreational trail to link Deer Creek Park to City Center (west), Regal Park (south) and Deer Creek Sanctuary (north).

3.1 acres

The site encompasses secondary environmental corridor. Deer Creek Park is accessible from 147th Street.

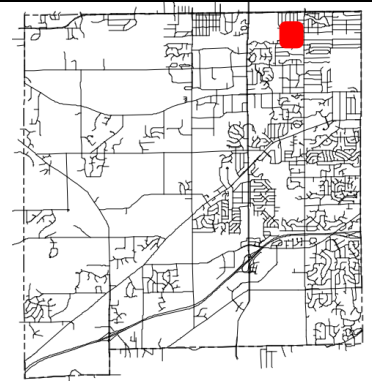
GATEWOOD PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Basketball Court • Bike Trail Access • Fishing Pond • Playground • Sledding | <ul style="list-style-type: none"> • Small Shelter • Soccer Fields • Swings • Trail |
|---|---|



14201 W Kostner Lane

Improvements:

- Accessible routes.
- Replace shelter.

9.2 acres

An access trail connects users to the New Berlin Recreation Trail. Gatewood Park is accessible from Kostner Lane.

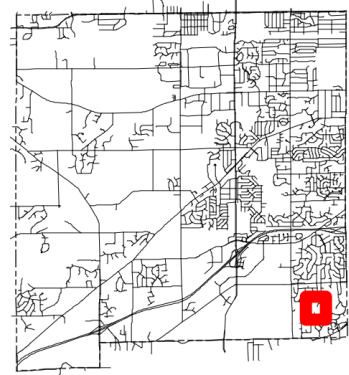
HIGH GROVE PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Hiking Trail | <ul style="list-style-type: none"> • Playground • Small Shelter • Swings |
|--|---|



13405 W Eagle Trace

Improvements:

- Replace playground.

14.9 acres

The site encompasses wetlands within a secondary environmental corridor. The park is mostly woodlands with a large open space containing a pavilion and playground. High Grove Park is accessible from Eagle Trace.

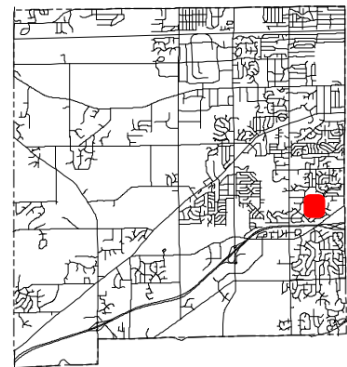
MAPLE RIDGE PARK

NEIGHBORHOOD PARK



Amenities:

- Ball Diamond
- Basketball Court
- Playground
- Shelter
- Soccer Field
- Swings
- Trail



13200 W Maple Ridge Road

Improvements:

- Accessible routes.
- Replace playground.

8 acres

The site encompasses woodlands to the south. The park is accessible from Maple Ridge Road.

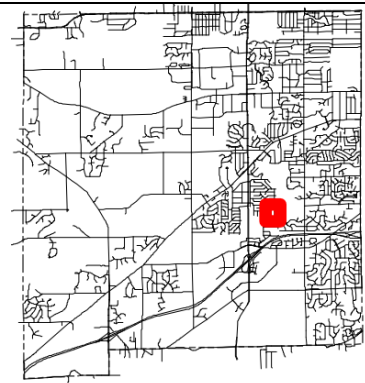
REGAL PARK

NEIGHBORHOOD PARK



Amenities:

- Ball Diamond
- Basketball Court
- Fishing Pond
- Playground
- Soccer Field
- Swings
- Trail
- Volleyball Court



4395 S Regal Drive

Improvements:

- Accessible routes.
- Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).
- New shelter.
- Replace playground.

18.7 acres

The site encompasses woodlands within a secondary environmental corridor. Regal Park is accessible from Regal Drive and Mayflower Drive.

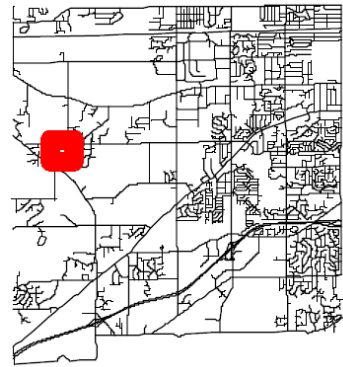
RUSTIC RIDGE PARK

NEIGHBORHOOD PARK



Amenities:

- Undeveloped



20425 W Coffee Road

Improvements:

19.2 acres

The site is fairly open with some wetlands. The park is accessible from Rustic Ridge Road.

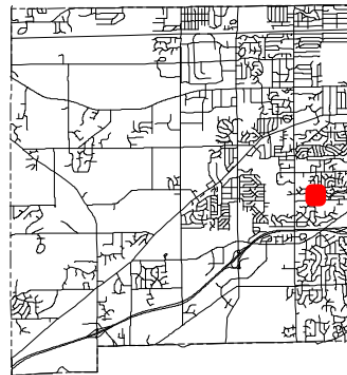
WEATHERSTONE PARK

NEIGHBORHOOD PARK



Amenities:

- Ball Diamond
- Basketball Court
- Nature Trail
- Playground (with poured-in-place surfacing)
- Small Shelter
- Swings
- Swing(s) – ADA accessible



13355 W Linfield Drive

Improvements:

- Accessible routes

8.4 acres

The park encompasses wetlands and woodlands within an isolated natural resources area. Weatherstone Park is accessible from Linfield Drive.

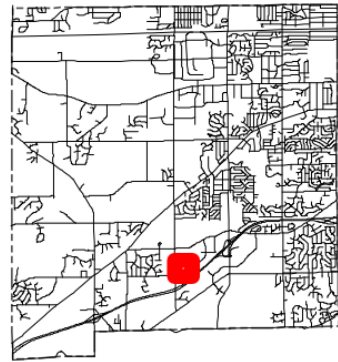
CALHOUN PARK

COMMUNITY PARK



Amenities:

- Ball Diamonds
- Basketball Court
- Fishing Pond
- Hiking Trails
- Parking Lots
- Playgrounds
- Picnic Area
- Restrooms
- Shelters
- Sledding
- Soccer Fields
- Swings



5500 S Calhoun Road

Improvements:

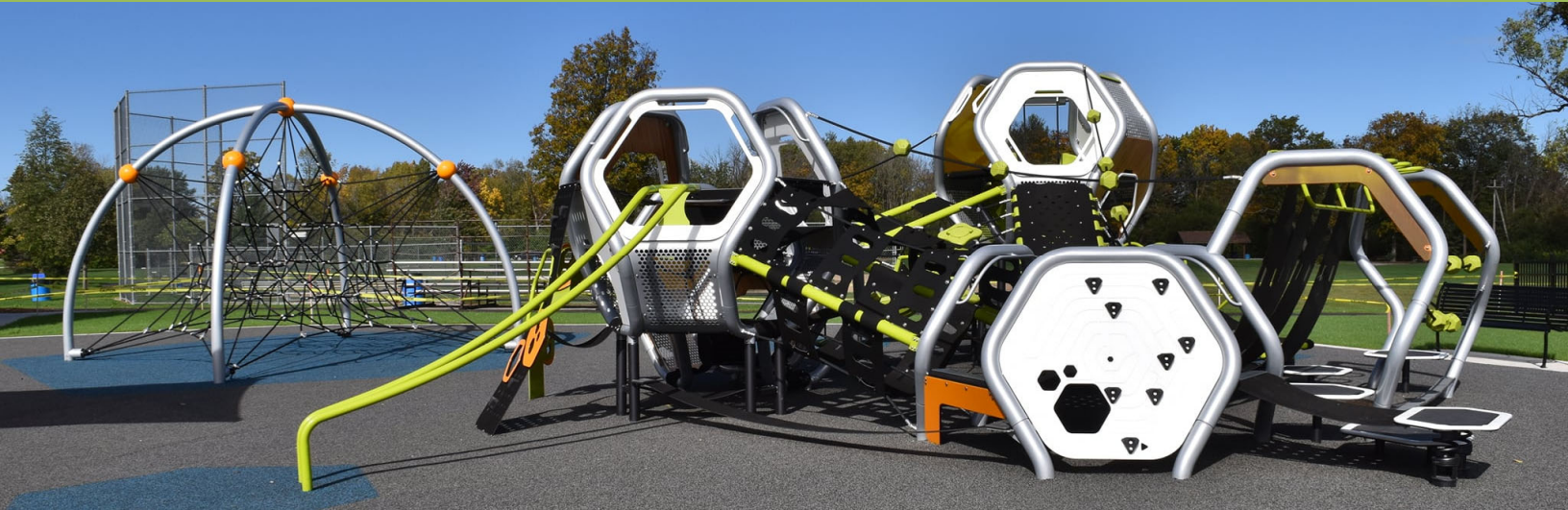
- Accessible routes.
- Bridge Maintenance.
- Parking lot replacement (south).
- Replace playground (south).
- Replace Shelter #3 and restroom with new park structure.

55 acres

The park encompasses woodlands within secondary environmental corridor. Both parking lots are accessible from Calhoun Road.

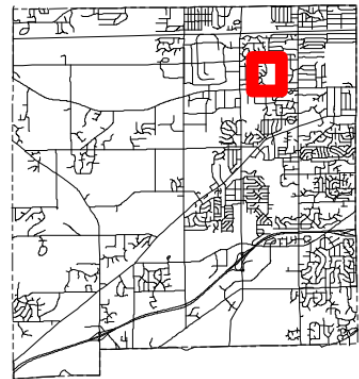
LIONS PARK

COMMUNITY PARK



Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Community Center • Fishing Ponds • Parking Lots • Picnic Areas • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Restrooms • Shelters • Soccer Fields • Swings • Swing(s) – ADA accessible • Tennis Courts • Trail • Volleyball Court |
|--|---|



14800 W Overland Trail

Improvements:

- New shelter near restrooms.

39.9 acres

The park includes the New Berlin Community Center, which is home to the Senior Center and Food Pantry. The parking lots are accessible from Overland Trail and Lincoln Avenue.

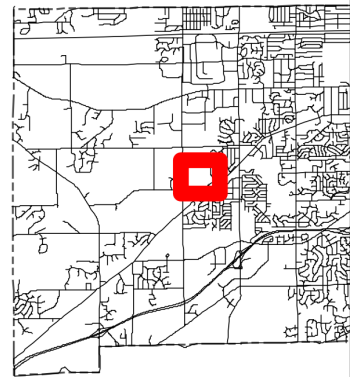
MALONE PARK

COMMUNITY PARK



Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Ball Diamonds (lit) • Basketball Courts • Concessions • Hiking Trails • Parking Lots • Picnic Area • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Restrooms • Shelters • Soccer Fields • Swings • Swing(s) – ADA accessible • Tennis Courts (lit) • Volleyball Courts (lit) |
|--|---|



16400 W Al Stigler Parkway

Improvements:

- Accessible routes.
- Add pickleball courts.
- Explore purchasing the 71 acre Posner Property.
- North parking lot replacement.
- Replace gazebo with new park structure.
- Replace Shelter #1 and concessions with new park structure.
- Replace Shelter #2 with new park structure.

90 acres

The park encompasses wetlands and woodlands within a secondary environmental corridor. The parking lots are accessible from Al Stigler Parkway and Observatory Road.

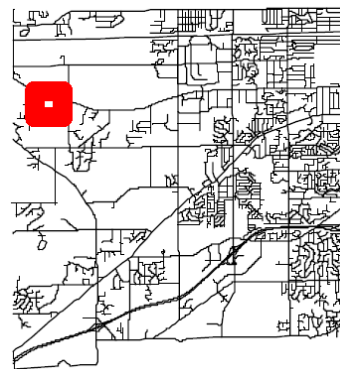
MILHAM PARK

COMMUNITY PARK



Amenities:

- Undeveloped



20855 W Cleveland Avenue

Improvements:

39.2 acres

The site encompasses primary environmental corridor and wetlands. Milham Park is accessible from Cleveland Avenue.

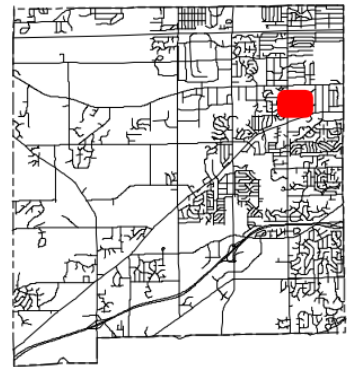
PROHEALTH CARE PARK

COMMUNITY PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Parking Lot • Picnic Area • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Restrooms • Shelters • Soccer Fields • Swings • Walking Paths |
|---|---|



2950 S Sunny Slope Road

Improvements:

- Accessible routes.

23.4 acres

The park encompasses wetlands and woodlands. ProHealth Care Park is accessible from Sunny Slope Road.

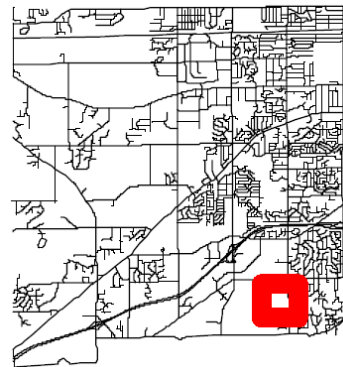
SECTION 35 PARK

COMMUNITY PARK



Amenities:

- Parking Lot
- Soccer Fields
- Walking Paths



5851 S Sunny Slope Road

Improvements:

- Acquire approximately 56.7 acres of parkland.
- Construct an off road recreational trail to link Valley View Park to Section 35.
- Pave Phase 1 parking lot.
- Upon acquiring additional land to the west, construct athletic complex and continue construction of the multi-use trail.

39.2 acres

The park encompasses wetlands and secondary environmental corridor. Section 35 Park is accessible from Sunny Slope Road

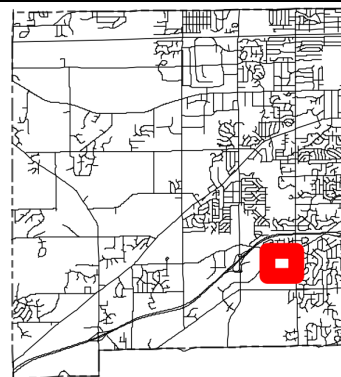
VALLEY VIEW PARK

COMMUNITY PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Archery Range • Ball Diamonds • Basketball Court • Cross Country Ski • Disc Golf Course • Hiking Trails • Parking Lots • Pickleball Courts | <ul style="list-style-type: none"> • Picnic Area • Playgrounds • Restrooms • Shelters • Sledding • Soap Box Derby • Soccer Fields • Tennis Courts |
|---|---|



5051 S Sunny Slope Road

Improvements:

- Accessible routes.
- Construct an off road recreational trail to link Valley View Park to Section 35.
- Parking lot replacement (north, south, and southwest).
- Replace Restroom #2.
- Replace playground (southwest).

73.8 acres

The site encompasses wetlands and woodlands within secondary environmental corridor. The park is accessible from both Sunny Slope Road and Small Road.

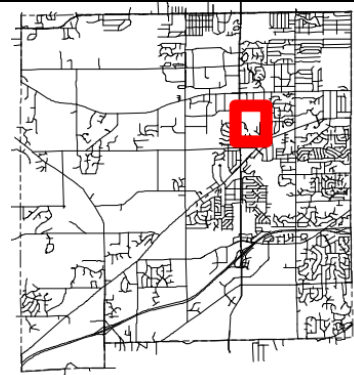
DEER CREEK SANCTUARY

CONSERVANCY AREA



Amenities:

- Bike Trail
- Paul Gihring Nature Trail



3250 S Acredale Road

Improvements:

- Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).

47 acres

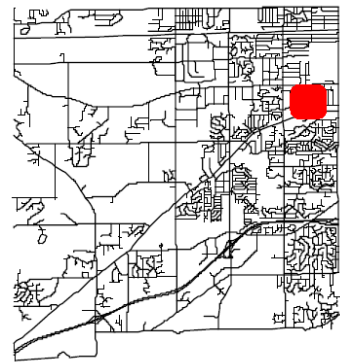
The site encompasses woodlands and wetlands within the secondary environmental corridor. Deer Creek Sanctuary is accessible from Acredale Road and Dakota Street.

FOUNTAIN SQUARE

CONSERVANCY AREA



Amenities:



2955 S 132nd Street

Improvements:

10 acres

The site encompasses isolated natural resources. Fountain Square is accessible from 132nd Street.

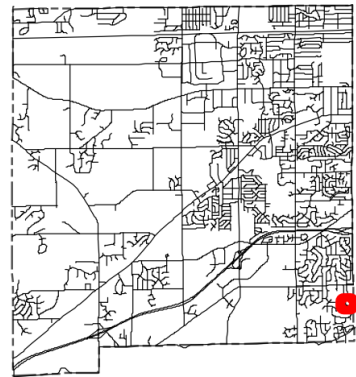
KELLY LAKE PARK

CONSERVANCY AREA



Amenities:

- Picnic Area



5780 S Frances Avenue

Improvements:

- Accessible route.

1 acre

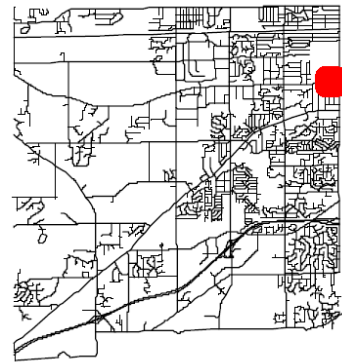
The site encompasses wetlands within a secondary environmental corridor. Kelly Lake Park is accessible from Frances Avenue.

LAGOON PARKWAY

CONSERVANCY AREA



Amenities:



12601 W Lagoon Road

Improvements:

1 acre

The site encompasses wetlands and woodlands. Lagoon Parkway is accessible from Lagoon Road.

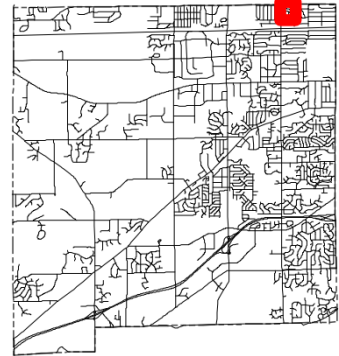
PROSPECT PARKWAY

CONSERVANCY AREA



Amenities:

- Trail



13800 W Prospect Place

Improvements:

- Replace bridge.

7 acres

The site encompasses native plantings. Prospect Parkway is accessible from Meadow Lane and Prospect Place, with a bridge connecting the two sides.

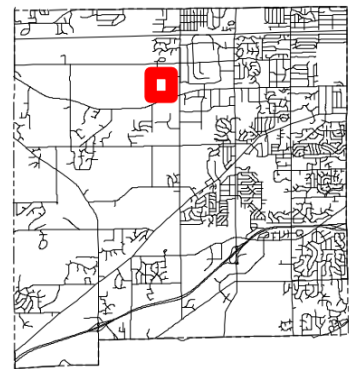
STIGLER NATURE PRESERVE

CONSERVANCY AREA



Amenities:

- Cross Country Ski
- Nature/Hiking Trail



17455 W Liberty Lane

Improvements:

- Accessible route.

41 acres

The site encompasses wetlands and woodlands within primary environmental corridor. Stigler Nature Preserve is accessible from Liberty Lane.

STORMY ACRES PARK

CONSERVANCY AREA



Amenities: Undeveloped			
			21001 W Windsor Drive
Improvements:	21 acres		
	The site encompasses wetlands. Stormy Acres Park is accessible from Windsor Drive.		

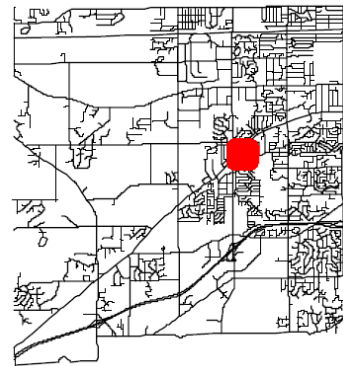
ACTIVITY & RECREATION CENTER

SPECIAL USE PARK



Amenities:

- Parking Lot
- Playground (with poured-in-place surfacing)
- Restrooms



15321 W National Avenue

Improvements:

- Complete construction on addition.

4 acres

The Activity and Recreation Center is used for a variety of recreation programs. The ARC is accessible from National Avenue and Wall Street.

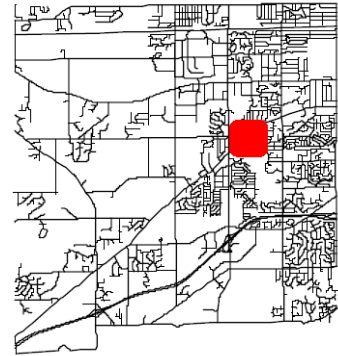
CITY CENTER PLAZA

SPECIAL USE PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Concessions • Ice Rink (synthetic) • Parking Lots | <ul style="list-style-type: none"> • Restrooms • Shelter • Trail |
|---|---|



15040 W Library Lane

Improvements:

- Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).

1.4 acres

The Plaza is used for various events, including the Farmers Market, Winterfest and beer gardens. City Center Plaza is accessible from National Avenue, Library Lane and Michelle Witmer Drive.

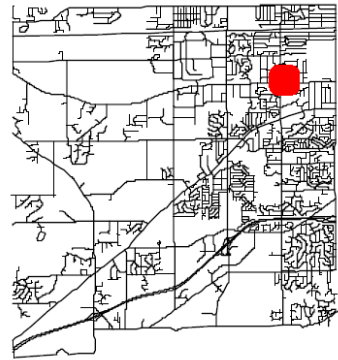
HICKORY GROVE CENTER

SPECIAL USE PARK



Amenities:

- Ball Diamonds
- Basketball Court
- Parking Lot
- Soccer Field



2600 S Sunny Slope Road

Improvements:

5 acres

The center houses classrooms, multi-purpose rooms, and a gymnasium. Hickory Grove Center is accessible from Sunny Slope Road and Cleveland Avenue.

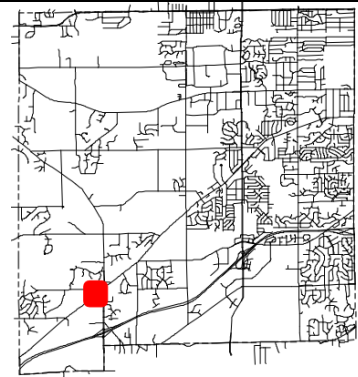
HISTORIC PARK

SPECIAL USE PARK



Amenities:

- Apple Orchard
- Museum
- Parking Lot
- Shelters
- Walking Trails



19885 W National Avenue

Improvements:

15 acres

This park is comprised of historic buildings, several of which are national landmarks. Historic Park is accessible from National Avenue.

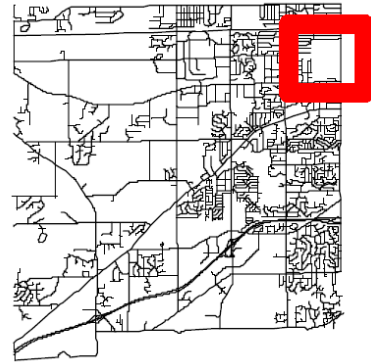
NEW BERLIN HILLS GOLF COURSE

SPECIAL USE PARK



Amenities:

- Club House
- Golf Course
- Parking Lot
- Restrooms



13175 W Graham Street

Improvements:

- Accessible route.

187 acres

This public golf course was established in 1907. New Berlin Hills Golf Course is accessible from Graham Street.

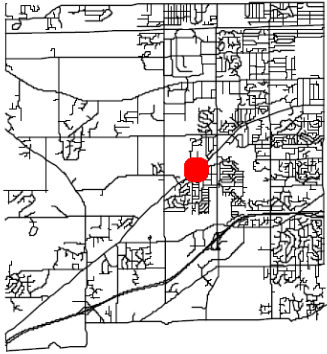
VETERAN'S MEMORIAL PARK

SPECIAL USE PARK



Amenities:

- Parking Lot
- Trail



16248 W National Avenue

Improvements:

0.4 acres

This memorial was dedicated in 2007 to honor New Berlin citizens who have served in the armed forces. Veteran's Memorial Park is accessible from Casper Drive.

NON-CITY FACILITIES

MINOOKA PARK (COUNTY PARK)

1927 Sunset Drive

Minooka Park is a 579-acre park located in the north-west portion of New Berlin, of which 380-acres are located within the western city boundary.

Amenities:

Archery Range
Cross Country Ski
Dog Park
Fishing Pond
Hiking Trails
Mountain Biking

Picnic Areas
Restrooms
Sledding
Swimming
Volleyball Courts

EISENHOWER MIDDLE-HIGH SCHOOL (SCHOOL PARK)

4333 Sunny Slope Road

Eisenhower Middle-High School is a 39-acre site located in the east-central portion of New Berlin.

Amenities:

Ball Diamonds
Football

Soccer Field
Track and Field

ELMWOOD ELEMENTARY SCHOOL (SCHOOL PARK)

5900 Sunny Slope Road

Elmwood Elementary School is a 2.4-acre site located in the southeast portion of New Berlin.

Amenities:

Ball Field
Basketball Goals

Playgrounds
Soccer Field

HERBERT HOOVER ELEMENTARY SCHOOL (SCHOOL PARK)

12705 Euclid Avenue

Herbert Hoover Elementary School is a 5.5-acre site located in the east-central portion of New Berlin.

Amenities:

Ball Field
Basketball Goals

Playground
Soccer Field

NEW BERLIN WEST MIDDLE-HIGH SCHOOL (SCHOOL PARK)

18695 Cleveland Avenue

New Berlin West Middle-High School is a 31.6-acre site located in the west-central portion of New Berlin.

Amenities:

Ball Diamonds
Football
Soccer Fields

Tennis Courts
Track and Field

ORCHARD LANE ELEMENTARY SCHOOL (SCHOOL PARK)

2015 Sunny Slope Road

Orchard Lane Elementary School is a 6.5-acre site located in the northeast portion of New Berlin.

Amenities:

Ball Fields
Basketball Goals

Playgrounds
Soccer Field

POPLAR CREEK ELEMENTARY SCHOOL (SCHOOL PARK)

17401 Cleveland Avenue

Poplar Creek Elementary School is a 6.6-acre site located in the west-central portion of New Berlin.

Amenities:

Ball Field
Basketball Goals

Playgrounds
Soccer Field

RONALD REAGAN ELEMENTARY SCHOOL (SCHOOL PARK)

4225 Calhoun Road

Ronald Reagan Elementary School is an 8.7-acre site located in the central portion of New Berlin.

Amenities:

Basketball Goals
Playgrounds

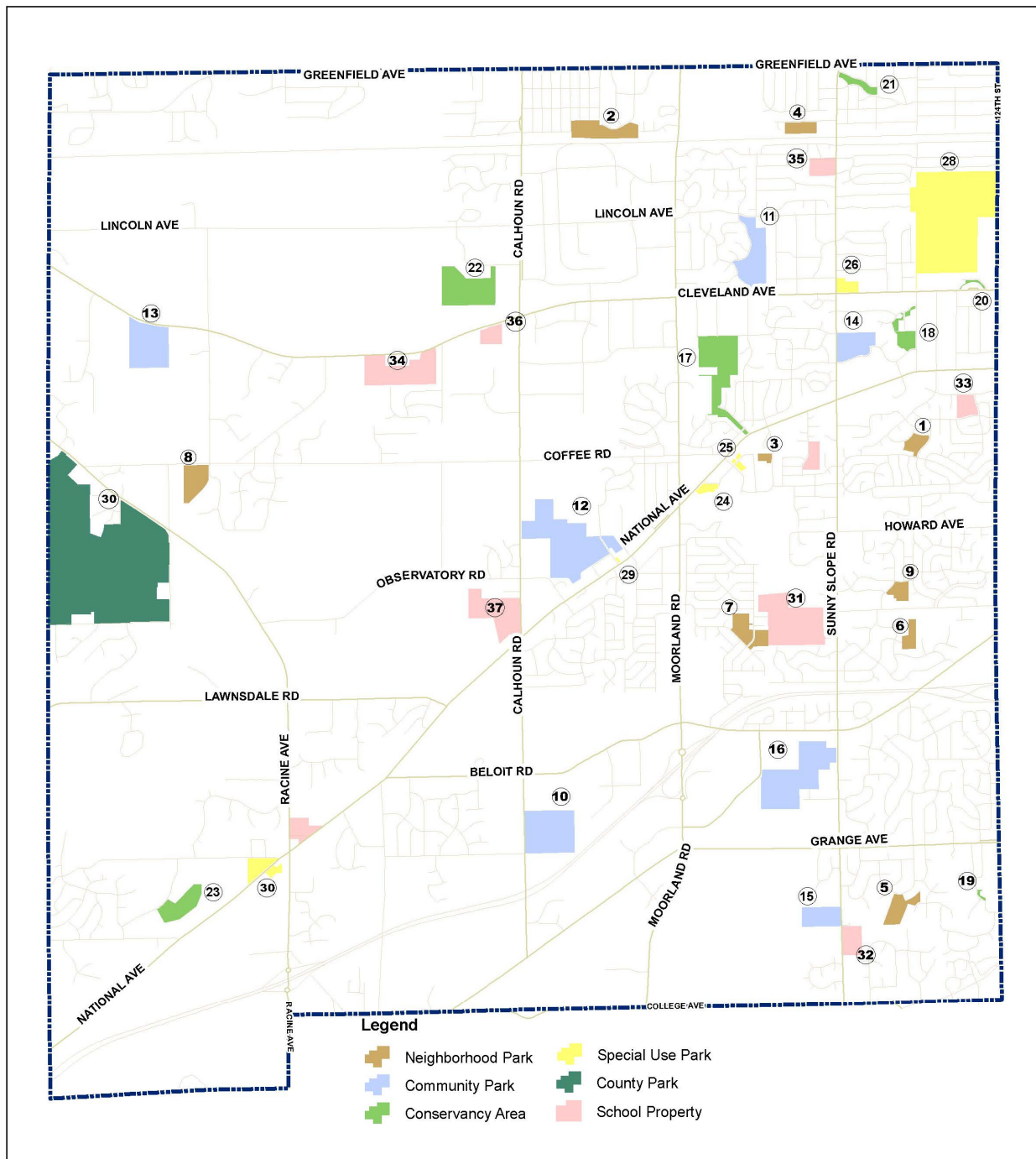
Soccer Field

TABLE 7: Public Park and Recreation Facilities

Park Name		Park Type
City Owned		
1	Biwer Park	Neighborhood Park
2	Buena Park	Neighborhood Park
3	Deer Creek Park (undeveloped)	Neighborhood Park
4	Gatewood Park	Neighborhood Park
5	High Grove Park	Neighborhood Park
6	Maple Ridge Park	Neighborhood Park
7	Regal Park	Neighborhood Park
8	Rustic Ridge Park (undeveloped)	Neighborhood Park
9	Weatherstone Park	Neighborhood Park
10	Calhoun Park	Community Park
11	Lions Park	Community Park
12	Malone Park	Community Park
13	Milham Park (undeveloped)	Community Park
14	ProHealth Care Park	Community Park
15	Section 35 Park	Community Park
16	Valley View Park	Community Park
17	Deer Creek Sanctuary	Conservancy Area
18	Fountain Square	Conservancy Area
19	Kelly Lake Park	Conservancy Area
20	Lagoon Parkway	Conservancy Area
21	Prospect Parkway	Conservancy Area
22	Stigler Nature Preserve	Conservancy Area
23	Stormy Acres Park	Conservancy Area
24	Activity and Recreation Center	Special Use Park
25	City Center Plaza	Special Use Park
26	Hickory Grove Center	Special Use Park
27	Historic Park	Special Use Park
28	New Berlin Hills Golf Course	Special Use Park
29	Veteran's Memorial Park	Special Use Park
Non-City Owned		
30	Minooka Park	County Park
31	Eisenhower Middle-High School	School Park
32	Elmwood Elementary	School Park
33	Herbert Hoover Elementary	School Park
34	New Berlin West Middle-High School	School Park
35	Orchard Lane Elementary	School Park
36	Poplar Creek Elementary	School Park
37	Ronald Reagan Elementary	School Park

Source: City of New Berlin

MAP 4: Public Park and Recreation Facilities



Source: City of New Berlin

PRIVATE RECREATIONAL PARKS AND FACILITIES

PRIVATE RECREATION FACILITY

Private Recreation facilities in the City are primarily limited to golfing activities. In addition to the 18-hole public golf course (New Berlin Hills), there are two additional courses (9 and 18 holes) and three driving ranges. Private acreage is also used for organizations that promote bow hunting and casting (angling). A 3-field league complex maintained by the Veterans of Foreign Wars (Ralph Sharping Memorial Field) affords baseball and softball uses, but is not available for City sponsored recreation use.

BICYCLE AND PEDESTRIAN FACILITIES

Each City owned Bicycle and Pedestrian Facility is classified into one of two categories: On Road and Off Road Facilities. On Road Facilities consist of Bicycle Lanes and Shoulder Paths; Off Road Facilities consist of Sidepaths and Trails. The Park and Open Space Plan will only focus on Off Road Trails. A complete inventory and analysis of Bicycle Lanes, Shoulder Paths and Sidepaths can be found in the Transportation Chapter of the City of New Berlin's Comprehensive Plan.

TRAILS

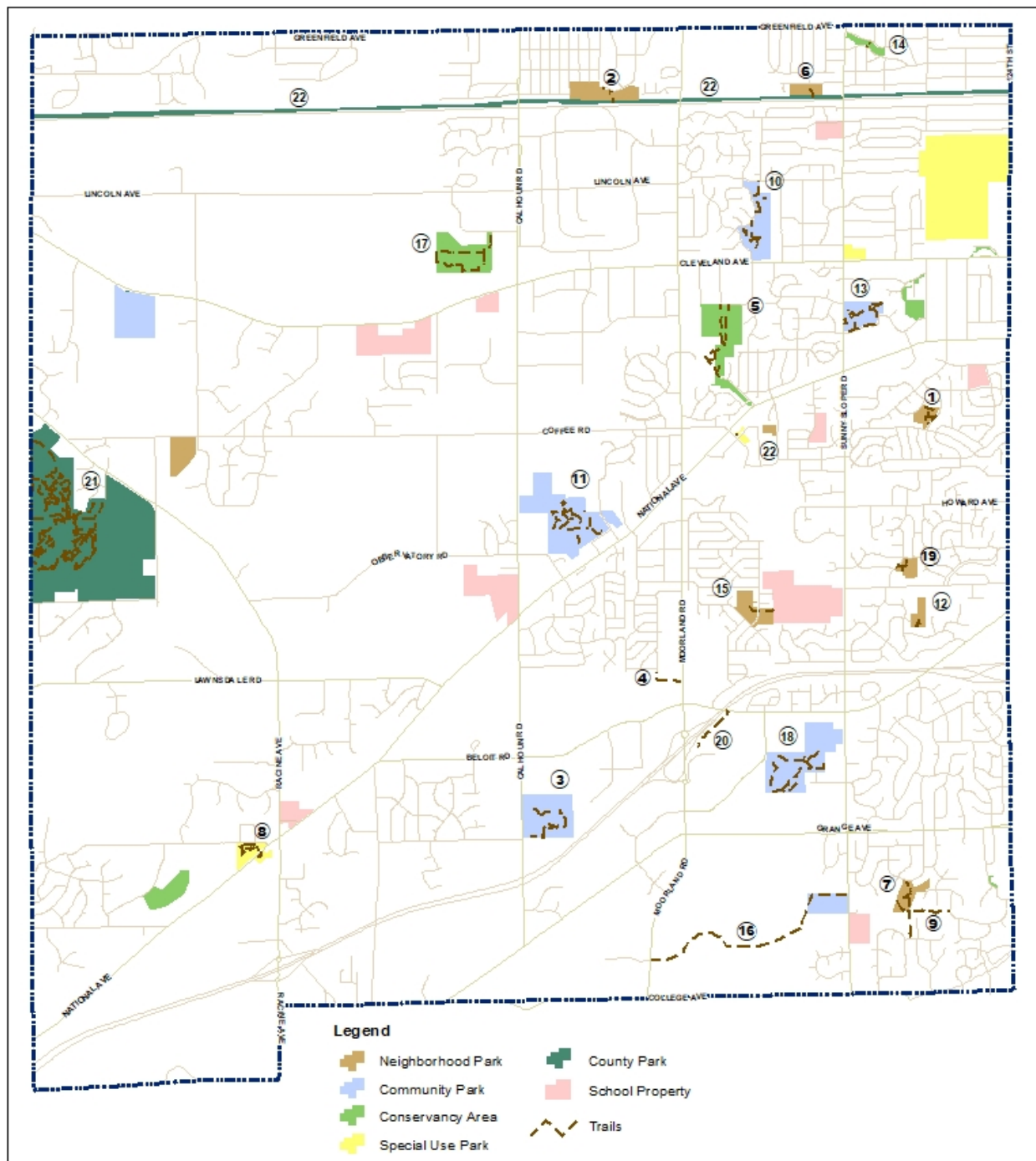
A variety of trail types can be found in New Berlin, including: Multi-Use, Bicycle, Regional, Nature and Hiking. An inventory of every public trail located within City property was completed. However, the Park and Open Space Plan will primarily focus on City Owned Trails for the comprehensive site assessment to determine areas for improvement.

TABLE 8: Public Trails

Trail Location/Municipal Park		Miles	Trail Type			Surface
			Connector	Internal	Notes	
City Owned						
1	Biwer Park	0.3		X	Hiking	Woodchip
2	Buena Park	0.12	X		Multi-Use	Asphalt
3	Calhoun Park	0.73		X	Hiking	Asphalt, grass
4	Children's Hospital Trail	0.2	X		Multi-Use	Asphalt
5	Deer Creek Sanctuary	1.06	X		Nature/Bicycle	Gravel, woodchip
6	Gatewood Park	0.09	X		Multi-Use	Gravel
7	High Grove Park	0.4	X	X	Hiking	Asphalt, gravel, woodchip
8	Historic Park	0.46		X	Walking	Concrete
9	Karrington / Woodfield Trail	0.45	X		Walking	Woodchip, boardwalk
10	Lions Park	0.77	X		Walking	Asphalt
11	Malone Park	1.3	X	X	Multi-Use/Hiking	Asphalt, woodchip
12	Maple Ridge Park	0.08		X	Hiking	Woodchip
13	Pro Health Care Park	0.94	X		Multi-Use	Asphalt, boardwalk
14	Prospect Parkway	0.04	X		Multi-Use	Asphalt
15	Regal Park	0.17	X		Walking	Gravel
16	Section 35 Trail	0.34	X		Multi-Use	Asphalt
17	Stigler Nature Preserve	0.95		X	Nature/Hiking	Woodchip
18	Valley View Park	1.36	X	X	Hiking	Gravel, woodchip
19	Weatherstone Park	0.19		X	Nature	Woodchip
20	Westridge Trail	0.33	X		Multi-Use	Asphalt, boardwalk
Non-City Owned (Waukesha County)						
21	Minooka Park	6		X	Nature	Grass, woodchip
22	New Berlin Recreational Trail	6	X		Regional	Asphalt

Source: City of New Berlin

MAP 5: Public Trails



Source: City of New Berlin



CHAPTER 6:

ANALYSIS

There are several ways to analyze how the various recreational needs of a community are being met. The National Recreation and Park Association (NRPA), along with other park and planning departments across the nation, are now placing more emphasis upon local standards and level of service. This change has occurred in recognition of the variability in the social, economic and physical aspects of our communities as such standards that work well for one community are often not appropriate for another. In recognition of this information, the following recommendations and standards were utilized in determining a baseline for parkland and recreational facility needs:

- The recommendations of the City's previous Park and Open Space Plans
- Per capita, jurisdictional, and accessibility standards outlined by the NRPA
- The recommendations of the Plan Commission and City staff

SERVICE AREA AND PARK DISTRIBUTION

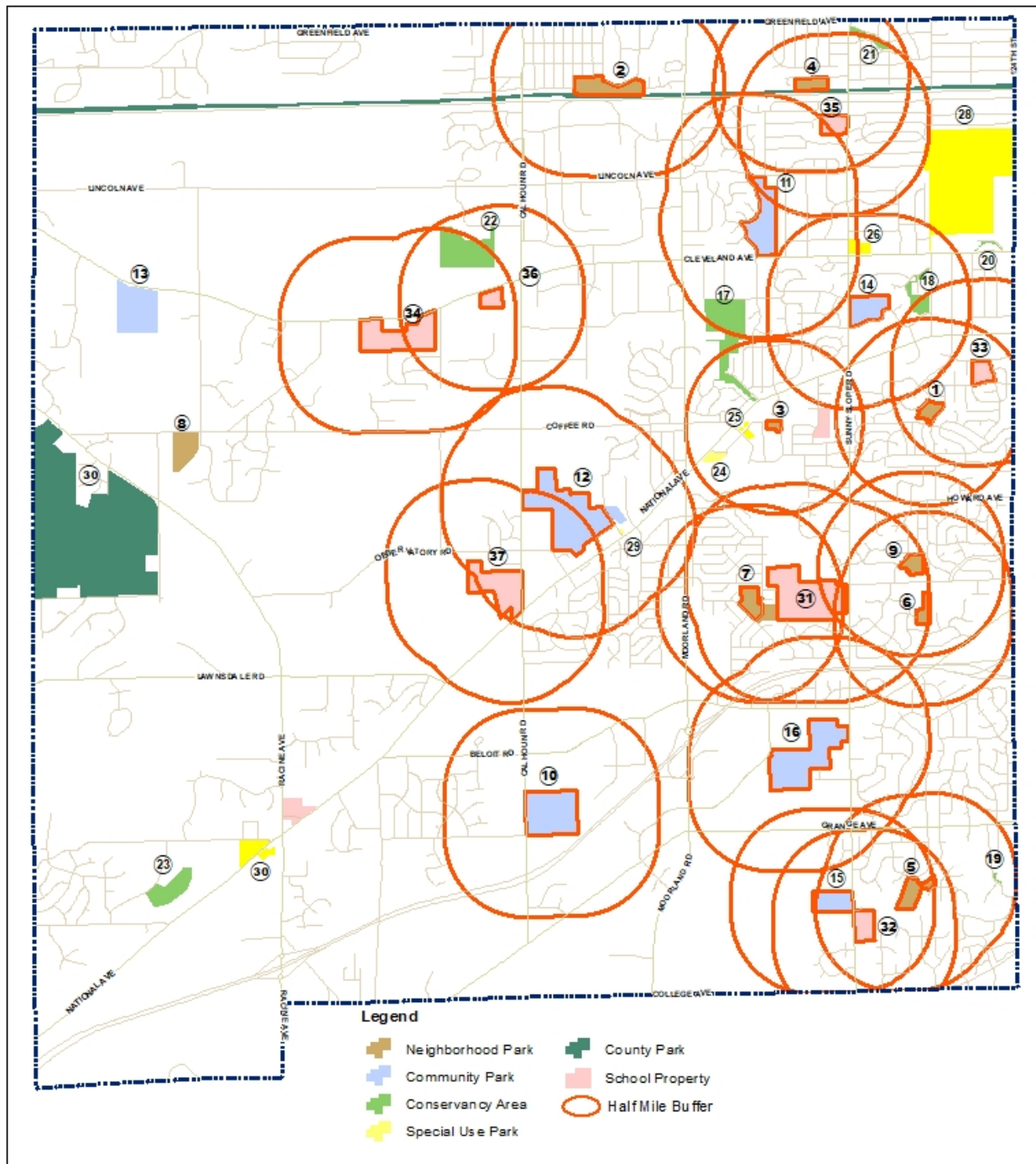
The distance that the population is from the park is a large determining factor for its ability to satisfy public needs. In order to maximize the public benefits and to provide safe access, parks should be located within a reasonable distance from the population they are intended to serve. It is also recommended that parks be distributed in a somewhat equitable fashion within a community to ensure that all residential areas are being served.

"Service Area Guidelines" prescribe the maximum distance that park users may reside, yet be considered served by a park. These guidelines are expressed in terms of straight-line distances (radii) from the park and do not take into consideration physical barriers, such as traffic arterials or natural features. Standard Service Areas recommended by the NRPA are outlined in Chapter 3 of this plan. These recommended service area guidelines serve as a general boundary for which to measure the parks ability to serve the population, and should be adjusted as necessary to suit local conditions. The following maps illustrate the extent of park service areas and distribution. In general, the greatest concentration of developed parks occur on the eastern half of the City where moderate-density residential uses are located, while the rural western sector has fewer park sites that remain largely undeveloped.

MAP 6 shows that the majority of moderate-density residential areas in the eastern sector of the City are served appropriately by Neighborhood Parks, with a few districts that are not being served. However, the areas that are not being served by a Neighborhood Park in the eastern sector of the City are being served by a Community Park. The western sector of the City is not adequately served by Neighborhood Parks according to this type of analysis. Many of the residential uses in this sector are more rural than those located in the eastern sector.

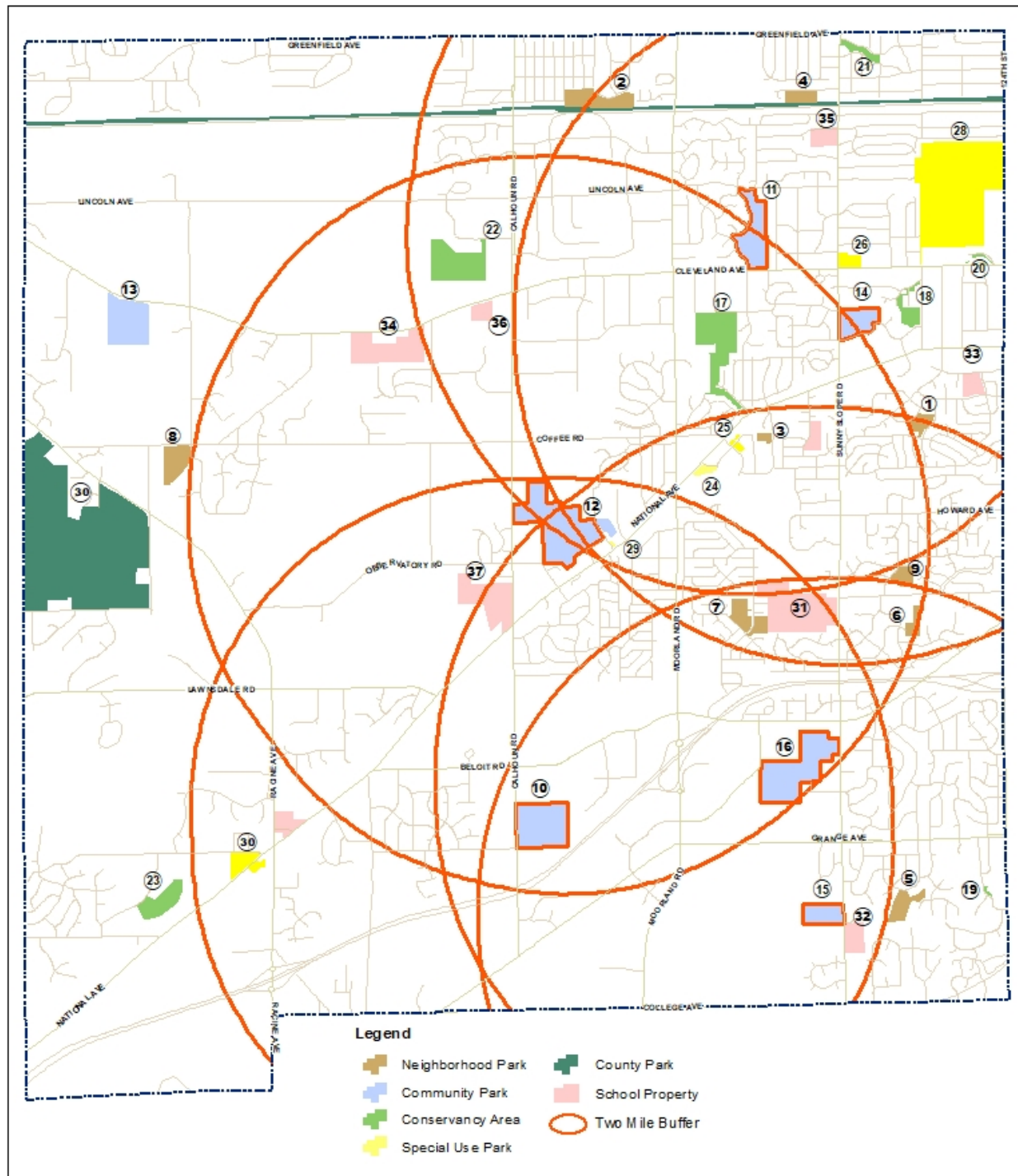
According to service area standards and park distribution shown in **MAP 7**, the eastern sector of the City is adequately served by Community Parks. The western sector of the City is not adequately served by Community Parks according to this type of analysis. Many of the residential uses in this sector are more rural than those located in the eastern sector.

MAP 6: Existing Service Area of Neighborhood Parks



Source: City of New Berlin

MAP 7: Existing Service Area of Community Parks



Source: City of New Berlin

PARKLAND ACREAGE

The following standards are based upon information prepared by the NRPA. These standards are intended to be used as a guide and should not be applied to all locations in the same manner. Varying social, economic, geographic and cultural factors of communities should be looked at when determining how the standards should be applied.

According to NRPA standards, the average neighborhood park is between 5 and 10 acres and community parks are between 30 and 50 acres. In New Berlin, these averages exceed NRPA's recommendations at 12.8 acres and 51.5 acres, respectively, as shown in **TABLE 9**. However, while looking at the developable parkland in New Berlin, the average size of these parks decreases to 6.5 acres for a neighborhood park and 24 acres for a community park. New Berlin neighborhood parks currently fall within NRPA's recommended standards for average park size, but the community parks do not.

TABLE 9: 2022 Park Size

Component	# of Facilities	City of New Berlin Gross Acreage		City of New Berlin Developable Acreage		NRPA
		Total Park Acreage	Average Park Size	Total Park Acreage	Average Park Size	
Neighborhood Park	9	115	12.8	58.9	6.5	5-10
Community Park	7	360.5	51.5	167.7	24	30-50

Source: City of New Berlin, NRPA

According to NRPA standards, for every 1,000 people in a community, 1 to 2 acres of neighborhood parks and 5 to 8 acres of community parks are needed, as shown in **TABLE 10**. In New Berlin, these averages exceed NRPA's recommendations for park acreage per 1,000 people with 2.8 acres and 8.9 acres, respectively. However, while looking at the developable parkland in New Berlin, the park acreage per 1,000 people decreases to 1.5 acres for neighborhood parks and 4.1 acres for community parks. New Berlin neighborhood parks currently fall within NRPA's recommended standards for park acreage per 1,000 people, but the community parks do not.

TABLE 10: Existing Park Acreage per 1,000 people - 2020 (population 40,451)

Component	City of New Berlin Gross Acreage		City of New Berlin Developable Acreage		NRPA Acres/1,000 People
	Total Park Acreage	Acres/1,000 People	Total Park Acreage	Acres/1,000 People	
Neighborhood Park	115	2.8	58.9	1.5	1-2
Community Park	360.5	8.9	167.7	4.1	5-8

Source: City of New Berlin, NRPA

Population forecasts predict an additional 4,689 people to be living in New Berlin by the year 2030. In order to accommodate this population increase, there must be a minimum of 45.1 acres of neighborhood parks and 225.7 acres of community parks in New Berlin, as illustrated in **TABLE 11**. Neighborhood parks within New Berlin currently meet the minimum amount set by NRPA with 58.9

acres. However, community parks within New Berlin are currently below the minimum amount set by NRPA with 167.7 acres. An additional 58 acres of developable parkland is needed by the year 2030 to be used for community parks.

TABLE 11: Additional Park Acreage needed by 2030 (projected population 45,140)

Component	NRPA Acres/ 1,000 People	Total Developable Park Acreage		Additional Developable Park Acreage 2030
		2020 (population 40,451)	2030 Needed, per NRPA (projected population 45,140)	
Neighborhood Park	1-2	58.9	45.1 – 90.3	0
Community Park	5-8	167.7	225.7 – 361.1	58

Source: City of New Berlin, NRPA

OTHER CONSIDERATIONS

According to population trends and projections, the City of New Berlin is expected to grow at a faster rate than it has in years past, as shown in **TABLE 13**. In addition to the projected population growth is the shift in the percentage of residents over the age of 65 living within the City. Accommodating the aging population should be looked into further when planning for parks and facilities within the City.

TABLE 13: Population Trends

Year	2000	2010	2020	2030	2040
Population	38,220	39,584	40,451	45,140	45,120
Net change	-	1,364	867	4,689	-20
% change	-	3.45%	2.19%	11.59%	-0.04%

Sources: Wisconsin DOA

Baseball, softball, and soccer participation remains a growing trend in New Berlin. In 2022, there were approximately 154 baseball and softball teams, which includes adult softball, NBAA and numerous select teams that play in New Berlin. There are 25 ball diamonds within public parks and an additional 13 on school properties. This leaves 154 teams sharing 38 diamonds, of which a third have limited availability and are only practice fields. In 2022, there were approximately 102 soccer teams, which includes NBAA and the New Berlin Soccer Club. There are 39 soccer fields within public parks and an additional 12 on school properties. This leaves 102 teams sharing 51 fields, of which many overlap with ball diamonds, have limited seasonal availability and are only practice fields.

It should be noted that these numbers do not include school district teams and their use. In recent years, the New Berlin School District itself has noted they do not have enough field space to host practices and games for their own teams and they too have sought to use City field space. Balancing the use of fields between the NBAA, the various select teams, the School District, and Recreation programs and leagues leaves little to no field space available for the general public to use, requires excess maintenance and supplies to try to keep the fields in playable conditions, and in some instances leaves the fields unrepairable. There is a greater need for fields than what is currently available in New Berlin.

Pickleball is a growing sport in recent years, with 47 different pickleball programs offered through the City's Recreation Department and a long waitlist for programs due to lack of court space. Currently, there are only three permanent pickleball courts in the City. Some of the City's tennis courts are striped for pickleball, but are only playable if people bring their own portable net or are participating in one of the scheduled programs offered by the Recreation Department.



CHAPTER 7:

RECOMMENDATION PLAN

The following section of the Park and Open Space Plan summarizes how the City plans to address the future needs of the community. These are broken into short-term and long-term actions, based upon public input, trends within the community and service standards. This major focus of this plan is to improve our existing facilities by making sure they comply with current standards and address the needs of the community.

SHORT-TERM IMPROVEMENTS: 1 TO 5 YEARS

ENHANCEMENTS TO EXISTING PARKS

The primary focus of this plan shall be to maintain and preserve existing parkland. The parks are heavily used by sports teams, as well as other community members, as outlined in the Analysis section. According to the service area standards and park distribution, additional parks are not needed in New Berlin. However, frequent and heavy use of these sports fields decreases the longevity of them. Consider improvements, such as resurfacing, reconstructing and redesigning existing fields. Additional upgrades to accommodate ADA standards and sustainable practices are also highly encouraged. Incorporate a variety of outdoor spaces in order to provide equal opportunities for all abilities and ages, especially since there is a projected shift in the average age of the population in New Berlin. Use the ADA Study, CVMIC Playground Safety Inspection Report, and PASER as tools to plan park improvement projects.

Buena Park

Replace playground (west).

Calhoun Park

Accessible routes.

Bridge Maintenance.

Parking lot replacement (south).

Replace playground (south).

Replace Shelter #3 and restroom with new park structure.

Gatewood Park

Accessible routes.

Replace shelter.

High Grove Park

Replace playground.

Lions Park

New shelter near restrooms.

Malone Park

Accessible routes.
Add pickleball courts.
Parking lot replacement (north).
Replace gazebo with new park structure.
Replace Shelter #1 and concessions with new park structure.
Replace Shelter #2 with new park structure.
Baseball diamond improvements (lighting, fencing, netting).

Maple Ridge Park

Accessible routes.
Replace playground.

New Berlin Activity and Recreation Center

Buildout of Phase 2 (currently under construction).

ProHealth Care Park

Accessible routes.

Regal Park

Accessible routes.
New shelter.
Replace playground.

Valley View Park

Accessible routes.
Add pickleball courts.
Parking lot replacement (north, south, and southwest).
Renovate Restroom #2.
Replace playground (southwest).

Various Parks

Park Shelter Maintenance.

ACQUISITION, DEDICATION AND PRESERVATION OF PARKLAND & OPEN SPACE

Although the service area standards do not call for additional Community Parkland, the parkland acreage standards do. Consider areas of land that are within close proximity to moderate-density residential uses. These areas shall also contain high quality landscapes, woodlands or wetlands to be used for passive public uses.

Section 35

Acquire approximately 56.7 acres of parkland to serve as a Community Park.

DEVELOPMENT OF VACANT PARKLAND

According to the parkland acreage standards, additional Community Parkland is needed. The focus is to keep developed parkland in the eastern sector of the City where moderate-density residential uses are located and to provide accessible connections to these highly populated areas.

Section 35

Add pickleball courts.

Upon acquiring additional land to the west, construct athletic complex.

TRAILS

Create a “People Movement” Plan by developing a network of trails that connects people to sought-after destinations or nodes. These destinations may include, but are not limited to: schools, parks and open spaces, business districts, commercial districts, and public transportation.

Section 35

Upon acquiring additional land to the west, continue construction of a multi-use trail.

OPERATIONS AND MAINTENANCE

Maintain existing City facilities and provide best management practices to minimize operating and maintenance costs while providing high-quality facilities.

Community Center

Evaluate current and future needs of this facility, including rentable space and storage.

DPW Facility

Evaluate current and future needs of this facility, including rentable space and storage.

Hickory Grove Center

Evaluate current and future needs of this facility, including rentable space and storage.

TABLE 14: Parks CIP Budget

Project		Estimated Cost				
		2023	2024	2025	2026	2027
1	Buena Park Replace playground.	\$25,000	\$200,000			
2	Calhoun Park Accessible routes. Bridge Maintenance. Parking lot replacement. Replace playground. Replace Shelter #3 and restroom.		\$90,000	\$900,000	\$89,000	
3	Gatewood Park Accessible routes. Replace shelter.		\$15,000	\$150,000		
4	High Grove Park Replace playground.				\$20,000	\$200,000
5	Lions Park Build new shelter near restrooms.					\$20,000
6	Malone Park Accessible routes. Add pickleball courts. Parking lot replacement. Replace all shelters. Baseball diamond improvements.	\$3,550,000	\$1,500,000	\$525,000		
7	Maple Ridge Park Accessible routes. Replace playground.	\$25,000	\$200,000			
8	ProHealth Care Park Accessible routes.				\$10,000	\$100,000
9	Regal Park Accessible routes. New shelter. Replace playground.				\$30,000	\$300,000
10	Section 35 Park Add pickleball courts. Construct athletic complex and trail.		\$440,000		\$800,000	\$11,000,000
11	Strategic Planning Community Center DPW Facility Hickory Grove Center	\$175,000				
12	Valley View Park Accessible routes. Add pickleball courts. Parking lot replacement. Renovate Restroom #2. Replace playground.			\$490,000	\$1,000,000	
13	Various Parks Park shelter maintenance.	\$125,000	\$50,000			

Source: City of New Berlin

LONG TERM IMPROVEMENTS: 6 TO 20 YEARS

ENHANCEMENTS TO EXISTING PARKS

Continue to maintain and preserve existing parkland. Consider improvements, such as resurfacing, reconstructing and redesigning existing fields. Additional upgrades to accommodate ADA standards and sustainable practices are also highly encouraged. Use the ADA Study, CVMIC Playground Safety Inspection Report, and PASER as tools to plan park improvement projects.

ACQUISITION, DEDICATION AND PRESERVATION OF PARKLAND & OPEN SPACE

As additional facilities are needed within the parks, consider expansion of parkland. Focus on the development of parkland in the eastern sector of the City where moderate-density residential uses are located.

Malone Park

Explore the opportunity for possible expansion of Malone Park by purchasing the 71 acre Posner Property (section 15), which is located northwest of Malone Park.

DEVELOPMENT OF VACANT PARKLAND

Focus on the development of parkland in the eastern sector of the City where moderate-density residential uses are located.

Special Use Facilities within Neighborhood or Community Park

Research, plan and explore public/private partnerships for special use facilities, such as a skate park. Consider other park and recreational facilities as needs and opportunities arise

TRAILS

Create a “People Movement” Plan by developing a network of trails that connects people to sought-after destinations or nodes.

City Center Trail

Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).

Valley View Park Trail

Construct an off road recreational trail to link Valley View Park to Section 35.