



Plan Commission MEETING AGENDA

October 2, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published: 9/27/2023

AGENDA

1. PUBLIC HEARING(S)

- A. (7) KW CP-2301585 & RZ-2301586 Terri Engsberg on behalf of Holy Apostles Congregation - 15970 W. National Avenue (Tax Key #: 1212-992) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001) - Request to amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial Institutional and rezone from B-2 to I-1. (Joint Public Hearing 6:00 PM)
- B. (4) KH RZ-2301341 Ryan Janssen with Ryan's Buying LLC - 5751 S. Sunny Slope Road (Tax Key # 1289.994.002) - Rezone from A-2 to R-6. (PUBLIC HEARING 6:01 PM)
- C. (1) NJ RZ-2301727 Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC - 1401 S. Moorland Road (Tax Key # 1161995-001) - Rezone from B-1/PUD & C-2 to B-2/PUD & C-2. (PUBLIC HEARING 6:02 PM)

2. PRIVILEGE OF THE FLOOR

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

5. APPROVAL OF MINUTES

- A. September 25, 2023 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. NEW BUSINESS

- A. (6) KW SG-2301577 Richard Dahl - 13825 W. National Ave - Monument sign waiver request.
- B. (7) KH SP-2301676 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Autumn Trace Final Plat
- C. (1) GK/NJ UA-2301691 Dan Romnek with Mandel Group – 1750 S. Moorland Road– Use, Site and Architectural approval for a multi-family residential development.
- D. (3) & (6) KH PK-2300318 Buena Park and Maple Ridge Park - Approval of the designs for Buena Park and Maple Ridge Park

8. COMMUNICATIONS

- A. Memo RE: 2024 Plan Commission Meeting Dates

9. ADJOURN

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.
- It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.
- You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.

- *The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.*
- *It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.*

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Terri Engsberg on behalf of Holy Apostles Congregation / 2030 Comprehensive Plan Amendments
LOCATION:	15970 W. National Avenue (Tax Key #: 1212-992) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001)
CURRENT FUTURE LAND USE:	Suburban Commercial
PROPOSED FUTURE LAND USE:	Institutional
CURRENT ZONING:	B-2 (General Retail Sales and Service District)
REQUEST:	A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 15 - Neighborhood "E" and Chapter 10 - Land Use) for the property located at 15970 W. National Avenue (Tax Key #: 1212-992) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001) from Suburban Commercial to Institutional. In addition, Plan Commission discuss the following 2030 Comprehensive Plan chapters as part of a general update to the plan: ▪ Chapter 10 – Land Use ▪ Chapter 15 – Neighborhood "E"
D.R.C. RECOMMENDATION:	Public hearing, no action.

Background:

- The applicant has simultaneously applied for Rezoning (see file #: RZ-2301586) and 1-Lot CSM (see file #: LD-2301587). Action for these applications is anticipated for the November 6, 2023 Plan Commission meeting.
 - This request is consistent with the proposed rezoning of the property to I-1 (Institutional District).
- A 1-Lot CSM was approved in 2010 to combine 16000 W. National Avenue and 15850 W. National Avenue. However, the Zoning and Future Land Use were not changed at that time. Thus, this Comprehensive Plan Amendment and Rezoning application (See File #: RZ-2301586) include both the property at 15970 W. National Avenue and a portion of the property located at 16000 W. National Avenue.

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Planning Context / Vision / Development Policies:

Vision:

- National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Utilities should be relocated or placed underground whenever feasible to de-emphasize their visual prominence. Public streetscape improvements should be coordinated with private landscaping and site design. Commercial development will be focused at nodes along the corridor to minimize the “strip” appearance.

Development Policies:

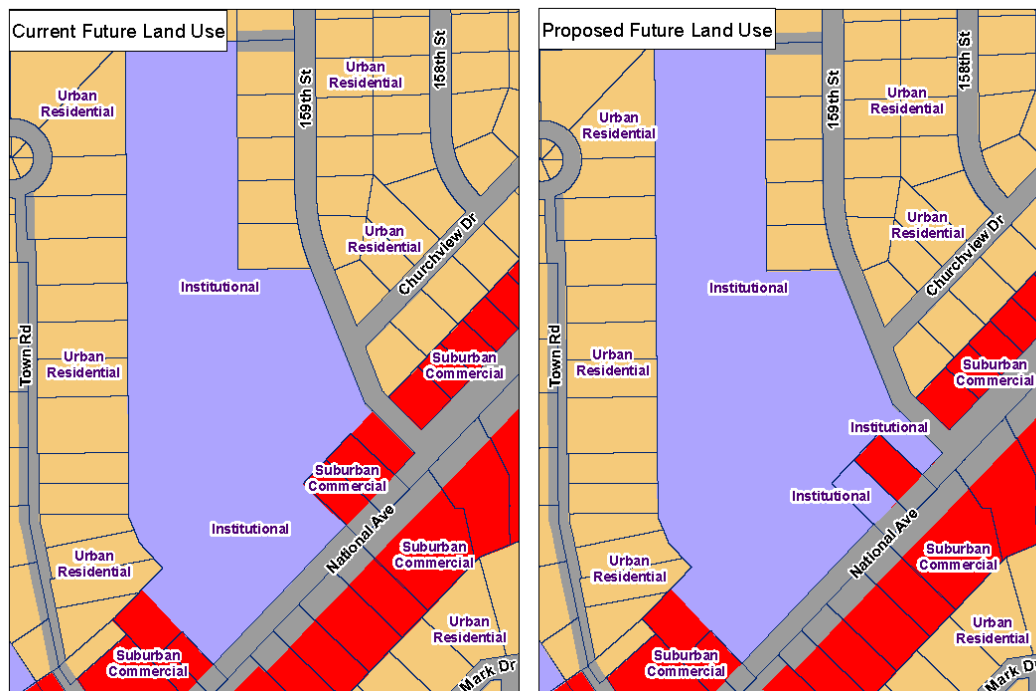
- Encourage parcel assemblages and cross-access/shared-access points to create a more cohesive development area.

Land Use:

Future Land Use Map: Suburban Commercial (Existing) / Institutional (Proposed)

2. Chapter 10: Land Use:

- *2030 Future Land Use Map: Suburban Commercial*
- *Proposed Future Land Use Map Suggestion: Institutional*



3. Chapter 22: Implementation: Yes, this request meets the intent of this Chapter.

Amending the Plan

- This Plan is intended to be changed and revised over time. The City's values, goals, and capabilities may change as New Berlin grows, and the Plan must be amended to reflect those changes. The Plan should be reviewed and amended at least once every year. Suggestions for amendments can be brought forward by City staff, officials, and/or residents, and should be consistent with the overall vision of the Plan. Proposed amendments could originate in any of the following way:
 - Amendments proposed as corrections of clerical or administrative errors, mapping errors, and updated data for text, tables, and maps. Such amendments would be drafted by City staff.
 - Amendments proposed as a result of discussions between officials and citizens.

- Amendments proposed as a result of recommendations discussed during a City planning process.
- When a change is proposed, it should follow this general procedure:
 - Recommendation by the Plan Commission to conduct a review process for the proposed amendment.
 - Facilitation of public hearings as required by applicable Wisconsin State Statutes and/or ordinances.
 - Recommendation from the Plan Commission to the Common Council.
 - Consideration and decisions by the Common Council.

Plan Element Consistency

- As future amendments and updates are made, consistency between the Plan elements must be ensured.

The applicant has submitted requests to the City to amend the Comprehensive Plan / Future Land Use Map and rezone the property, so the request meets the consistency requirements.

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

Attachments:

Location Map

Future Land Use Comparison Map

Rezoning Comparison Map

CSM

Applicant Letter

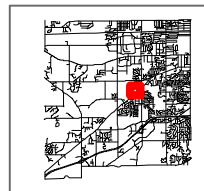
Draft Chapters – Minor Edits as part of the 2030 Update* (*forthcoming*)

- Chapter 10 – Land Use Plan
- Chapter 15 – Neighborhood E – National Avenue East Corridor

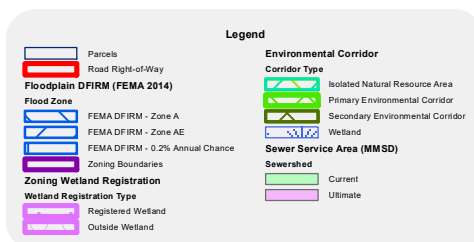
Resolution #____ (*forthcoming*)

**These chapters will may need additional editing as we move through the overall 2030 Update & review all chapters over the next 6 months.*

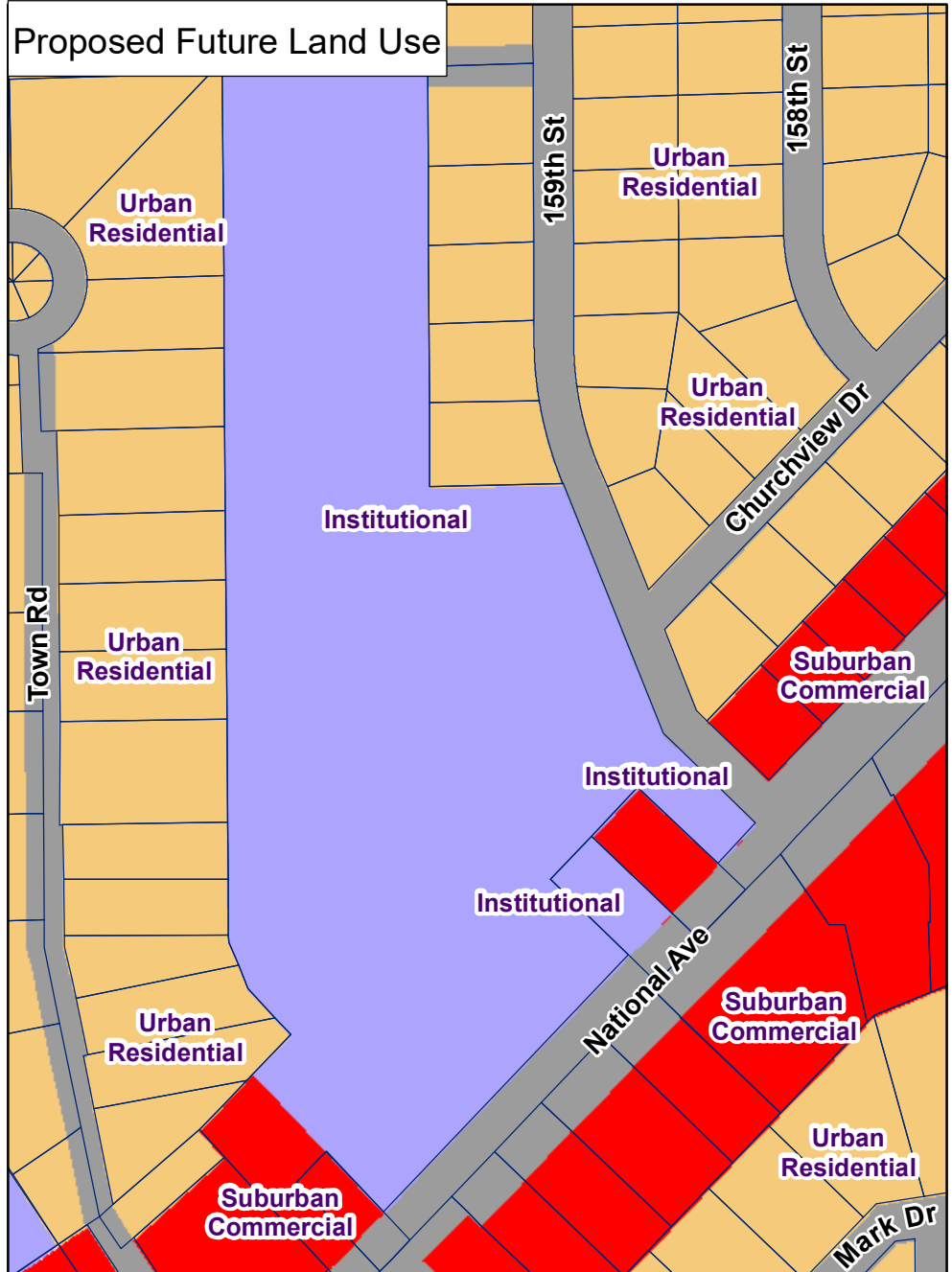
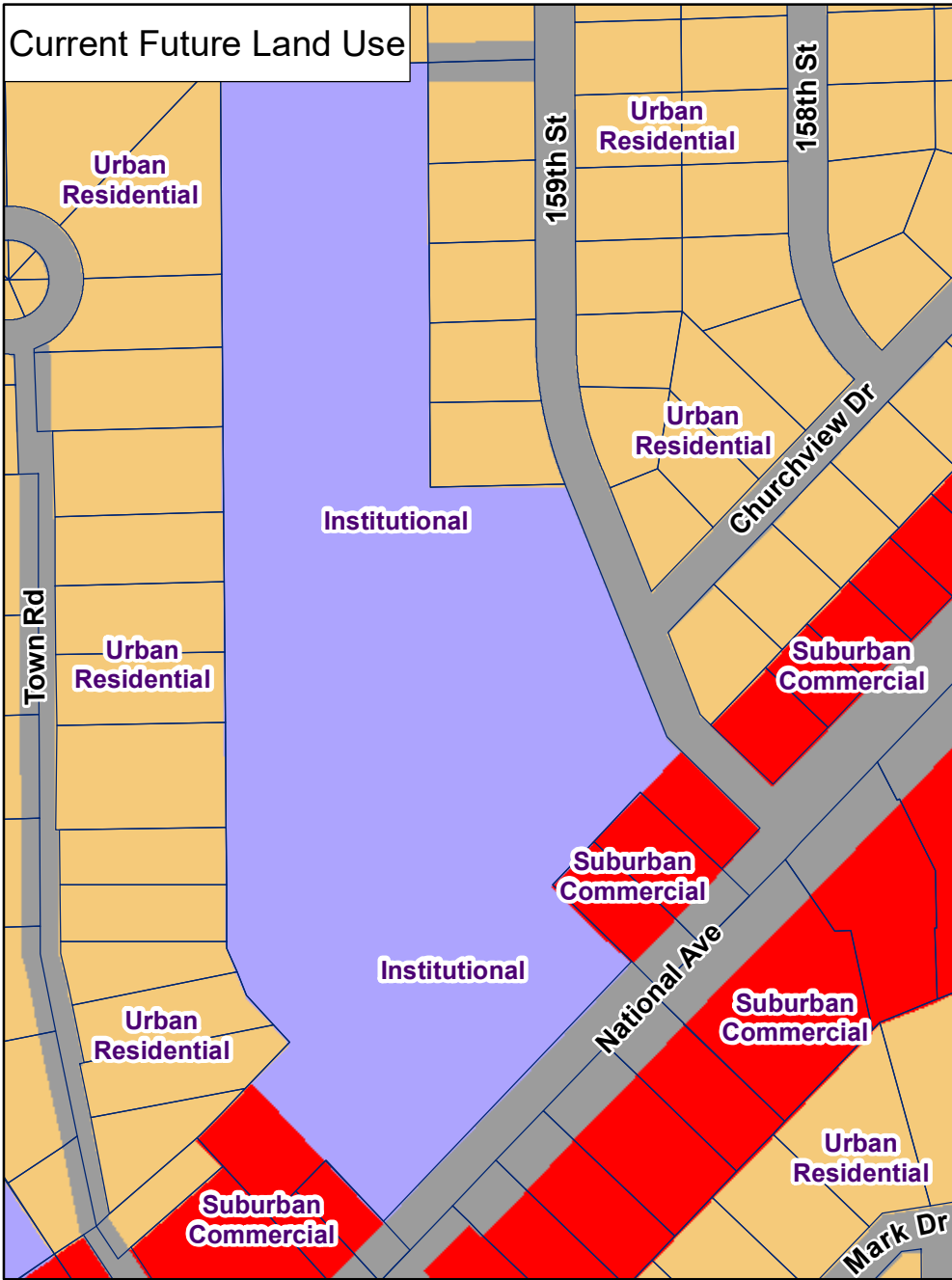
CP-2301585 / RZ-2301586 / LD-2301587
Holy Apostles Congregation
15970 W. National Ave. &
a portion of 16000 W. National Ave.



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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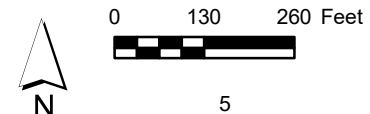
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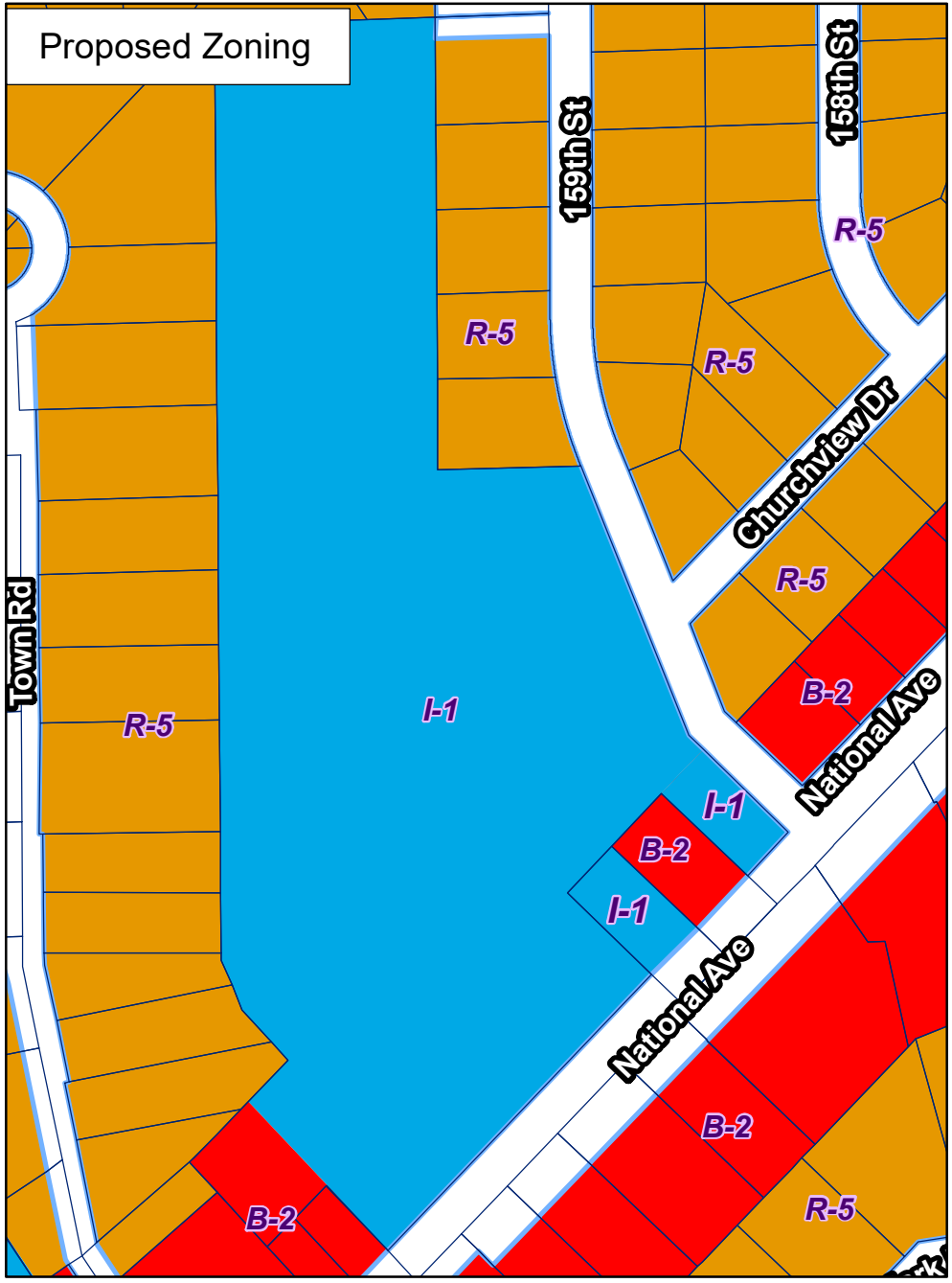
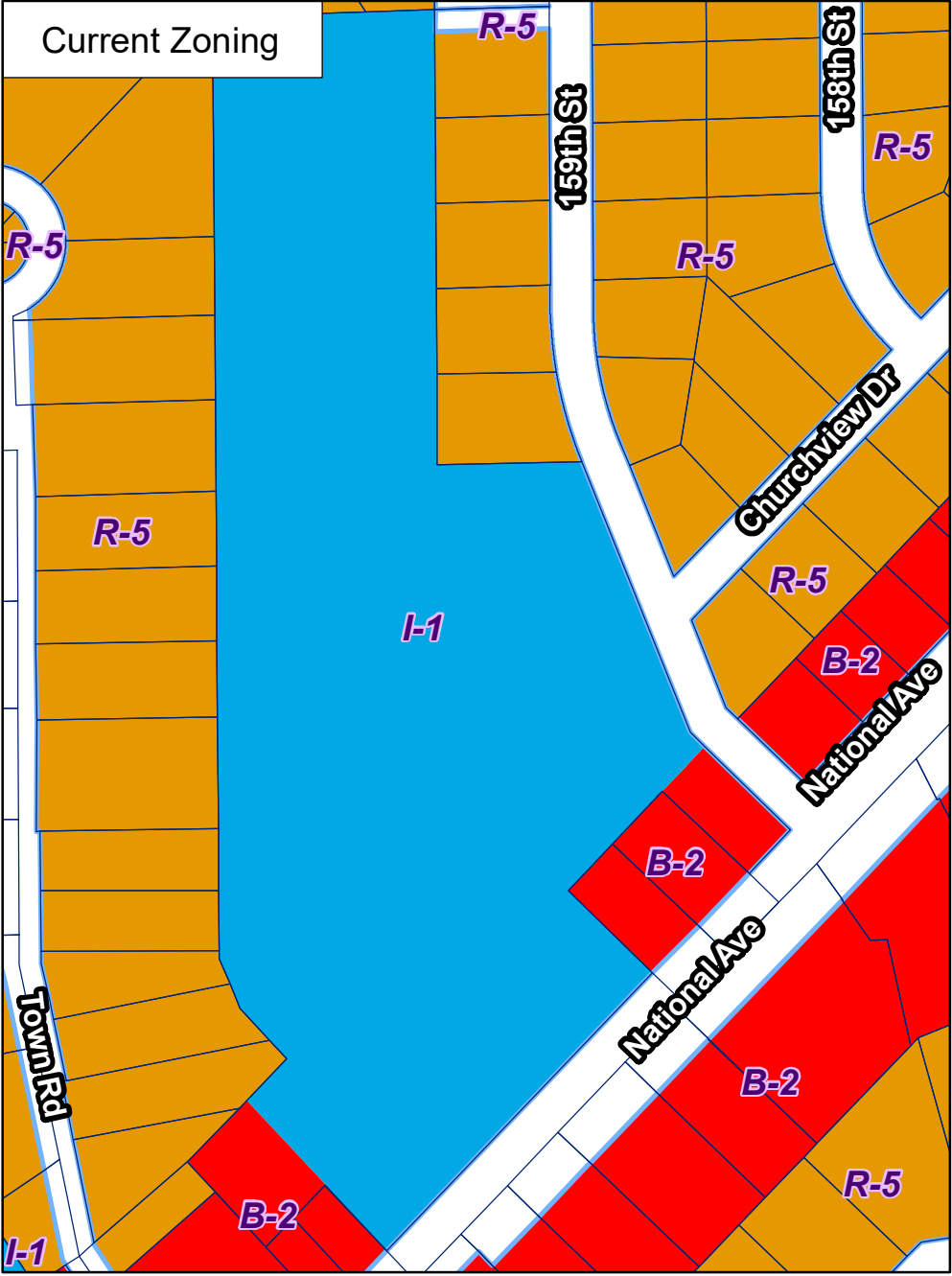
CP-2301585
Holy Apostles
15970 W. National Ave & a portion
of 16000 W. National Ave

Legend

Parcels

Road Right-of-Way

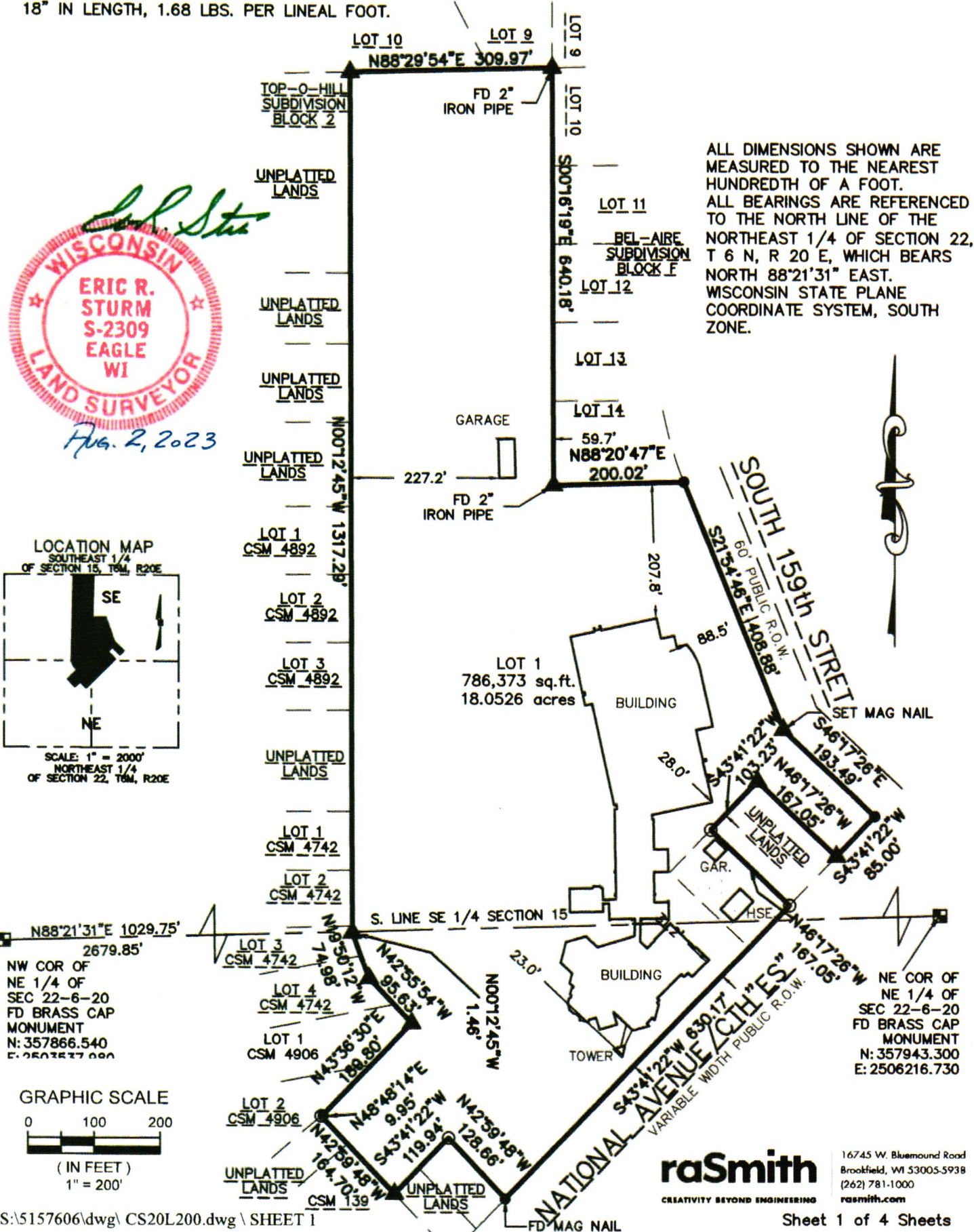




CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha County Register of Deeds in Book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin,

- ▲ INDICATES FOUND 1" IRON PIPE, UNLESS NOTED
- INDICATES FOUND 3/4" IRON ROD, UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, Eric R. Sturm, Professional Land Surveyor, do hereby certify:

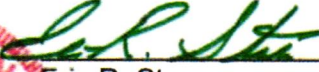
THAT I have surveyed, divided, and mapped Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha County Register of Deeds in Book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 22; thence North 88°21'31" East along the North line of said 1/4 Section 1029.75 feet to a point in the East line of Certified Survey Map No. 4742 and the point of beginning of lands to be described; thence North 00°12'45" West along said East line and its extension and the East line of Certified Survey map No. 4892 and its extension 1317.29 feet to a point in the South line of Top-O-Hill Subdivision; thence North 88°29'54" East along said East line 309.97 feet to a point in the West line of Block F in Bel-Aire Subdivision; thence South 00°16'19" East along said West line 640.18 feet to the Southwest corner of Lot 14 in said Block F; thence North 88°20'47" East along the South line of said Lot 200.02 feet to a point in the West line of South 159th /street; thence South 21°54'46" East along said West line 408.88 feet to a point; thence South 46°17'26" East along said West line 193.49 feet to a point in the Northerly line of National Avenue; thence South 43°41'22" West along said Northerly line 85.00 feet to a point; thence North 46°17'26' West 167.05 feet to a point; thence South 43°41'22" West and parallel to the Northerly line of National Avenue 103.23 feet to a point; thence South 46°17'26' East 167.05 feet to a point in the Northerly line of Nation Avenue; thence South 43°41'22" West along said Northerly line 630.17 feet to a point; thence North 42°59'48" West 128.66 feet to a point; thence South 43°41'22" West 119.94 feet to a point in the Easterly line of Certified Survey Map No. 139; thence North 42°59'48" West along said Easterly line and its extension 164.70 feet to a point in the Easterly line of Certified Survey Map No. 4906; thence North 48°48'14" East along said Easterly line 9.95 feet to a point; thence North 43°36'30" East along said Easterly line 189.80 feet to the most Easterly corner of Lot 1 of said Certified Survey Map; thence North 42°55'54" West along the Easterly line of said Certified Survey Map and its extension and the Easterly line of Certified Survey Map No. 4742 and its extension 95.63 feet to a point in the Easterly line of Certified Survey map No. 4742; thence North 19°50'12" West along the easterly line of Certified Survey Map No. 4742 a distance of 74.98 feet to a point; thence North 00°12'45" West along said Easterly line 1.46 feet to the point of beginning.
Containing 786,373 square feet or 18.0526 acres, more or less of land.

THAT I have made this survey, land division and map by the direction of HOLY APOSTLES CONGREGATION, owners of said land.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 235 of the Municipal Code of the City of New Berlin in surveying, dividing and mapping the same.

DATE August 2, 2023  (SEAL)
Eric R. Sturm
Professional Land Surveyor S-2309



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

HOLY APOSTLES CONGREGATION,, as owners, certify that they caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and City of New Berlin.

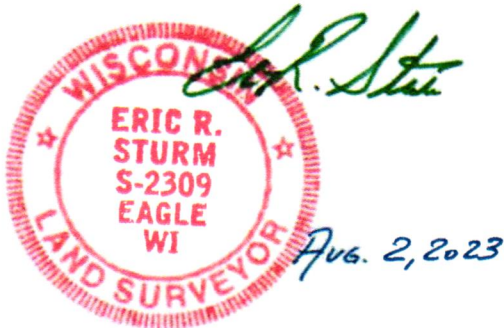
HOLY APOSTLES CONGREGATION, also certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin

WITNESS the hand and seal of HOLY APOSTLES CONGREGATION, this _____ day of _____, 2023.

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2023,
_____ and acknowledged that they executed the foregoing instrument.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

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COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of New Berlin on this _____ day of _____, 2023. All conditions of approval have been met as of this _____ day of _____, 2023.

David Ament, Mayor

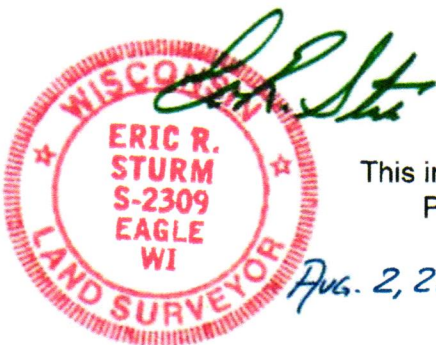
Rubina R. Medina, Clerk

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this _____ day of _____, 2023.

David Ament, Mayor/Chairperson

Nikki Jones, Secretary



This instrument was drafted by Eric R. Sturm,
Professional Land Surveyor S-2309

Aug. 2, 2023



Holy Apostles

CATHOLIC PARISH AND SCHOOL

July 23, 2023

Sent via email to: Kelly Wall and Kristen Hogan

Kelly Wall and Kristen Hogan
3805 South Casper Drive
New Berlin, WI 53151

Dear Ms. Wall and Ms. Hogan,

Thank you for meeting with Michael Schober, the attorney handling the property purchase and city applications for Holy Apostles Congregation Comprehensive Plan Amendment, rezoning, and land division. We truly appreciate the time and assistance from everyone at the city.

Please accept this letter to accompany the application for the Comprehensive Plan Amendment. With this application we would like to amend the city's comprehensive plan to include/connect the two parcels of land that Holy Apostles has acquired: 15850 W. National Ave. and 15970 W. National Ave., to our bigger campus, 16000 W. National Ave. The request is to change the future land use from Suburban Commercial to Institutional.

If this document doesn't meet the requirements for application, please advise so we can resubmit before the August 4th deadline.

Sincerely,

Terri Engsberg

Holy Apostles Pastoral Associate
tengsberg@hanb.org
262-786-0472

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Terri Engsberg on behalf of Holy Apostles Congregation / Rezoning

LOCATION: 15970 W. National Avenue (Tax Key #: 1212-992) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001)

REQUEST: Request to rezone the property located at 15970 W. National Avenue (Tax Key #: 1212-992) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001) from B-2 to I-1.

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

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of October 2, 2023

Terri Engsborg on behalf of Holy Apostles Congregation / Rezoning
15970 W. National Avenue (Tax Key #: 1212-992) and
a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001)

DATE STAFF REPORT PREPARED: August 28, 2023

APPLICANT / OWNER(S): Terri Engsborg on behalf of Holy Apostles Congregation / Holy Apostles Congregation

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at 15970 W. National Avenue (Tax Key #: 1212-992) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-001) from B-2 to I-1.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 8/4/2023

DATE OF COMPLETENESS DETERMINATION: 8/7/2023

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 5/3/2023, 6/15/2023, and 6/28/2023

Site Visit(s): 9/8/2023

CONCEPTUAL PLAN: A 1-Lot CSM has been submitted. (See File # LD-2301587)

SIZE OF DEVELOPMENT / PARCEL(S):

Parcel 1 (15970 W. National Avenue / Tax Key #: 1212-992): 0.4683 acres (0.3451 acres excl. ROW)

Parcel 2 (16000 W. National Avenue / Tax Key #: 1212-992): 17.7075 acres

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

CURRENT LAND USE: Commercial / Vacant

PROPOSED ZONING: I-1 (Institutional)

PROPOSED LAND USE: Church/Institutional

PROPOSED LOT SIZE(S): 18.0526 acres (See File # LD-2301587)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

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

West: Zoning: B-2 (General Retail Sales and Service District) Land Use: Commercial

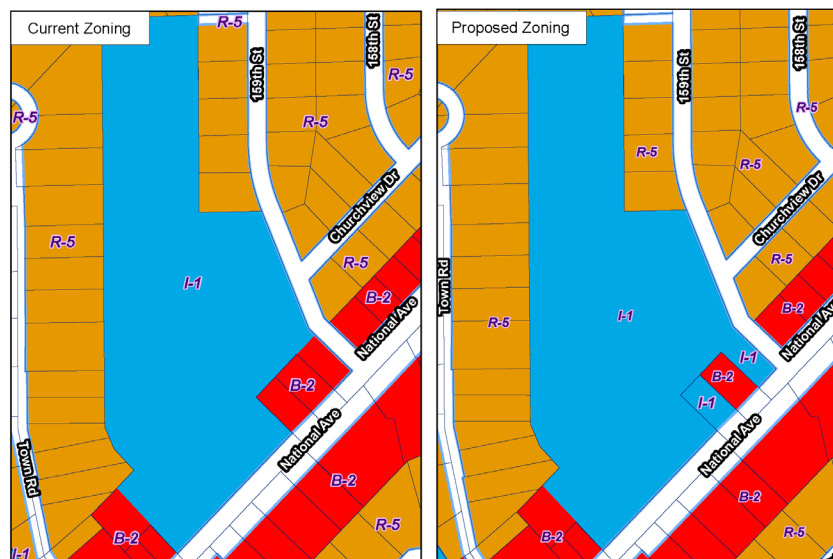
CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

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

Planning Context / Vision / Development Policies:

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Utilities should be relocated or placed underground whenever feasible to de-emphasize their visual prominence. Public streetscape improvements should be coordinated with private landscaping and site design. Commercial development will be focused at nodes along the corridor to minimize the “strip” appearance.*
- **Land Use:**
 - *Future Land Use Map: Suburban Commercial*
 - *2030 Future Land Use Map Suggestion: Institutional (See File #: CP-2301585)*



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

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No
Site Plan Required: Yes, see attached CSM.
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: Not Inventoried
Floodplain: No
Topography / Geologic: The site is relatively flat.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. No changes proposed at this time.

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: Yes
Basin Capacity Available: Yes
Adequate Linkage: Yes
Onsite System Required: No

WATER USAGE CALC.: No increase.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

12/7/1964	Plan Commission approval of church.
3/31/1997	Plan Commission approval of an addition and renovation of existing areas.
7/7/1997	Plan Commission approval of a garage building for maintenance equipment.
10/12/2010	Common Council approval of a 1-Lot CSM to combine the properties at 16000 W. National Avenue and the former 15850 W. National Avenue.
6/6/2011	Plan Commission approval for a waiver for a 15' buffer adjacent to a commercial use and additional parking via agreement with adjacent property.
2/15/2017	Architectural Review Committee approved a 400 square foot chapel addition.
12/4/2017	Plan Commission approval of a cemetery expansion.

3/20/2018 Architectural Review Committee approved a 9,466 square foot addition.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

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

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

The Future Land Use map identifies the area as Suburban Commercial. The applicant has filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2301585) to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 15 – “Neighborhood E”) from Suburban Commercial to Institutional.

- b. *Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*

Yes, the proposed rezoning is compliant. This property is currently served by public sanitary sewer and water facilities.

- c. *Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;*

Yes, the proposed rezoning is compliant.

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

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

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

Yes, the proposed rezoning is compliant.

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

No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan, as proposed to be amended with application # CP-2301585.

- 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 Comprehensive Plan Amendment (See File #: CP-2301585) and 1-Lot CSM (See File #: CP-2301587). Action for these applications is anticipated for the November 6, 2023 Plan Commission meeting.

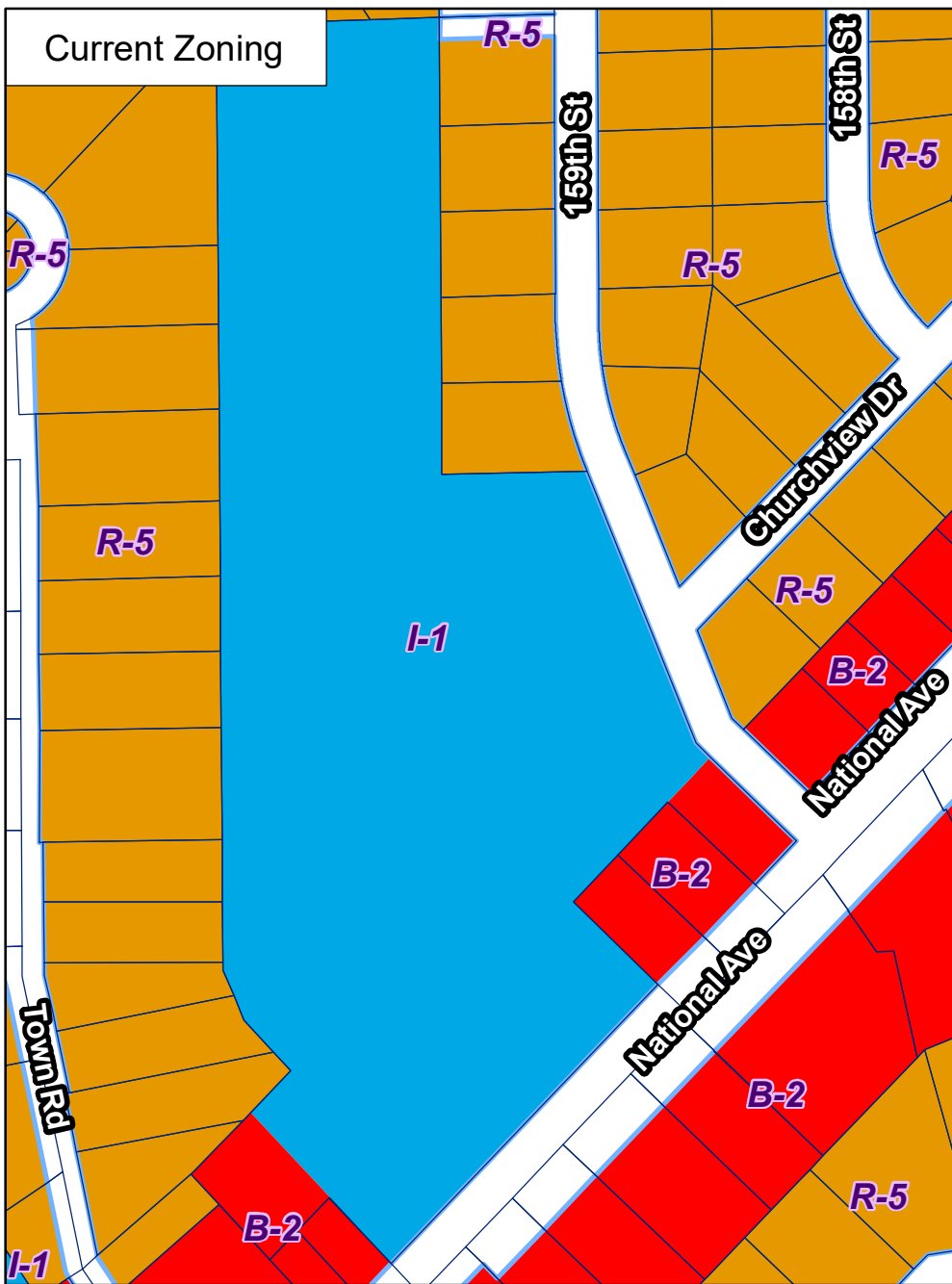
D.R.C. RECOMMENDATION:

Public hearing only, no action: **See Executive Summary.**

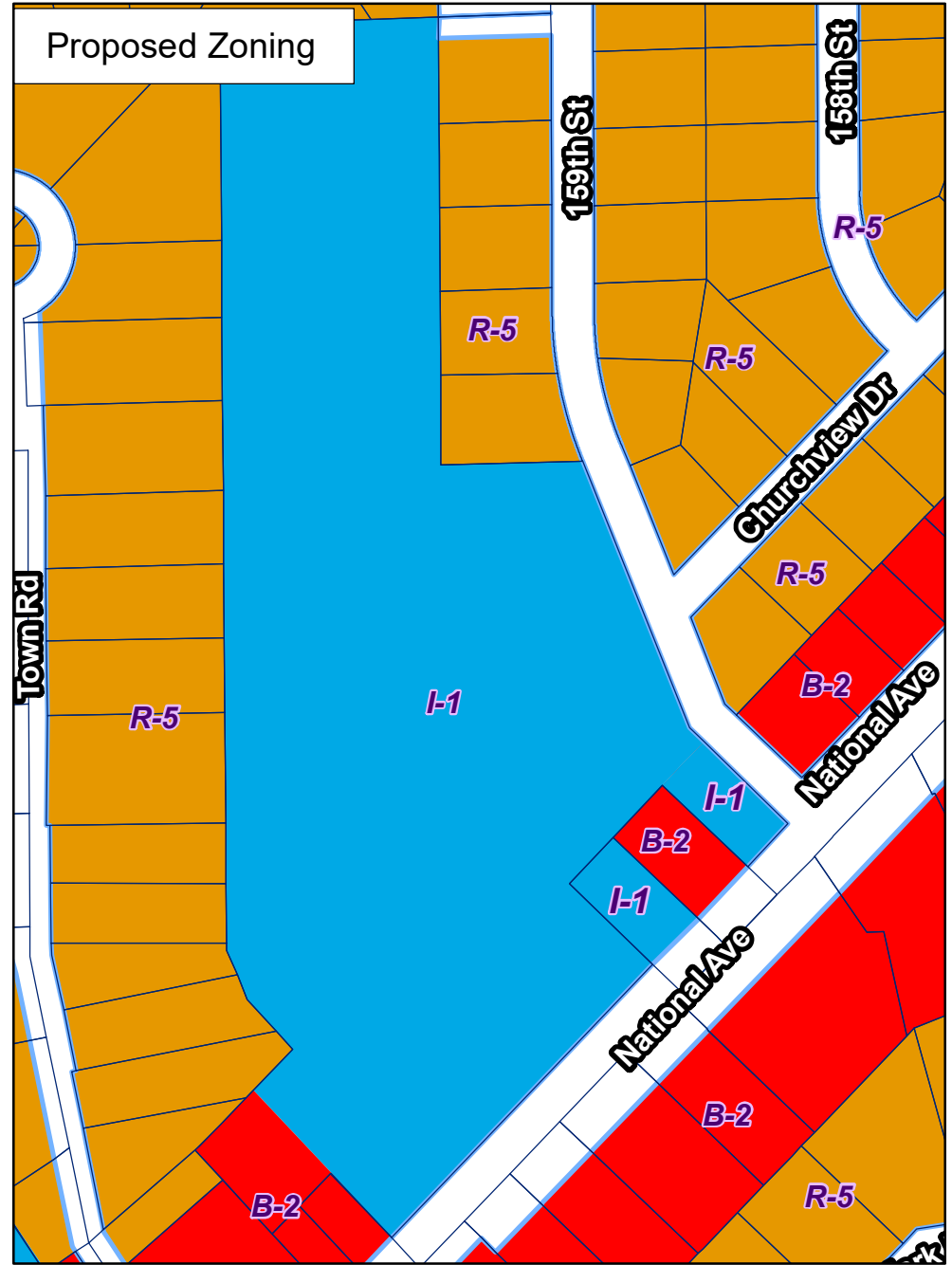
ATTACHMENTS:

Location Map
Zoning Comparison Map
CSM
Applicant Letter

Current Zoning



Proposed Zoning



City of New Berlin
Community Development

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

RZ-2301586
Holy Apostles
15970 W. National Ave &
a portion of 16000 W. National Ave

Legend

- Parcels
- Road Right-of-Way

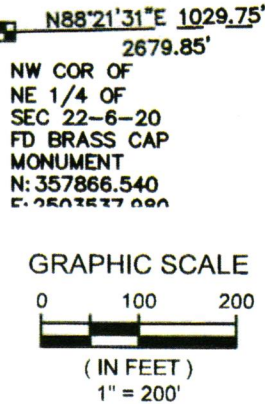
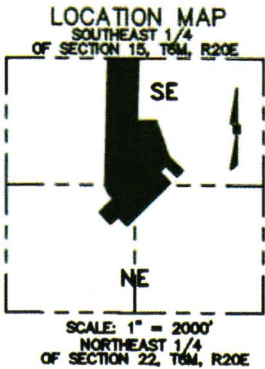


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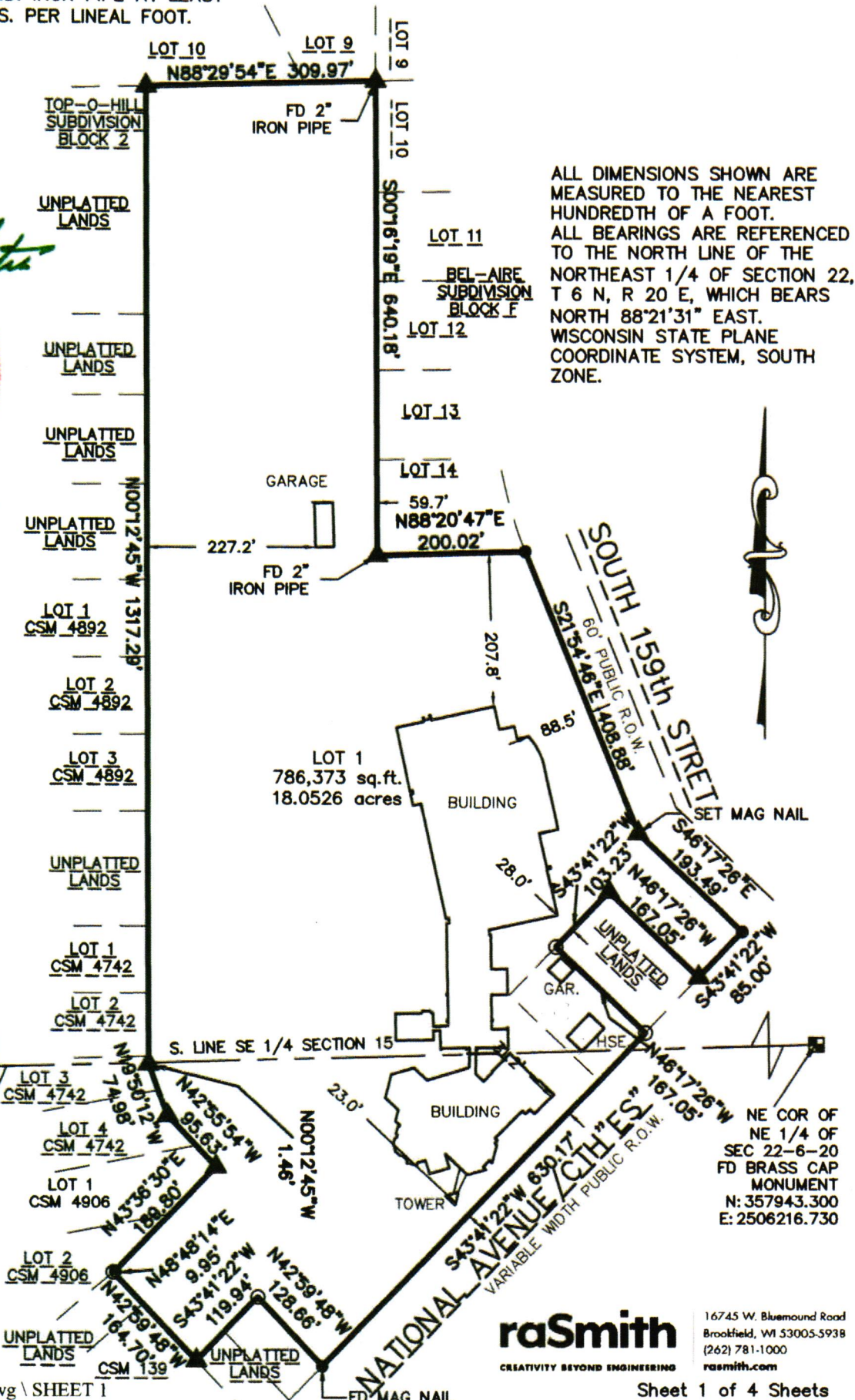
CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha County Register of Deeds in Book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin,

- ▲ INDICATES FOUND 1" IRON PIPE, UNLESS NOTED
- INDICATES FOUND 3/4" IRON ROD, UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.



S:\5157606\dwg\ CS20L200.dwg \ SHEET 1



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, Eric R. Sturm, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha County Register of Deeds in Book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 22; thence North 88°21'31" East along the North line of said 1/4 Section 1029.75 feet to a point in the East line of Certified Survey Map No. 4742 and the point of beginning of lands to be described; thence North 00°12'45" West along said East line and its extension and the East line of Certified Survey map No. 4892 and its extension 1317.29 feet to a point in the South line of Top-O-Hill Subdivision; thence North 88°29'54" East along said East line 309.97 feet to a point in the West line of Block F in Bel-Aire Subdivision; thence South 00°16'19" East along said West line 640.18 feet to the Southwest corner of Lot 14 in said Block F; thence North 88°20'47" East along the South line of said Lot 200.02 feet to a point in the West line of South 159th /street; thence South 21°54'46" East along said West line 408.88 feet to a point; thence South 46°17'26" East along said West line 193.49 feet to a point in the Northerly line of National Avenue; thence South 43°41'22" West along said Northerly line 85.00 feet to a point; thence North 46°17'26" West 167.05 feet to a point; thence South 43°41'22" West and parallel to the Northerly line of National Avenue 103.23 feet to a point; thence South 46°17'26" East 167.05 feet to a point in the Northerly line of Nation Avenue; thence South 43°41'22" West along said Northerly line 630.17 feet to a point; thence North 42°59'48" West 128.66 feet to a point; thence South 43°41'22" West 119.94 feet to a point in the Easterly line of Certified Survey Map No. 139; thence North 42°59'48" West along said Easterly line and its extension 164.70 feet to a point in the Easterly line of Certified Survey Map No. 4906; thence North 48°48'14" East along said Easterly line 9.95 feet to a point; thence North 43°36'30" East along said Easterly line 189.80 feet to the most Easterly corner of Lot 1 of said Certified Survey Map; thence North 42°55'54" West along the Easterly line of said Certified Survey Map and its extension and the Easterly line of Certified Survey Map No. 4742 and its extension 95.63 feet to a point in the Easterly line of Certified Survey map No. 4742; thence North 19°50'12" West along the easterly line of Certified Survey Map No. 4742 a distance of 74.98 feet to a point; thence North 00°12'45" West along said Easterly line 1.46 feet to the point of beginning.
Containing 786,373 square feet or 18.0526 acres, more or less of land.

THAT I have made this survey, land division and map by the direction of HOLY APOSTLES CONGREGATION, owners of said land.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 235 of the Municipal Code of the City of New Berlin in surveying, dividing and mapping the same.

DATE August 2, 2023  (SEAL)
Eric R. Sturm
Professional Land Surveyor S-2309



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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OWNER'S CERTIFICATE

HOLY APOSTLES CONGREGATION,, as owners, certify that they caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and City of New Berlin.

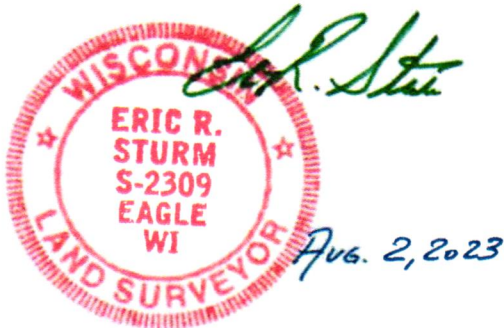
HOLY APOSTLES CONGREGATION, also certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin

WITNESS the hand and seal of HOLY APOSTLES CONGREGATION, this _____ day of _____, 2023.

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2023,
_____ and acknowledged that they executed the foregoing instrument.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

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COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of New Berlin on this _____ day of _____, 2023. All conditions of approval have been met as of this _____ day of _____, 2023.

David Ament, Mayor

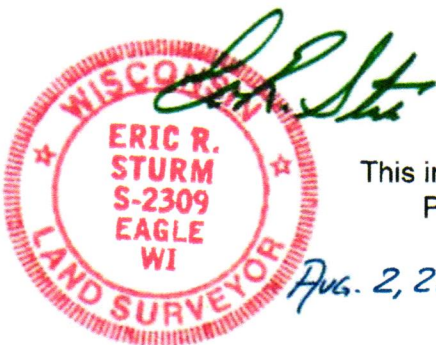
Rubina R. Medina, Clerk

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this _____ day of _____, 2023.

David Ament, Mayor/Chairperson

Nikki Jones, Secretary



This instrument was drafted by Eric R. Sturm,
Professional Land Surveyor S-2309

Aug. 2, 2023



16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



July 23, 2023

Sent via email to: Kelly Wall and Kristen Hogan

Kelly Wall and Kristen Hogan
3805 South Casper Drive
New Berlin, WI 53151

Dear Ms. Wall and Ms. Hogan,

Thank you for meeting with Michael Schober, the attorney handling the property purchase and city applications for Holy Apostles Congregation Comprehensive Plan Amendment, rezoning, and land division. We truly appreciate the time and assistance from everyone at the city.

Please accept this letter to accompany the application for the rezoning. With this application we would like to rezone the two properties, 15850 W. National Ave. and 15970 W. National Ave. from business, B-2 to institutional, I-1 to be consistent with the church's current zoning.

If this document doesn't meet the requirements for application, please advise so we can resubmit before the August 4th deadline.

Sincerely,

Terri Engsberg
Holy Apostles Pastoral Associate
tengsberg@hanb.org
262-786-0472

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ryan Janssen, Ryan's Buying LLC / Rezoning

LOCATION: 5751 S. Sunny Slope Road (Tax Key #: 1289.994.002)

REQUEST: Request to rezone the property located at 5751 S. Sunny Slope Road (Tax Key #: 1289.994.002) from A-2 to R-6.

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

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of October 2, 2023

Ryan Janssen, Ryan's Buying LLC / Rezoning
5751 S. Sunny Slope Road (Tax Key #: 1289.994.002)

DATE STAFF REPORT PREPARED: August 31, 2023

APPLICANT / OWNER(S): Theofila C Krokowski Living Trust

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at 5751 S. Sunny Slope Road (Tax Key #: 1289.994.002) from A-2 to R-6.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/30/2023

DATE OF COMPLETENESS DETERMINATION: 6/30/2023

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 6/16/2023

Staff Site Visit: 8/1/2023

CONCEPTUAL PLAN: Yes. Plan Commission reviewed at the 8/1/2023 Site Walk and at the 8/14/2023 Plan Commission meeting (see File #: SP-2301340).

SIZE OF DEVELOPMENT / PARCEL(S): 17.39 acres

CURRENT ZONING: A-2 (Agricultural and Rural Holding District)

CURRENT LAND USE: Agricultural

PROPOSED ZONING: R-6 (Section 35 Low-Density Single-Family Residential District)

PROPOSED LAND USE: Single-family residential

PROPOSED LOT SIZES: 25,000 SF minimum lot area

PROPOSED DENSITY: 17.39 total acres / 14 lots = 1 lot per 1.2 acres.

ADJACENT ZONING AND LAND USE:

North: Zoning: R-1/R-2 & R-6

Land Use: Single Family Residential

South: Zoning: P-2

Land Use: City Park

East: Zoning: R-3 & C-2

Land Use: Single Family Residential

West: Zoning: P-2

Land Use: City Park

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 17: Neighborhood G: Sections 26 & 35 South Moorland Road Corridor: Yes, the concepts meet the intent of this Chapter.

Vision:

- *Even though neighborhood G is unique, it cannot be independently planned separately from neighborhood H. The two neighborhoods are integrated and will share land uses, new roadway and trail connections and should be considered as one cohesive area. In determining an appropriate lot size for this Section, the team needed to better understand approximately how many units could fit into the residential portion identified on the Future Land Use Map based on various lot size combinations. Historically, this area called for a maximum gross density of 1 dwelling unit per 2 acres south of Grange Avenue. After careful review and looking at a variety of development concept scenarios, for what the land could hold in this area, rather than focusing on a density for this area, it was determined that lot size and various environmental constraints will be the focus. The lot sizes in this area under the R-6, Section 35 Low-Density Single-Family District, will have a minimum lot size similar to that of the adjacent subdivisions east of Sunny Slope Road. The Plan Commission and Common Council may approve smaller lot sizes pursuant to the City's zoning and subdivision codes and the vision for Neighborhood "G", in order to protect environmental features such as woodlands and tree lines, provide for additional tree protection and/or avoid steep topography. All lots shall adhere to the City's adopted zoning and subdivision codes. The future land use map for Urban Residential in Section 35 identifies approximately 199 net acres of land to be developed under the newly created R-6 Zoning District. The vision for Section 35 includes the following elements that have been incorporated into the development of the plan:*
 - *A system of meaningful pedestrian connections to create a walkable and connected community.*
A paved trail shall be required to connect these lots to the park to the south. An off road sidepath shall be constructed along Sunny Slope Road to connect to the existing off road sidepath to the north and south of this property.
 - *Focus on sound planning and architecture practices.*
Per §275-59C(1)(d)[6][g] R-6, Section 35 Low-Density Single-Family Residential District states, "Home construction in the R-6 District shall utilize architectural materials similar in quality to subdivisions east of Sunny Slope Road. An approval from an architectural review board of the homeowner's association may be required prior to issuance of the building permits from the City."
 - *Provide a regional park complex.*
Applicant understands the park complex is located west and south of this parcel and will note this on the future plat so that future land owners are aware.
- *The recommended development for Neighborhood G balances new residential areas with new business park land uses as well as an approximately 96 plus acre park complex that would contain a mixture of active and passive park uses. Housing areas in Neighborhood G should reflect the character and quality of adjacent subdivisions classified as Suburban and Urban Residential on the future land use map. The southern portion of Neighborhood G, consisting mostly of Section 35 which is roughly the area of Grange Avenue to the North, College Avenue to the South, Moorland Road to the West and Sunny Slope Road to the East, shall be reserved for low-density single-family subdivision development that balances development with existing sensitive environmental features including wetlands, woodlands, existing tree rows, floodplain and environmental corridors.*

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.*
Adjacent parcels will continue to be farmed.
- *As development occurs, require off-road paths and trail connections, where appropriate to connect to the City's Utility easement / public trail and on-road bike paths for both residential and non-residential development to create an interconnected trail system for much of the Section 34/35 area. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.*
A paved trail shall be required to connect these lots to the park to the south. An off road sidepath shall be constructed along Sunny Slope Road to connect to the existing off road sidepath to the north and south of this property.
- *Include on-road bike paths for new streets and on existing streets where possible for non-residential development and major thoroughfares, and again, in order to create an interconnected trail system for much of the Section 34/35 area. Work to create linkages to the off-road paths and trail system through private development and/or public projects. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.*
A paved trail shall be required to connect these lots to the park to the south. An off road sidepath shall be constructed along Sunny Slope Road to connect to the existing off road sidepath to the north and south of this property.
- *Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.*
The development plan is consistent with the Future Land Use Map. This development shall connect to City Sewer and Water (currently there is no service provided to this parcel).

Land Use

- *Future Land Use Map: Urban Residential*

ZONING CODE (Chapter 275): The lots will need to meet the requirements in §275-33B(7). 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 §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 concept subdivision plan (see File #: SP-2301340).

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, a small portion of Secondary Environmental Corridor is located in the northwest corner of the parcel.

Wetland On Property: Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023.

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes from the northwest to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: A paved trail shall be required to connect these lots to the park to the south. An off road sidepath shall be constructed along Sunny Slope Road to connect to the existing off road sidepath to the north and south of this property.

- The Comprehensive Plan, Chapter 6, Figure 6.16
 1. Sunny Slope Road is identified as having on road and off road pedestrian trail facilities.
- The Comprehensive Plan, Chapter 6, Section "Needs Assessment for Bicycle and Pedestrian Routes"
 1. *"Better bicycle and pedestrian trail linkages between residential subdivisions and other subdivisions, parks, schools, libraries and commercial nodes."*
- The Comprehensive Plan, Chapter 6, Section "Policies for multi-modal transportation"
 1. *"Construct bicycle and pedestrian facilities as recommended by the Comprehensive Plan."*

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Subdivision boundary is shown on the concept 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: Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023.

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: Yes

Basin Capacity Available: Yes

Adequate Linkage: This development shall connect to City Sewer and Water (currently there is no service provided to this parcel).

Onsite System Required: No

WATER USAGE CALC.: Estimated 250 GPD per new single-family lot.

TRAFFIC IMPACT: TIA will not be required at the time of preliminary plat since the project doesn't meet the threshold.

SCHOOL DISTRICT IMPACT: 8.26 total estimated students

Elementary – 4.34 students (14 lots * 0.31 students)

Middle – 1.96 students (14 lots * 0.14 students)

High School – 1.96 students (14 lots * 0.14 students)

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

PREVIOUS ACTION: SOUTH MOORLAND ROAD (SECTION 35) COMPREHENSIVE PLAN AMENDMENTS:

Approximately two years of public comment and 29 meetings held with those interested in the Comprehensive Plan Amendments for Chapters 10, 17, and 18 to plan Section 35, South Moorland Road Corridor area.

- **12/1/2014** Staff presented a memo to the Plan Commission dated November 10, 2014 summarizing the Section 35 Master Planning Update.
- **3/28/2015** Staff began holding the South Moorland Road Corridor – Neighborhood Plan – “Staff Open Office Hours”. Office hours continued through June. Upwards of 12,000 postcards were sent to residents in the City of New Berlin notifying them of the office hours in June.
- **4/8/2015** Staff notified the Plan Commission of the South Moorland Road Corridor – Neighborhood Plan – “Staff Open Office Hours”.
- **5/4/2015** Plan Commission requested the Common Council set a Public Hearing date for June 29, 2015 (Note: item tabled at the May 12, 2015 Common Council meeting in order to provide more time for discussions with the property owners).
- **7/28/2015** Common Council set a date for a Public Hearing on 9/9/15 for the amendments.
- **8/24/2015** Special Plan Commission Meeting - Commission presentation & discussion on recommendations and action.
- **9/9/2015** Public Hearing.
- **10/5/2015** Plan Commission adoption of Resolution #: 15-03 & recommendation to Council.
- **10/13/2015** Common Council adoption of Ordinance 2553 to approve the amendments to the Comprehensive Plan.

PREVIOUS ACTION: SOUTH MOORLAND ROAD CORRIDOR (SECTION 35) ZONING CODE AMENDMENTS:

The Plan Commission adopted amendments to the Zoning Code reflecting the Comprehensive Plan amendments above, which established new Zoning Districts for this area of the City, which included the R-6, Section 35 Low-Density Single-Family Residential District and P-2, Section 35 Park Complex District.

- **12/7/2015** Plan Commission held a public hearing.
- **1/6/2016** Plan Commission recommend to Common Council adoption of an Ordinance to approve the amendments.
- **1/12/2016** Common Council adoption of Ordinance 2558 to approve the amendments to the Zoning Code.

PREVIOUS ACTION:

- **8/31/2020** Plan Commission held a public hearing on the rezoning.
- **10/5/2020** Plan Commission accepted a request from the applicant to withdraw their requests for a similar rezoning and land division.
- **3/6/2023** Plan Commission held a public hearing on the rezoning (See File#: RZ-2300230)
- **4/13/2023** Plan Commission recommend to Common Council adoption of an Ordinance to approve the rezoning and approval of a 2-Lot CSM.
- **4/25/2023** Common Council adoption of Ordinance 2669 to approve the rezoning and approval of a 2-Lot CSM.
- **8/1/2023** Plan Commission site walk for Theofila Estates Concept Subdivision.
- **8/14/2023** Plan Commission review concept plan for 14-lot subdivision.

CONSISTENCY WITH PREVIOUS ACTION: Yes

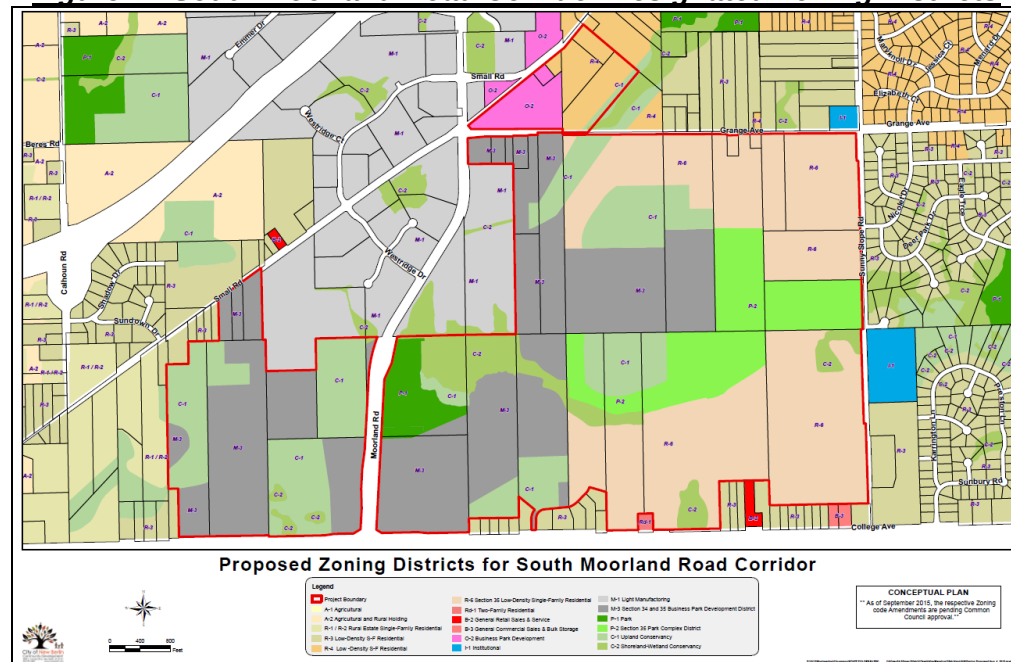
FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code §275-22(F):
 - a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;

The Future Land Use map identifies this area as Urban Residential. The rezoning request is consistent with the Comprehensive Plan and Zoning Code §275-13.1H(4) Section 34-35 Transitional Provisions: South Moorland Road Corridor, which states, “Section 35 is an area that is envisioned to be a mix of business park industrial, office, retail, residential, and passive and active park uses. In order to implement the conceptual neighborhood plan, the City has created three new zoning districts specifically for this geographic area. They include a new R-6 (Section 35 Low-Density Single-Family Residential), M-3 (Section 34 & 35 Business Park Development District) and P-2 (Section 35 Park Complex District). The City’s comprehensive plan, Chapter 10, Land Use, Figure 10.5 identifies the Future Land Uses for this area. Below, Figure I-1 identifies the pending designated zoning districts. All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions. See map below.”

Please see also detailed information in “Conformance with Comprehensive Plan” section above.

Figure I-1 South Moorland Road Corridor Designated Zoning Districts



- b. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Yes, the proposed rezoning is compliant. This development shall connect to City Sewer and Water (currently there is no service provided to this parcel).

- 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. Development of this area has been anticipated and accommodated for.

- 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, it is compliant. Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023. Secondary Environmental Corridor shall not be located on platted lots.

- 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, it is compliant.

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

No, it will not be a spot zoning. It will be consistent with the Comprehensive Plan and the considerable planning efforts for the South Moorland Road Corridor.

- 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 site visit was held with the Plan Commission and general public on August 1, 2023.
- 3. A neighborhood informational meeting was held on September 20, 2023. Neighbors were able to ask the applicant questions about the project. A summary is attached to the staff report.
- 4. Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023.
- 5. Fire hydrants shall be spaced per City Ordinance.
- 6. Consider adding a pedestrian trail with a paved access to the Section 35 park between lots 9 and 10. This would have a dual purpose of providing a paved access over the water or sewer mains.
- 7. There will be a future paved trail along Sunny Slope Road.
- 8. No lots are allowed to have water or sanitary lateral connections to the interceptor to the south. New water and sewer mains shall be connected to the interceptor and laterals connected to the new mains.

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

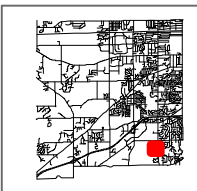
ATTACHMENTS:

Location Map
Zoning Comparison Map
Concept Subdivision Plan
9/20/2023 Neighborhood Meeting Summary

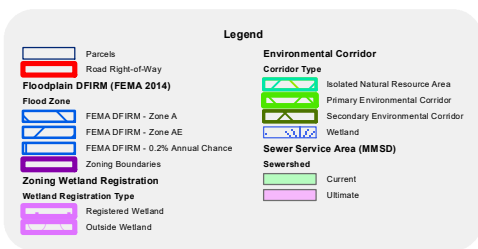
RZ-2301341

Theofila Estates Rezoning

5751 S. Sunny Slope Road

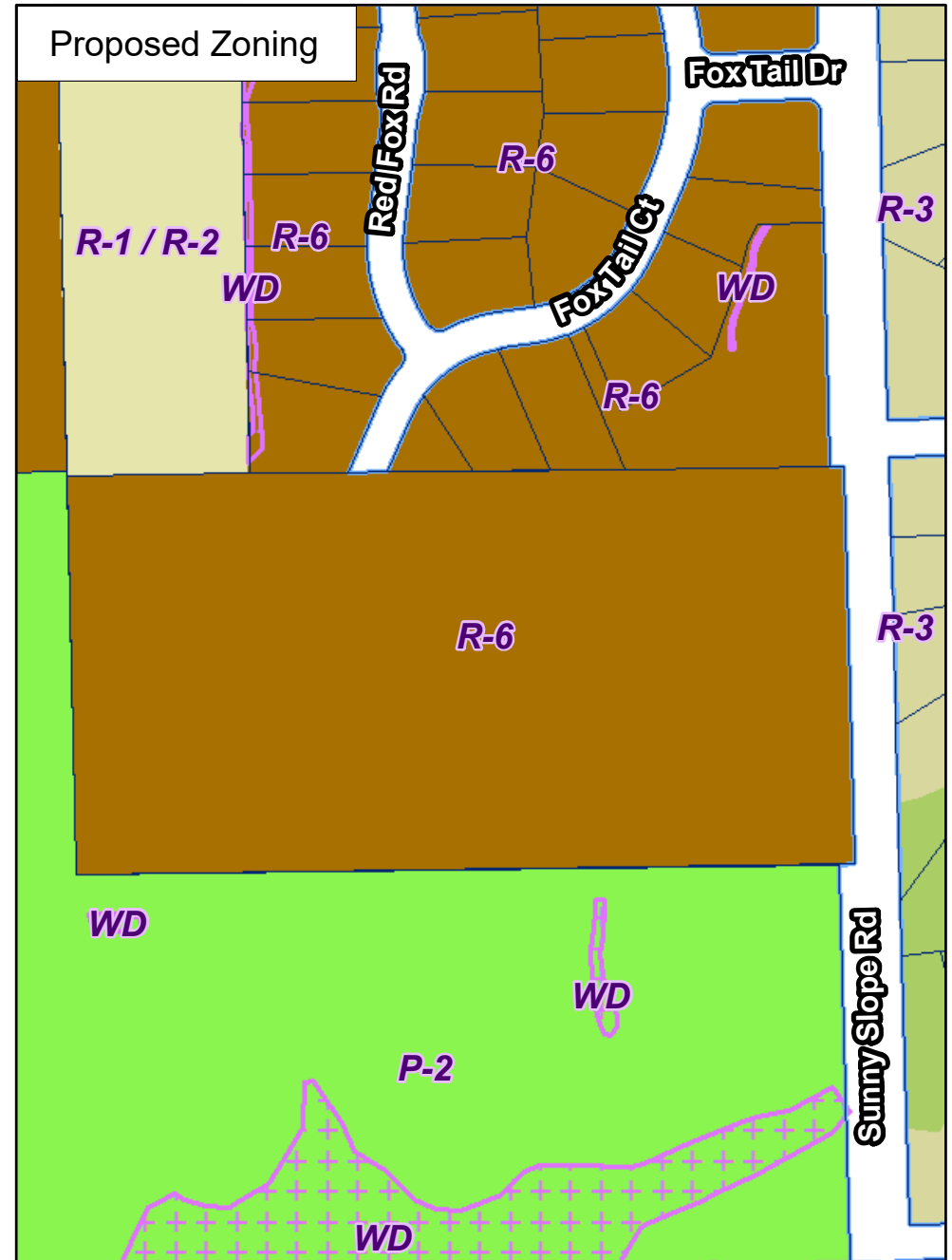
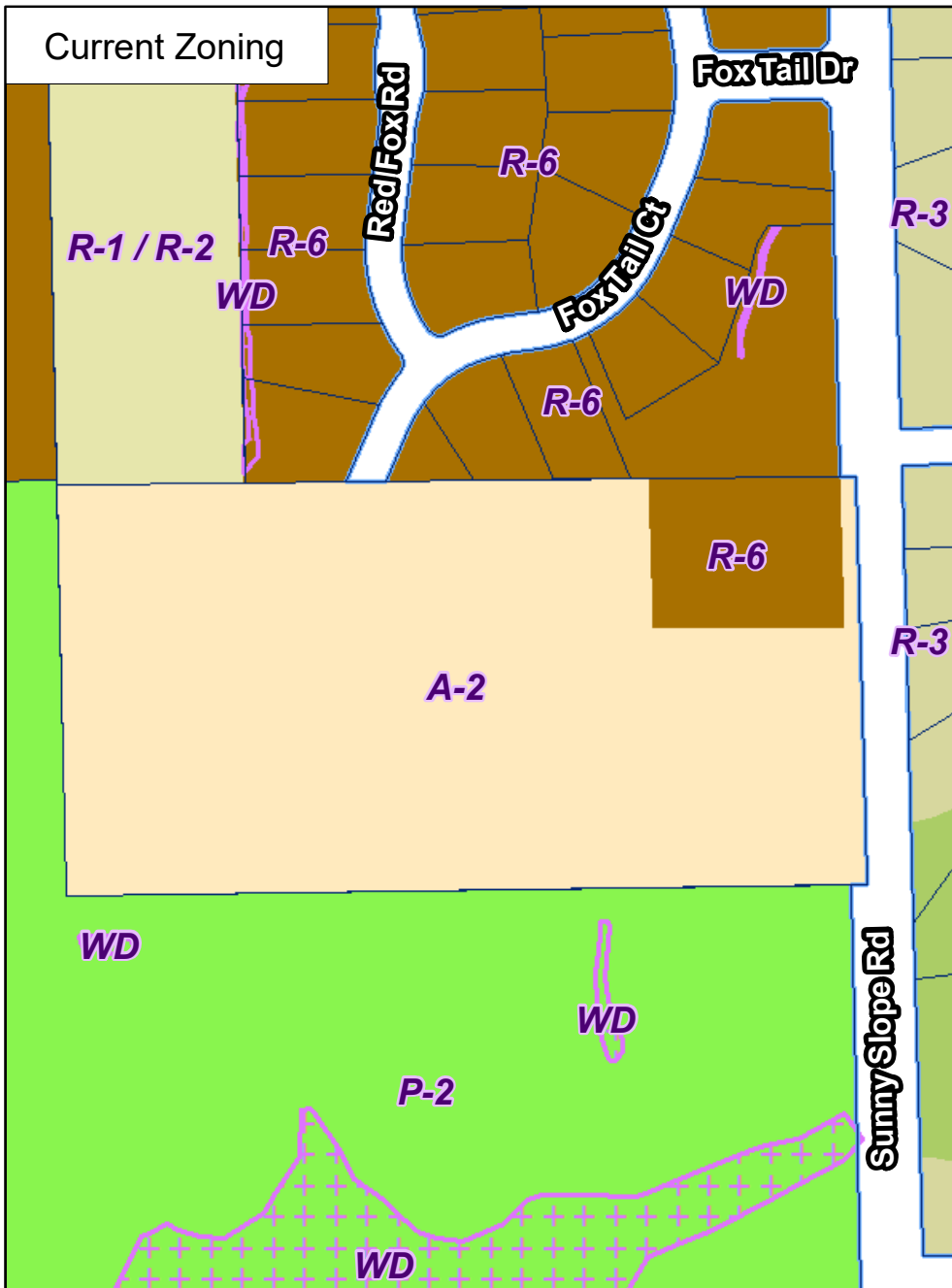


City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



0 95 190 Feet

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

*Optional Lot Size Reduction to 20,000 sq ft for R-6 per 275.33D(17).
Plan Commission and Common Council may approve smaller lot sizes, including reduced lot width and depth, where appropriate, in order to protect environmental features such as waterways, woodlands and tree lines, provide for additional tree protection and/or avoid steep topography, any allowed lots smaller than 25,000 square feet shall adhere to the City's adopted zoning and subdivision codes. Additional landscaping/screening requirements may apply.

EXHIBIT A

TREE PRESERVATION EASEMENT RESTRICTIONS:

Those areas identified as TREE PRESERVATION EASEMENT in this Subdivision shall be subject to the following restrictions:

1. The grading, filling and/or removal of topsoil is prohibited.
2. The removal or destruction of vegetative cover, i.e. trees, shrubs, grasses, etc. is prohibited with the exception that dead, dying or diseased vegetation may be removed at the discretion of the land owner under the recommendation of a forester or naturalist with approval from the City of New Berlin Department of Community Development. Invasive plant species, as identified by the Wisconsin Department of Natural Resources, may also be removed with approval from the City of New Berlin Department of Community Development.
3. The construction of any permanent or temporary structures, fencing, pools, decks, play equipment or the like is prohibited.
4. The introduction of any plant material not indigenous to the existing environment is prohibited.
5. Unauthorized removal of trees within the Tree Preservation Easement shall require re-planting in accordance with the City's Tree Replacement Policy noted in the Zoning Code Section 275-54B(6). Because the species and/or quality of the tree that has been removed is not able to be determined after-the-fact, the required number of replacement trees will be based on the stump size, regardless of the species or quality of the original tree.

EXISTING WETLAND
(HEARTLAND
ECOLOGICAL 2023)

WETLAND DELINEATION:

Wetland boundaries shown herein were delineated and provided by Heartland Ecological Services, dated 5/18/2023

FUTURE ADJACENT PARKLAND:

Krokowski Property is located adjacent to a future active park complex. This future park area will include ball fields, possibly with lighting, as well as a variety of other activities to be determined as park planning is finalized.

SITE PLAN

A

KROKOWSKI PROPERTY

CITY OF NEW BERLIN, WI

SIDE ENTRY GARAGE SETBACKS:

When a garage is proposed with an entry facing an interior lot line, the garage shall be set back a minimum of 30 feet from the lot line opposite the garage door. The setback shall be measured perpendicular from the edge closest to the street of each garage door opening. There shall be a twenty-four-foot access radius in and out of the garage door. The side-entry driveway shall be located not less than five feet from the side lot line.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

DEVELOPMENT SUMMARY

Total Lots - 14 lots

Total Area - 17.39 acres
[Lot 2 of CSM]

Developable Area - 17.24 acres
[Excludes 0.15 ac of Wetland]

Density - 0.81 un/ac net
Street Length - 790 lf
(56.42 lf/lot)

Zoning: R-6

Design Criteria:

Lot Area = 25,000 s.f. (Min.)*

Lot Width = 110' (Typical)

130' (Corner Lot)

Setbacks:

Front = 30 Ft.

Side = 10 Ft.

Rear = 25 Ft.



Scale: 1" = 50' (22"x34")

Scale: 1" = 100' (11"x17")

DATE: 05-24-2023

9/20/2023 INFORMATIONAL MEETING SUMMARY **(THEOFILA ESTATES SUBDIVISION / REZONING)**

Connection from Theofila Estates to the north (Red Fox Rd)

- The threshold for number of lots allowed on a cul-de-sac is 15 lots. With the one existing lot on the stub street and the 14 proposed lots, the maximum number of lots would be met. This is referenced in the Development Handbook (DH 5.1.4.2).
- An extension of Red Fox Rd was always planned for, hence why the developers of Red Fox Crossing Subdivision were not required to construct a cul-de-sac when the subdivision was developed and instead granted the City a temporary public road easement (DH 5.1.4.1).
- Stop signs are not warranted at T-intersections (Red Fox Rd and Fox Tail Ct intersection) unless there is documented crash history and the traffic volume warrants it. A stop sign would not be required with this development (MUTCD Section 2B.06).

Connection from Theofila Estates to the south (City Park)

- A paved utility easement (over the new sewer and water services) will be required to connect Theofila Estates to the park to the south in the form of a 10' wide pedestrian path.

Connection from Theofila Estates to the east (Sunny Slope Rd)

- Less access points on Sunny Slope Rd reduces the number of conflict points on arterials.
- The proposed plan considers the grade and site features (stormwater pond). The low ground elevations on the back of the Krokowski farmstead (lot 1 of the CSM) will make any potential development near Sunny Slope Rd more difficult. The proposed roads within Theofila Estates are expected to be 6' + higher than Sunny Slope Rd to meet all the City requirements for development.
- Based on the basic principles of access management, the location of driveways and major entrances shall minimize interference with traffic operations. Driveways and entrances shall be located away from other intersections to minimize crashes, to reduce traffic interference and to provide adequate storage lanes for vehicles turning into entrances (AASHTO-Geometric Design of Highways and Streets).
- The developer's alternative concept, which includes permanent access onto Sunny Slope Rd, is available for viewing at City Hall.

Red Fox HOA

- Red Fox Crossing HOA to share Covenants and Restrictions with the developer to coordinate like services.
- Red Fox Crossing HOA shall be made aware of the water issues and that the inlet is not operating correctly in the rear of 5689 Red Fox Rd.

Environmental protection (wetlands, SEC)

- Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023. 30' wetland setbacks shall apply.
- All secondary environmental corridor areas shall be placed within an outlot and protected by a conservation easement. Environmental corridors are delineated by SEWRPC.
- An inventory of the existing vegetation will be conducted to determine if Tree Preservation Easements are required on individual lots. The intent is to preserve high quality vegetation.
- 100-year post-development runoff will be less than the 10-year pre-development runoff.

Subdivision Construction

- Construction sequencing was discussed. The developer is responsible for construction of public infrastructure and master grading. Civil/construction plans will be reviewed at the time of preliminary plat submittal and approved as part of a development agreement.
- The City will review a temporary construction access to Sunny Slope Rd if requested by the developer. This would include the public infrastructure (utility installation) and master grading. Final paving and concrete work for the public road extension would come from Red Fox Rd, which is also a public road.
- Developer to consider incorporating a swale on proposed lot 1 to capture water runoff from Red Fox Crossing.
- Safety concerns were discussed as it relates to subdivision construction traffic driving through Red Fox Subdivision.

Home Construction

- Access for home construction shall come from the approved access road that is dedicated as part of this subdivision (extension of Red Fox Rd).
- All new homes in this subdivision shall meet the R-6 Zoning District requirements, which includes architectural requirements and building size.
- Safety concerns were discussed as it relates to home construction traffic driving through Red Fox Subdivision.

Section 35 Park Construction

- The Section 35 Park access drive was designed with 5" of asphalt over an 8" base course. This would be how a typical local road would be designed but, in this case, geotextile fabric was not used between the base course and subgrade. In addition, there is no true ditch or curb and gutter along the north side of the park driveway. The intent of paving the driveway before full park build out was to provide a low maintenance access to the soccer fields, parking lot and stormwater pond in the interim, knowing that the remaining park would not likely be developed for quite some time. Due to the nature of how this park driveway is constructed it cannot be utilized for construction traffic. Excessive, heavy traffic will significantly and much more quickly degrade the park driveway since it lacks the geotextile fabric reinforcement. In comparison, Sunny Slope Rd is classified as a standard arterial with a typical section of 6" asphalt over 14.5" base course (DH Figure No. 2).
- While we do have a plan for the park and the construction is listed in our 5-year CIP plan it is likely that the park build out itself will be pushed out further due to other capital priorities in the City. Many variables exist in terms of how and/or where our construction traffic may enter the park for its build out. The park's permanent access will be out to Sunny Slope Rd. Options that we can consider when the time comes would be to find a temporary access elsewhere to the park, construct a temporary access parallel to the existing driveway, or construction traffic could access over the existing paved driveway, which would be the least desirable option.
- Project plans for Section 35 Park are available for viewing at City Hall.

On road trail

- There will be a future paved trail along Sunny Slope Rd connecting the existing on road trail to the north and south.

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC) / Rezoning

LOCATION: 1401 S. Moorland Road (Tax Key #: 1161-995-001)

REQUEST: Request to rezone the property located at 1401 S. Moorland Road (Tax Key #: 1161-995-001) from B-1/PUD & C-2 to B-2/PUD & 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 October 2, 2023

Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC) / Rezoning
1401 S. Moorland Road (Tax Key #: 1161-995-001)

DATE STAFF REPORT PREPARED: August 25, 2023

APPLICANT / OWNER(S): Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC) / Greenmoor LLC

REQUEST / DESCRIPTION OF PROJECT: Request to rezone the property located at 1401 S. Moorland Road (Tax Key #: 1161-995-001) from B-1/PUD & C-2 to B-2/PUD & C-2

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 8/21/2023

DATE OF COMPLETENESS DETERMINATION: 8/21/2023

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): Numerous meetings

Site Visit(s): 9/8/2023

CONCEPTUAL PLAN: Yes (See File # UA-2301359).

SIZE OF DEVELOPMENT / PARCEL(S):

Building #1: 5,664 Sq. Ft.

Building #2: 7,990 Sq. Ft.

Building #3: 7,990 Sq. Ft.

Parcel: 6.26 Acres

CURRENT ZONING: B-1/PUD (Ordinance #: 2128 – The Deer Creek Inn & Conference Center PUD Overlay District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Vacant

PROPOSED LOT SIZE: 6.26 Acres

PROPOSED ZONING: B-2/PUD & C-2

PROPOSED LAND USE: Commercial

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: Commercial

South: Zoning: Rm-1 & C-2

East: Zoning: B-1/PUD, Rm-1/PUD, I-1/PUD & C-2

Land Use: City of Brookfield (Walgreens)

Land Use: Deer Creek Run Apartments, LLC

Land Use: Vacant (*Recently Common Council approved ORD #: 2679 for a Neighborhood Development Plan for Mandel, includes*

Commercial, Multi-family and Senior development)

Land Use: Deer Creek Run Apartments, LLC/Residential along River Road

West: Zoning: Rm-1, Rd-1 & C-2

Conformance with Comprehensive Plan and Municipal Code: Yes

Chapter 11: Neighborhood A: Greenfield Avenue:

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 non-conforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out non-conforming commercial uses over time.*
- *Recognize the Greenfield Avenue and Moorland Road primary intersection as a major gateway into the city from the north. Encourage signature well-designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield.*
- *Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.*
- *Address flooding and localized drainage issues along the eastern portion of the neighborhood.*
- *Encourage land combinations that accommodate future development options.*

Land Use:

- Suburban Commercial

ZONING CODE (Chapter 275): Yes, with the attached proposed PUD Ordinance, this request would meet the requirements of Sections 275-34B(2) & 275-37B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: A conceptual Use Approval Application File #: UA-2301359 was reviewed at the August 14, 2023 Plan Commission meeting. Separate Use, Site and Architecture applications will be required for each use and proposed development.

Site Plan Required: Yes, see attached.

Architectural Review Required: Not at this time, however, conceptual information has been shared for this development as part of this PUD Rezoning request. The ARC will conceptually review at their 10/2/2023 meeting to provide guidance.

PROPOSED ARCHITECTURE: Conceptual information has been shared as part of this PUD Rezoning

request.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes

Wetland On Property: Yes, Wetlands shall be registered on the City's Zoning Map.

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes

Topography / Geologic: Site is overall fairly flat however the previous owner commenced construction on grading and earthwork at the site to prepare for the hotel. The hotel was never constructed.

BIKE & PEDESTRIAN FACILITIES PLAN: As part of the PUD Ordinance and Development Agreement for this project, the applicant is proposing to install and maintain a sidepath along the length of their development. This was an important issue that residents brought up during the conceptual review of the project at the Neighborhood Meeting held on July 26, 2023 and at the Plan Commission Meeting on August 14, 2023.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on the conceptual plans and will be required to be shown on the future Use, Site and Architectural application submittals.

Wildlife Habitat Protection: Will be reviewed as part of the Use, Site and Architectural application submittals.

Wildlife Management Plan: Will be reviewed as part of the Use, Site and Architectural application submittals.

ENVIRONMENTAL IMPACT: Will be reviewed as part of the Use, Site and Architectural application submittals. A tree inventory has been submitted and staff will continue to work with the applicant on any replacements at the time of future Use, Site and Architecture applications.

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 full report will be reviewed at the future Use, Site and Architectural application submittals.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at the time of Building Permit.

The Utility Department has reviewed the project conceptually and there is adequate supply for this project.

TRAFFIC IMPACT: A Traffic Impact Analysis dated May 9, 2023 has been submitted to the City of New Berlin and Waukesha County. A preliminary review by Waukesha County has accepted the recommendation to allow two access points, one on Greenfield Avenue and one on Moorland Road. Greenfield Avenue would utilize the existing right-in/right-out entrance. The Moorland Road access point would be a left-in/right-in/right-out at the southernmost extent of the property and require the construction of a left turn lane in the median of Moorland Road.

SCHOOL DISTRICT IMPACT: No

PREVIOUS ACTION:

Past Action on projects that did not move forward:

1/9/2001 Don Kitten, on behalf of The Creek Creek Inn & conference Center, LLC was approved by the council for a PUD Ordinance #: 2128. [Munis Reference Number: 0024659. File #: R-4-99]. Note several extensions were granted by the Common Council over the years.

2/5/2007 Plan Commission approved a Use Approval for a hotel and conference center. Munis Reference Number: 0024657. File #: U-82-06.

4/10/2007 Common Council approved an Ordinance #: 2349 for a Wetland Delineation. File #: R-2-07.

8/5/2009 A Development Agreement was recorded as document #: 3683955.

9/8/2008 The Storm Water Maintenance Agreement recorded as document #: 3597727.

5/6/2008 An Erosion Control Permit was issued for early grading. Munis Reference Number: 0024655 File #: BG-359. The Erosion Control Deposit was refunded on 10/26/2011.

6/8/2009 A building permit was issued for a footing and foundation for a hotel. Permit #: B28466.

Recent Action:

7/26/2023 Neighborhood Meeting regarding concept plan.

8/14/2023 Plan Commission review of concept plan.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code Chapter 275-22(F):
 - a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;
The Future Land Use map identifies this area as Suburban Commercial.
 - b. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
Yes, the proposed rezoning is compliant. This property will be served by public sanitary sewer and water facilities.
 - c. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;
Yes, the proposed rezoning is compliant.
 - d. The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;
Yes, the proposed rezoning is compliant. Any future developments shall be required to submit a separate application with the Department of Community Development. A full storm water report along with utility plans and civil engineering plans will be reviewed at the future Use, Site and Architectural application submittals.
 - e. The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;
Yes, the proposed rezoning is compliant.
 - f. The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and
No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan.

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

Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition. It is also necessary to remove the current PUD Ordinance that is in place for the Deer Creek Hotel and Conference Center.

2. The plan of operation and site plan indicate three multi-tenant commercial buildings. Two of the proposed buildings show a drive-thru.
3. The applicant is requesting a PUD for the following reasons:
- a. Specific information on B-2 uses:
 - i. Prohibited use - Focus at this property shall be on restaurants new to New Berlin and/or the region. Fast food restaurants shall be prohibited. Fast casual restaurants are suitable and would be allowable. By definition, pursuant to the American Planning Association's "A Glossary of Zoning, Development and Planning Terms," a fast food restaurant is considered to be "restaurants where most customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises, or able to be taken to a table or counter to be consumed."
 - ii. Fast casual type restaurants would not be prohibited. By definition, a fast casual restaurant, found primarily in the United States and Canada, does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining.
 - b. Parking:
 - i. Parking shown on the current concept site plan meets the Zoning Code for 1 space per 200 square feet. $21,644 \text{ sq. ft. (total square feet for the three buildings)} / 200 \text{ sq. ft. per space} = 108 \text{ Required Space}$. Concept plans indicate 116 spaces.
 - ii. Parking will be reviewed on a case-by-case at the time of each application for Use Approval and/or re-occupancy based on specific plan of operations for each business. Applicants may be denied based on a lack of parking.
 - iii. Restaurants are calculated 1 space per 50 square feet or 1 space per 2 seats, whichever is greater; 1 space per 100 square feet of customer service are or 1 space per every 4 seats, whichever is greater, for extension of premises.
 - c. Setbacks:
 - i. Setbacks shown on the current concept site plan meet the Zoning Code requirements of 40' front, 15' side, 25' rear and 10' wetland. However, the PUD does allow up front setbacks if the applicant is able to bring the buildings closer to the street edge.
 - d. Greenspace:
 - i. Greenspace shown on the current concept site plan meets the Zoning Code requirement of 25%. The applicant is proposing 62% greenspace with the first two buildings and will maintain 47.7 % greenspace once the third building is constructed.
 - e. Sidepath along Moorland Road:
 - i. This requirement is being added to the PUD. The developer would install and maintain the sidepath. This was an important issue to residents that attended the neighborhood meeting and Plan Commission meeting.

f. Gateway Signs:

- i. The City would like to coordinate with the Developer as part of the PUD to have the developer create and install City of New Berlin gateway signage that will match the gateway signage the developer on the southeast side of the Greenfield Avenue and Moorland Road will be installing.
- ii. This development shall incorporate "Welcome to the City of New Berlin" signage as part of a separate agreement with the City. ALRIG USA shall coordinate with the City of New Berlin on the exact size and location for this particular sign. Square feet and overall height are flexible for this sign design and will be determined by the City at the time of design process. Said agreement shall be approved by the City prior to the approval of the project.

g. Landscaping:

- i. Per the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue, applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.
- ii. Site Amenities - Each development shall incorporate public outdoor amenity space(s) and amenities, including but not limited to gathering / seating spaces, benches, picnic tables, bike racks, garbage cans, etc. Public art should also be considered.

1. A PUD Ordinance #: 2128 – The Deer Creek Inn & Conference Center PUD Overlay District currently is in place for this property to allow for a hotel and conference center. At this time, the previous applicant is no longer pursuing that project. If this new development moves forward, the following documents will need to be vacated:

- a. PUD Ordinance # 2128 (File #: R-4-99).
- b. Use Approval for the Hotel and Conference Center File #: UA-82-06.
- c. Development Agreement Document #: 3683955.
- d. Storm Water Maintenance Agreement Document #: 3597727
- e. Building Permit File #: B28466.

4. General Building Inspection comments to consider when submitting the Use, Site and Architecture applications.

- a. Each building plan shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. Each building plan shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit applications.
- c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits for each building from the City of New Berlin Building Inspection Division.
- d. Zoning approval will be required BEFORE applying for any building permit. Separate application and plans are required.
- e. Plumbing: State review is required for over 16 fixtures - new and/or replacements
- f. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)

5. General Engineering comments to consider when submitting the Use, Site and Architecture applications.

- a. Provide a Utility Plan that includes plan and profile sheets.

- b. Provide a Lighting Plan that meets Zoning Code Section 275-60.
 - c. Provide a Landscaping Plan prepared per Zoning Code Section 275-54 ad 275-56.
 - d. Provide a Grading Plan. See Zoning Code Section 275-55.
 - e. Provide an Erosion Control Plan.
 - f. Provide all detail pages and notes.
 - g. Provide confirmation from Waukesha County for median access on Moorland Road.
 - h. Development Handbook 5.2.12.4 Sidewalks adjacent to parking stalls shall be 8 feet wide.
 - i. Measure from the face of curb to the closest building face. Building #2 has a 5' and 6' sidewalk width adjacent to parking.
 - j. Development Handbook 5.2.12.2 The internal circulation pattern shall be designed with 24' wide driving aisles (measured from edge-to-edge of pavement marking or flange to flange of curb and gutter) for two-way traffic to allow users to maneuver in an efficient & safe manner. The two-way drive aisles are only 22' wide and need to be 24'.
 - k. 275-57A.(7)(a) All drive aisles and parking space widths shall be measured from edge of pavement to edge of pavement. Parking stall depths can be measured to the face of curb, where applicable. This does not include the use of the curb flange for drive aisle or parking stall width.
 - l. All of the end-of-the-row parking spaces are only 8' wide and will need to be widened. The ADA stalls at the end-of-the-row are only 7' wide.
 - m. The drive thru lanes are only 10' wide and need to be 12' wide. See Zoning Code Section 275-57D for stacking requirements.
 - n. Provide a hatched pedestrian access point from the rear parking of Building #2 to the sidewalk for the building.
 - o. Per Zoning Code Section 275-57 (2)(g), all parking lot areas containing 50 spaces or more shall consider providing bicycle parking facilities.
 - p. Per Development Handbook Section 5.2.12.5 - The parking lot shall be accessible by a Single-Unit Box truck as a minimum. If deliveries are anticipated, a delivery route through the site shall be possible. Provide verification of vehicle turning movements on the site plan. Verify turning radii in drive thru lanes.
6. General Fire Department comments to consider when submitting the Use, Site and Architecture applications.
- a. Fire lane access shall be maintained at 24' wide throughout and signage marked.
 - b. Accurate turning radius of NBFD largest apparatus a 2018 Rosenbauer viper aerial (109') truck.
 - c. Fire hydrant map showing placement shall be provided for development and approved by NBFD. Shall meet Chapter 124-12.
 - d. All buildings shall maintain fire sprinkler coverage throughout.
 - e. Key for Knox box is required.
 - f. All fire protection systems require separate permits and plan review.
7. General Comments for future Use, Site and Architecture Application submittals:
- a. Provide a sidewalk along Moorland Road from Greenfield Avenue the extent of the property.
 - b. Sidewalk lighting may be discussed.
 - c. Provide pedestrian connections internal to the development.

- d. Site layouts should include landscaping, sustainable features, and signage and/or banners to promote Greenfield Avenue as a major gateway to the City.
- e. Provide Utility plans that show the water main looping.
- f. Public water main would need to be within an easement.
- g. See the Development Handbook for public infrastructure requirements.
- h. Discuss gateway signage for the City of New Berlin.
- i. Provide a full tree inventory and replacement plan.
- j. Provide landscape plan.

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

ATTACHMENTS:

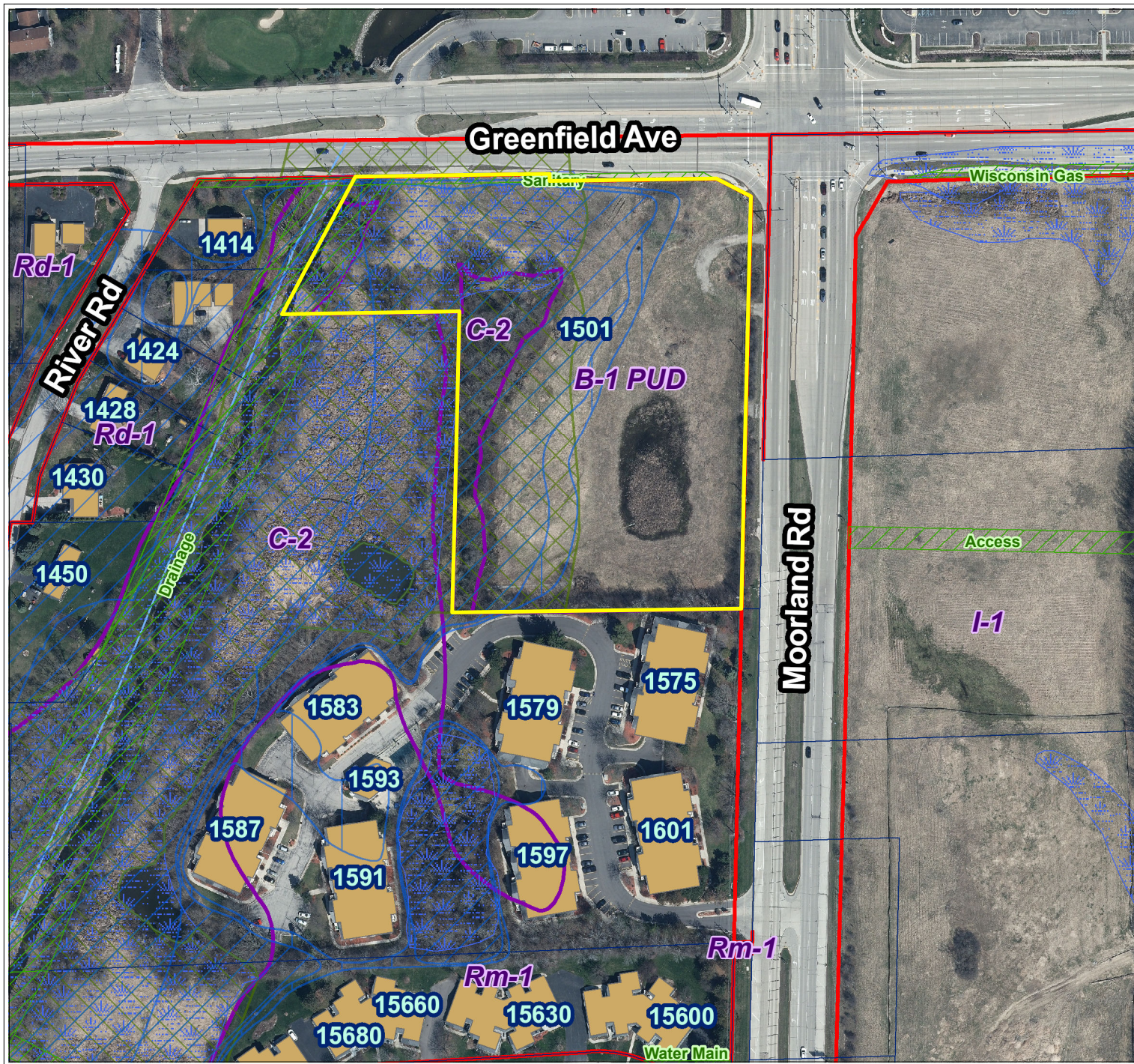
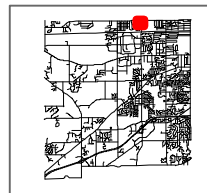
Location Map
Zoning Comparison Map
Applicant Letter
Concept Master Plan & Associated Documents
Draft PUD Ordinance

RZ-2301727

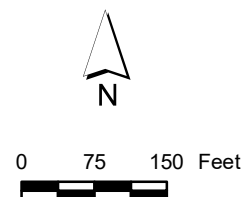
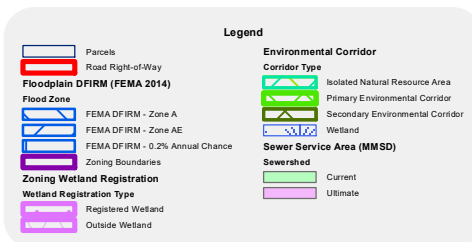
New Berlin Retail Management II LLC

PUD Rezoning

1401 S. Moorland Road

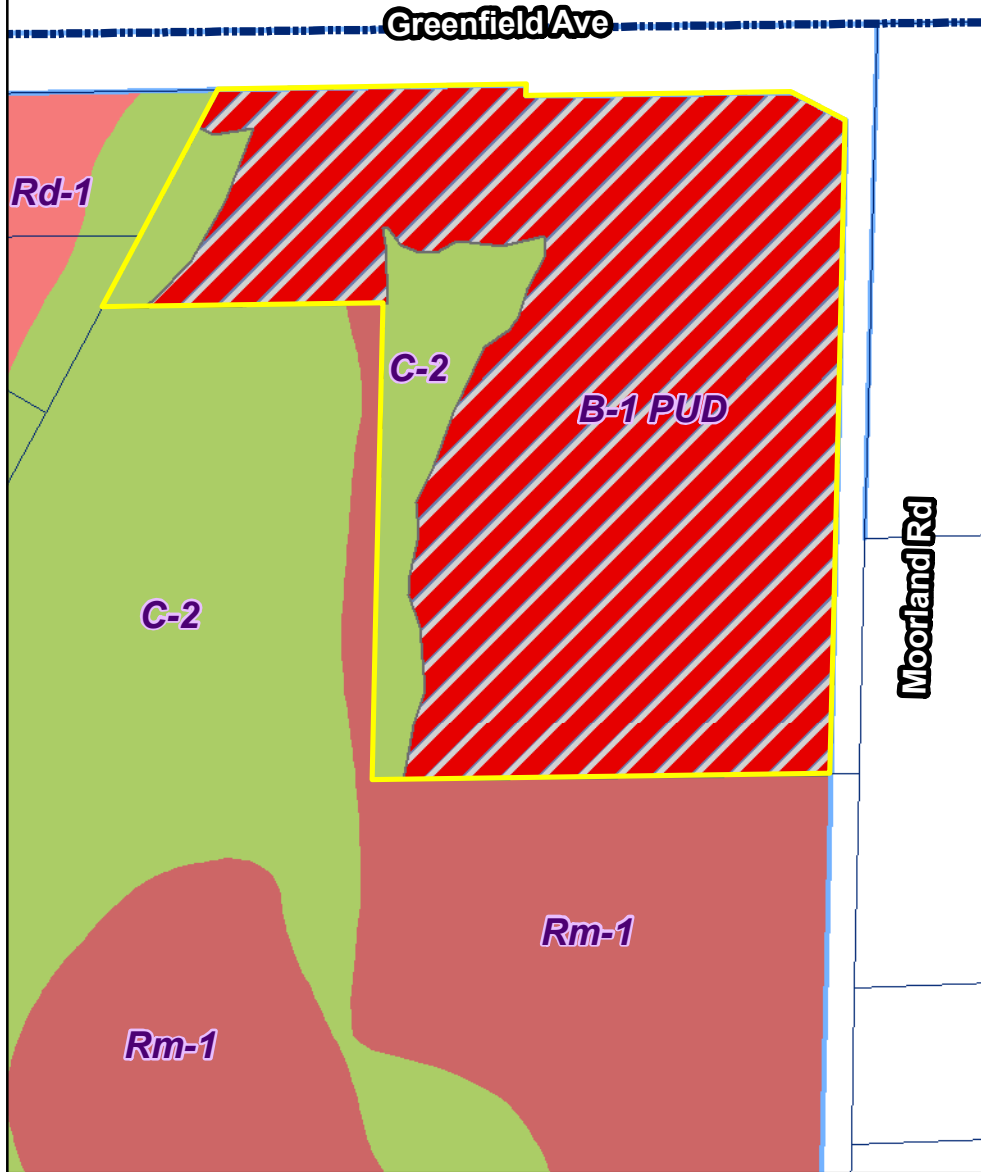


City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

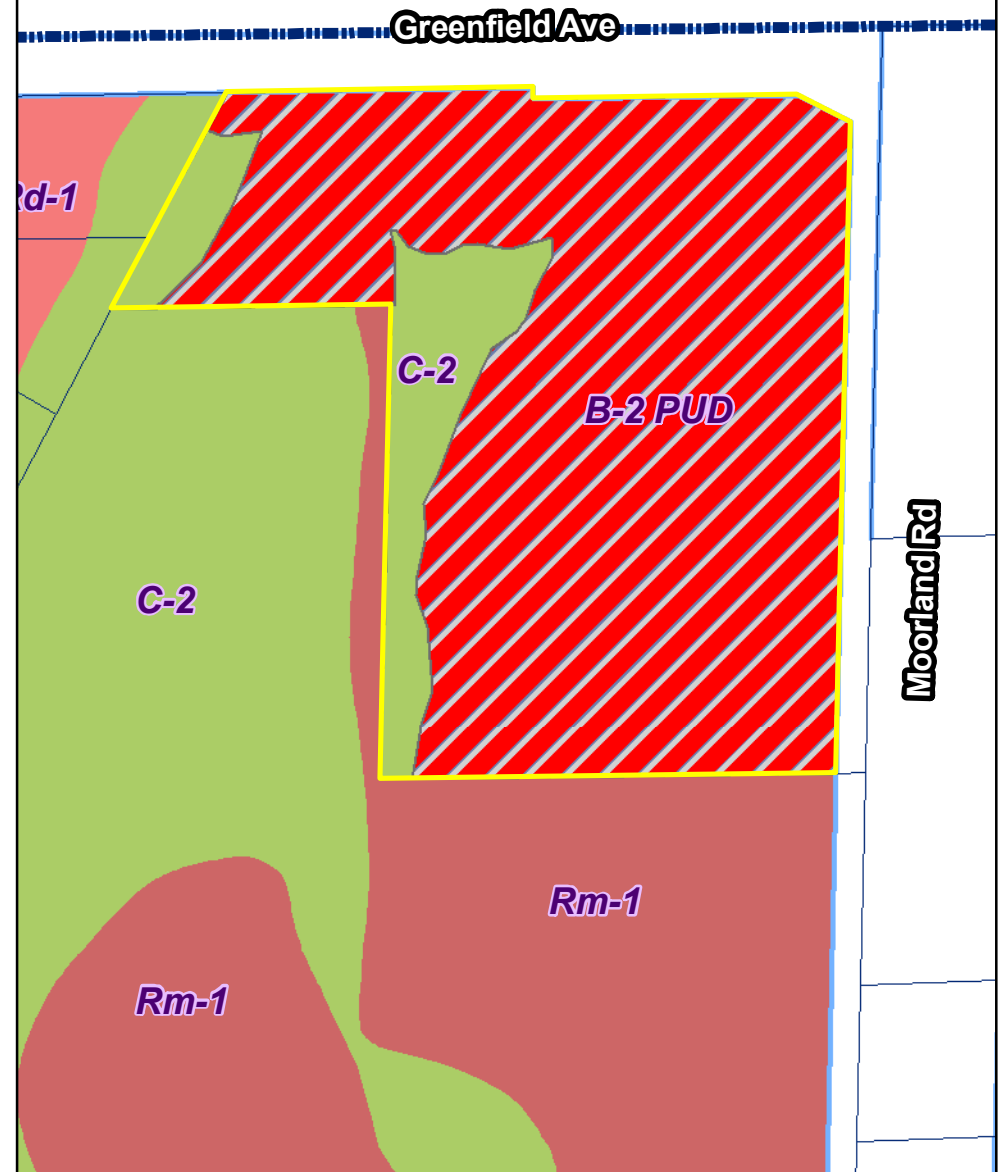


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Current Zoning



Proposed Zoning



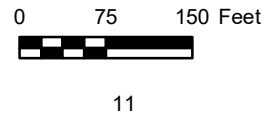
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(262) 797-2445
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RZ--2301727
ALRIG
1401 S. Moorland Rd

Legend

City Boundary

Parcels





Logic DA, LLC
10400 W Innovation Dr, Suite 330
Milwaukee, WI 53226
www.LogicDA.com

08/18/2023

City of New Berlin
Department of Community Development
New Berlin, WI 53151-3097

Letter of Intent
Proposed Development
1401 South Moorland Road
New Berlin, WI 53151

To Whom it May Concern,

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the development of the vacant lot on a 6.2570 acre property located at 1401 South Moorland Road. This submittal is for conceptual review of the development of the site for 3 multi-tenant buildings. Phase I will be to develop the site for building #1 and #2. Phase II will be for building #3 in the future.

Building #1 (North End) is proposed for an approximate 5,664 square foot 2 tenant building. One of the tenants will be a national brand café with a drive thru and approximately +/-448 square foot outdoor patio area. The second space will be for retail and a landlord room.

Building #2 (middle building) is proposed for an approximate 7,990 square foot multi-tenant building. It will have a drive-thru at the South end cap space and approximately +/-448 square foot outdoor patio area.

Building #3 (South End) will be a future part of Phase II. The proposal includes an approximate 7,990 square foot multi-tenant building. It will have a drive-thru at the South end cap space and outdoor patio area.

There will be two driveway access points to the site. One will be off of the West corner of the property on Greenfield Avenue and the second off of Moorland Road on the south corner of the property. Phase I for the first two building will have off-street parking providing for approximately 116 vehicles. Phase II for Building #3 will add an additional proposed 70 stalls. The trash enclosures for each building will be in the rear of the buildings and will match their respective building.

Project Team:
Developer: ALRIG USA
Architect: Logic Design & Architecture, Inc.
Civil Engineer: Pinnacle Engineering Group
Landscape Design: TBD
Structural Engineer: TBD
Mechanical Engineer: TBD

It is our best belief that the proposed site layout, new buildings, parking, and landscaping all contribute to a better use, circulation and substantial improvement to the overall aesthetic of the parcel and surrounding environment. We look forward to working with the city throughout this approval process

Warm regards,

A handwritten signature in blue ink, appearing to read 'Adam J. Stein', is written over a light blue horizontal line.

Adam J. Stein
Principal, Architect, NCARB

DRAFT

STATE OF WISCONSIN

WAUKESHA COUNTY

CITY OF NEW BERLIN

ORDINANCE NO. XXXX

New Berlin Retail Management II LLC PUD / Planned Unit Development

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

SECTION I

WHEREAS, The City of New Berlin (City) has adopted a Comprehensive Plan under Wis. Statutes Sections 62.23 and 66.1001; and

WHEREAS, The City has adopted a Zoning Ordinance under Wis. Statutes 62.23 and does allow planned unit development overlays (PUD) per Section 275-39B(1) of the New Berlin Municipal Code; and

WHEREAS, Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC) has submitted an application for a Planned Unit Development Overlay District located at 1401 S. Moorland Road (Tax Key #: 1161-995-001) in accordance with Section 275-23 and 275-39(B)(1) of the New Berlin Municipal Code; and

WHEREAS, the procedure for the creation of a PUD Overlay District has been followed in compliance with Section 275-22 and 275-23 of the New Berlin Municipal Code; and

WHEREAS, this request would vacate PUD Ordinance # 2128 – The Deer Creek Inn & Conference Center PUD Overlay District, which would have allowed for a hotel and conference center, approved by the Common Council on January 9, 2001. At this time, the previous applicant is no longer pursuing that project; and

WHEREAS, this new request would vacate Use Approval # U-82-06 to construct The Deer Creek Inn & Conference Center, approved by the Plan Commission on February 5, 2007; and

WHEREAS, this new request would vacate Development Agreement Document # 3683955 – The Deer Creek Inn & Conference Center, recorded on August 5, 2009; and

WHEREAS, this new request would vacate Storm Water Maintenance Easement Document # 3597727 – The Deer Creek Inn & Conference Center, recorded on September 8, 2008; and

WHEREAS, this new request would vacate Building Permit # B28466 – The Deer Creek Inn & Conference Center footing and foundation for the hotel, approved by the Building Inspection Division on June 8, 2009; and

WHEREAS, a public hearing was held on October 2, 2023 before the Plan Commission, and;

WHEREAS, based upon the recommendation from the Plan Commission at a meeting held on November 6, 2023 to approve the New Berlin Retail Management II LLC PUD / Planned Unit Development; and

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ADOPTED BY THE CITY OF NEW BERLIN, the New Berlin Retail Management II LLC PUD / Planned Unit Development Ordinance is hereby adopted pursuant to Chapter 275-39(B)(1) of the New Berlin Municipal Code as follows:

SECTION II

Planned Unit Development Summary

The purpose of the Planned Unit Development (PUD) is to create a zoning district that allows flexibility from the rigid development standards of underlying zoning districts. This PUD ordinance shall specify all elements of what is to be modified or added to the basic underlying district, and provisions of the underlying basic use district not specifically enumerated as changed, modified, or deleted shall remain in full effect.

Unless specified otherwise by this ordinance, any regulation not listed shall be regulated in accordance with the Zoning Ordinance dated May 3, 2023 and underlying zoning districts: Section 275-34B(2), General Retail Sales and Service District and Section 275-37B(4) Shoreland Wetland Holding District.

The parcel of land that is the subject of this ordinance is located at 1401 S. Moorland Road (Tax Key # 1161-995-001) in the City of New Berlin, which is legally described below. The property is approximately 44.58 acres in size.

EXISTING LEGAL DESCRIPTION:

PT E.50 N.50 NE.25 SEC 3 T6N R20E COM IN E LI 497.085 FT S OF NE COR, TH W 422.38 FT; TH S 154.695 FT, TH E 422.38 FT; TH N 154.695 FT/BGN R2376 I235 ALSO LAND DESC IN DOC #2660983 REC 06/04/2001 ALSO LAND DESC IN DOC #2660985 REC 06/04/2001 ALSO LAND DESC IN DOC #2660987 REC 06/04/2001 DOC #3597440 REC 09/08/2008 DOC #3597441 REC 09/08/2008 DOC #4464024 04/03/2020

SECTION III

Legal Description of Parcel to be rezoned to B-2/PUD:

LANDS TO BE REZONED FROM B-1/PUD TO B-2/PUD

All that part of the NE1/4 of the NE1/4 of Sec on 3, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows: Commencing at the Northeast corner of the NE1/4 of said Sec on 3; being marked by a concrete monument with brass cap; thence South 01°18'52" West along the East line of said NE1/4 651.780 feet; thence South 89°17'15" West parallel to the North line of said NE1/4 24.765 feet to the West right of way line of S. Moorland Road (CTH "O") and the place of beginning of the lands hereunder described; thence continuing South 89°17'15" West parallel to said North line 397.615 feet; thence North 01°18'52" East parallel to the East line of said NE1/4 415.130 feet; thence South 89°17'15" West parallel to the North line of said NE1/4 244.991 feet (recorded as 243.61 feet) to a point in the centerline of a ditch; thence North 27°59'15" East along the center of the ditch 212.624 feet to the South right of way line of Greenfield Avenue (STH "59"); thence North 89°17'15" East along said South right of way line 269.654 feet; thence South 00°42'45" East 10.000 feet; thence continuing North 89°17'15" East along said South right of way line 230.485 feet; thence South 62°27'24" East 51.924 feet to the West right of way line of S. Moorland Road (CTH "O"); thence South 01°18'52" West along said West right of way line 567.146 feet to the place of beginning.

B-2/PUD: New Berlin Retail Management II LLC PUD / Planned Unit Development District

The overall purpose of this PUD is to begin to establish a set parameters and requirements for the creation of a cohesive development that can serve as a neighborhood center rather than a continuous, repetitive, bland, homogenous and isolated set of land uses by parking lots, drive aisles and very little to no connectivity. The PUD is being used to: organize and connect several commercial buildings, fully interconnect street access, drive aisles, walk-ways, & bikeways within the development and to the surrounding neighborhoods, support retail shops & services, create active & secure pedestrian-friendly settings, and to make parking ultimately a shared resource available in support of all users within the PUD rather than just on a parcel-by-parcel basis. Appendix A dated May 19, 2023 (Renderings) & August 18, 2023 (Elevations, Site Plans & Floor Plans) Proposed Outlot Buildings) indicate the conceptual plans that reflect the City's neighborhood plan design principles. The plan is meant to be flexible and not rigid, and to provide guidance for future development over the years. The design is based on principals in the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue.

The B-2/PUD, New Berlin Retail Management II LLC PUD / Planned Unit Development District, is intended to provide for commercial uses consistent with the B-2 General Retail Sales & Services District.

Unless specified otherwise by this section, all new development shall be in accordance with the B-2 Zoning District, per Section 275-34B(2) Shopping Center District.

1. Principal Uses (See also Chapters 275-34C, 275-41C and Table 275-34-1)
2. Accessory Uses (See also Chapters 275-34C, 275-42, and Table 275-34-1)
3. Conditional Uses (See also Chapters 275-34C, 275-27 and Table 275-34-1)
4. Prohibited Uses (See also Chapters 275-34C and Table 275-34-1)
 - a. Fast food restaurants.
 - i. Focus at this property shall be on restaurants new to New Berlin and/or the region. Fast food restaurants shall be prohibited. Fast casual restaurants are suitable and would be allowable. By definition, pursuant to the American Planning Association's "A Glossary of Zoning, Development and Planning Terms," a fast food restaurant is considered to be "restaurants where most customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises, or able to be taken to a table or counter to be consumed." The City of New Berlin adopts this definition for purposes of this application.
 - ii. Fast casual type restaurant would be acceptable. By definition, a fast casual restaurant, found primarily in the United States and Canada, does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining.
5. Lot Area and Width (See also Chapters 275-44, 275-45, and 275-46)
 - a. Parcels of land subject to this PUD Ordinance may be configured in any manner by Subdivision, CSM or metes and bounds transfer, subject to City review and approval under WI Statutes CH. 236 and New Berlin Municipal Code Chapter 275 and 235. (See Appendix A, Conceptual Plans).
6. Setback and Yards (See also Chapter 275-34D and Table 275-34-2)
 - a. Table 275-34-2 shall apply unless modified below.
 - i. All buildings along major arterials (Moorland Road and Greenfield Avenue), shall have, where practicable, a zero lot line setback from the roadway's ultimate right-of-way. The Plan Commission may approve a greater setback due to site constraints and/or any other site development related circumstances.
 - ii. No building shall be closer than 25' to another building, except as provided for below.
 - iii. In all cases, building locations and setbacks must provide adequate spacing so land, buildings, and structures are readily accessible to emergency vehicles and the handicapped. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction.
 - iv. Respecting the creative design process, the Plan Commission reserves the right to require greater setbacks owing to health, safety and welfare concerns to ensure the proposed onsite buildings, structures, and entry ways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this Ordinance or any other codes or laws.
 - v. Wetland Setback. All impervious surfaces shall be setback a minimum of 10 feet.
7. Lot Coverage (See also Chapter 275-34D)

- a. Table 275-34-3 shall not apply, however, through redevelopment efforts, the City and this applicant would not be able to achieve this amount of open space on the newly created parcels, given the urban setting and the existing cross access easements for shared parking and utilities. The applicant and the City will work together to maximize green space around the building / future building(s) with planters and other urban design measures, and adding additional plantings. Future development shall coordinate with the City on any storm water management requirements.
8. Time Limits (See also Chapter 275-23(F))
 - a. If the development has not commenced, as evidenced by the securing of the initial Zoning Permit for New Berlin Retail Management II LLC PUD and initial building permit for construction of any project defined in this PUD, and construction has not started within one calendar year from the approval of this ordinance, the New Berlin Retail Management II LLC Planned Unit Development Overlay District ordinance shall expire and become null and void. The underlying basic use district shall remain in force.
 - b. If the developer requires an extension of the time limits, any extension shall be requested by the developer in writing explaining the hardship and sent via Certified Mail to the Department of Community Development not less than 60 days prior to the expiration of this PUD. The Common Council may allow multiple extensions in the sole exercise of its discretion.
9. Use and Site Plan Review (See also Chapters 275-24 and 275-53)
 - a. No principal or accessory use, development or structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied, no site or premise shall be altered, used, changed, modified, occupied, or building permit approved until after the owner has applied for and received approval of the application for the zoning permit/use approval. An approved PUD Ordinance shall not be construed as a Zoning Permit or any other approval until the Plan Commission has granted an approval and staff has determined that all conditions of that approval have been satisfied.
10. Parking & Circulation (See also Chapter 275-57)
 - a. Parking lots may be located at the property line as long as circulation, vision triangles, and/or drainage are taken into consideration.
 - b. There is shared parking amongst the parcels within the B-2/PUD.
 - c. Any additional buildings and/or loss of parking for greenspace(s) will require thorough review by DCD to determine whether or not the loss of parking will have a detrimental impact on the uses on site.
 - d. Bicycle parking. All parking lot areas containing 50 spaces or more shall provide bicycle parking facilities (bike racks) that accommodate a minimum of 10 bikes.
11. Architecture (See also Chapter 275-59)
 - a. No principal or accessory use, development, structure or sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied and no site or premise shall be altered, used, changed, modified, building permit approved, or occupied until after the owner has applied for and the Architectural Review Committee of the Plan Commission has reviewed and approved the architecture for the zoning permit/use approval.
 - b. Architecture shall be 5-sided and each building shall have a distinct architectural feature. All rooftop mechanicals shall be screened from all public right-of-ways and shall be subject to architecture review. Applicant shall review images in Appendix B, The City's Comprehensive

Plan Chapter 11 Neighborhood “A” Greenfield Avenue. Several key development policies are laid out in Appendix B including the following that apply to this intersection:

- *Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.*
- *Recognize the Greenfield Avenue and Moorland Road primary intersection as a major gateway into the city from the north. Encourage signature well-designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield.*
- *Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.*
- *Encourage land combinations that accommodate future development options.*
- *Recognize the Greenfield Avenue/Moorland Road intersection as a major gateway into the city from the north. Encourage signature, well designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield. Buildings should incorporate architecture features such as towers, unique features, clocks, and elevated architectural details.*
- *Unique to the intersection located at the southeast corner of Moorland Road and Greenfield Avenue, the City has established parameters for the planning of this area in order to ensure that it develops uniformly.*

Sample images of desired development –





12. Signage (See also Chapter 275-61J(3))

- a. Per Zoning Code Section 275-61J(3) Special Commercial Areas – Moorland Road Business Corridor. This area is identified within the Moorland Road Business Corridor North (See also figure VIII-11.)
 - i. Off premise signage along Moorland Road may be permitted under this PUD to provide additional signage for a cohesive development. This statement modifies Zoning Code Section 275-61J(3)(c)[3].
 - ii. Zoning Code Section 275-61J(3)(c)[5] is modified to allow for an overall sign height of 15 ft. due to the site constraints along Moorland Road, which include, a deep parcel, retaining walls/fences, heavy landscaping, sidepaths, and large county right-of-way.
 - iii. Additional City wayfinding signage is allowed.
 - iv. See the appendix section of a sample monument sign.
 - v. Per the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue, Applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.
 1. This development shall incorporate "Welcome to the City of New Berlin" signage as part of a separate agreement for the applicant to design, build, coordinate and pay for installation of a City sign. New Berlin Retail Management II LLC shall coordinate with the City of New Berlin on the exact size and location for this particular sign. Square feet and overall height are flexible for this sign design and will be determined by the City at the time of design process. Said agreement shall be approved by the City prior to the approval of this Ordinance.

13. Landscaping (See also Chapter 275-54 and Chapter 275-56).

- a. Per the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue, Applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.
 - i. Each development application within this area will be required to provide an enhanced landscaping plan. Refer to images in Chapter 11.

b. Financial security (See also Chapter 275-56C(2))

- i. At the time of final execution of a certified survey map, subdivision plat or landscape plan with the city, the owner is required to make a fiscal arrangement, either by escrowed funds, certificate of deposit or letter of credit, with the City to ensure that the owner is in full compliance with the landscape installation and maintenance requirements.
- ii. A maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (five-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety. Currently the code calls for three-years for maintenance.

14. Site Amenities

- a. Each development shall incorporate public outdoor amenity space(s) and amenities, including but not limited to gathering / seating spaces, benches, picnic tables, bike racks, garbage cans, etc. Public art should also be considered.

15. Integration

New Berlin Retail Management II LLC shall cause to agree, via a separate agreement between the City and New Berlin Retail Management II LLC, to design and construct a City entryway monument sign at the corner of Moorland Road and Greenfield Avenue. Nothing within this ordinance shall be deemed to alter the agreements between New Berlin Retail Management II LLC and the City in this regard.

SECTION IV

LANDS TO BE REMAIN ZONED C-2

AREAS ZONED C-2, SHORELAND WETLAND HOLDING DISTRICT ON THE CITY'S ZONING MAP WILL REMAIN UNCHANGED. NEW WETLANDS WILL BE REGISTERED ON THE CITY'S ZONING MAP.

SECTION V

WHEREFORE, New Berlin Retail Management II LLC PUD Planned Unit Development Overlay District Ordinance having been approved as a Planned Unit Development on November 14, 2023, pursuant to Chapter 275-23 of the New Berlin Zoning Code, the Common Council hereby adopts this Ordinance and approves the rezoning of land described in Section III to B-2/PUD & Section IV to C-2 to be named the **New Berlin Retail Management II LLC PUD** Planned Unit Development Overlay District pursuant to the conditions set forth herein.

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

This ordinance shall take effect upon the passage and publication as required by law, and upon the final approval of the Development Plans as recommended by the Plan Commission, and the City Clerk shall so amend the Code of Ordinances and zoning map of the City of New Berlin, and shall indicate the date and number of this amending ordinance therein.

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

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

PASSED AND ADOPTED by the Common Council this November 14, 2023.

APPROVED:

Countersigned:

David A. Ament, Mayor

Rubina Medina, City Clerk

APPENDIX A
Conceptual Plans



Proposed Outlot Buildings @ Moorland Rd.

New Berlin, WI | May 19th, 2023

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APPENDIX B

The City's Comprehensive Plan Chapter 11 Neighborhood "A" Greenfield Avenue.

Visit the City's website at www.newberlin.org for the most up to date plan.

APPENDIX C

Welcome to New Berlin Concepts



Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details



NW Parking Lot



NE Corner



NW Corner



Aerial View

Proposed Outlot Buildings @ Moorland Rd.

New Berlin, WI | May 19th, 2023

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Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details



NW Corner of Building 1



NE Corner of Building 1



SW Corner of Building 1



SE Corner of Building 1

Proposed Outlot Buildings @ Moorland Rd.

New Berlin, WI | August 18th, 2023

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Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details

NW Corner of Building 2



NE Corner of Building 2



SW Corner of Building 2



SE Corner of Building 2



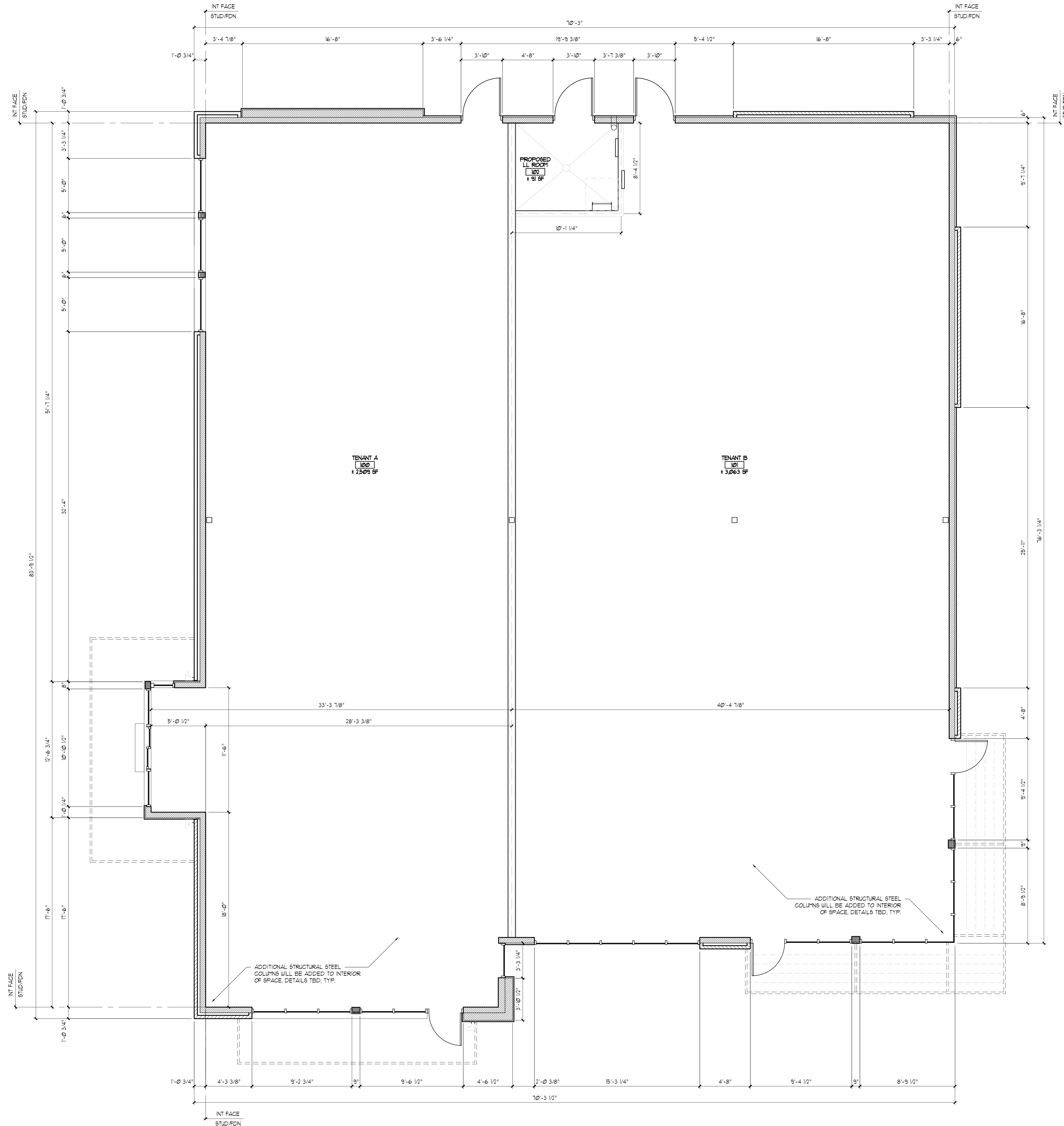
Proposed Outlot Buildings @ Moorland Rd.

New Berlin, WI | August 18th, 2023

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- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



Consultant

Additional Info

Project Name
New Retail Outlot Building 1
1401 South Moorland Rd
New Berlin, WI 53161

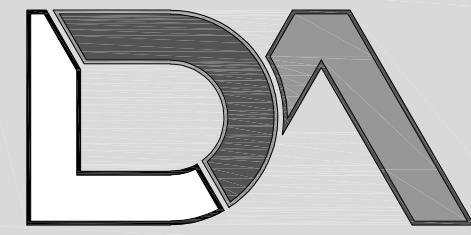
Dates/Revisions
06.30.23
PC SUBMITTAL

Drawing Title
**PROPOSED
FLOOR PLAN**

A1.1

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- PRELIMINARY -
NOT FOR CONSTRUCTION



logic design & architecture, inc.

LogicDA.com : 414.909.0080

Project Manager: AEV
Job Number: 22-145

Consultant

Additional Info

Project Name

New Retail Outlot Building 1
1401 South Moorland Rd
New Berlin, WI 53151

Dates/Revisions
06.30.23
PC SUBMITTAL

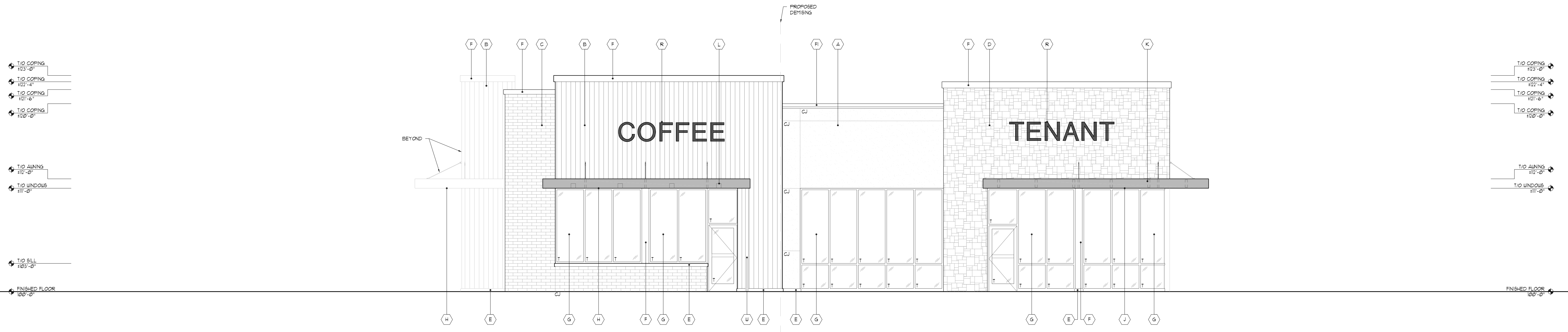
Drawing Title
PROPOSED
ELEVATIONS

A2.1

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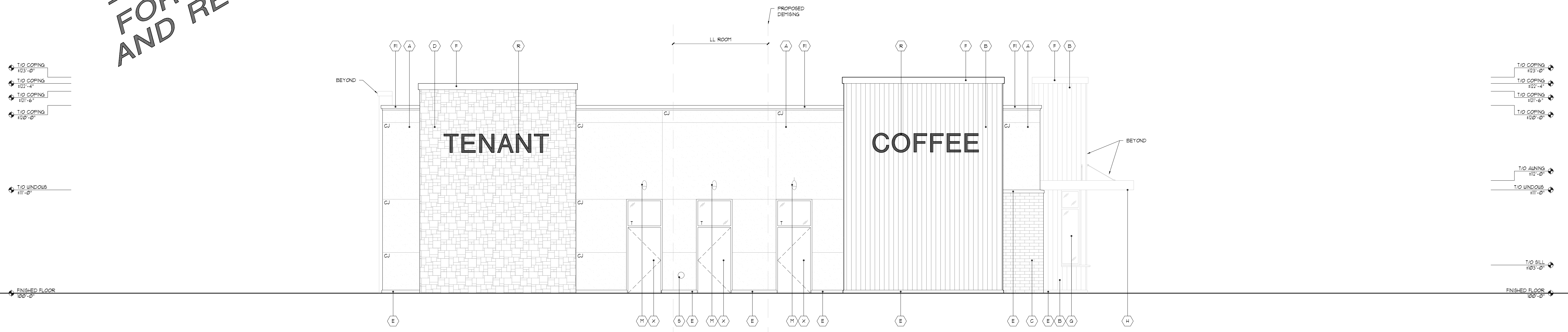
- PRELIMINARY -
NOT FOR CONSTRUCTION

NOT USED 3



GLAZING: 5+ SPANDREL 1+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AWJ APPROVALS BY TENANT, TYPICAL

EAST ELEVATION
1/4" = 1'-0" 2



GLAZING: 5+ SPANDREL 1+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AWJ APPROVALS BY TENANT, TYPICAL

WEST ELEVATION
1/4" = 1'-0" 1

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY

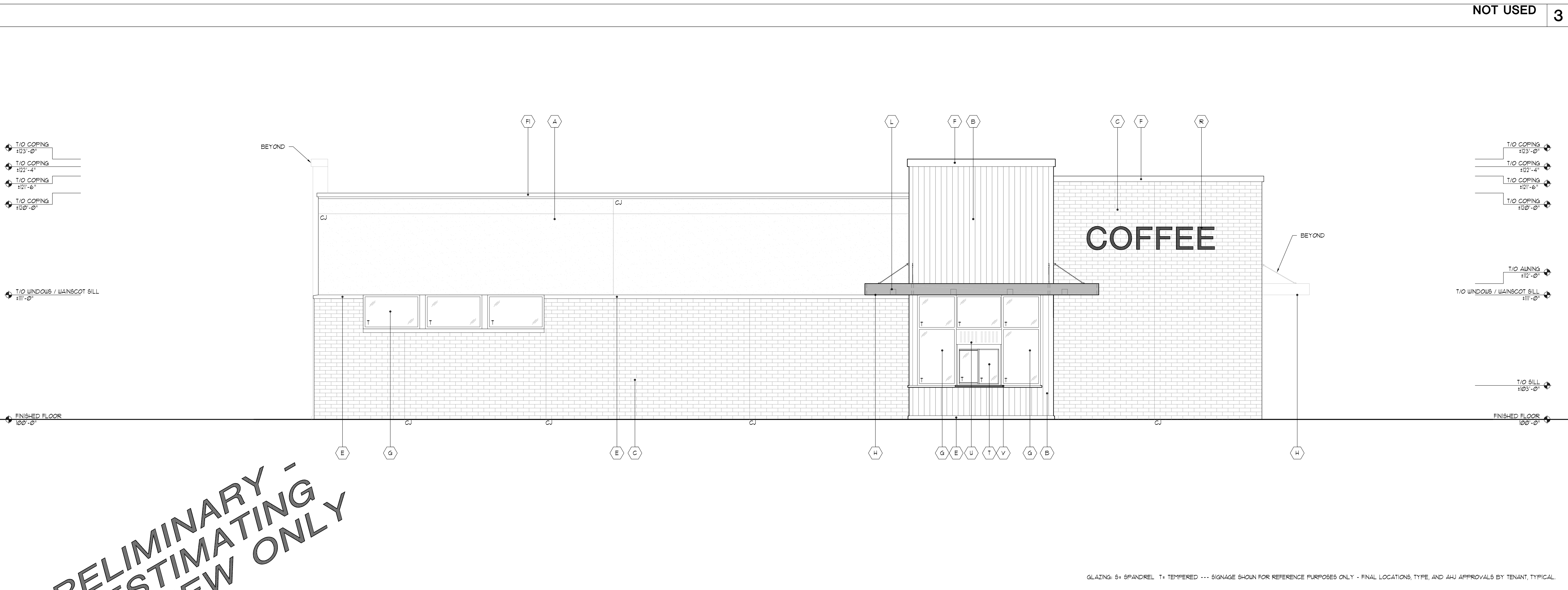
Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EFS Finish	STD Latex (on Steel) (Color: PPG2000-6 Knight's Armor)	Drainage: Type EPS per mfg. Install per mfg. *GC to provide Architect large color sample for final approval**	STD Latex
B	Roughcast Fiber Cement Panels	Roughcast - Tobacco	Install Vertical Use only factory corners, w/ trim, & coping and color matched sealants - R/T Elevations & Details, typical.	Nichia USA, Inc.
C	Block Veneer	Heritage Collection Color: Winter	Running Bond Utility Size Mortar: Gray (SMA08) Apply penetrating sealer to brick & grout per Mfg recommendations	County Materials or similar
D	Reflection Stone Veneer	Color: Vision	Random Pattern Mortar: Gray (SMA08) Apply penetrating sealer per Mfg recommendations	County Materials or similar
E	Cast Stone / Precast Concrete	Pewter Smooth Finish	Clean, bands, etc. - refer to sections Mortar: Gray (SMA08) Apply penetrating sealer per mfg. Submit shop drawings for review and approval	Custom Cast Stone / Spec. Mfr.
F	Metal #1	Color: Matte Black	coping, flashing, etc. - also see sections	Pac Clad (Peterson)
F1	Metal #2	Color: "Cityscape"	coping, flashing, etc. - also see sections	Pac Clad (Peterson)
G	Aluminum Storefront System	Black Anodized Frames	Full lite doors w/ 1" insulated low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
H	Steel Canopy (with welded chamfered corners) & Spruce Soffit	Prime & Epoxy Paint (Sherwin Williams 690) Black Metal Clear Steel Soffit	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval. Spruce to be stained AND SAEURJAL 5055 to match Nichia	TBD
J	Steel Awning (with welded chamfered corners) & Steel Louvers	Prime & Epoxy Paint to match Storefront Black	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval.	TBD
K	Awning Mounted Lighting	Black Finish	Down 1600 W3 RW LED3390M BK L1 W5 Wall Mount 30" 6" AFF	Luminaire Luminaires
L	Recessed Lighting	Black Finish	LDNA 40/30 (LMR L5 MVD) T220 Recessed LED Coord. Locations w/ Reflected Ceiling Plan. Provide battery backup @ egress doors, typ.	Uthoria
M	Emergency Egress Lighting	Black Finish	TRU-EM-88-EL Wall mounted centered over door	Triton LED
R	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AIA approvals, typical. GC to coordinate w/ tenant for all sign locations, provide power & hookups as necessary.	TBD
S	Overflow Downspout Nozzle	2199-Prefinished	Mount 30" AFF	TBD
T	Drive-Thru Window	To Match Storefront	Z75 Series - 47'-3/2" W x 43'-1/2" H with Manual open/Electronic Release (M.O.E.R.) - R/T Tenant Specs	Ready Access
U	Drive-Thru Air Curtain	To Match Storefront	AA300 - Z75 Pass-Thru Air Curtain System - R/T Tenant Specs	Ready Access
V	Drive-Thru Shelf	Stainless Steel	Z75 Series - 47'-1/2" W x 10" D - R/T Tenant Specs	Ready Access
W	Downspout	Color: To Match Adj. Wall	Open end downspout connect to storm inlet - GC to provide inter debris screen on storm pipe (Prefinished to match concrete panels)	TBD
X	HMI Painted Door	Color: To Match Adj. Wall		TBD

N.A.I. 220201 - Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractor and GC to coordinate from Box, Security Camera, and all other AIA required items not shown on elevations, typical.

EXTERIOR MATERIAL SCHEDULE

4

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY

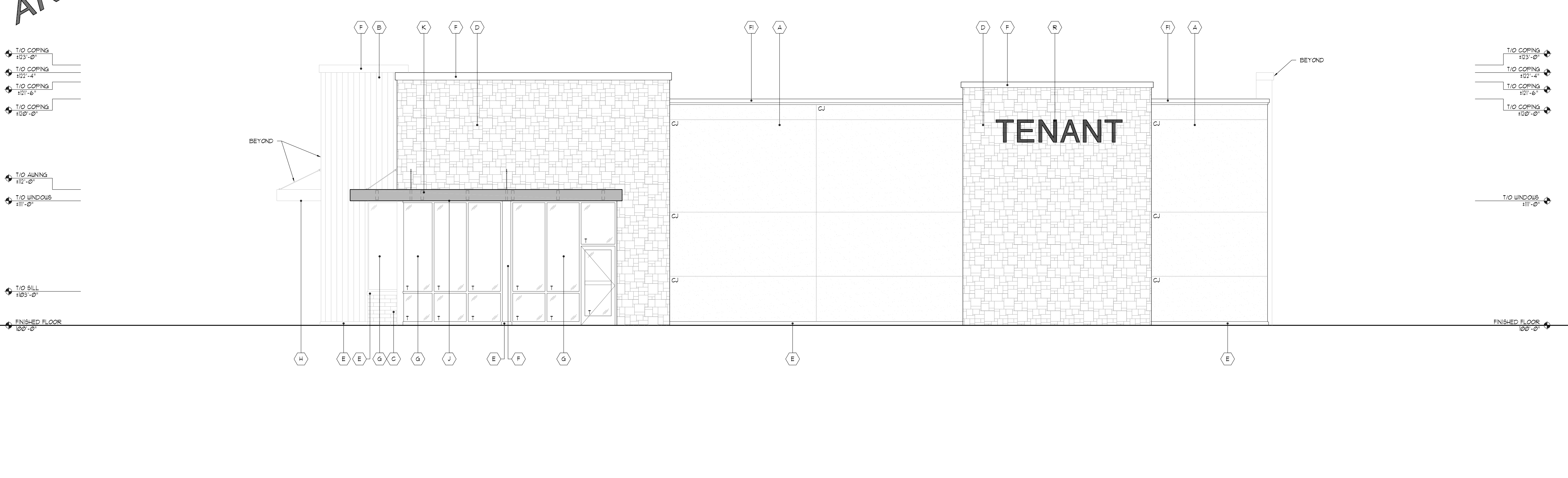


GLAZING: 5+ SPANDREL 1+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AIA APPROVALS BY TENANT, TYPICAL

SOUTH ELEVATION

1/4" = 1'-0"

2



GLAZING: 5+ SPANDREL 1+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AIA APPROVALS BY TENANT, TYPICAL

NORTH ELEVATION

1/4" = 1'-0"

1

Consultant

Additional Info

Project Name

New Retail Outlot Building 1

1401 South Moorland Rd
New Berlin, WI 53151

Dates/Revisions

06.30.23
PC SUBMITTAL

Drawing Title

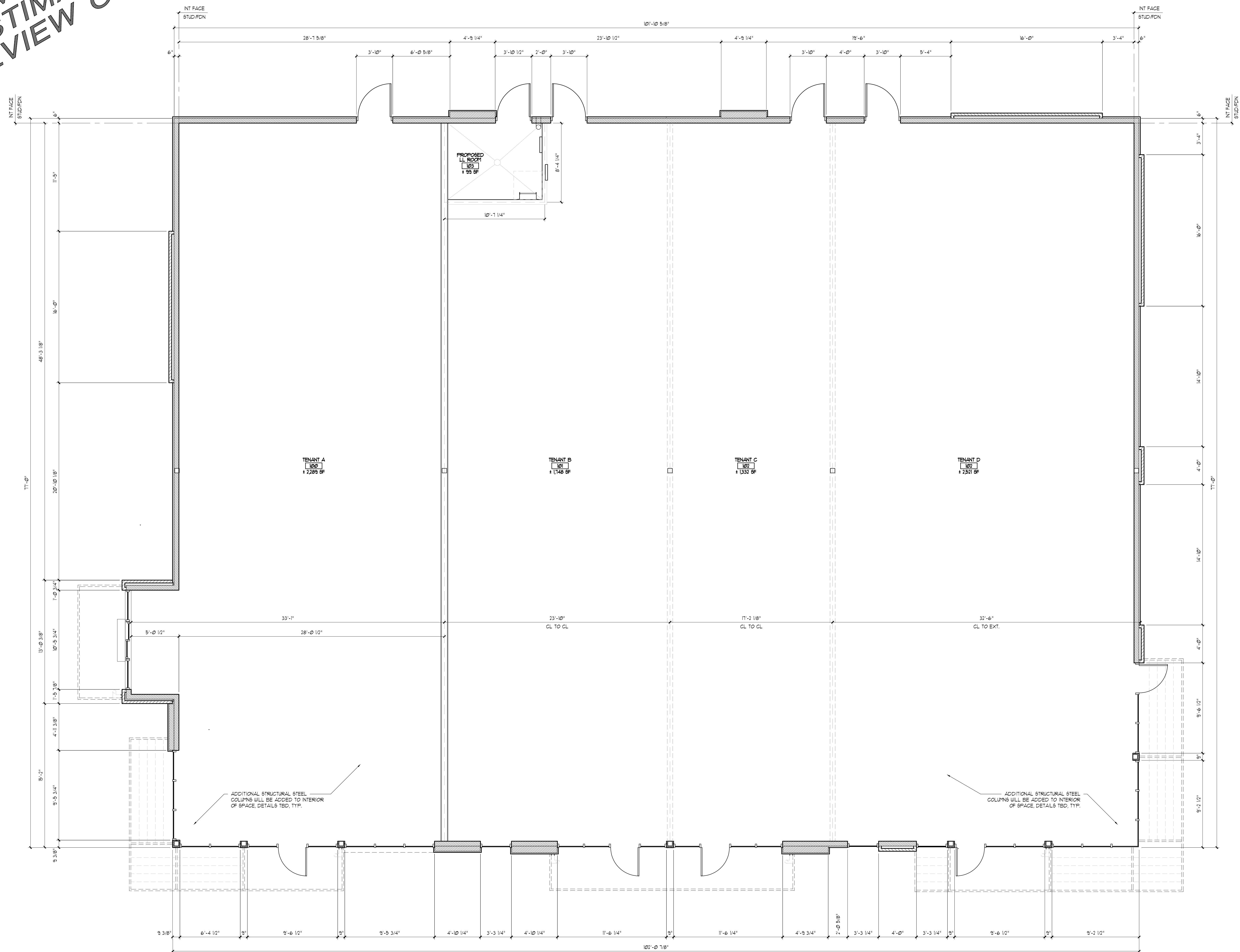
PROPOSED
ELEVATIONS

A2.2

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FOR ESTIMATING
AND REVIEW ONLY





logic design & architecture, inc.

LogicDA.com : 414.909.0080

Project Manager: AEV
Job Number: 22-145

Consultant

Additional Info

Project Name

New Retail Outlot Building 2
1401 South Moorland Rd
New Berlin, WI 53151

Dates/Revisions
06.30.23
PC SUBMITTAL

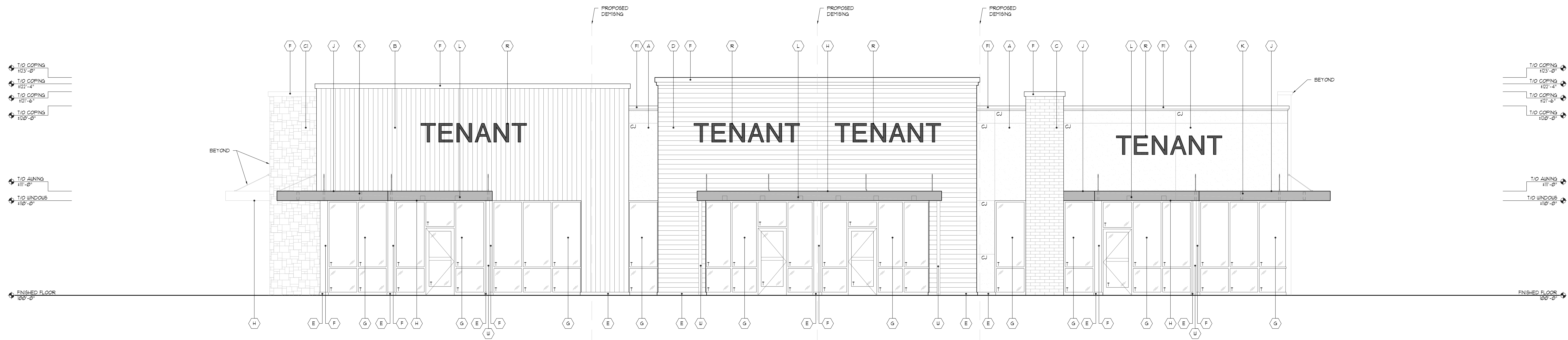
Drawing Title
PROPOSED
ELEVATIONS

A2.1

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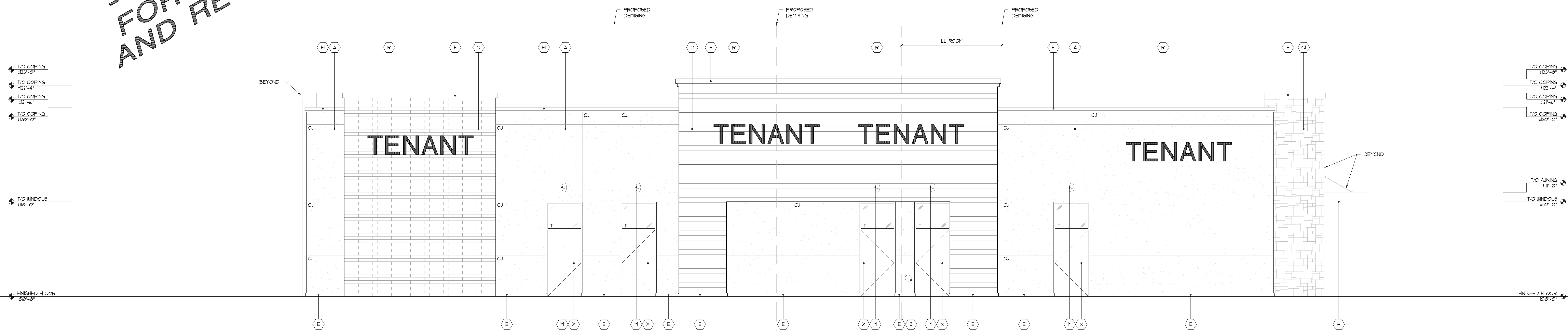
- PRELIMINARY -
NOT FOR CONSTRUCTION

NOT USED 3



GLAZING: 5+ SPANDREL T+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AWU APPROVALS BY TENANT, TYPICAL

EAST ELEVATION
1/4" = 1'-0" 2



GLAZING: 5+ SPANDREL T+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AWU APPROVALS BY TENANT, TYPICAL

WEST ELEVATION
1/4" = 1'-0" 1

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY

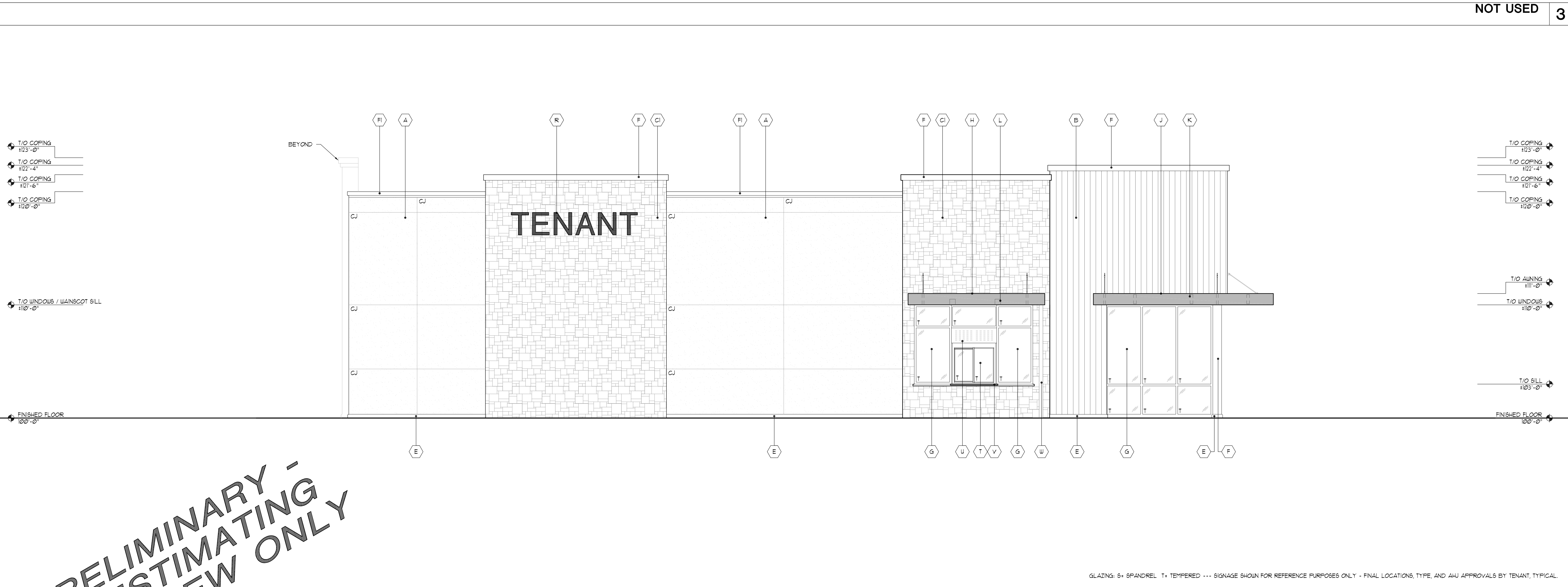
Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EPS Finish	STO Intumescent (on foam) Color: PPS2000-6 Knight's Armour	Drainage Type EPS per mfg. Install per mfg. ***GC to provide Architect large color sample for final approval***	STO Intumescent
B	Roughcast Fiber Cement Panels	Vintagewood - Spruce	Install Vertical Use only factory corners, w/ trim, & coping and color matched sealants - R/T Elevations & Details, typical.	Nichia USA, Inc.
C	Brick Veneer	Heritage Collection Color: Graystone	Running Bond Utility Glue Mortar: Gray (SMA208) Apply penetrating sealer per mfg recommendations	County Materials or similar
C1	Reflection Stone Veneer	Color: Vison	Random Pattern Mortar: Gray (SMA208) Apply penetrating sealer per mfg recommendations	County Materials or similar
D	Metal Wall System	Pac-Clad HWF Precision Wall Panels Color: Stone White	Install Vertical Color Matched trim and sealants - R/T Elevations & Details, typical. Submit shop drawings & details to Arch for approval.	Pac-Clad (Peterson)
E	Cast Stone / Precast Concrete	Pewter Smooth Finish	Color, texture, etc. - refer to sections Mortar: Gray (SMA208) Apply penetrating sealer per mfg. Submit shop drawings for review and approval.	Custom Cast Stone / Spent Mfg.
F	Metal #1	Color: Matte Black	coping, flashing, etc. - also see sections	Pac-Clad (Peterson)
F3	Metal #2	Color: "Cityscape"	coping, flashing, etc. - also see sections	Pac-Clad (Peterson)
G	Aluminum Storefront System	Black Anodized Frames	Full lite doors w/ 1" insulated low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
H	Steel Canopy (with welded chamfered corners) & Spruce Soffit	Prims & Epoxy Paint to match Storefront Black	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval.	TBD
J	Steel Awning (with welded chamfered corners) & Steel Louvers	Prims & Epoxy Paint to match Storefront Black	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval.	TBD
K	Awning Mounted Lighting	Black Finish	Down 9000 W3 RW LED3390M BK L1 WWS Wall Mount 30" 6" AFF	Lumens Lanterns
L	Recessed Lighting	Black Finish	LDN4-RD30 (DABR) LS MAJOLIT E232 Recessed LED - Coord. Locations w/ Reflected Ceiling Plan. Provide battery backup @ egress doors, typ.	Ultronic
M	Emergency Egress Lighting	Black Finish	TRL-EM-BB-E1 Wall mounted centered over door	Triton LED
R	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHS approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & hooking as necessary.	TBD
S	Overflow Downspout Nozzle	2199-Prefinished	Mount 30" AFF	TBD
T	Drive-Thru Window	To Match Storefront	275 Series - 47'-3/2" W x 43'-1/2" H with Manual open/Electronic Release (M.O.E.R.) - R/T Tenant Specs	Ready Access
U	Drive-Thru Air Curtain	To Match Storefront	AA300 - 275 Plus-Thru Air Curtain System - R/T Tenant Specs	Ready Access
V	Drive-Thru Staff	Stainless Steel	275 Series - 47'-3/2" W x 30" D - R/T Tenant Specs	Ready Access
W	Downspout	Color: To Match Adj. Wall	Opened faced downspout connect to storm inlet - GC to provide inter debris screen on storm pipe (Prefinished to match concrete panels)	TBD
X	HMI Painted Door	Color: To Match Adj. Wall		TBD

N.A.L. E2606a - Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractor and GC to coordinate with Box, Security Camera, and all other AHS required items not shown on elevations, typical.

EXTERIOR MATERIAL SCHEDULE

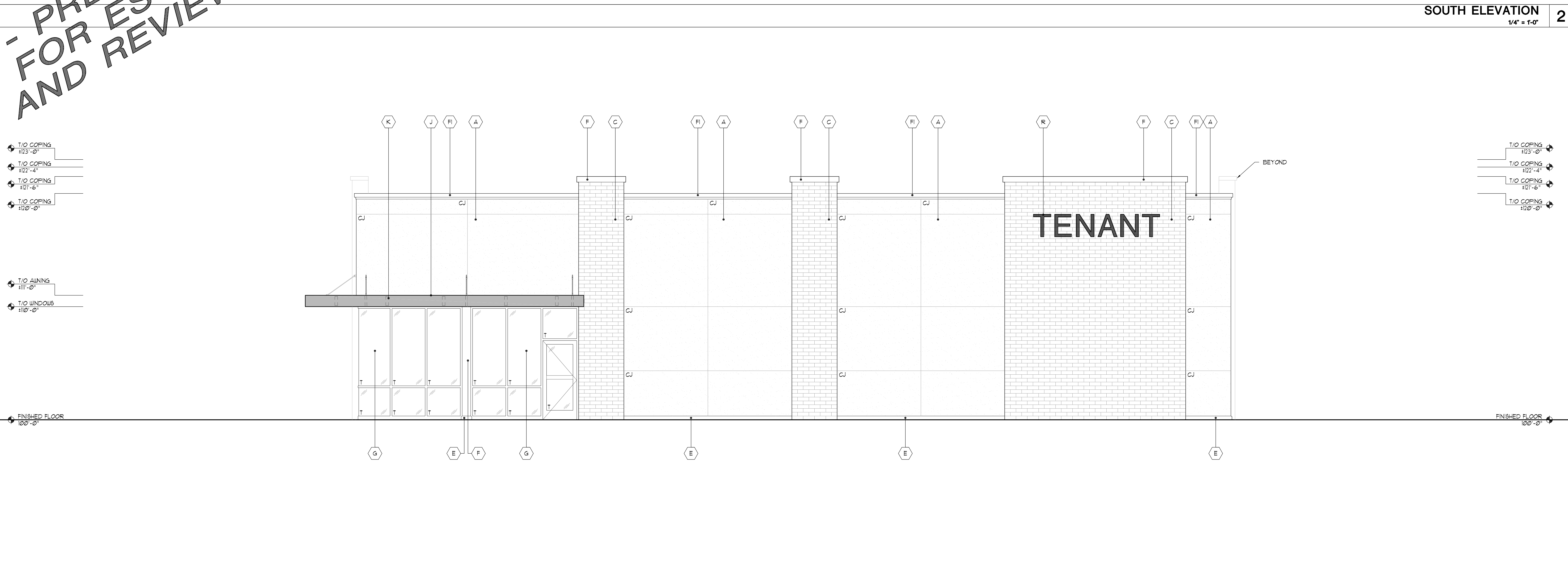
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AND REVIEW ONLY



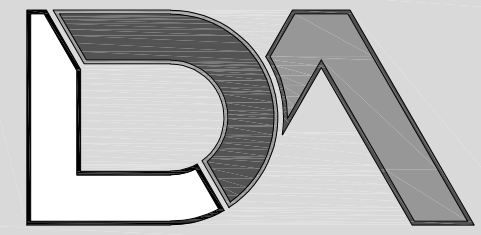
SOUTH ELEVATION
1/4\"/>

2



NORTH ELEVATION
1/4\"/>

1



logic design & architecture, inc.

LogicDA.com | 414.909.0080

Project Manager: AEV
Job Number: 22-145

Consultant

Additional Info

Project Name

New Retail Outlot Building 2

1401 South Moorland Rd
New Berlin, WI 53151

Dates/Revisions

06.30.23
PC SUBMITTAL

Drawing Title

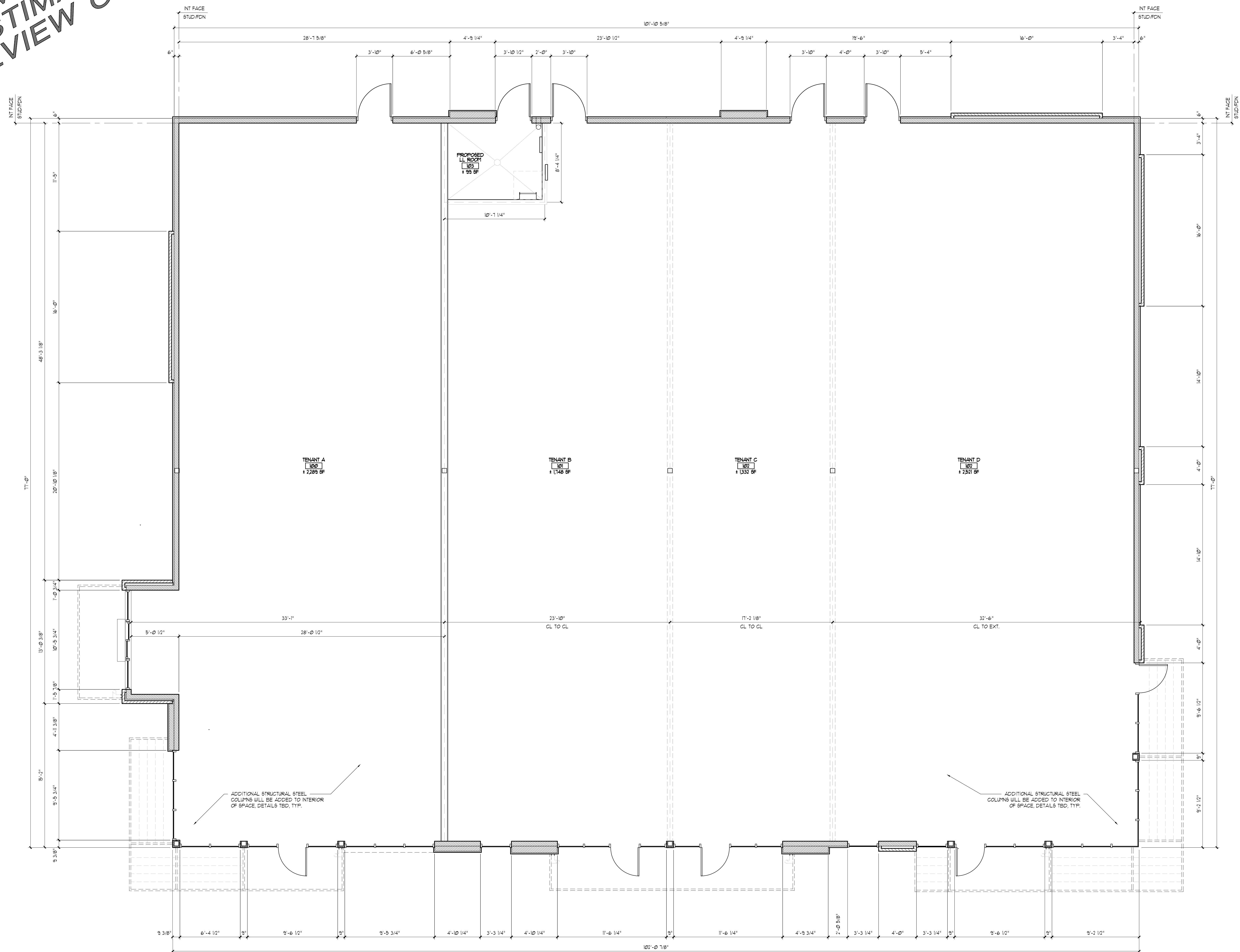
PROPOSED
ELEVATIONS

A2.2

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logic design & architecture, inc.

LogicDA.com : 414.909.0080

Project Manager: AEV

Job Number: 22-145

Consultant

Additional Info

Project Name

New Retail Outlot Building 3
1401 South Moorland Rd
New Berlin, WI 53151

Dates/Revisions

06.30.23
PC SUBMITTAL

Drawing Title

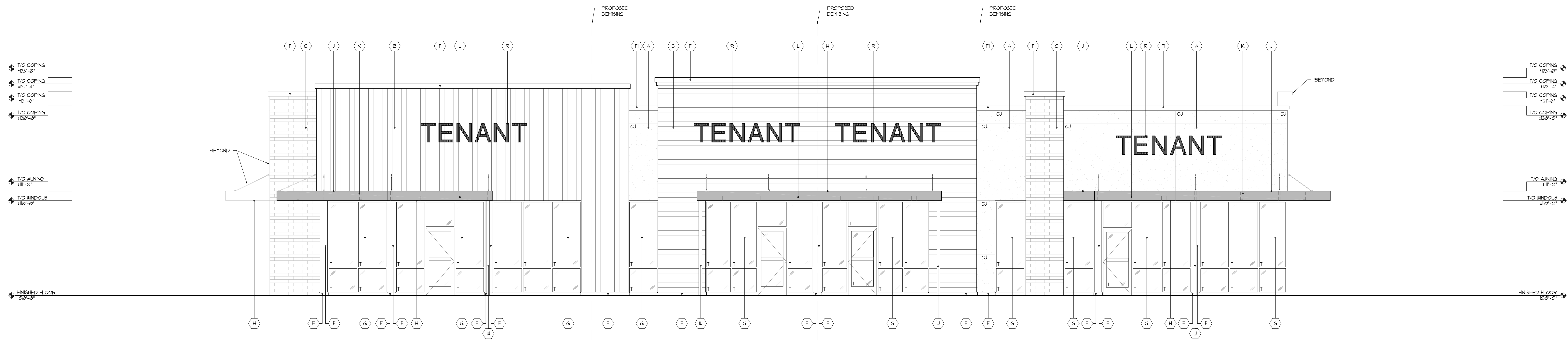
PROPOSED
ELEVATIONS

A2.1

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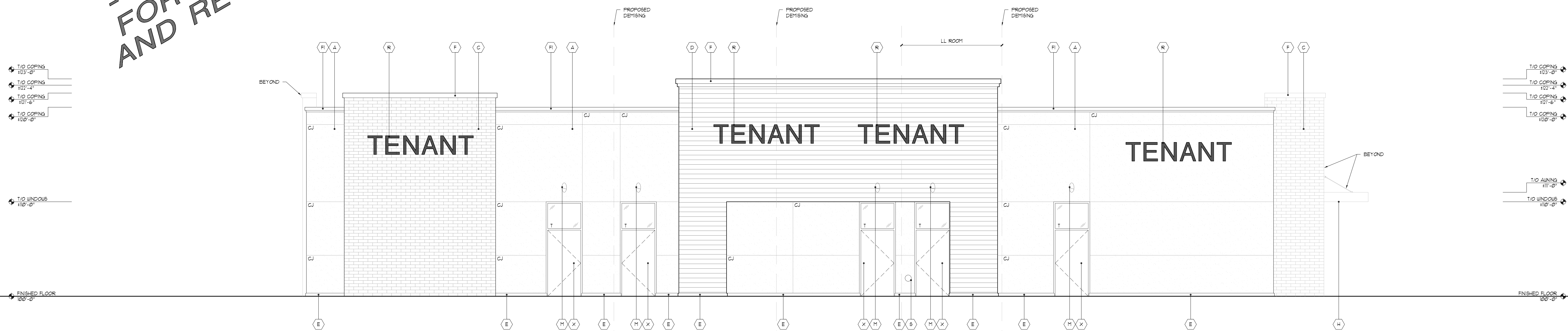
- PRELIMINARY -
NOT FOR CONSTRUCTION

NOT USED 3



GLAZING: 5+ SPANDREL T+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AWU APPROVALS BY TENANT, TYPICAL

EAST ELEVATION
1/4" = 1'-0" 2



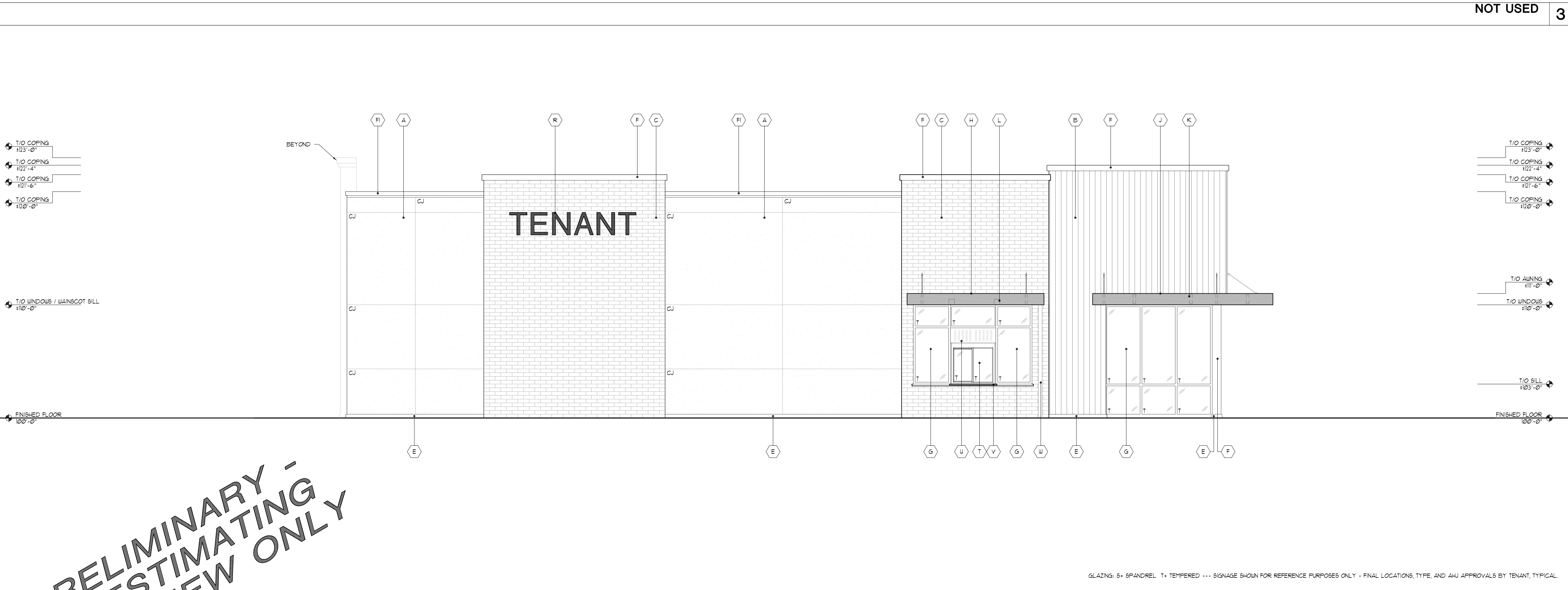
GLAZING: 5+ SPANDREL T+ TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AWU APPROVALS BY TENANT, TYPICAL

WEST ELEVATION
1/4" = 1'-0" 1

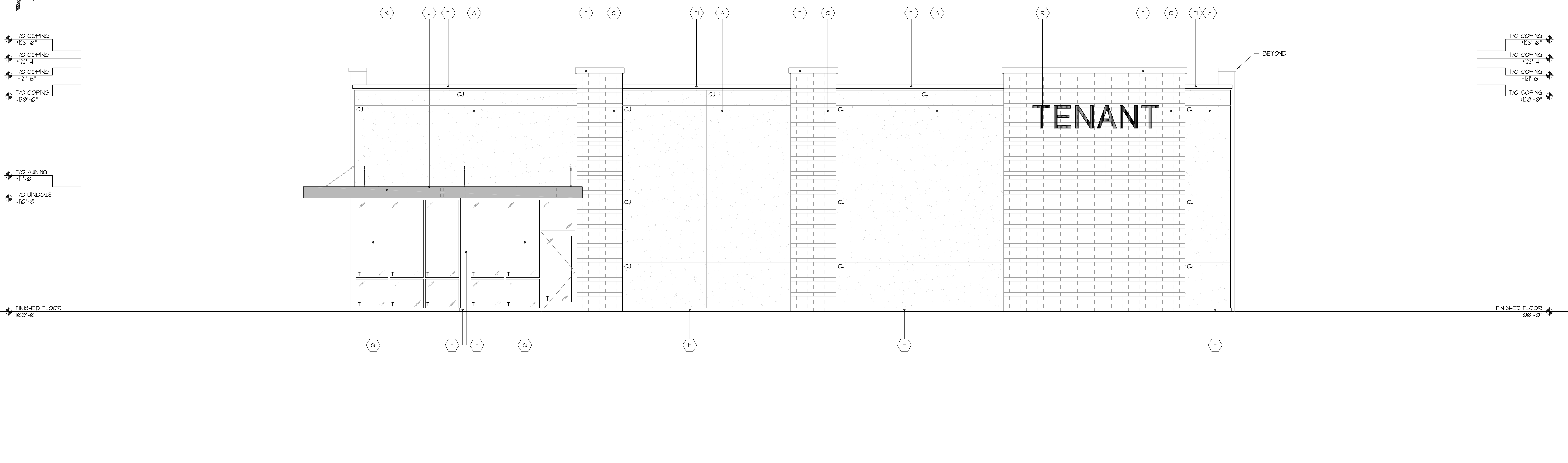
Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EPS Finish	STO Lutanum or Equal [Color: PPG Fog]	Drainage Type EPS per mfg. Install per mfg. ***SC to provide Architect large color sample for final approval***	STO Lutanum
B	Roughsawn Fiber Cement Panels	Vintagewood - Ash	Install Vertical Use only factory corners, R/T trim, & coping and color matched scalars - R/T Elevations & Details, typical.	Nichbu USA, Inc.
C	Brick Veneer	Heritage Collection Color: Slate	Running Bond Utility Size Mortar: Gray (SM000) Apply penetrating sealer to brick & grout per Mfg recommendations	County Materials or similar
D	Metal Wall System	Pac-Clad H&P Precision Wall Panels Color: Sierra Tan	Install Vertical Color Matched trim and sealants - R/T Elevations & Details, typical. Submit shop drawings & details to A/E for approval.	Pac-Clad (Peterson)
E	Cast Stone / Precast Concrete	Pewter Smooth Finish	Cais, bands, ribs - refer to sections Mortar: Gray (SM000) Apply penetrating sealer per mfg. Submit shop drawings for review and approval.	Custom Cast Stone / Spec Mix
F	Metal #1	Color: Matte Black	coping, flashing, etc. - also see sections	Pac-Clad (Peterson)
F3	Metal #2	Color: Sierra Tan	coping, flashing, etc. - also see sections	Pac-Clad (Peterson)
G	Aluminum Storefront System	Black Anodized Frames	Full lite doors w/ 1" insulated low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kaameer or approved equal
H	Steel Canopy (with welded (painted) corners) & Spruce Soffit	Prime & Epoxy Paint (Sherwin Williams 695) Black Magic Clear Seal Soffit	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval before to be stained AND PAINTED (ALL SIDES) to match Nichbu	TBD
J	Steel Awning (with welded (painted) corners) & Steel Louvers	Prime & Epoxy Paint to match Storefront Black	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval.	TBD
K	Awning Mounted Lighting	Black Finish	Down 9002 W1 RW LED3300M BK L1 W5 Wall Mount 10" 6" AFF	Lumiere Lanterna
L	Recessed Lighting	Black Finish	LSN4 4010 (DMB) LS MOVST F230 Recessed LED - Count. Locations w/ Reflected Ceiling Plan. Provide battery backup @ signs down, typ.	Uthoria
M	Emergency Egress Lighting	Black Finish	TBL EM 99 4 L Wall mounted centered over door	Triton LED
R	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and A/E approval, typical. U.E. to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
S	Overflow Downspout Nozzle	Z199-Prefinished	Mount 20" AFF	TBD
T	Drive-Thru Window	To Match Storefront	275 Series - 47'-3/2" W x 43'-1/2" H with Manual open/Electronic Release (M.O.D.R.) - R/T Tenant Specs	Ready Access
U	Drive-Thru Air Curtain	To Match Storefront	AA300 - 275 Pass-Thru Air Curtain System - R/T Tenant Specs	Ready Access
V	Drive-Thru Shell	Stainless Steel	275 Series - 47'-3/2" W x 10' D - R/T Tenant Specs	Ready Access
W	Downspout	Color: To Match Adj. Wall	Open end downspout connect to storm inlet - GC to provide inlet details screen on storm pipe (Prefinished to match concrete panels)	TBD
X	H&M Painted Door	Color: To Match Adj. Wall		TBD

EXTERIOR MATERIAL SCHEDULE 4

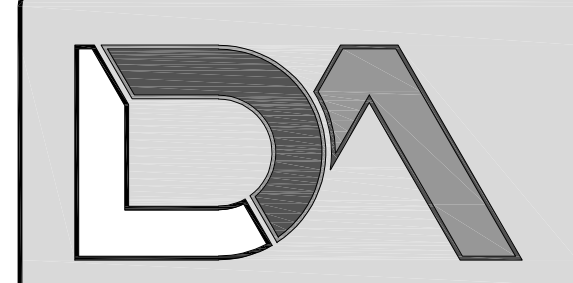
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SOUTH ELEVATION 2



NORTH ELEVATION 1



logic design & architecture, inc.

LogicDA.com : 414.909.0080

Project Manager: AEV
Job Number: 22-145

Consultant

Additional Info

Project Name

New Retail Outlot Building 3

1401 South Moorland Rd
New Berlin, WI 53151

Dates/Revisions

06.30.23
PC SUBMITTAL

Drawing Title

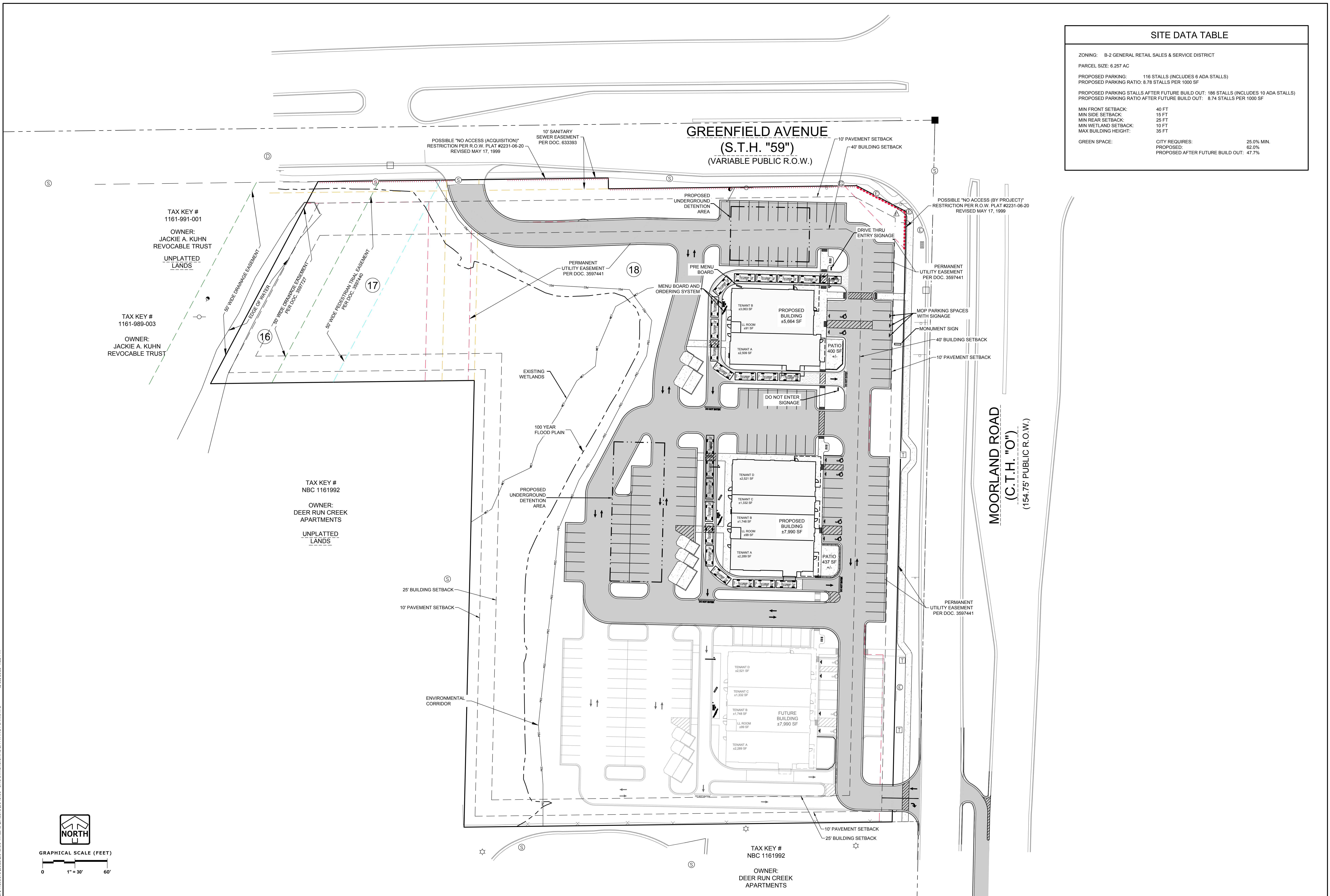
PROPOSED ELEVATIONS

A2.2

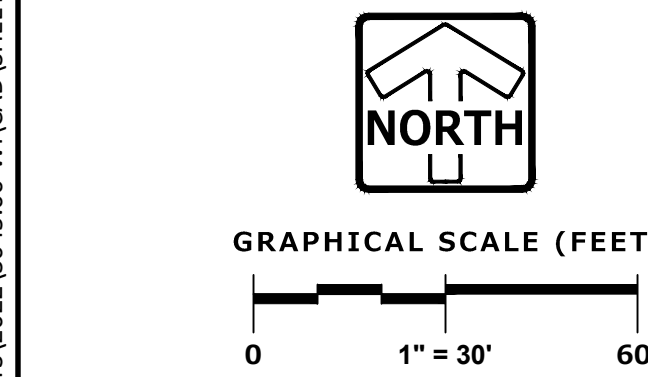
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- PRELIMINARY -
NOT FOR CONSTRUCTION

SITE DATA TABLE		
ZONING:	B-2 GENERAL RETAIL SALES & SERVICE DISTRICT	
PARCEL SIZE:	6.257 AC	
PROPOSED PARKING:	116 STALLS (INCLUDES 6 ADA STALLS)	
PROPOSED PARKING RATIO:	8.78 STALLS PER 1000 SF	
PROPOSED PARKING STALLS AFTER FUTURE BUILD OUT:	186 STALLS (INCLUDES 10 ADA STALLS)	
PROPOSED PARKING RATIO AFTER FUTURE BUILD OUT:	8.74 STALLS PER 1000 SF	
MIN FRONT SETBACK:	40 FT	
MIN SIDE SETBACK:	15 FT	
MIN REAR SETBACK:	25 FT	
MIN WETLAND SETBACK:	10 FT	
MAX BUILDING HEIGHT:	35 FT	
GREEN SPACE:	CITY REQUIRES:	25.0% MIN.
	PROPOSED:	62.0%
	PROPOSED AFTER FUTURE BUILD OUT:	47.7%



Z:\PROJECTS\2022\3045-00-WTCAD\3045-00-WTCAD\3045-00-SITE DIMENSIONAL & PAVING PLAN.DWG 8/10/2023 4:22 PM



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LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER DM0009809 WITH A COMMITMENT DATE OF OCTOBER 26, 2022.

PARCEL 1:

That part of the East 1/2 of the North 1/2 of the Northeast 1/4 of Section 3, Township 6 North, Range 20 East in the City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South along the East line of said 1/4 Section, 187.695 feet; thence West and parallel to the North line of said 1/4 Section, 422.38 feet; thence North and parallel to the East line of said 1/4 Section, 187.695 feet to a point in the North line of said 1/4 Section; thence East along the North line of said 1/4 Section, 422.38 feet to the point of beginning, reserving therefrom the North 33 feet and the East 24.75 feet for highway purposes; and further excepting the lands conveyed in Personal Representative's Deed recorded as Doc. No. 2428000.

PARCEL 2:

Part of the Northeast 1/4 of Section 3, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at a point in the North line of the Northeast 1/4 of Section 3, Township 6 North, Range 20 East, 422.38 feet West of the Northeast corner thereof; thence running West along said North line 123.88 feet to a point; thence South 28°42' West along the center line of a ditch 269.61 feet to a point; thence East and parallel to the North line of said 1/4 Section 243.61 feet to a point; thence North 2°06' East 236.65 feet to the point of beginning; reserving the North 33 feet for public highways, except Doc. No. 664247.

PARCEL 3:

That part of the East 1/2 of the North 1/2 of the Northeast 1/4 of Section 3, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at a point in the East line of said 1/4 Section, 187.695 feet South of the Northeast corner thereof; thence West and parallel to the North line of said 1/4 Section, 422.28 feet to a point; thence South and parallel to the East line of said 1/4 Section, 154.695 feet to a point; thence East and parallel to the North line of said 1/4 Section, 422.38 feet to a point in the East line of said 1/4 Section; thence North along the East line of said 1/4 Section, 154.695 feet to the place of beginning, reserving therefrom the East 24.75 feet for highway purposes.

PARCEL 4:

That part of the East 1/2 of the North 1/2 of the Northeast 1/4 of Section 3, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at a point in the East line of said 1/4 Section, 342.390 feet South of the Northeast corner thereof; thence West and parallel to the North line of said 1/4 Section, 422.38 feet to a point; thence South and parallel to the East line of said 1/4 Section, 154.695 feet to a point; thence East and parallel to the North line of said 1/4 Section, 422.38 feet to a point in the East line of said 1/4 Section; thence North along the East line of said 1/4 Section, 154.695 feet to the place of beginning.

PARCEL 5:

That part of the East 1/2 of the North 1/2 of the Northeast 1/4 of Section 3, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at a point in the East line of said 1/4 Section, 497.085 feet South of the Northeast corner thereof; thence West and parallel to the North line of said 1/4 Section, 422.38 feet to a point; thence South and parallel to the East line of said 1/4 Section, 154.695 feet to a point; thence East and parallel to the North line of said 1/4 Section, 422.38 feet to a point in the East line of said 1/4 Section; thence North along the East line of said 1/4 Section, 154.695 feet to the place of beginning, reserving therefrom the East 24.75 feet for highway purposes.

ALL ABOVE PARCELS ALSO DESCRIBED AS FOLLOWS:

All that part of the NE1/4 of the NE1/4 of Section 3, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at the Northeast corner of the NE1/4 of said Section 3; being marked by a concrete monument with brass cap; thence South 01°18'52" West along the East line of said NE1/4 651.780 feet; thence South 89°17'15" West parallel to the North line of said NE1/4 24.765 feet to the West right of way line of S. Moorland Road (CTH "O") and the place of beginning of the lands hereinafter described; thence continuing South 89°17'15" West parallel to said North line 397.615 feet; thence North 01°18'52" East parallel to the East line of said NE1/4 415.130 feet; thence South 89°17'15" West parallel to the North line of said NE1/4 244.591 feet (recorded as 243.61 feet) to a point in the centerline of a ditch; thence North 27°59'15" East along the center of the ditch 212.624 feet to the South right of way line of Greenfield Avenue (S.T.H. "59"); thence North 89°17'15" East along said South right of way line 269.654 feet; thence South 00°42'45" East 10.000 feet; thence continuing North 89°17'15" East along said South right of way line 230.485 feet; thence South 62°27'24" East 51.924 feet to the West right of way line of S. Moorland Road (CTH "O"); thence South 01°18'52" West along said West right of way line 567.146 feet to the place of beginning.

GENERAL NOTES

- Right of Way widths and locations are based on surveys on record.
- The property depicted on the survey has direct physical ingress and egress via Greenfield Avenue, a publicly dedicated right of way and via Moorland Road - County Trunk Highway "O", a publicly dedicated right of way.
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
- Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20230402102, #20230402107, #20230402099, #20230202106, #20230402097 and #20230402101 with a clear date of February 3, 2023. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

CERTIFICATION

To: First American Title Insurance Company, Alrig USA Acquisitions LLC, a Michigan limited liability company, Greenmoor LLC, a Wisconsin limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7(a), 8, 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on FEBRUARY 6, 2023.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: FEBRUARY 14, 2023

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850



VICINITY MAP

SCALE 1"=1000'

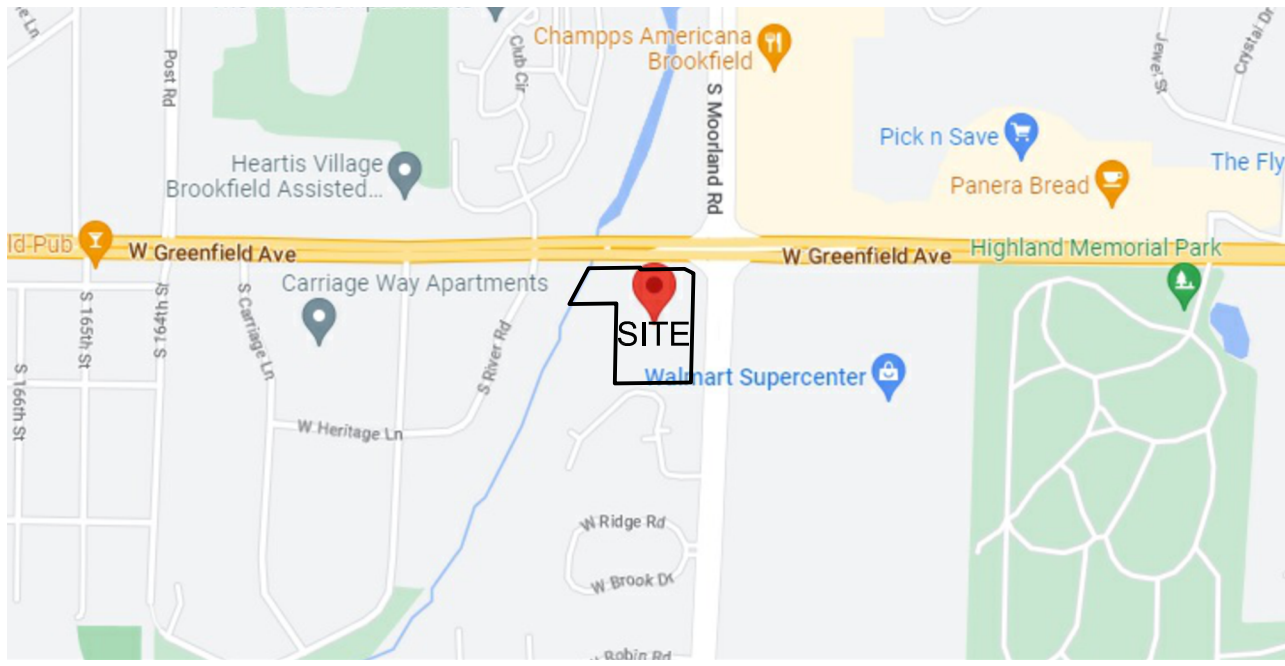


TABLE A

- Monuments placed at all corners of the surveyed property boundary.
- Address (as disclosed in title commitment): 1401 S. Moorland Road, New Berlin, WI 53151
- Flood Zone Classification: The property lies with in Zone "X" and Zone "AE" of the Flood Insurance Rate Map Community Panel No. 551330238G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" areas have Base Flood Elevations determined.
- Gross Land Area: 272,555 Square Feet (6.2570 Acres)
- Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Northeast corner of the Northeast 1/4 Section 3, Town 6 North, Range 20 East, Elevation = 845.39 (GPS).
- Letter / Zoning Report not supplied by client at time of survey.
- The subject property is vacant - No Buildings Observed.
- Substantial features observed in the process of conducting the survey graphically shown on survey.
- Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
b) Private utility locate by:
- Names of adjoining owners according to current public records: Shown on Survey.
- Distance to the nearest intersecting street: Shown on Survey.
- No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Offsite easements, if any, shown on Survey.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

NOTES CORRESPONDING TO SCHEDULE B - II

- 4 - 8, 13, 19 NOT SURVEY RELATED
- 2 - 3, 9 - 12 VISIBLE EVIDENCE SHOWN IF ANY
14. Terms and provisions of Easement to City of New Berlin for sanitary sewer purposes dated 04/06/1965 and recorded 04/21/1965, in Vol. 1011 Deeds, Pg. 49, as Doc. No. 633393, AFFECTS SURVEYED PROPERTY AS SHOWN; and Conveyance of Rights in Land to State of Wisconsin, Department of Transportation dated 10/07/1999 and recorded 10/14/1999, in Reel 2999, Image 0218, as Doc. No. 2511227.
15. Terms and provisions of Grant of Transmission Line Easement dated recorded 01/10/2001, as Doc. No. 2615800, DOES NOT AFFECT SURVEYED PROPERTY.
16. Terms and provisions of Storm Water Management Practices Maintenance Agreement dated 08/11/2008 and recorded 09/08/2008, as Doc. No. 3597727, AFFECTS SURVEYED PROPERTY, AS SHOWN ON SURVEY.
17. Terms and provisions of Permanent Pedestrian Trail Easement and Agreement dated 08/11/2008 and recorded 09/08/2008, as Doc. No. 3597440, AFFECTS SURVEYED PROPERTY, AS SHOWN.
18. Terms and provisions of Permanent Utility Easement and Agreement dated 08/20/2008 and recorded 09/08/2008, as Doc. No. 3597441, AFFECTS SURVEYED PROPERTY, AS SHOWN.

LEGEND OF SYMBOLS & ABBREVIATIONS

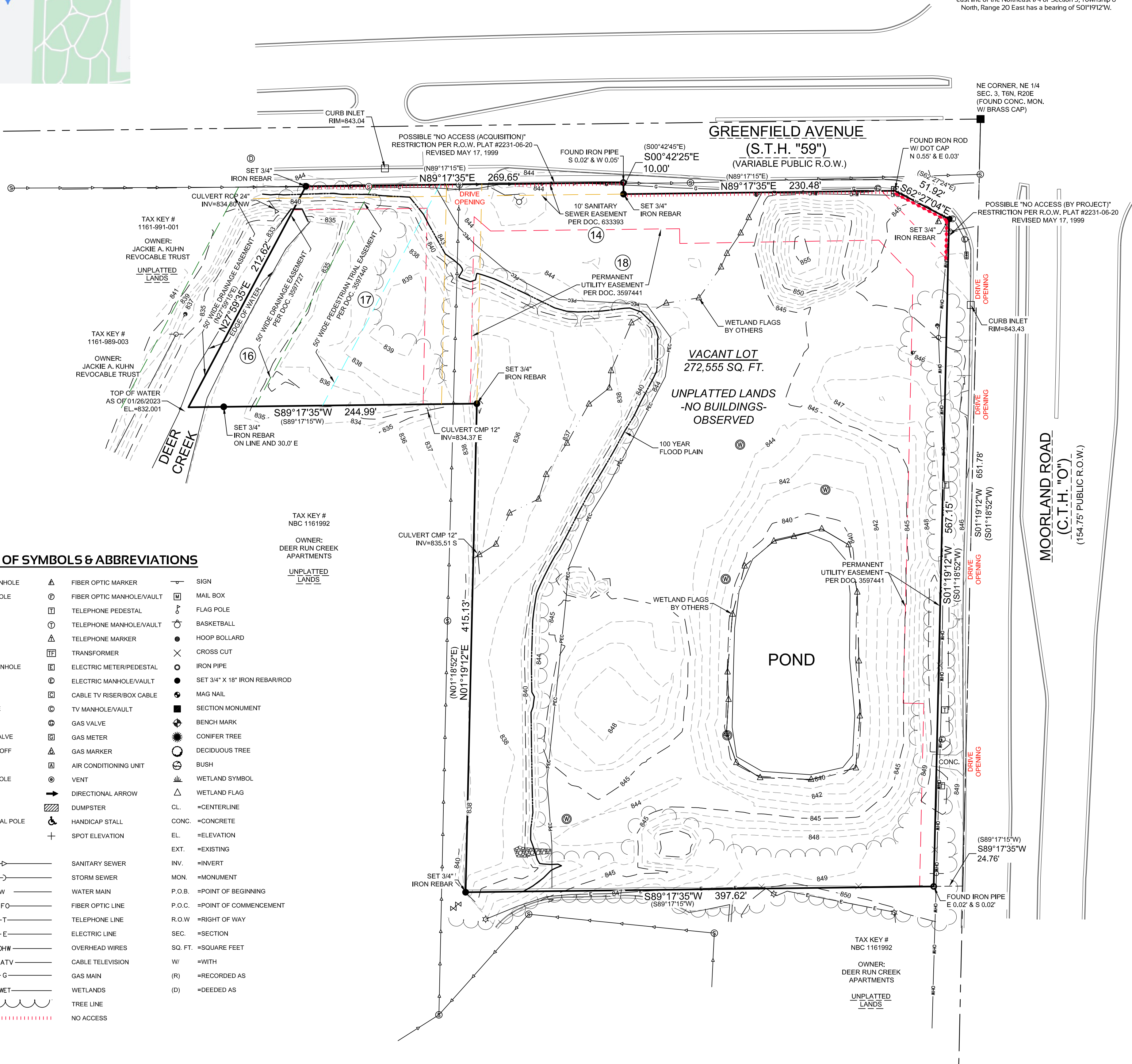
① SANITARY MANHOLE	▲ FIBER OPTIC MARKER	— SIGN
② STORM MANHOLE	⊕ FIBER OPTIC MANHOLE/VAULT	▣ MAIL BOX
□ STORM INLET	③ TELEPHONE PEDESTAL	▣ FLAG POLE
□ CLEANOUT	⊕ TELEPHONE MANHOLE/VAULT	⊕ BASKETBALL
○ CATCH BASIN	▲ TELEPHONE MARKER	● HOOP BOLLARD
☒ LATERAL	⊕ TRANSFORMER	✕ CROSS CUT
⊕ UNKNOWN MANHOLE	⊕ ELECTRIC METER/PEDESTAL	⊕ IRON PIPE
⊕ WELL	⊕ ELECTRIC MANHOLE/VAULT	● SET 3/4" X 18" IRON REBAR/ROD
⊕ HYDRANT	⊕ CABLE TV RISER/BOX CABLE	● MAG NAIL
⊕ WATER VALVE	⊕ TV MANHOLE/VAULT	■ SECTION MONUMENT
⊕ DOWN SPOUT	⊕ GAS VALVE	● BENCH MARK
⊕ SPRINKLER VALVE	⊕ GAS METER	☀ CONIFER TREE
⊕ WATER SHUT OFF	▲ GAS MARKER	○ DECIDUOUS TREE
⊕ STANDPIPE	⊕ AIR CONDITIONING UNIT	⊕ BUSH
⊕ WATER MANHOLE	⊕ VENT	⊕ WETLAND SYMBOL
▲ FLOOD LIGHT	➔ DIRECTIONAL ARROW	△ WETLAND FLAG
☆ LIGHT POLE	⊕ DUMPSTER	CL. =CENTERLINE
⊕ TRAFFIC SIGNAL POLE	⊕ HANDICAP STALL	CONC. =CONCRETE
○ UTILITY POLE	⊕ SPOT ELEVATION	EL. =ELEVATION
⊕ GUY WIRE		EXT. =EXISTING
		INV. =INVERT
		MON. =MONUMENT
		P.O.B. =POINT OF BEGINNING
		P.O.C. =POINT OF COMMENCEMENT
		R.O.W. =RIGHT OF WAY
		SEC. =SECTION
		SQ. FT. =SQUARE FEET
		W/ =WITH
		(R) =RECORDED AS
		(D) =DEEDED AS
— SANITARY SEWER		
— STORM SEWER		
— WATER MAIN		
— FIBER OPTIC LINE		
— TELEPHONE LINE		
— ELECTRIC LINE		
— OVERHEAD WIRES		
— CABLE TELEVISION		
— GAS MAIN		
— WETLANDS		
— TREE LINE		
— NO ACCESS		



GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The east line of the Northeast 1/4 of Section 3, Township 6 North, Range 20 East has a bearing of S01°19'12"W.



LOCATION: 1401 S. MOORLAND RD.

THAT PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 3, T6N, R20E,
CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

PEG JOB No. 3045.00

NS

DATE 02/16/2023

SCALE 1"=50'

DRAFTED BY: KGD

SHEET 1 of 1

46 COPYRIGHT 2023

SURVEY

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE



Plan Commission MEETING MINUTES

September 25, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

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

MINUTES

1. PUBLIC HEARING(S)

- A. (7) KH CP-2300780 & RZ-2300781 Jim Duerrwaechter - 18335 W. National Ave (Tax Key #: 1262.961), Tax Key #: 1262.962 (located behind 18335 W. National Avenue) and 18395 W. National Ave (Tax Key #: 1262.963) - Request to amend the Future Land Use Map within the City's Comprehensive Plan from Rural Commercial and Suburban Residential to Rural Commercial and Suburban Residential AND rezone from B-2 and R-3 to B-5 and R-3 AND 2030 Comprehensive Plan Updates. (Joint Public Hearing 6:00 PM)

Kristen Hogan introduced the Public Hearing item to the Plan Commissioners.

Alderman Stribl asked if there were any questions for clarification. There were none.

Alderman Stribl asked if there was anyone wishing to speak in favor of the public hearing. There were none.

Alderman Stribl asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Alderman Stribl asked if there were questions and/or comments from Plan Commissioners. There were none.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Alderman Stribl called the Plan Commission meeting to order at 06:11 PM.
Alderman Stribl led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy City Clerk Megan Godshall took the roll call as follows:

Present: Commissioner Schulpus, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl

Excused: Mayor Ament, Commissioner McGrath

Staff Present: DCD Director Greg Kessler, Principal Planner Kristen Hogan, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

A quorum was present and the meeting was properly noticed.

5. APPROVAL OF MINUTES

A. August 14, 2023 Meeting Minutes

MOTION: Motion to Approve

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

6. PLAN COMMISSION SECRETARY'S REPORT

No Report

7. NEW BUSINESS

- A.** (7) KH CP-2300780 Jim Duerwaechter - 18335 W. National Ave (Tax Key #: 1262.961), Tax Key #: 1262.962 (located behind 18335 W. National Avenue) and 18395 W. National Ave (Tax Key #: 1262.963) - Amend the Future Land Use Map within the City's Comprehensive Plan from Rural Commercial and Suburban Residential to Rural Commercial and Suburban Residential AND 2030 Comprehensive Plan Updates. (Public Hearing 9/25/23)

MOTION: Motion to Approve

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

- B.** (7) KH RZ-2300781 Jim Duerwaechter - 18335 W. National Ave (Tax Key #: 1262.961), Tax Key #: 1262.962 (located behind 18335 W. National Avenue) and 18395 W. National Ave (Tax Key #: 1262.963) - Rezone from B-2 and R-3 to B-5 and R-3. (Public Hearing 9/25/23)

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passed 5-0

- C.** (7) KH LD-2300782 Jim Duerwaechter - 18335 W. National Ave (Tax Key #: 1262.961), Tax Key #: 1262.962 (located behind 18335 W. National Avenue) and 18395 W. National Ave (Tax Key #: 1262.963) - 2-Lot Certified Survey Map.

MOTION: Motion to Approve

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

8. COMMUNICATIONS

None

9. ADJOURN

MOTION: Motion to Adjourn at 6:16 PM

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

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

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Richard Dahl / Sign Waiver

LOCATION: 13825 W. National Avenue

REQUEST: Approval of a wall sign, including a waiver request, for the property located at 13825 W. National Avenue.

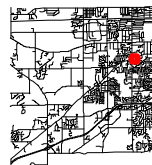
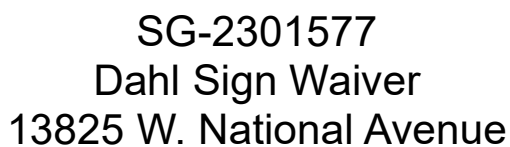
D.R.C. RECOMMENDATION: Recommend approval of a wall sign, including a waiver request, for the property located at 13825 W. National Avenue, subject to the application, plans on file and the following reasons:

WAIVER REQUEST: *Applicant is requesting a waiver to Zoning Code Section 275-61I(1)(c)[1], which requires monument signs for parcels along arterials. The applicant is proposing to install a wall sign without a monument sign. Please see attached letter.*

1. The applicant is proposing to install a wall sign instead of a monument sign. Plan Commission approval of a waiver to allow a wall sign without a monument sign, would be required.
2. Pursuant to 275-61D(6) *“An applicant may request a waiver from the Plan Commission for the requirements set forth in this section.”*
3. Staff supports the waiver for a wall sign without a monument sign due to site constraints.
 - (a) The parcel itself does not have direct access to National Avenue. Access to the property either comes from the property to the east or west, both of which have access points on National Avenue.
 - (b) The right-of-way line encroaches into the existing parking lot and drive aisle.
4. The Plan Commission has the authority to grant this waiver pursuant to Section 275-52C(1), which states *“The Plan Commission may waive or modify any or all of the other requirements of this article if it determines that:*
 - a. The site or activity in question will have no appreciable off-site impact;*
 - b. Compliance with the requirement(s) is impractical or impossible due to site conditions or other circumstances beyond the control of the applicant; or*
 - c. The specific requirement is not necessary for a particular site to ensure compliance with the requirement of this chapter.”*
5. Pursuant to Section 275-52C(2), *“any property for which a waiver from the requirements of this chapter is granted shall comply with all other requirements of this chapter.”*
6. Applicant shall provide a list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in 275-54B of the Zoning Code.

Attachments:

Location Map
Applicant Letter
Sign Rendering



Legend

- Parcels
- Road Right-of-Way
- Floodplain (FIRM (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
 - Wetland
 - Sewer Service Area (MMSD)**
 - Sewershed
 - Current
 - Ultimate



0 40 80 Feet

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

August 21, 2023

Kelly Wall

Principal Planner

City of New Berlin

3805 S. Casper Dr.

New Berlin, WI 53151

Phone: (262) 797-2445

Email: kwall@newberlin.org

Dear Ms. Wall:

Thank you for taking the time to discuss the signage at 13825 West National Avenue. It is our goal to communicate and work together with the City of New Berlin.

We are requesting a waiver to the sign code 275-61 Section I(1)(C)(1) requiring: all new signs and/or replacement of existing signs located along arterials or major thoroughfares shall be placed on a monument base constructed of the same material and color or shall enhance the exterior architecture of the principal building. Unfortunately, the right of way easements does not make it feasible to install a monument sign.

We are proposing to install a 6' x 8' multi-tenant wall sign on the front face of the building.

Best Regards,

A handwritten signature in black ink, appearing to be 'Richard Dahl', with a stylized, flowing script.

Richard Dahl
Distinctive Ventures, LLC



EXPECT MORE SIGNS

(414)232-5131

Email: mychadsigns@gmail.com

Salesperson/Sign Maker:

Mr. Chad Richards

Invoice:

PROPOSAL ACCEPTED

6650 W. State Street, D127

Wauwatosa, WI 53213

CHANNEL LETTERS • LED LIGHTING • SIGN MAINTENANCE • SIGN CABINETRY • GRAPHIC DESIGNS • PRINTING SERVICES

Saved As: New Berlin Wall Sign **Sales Rep:** Chad Richards

Location: New Berlin **Date:** 09/19/2023 **Revision:** 3

Shown Here: New Sign Cabinets
of the overall size of 8 feet wide
by 6 feet tall. To display the 6
tenant signs as shown.



New Berlin Wall Signage

**FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY**

our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in
accordance with Article 600 of the National
Electrical Code and / or the applicable local
code. This includes proper grounding and
bonding of the sign. Sign shall bear
correct UL Label.

APPROVAL / DATE

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

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



STAFF REPORT

EXECUTIVE SUMMARY

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

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

REQUEST: Approval of the Autumn Trace Subdivision Final Plat for the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999).

REVIEW SCHEDULE:

Final Plat Received:	8/16/2023
Completeness Determination:	8/16/2023
60-day time limit expires:	10/15/2023
Final Common Council Action (expected):	10/10/2023

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of a resolution approving the Autumn Trace Subdivision Final Plat for the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999), subject to the application, plans on file and the following conditions:

1. Planning:

- a. Satisfaction of all the conditions outlined in the Letter of No Objection by Waukesha County Park and Land Use Department is required.
- b. Satisfaction of all the conditions outlined in the Letter of No Objection by the Department of Administration is required.
- c. Applicant shall correct all drafting errors and requested changes identified by Staff on the Final Plat prior to the City signing.
- d. A final copy of the Final Plat shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the Final Plat. Surveyor Stamp is required.
- e. Applicant shall submit a Mylar of the recorded plat to the City of New Berlin. Please make sure to have your surveyor coordinate with the State/County on this if necessary. This document is kept on file with the City.
- f. Applicant shall provide the CAD file containing all the line work to include all parcels, easement lines, etc. The file needs to be in the NAD 83 (2011) State Plane Wisconsin South Projection.
- g. A copy of the subdivision covenants shall be submitted prior to the City signing the Final Plat. This document shall address the maintenance of the open space and outlots.
 - i. Provide a note on the plat defining the maintenance of the islands in the boulevard section and mowed paths that are part of the outlot shall be maintained by the HOA.

- h. For subdivisions in the R-1/R-2 District, the minimum lot width at the base setback line is 110 feet and 130 feet for homes with side entry garages. The minimum street frontage is 60 feet. The minimum lot size is 32,670 square feet. Per Section 275-46E, when a garage is proved to be entry facing from an interior lot line, the garage shall be set back a minimum of 30 feet from the lot line opposite the garage door. Provide a chart that verifies the aforementioned information for each lot.**

 - i. Applicant shall provide a detailed line table and note the lot width measurement at the front setback line.**
- i. Payment of \$36,814.40 (\$1,937.60/lot x 19 lots = \$36,814.40) in Public Site and Open Space Fees required prior to the City of New Berlin signing the Final Plat.**
- a. Applicant shall coordinate with City Staff to execute a Conservation Easement that will encompass Outlot 1. The Conservation Easement shall be recorded with the Final Plat.**

 - i. The applicant shall provide Staff with the legal description of the Conservation Easement area for review.**
 - ii. The applicant shall be responsible for recording the Conservation Easement document.**

2. Engineering:

- a. Sheet 1, NOTES section:**

 - i. There is a note that starts "PRIVATE STORM SEWER AND DRAINAGE EASEMENTS..." but there are no such easements shown on the Plat. If there are intended to be such easements, show them, if not, then remove this comment.**
 - ii. For the comment that starts "PRIVATE SEPTIC SYSTEM PIPING ..." add the following text at the end "A WORK WITHIN THE RIGHT-OF-WAY PERMIT FROM THE CITY OF NEW BERLIN."**
 - iii. Add the comment "MARKING THE LOCATION OF THE UNDERGROUND PRIVATE SEPTIC SYSTEM PIPING WITHIN THE CITY RIGHT-OF-WAY AND WITHIN THE OUTLOT IS THE RESPONSIBILITY OF THE PRIVATE SEPTIC SYSTEM OWNER. FAILURE TO MARK THE LOCATION OF THE PRIVATE SANITARY LINE PUTS IT AT RISK OF DAMAGE DUE TO UNDERGROUND EXCAVATIONS BY OTHERS."**
- b. Sheet 1, CONSERVANCY RESTRICTIONS section:**

 - i. #2. Remove the text starting with "THE REMOVAL OF ANY VEGATATIVE COVER..."**
 - ii. #6. Correct the text to read "THE CONSTRUCTION OF BUILDINGS OR ACCESSORY USES ARE PROHIBITED WITHIN WETLAND AND FLOODPLAIN AND PER THE CONSERVATION EASEMENT PROVISIONS."**
 - iii. Add a note that says "PRIVATE ENCROACHMENTS INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO DOG FENCES, LIGHT POLES, LANDSCAPING, SIGNS, AND PRIVATE IRRIGATIONS SYSTEMS ARE AT RISK OF DAMAGE WITHOUT NOTICE AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPAIR. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO GET PERMISSION FROM THE PRIVATE UTILITIES TO INSTALL SUCH ENCROACHMENTS WITH THE PRIVATE UTILITY EASEMENT."**
- c. Sheet 2: Change the label to read "15' WIDE PRIVATE UTILITY EASEMENT".**
- d. Sheet 3: Around the cul-du-sac, the Private Utility Easement gets wider. Label the easement with the appropriate width dimension.**
- e. Sheet 5: The location for the Fire Cistern should be labeled "PUBLIC UTILITY EASEMENT".**

- f. Sheets 5-7: Where the Private sanitary laterals cross the road right-of-way, the line type should change to indicate the location of the pipe, but this is not considered an easement. Therefore, these locations should be called out as "LOCATION OF PRIVATE SANITARY LATERAL IN FAVOR OF LOT XX"
 - g. Sheet 7, COVENANTS AND RESTRICTIONS section:
 - i. Under #11, #12 through 15 should be bullet points a. through d. instead as these are steps in the procedure mentioned in #11.
 - ii. In #11, put a dash between "OFF-LOT" in the last line.
 - iii. In #14, which should be the new c., change the work "ON" to "AN" in the first line.
 - iv. Add:
 - 1. Lots 2, 3, 4, 5, 6, 7, 8, 9, and 10 shall access mound systems through their property for maintenance and repair.
 - 2. Lots 11, 12, 13, 14, 15, 17 and 20 shall access mound systems through the outlot for maintenance and repair.
 - 3. All the Covenants and Restrictions contained herein which have been prepared to regulate the easements provided on the Final Plat shall also apply to all additional easements as may be granted and created thereafter.
 - 4. The Private Owner Waste Treatment System easements shall also comply with the restrictions of the Conservation areas.
 - h. Sheet 8: Change the text to say "PRIVATE UTILITY EASEMENT PROVISIONS". This is found once in the title of the section and twice within the paragraph that describes the easement provisions.
3. Fire Department:
- a. 10,000 gallon emergency water cistern shall be installed per City of New Berlin Municipal Code 235-32. The location recommended by the fire chief is southeast of proposed septic area 17 & 15 or any location allowable between lots 3 & 4. The location shall be close enough to the road edge for the NBFD access and tapering of the road entrance into the subdivision shall be extended further into the court to provide wider access during emergency firefighting operations. If tapering the road is not applicable then a road apron in front of the tank location shall be constructed to allow fire apparatus access.
 - b. Applicant shall comply with Section 235-32 of the Municipal Code.
 - c. Developer shall meet with Assistant Fire Chief Steve Kon to finalize location and access of cistern.
4. Storm Water Utility:
- a. Final Plat linework meets the closure requirements.
 - b. SWMP Maintenance Agreement shall be recorded with the Plat.
 - c. Asbuilt plans of the Stormwater Management facilities are required per Developer Handbook Section VI.D.7. If the stormwater management facilities are used for erosion control during construction, an asbuilt is required after construction of the facilities, and a recertification/asbuilt is required prior to recording of the final plat.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of October 2, 2023

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

DATE STAFF REPORT PREPARED: September 11, 2023

APPLICANT / OWNER(S): Ryan Janssen, Ryan's Buying LLC

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

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 8/16/2023

DATE OF COMPLETENESS DETERMINATION: 8/16/2023

PRE-APPLICATION CONFERENCE HELD: Yes

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

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

CONCEPTUAL PLAN: Yes, a final plat is attached.

SIZE OF DEVELOPMENT / PARCEL(S): 88.57 acres

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

CURRENT LAND USE: Single-family subdivision development

PROPOSED ZONING: N/A

PROPOSED LAND USE: Single-family residential conservation subdivision

PROPOSED LOT SIZES: 20 Lots averaging 37,160 SF / 0.85 acres in size. See attached final plat.

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

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

ADJACENT ZONING AND LAND USE:

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

Land Use: Residential, Church

South: Zoning: R-4

Land Use: Residential

East: Zoning: O-2 & C-2

Land Use: Agriculture, Residential

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

Land Use: Agriculture, Residential, Church

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- Future Land Use Map: Country Residential

Chapter 19: Neighborhood I: National Avenue West:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- Future Land Use Map: Country Residential

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

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

REZONING REQUIRED: N/A

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: N/A

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached final plat.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, 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. A Conservation Easement is required to encompass outlot 1.

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 are provided in outlot 1.

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

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

Wildlife Habitat Protection: N/A

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

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Hartland Ecological Group, Inc. on November 7, 2022. A restoration plan for the outlot has been submitted. A Conservation Easement is required to encompass outlot 1.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

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

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

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

SCHOOL DISTRICT IMPACT: 11.8 total estimated students

Elementary – 6.2 students (20 lots * 0.31 students)

Middle – 2.8 students (20 lots * 0.14 students)

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

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

PREVIOUS ACTION:

10/27/2022 Plan Commission site walk.
11/14/2022 Plan Commission Public Hearing for rezoning.
2/6/2023 Plan Commission approval of rezoning.
2/14/2023 Common Council approval of rezoning.
5/8/2023 Plan Commission approval of Preliminary Plat.
5/23/2023 Common Council approval of Preliminary Plat.
6/19/2023 BPW approval of Development Agreement.
6/27/2023 Common Council approval of Development Agreement.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

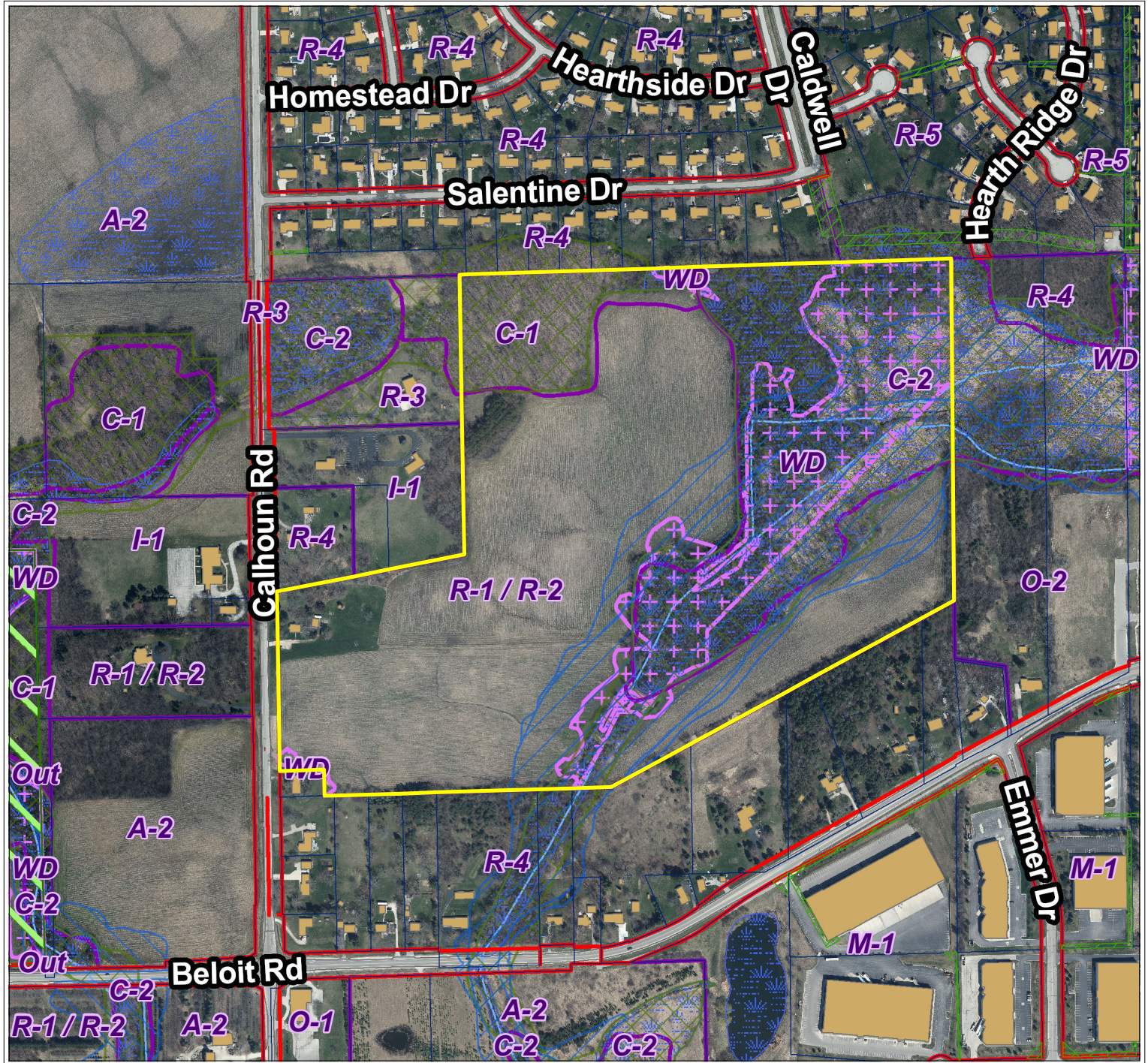
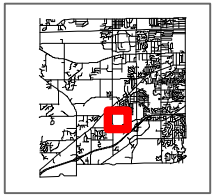
1. The applicant is proposing a 20 lot conservation subdivision on 88.57 platted acres. 76% of the site (67.71 acres) will remain in permanent Conservation Area.
2. Waukesha County has reviewed and provided comments on the Final Plat.
3. The State shall review and provide comments on the Final Plat.
4. The site visit was held with the Plan Commission and general public on October 27, 2022.
5. A neighborhood informational meeting was held on January 4, 2023. Neighbors were able to ask the applicant questions about the project.
6. Wetlands have been registered on the City's Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Heartland Ecological Group, Inc. on November 7, 2022. An endangered resources review of the property has also been submitted.
7. The maximum number of lots allowed following the Yield Plan Approach is 22 lots, per 275-33G of the Zoning Code. A Large Tract Density Bonus may be applied, per 275-33I(2) of the Zoning Code, "*Larger tracts. A density bonus may be granted by the Common Council for conservation subdivision applications involving tracts greater than 50 acres in area at the following rate: one additional dwelling unit for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District.*":
 - a. 17.70 lots (88.5 ac. / 5 ac. min lot size)
 - b. + 3.85 lots Large Tract Density Bonus (88.5 ac. - 50 ac. = 38.5 ac. / 10 ac.)
 - c. 21.55 lots Maximum # of possible lots (round up to 22 lots)
8. There will be woodland restoration work to enhance the quality of the woods. See attached Conservation Enhancements Plan prepared by Heartland Ecological Group on January 17, 2023.
9. There are off site septic systems for Lot #'s 2-15 and Lot # 20. Septic systems will be installed prior to the recording of the Final Plat.
10. The applicant shall be permitted to remove the trees within the Secondary Environmental Corridor (SEC) on Lot 7, with the replacement of six trees (at 5 to 7 inches DBH) planted on Outlot 1, in addition to the executed Stewardship Plan and Conservation Enhancements on Outlot 1, per the document dated January 17, 2023 from Heartland Ecological Group. Staff conducted a site visit on February 21, 2023 and determined that the existing trees located within the SEC on Lot 7 are a mix of low quality and invasive species. Applicant has provided a note on the plat.

STAFF RECOMMENDATION:

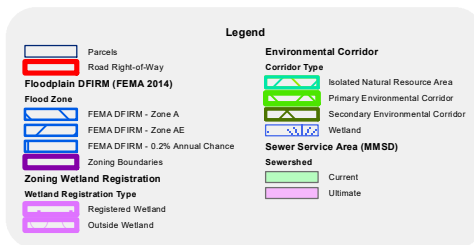
Recommend to Common Council adoption of a resolution approving the Autumn Trace Subdivision Final Plat for the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999), subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

Location Map
Final Plat



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



0 212.5 425 Feet



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NOTES:

- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION. APPROXIMATE O.H.W.M. ELEVATION SHOWN ON PLAT WAS FIELD LOCATED ON JULY 25, 2023 BY LANDTECH SURVEYING.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0353G & 55133C0334G, MAP REVISED NOVEMBER 5, 2014. THE 100 YEAR FLOOD LIMIT WAS FIELD LOCATED BY LANDTECH SURVEYING 08/31/2022.
- ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
- LOTS 2 – 15, 17 AND 20 IN THE SUBDIVISION HAVE BEEN SELECTED TO ALLOW THEIR INDIVIDUAL SEPTIC SYSTEMS TO BE CONTAINED PARTIALLY IN EASEMENTS IN THE COMMON OPEN AREAS OF THE SUBDIVISION. SEE PAGE 7 FOR COVENANTS AND RESTRICTIONS AND CURVE TABLE.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1 AND WAUKESHA COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- STORM WATER MANAGEMENT FACILITIES ARE LOCATED ON OUTLOT 1 OF THIS SUBDIVISION. THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL EACH BE LIABLE FOR AN EQUAL UNDIVIDED FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN OR RESTORE SAID STORMWATER MANAGEMENT FACILITIES. SAID REPAIRS, MAINTENANCE AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION.
- TREES WITHIN THE SECONDARY ENVIRONMENTAL CORRIDOR (SEC) ON LOT 7, WITH THE REPLACEMENT OF SIX TREES (AT 5 TO 7 INCHES DBH) PLANTED ON OUTLOT 1, IN ADDITION TO THE EXECUTED STEWARDSHIP PLAN AND CONSERVATION ENHANCEMENTS ON OUTLOT 1, PER THE DOCUMENT DATED JANUARY 17, 2023 FROM HEARTLAND ECOLOGICAL GROUP.
- LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 SHALL ACCESS MOUND SYSTEMS THROUGH THEIR PROPERTY FOR MAINTENANCE AND REPAIR.
- LOTS 11, 12, 13, 14, 15, 17, AND 20 SHALL ACCESS MOUND SYSTEMS THROUGH THE OUTLOT FOR MAINTENANCE AND REPAIR.
- WHEN A GARAGE IS PROPOSED WITH AN ENTRY FACING AN INTERIOR LOT LINE, THE GARAGE SHALL BE SET BACK A MINIMUM OF 30 FEET FROM THE LOT LINE OPPOSITE THE GARAGE DOOR. THE SETBACK SHALL BE MEASURED PERPENDICULAR FROM THE EDGE CLOSEST TO THE STREET OF EACH GARAGE OPENING. THERE SHALL BE A TWENTY FOUR FOOT (24') ACCESS RADIUS IN AND OUT OF THE GARAGE DOOR. THE SIDE-ENTRY DRIVEWAY SHALL BE LOCATED NOT LESS THAN FIVE FEET FROM THE SIDE LOT LINE.
- OUTLOT 1 CONTAINS STORM WATER MANAGEMENT FACILITIES, WETLANDS, SECONDARY ENVIRONMENTAL CORRIDOR, FLOODPLAIN, TRAIL SYSTEM, AND SEPTIC EASEMENTS TO BENEFIT LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, AND 20.
- PRIVATE STORM SEWER AND DRAINAGE EASEMENTS ARE ESTABLISHED TO PROVIDE FOR THE UNOBSTRUCTED FLOW OF STORMWATER RUNOFF THROUGH PRIVATE STORM SEWER AND FROM ADJACENT AND UPSTREAM PROPERTIES. THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL BE LIABLE FOR AN EQUAL UNDIVIDED FRACTIONAL SHARE OF OF THE COST TO REPAIR, MAINTAIN OR RESTORE SAID PRIVATE STORM SEWER WITHIN THE PRIVATE STORM SEWER EASEMENT. SAID REPAIRS, MAINTENANCE AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS. NO BUILDINGS OR FENCES SHALL BE CONSTRUCTED IN PRIVATE STORM SEWER EASEMENTS. NO TREES OR BUSHES WHICH WOULD GROW MORE THAN 4 FEET IN HEIGHT SHALL BE PLANTED WITHIN 10 FEET OF SAID PRIVATE STORM SEWER. WITHOUT APPROVAL OF THE CITY OF NEW BERLIN DEPARTMENT OF COMMUNITY DEVELOPMENT. OWNERS OF LOTS ON THESE PRIVATE STORM SEWER EASEMENTS EXIST SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DRIVEWAYS, SIDEWALKS OR SIMILAR THAT ARE LOCATED WITHIN SAID EASEMENT.
- WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED AND FIELD LOCATED BY HEARTLAND ECOLOGICAL GROUP INC. PER THE WETLAND DELINEATION REPORT DATED NOVEMBER 07, 2022 WHICH IS ON FILE AT THE CITY OF NEW BERLIN.
- SECONDARY ENVIRONMENTAL CORRIDOR IS SHOWN PER WAUKESHA COUNTY GIS.
- PRIVATE SEPTIC SYSTEM PIPING INSTALLED IN THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SEPTIC SYSTEM OWNER. ANY CONSTRUCTION AND MAINTENANCE, INCLUDING RESTORATION OF SURFACE CONDITION PRIOR TO CONSTRUCTION OR MAINTENANCE, SHALL BE THE RESPONSIBILITY OF THE SEPTIC SYSTEM OWNER. SEPTIC SYSTEM OWNER SHALL OBTAIN NECESSARY PERMITS FOR ANY SUCH WORK, INCLUDING BUT NOT LIMITED TO, A WORK WITHIN THE RIGHT-OF-WAY PERMIT.
- ONE DRIVEWAY ACCESS SHALL BE ALLOWED PER PARCEL.
- ALL THE COVENANTS AND RESTRICTIONS CONTAINED HEREIN WHICH HAVE BEEN PREPARED TO REGULATE THE EASEMENTS PROVIDED ON THE FINAL PLAT SHALL ALSO APPLY TO ADDITIONAL EASEMENTS AS MAY BE GRANTED AND CREATED THEREAFTER.
- ACCESS TO MUSKEGO CREEK FROM W. BELOIT ROAD FALLS 730 FT. +/- SOUTH OF THIS SUBDIVISION.

CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE 1 OF 8 ON THIS SUBDIVISION PLAT/CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

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

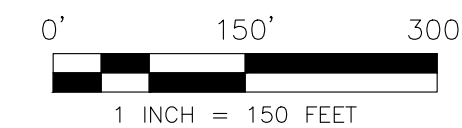
VISION CORNER EASEMENT (V.C.E.)

THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT (V.C.E.) IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION, NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

BASEMENT RESTRICTION-GROUNDWATER

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

R1/R2 ZONING REQUIREMENTS PER TABLE 275-33-2						
CONSERVATION SUBDIVISION	LOT AREA* (S.F.)	LOT WIDTH** (S.F.)	LOT DEPTH (S.F.)	FRONT & REAR (S.F.)	SIDE (S.F.)	WETLAND (S.F.)
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						



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

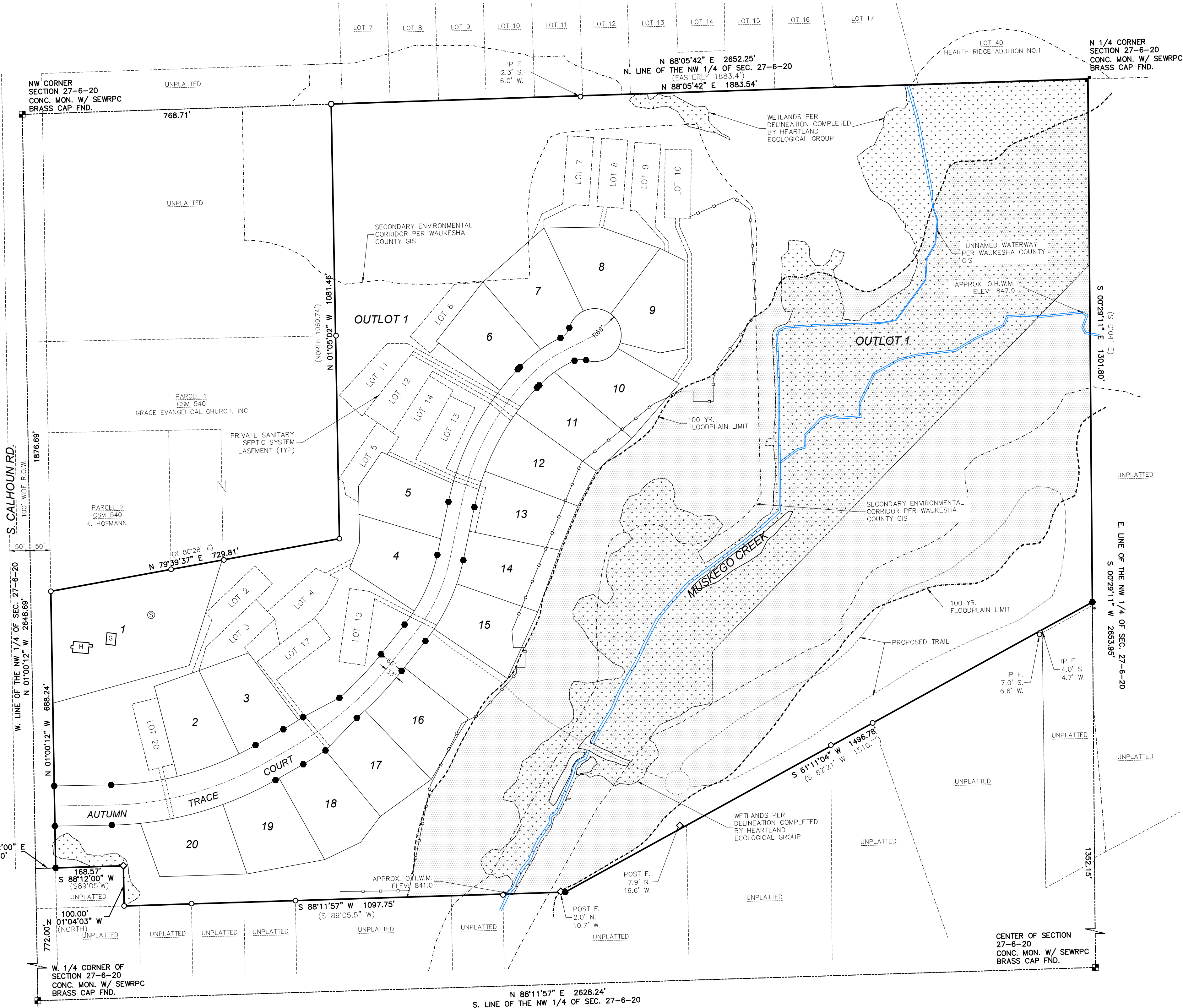
VERTICAL DATUM IS NAVD 88 (GEOD 12A)



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

AUTUMN TRACE

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



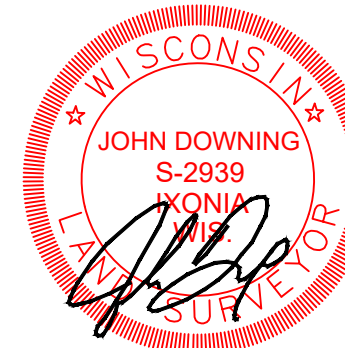
LEGEND

- | | |
|-------|----------------------------------|
| V.C.E | VISION CORNER EASEMENT |
| (R) | RECORD DIMENSION |
| H | EXISTING DWELLING |
| G | EXISTING GARAGE |
| S | EXISTING SILO |
| --- | FLOODPLAIN |
| - - - | SECONDARY ENVIRONMENTAL CORRIDOR |
| W | WETLANDS |
| • | SET 1.25\"X 18\" REBAR |
| | WEIGHING 4.30 LBS/LIN FT. |
| | 3/4\"X18\" REBAR |
| | WEIGHING 1.5 LBS/LIN FT SET |
| | AT ALL OTHER LOT CORNERS |

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

Certified _____, 20__

Department of Administration



07/31/2023
PROJ. NO: 2223-7
SHEET 1 OF 8

AUTUMN TRACE

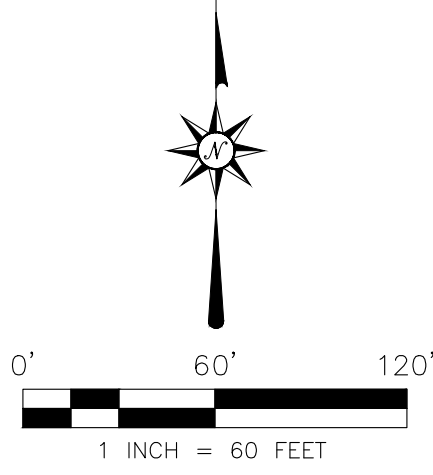
UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.

NW CORNER OF SECTION 27-6-20 CONC. MON. W/SEWRPC BRASS CAP FND.

S. CALHOUN RD.
100' WIDE R.O.W.

W. LINE OF THE NW 1/4 OF SEC. 27-6-20
N 01°00'12" E 2645.68'
1876.69'

W. 1/4 CORNER OF SECTION 27-6-20 CONC. MON. W/SEWRPC BRASS CAP FND.



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

Certified _____, 20__

Department of Administration



PARCEL 1
CSM 540

PARCEL 2
CSM 540

OUTLOT 1
2,943,280 S.F.

1
100,225 S.F.

2
32,727 S.F.

3
32,760 S.F.

4
32,749 S.F.

5
32,810 S.F.

13
32,693 S.F.

14
32,682 S.F.

15
32,724 S.F.

16
34,892 S.F.

17
33,352 S.F.

18
36,072 S.F.

19
35,275 S.F.

20
32,811 S.F.

12
32,695 S.F.

AUTUMN TRACE COURT
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

WETLANDS PER
DELINEATION COMPLETED
BY HEARTLAND
ECOLOGICAL GROUP

WETLANDS PER
DELINEATION COMPLETED
BY HEARTLAND
ECOLOGICAL GROUP

100 YR.
FLOODPLAIN LIMIT

TRAIL

MUSKEGO CREEK

OUTLOT 1
2,943,280 S.F.

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

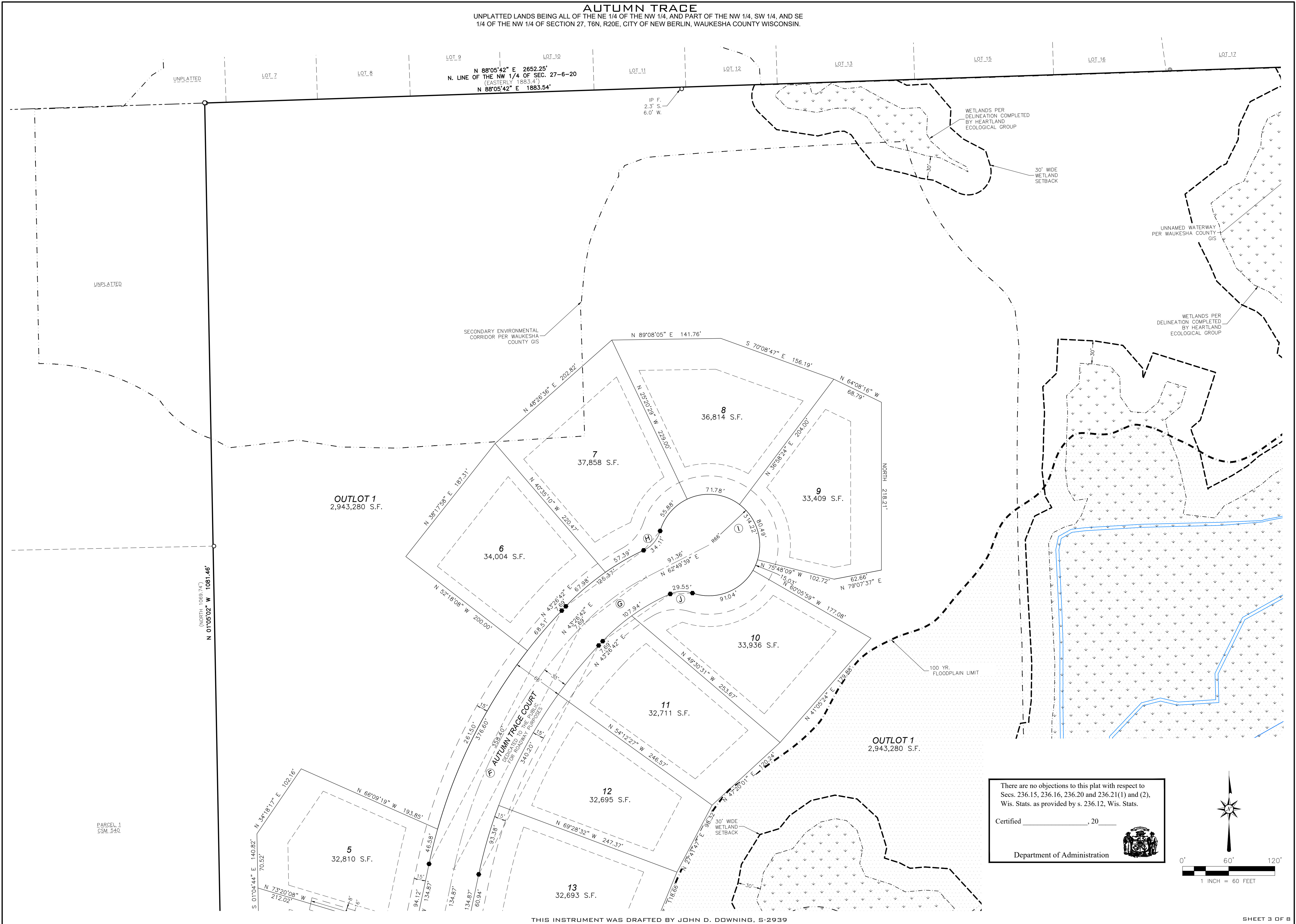
UNPLATTED

UNPLATTED

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

SHEET 2 OF 8

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

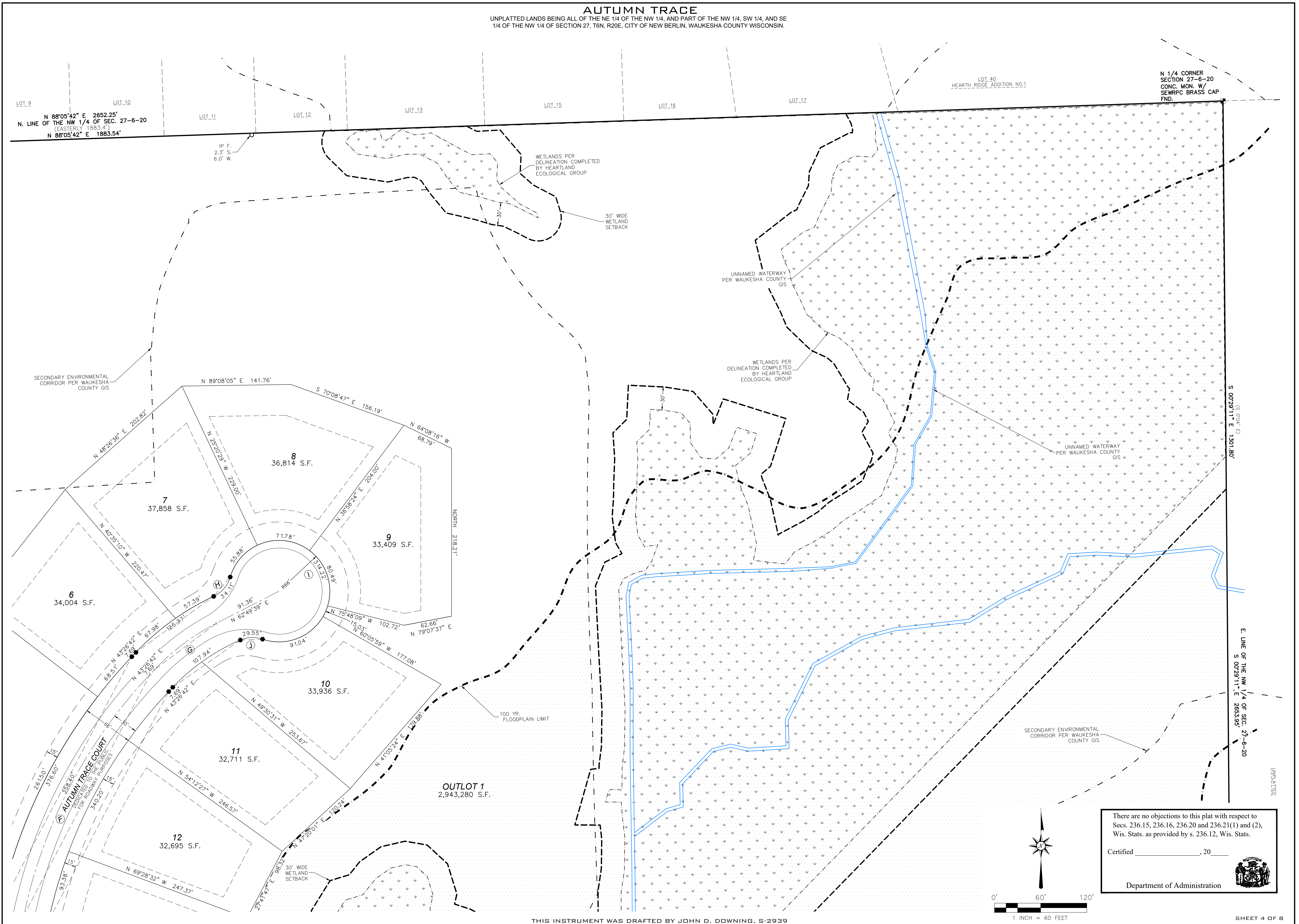


THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

SHEET 3 OF 8

AUTUMN TRACE

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



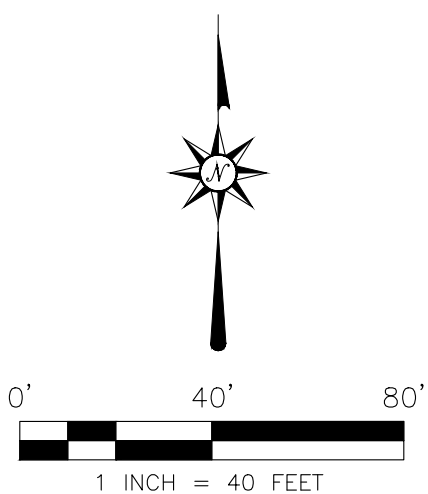
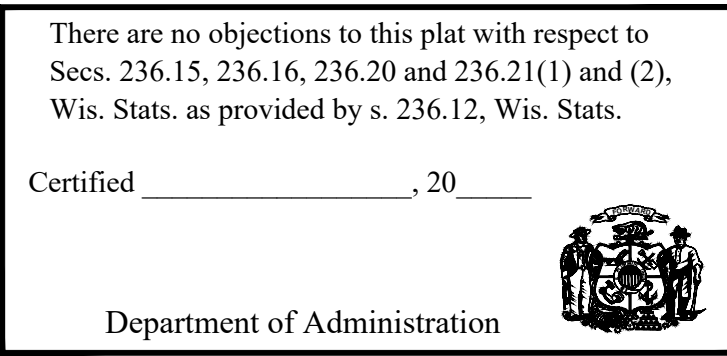
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

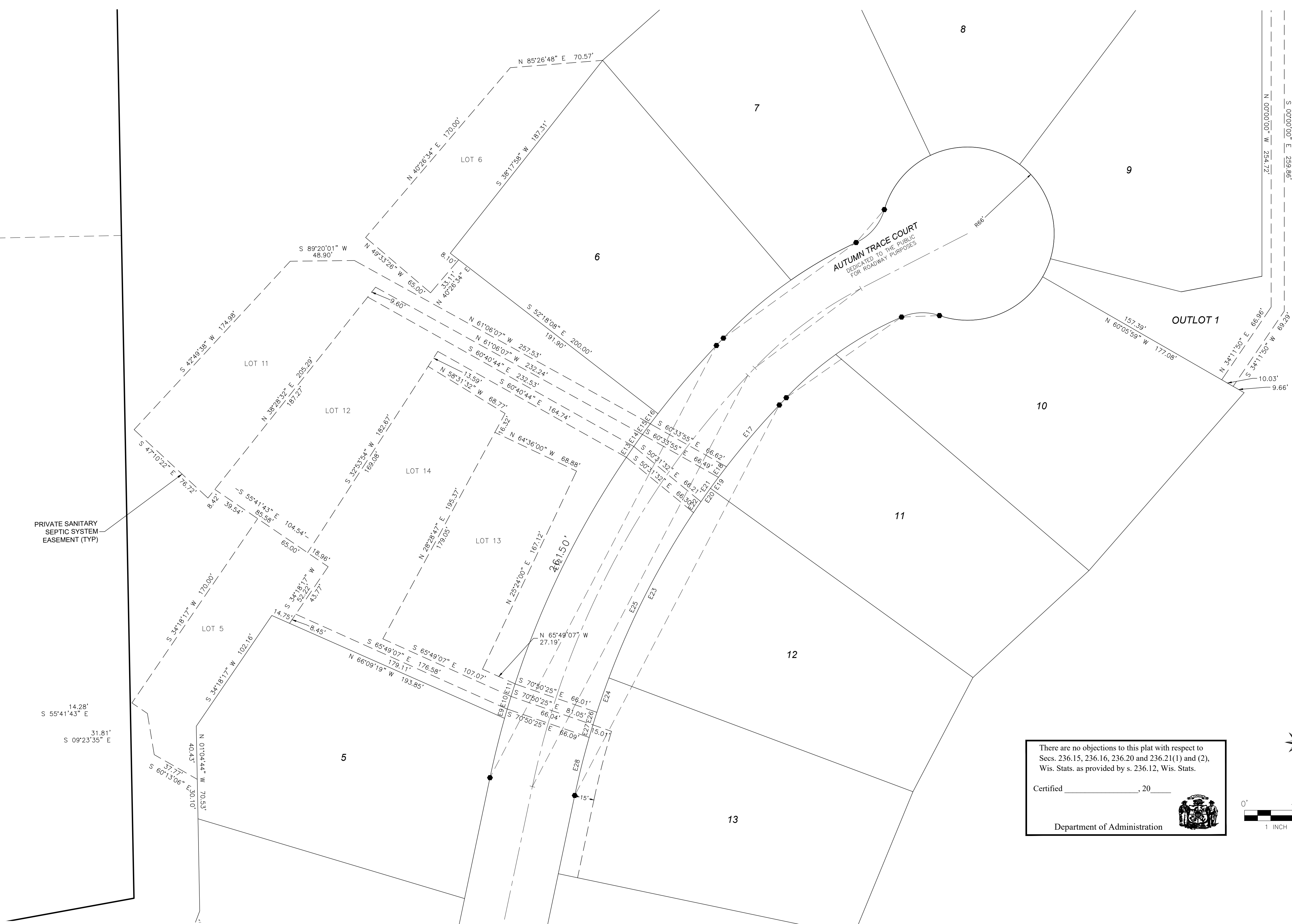


UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



AUTUMN TRACE

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



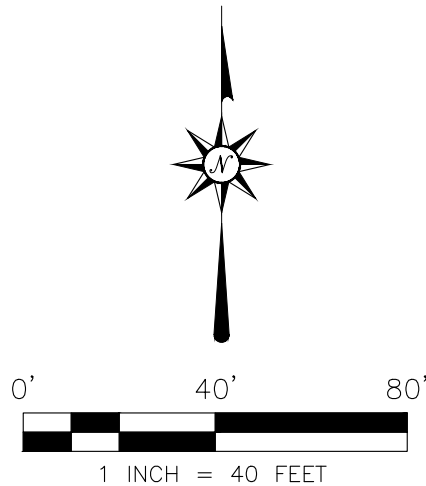
PRIVATE SANITARY
SEPTIC SYSTEM
EASEMENT (TYP)

14.28'
S 55°41'43" E
31.81'
S 09°23'35" E

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

Certified _____, 20____

Department of Administration



AUTUMN TRACE

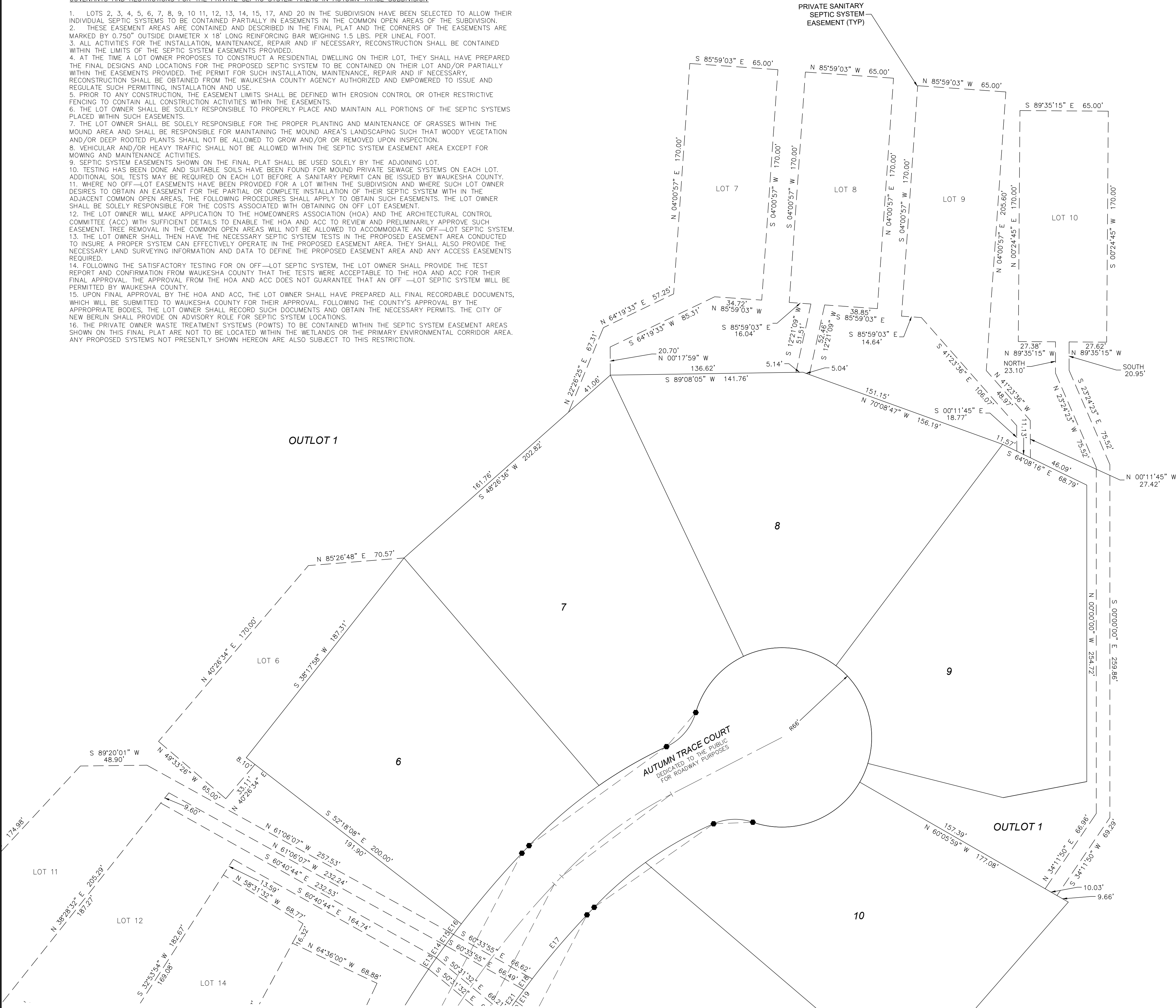
UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.

COVENANTS AND RESTRICTIONS FOR THE PRIVATE SEPTIC SYSTEM AREAS IN AUTUMN TRACE SUBDIVISION

1. LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, AND 20 IN THE SUBDIVISION HAVE BEEN SELECTED TO ALLOW THEIR INDIVIDUAL SEPTIC SYSTEMS TO BE CONTAINED PARTIALLY IN EASEMENTS IN THE COMMON OPEN AREAS OF THE SUBDIVISION.
2. THESE EASEMENT AREAS ARE TO BE CONTAINED AND DESCRIBED IN THE FINAL PLAT AND THE CORNERS OF THE EASEMENTS ARE MARKED BY 0.750" OUTSIDE DIAMETER X 18" LONG REINFORCING BAR WEIGHING 1.5 LBS. PER LINEAL FOOT.
3. ALL ACTIVITIES FOR THE INSTALLATION, MAINTENANCE, REPAIR AND IF NECESSARY, RECONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMITS OF THE SEPTIC SYSTEM EASEMENTS PROVIDED.
4. AT THE TIME A LOT OWNER PROPOSES TO CONSTRUCT A RESIDENTIAL DWELLING ON THEIR LOT, THEY SHALL HAVE PREPARED THE FINAL DESIGNS AND LOCATIONS FOR THE PROPOSED SEPTIC SYSTEM TO BE CONTAINED ON THEIR LOT AND/OR PARTIALLY WITHIN THE EASEMENTS PROVIDED. THE PERMIT FOR SUCH INSTALLATION, MAINTENANCE, REPAIR AND IF NECESSARY, RECONSTRUCTION SHALL BE OBTAINED FROM THE WAUKESHA COUNTY AGENCY AUTHORIZED AND EMPOWERED TO ISSUE AND REGULATE SUCH PERMITTING, INSTALLATION AND USE.
5. PRIOR TO ANY CONSTRUCTION, THE EASEMENT LIMITS SHALL BE DEFINED WITH EROSION CONTROL OR OTHER RESTRICTIVE FENCING TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE EASEMENTS.
6. THE LOT OWNER SHALL BE SOLELY RESPONSIBLE TO PROPERLY PLACE AND MAINTAIN ALL PORTIONS OF THE SEPTIC SYSTEMS PLACED WITHIN SUCH EASEMENTS.
7. THE LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR THE PROPER PLANTING AND MAINTENANCE OF GRASSES WITHIN THE MOUND AREA AND SHALL BE RESPONSIBLE FOR MAINTAINING THE MOUND AREA'S LANDSCAPING SUCH THAT WOODY VEGETATION AND/OR DEEP ROOTED PLANTS SHALL NOT BE ALLOWED TO GROW AND/OR OR REMOVED UPON INSPECTION.
8. VEHICULAR AND/OR HEAVY TRAFFIC SHALL NOT BE ALLOWED WITHIN THE SEPTIC SYSTEM EASEMENT AREA EXCEPT FOR MOWING AND MAINTENANCE ACTIVITIES.
9. SEPTIC SYSTEM EASEMENTS SHOWN ON THE FINAL PLAT SHALL BE USED SOLELY BY THE ADJOINING LOT.
10. TESTING HAS BEEN DONE AND SUITABLE SOILS HAVE BEEN FOUND FOR MOUND PRIVATE SEWAGE SYSTEMS ON EACH LOT. ADDITIONAL SOIL TESTS MAY BE REQUIRED ON EACH LOT BEFORE A SANITARY PERMIT CAN BE ISSUED BY WAUKESHA COUNTY.
11. WHERE NO OFF—LOT EASEMENTS HAVE BEEN PROVIDED FOR A LOT WITHIN THE SUBDIVISION AND WHERE SUCH LOT OWNER DESIRES TO OBTAIN AN EASEMENT FOR THE PARTIAL OR COMPLETE INSTALLATION OF THEIR SEPTIC SYSTEM WITH IN THE ADJACENT COMMON OPEN AREAS, THE FOLLOWING PROCEDURES SHALL APPLY TO OBTAIN SUCH EASEMENTS. THE LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR THE COSTS ASSOCIATED WITH OBTAINING AN OFF LOT EASEMENT.
12. THE LOT OWNER WILL MAKE APPLICATION TO THE HOMEOWNERS ASSOCIATION (HOA) AND THE ARCHITECTURAL CONTROL COMMITTEE (ACC) WITH SUFFICIENT DETAILS TO ENABLE THE HOA AND ACC TO REVIEW AND PRELIMINARILY APPROVE SUCH EASEMENT. TREE REMOVAL IN THE COMMON OPEN AREAS WILL NOT BE ALLOWED TO ACCOMMODATE AN OFF—LOT SEPTIC SYSTEM.
13. THE LOT OWNER SHALL THEN HAVE THE NECESSARY SEPTIC SYSTEM TESTS IN THE PROPOSED EASEMENT AREA CONDUCTED TO INSURE A PROPER SYSTEM CAN EFFECTIVELY OPERATE IN THE PROPOSED EASEMENT AREA. THEY SHALL ALSO PROVIDE THE NECESSARY LAND SURVEYING INFORMATION AND DATA TO DEFINE THE PROPOSED EASEMENT AREA AND ANY ACCESS EASEMENTS REQUIRED.
14. FOLLOWING THE SATISFACTORY TESTING FOR ON OFF—LOT SEPTIC SYSTEM, THE LOT OWNER SHALL PROVIDE THE TEST REPORT AND CONFIRMATION FROM WAUKESHA COUNTY THAT THE TESTS WERE ACCEPTABLE TO THE HOA AND ACC FOR THEIR FINAL APPROVAL. THE APPROVAL FROM THE HOA AND ACC DOES NOT GUARANTEE THAT AN OFF —LOT SEPTIC SYSTEM WILL BE PERMITTED BY WAUKESHA COUNTY.
15. UPON FINAL APPROVAL BY THE HOA AND ACC, THE LOT OWNER SHALL HAVE PREPARED ALL FINAL RECORDABLE DOCUMENTS, WHICH WILL BE SUBMITTED TO WAUKESHA COUNTY FOR THEIR APPROVAL. FOLLOWING THE COUNTY'S APPROVAL BY THE APPROPRIATE BODIES, THE LOT OWNER SHALL RECORD SUCH DOCUMENTS AND OBTAIN THE NECESSARY PERMITS. THE CITY OF NEW BERLIN SHALL PROVIDE ON ADVISORY ROLE FOR SEPTIC SYSTEM LOCATIONS.
16. THE PRIVATE OWNER WASTE TREATMENT SYSTEMS (POWTS) TO BE CONTAINED WITHIN THE SEPTIC SYSTEM EASEMENT AREAS SHOWN ON THIS FINAL PLAT ARE NOT TO BE LOCATED WITHIN THE WETLANDS OR THE PRIMARY ENVIRONMENTAL CORRIDOR AREA. ANY PROPOSED SYSTEMS NOT PRESENTLY SHOWN HEREON ARE ALSO SUBJECT TO THIS RESTRICTION.

EASEMENT CURVE TABLE

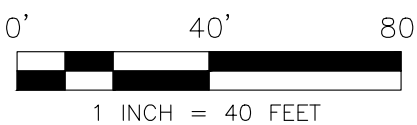
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
E1	850.00'	5°04'07.76"	75.20'	75.17'	N 81°40'06" E
E2	850.00'	0°40'27.77"	10.00'	10.00'	N 78°47'48" E
E3	850.00'	8°29'38.47"	126.01'	125.90'	N 74°12'45" E
E4	800.00'	0°36'03.89"	8.39'	8.39'	N 56°45'33" E
E5	800.00'	0°21'32.47"	5.01'	5.01'	N 56°16'32" E
E6	417.00'	3°15'31.58"	23.72'	23.71'	N 36°47'58" E
E7	417.00'	1°23'28.40"	10.12'	10.12'	N 34°28'29" E
E8	417.00'	1°02'52.03"	7.63'	7.63'	N 33°15'19" E
E9	683.00'	0°36'57.47"	7.34'	7.34'	N 16°04'07" E
E10	683.00'	0°50'45.25"	10.08'	10.08'	N 16°47'58" E
E11	683.00'	0°50'39.77"	10.07'	10.07'	N 17°38'41" E
E12	683.00'	16°11'18.71"	192.98'	192.34'	N 26°09'40" E
E13	683.00'	0°50'33.25"	10.04'	10.04'	N 34°40'36" E
E14	683.00'	0°56'39.48"	11.26'	11.26'	N 35°34'12" E
E15	683.00'	0°50'46.54"	10.09'	10.09'	N 36°27'55" E
E16	683.00'	0°48'33.01"	9.65'	9.65'	N 37°17'35" E
E17	617.00'	5°45'17.83"	61.97'	61.95'	S 40°34'03" W
E18	617.00'	0°56'14.18"	10.09'	10.09'	S 37°13'17" W
E19	617.00'	0°57'36.67"	10.34'	10.34'	S 36°16'22" W
E20	617.00'	1°09'49.68"	12.53'	12.53'	S 35°12'38" W
E21	617.00'	2°07'26.34"	22.87'	22.87'	S 35°41'27" W
E22	617.00'	0°55'57.48"	10.04'	10.04'	S 34°09'45" W
E23	617.00'	13°10'17.99"	141.84'	141.53'	S 27°06'37" W
E24	617.00'	2°34'48.93"	27.79'	27.78'	S 19°14'04" W
E25	617.00'	15°45'06.93"	169.63'	169.09'	S 25°49'13" W
E26	617.00'	0°55'44.50"	10.00'	10.00'	S 17°28'47" W
E27	617.00'	0°55'46.53"	10.01'	10.01'	S 16°33'01" W
E28	617.00'	4°13'57.66"	45.58'	45.57'	S 13°58'09" W
E29	483.00'	13°34'55.48"	114.50'	114.23'	S 25°51'54" W
E30	483.00'	1°11'48.93"	10.09'	10.09'	S 33°15'16" W
E31	483.00'	0°10'02.47"	1.41'	1.41'	S 33°56'12" W



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

Certified _____, 20____

Department of Administration



AUTUMN TRACE

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

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "AUTUMN TRACE", UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWN 6 NORTH, RANGE 20 EAST ALSO BEING THE POINT OF BEGINNING, THENCE S 00°29'11" E, ALONG THE EAST LONE OF THE NORTHWEST 1/4 OF SECTION 27, 1301.80 FEET; THENCE S 61°11'04" W, 1496.78 FEET; THENCE S 88°11'57" W, 1097.75 FEET; THENCE N 01°04'03" W, 100.00 FEET; THENCE S 88°12'00" W, 168.57 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH CALHOUN ROAD; THENCE N 01°00'12" W, ALONG THE EAST RIGHT-OF-WAY OF SOUTH CALHOUN ROAD, 688.24 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF CSM 540; THENCE N 79°39'37" E, ALONG THE SOUTH LINE OF PARCEL 2 AND PARCEL 1 OF CSM 540, 729.81 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF CSM 540; THENCE N 01°05'02" W, ALONG THE EAST LINE OF PARCEL 1 OF CSM 540 AND EXTENSION OF SAID LINE, 1081.46 FEET TO THE NORTH LINE OF OF THE NORTHWEST 1/4 OF SECTION 27; THENCE N 88°05'42" E, ALONG THE NORTH LINE OF OF THE NORTHWEST 1/4 OF SECTION 27, 1883.54 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 3,850,493 SQUARE FEET OR 88.40 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF RYANS BUYING, LLC. OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERLIN AND THE LAND DIVISION ORDINANCE OF WAUKESHA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS ____ DAY OF _____, 20____.

JOHN D. DOWNING, S-2939

CORPORATE OWNER'S CERTIFICATE

AS OWNER, RYANS BUYING, LLC HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY SECTION 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- CITY OF NEW BERLIN
- WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE
- STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID RYANS BUYING, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

RYAN JANSSEN, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS ____ DAY OF

_____, 20_____.

RYAN JANSSEN, MEMBER

STATE OF WISCONSIN)SS
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED RYAN JANSSEN, TO ME KNOWN TO AS A MEMBER OF RYANS BUYING, LLC. ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WI

MY COMMISSION Expires _____.

CORPORATE MORTGAGE CERTIFICATE

FIRST FEDERAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING BY VIRTUE OF THE LAWS OF THE STATE OF

_____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF RYANS BUYING, LLC, OWNER, THIS ____ DAY OF _____, 20_____.

_____, PRINT NAME & TITLE: _____

STATE OF _____)SS
COUNTY OF _____)

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

PRINT NAME: _____

NOTARY PUBLIC, _____ COUNTY, _____

MY COMMISSION EXPIRES _____.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

_____, GRANTOR, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE

_____, GRANTEE, AND

_____, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

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

Certified _____, 20____

Department of Administration



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

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

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL

THIS PLAT KNOWN AS "AUTUMN TRACE", IS HEREBY APPROVED BY THE CITY OF NEW BERLIN COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE. THE CITY OF NEW BERLIN COMMON COUNCIL ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS ____ DAY OF _____, 20____.

DAVID A. AMENT, MAYOR

THIS ____ DAY OF _____, 20_____.

RUBINA R. MEDINA, CITY CLERK

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL

THIS PLAT KNOWN AS "AUTUMN TRACE", IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN COMMISSION AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE. THE CITY OF NEW BERLIN PLAN COMMISSION ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS ____ DAY OF _____, 20____.

DAVID A. AMENT, MAYOR/CHAIRMAN

THIS ____ DAY OF _____, 20_____.

NIKKI JONES, PLAN COMMISSION SECRETARY

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I RALPH CHIPMAN, BEING DULY APPOINTED, QUALIFIED AND ACTING FINANCE DIRECTOR/TREASURER OF THE CITY OF NEW BERLIN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS ____ DAY OF _____, 20____ ON ANY LAND INCLUDED IN THE PLAT OF "AUTUMN TRACE".

THIS ____ DAY OF _____, 20_____.

RALPH CHIPMAN, FINANCE DIRECTOR/TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I PAMELA REEVES, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS ____ DAY OF _____, 20____ ON ANY LAND INCLUDED IN THE PLAT OF "AUTUMN TRACE".

THIS ____ DAY OF _____, 20_____.

PAMELA REEVES, COUNTY TREASURER

CURVE TABLE

CURVE #	LOT #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
A	CENTERLINE	800.00'	28°45'23"	401.51'	397.31'	N 74°37'25" E	N 60°14'43" E	N 89°00'06" E
	NORTH R.O.W.	750.00'	28°45'23"	376.42'	372.48'	N 74°37'25" E	N 60°14'43" E	N 89°00'06" E
	OUTLOT 1	750.00'	12°42'21"	166.32'	165.98'	N 82°38'56" E		
	2	750.00'	12°29'45"	163.57'	163.25'	N 70°02'53" E		
	3	750.00'	3°33'17"	46.53'	46.52'	N 62°01'22" E		
	SOUTH R.O.W.	850.00'	28°45'23"	426.61'	422.15'	N 74°37'25" E	N 89°00'06" E	N 60°14'43" E
	OUTLOT 1	850.00'	4°47'56"	71.19'	71.17'	N 86°36'08" E		
	19	850.00'	9°43'13"	144.20'	144.03'	N 65°06'20" E		
	20	850.00'	14°14'14"	211.21'	210.67'	N 77°05'03" E		
	CENTERLINE	850.00'	21°49'00"	323.66'	321.71'	N 49°20'13" E	N 38°25'43" E	N 60°14'43" E
B	OUTLOT 1	817.00'	10°30'03"	149.73'	149.52'	N 43°40'45" E	N 48°55'46" E	N 38°25'43" E
	SOUTH R.O.W.	883.00'	10°30'03"	161.83'	161.60'	N 43°40'45" E	N 48°55'46" E	N 38°25'43" E
	LOT 17	883.00'	1°45'51"	27.19'	27.19'	N 48°02'51" E		
	LOT 16	883.00'	8°44'12"	134.64'	134.51'	N 42°47'49" E		
	CENTERLINE	850.00'	4°08'57"	57.93'	57.92'	N 58°10'15" E	N 60°14'43" E	N 56°05'46" E
C	LOT 3	800.00'	3°11'08"	44.48'	44.47'	N 58°39'09" E		
	OUTLOT 1	800.00'	0°57'49"	13.45'	13.45'	N 56°34'41" E		
	LOT 18	900.00'	4°08'57"	65.18'	65.16'	N 58°10'15" E	N 60°14'43" E	N 56°05'46" E
	CENTERLINE	450.00'	26°34'33"	208.73'	206.86'	N 25°08'27" E	N 11°51'10" E	N 38°25'43" E
	NORTH R.O.W.	417.00'	26°34'33"	193.42'	191.69'	N 25°08'27" E	N 38°25'43" E	N 11°51'10" E
D	OUTLOT 1	417'	5°41'50"	41.46'	41.45'	N 35°34'48" E		
	LOT 4	417'	20°52'43"	151.95'	151.12'	N 22°17'31" E		
	SOUTH R.O.W.	483.00'	26°34'33"	224.03'	222.03'	N 25°08'27" E	N 38°25'43" E	N 11°51'10" E
	LOT 14	483.00'	7°13'16"	60.87'	60.83'	N 15°27'48" E		
	LOT 15	483.00'	14°56'47"	126.00'	125.64'	N 26°32'49" E		
E	OUTLOT1	483.00'	4°24'30"	37.16'	37.15'	N 36°13'28" E		
	CENTERLINE	650.00'	31°35'31"	358.40'	353.88'	N 27°38'56" E	N 43°26'42" E	N 11°51'10" E
	NORTH R.O.W.	683.00'	31°35'31"	376.59'	371.84'	N 27°38'56" E	N 43°26'42" E	N 11°51'10" E
	LOT 5	683.00'	3°54'28"	46.58'	46.57'	N 13°48'24" E		
	OUTLOT 1	683.00'	21°56'13"	261.50'	259.91'	N 26°43'45" E		
	LOT 6	683.00'	5°44'50"	68.51'	68.48'	N 40°34'17" E		
	SOUTH R.O.W.	617.00'	31°35'31"	340.21'	335.91'	N 27°38'56" E	N 43°26'42" E	N 11°51'10" E
	LOT 11	617.00'	7°39'09"	82.41'	82.35'	N 39°37'08" E		
	LOT 12	617.00'	15°16'05"	164.42'	163.93'	N 28°09'31" E		
	LOT 13	617.00'	8°40'18"	93.38'	93.29'	N 16°11'19" E		
G	CENTERLINE	300.00'	19°22'57"	101.49'	101.00'	N 53°08'10" E	N 62°49'39" E	N 43°26'42" E
	NORTH R.O.W.	333.00'	21°34'14"	125.37'	124.63'	N 54°13'49" E	N 65°00'56" E	N 43°26'42" E
	LOT 6	333.00'	11°41'49"	67.98'	67.86'	N 49°17'36" E		
	LOT 7	333.00'	9°52'25"	57.39'	57.31'	N 60°04'43" E		
	SOUTH R.O.W.	267.00'	23°09'50"	107.94'	107.21'	N 55°01'37" E	N 66°36'32" E	N 43°26'42" E
H	LOT 10	267.00'	12°23'58"	57.78'	57.67'	N 60°24'33" E		
	LOT 11	267.00'	10°45'52"	50.16'	50.09'	N 48°49'38" E		
	LOT 7	40.00'	48°51'54"	34.11'	33.09'	N 40°34'59" E		
	R.O.W.	66.00'	272°46'54"	314.22'	31.05'	N 27°27'31" W	N 16°09'02" E	N 71°04'04" W
	LOT 7	66.00'	48°30'28"	55.88'	54.22'	N 40°24'16" E		
I	LOT 8	66.00'	62°18'53"	71.78'	68.30'	N 84°11'03" W		
	LOT 9	66.00'	69°52'37"	80.49'	75.60'	N 18°05'17" W		
	LOT 10	66.00'	79°01'54"	91.04'	83.99'	N 69°24'59" E		

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Dan Romnek on behalf of Mandel Group / Mandel Apartments

LOCATION: 1640 S. Moorland Road

REQUEST: Use, Site and Architecture Approval for construction of a multi-family apartment development located at 1640 S. Moorland Road

D.R.C. RECOMMENDATION: Recommend tabling of the Use, Site and Architecture for construction of a multi-family apartment development located at 1640 S. Moorland Road subject to the application, plans on file and the following reasons:

The applicant has been asked to provide additional information.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Stantec / Designs for Buena Park and Maple Ridge Park
LOCATION:	Buena Park - 16301 W. Coachlight Drive Maple Ridge Park - 13200 W. Maple Ridge Road
REQUEST #1:	Use, Site and Architecture approval for Buena Park playground and trail replacement, located at 16301 W. Coachlight Drive
REQUEST #2:	Use, Site and Architecture approval for Maple Ridge Park playground, basketball court and trail replacement, located at 13200 W. Maple Ridge Road
D.R.C. RECOMMENDATION #1:	Approval of the Use, Site and Architecture for Buena Park playground and trail replacement, located at 16301 W. Coachlight Drive, subject to the application, plans on file and the following conditions of approval:
D.R.C. RECOMMENDATION #2:	Approval of the Use, Site and Architecture for Maple Ridge Park playground, basketball court and trail replacement, located at 13200 W. Maple Ridge Road, subject to the application, plans on file and the following conditions of approval:

1. Planning:

a. Plan of Operation.

- i. Buena Park. New play structure featuring accessible components and a paved trail system to connect all park amenities.
- ii. Maple Ridge Park. New play structure featuring accessible components, a new basketball court and a paved trail system to connect all park amenities.

b. The designs are 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 CVMIC (Cities & Villages Mutual Insurance Company) Playground Report, ADA (Americans with Disabilities Act) Study and the individual park demands.

c. 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.

d. Buena Park:

- i. Playground shall be located outside of sanitary easement.
- ii. Engineer's quote shall include cost for poured-in-place surfacing.
- iii. Restoration to be listed as an alternate in the bid document.

e. Maple Ridge Park:

- i. Engineer's quote shall include cost to reconstruct basketball court.
- ii. Engineer's quote shall include cost for poured-in-place surfacing.
- iii. Restoration to be listed as an alternate in the bid document.

2. Engineering:

a. Buena Park:

- i. The grading plan dated 8/4/23 does not take into account the drainage in between the parking lot and the proposed playground. The 841.77' grade is a low point.
- ii. Install inlet protection in open grate storm inlets.
- iii. Show the drainage outlets for the poured-in-place surface.

b. Maple Ridge Park:

- i. Install inlet protection in open grate storm inlets.
- ii. Show the drainage outlets for the poured-in-place surface.

3. Buildings & Grounds:

a. Buena Park:

- i. Demolition and site preparation to be completed by the City. Update engineer's quote to reflect this.
- ii. Locate the playground closer to the parking lot to avoid damaging the trees to the south.

b. Maple Ridge Park:

- i. Demolition and site preparation to be completed by the City. Update engineer's quote to reflect this.
- ii. Will there be a drain tile underneath playground and basketball court, and if so, where it will connect?

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of October 2, 2023

Stantec / Designs for Buena Park and Maple Ridge Park
16301 W. Coachlight Drive & 13200 W. Maple Ridge Road

DATE STAFF REPORT CREATED: August 31, 2023

APPLICANT / OWNER(S): Stantec / City of New Berlin

REQUEST / DESCRIPTION OF PROJECT:

REQUEST #1: Use, Site and Architecture approval for Buena Park playground and trail replacement, located at 16301 W. Coachlight Drive

REQUEST #2: Use, Site and Architecture approval for Maple Ridge Park playground, basketball court and trail replacement, located at 13200 W. Maple Ridge Road

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 5/11/23, 7/13/23, 8/1/23, as well as numerous phone calls and emails exchanged
Site Visit(s): 7/19/23

SIZE OF DEVELOPMENT / PARCEL(S):

Buena Park 24.7 acres

Maple Ridge Park 8.0 acres

CURRENT ZONING:

Buena Park P-1 (Park and Recreation District), C-2 (Shoreland Wetland Holding District)

Maple Ridge Park P-1 (Park and Recreation District)

CURRENT LAND USE: Park

PROPOSED LOT SIZE: N/A

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

ADJACENT ZONING AND LAND USE:

Buena Park

North: Zoning: R-5, Rm-1

South: Zoning: P-1, C-1, C-2, M-1 SPO

East: Zoning: R-4

West: Zoning: R-5

Land Use: Buena Park Subdivision, Coachlight Village

Land Use: New Berlin Recreational Trail

Land Use: Moorland Highlands Subdivision

Land Use: Buena Park Subdivision

Maple Ridge Park

North: Zoning: R-4

South: Zoning: R-4

East: Zoning: R-4

West: Zoning: R-4

Land Use: Single Family Residential

Land Use: Single Family Residential

Land Use: Rolling Hills Subdivision

Land Use: Timber Edge Subdivision

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the submittal meets the intent of these Chapters.

COMPREHENSIVE PLAN (Chapter 11: Neighborhood “A”: Greenfield Avenue): Buena Park

COMPREHENSIVE PLAN (Chapter 16: Neighborhood “F”: Urban Neighborhood South):
Maple Ridge 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: Yes

UNIQUE SITE CHARACTERISTICS:

Buena Park

Environmental Corridor: Yes, Secondary Environmental Corridor.

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

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes

Topography / Geologic: Site slopes to the south.

Maple Ridge Park

Environmental Corridor: No

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

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the southwest.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN:

Buena Park

Chapter 7 identifies replacement playground.

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

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

Maple Ridge Park

Chapter 7 identifies replacement playground and accessible routes.

Deficiencies with the playground 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:

Buena Park

2/3/2020	Plan Commission approval of the Design Contract for Biwer, Lions and Buena Parks.
2/11/2020	Common Council approval of the Design Contract for Biwer, Lions and Buena Parks.
4/13/2020	Plan Commission approval of the Design for Buena Park Structure Replacement Project.
5/2/2022	Plan Commission approval of the Construction Contracts for Buena Park Structure Replacement Project.
5/10/2022	Common Council approval of the Construction Contracts for Buena Park Structure Replacement Project.
4/13/2023	Plan Commission approval of the Design Contract for Buena Park and Maple Ridge Park.
4/25/2023	Common Council approval of the Design Contract for Buena Park and Maple Ridge Park.

Maple Ridge Park

11/17/1997	Plan Commission approval of Rezoning (see File #: R-13-97).
1/5/1998	Plan Commission approval of Land Division (see File #: LD-14-97).
1/13/1998	Common Council approval of Land Division (see File #: LD-14-97).
1/27/1998	Common Council approval of Rezoning (see File #: R-13-97).
4/13/2023	Plan Commission approval of the Design Contract for Buena Park and Maple Ridge Park.
4/25/2023	Common Council approval of the Design Contract for Buena Park and Maple Ridge Park.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Plan of Operation.
 - a. Buena Park. New play structure featuring accessible components and a paved trail system to connect all park amenities.
 - b. Maple Ridge Park. New play structure featuring accessible components, a new basketball court and a paved trail system to connect all park amenities.
2. The designs are 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 CVMIC (Cities & Villages Mutual Insurance Company) Playground Report, ADA (Americans with Disabilities Act) Study and the individual park demands.
 - a. The City's insurance carrier, CVMIC, completed an annual playground inspection in 2022. MSA completed an ADA study of City facilities in 2018. The results of the studies noted that there are many outstanding issues with these playground areas and the trails within the parks, including safety and failing to comply with current ADA standards. These projects were selected for reconstruction based upon the number of outstanding issues, as well as other proposed park redevelopment plans planned for the same year, such as playground replacement, park structure replacement or trail reconstruction.
 - b. A detailed list of these deficiencies can also be found in the 2023 CIP request for this project. The proposed designs address each of these deficiencies and brings the parks into compliance.
3. 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.
4. 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.
5. 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 #1: Approval of the Use, Site and Architecture for Buena Park playground and trail replacement, located at 16301 W. Coachlight Drive, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

D.R.C. RECOMMENDATION #2: Approval of the Use, Site and Architecture for Maple Ridge Park playground, basketball court and trail replacement, located at 13200 W. Maple Ridge Road, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

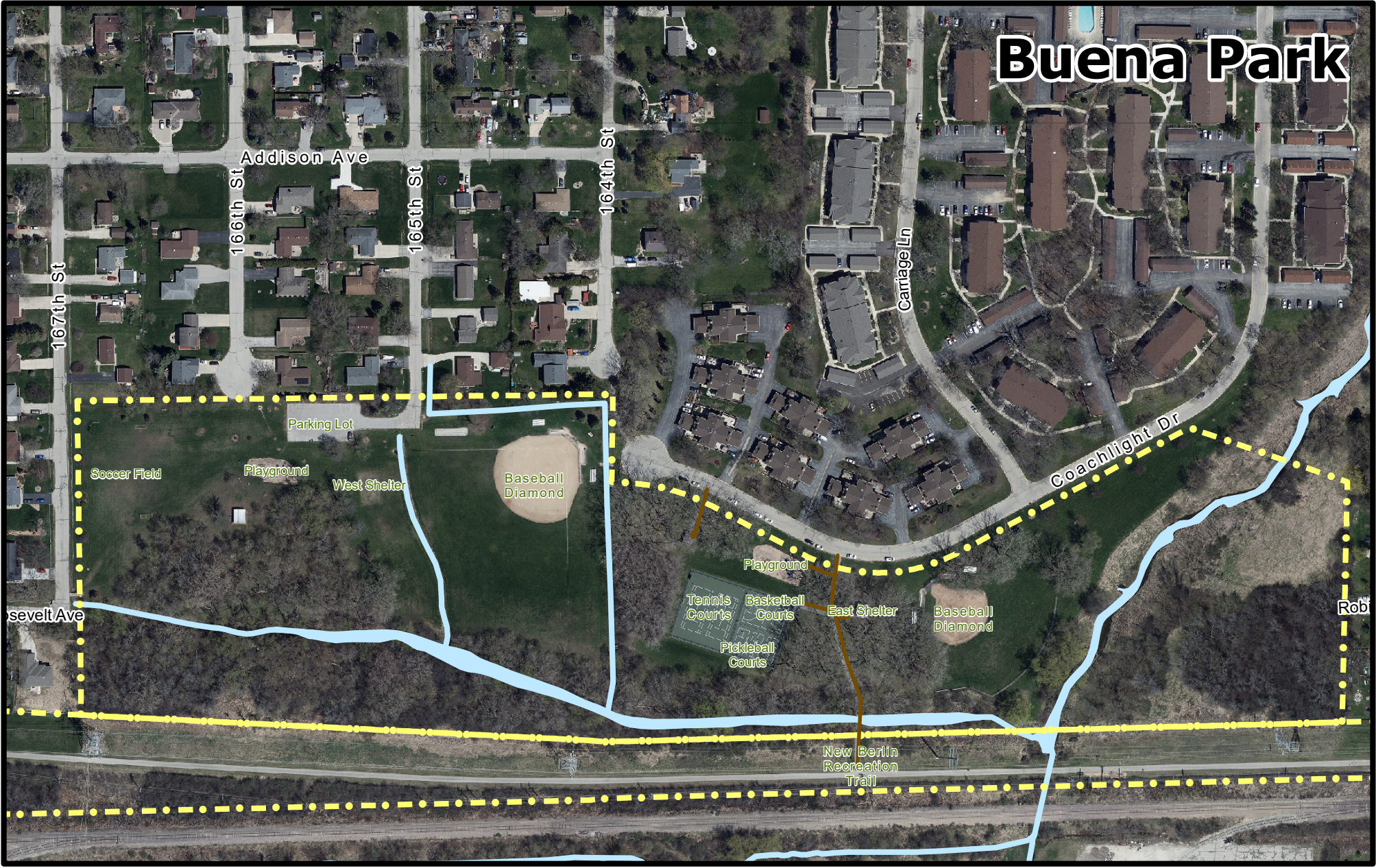
ATTACHMENTS:

Location Map – Buena Park

Civil Plans & Renderings – Buena Park

Location Map – Maple Ridge Park

Civil Plans & Renderings – Maple Ridge Park



Buena Park

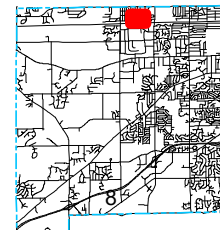


Legend

- Park
- Trails---.12 Miles
- Water

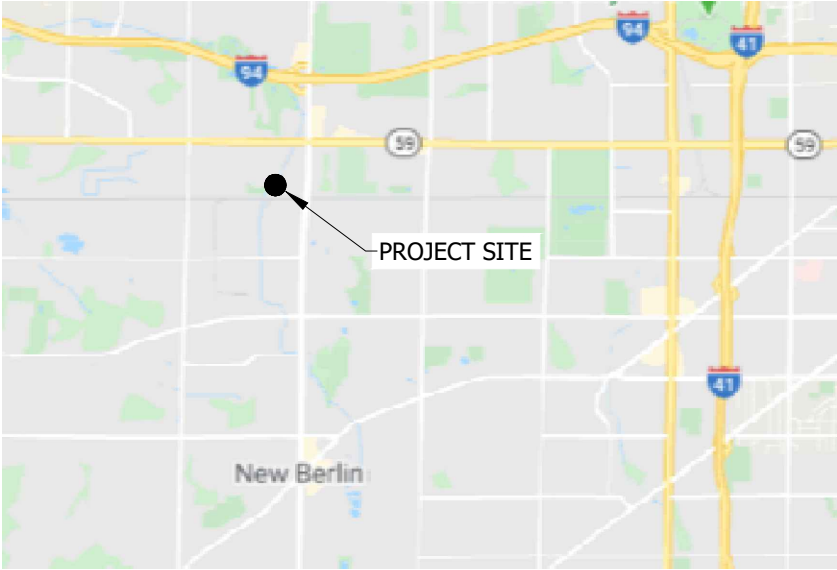


0 100 200 Feet



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL BE RESPONSIBLE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

BUENA PARK IMPROVEMENTS - 2023
CITY OF NEW BERLIN
WAUKESHA COUNTY, WISCONSIN



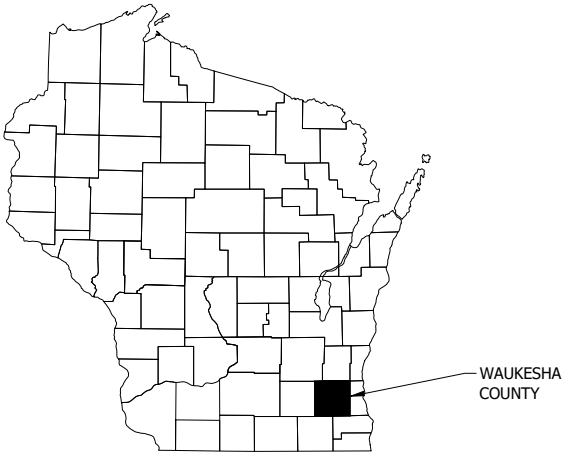
VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE



SHEET LIST TABLE	
Sheet Number	Sheet Title
G0.01	TITLE SHEET
--	SURVEY
C1.01	DEMOLITION & EROSION CONTROL PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN ENLARGEMENT
C3.01	GRADING & UTILITY PLAN
C8.01	CIVIL DETAILS
C8.02	CIVIL DETAILS
L2.01	RESTORATION PLAN



WAUKESHA
COUNTY



Call 811 3 Work Days Before You Dig
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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PROJECT TEAM:

PARKS, BUILDINGS & GROUNDS

ED BARTZ
SUPERVISOR
TEL. 262-797-2472
2600 S. CALHOUN RD.
NEW BERLIN, WI 53151

PLANNING AND ZONING

KRISTEN HOGAN
PRINCIPAL PLANNER
TEL. 262-797-2445 EXT. 2514
3805 S. CASPER DRIVE
NEW BERLIN, WI 53151

DEPARTMENT OF PUBLIC WORKS

JOSH RADOMSKI
DIRECTOR OF PUBLIC WORKS
TEL. 262-780-4609
16550 W NATIONAL AVENUE
NEW BERLIN, WI 53151

LANDSCAPE ARCHITECT:

STANTEC CONSULTING
SERVICES, INC.
322 E MICHIGAN STREET
SUITE 200
MILWAUKEE, WI 53202

Contact:
SARAH MCDONALD
TEL. 262-665-9774
sarah.mcdonald@stantec.com

CIVIL ENGINEER:

STANTEC CONSULTING
SERVICES, INC.
209 COMMERCE PKWY
COTTAGE GROVE, WI, 53527

Contact:
CHRISTIAN MORING
TEL. 262-665-3012
christian.moring@stantec.com

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



30% PLANS
NOT FOR CONSTRUCTION

TITLE SHEET

BUENA PARK IMPROVEMENTS - 2023
CITY OF NEW BERLIN
BUENA PARK, NEW BERLIN, WI 53151

DATE OF ISSUANCE
August 04, 2023

NO REVISION DATE

SURVEY CHAPUT
DRAWN CM
DESIGNED SM
CHECKED MC
APPROVED MB
PROJ. NO. 193806311

SHEET NUMBER
9 G0.01

TOPOGRAPHIC MAP

CLIENT

Stantec

SITE ADDRESS

Buena Park - 165th Street & West Coachlight Drive, City of New Berlin, Waukesha County, Wisconsin.

BASIS OF BEARINGS

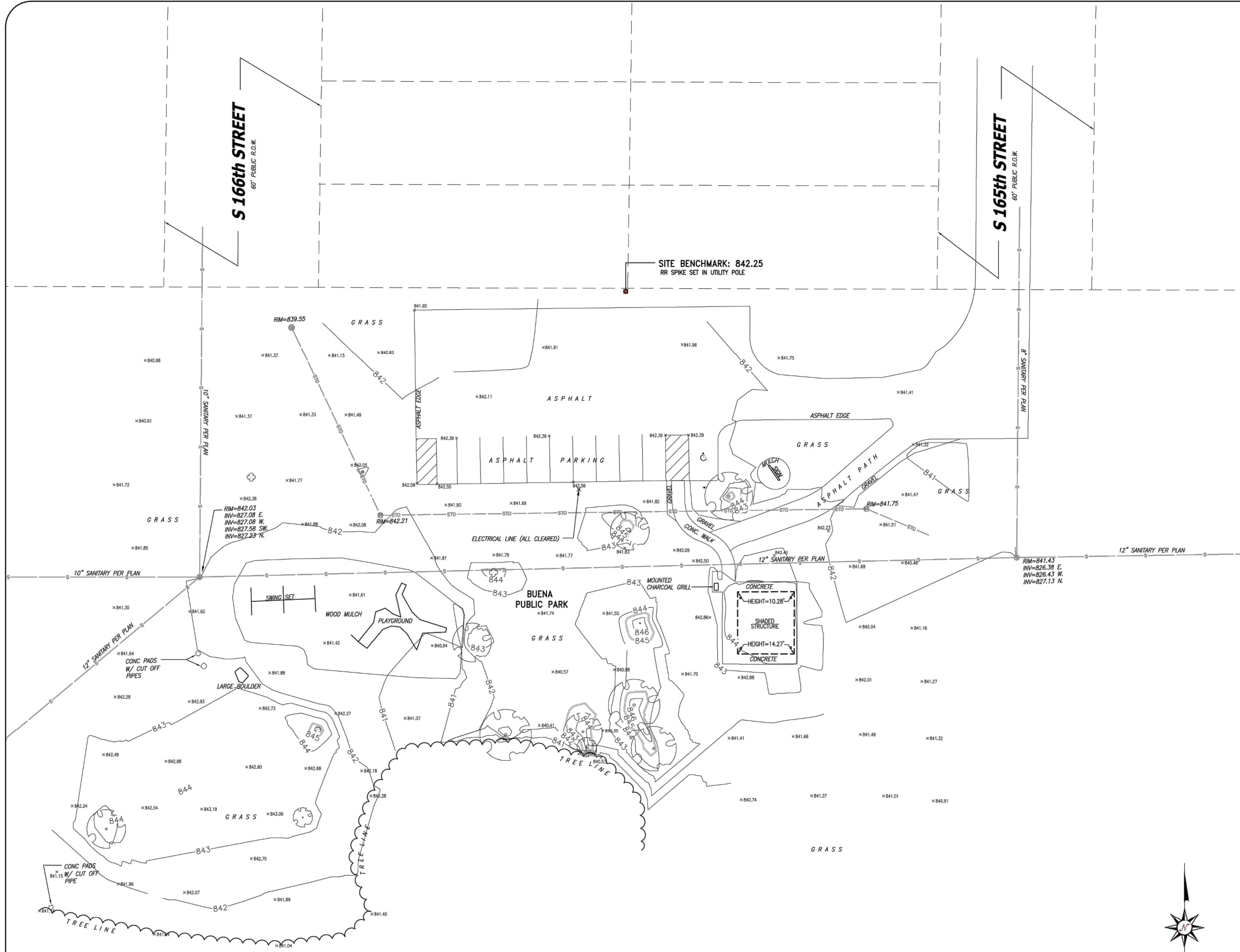
Bearings are referenced to NAD 83 Wisconsin State Plane Coordinate System (South Zone), in which the East line of the NW 1/4 bears N00°50'43"E.

VERTICAL DATUM

Vertical datum is based on North American Vertical Datum of 1988.

Starting Benchmark: Concrete Monument with a brass cap (Southwest corner of the Northwest 1/4 Section 3 Township 6 North, Region 20 East = 852.91 feet

CHAPUT LAND SURVEYS

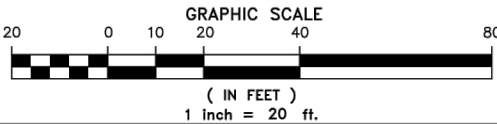


LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- ⬆ SANITARY CLEANOUT OR VENT
- ⊙ SEPTIC TANK ACCESS COVER
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC PEDESTAL/SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ▲ MARSH
- ⬆ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

VICINITY MAP

1" = 250'



CHAPUT LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown herein is intended solely for the use of the client. 10 new directed total parties. Drawing No. 3456-tjs

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HATCH PATTERNS



REMOVALS

EROSION CONTROL



SILT FENCE



TEMPORARY CONSTRUCTION FENCE



INLET PROTECTION



TRACKING PAD

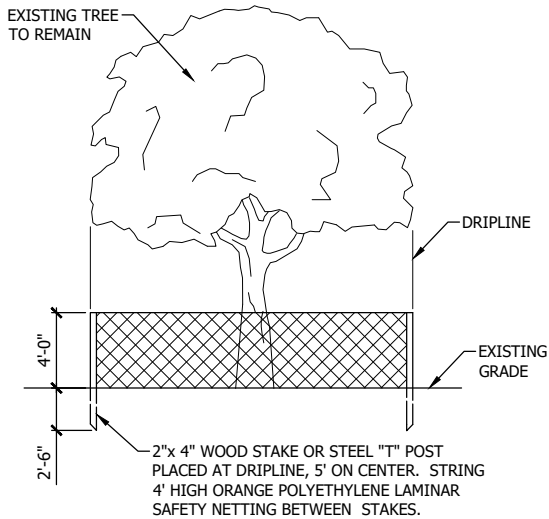


TREE PROTECTION FENCING



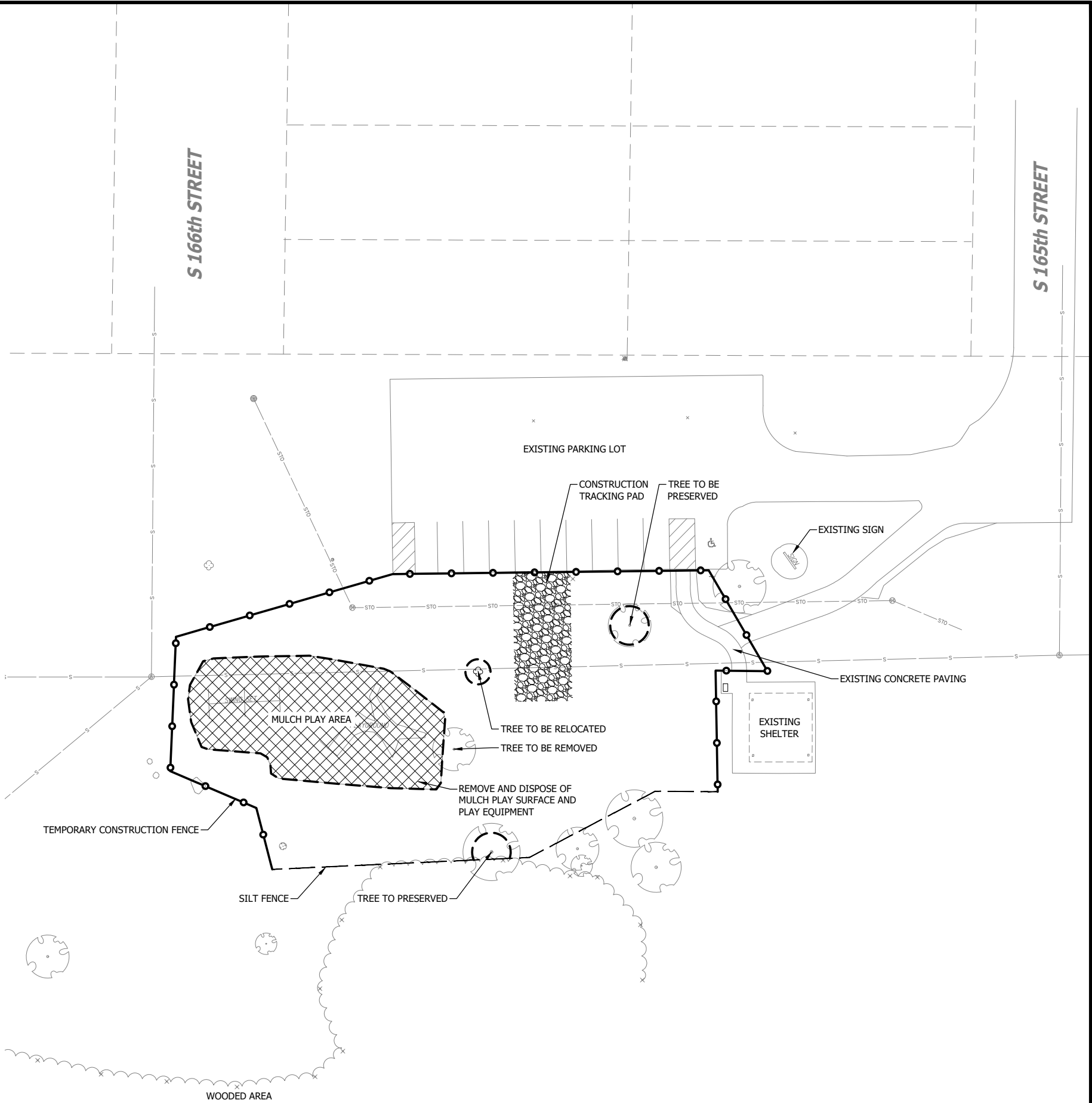
TEMPORARY CONCRETE WASHOUT LOCATION

NOTE: DEVELOP PLAN FOR REMOVAL AND TRANSPORTATION OF EXCESS CUT TO CITY'S RECYCLING CENTER FOR STORAGE WITH CITY PRIOR TO BEGINNING WORK.

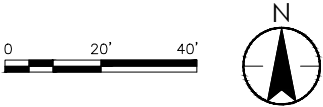
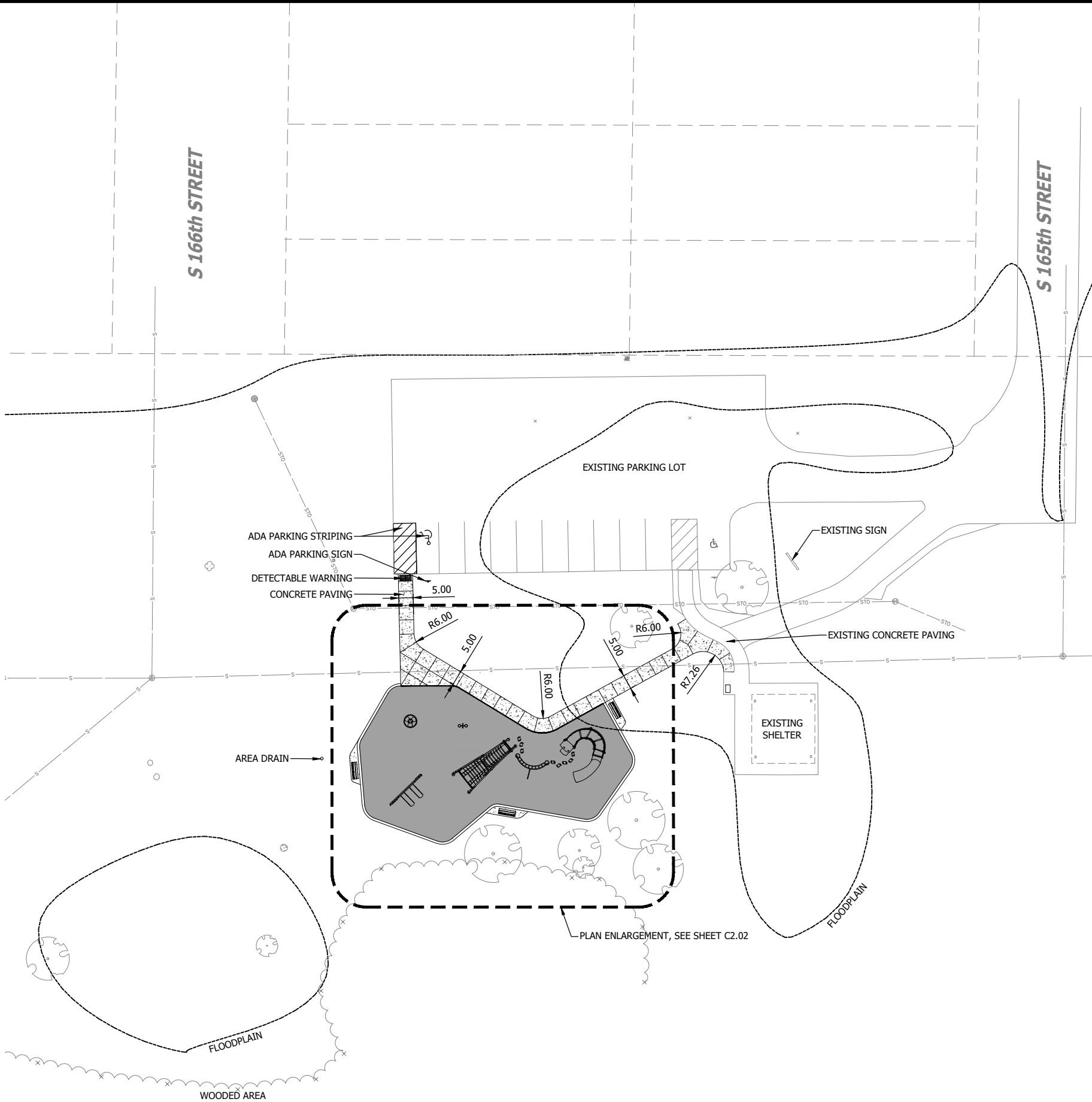


NOTE:
ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.

A TREE PROTECTION ZONE
NTS



1. ALL SITE FURNISHINGS DONE BY OWNER (TRASH RECEPTACLES, BIKE RACKS, BENCHES, AND PICNIC TABLES).
2. PLAYGROUND AND PIP TO BE DONE BY OTHERS. NOT INCLUDED IN CONTRACT.



Stantec
12080 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

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SITE PLAN

BUENA PARK IMPROVEMENTS - 2023
CITY OF NEW BERLIN
BUENA PARK, NEW BERLIN, WI 53151

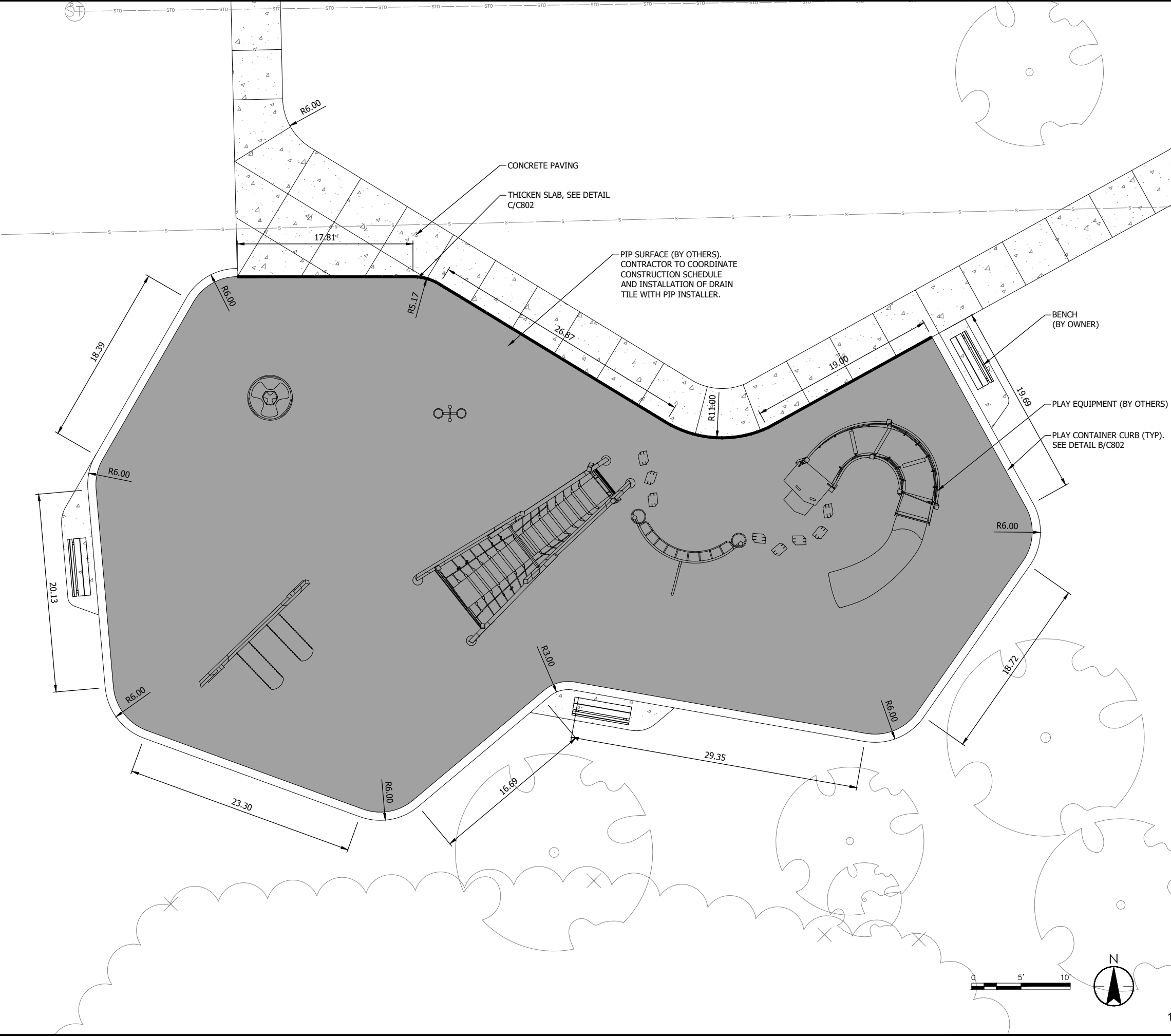
DATE OF ISSUANCE		
August 04, 2023		
NO	REVISION	DATE
SURVEY		CHAPUT
DRAWN		CM
DESIGNED		SM
CHECKED		MC
APPROVED		MB
PROJ. NO.		19380631

12 SHEET NUMBER
C2.01

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NOTES:

1. ALL SITE FURNISHINGS DONE BY OWNER (TRASH RECEPTACLES, BIKE RACKS, BENCHES, AND PICNIC TABLES).
2. PLAYGROUND AND PIP TO BE DONE BY OTHERS. NOT INCLUDED IN CONTRACT.



30% PLANS
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SITE PLAN ENLARGEMENT

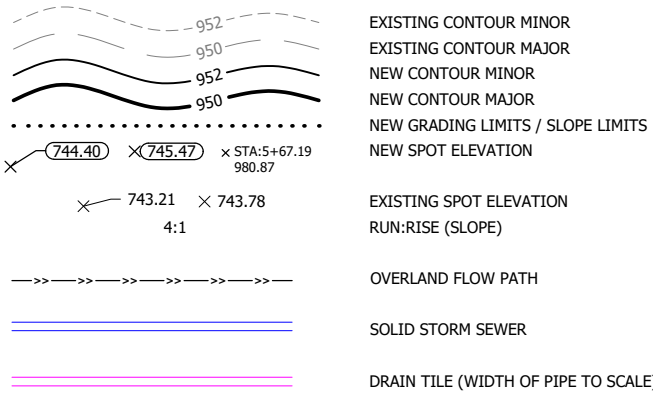
BUENA PARK IMPROVEMENTS - 2023
CITY OF NEW BERLIN
BUENA PARK, NEW BERLIN, WI 53151

DATE OF ISSUANCE	
August 04, 2023	
NO	REVISION DATE
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APPROVED	MB
PROJ. NO.	19380631

13 SHEET NUMBER
C2.02

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GRADING & UTILITY LEGEND

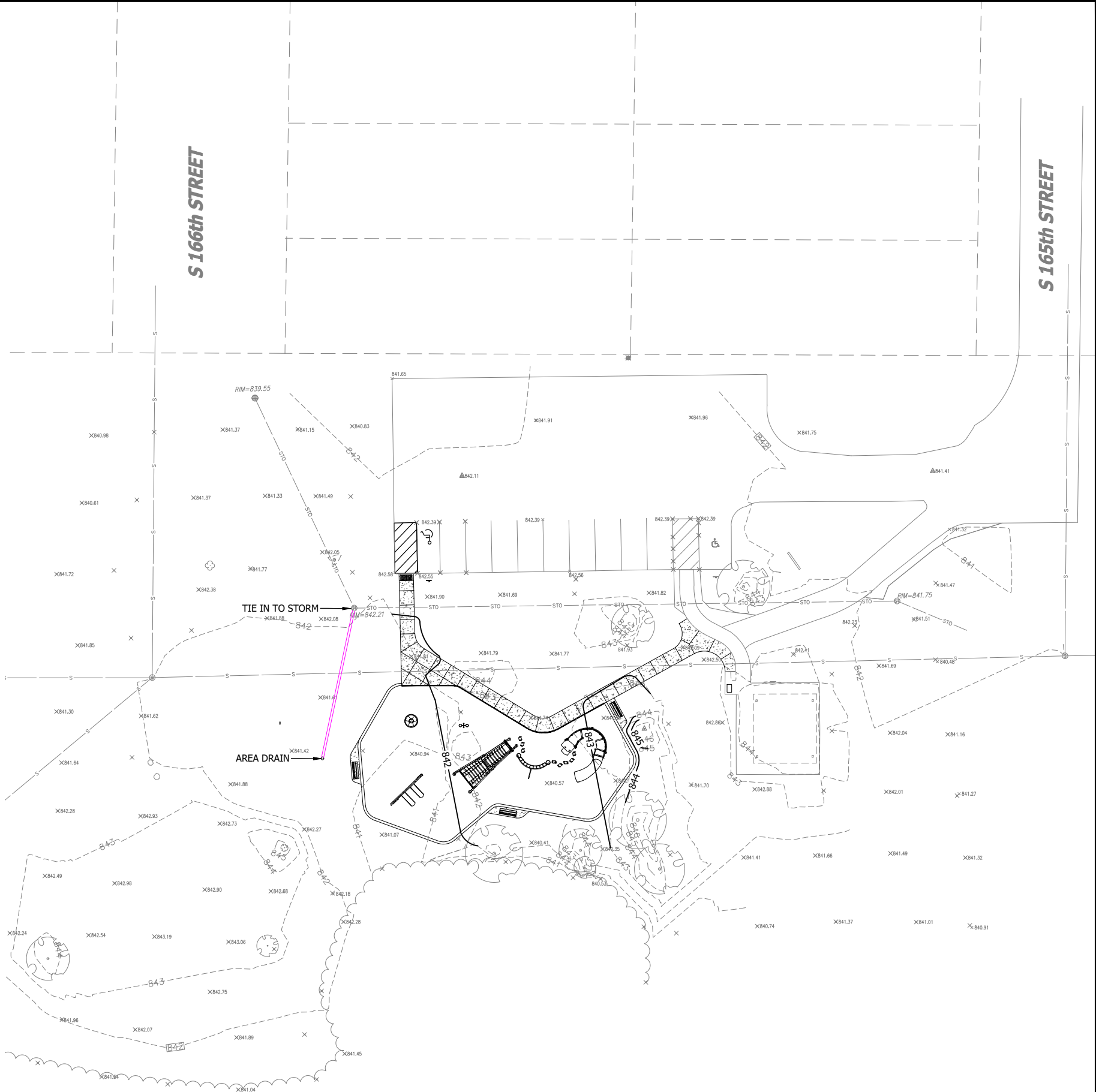


NOTES:

ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES TO BE MEASURED WITH A 24" SMART LEVEL.

THE GENERAL CONTRACTOR SHALL VERIFY ELEVATIONS AND GRADES PRE AND POST CONSTRUCTION AND REPORT ANY DEFICIENCIES TO THE STANTEC ARCHITECT BEFORE START OF WORK AND AT COMPLETION.

1. SLOPES SHALL NOT EXCEED ADA MAXIMUM STANDARDS. IT IS RECOMMENDED THAT FOR CONSTRUCTION, THE FOLLOWING **TARGET** SLOPES BE APPLIED:
- 7.5% RUNNING SLOPE FOR CURB RAMPS AND RAMPS
 - 1.5% CROSS SLOPE IN ALL DIRECTIONS FOR CURB RAMPS AND RAMPS
 - 1.5% SLOPE IN ALL DIRECTIONS FOR ACCESSIBLE LANDINGS
 - 4.5% MAXIMUM RUNNING SLOPE FOR PEDESTRIAN WALKS
 - 1.5% CROSS SLOPE FOR PEDESTRIAN WALKS



A 3x5 grid of dots, with 3 rows and 5 columns.

NOTES:

The site plan illustrates the proposed playground layout at the intersection of S 166th Street and S 165th Street. Key features include:

- EXISTING PARKING LOT:** Located to the north of the playground area.
- EXISTING SHELTER:** A rectangular structure located to the east of the playground area.
- PROPOSED PLAYGROUND:** Outlined in pink, featuring a central play structure, a climbing wall, and a sand area.
- LIMIT OF TURF RESTORATION:** Indicated by a dashed pink line.
- STREETS:** S 166th STREET and S 165th STREET are shown as dashed lines.
- UTILITIES:** Various utility lines (STO, S, X) are marked throughout the site.
- TREES:** Existing trees are shown as circles with internal patterns, and new trees to be planted are indicated by 'X' marks.

A scale bar (0, 20', 40') and a north arrow are located in the bottom right corner.

**30% PLANS
NOT FOR CONSTRUCTION**

RESTORATION PLAN

BUENA PARK IMPROVEMENTS - 2023
CITY OF NEW BERLIN
BUENA PARK, NEW BERLIN, WI 53151

DATE OF ISSUANCE
August 04, 2023

[illegible]

SURVEY	CHAPUT
DRAWN	CM
DESIGNED	SM
CHECKED	MC
APPROVED	MB
PROJ. NO.	193806311

7 SHEET NUMBER
L2.01



Buena Park

Buena Park • 8.10.2023





Buena Park

Buena Park • 8.10.2023



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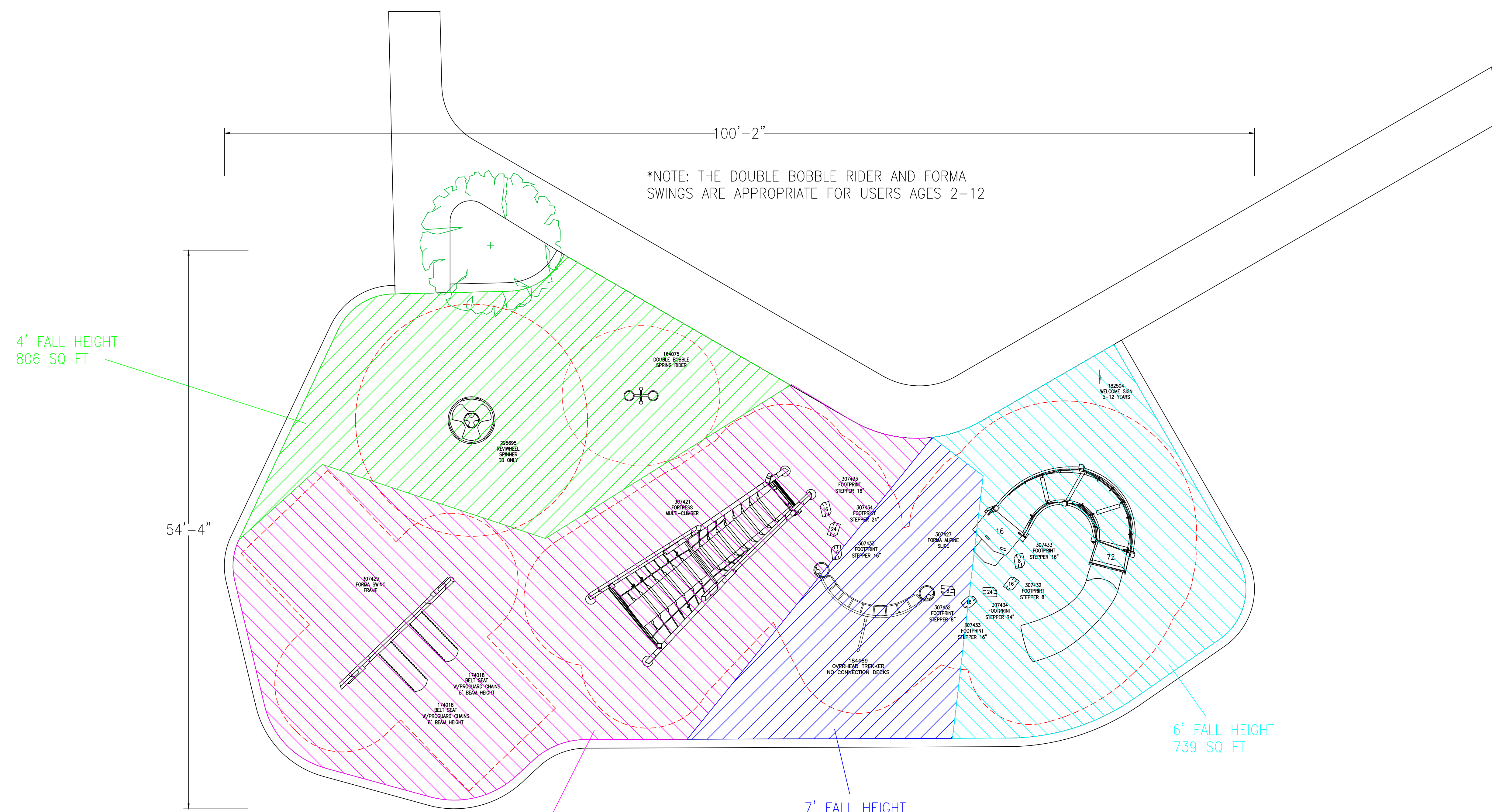


Buena Park

Buena Park • 8.10.2023







*NOTE: THE DOUBLE BOBBLE RIDER AND FORMA SWINGS ARE APPROPRIATE FOR USERS AGES 2-12

4' FALL HEIGHT
806 SQ FT

6' FALL HEIGHT
739 SQ FT

7' FALL HEIGHT
445 SQ FT

8' FALL HEIGHT
1,491 SQ FT

PlayBooster® and Forma™
(5-12 years)
Max Fall Height: 96 inches

TOTAL ELEVATED PLAY COMPONENTS	2		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	2	REQUIRED	1
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	15	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	7	REQUIRED	7

SURFACING:
TOTAL PIP = 3,481 SQ FT
8' = 1,491 SQ FT
7' = 445 SQ FT
6' = 739 SQ FT
4' = 806 SQ FT



The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL FALL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

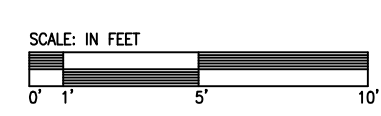
ACCESSIBLE/PROTECTIVE
LOOSE FILL MATERIAL
(ENGINEERED WOOD FIBER SUGGESTED)
3,481 SQ FT

IT IS THE MANUFACTURER'S OPINION AND INTENT THAT THE LAYOUT OF THESE COMPONENTS CONFORM WITH THE U.S. CONSUMER PRODUCT SAFETY COMMISSION'S (CPSC) "HANDBOOK FOR PUBLIC PLAYGROUND SAFETY".

DESIGNED BY:
KLP

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LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials

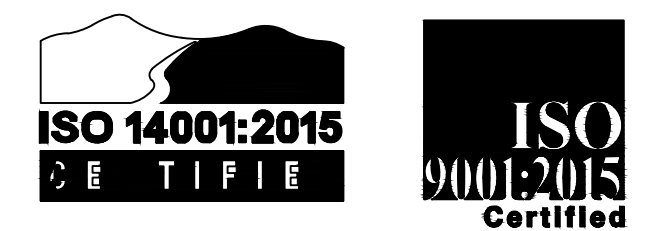


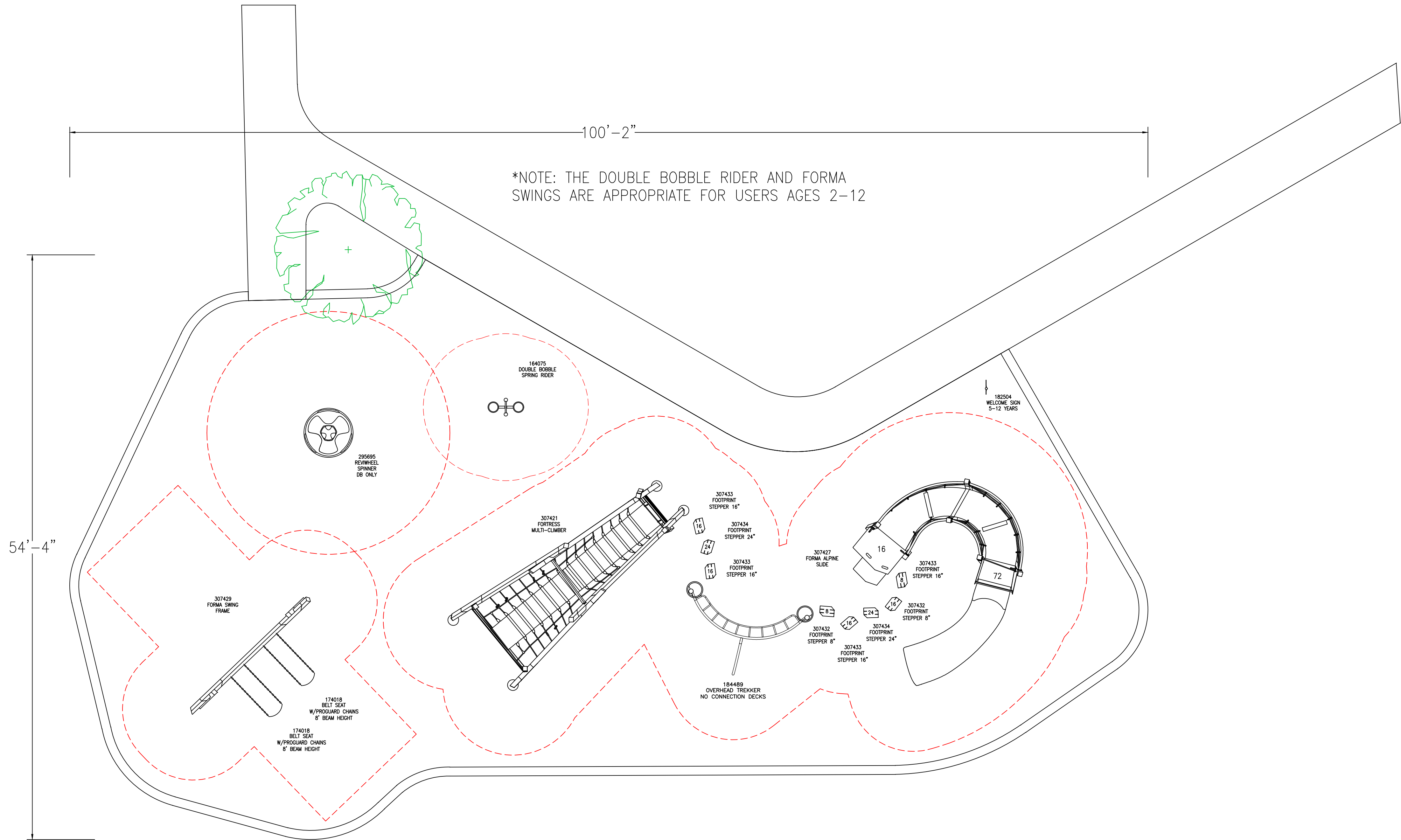
Buena Park
New Berlin, WI

Gerber Leisure
Products, Inc.
Kyla Reamon

SYSTEM TYPE:
Multi-System

DRAWING #:
23080801-01



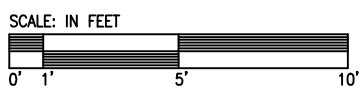


*NOTE: THE DOUBLE BOBBLE RIDER AND FORMA SWINGS ARE APPROPRIATE FOR USERS AGES 2-12

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(5-12 years)
Max Fall Height: 96 inches

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Buena Park
New Berlin, WI

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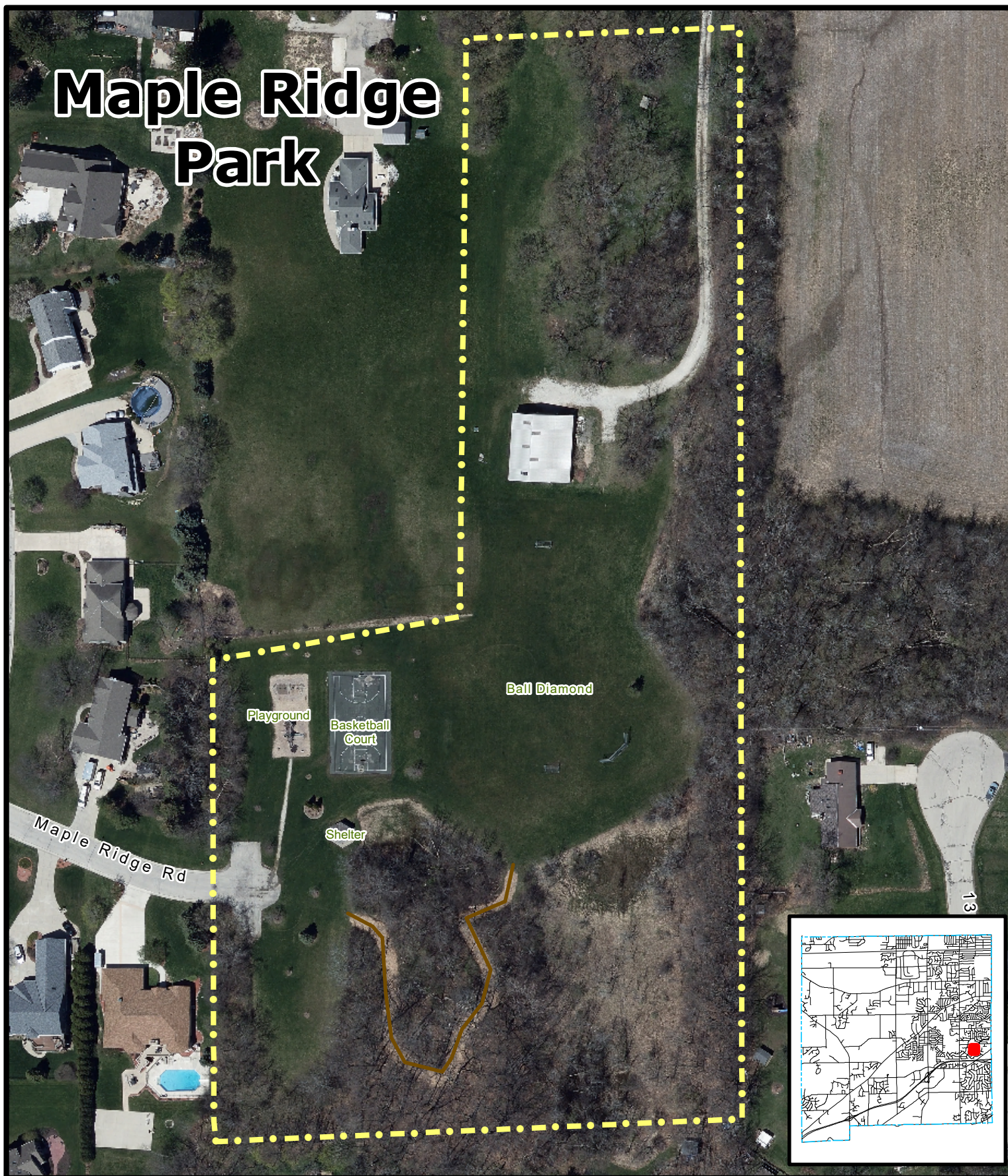
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DELAND, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials

Maple Ridge Park



Legend

-  Park
-  Trails-- .08 Miles



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MAPLE RIDGE PARK IMPROVEMENTS

CITY OF NEW BERLIN

WAUKESHA COUNTY, WISCONSIN

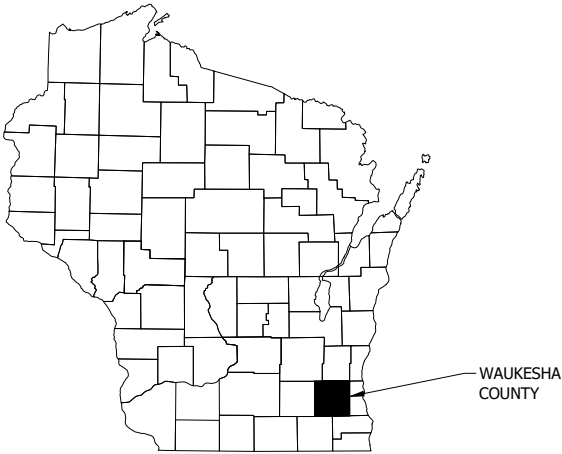


VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

SHEET LIST TABLE	
Sheet Number	Sheet Title
G0.01	TITLE SHEET
--	SURVEY
C1.01	DEMOLITION & EROSION CONTROL PLAN
C2.01	SITE PLAN
C2.02	SITE PLAN ENLARGEMENT
C3.01	GRADING & UTILITY PLAN
C8.01	CIVIL DETAILS
C8.02	CIVIL DETAILS
L2.01	RESTORATION PLAN



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PROJECT TEAM:

PARKS, BUILDINGS & GROUNDS

ED BARTZ
SUPERVISOR
TEL. 262-797-2472
2600 S. CALHOUN RD.
NEW BERLIN, WI 53151

PLANNING AND ZONING

KRISTEN HOGAN
PRINCIPAL PLANNER
TEL. 262-797-2445 EXT. 2514
3805 S. CASPER DRIVE
NEW BERLIN, WI 53151

DEPARTMENT OF PUBLIC WORKS

JOSH RADOMSKI
DIRECTOR OF PUBLIC WORKS
TEL. 262-780-4609
16550 W NATIONAL AVENUE
NEW BERLIN, WI 53151

LANDSCAPE ARCHITECT:

STANTEC CONSULTING
SERVICES, INC.
322 E MICHIGAN STREET
SUITE 200
MILWAUKEE, WI 53202

Contact:
SARAH MCDONALD
TEL. 262-665-9774
sarah.mcdonald@stantec.com

CIVIL ENGINEER:

STANTEC CONSULTING
SERVICES, INC.
209 COMMERCE PKWY
COTTAGE GROVE, WI, 53527

Contact:
CHRISTIAN MORING
TEL. 262-665-3012
christian.moring@stantec.com

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



30% PLANS
NOT FOR CONSTRUCTION

TITLE SHEET
MAPLE RIDGE PARK IMPROVEMENTS
CITY OF NEW BERLIN
BUENA PARK, NEW BERLIN, WI 53151

DATE OF ISSUANCE
AUGUST 04, 2023

NO REVISION DATE

SURVEY	CHAPUT
DRAWN	CM
DESIGNED	SM
CHECKED	MC
APPROVED	MB
PROJ. NO.	193806311

SHEET NUMBER
G0.01

TOPOGRAPHIC MAP

CLIENT

Stantec

SITE ADDRESS

Maple Ridge Park - 13200 W. Maple Ridge Road, City of Brookfield, Waukesha County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to NAD 1983 (2011) State Plane Coordinates.

VERTICAL DATUM

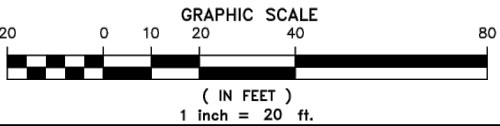
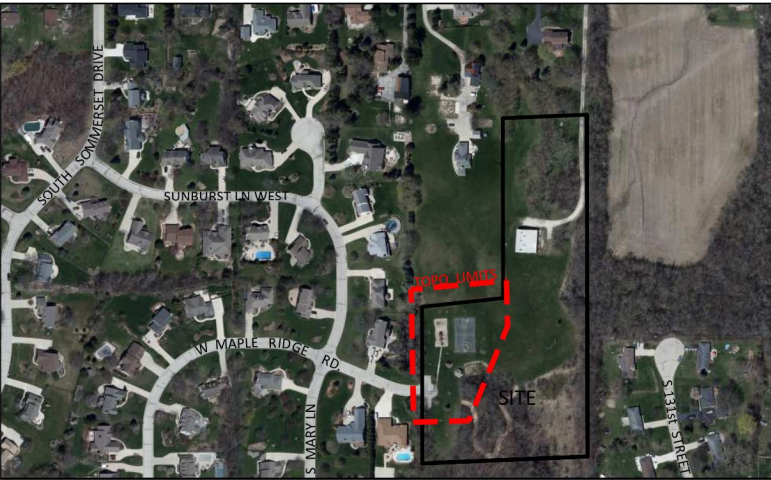
Vertical Datum is based on NAVD-88.

Starting Benchmark is the West 1/4 corner of Section 24, which has an established elevation of 883.93 feet.

LEGEND

● INDICATES FOUND 1" IRON PIPE	⊗ WALL INDICATOR VALVE	▲ MARSH
○ INDICATES SET 1" IRON PIPE	⌵ POST INDICATOR VALVE	⌵ FLAGPOLE
+ INDICATES FOUND CHISELED CROSS	⌵ LIGHT POLE	⌵ PARKING METER
⊙ SANITARY MANHOLE	⌵ SPOT/YARD LIGHT	⌵ SIGN
⌵ SANITARY CLEANOUT OR VENT	⌵ UTILITY POLE	⌵ MAILBOX
⊙ SEPTIC TANK ACCESS COVER	⌵ GUY POLE	⌵ RAILROAD CROSSING SIGNAL
⊙ M.I.S. MANHOLE	⌵ GUY WIRE	⌵ HANDICAP SPACE
⊙ UNKNOWN MANHOLE	⊙ ELECTRIC MANHOLE	⌵ CONIFEROUS TREE
⊙ STORM MANHOLE	⊙ ELECTRIC PEDESTAL	⌵ DECIDUOUS TREE
⊙ INLET (ROUND)	⊙ ELECTRIC METER	— SANITARY SEWER
⊙ INLET (SQUARE)	⊙ TELEPHONE MANHOLE	— STORM SEWER
⊙ CURB INLET	⊙ TELEPHONE PEDESTAL	— WATERLINE
⌵ STORM SEWER END SECTION	⊙ CABLE PEDESTAL	— MARKED GAS MAIN
⌵ GAS VALVE	⊙ CONTROL BOX	— MARKED ELECTRIC
⌵ GAS METER	⊙ FIBER OPTIC PEDESTAL/SIGN	— OVERHEAD WIRES
⌵ WATER VALVE	⊙ TRAFFIC LIGHT	— MARKED TELEPHONE
⌵ HYDRANT	⊙ COMMUNICATION MANHOLE	— MARKED CABLE TV LINE
⌵ WATER MANHOLE	⊙ BOLLARD	— BURIED ELECTRIC SERVICE
⌵ WATER SERVICE CURB STOP	+ SOIL BORING/MONITORING WELL	— BOARD FENCE
⌵ WELL HEAD	⌵ WATER SURFACE	— CHAIN LINK FENCE
⌵ STAND PIPE	⌵ WETLANDS FLAG	— WIRE FENCE

VICINITY MAP



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

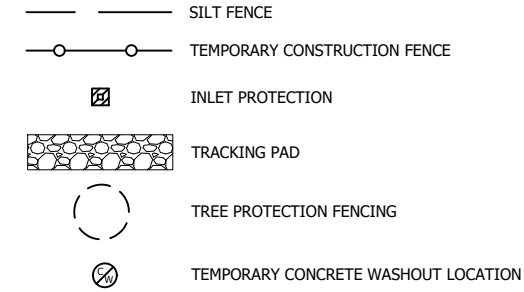
Date	Revision description

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Drawing No. 4465-tjs

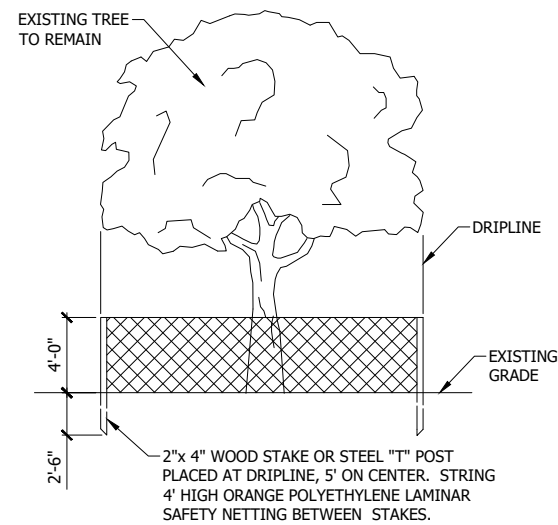
HATCH PATTERNS



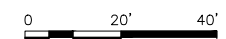
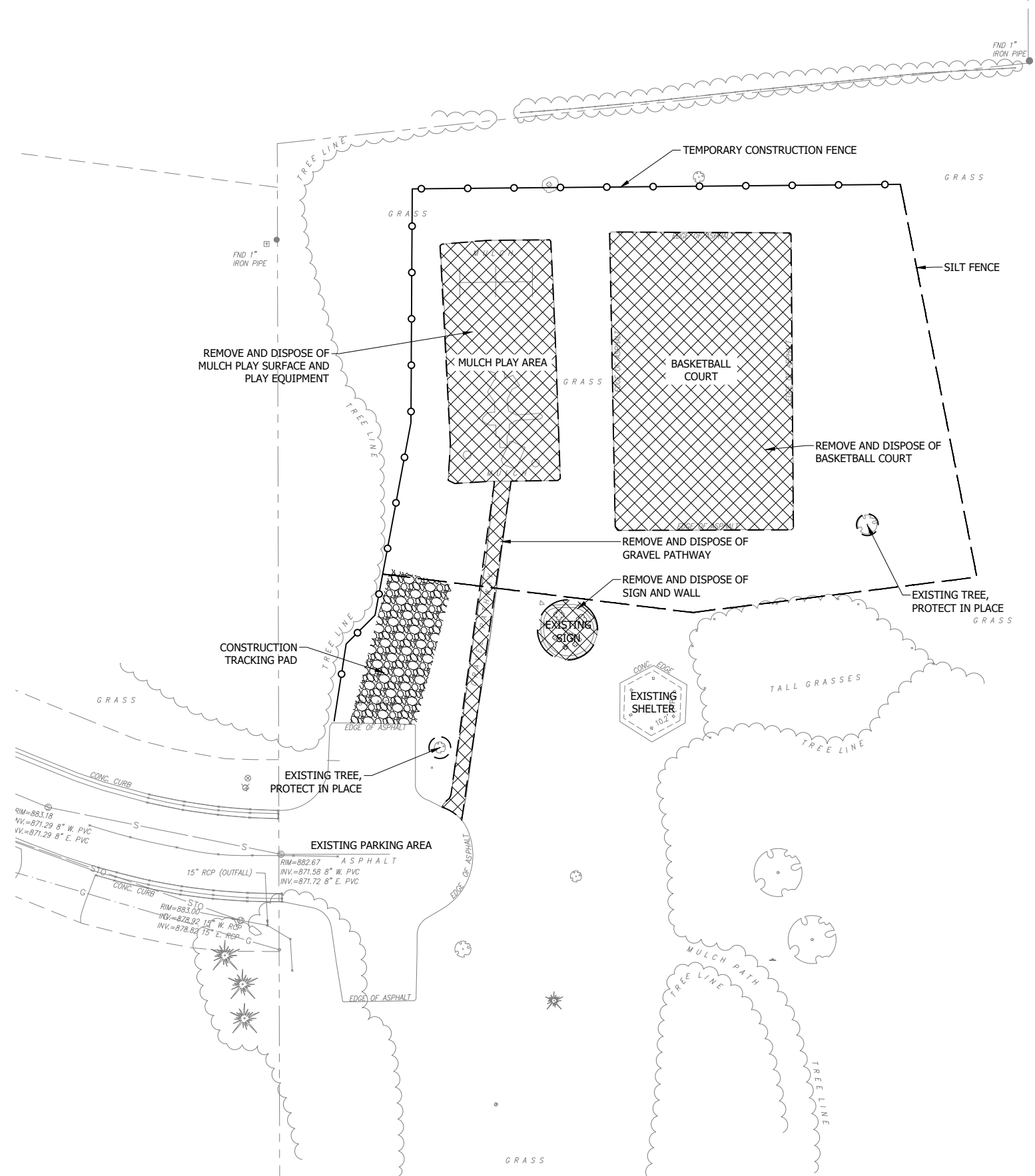
EROSION CONTROL



NOTE: DEVELOP PLAN FOR REMOVAL AND TRANSPORTATION OF EXCESS CUT TO CITY'S RECYCLING CENTER FOR STORAGE WITH CITY PRIOR TO BEGINNING WORK.



NOTE:
ALL TREE PROTECTION DEVICES ARE TO BE
INSTALLED PRIOR TO START OF LAND DISTURBANCE
AND MAINTAINED UNTIL FINAL LANDSCAPE IS
INSTALLED. NO PARKING, STORAGE OR OTHER
CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR
WITHIN THE TREE PROTECTION AREA.



A TREE PROTECTION ZONE
NTS

30% PLANS
NOT FOR CONSTRUCTION

DEMOLITION & EROSION CONTROL PLAN

MAPLE RIDGE PARK IMPROVEMENTS
CITY OF NEW BERLIN

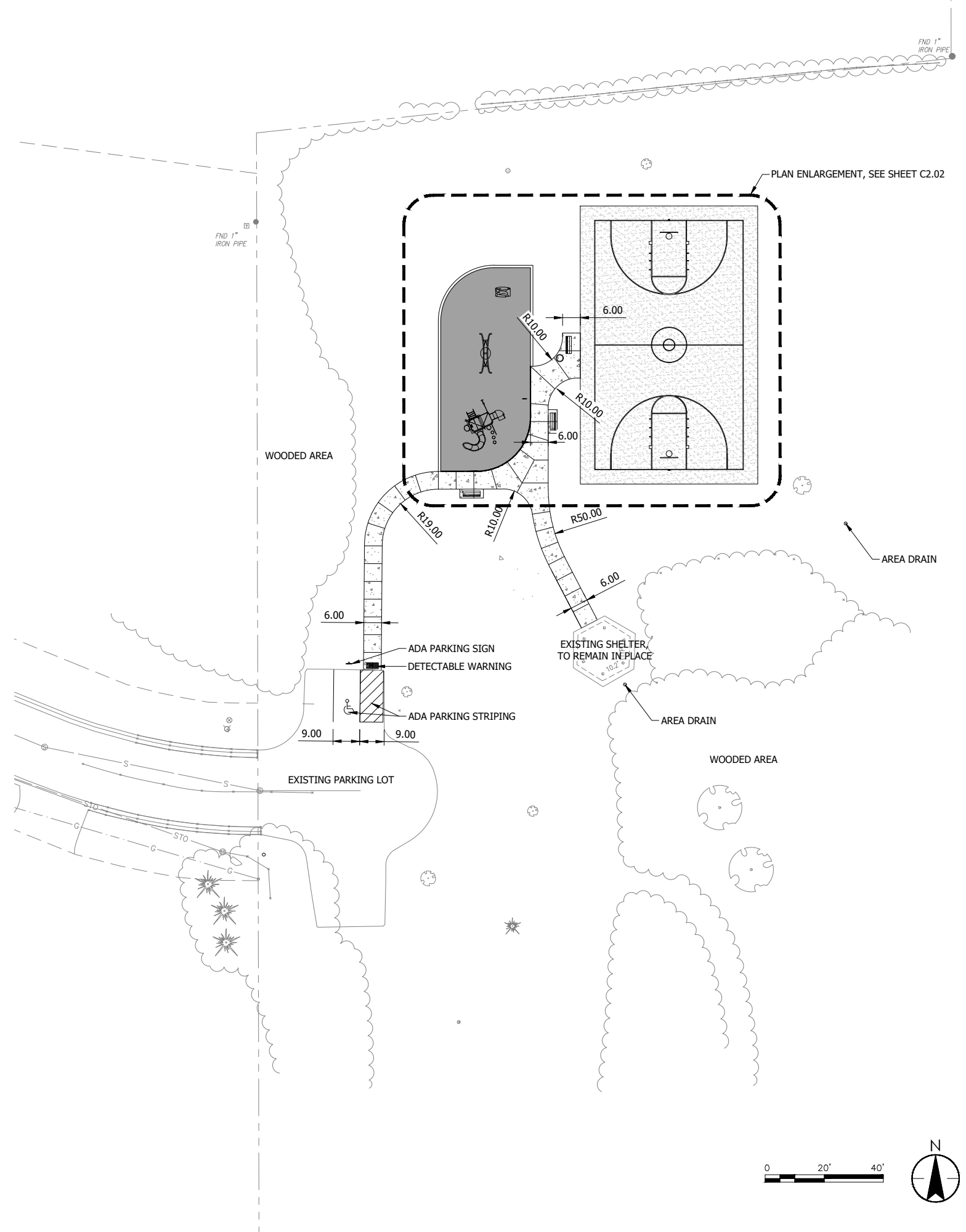
DATE OF ISSUANCE
AUGUST 04, 2023

REVISION	DATE
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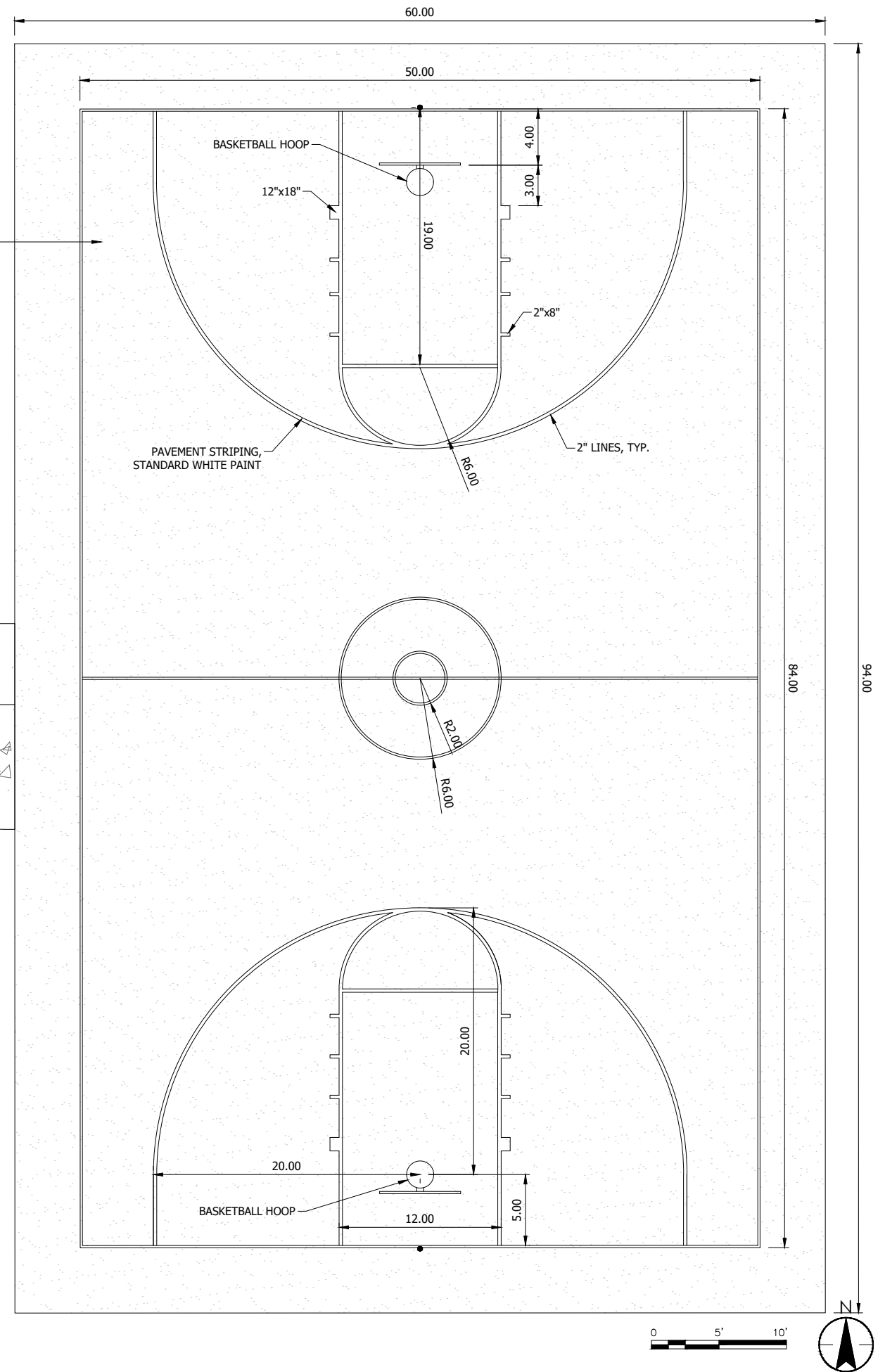
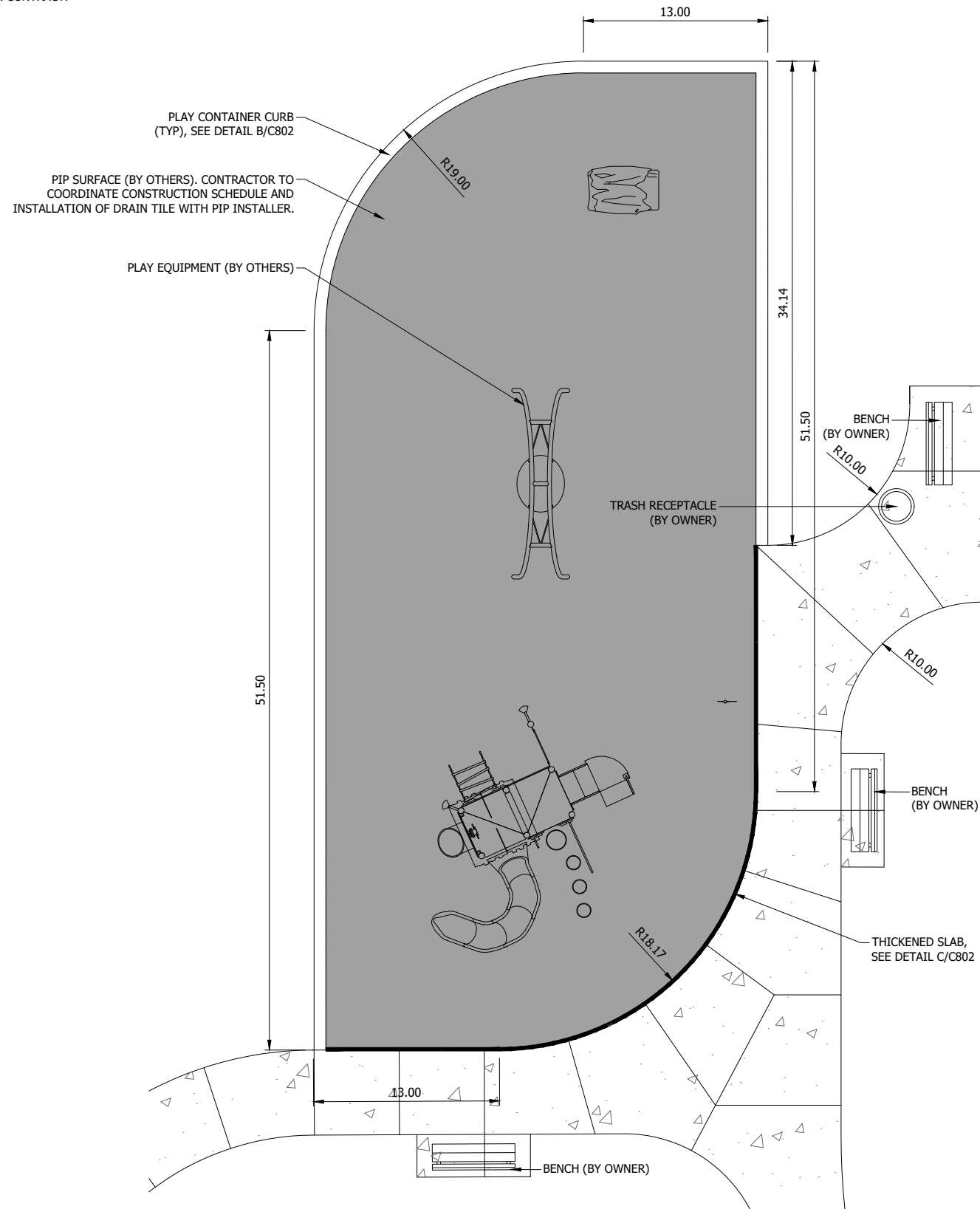
JURVEY	CHAPUT
RAWN	CM
ESIGNED	SM
CHECKED	MC
PPROVED	MB
OJ. NO.	193806311

SHEET NUMBER
C1.01

1. ALL SITE FURNISHINGS DONE BY OWNER (TRASH RECEPTACLES, BIKE RACKS, BENCHES, AND PICNIC TABLES).
2. PLAYGROUND AND PIP TO BE DONE BY OTHERS. NOT INCLUDED IN CONTRACT.

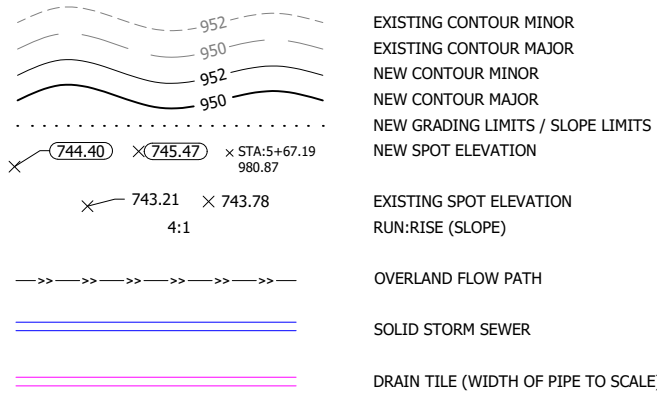


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GRADING & UTILITY LEGEND

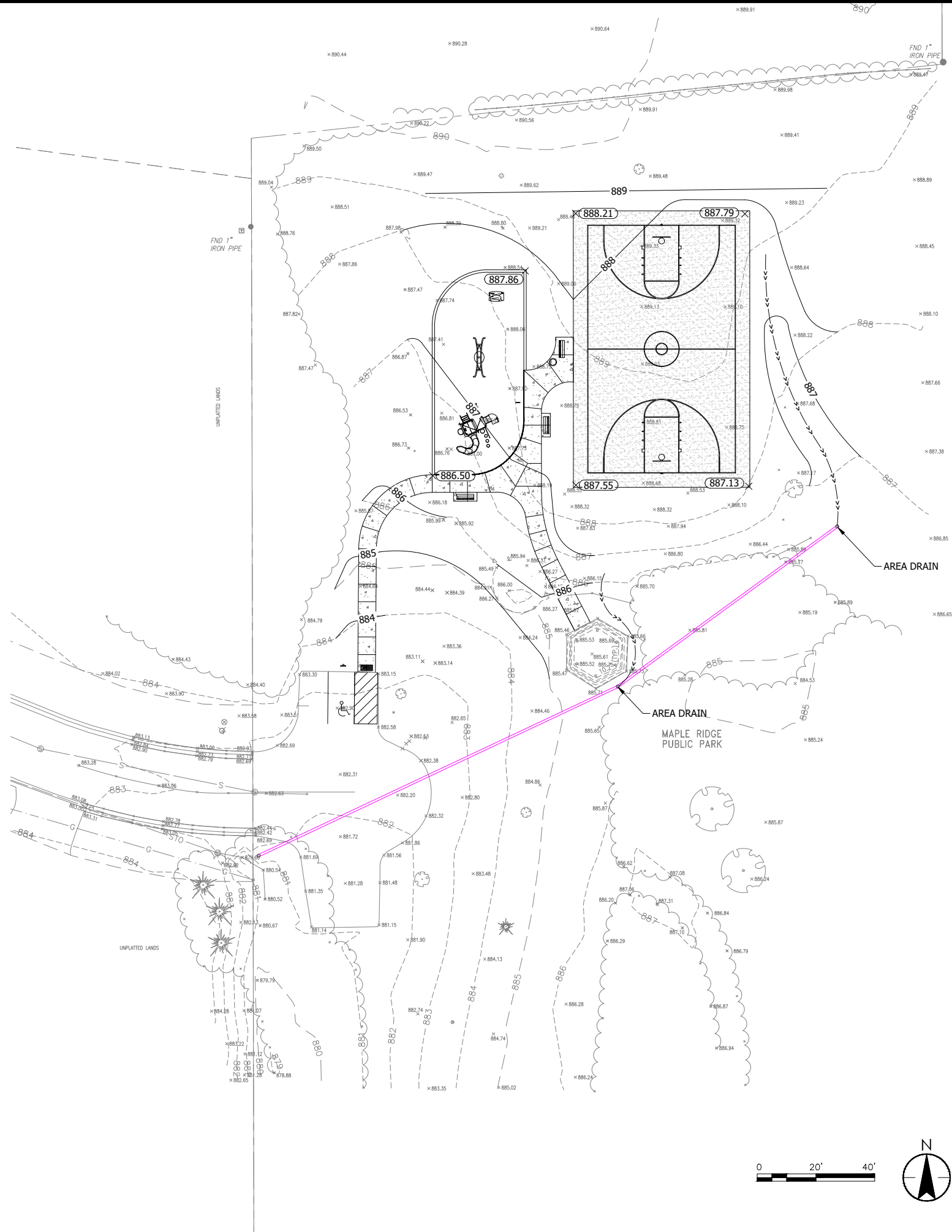


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NO	REVISION	DATE

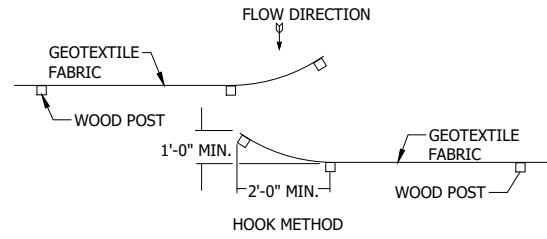
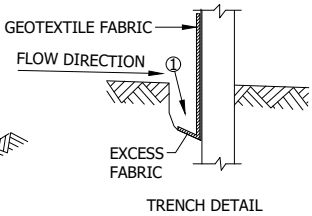
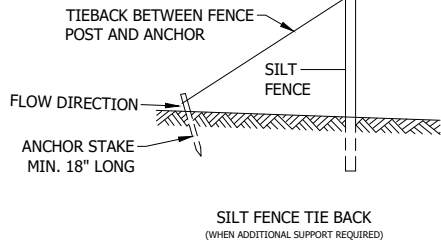
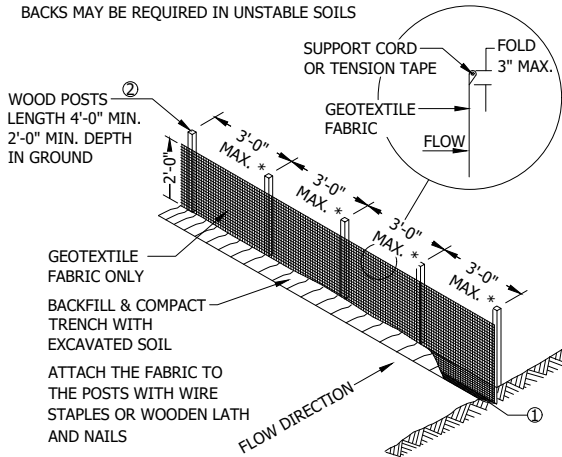
SURVEY	CHAPUT
DRAWN	CM
DESIGNED	SM
CHECKED	MC
APPROVED	MB
PROJ. NO.	193804311

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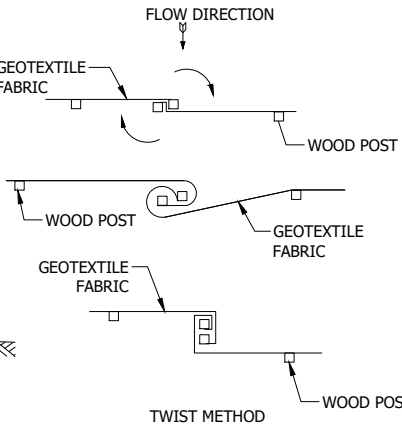
GENERAL NOTES

- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.
- ③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

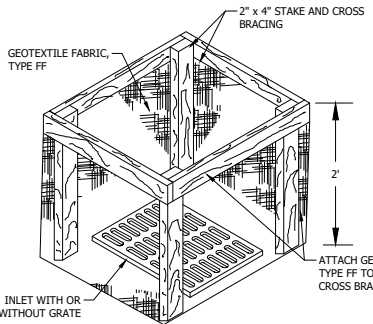
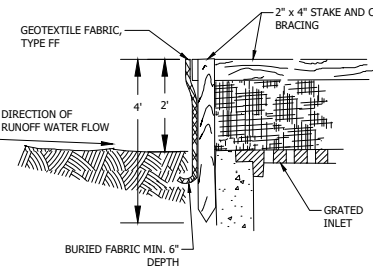
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



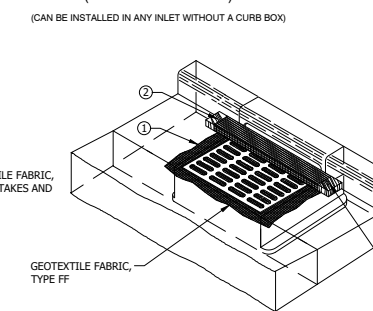
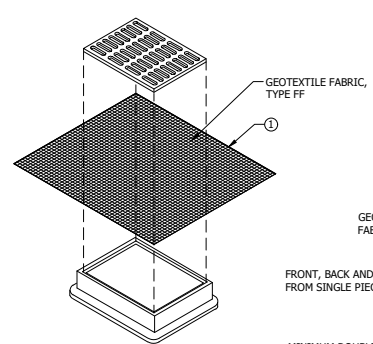
JOINING TWO LENGTH OF SILT FENCE



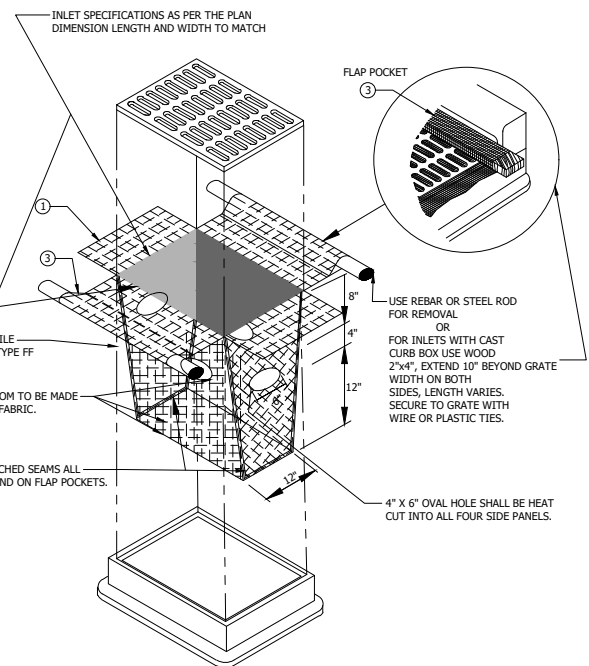
- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C (WITH CURB BOX)

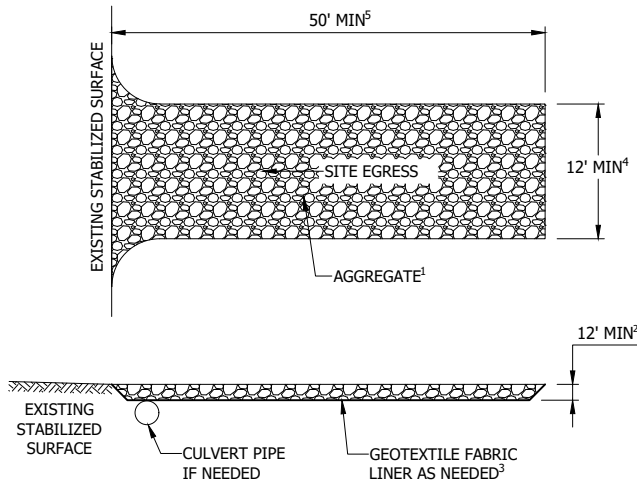


INLET PROTECTION, TYPE D (CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

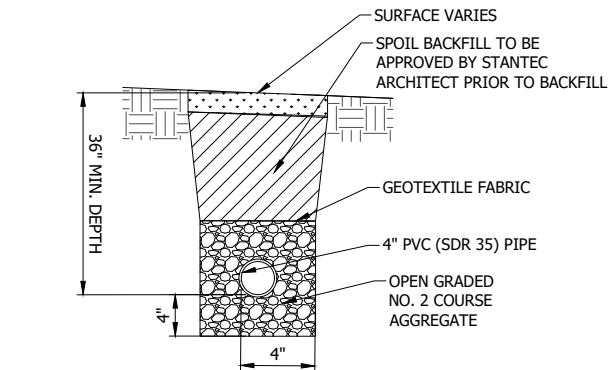
A SILT FENCE NTS

NOTES

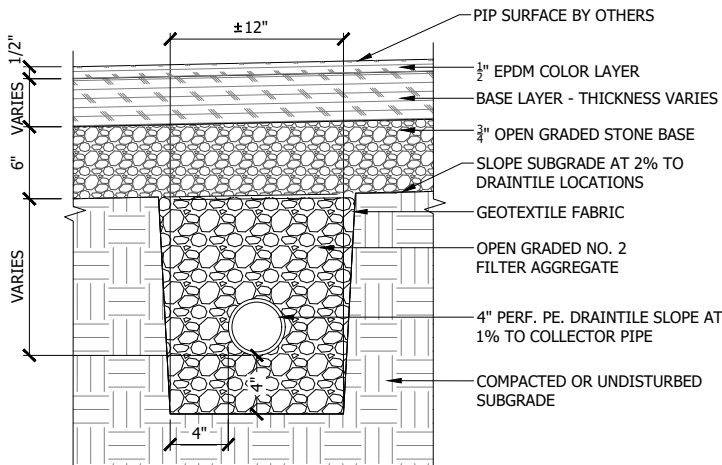
1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATIONS, SECTION 312, SELECT CRUSHED MATERIAL.
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PLACE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LAND A LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.



C TRACKING PAD NTS

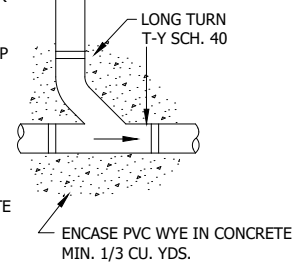
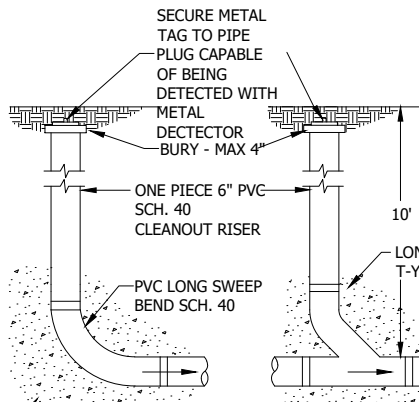


D DRAIN TILE TRENCH NTS

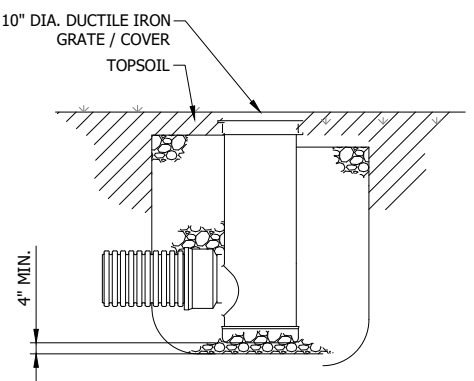


E DRAINTILE IN PLAY CONTAINER NTS

- NOTE: 6" HUB WITH THREADED PVC PLUG - DO NOT GLUE
- NOTE: ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.



F DRAIN TILE CLEANOUT NTS

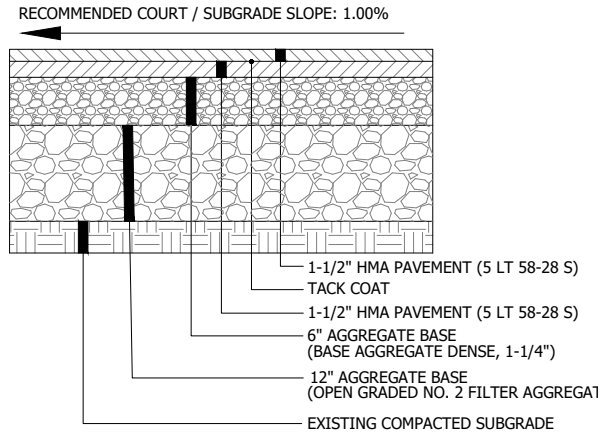


THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

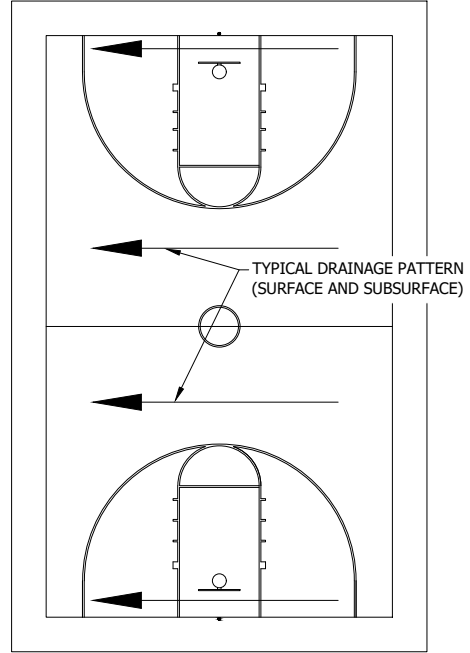
G DRAIN BASIN NTS

DATE OF ISSUANCE	
AUGUST 04, 2023	
NO REVISION	DATE
SURVEY	CHAPUT
DRAWN	CM
DESIGNED	SM
CHECKED	MC
APPROVED	MB
PROJ. NO.	193806311
SHEET NUMBER	

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



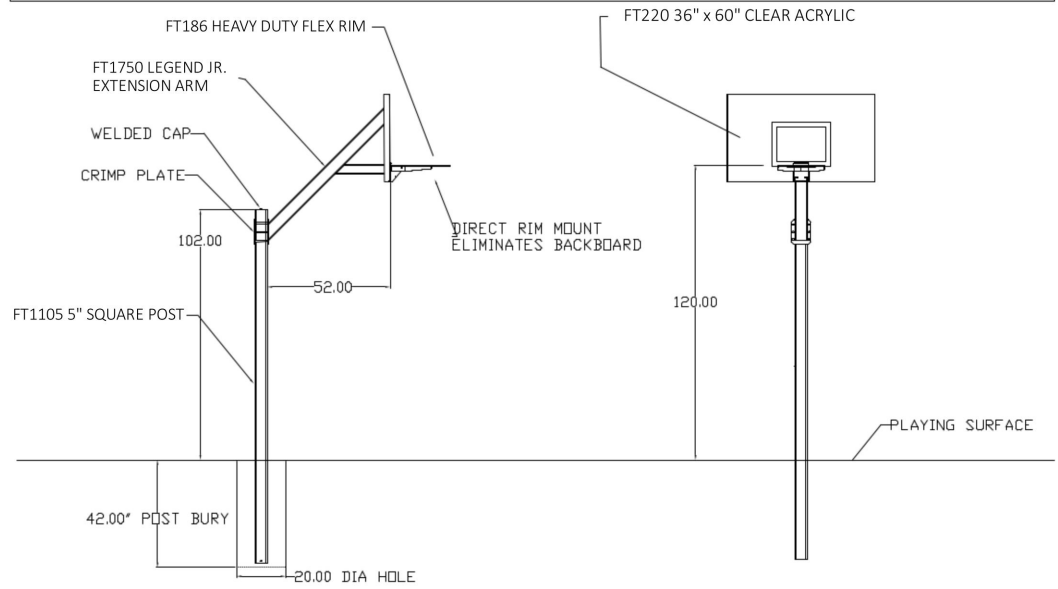
A BASKETBALL COURT - PAVEMENT SECTION
N.T.S.



B BASKETBALL COURT - TYPICAL DRAINAGE PATTERNS
N.T.S.

FIRST TEAM SPORTS INC.
HUTCHINSON, KS 67501
1-800-649-3688
www.firstteaminc.com

LEGEND JR. SELECT
PRODUCT SUBMITTAL



C	BASKETBALL GOAL DETAILS AND INSTALLATION
	N.T.S.



30% PLANS
NOT FOR CONSTRUCTION

CIVIL DETAILS

CITY OF NEW BERLIN
BUENA PARK, NEW BERLIN, WI 53151

DATE OF ISSUANCE
AUGUST 04, 2023

REVISION	DATE
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VEY CHAPUT

AWN	CM
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SIGNED	SM
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CHECKED	MC
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ROVED	MB
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J. NO. 193806311

SHEET NUMBER
00 00

C8.03

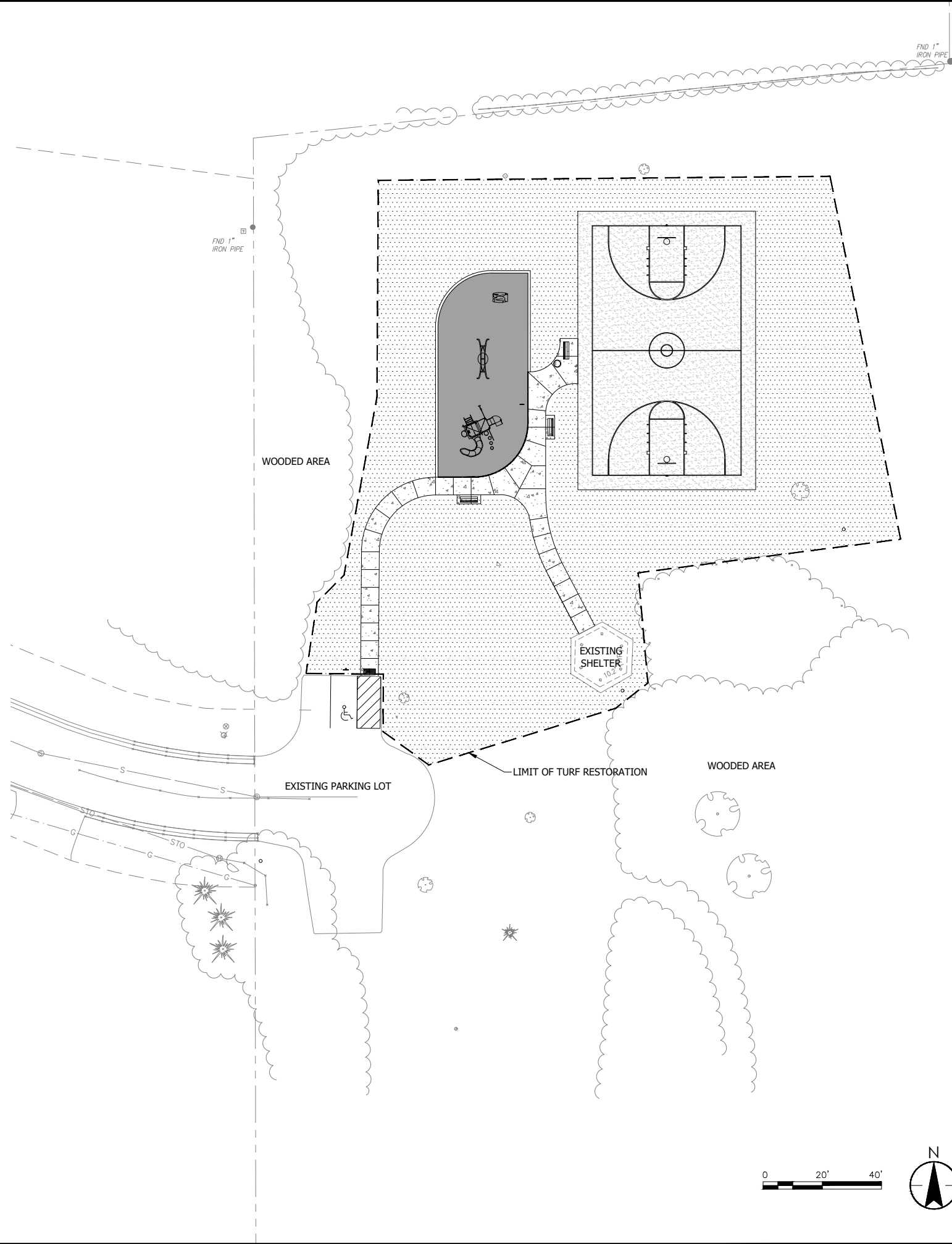
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HATCH LEGEND

TURF SEED (17,610 SF)

NOTES:

1. TURF RESTORATION TO BE DONE BY OWNER.





Maple Ridge Park

Maple Ridge • 8.2.2023



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Maple Ridge Park

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Maple Ridge • 8.2.2023



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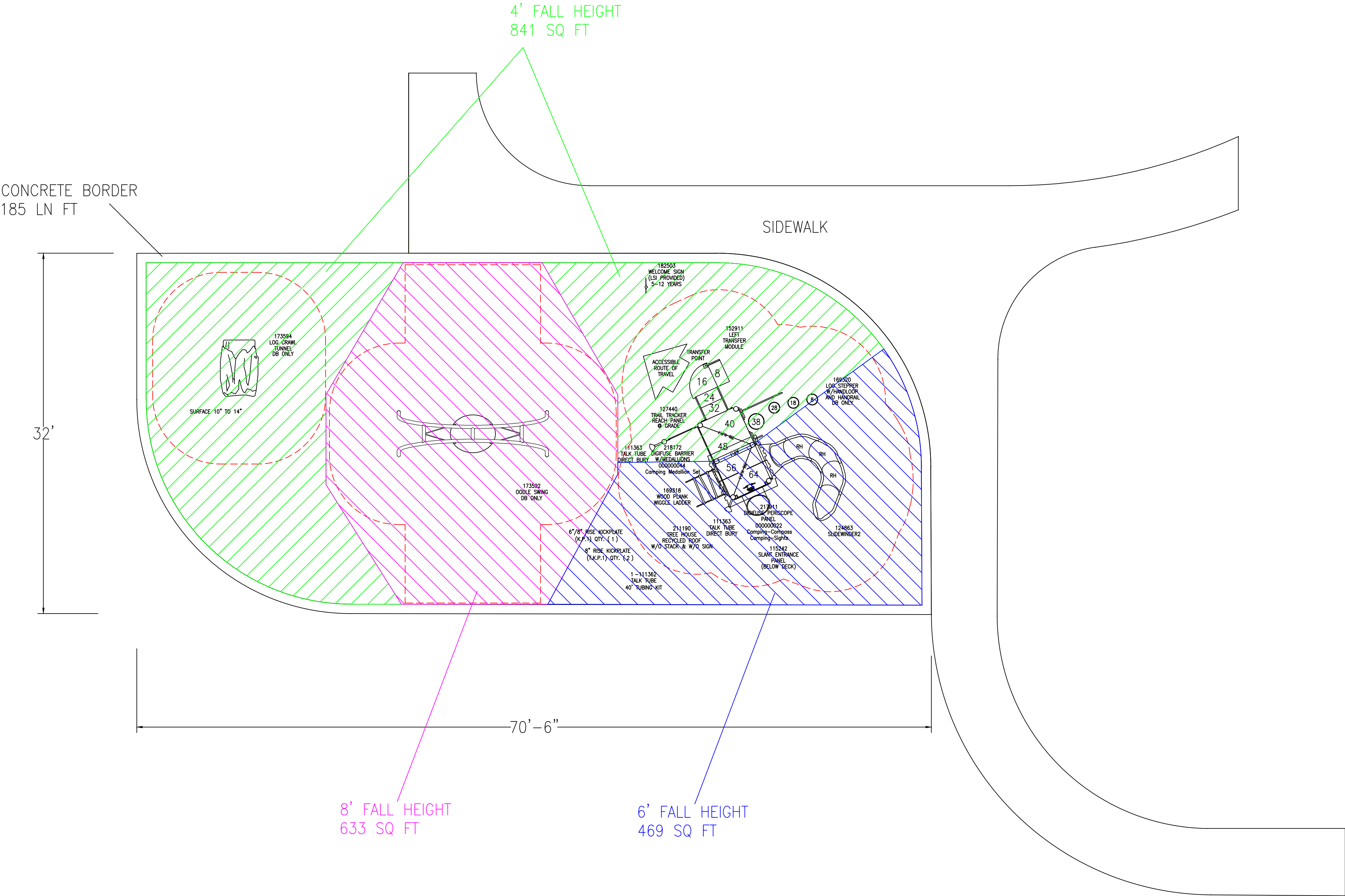




Maple Ridge Park

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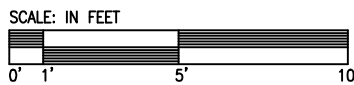




PlayBooster®
(5-12 years)
Max Fall Height: 96 inches

*NOTE: LOG CRAWL TUNNEL IS
APPROPRIATE FOR AGES 2-12

TOTAL ELEVATED PLAY COMPONENTS	REQUIRED
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	REQUIRED
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	REQUIRED
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	REQUIRED
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	REQUIRED



Maple Ridge Park
New Berlin, WI

Gerber Leisure
Products, Inc.
Kyla Reamon

SYSTEM TYPE:
Playbooster

DRAWING #:
23080203-01



landscape
structures



The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS
DESIGNED FOR AGES 5-12 YEARS
UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT
THIS PLAY AREA DOES CONFORM TO
THE A.D.A. ACCESSIBILITY STANDARDS,
ASSUMING AN ACCESSIBLE PROTECTIVE
SURFACING IS PROVIDED, AS INDICATED, OR
WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON
INFORMATION AVAILABLE TO US. PRIOR TO
CONSTRUCTION, DETAILED SITE INFORMATION
INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING
UTILITIES, SOIL CONDITIONS, AND DRAINAGE
SOLUTIONS SHOULD BE OBTAINED, EVALUATED, &
UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL
DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND
LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT,
AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES
SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT
HAS A CRITICAL HEIGHT VALUE TO MEET THE
MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF.
ASTM F1487 STANDARD CONSUMER SAFETY
PERFORMANCE SPECIFICATION FOR PLAYGROUND
EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT
REVISION). THE SUBSURFACE MUST BE WELL
DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY
IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER
FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

AREA OF
ACCESSIBLE/PROTECTIVE
SURFACING
(POURED-IN-PLACE SUGGESTED)
1,943 SQ FT

IT IS THE MANUFACTURER'S OPINION AND
INTENT THAT THE LAYOUT OF THESE
COMPONENTS CONFORM WITH THE
U.S. CONSUMER PRODUCT
SAFETY COMMISSION'S (CPSC)
"HANDBOOK FOR PUBLIC PLAYGROUND SAFETY".

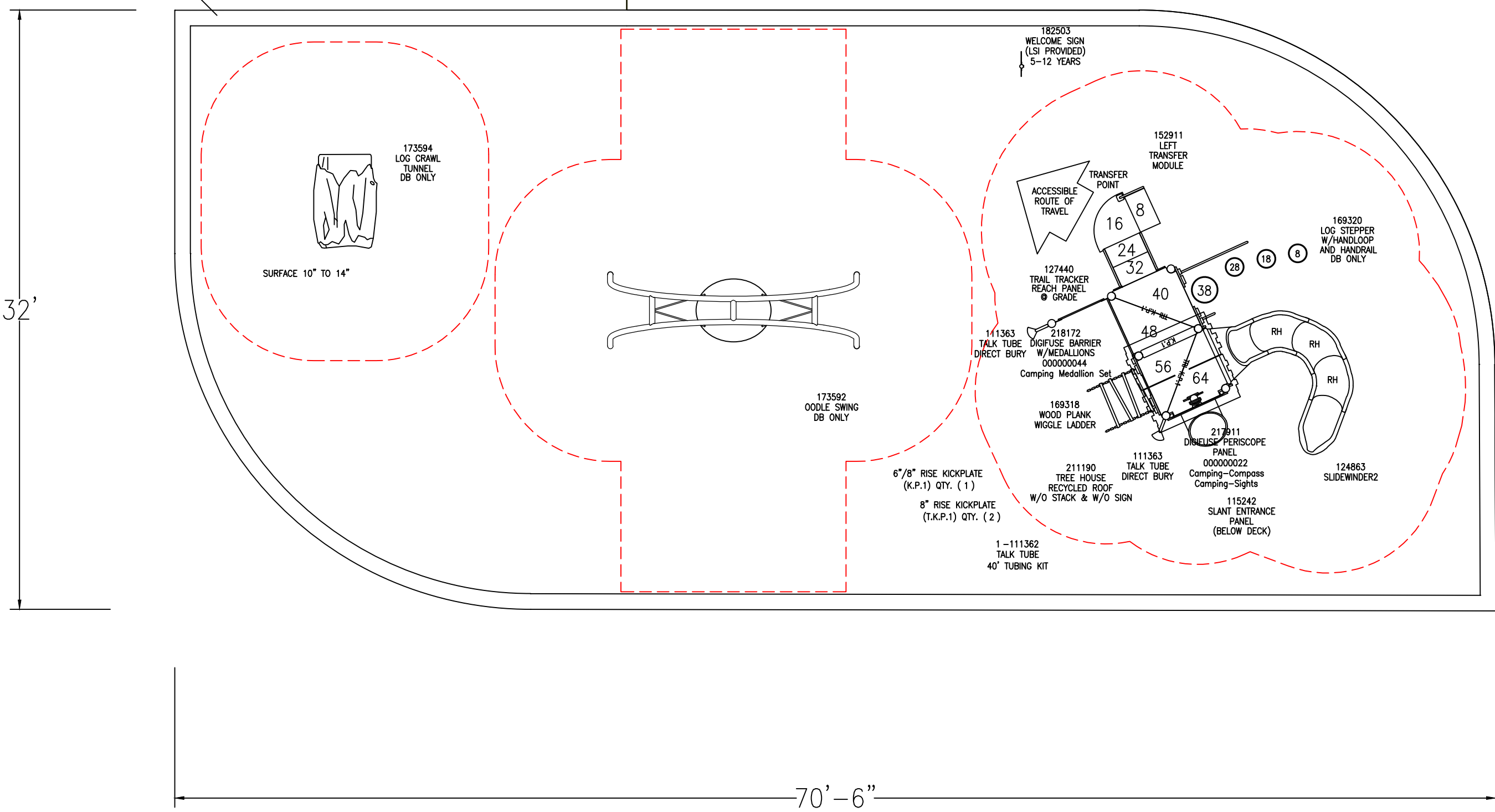
DESIGNED BY:
KLP

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LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials
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CONCRETE BORDER
185 LN FT

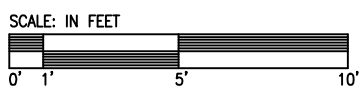
SIDEWALK



PlayBooster®
(5-12 years)
Max Fall Height: 96 inches

*NOTE: LOG CRAWL TUNNEL IS
APPROPRIATE FOR AGES 2-12

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TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	REQUIRED
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	REQUIRED
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	REQUIRED
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	REQUIRED



Maple Ridge Park
New Berlin, WI

Gerber Leisure
Products, Inc.
Kyla Reamon

SYSTEM TYPE:
Playbooster

DRAWING #:
23080203-01



landscape
structures



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DESIGNED BY:
KLP

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DELANO, MINNESOTA 55328
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Date	Previous Drawing #	Initials

DRAFT



Department of Community Development
Planning Department
City of New Berlin
3805 S. Casper Drive
New Berlin, WI. 53151-3097
Phone: (262) 797-2445
Fax: (262) 780-4612

MEMO TO: David Ament, Mayor
Plan Commissioners

MEMO FROM: Greg Kessler, Director of Community Development

MEMO RE: 2024 Plan Commission Meeting Schedule

January 8

February 5

March 4

April 8 – *There is an election on Tuesday, April 2nd.*

May 6

June 3

July 15 – *City Hall will be closed July 4th in observance of Independence Day.*

August 19 – *There is an election on Tuesday, August 13th. Note - there is no meeting in September.*

October 7

November 11 – *There is an election on Tuesday, November 5th.*

December 2

January 6, 2025