



Board of Public Works MEETING AGENDA

June 19, 2023 - 4:30 PM
Council Chambers
3805 S. Casper Dr.

Published: June 15, 2023

AGENDA

1. **PRIVILEGE OF THE FLOOR**
2. **CALL TO ORDER**
3. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
4. **APPROVAL OF MINUTES**
 - A. May 15, 2023 Meeting Minutes
5. **NEW BUSINESS**
 - A. ITEM 07-23 Approval of the amended construction contract with Stark Pavement Corp to include the scope of work listed in Change Order #1
 - B. ITEM 08-23 Approval of the Development Agreement with Ryan Janssen of Ryan's Buying, LLC. for the Autumn Trace Subdivision
6. **UPDATES**
 - A. RD-20-04 Small Road
 - B. RD-21-05 Lincoln Avenue
 - C. RD-23-01 Roadway Rehabilitation
 - D. RD-23-02 Roadway Maintenance
 - E. 2722-07-02 CTH O (Moorland Rd.)
7. **ADJOURN**

Supplemental Information:

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



Board of Public Works MEETING MINUTES

May 15, 2023 - 4:30 PM
Council Chambers
3805 S. Casper Dr.

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

MINUTES

1. PRIVILEGE OF THE FLOOR

2. CALL TO ORDER

Mayor Ament called the meeting to order at 4:32 PM

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Sarah Holtz took the roll call as follows:

Present: Board Member Seidl, Mayor Ament, Alderperson Maxey, Alderperson Horbinski

Excused: Alderperson Hopkins

Staff Present: City Engineer Tammy Simonson, Assistant City Engineer Lucas Pichler, City Clerk Administrative Specialist Sarah Holtz

4. APPROVAL OF MINUTES

A. April 10, 2023 Meeting Minutes

MOTION: Motion to approve

VOTE: Motion by: Commissioner Seidl
Second by: Alderperson Maxey
Motion passed 4-0

5. NEW BUSINESS

A. Item 06-23 Approval of the Development Agreement with John Jewell of 424 Investments, LLC for the Hilltop Drive Extension

City Engineer Tammy Simonson gave an overview regarding the Development Agreement with John Jewell of 424 Investments, LLC for the Hilltop Drive Extension. A request was made for recommendation to the Common Council, approval of the Development Agreement for John Jewell of 424

Investments, LLC., for a proposed development on the property located at Tax Key 1281.996.006. to extend Hilltop Drive subject to final review as to form by the City Attorney and final plans on file.

MOTION: Motion to approve

VOTE: Motion by: Alderperson Horbinski
Second by: Commissioner Seidl
Motion passed 4-0

6. UPDATES

A. RD-20-04 Small Road

Assistant City Engineer Lucas Pichler gave an update on the Small Road project. He stated that the pavement had been removed from College Road to Calhoun and the planned completion is set for late August.

B. RD-21-05 Lincoln Avenue

Assistant City Engineer Lucas Pichler provided an update on the Lincoln Avenue project. The project began at Calhoun and is moving west. The planned completion is expected to be late August.

C. RD-23-01 Roadway Rehabilitation

Assistant City Engineer Lucas Pichler provided an update on the Roadway Rehabilitation project. He stated that the resurfacing project would begin on Friday at Observatory Road with a scheduled completion of Observatory Road by June 9th, 2023, then moving around the city.

D. RD-23-02 Roadway Maintenance

E. 2722-07-02 CTH O (Moorland Rd.)

City Engineer Tammy Simonson stated that the most up-to-date information about the Moorland Road project would be available on the Waukesha County website. Tammy stated that a link would be available on the New Berlin city website, so that residents could easily access this information.

7. ADJOURN

MOTION: Motion to adjourn

VOTE: Motion by: Alderperson Maxey
Second by: Commissioner Seidl
Motion passed 4-0

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT: City of New Berlin

PROJECT: RD-23-01 2023 LRIP Roadway Rehabilitation

LOCATION: Observatory Rd, Magellan Dr, Piccard Ct, and Historic Park

REQUEST: Amend the approved construction contract with Stark Pavement Corp. to include changes to the scope of work listed in Change Order #1.

D.C.D. RECOMMENDATION: Recommend to the Common Council the amendment of the construction contract with Stark pavement Corp. for 2023 LRIP Roadway Rehabilitation Project to include additional changes to the scope of work listed in Change Order #1 in the amount of \$183,648.75. Funds to come from account 04251100 59040 C2023.

At the April 10, 2023 BPW meeting, the City approved the construction contract for the 2023 LRIP Roadway Rehabilitation Project with Stark Pavement Corp for a contract price of \$2,226,250.80. With inspection and contingencies, the approved total project cost is \$2,500,000. The approved budget for this project is \$3,000,000. Due to favorable bids received, the City has the ability to add to the scope of work for this project. The cost of this change order exceeds the originally approved contingency amount, and therefore requires Board of Public Works approval.

Summary of additional work under Change Order 1:

1. Resurface Magellan Dr from Radisson Dr to Marquette Dr, and Piccard Ct from Termini to Magellan Dr (0.39 mi). (\$116,047.50)
2. Install a portion of concrete pavement on Observatory Rd due to a gas pipeline crossing. ANR Pipeline is limiting the City's ability to use vibratory compaction equipment near the pipeline infrastructure. The City has concerns about the durability of asphalt pavement without achieving the appropriate compaction requirements, and is advising to use concrete pavement over the pipeline crossing. (\$51,685.85)
3. Installation of six additional parking stalls at the Historic Park Museum. The City's DPW will perform all excavation and prepare the area for paving, and the City's contractor will finish grade, pave, and complete pavement marking. (\$15,915.40)

Attachments:

Change Order #1

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF PUBLIC WORKS STAFF REPORT

Meeting of June 19, 2023

2023 LRIP Roadway Rehabilitation Project

DATE STAFF REPORT CREATED: June 13, 2023

APPLICANT: City of New Berlin

REQUEST / DESCRIPTION OF PROJECT:

Amend the approved construction contract with Stark Pavement Corp. to include changes to the scope of work listed in Change Order #1.

FISCAL IMPACT:

Previously Approved Project:

Base Bid:	\$ 2,226,250.80
Contingencies (~6%):	\$ 147,073.20
Inspection Contract (~5%):	<u>\$ 126,676.00</u>
Total Project Costs:	\$ 2,500,000.00

Project Costs with Change Order 1:

Base Bid:	\$ 2,226,250.80
Change Order Request #1:	\$ 183,648.75
Additional Inspection Costs:	\$ 10,450.00
Contingencies (~6%):	\$ 152,974.45
Inspection Contract (~5%):	<u>\$ 126,676.00</u>
Total Project Costs:	\$ 2,700,000.00

SOURCE OF FUNDS

2023 Roadway Rehabilitation CIP	Account	04251100 63025 C2018
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D.C.D. RECOMMENDATION:

Recommend to the Common Council the amendment of the construction contract with Stark pavement Corp. for 2023 LRIP Roadway Rehabilitation Project to include additional changes to the scope of work listed in Change Order #1 in the amount of \$183,648.75. Funds to come from account 04251100 59040 C2023.

Attachments:

Change Order #1

Change Order 1 (Additional Roadways)

Bid Item	Description	Unit Cost	Unit	Quantity	Cost
1	Tack Coat	\$ 3.05	GAL	305	\$ 930.25
2	Butt Joints	\$ 3.15	LF	297	\$ 935.55
3	Remove Asphaltic Pavement by Milling, 3-Inch	\$ 1.85	SY	6,101	\$ 11,286.85
4	Base Repair	\$ 37.50	CY	244	\$ 9,150.00
5	Manhole Adjustment, Cast Iron Paving Rings	\$ 280.00	EACH	12	\$ 3,360.00
6	Water Valve or Water Box Adjustment	\$ 80.00	EACH	6	\$ 480.00
7	Asphalt Leveling, 5 LT 58-28 S, 1-Inch	\$ 67.10	TON	386	\$ 25,900.60
8	Asphalt Surface, 4 LT 58-28 S, 2-Inch	\$ 66.75	TON	737	\$ 49,194.75
9	Asphalt Binder, Base Patch (<8-Feet Width), 3 LT 58-28 S, 3-Inch	\$ 12.75	SY	366	\$ 4,666.50
10	Asphalt Binder, Base Patch (>=8-Feet Width), 3 LT 58-28 S, 3-Inch	\$ 13.00	SY	366	\$ 4,758.00
11	Shouldering, Reclaimed Asphalt Pavement, 3/4" Dense	\$ 43.50	TON	42	\$ 1,827.00
12	Shoulder Restoration, Topsoil, Fertilizer, Seed, Matting, Watering	\$ 3.00	LF	686	\$ 2,058.00
13	Traffic Control	\$ 1,500.00	LUMP SUM	1	\$ 1,500.00
				Total Cost	\$ 116,047.50

Change Order 1 (Observatory Rd Concrete Pavement)

Bid Item	Description	Unit Cost	Unit	Quantity	Cost
1	8-Inch Concrete Pavement Per Item A. Base Bid of Proposal	\$ 134.95	SY	383	\$ 51,685.85
				Total Cost	\$ 51,685.85

Change Order 1 (Historic Park Parking Lot)

Bid Item	Description	Unit Cost	Unit	Quantity	Cost
1	Fine Grade, Asphalt Pavement (2.5" 4 LT 58-28 S, 1.5" 5 LT 58-28 S, Pavement Marking (Yellow, Paint)	\$ 93.62	SY	170	\$ 15,915.40
				Total Cost	\$ 15,915.40

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ryan Janssen / Ryan's Buying, LLC – Autumn Trace Subdivision

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

REQUEST: Approval of a Development Agreement for the property located at 4908 S. Calhoun Road (Tax Key NBC 1258.999)

DCD RECOMMENDATION: Approval of the Development Agreement for Ryan Janssen of Ryan's Buying, LLC., for a proposed subdivision development on the property located at 4908 S. Calhoun Road subject to final review as to form by the City Attorney and final plans on file.

1. General:

- a. Applicant shall have an approved Development Agreement prior to issuance of Building Permits. The Development Agreement shall be recorded at the Waukesha County Register of Deeds.
- b. Public infrastructure improvements include:
 - (1) Roadway improvements on Calhoun Road including acceleration/deceleration tapers and a bypass lane at the access point. A new public roadway will be constructed with a permanent cul-du-sac for the development.
 - (2) Stormwater management includes wet ponds constructed within the development. A Stormwater Management Plan Agreement meeting the requirements of Zoning Code 275-55.1 between the Developer and the City will be recorded.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF PUBLIC WORKS STAFF REPORT

Meeting of June 19, 2023

Ryan Janssen/ Ryan's Buying, LLC. – Autumn Trace Subdivision
Tax Key 1258.999

DATE STAFF REPORT CREATED: June 14, 2023

DEVELOPER'S NAME: Ryan Janssen/Ryan's Buying, LLC.

NAME OF DEVELOPMENT: Autumn Trace Subdivision

TYPE OF DEVELOPMENT: The Development will have a total of 20-lots.

NUMBER OF ACRES OF DEVELOPMENT: 88.4 Acres

CURRENT ZONING: R-1/R-2 , C-1and C-2 (See File #:RZ-2202324).

PLAN COMMISSION APPROVAL DATE: Approval of a Preliminary Plat May 8, 2023

SUMMARY OF INFRASTRUCTURE:

Sanitary Sewer:	-
Water Main:	-
Storm Sewer:	-
Roadways:	1,910 LF
Public Trail:	-

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

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

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes, Zone AE

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

ALTERNATIVE TRANSPORTATION PLAN: None proposed for this area. Private trails will be provided.

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

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

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

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

ESTIMATED AMOUNT OF SURETY INSTRUMENT: \$TBD

DCD RECOMMENDATION:

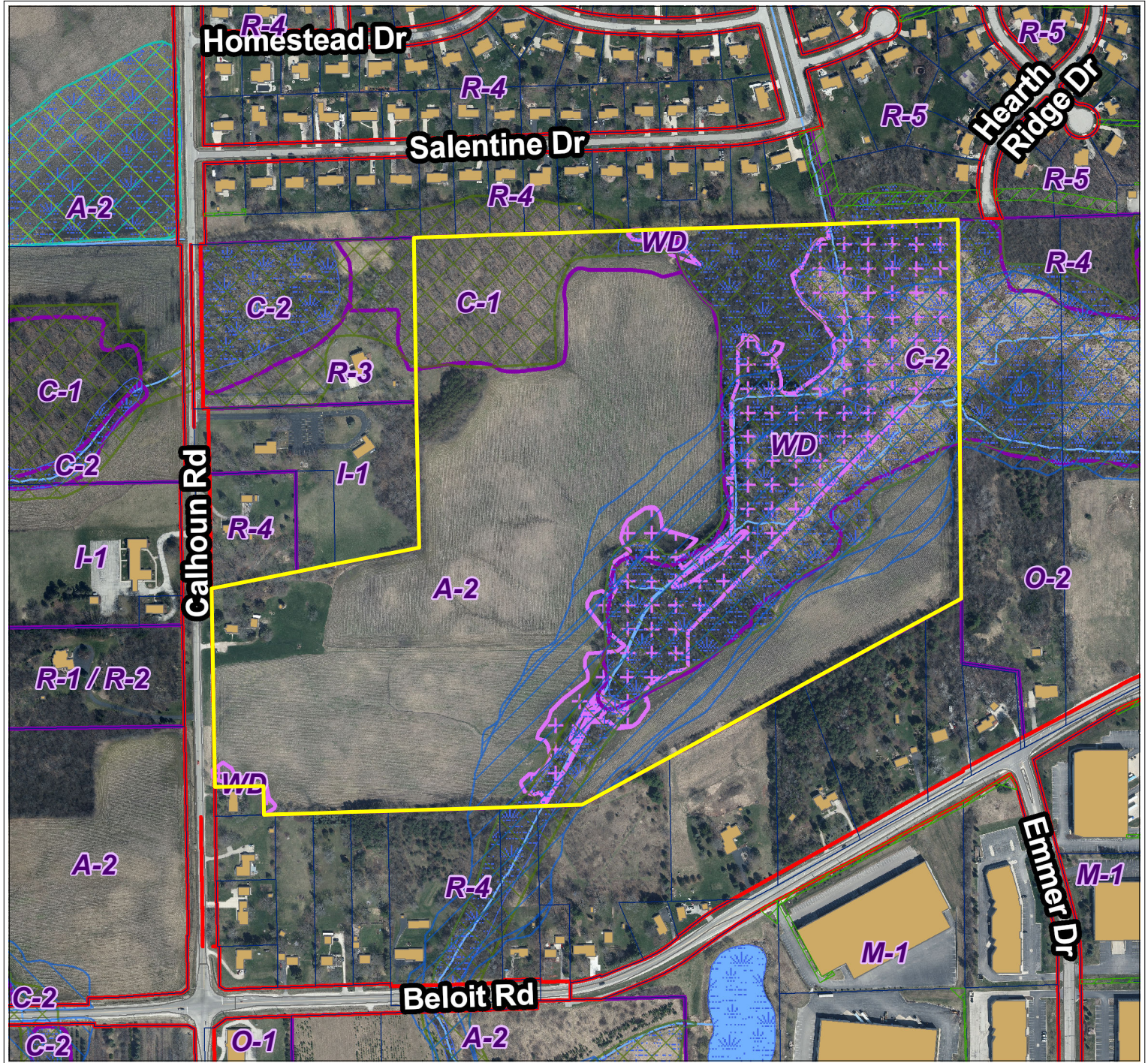
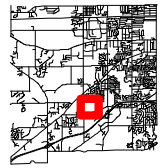
Approval of the Development Agreement for Ryan Janssen of Ryan's Buying, LLC., for a proposed subdivision development on the property located at 4908 S. Calhoun Road subject to final review as to form by the City Attorney and final plans on file..
SEE EXECUTIVE SUMMARY.

Attachments:

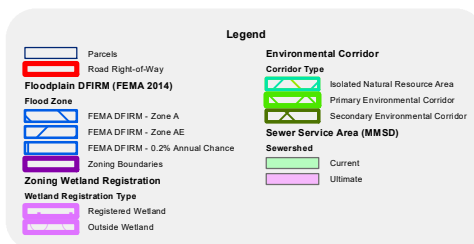
Location Map

Site Plan

Development Agreement



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



0 187.5 375 Feet

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Development Agreement

This Development Agreement (this "AGREEMENT") is entered into this ____ day of _____, 20__, by and between [Ryan's Buying, LLC](#), its successors, assigns and future owners of the PROPERTY, hereinafter referred to as (the "DEVELOPER") and the CITY OF NEW BERLIN, a Wisconsin municipal corporation (the "CITY").

RECITALS

WHEREAS, DEVELOPER is the owner of approximately [88.4](#) acres of land in the CITY, said land described on [Exhibit A](#) attached hereto (the "PROPERTY");

AND, WHEREAS, DEVELOPER desires to develop the PROPERTY for [residential purposes](#) under the [Autumn Trace](#) (the "DEVELOPMENT"), which includes certain public improvements described on [Exhibit B](#) attached hereto (the "PUBLIC IMPROVEMENTS");

AND, WHEREAS, said land is currently zoned [R-1/R-2, C-1, and C-2](#), and the proposed DEVELOPMENT conforms to said zoning classification,

City of New Berlin
Tamara Simonson
3805 S Casper Dr
New Berlin, WI 53151

Tax Key No. NBC 1258.999

AND, WHEREAS, the CITY Plan Commission on [May 8, 2023](#) recommended approval of the Preliminary Plat and the Common Council on [May 23, 2023](#) approved Resolution [#23-10](#), which approved of the DEVELOPMENT with conditions;

AND, WHEREAS, the CITY Board of Public Works on [June 19, 2023](#) recommended approval of the AGREEMENT and the CITY Common Council on [June 27, 2023](#) approved the AGREEMENT.

AND, WHEREAS, it is now necessary that DEVELOPER and CITY enter into an AGREEMENT relative to the manner and method by which the PUBLIC IMPROVEMENTS will be developed;

NOW, THEREFORE, DEVELOPER and CITY agree as follows:

I. GENERAL

- A. DEVELOPER has prepared plans for the PUBLIC IMPROVEMENTS, which plans have been presented to and approved by the CITY.
- B. [A Subdivision Plat substantially conforming to the criteria of State Statutes and CITY Ordinances](#), constituting the DEVELOPMENT, has been or shall be recorded at DEVELOPER's sole expense.

- C. Prior to start of construction of the PUBLIC IMPROVEMENTS, DEVELOPER shall provide insurance policy endorsements to the CITY naming the CITY as additional insured on a primary and noncontributory basis with respect to Comprehensive General Liability coverage for the PUBLIC IMPROVEMENTS work performed by DEVELOPER. The comprehensive general liability coverage will carry limits of not less than \$1M per occurrence and \$2M in the aggregate. The coverage shall be issued on an occurrence basis for this project. In addition, the DEVELOPER shall carry liability coverage for all vehicles and hired and non-owned vehicles with limits acceptable to the CITY. The DEVELOPER shall all carry Workers Compensation coverage with statutory limits. The policies shall be written by an insurance company licensed to do business in Wisconsin. DEVELOPER shall provide not less than 30 days written notice to the CITY prior to change, modification or termination of said policy. Such notice provisions shall be in the unconditional affirmative, phrases such as "shall endeavor to notify" are unacceptable and shall be rejected.

II. SEQUENCE OF DEVELOPMENT

- A. CONSTRUCTION PLAN APPROVALS
- B. DEVELOPMENT AGREEMENT APPROVALS AND SURETIES
- C. PRE-CONSTRUCTION MEETING
- D. EROSION CONTROL AND STORMWATER BEST MANAGEMENT PRACTICES
- E. GRADING
- F. SANITARY SYSTEM (Private Systems)
- G. WATER SYSTEM – N/A
- H. STORM DRAINAGE SYSTEM
- I. ROAD SYSTEM
- J. PRIVATE UTILITIES (Electric, Gas, Telephone, CATV, etc.)
- K. RESTORATION
- L. RECORD DRAWINGS AND CERTIFICATIONS
- M. EASEMENT RECORDING
- N. FINAL PLAT APPROVAL

III. GRADING AND EROSION CONTROL

- A. COMPLIANCE
 - 1. DEVELOPER shall secure proper Erosion Control Permits to implement the approved Erosion Control Plan.
 - 2. Erosion Control Methods shall be those required by the erosion control ordinances as adopted by the CITY, County, or State. The Primary Contractor shall be responsible for maintaining erosion control in accordance with the Erosion Control Permit during construction.
 - 3. DEVELOPER shall be responsible for pre-grading and maintaining grades within the DEVELOPMENT in accordance with the approved DEVELOPER's Grading Plan until the CITY approves the Final Plat.

4. DEVELOPER shall be responsible for implementing the approved Master Grading Plan. This shall be achieved as part of the DEVELOPERs construction activities and by providing the approved Master Grading Plan to lot buyers for implementation during the building permit phase of the individual lots.

B. INSPECTION and MAINTENANCE

1. Oversight of all construction and maintenance shall be performed under the direction of the Department of Community Development (DCD), at the DEVELOPER's sole expense.
2. All erosion control measures shall be maintained in accordance with the Erosion Control Permits.
3. DEVELOPER, at his/her sole expense, shall be responsible for removing erosion control measures as directed by the DCD.

IV. SANITARY SYSTEM

- A. No municipal sanitary sewer is currently available to the DEVELOPMENT; each and every building or lot shall be served by an on-site or off-site disposal system installed in accordance with existing ordinances and regulations of the Waukesha County Environmental Services Department.
- B. Should any of the Common or Open Spaces be used for private owner waste treatment systems (POWTS), those locations shall be as shown on the approved Construction Plans. Those POWTS shall be constructed, landscaped and maintained as an integral part of the open space and so as not to adversely impact or limit the use, character and sight lines of said open space.
- C. DEVELOPER hereby indemnifies and holds harmless the CITY, its officers, agents, employees and assigns (hereafter the Parties Indemnified) as and against any and all demands, actions, causes of action, expenses or claims made against the Parties Indemnified, including but not limited to the actual attorney fees of the Parties Indemnified in defending such claims, arising from or related to the granting of permission to the DEVELOPER to construct POWTS partially or completely in the open space for this subdivision.
- D. With respect to the private owner waste treatment system sites which will be provided for the lots herein, sites for Lots 11,12,13,14,15, 17, and 20 shall be protected by the DEVELOPER according to the approved Construction Plans and in compliance with the approval of the City of New Berlin and Waukesha County. DEVELOPER shall install a casing within the Right-of-Way to access the system locations and prepare the easements necessary for property owners to access those off-site locations to survey, test, construct, reconstruct, install, use, operate, maintain, inspect, repair, replace, alter, and remove off-lot private owner waste treatment system sites together with related attachments, equipment, facilities, fixtures, and appurtenances thereto, together with all reasonable rights of ingress and egress for the exercise of such rights granted.
- E. It is the intention of the DEVELOPER to construct sewerage transmission pipes beneath the Right-of-Way being dedicated to the CITY hereunder in order to facilitate the construction of off-site private owner waste treatment system for some of the lots in this Subdivision. The DEVELOPER acknowledges that said casings for the transmission pipes shall be constructed prior to the building of the roadway and pursuant to specifications approved by the City Engineer. The DEVELOPER further

acknowledges that any future maintenance or reconstruction of said transmission lines or other work in the CITY Right-of-Way shall require the written permission of the CITY and an approved easement indemnifying the CITY as and against claims or damages arising from said construction work. The DEVELOPER shall further agree to restore the roadway to the satisfaction of the CITY following any construction permitted in the Right-of-Way.

V. WATER SYSTEM

A. No municipal water is currently available to the DEVELOPMENT; each and every building shall be served by an on-site private well system installed in accordance with existing ordinances and regulations of the Waukesha County Environmental Services Department and the Wisconsin Department of Natural Resources.

1.

VI. STORM DRAINAGE SYSTEM

A. COMPONENTS

1. Storm drainage shall be provided by means of storm sewers, culverts, ditches, Storm Water Best Management Practices (BMP's), and appurtenances in the public right-of-way and/or in drainage easements where required and/or within natural areas (where applicable and permitted), all in accordance with storm drainage plans prepared by DEVELOPER and approved by the DCD and entirely at the DEVELOPER's sole expense. All storm drainage shall be in conformance with the approved Stormwater Management Plan.

B. CONSTRUCTION

1. The DEVELOPER shall be responsible for the planning, design and construction of facilities for storm drainage (the Storm Drainage System) until such stormwater exits the exterior perimeter line of the DEVELOPMENT or until it reaches a point, outside of and adjacent to the PROPERTY from which point such stormwater passes into, or through specified conduits or channels. Such design shall be reviewed and approved by the DCD prior to construction.
2. The design and construction plan for the Storm Drainage System shall be reviewed and approved by DCD prior to construction.
3. Nothing in this paragraph shall be deemed to limit the DEVELOPER's responsibility to adjacent owners for discharged water. Should any claim be made against the CITY for increased water discharge or altered drainage patterns from the project, DEVELOPER shall indemnify, defend and hold harmless the CITY paying all costs thereof (including but not limited to actual attorney fees) and further indemnify the CITY from any loss or damage based upon a claim arising from water allegedly discharged within or from the site, except if the loss or damage was caused by the negligence or willful misconduct of the CITY.
4. Major drainage improvements shall be constructed during the first phase of the DEVELOPMENT including, but not limited to the BMP's and necessary downstream improvements.
5. All normal maintenance and/or repair of the Storm Drainage System shall be the obligation of the DEVELOPER. The DCD, at its sole discretion, may

require the DEVELOPER to restore the Storm Drainage System to its original condition should its function diminish through disrepair or other causes.

6. The DCD may periodically inspect the Storm Drainage System upon reasonable notice. Should maintenance and/or repair work not be completed in a timely manner to the CITY's reasonable satisfaction, the CITY shall have the authority to complete said work and charge all reasonable costs, including but not limited to engineering, administration costs and legal costs, to the DEVELOPER of the land set forth in the legal description on Exhibit A with each owner assessed an undivided fractional ownership of the expense as a lien against their property.

C. OWNERSHIP

1. The components of the Storm Drainage System in public rights of way and public easements shall be dedicated to the CITY. When dedicated to the CITY upon approval and final acceptance by the CITY, system components shall become the property of the CITY and thereafter be maintained by the CITY.
2. The Storm Drainage System and private drainage easements shall remain in the sole ownership and responsibility of DEVELOPER even if they are located within easements for access or maintenance.
3. Development of this parcel is subject to the Stormwater Management Plan established for the DEVELOPMENT. All landowners and/or owners of land within the DEVELOPMENT are and shall be jointly and severally responsible for the Storm Drainage System within the DEVELOPMENT. In the event the DEVELOPER default(s) in its duty to maintain the Storm Drainage System, as reasonably determined by the CITY, each of the property owners will be responsible for a pro-rata share of the costs of the maintenance and/or repair of the Storm Drainage System. Should the CITY have to perform repairs and/or maintenance, all of the direct and indirect costs thereof shall become a lien against the DEVELOPER with each owner assessed an undivided fractional ownership of the expense.

D. INSPECTION

1. Oversight of all construction shall be performed under the direction of the DCD, at the DEVELOPER's sole expense.

E. STORMWATER CHARGES

1. Upon issuance of the Occupancy Permit by the CITY, each building site or building in the DEVELOPMENT shall be subject to the Stormwater Utility fee in the same amount and collected in the same manner as are Stormwater Utility fees for all other parts of the CITY.

VII. **PUBLIC ROADWAYS**

A. LOCATION

1. Roadways shall be constructed in such a manner that the centerline of the roadway improvements shall be centered upon the centerline of the right-of-way.
2. Roadways shall be constructed in each and every road right-of-way platted, shall be built to the exterior lot line of the subdivision and constructed with a

temporary cul-de-sac/hammerhead or permanent cul-de-sac as directed by the City Engineer.

B. CONSTRUCTION

1. DEVELOPER shall provide the geotechnical data compiled during the design of the roadways to the City Engineer. Should the geotechnical data submitted to the CITY not be sufficient to satisfy the City Engineer, the DEVELOPER shall grant the CITY with a right of entry to obtain the required data. Costs associated with obtaining the required data shall be at the DEVELOPER's sole expense.
2. DEVELOPER shall install and/or improve the roadways per the approved plans.
3. The asphaltic binder course shall not be installed after September 1st, without prior approval of the City Engineer.
4. At the direction of the City Engineer, DEVELOPER shall adjust all affected utilities prior to installing the final asphalt surface course at DEVELOPER's sole expense.
5. Prior to final asphaltic surface course construction, all repairs and restoration of damaged, broken or otherwise deficient asphaltic concrete base course, curb and gutter sections, side path (if applicable), water system, sanitary system, and storm drainage system shall be completed at DEVELOPER's sole expense.
6. The final asphaltic surface course shall not be installed after October 1st, and shall be installed in the same calendar year as the binder course.
7. Material storage or stockpiling shall not be allowed on road surface after final surface course is installed.
8. DEVELOPER shall be responsible for any damage to the road system until final acceptance.

C. INSPECTION

1. Oversight of all construction and maintenance shall be performed under the direction of the DCD, at the DEVELOPER's sole expense. All of DEVELOPER's construction and maintenance activities as provided for hereunder shall be performed in accordance with the standards set forth in CITY's Development Handbook.

D. STREET SIGNS

1. Street Names shall be in conformance with the CITY's policies.
2. Street signs shall be installed by the DEVELOPER prior to placement of the binder course or the streets being opened to the public.

E. STREET LIGHTING

1. DEVELOPER shall pay for the cost of street lighting, as set forth in the approved plan.

F. RELOCATION OF PRIVATE UTILITIES

1. To the extent the CITY incurs any expense for private utilities to move their

private infrastructure in the public right-of-way necessitated by the DEVELOPMENT, the DEVELOPER shall be responsible for those costs.

VIII. SURETY INSTRUMENTS

A. Prior to signing of this AGREEMENT by the CITY, DEVELOPER shall deposit with the CITY a surety instrument in accordance with §235-22 of the Municipal Code in the amount of 120% of the estimated cost of all the PUBLIC IMPROVEMENTS as approved by the CITY in a form approved by the City Attorney.

1. Public Site Grading
2. Public Road System
3. Public Storm Drainage System
4. Other Special Conditions

B. FORFEITURE OF SURETY

1. Preliminary Acceptance Reduction
 - a. The surety may be reduced to 10%, by the itemized amount of each of the Utilities (Storm Drainage System), as the PUBLIC IMPROVEMENTS receive preliminary acceptance by the CITY.
 - b. The surety for the Public Road System portion of the PUBLIC IMPROVEMENTS may be reduced to 10% of the construction costs of the Public Road System after the CITY issues preliminary acceptance.
2. Return of Surety
 - a. 12-months after preliminary acceptance, the CITY will conduct a final inspection. The DEVELOPER shall make all necessary repairs. After repairs are made and approved, the CITY will issue final acceptance and return the surety to the DEVELOPER'S financial institution.
3. Substantial Completion Reduction (Subdivisions)
 - a. Per Wisconsin §236.13 Substantial Completion is "the installation of the asphalt or concrete binder course on roads to be dedicated or, if the required public improvements do not include a road to be dedicated, at the time that 90 percent of the public improvements by cost are completed"
 - b. Upon substantial completion, the surety for the PUBLIC IMPROVEMENTS shall be reduced to "an amount equal to the total cost to complete any uncompleted public improvements plus 10% of the total cost of the completed public improvements". This shall serve as a maintenance surety to guarantee workmanship and materials of construction of the Public Road System for a period of 14-months after substantial completion.
 - c. Substantial Completion shall not be considered preliminary acceptance.
4. Return of Surety (Subdivisions).
 - a. 12-months after substantial completion, the CITY will conduct an inspection. The DEVELOPER shall make all necessary repairs. After repairs are made and approved, the CITY will return the surety to the DEVELOPER'S financial institution.

b. Return of Surety shall not be considered final acceptance.

C. CASH PAYMENTS FOR:

1. Reasonable administrative fees including but not limited to engineering, inspection, and legal fees incurred to date of approval as billed by an itemized statement and to be paid within fourteen (14) days of receipt of invoice.
2. Street signs.
3. Street light installation cost at entrances to the DEVELOPMENT, if necessary.

D. PUBLIC SITES AND OPEN SPACES

1. In order to conform to the provisions of Section 235-34 C (3) of the Municipal Code, DEVELOPER agrees to pay Public Site and Open Space Fees, required prior to the CITY signing the Final Plat. These fees are in addition to any connection fees required by the CITY prior to individual building permits being granted.

E. MISCELLANEOUS

1. DEVELOPER shall be responsible for providing documents to the prospective buyers outlining the responsibilities of any Homeowner's Association, and any and all associated costs, at the time of closing on the individual units within the DEVELOPMENT.
2. DEVELOPER shall be responsible for any other items, as reasonably required in writing by the CITY, necessary to accomplish the intent of this AGREEMENT.

IX. DEED RESTRICTIONS

- A. This AGREEMENT shall be recorded in the office of the Registrar of Deeds of Waukesha County, Wisconsin by the DEVELOPER at the expense of the DEVELOPER and the use and occupancy of all lots therein shall be subject to the terms and provisions of this AGREEMENT. A copy shall be provided to the CITY.
- B. Any other restrictions desired by the DEVELOPER, but not required by the CITY may be recorded at the DEVELOPER's option. The CITY will not be responsible for the enforcement of those restrictions.
- C. No private sewage systems shall be located within the existing treeline adjacent to the DEVELOPMENT's exterior boundary line as depicted on the Master Grading Plan, unless approved by the City Engineer or his/her Designee. Private sewage systems, when not situated on the lot being serviced or adjacent to the lot being serviced, constructed in wooded areas of the open space outlots, shall maintain a minimum setback of 15 feet from any lot line.

X. ACCEPTANCE OF PUBLIC IMPROVEMENTS

- A. All PUBLIC IMPROVEMENTS required by the CITY within the DEVELOPMENT are the DEVELOPER's sole responsibility.
- B. The DEVELOPER shall take all necessary action so as to have all PUBLIC IMPROVEMENTS of the DEVELOPMENT specified in the AGREEMENT installed and approved within two years following the date of commencing construction for each of

the PUBLIC IMPROVEMENTS.

- C. After completing the required PUBLIC IMPROVEMENTS, the DEVELOPER shall provide a complete Itemized accounting of expenditures to the CITY by providing an invoice or other supporting documentation from the DEVELOPER stating what was donated and the associated cost of the donated asset to ensure an accurate reporting of contributed capital assets
- D. PUBLIC IMPROVEMENTS shall be accepted by the CITY when the DEVELOPER has met and satisfied each of the terms and conditions of this AGREEMENT, permits, applicable ordinances of the CITY, and the requirements of the CITY's Development Handbook.
- E. Preliminary Acceptance:
 - 1. When all systems (Utility and Road) have been installed per the CITY's Development Handbook and to finish grade and tested and all punch list items have been corrected and all requirements have been satisfied by the DEVELOPER and approved by the CITY.
 - 2. Required Documentation: The following list shall not be considered all-inclusive, but rather a guide to what is typically required.
 - a. As-builts for Stormwater Best Management Practices
 - b. As-built for Road Centerline
 - c. Itemized as-built construction cost list for Public Infrastructure
 - d. Easement Documents recorded
 - e. All Inspection invoices are paid to date
- F. Final Acceptance:
 - 1. 12-months after preliminary acceptance, the CITY will conduct an inspection of the systems and prepare a punch list of items that need correction.
 - 2. Final Acceptance will be granted after all punch list items have been corrected by the DEVELOPER and approved by the CITY, and paragraph D above has been satisfied.
 - 3. Required Documentation: The following list shall not be considered all-inclusive, but rather a guide to what is typically required.
 - a. Erosion Control Removed
 - b. As-builts for Utilities
 - c. All Inspection invoices are paid
 - d. Lien waivers submitted

XI. GENERAL CONDITIONS

- A. DEVELOPER further agrees to abide by such further orders or directions as may be reasonably given by the CITY and/or its Boards and Commissions, as may be necessary to implement and carry out the terms and intent of this AGREEMENT, provided such further orders or directions are usually and customarily required of like developments similarly stated.

- B. It is expressly understood and agreed that the terms of this AGREEMENT are covenants running with the land and binding on DEVELOPER and CITY. The terms of the AGREEMENT regarding insurance, warranty and surety obligations shall survive the expiration of this AGREEMENT.
- C. The signatory DEVELOPER shall not dissolve its Corporation, LLC, or other business group designation, without written notification to the CITY, more specifically the CITY Engineer, a minimum of 60 days prior to the dissolution. The written notification shall include a plan for meeting the requirements of the AGREEMENT and the identity and contact information for the person(s)/entity that will be the subsequent responsible party.
- D. DEVELOPER shall be responsible for the repair to existing roadways and infrastructure for damage caused as a result of its construction activities.
- E. DEVELOPER is required to have the public utilities (sanitary system, water system, & storm drainage system) located and marked in the field until the final as-built drawings for the utilities are approved by the CITY. As a courtesy, the New Berlin Utility Department will forward by FAX any locates requests that are received for the DEVELOPMENT. DEVELOPER shall provide the New Berlin Utility Department with a regular business hours phone number, FAX number, and an after business hours phone or pager number, so Emergency Locate requests can be forwarded, as necessary.
- F. DEVELOPER and subsequent owners of lots shall promptly remove all construction debris including, but not limited to, paper, plastic, insulation, packaging, etc. and will take adequate measures to keep all debris on the lot site to prevent littering adjoining properties.
- G. Streets shall be swept daily as needed to remove silt, stone, ground or other materials which have been tracked or eroded onto the streets. The DCD may periodically inspect the streets for debris and determine if street sweeping is required. Reasonable efforts will be made to contact the responsible party to get the impacted streets swept. Should street sweeping not be completed in a timely manner to the DCD's reasonable satisfaction, the CITY shall have the authority to complete said work and charge all reasonable costs for the street sweeping to the responsible party. In the event that said costs are not promptly paid, the CITY may assess those charges against the property within this DEVELOPMENT as a special charge for current services pursuant to Wis Stat Sec. 66.0627.
- H. DEVELOPER agrees, to the fullest extent permitted by law, to indemnify and hold the CITY harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by the DEVELOPER's negligent or intentional acts, errors or omissions in the performance of its obligations under this AGREEMENT and those of its contractors/subcontractors or anyone for whom the DEVELOPER is legally liable. Neither party will be responsible to the other for consequential damages including, but not limited to, loss of profit, loss of investment or business interruption.
- I. DEVELOPER or its successor or assignee shall be responsible for maintenance of rights-of-way up to the edge of the roadways adjoining the DEVELOPMENT to include grass cutting and any litter removal consistent with the landscaping of the DEVELOPMENT. Failure to maintain this area shall subject the DEVELOPMENT to charges by the CITY.

- J. Setbacks, height restrictions, and locations of all structures shall be as regulated by the zoning ordinances of the CITY.
- K. All conditions of approval for the DEVELOPMENT by the [Plan Commission](#) and/or Common Council shall be followed.
- L. Except for the specific responsibilities and obligations retained by the DEVELOPMENT hereunder, CITY shall provide to the DEVELOPMENT and its occupants the same governmental services, as are generally provided to other residents, residences, and citizens of the CITY.
- M. Neither the CITY's own inspection nor the CITY's acceptance of DEVELOPER's dedication to the CITY shall be deemed a waiver of the DEVELOPER's obligation to construct the Water, Sanitary, Storm Drainage, and Road Systems according to the CITY's Development Handbook.

XII. SPECIAL CONDITIONS

- A. Fire or emergency protection services are available to the DEVELOPMENT.
- B. Snow and ice removal from private roadways, drives or parking lots shall not be placed in public roadways or rights-of-way.
- C. DEVELOPER shall be responsible for submitting a Stormwater Management Practice Maintenance Agreement in accordance with the requirements of the CITY Zoning Code. DEVELOPER shall also be responsible for recording the document, in a form that is acceptable to the CITY, at the Waukesha County Register of Deeds so that the Agreement is binding upon all subsequent owners of lands within the DEVELOPMENT.
- D. The Stormwater Management BMP's are to be maintained per the approved Stormwater Management Practice Maintenance Agreement referred to above.
- E. The DEVELOPER shall provide an open space maintenance plan satisfactory to the CITY as required under the Municipal Code Chapter 235-41. The DEVELOPER and ultimately the Condo/Homeowners Association shall be responsible for implementing said plan and maintaining said areas according to that plan. The DEVELOPER shall landscape and provide access to the open space as may be required by and in accordance with applicable CITY ordinance(s).
- F. DEVELOPER shall permanently mark the location of the corners of the private owner waste treatment system sites located in the open space.
- G. DEVELOPER shall permanently mark the location of the private owner water treatment system pipe located in the Right-of-Way. The DEVELOPER is responsible for any field located requests by public and private utilities for said POWTS pipes in the Right-of-Way.

[signature page(s) follow]

ACKNOWLEDGMENT

IN WITNESS WHEREOF, the said DEVELOPER has caused this AGREEMENT to be signed.

In the presence of:

(DEVELOPER's Name)

(Authorized Signature)

DEVELOPER acknowledges that the person signing this AGREEMENT has the authority of [Ryan's Buying, LLC](#) to do so and that the document has been approved by official action of the DEVELOPER.

(STATE OF WISCONSIN)
(COUNTY OF WAUKESHA) SS.
(CITY OF _____)

Personally came before me this ___ day of _____, 20__, the above named [Ryan Janssen](#) to me known to be the person who executed the foregoing instrument.

Notary Public Waukesha County Wisconsin
My commission expires:

Approved as to form:

City Attorney

Accepted pursuant to the Authority of the Common Council:

CITY OF NEW BERLIN

Mayor

City Clerk

Drafted by: _____

CERTIFICATION

I, Rubina Medina , duly appointed as City Clerk for the City of New Berlin, do hereby certify that the attached plans and maps are true and correct copy of the original and if they are not legible or readable, a copy of the original is available at the City of New Berlin Engineering Department.

Document: _____

File Number: _____

Date: _____

Name: Rubina Medina

Signature: _____

Title: City Clerk

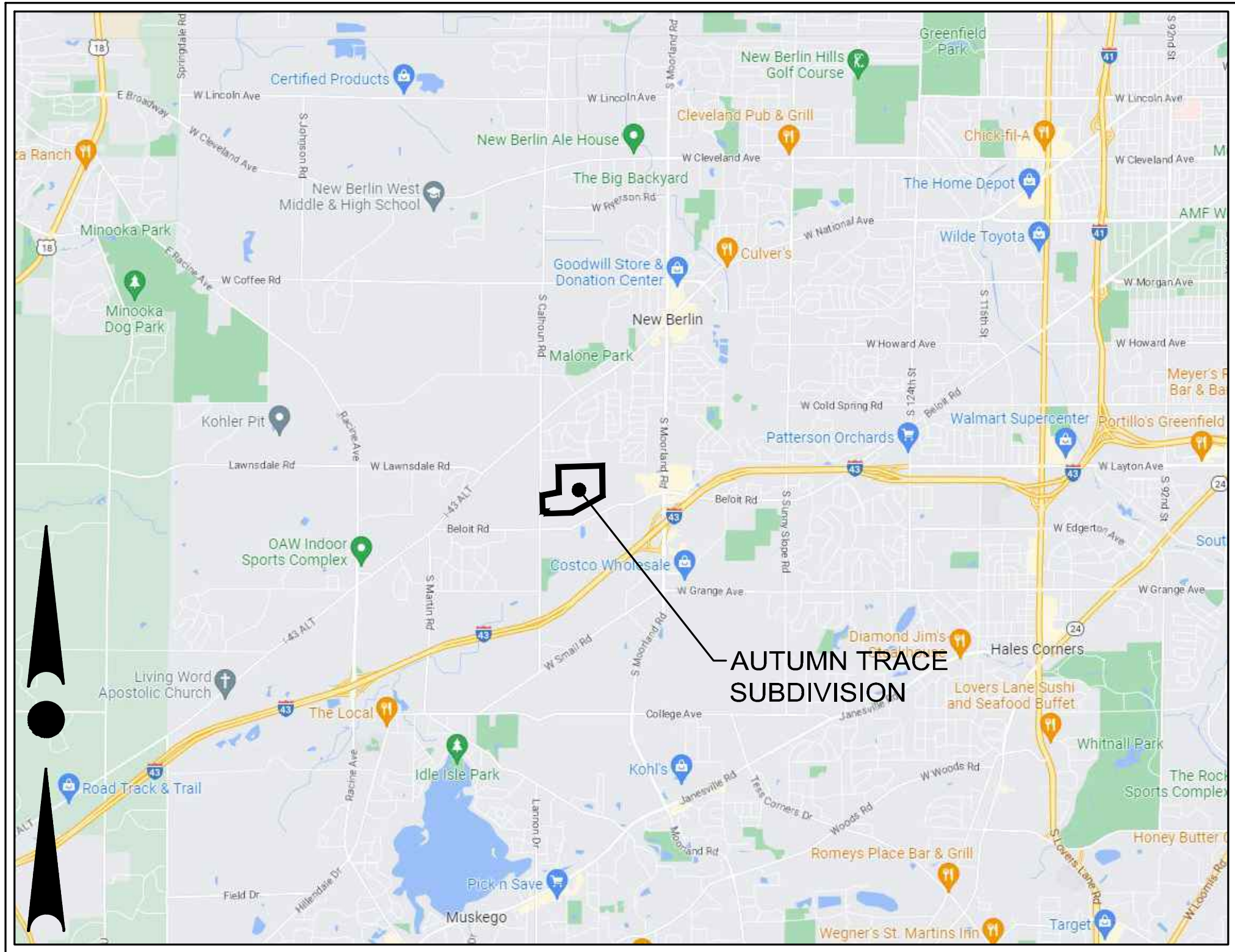
EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DESCRIPTION OF PUBLIC IMPROVEMENTS

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

GENERAL NOTES

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



LOCATION MAP
NOT TO SCALE

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



SITE PLAN
SCALE: 1" = 300'

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

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

SURVEYOR:
LANDTECH SURVEYING
111 W. 2ND ST.
OCONOMOWOC, WI 53066
PHONE: (262) 367-7599

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE PLAN
C1.1	- OVERALL DEVELOPMENT PLAN
C1.2-1.3	- SITE PLANS
C2.0-2.2A	- MASTER/INTERIM GRADING PLANS
C2.3-2.5	- POND DETAILS
C3.0	- EROSION CONTROL PLAN
C4.0-4.2	- ROADWAY PLANS
C5.0	- OVERALL SITE UTILITY PLAN
C5.1-5.2	- SEPTIC AND STORM PLANS
C6.0	- CONSTRUCTION DETAILS



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

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

REVISION HISTORY

DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS
06/17/23	CIVIL PLANS

DATE:
MAY 17, 2023

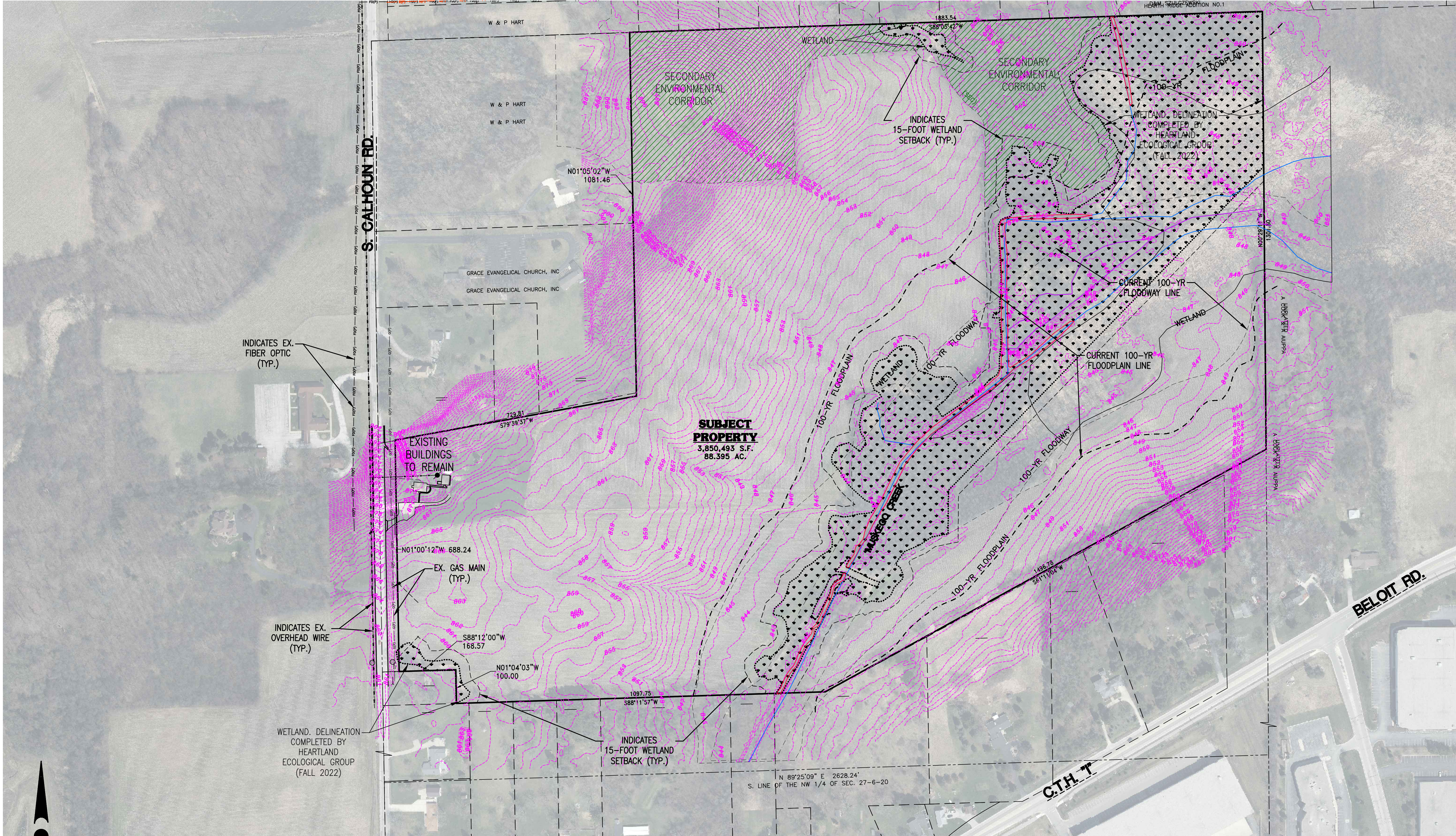
JOB NUMBER:
22-063-1124

DESCRIPTION:
COVER SHEET

SHEET

T1

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



0 75 150 300
SCALE: 1" = 150' (22"x34")
SCALE: 1" = 300' (11"x17")



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

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



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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelski@trioeng.com

PROJECT: AUTUMN TRACE SUBDIVISION

CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
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DATE:

MAY 17, 2023

JOB NUMBER:

22-063-1124

DESCRIPTION:

EXISTING SITE
AND DEMOLITION
PLAN

SHEET

C1.0

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

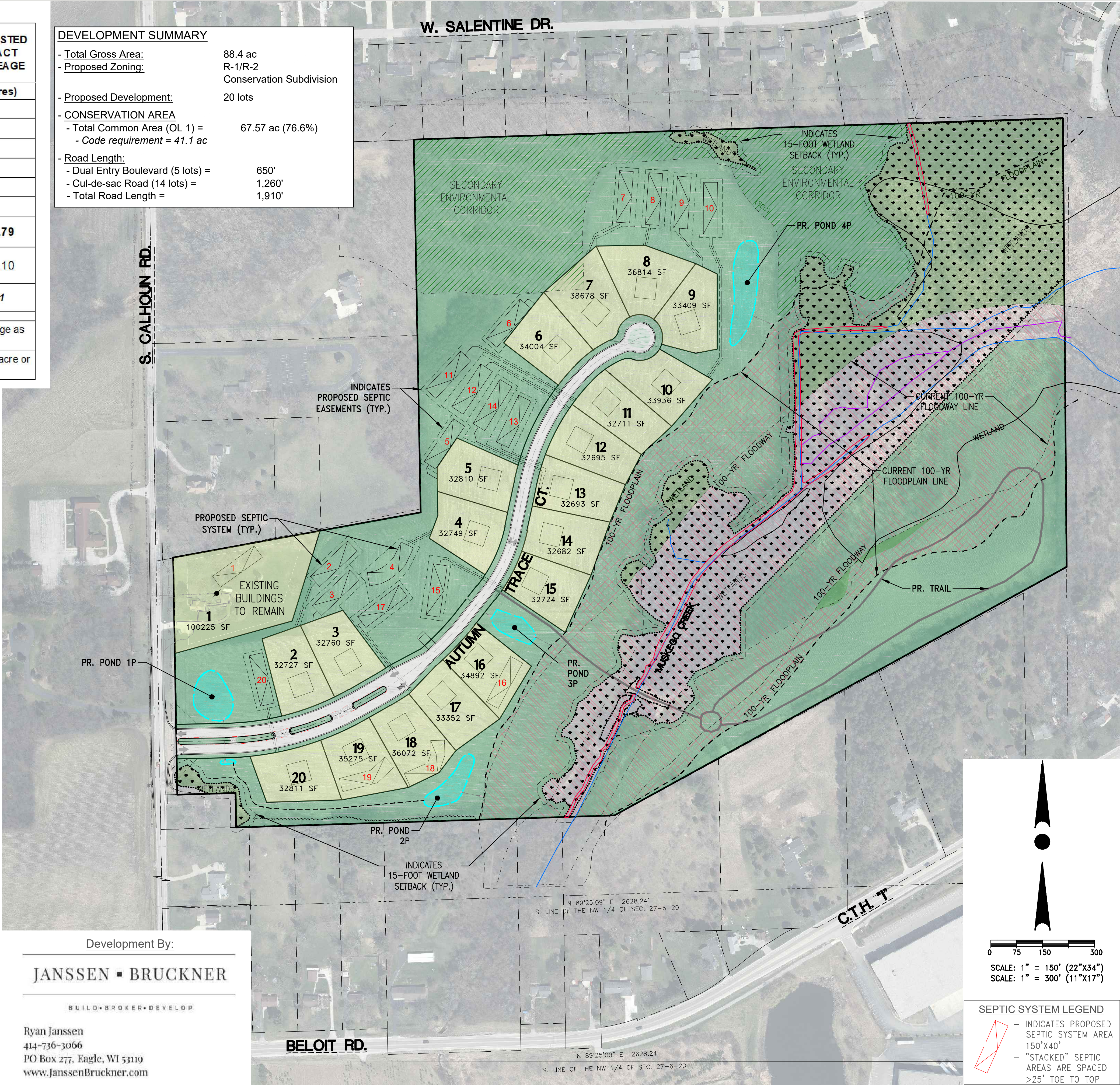
Description	Total Area (acres)	Allowable Lots	Notes
TOTAL AREA "4908 S CALHOUN RD"	88.395	17.68	Total area excludes the Calhoun Road right-of-way
LARGE TRACT DENSITY BONUS (88.395 acres - 50 acres)	38.395	3.84	Large Tract density bonus applies to tracts >50 acres in size, calculated as 1 additional lot 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.						

DEVELOPMENT SUMMARY

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



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

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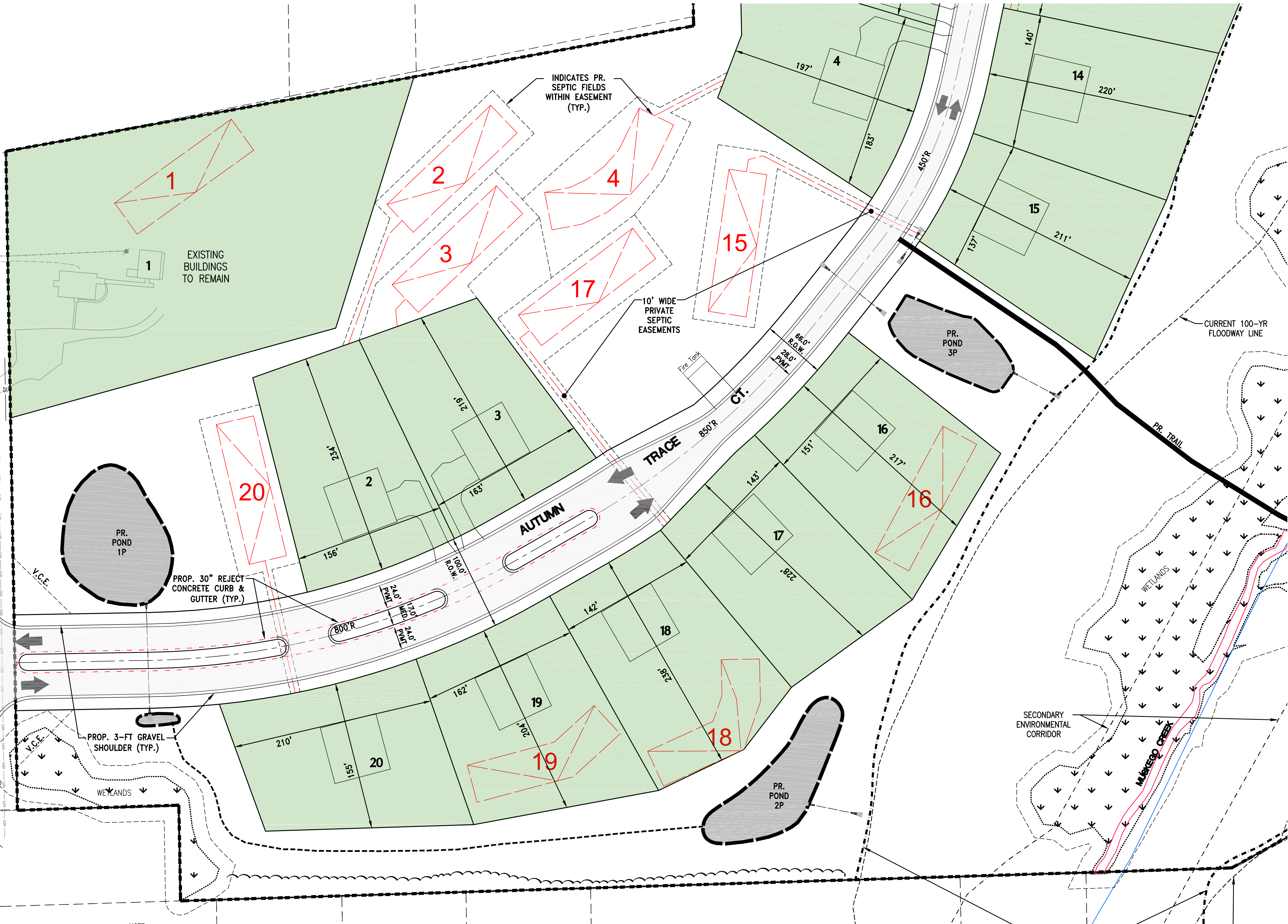
DATE:
MAY 17, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL DEVELOPMENT PLAN

SHEET
C1.1

X:\21222\22-116-1\24 AUTUMN TRACE - CALHOUN RD - 23-05-23.DWG



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

DATE:
MAY 17, 2023

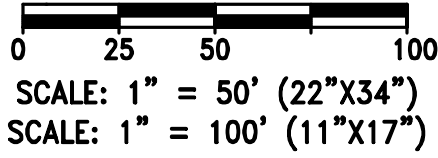
DESCRIPTION:

**PROPOSED
SITE PLAN**

SHEET
C1.2

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

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

PROJECT:
AUTUMN TRACE SUBDIVISION

CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

**PO BOX 277
EAGLE, WI 53119**

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06/17/23	CIVIL PLANS

DATE:

MAY 17, 2023

JOB NUMBER:

22-063-1124

DESCRIPTION:

PROPOSED SITE PLAN

SHEET

C1.3

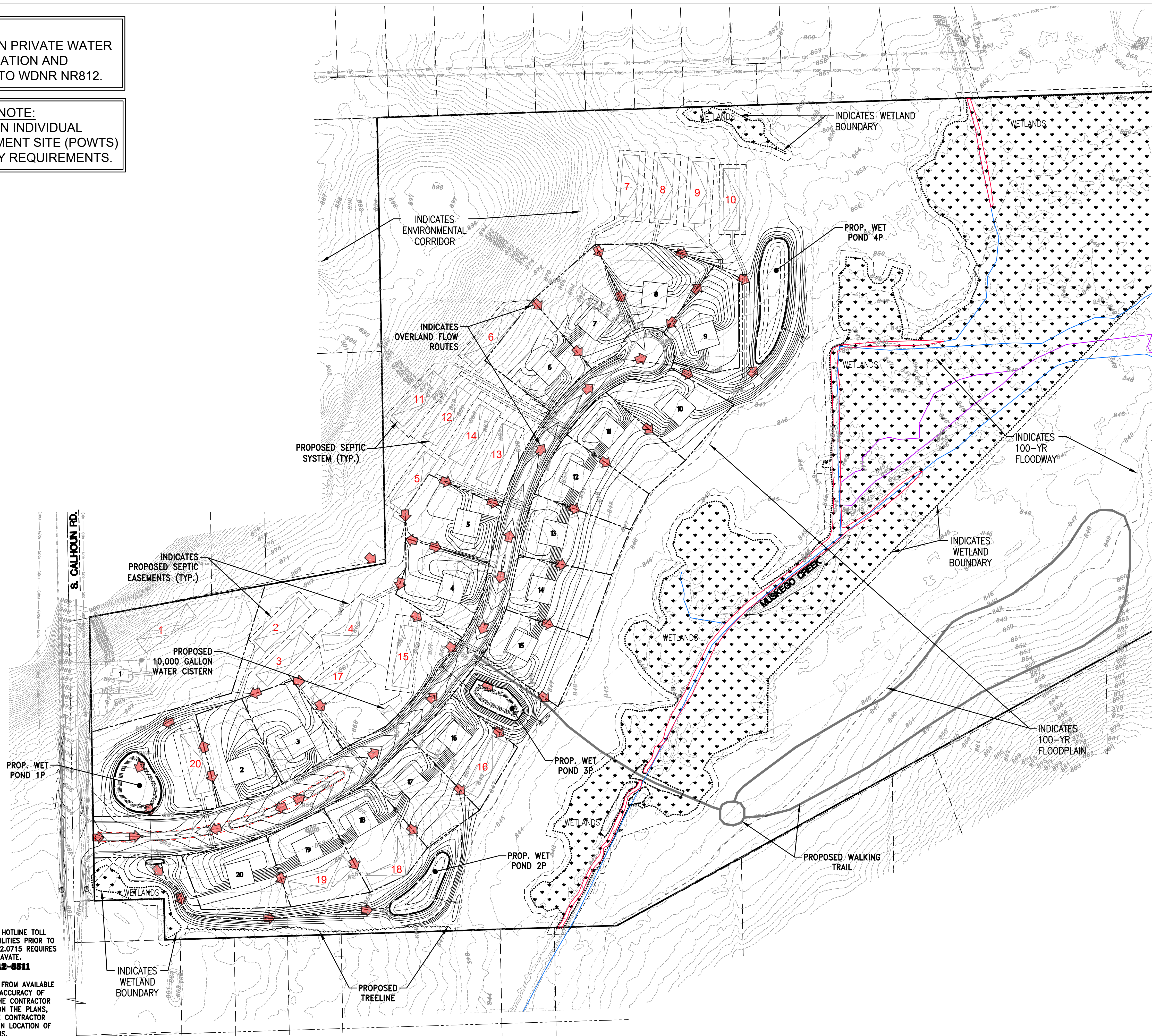


CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.071 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

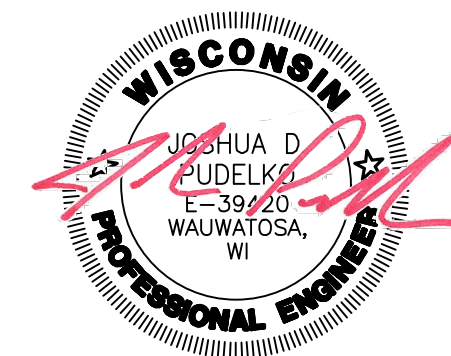
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PRIVATE SANITARY TREATMENT NOTE:
EACH LOT IS TO BE SERVED BY AN INDIVIDUAL
PRIVATE ON-SITE WASTE TREATMENT SITE (POWTS)
THAT MEETS WAUKESHA COUNTY REQUIREMENTS.



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

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

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM. SUBMITTAL
03/30/23	PER CITY COMMENTS
06/17/23	CIVIL PLANS

DATE:
MAY 17, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL MASTER
GRADING &
DRAINAGE PLAN

SHEET

C2.0

**PO BOX 277
EAGLE, WI 53119**



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CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

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EAGLE WI 53119**

REVISION HISTORY

DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS
05/17/23	CIVIL PLANS

DATE:

MAY 17, 2023

JOB NUMBER:

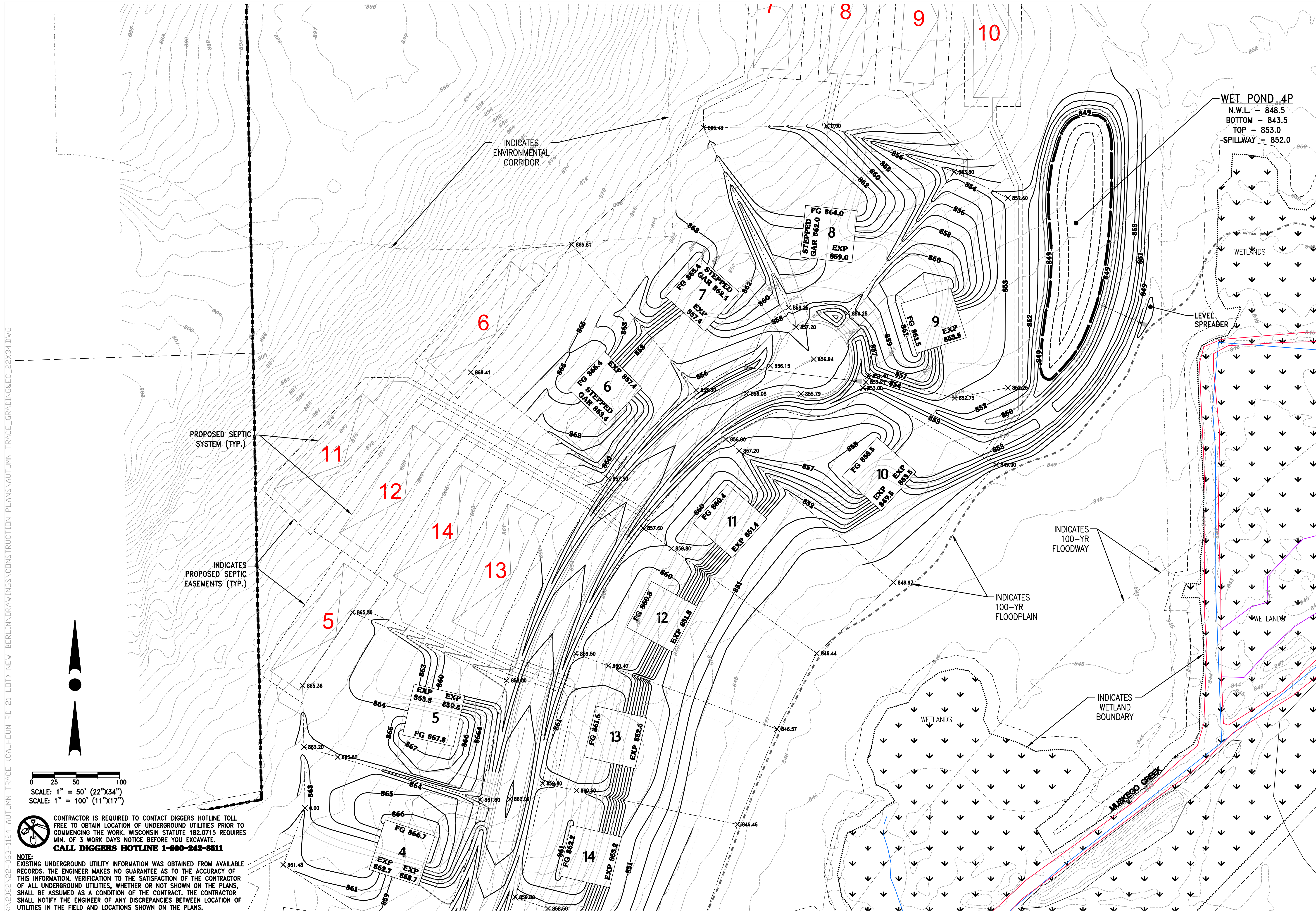
22-063-1124

DESCRIPTION:

MASTER GRADING & DRAINAGE PLAN - NORTH

SHEET

C2.1





PROJECT:
AUTUMN TRACE SUBDIVISION

CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

**PO BOX 277
EAGLE, WI 53119**

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06/17/23	CIVIL PLANS

DATE:

MAY 17, 2023

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DESCRIPTION:

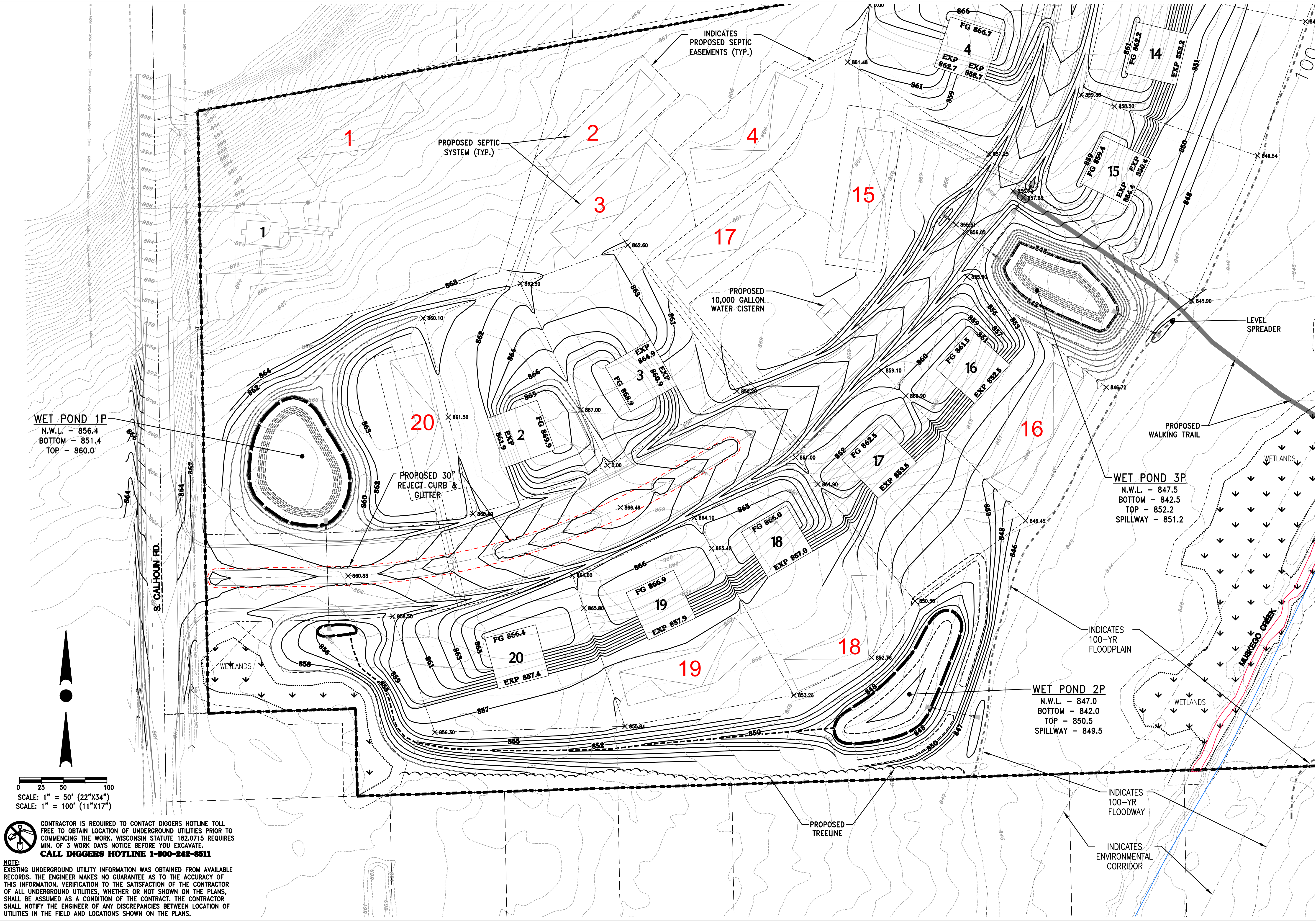
INTERIM GRADING & DRAINAGE PLAN - NORTH

SHEET

C2.1A



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



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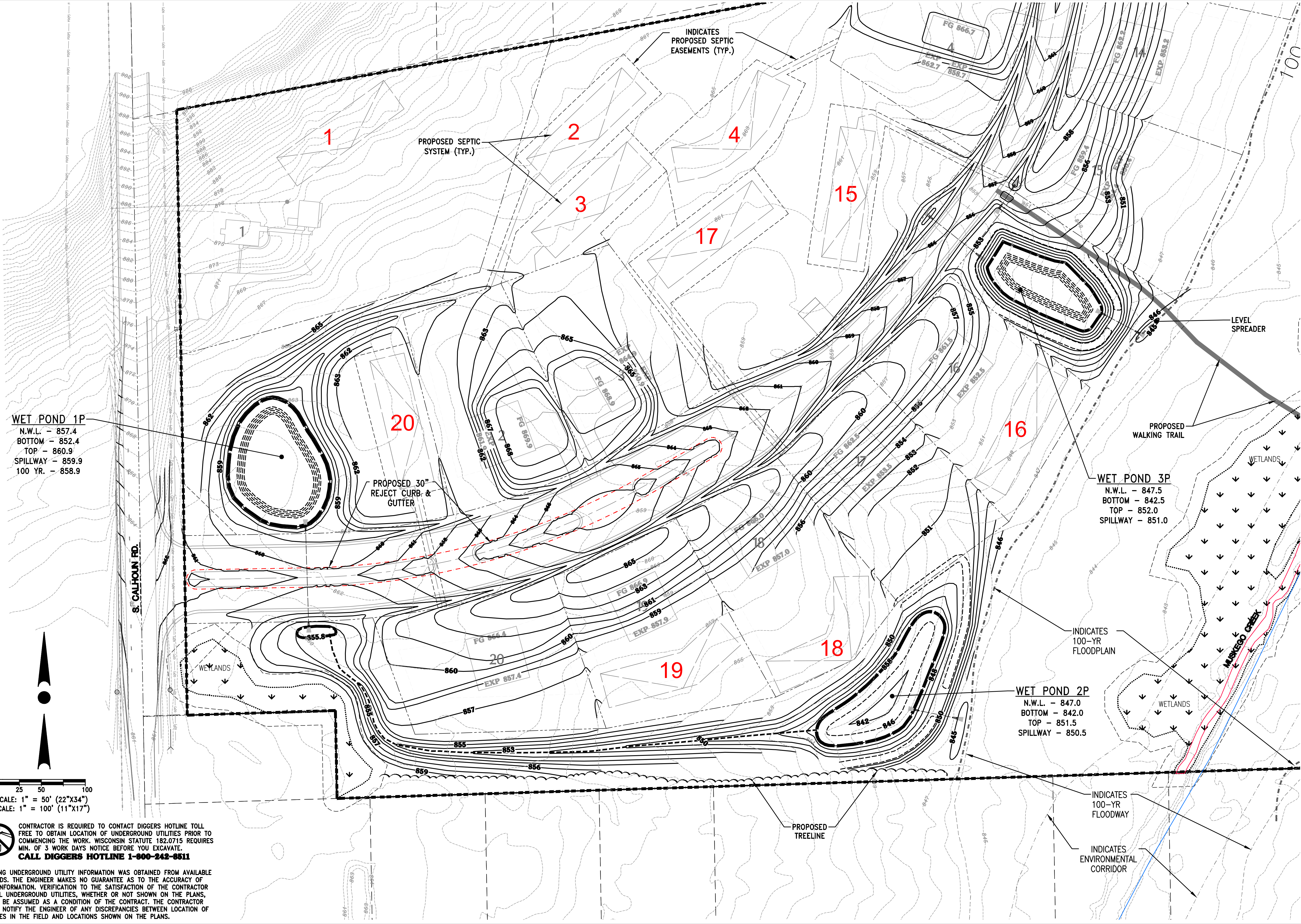
DATE:
MAY 17, 2023

JOB NUMBER:
22-063-1124

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

SHEET
C2.2

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



WISCONSIN
JOSHUA D. PUDELKO
E-39220
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

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DESCRIPTION:
INTERIM GRADING
& DRAINAGE PLAN
- SOUTH

SHEET
C2.2A



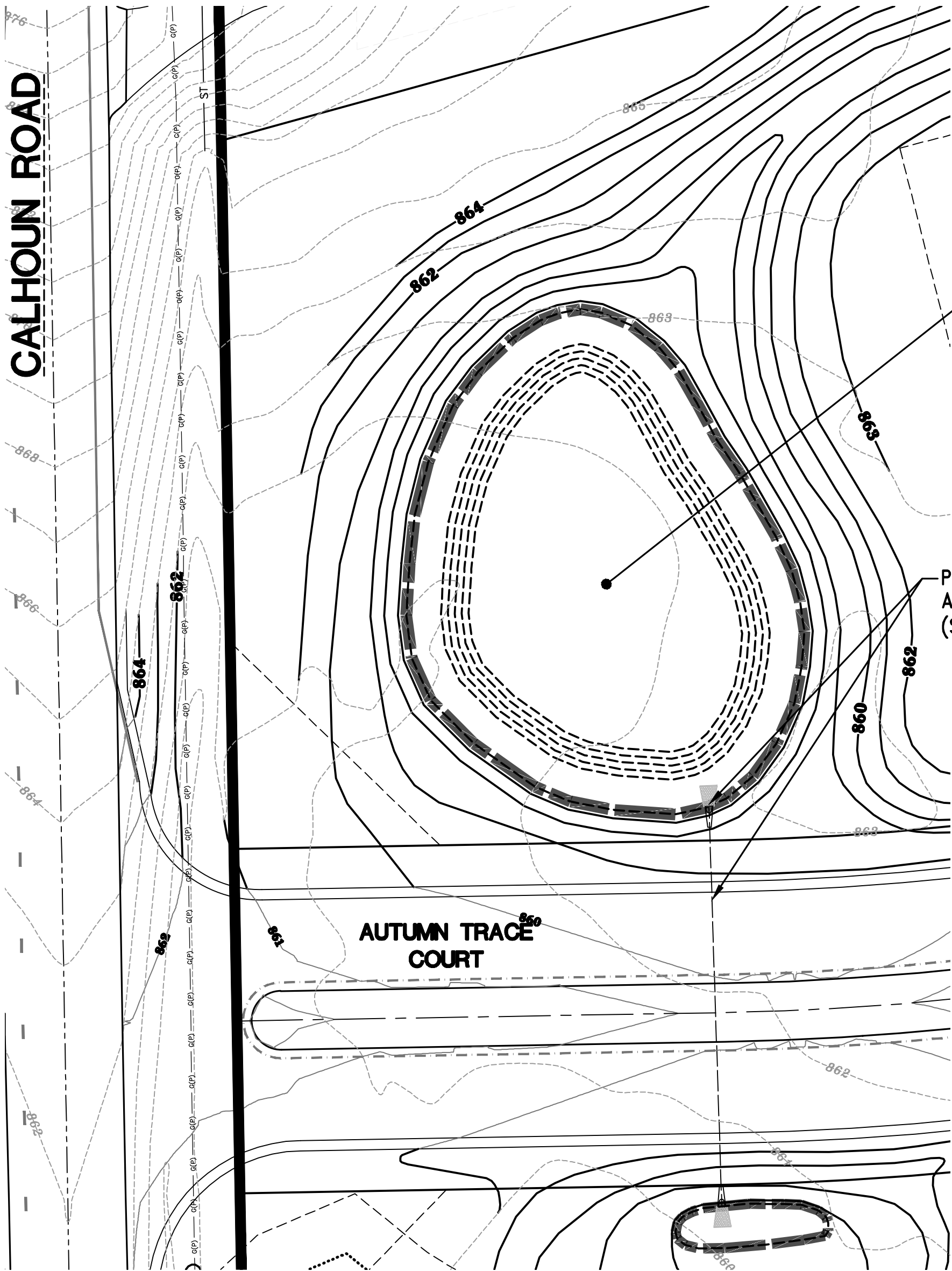
0 25 50 100
SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")

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

CALHOUN ROAD

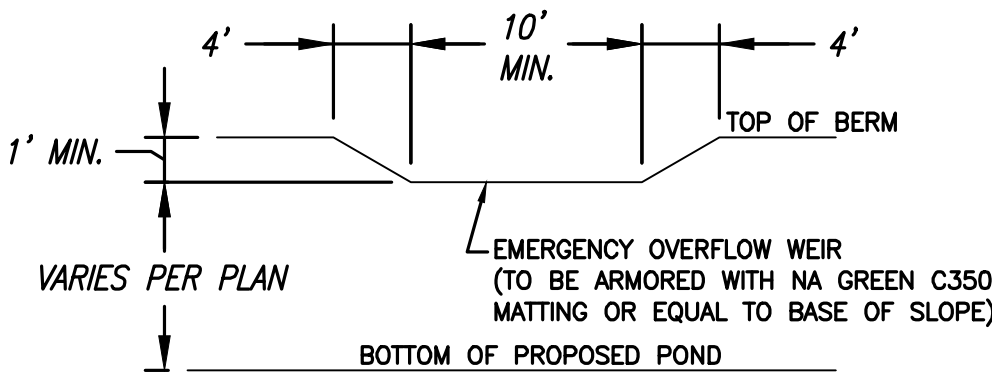


WET POND 1P
TOP - 860.00
N.W.L. - 856.40
BOTTOM - 851.40
1-YR - 856.90
2-YR - 857.03
10-YR - 857.53
100-YR - 858.70

POND RISER
AND OUTLET PIPE
(SEE DETAIL)

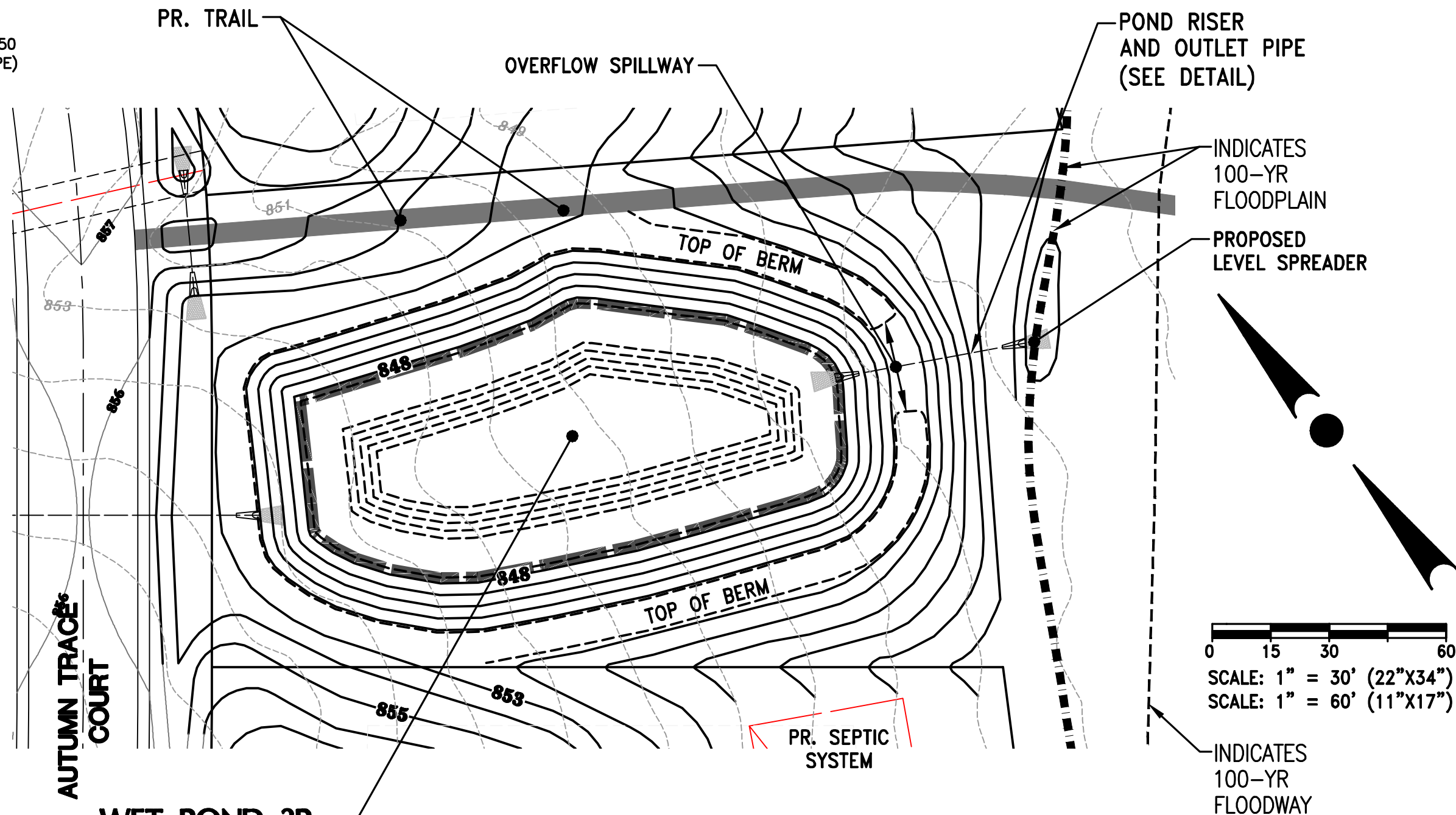
AUTUMN TRACE
COURT

0 15 30 60
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SCALE: 1" = 60' (11"x17")



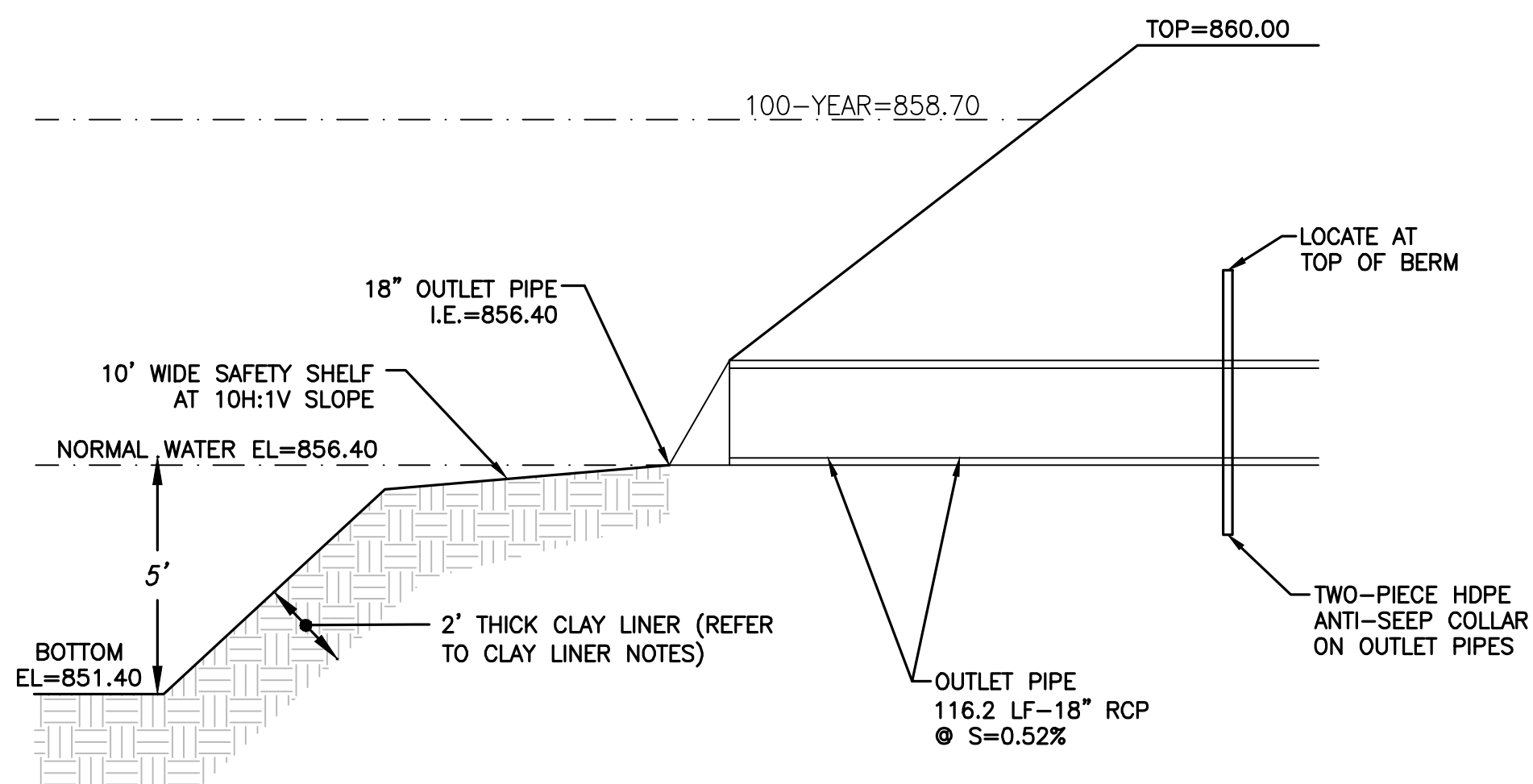
EMERGENCY OVERFLOW WEIR DETAIL

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



WET POND 3P
TOP - 852.20
SPILLWAY - 851.20
N.W.L. - 847.50
BOTTOM - 842.50
1-YR - 848.41
2-YR - 848.61
10-YR - 849.32
100-YR - 851.20

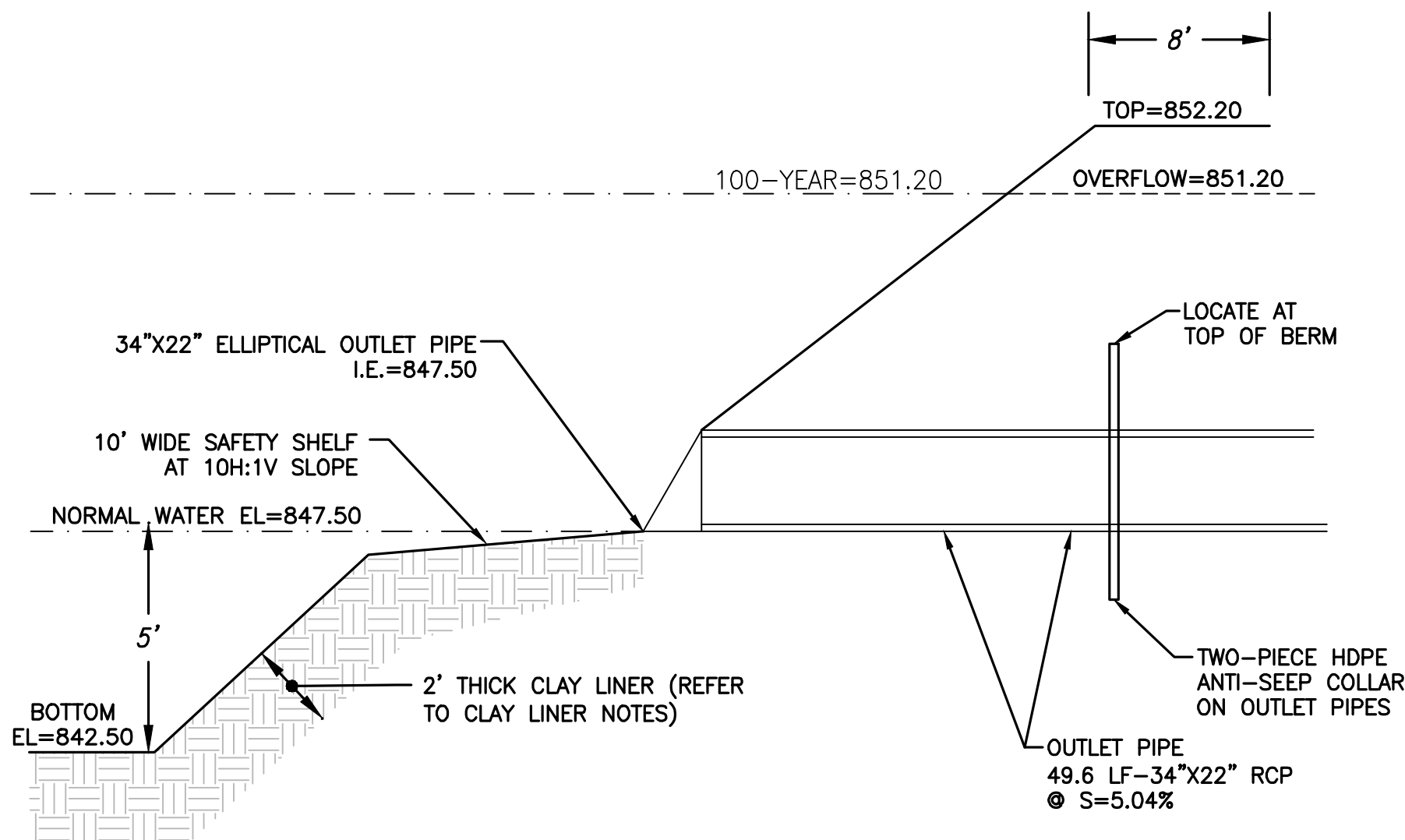
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SCALE: 1" = 30' (22"x34")
SCALE: 1" = 60' (11"x17")



WET POND 1P & OUTFALL STRUCTURE 1P DETAIL

NOT TO SCALE

TWO-PIECE ANTI-SEEP COLLAR NOTES:
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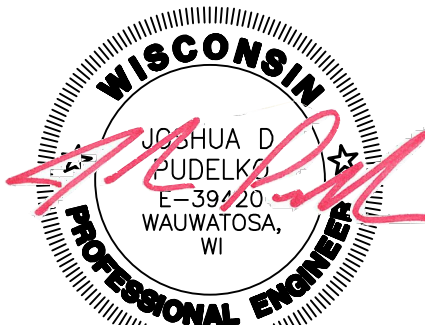


WET POND 3P & OUTLET PIPE DETAIL

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- GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.
- CLAY LINER SHALL EXTEND UP TO 2-YEAR WATER SURFACE ELEVATION. (EL. 857.03(1P)) (EL. 848.61(3P))



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PROJECT:
AUTUMN TRACE SUBDIVISION

CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

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DATE:

MAY 17, 2023

JOB NUMBER:

22-063-1124

DESCRIPTION:

POND DETAIL

SHEET

C2.3

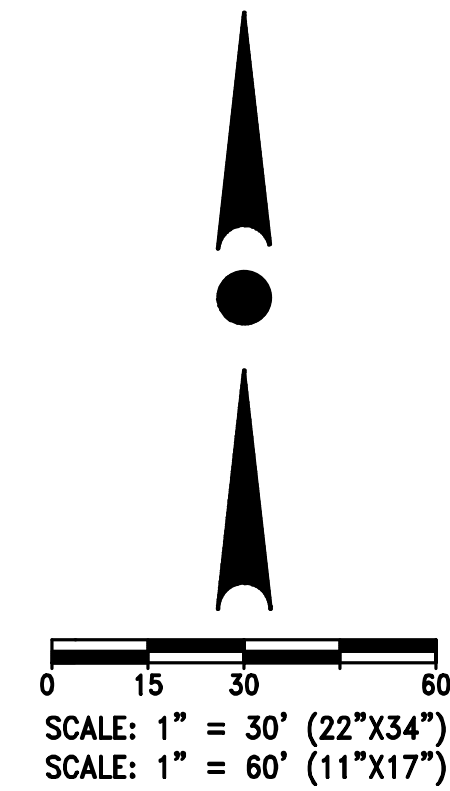


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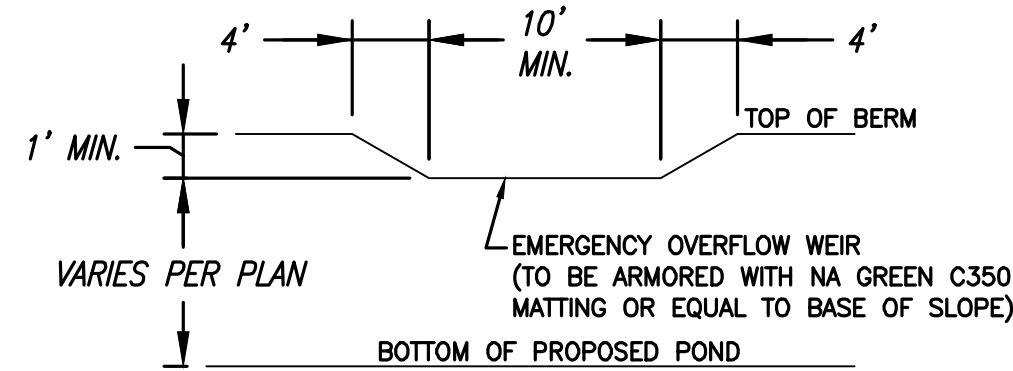
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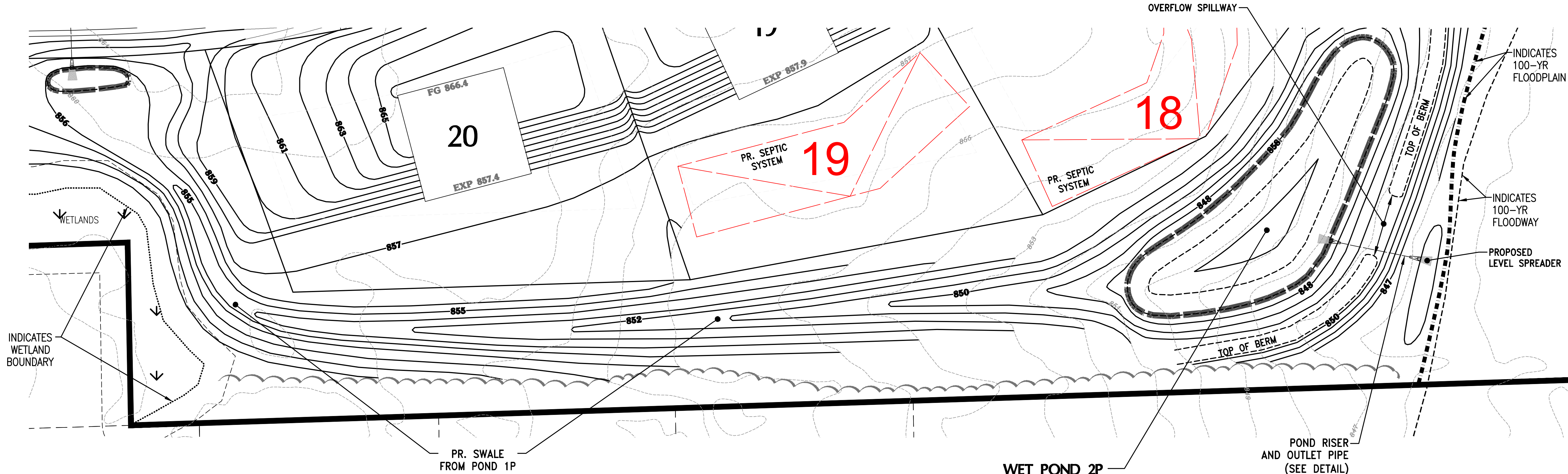
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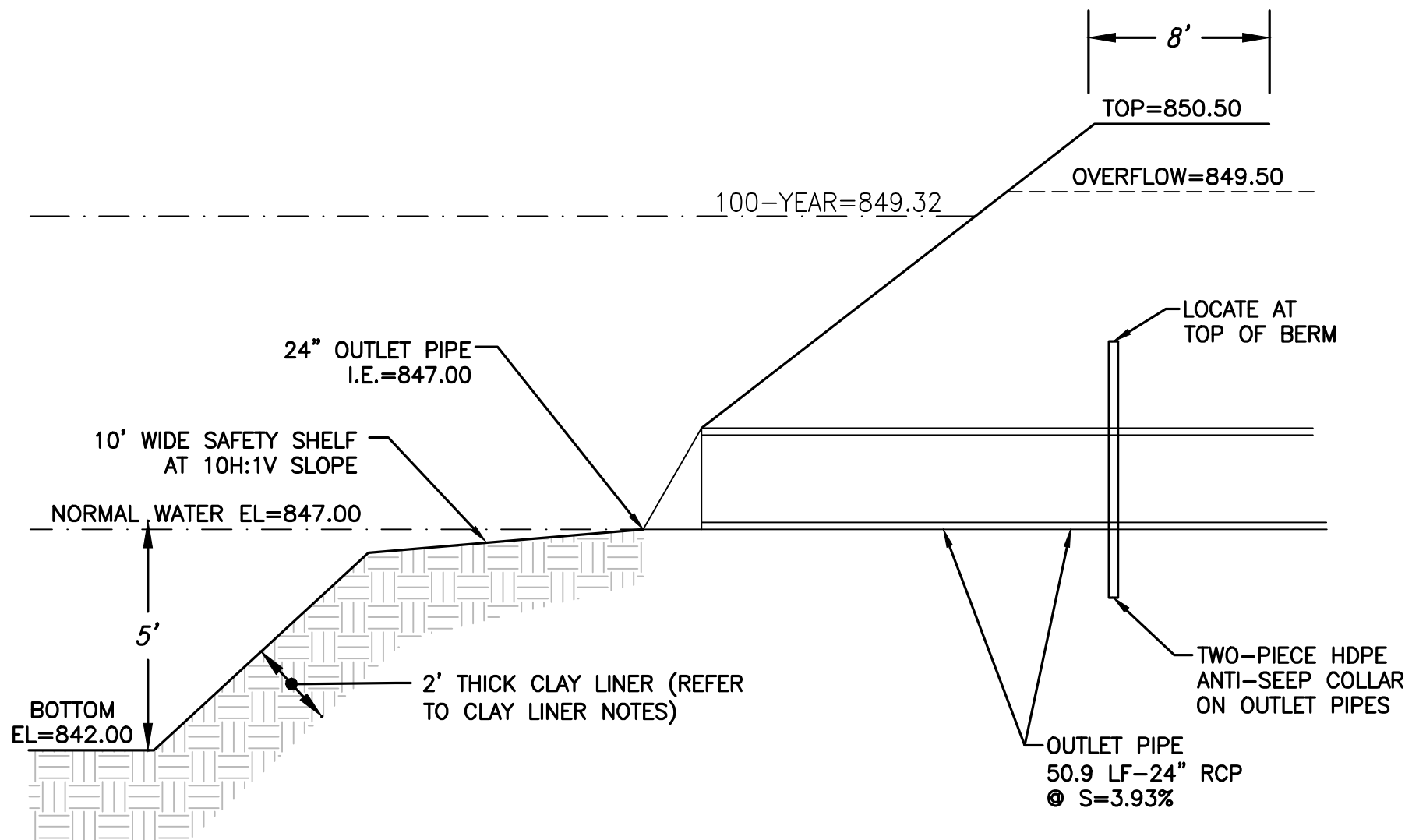
EMERGENCY OVERFLOW WEIR DETAIL

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



WET POND 2P

TOP - 850.50
SPILLWAY - 849.50
N.W.L. - 847.00
BOTTOM - 842.00
1-YR - 847.63
2-YR - 847.77
10-YR - 848.29
100-YR - 849.32



WET POND 2P & OUTLET PIPE DETAIL

NOT TO SCALE

TWO-PIECE ANTI-SEEP COLLAR NOTES:

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PROJECT: AUTUMN TRACE SUBDIVISION

CITY OF NEW BERLIN, WI

BY: JANSSEN - BRUCKNER

PO BOX 277

EAGLE, WI 53119

REVISION HISTORY

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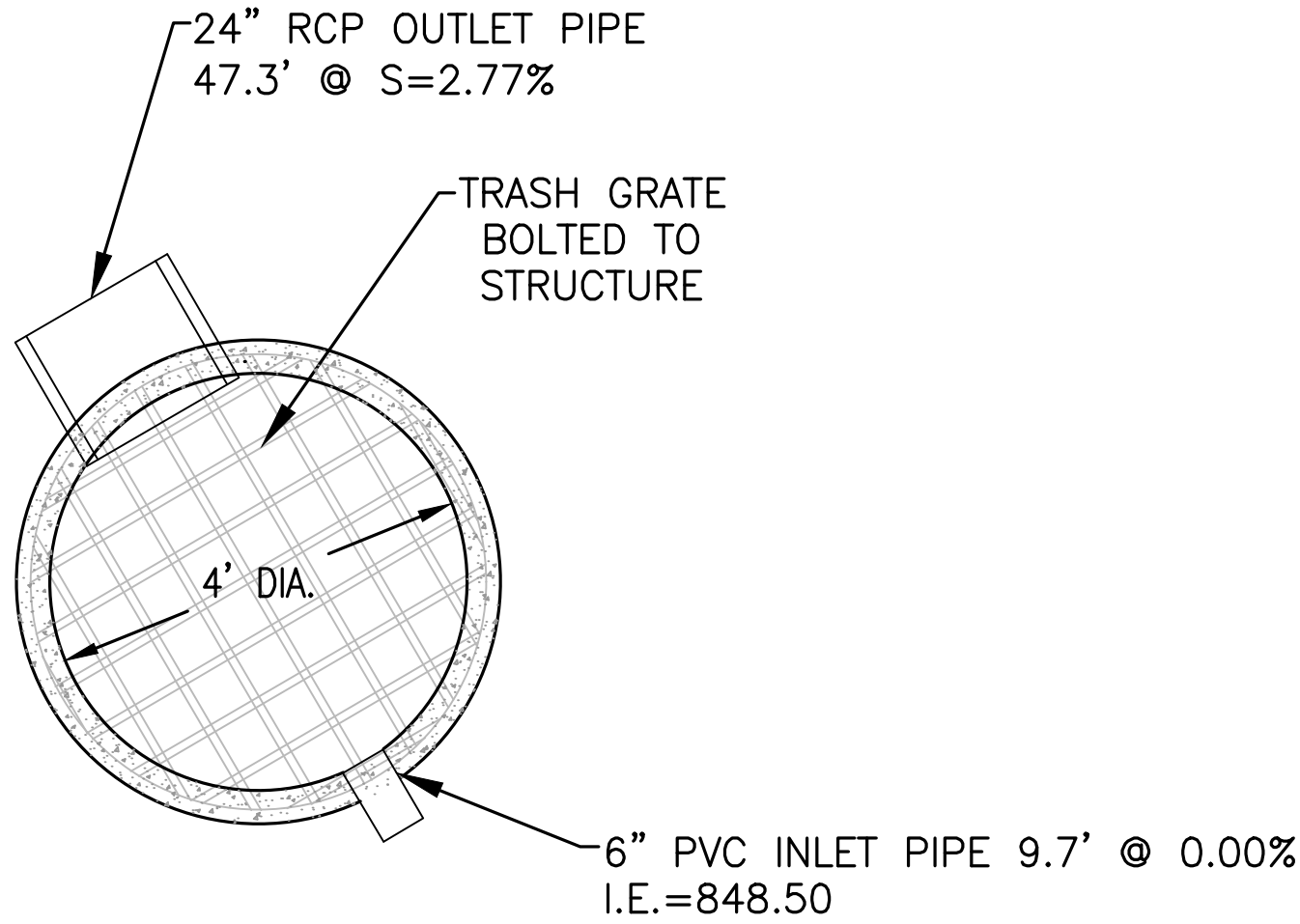
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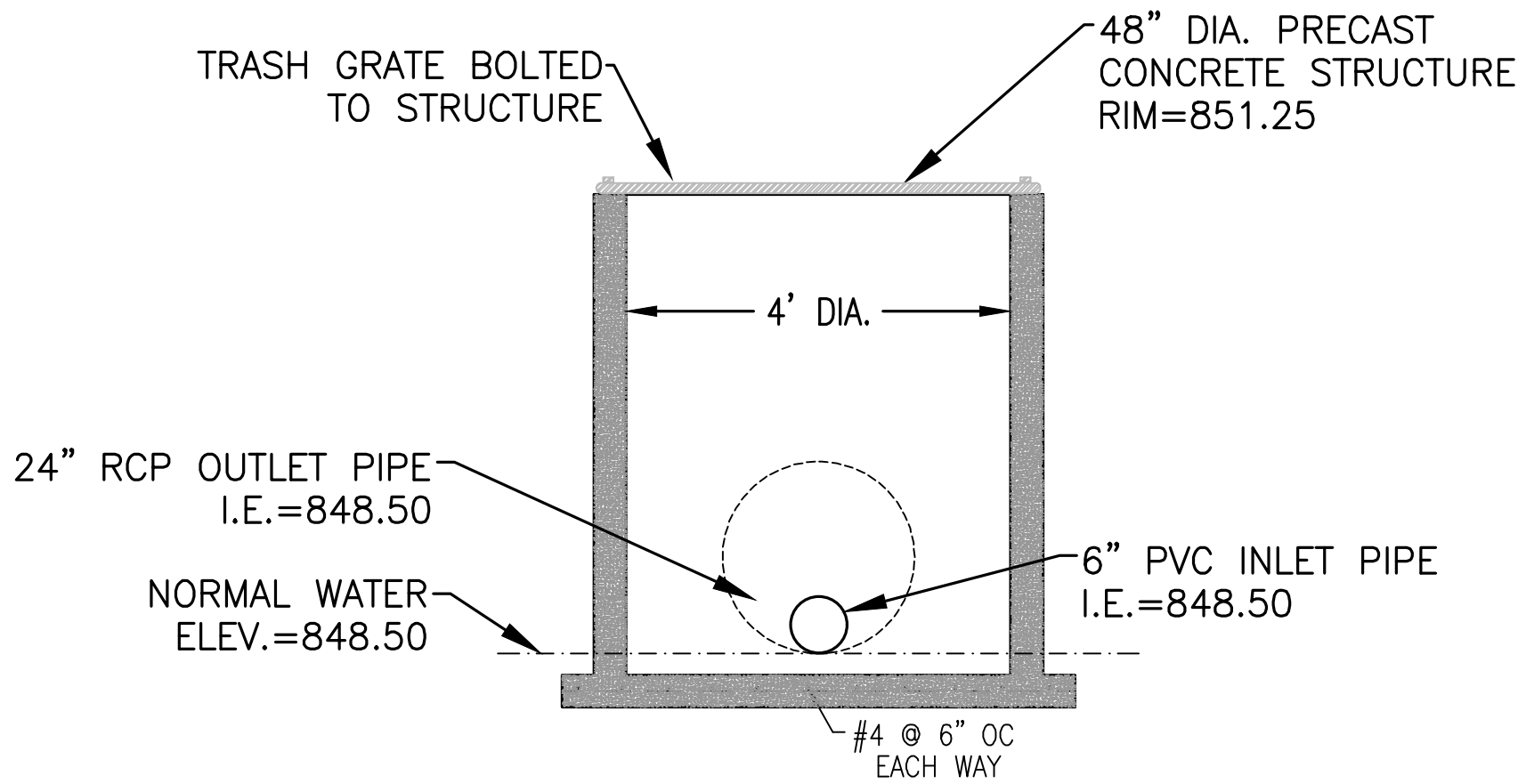
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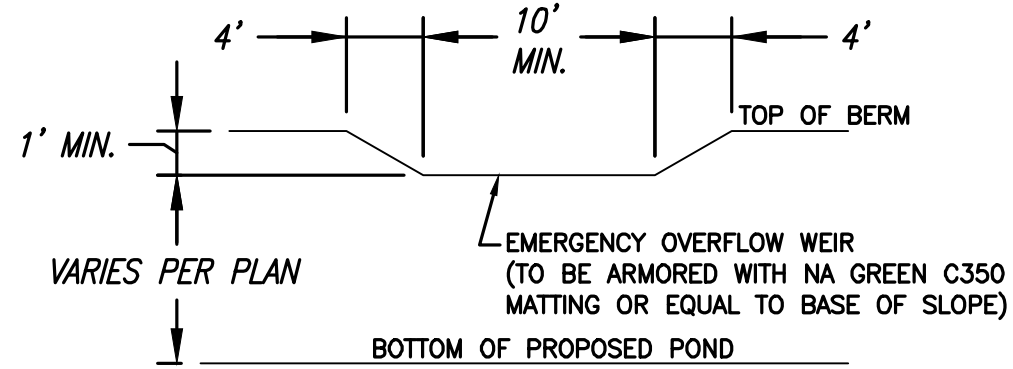
X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_POND_22X34.DWG



OUTLET STRUCTURE 4P TOP VIEW



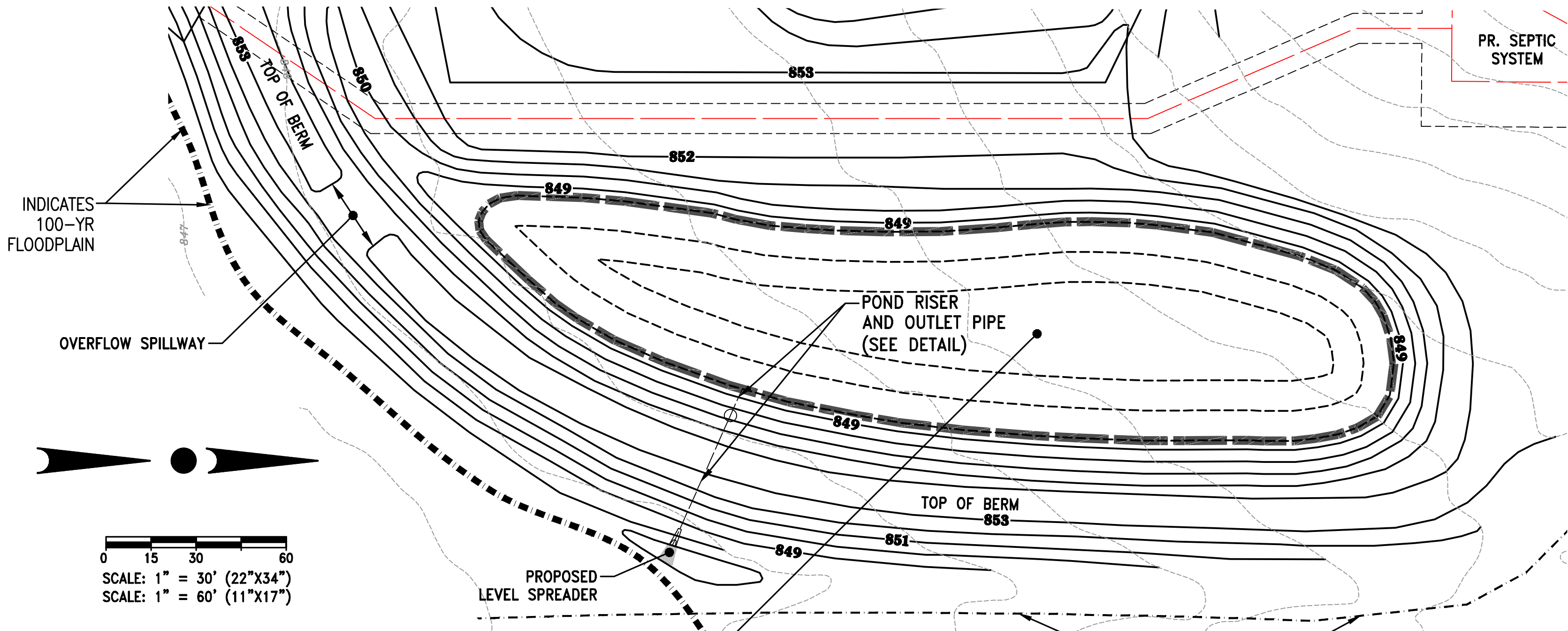
OUTLET STRUCTURE 4P FRONT VIEW



EMERGENCY OVERFLOW WEIR DETAIL

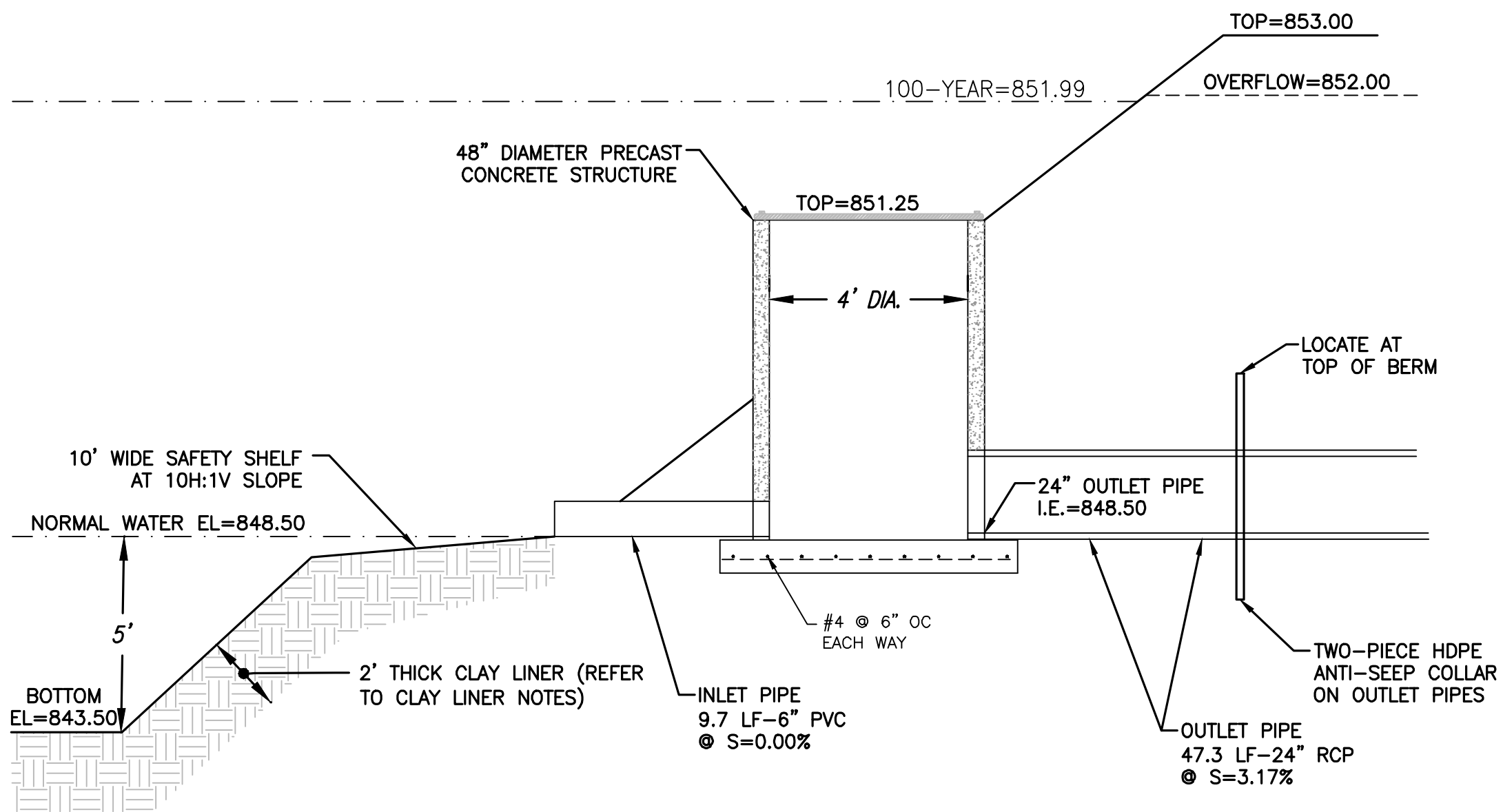
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N.W.L. - 848.50
BOTTOM - 843.50
1-YR - 849.49
2-YR - 849.77
10-YR - 850.96
100-YR - 851.99



WET POND 4P & OUTFALL STRUCTURE 4P DETAIL

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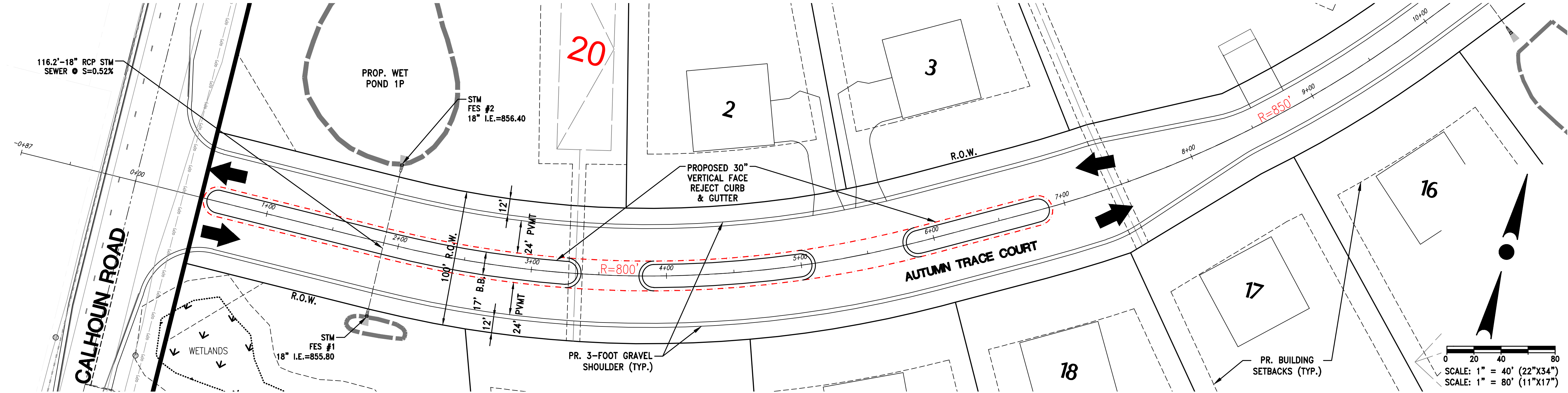
DESCRIPTION:

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SHEET

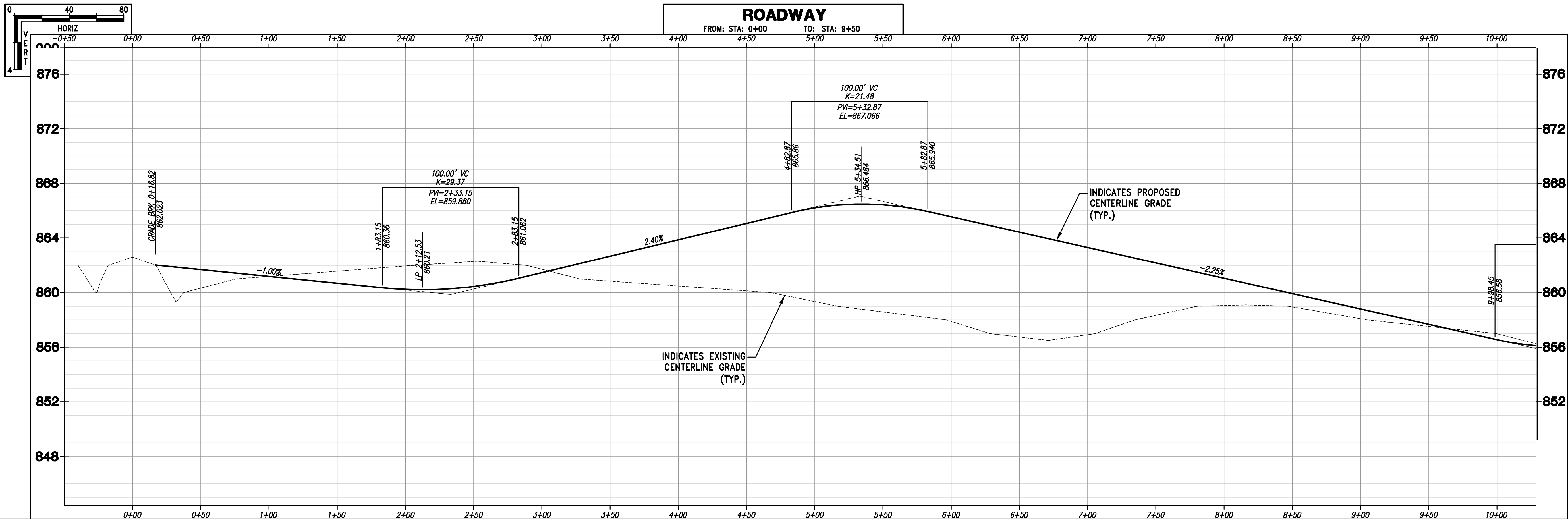
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X:\2022\22-063-1124 AUTUMN TRACE (CALHOUN RD 21 LOT) NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\AUTUMN TRACE_RD_22X34.DWG



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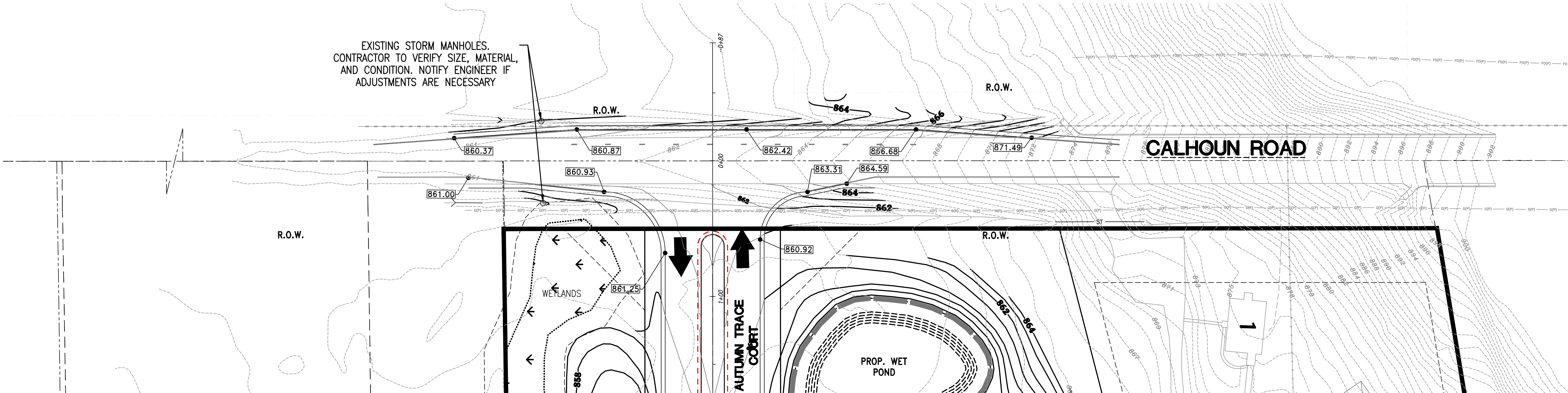
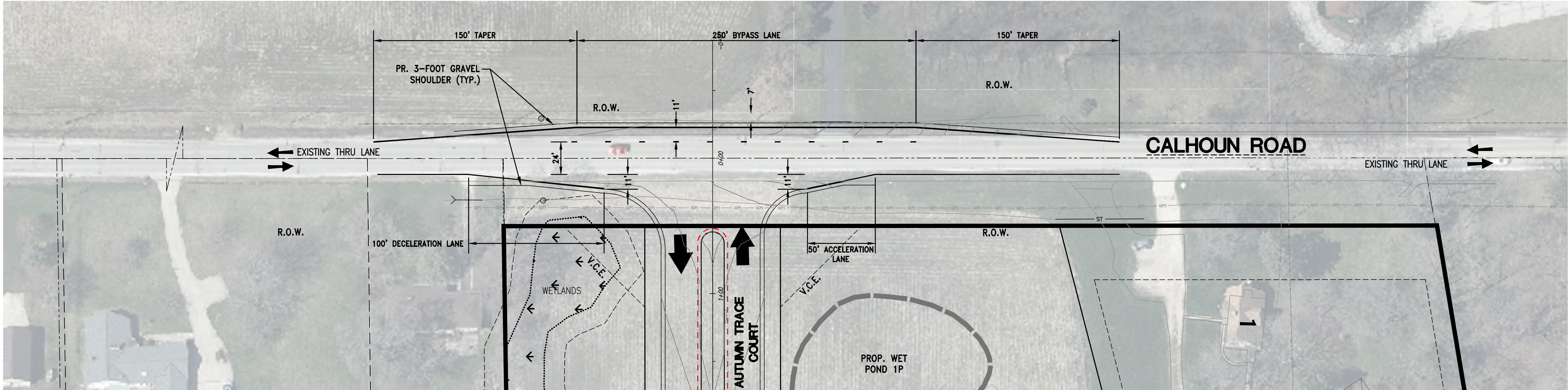
DATE:
MAY 17, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
ROADWAY PLAN

SHEET
C4.1

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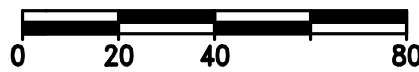
EXISTING STORM MANHOLES.
CONTRACTOR TO VERIFY SIZE, MATERIAL,
AND CONDITION. NOTIFY ENGINEER IF
ADJUSTMENTS ARE NECESSARY



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

CALL DIGGERS HOTLINE 1-800-242-8511

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



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



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

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

REVISION HISTORY	
DATE	DESCRIPTION
02/24/23	PRELIM SUBMITTAL
03/30/23	PER CITY COMMENTS
06/17/23	CIVIL PLANS

DATE:
MAY 17, 2023

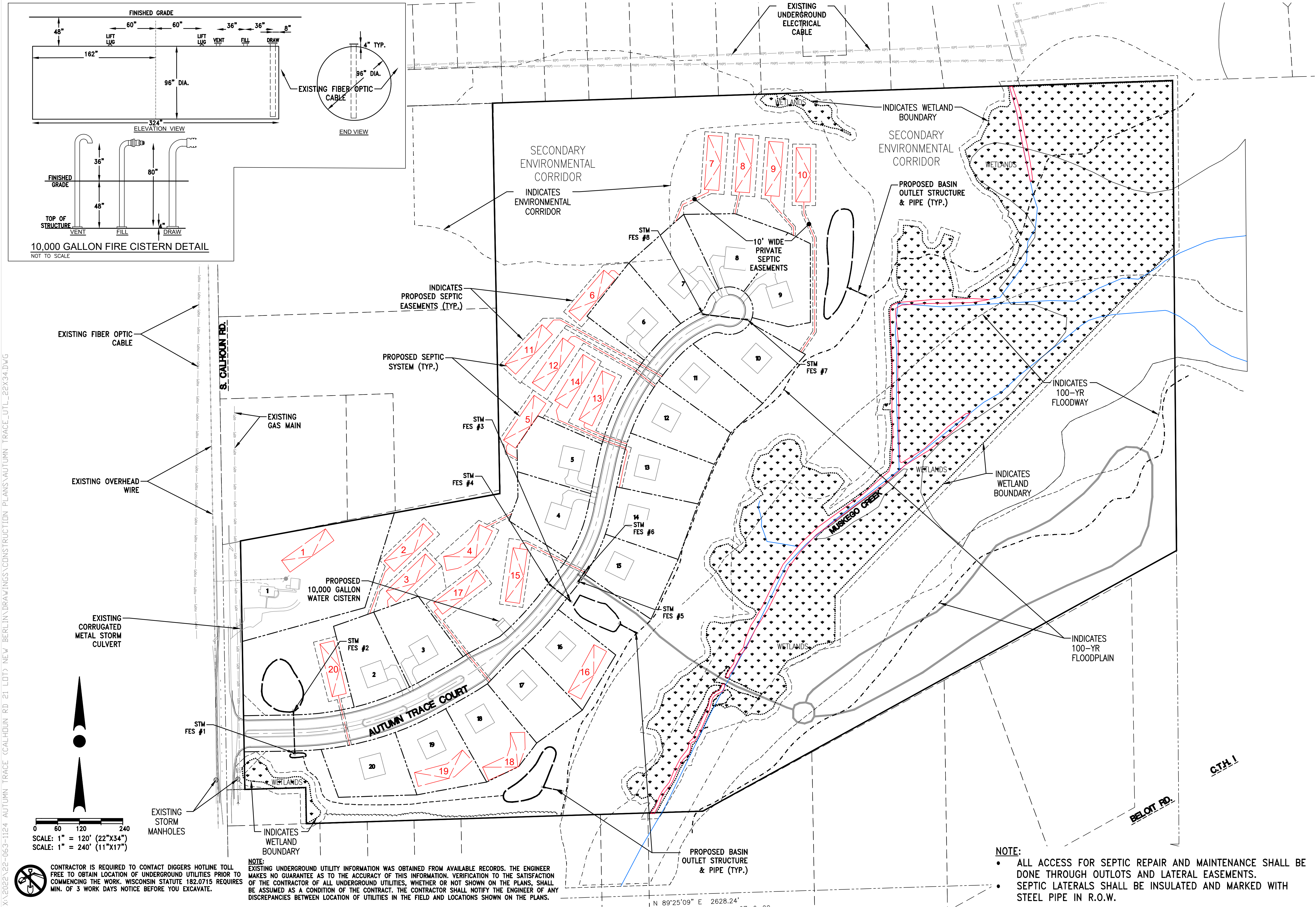
JOB NUMBER:
22-063-1124

DESCRIPTION:
ROADWAY PLAN -
CALHOUN
INTERSECTION

SHEET

C4.3

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



WISCONSIN
JOSHUA D. PUDELKO
E-39220
WAUWATOSA, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

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06/17/23	CIVIL PLANS

DATE:
MAY 17, 2023

JOB NUMBER:
22-063-1124

DESCRIPTION:
OVERALL SITE
UTILITY PLAN

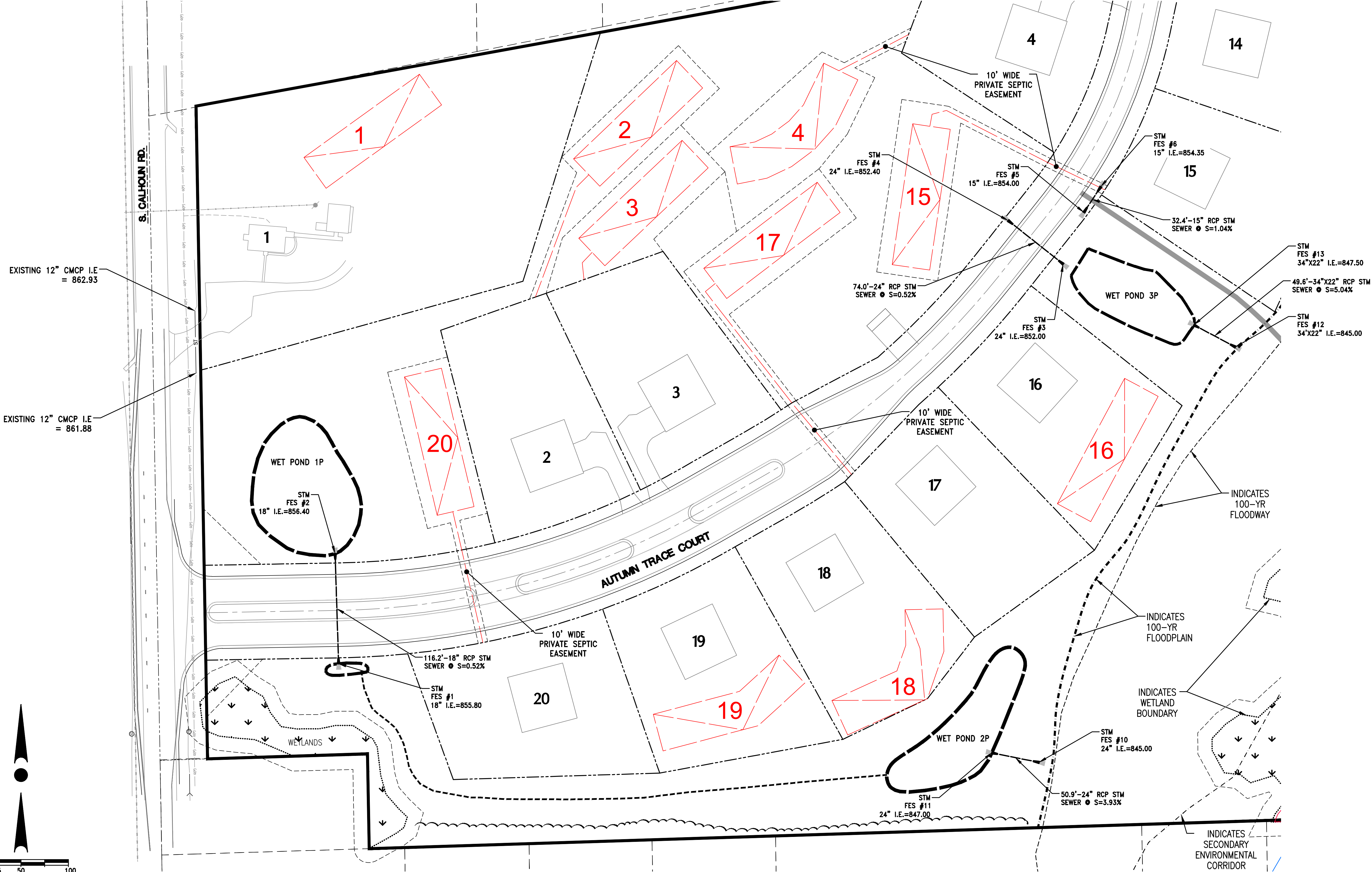
SHEET
C5.0

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



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- NOTE:
- ALL ACCESS FOR SEPTIC REPAIR AND MAINTENANCE SHALL BE DONE THROUGH OUTLOTS AND LATERAL EASEMENTS.
 - SEPTIC LATERALS SHALL BE INSULATED AND MARKED WITH STEEL PIPE IN R.O.W.



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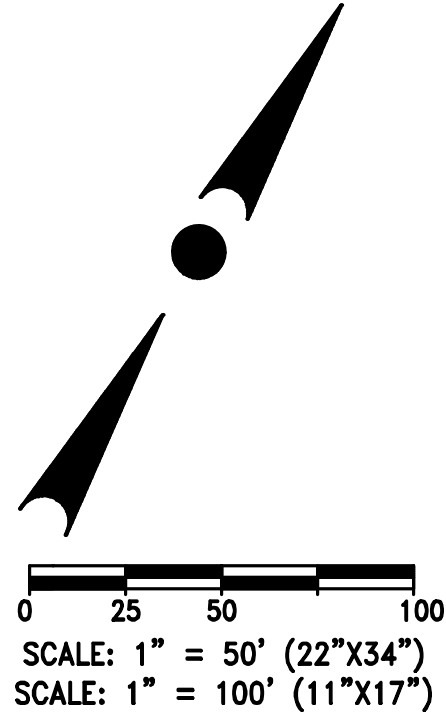
DESCRIPTION:

**SEPTIC & STORM
PLAN - WEST**

SHEET

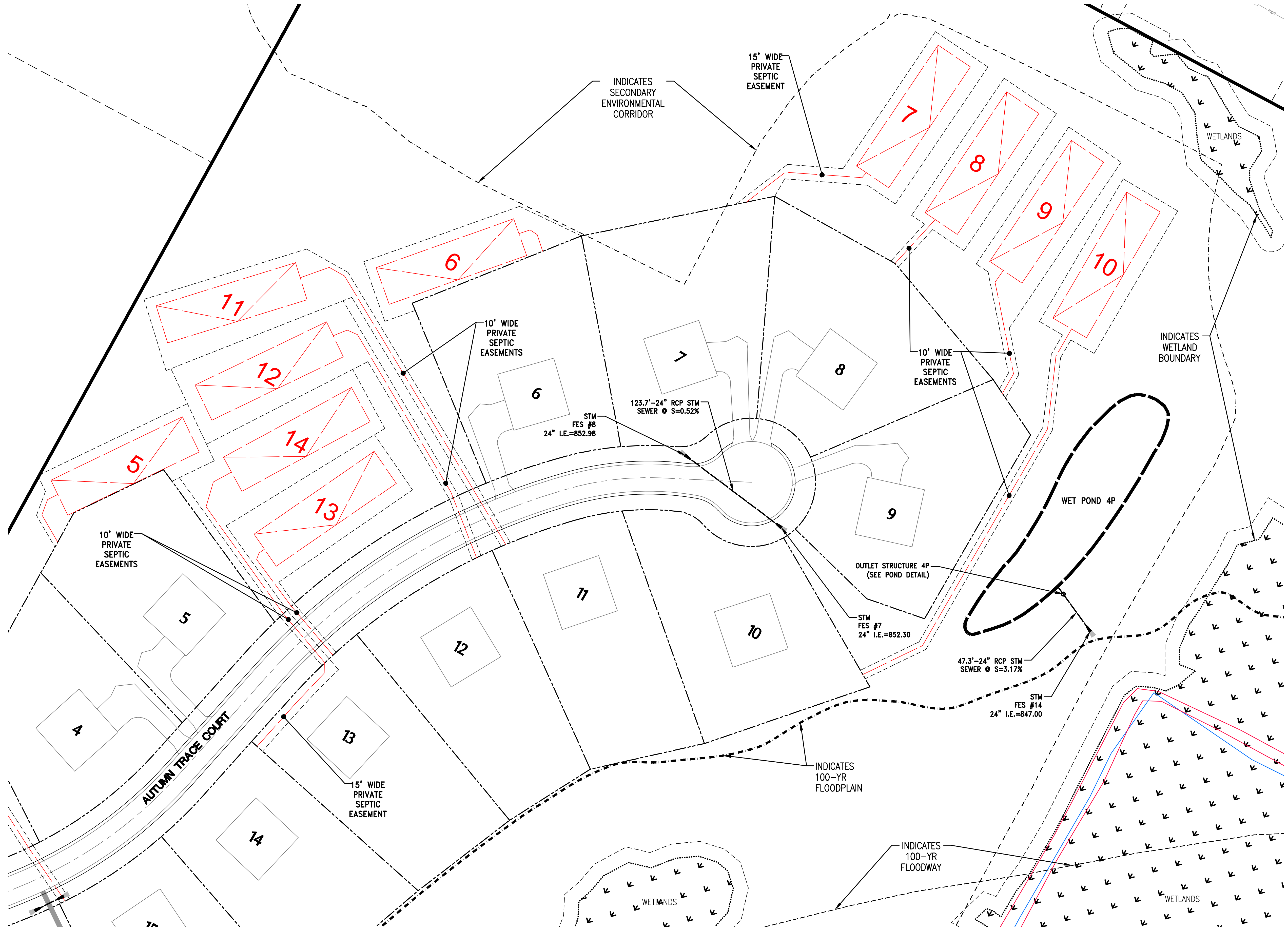
C5.1

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



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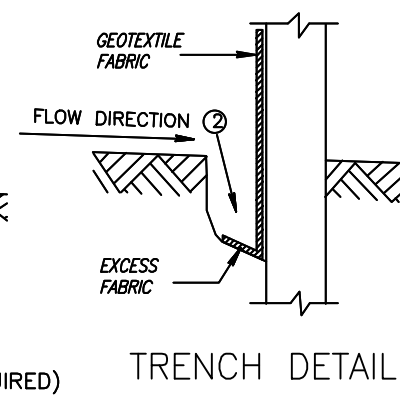
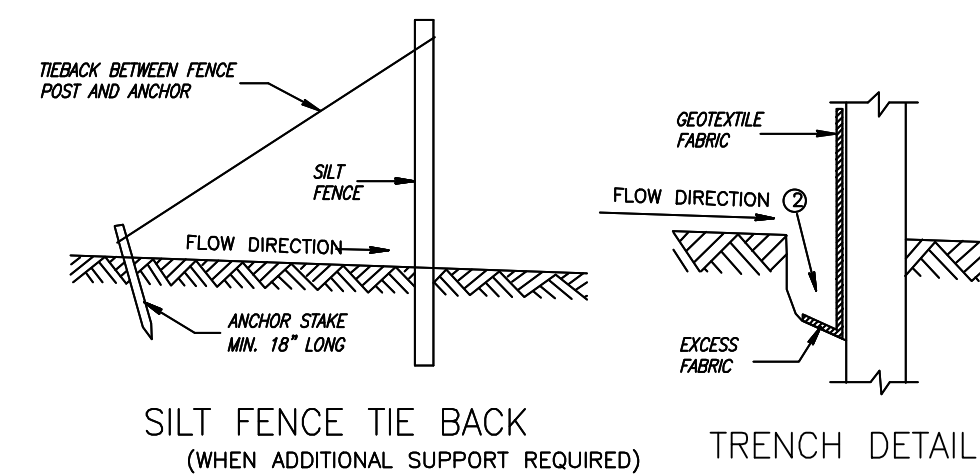
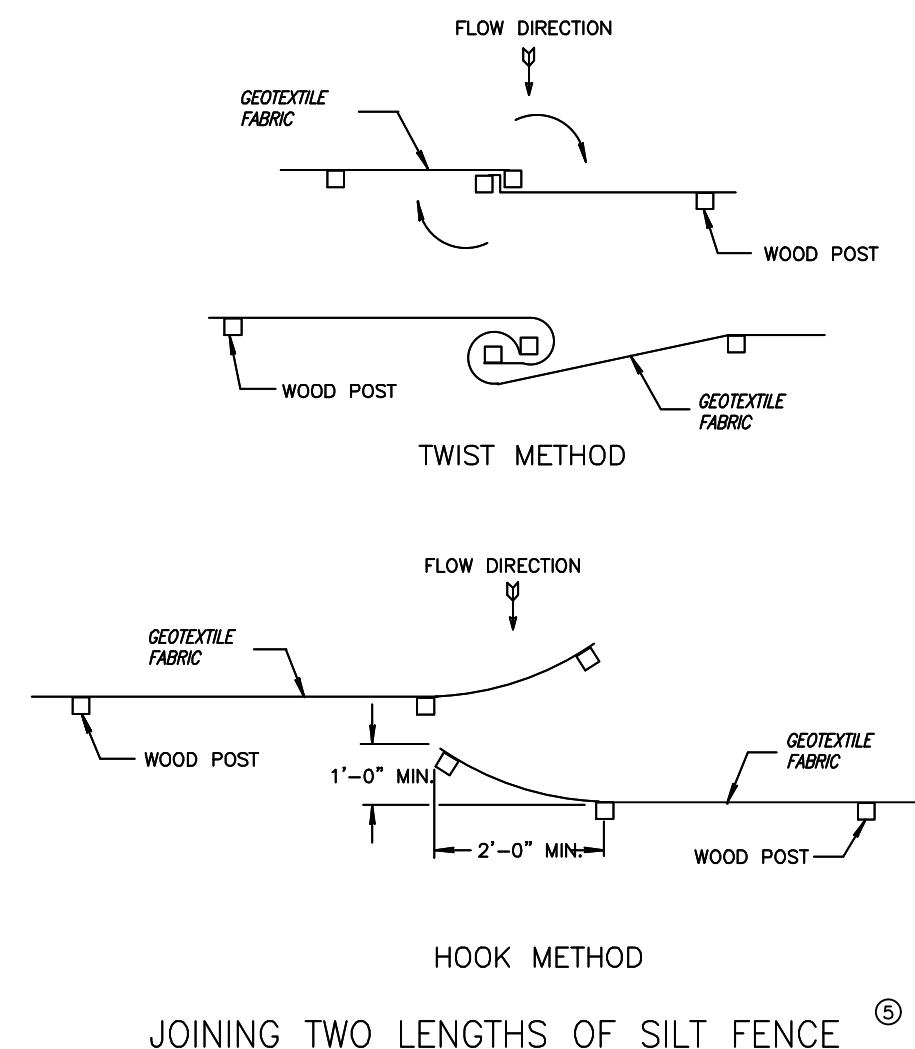
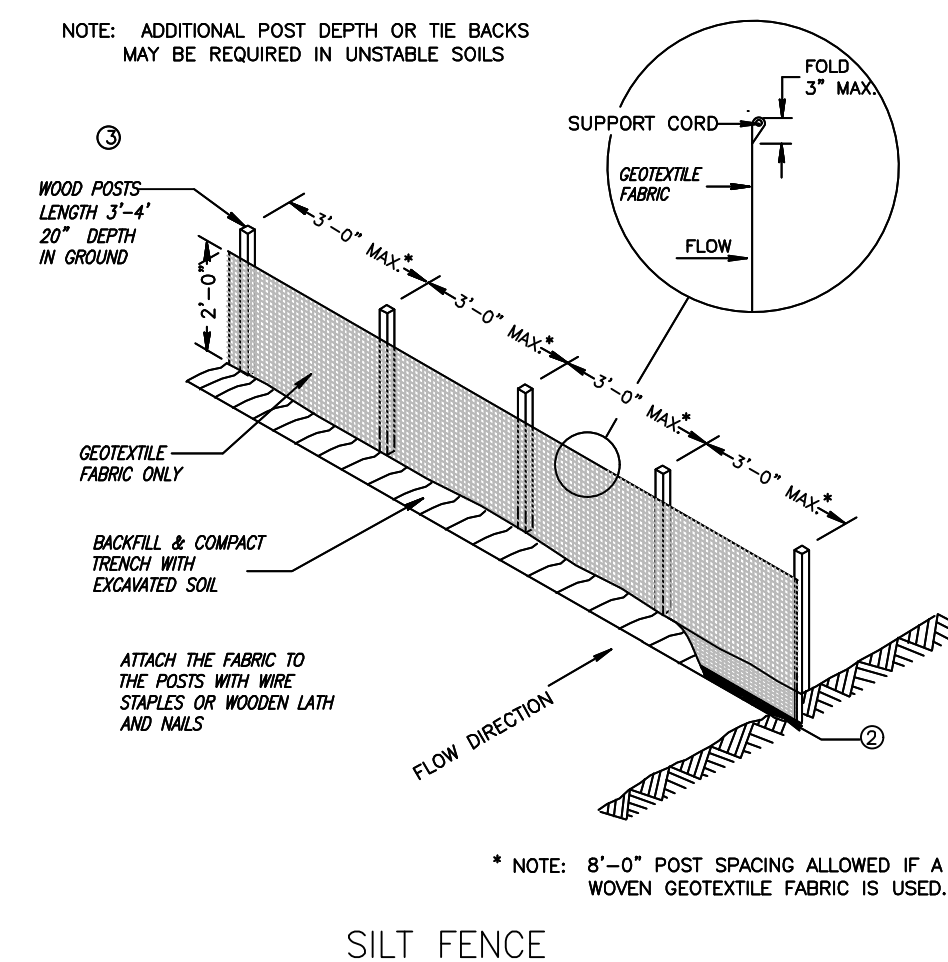
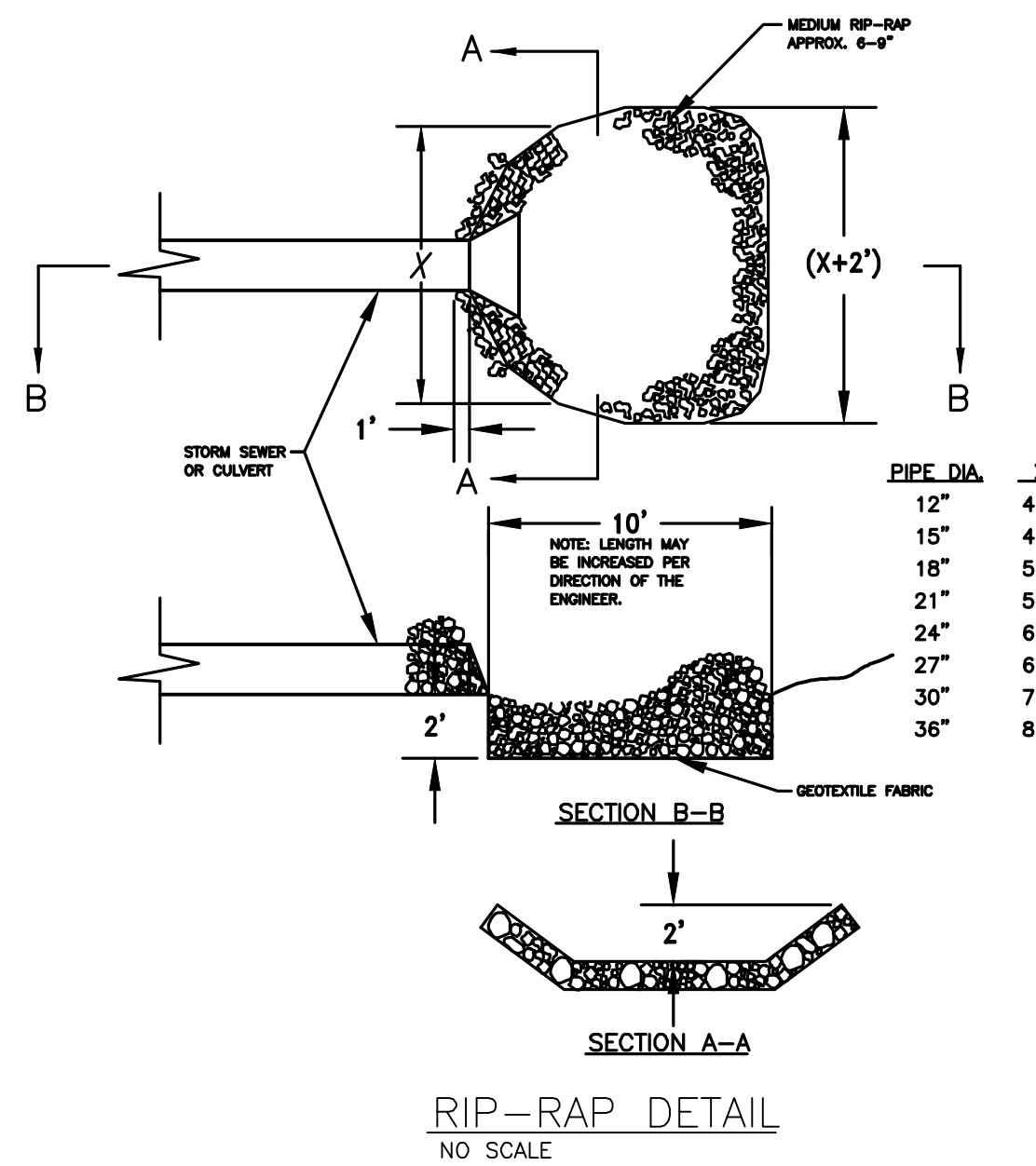
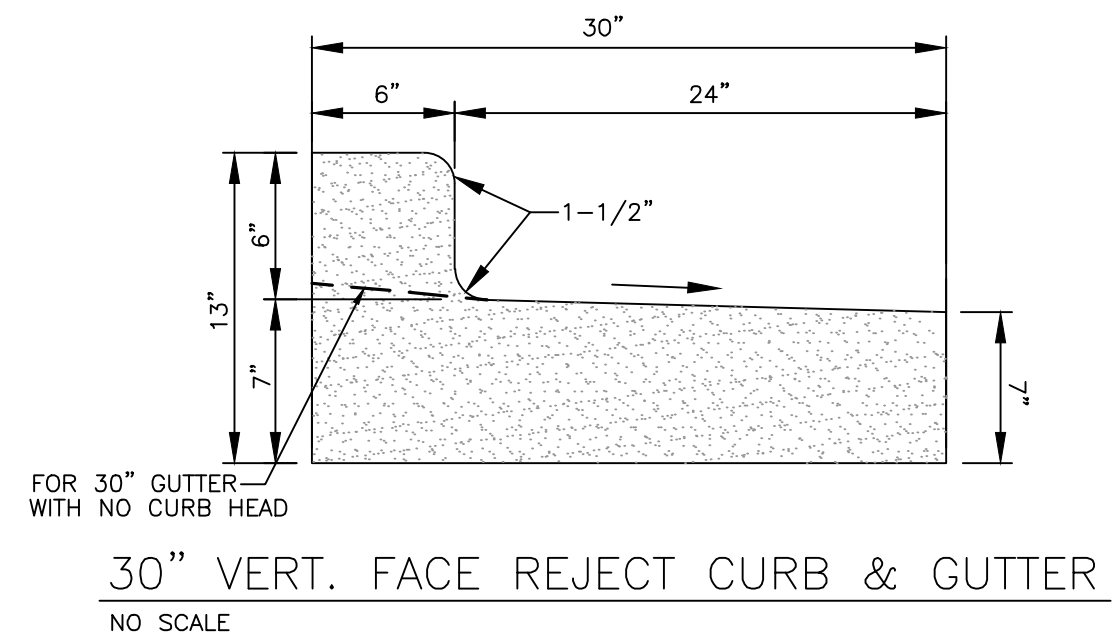
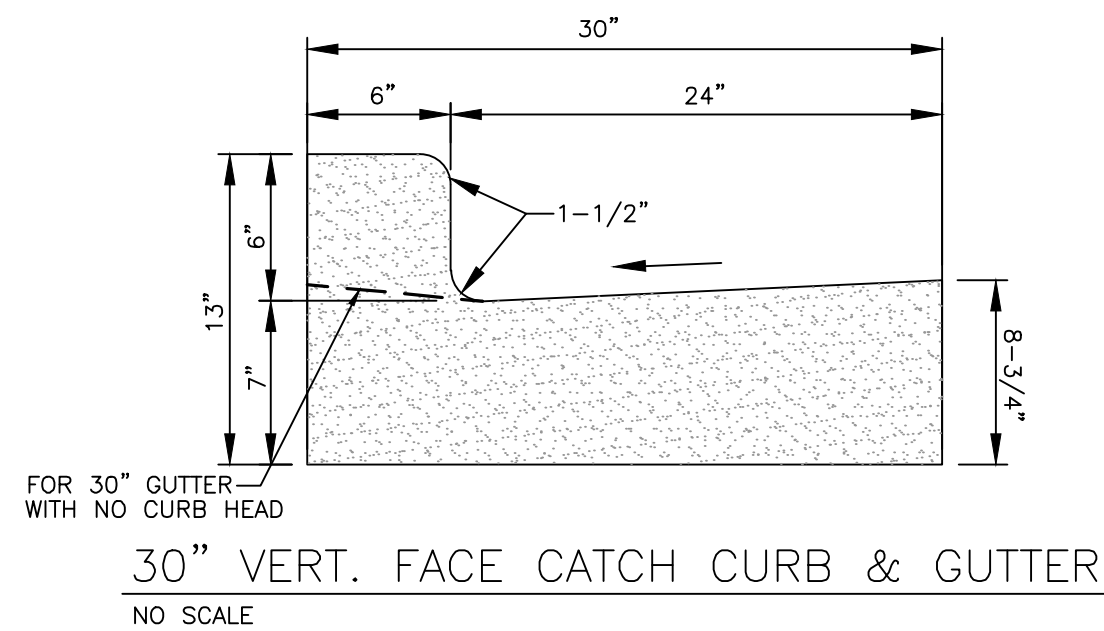
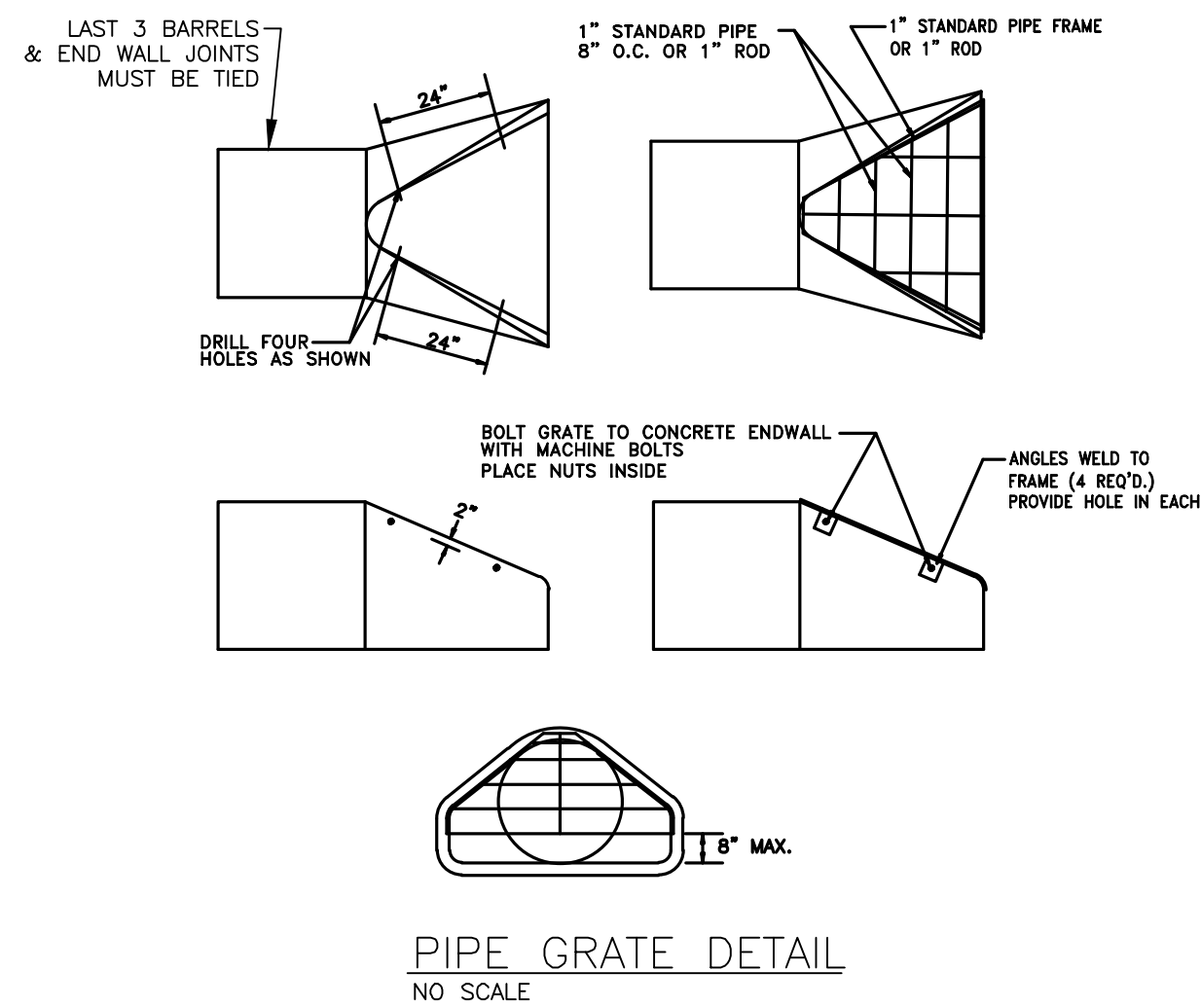
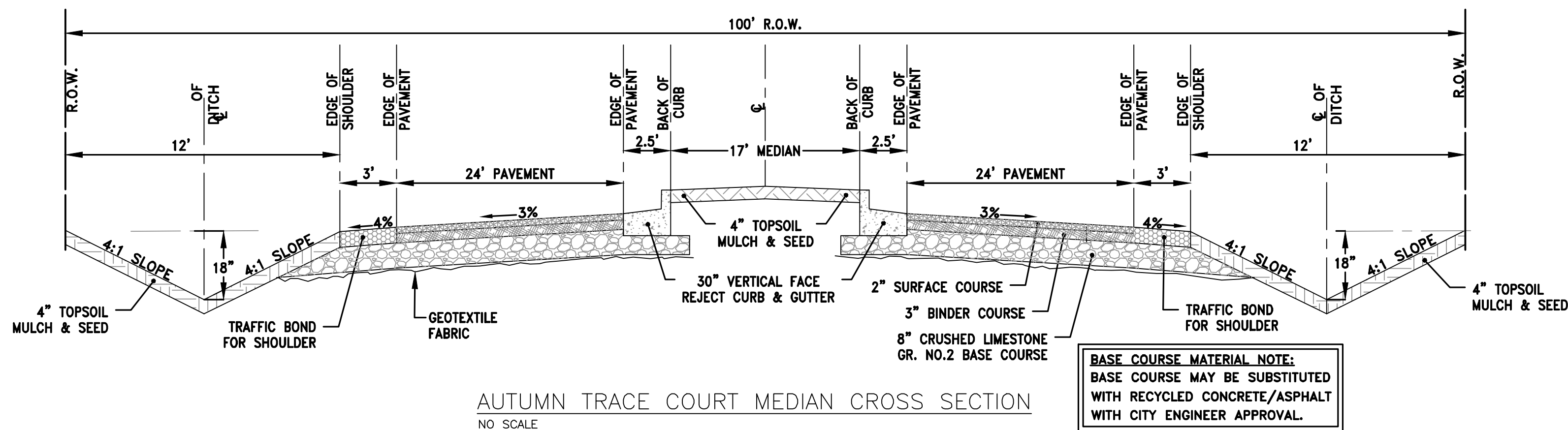
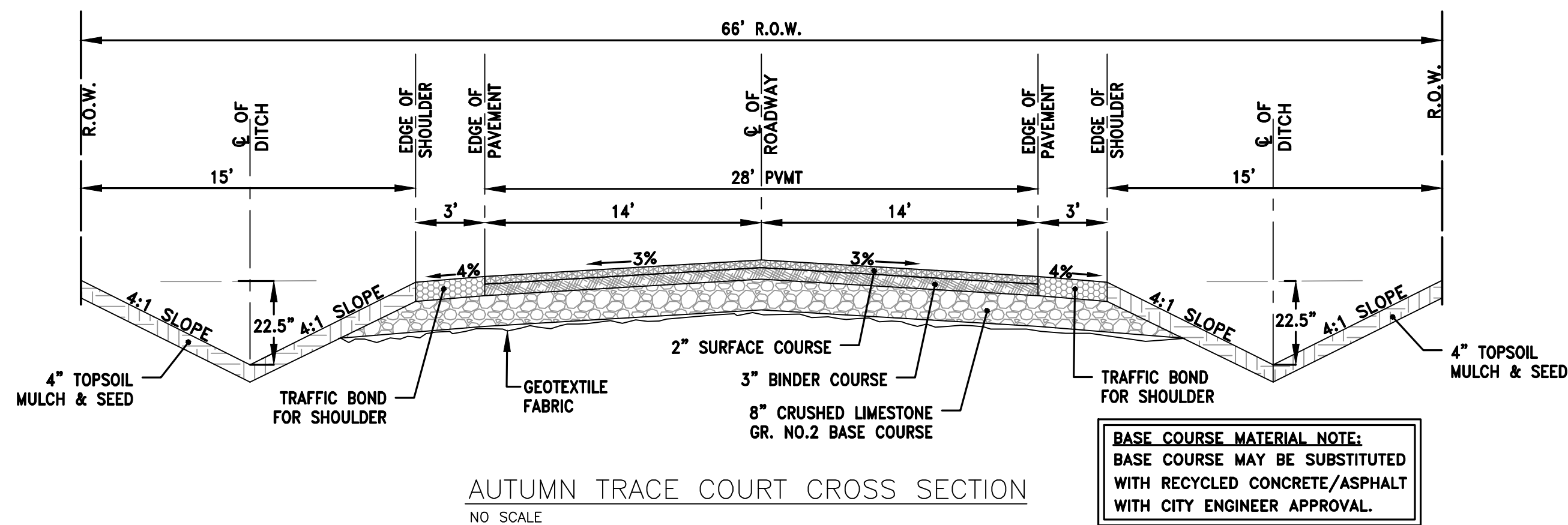
22-063-1124

DESCRIPTION:

SEPTIC & STORM
PLAN - EAST

SHEET

C5.2



GENERAL NOTES

- ① HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- ② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURLY AND ANCHOR THE GROTTELLE FIBRE. TIGHT MATERIAL TO BE USED TO PREVENT THE GROTTELLE FIBRE FROM COMPACT TRENCH WITH EXCAVATED SOIL.
- ③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 12" x 12" OF OAK OR HICKORY.
- ④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- ⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, IT SHALL BE MADE BY THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

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



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DESCRIPTION:

CONSTRUCTION NOTES & DETAILS

SHEET

C6.0