Plan Commission
MEETING AGENDA

January 8, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published: December 27th, 2023
Agenda Amended: January 3rd, 2024

AGENDA

1. PUBLIC HEARING(S)

A. (1) GK/NJ RZ-2300810 Dan Romnek on behalf of Mandel Group - 1750 S. Moorland Road (includes Tax Keys #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) - Public Hearing and Plan Commission recommend to Common Council adoption of Planned Unit Development Ordinance # 2688 to amend Ordinance # 2679 that approves the rezoning from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD.

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. November 6, 2023 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. NEW BUSINESS

A. (2) KH UA-2301943 McCON Building Corporation - 14855 W. National Avenue - Culver's Site Improvements

B. Discussion and possible action to recommend to Common Council approval of (4) KH SP-2302092 Ryan's Buying LLC - 5751 S. Sunny Slope Road - Adoption of a resolution approving the Theofila Estates Preliminary Plat.

C. Discussion and possible action to recommend to Common Council approval of (1) GK/NJ RZ-2300810 Dan Romnek on behalf of Mandel Group - 1750 S. Moorland Road (includes Tax Keys #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) - Adoption of Planned Unit Development Ordinance # 2688 to amend Ordinance # 2679 that approves the rezoning from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD.

8. CONTINUED BUSINESS

A. (1) GK/NJ UA-2301691 Dan Romnek with Mandel Group – 1640 S. Moorland Road– Use, Site and Architectural approval for a multi-family residential development.

9. PENDING

A. (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 10/2/2023)

10. COMMUNICATIONS

11. 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:	**Dan Romnek on behalf of Mandel Group & City of New Berlin / Rezoning**
LOCATION:	**1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992)**
REQUEST:	**Public Hearing to request to rezone the properties located at 1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD**
D.R.C. RECOMMENDATION:	**Public Hearing and Plan Commission recommend to Common Council adoption of Planned Unit Development Ordinance #2688 that approves the rezoning of the properties located at 1750 S. Moorland Road (Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD.**

<u>DETAILS IN ATTACHED STAFF REPORT:</u>

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

Meetings of January 8, 2024

Dan Romnek on behalf of Mandel Group & City of New Berlin / Rezoning
1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992)

DATE STAFF REPORT PREPARED: December 12, 2023

APPLICANT / OWNER(S): Dan Romnek on behalf of Mandel Group & City of New Berlin / Highland Memorial Park

REQUEST / DESCRIPTION OF PROJECT: Public Hearing to request to rezone the properties located at 1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/12/23; Amendment Request 12/7/23

DATE OF COMPLETENESS DETERMINATION: 5/12/23; 12/7/23

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Numerous meetings
Site Visit(s): 6/22/2023

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 44.5814 Acres

CURRENT ZONING: *(Pending the recording of the final CSM)*
Lot 1: B-1/PUD (Shopping Center District)
Lot 2: Rm-1/PUD& C-2 (Multi-Family Residential District)
Lot 3: I-1/PUD & C-2 (Institutional District)
Outlot 1: I-1/PUD & C-2 (Institutional District)

CURRENT LAND USE: Vacant

PROPOSED LOT SIZES: Applicant filed a separate application for a 4-Lot CSM (See File # LD-2300812). It has been approved by the City and is waiting to be recorded.
Lot 1: 6.5281 Acres
Lot 2: 21.1075 Acres
Lot 3: 6.1258 Acres
Outlot 1: 10.8200 Acres

PROPOSED ZONING: Applicant filed a separate application for a 4-Lot CSM (See File # LD-2300812). It has been approved by the City and is waiting to be recorded.
Lot 1: B-1/PUD (Shopping Center District)
Lot 2: Rm-1/PUD& C-2 (Multi-Family Residential District)
Lot 3: I-1/PUD & C-2 (Institutional District)
Outlot 1: I-1/PUD & C-2 (Institutional District)

PROPOSED LAND USE: Applicant filed a separate application for a 4-Lot CSM (See File # LD-2300812). It has been approved by the City and is waiting to be recorded.

Lot 1:	Commercial
Lot 2:	Multi-Family
Lot 3:	Senior Living Facility
Outlot 1:	Part of Highland Memorial Park Cemetery

PROPOSED DENSITY:

Proposed Rm-1/PUD District:

In the attached PUD ordinance, the applicant has identified the following density information: Net density 14.22 units / acre (212 units / 14.9 developable acres) OR gross density 9.90 units / acre (212 units / 21.4 acres).

Actual density proposed in Application File #: UA-2301691 (is less dense than the maximum allowed density in the PUD ordinance.):

Net density 12.8 units / acre (191 units / 14.9 developable acres) OR gross density 8.90 units / acre (191 units / 21.4 acres).

Proposed I-1/PUD District:

In the attached PUD ordinance, the applicant has identified the following density information: Net density 33.3 units / acre (150 units / 4.5 developable acres) OR gross density 23.01 units / acre (150 units / 6.5 acres).

ADJACENT ZONING AND LAND USE:

North:	Zoning: Commercial	Land Use: City of Brookfield (Bank & Commercial)
South:	Zoning: I-1 & R-4	Land Use: Rail Road Easement and New Berlin Bike Trail Residential
East:	Zoning: B-1/I-1	Land Use: Walmart & Highland Memorial Park Cemetery
West:	Zoning: B-1/PUD/Rm-1/R-4	Land Use: Vacant Commercial/Deer Creek Apartments/Brookridge Condominiums & Moorland Highlands Subdivision

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:

- *Future Land Use Map:* Suburban Commercial, Mixed Residential and Institutional (Approval with File #: CP-2300808)

ZONING CODE (Chapter 275): Yes, with the attached proposed PUD Ordinance, this request would meet the requirements of Sections 275-33B(10), 275-34B(1), 275-36B(1) & 275-37B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes, amendment to the PUD ordinance requires a new public hearing.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: A conceptual Use Approval Application File #: UA-2300419 was reviewed at the April 13, 2023 Plan Commission meeting. Separate Use, Site and Architecture applications will be required for each use and proposed development. Application File #UA-2301691 contains the specific architecture for the multi-family project and is planned to be reviewed at the January 8, 2024 ARC meeting.
Site Plan Required: Yes, will be reviewed with Application File # UA-2301691.
Architectural Review Required: Yes, architecture will be reviewed with Application File # UA-2301691.

PROPOSED ARCHITECTURE: Yes, will be reviewed with Application File # UA-2301691.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Isolated Natural Resource Area located along easter property line.
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: No
Topography / Geologic: Site is overall fairly flat however the current owner has filled and added berms over the years. This is why the contours appear to look like berms on the topography map.

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 April 10, 2023 and at the Plan Commission Meeting on April 13, 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. Will be reviewed with Application File # UA-2301691.
Wildlife Habitat Protection: Yes
Wildlife Management Plan: Yes

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been submitted and staff will continue to work with the applicant on any replacements at the time of 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 application submittals. The Utility Department has reviewed the project conceptually and there is adequate supply for this project.

TRAFFIC IMPACT: A Traffic Impact Study dated June 15, 2023 has been submitted to the City of New Berlin and Waukesha County. Refer to application File # UA-2301691 for additional comments.

SCHOOL DISTRICT IMPACT: Yes
Notice Sent to Affected School District(s): Yes, an email was sent to the school district on 11/14/2023 notifying them of the project.

PREVIOUS ACTION:
Past Action on projects that did not move forward:

	ProHealth submitted a plan for a large medical building on this site. This project never moved forward.
6/29/2017	Continental Properties submitted a concept plan for a mixed use development. It was reviewed by the Plan Commission and a Neighborhood Meeting was held.

Recent Action:

4/10/2023	Neighborhood Meeting regarding concept plan (File UA-2300419).
4/13/2023	Plan Commission review of concept plan.
4/25/2023	Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
710/2023	Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
8/14/2023	Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
8/29/2023	Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).

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, Mixed Use Residential& Institutional. The applicant filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2300808) to amend the Future Land Use Map within the City's

Comprehensive Plan (Chapter 10 – Land Use and Chapter 11 – "Neighborhood A") from Suburban Commercial to Suburban Commercial, Mixed Residential and Institutional which was approved by Resolution 23-14 and ordinance # 2678..

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 is under review

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 amended with application # CP-2300808.

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 received approval for a Comprehensive Plan Amendment (see file #: CP-2300808) and 4-Lot CSM (see file #: LD-2300812) earlier this year.
3. There is a parcel of land located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial) that the City would like to coordinate with the Developer as part of the PUD to sell the land to the developer and have the developer create City of New Berlin gateway signage. The applicant shall complete the sale of land with the City of New Berlin that was approved by the Common Council on August 29, 2023. The offer to purchase was approved by the Common Council in exchange for a Welcome to the City of New Berlin monument sign to be designed and constructed by Mandel. The plans shall be finalized by the developer and a sign permit issued.
4. The applicant is requesting to amend the PUD for a parking amendment. Below is the new language that is being proposed:

   a. *1.6 spaces per dwelling. A minimum of 1 space per dwelling until shall be covered parking. A minimum of 0.4 space per dwelling unit shall be provided in attached garages. The balance of covered parking to achieve 1 stall per unit shall be provided in detached garages. One space per 10 units for guest parking. Through the leasing process, Mandel agrees to maintain 19 stalls for guest parking,*

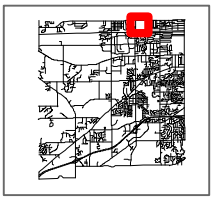
liming/eliminating their ability to lease those spaces to residents.

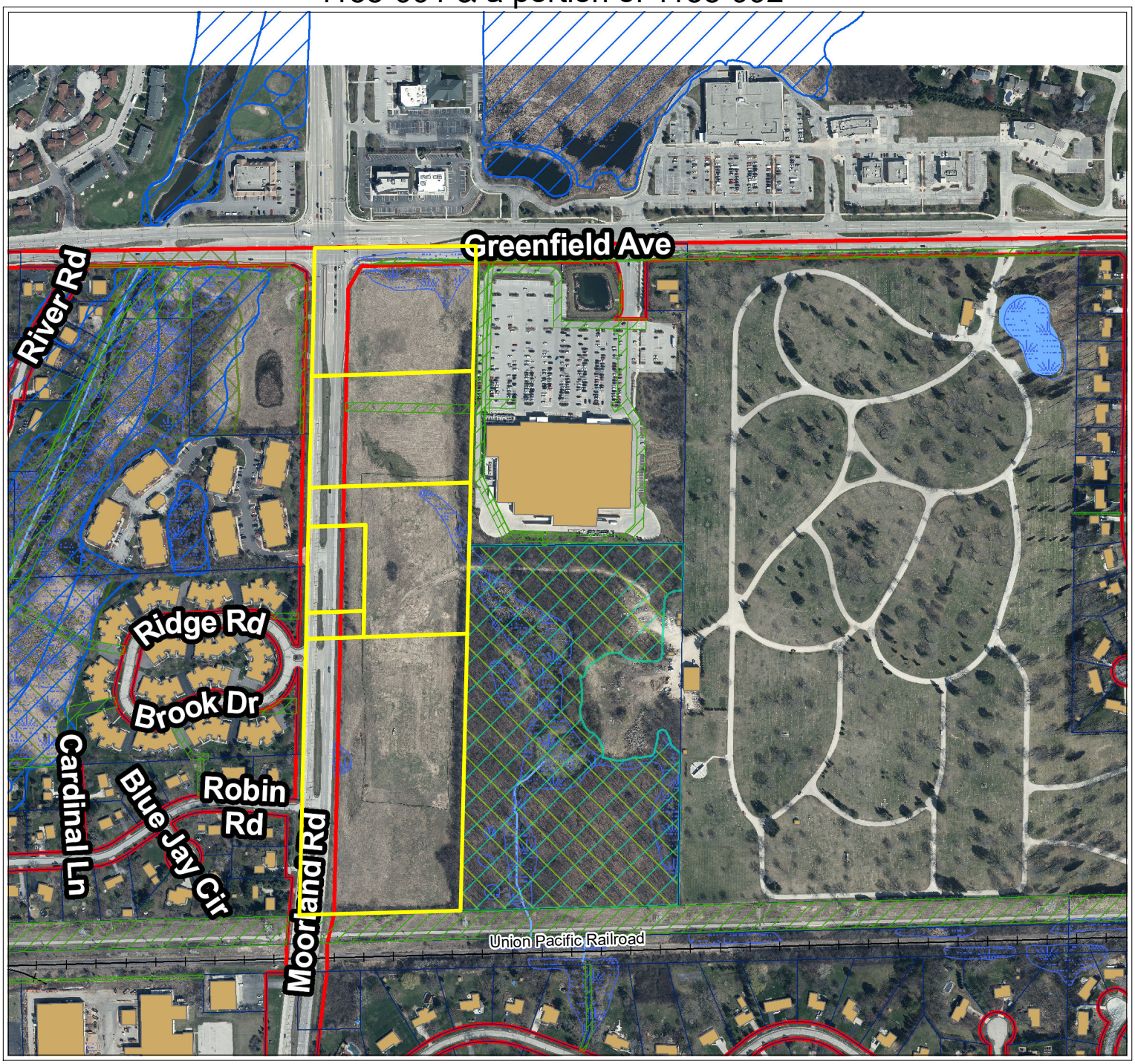
D.R.C. RECOMMENDATION: Public Hearing and Plan Commission recommend to Common Council adoption of Planned Unit Development Ordinance #2688 that approves the rezoning of the properties located at 1750 S. Moorland Road (Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD. **See Executive Summary.**

ATTACHMENTS:
Location Map
Zoning Comparison Map
Applicant Letter/Amendment Request
Draft PUD Ordinance #2679 - Amendment

RZ-2300810
Mandel Development
1750 S. Moorland Road Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992

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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- 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

N

0 190 380 Feet

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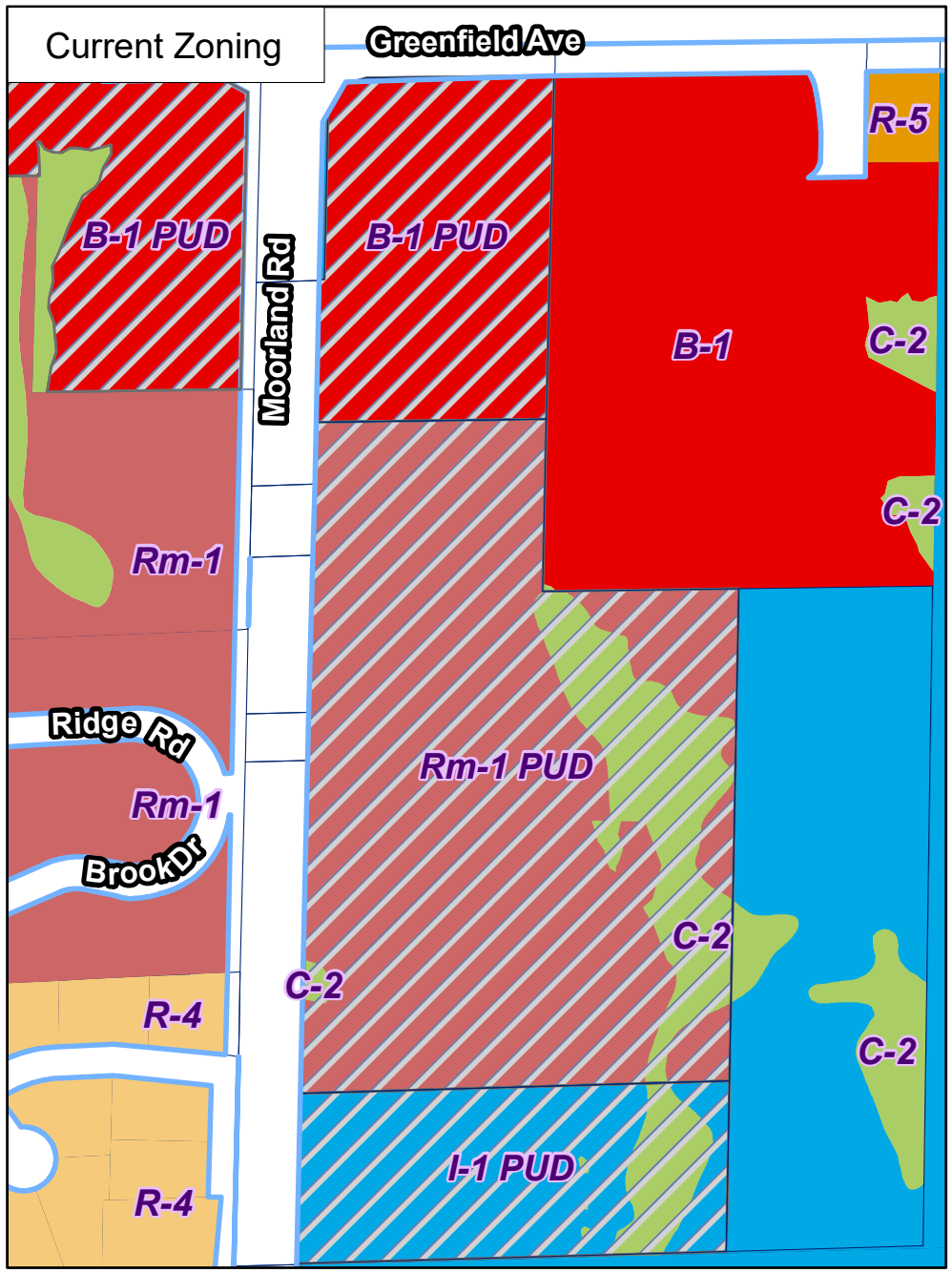
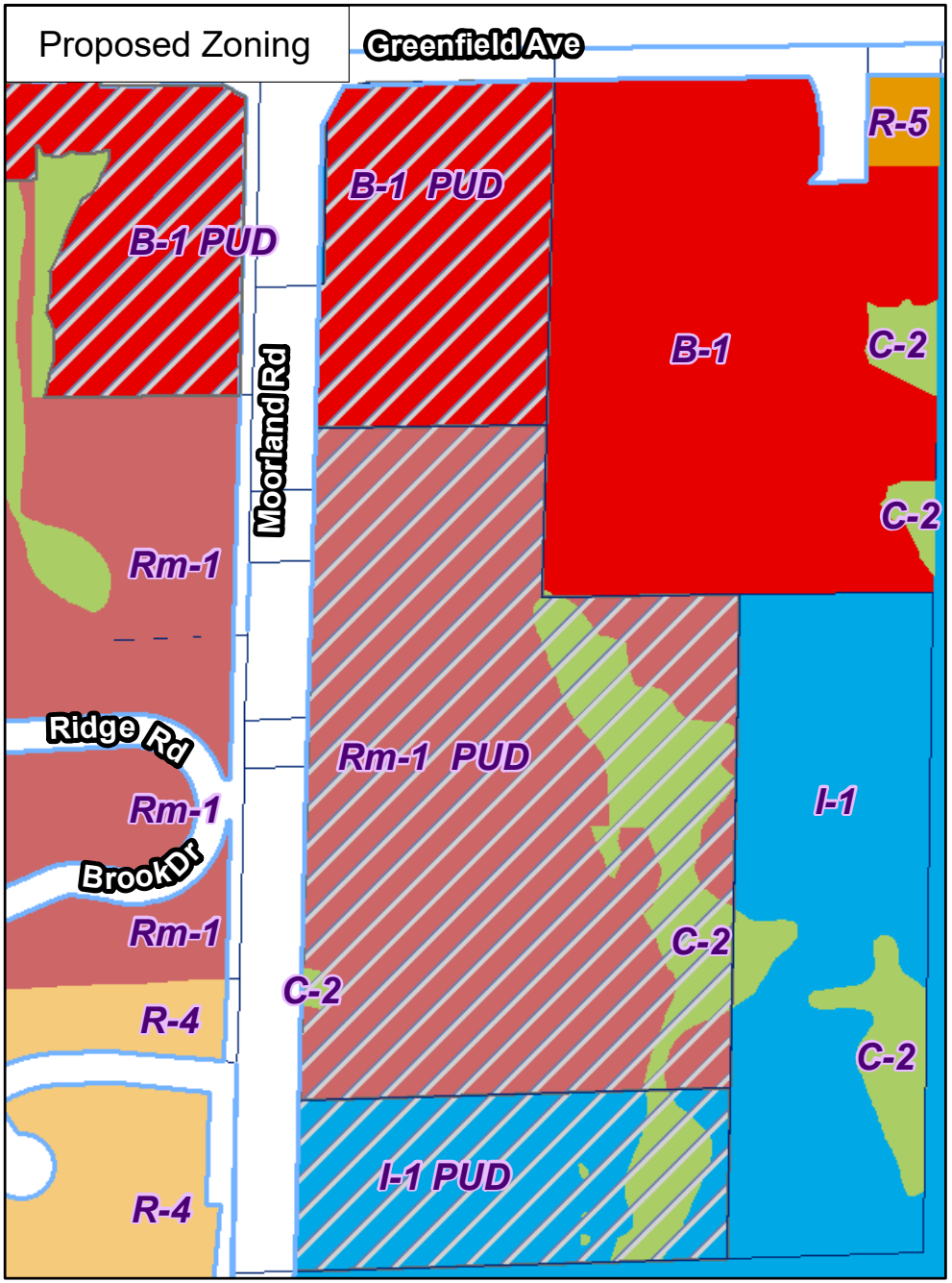
Map Printed: 12/20/2023 4:13:11 PM





RZ--2300810
Mandel PUD Rezone
1750 S. Moorland Rd

Legend
Parcels
Road Right-of-Way

N

0 160 320 Feet
9

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

Taxkeys:1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & portion of 1158-992

MANDEL GROUP

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

December 13, 2023

City of New Berlin
Department of Community Development
3805 S. Casper Drive,
New Berlin, WI 53151

RE: Mandel Group, Inc.
New Berlin Multifamily - PUD #2679

Mandel Group, Inc. **("Mandel")** is requesting that the Plan Commission consider an amendment to PUD #2679, which was approved in August of 2023 for the land at the southeast corner of Moorland Road and Greenfield Avenue. Specifically, Mandel is requesting a change to Section IV.9.b. as detailed below:

PUD #2679 – Current Language

Section IV.

9. Parking & Circulation

a. Parking lots may be located at the property line as long as circulation, vision triangles, and/or drainage are taken into consideration.

b. 1.7 spaces per dwelling. A minimum of 0.7 space per dwelling unit shall be provided in attached garage. A minimum of 0.3 space per dwelling unit shall be provided in detached garage. One space per 10 units for guest parking. Currently the code ready "*2 spaces per dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking a minimum of 1 space per dwelling unit shall be provided in at attached or underground parking garage*."

PUD #2679 – Proposed Amendment

Section IV.

9. Parking & Circulation

a. Parking lots may be located at the property line as long as circulation, vision triangles, and/or drainage are taken into consideration.

b. 1.6 spaces per dwelling. **A minimum of 1 space per dwelling unit shall be covered parking**. **A minimum of 0.4 space per dwelling unit shall be provided in attached garages. The balance of covered parking to achieve 1 stall per unit shall be provided in detached garages.** One space per 10 units for guest parking. Currently the code ready "*2 spaces per dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking a minimum of 1 space per dwelling unit shall be provided in at attached or underground parking garage*."

Rationale

The initial request was made with an 18-unit building with 14 attached stalls planned. This approach results in garage doors along the entire first floor of the buildings. After the PUD request was submitted, we improved the aesthetics of the buildings by removing six of the attached stalls and replacing them with apartment entries, creating a pedestrian-friendly appearance and better interior layouts. The attached stalls were replaced with detached garage stalls, maintaining a 1:1 ratio of *covered* parking to apartment units.

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

Mandel looks forward to working with the City on approval of this Project and welcomes the chance to answer any questions. Thank you for considering this request.

Sincerely,
MANDEL GROUP, INC.

Dan Romnek

Dan Romnek
Senior Development Associate
dromnek@mandelgroup.com

MANDEL GROUP

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Suite 600 South
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December 21, 2023

City of New Berlin
Department of Community Development
3805 S. Casper Drive,
New Berlin, WI 53151

RE: Mandel Group, Inc.
New Berlin Multifamily – Moorland Rd. and Greenfield Ave.

Mandel Group, Inc. **("Mandel")** is requesting that the Plan Commission consider the Multi-family Development Use Application for the land at the southeast corner of Moorland Road and Greenfield Avenue, more particularly described in the attached site plan.

Development Summary – Proposed Use

Mandel is proposing a multi-family project on the southeast corner of Moorland Road and Greenfield Avenue (the "Project"). This Project consists of 191 units in eleven (11) 2-story residential buildings, one clubhouse, and ten (10) garage buildings. This Project responds to desired uses by the City, residents, and interested developers.

The Project will be managed by Mandel Property Services, Inc. (**"MPSI"**), an affiliate of Mandel Group. Staff will include a full-time property manager, assistant property manager, leasing staff of 1-2 individuals, and maintenance staff of 2-3 individuals. Each property that MPSI manages varies in terms of residents/unit based on several factors. We anticipate between 1.5 - 2.0 residents per unit, yielding and estimated 287 – 362 residents. The site plan includes 191 covered parking spaces and 134 surface parking spaces for a total of 325 parking spaces. The Traffic Impact Analysis report is attached for reference.

Construction of the multi-family project is tentatively scheduled for the 2nd quarter of 2024 with an overall duration of 24 months. Construction will occur in one phase with 1 residential building delivery per month starting in month 13 through month 24.

The Plan Commission recommended to the Common Council approval of Mandel's application for a Certified Survey Man (CSM), Comprehensive Future Land Use Plan amendment, and Rezoning on 08/14/2023. These items are scheduled to be reviewed and acted upon by the Common Council on 08/29/2023. The Development Use application is consistent with these applications.

Mandel looks forward to working with the City on approval of this Project and welcomes the chance to answer any questions. Thank you for considering this project.

Sincerely,
MANDEL GROUP, INC.

Dan Romnek

Dan Romnek
Senior Development Associate
dromnek@mandelgroup.com

MANDEL GROUP

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Suite 600 South
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Development Summary – Plan of Operations

1. **Proposed Use**
   - **a.** Mandel is proposing a multi-family project on the southeast corner of Moorland Road and Greenfield Avenue (the "Project"). This Project consists of 191 units in eleven (11) 2-story residential buildings, one clubhouse, and ten (10) garage buildings. This Project responds to desired uses by the city, residents, and interested developers.
2. **Activities of the Proposed Use**
   - a. The residential buildings will consist of apartment units that each have their own unique entry from the exterior and integral garage stalls for a portion of the units. There are no interior common areas or hallways in the apartment buildings.
   - b. The clubhouse will contain on-site staff offices, lobby, pet wash, mail and package room, fitness center, and clubroom. There is an adjacent exterior common area that includes grilling stations, fire pit, and pool.
   - c. The stand-alone garages are positioned around the site to provide interior parking in close proximity to each unit that does not have access to an integrated garage stall.
3. **Frequency and Duration of Activities**
   - a. There will be on-site staff during business hours (8am – 5pm) during the week. Maintenance staff are on-call 24 hours per day in case of emergency.
4. **Staffing**
   - a. Staffing will consist of a property manager, 2 leasing professionals, a maintenance manager, and a maintenance technician, for a total of 5 employees during business hours. The maintenance staff will be on call 24 hours per day in case of emergency.
5. **Occupants**
   - **a.** Mandel anticipates between 1.5 and 2.0 residents per unit at this project for a total number of residents between 287 and 362. This range is determined using Mandel Group's portfolio of existing suburban developments.
6. **Vehicular Traffic**
   - **a.** The site plan includes 191 covered parking stalls and 134 surface parking stalls for a total of 325 stalls. These will all be residential vehicles.
   - **b.** Service vehicles will be limited to landscaping/snow removal and maintenance or repair work.
   - **c.** Package delivery vehicles (UPS, Amazon, etc.) will have a central location on-site where packages and mail are delivered.
7. **Traffic Impact Analysis**
   - **a.** The Traffic Impact Analysis completed by Traffic Analysis and Design, Inc. (TADi) is attached for reference.
8. **Construction Timeline**
   - **a.** Mandel anticipates construction to begin in summer of 2024 and will last 18-20 months. Mandel anticipates phased occupancy by building, with the first building being delivered for occupancy in month 12.
9. **Project Phasing**
   - **a.** A project phasing exhibit is attached.
10. **Resolution or Mitigation of Hazards or Adverse Impacts**
    - **a.** The majority of the wetlands and wooded areas will be preserved, with additional stormwater ponds and retention areas planned to control stormwater.
    - b. The buffer between this site and residential to the south will be maintained and supplemented with additional landscaping.

STATE OF WISCONSIN **WAUKESHA COUNTY** **CITY OF NEW BERLIN**

ORDINANCE NO. 2688 ~~2679~~

Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD / Planned Unit Development ~~Amended PUD Ordinance to Amend Ordinance 2679~~

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. Statues 62.23 and does allow planned unit development overlays (PUD) per Section 275-39B(1) of the New Berlin Municipal Code; and

WHEREAS, Dan Romnek with Mandel Group, Highland Memorial Park Cemetery, along with the City of New Berlin have submitted an application for a Planned Unit Development Overlay District located at 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) in accordance with Sections 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, a public hearing was held on July 10, 2023 before the Plan Commission, and;

WHEREAS, based upon the recommendation from the Plan Commission at a meeting held on August 14, 2023 to approve the Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery ~~/~~ Planned Unit Development ~~via~~ Ordinance #2679, and;

WHEREAS, a public hearing was held on January 8, 2024 before the Plan Commission, and;

WHEREAS, the Plan Commission approved textual changes to the Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery Planned Unit Development Ordinance #2679 on January 8, 2024; and

WHEREAS, the applicable entities have submitted a City of New Berlin Use Approval Application File # UA-2301691 which requires a PUD modification to the Section IV (9) Multi-family Parking of Ordinance #2679.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ADOPTED BY THE CITY OF NEW BERLIN, the Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery ~~/~~ 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 275-33B(10), Multi-Family Residential District, Section 275-34B(1), Shopping Center District, Section 275-36B(1), Institutional District and Section 275-37B(4) Shoreland Wetland Holding District.

The parcels of land that are the subject of this ordinance are located at approximately 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) in the City of New Berlin, which are legally described below. The property is approximately 44.58 acres in size.

EXISTING LEGAL DESCRIPTIONS:

Tax Key #: 1158-990
PT NW1/4 SEC 2 T6N R20E; COM NW CRNR OF SEC 2; S ALNG W LINE OF SEC 446.82 FT; N86°45'E 561.43 FT; N0°00'30"E 435.22 FT TO N LINE OF SEC 2 BNG CNTLRNE OF ROAD; S87°56'W ALNG N LINE OF SEC 561.00 FT TO BGN: EX DOC #673527 FOR ROAD: EX DOC #2564075 FOR ROAD: INCLUDING ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/3/2022

Tax Key #: 1158-991-001
PT NW1/4 SEC 2 T6N R20E; COM AT PNT ON W LINE SEC 2 BNG 446.82 FT S OF NW CRNR; S ALNG W LINE OF SEC 388.59 FT; N86°45'E 561.37 FT; N0°00'30"E 388.59 FT; S86°45'W 561.43 FT TO BGN: EX DOC #0673527 FOR ROAD: INCLUDING ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/1/2022

Tax Key #: 1158-993
PT NW1/4 SEC 2 T6N R20E; COM ON W LINE 835.41 FT S OF NW CRNR; S ALNG W LINE OF SEC 137.59 FT; N86°45'E 200.00 FT; S & PARALLEL TO W LINE OF SEC 390.00 FT; N86°45'E 361.29 FT; N00°00'30"E 527.59 FT; S86°45'W 561.37 FT TO BGN: EX DOC #0673527 FOR ROAD: INCLUDING ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/1/2022

Tax Key #: 1158-994
PT NW.25 SEC 2 T6N R20E COM ON W LI 973 FT S OF NW COR,TH S 300 FT,TH N 86 DGR 45' E 200 FT,TH N 300 FT,TH S 86 DGR 45' W 200 FT/BGN EXC VOL 1066/493

Tax Key #: 1158-989
PT NW.25 SEC 2 T6N R20E COM AT NW COR,TH S 1273 FT,TH N 86 DGR 45' E 146 FT,TH S 80 FT,TH S 86 DGR 45' W 146 FT,TH N 80 FT/BGN ALSO COM 1353 FT S OF NW COR,TH S 10 FT,TH N 86 DGR 45' E 200 FT,TH N 90 FT,TH S 86 DGR 45' W 54 FT,TH S 80 FT, TH S 64 DGR 45' W 146 FT/BGN V1047 P674

Tax Key #: 1158-991
PT NW.25 SEC 2 T6N R20E 12.419 AC BEING V608 OF DEEDS P430 EX HY DEED IN V1066 P493

Tax Key #: 1158-992
PT NW.25 SEC 2 T6N R20E 21.877 AC. VOL 777 P86

****

A Certified Survey Map (CSM) has been submitted and will be attached as an Appendix to this PUD once recorded. It is a 4-Lot Certified Survey Map that will lay out the three Zoning Districts in this PUD, B-1/PUD, Rm-1/PUD and I-1/PUD. It also outlines that Outlot 4 will remain I-1, Institutional with no PUD overlay.

SECTION III

Legal Description of Parcel to be rezoned to B-1/PUD:

LANDS TO BE REZONED FROM B-1/PUD ~~I-1~~ TO B-1/PUD (LOT 1 ON PROPOSED CSM Appendix G)~~ & LANDS TO REMAIN FUTUTRE LAND USE OF SUBURBAN COMMERCIAL~~:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; commencing at the Southwest corner of said Northwest 1/4 of Section; thence North 01°19'12" East, 100.14 feet along the west line of said Northwest 1/4 Section; thence North 88°20'12" East, 120.16 feet to a point on the East line of South Moorland Road; thence North 01°19'12" East along said East line 1608.47 feet to the Point of Beginning of the lands described herein: continue thence North 01°19'12" East along said East line 272.92 feet to a point; thence North 88°04'12" East along said East line 10.02 feet to a point; thence North 01°19'12" East along said East line 321.44 feet to a point; thence North 31°03'54" East along said East line 60.47 feet to a point on the South line of West Greenfield Avenue; thence North 74°37'20" East along said South line 44.24 feet to a point; thence North 89°15'13" East along said South line 358.44 feet to a point on the East line of Lot 1, Certified Survey Map No. 11117; thence South 01°19'04" West along said East line 657.18 feet to a point; thence South 89°15'13" West 440.88 feet to the point of beginning. Said lands described containing 284,363 square feet or 6.5281 acres.

B-1/PUD: Mandel Neighborhood Development Plan / 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 mixed-use neighborhood development that can serve as 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 developments; fully interconnect streets, 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 March 10, 2023 Conceptual Master Plan reflects the City's desired 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-1/PUD: Mandel Neighborhood Development / Planned Unit Development District is intended to provide for commercial uses consistent with the B-1 Shopping Center District.

Unless specified otherwise by this section, all new development shall be in accordance with the B-1 Zoning District, per Section 275-34B(1) Shopping Center District.

1. Principal Uses (See also Chapters 275-34C, 275-41C and Table 275-34-1)

   a. Carwash – This land use is considered a principal use within the basic underlying zoning district but pursuant to this PUD and the applicant's letter dated April 21, 2023 this land use will be considered prohibited on the hard corner of Moorland Road and Greenfield Avenue or as a building pad directly along Moorland Road.

   - The following Zoning Code Section shall not apply to this request – 275-41 C(20)(c) "A property containing a car wash establishment shall not be located closer than 100' from the border of lands designated as residential in the City's Comprehensive Plan."
   - 275-41C(2)(c), "A property containing a car wash establishment shall not be located closer than 100 feet from the border of a residentially zoned or residentially used property due to the intensity of the use of such facilities and the impact which they are likely to have with regard to noise, light pollution and traffic in surrounding neighborhoods and streets. The distance shall be calculated as the shortest measurable distance between the property lines of the property in which the car wash facility is desired to the edge of the residential zoning district, in a straight line without regard to intervening structures. Right-of-way is not included and shall be subtracted from this measurement. A GIS map will be created by the City for any such requests."

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."

ii. Not included as being prohibited would be a fast casual type restaurant. 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 meets 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 Master Plan).

b. In order to maintain maximum flexibility with the Conceptual Master plan, there shall be a zero lot line setback from property lines if developed as part of a unified project. To the maximum extent practicable the developers shall endeavor to push the buildings as close to Moorland Road to establish a well-defined street edge. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.

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 minimized 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 zero (0) feet.

7. Lot Coverage (See also Chapter 275-34D and Table 275-34-3)

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 achieve additional 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 Permits for Mandel Neighborhood Development and Highland Memorial Park Cemetery PUD and building permits 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 Mandel Neighborhood Development and Highland Memorial Park Cemetery 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-1/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. 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. This section lays out specific policies to help ensure the cohesive development. This area is intended for retail, commercial and office uses located on the corner (tax key #: 1158-990) then transitioning to the south to allow for some additional commercial or retail (tax key #: 1158-991-001 & 1158-993). The far southern parcel (tax key #: 1158-991) could be developed as low-density multi-family residential as defined above in this section or senior living. Parcel lines are not intended to be rigid; however, the City intends to establish the transition of uses to better describe the intended use of this land*

Sample images of desired development –

Figure 11.17. Second Highest-Rated Image for Commercial

Figure 11.20. Second Highest-Rated Image for Parking.

Figure 11.23. Second Highest-Rated Image for Commercial Signage.

Fig. 11.9 Sample development pictures.

12. <u>Signage</u> (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 parcels with buildings located behind other buildings, 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 retail corner development shall incorporate "Welcome to the City of New Berlin" signage as part of a separate agreement with the City to sell a parcel of land at Tax Key #: 1158-989 in exchange for the applicant to design, building, coordinate and pay for installation of a City sign. Mandel 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-year 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

The City of New Berlin is an applicant to this PUD as a current owner of a portion of the lands within this PUD. Mandel has agreed to extend an Offer to Purchase to the City to obtain the city-owned land. In return Mandel will cause to agree, via a separate agreement between the City and Mandel, to design and construct a City entryway sign at the corner of Moorland Road and Greenfield Avenue. Nothing within this ordinance shall be deemed to alter the agreements between Mandel and the City in this regard.

SECTION IV

Legal Description of parcels to be rezoned to Rm-1/PUD:

LANDS TO BE REZONED FROM ~~I-1~~RM-1/PUD TO Rm-1/PUD (LOT 2 ON PROPOSED CSM Appendix G)~~ & LANDS TO BE AMENDED TO FUTUTRE LAND USE OF MIXED USE RESIDENTIAL~~:

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; Commencing at the Southwest corner of the Northwest 1/4 of Section; thence North 01°19'12" East, 100.14 feet along the West line of said Northwest 1/4 Section; thence North 88°20'12" East, 120.16 feet to a point on the East line of South Moorland Road; thence North 01°19'12" East along said East line 325.44 feet to the Point of Beginning of the lands described

herein: continue thence North 01°19'12" East along said East line 1283.03 feet to a point; thence North 89°15'13" East 440.88 feet to a point along the West line of lot 1, Certified Survey Map No. 11117; thence South 01°19'04" West along said West line 328.56 feet to a point along the South line of Lot 1, Certified Survey Map No. 11117; thence North 89°16'15" East along aforesaid South line 374.93 feet to a point; thence South 01°04'42" West, 941.08 feet to a point; thence South 88°20'12" West 820.37 feet to the Point of Beginning. Said lands described containing 91,944 square feet or 21.1075 acres.

Rm-1/PUD: Mandel Neighborhood Development Plan / 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 mixed-use neighborhood development that can serve as 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 connect several developments; fully interconnect streets, 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 March 10, 2023 represents a conceptual master plan that reflects the City's desired neighborhood plan design principles. The plan is meant to be flexible and not ridged, 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 Rm-1/PUD: Mandel Neighborhood Development / Planned Unit Development District is intended to provide for additional density than what is allowed in the Rm-1 Multiple-Family Residential District. The District will allow up to 212 units (9.9 units per acre).

Unless specified otherwise by this section, all new development shall be in accordance with the Rm-1 Zoning District, per Section 275-33B(10) Multiple-Family District.

1. Principal Uses (See also Chapters 275-33B(10), 275-41B and Table 275-33-1)

2. Accessory Uses (See also Chapters 275-33C, 275-42, and Table 275-33-1)

    a. Club house, pools, dog walking area and other typical uses that will serve the residents of the development.

3. Conditional Uses (See also Chapters 275-33C, 275-27 and Table 275-33-1)

4. 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 meets 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 Master Plan).

    b. In order to maintain maximum flexibility with the redevelopment plans, there shall be a zero lot line setback from property lines if developed as part of a unified project. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.

5. Setback and yards (See also Chapter 275-33D and Table 275-33-2)

    a. Table 275-33-2 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. Section 275-44E(1) and (2) shall not apply for purposes of building separation. Respecting the creative design process regarding building separation, 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 minimized 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.

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 minimized 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 15 feet to sidewalks and 30 feet to buildings. Current code reads, “All impervious surfaces shall be setback a minimum of 30 feet.” Applicant shall be required to meet all DNR runoff regulations and treat runoff before it enters the wetlands.

6. Coverage (See also Chapter 275-33D and Table 275-33-6)

a. Table 275-33-6 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 achieve additional 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.

7. Time Limits (See also Chapter 275-23(F))

a. If the development has not commenced, as evidenced by the securing of the initial Zoning Permits for Mandel Neighborhood Development and Highland Memorial Park Cemetery PUD and building permits 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 Mandel Neighborhood Development and Highland Memorial Park Cemetery 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.

8. 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.

9. 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. 1.6~~7~~ spaces per dwelling. A minimum of 1 space per dwelling until shall be covered parking. A minimum of 0.4~~7~~ space per dwelling unit shall be provided in attached garages. The balance of covered parking to achieve 1 stall per unit shall be provided in detached garages. ~~A minimum of 0.3 space per dwelling unit shall be provided in detached garage.~~ One space per 10 units for guest parking. Through the leasing process, Mandel agrees to maintain 19 stalls for guest parking, limiting / eliminating their ability to lease those spaces to residents. ~~Currently the code reads, *"2 spaces p dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking a minimum of 1 space per dwelling unit shall be provided in an attached or underground garage."*~~

10. 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. Additional requirements for this zoning district listed in Chapter 275-59D(3)(d).

c. Specific designs will be based on conceptual images shared during the Conceptual Development Review Phase (See Application File #: UA-2300419 as presented at the April 13, 2023 Plan Commission meeting) and concepts included in this PUD. See Appendix D, Multiple-Family Residential Concepts.

11. 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 parcels with buildings located behind other buildings, retaining walls/fences, heavy landscaping, sidepaths, and large county right-of-way. Additional City wayfinding signage is allowed.

iii. See the appendix section of a sample monument sign.

iv. 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 retail corner development shall incorporate "Welcome to City of New Berlin" signage as part of a separate agreement with the City to sell a parcel of land at Tax Key #: in exchange for the applicant to design, building, coordinate and pay for installation of a City sign. Mandel shall coordinate with the City of

New Berlin on the exact size and location for this particular sign.

12. 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-year for maintenance."

Section V

Legal Description of parcels to be rezoned to I-1/PUD:

LANDS TO BE REZONED FROM I-1/PUD TO I-1/PUD (LOT 3 ON PROPOSED CSM Appendix G)~~ & LANDS TO BE AMENDED TO FUTUTRE LAND USE OF INSTITUTIONAL~~:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; Commencing at the Southwest corner of the Northwest 1/4 Section; thence North 01°19'12" East, 100.14 feet along the West line of said Northwest 1/4 Section; thence North 88°20'12" East, 120.16 feet to the Point of Beginning of the lands described herein: thence North 01°19'12" East along the East line of South Moorland Road, 325.44 feet to a point; thence North 88°20'12" East, 820.37 feet to a point; thence South 01°04'42" West, 325.37 feet to a point 100.00 feet North of the South line of said 1/4 Section; thence South 88°20'12" West parallel with said South line 821.74 feet to the Point of Beginning. Said lands described containing 266,842 square feet or 6.1258 acres.

I-1/PUD: Mandel Neighborhood Development Plan / 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 mixed-use neighborhood development that can serve as 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 connect several developments; fully interconnect streets, 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 March 10, 2023 represents a conceptual master plan that reflects the City's desired neighborhood plan design principles. The plan is meant to be flexible and not ridged, 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 I-1/PUD: Mandel Neighborhood Development / Planned Unit Development District is intended to provide for additional density than what is allowed in the I-1 Institutional District. The District will allowed up to 150 units.

Unless specified otherwise by this section, all new development shall be in accordance with the B-1 Zoning District, per Section 275-34B(1) Shopping Center District.

1. Principal Uses (See also Chapters 275-36B(1), 275-41B and Table 275-36-1)

2. Accessory Uses (See also Chapters 275-36B, 275-42, and Table 275-36-1)

3. Conditional Uses (See also Chapters 275-34C, 275-27 and Table 275-36-1)

4. 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 meets 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 Master Plan).

   b. In order to maintain maximum flexibility with the redevelopment plans, there shall be a zero lot line setback from property lines if developed as part of a unified project. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.

5. Setback and yards (See also Chapter 275-36D and Table 275-36-2)

   a. Table 275-36-2 shall not apply.

      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. The setback from the south property line (rear) shall not be closer than 12', the setback from the east property line (side) shall be 50' and the setback from the north property line (front) shall be 25'.

      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 minimized 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 minim of 15 feet to sidewalks and 30 feet to buildings.

6. Lot Coverage (See also Chapter 275-36D and Table 275-36-3)

   a. Table 275-36-3 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 achieve additional 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.

7. Time Limits (See also Chapter 275-23(F))

a. If the development has not commenced, as evidenced by the securing of the initial Zoning Permits for Mandel Neighborhood Development and Highland Memorial Park Cemetery PUD and building permits 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 Mandel Neighborhood Development and Highland Memorial Park Cemetery 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.

8. 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.

9. 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. Community and Senior Living, 0.75 spaces per dwelling unit. One space per maximum employee count. Currently the code reads, *"One spaces per dwelling unit plus. The Plan Commission may reduce the parking requirement when assisted care is provided. The Plan Commission may require an additional 10% of the parking requirement for guest parking."*

10. 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. Additional requirements for this zoning district listed in Chapter 275-59D(3)(d).

c. Specific designs will be based on conceptual images shared during the Conceptual Development Review Phase (See Application File #: UA-2300419 as presented at the April 13, 2023 Plan Commission meeting) and concepts included in this PUD. See Appendix E , Senior Living Residential Concepts

11. 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 parcels with buildings located behind other buildings, 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 retail corner development shall incorporate "Welcome to City of New Berlin" signage as part of a separate agreement with the City to sell a parcel of land at Tax Key #: in exchange for the applicant to design, building, coordinate and pay for installation of a City sign. Mandel shall coordinate with the City of New Berlin on the exact size and location for this particular sign.

12. 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-year for maintenance."

Section VI

LANDS ~~TO BE~~ REMAINED ZONED I-1 (OUTLOT 1 ON PROPOSED CSM Appendix G) ~~LANDS TO REMAIN FUTURE LAND USE OF INSTITUTIONAL~~:

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; Commencing at the Southwest corner of the Northwest 1/4 of Section 2; thence North 01°19'12" East, 100.14 feet along the West line of said Northwest 1/4; thence North 88°20'12" East, 941.90 feet to the Point of Beginning of the lands described herein: thence North 01°04'42" East, 1266.45 feet to a point on the South line of Lot 1, Certified Survey Map No. 11117; thence North 89°16'07" East along said South line of Lot 1 aforesaid 370.57 feet to a point; thence South 00°50'07" West, 1260.16 feet to a point 100 feet North of the South line of said 1/4 Section; thence South 88°20'12" West parallel to said South line 376.16 feet to the Point of Beginning. Said lands described containing 471,320 square feet or 10.82 acres.

Section VII

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 VIII

WHEREFORE, The: Mandel Neighborhood Development Plan and Highland Memorial Park Cemetery Planned Unit Development Overlay District Ordinance having been approved as a Planned Unit Development on ~~August 29, 2023~~January 23, 2024, 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-1/PUD, Section IV to Rm-1/PUD, Section V to I-1/PUD & to be named the Mandel Neighborhood Development Plan and Highland Memorial Park Cemetery Planned Unit Development Overlay District and Section VI to I-1/PUD (Highland Memorial Park Cemetery PUD), pursuant to the conditions set forth herein.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2688~~2679~~ 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 ~~Auguust 29, 2023~~ 23rd day of January 2024.

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

APPENDIX A

Conceptual Master Plan

“CONCEPTUAL ONLY”

JLA ARCHITECTS

MOORLAND & GREENFIELD MIXED-USE DEVELOPMENT

CONCEPTUAL MASTERPLAN

MARCH 10, 2023
1"=160' @ 11x17

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

Multiple-Family Concepts

"CONCEPTUAL ONLY"

INSERT CONCEPTS HERE

APPENDIX E

Senior Living Concepts

"CONCEPTUAL ONLY"

INSERT CONCEPTS HERE

APPENDIX F

Welcome to New Berlin Concepts

“CONCEPTUAL ONLY”

INSERT CONCEPTS HERE

APPENDIX G

DRAFT CSM

INSERT RECORDED CSM HERE

Plan Commission
MEETING MINUTES

November 6, 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. PRIVILEGE OF THE FLOOR

Privilege of the floor commenced at 6PM.
Mayor Ament read the rules for Privilege of the Floor.

Speakers were as follows:
Mr. Andrew Peters, 5592 S Red Fox Rd., New Berlin WI 53151

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Common Council meeting to order at 6:06 PM and led the Pledge of Allegiance.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:
Present: Alderperson Stribl, Commissioner Schulpius, Commissioner Rafel, Mayor Ament, Commissioner McGrath
Excused: Commissioners Anderson & Felda
Staff Present: DCD Deputy Director Nikki Jones, Principal Planner Kelly Wall, City Attorney Mark Blum, City Clerk Rubina Medina

4. APPROVAL OF MINUTES

A. October 2, 2023

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpius
Motion Passed 4-0 with Commissioner McGrath abstaining from vote

5. PLAN COMMISSION SECRETARY'S REPORT

No Report

6. NEW BUSINESS

A. (1) KW RO-2301910 Ronald Mellantine with Mells Enterprises LLC - 14135 W. Kostner Lane - Re-occupancy for Mells Enterprises LLC to re-occupy the space.
Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

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

B. (7) KW CP-2301585 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) - Amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial to Institutional and 2023 Comprehensive Plan Updates (Joint Public Hearing 10/2/2023)

Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

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

C. (7) KW 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) - Rezone from B-2 to I-1. (Joint Public Hearing 10/2/2023)

Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

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

D. (7) KW LD-2301587 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) - 1 -Lot Certified Survey Map

Principal Planner Kelly Wall provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

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

E. (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 10/2/2023)

DCD Deputy Director Nikki Jones provided a brief overview of the item as outlined in the attached staff report executive summary.

MOTION: Motion to Approve

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

F. (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 10/2/2023)

DCD Deputy Director Nikki Jones stated that the applicant has requested that this item be tabled.

MOTION: Motion to Table

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

G. GK DCD1-2302102 Zoning Code Updates

DCD Deputy Director Nikki Jones stated that on September 28, 2023, staff received a memo from City Attorney Mark Blum, along with a draft Food Truck Ordinance that he had prepared. DCD recommendation is that a public hearing be set for December 4, 2023 at 6pm to be held before the Plan Commission on the suggested amendments to the Zoning Code (Chapter 275).

MOTION: Motion to Approve

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

7. COMMUNICATIONS

A. Memo RE: 2024 Plan Commission Meeting Dates

Principal Planner Kelly Wall provided a brief overview of the 2024 Plan Commission meeting schedule as outlined in the agenda packet. No motion.

8. ADJOURN

MOTION: Motion to Adjourn at 6:21 PM.

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

Respectfully Submitted,
Rubina R. Medina, City Clerk

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Brooke Oleson with McCon Building Corporation / Culver's Site Improvements**
LOCATION:	**14855 W. National Avenue**
REQUEST:	**Use and Site approval for Culver's Site Improvements located at 14855 W. National Avenue**
WAIVER REQUEST:	**Applicant is requesting a waiver from §275-57A(3): Minimum number of required spaces.**
D.R.C. RECOMMENDATION:	**Approval of the Use and Site application for Culver's Site Improvements located at 14855 W. National Avenue, along with the Waiver Request, subject to the application, plans on file and the following conditions of approval:**

1. **Planning**
   a. **Per §275-57A(2)(f), Plan Commission approval of a Waiver Request is needed for a parking reduction greater than 15%, as well as acceptance of the Independent Parking Space Study.**
      i. **Per Table 275-57-1 of the Zoning Code, the minimum number of required parking spaces is 98. Applicant is proposing 48 parking spaces, which is a 51% reduction.**
      ii. **Additional parking spaces may be required, such that the occupancy, use or intensity of use changes, as outlined in §275-57A(9)(d) and §275-57A(9)(e).**
      iii. **After review, staff can support approval of a 51% reduction in the number of parking spaces for a total of 48 spaces. This is 17 spaces less than what they currently have.**
   b. **Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a double drive-thru for Culver's.**
      i. **Hours of Operation: 10:00 AM - 10:00 PM**
         10:00 AM - 11:00 PM (Summer Hours)
      ii. **Number of Employees: 57 (Approximately 15 employees per shift)**
   c. **Dumpsters shall be properly screened from the street and public view in accordance with §275-56 of the Zoning Code.**
   d. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
   e. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of §275-53 through §275-56 of the Zoning Code.**

2. **Building Inspection:**
    a. **Inspection UA - LOCAL REVIEW: A building permit is NOT required at this time.**
    b. **Apply and obtain an electrical permit from the City of New Berlin Building Inspection Division after receiving Zoning Approval.**
    c. **The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).**
3. **Engineering:**
    a. **The drive aisles and parking stall widths shall be measured from edge of pavement to edge of pavement, not including the flange of the curb and gutter. Parking stall depths can be measured to the face of curb. Applicant shall revise plans.**
        i. **Single lane of travel shall be 12' wide measured from the flange line to the flange line of the curb and gutter.**
        ii. **Double lane of travel shall be 24' wide measured same as above.**
        iii. **Parking stalls adjacent to curb and gutter shall not include the flange of the curb in the width of the stall measurement. 11 stalls are affected by this in the recently submitted plan set.**
        iv. **In the exit section of the parking lot where patrons are waiting for their orders, exiting, and where workers are delivering orders, consider putting in a crosswalk for workers and hatching the area next to the cars parked on the east side of the drive aisle to alert drivers exiting the lot.**
    b. **Provide plans for the expanded patio area including the number of outdoor seats and details on the wall.**
        i. **The height, color and material of the wall shall be shown on the plans.**
        ii. **Show details of how the wall will be constructed, including any footings or reinforcement. Any proposed lighting shall be shown.**
    c. **Provide a revised lighting plan.**
    d. **Parking areas, including aisles, shall be set back a minimum of 10 feet from the base setback line and a minimum of 5 feet from other lot lines.**
        i. **The drive aisle along the west property line is 1.3' from the side lot line.**
    e. **Provide explanation, a sign, pavement marking, etc. that shows how drivers will be alerted that they cannot use the west entrance to exit the site.**
    f. **Provide marked pedestrian cross walks through the drive thru lanes.**
    g. **Provide ADA tactile plates as necessary to meet ADA standards in pedestrian ways within the site.**
4. **Fire Department:**
    a. **Maintain 14' fire lane access through the drive thru waiting area.**

<u>DETAILS IN ATTACHED STAFF REPORT</u>

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

Meeting of January 8, 2024

Brooke Oleson with McCon Building Corporation / Culver's Site Improvements
14855 W. National Avenue

DATE STAFF REPORT CREATED: 10/13/23

APPLICANT / OWNER(S): Brooke Oleson with McCon Building Corporation / Shecterle Commercial Properties

REQUEST / DESCRIPTION OF PROJECT: Use and Site approval for Culver's Site Improvements located at 14855 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/22/23; revised plans 12/5/23

DATE OF COMPLETENESS DETERMINATION: 9/26/23; revised plans 12/5/23

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 1/30/23
Site Visit(s): 10/13/23

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 1.4 acres

CURRENT ZONING: B-2

CURRENT LAND USE: Commercial

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-5	Land Use: Single-Family Residential
South:	Zoning: Rm-1	Land Use: Multi-Family Residential
East:	Zoning: O-3	Land Use: Transitional Office District
West:	Zoning: B-2 PUD	Land Use: Multi-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood E: National Avenue East Corridor: The 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.*

Development Policies:

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

Land Use:

- *Future Land Use Map: City Center Mixed Use Commercial*

ZONING CODE (Chapter 275): Yes, this request is consistent with §275-34B(2) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes
Architectural Review Required: 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: Site is flat with little grade change.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans.
Woodland, Tree, and Vegetation Protection: Trees to be removed and trees to be protected during construction are identified on the plans.
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed and trees to be protected during construction are identified on the plans.

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: TIA is not required.

SCHOOL DISTRICT IMPACT: N/A
Notice Sent to Affected School District(s): No

PREVIOUS ACTION:
11/14/1994 Plan Commission Public Hearing for Culver's restaurant and drive thru (CU-5-94).
2/20/1995 Plan Commission approval of Culver's restaurant and drive thru (CU-5-94).
4/17/1995 Plan Commission approval of sign package (SG-11-95).

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a double drive-thru for Culver's.
    a. Hours of Operation: 10:00 AM - 10:00 PM
       10:00 AM - 11:00 PM (Summer Hours)
    b. Number of Employees: 57 (Approximately 15 employees per shift)
2. B-2 Zoning District setbacks have been met: 40' front, 15' side, 25' rear.
3. Parking Waiver required. Per §275-57A(3): *Minimum number of required spaces. Table 275-57-1 sets forth the minimum number of parking spaces required for each use unless the applicant follows §275-57A(2)(f):*
    a. Existing parking (Approved under permit # CU-5-94 - 1993 Zoning Code): Restaurant standard – 1 space/100 SF Gross Floor Area **OR** 1 space/2 seats, whichever is greater, plus 1 space/employee
        i. 4,372 SF/100 SF Gross Floor Area = 44 spaces + 15 employee spaces = 59 spaces **OR** 99 seats/2 seats = 50 spaces + 15 employee spaces = 65 spaces
        ii. Required = 65 spaces; Provided = 65 spaces

b. Proposed parking (Calculated based on the current Zoning Code): Restaurant –1 space/50 SF **OR** 1 space/2 seats, whichever is greater; 1 space/100 SF of customer service area **OR** 1 space/4 seats, whichever is greater, for extension of premises

   i. 4,372 SF/50 SF = 88 spaces **OR** 99 seats/2 seats = 50 spaces

   ii. 1,027 SF/100 SF = 10 spaces **OR** 40 seats/4 seats = 10 spaces (extension of premises)

   iii. Required= 98 spaces; Proposed = 48 spaces

c. The applicant has provided an Independent Parking Space Study, which justifies this reduction in parking.

   i. The parking study shows the peak demand to be 33 spaces on weekend evenings and 25 spaces on weekday evenings. The applicant is proposing 48 parking spaces, which is 15 spaces more than the peak demand listed in the parking study.

   ii. 62% of sales are currently from the drive thru. Based on other area Culver's restaurants where the double drive thru is already implemented, the result on average is a 10% increase in drive thru sales. The proposed plan is intended to increase drive thru operations, more adequately serving the distribution of customers on site between sit down and drive thru service.

   iii. Per §275-57A(9)(b)[1], the actual parking demands will be less than the requirements of this chapter. The applicant has determined that adequate parking will be provided for the business.

d. After review, staff can support approval of a 51% reduction in the number of parking spaces for a total of 48 spaces. This is 17 spaces less than what they currently have.

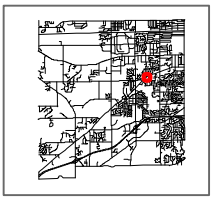
e. Parking waivers greater than 15% shall be approved by the Plan Commission. Future applications may be denied based upon review of parking requirements.

D.R.C. RECOMMENDATION: Approval of the Use and Site application for Culver's Site Improvements located at 14855 W. National Avenue, along with the Waiver Request, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

ATTACHMENTS:
Location Map
Plan of Operation
Justification Letter
Parking Memo
Civil Plans

City of New Berlin
Community Development

UA-2301943
Culver's Site Improvements
14855 W. National Avenue



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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- 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

N

0 30 60 Feet

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December 5, 2023

Department of Community Development
3805 S Casper Dr
New Berlin, WI 53151

Re: Culver's of New Berlin, WI - DDT

To Whom It May Concern,

McCON Building Corporation is requesting a permit to make a minor lot alteration to create a double drive-thru at the Culver's of New Berlin located at 14855 W National Avenue, to meet the demand of drive-thru customers. By adding a second drive-thru lane, the restaurant will lose 27 standard parking spaces, reducing the total number of spaces on site from 75 to 48 spaces. With there being a reduction in parking spaces a parking study was conducted by Kimley Horn. The study showed the peak demand to be 33 spaces on weekend evenings and 25 spaces on weekday evenings. The purposed 48 parking spaces will be 15 stalls greater than the peak demand.

We would like to thank the city staff for your help and guidance to help improve the restaurant's ability to quickly serve its customers.

Sincerely,

McCON Building Corporation

Brooke Oleson
Construction Project Administrator

City of New Berlin
Attn: Ms. Kristen Hogan, Principal Planner
3805 S Casper Dr
New Berlin, WI 53151

Re: Culver's of New Berlin | 14855 W National Ave

September 20, 2023

Dear Ms. Hogan,

This letter is to provide some insight into the existing Culver's Restaurant drive-thru, and how the proposed second lane will affect flow and waiting time.

The proposed modifications would allow 9 vehicles from order boards to window. This will provide more time for the restaurant staff to prepare food, reducing the need for post-window queuing. The second menu board will allow flow to continue, without lengthy hold ups, when guests have more complex orders or large groups. By having a second ordering location, stores are seeing a steadier flow of traffic, rather than the peaks and valleys currently seen.

The Culver's Restaurant was able to pull data from this store and 62% of sales are through the drive thru. This drive-thru is currently averaging 3200 cars per week. Based on other area Culver's restaurants, where the double drive-thru is already implemented, the result is on average a 10% increase.

The plan of operation will not have any changes to the store's operating hours. The new layout will add 1-2 employees per shift to accommodate the second drive thru lane. Please feel free to contact me with any further questions.

Best Regards,

Brooke Oleson
McCON Building Corporation

Kimley»Horn

MEMORANDUM

To: Joshua Clark
Culver's

From: Emma Albers, P.E., PTOE

Kimley-Horn and Associates, Inc.

Date: November 22, 2023

Subject: Parking Evaluation for Proposed Culver's Drive-Through Reconfiguration
New Berlin, WI

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Culver's to perform a parking study for the existing Culver's fast-food restaurant located at 14855 W. National Avenue in New Berlin, Wisconsin. The parking study was completed in order to evaluate existing parking demand and assess future parking conditions with a proposed drive-through reconfiguration. A summary of the analyses methodology and key findings is outlined below.

Proposed Drive-Through Reconfiguration

Culver's proposes to reconfigure the existing parking lot and drive-through located at 14855 W. National Avenue in New Berlin, Wisconsin. The reconfiguration would add a second drive-through lane and order board south of the existing drive-through lane at the restaurant. A total of 75 parking spaces are currently provided at the restaurant, including 3 Americans with Disabilities Act (ADA) spaces. The construction of a second drive-through lane would eliminate 27 standard parking spaces, reducing the total number of spaces on site to 48 spaces. The proposed site plan is provided as **Attachment A**.

Future Parking Demand

In order to evaluate the proposed parking supply, a review of the existing parking demand at the Culver's restaurant was completed. Per coordination with Culver's ownership, peak restaurant demand occurs during dinner service, on Saturdays and weekdays. To capture peaking parking demand, Kimley-Horn conducted hourly parking occupancy counts during a typical weekday and Saturday as follows:

- Saturday, November 11, 2023, 4:00PM to 7:00PM
- Wednesday, November 15, 2023, 4:00PM to 7:00PM

The existing Culver's site provides a total parking supply of 75 spaces including 3 ADA spaces. A summary of the observed parking occupancy is provided in **Table 1**. During the weekday, the

peak occurred at 6:15PM with approximately 25 occupied spaces (33 percent). On Saturday, the peak occurred at 6:00PM with approximately 33 occupied spaces (44 percent).

Table 1. Observed Parking Occupancy

Time of Day	Saturday, November 11, 2023		Wednesday, November 15, 2023	
	Occupied Spaces	Percent Occupied	Occupied Spaces	Percent Occupied
4:00PM	12	16%	17	23%
4:15PM	13	17%	15	20%
4:30PM	11	15%	16	21%
4:45PM	13	17%	15	20%
5:00PM	18	24%	18	24%
5:15PM	16	21%	16	21%
5:30PM	19	25%	23	31%
5:45PM	24	32%	20	27%
6:00PM	33	44%	24	32%
6:15PM	28	37%	25	33%
6:30PM	23	31%	19	25%
6:45PM	21	28%	15	20%
7:00PM	24	32%	15	20%
Average	20	27%	18	24%

Per the City of New Berlin Municipal Code, restaurants are required to provide off-street parking at a ratio of 1 space per 50 square feet of floor area. The existing Culver's restaurant is 4,550 square feet; therefore, a total of 91 spaces would be required for the Culver's per code. However, a total of 75 spaces (including 3 ADA spaces) is currently provided, which does not satisfy local requirements. It should be noted that the proposed drive-through reconfiguration will not alter the square footage of the Culver's restaurant.

The Culver's restaurant includes approximately 4,550 square feet of gross floor area. Therefore, the peak parking demand ratio is approximately 0.36 spaces per 50 square feet of gross floor area on a typical weekday and typical Saturday, significantly lower than the Code ratio of 1 space per 50 square feet of gross floor area. These ratios were calculated based on the following:

$$Parking\ demand\ ratio\ (spaces\ per\ 50\ sq.ft.\ seating\ area) = \frac{Peak\ observed\ occupied\ spaces}{4{,}550\ sq.ft.\ \ floor\ area \big/ 50\ sq.ft.\ \ floor\ area}$$

After constructing the double drive-through mentioned previously, a total of 48 parking spaces would now be provided for restaurant employees and customers. Based on data obtained from the site visit conducted, the Culver's restaurant is expected to have a peak parking demand of 25 spaces on a typical weekday and 33 spaces on a typical Saturday. Therefore, peak parking demand is still expected to be accommodated onsite without spillover onto adjacent parcels.

Conclusion

Based on a review of parking demand at the existing Culver's restaurant located at 14855 W National Avenue in New Berlin, the parking supply proposed following the drive-through and parking lot reconfiguration of the existing facility is expected to accommodate peak operational parking demand. Although the existing Culver's parking supply is less than the number of spaces required by code, the proposed reduction in available spaces due to the the drive-through and parking lot reconfiguration is not anticipated to disrupt existing operations of the restaurant or impact nearby parcels and roadways.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

Attachments:

Attachment A: Site Plan

ATTACHMENT A

Proposed Site Plan

PAVING AND CURB LEGEND

- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

SITE DATA

SITE ADDRESS:	14855 W NATIONAL AVE, NEW BERLIN, WI 53151
PIN:	NBC 1206994
ZONING:	B-2 (GENERAL RETAIL SALES & SERVICES)
PARCEL AREA:	1.38 ACRES
BUILDING FOOTPRINT AREA:	4,550 SF
PARKING REQUIRED:	91 SPACES
BASED ON:	1 SPACE PER 50 SF FLOOR AREA
EXISTING PARKING:	75 SPACES
PROPOSED PARKING:	48 SPACES
NET LOSS:	27 SPACES
DISTURBANCE AREA:	23,886 SF
EXISTING IMPERVIOUS AREA:	13,348 SF
PROPOSED IMPERVIOUS AREA:	16,130 SF
NET INCREASE:	2,782 SF

KEY NOTES

1. 6" CONCRETE CURB AND GUTTER (SEE DETAIL, SHEET C6.0)
2. VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS)
3. MENU BOARD (MB DT-46, SEE SIGNAGE PLANS)
4. DRIVE-THRU CANOPY AND ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS)
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. 4" WIDE PAINTED STRIPE AT 45°, 2' O.C. (YELLOW)
7. 5" BOLLARD (SEE DETAIL, SHEET C6.0)
8. DRIVE THRU SENSOR LOOP (SEE DETAILS, SHEET C6.0)
9. 4" WIDE PAINTED SOLID LINE, TYP.
10. CURB CHANNEL (SEE DETAILS, SHEET C6.0)
11. PATIO WALL (SEE WAUSAU TILE PLANS FOR DETAILS)
12. DEPRESSED CURB AND GUTTER
13. CONCRETE SIDEWALK, TYP. (SEE DETAILS, SHEET C6.0)
14. ACCESSIBLE RAMP (SEE DETAILS, SHEET C6.0)
15. TRASH ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
16. PROPOSED CONDUIT WITH PULL BOX FOR POWER AND DATA TO NEW DRIVE THRU EQUIPMENT, CONTRACTOR TO TRENCH AND REPAIR PAVEMENT AS NEEDED FOR CONDUIT INSTALLATION (SEE DETAILS, SHEET C6.0)
17. EXTERIOR 5'X5' CONCRETE PAD FOR GREASE CONTAINER (CONTAINER BY OWNER)
18. PROPOSED LIGHT POLE TO BE RELOCATED
19. EXISTING LIGHT POLE TO REMAIN
20. TRANSITION TO ZERO CURB (SEE DETAILS, SHEET C6.0)

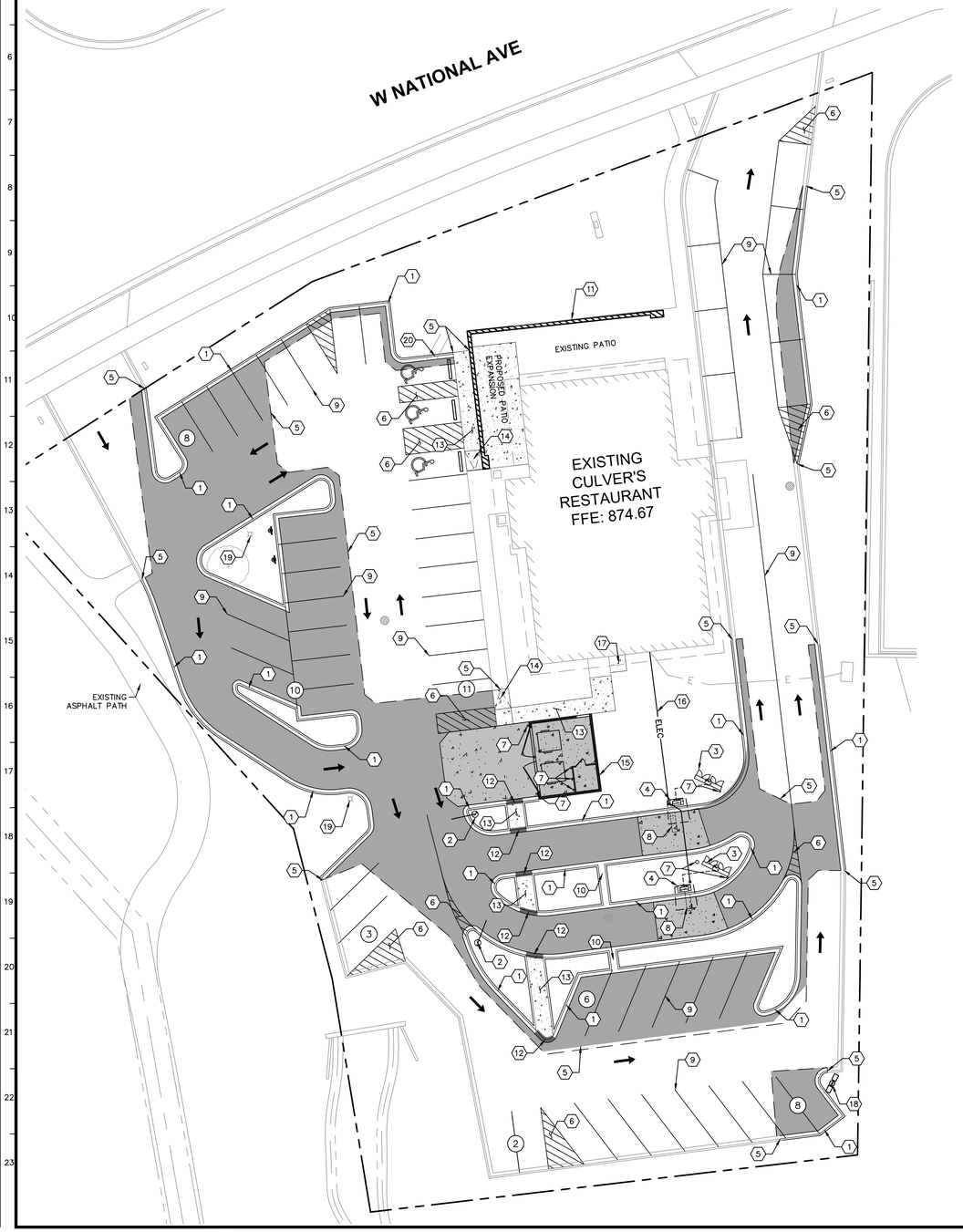
GENERAL NOTES

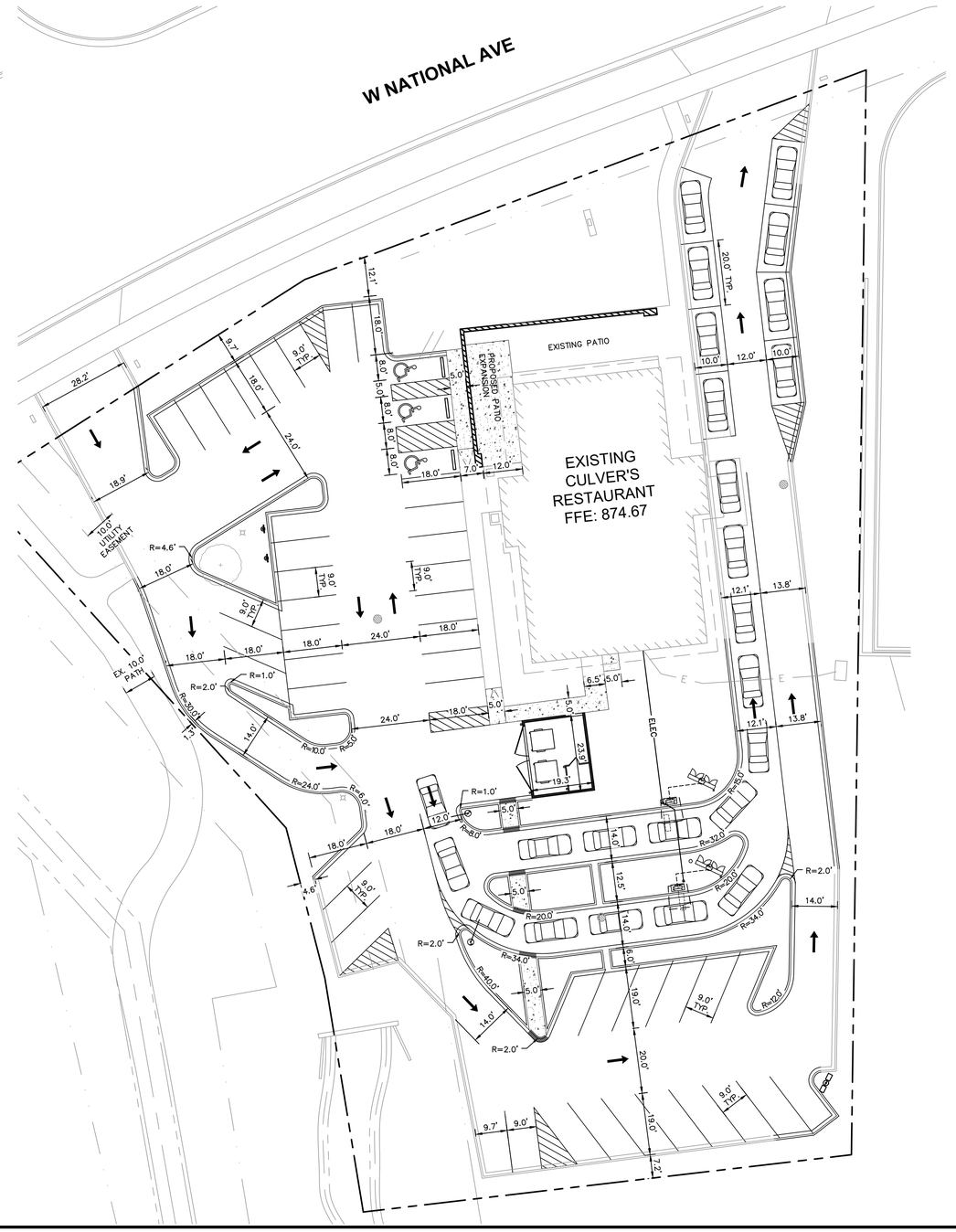
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
4. REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

DIGGERS HOTLINE (800) 242-8511

NORTH

GRAPHIC SCALE IN FEET 0 10 20 40





No.	DATE	BY
1	11/21/23	JPM
2	8/2/23	JPM

CITY COMMENTS
ISSUE FOR PERMIT
REVISIONS

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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CHICAGO, IL 60604
PHONE: 312-873-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

Culver's — Butterburgers & Frozen Custard

SITE PLAN

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Nov 21, 2023 5:24pm by: Allison.Aldag
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FINAL ENGINEERING PLANS

CULVER'S

14855 W NATIONAL AVENUE
NEW BERLIN, WISCONSIN 53151

DIGGERS HOTLINE (800) 242-8511

UTILITY AND GOVERNING AGENCY CONTACTS

NEW BERLIN DEPT. OF COMMUNITY DEVELOPMENT
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 797-2445 EXT. 2503
CONTACT: NIKKI JONES

NEW BERLIN ENGINEERING DIV.
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 786-8610 EXT. 2519
CONTACT: TAMMY SIMONSON

ELECTRIC & GAS COMPANY
WE ENERGIES
1830 S WEST AVE
WAUKESHA, WI 53189
TEL: (262) 549-1100

PROJECT TEAM

OWNER
CULVER'S OF NEW BERLIN
14855 W NATIONAL AVE
NEW BERLIN, WI 53151
CONTACT: JOSH CLARK

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
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EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER
EMAIL: ANDY.HEINEN@KIMLEY-HORN.COM
CONTACT: ANDY HEINEN, P.E.

LANDSCAPE ARCHITECT
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WARRENVILLE, IL 60555
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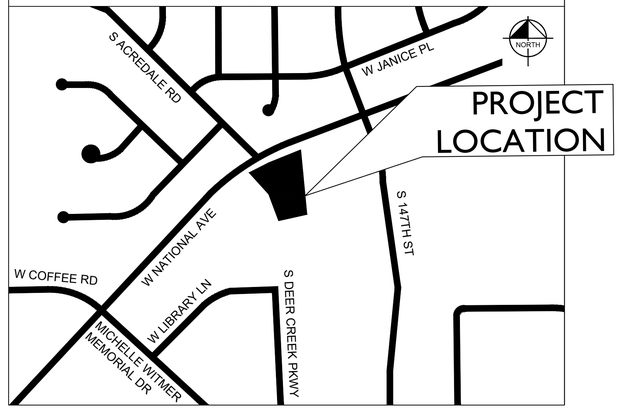
EMAIL: JOE.COGSWELL@KIMLEY-HORN.COM
CONTACT: JOE COGSWELL

SURVEYOR
TALARCZYK LAND SURVEYS
517 2ND AVENUE
NEW GLARUS, WI 53574
TEL: (608) 527-5216
CONTACT: BOB TALARCZYK

GENERAL CONTRACTOR
MCCON BUILDING CORPORATION
1059 CIRCLE DR
HIGHLAND, WI 53543
TEL: (608) 929-7737
CONTACT: CHRIS MCGUIRE

TRAFFIC/PARKING ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: EMMA.ALBERS@KIMLEY-HORN.COM
CONTACT: EMMA ALBERS, P.E., PTOE

LOCATION MAP
(NOT TO SCALE)



BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SITE BENCHMARK #1:
875.33' (NORTHING: 150620.27; EASTING: 718649.98)

SITE BENCHMARK #2:
874.47' (NORTHING: 150631.32; EASTING: 718843.40)

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	TOPOGRAPHIC SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C5.0	GRADING PLAN SOUTH
C5.1	GRADING PLAN NORTH
C6.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WISCONSIN, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER FRANCHISING SYSTEM, LLC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 21ST DAY OF NOVEMBER , A.D., 2023.

WISCONSIN LICENSED PROFESSIONAL ENGINEER 36037-006
MY LICENSE EXPIRES ON NOVEMBER 30, 2023
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

ANDREW N. HEINEN 36037-006 REGISTERED PROFESSIONAL ENGINEER STATE OF WISCONSIN

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/23	JPM
2	ISSUE FOR PERMIT	8/2/23	JPM

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

COVER SHEET

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Nov 21, 2023, 6:39pm by: Allison.Aldag
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BENCHMARKS			
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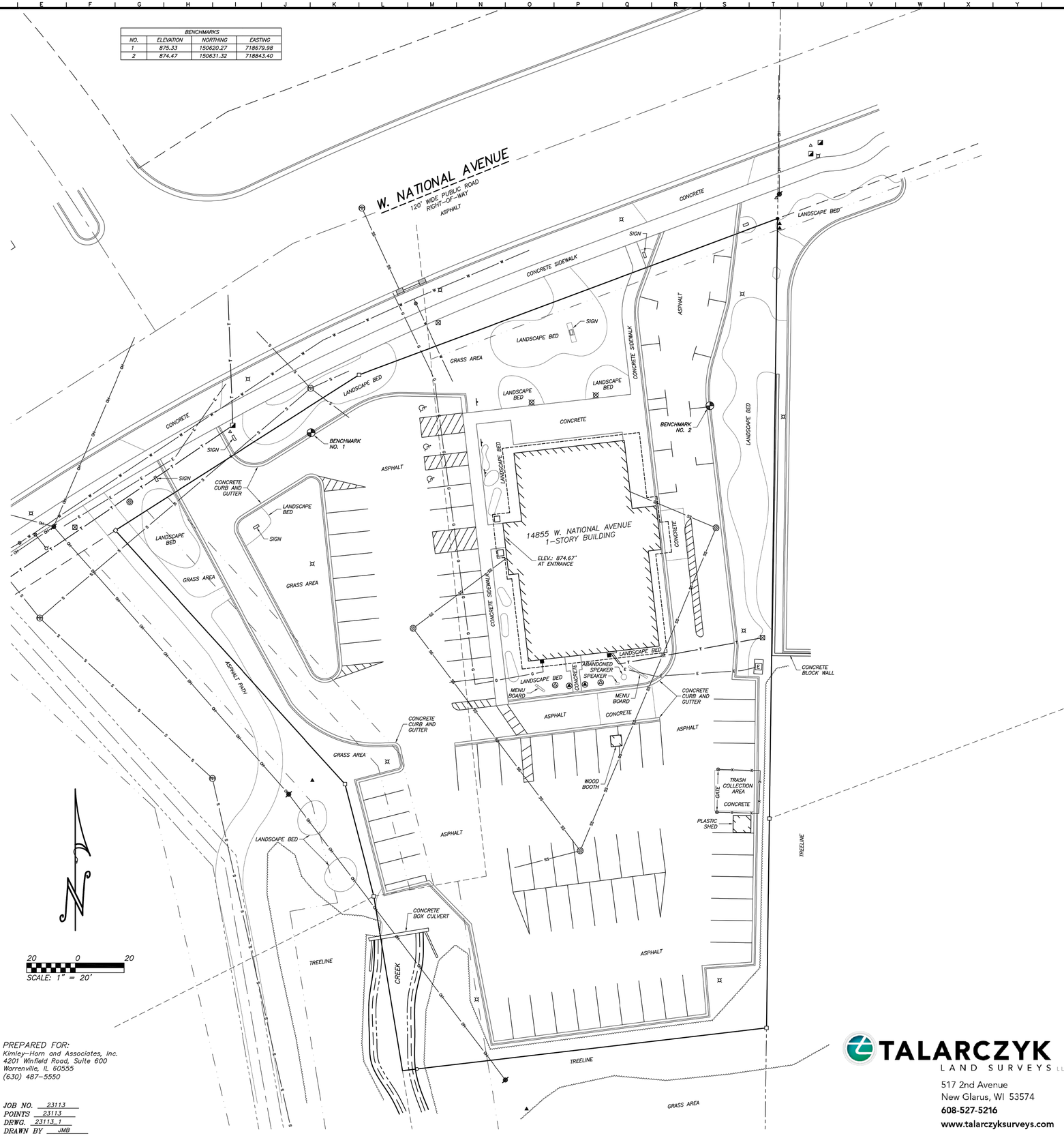

PREPARED FOR:
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4201 Winfield Road, Suite 600
Warrenville, IL 60555
(630) 487-5550

JOB NO. 23113
POINTS 23113
DRWG. 23113_1
DRAWN BY JMB

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(800) 242-8511

TALARCZYK LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

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1	CITY COMMENTS	11/21/23	JPM
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DRAWN BY: ---
CHECKED BY: JMM

Culver's
FROZEN CUSTARD & BURGERS

TOPOGRAPHIC SURVEY

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
V0.0

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\V0.0 - TOPOGRAPHIC SURVEY.dwg V0.0 Nov 21, 2023 6:39pm by: Allison.Alding
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Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C1.0 – GENERAL NOTES.dwg C1.0 Nov 21, 2023 6:39pm by: Allison.Aldag
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GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   TALARCZYK LAND SURVEYS
   517 2ND AVENUE
   NEW GLARUS, WI 53574
   TEL: (608) 527-5216

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "ROADWAY STANDARD SPECIFICATIONS, WISCONSIN DEPARTMENT OF TRANSPORTATION," AS PREPARED BY WISDOT, CURRENT EDITION AND ITS SUPPLEMENTS.

   B. "10 STATE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES", AS PUBLISHED BY HEALTH RESEARCH INC., LATEST EDITION.

   C. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE CITY OF NEW BERLIN, UNLESS OTHERWISE NOTED ON THE PLANS.

   D. THE NATIONAL ELECTRIC CODE.

   E. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE CITY OF NEW BERLIN, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE CITY OF NEW BERLIN, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE CITY OF NEW BERLIN.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER WISDOT SECTION 202. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE CITY OF NEW BERLIN. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY OF NEW BERLIN PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE LOCATING SERVICES (1-800-242-8511) AND THE CITY OF NEW BERLIN FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE CITY OF NEW BERLIN UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS AND WISDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER WISDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE CITY OF NEW BERLIN OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE CITY OF NEW BERLIN, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

1. TOPSOIL EXCAVATION INCLUDES:

1.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

1.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

1.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

1.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

1.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

2. EARTH EXCAVATION INCLUDES:

2.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

2.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

2.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

2.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

3. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:

4.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

4.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

4.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

4.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

5. TESTING AND FINAL ACCEPTANCE

5.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

5.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: SUBGRADE = 95%; SUBBASE = 95%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = 95% OF MAXIMUM DENSITY, PER WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) HIGHWAY STANDARDS.

1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE CITY OF NEW BERLIN CODE.

2. SUBGRADE PREPARATION

2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

2.2.1. SCARIFY, DISC, AND AERATE.

2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.

2.2.4. USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

3. CONCRETE WORK

3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES

3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.

3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.

3.6. CONCRETE CURING AND PROTECTION SHALL BE PER WISDOT STANDARDS. TWO (2) COATS OF WISDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, AND BITUMINOUS CONCRETE SURFACE COURSE, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE WISDOT APPROVED.

4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER WISDOT STANDARDS.

4.4. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.

5. TESTING AND FINAL ACCEPTANCE.

5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER.

5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE CITY OF NEW BERLIN, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

5.3. WHEN REQUIRED BY THE CITY OF NEW BERLIN, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY WISDOT STANDARDS.

5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BERLIN CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARDS.

2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE WISDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).

4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH WISDOT STANDARDS.

5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY WISDOT.

6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH WISDOT STANDARDS.

7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.

8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

STORM SEWER NOTES

1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS
3"-12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"-48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.

3. ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

4. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

5. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

6. STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.

7. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

8. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

10. THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE MUNICIPALITY.

11. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.

12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

ADA GENERAL NOTES

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.

2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

3. ANY COMPONENTS OF THE PROJECT SERVING MULTI-FAMILY DWELLINGS IN BUILDINGS THAT HAVE (4) OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

DIGGERS HOTLINE
(800) 242-8511

No.	REVISIONS	DATE	BY
1	ISSUE FOR PERMIT	8/2/23	JPM
	CITY COMMENTS	11/21/23	JPM

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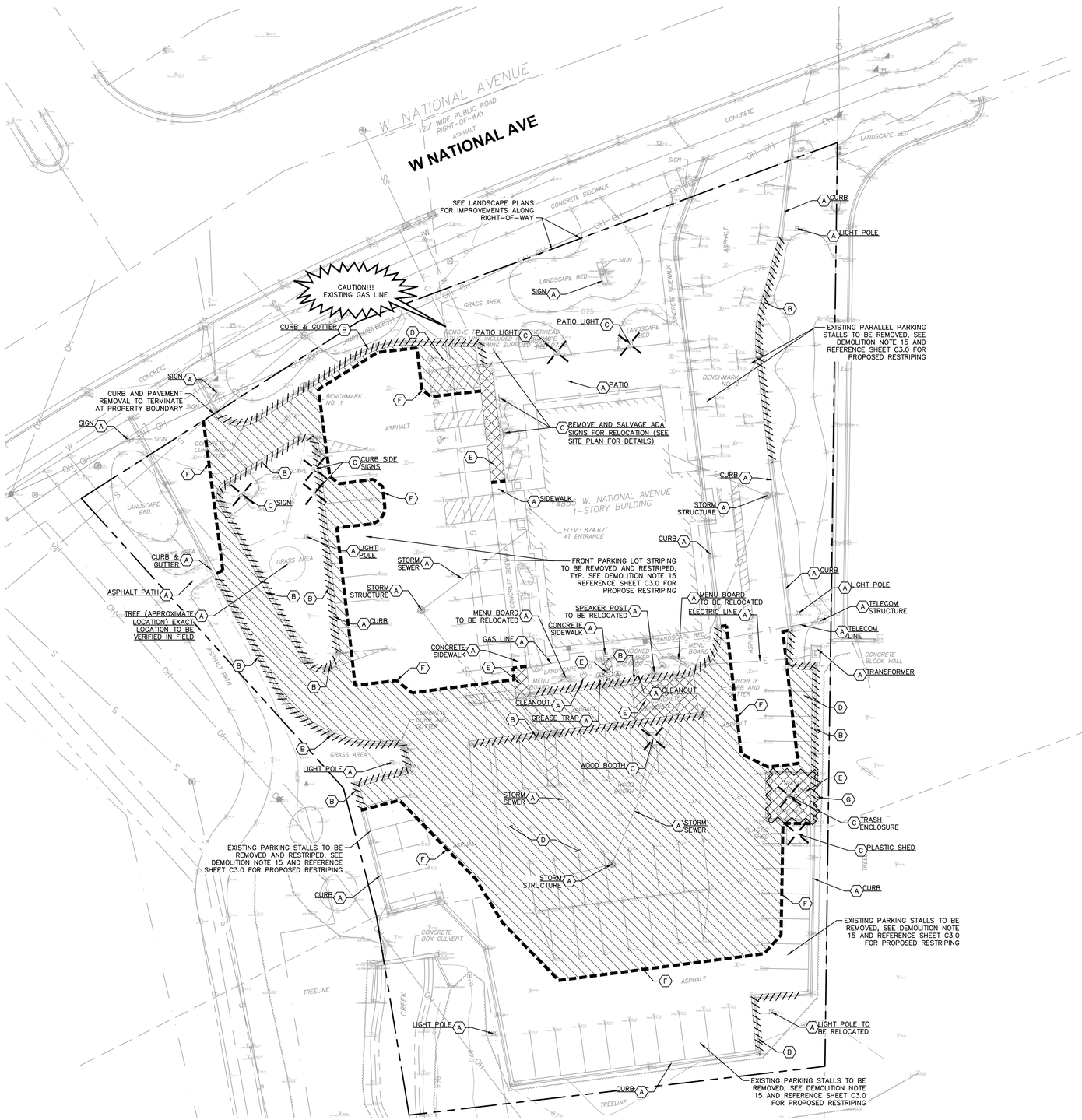
SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

GENERAL NOTES

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C1.0



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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WisDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
7. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
8. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
9. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
10. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
11. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
12. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "DIGGERS HOTLINE" (1-877-500-9592) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
14. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WisDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
15. IN STRIPING REMOVAL AREA, CONTRACTOR SHALL REMOVE EXISTING STRIPING BY EITHER SAND BLASTING, WATER BLASTING, GRINDING OR BY ANOTHER APPROVED METHOD OF STRIPING REMOVAL. WHERE THE STRIPING REMOVAL CHANGES THE SURFACE TEXTURE OF THE EXISTING ASPHALT, CONTRACTOR SHALL SEAL COAT THE AREA PRIOR TO RESTRIPING. CONTRACTOR TO SUBMIT STRIPING REMOVAL METHOD TO PROPERTY MANAGER AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	CURB REMOVAL
C	ITEM TO BE REMOVED
D	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
E	CONCRETE REMOVAL
F	SAWCUT LINE
G	WOOD FENCE REMOVAL

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/23	JPM
2	ISSUE FOR PERMIT	8/2/23	JPM

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

Culver's
BUTTERBURGERS & FROZEN CUSTARD

DEMOLITION PLAN

CULVER'S DRIVE-THRU IMPROVEMENTS

14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C2.0
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Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C2.0 - DEMOLITION PLAN.dwg C2.0 Nov 22, 2023 9:21am by: chris.emmett
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PAVING AND CURB LEGEND

- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CURB AND GUTTER
- DEPRESSED CURB AND GUTTER

SITE DATA

SITE ADDRESS:	14855 W NATIONAL AVE, NEW BERLIN, WI 53151
PIN:	NBC 1206994
ZONING:	B-2 (GENERAL RETAIL SALES & SERVICES)
PARCEL AREA:	1.38 ACRES
BUILDING FOOTPRINT AREA:	4,550 SF
PARKING REQUIRED:	91 SPACES
BASED ON:	1 SPACE PER 50 SF FLOOR AREA
EXISTING PARKING:	75 SPACES
PROPOSED PARKING:	48 SPACES
NET LOSS:	27 SPACES
DISTURBANCE AREA:	23,886 SF
EXISTING IMPERVIOUS AREA:	13,348 SF
PROPOSED IMPERVIOUS AREA:	16,130 SF
NET INCREASE:	2,782 SF

KEY NOTES

1. 6" CONCRETE CURB AND GUTTER (SEE DETAIL, SHEET C6.0)
2. VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS)
3. MENU BOARD (MB DT-46, SEE SIGNAGE PLANS)
4. DRIVE-THRU CANOPY AND ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS)
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. 4" WIDE PAINTED STRIPE AT 45°, 2' O.C. (YELLOW)
7. 5" BOLLARD (SEE DETAIL, SHEET C6.0)
8. DRIVE THRU SENSOR LOOP (SEE DETAILS, SHEET C6.0)
9. 4" WIDE PAINTED SOLID LINE, TYP.
10. CURB CHANNEL (SEE DETAILS, SHEET C6.0)
11. PATIO WALL (SEE WAUSAU TILE PLANS FOR DETAILS)
12. DEPRESSED CURB AND GUTTER
13. CONCRETE SIDEWALK, TYP. (SEE DETAILS, SHEET C6.0)
14. ACCESSIBLE RAMP (SEE DETAILS, SHEET C6.0)
15. TRASH ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
16. PROPOSED CONDUIT WITH PULL BOX FOR POWER AND DATA TO NEW DRIVE THRU EQUIPMENT, CONTRACTOR TO TRENCH AND REPAIR PAVEMENT AS NEEDED FOR CONDUIT INSTALLATION (SEE DETAILS, SHEET C6.0)
17. EXTERIOR 5'X5' CONCRETE PAD FOR GREASE CONTAINER (CONTAINER BY OWNER)
18. PROPOSED LIGHT POLE TO BE RELOCATED
19. EXISTING LIGHT POLE TO REMAIN
20. TRANSITION TO ZERO CURB (SEE DETAILS, SHEET C6.0)
21. ADA PARKING SIGNS (SEE DETAILS, SHEET C6.0)

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
4. REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

DIGGERS HOTLINE (800) 242-8511

NORTH

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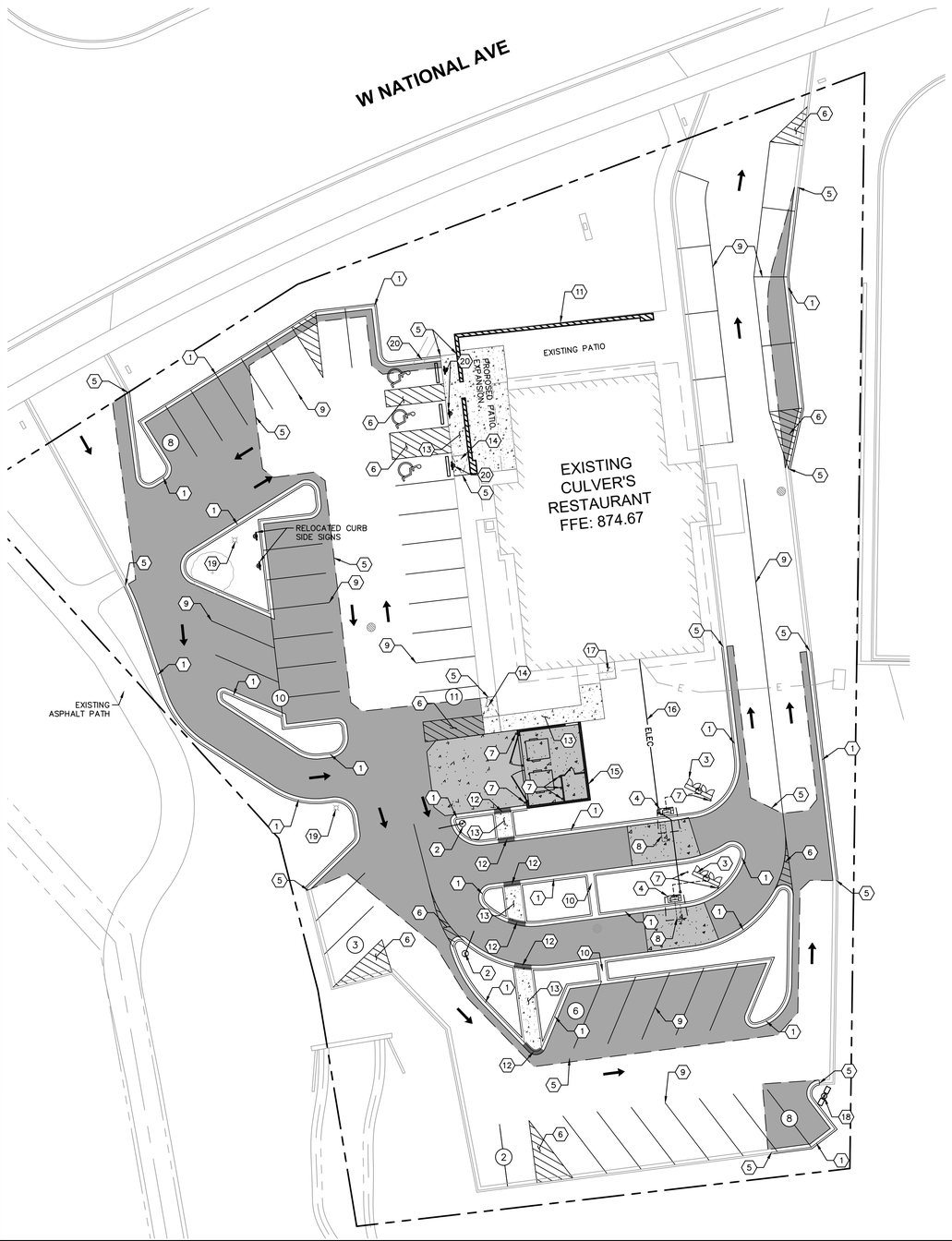

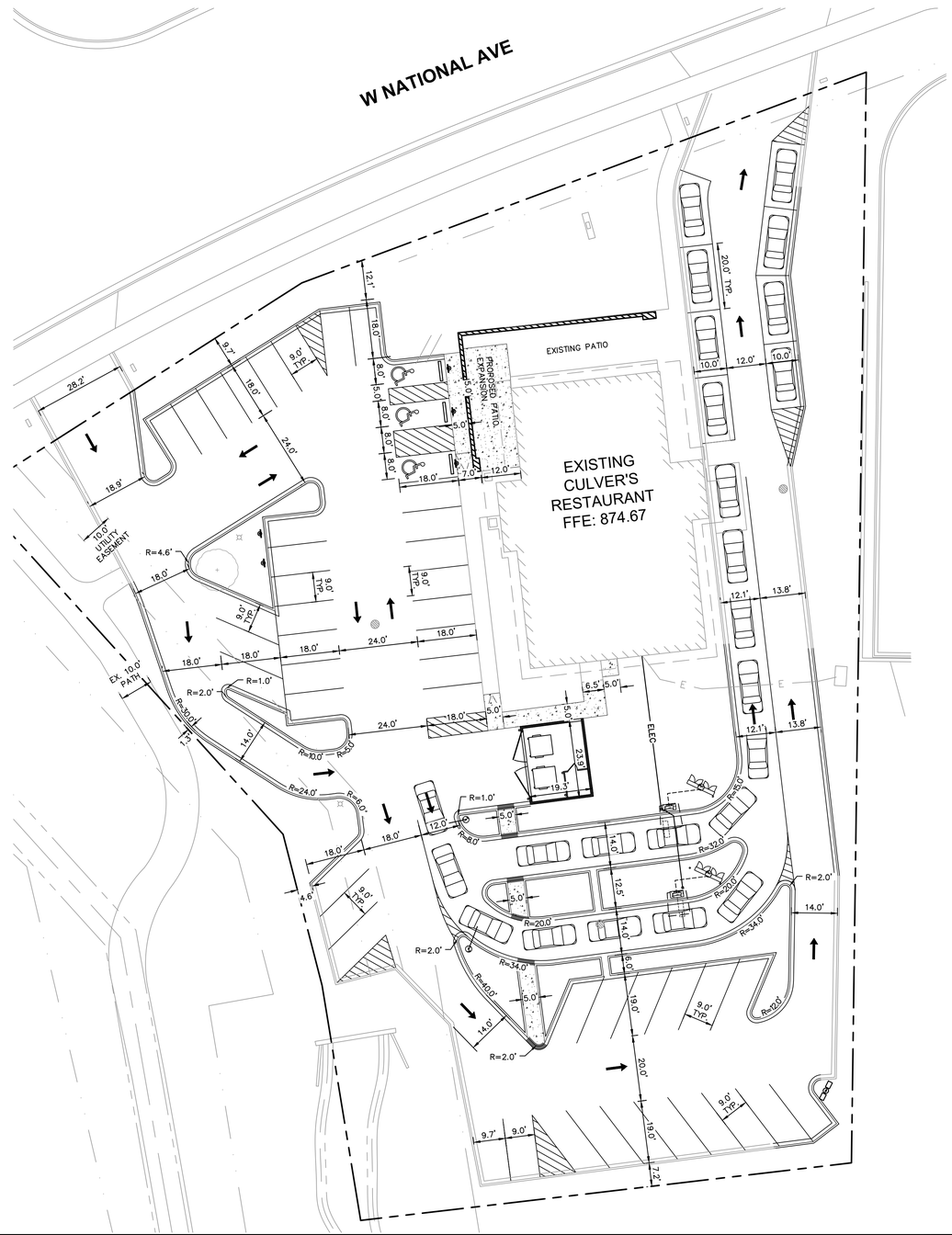

No.	DATE	BY
1	11/21/23	JPM
2	8/2/23	JPM

CITY COMMENTS
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111 WEST JACKSON BLVD. SUITE 1320
CHICAGO, IL 60604
PHONE: 312-757-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

SITE PLAN

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Nov 21, 2023 6:40pm by: Allison.Aldag
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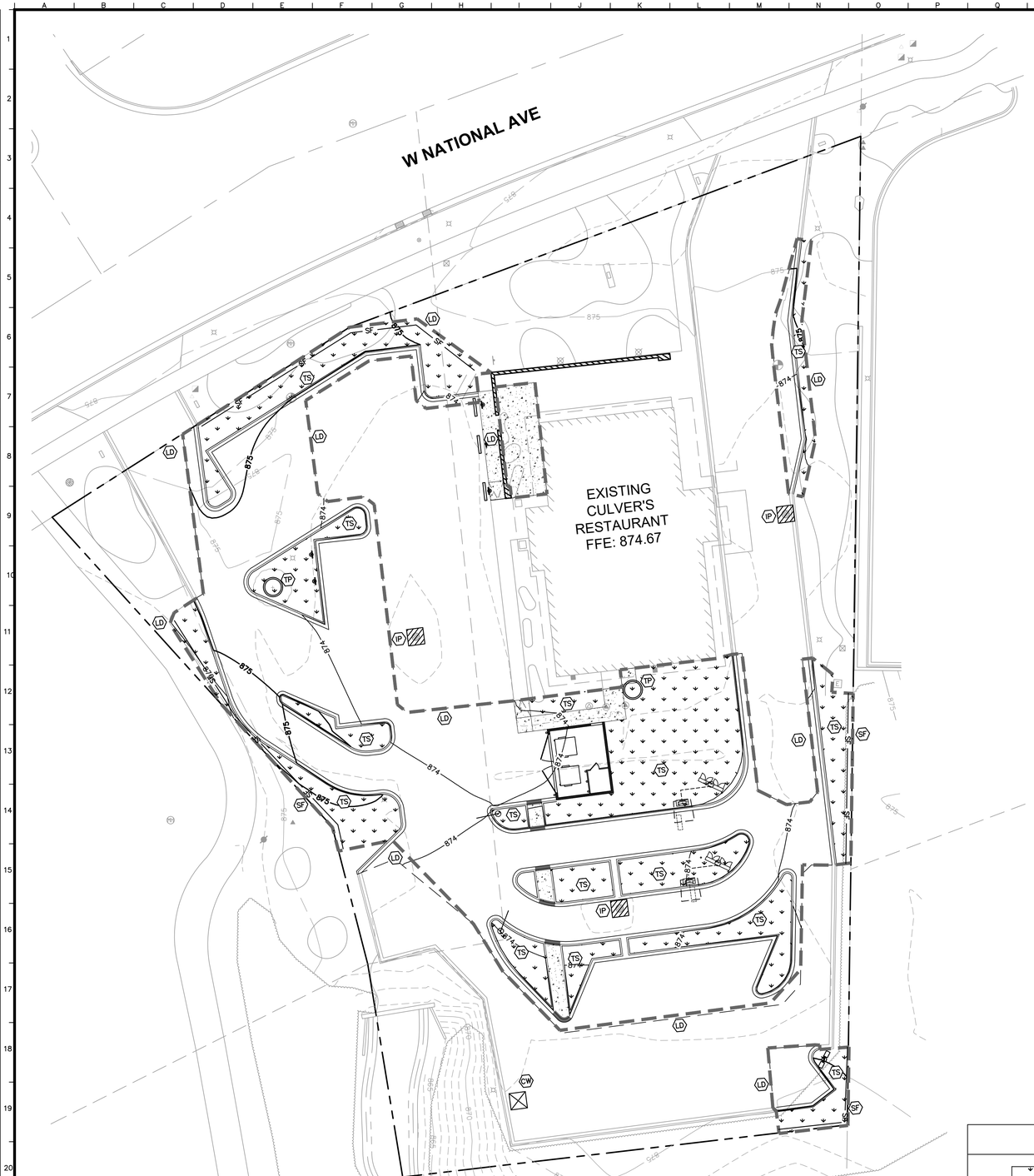

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

LEGEND

	TS — TEMPORARY SEEDING
	IP — INLET PROTECTION (SEE DETAILS, SHEET C5.0)
	CW — CONCRETE WASHOUT (SEE DETAILS, SHEET C5.0) (TO BE DETERMINED BY CONTRACTOR)
SF	SF — SILT FENCE
	LD — LIMITS OF DISTURBANCE
	TP — TREE PROTECTION (SEE DETAILS, SHEET C5.0)
FS	FS — FILTER SOCK (SEE DETAILS, SHEET C5.0)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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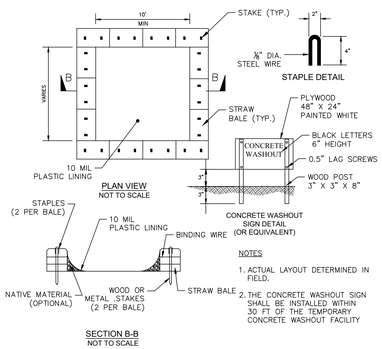
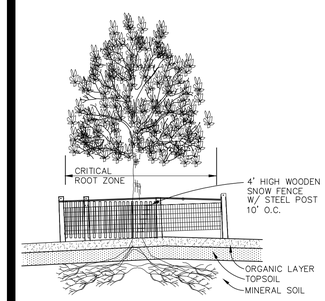


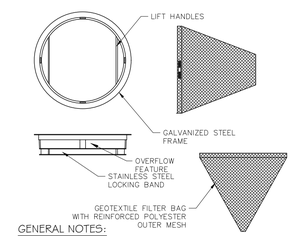
NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT (CW)
N.T.S.



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION (TP)
N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE

INLET PROTECTION (IP)
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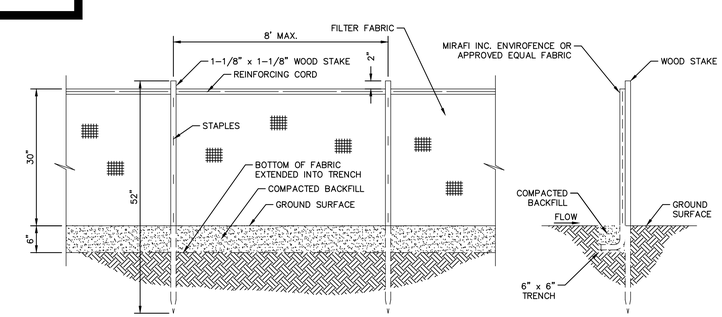

SEDIMENTATION/SILT FENCE (SF)
N.T.S.

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/23	JPM
0	ISSUE FOR PERMIT	8/2/23	JPM

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PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

Culver's Butter Burgers & Frozen Custard

EROSION CONTROL PLAN

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C4.0
20

Drawing name: K:\CHS_LDE\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C4.0 - EROSION CONTROL PLAN.dwg C4.0 Nov 21, 2023 6:41pm by: Allison.Aldag
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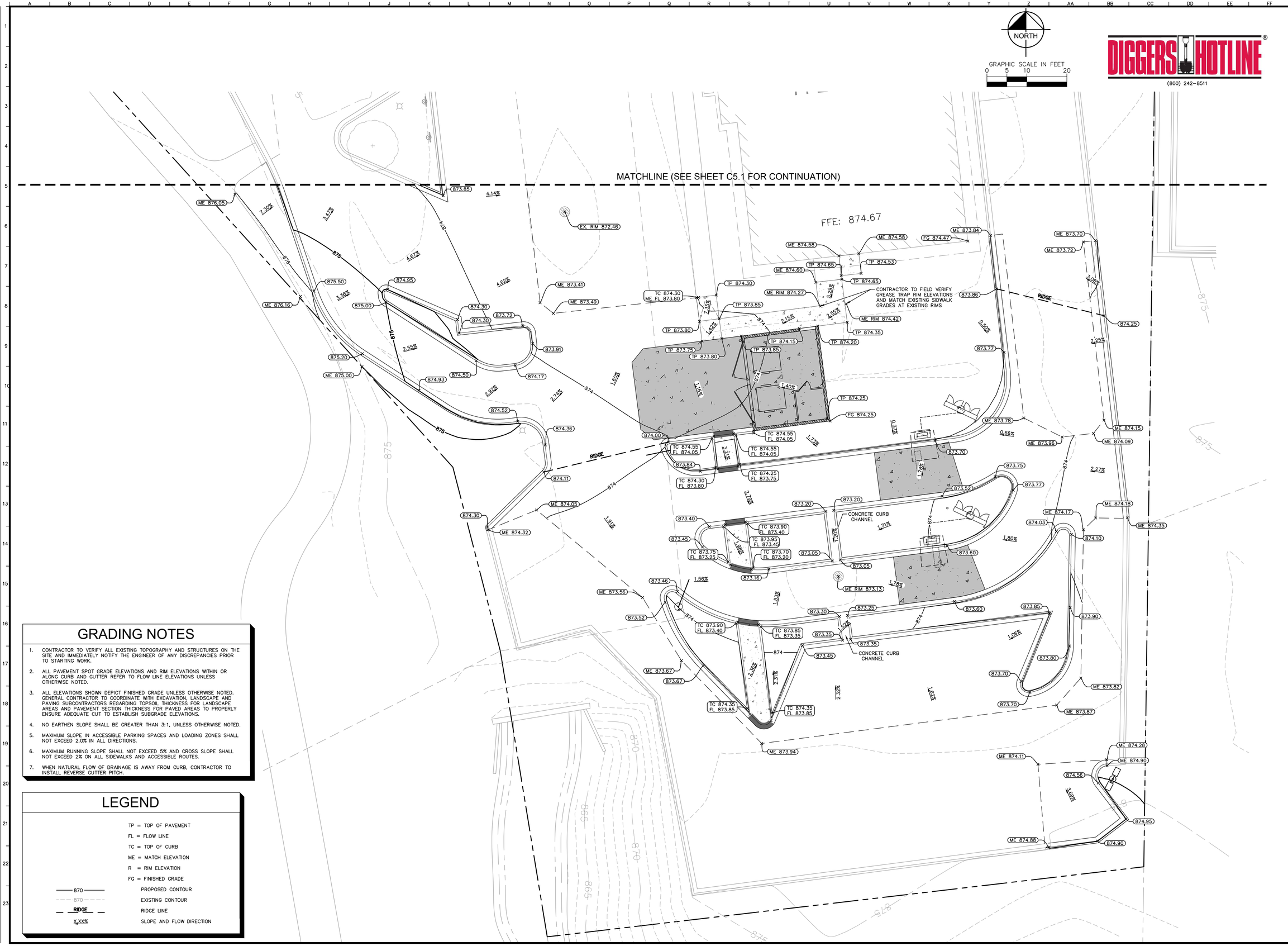

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.

LEGEND

	TP = TOP OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	R = RIM ELEVATION
	FG = FINISHED GRADE
870	PROPOSED CONTOUR
870	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION

No.	REVISIONS	DATE	BY
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2	ISSUE FOR PERMIT	8/2/23	JPM

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PHONE: 312-362-9445
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SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

Culver's
BURGERS, CONCRETS & FROZEN CUSTARD

GRADING PLAN SOUTH

CULVER'S DRIVE-THRU IMPROVEMENTS

14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg C5.0 Nov 21, 2023 6:41pm by: Allison.Alsbg
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870	PROPOSED CONTOUR
870	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION

NORTH

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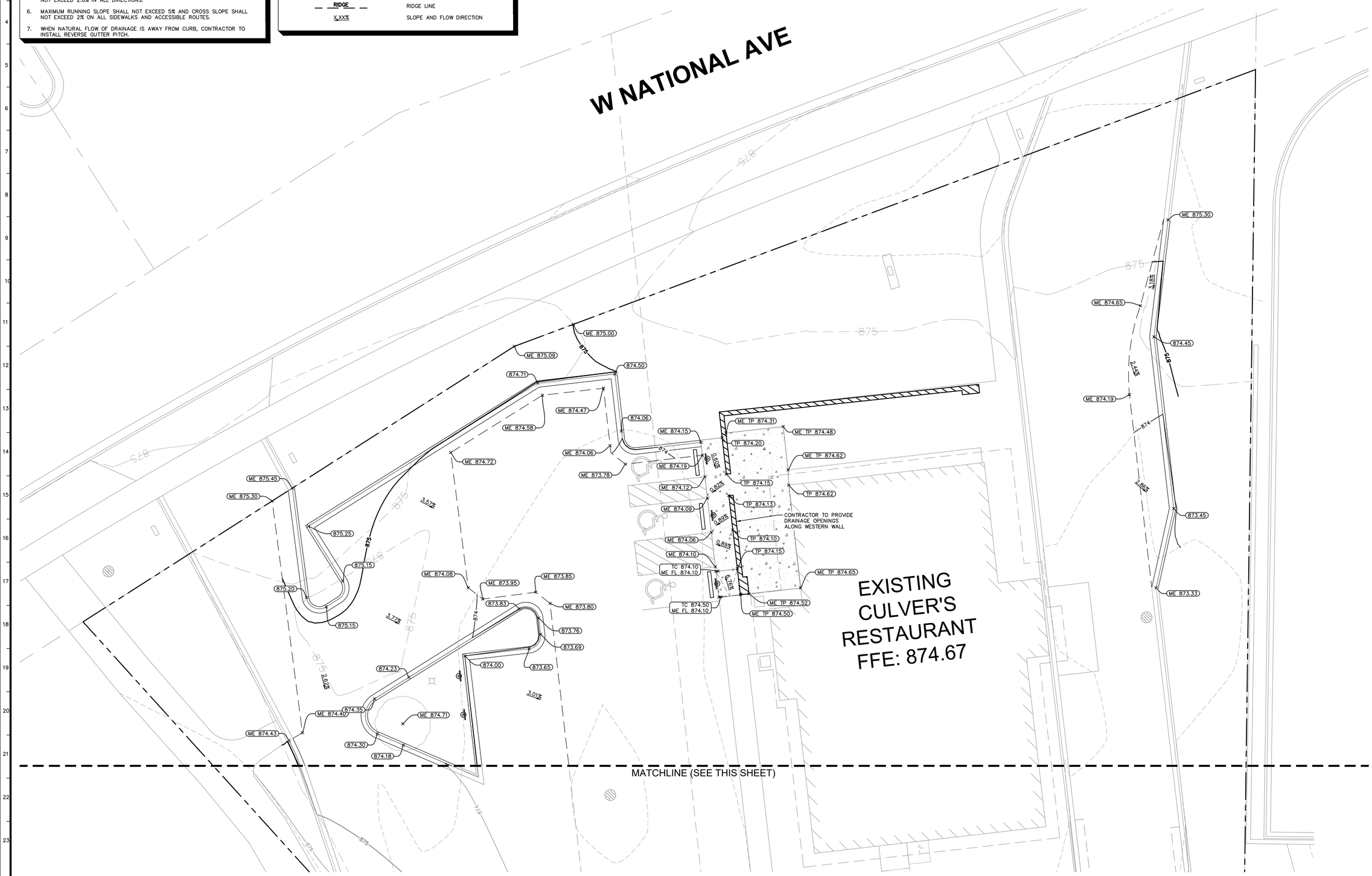

No.	DATE	BY
△	8/2/23	JPM
△	11/21/23	JPM

REVISIONS

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SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

Culver's
BUILT BURGERS & HEAVEN CUSTARD

GRADING PLAN NORTH

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C5.1

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg C5.1 Nov 21, 2023 - 6:41pm by: Allison.Alsbag
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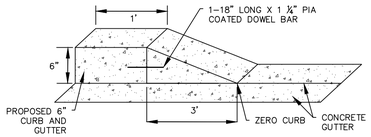
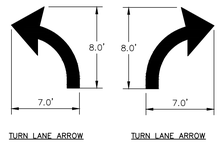
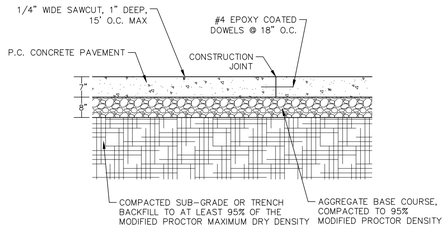


ZERO CURB TRANSITION
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

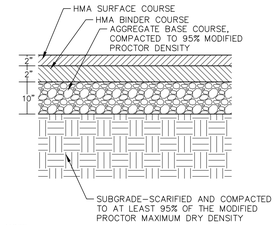
TRAFFIC FLOW ARROW
N.T.S.



NOTE:

PAVEMENT SECTION BASED ON GENERAL UNDERSTANDING OF PROJECT AREA. CONTRACTOR TO INSTALL RECOMMENDED SECTION OR MATCH EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER. GEOTECHNICAL REPORT NOT PROVIDED BY OWNER

HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.



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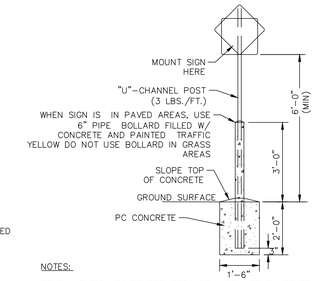
PAVEMENT SECTION BASED ON GENERAL UNDERSTANDING OF PROJECT AREA. CONTRACTOR TO INSTALL RECOMMENDED SECTION OR MATCH EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER. GEOTECHNICAL REPORT NOT PROVIDED BY OWNER

ASPHALT PAVEMENT SECTION
N.T.S. 10/19/20



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.

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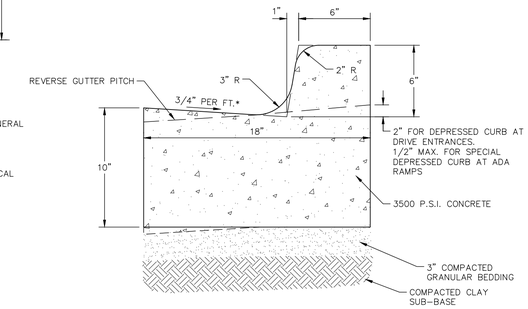
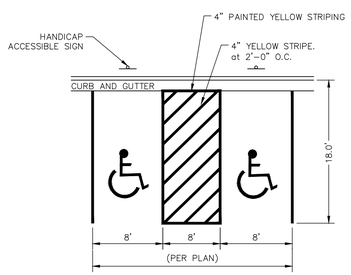


NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

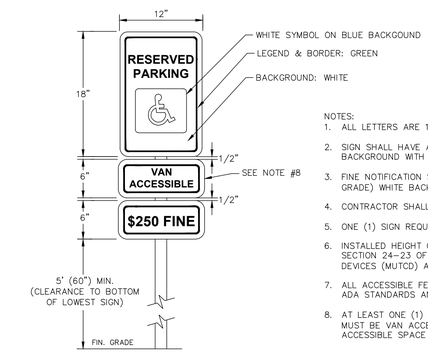
6-INCH CURB & GUTTER
N.T.S.

ACCESSIBLE PARKING SYMBOL
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

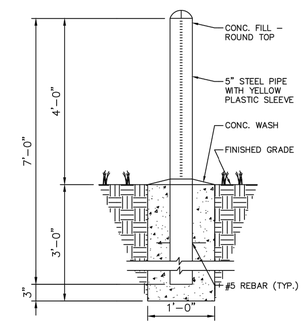
TYPICAL HANDICAP STRIPING
N.T.S.



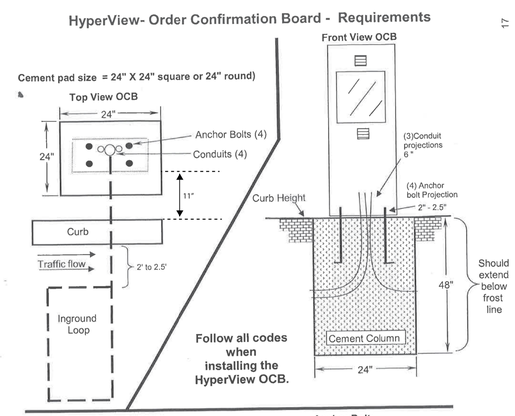
SIGNAGE

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE
N.T.S.

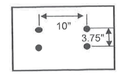


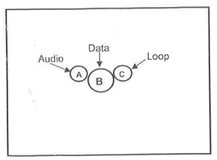
BOLLARD DETAIL
NOT TO SCALE



Conduits Purpose,Sizes (minimum), and Runs:
A = Mic+speaker+ loop conduit - 3/4" to building.
B = Cat 6 direct burial data conduit - 1" to building.
C = Inground loop conduit - 1/2" to loop - (this conduit is supplied with loop).

Anchor Bolt:
Bolt Pattern = **10" X 3.75" CC**
Bolt Size = **1/2"or 5/8" X 16" to 24" L**



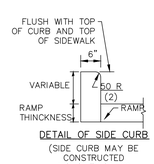


Important !
Keep conduits and anchor bolts centered on cement pad.
Be sure to place the menu board in a position that will not be obstructed by the Order Confirmation Board!

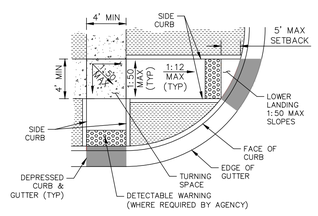
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

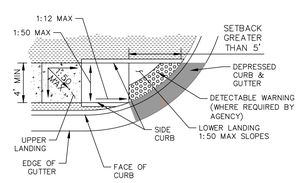
LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



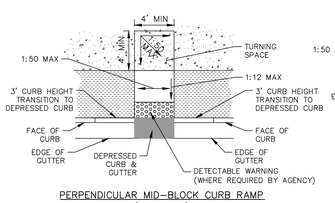
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



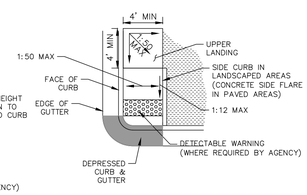
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



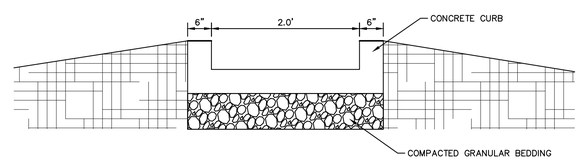
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



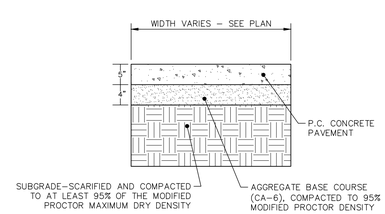
PERPENDICULAR MID-BLOCK CURB RAMP
(OPTION 2)



RAMPS ADJACENT TO PAVEMENT



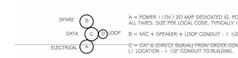
CURB CHANNEL
N.T.S.



NOTES:

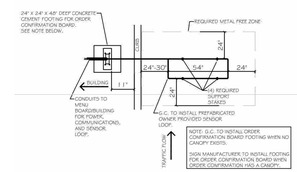
1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.

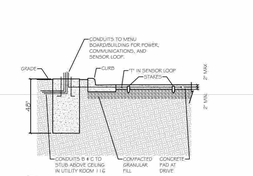


1 E-5 **CONDUIT PURPOSE, SIZE, AND RUN**
SCALE: NTS

2 E-5 **ANCHOR BOLT PATTERN**
SCALE: NTS



3 E-5 **DRIVE-THRU SENSOR LOOP LAYOUT**
SCALE: NTS



4 E-5 **DRIVE-THRU SENSOR LOOP SECTION**
SCALE: NTS

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/23	JPM
2	ISSUE FOR PERMIT	8/2/23	JPM

SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

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111 WEST JACKSON BLVD, SUITE 1200
CHICAGO, IL 60604
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Culver's
BURGERS & FROZEN CUSTARD

CONSTRUCTION DETAILS

CULVER'S DRIVE-THRU IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
C6.0
23

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\C6.0 - CONSTRUCTION DETAILS.dwg C6.0 Nov 21, 2023 6:41pm by: Allison.Aldag
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES						
	CC	1	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2" CAL. MIN.	
	CE	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL. MIN.	
	GA	1	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL. MIN.	
EVERGREEN TREES						
	JF	4	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B		5' HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	CA	6	CEANOTHUS AMERICANUS / NEW JERSEY TEA		SEE PLAN	18" HT. MIN.
	DI	18	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE		SEE PLAN	18" HT. MIN.
	PF	20	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL		SEE PLAN	18" HT. MIN.
	RG	7	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC		SEE PLAN	12" HT. MIN.
	WF	13	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM® RED WEIGELA		SEE PLAN	12" HT. MIN.
ORNAMENTAL GRASSES						
	CK	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	SEE PLAN	
PERENNIALS						
	HC	10	HEMEROCALLIS X 'CHERRY CHEEKS' / CHERRY CHEEKS DAYLILY	1 GAL.	24" O.C.	
	HO	17	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.	24" O.C.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	XN		EXISTING LANDSCAPE TO REMAIN ANY LANDSCAPE DAMAGED, DEAD, AND/OR DYING SHALL BE REPLACED, IN KIND.
	XT		TURF SOD

NOTE: STONE MULCH SHALL BE USED IN ALL AREAS UNLESS OTHERWISE NOTED. STONE SHALL MATCH EXISTING ON SITE. OWNER/OWNER'S REPRESENTATIVE TO VERIFY/CONFIRM.

NOTE: ALL EXISTING LANDSCAPE SHALL REMAIN UNLESS NOTED OR WITHIN LIMITS OF NOTED DISTURBANCE. SEE DEMO PLANS FOR TREES TO BE REMOVED. ANY LANDSCAPE DAMAGED, DEAD AND OR DYING NOT NOTED SHALL BE REPLACED IN KIND.

No.	REVISIONS	DATE	BY
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2	ISSUE FOR PERMIT	8/2/23	JPM

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SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

Culver's FROZEN CUSTARD & HANDMADE BURGERS

LANDSCAPE PLAN

CULVER'S DRIVE-THRU IMPROVEMENTS

14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDE\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 Nov 22, 2023 11:21am by: Chad.Gradson
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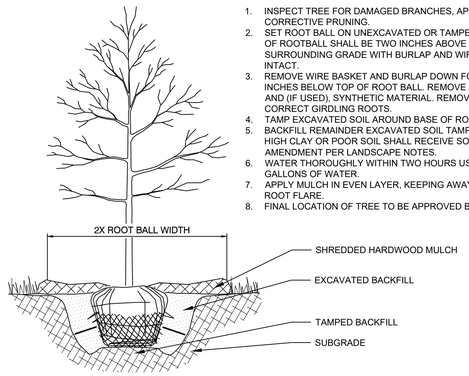
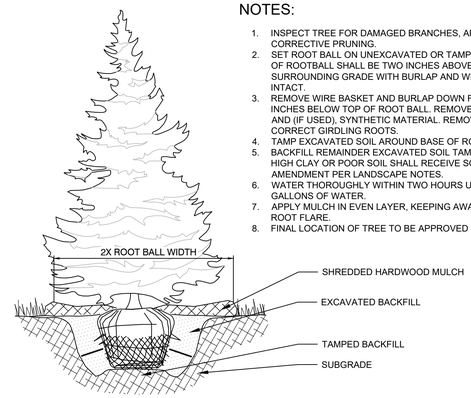


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

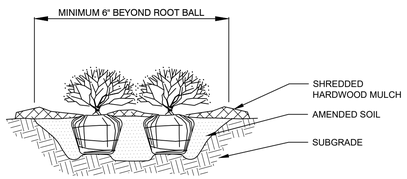


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

2 EVERGREEN TREE PLANTING

NTS

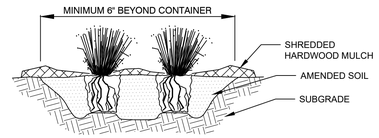


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

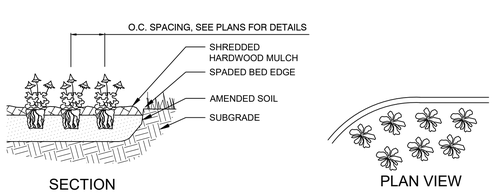
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

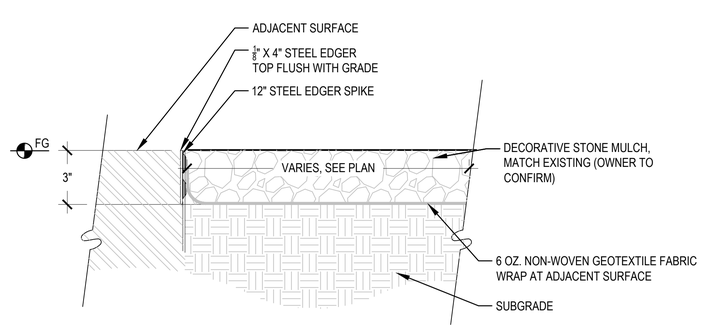
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS



6 STONE MULCH

3" = 1'-0"

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No.	REVISIONS	DATE	BY
1	CITY COMMENTS	11/21/23	JPM
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SCALE: AS NOTED
DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

Culver's — Butter Burgers & Frozen Custard

LANDSCAPE NOTES & DETAILS

CULVER'S DRIVE-THRU IMPROVEMENTS

14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE: 8/2/2023
KHA PROJECT NO. 168971015
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L2.0

Drawing name: K:\CHS_LDEV\168971015_Culvers_New Berlin_WI\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L2.0 Nov 22, 2023 11:21am by: Chad.Gholson
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STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Ryan Janssen, Ryan's Buying LLC / Theofila Estates Subdivision Preliminary Plat**
LOCATION:	**5751 S. Sunny Slope Road (Tax Key #: 1289.994.002)**
REQUEST:	**Approval of the Theofila Estates Subdivision Preliminary Plat for the property located at 5751 S. Sunny Slope Road (Tax Key #: 1289.994.002).**
REVIEW SCHEDULE:	**Preliminary Plat Received: 10/20/2023** **Completeness Determination: 10/23/2023** **90-day time limit expires: 1/18/2024** **15-day extension: 2/2/2024** **Final Common Council Action (expected): 1/23/2024**
D.R.C. RECOMMENDATION:	**Recommend to Common Council adoption of a resolution approving the Theofila Estates Subdivision Preliminary Plat for the property located at 5751 S. Sunny Slope Road (Tax Key #: 1289.994.002), subject to the application, plans on file and the following conditions:**

1. **Planning:**
   a. **Plat:**
      i. **Satisfaction of all the conditions outlined in the Letter of No Objection by Waukesha County Park and Land Use Department is required.**
      ii. **Satisfaction of all the conditions outlined in the Letter of No Objection by the Department of Administration is required.**
      iii. **A Development Agreement shall be approved by the Board of Public Works and Common Council prior to the start of construction.**
      iv. **Applicant shall correct all drafting errors and requested changes identified by Staff on the Final Plat prior to the City signing.**
      v. **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.**
      vi. **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.**
      vii. **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.**
      viii. **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 outlot.**

1. **Define maintenance of the paved paths by the HOA.**

ix. **Payment of $25,188.80 ($1,937.60/lot x 13 lots = $25,188.80) in Public Site and Open Space Fees required prior to the City of New Berlin signing the Final Plat.**

x. **Right-of-way widths shall be a minimum of 60 feet for public streets. Per §275-33D(18): "In the R-6 District, the Plan Commission and Common Council may approve sixty-foot right-of-way widths where determined acceptable by DCD." A resolution is required.**

xi. **Per CSM 12457, Outlot status on this parcel may be removed after Red Fox Rd is extended and City sewer and water is provided to these proposed parcels.**

xii. **A note shall be placed on the Final Plat stating "A park complex with lighting, ball fields, and a variety of other activities is planned to be located adjacent to the subdivision".**

xiii. **Within Red Fox Crossing Subdivision, "Fox Trail Court" shall be named "Red Fox Road".**

xiv. **"Red Fox Road" shall be named "Theofila Court".**

xv. **Natural Gas Pipeline shall be shown on the plat. Pipeline found on lot 12 is not shown on the plans.**

b. **Civil Plans:**

i. **Applicant shall provide perimeter screening along Sunny Slope Road in accordance with §275-41B(6).**

1. **Approval of the Landscaping Plan (for the berms along Sunny Slope Road) and payment of all installation and maintenance sureties is required prior to the City signing the Development Agreement. Landscape plans shall meet the requirements of §275-53 through §275-56.**

2. **Engineering:**

a. **Plat**

i. **North of the subdivision, Red Fox Rd is labeled as Fox Trail Ct. This shall be changed to Red Fox Rd.**

ii. **Show the vision corner easements at the intersection of Norbert Court and Red Fox Road.**

iii. **Label the easement between lots 3 and 4 as 20 ft Wide Private Storm and Drainage Easement.**

iv. **Extend a 30 ft Public Sanitary Sewer Easement along the proposed sanitary sewer along the south side of Lot 5.**

v. **Rename the 40 ft Wide Utility Easement between lots 5 and 6 to 40 ft Wide Public Utility and Pedestrian Easement.**

vi. **Remove utility linework from the plat.**

vii. **At the connection to the existing right-of-way, the width of the proposed right-of-way is shown as 33 ft each side of centerline. This shall be revised to 30 ft each side of centerline.**

viii. **A note shall be added stating: "There shall be no direct vehicular ingress or egress between Sunny Slope Road and Outlot 1 in this subdivision. It is being expressly**

intended that this restriction shall constitute a restriction for the benefit of the public according to Section 236.293 of the Wisconsin Statutes and shall be enforced by the City of New Berlin."

ix. A note shall be added stating: "Private Drainage Easements are established to provide for the unobstructed flow of stormwater runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free from any obstructions that may restrict flow."

x. A note shall be added stating: "Tree Preservation Easement Restrictions Lots 1, 12, & 13:

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 permeant 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 replanting in accordance with the City's Tree Replacement Policy noted in 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 stump size, regardless of the species or quality of the original tree."**

b. Civil Plans:

i. On page 1, the north south roadway is labeled as Theofila Court, whereas the plan names this roadway as Red Fox Road.

ii. Show the vision corner easements on the plan set.

iii. The radius of the neck of the cul-de-sac shall be 40' as measured to the flange of the curb and gutter.

iv. The 40' Utility Easement shall be labeled as 40' Public Utility and Pedestrian Easement.

v. § 275-57F requires driveways on local streets to be located a minimum of 100' from the intersecting right-of-way on the two streets. The driveways on lots 1, 2, 8, and 14 are shown too close to the intersection.

vi. On lot 1, a significant amount of runoff drains from the north. To better define a swale behind the house the northwest corner of the building may not allow for an exposure, and the southwest corner may only allow for a partial exposure. This flow shall be more channelized toward the west drainage swale.

vii. Provide proposed culvert sizes for the temporary culverts associated with the temporary access to Sunny Slope Rd.

viii. **Add a note to the Erosion Control Plan stating; "Temporary access shall be completely removed following roadway base course placement and prior to the issuing of the Final Plat."**

ix. **Show storm sewer main crossings on sanitary and water main plan and profile sheets.**

x. **An outside drop connection is required at the sanitary sewer connection to existing MH 101.**

xi. **Provide details for hydrant assemblies, storm manholes, sanitary manholes, behind the curb storm water collector mains and manholes.**

xii. **Provide plan and profile for the path along Sunny Slope Rd.**

xiii. **The rate of vertical curvature shall be based on a design speed of 30 mph. The rate of vertical curvature (K) at the connection the existing Red Fox Road is less than 37.**

3. **Stormwater:**
   a. **Plat:**
      i. **Change bearing on South Line to read S--W instead of N—E.**
      ii. **Plat line work meets closure criteria.**
   b. **WDNR NOI is required.**
   c. **MMSD Chapter 13 approval is required.**
   d. **SWMP Maintenance Agreement is required; Submit signed SWMA for City routing and we will notify you when completed so that you can record at the County. The City will swap out the certification page with the correct City Clerk.**
   e. **AsBuilt plans of the Stormwater Management facilities are required per DH 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 Occupancy.**
   f. **Along the north side of lot 1, recommend a berm along the border with Red Fox. If not there should be a swale to effectively divert any overflow from their inlet.**
   g. **Concerned with the overflow spillway directed to the south rather than the Sunny Slope Road swale.**
   h. **Provide storm sewer drainage areas and sizing calculations.**
4. **Utilities:**
   a. **Sewer:**
      i. **A sewer plug must be installed at connection to existing manhole and can only be removed after final punch list approval per NB Spec: 3.1.3.1.5.**
      ii. **Some type of driveway must be provided to MH #1 and MH #2 to have access to maintain.**
   b. **Water:**
      i. **Ensure water and sewer laterals are in grass areas of properties. Should not be in or near driveways.**

<u>DETAILS IN ATTACHED STAFF REPORT:</u>

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

Meeting of January 8, 2024

Ryan Janssen, Ryan's Buying LLC / Theofila Estates Subdivision Preliminary Plat
5751 S. Sunny Slope Road (Tax Key #: 1289.994.002)

DATE STAFF REPORT PREPARED: November 3, 2023

APPLICANT / OWNER(S): Ryan Janssen, Ryan's Buying LLC / Theofila C Krokowski Living Trust

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting approval of the Theofila Estates Subdivision Preliminary Plat for the property located at 5751 S. Sunny Slope Road (Tax Key #: 1289.994.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 10/20/23

DATE OF COMPLETENESS DETERMINATION: 10/23/23

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 6/16/23, 9/20/23, 11/29/23 and several phone calls and emails exchanged.
Plan Commission Site Visit(s): 8/1/23

CONCEPTUAL PLAN: Yes, a preliminary plat is attached.

SIZE OF DEVELOPMENT / PARCEL(S): 17.39 acres

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

CURRENT LAND USE: Farmland

PROPOSED ZONING: N/A

PROPOSED LAND USE: Single-family residential subdivision

PROPOSED LOT SIZES: 14 lots averaging 28,090 SF in lot area. Minimum lot area is 25,000 SF.

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 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): Yes, the lots meet the requirements in §275-33B(7).

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

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes, see attached preliminary plat.
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 within the outlot.
Wetland On Property: Wetlands have been registered on the City's Zoning Map, see file # WD-2301607. 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
  - 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"
  - *"Better bicycle and pedestrian trail linkages between residential subdivisions and other subdivisions, parks, schools, libraries and commercial nodes."*
- The Comprehensive Plan, Chapter 6, Section "Polices for multi-modal transportation"
  - *"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 plat.
Wildlife Habitat Protection: N/A
Wildlife Management Plan: An Endangered Resources review will be completed on the property prior to the City signing the Development Agreement.

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map, see file # WD-2301607. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023. Existing trees along the west property line will be preserved within the outlot as noted in the conditions.

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: 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 is not required since it doesn't meet the threshold. Per §275-58C(2)(a), a TIA is required for any subdivision or multifamily residential development with 40 or more dwelling units. The subdivision plat includes 14 lots.

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): Yes, preliminary plat emailed to the school district. No comments have been received.

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.

- **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 (See File #: RZ-2001475)
- **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.
- **10/2/2023** Plan Commission held a public hearing on the rezoning (See File #: RZ-2301341)

- **11/6/2023** Plan Commission recommend to Common Council adoption of an Ordinance to approve the rezoning.
- **11/14/2023** Common Council adoption of Ordinance 2686 to approve the rezoning.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

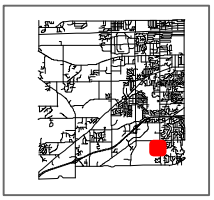
1. The applicant is proposing a 14-lot subdivision on 17.39 acres.
2. Waukesha County has reviewed and provided comments on the preliminary plat.
3. The State has reviewed and provided comments on the preliminary plat.
4. The site visit was held with the Plan Commission and general public on August 1, 2023. §235-15 of the City of New Berlin Subdivision Code allows the owner to voluntarily invite the Plan Commission, Department of Community Development staff, members of the Common Council and abutting neighbors to visit the site prior to the filing of a preliminary plat. This allows attendees the opportunity to see the area of the proposed subdivision in person, ask any questions they may have and visualize the proposal first hand.
5. 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.
6. A meeting with the Red Fox HOA was held on November 29, 2023. Neighbors were able to ask the applicant questions about the project.
7. Wetlands have been registered on the City's Zoning Map, see file # WD-2301607. Wetlands were field delineated by Heartland Ecological Services on May 11, 2023.
8. A park complex with lighting, ball fields, and a variety of other activities is planned to be located adjacent to the subdivision.

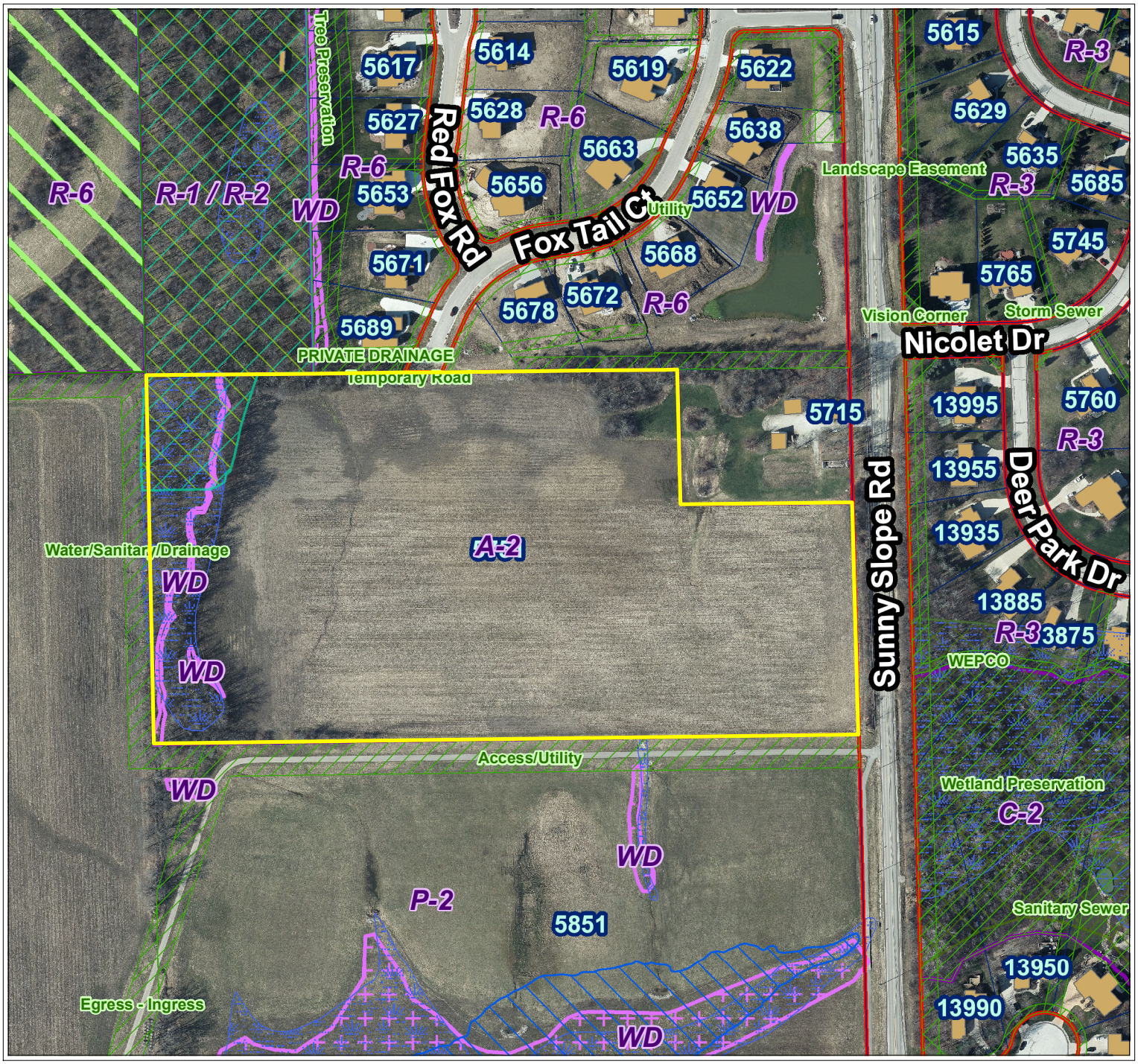
STAFF RECOMMENDATION: Recommend to Common Council adoption of a resolution approving the Theofila Estates Subdivision Preliminary Plat for the property located at 5751 S. Sunny Slope Road (Tax Key #: 1289.994.002), subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Preliminary Plat
Construction Plans

City of New Berlin
Community Development

SP-2302092
Theofila Estates Preliminary Plat
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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- 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

N

0 95 190 Feet

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Map Printed: 12/27/2023 10:39:07 AM

PRELIMINARY PLAT
THEOFILIA ESTATES

LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST. CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER/DEVELOPER:
JANSSEN BRUCKNER, LLC
RYAN JANSSEN
PO BOX 277,
EAGLE, WI 53119

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN DR. SUITE 300
BROOKFIELD, WI 53045

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
111 W. 2ND ST.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
- CITY OF NEW BERLIN
- WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
- WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
SUBDIVISION AREA (SITE) = 17.39 ACRES

PROPOSED DEVELOPMENT = 14 LOTS

DENSITY = 14 LOTS/17.24 ACRES (DEVOPABLE AREA) = 0.81 UNITS/ACRE
(EXCLUDES WETLANDS)

ROAD LENGTH

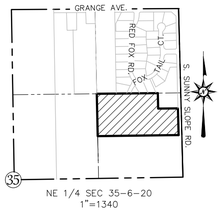
–TOTAL ROAD LENGTH = 790' LF (56.42 LF/LOT)

ZONING DATA
- R–6

DESIGN CRITERIA
LOT AREA = 25,000 S.F. (MIN)
LOT WIDTH = 110' (TYPICAL)
130' (CORNER LOT)

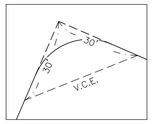
BUILDING SETBACKS (SEE SHEET 2, LOT 2 FOR DETAIL)
- STREET = 30'
- SIDE = 10'
- REAR = 25'
- WETLAND = 30'

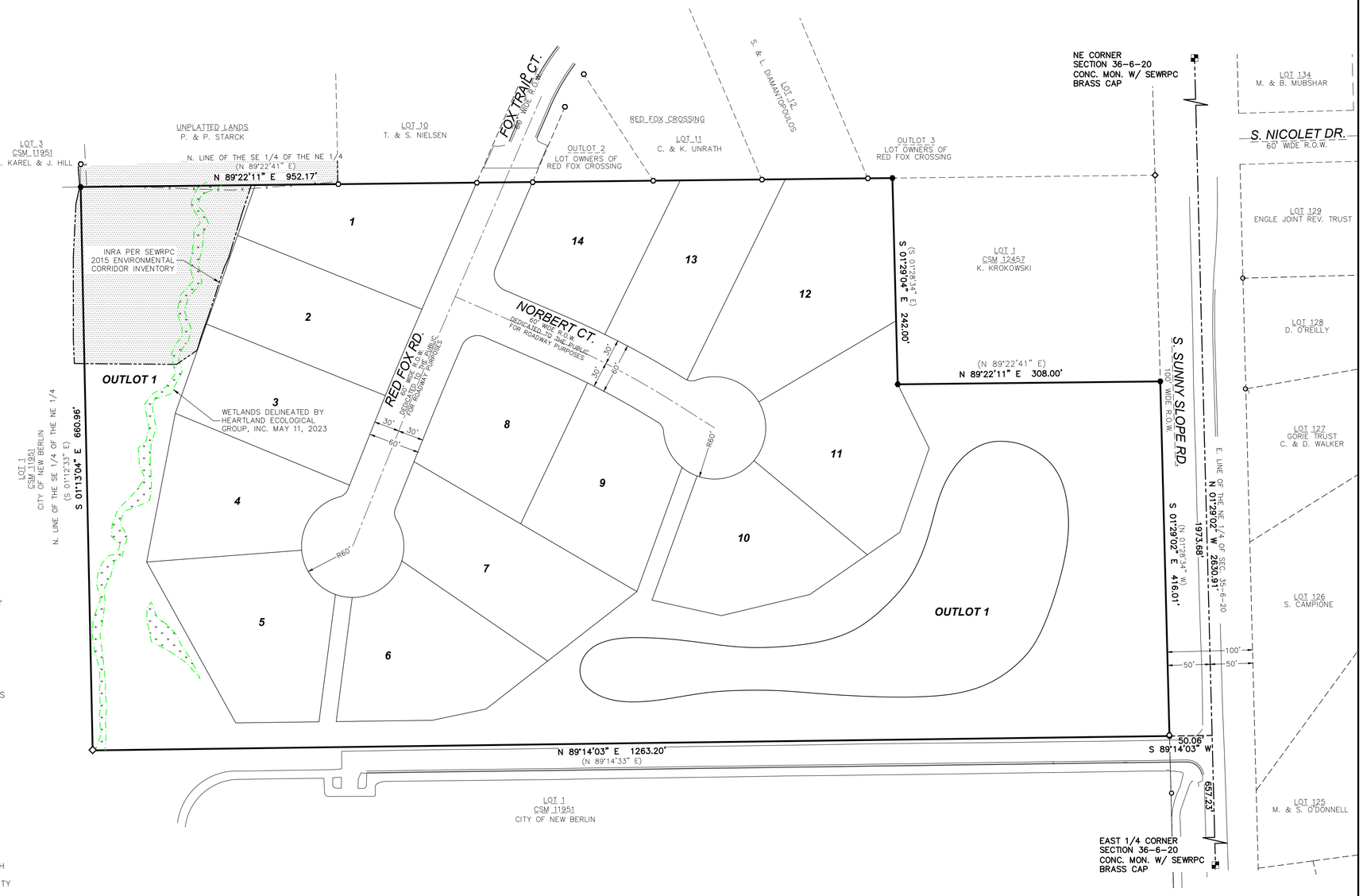
VICINITY MAP



LOT #	LOT WIDTH AT BASE OF SETBACK	LOT DEPTH
1	149	241
2	110	229
3	113	224
4	114	176
5	110	168
6	110	186
7	124	261
8	169/151	177
9	158	184
10	110	156
11	110	192
12	110	301
13	110	224
14	150/142	160

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





NOTES:

- PARCEL ADDRESS SUNNY SLOPE RD. (TAX KEY: NBC 1289994002.)
- TITLE COMMITMENT PROVIDED PREPARED BY PRISM TITLE MIDWEST, COMMITMENT No. PM–031467–23.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20233715446, 20233715453, 202333715522, 20233715524, 20233715553, 20233715556.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
- 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.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT AND OPEN SPACE.
- CONTOURS WITHIN SUBJECT PARCEL AND SOILS SHOWN ARE PER WAUKESHA COUNTY GIS.
- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT 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.
- A PARK COMPLEX WITH LIGHTING, BALL FIELDS, AND A VARIETY OF OTHER ACTIVITIES IS PLANNED TO BE LOCATED ADJACENT TO THE SUBDIVISION.

WETLAND/ISOLATED NATURAL RESOURCES (INRA) RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLAND AND INRA AREA ON PAGE ____ OF _____ ON THIS SUBDIVISION PLAT/CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. 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.

2. 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 WETLAND/ISOLATED NATURAL RESOURCE AREA (INRA) 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.

3. 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.

4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.

5. 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.

6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

WISCONSIN
JOHN DOWNING
S-2939
KONIA, WI
LAND SURVEYOR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND COMPLY WITH THE PROVISIONS OF CHAPTER 18.400 CITY OF NEW BERLIN AND OF CHAPTER 236 OF THE WISCONSIN STATUTES.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S–2939

LEGEND

SECTION CORNER MONUMENT	UTILITY PED
FOUND 3/4 REBAR" OR NOTED	TV PED
FOUND 1" IRON PIPE OR NOTED	ELECTRIC PED
SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.	UTILITY POLE
FOUND IRON ROD	OVERHEAD UTILITY
STORM MANHOLE	UNDERGROUND FIBER
SANITARY MANHOLE	UNDERGROUND GAS
MANHOLE	GAS PER PLAN
CURB INLET	EXISTING SPOT GRADE
FIELD INLET	CONTOUR PER GIS
WATER VALVE	EXISTING CONTOUR
HYDRANT	WIRE FENCE
CMOP CULVERT	WETLANDS
SANITARY SEWER	INRA
STORM SEWER	MARKER POST OR NOTED SIGN
SOIL	RECORD DIMENSION
SOIL TYPE	WETLANDS
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER

0' 80' 160'
1 INCH = 80 FEET

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTUM, SOUTH ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 35–6–20 MEASURED AS N 01°29'04" W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

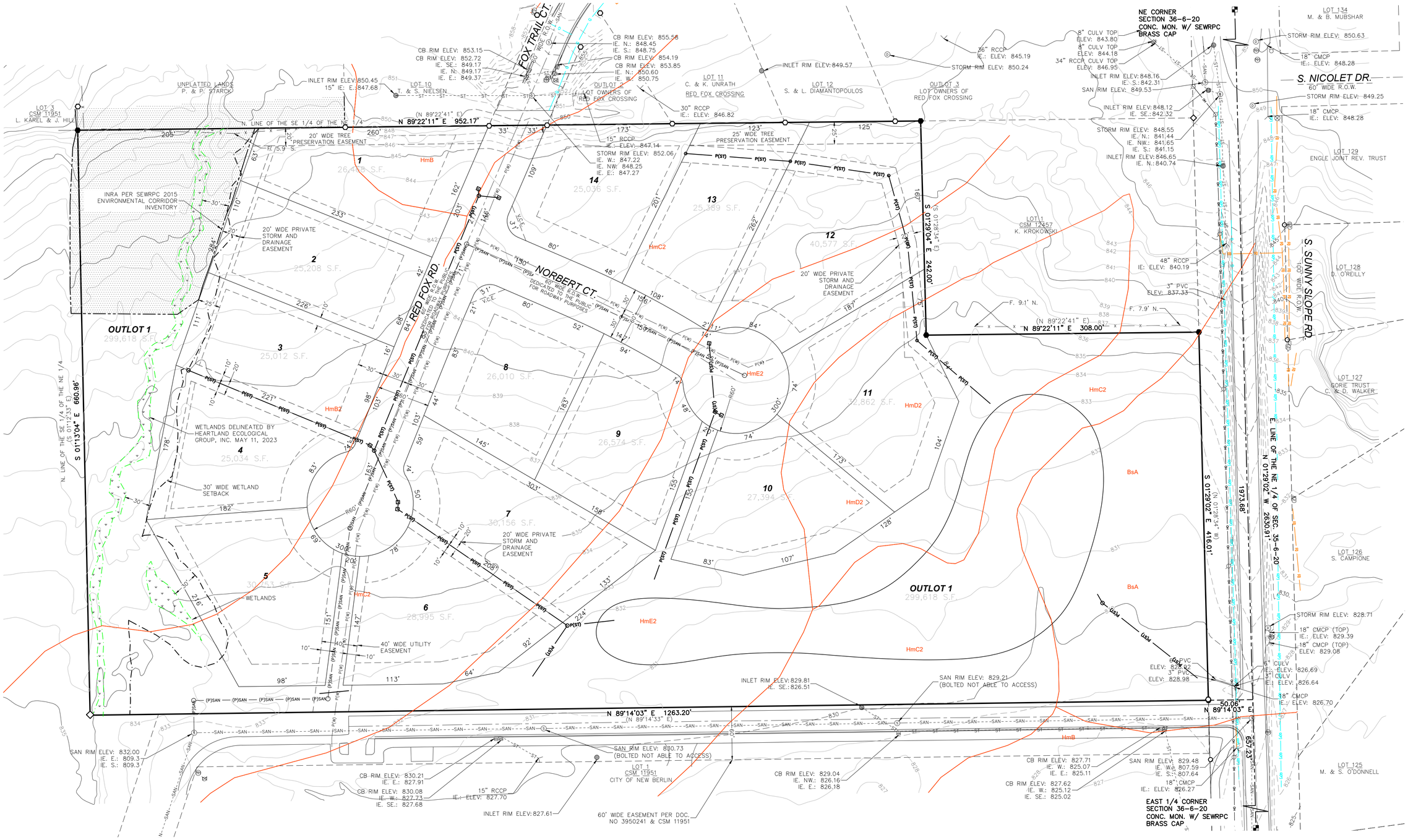
LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

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

REV:12/06/2023
10/18/2023
PROJ. NO: 23152
SHEET 1 OF 2

THEOFILA ESTATES

LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST. CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



WISCONSIN JOHN DOWNING S-2939 IRONIA, WI LAND SURVEYOR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND COMPLY WITH THE PROVISIONS OF CHAPTER 18.400 CITY OF NEW BERLIN AND OF CHAPTER 236 OF THE WISCONSIN STATUTES.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

LandTech SURVEYING

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

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

0' 60' 120'
1 INCH = 60 FEET

PROJ. NO: 23152
SHEET 2 OF 2

THEOFILA

SINGLE FAMILY RESIDENTIAL SUBDIVISION

SITE DEVELOPMENT PLANS

CITY OF NEW BERLIN, WISCONSIN

GENERAL NOTES

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

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

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

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800–242–8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS–BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

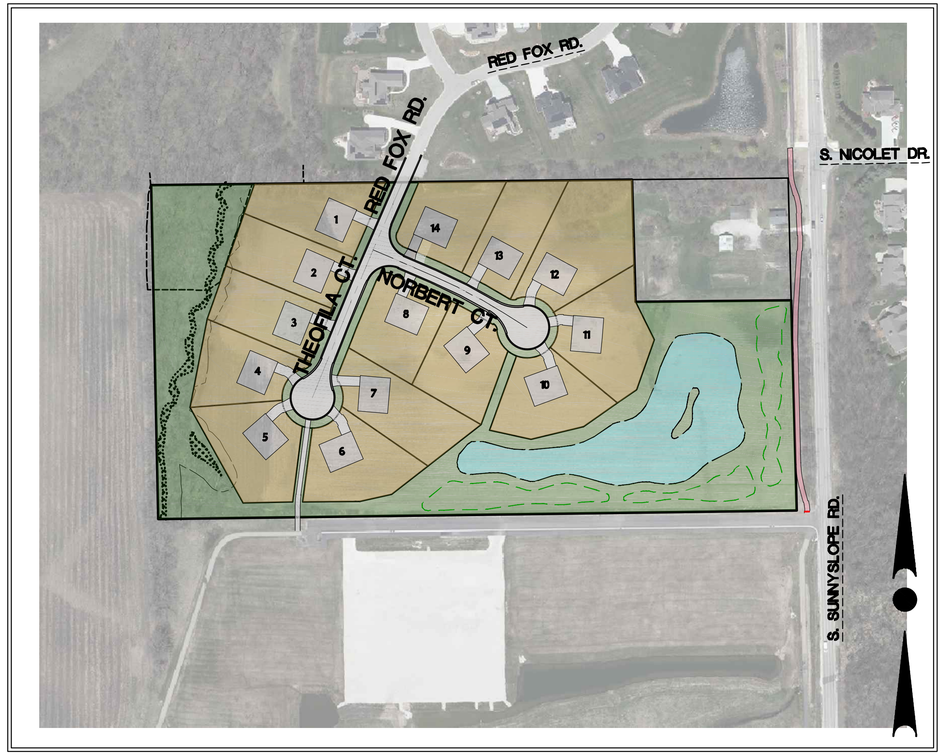
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

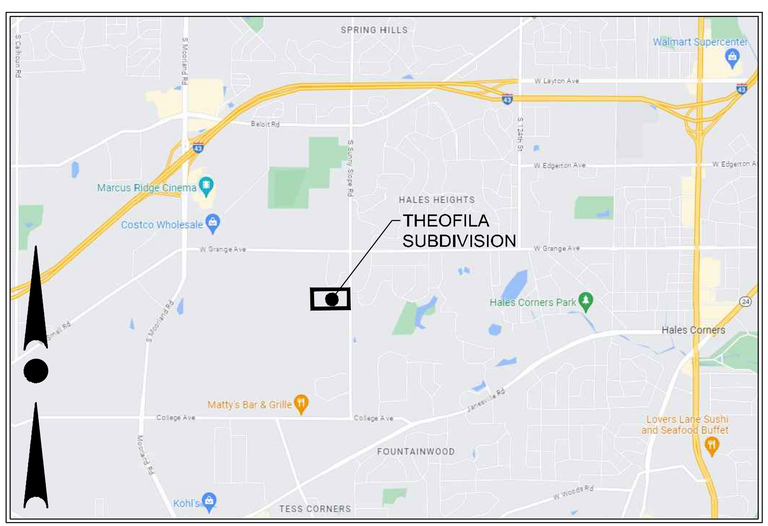
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF NEW BERLIN.

12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



SITE PLAN

SCALE: 1" = 150'



LOCATION MAP

NOT TO SCALE

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

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

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

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C1.0	–	PROPOSED SITE PLAN
C2.0	–	MASTER GRADING PLAN
C3.0	–	EROSION CONTROL PLANS
C4.0	–	SANITARY AND WATER SYSTEM PLAN
C4.1–4.3	–	SANITARY AND WATER PLANS
C5.0	–	OVERALL STORM SEWER PLAN
C5.1–5.2	–	ROADWAY PLAN & PROFILE
EX1	–	VICINITY MAP
EX2	–	NATURAL RESOURCE AND PRESERVATION MAP
EX3	–	TRANSPORTATION PLAN

WISCONSIN PROFESSIONAL ENGINEER
DANIEL SCHEER
E-48207
FORT ATKINSON, WI

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

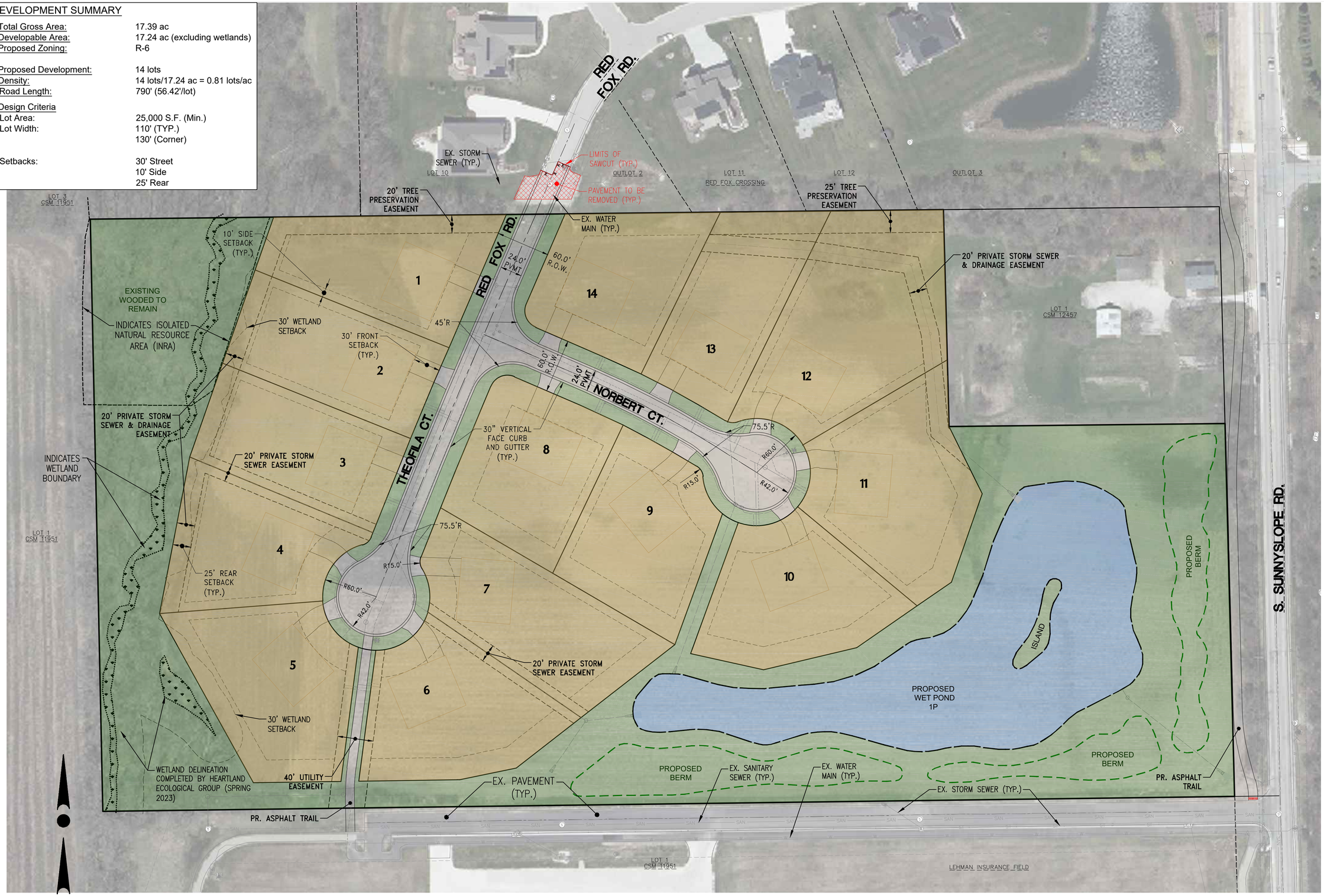
DESCRIPTION:
COVER SHEET

SHEET
T1

X:\2023\23-041-1124 THEOFILA – NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_COVER AND DETAILS_22X34.DWG

DEVELOPMENT SUMMARY

- Total Gross Area:	17.39 ac
- Developable Area:	17.24 ac (excluding wetlands)
- Proposed Zoning:	R-6
- Proposed Development:	14 lots
- Density:	14 lots/17.24 ac = 0.81 lots/ac
- Road Length:	790' (56.42'/lot)
- Design Criteria	
Lot Area:	25,000 S.F. (Min.)
Lot Width:	110' (TYP.)
	130' (Corner)
Setbacks:	30' Street
	10' Side
	25' Rear



0 25 50 100
SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

WISCONSIN DANIEL J. SCHMIDT E-48207 FORT ATKINSON, WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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CITY OF NEW BERLIN, WISCONSIN
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DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.0

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SITE PLANS_22X34.DWG

WET POND 1P
N.W.L. – 828.50
BOTTOM – 823.50
TOP OF BERM – 833.00
SPILLWAY – 832.00
100-YR – 831.04
10-YR – 829.71
2-YR – 829.17
1-YR – 829.04

LEGEND:

995	– EXISTING CONTOUR
995	– PROPOSED CONTOUR
× 995.0	– PROPOSED SPOT ELEVATION
←	– PROPOSED FLOW ARROW
FG 995.0	– PROPOSED YARD GRADE
EXP 986.0	– PROPOSED EXPOSURE GRADE
	– SOIL BORING LOCATION

0 25 50 100

SCALE: 1" = 50' (22"X34")

SCALE: 1" = 100' (11"X17")

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

CALL DIGGERS HOTLINE 1-800-242-8511

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

WISCONSIN PROFESSIONAL ENGINEER
DANIEL SCHEUNEMANN
E-48201
FORT ATKINSON, WI

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

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DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
MASTER GRADING PLAN

SHEET
C2.0

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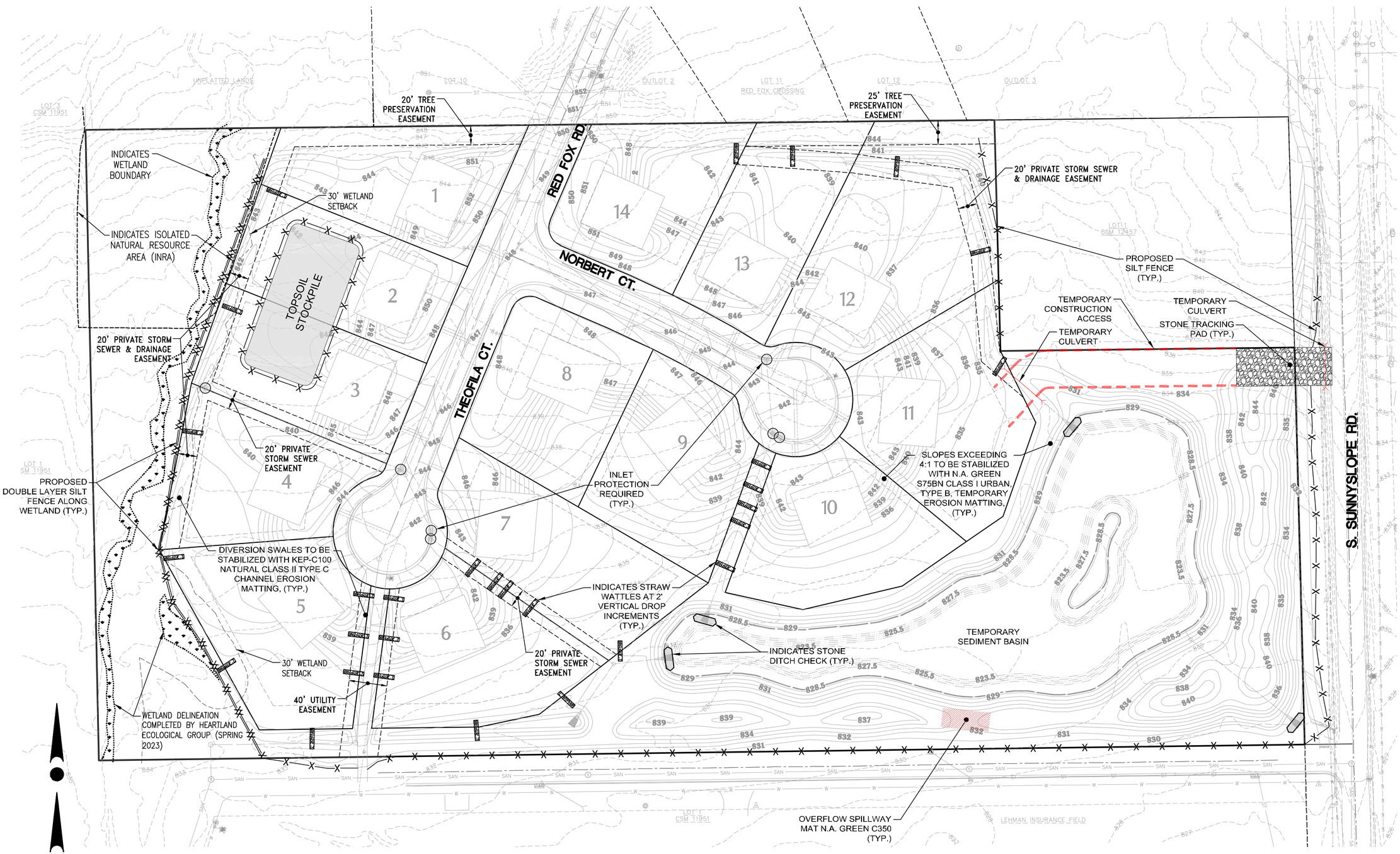

0 25 50 100

SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

NOTE:
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE FROM SUNNY SLOPE ROAD.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
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WISCONSIN PROFESSIONAL ENGINEER
DANIEL SCHMIDT
E-48201-5
FORT ATKINSON, WI

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. CALHOUN RD., SUITE 300
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EAGLE, WI 53119

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DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C3.0

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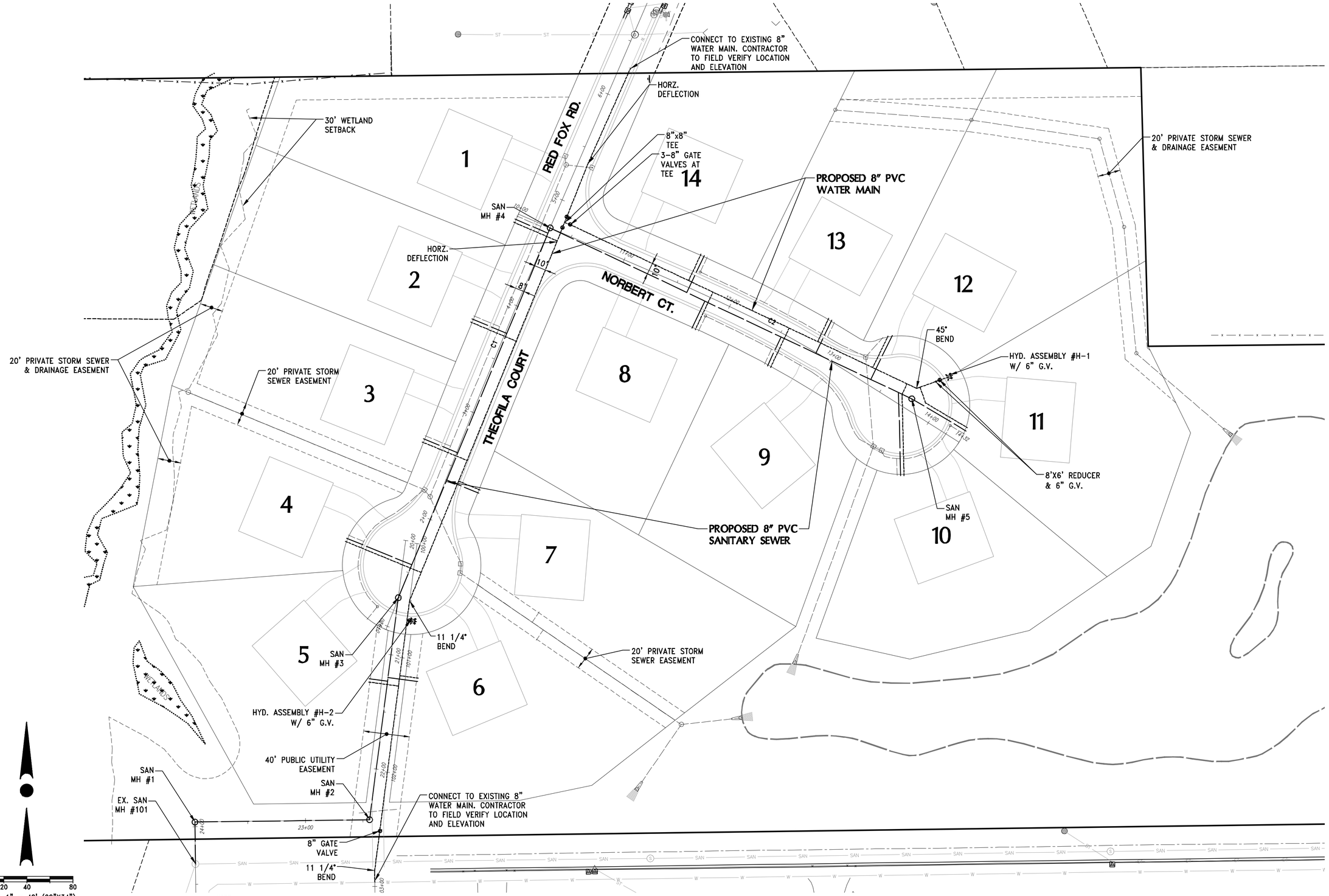

0 20 40 80

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SAN&WM_22X34.DWG

WISCONSIN
DANIEL SCHMIDT
E-48201-5
FORT ATKINSON, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
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BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

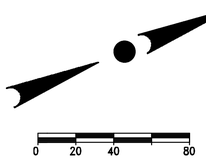
DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

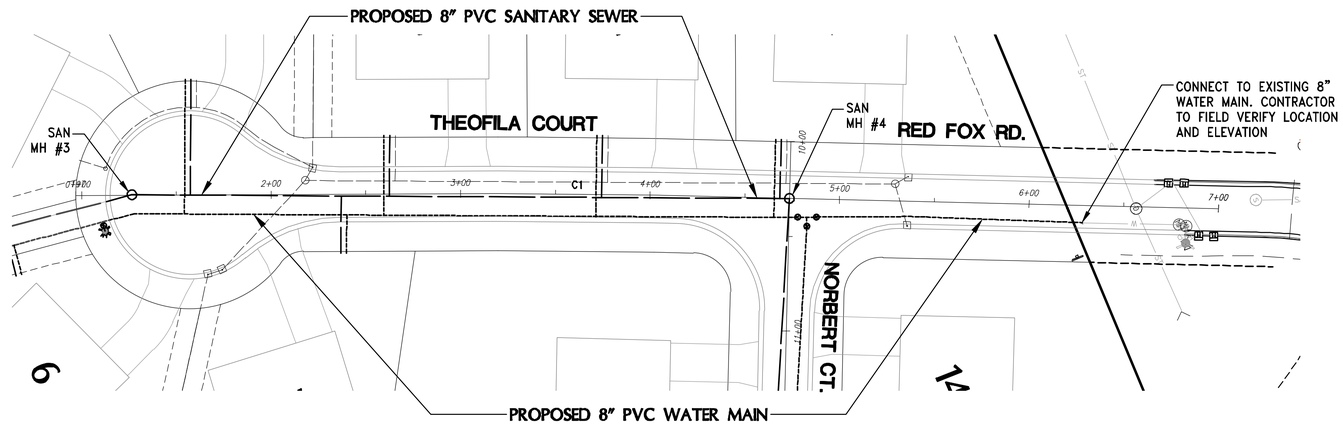
DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
SANITARY AND WATER MAIN SYSTEM PLAN

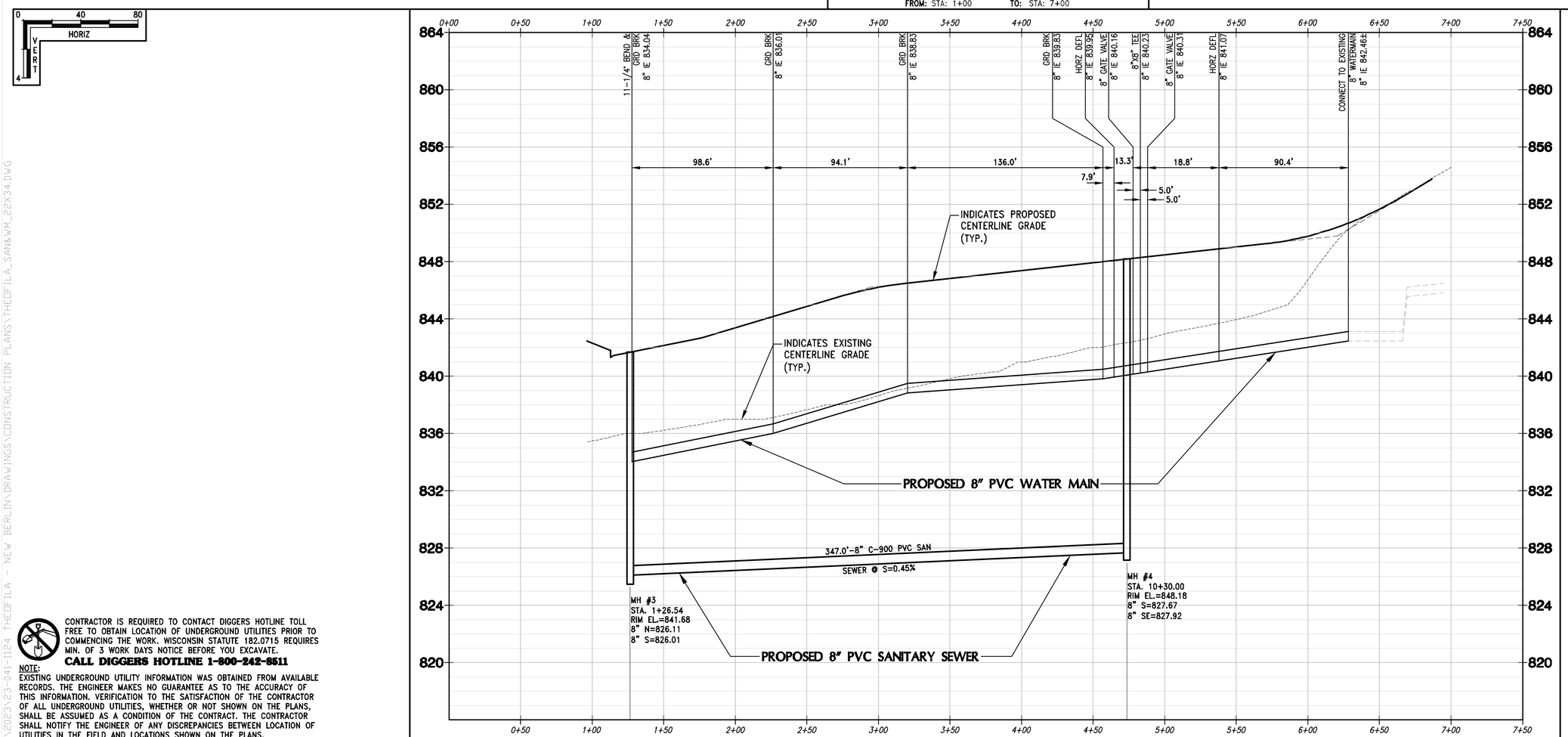
SHEET
C4.0





SANITARY SEWER AND WATER MAIN

FROM: STA: 1+00 TO: STA: 7+00



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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SAN&WM_22X34.DWG

WISCONSIN DANIEL SCHMIDT E-48201-5 FORT ATKINSON, WI PROFESSIONAL ENGINEER

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

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

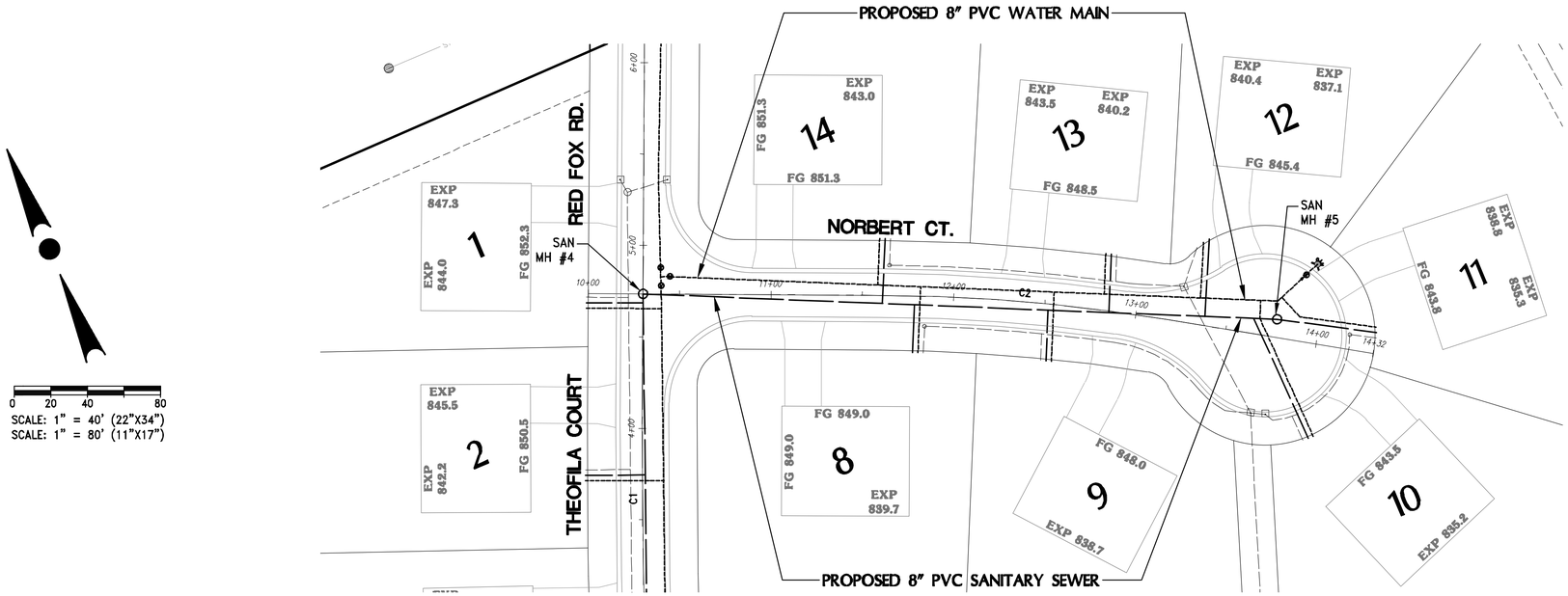
DATE: DECEMBER 06, 2023

JOB NUMBER: 23-041-1124

DESCRIPTION: SANITARY SEWER AND WATER MAIN PLAN

SHEET

C4.1

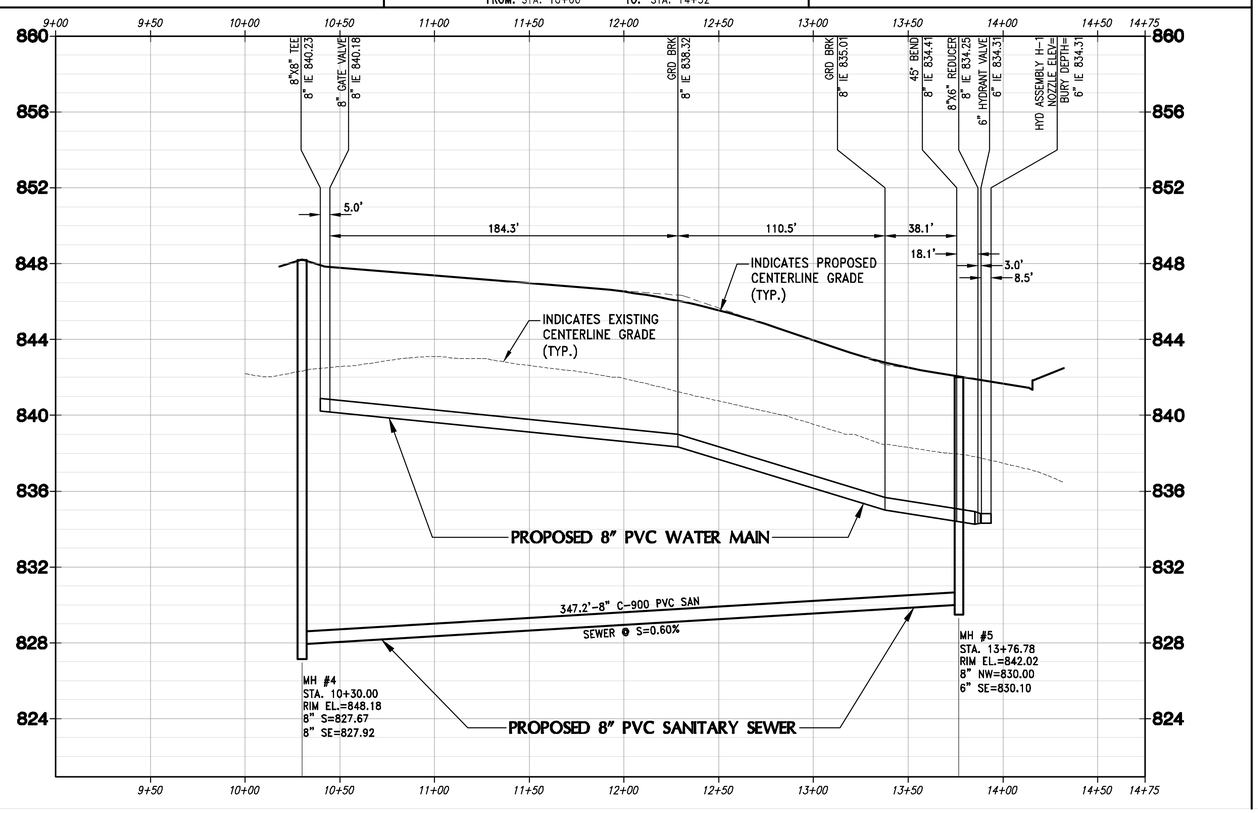


0 20 40 80
SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

0 40 80
HORIZ
VERT 4

SANITARY SEWER AND WATER MAIN

FROM: STA: 10+00 TO: STA: 14+32



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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SAN&WM_22X34.DWG

WISCONSIN DANIEL SCHEER E-48201-5 FORT ATKINSON, WI PROFESSIONAL ENGINEER

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PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
THEOFILA ESTATES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

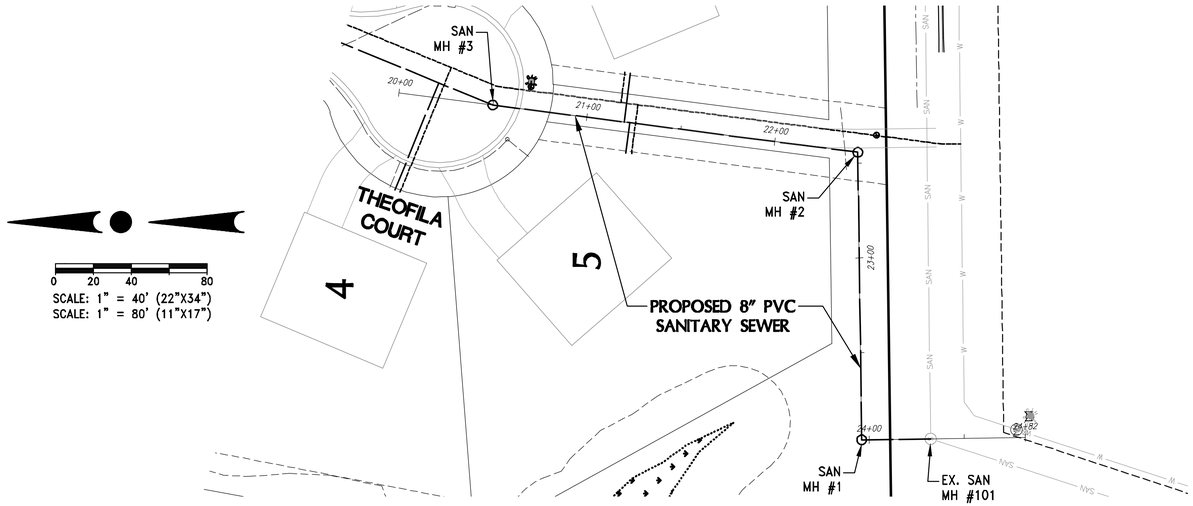
DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

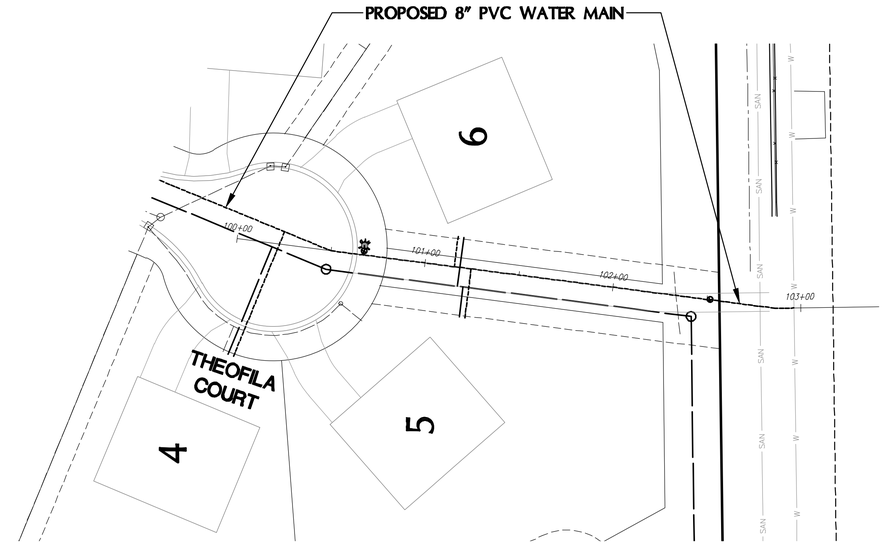
DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
SANITARY SEWER AND WATER MAIN PLAN

SHEET
C4.2





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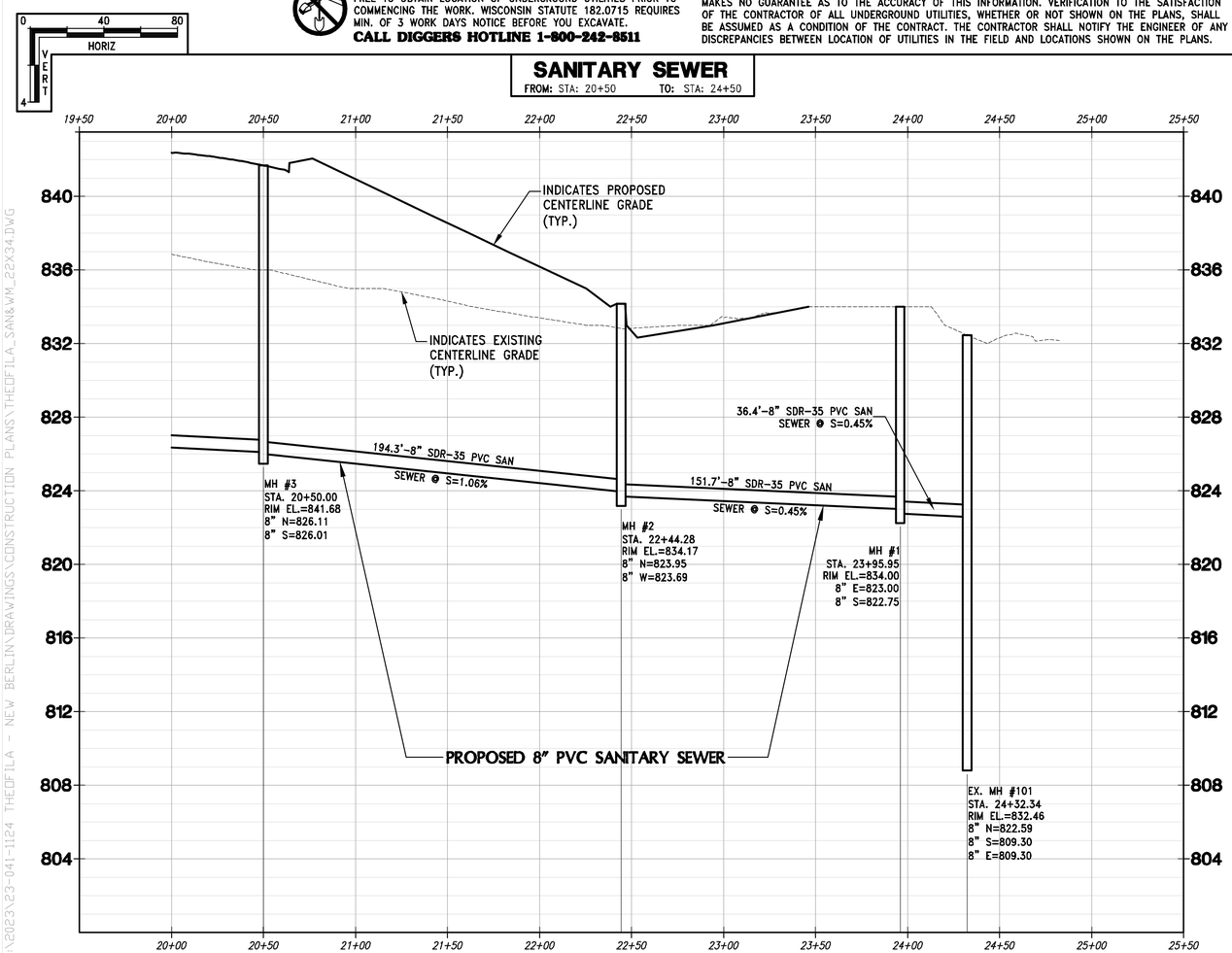
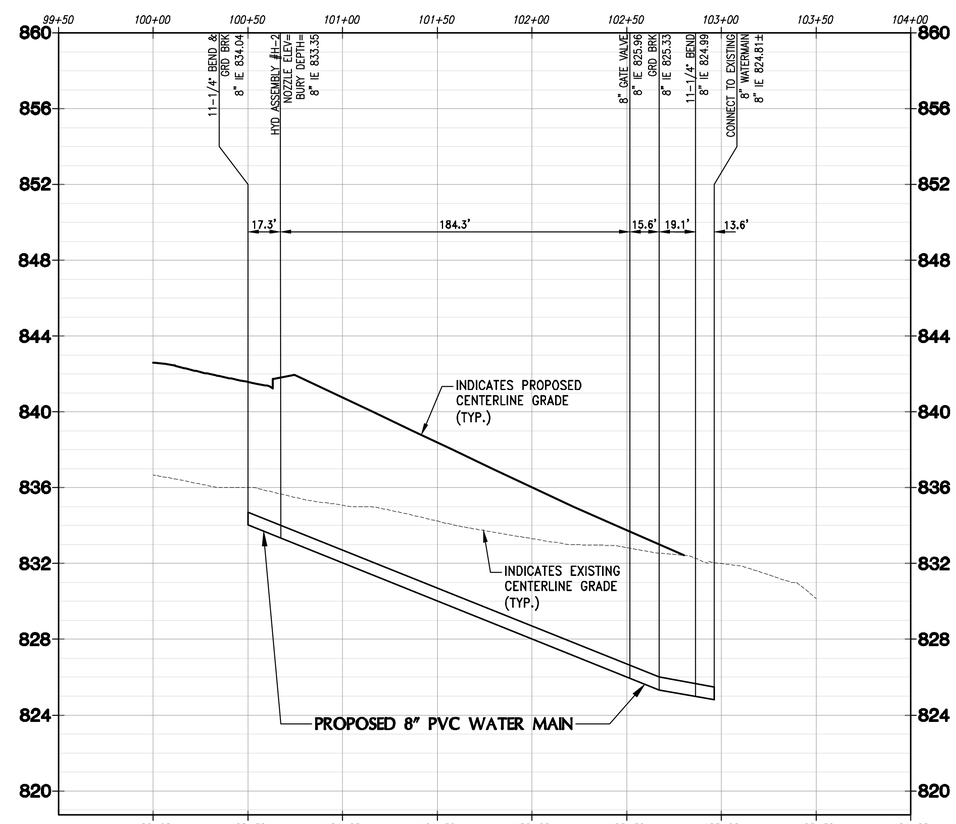
SANITARY SEWER

FROM: STA: 20+50 **TO:** STA: 24+50



WATER MAIN

FROM: STA: 1+00 **TO:** STA: 103+00



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CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
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EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

DATE: DECEMBER 06, 2023

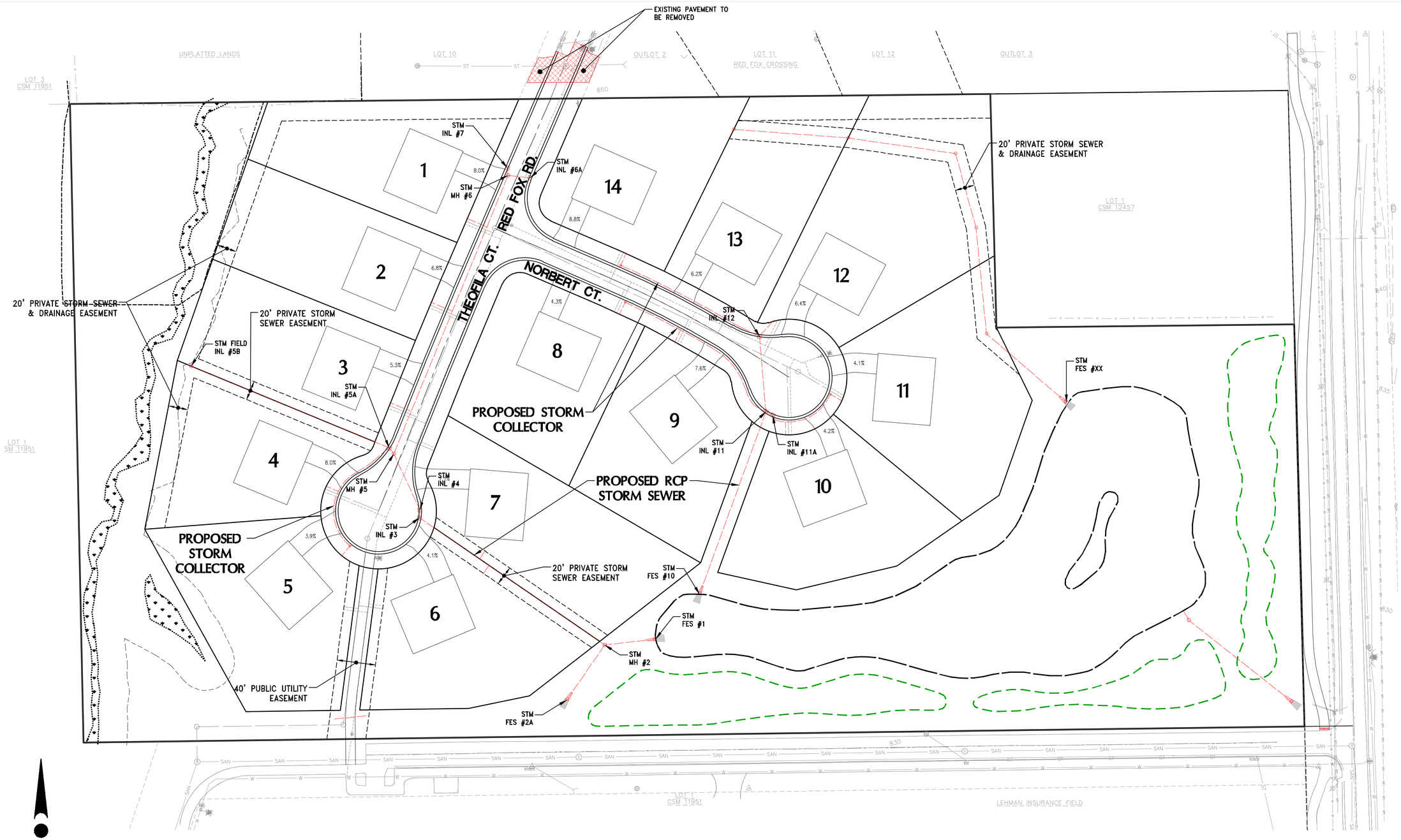
JOB NUMBER: 23-041-1124

DESCRIPTION: SANITARY SEWER AND WATER MAIN PLAN

SHEET

C4.3

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SAN&WM_22X34.DWG



0 25 50 100

SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_RD&STM_2EX34.DWG

WISCONSIN
DANIEL SCHMIDT
E-48207-5
FORT ATKINSON, WI
PROFESSIONAL ENGINEER

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PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

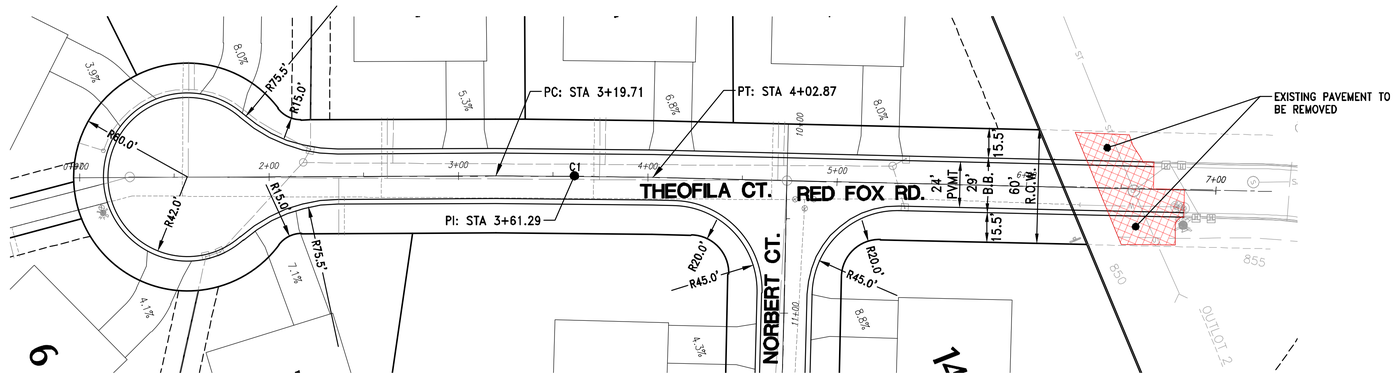
DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
OVERALL STORM SEWER PLAN

SHEET
C5.0

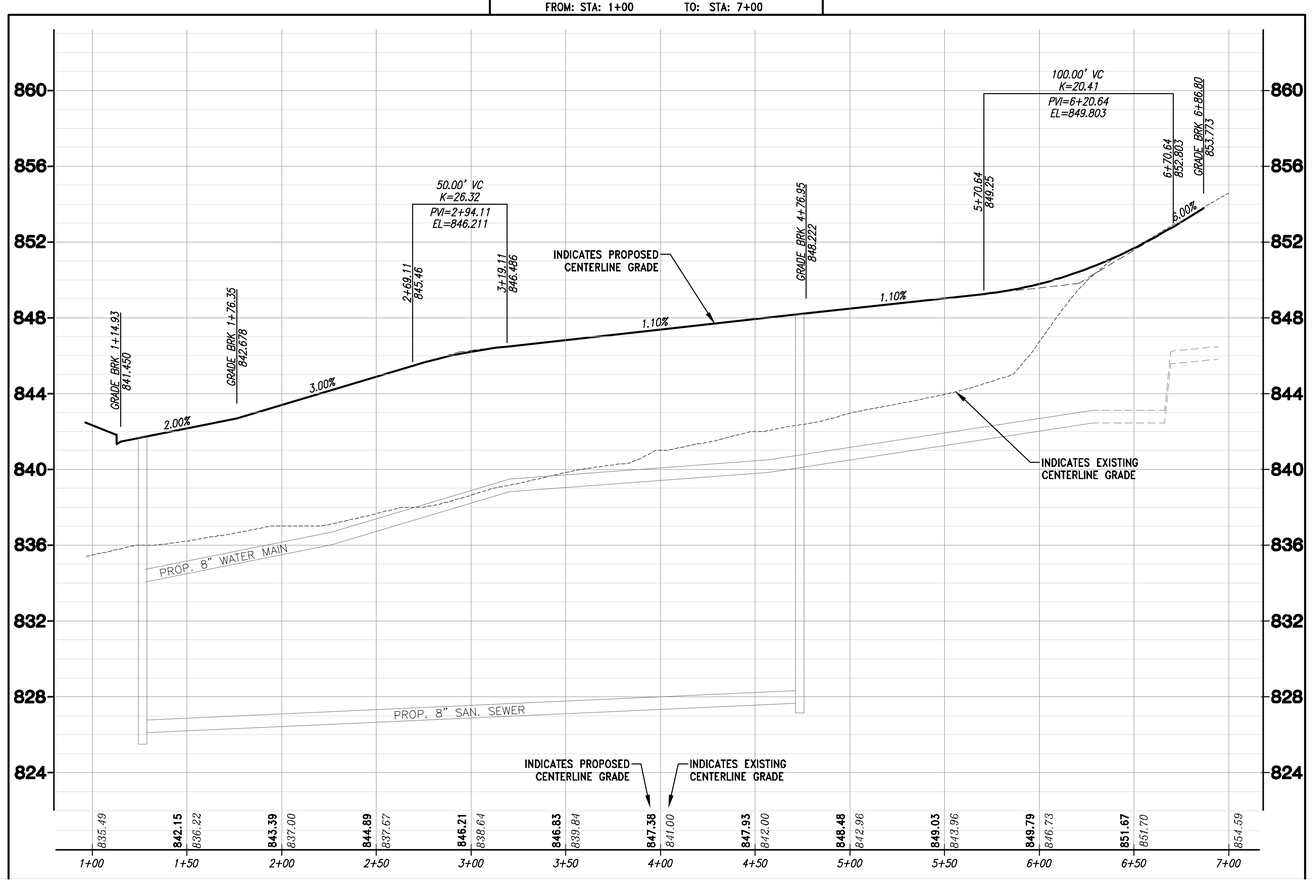
Curve Table								
Curve #	Radius	Length	Chord Direction	PI Station	Delta	Tangent Length	BK	AH
C1	3000.000	83.158	N22° 33' 15.04"E	3+61.29	1.5882	41.58'	N21° 45' 36.27"E	N23° 20' 53.80"E
C2	1000.000	156.857	S62° 09' 29.16"E	12+38.80	8.9872	78.59'	S66° 39' 06.20"E	S57° 39' 52.12"E



0 20 40 80
SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

0 40 80
HORIZ
VERT 4

RED FOX ROAD
FROM: STA: 1+00 TO: STA: 7+00



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CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
ROADWAY PLAN & PROFILE

SHEET
C5.1

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_RD&STM_22X34.DWG

Curve Table								
Curve #	Radius	Length	Chord Direction	PI Station	Delta	Tangent Length	BK	AH
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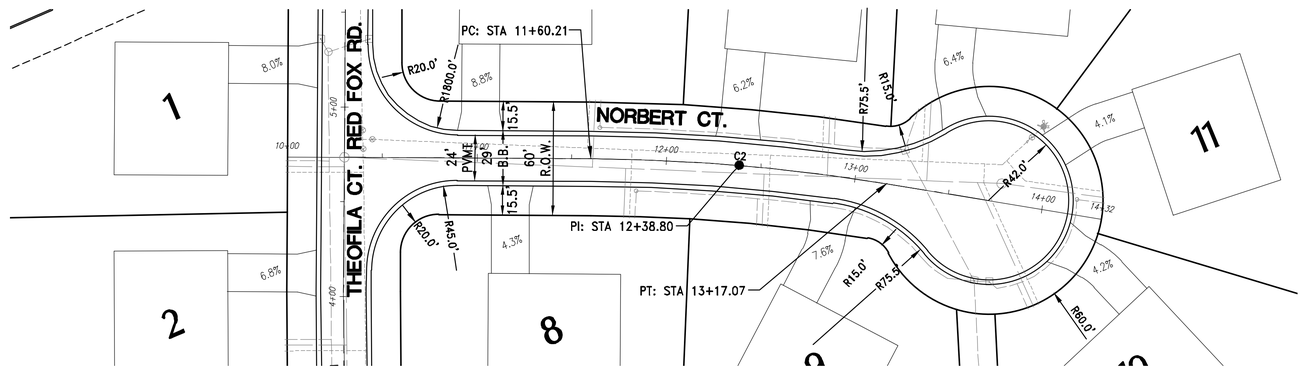
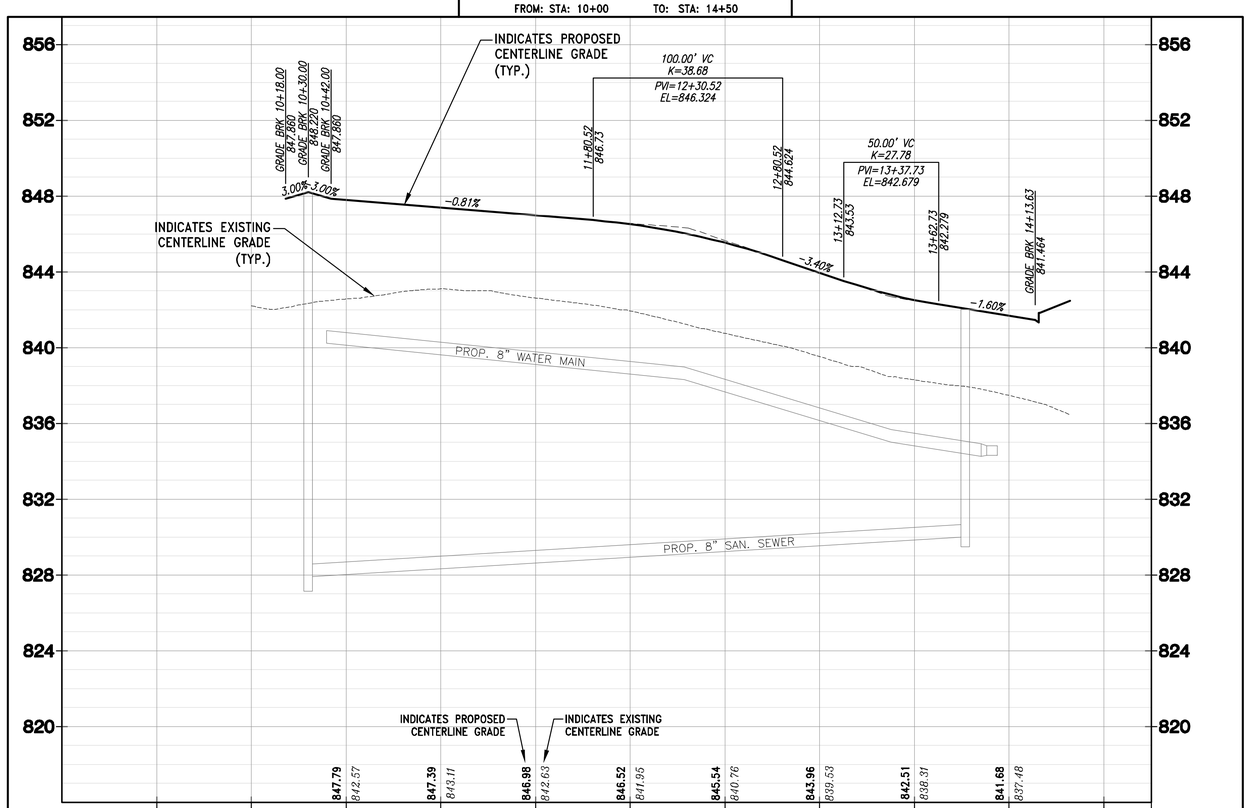


0 20 40 80
SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

0 40 80
HORIZ
VERT 4

NORBERT COURT

FROM: STA: 10+00 TO: STA: 14+50



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REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/06/23	CITY COMMENTS

DATE: DECEMBER 06, 2023

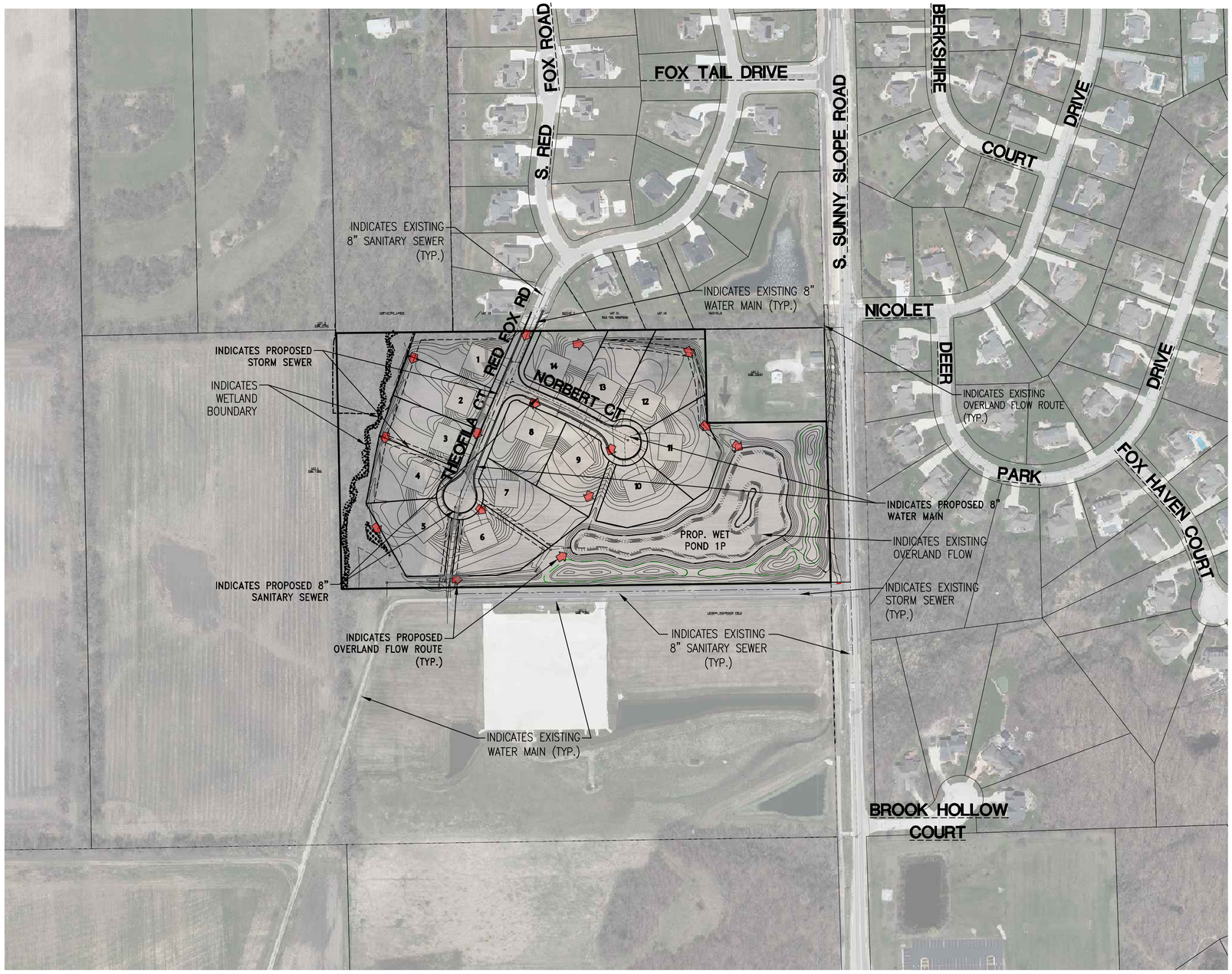
JOB NUMBER: 23-041-1124

DESCRIPTION: ROADWAY & STORM SEWER PLAN

SHEET

C5.2

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_RD&STM_22X34.DWG



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

0 75 150 300

Scale: 1" = 150' (22"X34")

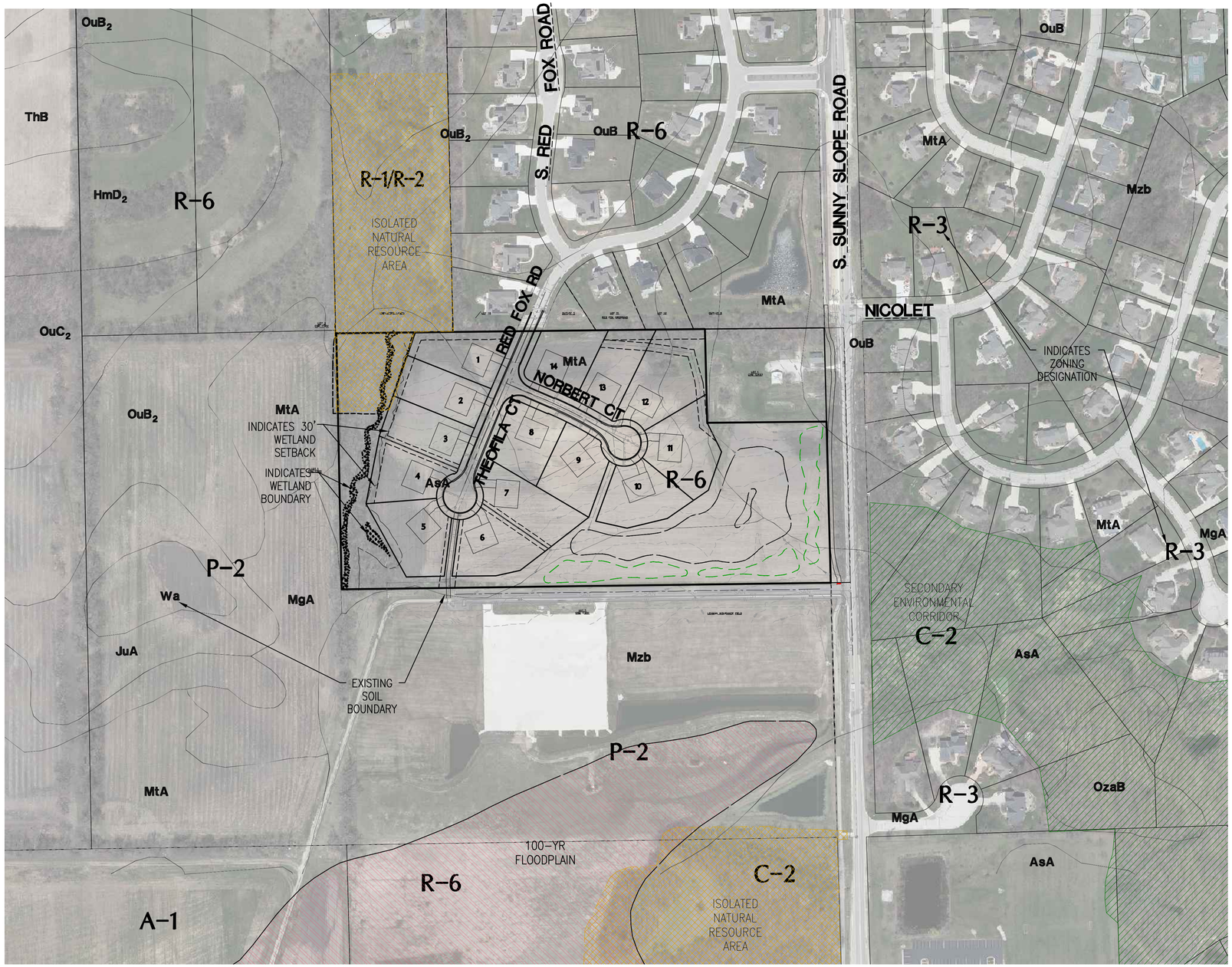
Scale: 1" = 300' (11"X17")

DATE: 12/6/2023

THEOFILA SINGLE-FAMILY SUBDIVISION

EX1 - VICINITY MAP

City of New Berlin, WI



NOTE: NO SOILS RATED "PRIME OF STATEWIDE IMPORTANCE" WITHIN PROJECT LIMITS

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

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FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

0 75 150 300

Scale: 1" = 150' (22"X34")

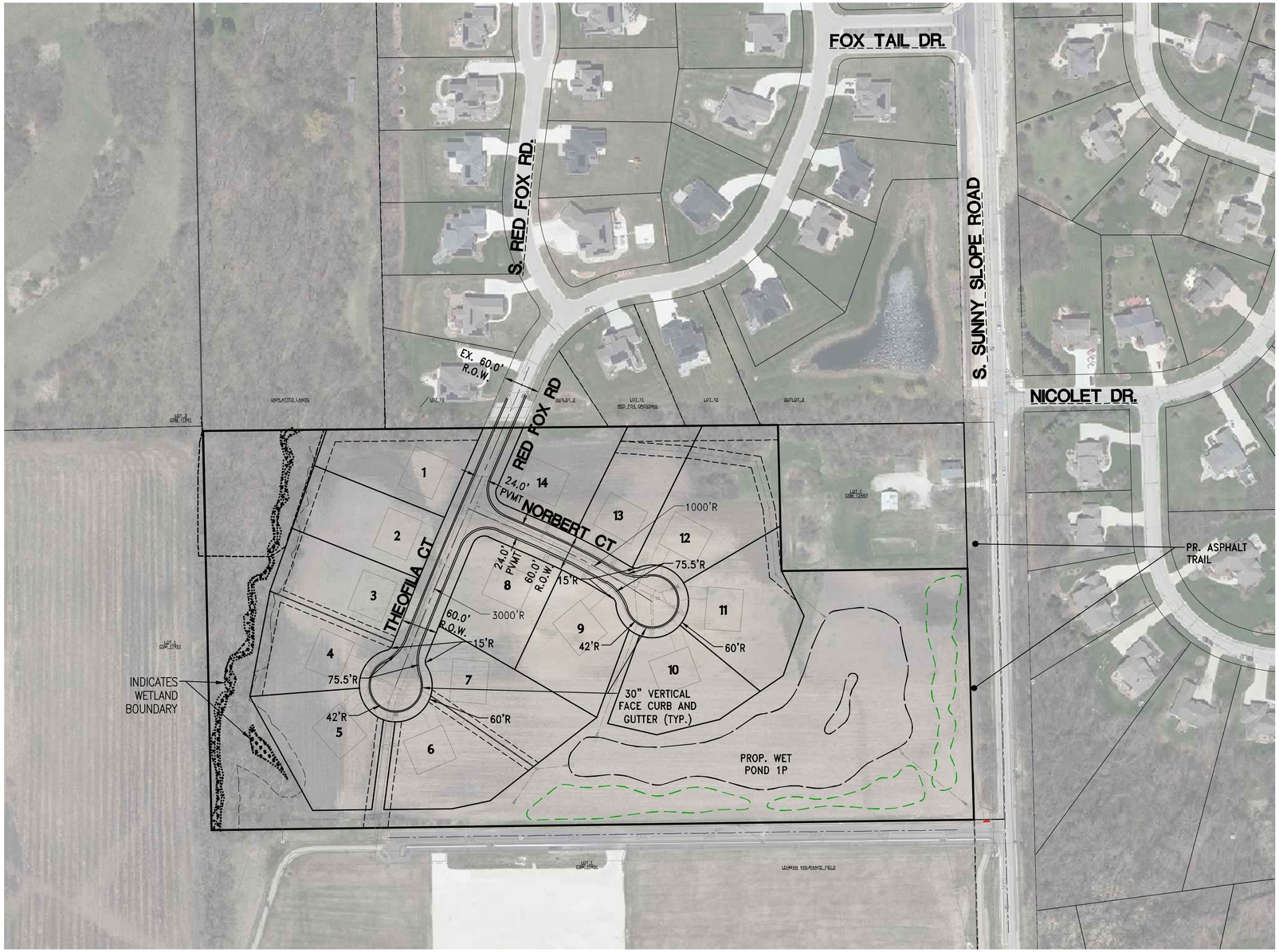
Scale: 1" = 300' (11"X17")

DATE: 12/6/2023

THEOFILA SINGLE-FAMILY SUBDIVISION

EX2 - NATURAL RESOURCE AND PRESERVATION MAP

City of New Berlin, WI



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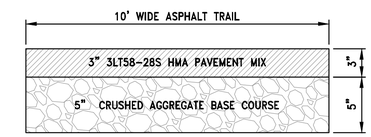
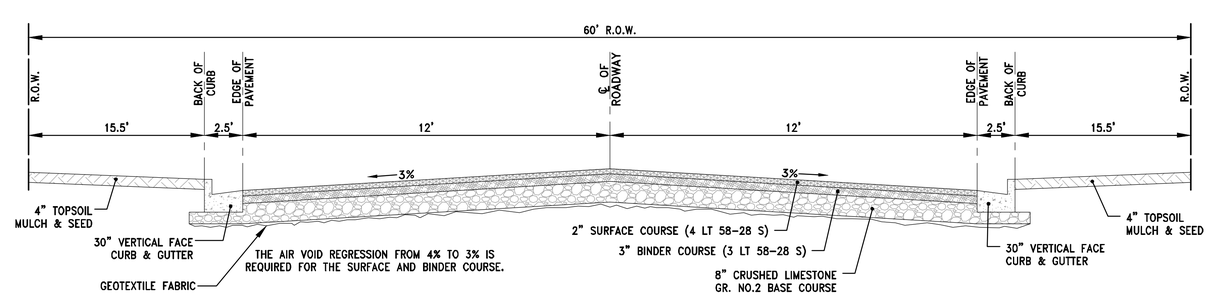


MULTI-USE TRAIL CROSS SECTION
NO SCALE



ROAD CROSS SECTION
NO SCALE

0 50 100 200

Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

DATE: 12/6/2023

THEOFILA SINGLE-FAMILY SUBDIVISION

EX3 - TRANSPORTATION PLAN

City of New Berlin, WI

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Dan Romnek on behalf of Mandel Group & City of New Berlin / Rezoning**
LOCATION:	**1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992)**
REQUEST:	**Public Hearing to request to rezone the properties located at 1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD**
D.R.C. RECOMMENDATION:	**Public Hearing and Plan Commission recommend to Common Council adoption of Planned Unit Development Ordinance #2688 that approves the rezoning of the properties located at 1750 S. Moorland Road (Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD.**

<u>DETAILS IN ATTACHED STAFF REPORT:</u>

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

Meetings of January 8, 2024

Dan Romnek on behalf of Mandel Group & City of New Berlin / Rezoning
1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992)

DATE STAFF REPORT PREPARED: December 12, 2023

APPLICANT / OWNER(S): Dan Romnek on behalf of Mandel Group & City of New Berlin / Highland Memorial Park

REQUEST / DESCRIPTION OF PROJECT: Public Hearing to request to rezone the properties located at 1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/12/23; Amendment Request 12/7/23

DATE OF COMPLETENESS DETERMINATION: 5/12/23; 12/7/23

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Numerous meetings
Site Visit(s): 6/22/2023

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 44.5814 Acres

CURRENT ZONING: *(Pending the recording of the final CSM)*
Lot 1: B-1/PUD (Shopping Center District)
Lot 2: Rm-1/PUD& C-2 (Multi-Family Residential District)
Lot 3: I-1/PUD & C-2 (Institutional District)
Outlot 1: I-1/PUD & C-2 (Institutional District)

CURRENT LAND USE: Vacant

PROPOSED LOT SIZES: Applicant filed a separate application for a 4-Lot CSM (See File # LD-2300812). It has been approved by the City and is waiting to be recorded.
Lot 1: 6.5281 Acres
Lot 2: 21.1075 Acres
Lot 3: 6.1258 Acres
Outlot 1: 10.8200 Acres

PROPOSED ZONING: Applicant filed a separate application for a 4-Lot CSM (See File # LD-2300812). It has been approved by the City and is waiting to be recorded.
Lot 1: B-1/PUD (Shopping Center District)
Lot 2: Rm-1/PUD& C-2 (Multi-Family Residential District)
Lot 3: I-1/PUD & C-2 (Institutional District)
Outlot 1: I-1/PUD & C-2 (Institutional District)

PROPOSED LAND USE: Applicant filed a separate application for a 4-Lot CSM (See File # LD-2300812). It has been approved by the City and is waiting to be recorded.

Lot 1:	Commercial
Lot 2:	Multi-Family
Lot 3:	Senior Living Facility
Outlot 1:	Part of Highland Memorial Park Cemetery

PROPOSED DENSITY:

Proposed Rm-1/PUD District:

In the attached PUD ordinance, the applicant has identified the following density information: Net density 14.22 units / acre (212 units / 14.9 developable acres) OR gross density 9.90 units / acre (212 units / 21.4 acres).

Actual density proposed in Application File #: UA-2301691 (is less dense than the maximum allowed density in the PUD ordinance.):

Net density 12.8 units / acre (191 units / 14.9 developable acres) OR gross density 8.90 units / acre (191 units / 21.4 acres).

Proposed I-1/PUD District:

In the attached PUD ordinance, the applicant has identified the following density information: Net density 33.3 units / acre (150 units / 4.5 developable acres) OR gross density 23.01 units / acre (150 units / 6.5 acres).

ADJACENT ZONING AND LAND USE:

North:	Zoning: Commercial	Land Use: City of Brookfield (Bank & Commercial)
South:	Zoning: I-1 & R-4	Land Use: Rail Road Easement and New Berlin Bike Trail Residential
East:	Zoning: B-1/I-1	Land Use: Walmart & Highland Memorial Park Cemetery
West:	Zoning: B-1/PUD/Rm-1/R-4	Land Use: Vacant Commercial/Deer Creek Apartments/Brookridge Condominiums & Moorland Highlands Subdivision

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:

- *Future Land Use Map:* Suburban Commercial, Mixed Residential and Institutional (Approval with File #: CP-2300808)

ZONING CODE (Chapter 275): Yes, with the attached proposed PUD Ordinance, this request would meet the requirements of Sections 275-33B(10), 275-34B(1), 275-36B(1) & 275-37B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes, amendment to the PUD ordinance requires a new public hearing.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: A conceptual Use Approval Application File #: UA-2300419 was reviewed at the April 13, 2023 Plan Commission meeting. Separate Use, Site and Architecture applications will be required for each use and proposed development. Application File #UA-2301691 contains the specific architecture for the multi-family project and is planned to be reviewed at the January 8, 2024 ARC meeting.
Site Plan Required: Yes, will be reviewed with Application File # UA-2301691.
Architectural Review Required: Yes, architecture will be reviewed with Application File # UA-2301691.

PROPOSED ARCHITECTURE: Yes, will be reviewed with Application File # UA-2301691.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Isolated Natural Resource Area located along easter property line.
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: No
Topography / Geologic: Site is overall fairly flat however the current owner has filled and added berms over the years. This is why the contours appear to look like berms on the topography map.

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 April 10, 2023 and at the Plan Commission Meeting on April 13, 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. Will be reviewed with Application File # UA-2301691.
Wildlife Habitat Protection: Yes
Wildlife Management Plan: Yes

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been submitted and staff will continue to work with the applicant on any replacements at the time of 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 application submittals. The Utility Department has reviewed the project conceptually and there is adequate supply for this project.

TRAFFIC IMPACT: A Traffic Impact Study dated June 15, 2023 has been submitted to the City of New Berlin and Waukesha County. Refer to application File # UA-2301691 for additional comments.

SCHOOL DISTRICT IMPACT: Yes
Notice Sent to Affected School District(s): Yes, an email was sent to the school district on 11/14/2023 notifying them of the project.

PREVIOUS ACTION:
Past Action on projects that did not move forward:

	ProHealth submitted a plan for a large medical building on this site. This project never moved forward.
6/29/2017	Continental Properties submitted a concept plan for a mixed use development. It was reviewed by the Plan Commission and a Neighborhood Meeting was held.

Recent Action:

4/10/2023	Neighborhood Meeting regarding concept plan (File UA-2300419).
4/13/2023	Plan Commission review of concept plan.
4/25/2023	Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
710/2023	Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
8/14/2023	Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
8/29/2023	Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).

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, Mixed Use Residential& Institutional. The applicant filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2300808) to amend the Future Land Use Map within the City's

Comprehensive Plan (Chapter 10 – Land Use and Chapter 11 – "Neighborhood A") from Suburban Commercial to Suburban Commercial, Mixed Residential and Institutional which was approved by Resolution 23-14 and ordinance # 2678..

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 is under review

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 amended with application # CP-2300808.

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 received approval for a Comprehensive Plan Amendment (see file #: CP-2300808) and 4-Lot CSM (see file #: LD-2300812) earlier this year.
3. There is a parcel of land located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial) that the City would like to coordinate with the Developer as part of the PUD to sell the land to the developer and have the developer create City of New Berlin gateway signage. The applicant shall complete the sale of land with the City of New Berlin that was approved by the Common Council on August 29, 2023. The offer to purchase was approved by the Common Council in exchange for a Welcome to the City of New Berlin monument sign to be designed and constructed by Mandel. The plans shall be finalized by the developer and a sign permit issued.
4. The applicant is requesting to amend the PUD for a parking amendment. Below is the new language that is being proposed:

   a. *1.6 spaces per dwelling. A minimum of 1 space per dwelling until shall be covered parking. A minimum of 0.4 space per dwelling unit shall be provided in attached garages. The balance of covered parking to achieve 1 stall per unit shall be provided in detached garages. One space per 10 units for guest parking. Through the leasing process, Mandel agrees to maintain 19 stalls for guest parking,*

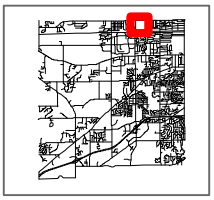
liming/eliminating their ability to lease those spaces to residents.

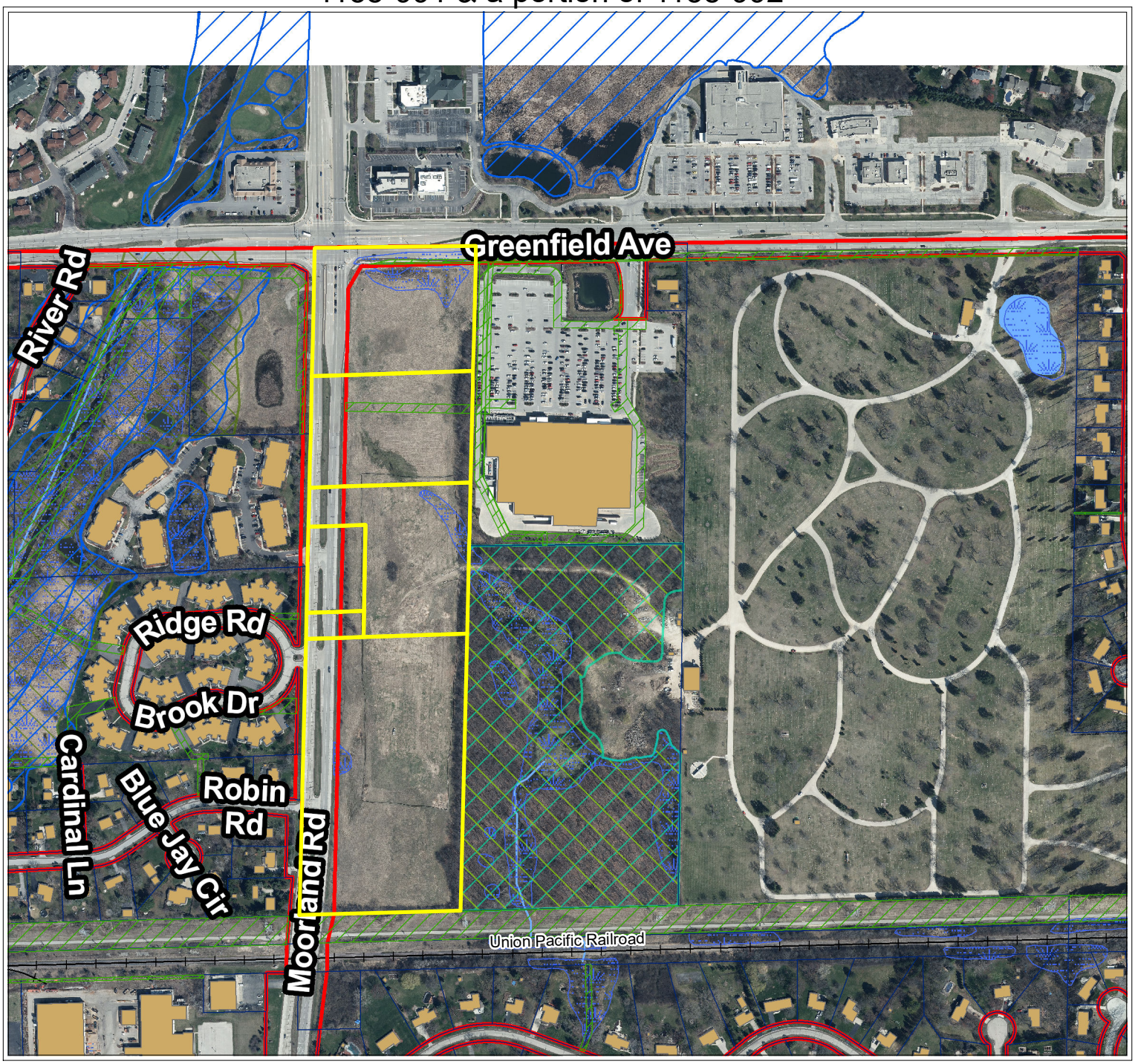
D.R.C. RECOMMENDATION: Public Hearing and Plan Commission recommend to Common Council adoption of Planned Unit Development Ordinance #2688 that approves the rezoning of the properties located at 1750 S. Moorland Road (Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to amend Planned Unit Development Overlay Ordinance #2679, Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD. **See Executive Summary.**

ATTACHMENTS:
Location Map
Zoning Comparison Map
Applicant Letter/Amendment Request
Draft PUD Ordinance #2679 - Amendment

RZ-2300810
Mandel Development
1750 S. Moorland Road Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992

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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- 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

N

0 190 380 Feet

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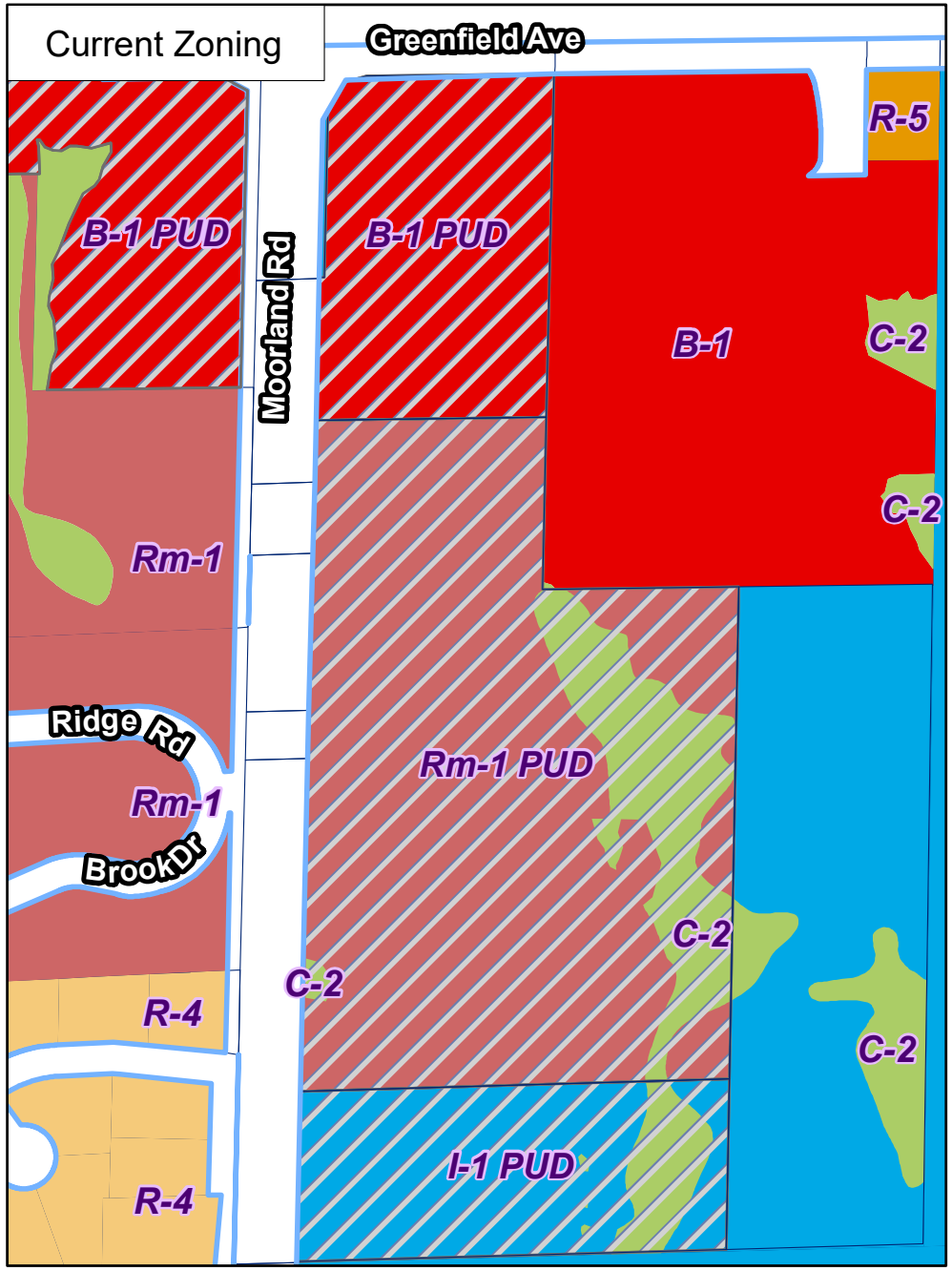
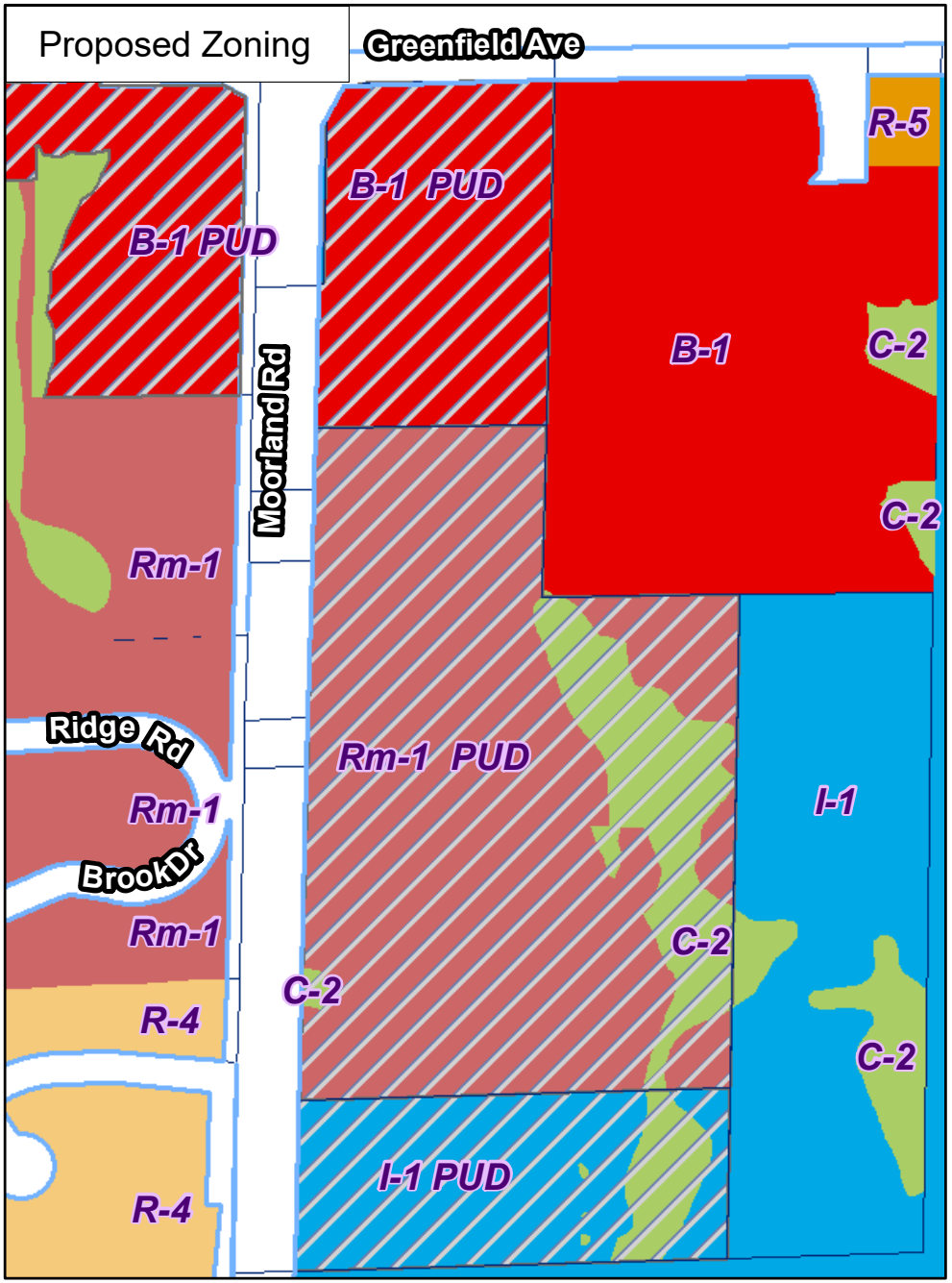
Map Printed: 12/20/2023 4:13:11 PM





RZ--2300810
Mandel PUD Rezone
1750 S. Moorland Rd

Legend
Parcels
Road Right-of-Way

N

0 160 320 Feet
9

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

Taxkeys:1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & portion of 1158-992

MANDEL GROUP

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

December 13, 2023

City of New Berlin
Department of Community Development
3805 S. Casper Drive,
New Berlin, WI 53151

RE: Mandel Group, Inc.
New Berlin Multifamily - PUD #2679

Mandel Group, Inc. **("Mandel")** is requesting that the Plan Commission consider an amendment to PUD #2679, which was approved in August of 2023 for the land at the southeast corner of Moorland Road and Greenfield Avenue. Specifically, Mandel is requesting a change to Section IV.9.b. as detailed below:

PUD #2679 – Current Language

Section IV.

9. Parking & Circulation

a. Parking lots may be located at the property line as long as circulation, vision triangles, and/or drainage are taken into consideration.

b. 1.7 spaces per dwelling. A minimum of 0.7 space per dwelling unit shall be provided in attached garage. A minimum of 0.3 space per dwelling unit shall be provided in detached garage. One space per 10 units for guest parking. Currently the code ready "*2 spaces per dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking a minimum of 1 space per dwelling unit shall be provided in at attached or underground parking garage*."

PUD #2679 – Proposed Amendment

Section IV.

9. Parking & Circulation

a. Parking lots may be located at the property line as long as circulation, vision triangles, and/or drainage are taken into consideration.

b. 1.6 spaces per dwelling. **A minimum of 1 space per dwelling unit shall be covered parking**. **A minimum of 0.4 space per dwelling unit shall be provided in attached garages. The balance of covered parking to achieve 1 stall per unit shall be provided in detached garages.** One space per 10 units for guest parking. Currently the code ready "*2 spaces per dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking a minimum of 1 space per dwelling unit shall be provided in at attached or underground parking garage*."

Rationale

The initial request was made with an 18-unit building with 14 attached stalls planned. This approach results in garage doors along the entire first floor of the buildings. After the PUD request was submitted, we improved the aesthetics of the buildings by removing six of the attached stalls and replacing them with apartment entries, creating a pedestrian-friendly appearance and better interior layouts. The attached stalls were replaced with detached garage stalls, maintaining a 1:1 ratio of *covered* parking to apartment units.

MANDEL GROUP

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Suite 600 South
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414 . 347 . 3600
mandelgroup.com

Mandel looks forward to working with the City on approval of this Project and welcomes the chance to answer any questions. Thank you for considering this request.

Sincerely,
MANDEL GROUP, INC.

Dan Romnek

Dan Romnek
Senior Development Associate
dromnek@mandelgroup.com

MANDEL GROUP

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Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

December 21, 2023

City of New Berlin
Department of Community Development
3805 S. Casper Drive,
New Berlin, WI 53151

RE: Mandel Group, Inc.
New Berlin Multifamily – Moorland Rd. and Greenfield Ave.

Mandel Group, Inc. **("Mandel")** is requesting that the Plan Commission consider the Multi-family Development Use Application for the land at the southeast corner of Moorland Road and Greenfield Avenue, more particularly described in the attached site plan.

Development Summary – Proposed Use

Mandel is proposing a multi-family project on the southeast corner of Moorland Road and Greenfield Avenue (the "Project"). This Project consists of 191 units in eleven (11) 2-story residential buildings, one clubhouse, and ten (10) garage buildings. This Project responds to desired uses by the City, residents, and interested developers.

The Project will be managed by Mandel Property Services, Inc. (**"MPSI"**), an affiliate of Mandel Group. Staff will include a full-time property manager, assistant property manager, leasing staff of 1-2 individuals, and maintenance staff of 2-3 individuals. Each property that MPSI manages varies in terms of residents/unit based on several factors. We anticipate between 1.5 - 2.0 residents per unit, yielding and estimated 287 – 362 residents. The site plan includes 191 covered parking spaces and 134 surface parking spaces for a total of 325 parking spaces. The Traffic Impact Analysis report is attached for reference.

Construction of the multi-family project is tentatively scheduled for the 2nd quarter of 2024 with an overall duration of 24 months. Construction will occur in one phase with 1 residential building delivery per month starting in month 13 through month 24.

The Plan Commission recommended to the Common Council approval of Mandel's application for a Certified Survey Man (CSM), Comprehensive Future Land Use Plan amendment, and Rezoning on 08/14/2023. These items are scheduled to be reviewed and acted upon by the Common Council on 08/29/2023. The Development Use application is consistent with these applications.

Mandel looks forward to working with the City on approval of this Project and welcomes the chance to answer any questions. Thank you for considering this project.

Sincerely,
MANDEL GROUP, INC.

Dan Romnek

Dan Romnek
Senior Development Associate
dromnek@mandelgroup.com

MANDEL GROUP

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
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Development Summary – Plan of Operations

1. **Proposed Use**
   - **a.** Mandel is proposing a multi-family project on the southeast corner of Moorland Road and Greenfield Avenue (the "Project"). This Project consists of 191 units in eleven (11) 2-story residential buildings, one clubhouse, and ten (10) garage buildings. This Project responds to desired uses by the city, residents, and interested developers.
2. **Activities of the Proposed Use**
   - a. The residential buildings will consist of apartment units that each have their own unique entry from the exterior and integral garage stalls for a portion of the units. There are no interior common areas or hallways in the apartment buildings.
   - b. The clubhouse will contain on-site staff offices, lobby, pet wash, mail and package room, fitness center, and clubroom. There is an adjacent exterior common area that includes grilling stations, fire pit, and pool.
   - c. The stand-alone garages are positioned around the site to provide interior parking in close proximity to each unit that does not have access to an integrated garage stall.
3. **Frequency and Duration of Activities**
   - a. There will be on-site staff during business hours (8am – 5pm) during the week. Maintenance staff are on-call 24 hours per day in case of emergency.
4. **Staffing**
   - a. Staffing will consist of a property manager, 2 leasing professionals, a maintenance manager, and a maintenance technician, for a total of 5 employees during business hours. The maintenance staff will be on call 24 hours per day in case of emergency.
5. **Occupants**
   - **a.** Mandel anticipates between 1.5 and 2.0 residents per unit at this project for a total number of residents between 287 and 362. This range is determined using Mandel Group's portfolio of existing suburban developments.
6. **Vehicular Traffic**
   - **a.** The site plan includes 191 covered parking stalls and 134 surface parking stalls for a total of 325 stalls. These will all be residential vehicles.
   - **b.** Service vehicles will be limited to landscaping/snow removal and maintenance or repair work.
   - **c.** Package delivery vehicles (UPS, Amazon, etc.) will have a central location on-site where packages and mail are delivered.
7. **Traffic Impact Analysis**
   - **a.** The Traffic Impact Analysis completed by Traffic Analysis and Design, Inc. (TADi) is attached for reference.
8. **Construction Timeline**
   - **a.** Mandel anticipates construction to begin in summer of 2024 and will last 18-20 months. Mandel anticipates phased occupancy by building, with the first building being delivered for occupancy in month 12.
9. **Project Phasing**
   - **a.** A project phasing exhibit is attached.
10. **Resolution or Mitigation of Hazards or Adverse Impacts**
    - **a.** The majority of the wetlands and wooded areas will be preserved, with additional stormwater ponds and retention areas planned to control stormwater.
    - b. The buffer between this site and residential to the south will be maintained and supplemented with additional landscaping.

STATE OF WISCONSIN **WAUKESHA COUNTY** **CITY OF NEW BERLIN**

ORDINANCE NO. 2688 ~~2679~~

Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD / Planned Unit Development ~~Amended PUD Ordinance to Amend Ordinance 2679~~

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. Statues 62.23 and does allow planned unit development overlays (PUD) per Section 275-39B(1) of the New Berlin Municipal Code; and

WHEREAS, Dan Romnek with Mandel Group, Highland Memorial Park Cemetery, along with the City of New Berlin have submitted an application for a Planned Unit Development Overlay District located at 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) in accordance with Sections 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, a public hearing was held on July 10, 2023 before the Plan Commission, and;

WHEREAS, based upon the recommendation from the Plan Commission at a meeting held on August 14, 2023 to approve the Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery ~~/~~ Planned Unit Development ~~via~~ Ordinance #2679, and;

WHEREAS, a public hearing was held on January 8, 2024 before the Plan Commission, and;

WHEREAS, the Plan Commission approved textual changes to the Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery Planned Unit Development Ordinance #2679 on January 8, 2024; and

WHEREAS, the applicable entities have submitted a City of New Berlin Use Approval Application File # UA-2301691 which requires a PUD modification to the Section IV (9) Multi-family Parking of Ordinance #2679.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ADOPTED BY THE CITY OF NEW BERLIN, the Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery ~~/~~ 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 275-33B(10), Multi-Family Residential District, Section 275-34B(1), Shopping Center District, Section 275-36B(1), Institutional District and Section 275-37B(4) Shoreland Wetland Holding District.

The parcels of land that are the subject of this ordinance are located at approximately 1750 S. Moorland Road (includes Tax Keys #'s listed from north to south, beginning at the intersection of Greenfield Avenue south along the east side of Moorland Road, up to the New Berlin Recreation Trail): 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) in the City of New Berlin, which are legally described below. The property is approximately 44.58 acres in size.

EXISTING LEGAL DESCRIPTIONS:

Tax Key #: 1158-990
PT NW1/4 SEC 2 T6N R20E; COM NW CRNR OF SEC 2; S ALNG W LINE OF SEC 446.82 FT; N86°45'E 561.43 FT; N0°00'30"E 435.22 FT TO N LINE OF SEC 2 BNG CNTLRNE OF ROAD; S87°56'W ALNG N LINE OF SEC 561.00 FT TO BGN: EX DOC #673527 FOR ROAD: EX DOC #2564075 FOR ROAD: INCLUDING ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/3/2022

Tax Key #: 1158-991-001
PT NW1/4 SEC 2 T6N R20E; COM AT PNT ON W LINE SEC 2 BNG 446.82 FT S OF NW CRNR; S ALNG W LINE OF SEC 388.59 FT; N86°45'E 561.37 FT; N0°00'30"E 388.59 FT; S86°45'W 561.43 FT TO BGN: EX DOC #0673527 FOR ROAD: INCLUDING ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/1/2022

Tax Key #: 1158-993
PT NW1/4 SEC 2 T6N R20E; COM ON W LINE 835.41 FT S OF NW CRNR; S ALNG W LINE OF SEC 137.59 FT; N86°45'E 200.00 FT; S & PARALLEL TO W LINE OF SEC 390.00 FT; N86°45'E 361.29 FT; N00°00'30"E 527.59 FT; S86°45'W 561.37 FT TO BGN: EX DOC #0673527 FOR ROAD: INCLUDING ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/1/2022

Tax Key #: 1158-994
PT NW.25 SEC 2 T6N R20E COM ON W LI 973 FT S OF NW COR,TH S 300 FT,TH N 86 DGR 45' E 200 FT,TH N 300 FT,TH S 86 DGR 45' W 200 FT/BGN EXC VOL 1066/493

Tax Key #: 1158-989
PT NW.25 SEC 2 T6N R20E COM AT NW COR,TH S 1273 FT,TH N 86 DGR 45' E 146 FT,TH S 80 FT,TH S 86 DGR 45' W 146 FT,TH N 80 FT/BGN ALSO COM 1353 FT S OF NW COR,TH S 10 FT,TH N 86 DGR 45' E 200 FT,TH N 90 FT,TH S 86 DGR 45' W 54 FT,TH S 80 FT, TH S 64 DGR 45' W 146 FT/BGN V1047 P674

Tax Key #: 1158-991
PT NW.25 SEC 2 T6N R20E 12.419 AC BEING V608 OF DEEDS P430 EX HY DEED IN V1066 P493

Tax Key #: 1158-992
PT NW.25 SEC 2 T6N R20E 21.877 AC. VOL 777 P86

****

A Certified Survey Map (CSM) has been submitted and will be attached as an Appendix to this PUD once recorded. It is a 4-Lot Certified Survey Map that will lay out the three Zoning Districts in this PUD, B-1/PUD, Rm-1/PUD and I-1/PUD. It also outlines that Outlot 4 will remain I-1, Institutional with no PUD overlay.

SECTION III

Legal Description of Parcel to be rezoned to B-1/PUD:

LANDS TO BE REZONED FROM B-1/PUD ~~I-1~~ TO B-1/PUD (LOT 1 ON PROPOSED CSM Appendix G)~~ & LANDS TO REMAIN FUTUTRE LAND USE OF SUBURBAN COMMERCIAL~~:

Part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; commencing at the Southwest corner of said Northwest 1/4 of Section; thence North 01°19'12" East, 100.14 feet along the west line of said Northwest 1/4 Section; thence North 88°20'12" East, 120.16 feet to a point on the East line of South Moorland Road; thence North 01°19'12" East along said East line 1608.47 feet to the Point of Beginning of the lands described herein: continue thence North 01°19'12" East along said East line 272.92 feet to a point; thence North 88°04'12" East along said East line 10.02 feet to a point; thence North 01°19'12" East along said East line 321.44 feet to a point; thence North 31°03'54" East along said East line 60.47 feet to a point on the South line of West Greenfield Avenue; thence North 74°37'20" East along said South line 44.24 feet to a point; thence North 89°15'13" East along said South line 358.44 feet to a point on the East line of Lot 1, Certified Survey Map No. 11117; thence South 01°19'04" West along said East line 657.18 feet to a point; thence South 89°15'13" West 440.88 feet to the point of beginning. Said lands described containing 284,363 square feet or 6.5281 acres.

B-1/PUD: Mandel Neighborhood Development Plan / 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 mixed-use neighborhood development that can serve as 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 developments; fully interconnect streets, 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 March 10, 2023 Conceptual Master Plan reflects the City's desired 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-1/PUD: Mandel Neighborhood Development / Planned Unit Development District is intended to provide for commercial uses consistent with the B-1 Shopping Center District.

Unless specified otherwise by this section, all new development shall be in accordance with the B-1 Zoning District, per Section 275-34B(1) Shopping Center District.

1. Principal Uses (See also Chapters 275-34C, 275-41C and Table 275-34-1)

   a. Carwash – This land use is considered a principal use within the basic underlying zoning district but pursuant to this PUD and the applicant's letter dated April 21, 2023 this land use will be considered prohibited on the hard corner of Moorland Road and Greenfield Avenue or as a building pad directly along Moorland Road.

   - The following Zoning Code Section shall not apply to this request – 275-41 C(20)(c) "A property containing a car wash establishment shall not be located closer than 100' from the border of lands designated as residential in the City's Comprehensive Plan."
   - 275-41C(2)(c), "A property containing a car wash establishment shall not be located closer than 100 feet from the border of a residentially zoned or residentially used property due to the intensity of the use of such facilities and the impact which they are likely to have with regard to noise, light pollution and traffic in surrounding neighborhoods and streets. The distance shall be calculated as the shortest measurable distance between the property lines of the property in which the car wash facility is desired to the edge of the residential zoning district, in a straight line without regard to intervening structures. Right-of-way is not included and shall be subtracted from this measurement. A GIS map will be created by the City for any such requests."

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."

ii. Not included as being prohibited would be a fast casual type restaurant. 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 meets 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 Master Plan).

b. In order to maintain maximum flexibility with the Conceptual Master plan, there shall be a zero lot line setback from property lines if developed as part of a unified project. To the maximum extent practicable the developers shall endeavor to push the buildings as close to Moorland Road to establish a well-defined street edge. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.

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 minimized 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 zero (0) feet.

7. Lot Coverage (See also Chapter 275-34D and Table 275-34-3)

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 achieve additional 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 Permits for Mandel Neighborhood Development and Highland Memorial Park Cemetery PUD and building permits 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 Mandel Neighborhood Development and Highland Memorial Park Cemetery 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-1/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. 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. This section lays out specific policies to help ensure the cohesive development. This area is intended for retail, commercial and office uses located on the corner (tax key #: 1158-990) then transitioning to the south to allow for some additional commercial or retail (tax key #: 1158-991-001 & 1158-993). The far southern parcel (tax key #: 1158-991) could be developed as low-density multi-family residential as defined above in this section or senior living. Parcel lines are not intended to be rigid; however, the City intends to establish the transition of uses to better describe the intended use of this land*

Sample images of desired development –

Figure 11.17. Second Highest-Rated Image for Commercial

Figure 11.20. Second Highest-Rated Image for Parking.

Figure 11.23. Second Highest-Rated Image for Commercial Signage.

Fig. 11.9 Sample development pictures.

12. <u>Signage</u> (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 parcels with buildings located behind other buildings, 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 retail corner development shall incorporate "Welcome to the City of New Berlin" signage as part of a separate agreement with the City to sell a parcel of land at Tax Key #: 1158-989 in exchange for the applicant to design, building, coordinate and pay for installation of a City sign. Mandel 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-year 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

The City of New Berlin is an applicant to this PUD as a current owner of a portion of the lands within this PUD. Mandel has agreed to extend an Offer to Purchase to the City to obtain the city-owned land. In return Mandel will cause to agree, via a separate agreement between the City and Mandel, to design and construct a City entryway sign at the corner of Moorland Road and Greenfield Avenue. Nothing within this ordinance shall be deemed to alter the agreements between Mandel and the City in this regard.

SECTION IV

Legal Description of parcels to be rezoned to Rm-1/PUD:

LANDS TO BE REZONED FROM ~~I-1~~RM-1/PUD TO Rm-1/PUD (LOT 2 ON PROPOSED CSM Appendix G)~~ & LANDS TO BE AMENDED TO FUTUTRE LAND USE OF MIXED USE RESIDENTIAL~~:

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; Commencing at the Southwest corner of the Northwest 1/4 of Section; thence North 01°19'12" East, 100.14 feet along the West line of said Northwest 1/4 Section; thence North 88°20'12" East, 120.16 feet to a point on the East line of South Moorland Road; thence North 01°19'12" East along said East line 325.44 feet to the Point of Beginning of the lands described

herein: continue thence North 01°19'12" East along said East line 1283.03 feet to a point; thence North 89°15'13" East 440.88 feet to a point along the West line of lot 1, Certified Survey Map No. 11117; thence South 01°19'04" West along said West line 328.56 feet to a point along the South line of Lot 1, Certified Survey Map No. 11117; thence North 89°16'15" East along aforesaid South line 374.93 feet to a point; thence South 01°04'42" West, 941.08 feet to a point; thence South 88°20'12" West 820.37 feet to the Point of Beginning. Said lands described containing 91,944 square feet or 21.1075 acres.

Rm-1/PUD: Mandel Neighborhood Development Plan / 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 mixed-use neighborhood development that can serve as 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 connect several developments; fully interconnect streets, 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 March 10, 2023 represents a conceptual master plan that reflects the City's desired neighborhood plan design principles. The plan is meant to be flexible and not ridged, 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 Rm-1/PUD: Mandel Neighborhood Development / Planned Unit Development District is intended to provide for additional density than what is allowed in the Rm-1 Multiple-Family Residential District. The District will allow up to 212 units (9.9 units per acre).

Unless specified otherwise by this section, all new development shall be in accordance with the Rm-1 Zoning District, per Section 275-33B(10) Multiple-Family District.

1. Principal Uses (See also Chapters 275-33B(10), 275-41B and Table 275-33-1)

2. Accessory Uses (See also Chapters 275-33C, 275-42, and Table 275-33-1)

    a. Club house, pools, dog walking area and other typical uses that will serve the residents of the development.

3. Conditional Uses (See also Chapters 275-33C, 275-27 and Table 275-33-1)

4. 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 meets 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 Master Plan).

    b. In order to maintain maximum flexibility with the redevelopment plans, there shall be a zero lot line setback from property lines if developed as part of a unified project. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.

5. Setback and yards (See also Chapter 275-33D and Table 275-33-2)

    a. Table 275-33-2 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. Section 275-44E(1) and (2) shall not apply for purposes of building separation. Respecting the creative design process regarding building separation, 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 minimized 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.

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 minimized 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 15 feet to sidewalks and 30 feet to buildings. Current code reads, “All impervious surfaces shall be setback a minimum of 30 feet.” Applicant shall be required to meet all DNR runoff regulations and treat runoff before it enters the wetlands.

6. Coverage (See also Chapter 275-33D and Table 275-33-6)

a. Table 275-33-6 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 achieve additional 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.

7. Time Limits (See also Chapter 275-23(F))

a. If the development has not commenced, as evidenced by the securing of the initial Zoning Permits for Mandel Neighborhood Development and Highland Memorial Park Cemetery PUD and building permits 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 Mandel Neighborhood Development and Highland Memorial Park Cemetery 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.

8. 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.

9. 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. 1.6~~7~~ spaces per dwelling. A minimum of 1 space per dwelling until shall be covered parking. A minimum of 0.4~~7~~ space per dwelling unit shall be provided in attached garages. The balance of covered parking to achieve 1 stall per unit shall be provided in detached garages. ~~A minimum of 0.3 space per dwelling unit shall be provided in detached garage.~~ One space per 10 units for guest parking. Through the leasing process, Mandel agrees to maintain 19 stalls for guest parking, limiting / eliminating their ability to lease those spaces to residents. ~~Currently the code reads, *"2 spaces p dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking a minimum of 1 space per dwelling unit shall be provided in an attached or underground garage."*~~

10. 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. Additional requirements for this zoning district listed in Chapter 275-59D(3)(d).

c. Specific designs will be based on conceptual images shared during the Conceptual Development Review Phase (See Application File #: UA-2300419 as presented at the April 13, 2023 Plan Commission meeting) and concepts included in this PUD. See Appendix D, Multiple-Family Residential Concepts.

11. 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 parcels with buildings located behind other buildings, retaining walls/fences, heavy landscaping, sidepaths, and large county right-of-way. Additional City wayfinding signage is allowed.

iii. See the appendix section of a sample monument sign.

iv. 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 retail corner development shall incorporate "Welcome to City of New Berlin" signage as part of a separate agreement with the City to sell a parcel of land at Tax Key #: in exchange for the applicant to design, building, coordinate and pay for installation of a City sign. Mandel shall coordinate with the City of

New Berlin on the exact size and location for this particular sign.

12. 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-year for maintenance."

Section V

Legal Description of parcels to be rezoned to I-1/PUD:

LANDS TO BE REZONED FROM I-1/PUD TO I-1/PUD (LOT 3 ON PROPOSED CSM Appendix G)~~ & LANDS TO BE AMENDED TO FUTUTRE LAND USE OF INSTITUTIONAL~~:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; Commencing at the Southwest corner of the Northwest 1/4 Section; thence North 01°19'12" East, 100.14 feet along the West line of said Northwest 1/4 Section; thence North 88°20'12" East, 120.16 feet to the Point of Beginning of the lands described herein: thence North 01°19'12" East along the East line of South Moorland Road, 325.44 feet to a point; thence North 88°20'12" East, 820.37 feet to a point; thence South 01°04'42" West, 325.37 feet to a point 100.00 feet North of the South line of said 1/4 Section; thence South 88°20'12" West parallel with said South line 821.74 feet to the Point of Beginning. Said lands described containing 266,842 square feet or 6.1258 acres.

I-1/PUD: Mandel Neighborhood Development Plan / 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 mixed-use neighborhood development that can serve as 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 connect several developments; fully interconnect streets, 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 March 10, 2023 represents a conceptual master plan that reflects the City's desired neighborhood plan design principles. The plan is meant to be flexible and not ridged, 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 I-1/PUD: Mandel Neighborhood Development / Planned Unit Development District is intended to provide for additional density than what is allowed in the I-1 Institutional District. The District will allowed up to 150 units.

Unless specified otherwise by this section, all new development shall be in accordance with the B-1 Zoning District, per Section 275-34B(1) Shopping Center District.

1. Principal Uses (See also Chapters 275-36B(1), 275-41B and Table 275-36-1)

2. Accessory Uses (See also Chapters 275-36B, 275-42, and Table 275-36-1)

3. Conditional Uses (See also Chapters 275-34C, 275-27 and Table 275-36-1)

4. 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 meets 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 Master Plan).

   b. In order to maintain maximum flexibility with the redevelopment plans, there shall be a zero lot line setback from property lines if developed as part of a unified project. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.

5. Setback and yards (See also Chapter 275-36D and Table 275-36-2)

   a. Table 275-36-2 shall not apply.

      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. The setback from the south property line (rear) shall not be closer than 12', the setback from the east property line (side) shall be 50' and the setback from the north property line (front) shall be 25'.

      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 minimized 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 minim of 15 feet to sidewalks and 30 feet to buildings.

6. Lot Coverage (See also Chapter 275-36D and Table 275-36-3)

   a. Table 275-36-3 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 achieve additional 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.

7. Time Limits (See also Chapter 275-23(F))

a. If the development has not commenced, as evidenced by the securing of the initial Zoning Permits for Mandel Neighborhood Development and Highland Memorial Park Cemetery PUD and building permits 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 Mandel Neighborhood Development and Highland Memorial Park Cemetery 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.

8. 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.

9. 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. Community and Senior Living, 0.75 spaces per dwelling unit. One space per maximum employee count. Currently the code reads, *"One spaces per dwelling unit plus. The Plan Commission may reduce the parking requirement when assisted care is provided. The Plan Commission may require an additional 10% of the parking requirement for guest parking."*

10. 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. Additional requirements for this zoning district listed in Chapter 275-59D(3)(d).

c. Specific designs will be based on conceptual images shared during the Conceptual Development Review Phase (See Application File #: UA-2300419 as presented at the April 13, 2023 Plan Commission meeting) and concepts included in this PUD. See Appendix E , Senior Living Residential Concepts

11. 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 parcels with buildings located behind other buildings, 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 retail corner development shall incorporate "Welcome to City of New Berlin" signage as part of a separate agreement with the City to sell a parcel of land at Tax Key #: in exchange for the applicant to design, building, coordinate and pay for installation of a City sign. Mandel shall coordinate with the City of New Berlin on the exact size and location for this particular sign.

12. 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-year for maintenance."

Section VI

LANDS ~~TO BE~~ REMAINED ZONED I-1 (OUTLOT 1 ON PROPOSED CSM Appendix G) ~~LANDS TO REMAIN FUTURE LAND USE OF INSTITUTIONAL~~:

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows; Commencing at the Southwest corner of the Northwest 1/4 of Section 2; thence North 01°19'12" East, 100.14 feet along the West line of said Northwest 1/4; thence North 88°20'12" East, 941.90 feet to the Point of Beginning of the lands described herein: thence North 01°04'42" East, 1266.45 feet to a point on the South line of Lot 1, Certified Survey Map No. 11117; thence North 89°16'07" East along said South line of Lot 1 aforesaid 370.57 feet to a point; thence South 00°50'07" West, 1260.16 feet to a point 100 feet North of the South line of said 1/4 Section; thence South 88°20'12" West parallel to said South line 376.16 feet to the Point of Beginning. Said lands described containing 471,320 square feet or 10.82 acres.

Section VII

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 VIII

WHEREFORE, The: Mandel Neighborhood Development Plan and Highland Memorial Park Cemetery Planned Unit Development Overlay District Ordinance having been approved as a Planned Unit Development on ~~August 29, 2023~~January 23, 2024, 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-1/PUD, Section IV to Rm-1/PUD, Section V to I-1/PUD & to be named the Mandel Neighborhood Development Plan and Highland Memorial Park Cemetery Planned Unit Development Overlay District and Section VI to I-1/PUD (Highland Memorial Park Cemetery PUD), pursuant to the conditions set forth herein.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2688~~2679~~ 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 ~~Auguust 29, 2023~~ 23rd day of January 2024.

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

APPENDIX A

Conceptual Master Plan

“CONCEPTUAL ONLY”

JLA ARCHITECTS

MOORLAND & GREENFIELD MIXED-USE DEVELOPMENT

CONCEPTUAL MASTERPLAN

MARCH 10, 2023

1"=160' @ 11x17

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

Multiple-Family Concepts

"CONCEPTUAL ONLY"

INSERT CONCEPTS HERE

APPENDIX E

Senior Living Concepts

“CONCEPTUAL ONLY”

INSERT CONCEPTS HERE

APPENDIX F

Welcome to New Berlin Concepts

“CONCEPTUAL ONLY”

INSERT CONCEPTS HERE

APPENDIX G

DRAFT CSM

INSERT RECORDED CSM HERE

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Dan Romnek on behalf of Mandel Group / Mandel Apartments**
LOCATION:	**1640 S. Moorland**
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 approval 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 conditions:**

1. **Planning:**
   a. **Prior to the issuance of any permits, the applicant shall complete the sale of land with the City of New Berlin that was approved by the Common Council on August 29, 2023. The offer to purchase was approved by the Common Council in exchange for a "Welcome to the City of New Berlin" monument sign to be designed and constructed by Mandel. The plans shall be finalized by the developer and a sign permit issued.**
   b. **Prior to issuance of the Zoning Permit, the applicant shall receive approval from the Plan Commission and Common Council on the request to amend PUD Ordinance # 2679 Mandel Neighborhood Development Plan & Highland Memorial Park Cemetery PUD. On this same agenda is a request to amend the PUD Ordinance to modify the multi-family parking section via Ordinance # 2688. See application File #: RZ-2300810 for draft PUD amendment.**
   c. **Prior to the Zoning Permit being issued, the applicant shall record the 4-Lot Certified Survey Map which was approved by the Common Council on August 29, 2023 (see File #: LD-2300812).**
      i. **The County has requested that you consult with them prior to recording the CSM to ensure the adequate right-of-way is being dedicated along Moorland Road. This could include the sidepath.**
   d. **The County will require a Permanent Limited Easement to be recorded for the signal, poles, and accessories. Please contact Jason Mayer, at Waukesha County, to discuss the timing of this easement.**
   e. **Applicant shall coordinate with Waukesha County on any Agreement between Mandel Group and the County regarding the design, construction, and any cost share for any public improvements associated with the Moorland Road project that are necessary due to this development. The City will expect Mandel to coordinate with Waukesha County on this step. Mandel shall coordinate with the County and their Moorland Road design team based on the workshop meeting held on December 5, 2023.**
   f. **Applicant shall address items outlined in an email from Jason Mayer, at Waukesha County, dated December 21, 2023.**
   g. **A Development Agreement is required for this project and must be approved by the**

Board of Public Works and Common Council.

h. Plan of Operation:

i. Applicant shall adhere to the submitted plan of operation.

ii. The applicant is proposing to construct 191 units in eleven 2-story residential buildings, one clubhouse, and ten garage buildings.

iii. Employee and customer parking shall be contained on site.

iv. On-site grading work can begin prior to issuance of zoning permits; however, the grading and stormwater plan shall be approved prior to any site disturbance. No work on public improvements shall begin until a Development Agreement is approved.

i. The applicant and the property owner(s) of the parcels located at 1750 S. Moorland Road (includes Tax Key #'s: 1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & a portion of 1158-992) shall coordinate as part of the Development Agreement to provide accurate phasing for overall site grading, storm water management, utilities, access roads, sidepaths along Moorland Road tree removal and landscaping.

j. Applicant shall comply with the tree replacement schedule outlined in 275-54B(6), or pay the City the remainder of the balance to be placed in the landscaping account to plant landscaping elsewhere within the City.

i. Applicant has prepared a tree inventory survey. Provide an inventory of the trees to be removed in latest plan set.

ii. Follow Replacement schedule in Table 275-54-1. Size of replacement trees shall be 2.5" DBH or greater. Based off 8/18/23 tree removal plan and 12/8/23 Landscape Plan, tree replacement fee comes to $1,965,900.

k. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required, per 275-56C. Landscape plans shall meet all the requirements of 275-39F(2), as well as 275-53 through 275-56 of the Zoning Code.

i. The developer shall submit a cost estimate for the landscaping based on actual bids or qualified or licensed landscape architect, forester, master gardener and/or landscape professional estimate. The actual surety shall be 100% of the accepted bid.

ii. A maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (three-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety.

1. The applicant and the developer/property owner(s) of these parcels may coordinate with the City on a potential public / private partnership. If an agreement is reached, the applicant's tree replacement fee may be reduced. Separate landscape installation plans will be submitted at the time of development of the commercial and senior parcels. A LOC reduction could be provided to Mandel at the time of the commercial and senior parcel developers submitted landscape plans and new LOC for each development. This shall be coordinated with the Director at the time of each application.

l. Plans shall meet the Rm-1/PUD requirements outlined in the PUD.

m. **Applicant shall show any roof, ground, and wall mounted equipment on architectural plans.**

n. **Architecture Review Committee approval is required.**

   i. **Applicant shall address any comments from the meeting held on January 8, 2024 prior to issuance of the Zoning Permit.**

o. **Clarify garage drawings with plan revisions after ARC meeting.**

p. **Dumpsters and mechanical equipment shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.**

q. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**

r. **Applicant shall provide copies of any applicable WDNR and Army Corp of Engineers permits prior to issuance of the Zoning Permit.**

s. **Wetlands shall be clearly marked in the field with construction fencing and signage during site work.**

2. **Building Inspection:**

   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 each permit application.**

   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 the building permit(s). Separate application and plans are required.**

   e. **Plumbing: State review is required for over 16 fixtures - new and/or replacements.**

   f. **The building(s) shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)**

3. **Fire Department:**

   a. **Maintain fire sprinkler coverage throughout.**

   b. **Key for Knox box is required.**

   c. **Maintain 24' fire access width for fire lane.**

   d. **Maintain fire alarm coverage throughout.**

   e. **Name and address on front and rear where applicable.**

   f. **Maintain approved fire hydrant plan (hydrants spaced every 300 feet).**

   g. **Coordinate with the Fire Department on building separation requirements. Fire has requested 30'. Continue to work with that Department on any requests to be less than 30'.**

4. **Sewer Utility:**

   a. **A minimum sewer depth of 8' is required per City Spec. 3.1.1.2.9**

b. **The contractor is required to plug the sewer line at manhole 1.0. Plug must remain in line until final punch list approval with New Berlin Utility. New Berlin Spec 3.1.3.1.5**

5. **Water Utility:**
   a. **Sheet C-16: Clarify if Private sanitary lateral for senior home that crosses Moorland Road needs to be in a casing.**
   b. **Make sure all hydrant valves are attached to a "tee" coming off of a water main whenever possible.**
   c. **We do not see any requirements for meter rooms on plans or in paperwork. Also, Utility must have access to each building's meter room via key or punch pad.**

6. **Stormwater:**
   a. **Stormwater Management Plan**
      i. **Makes sure the narrative matches the model.**
      ii. **Make sure the plans match the model. Specifically, Table Existing Northwest, on Page 6**
      iii. **Offsite are wetland 5, 2 year says 16.8 should be 15.61 per the model.**
      iv. **Wetland 5 discharge, 10 year discharge should have the double ** notation in the table and the ** notation should refer to the specific area (offsite area to wetland 5) as being multiplied.**
      v. **Pond Data on Page 8 shall match the model.**
      vi. **Spillway elevation shall be a minimum of the 100 year elevation, recommend making it 0.5 feet higher to allow for construction settling.**
      vii. **Top of berm shall be a minimum of 1 foot above the spillway elevation, recommend making it 1.5 feet above to allow for construction settling.**
      viii. **Wetland 1 is modeled with an overflow weir of 850, currently the plan shows 852. Verify and Correct.**
      ix. **The model does not include the overflow spillways, this would be fine, if the spillways were correctly located at or above the 100-year elevation, but that is not the case at this time. Recommend adding the spillways to the model.**
      x. **Provide a cross-section detail of the wetlands that are used in the Model, this can be placed in the SWMP rather that in the Plan set. This information is necessary for future maintenance and restrictions for those area. For wetland 1, the existing bisecting berm/path shall be included in the cross section to allow for restrictions of raising that area, thus backing up water.**
   b. **Civil Plans**
      i. **Please note that although there are several ponds that are designed as bioretention, the water quantity model does not model them as such. The water quality model takes into account the bioretention. This comment needs no action.**
      ii. **The construction details for the ponds do not match the model. Verify and Correct.**
      iii. **Provide details of the proposed outlet structures for the wetlands. There should be a inlet pipe into the outlet structure and the top should be grated.**

c. **WDNR NOI is required.**

d. **MMSD Chapter 13 approval is required. Once City has approved the SWMP the City will submit to MMSD for Chapter 13 approval.**

e. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**

f. **Asbuilt plans of the Stormwater Management facilities are required per DH 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 Occupancy.**

7. **Engineering:**

a. **The infrastructure for this development will include watermain looping, sanitary sewer connection, roadway and signal improvements within CTH O (Moorland Road), sidewalk along Moorland Road from Greenfield Avenue to the New Berlin Recreational Trail, and storm water controls. All infrastructure components need to be planned for and shown in the plan set prior to issuance of the Zoning Permit. This review is not comprehensive as there are parts of the infrastructure that have not been designed yet.**

b. **Sheet C-1:**

i. **Show any property required by Waukesha County to be dedicated for roadway purposes.**

1. **Area should be shown as "Potential ROW to be dedicated to Waukesha County".**

c. **Sheet C-2:**

i. **Show improvements needed within the Moorland Road Corridor.**

1. **Although the note on the plan states median work within Moorland Road will be completed by Waukesha County, the radii for the driveway access points will be different if turn lanes or bike lanes are planned to be added to the road corridor. Coordinate with Waukesha County and the Engineering Firm completing that design for additional information.**

2. **The TIA requires 150' staking for the left turn lane exiting the site at the signal. Create an additional lane for the thru/right lane.**

d. **Sheet C-4:**

i. **DH 5.2.12.2 The internal circulation pattern shall be designated with 24-ft wide driving aisles (measured from edge of pavement to edge of pavement, not including the flange of the curb and gutter).**

1. **This comment is relevant in front of SF-B4. The dimensions are mislabeled to 26.0' but scales at 23.0'. The drive aisle to the senior building is too narrow.**

ii. **If the sidewalks are across from each other, consider marking crosswalks on the pavement.**

1. **Mark pedestrian crossings at the club house to Buildings SF-A4 and SF-A3. Add companion ramps on the north side.**

2. **Add a ramp and pedestrian crossing from SF-B3 to SF-B4/SF-B2.**

3. **Add a pedestrian connection from SF-A2 to the G4 garage area.**

iii. **Pedestrian ramps shall utilize Tactile Dome plates.**

1. **The sidewalks along Moorland Road need plates.**

iv. **All drive aisles and parking space widths shall be measured from edge of pavement to edge of pavement. (not including the curb flange). Parking stall depth can be measured to the face of the curb, where applicable.**

1. **Parking stall widths in the Senior building, end stalls, are still only 8' wide.**

v. **All off-street parking areas open to the public shall provide and reserve spaces for use by motor vehicles which transport physically disabled persons in accordance with the applicable state and federal requirements.**

1. **Only one ADA parking stall is shown on the plan.**
2. **Indicate which units will be ADA Accessible and which parking spaces will be designated for their use.**

e. **Provide an intersection signal design that has the proposed Moorland Road geometrics.**

f. **Provide a sequence of events that describes the timing of occupancy of buildings versus the pavement installation and site work.**

g. **Sheet C-5:**

i. **Show ADA Parking stall locations with corresponding ramps.**

ii. **Where more than 3 parking spaces are served by a single driveway, a turnaround area shall be provided.**

iii. **Provide directional signage.**

h. **Grading Plan:**

i. **Maximum slope shall be 4:1.**

ii. **Minimum overland flow shall be 1.5%.**

iii. **Keep all Vision Triangles clear of obstructions taller than 3 feet as measured from the mean curb height.**

1. **This applies to landscaping, signs, traffic control cabinets, etc. Until all plans are complete, this note will remain.**

i. **Sanitary Plans:**

i. **There is a manhole on the south side of the property that may work for connection of the Senior building to the sanitary sewer system that goes down Robin Road. This will eliminate the need to do a roadcut in Moorland Road, but it will require a flow calculation to verify that it will work.**

ii. **Because the Senior building is connecting to sanitary at a different location, the sanitary line for the multifamily will be private starting at the commercial property line and public from there to the north.**

iii. **Move the manhole to the property line to provide a separation between public and private sanitary.**

iv. **Since the sanitary sewer will be private within the multifamily development, only a 30' easement would be needed for the water only.**

j. Watermain plans:

- **i. Minimum depth of watermain is 7 feet under pavement.**
  - **1. Water is too shallow from 100 to 101 and at 126.**
- **ii. See Figure 24 of the Development Handbook for Insulation Requirements for Proposed Watermain.**

k. Sheet L-2:

- **i. If watermain easements are incorporated into the plan, the plantings in the easements could be an issue. A hold harmless agreement would be required.**

l. Moorland Intersections:

- **i. At the north entrance, the TIA says a 200' right turn storage lane is needed. The plans show a 100' storage lane.**
- **ii. The County project limits may be south of this entrance, so any modification to Moorland Road at this entrance may need to be completed with the development.**
- **iii. The County may be adding a bike lane through this section, which would shift the curb line over 5 feet. Confirm this geometric change for design purposes but also for Right-of-Way dedication purposes.**
- **iv. Lane lines should be 4", channelizing marking should be 8". Verify with the County, but the 4" edge line is not needed.**
- **v. Add Bike lane marking between lane line and right turn lane.**
- **vi. Add Tactile domes to sidewalk ped ramps.**

m. Middle Intersection:

- **i. Channelizing lines should be 8". Lane lines should be 4". The centerline of the access road should be double yellow. Do not mark the edge line along the curb and gutter.**
- **ii. Add Tactile domes to sidewalk ped ramps.**
- **iii. Lanes shall be 12' wide, not including the flange of the curb.**
- **iv. Add the bike lane along Moorland Road. This will shift the curb and gutter and may impact the traffic signal pole locations.**
- **v. Show the proposed geometric layout of Moorland Road for correct placement of signal poles.**

n. South Intersection:

- **i. Add the bike lane along Moorland Road. This will shift the curb and gutter and may impact the sidewalk location.**
- **ii. Add tactile domes to the ped ramps.**
- **iii. The centerline on the access driveway should be double yellow, the channelizing line should be 8", do not mark the edge line along the curb and gutter.**

o. Landscaping Plan:

- **i. Note if there will be an irrigation system.**
- **ii. Plantings in Easements are at risk of being removed if the Utility needs to**

work on the main. A Hold Harmless or easement restrictions may need to be defined if the landscaping is to remain in the easements.

iii. The landscaping plan submitted with the 12/8/23 submittal does not match the layout of watermain etc. in the rest of the set therefore it cannot be reviewed for potential conflicts.

p. Fire Truck Turning sheet:

i. If vehicles are parked at SF-A2, the fire truck would have a difficult time making this turn. Also near SF-B1.

q. Lighting Plan:

i. The lighting plan was not updated with this submittal.

ii. The lighting plan is very difficult to read. The numbers are too small.

iii. All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination.

1. The average illumination shall be 1.0 foot candle.

2. The average to minimum illumination ratio should be approximately 5:1 (0.2 fc min).

3. The max to min illumination ratio should be approximately 20:1 (4.0 fc max).

<u>DETAILS IN ATTACHED STAFF REPORT</u>

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

Meeting of January 8, 2024

Business Dan Romnek on behalf of Mandel Group / Mandel Apartments
1640 S. Moorland Road

DATE STAFF REPORT CREATED: December 12, 2023

APPLICANT / OWNER(S): Dan Romnek on behalf of Mandel Group / Highland Memorial Park, Inc.

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

DATE OF APPLICATION: 8/24/2023; Revised plans submitted on 10/27/2023 & 12/8/2023

DATE OF COMPLETENESS DETERMINATION: 8/24/2023; Revised plans submitted on 10/27/2023 & 12/8/2023
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): Several meetings over the past few months with the most recent on 12/5/2023.
Site Visit(s): 9/12/2023

CONCEPTUAL PLAN: Yes, plans are attached.

SIZE OF DEVELOPMENT / PARCEL(S): Applicant filed a separate application for a 4-Lot CSM (See File # LD-2300812). It has been approved by the City and is waiting to be recorded.
Parcel (Lot 2 of CSM): 21.1075 Acres

11 Residential Buildings containing 191 Units
- 16-Unit Building (6 buildings) - 96 Units
- 19-Unit Building (5 buildings) - 95 Units

10 detached garage buildings – various sizes

Total Parking Spaces: 325
- 191 covered parking spaces (some located in residential buildings and some in detached garages)
- 134 surface parking spaces

CURRENT ZONING: Rm-1/PUD & C-2 (Multi-Family Residential District) (PUD ordinance #: 2679)

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: The applicant is proposing to construct a multi-family development. Proposed Building(s) Type, Number of that type of building and number of units:
- 16-Unit Building (6 buildings) - 96 Units
- 19-Unit Building (5 buildings) - 95 Units

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY:
Net density 12.8 units / acre (191 units / 14.9 developable acres) OR gross density 8.90 units / acre (191 units / 21.4 acres).

ADJACENT ZONING AND LAND USE:

North:	Zoning: Commercial	Land Use: City of Brookfield (Bank & Commercial)
South:	Zoning: I-1 & R-4	Land Use: Rail Road Easement and New Berlin Bike Trail & Residential
East:	Zoning: B-1/I-1	Land Use: Walmart & Highland Memorial Park Cemetery
West:	Zoning: B-1/PUD/Rm-1/R-4	Land Use: Vacant Commercial/Deer Creek Apartments/Brookridge Condominiums & Moorland Highlands Subdivision

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:

- *Current Future Land Use Map:* Suburban Commercial, Mixed Residential and Institutional (Approved with File #: CP-2300808)

ZONING CODE (Chapter 275): Yes, with the attached proposed PUD Ordinance, this request would meet the requirements of Sections 275-33B(10) & 275-37B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes, the site plan and elevations are attached.
Site Plan Required: Yes, applicant has had the property and wetland boundaries surveyed.
Architectural Review Required: Yes, will be reviewed at the January 8, 2024 ARC meeting.

PROPOSED ARCHITECTURE: See attached building elevations.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Isolated Natural Resource Area located along east property line.
Wetland On Property: Yes, a wetland delineation report has been prepared by Heartland Ecological Group Inc., dated August 24, 2022.
Conservancy Districts (C-1, C-2): Yes, C-2.
NRCS Map Classification: N/A
Floodplain: No
Topography / Geologic: Site is overall fairly flat however the current owner has filled and added berms over the years. This is why the contours appear to look like berms on the topography map.

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 April 10, 2023 and at the Plan Commission Meeting on April 13, 2023.

PARK & OPEN SPACE PLAN: No improvements necessary.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Yes, an erosion control plan has been submitted.
Woodland, Tree, and Vegetation Protection: A tree inventory has been prepared and the applicant has prepared a landscape plan.
Wildlife Habitat Protection: Applicant shall adhere to any DNR permits.
Wildlife Management Plan: Applicant shall adhere to any DNR permits.

ENVIRONMENTAL IMPACT: The applicant has submitted a wetland delineation report prepared by Heartland Ecological Group Inc., dated August 24, 2022.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. They have included a storm water plan for this area.

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 determined 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 Study dated June 15, 2023 was submitted to the City of New Berlin and Waukesha County. Per the letter dated October 24, 2023 from Allison Bussler at Waukesha County, *the County has reviewed and accepted the TIA prepared by TADI and will agree to the following access driveways for the development:*

- *North Development Access on CTH O as shown on the site plan will be a right-in/right-out driveway. The development will be funding 100% of the costs for the geometric improvements.*
- *Main Development Access on CTY O, opposite Ridge Road/Brook Drive will be a full access driveway with signalization. Depending on how fast the development fills in will determine when the signals would be installed on CTH O at your main access point/Brook/Ridge Drive. The County will want most of your apartments to be leased prior to allowing the signals to be installed (thereby meeting the signal warrants). Therefore, your consultant will be required to provide the signal design plans and your contractor to install the signals as part of the County's permitting process. This assumes the County's project will proceed in 2026 and your apartments are built-out and mostly occupied sometime after 2026 or beyond, thereby having the signals installed after reconstruction of CTH O by the County. The development will be funding 100% of the costs for the signal equipment and CTH O geometric improvements.*
- *South Development Access on Moorland Road opposite Robin Road will be left-in/right-in/right-out access. The median modifications and left turn lane will be completed and constructed as part of the Waukesha County Moorland Road reconstruction project, which is expected to occur in 2026. The development will be funding 100% of the costs for the CTY O geometric improvements.*
- *You will need to apply for a commercial/residential access for each access point to being the permitting process.*

SCHOOL DISTRICT IMPACT: Yes, an email was sent to the school district on 11/14/2023 notifying them of the project.

PREVIOUS ACTION:
Past Action on projects that did not move forward:

	ProHealth submitted a plan for a large medical building on this site. This project never moved forward.
6/29/2017	Continental Properties submitted a concept plan for a mixed use development. It was reviewed by the Plan Commission and a Neighborhood Meeting was held.

Recent Action:

4/10/2023	Neighborhood Meeting regarding concept plan (File UA-2300419).
4/13/2023	Plan Commission review of concept plan.
4/25/2023	Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
710/2023	Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
8/14/2023	Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
8/29/2023	Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
11/6/2023	This Use Approval request was tabled.

CONSISTENCY WITH PREVIOUS ACTION: Yes

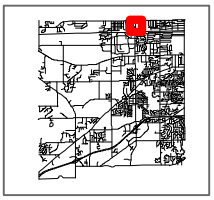
FINDINGS:

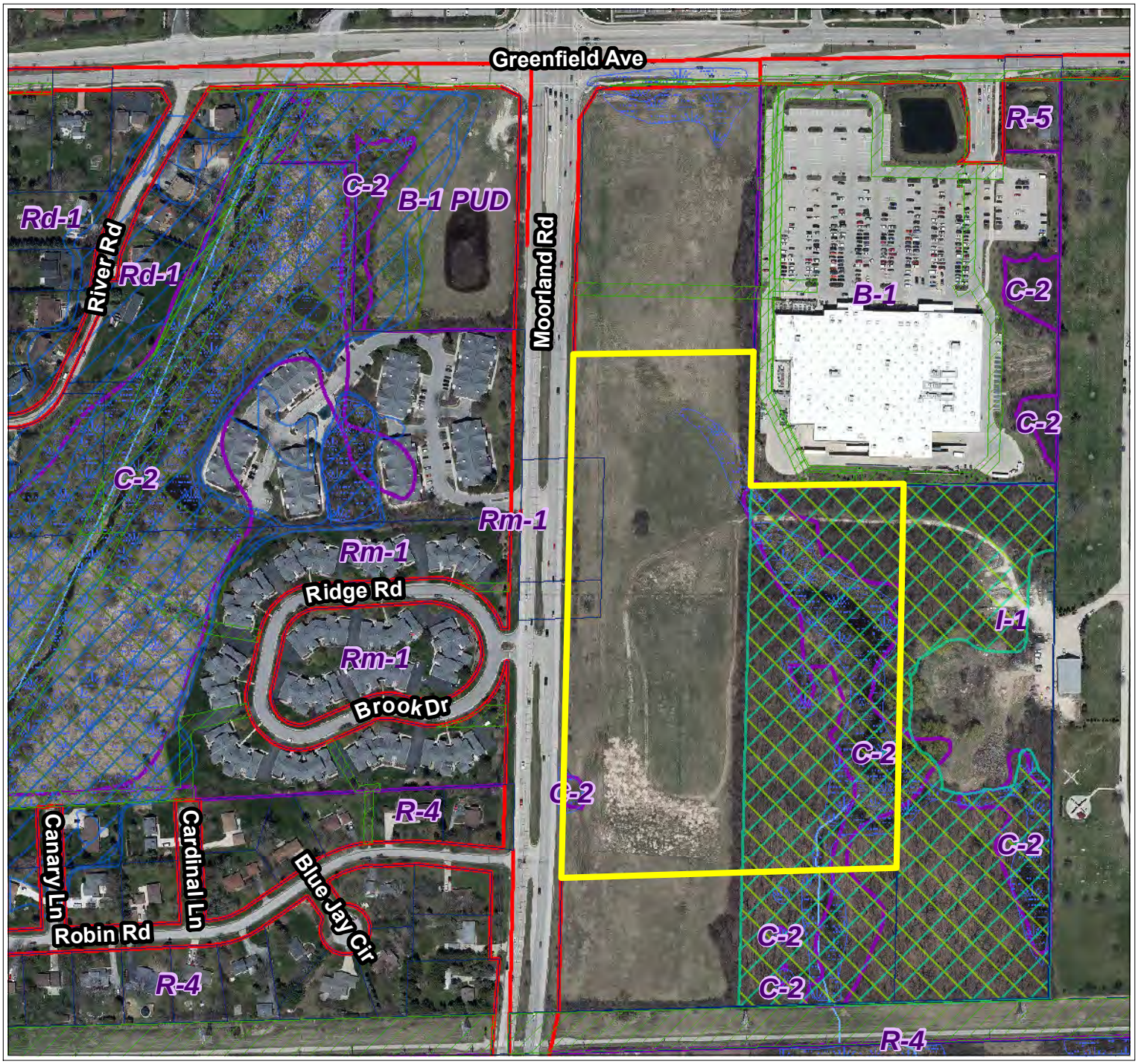
1. Applicants Plan of Operation states the following:
   a. Proposed Building(s) Type, Number of that type of building and number of units:
      i. 16-Unit Building (6 buildings) – 96 Units
      ii. 19-Unit Building (5 buildings) - 95 Unit
   b. Parking will be offered in attached garages, detached garages and surface parking lot.
      i. Covered Space: 191
      ii. Surface Spaces: 134
      iii. Total Parking spaces: 325
   c. The development will offer a club house that will serve the residents. See attached letter for additional information.
2. A wetland delineation report has been prepared by Heartland Ecological Group Inc., dated August 24, 2022.
   a. A WDNR letter dated October 6, 2022 for an Artificial Wetland Exception Determination indicates the WDNR has identified that Wetlands W-2, the ditch portion of Wetland W-3, the southeast portion of Wetland W-5, and Wetland W-6 all lacked a wetland history prior to August 1, 1991 and fulfill all artificial wetland exemption standards. The letter is on file in the Department of Community Development.
3. A PUD Ordinance # 2679 was approved for this project. A PUD amendment has been requested to allow for an adjustment to the parking ration. Please refer to staff report for application File#: RZ-2300810.
4. Architecture will be reviewed at the ARC meeting on January 8, 2024.

D.R.C. RECOMMENDATION: Recommend approval 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 conditions: **See Executive Summary.**

Attachments:
Location Map
Development Summary Letter
Plan of Operation Letter
Development Summary – Construction Phasing
Development Plans

UA-2301691
Mandel Multi-Family Housing Development
1640 S. Moorland Road





Legend

- Parcels
- Road Right-of-Way

Floodplain DFIRM (FEMA 2014)

Flood Zone

- FEMA DFIRM - Zone A
- FEMA DFIRM - Zone AE
- FEMA DFIRM - 0.2% Annual Chance
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

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

N

0 130 260 Feet

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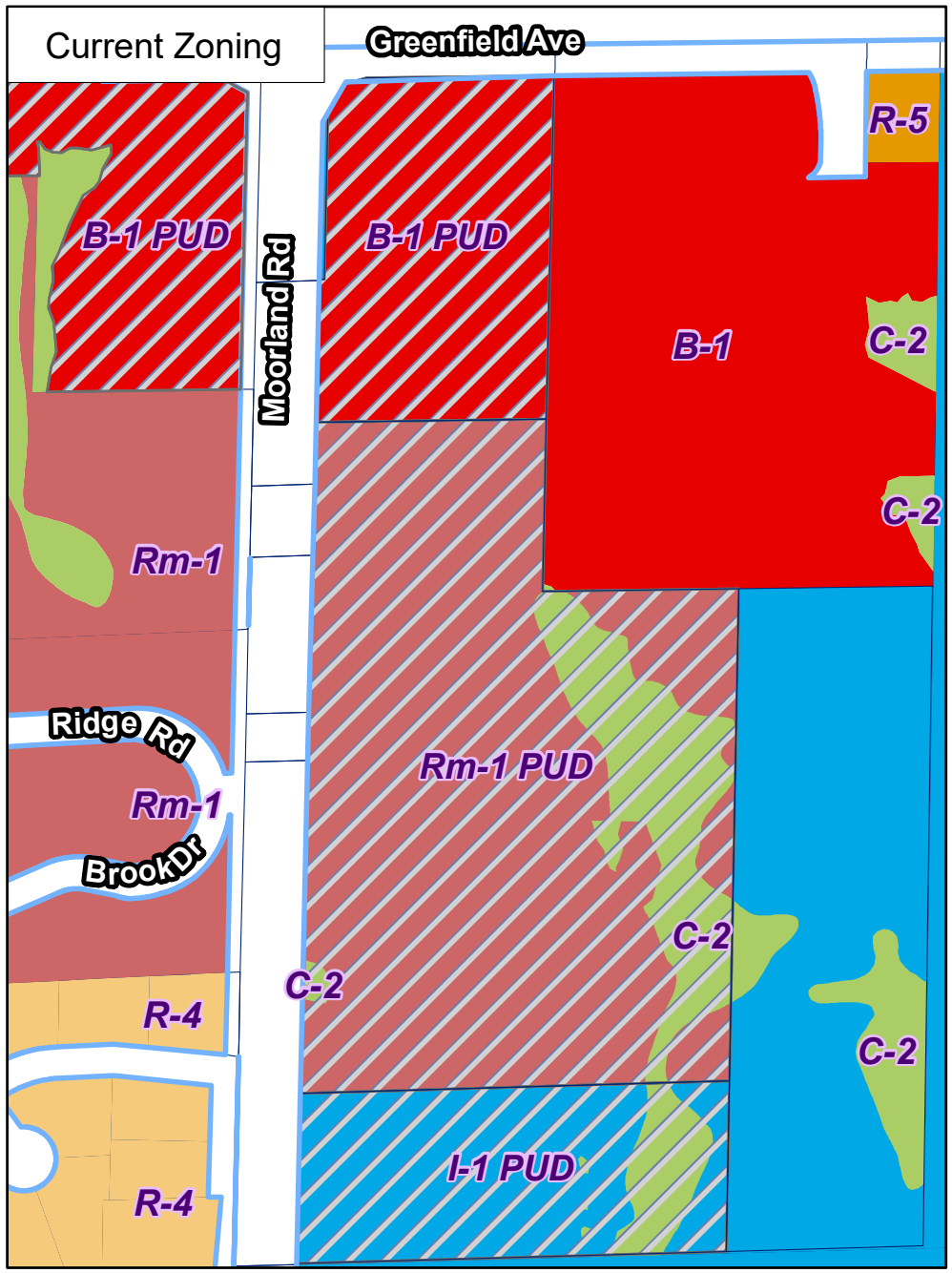
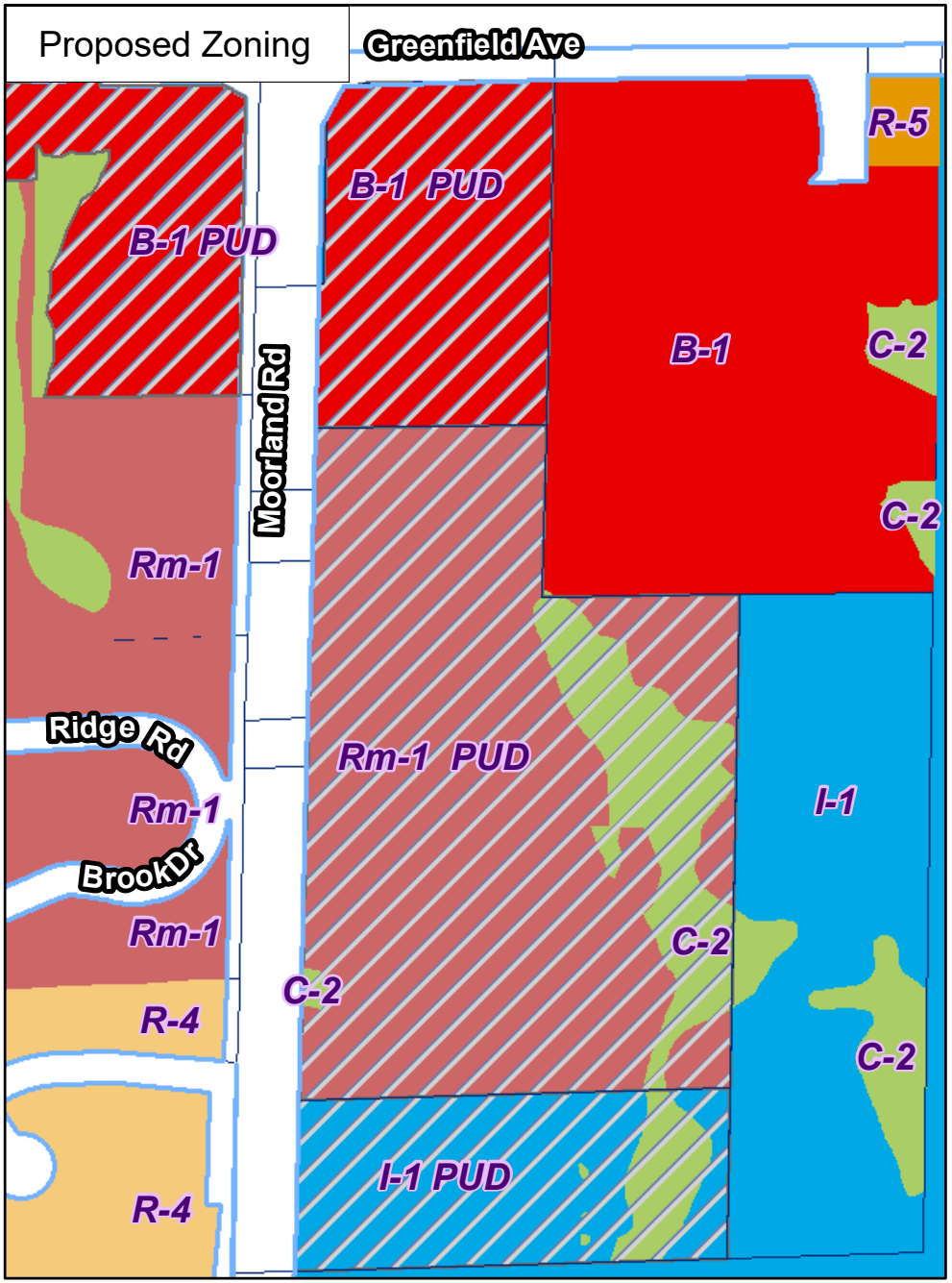




RZ--2300810
Mandel PUD Rezone
1750 S. Moorland Rd

Legend
Parcels
Road Right-of-Way

N

0 160 320 Feet
15

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

Taxkeys:1158-990; 1158-991-001; 1158-993, 1158-994, 1158-989, 1158-991 & portion of 1158-992

MANDEL GROUP

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

December 21, 2023

City of New Berlin
Department of Community Development
3805 S. Casper Drive,
New Berlin, WI 53151

RE: Mandel Group, Inc.
New Berlin Multifamily – Moorland Rd. and Greenfield Ave.

Mandel Group, Inc. **("Mandel")** is requesting that the Plan Commission consider the Multi-family Development Use Application for the land at the southeast corner of Moorland Road and Greenfield Avenue, more particularly described in the attached site plan.

Development Summary – Proposed Use

Mandel is proposing a multi-family project on the southeast corner of Moorland Road and Greenfield Avenue (the "Project"). This Project consists of 191 units in eleven (11) 2-story residential buildings, one clubhouse, and ten (10) garage buildings. This Project responds to desired uses by the City, residents, and interested developers.

The Project will be managed by Mandel Property Services, Inc. (**"MPSI"**), an affiliate of Mandel Group. Staff will include a full-time property manager, assistant property manager, leasing staff of 1-2 individuals, and maintenance staff of 2-3 individuals. Each property that MPSI manages varies in terms of residents/unit based on several factors. We anticipate between 1.5 - 2.0 residents per unit, yielding and estimated 287 – 362 residents. The site plan includes 191 covered parking spaces and 134 surface parking spaces for a total of 325 parking spaces. The Traffic Impact Analysis report is attached for reference.

Construction of the multi-family project is tentatively scheduled for the 2nd quarter of 2024 with an overall duration of 24 months. Construction will occur in one phase with 1 residential building delivery per month starting in month 13 through month 24.

The Plan Commission recommended to the Common Council approval of Mandel's application for a Certified Survey Man (CSM), Comprehensive Future Land Use Plan amendment, and Rezoning on 08/14/2023. These items are scheduled to be reviewed and acted upon by the Common Council on 08/29/2023. The Development Use application is consistent with these applications.

Mandel looks forward to working with the City on approval of this Project and welcomes the chance to answer any questions. Thank you for considering this project.

Sincerely,
MANDEL GROUP, INC.

Dan Romnek

Dan Romnek
Senior Development Associate
dromnek@mandelgroup.com

MANDEL GROUP

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

Development Summary – Plan of Operations

1. **Proposed Use**
   - **a.** Mandel is proposing a multi-family project on the southeast corner of Moorland Road and Greenfield Avenue (the "Project"). This Project consists of 191 units in eleven (11) 2-story residential buildings, one clubhouse, and ten (10) garage buildings. This Project responds to desired uses by the city, residents, and interested developers.
2. **Activities of the Proposed Use**
   - a. The residential buildings will consist of apartment units that each have their own unique entry from the exterior and integral garage stalls for a portion of the units. There are no interior common areas or hallways in the apartment buildings.
   - b. The clubhouse will contain on-site staff offices, lobby, pet wash, mail and package room, fitness center, and clubroom. There is an adjacent exterior common area that includes grilling stations, fire pit, and pool.
   - c. The stand-alone garages are positioned around the site to provide interior parking in close proximity to each unit that does not have access to an integrated garage stall.
3. **Frequency and Duration of Activities**
   - a. There will be on-site staff during business hours (8am – 5pm) during the week. Maintenance staff are on-call 24 hours per day in case of emergency.
4. **Staffing**
   - a. Staffing will consist of a property manager, 2 leasing professionals, a maintenance manager, and a maintenance technician, for a total of 5 employees during business hours. The maintenance staff will be on call 24 hours per day in case of emergency.
5. **Occupants**
   - **a.** Mandel anticipates between 1.5 and 2.0 residents per unit at this project for a total number of residents between 287 and 362. This range is determined using Mandel Group's portfolio of existing suburban developments.
6. **Vehicular Traffic**
   - **a.** The site plan includes 191 covered parking stalls and 134 surface parking stalls for a total of 325 stalls. These will all be residential vehicles.
   - **b.** Service vehicles will be limited to landscaping/snow removal and maintenance or repair work.
   - **c.** Package delivery vehicles (UPS, Amazon, etc.) will have a central location on-site where packages and mail are delivered.
7. **Traffic Impact Analysis**
   - **a.** The Traffic Impact Analysis completed by Traffic Analysis and Design, Inc. (TADi) is attached for reference.
8. **Construction Timeline**
   - **a.** Mandel anticipates construction to begin in summer of 2024 and will last 18-20 months. Mandel anticipates phased occupancy by building, with the first building being delivered for occupancy in month 12.
9. **Project Phasing**
   - **a.** A project phasing exhibit is attached.
10. **Resolution or Mitigation of Hazards or Adverse Impacts**
    - **a.** The majority of the wetlands and wooded areas will be preserved, with additional stormwater ponds and retention areas planned to control stormwater.
    - b. The buffer between this site and residential to the south will be maintained and supplemented with additional landscaping.

MANDEL APARTMENTS
MOORLAND & GREENFIELD

NEW BERLIN, WI

SHEET INDEX

GENERAL

G 100	COVER

ARCHITECTRUAL SITE

ASP-100	ARCHITECTRUAL SITE LAYOUT PLAN

CIVIL

C-1	EXISTING CONDITIONS
C-2	SITE PLAN OVERVIEW
C-3	SITE PLAN
C-4	SITE PLAN
C-5	SITE PLAN
C-6	GRADING PLAN OVERVIEW
C-7	GRADING PLAN
C-8	GRADING PLAN
C-9	GRADING PLAN
C-10	EROSION CONTROL PLAN OVERVIEW
C-11	EROSION CONTROL PLAN
C-12	EROSION CONTROL PLAN
C-13	EROSION CONTROL PLAN
C-14	SANITARY SEWER PLAN OVERVIEW
C-15	PUBLIC SANITARY SEWER PLAN & PROFILE
C-16	PUBLIC SANITARY SEWER PLAN & PROFILE
C-17	PRIVATE SANITARY SEWER PLAN
C-18	PRIVATE SANITARY SEWER PLAN
C-19	WATERMAIN PLAN OVERVIEW
C-20	WATERMAIN PLAN & PROFILE
C-21	WATERMAIN PLAN & PROFILE
C-22	WATERMAIN PLAN & PROFILE
C-23	WATERMAIN PLAN & PROFILE
C-24	STORM SEWER PLAN OVERVIEW
C-25	STORM SEWER PLAN
C-26	STORM SEWER PLAN
C-27	STORM SEWER PLAN
C-28	PAVEMENT PLAN OVERVIEW
C-29	PAVEMENT PLAN
C-30	PAVEMENT PLAN
C-31	PAVEMENT PLAN
C-32	INTERSECTION IMPROVEMENT OVERVIEW
C-33	INTERSECTION IMPROVEMENT PLAN
C-34	INTERSECTION IMPROVEMENT PLAN
C-35	INTERSECTION IMPROVEMENT PLAN
C-36	CONSTRUCTION DETAILS
C-37	CONSTRUCTION DETAILS
C-38	CONSTRUCTION DETAILS
C-39	CONSTRUCTION DETAILS

STORM SEWER EXHIBIT

1 OF 8	STORM SEWER EXHIBIT
2 OF 8	STORM SEWER COMPUTATIONS NORTHEAST POND
3 OF 8	STORM SEWER COMPUTATIONS NORTHEAST POND
4 OF 8	STORM SEWER COMPUTATIONS NORTHWEST POND
5 OF 8	STORM SEWER COMPUTATIONS NORTHWEST POND
6 OF 8	STORM SEWER COMPUTATIONS EAST POND
7 OF 8	STORM SEWER COMPUTATIONS SORTHWEST POND
8 OF 8	STORM SEWER COMPUTATIONS SORTHWEST POND

PUBLIC UTILITY EASMENTS

1 OF 1	EASMENT EXHIBIT

MOORLAND ROAD SIGNALS & UTILITIES

E	TRAFFIC SIGNAL PLAN
1 OF 1	MOORLAND &RIDGE RD INTERSECTION W/ EXISTING UTILITIES
1 OF 1	SLOTTED LEFT TURN (SOUTH DRIVE & ROBIN ROAD)

LANSCAPING

L-1	LANDSCAPING CONCEPT PLAN
L-2	CONCEPT LANDSCAPE PLAN OVERVIEW
L-3	CONCEPT LANDSCAPE ENLARGEMENT
L-4	CONCEPT LANDSCAPE ENLARGEMENT
L-5	CONCEPT LANDSCAPE ENLARGEMENT
L-6	CONCEPT LANDSCAPE ENLARGEMENT
L-7	CONCEPT LANDSCAPE ENLARGEMENT
L-8	LANDSCAPE DETAILS
L-9	LANDSCAPE DETAILS

FIRE SAFETY

3114	TRUCK TURN 1
3114	400 FOOT HOSE LAY EXHIBIT

ARCHITECTURAL

A110-CH	CH-FIRST FLOOR PLAN
A220-CH	CLUBHOUSE- EXTERIOR ELEVATIONS
A101-16	16 UNIT - FIRST FLOOR PLAN
A102-16	16 UNIT- SECOND FLOOR PLAN
A110-16	16-UNIT - ROOF PLAN
A200-16	16-UNIT - EXTERIOR ELEVATIONS
A101-19	19 UNIT - FIRST FLOOR PLAN
A102-19	19 UNIT- SECOND FLOOR PLAN
A110-19	19-UNIT - ROOF PLAN
A200-19	19-UNIT - EXTERIOR ELEVATIONS
A400	GARAGE PLANS AND ELEVATIONS
A401	GARAGE PLANS AND ELEVATIONS
A402	GARAGE/REFUSE PLANS AND ELEVAITONS
A920	MATERIAL BOARD - STACKED FLATS
A921	MATERIAL BOARD - CLUBHOUSE

SL-1	SITE LIGHTING LAYOUT

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DEVELOPMENT USE APPROVAL

DECEMBER 8, 2023

JLA ARCHITECTS

JLA PROJECT NUMBER: W22-0502

1 ARCHITECTURAL SITE PLAN
1" = 100'-0"

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0502

MOORLAND RD

DEVELOPMENT USE APPROVAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE DECEMBER 8, 2023

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE LAYOUT PLAN

SHEET NUMBER

ASP-100

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

COORDINATE ALL ONSITE WORK WITH COUNTY PLANS, AS THE COUNTY PLANS PROGRESS

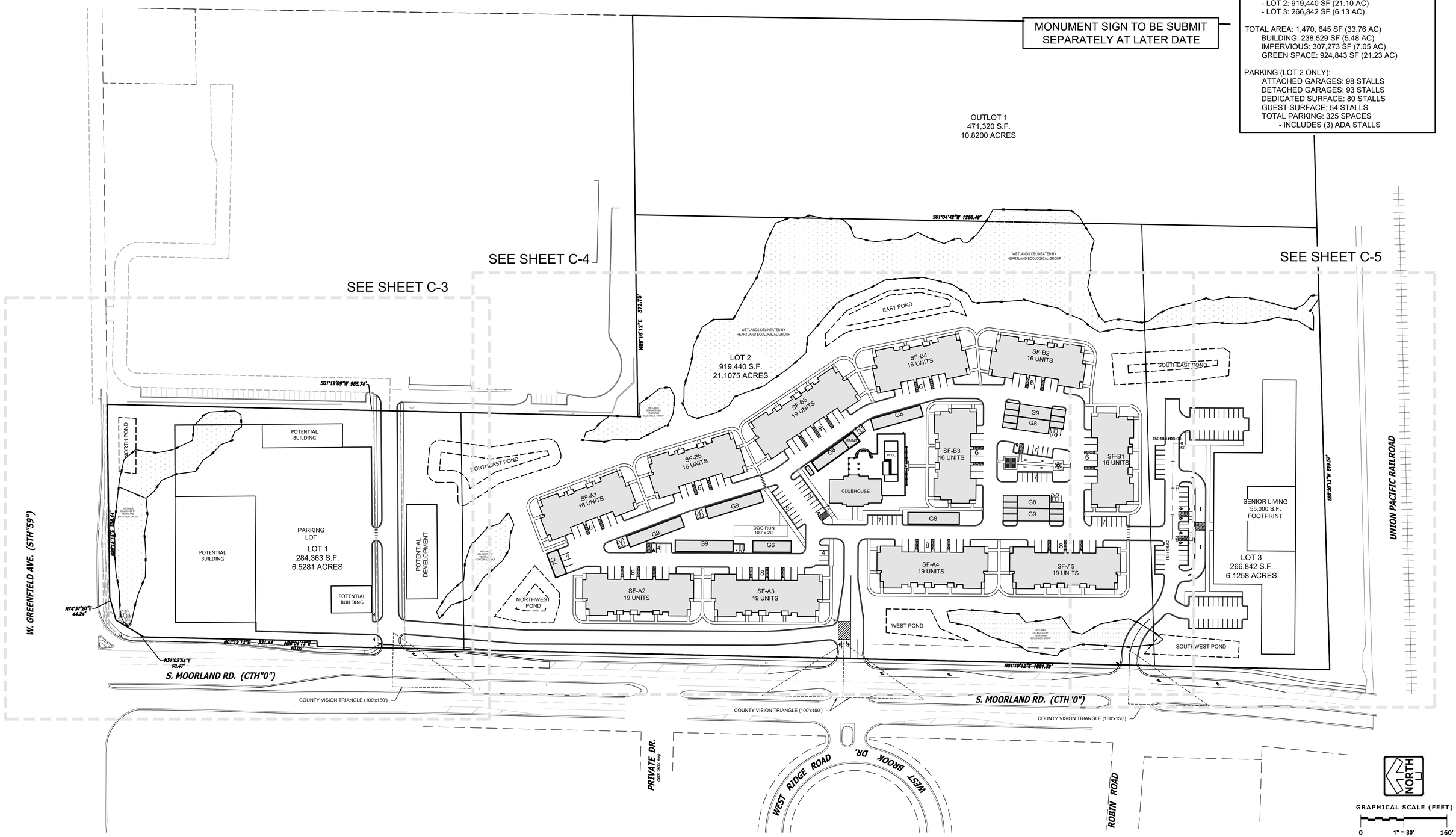
MONUMENT SIGN TO BE SUBMIT SEPARATELY AT LATER DATE

SITE DATA

TOTAL NUMBER OF LOTS: 3
- LOT 1: 284,363 SF (6.53 AC)
- LOT 2: 919,440 SF (21.10 AC)
- LOT 3: 266,842 SF (6.13 AC)

TOTAL AREA: 1,470, 645 SF (33.76 AC)
BUILDING: 238,529 SF (5.48 AC)
IMPERVIOUS: 307,273 SF (7.05 AC)
GREEN SPACE: 924,843 SF (21.23 AC)

PARKING (LOT 2 ONLY):
ATTACHED GARAGES: 98 STALLS
DETACHED GARAGES: 93 STALLS
DEDICATED SURFACE: 80 STALLS
GUEST SURFACE: 54 STALLS
TOTAL PARKING: 325 SPACES
- INCLUDES (3) ADA STALLS



www.pinnacle-engr.com

DRAFTED: BBP DESIGNED: BBP REVIEWED: AEK

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

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

MANDEL APARTMENTS- MOORLAND & GREENFIELD
NEW BERLIN, WISCONSIN

SITE PLAN OVERVIEW

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 80'

SHEET
C-2
C-39

© COPYRIGHT 2023

SITE PLAN OVERVIEW

Z:\PROJECTS\2023\3114.00-WI\CAD\SHEETS\3114.00-WI SITE PLAN.DWG

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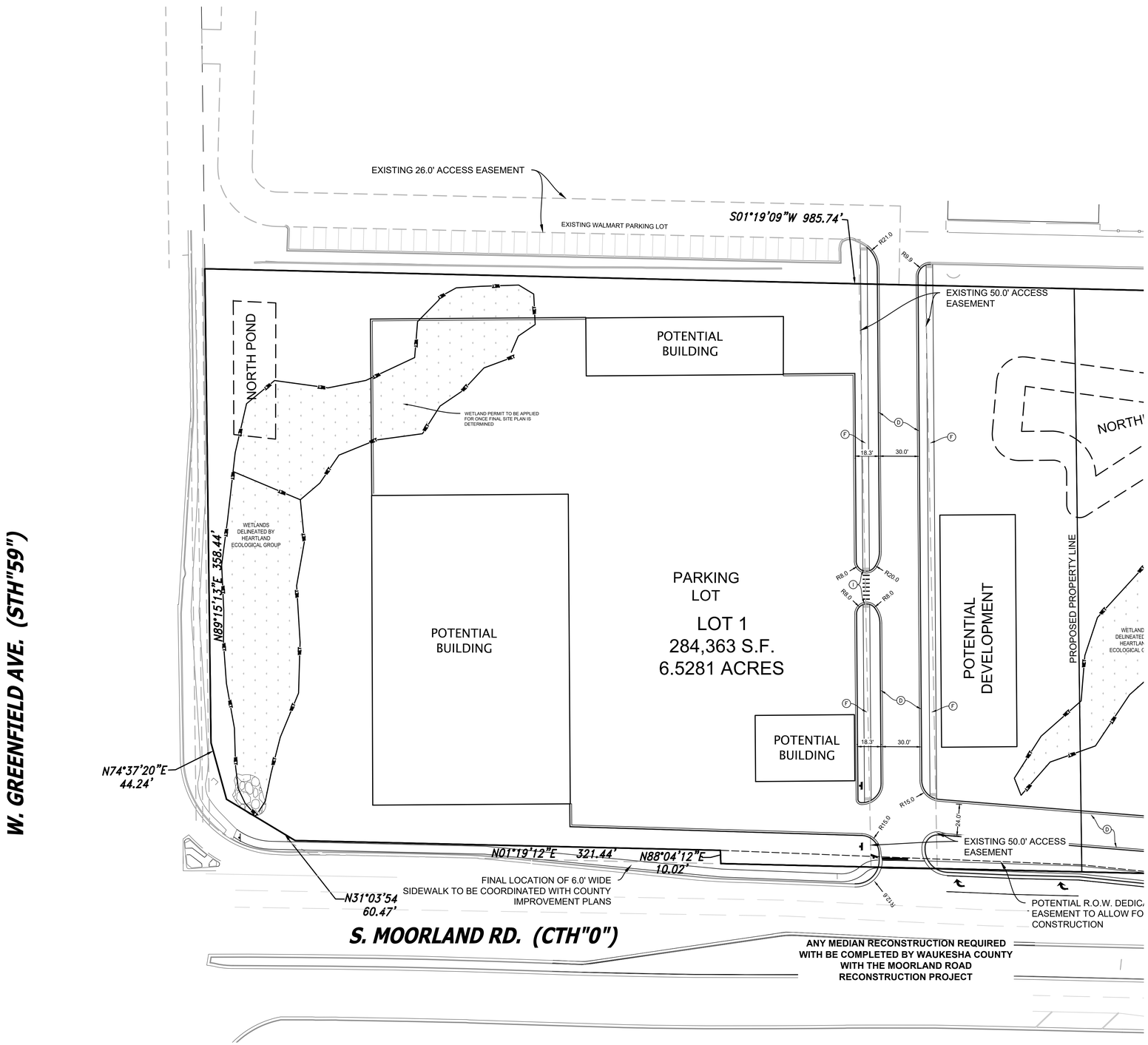

LEGEND

A	4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
B	ADA PARKING STALL SIGN (SEE DETAIL)
C	8.0' WIDE INTEGRAL CURB WALK
D	18" CURB AND GUTTER (SEE DETAIL)
E	18" REVERSE PITCH CURB AND GUTTER (SEE DETAIL)
F	5' WIDE CONCRETE WALK
G	TAPER CURB HEAD (SEE DETAIL)
H	ADA RAMP - SPLIT TYPE (SEE DETAIL)
I	ADA RAMP - TYPE 1 (SEE DETAIL)
J	TRASH ENCLOSURE
K	4" SOLID WHITE STRIPE

COORDINATE ALL ONSITE WORK WITH COUNTY PLANS, AS THE COUNTY PLANS PROGRESS

MONUMENT SIGN TO BE SUBMIT SEPARATELY AT LATER DATE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

MANDEL APARTMENTS- MOORLAND & GREENFIELD
NEW BERLIN, WISCONSIN

SITE PLAN

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 40'

SHEET
C-3
C-39

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SITE PLAN

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SITE DATA

TOTAL NUMBER OF LOTS: 3
- LOT 1: 284,363 SF (6.53 AC)
- LOT 2: 919,440 SF (21.10 AC)
- LOT 3: 266,842 SF (6.13 AC)

TOTAL AREA: 1,470, 645 SF (33.76 AC)
BUILDING: 238,529 SF (5.48 AC)
IMPERVIOUS: 307,273 SF (7.05 AC)
GREEN SPACE: 924,843 SF (21.23 AC)

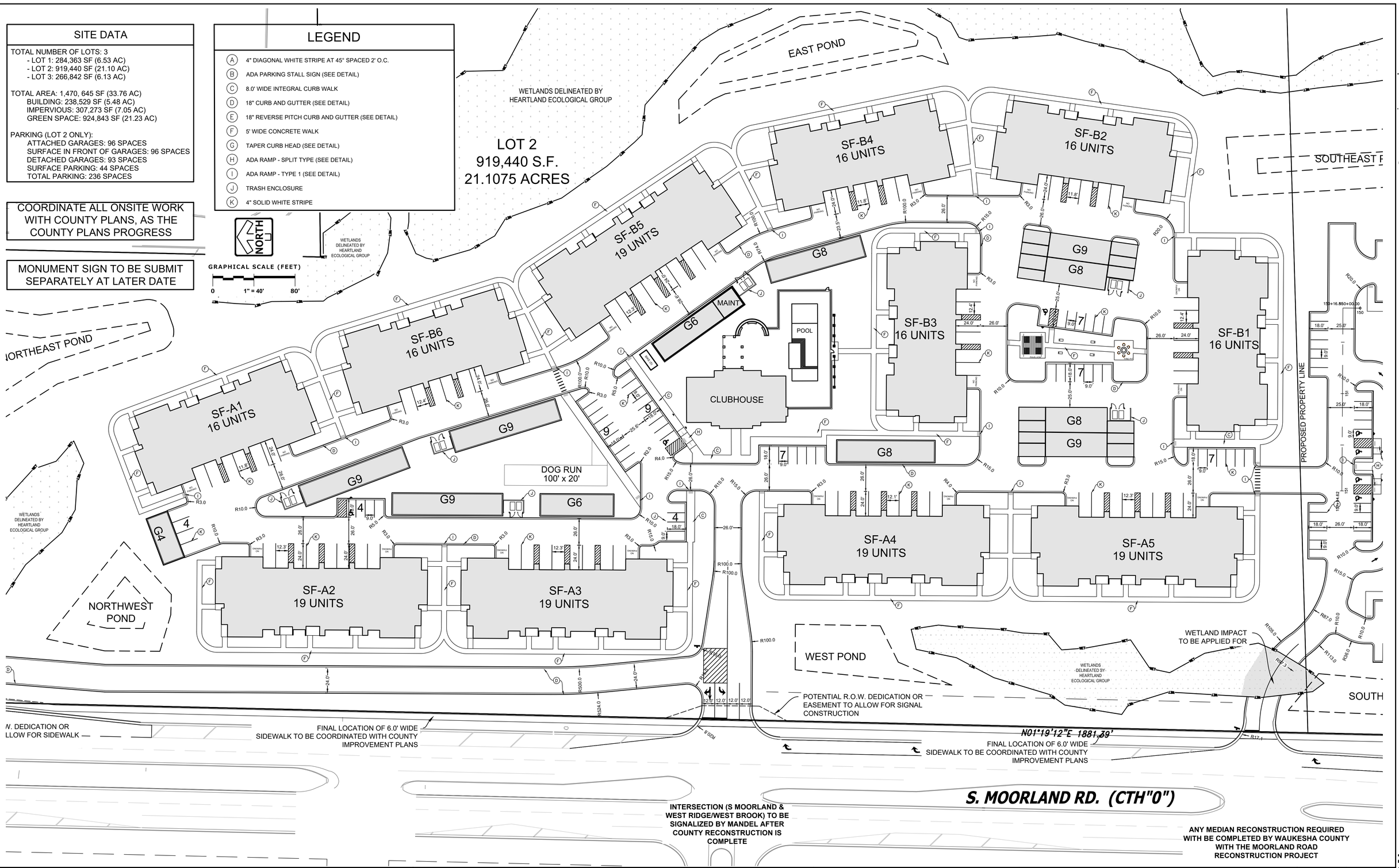
PARKING (LOT 2 ONLY):
ATTACHED GARAGES: 96 SPACES
SURFACE IN FRONT OF GARAGES: 96 SPACES
DETACHED GARAGES: 93 SPACES
SURFACE PARKING: 44 SPACES
TOTAL PARKING: 236 SPACES

COORDINATE ALL ONSITE WORK WITH COUNTY PLANS, AS THE COUNTY PLANS PROGRESS

MONUMENT SIGN TO BE SUBMIT SEPARATELY AT LATER DATE

LEGEND

- (A) 4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
- (B) ADA PARKING STALL SIGN (SEE DETAIL)
- (C) 8.0' WIDE INTEGRAL CURB WALK
- (D) 18" CURB AND GUTTER (SEE DETAIL)
- (E) 18" REVERSE PITCH CURB AND GUTTER (SEE DETAIL)
- (F) 5' WIDE CONCRETE WALK
- (G) TAPER CURB HEAD (SEE DETAIL)
- (H) ADA RAMP - SPLIT TYPE (SEE DETAIL)
- (I) ADA RAMP - TYPE 1 (SEE DETAIL)
- (J) TRASH ENCLOSURE
- (K) 4" SOLID WHITE STRIPE



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SCALE 1" = 40'

SHEET
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C-39

SITE PLAN

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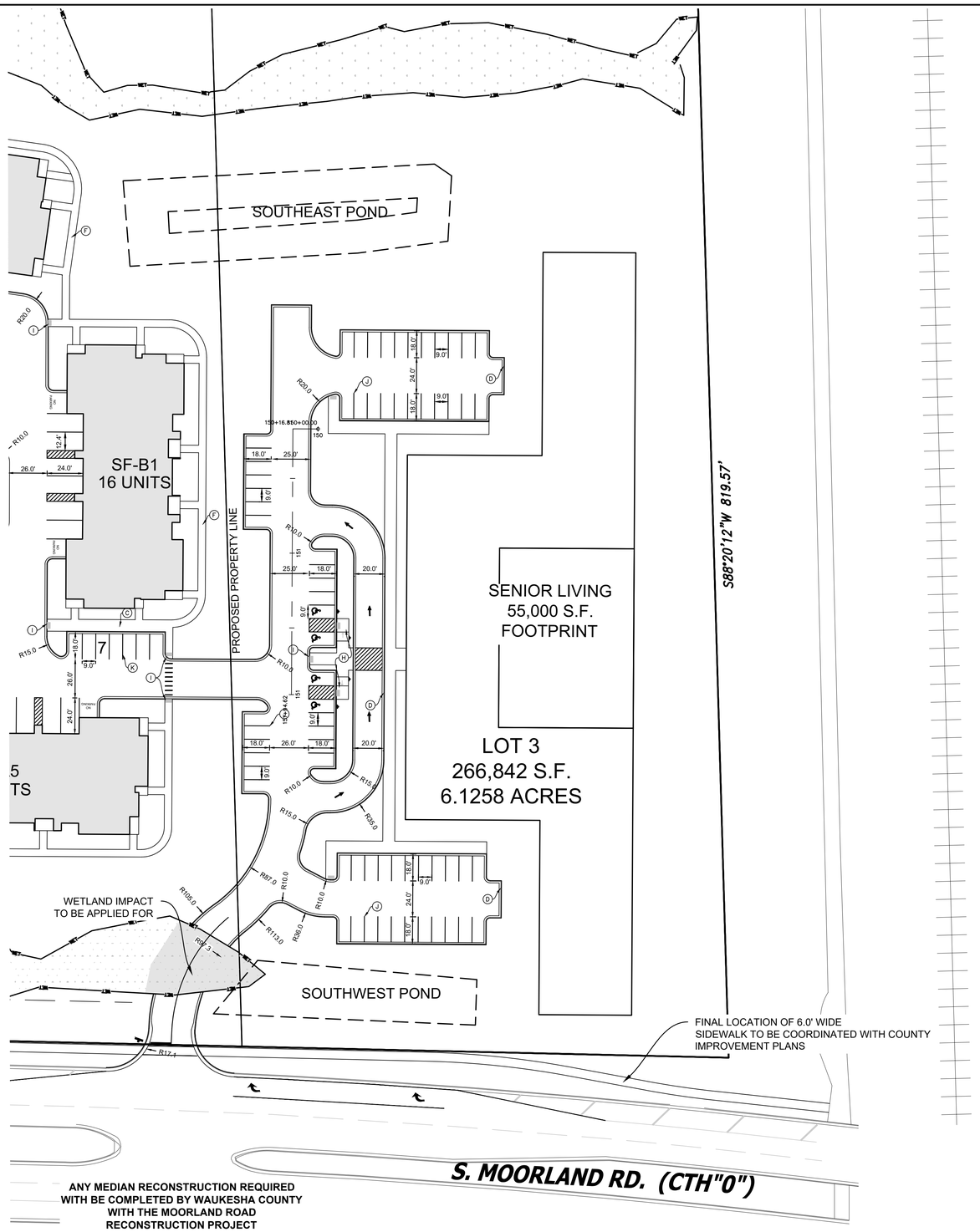

LEGEND

- (A) 4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
- (B) ADA PARKING STALL SIGN (SEE DETAIL)
- (C) 8.0' WIDE INTEGRAL CURB WALK
- (D) 18" CURB AND GUTTER (SEE DETAIL)
- (E) 18" REVERSE PITCH CURB AND GUTTER (SEE DETAIL)
- (F) 5' WIDE CONCRETE WALK
- (G) TAPER CURB HEAD (SEE DETAIL)
- (H) ADA RAMP - SPLIT TYPE (SEE DETAIL)
- (I) ADA RAMP - TYPE 1 (SEE DETAIL)
- (J) TRASH ENCLOSURE
- (K) 4" SOLID WHITE STRIPE

COORDINATE ALL ONSITE WORK WITH COUNTY PLANS, AS THE COUNTY PLANS PROGRESS

MONUMENT SIGN TO BE SUBMIT SEPARATELY AT LATER DATE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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START DATE 12/08/23
SCALE 1" = 40'

SHEET
C-5
C-39

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SITE PLAN

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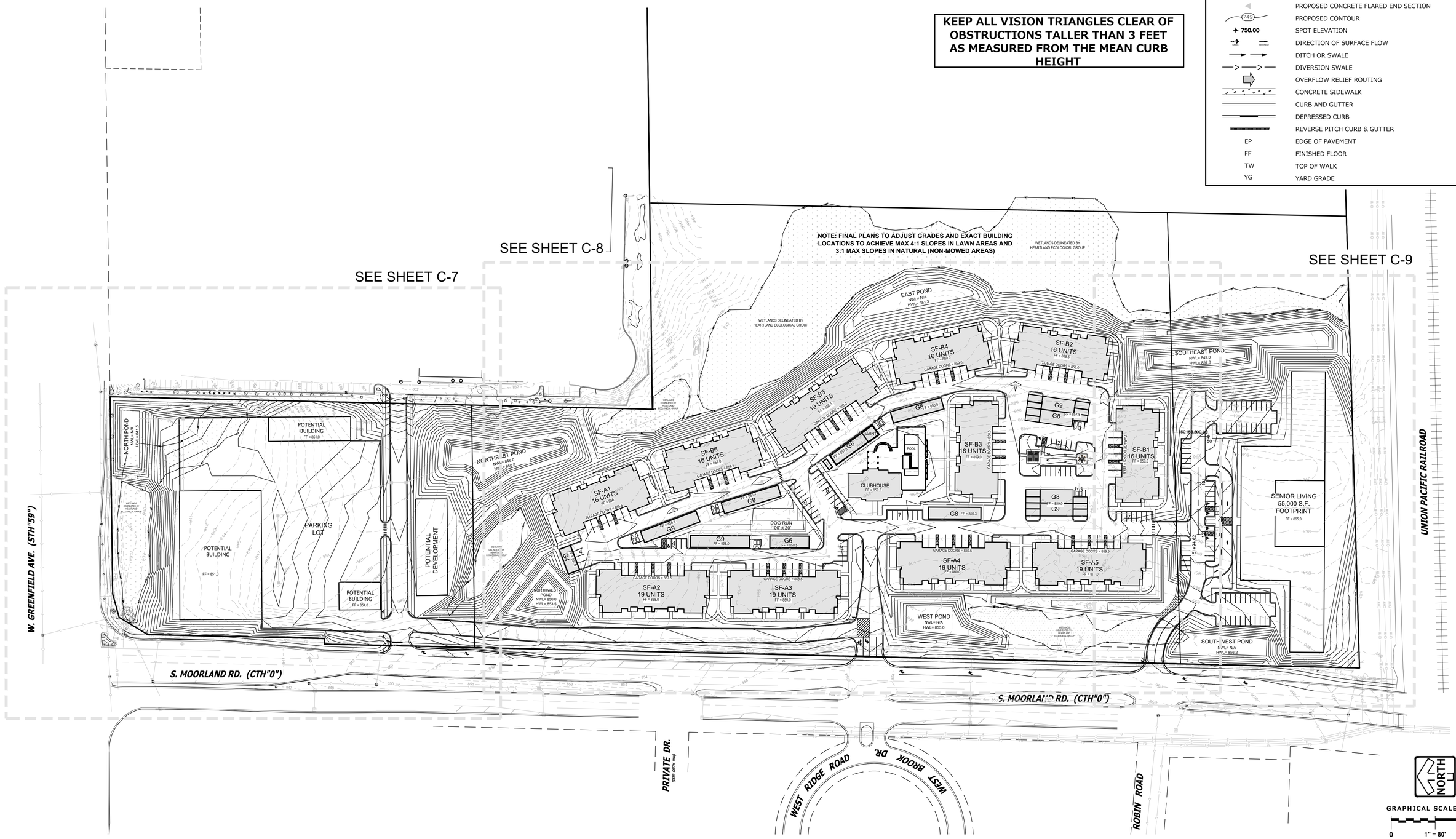
MINIMUM SLOPE IN GRASS AREAS SHALL BE 1.0%. AREA DRAINS WILL BE DESIGNED TO ACCOMMODATE

KEEP ALL VISION TRIANGLES CLEAR OF OBSTRUCTIONS TALLER THAN 3 FEET AS MEASURED FROM THE MEAN CURB HEIGHT

LEGEND

	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
740	PROPOSED CONTOUR
+ 750.00	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	DEPRESSED CURB
	REVERSE PITCH CURB & GUTTER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
TW	TOP OF WALK
YG	YARD GRADE



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GRADING PLAN OVERVIEW

REVISIONS

PEG JOB No.: 3114.00
PEG PM: AEK
START DATE: 12/08/23
SCALE: 1" = 80'

SHEET
C-6
C-39

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GRADING PLAN OVERVIEW

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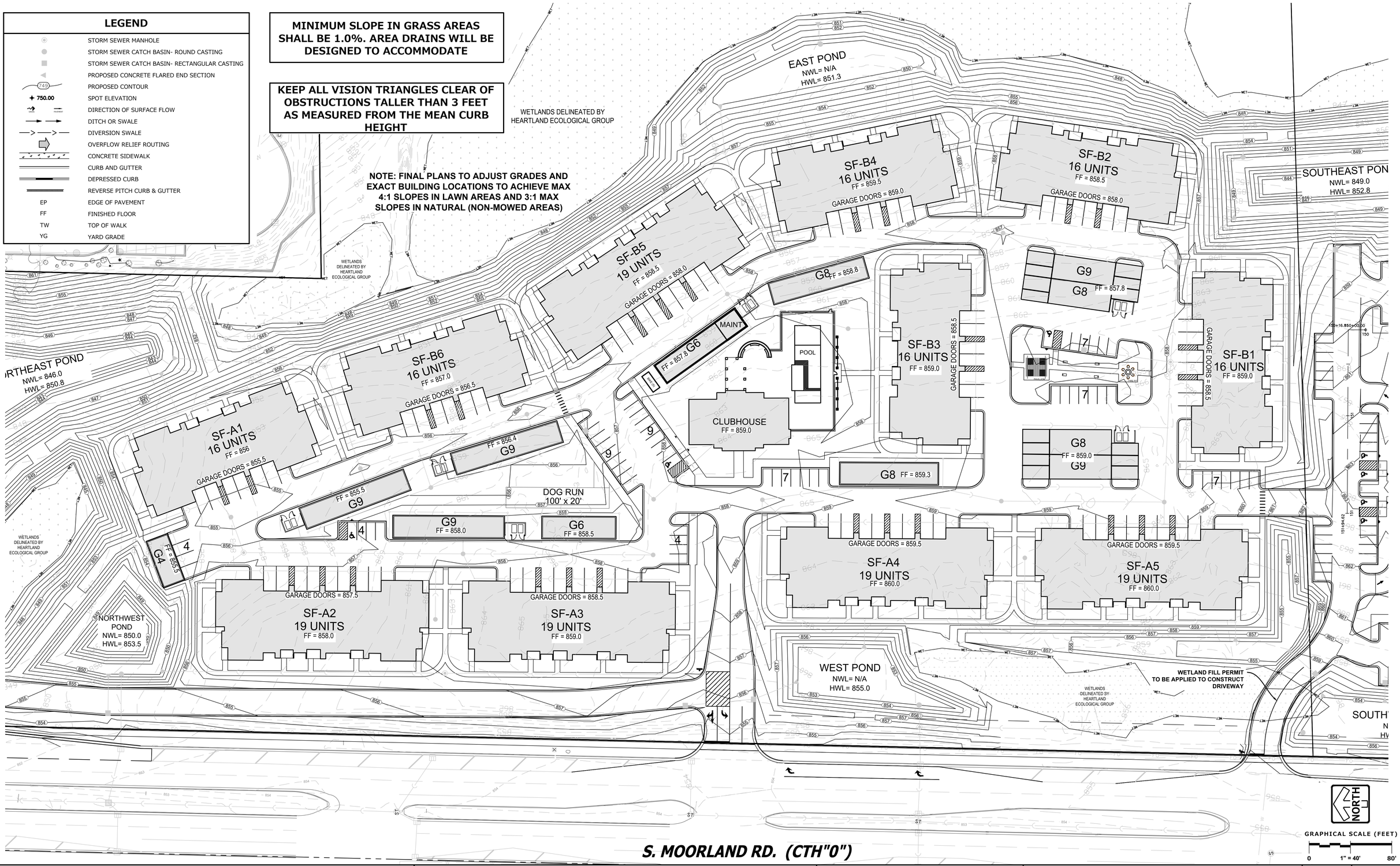
LEGEND

	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
749	PROPOSED CONTOUR
+ 750.00	SPOT ELEVATION
FLOW / PROBABLE	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	DEPRESSED CURB
	REVERSE PITCH CURB & GUTTER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
TW	TOP OF WALK
YG	YARD GRADE

MINIMUM SLOPE IN GRASS AREAS SHALL BE 1.0%. AREA DRAINS WILL BE DESIGNED TO ACCOMMODATE

KEEP ALL VISION TRIANGLES CLEAR OF OBSTRUCTIONS TALLER THAN 3 FEET AS MEASURED FROM THE MEAN CURB HEIGHT

NOTE: FINAL PLANS TO ADJUST GRADES AND EXACT BUILDING LOCATIONS TO ACHIEVE MAX 4:1 SLOPES IN LAWN AREAS AND 3:1 MAX SLOPES IN NATURAL (NON-MOWED AREAS)



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GRADING PLAN

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START DATE: 12/08/23
SCALE: 1" = 40'

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GRADING PLAN

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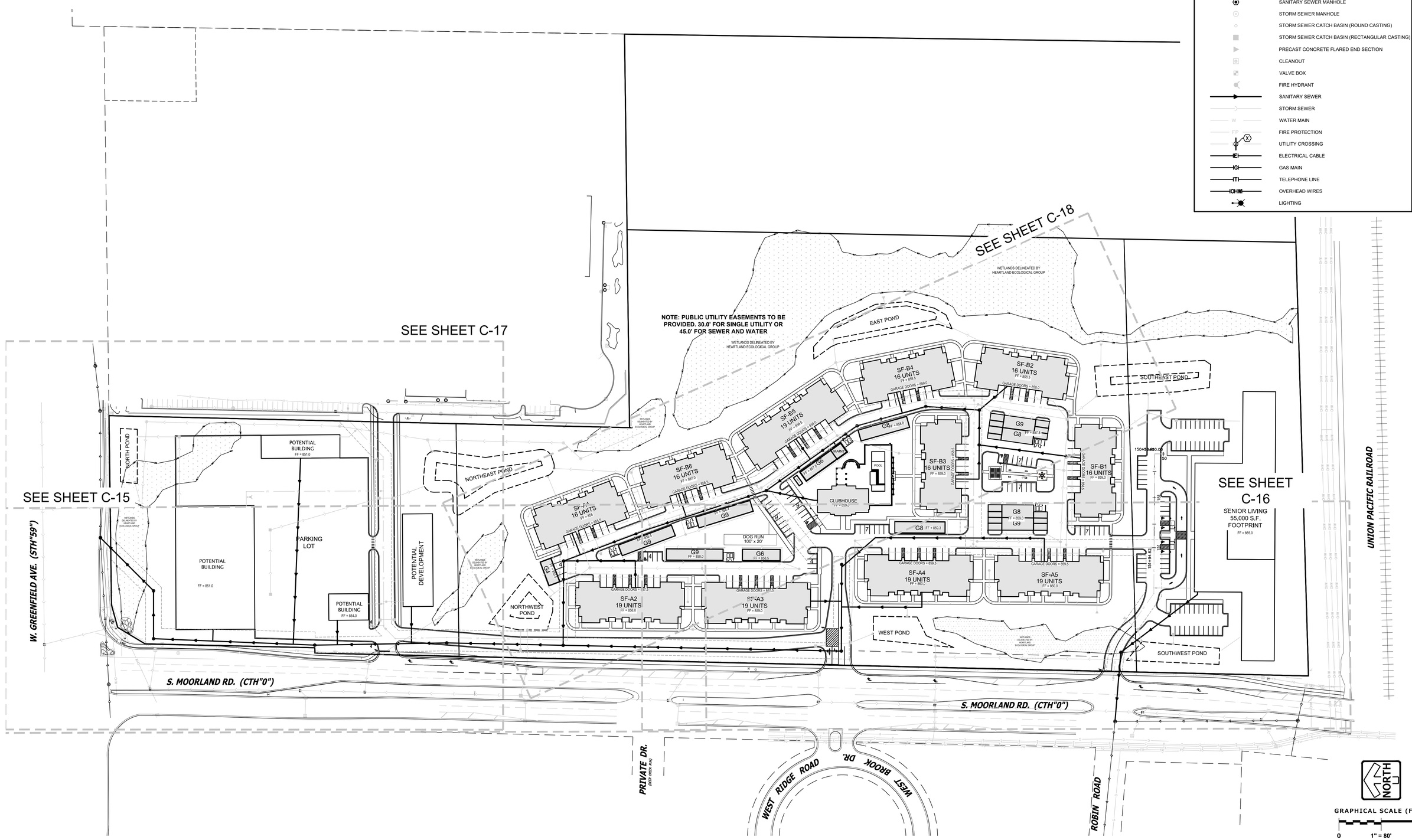

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING

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SANITARY SEWER PLAN OVERVIEW

REVISIONS

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START DATE 12/08/23
SCALE 1" = 80'

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SANITARY SEWER PLAN OVERVIEW

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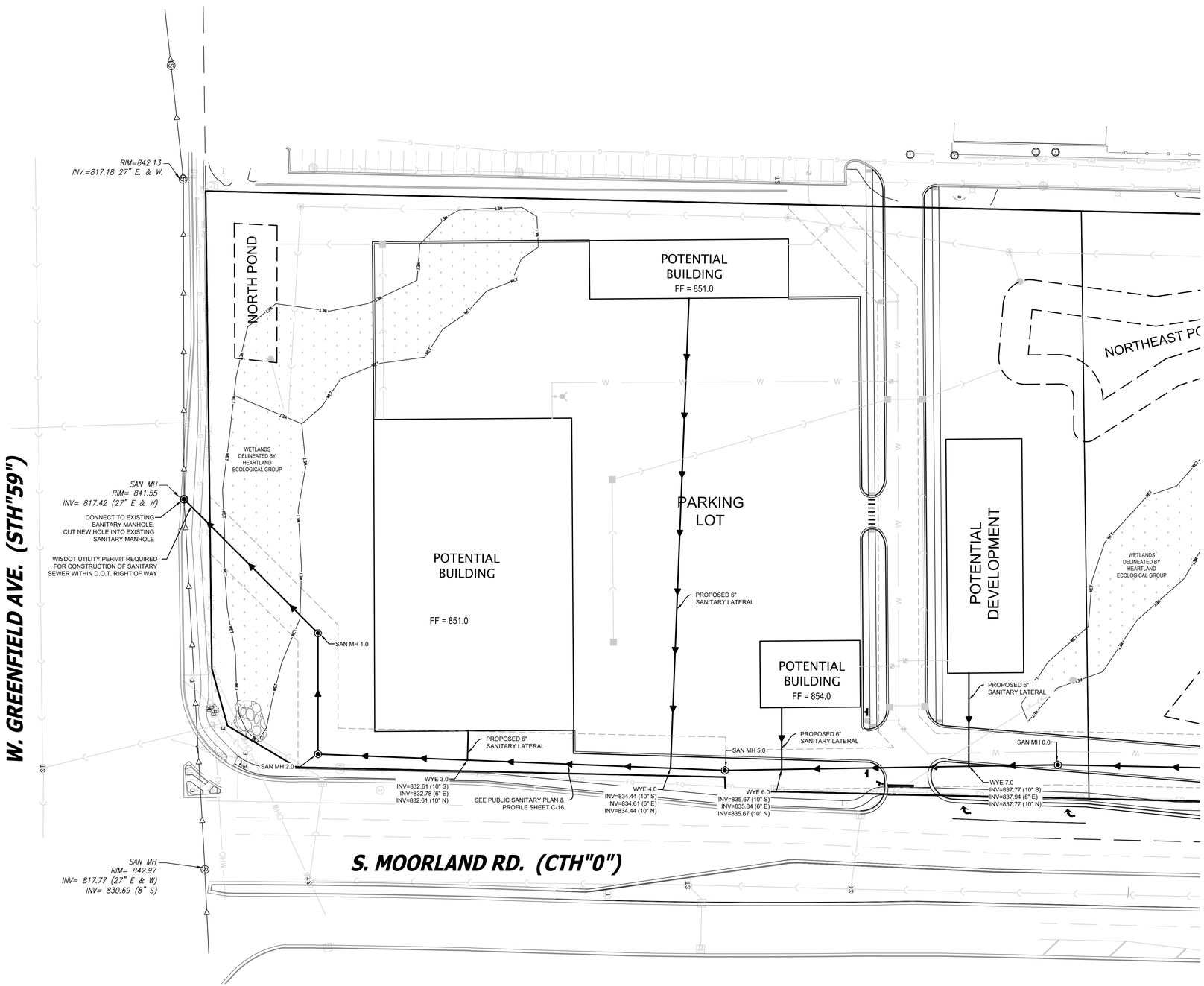

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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PRIVATE SANITARY SEWER PLAN

REVISIONS

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START DATE 12/08/23
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PRIVATE SANITARY SEWER PLAN

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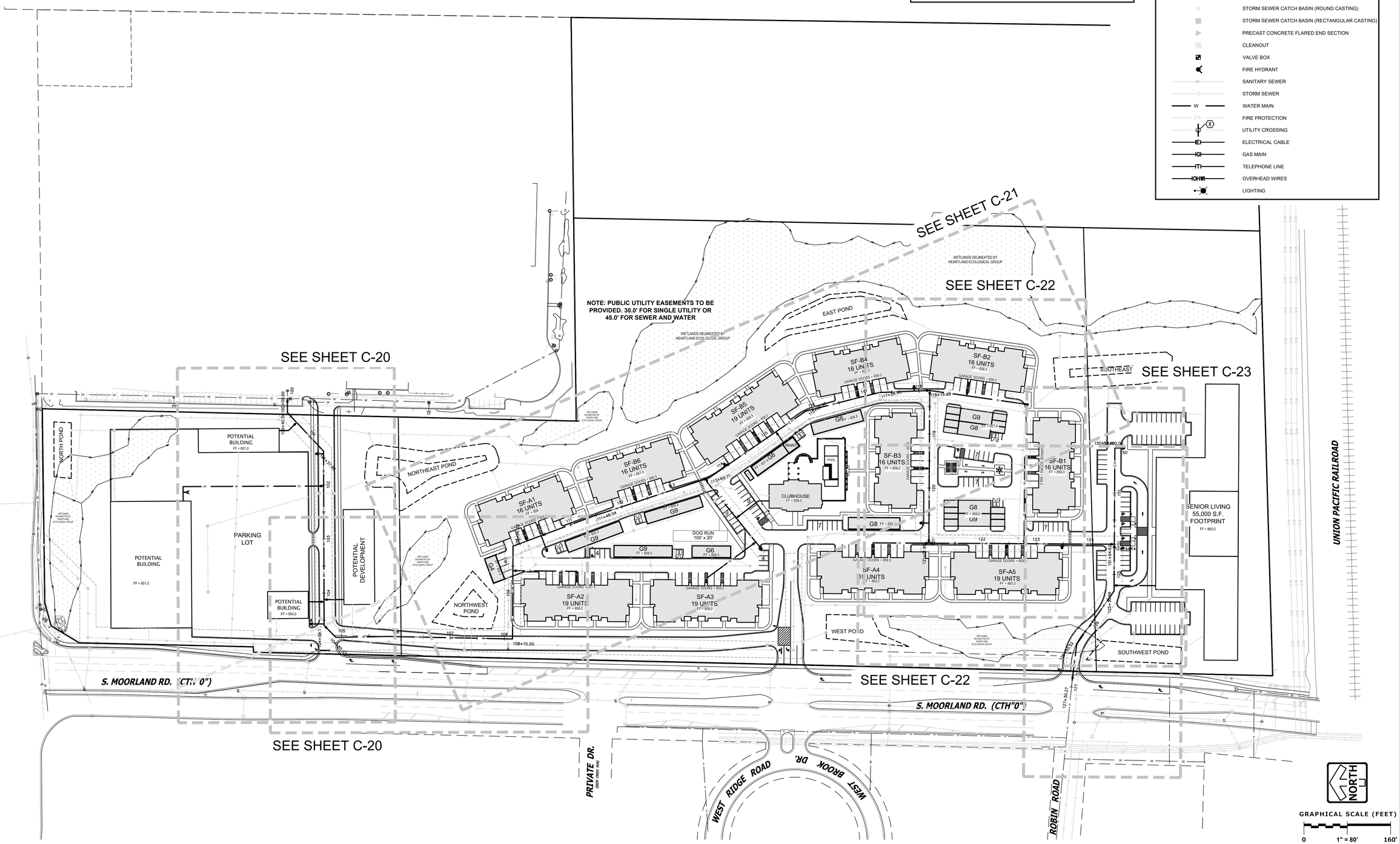
ALL WATER MAIN SHALL BE A MINIMUM OF 7.0' OF COVER WHEN LOCATED UNDER PAVEMENT

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- FP — FIRE PROTECTION
- X — UTILITY CROSSING
- E — ELECTRICAL CABLE
- G — GAS MAIN
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING



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WATERMAIN PLAN OVERVIEW

REVISIONS

PEG JOB No. 3114.00
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START DATE 12/08/23
SCALE 1" = 80'

SHEET
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WATERMAIN PLAN OVERVIEW

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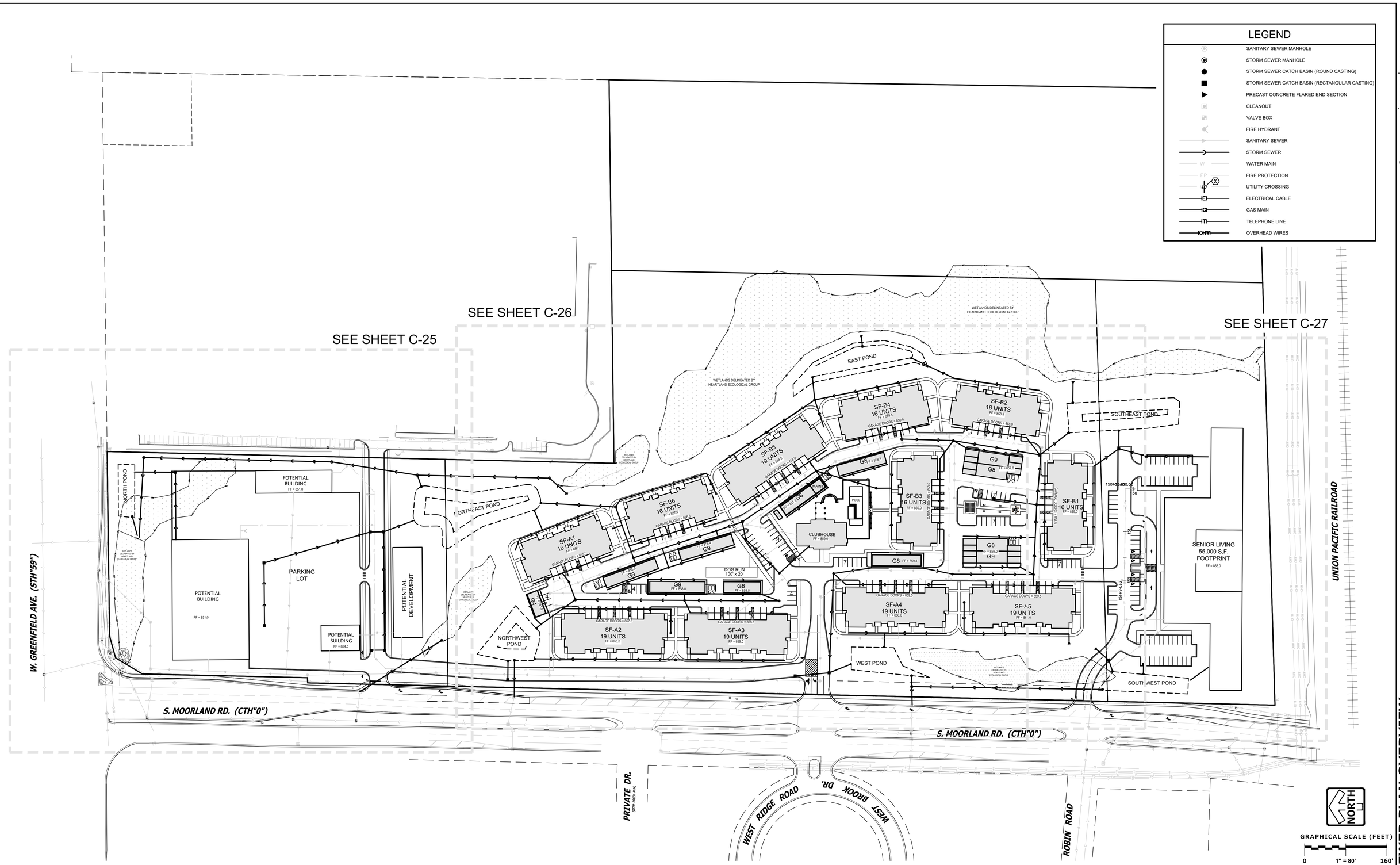

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STORM SEWER PLAN OVERVIEW

REVISIONS

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STORM SEWER PLAN OVERVIEW

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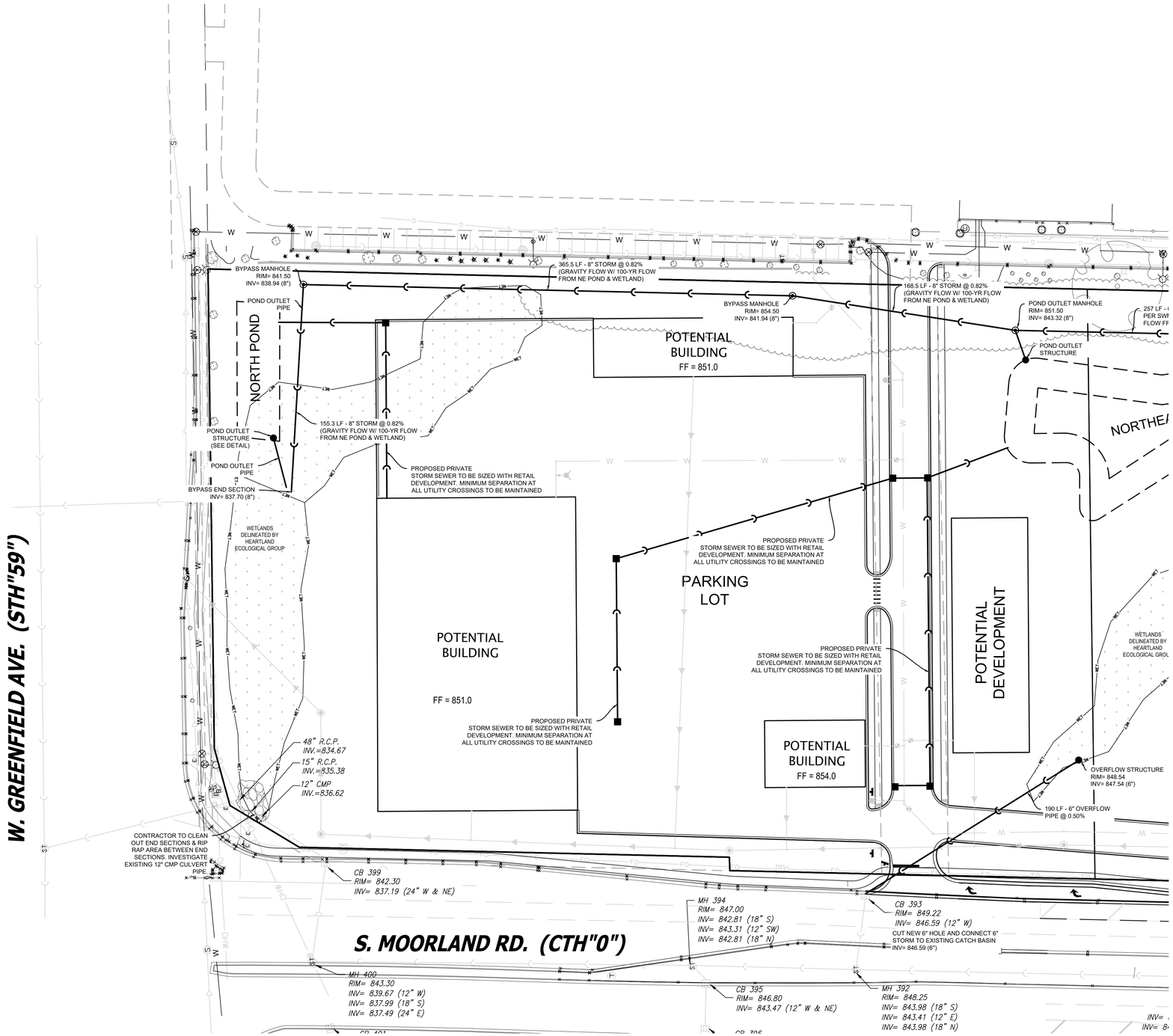

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
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- CLEANOUT
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- STORM SEWER
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
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- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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STORM SEWER PLAN

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 40'

SHEET
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STORM SEWER PLAN

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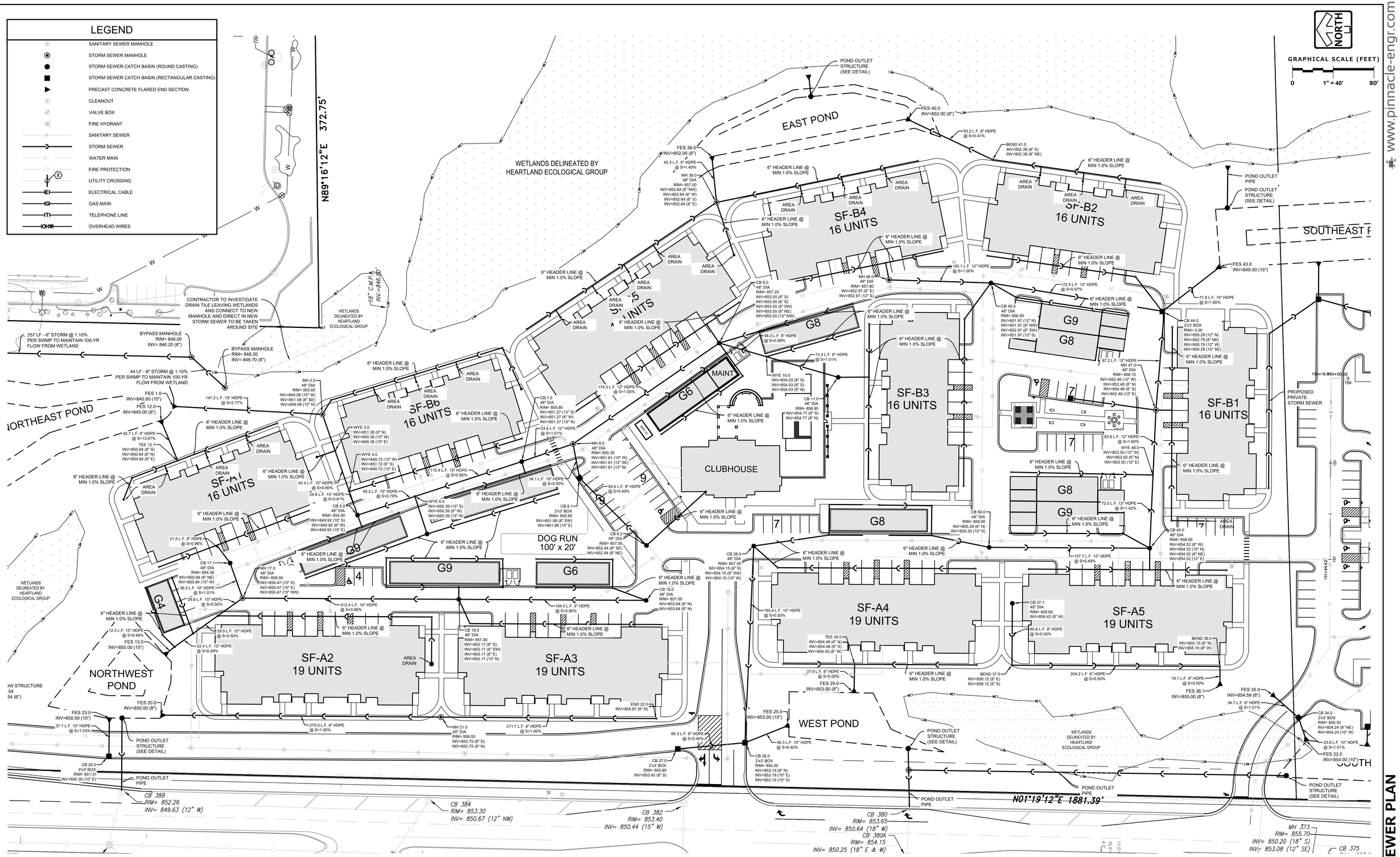

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STORM SEWER PLAN

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PEG JOB No. 3114.00
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START DATE 12/08/23
SCALE 1" = 40'

SHEET
C-26
C-39

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STORM SEWER PLAN

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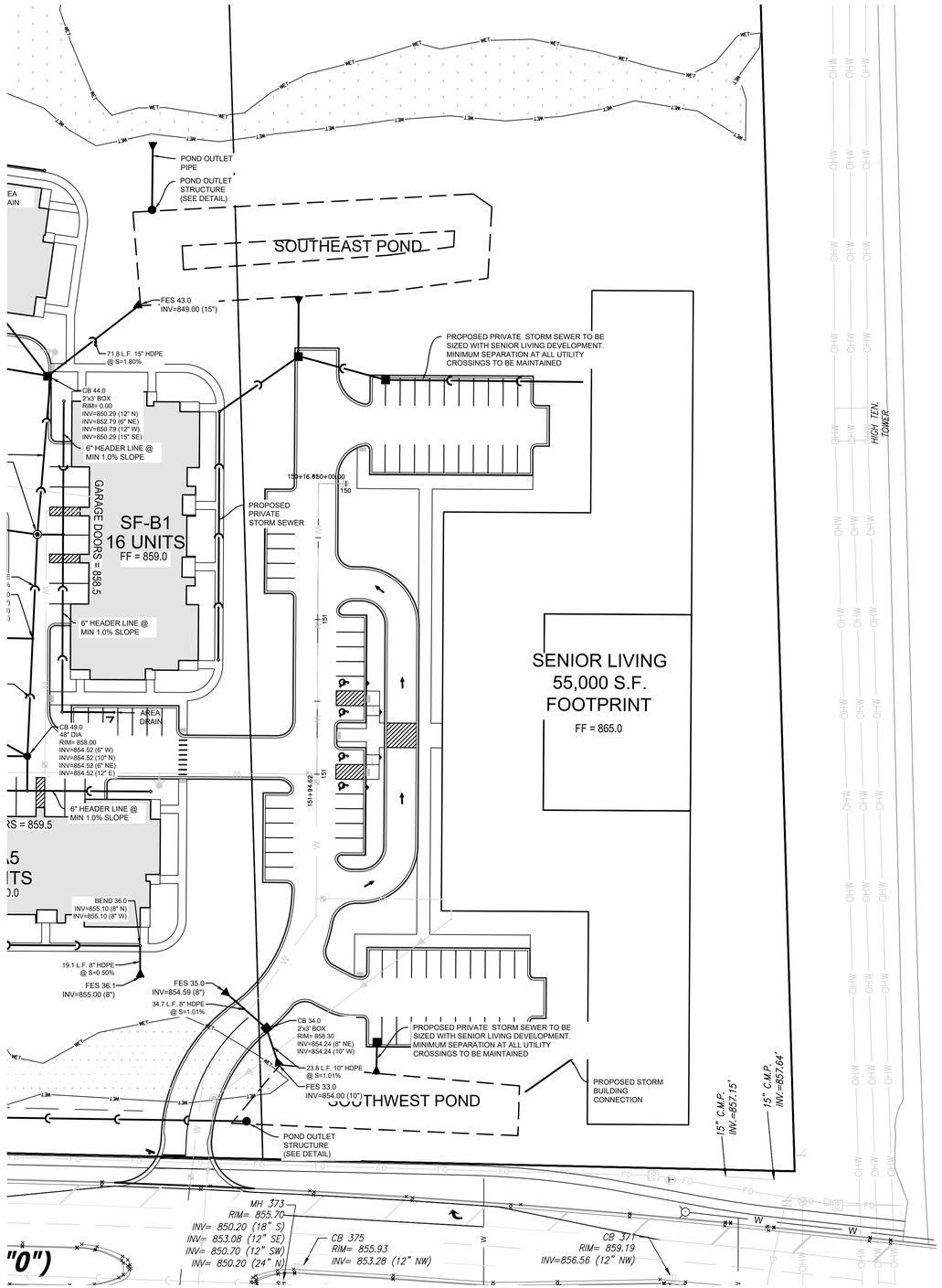

LEGEND

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- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES

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NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

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DESIGNED: BDP
REVIEWED: AEK

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SHEET
C-27
C-39

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STORM SEWER PLAN

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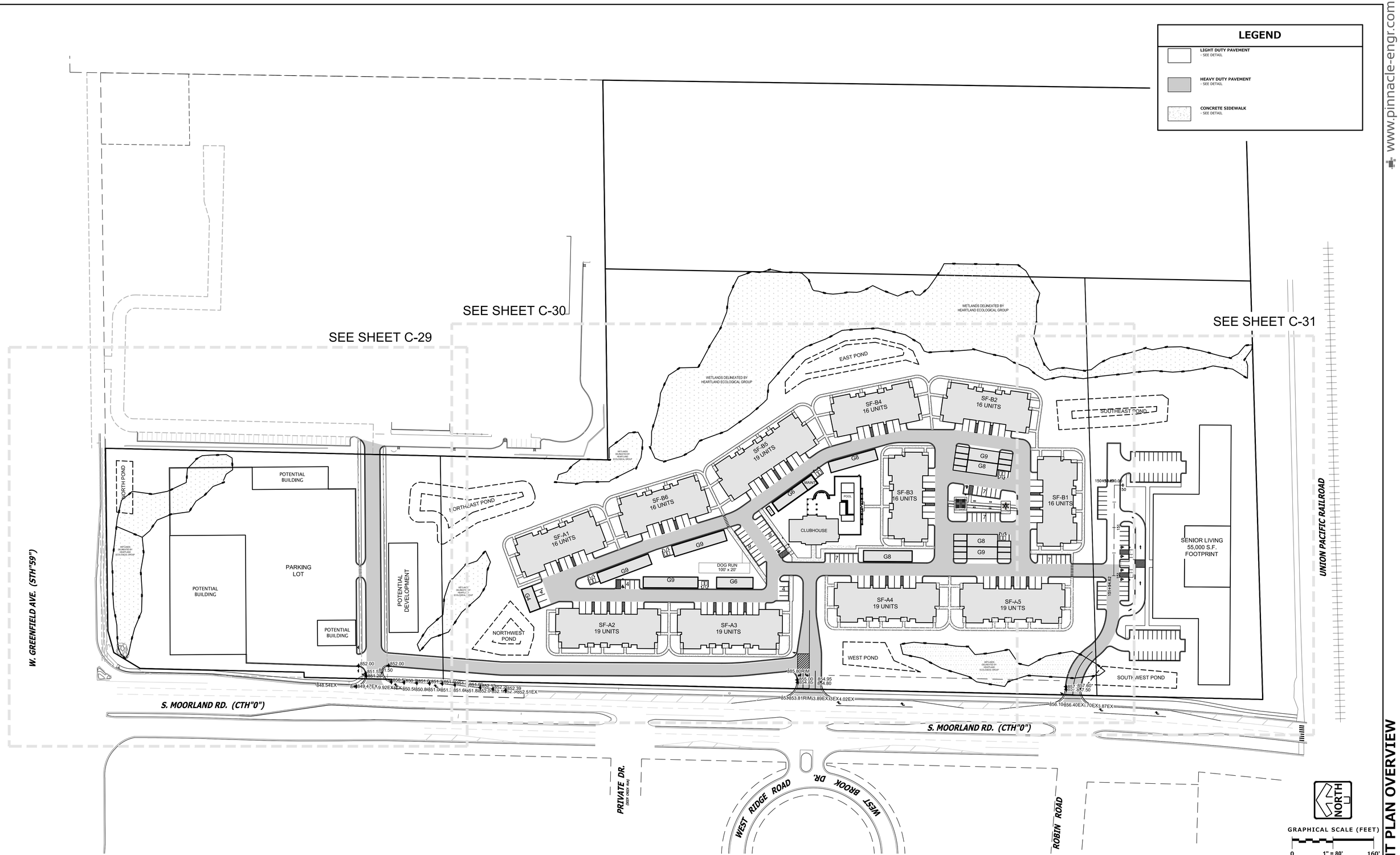

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

MANDEL APARTMENTS- MOORLAND & GREENFIELD
NEW BERLIN, WISCONSIN

PAVEMENT PLAN OVERVIEW

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 80'

SHEET
C-28
C-39

PAVEMENT PLAN OVERVIEW

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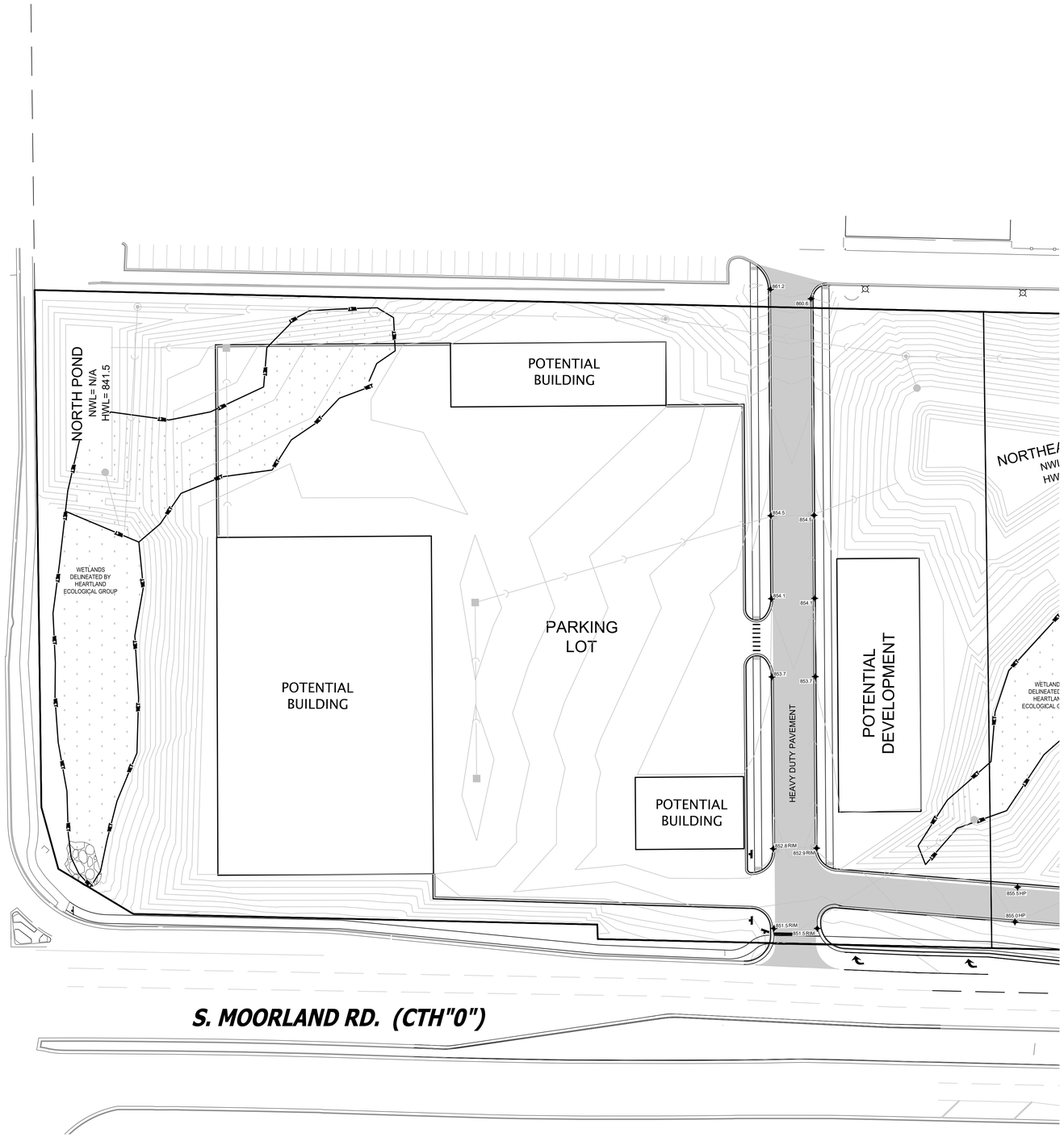
LEGEND

- **LIGHT DUTY PAVEMENT** - SEE DETAIL
- **HEAVY DUTY PAVEMENT** - SEE DETAIL
- **CONCRETE SIDEWALK** - SEE DETAIL



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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PAVEMENT PLAN

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PAVEMENT PLAN

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 40'

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C-29
C-39

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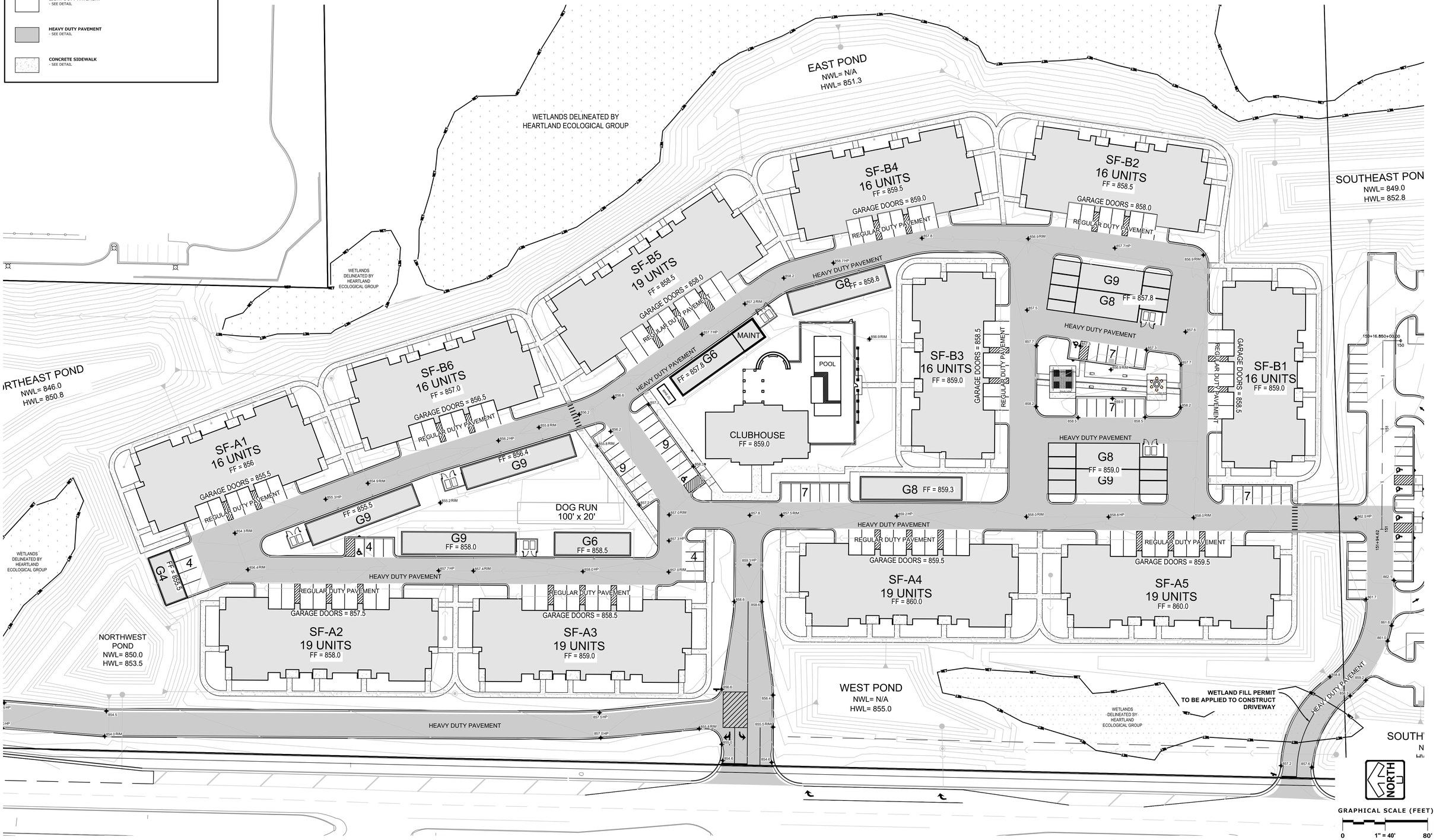

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PAVEMENT PLAN

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 40'

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C-30
C-39

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PAVEMENT PLAN

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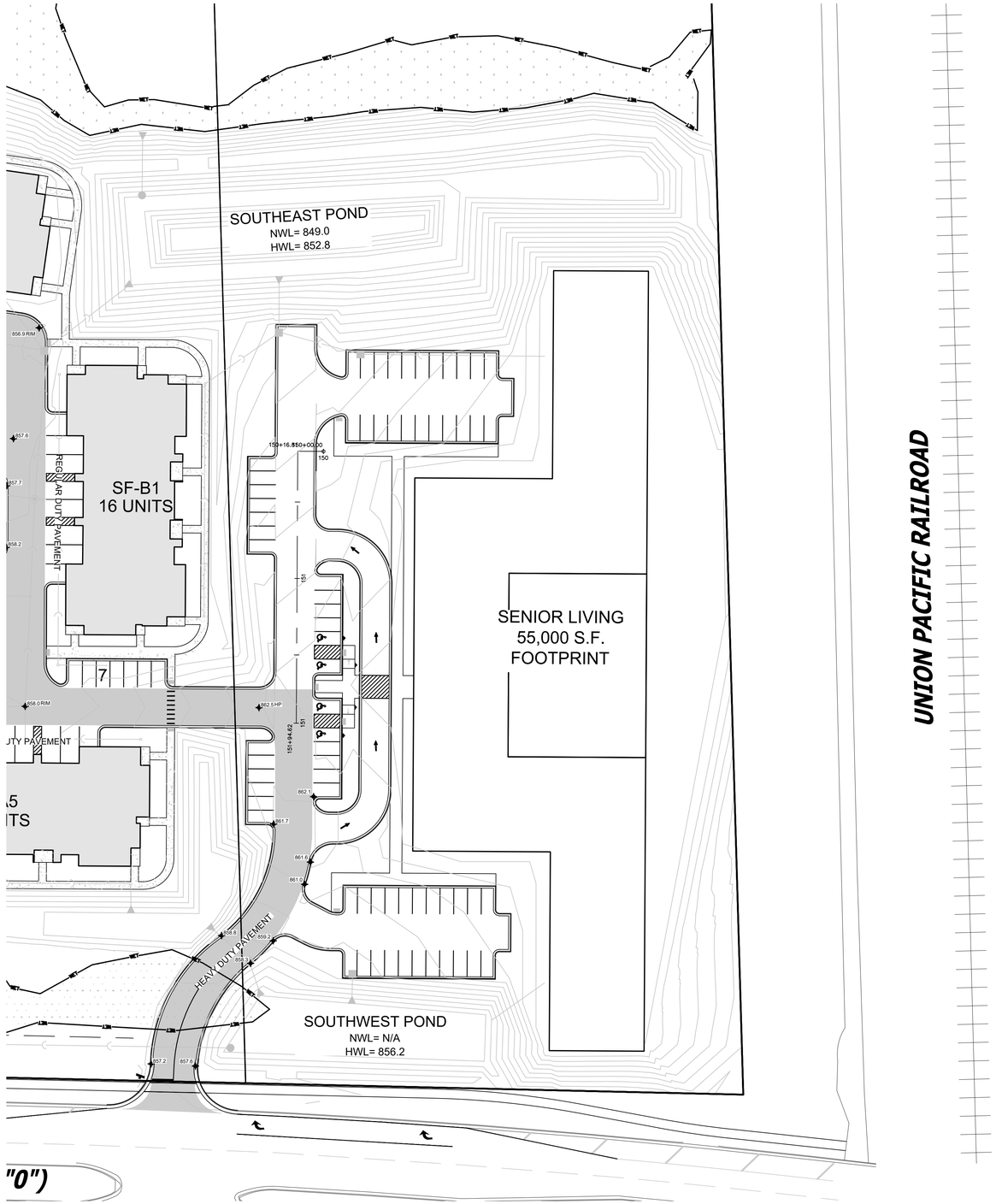

LEGEND

- LIGHT DUTY PAVEMENT - SEE DETAIL
- HEAVY DUTY PAVEMENT - SEE DETAIL
- CONCRETE SIDEWALK - SEE DETAIL

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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PAVEMENT PLAN

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 40'

SHEET
C-31
C-39

PAVEMENT PLAN

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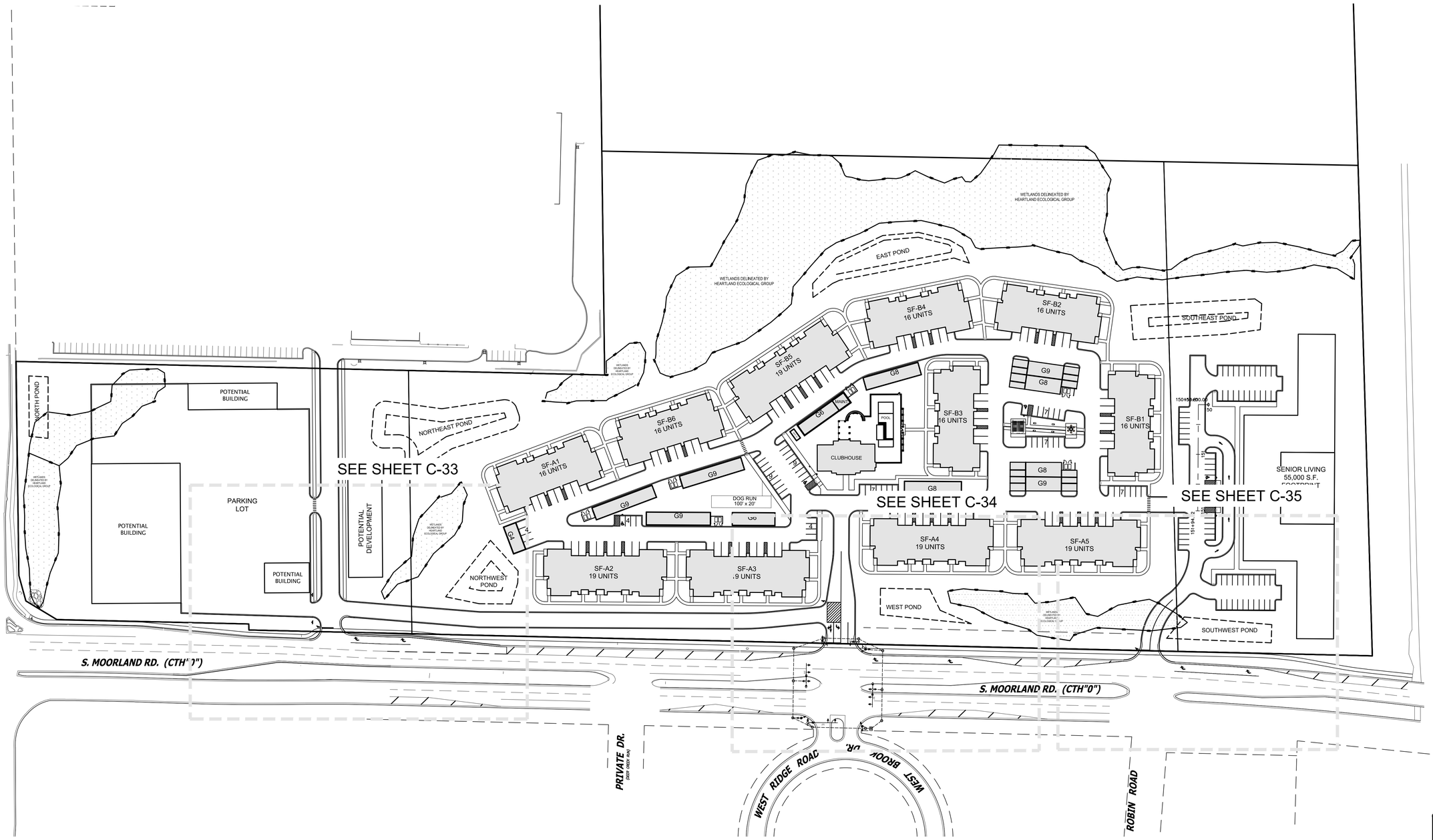

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INTERSECTION IMPROVEMENT OVERVIEW

REVISIONS

PEG JOB No. 3114.00
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START DATE 12/08/23
SCALE 1" = 80'

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C-32
C-39

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INTERSECTION IMPROVEMENT OVERVIEW

Z:\PROJECTS\2023\3114.00-WI\CAD\SHEETS\PROPOSED ROADWAY STRIPING PLAN.DWG

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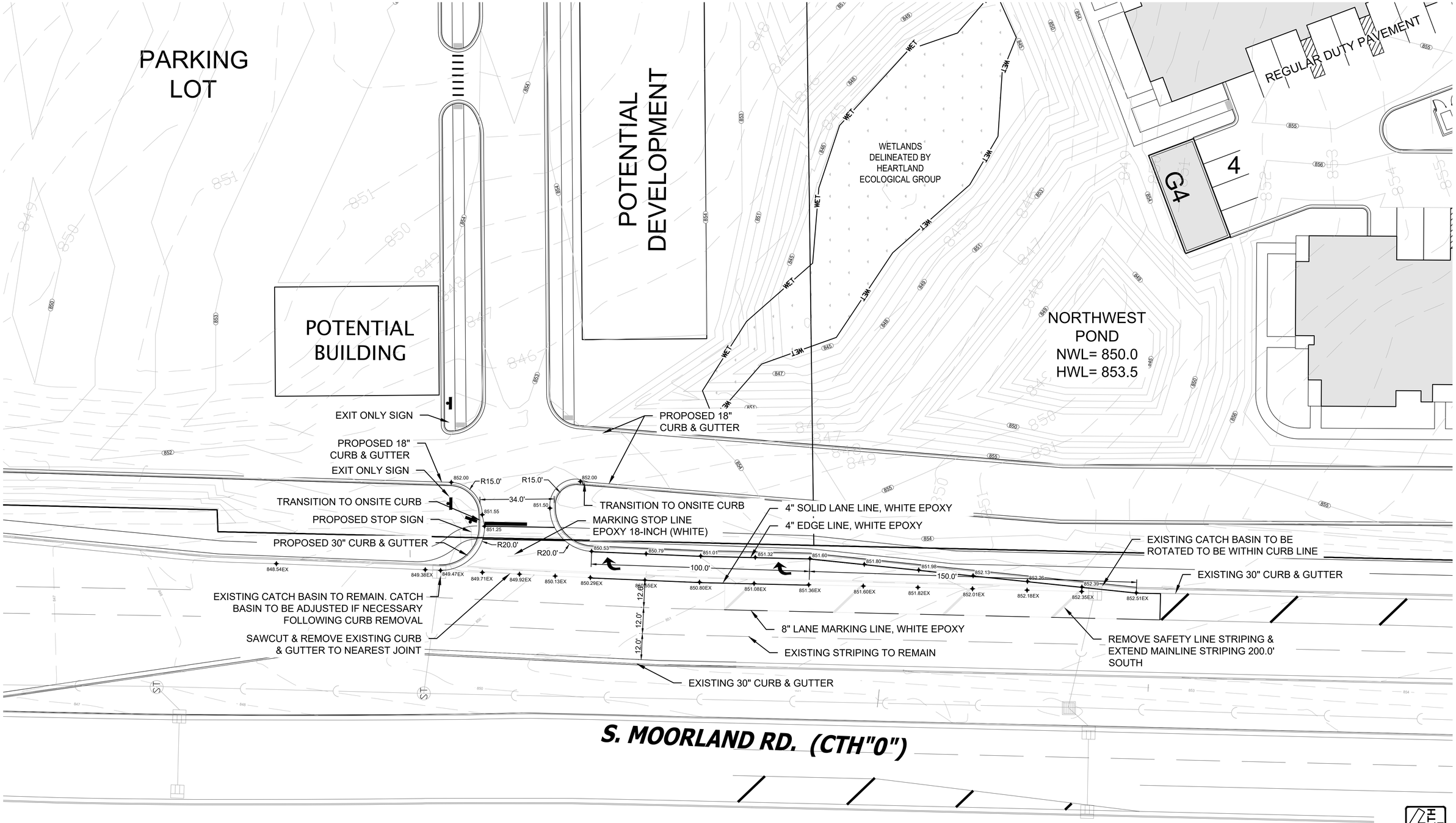

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INTERSECTION IMPROVEMENT PLAN

DRAFTED: BGP
DESIGNED: BGP
REVIEWED: AEK

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INTERSECTION IMPROVEMENT PLAN

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 12/08/23
SCALE 1" = 20'

SHEET
C-33
C-39

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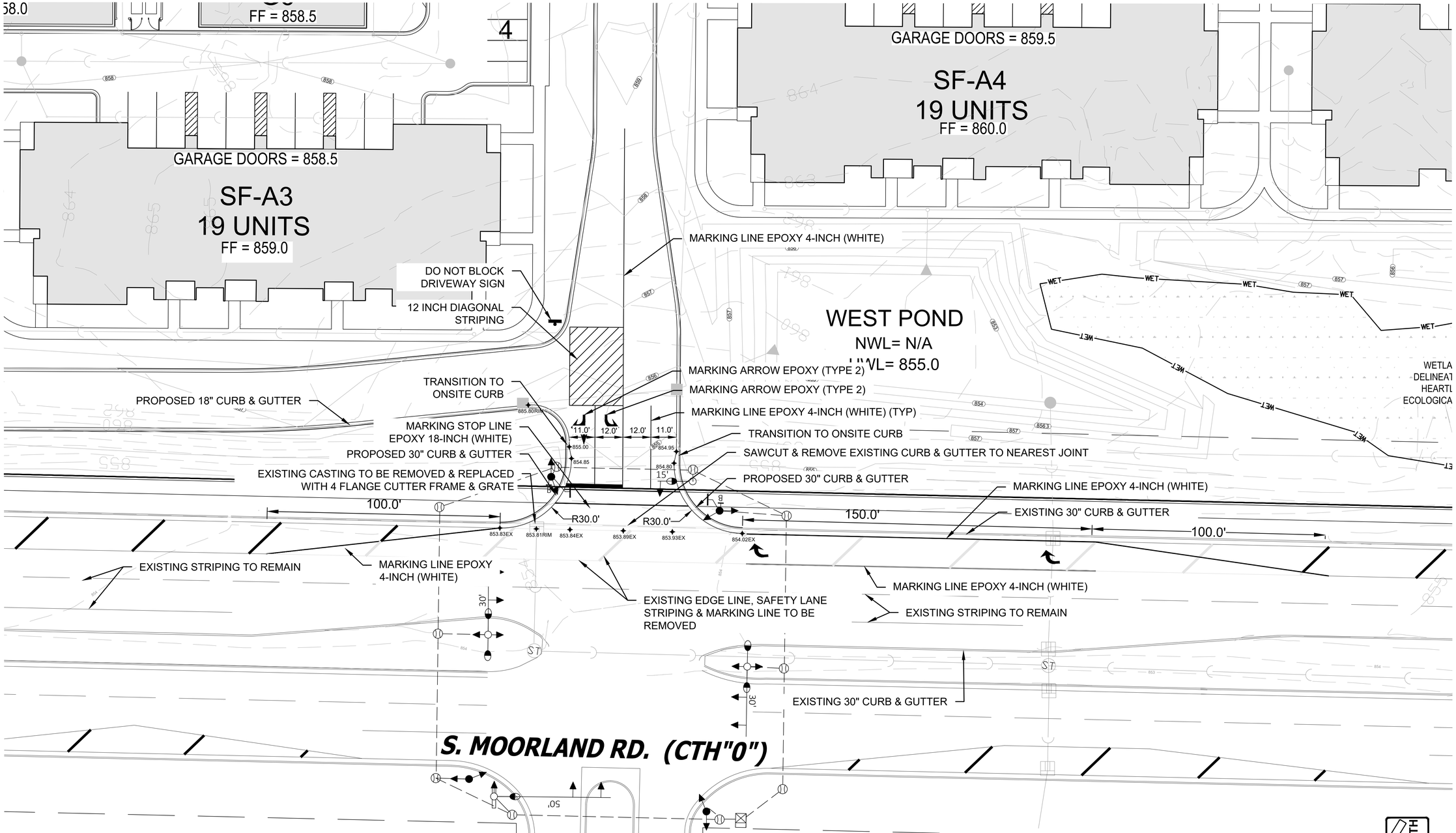

NOTE: INTERSECTION TO BE LIGHTED. LOCATIONS UNKNOWN AT THIS TIME.

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INTERSECTION IMPROVEMENT PLAN

DRAFTED: BRP
DESIGNED: BRP
REVIEWED: AEK

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INTERSECTION IMPROVEMENT PLAN

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START DATE 12/08/23
SCALE 1" = 20'

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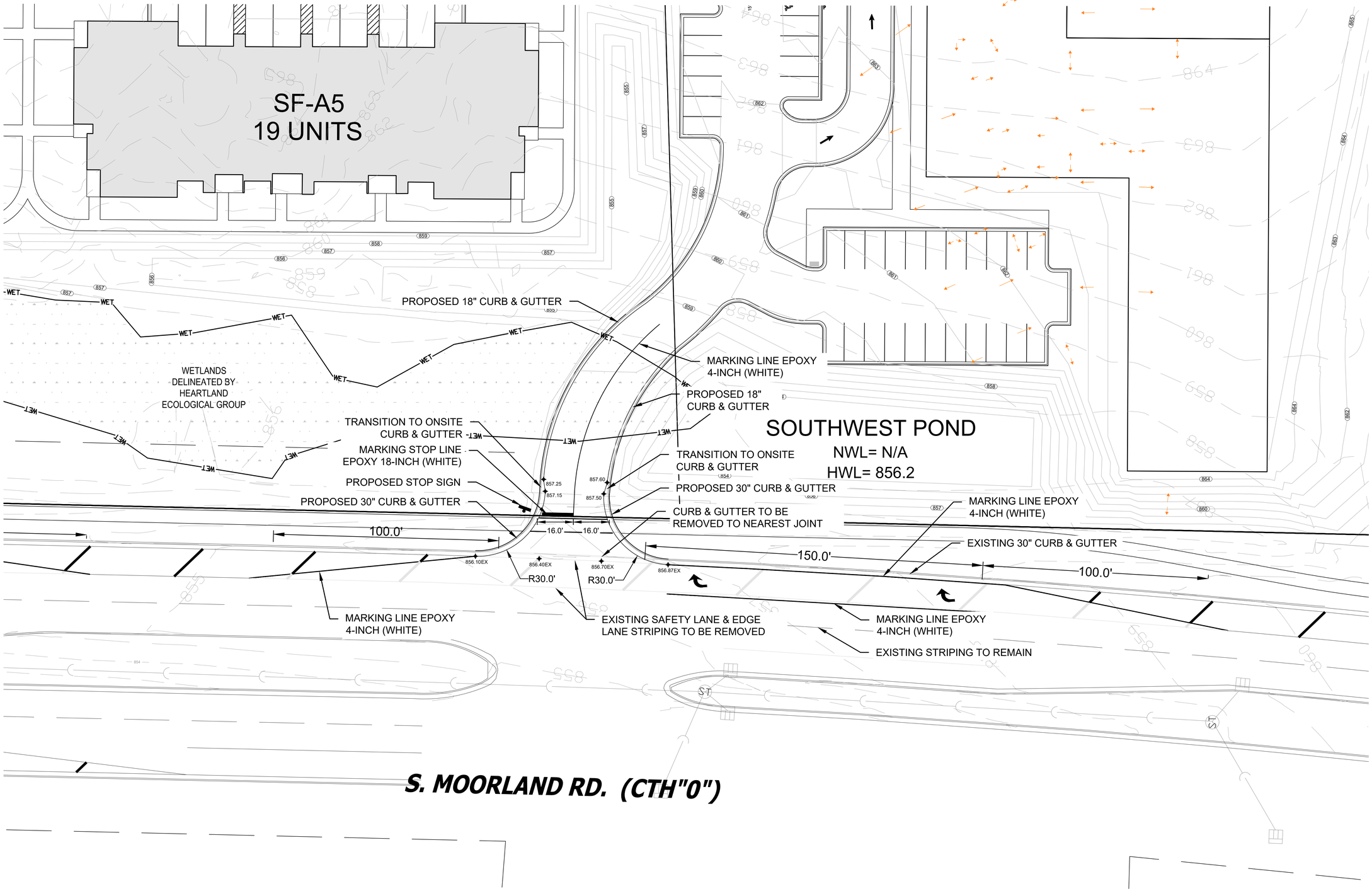

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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INTERSECTION IMPROVEMENT PLAN

REVIEWED: AEK

DESIGNED: BDP

DRAFTED: BDP

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INTERSECTION IMPROVEMENT PLAN

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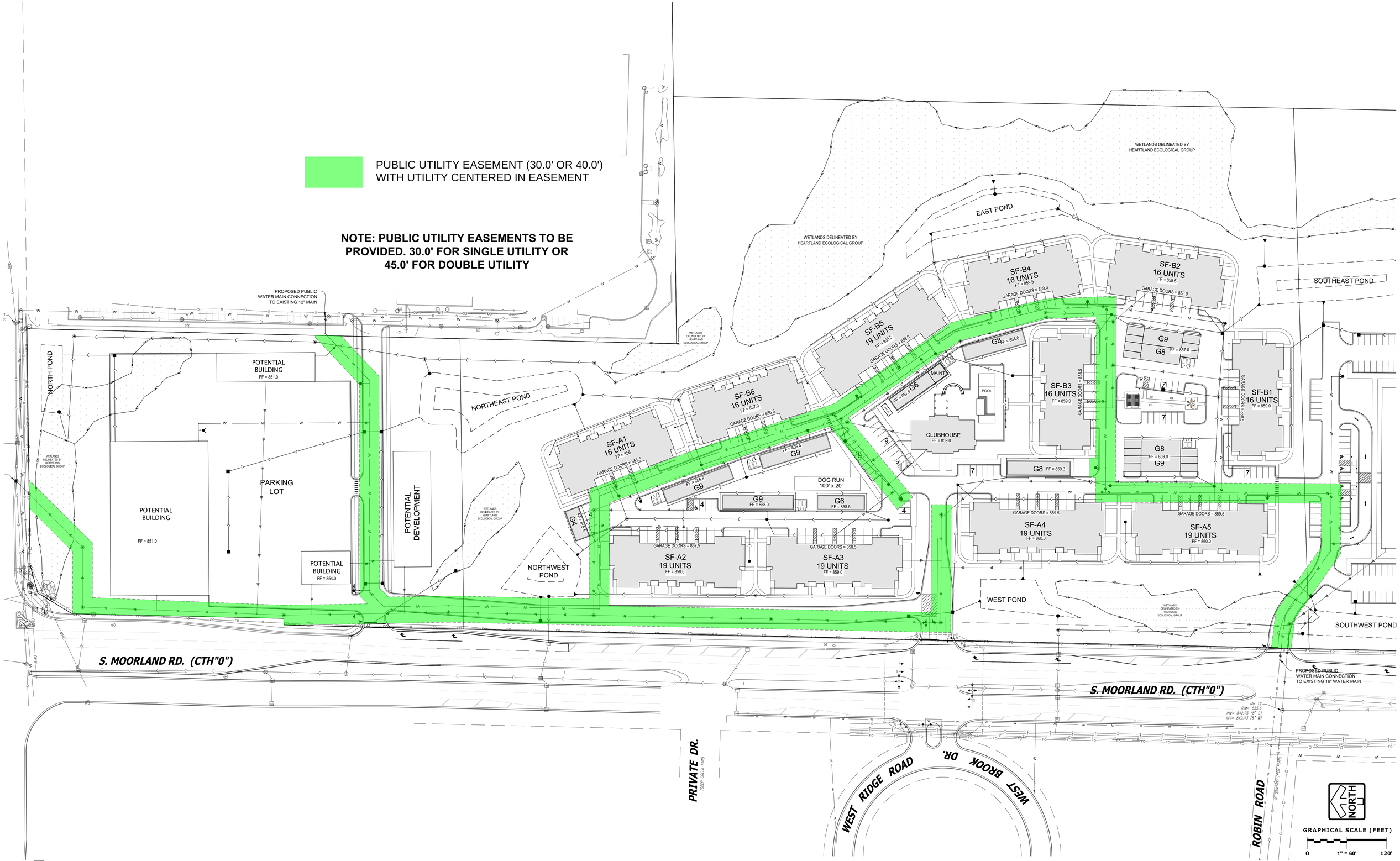
PUBLIC UTILITY EASEMENT (30.0' OR 40.0')
WITH UTILITY CENTERED IN EASEMENT

NOTE: PUBLIC UTILITY EASEMENTS TO BE PROVIDED. 30.0' FOR SINGLE UTILITY OR 45.0' FOR DOUBLE UTILITY



MANDEL NEW BERLIN- EASEMENT EXHIBIT

12/08/2023

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PEGJOB# 3114.00

2

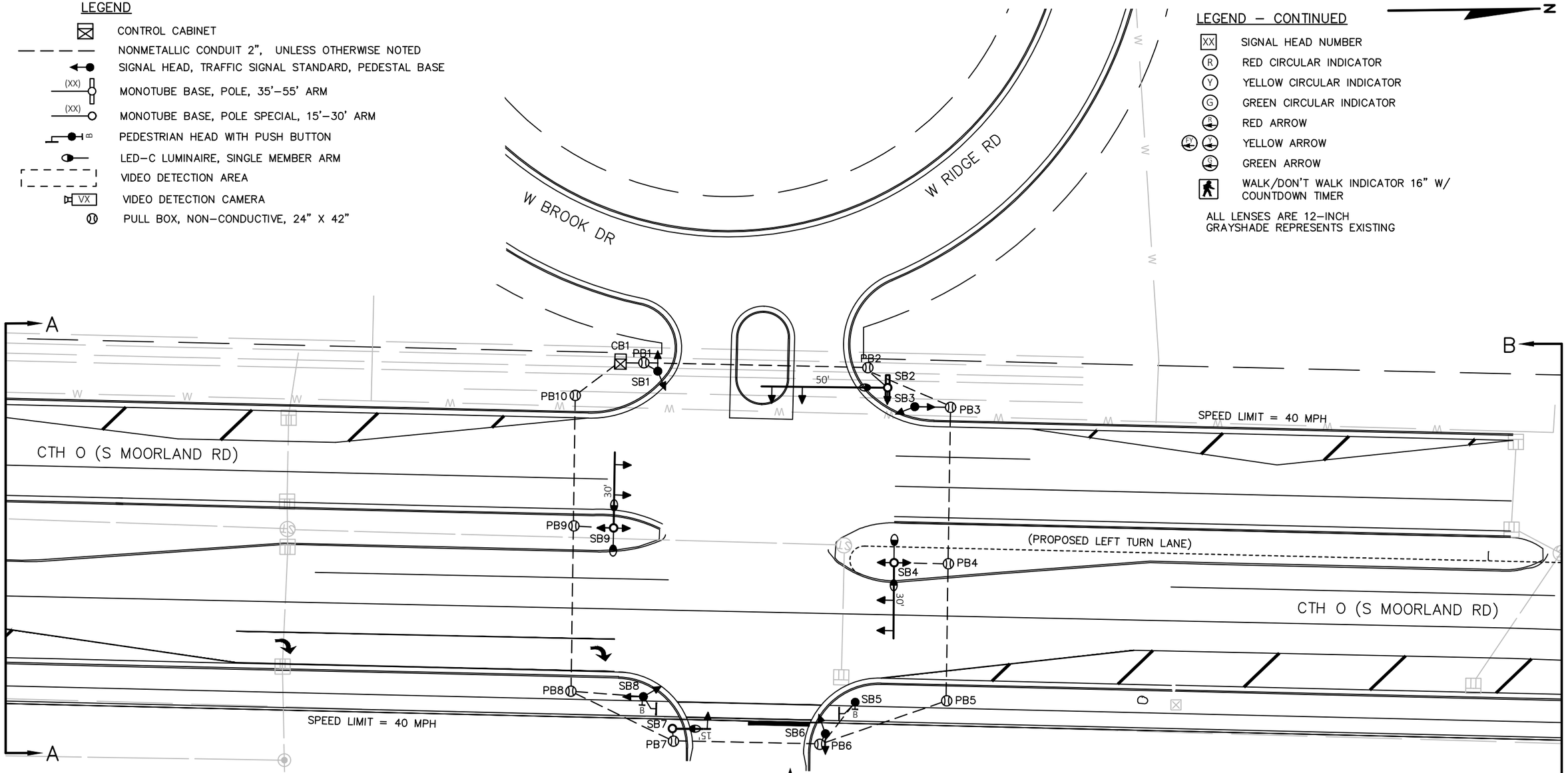
LEGEND

- CONTROL CABINET
- NONMETALLIC CONDUIT 2", UNLESS OTHERWISE NOTED
- SIGNAL HEAD, TRAFFIC SIGNAL STANDARD, PEDESTAL BASE
- (XX) MONOTUBE BASE, POLE, 35'–55' ARM
- (XX) MONOTUBE BASE, POLE SPECIAL, 15'–30' ARM
- PEDESTRIAN HEAD WITH PUSH BUTTON
- LED–C LUMINAIRE, SINGLE MEMBER ARM
- VIDEO DETECTION AREA
- VX VIDEO DETECTION CAMERA
- PULL BOX, NON–CONDUCTIVE, 24" X 42"

LEGEND – CONTINUED

- XX SIGNAL HEAD NUMBER
- R RED CIRCULAR INDICATOR
- Y YELLOW CIRCULAR INDICATOR
- G GREEN CIRCULAR INDICATOR
- R RED ARROW
- FY Y YELLOW ARROW
- G GREEN ARROW
- WALK/DON'T WALK INDICATOR 16" W/ COUNTDOWN TIMER

ALL LENSES ARE 12–INCH
GRAYSHADE REPRESENTS EXISTING



CONSTRUCTION NOTES:

1. ALL UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT WHICH ARE NOT SHOWN.
3. INSTALL CABINET BASE 6" ABOVE ROADWAY ELEVATION.
4. INSTALL R10–3E SIGNS AT EACH PEDESTRIAN PUSH BUTTON.
5. INSTALL R10–50L SIGNS ON SB2, SB4, AND SB8 BETWEEN THROUGH AND LEFT TURN SIGNAL HEADS.

SCALE, FEET 0 20 40

TRAFFIC CONTROL SIGNAL
CTH O (S MOORLAND RD) & W RIDGE RD/W BROOK DR
CITY OF NEW BERLIN
WAUKESHA COUNTY

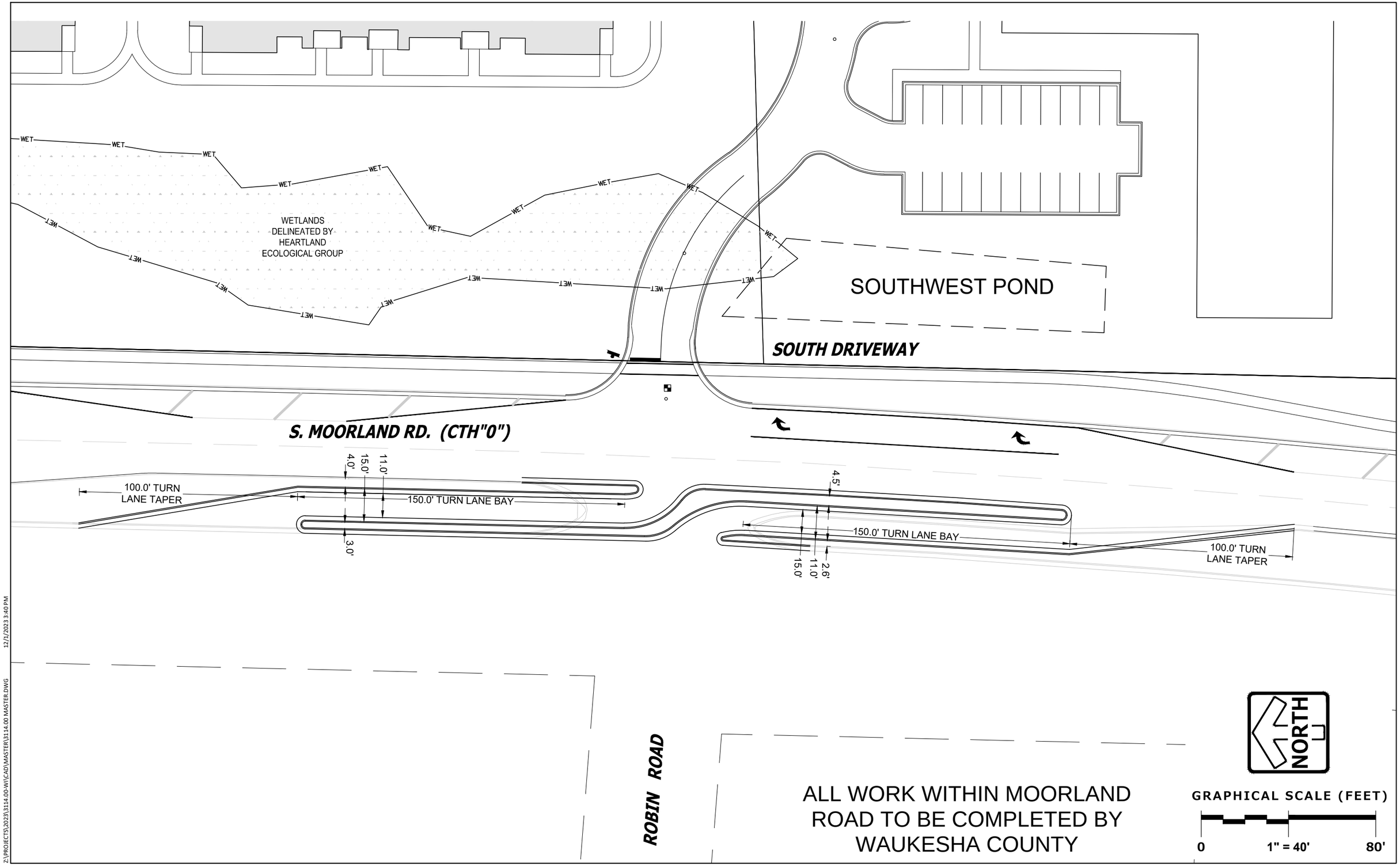
SIGNAL NO. CABINET TYPE: TS2-S
CONTROLLER TYPE: EPAC

COUNTY CONTACT: MATTHEW COWAP
DESIGNED BY: TADI
REVISED BY:

PAGE 1 OF X

PROJECT NO: XXXX-XX-XX	HWY: CTH O	COUNTY: WAUKESHA	TRAFFIC SIGNAL PLAN	SHEET	E

FILE NAME : Z:\SHARED\WI\3139 MOORLAND AT BROOK-RIDGE-DWY\CAD\MOORLAND SIGNALS.DWG PLOT DATE : 12/7/2023 5:11 PM PLOT BY : JEFF FAIT PLOT NAME :



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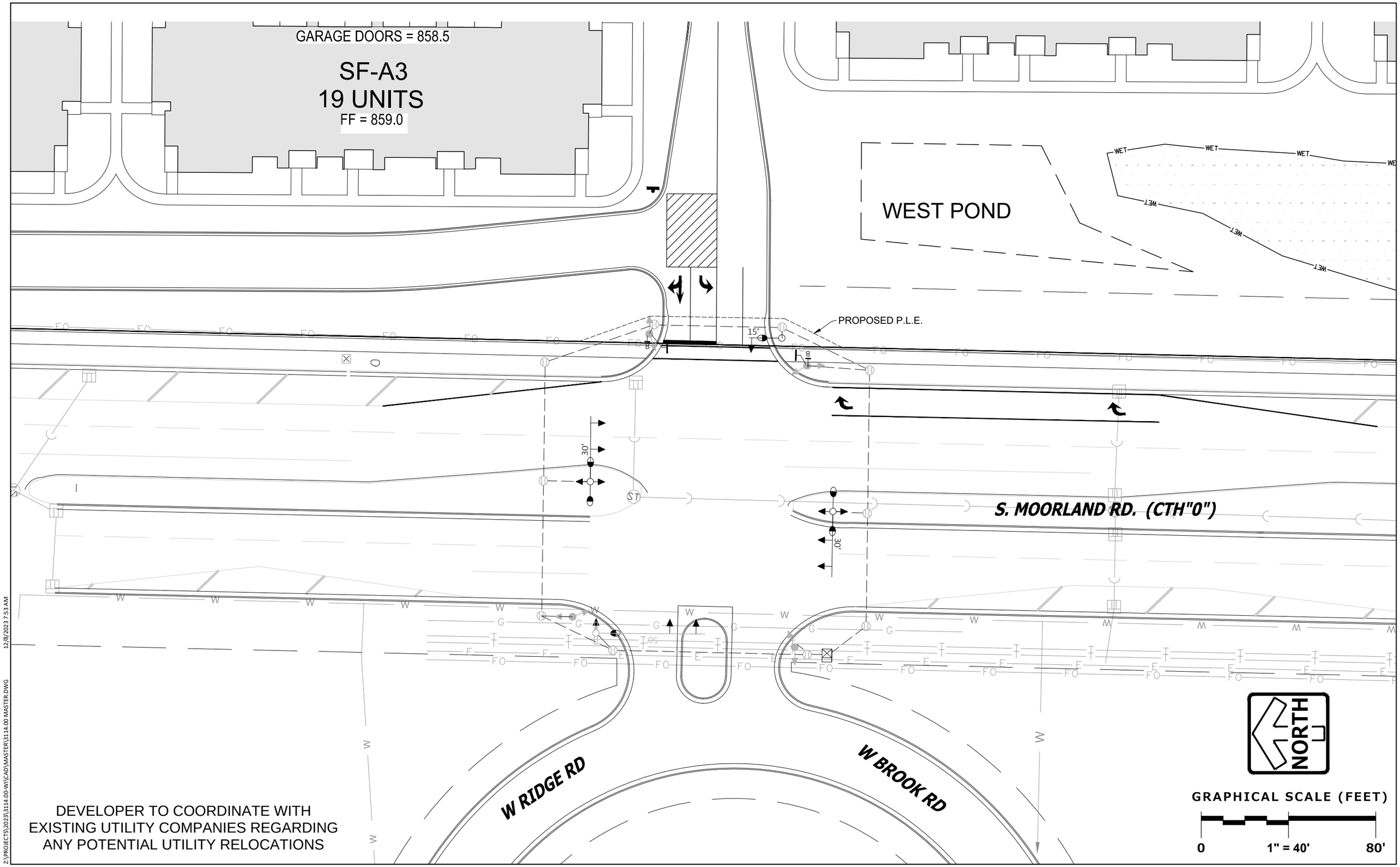
MANDEL NEW BERLIN- SLOTTED LEFT TURN (SOUTH DRIVE & ROBIN ROAD)

12/01/2023



DEVELOPER TO COORDINATE WITH EXISTING UTILITY COMPANIES REGARDING ANY POTENTIAL UTILITY RELOCATIONS

Z:\PROJECTS\2023\3114.00-WI\CAD\MASTER\3114.00 MASTER.DWG 12/8/2023 7:53 AM

MANDEL NEW BERLIN- MOORLAND & RIDGE RD INTERSECTION W/EXISITNG UTILITIES

12/08/2023

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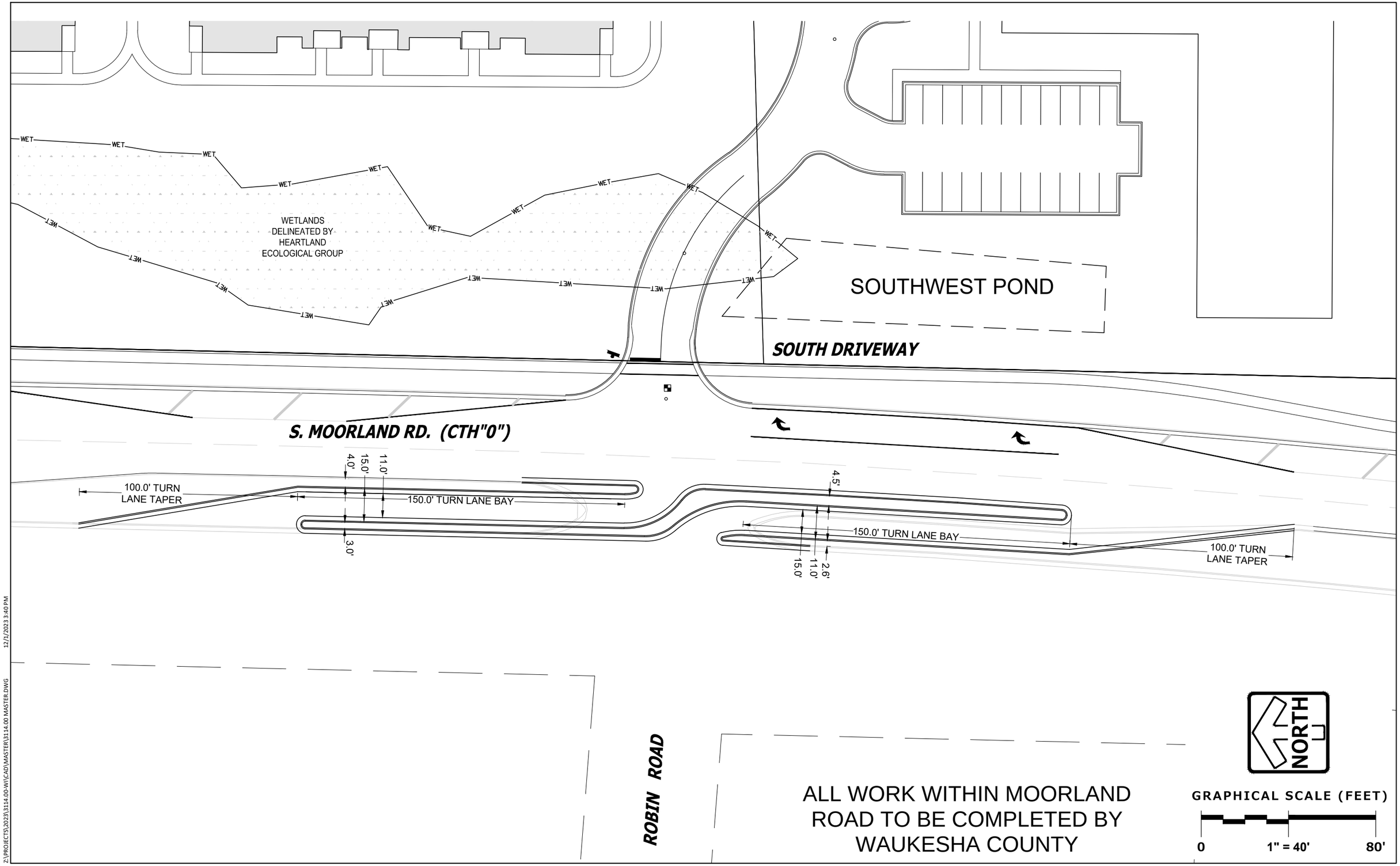

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MANDEL NEW BERLIN- SLOTTED LEFT TURN (SOUTH DRIVE & ROBIN ROAD)

12/01/2023

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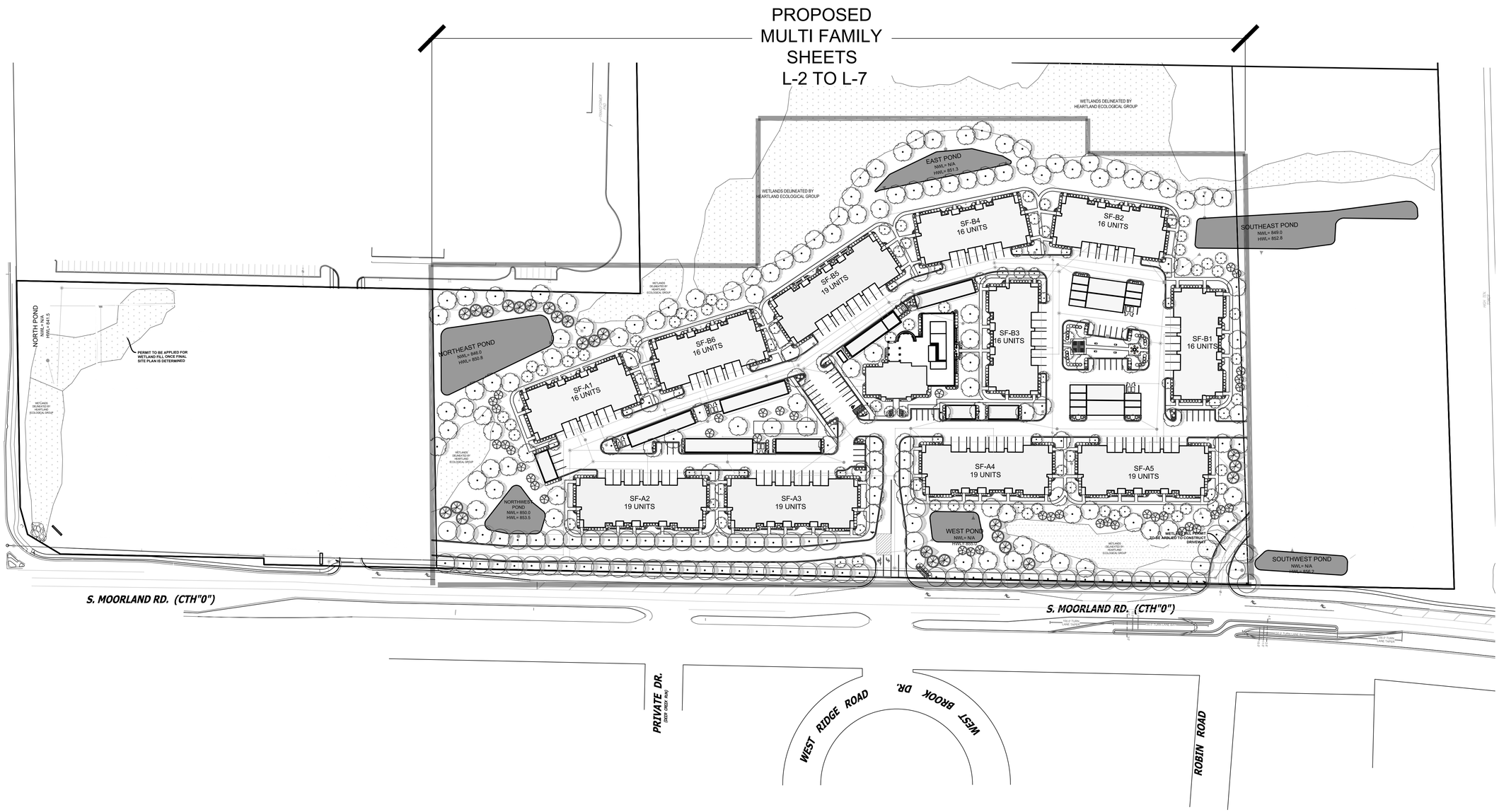

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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DESIGNED: JJS-J
REVIEWED: DJB

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LANDSCAPE CONTEXT PLAN

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 10/27/23
SCALE 1" = 80'

SHEET
L-1
L-9

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LANDSCAPE CONTEXT PLAN

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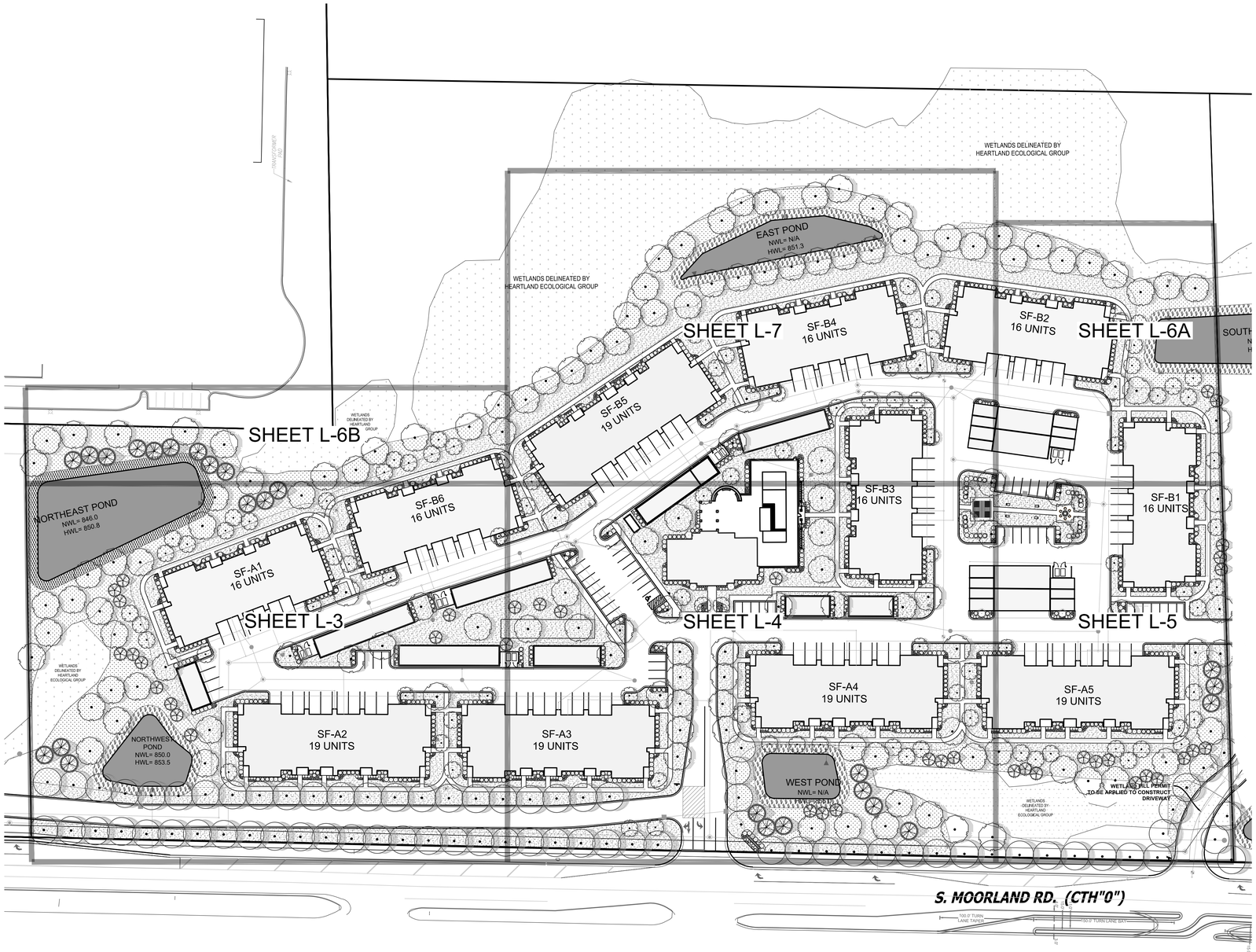

CONCEPT PLANT SCHEDULE MULTI-FAMILY AREA

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		POSSIBLE SPECIES:			
	74	DECIDUOUS TREE 4"			
		Acer rubrum 'Autumn Flame'	Autumn Flame Maple	4" Cal.	50' T x 40' W
		Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple	4" Cal.	55' T x 45' W
		Aesculus hippocastanum	European Horsechestnut	4" Cal.	65' T x 55' W
		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	4" Cal.	50' T x 40' W
		Fagus sylvatica	European Beech	4" Cal.	65' T x 55' W
		Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	4" Cal.	60' T x 50' W
		Gymnocladus dioicus	Kentucky Coffee Tree	4" Cal.	50' T x 50' W
		Quercus x schuetti	Swamp Bur Oak	4" Cal.	70' T x 65' W
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	4" Cal.	45' T x 35' W
	142	DECIDUOUS TREE 2"			
		Acer rubrum 'Autumn Flame'	Autumn Flame Maple	2" Cal.	50' T x 40' W
		Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple	2" Cal.	55' T x 45' W
		Aesculus hippocastanum	European Horsechestnut	2" Cal.	65' T x 55' W
		Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2" Cal.	50' T x 40' W
		Fagus sylvatica	European Beech	2" Cal.	65' T x 55' W
		Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2" Cal.	60' T x 50' W
		Gymnocladus dioicus	Kentucky Coffee Tree	2" Cal.	50' T x 50' W
		Quercus x schuetti	Swamp Bur Oak	2" Cal.	70' T x 65' W
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	45' T x 25' W
	25	EVERGREEN TREE 8`			
		Abies concolor	White Fir	8` Ht.	40' T x 25' W
		Picea abies	Norway Spruce	8` Ht.	60' T x 25' W
		Picea glauca	White Spruce	8` Ht.	50' T x 15' W
		Picea glauca 'Densata'	Black Hills Spruce	8` Ht.	30' T x 15' W
		Pinus strobus	White Pine	8` Ht.	65' T x 30' W
	40	EVERGREEN TREE 6`			
		Abies concolor	White Fir	6` Ht.	40' T x 25' W
		Juniperus virginiana 'Canaertii'	Canaerti Juniper	6` Ht.	25' T x 13' W
		Picea abies	Norway Spruce	6` Ht.	60' T x 25' W
		Picea glauca	White Spruce	6` Ht.	50' T x 15' W
		Picea glauca 'Densata'	Black Hills Spruce	6` Ht.	30' T x 15' W
		Pinus strobus	White Pine	6` Ht.	65' T x 30' W
		Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	6` Ht.	50' T x 15' W
	101	ORNAMENTAL TREE			
		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	20' T x 20' W
		Carpinus caroliniana 'JN Strain'	Fire King Musclewood	2" Cal.	30' T x 30' W
		Malus x 'Prairie Maid'	Prairie Maid Crabapple	2" Cal.	20' T x 25' W
		Malus x 'Sugar Tyme'	Sugar Tyme Crabapple	2" Cal.	25' T x 25' W
		Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	2" Cal.	35' T x 25' W
		Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac	2" Cal.	20' T x 15' W

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	5	LARGE DECIDUOUS SHRUB			
		Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush	5 gal.	8' T x 8' W
		Cotinus coggygria `Nordine`	Nordine Smokebush	5 gal.	10' T x 10' W
		Hamamelis virginiana	Common Witch Hazel	5 gal.	17' T x 17' W
		Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	5 gal.	8' T x 8' W
		Syringa vulgaris 'Sensation'	Sensation Lilac	5 gal.	11' T x 8' W
	192	MEDIUM EVERGREEN SHRUB			
		Juniperus chinensis `Old Gold`	Old Gold Juniper	3 gal.	3' T x 5' W
		Juniperus chinensis `Sea Green`	Sea Green Juniper	3 gal.	5' T x 6' W
		Juniperus virginiana `Grey Owl`	Eastern Redcedar	3 gal.	3' T x 5' W
		Taxus x media `Densiformis`	Dense Yew	3 gal.	5' T x 6' W
		Taxus x media `Tauntonii`	Tauton Yew	3 gal.	4' T x 6' W
		Thuja occidentalis `Holmstrup`	Holmstrup Cedar	4` Ht.	14' T x 4' W
	123	MEDIUM DECIDUOUS SHRUB			
		Aronia melanocarpa `Elata`	Glossy Black Chokeberry	3 gal.	5' T x 5' W
		Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	3 gal.	6' T x 5' W
		Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	2 gal.	4' T x 5' W
		Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry	3 gal.	5' T x 5' W
		Ilex verticillata `Red Sprite`	Red Sprite Winterberry	3 gal.	5' T x 5' W
		Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose	2 gal.	5' T x 4' W
		Sambucus nigra `Black Lace`	Black Lace Elderberry	3 gal.	6' T x 6' W
		Syringa x 'SMSJBP7' TM	Bloomerang Dark Purple Lilac	2 gal.	4' T x 5' W
		Weigela florida `Wine & Roses`	Wine & Roses Weigela	3 gal.	5' T x 5' W
	8	SMALL EVERGREEN SHRUB			
		Juniperus sabina `Buffalo`	Buffalo Juniper	3 gal.	1' T x 7' W
		Pinus mugo `Slowmound`	Mugo Pine	2 gal.	3' T x 3' W
		Taxus x media `Tauntonii`	Tauton Yew	3 gal.	4' T x 5' W
		Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	2 gal.	2' T x 3' W
	139	SMALL DECIDUOUS SHRUB			
		Cornus sanguinea 'Cato'	Arctic Sun Bloodtwig Dogwood	2 gal.	3' T x 3' W
		Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea	2 gal.	4' T x 3' W
		Rosa x `Coral Cove`	Coral Cove Rose	2 gal.	3' T x 3' W
		Spiraea japonica `Magic Carpet`	Magic Carpet Spirea	2 gal.	2' T x 3' W
		Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac	2 gal.	4' T x 3' W
		Syringa x 'SMNJRPU' TM	Bloomerang Dwarf Purple Lilac	2 gal.	3' T x 3' W
		Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	3 gal.	3' T x 3' W
	212	TALL ORNAMENTAL GRASS			
		Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem	1 gal.	36" T x 30" W
		Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass	1 gal.	36" T x 24" W
		Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.	24" T x 24" W
		Panicum virgatum `Northwind`	Northwind Switch Grass	1 gal.	42" T x 28" W
		Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem	1 gal.	30" T x 30" W
	30	SHORT ORNAMENTAL GRASS			
		Eragrostis spectabilis	Purple Love Grass	1 gal.	24" T x 18" W
		Hystrix patula	Bottlebrush Grass	1 gal.	20" T x 12" W
		Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	12" T x 15" W
		Sporobolus heterolepis `Tara`	Tara Prairie Dropseed	1 gal.	18" T x 24" W

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	1,041 sf	PERENNIALS	VARIOUS SPECIES	4.5" cont.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	18,004 sf	NATIVE PLANTINGS	Agrecol Rainwater Renewal Seed Mix
	123,529 sf	TURF	Reinders - Cadet 70/30 Fescue/Blue Mix
	96,882 sf	NO MOW TURF	Reinders No Mow/Low Grow Mix

DRAFTED: JSJ
DESIGNED: JSJ
REVIEWED: DJB

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MANDEL APARTMENTS- MOORLAND & GREENFIELD
NEW BERLIN, WISCONSIN

CONCEPT LANDSCAPE PLAN OVERVIEW

REVISIONS

PEG JOB No. 3114.00
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START DATE 10/27/23
SCALE 1" = 60'

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CONCEPT LANDSCAPE PLAN OVERVIEW

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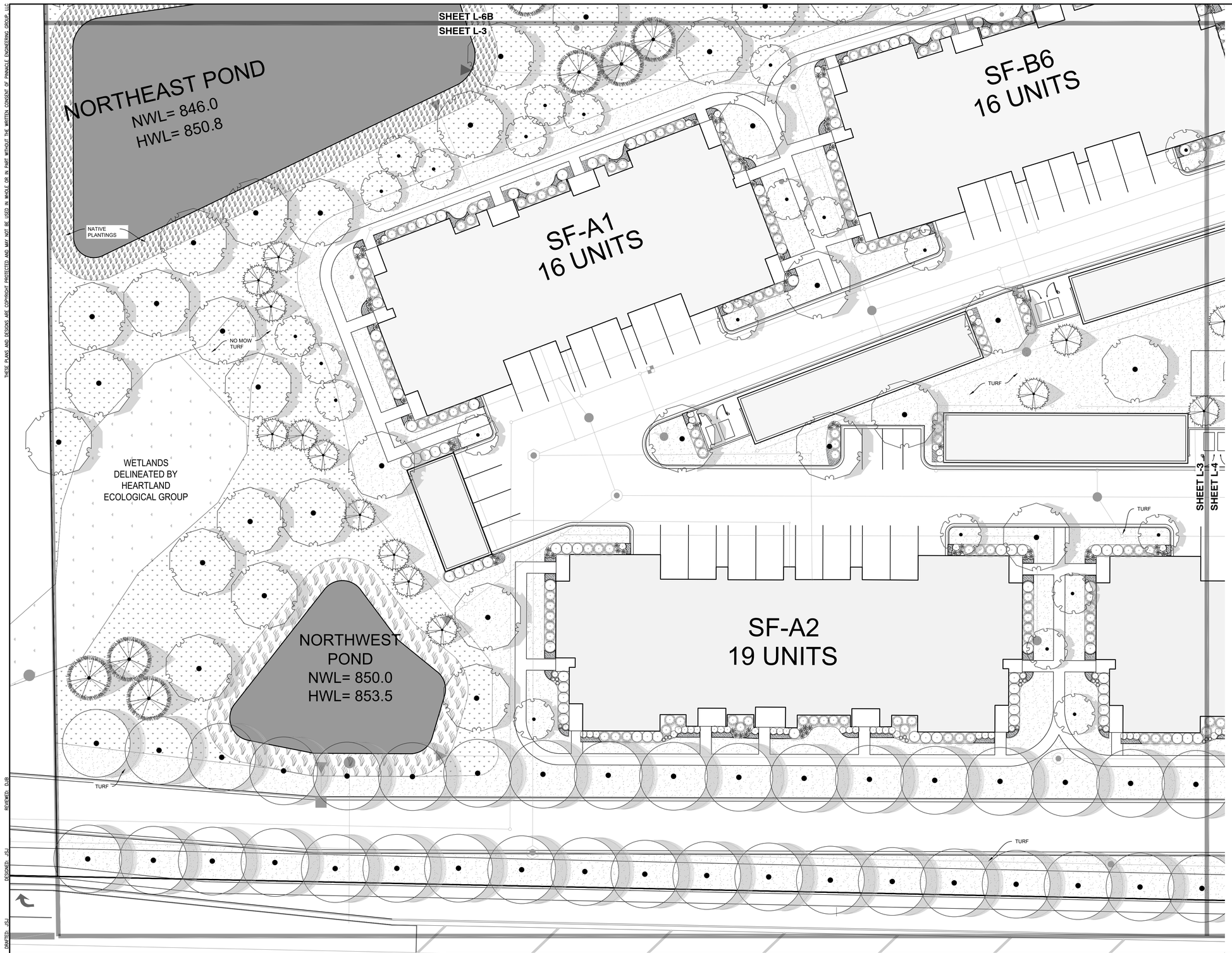

PLANT KEY

TREES

BOTANICAL NAME	COMMON NAME
POSSIBLE SPECIES:	
DECIDUOUS TREE 4"	
Acer rubrum 'Autumn Flame'	Autumn Flame Maple
Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
Aesculus hippocastanum	European Horsechestnut
Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
Fagus sylvatica	European Beech
Gleditsia t i 'Shademaster'	Shademaster Locust
Gymnocladus dioicus	Kentucky Coffee Tree
Quercus x schuetti	Swamp Bur Oak
Tilia tomentosa 'Sterling'	Sterling Silver Linden
DECIDUOUS TREE 2"	
Acer rubrum 'Autumn Flame'	Autumn Flame Maple
Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
Aesculus hippocastanum	European Horsechestnut
Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
Fagus sylvatica	European Beech
Gleditsia t i 'Shademaster'	Shademaster Locust
Gymnocladus dioicus	Kentucky Coffee Tree
Quercus x schuetti	Swamp Bur Oak
Tilia tomentosa 'Sterling'	Sterling Silver Linden
EVERGREEN TREE 8`	
Abies concolor	White Fir
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea glauca 'Densata'	Black Hills Spruce
Pinus strobus	White Pine
EVERGREEN TREE 6`	
Abies concolor	White Fir
Juniperus virginiana 'Canaertii'	Canaerti Juniper
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea glauca 'Densata'	Black Hills Spruce
Pinus strobus	White Pine
Thuja occidentalis 'Green Giant'	Green Giant Arborvitae
ORNAMENTAL TREE	
Amelanchier x grandiflora 'A B'	Autumn Brilliance Serviceberry
Carpinus caroliniana 'JN Strain'	Fire King Musclewood
Malus x 'Prairie Maid'	Prairie Maid Crabapple
Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear
Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac

SHRUBS

BOTANICAL NAME	COMMON NAME
LARGE DECIDUOUS SHRUB	
Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
Cotinus coggygria `Nordine`	Nordine Smokebush
Hamamelis virginiana	Common Witch Hazel
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
Syringa vulgaris 'Sensation'	Sensation Lilac
MEDIUM EVERGREEN SHRUB	
Juniperus chinensis `Old Gold`	Old Gold Juniper
Juniperus chinensis `Sea Green`	Sea Green Juniper
Juniperus virginiana `Grey Owl`	Eastern Redcedar
Taxus x media `Densiformis`	Dense Yew
Taxus x media `Tauntonii`	Tauton Yew
Thuja occidentalis `Holmstrup`	Holmstrup Cedar
MEDIUM DECIDUOUS SHRUB	
Aronia melanocarpa `Elata`	Glossy Black Chokeberry
Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
Ilex verticillata `Red Sprite`	Red Sprite Winterberry
Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
Sambucus nigra `Black Lace`	Black Lace Elderberry
Syringa x 'SMSJBP7' TM	Bloomerang Dark Purple Lilac
Weigela florida `Wine & Roses`	Wine & Roses Weigela
SMALL EVERGREEN SHRUB	
Juniperus sabina `Buffalo`	Buffalo Juniper
Pinus mugo `Slowmound`	Mugo Pine
Taxus x media `Tauntonii`	Tauton Yew
Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
SMALL DECIDUOUS SHRUB	
Cornus sanguinea 'Cato'	Arctic Sun Bloodtwig Dogwood
Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea
Rosa x `Coral Cove`	Coral Cove Rose
Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac
Syringa x 'SMNJRPU' TM	Bloomerang Dwarf Purple Lilac
Weigela florida 'Bokraspiwi'	Spilled Wine Weigela
TALL ORNAMENTAL GRASS	
Andropogon gerardii `D Wind`	Dancing Wind Big Blue Stem
Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
Calamagrostis x a `Overdam`	Overdam Reed Grass
Panicum virgatum `Northwind`	Northwind Switch Grass
Schizachyrium scoparium `B H`	Blue Heaven Little Bluestem

PERENNIAL AREAS

BOTANICAL NAME	COMMON NAME
PERENNIALS	VARIOUS SPECIES

GROUND COVERS

BOTANICAL NAME/ COMMON NAME
NATIVE PLANTINGS/ Agrecol Rainwater Renewal Seed Mix
TURF/ Reinders - Cadet 70/30 Fescue/Blue Mix
NO MOW TURF/ Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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DESIGNED: JSJ
DRAFTED: JSJ

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START DATE 10/27/23
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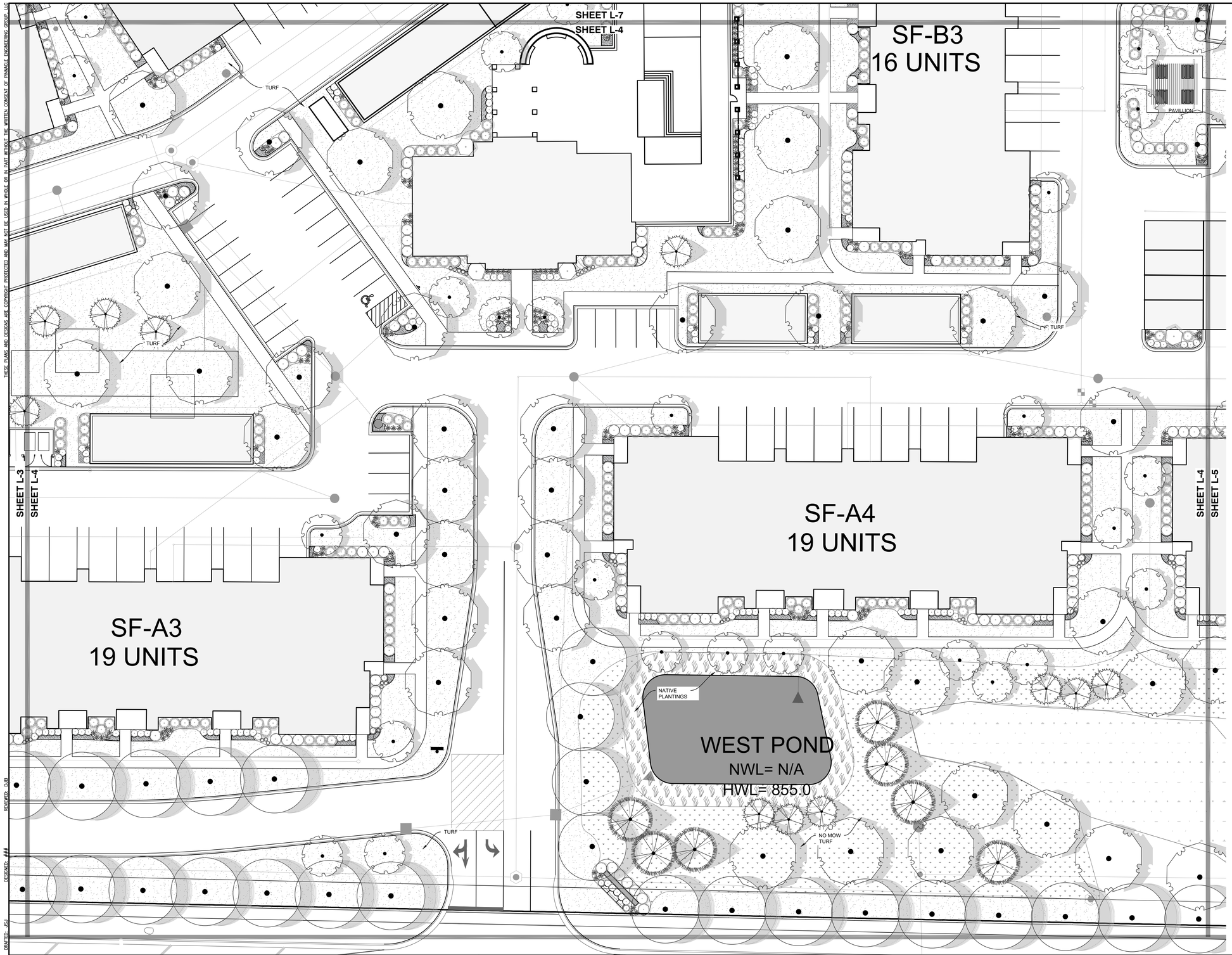

PLANT SCHEDULE MTF

TREES	BOTANICAL NAME	COMMON NAME
	POSSIBLE SPECIES:	
	DECIDUOUS TREE 4"	
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Aesculus hippocastanum	European Horsechestnut
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
	Fagus sylvatica	European Beech
	Gleditsia t i 'Shademaster'	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	DECIDUOUS TREE 2"	
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Aesculus hippocastanum	European Horsechestnut
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
	Fagus sylvatica	European Beech
	Gleditsia t i 'Shademaster'	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	EVERGREEN TREE 8`	
	Abies concolor	White Fir
	Picea abies	Norway Spruce
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	EVERGREEN TREE 6`	
	Abies concolor	White Fir
	Juniperus virginiana 'Canaertii'	Canaerti Juniper
	Picea abies	Norway Spruce
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae
	ORNAMENTAL TREE	
	Amelanchier x grandiflora 'A B'	Autumn Brilliance Serviceberry
	Carpinus caroliniana 'JN Strain'	Fire King Musclewood
	Malus x 'Prairie Maid'	Prairie Maid Crabapple
	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear
	Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac

SHRUBS	BOTANICAL NAME	COMMON NAME
	LARGE DECIDUOUS SHRUB	
	Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
	Cotinus coggygria `Nordine`	Nordine Smokebush
	Hamamelis virginiana	Common Witch Hazel
	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
	Syringa vulgaris 'Sensation'	Sensation Lilac
	MEDIUM EVERGREEN SHRUB	
	Juniperus chinensis `Old Gold`	Old Gold Juniper
	Juniperus chinensis `Sea Green`	Sea Green Juniper
	Juniperus virginiana `Grey Owl`	Eastern Redcedar
	Taxus x media `Densiformis`	Dense Yew
	Taxus x media `Tauntonii`	Tauton Yew
	Thuja occidentalis `Holmstrup`	Holmstrup Cedar
	MEDIUM DECIDUOUS SHRUB	
	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
	Sambucus nigra `Black Lace`	Black Lace Elderberry
	Syringa x 'SMSJBP7' TM	Bloomerang Dark Purple Lilac
	Weigela florida `Wine & Roses`	Wine & Roses Weigela
	SMALL EVERGREEN SHRUB	
	Juniperus sabina `Buffalo`	Buffalo Juniper
	Pinus mugo `Slowmound`	Mugo Pine
	Taxus x media `Tauntonii`	Tauton Yew
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB	
	Cornus sanguinea 'Cato'	Arctic Sun Bloodtwig Dogwood
	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea
	Rosa x `Coral Cove`	Coral Cove Rose
	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac
	Syringa x 'SMNJRPU' TM	Bloomerang Dwarf Purple Lilac
	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela
	TALL ORNAMENTAL GRASS	
	Andropogon gerardii `D Wind`	Dancing Wind Big Blue Stem
	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
	Calamagrostis x a `Overdam`	Overdam Reed Grass
	Panicum virgatum `Northwind`	Northwind Switch Grass
	Schizachyrium scoparium `B H`	Blue Heaven Little Bluestem

PERENNIAL AREAS	BOTANICAL NAME	COMMON NAME
	PERENNIALS	VARIOUS SPECIES

GROUND COVERS	BOTANICAL NAME/ COMMON NAME
	NATIVE PLANTINGS/ Agrecol Rainwater Renewal Seed Mix
	TURF/ Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF/ Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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DESIGNED: ###
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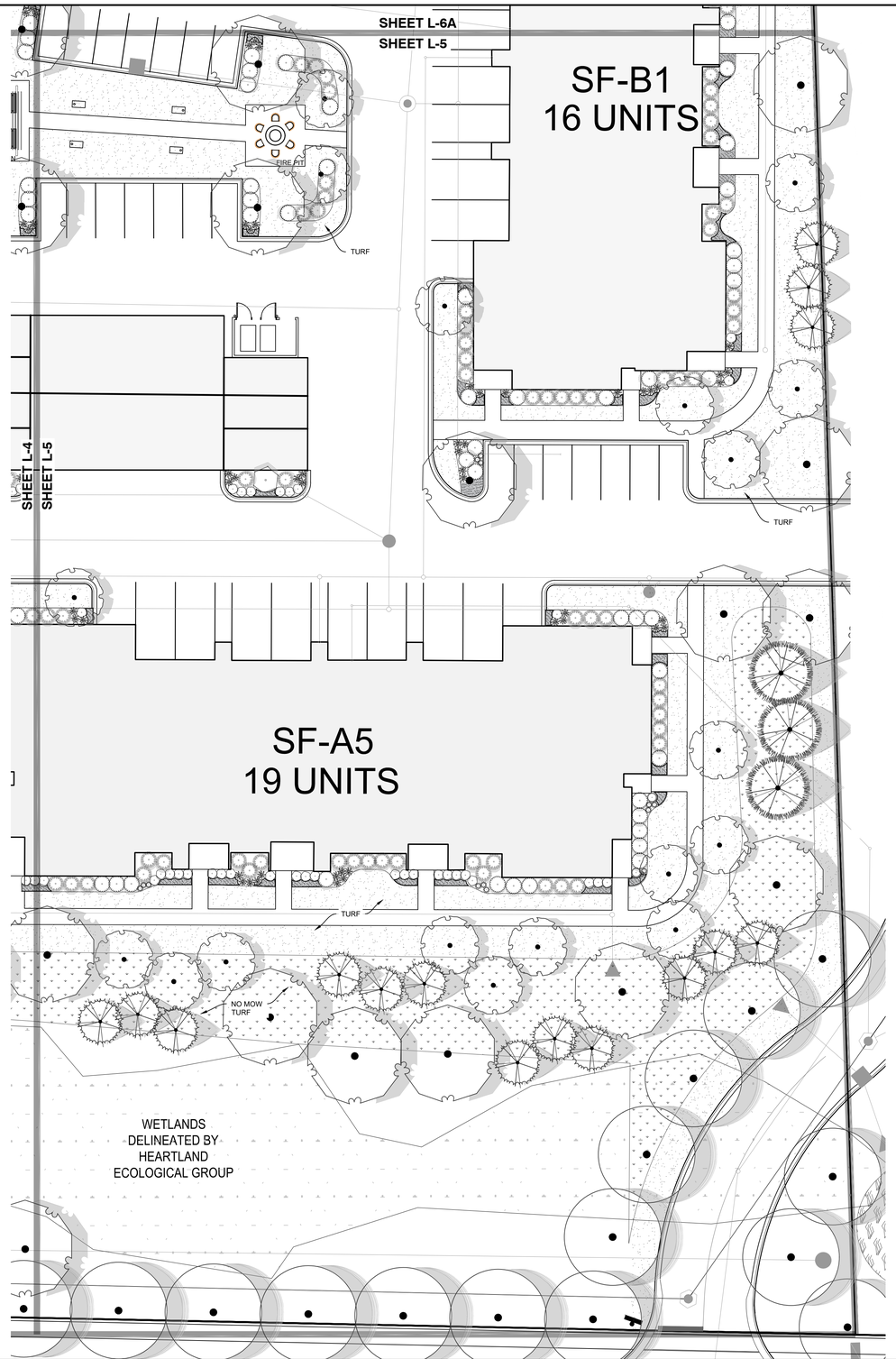

PLANT SCHEDULE MTF

TREES	BOTANICAL NAME	COMMON NAME
	POSSIBLE SPECIES:	
	DECIDUOUS TREE 4"	
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Aesculus hippocastanum	European Horsechestnut
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
	Fagus sylvatica	European Beech
	Gleditsia t i 'Shademaster'	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	DECIDUOUS TREE 2"	
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Aesculus hippocastanum	European Horsechestnut
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
	Fagus sylvatica	European Beech
	Gleditsia t i 'Shademaster'	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	EVERGREEN TREE 8`	
	Abies concolor	White Fir
	Picea abies	Norway Spruce
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	EVERGREEN TREE 6`	
	Abies concolor	White Fir
	Juniperus virginiana 'Canaertii'	Canaerti Juniper
	Picea abies	Norway Spruce
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae
	ORNAMENTAL TREE	
	Amelanchier x grandiflora 'A B'	Autumn Brilliance Serviceberry
	Carpinus caroliniana 'JN Strain'	Fire King Musclewood
	Malus x 'Prairie Maid'	Prairie Maid Crabapple
	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear
	Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac

SHRUBS	BOTANICAL NAME	COMMON NAME
	LARGE DECIDUOUS SHRUB	
	Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
	Cotinus coggygria `Nordine`	Nordine Smokebush
	Hamamelis virginiana	Common Witch Hazel
	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
	Syringa vulgaris 'Sensation'	Sensation Lilac
	MEDIUM EVERGREEN SHRUB	
	Juniperus chinensis `Old Gold`	Old Gold Juniper
	Juniperus chinensis `Sea Green`	Sea Green Juniper
	Juniperus virginiana `Grey Owl`	Eastern Redcedar
	Taxus x media `Densiformis`	Dense Yew
	Taxus x media `Tauntonii`	Tauton Yew
	Thuja occidentalis `Holmstrup`	Holmstrup Cedar
	MEDIUM DECIDUOUS SHRUB	
	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
	Sambucus nigra `Black Lace`	Black Lace Elderberry
	Syringa x 'SMSJBP7' TM	Bloomerang Dark Purple Lilac
	Weigela florida `Wine & Roses`	Wine & Roses Weigela
	SMALL EVERGREEN SHRUB	
	Juniperus sabina `Buffalo`	Buffalo Juniper
	Pinus mugo `Slowmound`	Mugo Pine
	Taxus x media `Tauntonii`	Tauton Yew
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB	
	Cornus sanguinea 'Cato'	Arctic Sun Bloodtwig Dogwood
	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea
	Rosa x `Coral Cove`	Coral Cove Rose
	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac
	Syringa x 'SMNJRPU' TM	Bloomerang Dwarf Purple Lilac
	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela
	TALL ORNAMENTAL GRASS	
	Andropogon gerardii `D Wind`	Dancing Wind Big Blue Stem
	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
	Calamagrostis x a `Overdam`	Overdam Reed Grass
	Panicum virgatum `Northwind`	Northwind Switch Grass
	Schizachyrium scoparium `B H`	Blue Heaven Little Bluestem

PERENNIAL AREAS	BOTANICAL NAME	COMMON NAME
	PERENNIALS	VARIOUS SPECIES

GROUND COVERS	BOTANICAL NAME/ COMMON NAME
	NATIVE PLANTINGS/ Agrecol Rainwater Renewal Seed Mix
	TURF/ Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF/ Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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NEW BERLIN, WISCONSIN

CONCEPT LANDSCAPE ENLARGEMENT

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 10/27/23
SCALE 1" = 20'

SHEET
L-5
L-9

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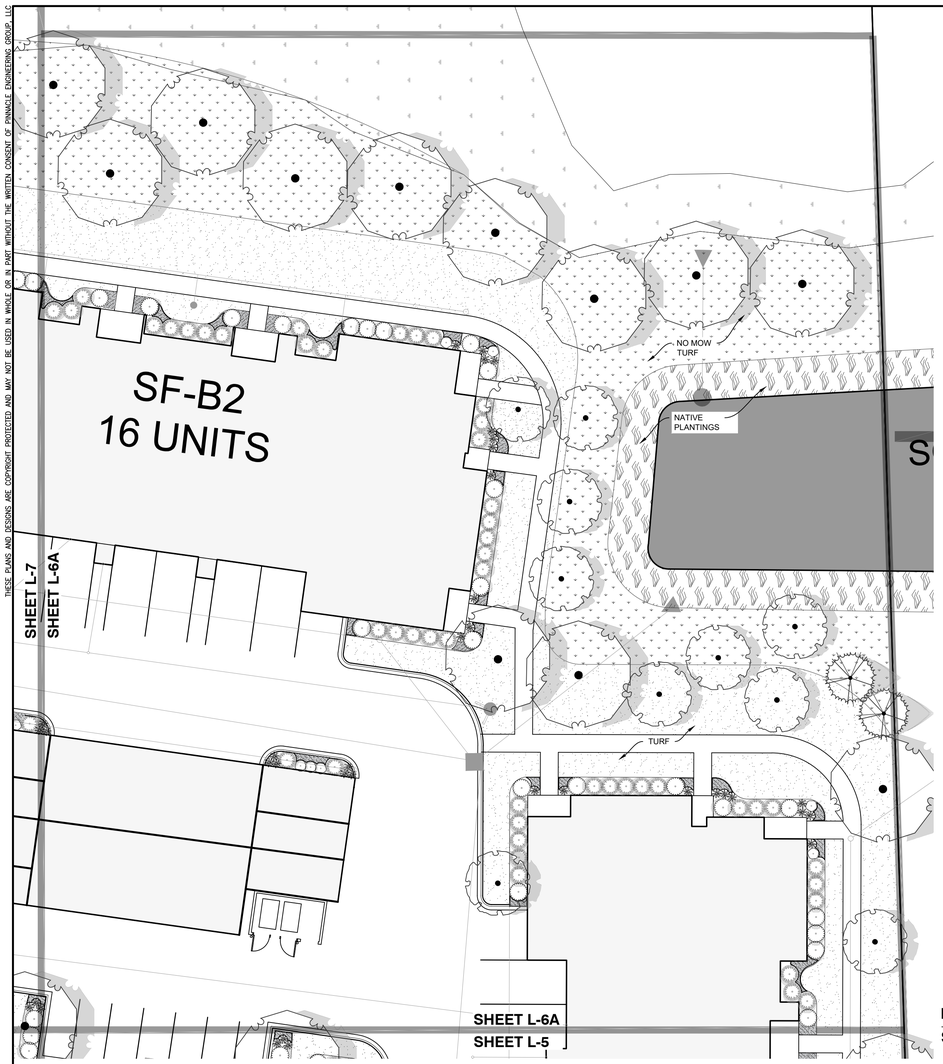
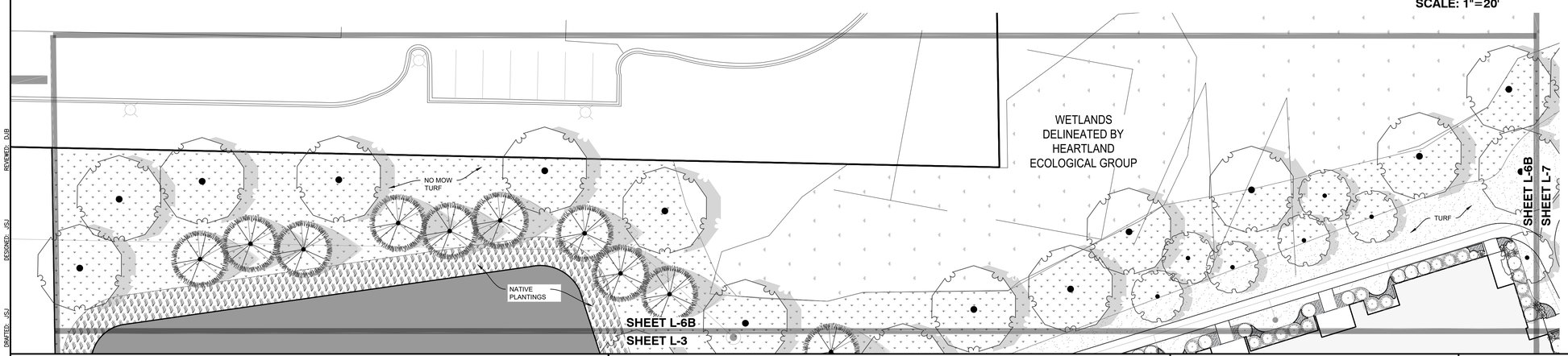


ENLARGEMENT L-6A
SCALE: 1"=20'

ENLARGEMENT L-6B
SCALE: 1"=20'



PLANT SCHEDULE MTF

TREES	BOTANICAL NAME	COMMON NAME
	POSSIBLE SPECIES:	
	DECIDUOUS TREE 4"	
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Aesculus hippocastanum	European Horsechestnut
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
	Fagus sylvatica	European Beech
	Gleditsia t i 'Shademaster'	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	DECIDUOUS TREE 2"	
	Acer rubrum 'Autumn Flame'	Autumn Flame Maple
	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
	Aesculus hippocastanum	European Horsechestnut
	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
	Fagus sylvatica	European Beech
	Gleditsia t i 'Shademaster'	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	EVERGREEN TREE 8`	
	Abies concolor	White Fir
	Picea abies	Norway Spruce
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	EVERGREEN TREE 6`	
	Abies concolor	White Fir
	Juniperus virginiana 'Canaertii'	Canaerti Juniper
	Picea abies	Norway Spruce
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae
	ORNAMENTAL TREE	
	Amelanchier x grandiflora 'A B'	Autumn Brilliance Serviceberry
	Carpinus caroliniana 'JN Strain'	Fire King Musclewood
	Malus x 'Prairie Maid'	Prairie Maid Crabapple
	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear
	Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac

SHRUBS	BOTANICAL NAME	COMMON NAME
	LARGE DECIDUOUS SHRUB	
	Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
	Cotinus coggygria `Nordine`	Nordine Smokebush
	Hamamelis virginiana	Common Witch Hazel
	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
	Syringa vulgaris 'Sensation'	Sensation Lilac
	MEDIUM EVERGREEN SHRUB	
	Juniperus chinensis `Old Gold`	Old Gold Juniper
	Juniperus chinensis `Sea Green`	Sea Green Juniper
	Juniperus virginiana `Grey Owl`	Eastern Redcedar
	Taxus x media `Densiformis`	Dense Yew
	Taxus x media `Tauntonii`	Tauton Yew
	Thuja occidentalis `Holmstrup`	Holmstrup Cedar
	MEDIUM DECIDUOUS SHRUB	
	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
	Sambucus nigra `Black Lace`	Black Lace Elderberry
	Syringa x 'SMSJBP7' TM	Bloomerang Dark Purple Lilac
	Weigela florida `Wine & Roses`	Wine & Roses Weigela
	SMALL EVERGREEN SHRUB	
	Juniperus sabina `Buffalo`	Buffalo Juniper
	Pinus mugo `Slowmound`	Mugo Pine
	Taxus x media `Tauntonii`	Tauton Yew
	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB	
	Cornus sanguinea 'Cato'	Arctic Sun Bloodtwig Dogwood
	Hydrangea arborescens 'NCHA1'	Invincibelle Spirit Hydrangea
	Rosa x `Coral Cove`	Coral Cove Rose
	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac
	Syringa x 'SMNJRPU' TM	Bloomerang Dwarf Purple Lilac
	Weigela florida 'Bokraspiwi'	Spilled Wine Weigela
	TALL ORNAMENTAL GRASS	
	Andropogon gerardii `D Wind`	Dancing Wind Big Blue Stem
	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
	Calamagrostis x a `Overdam`	Overdam Reed Grass
	Panicum virgatum `Northwind`	Northwind Switch Grass
	Schizachyrium scoparium `B H`	Blue Heaven Little Bluestem

PERENNIAL AREAS	BOTANICAL NAME	COMMON NAME
	PERENNIALS	VARIOUS SPECIES

GROUND COVERS	BOTANICAL NAME/ COMMON NAME
	NATIVE PLANTINGS/ Agrecol Rainwater Renewal Seed Mix
	TURF/ Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF/ Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

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CONCEPT LANDSCAPE ENLARGEMENT

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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SHEET
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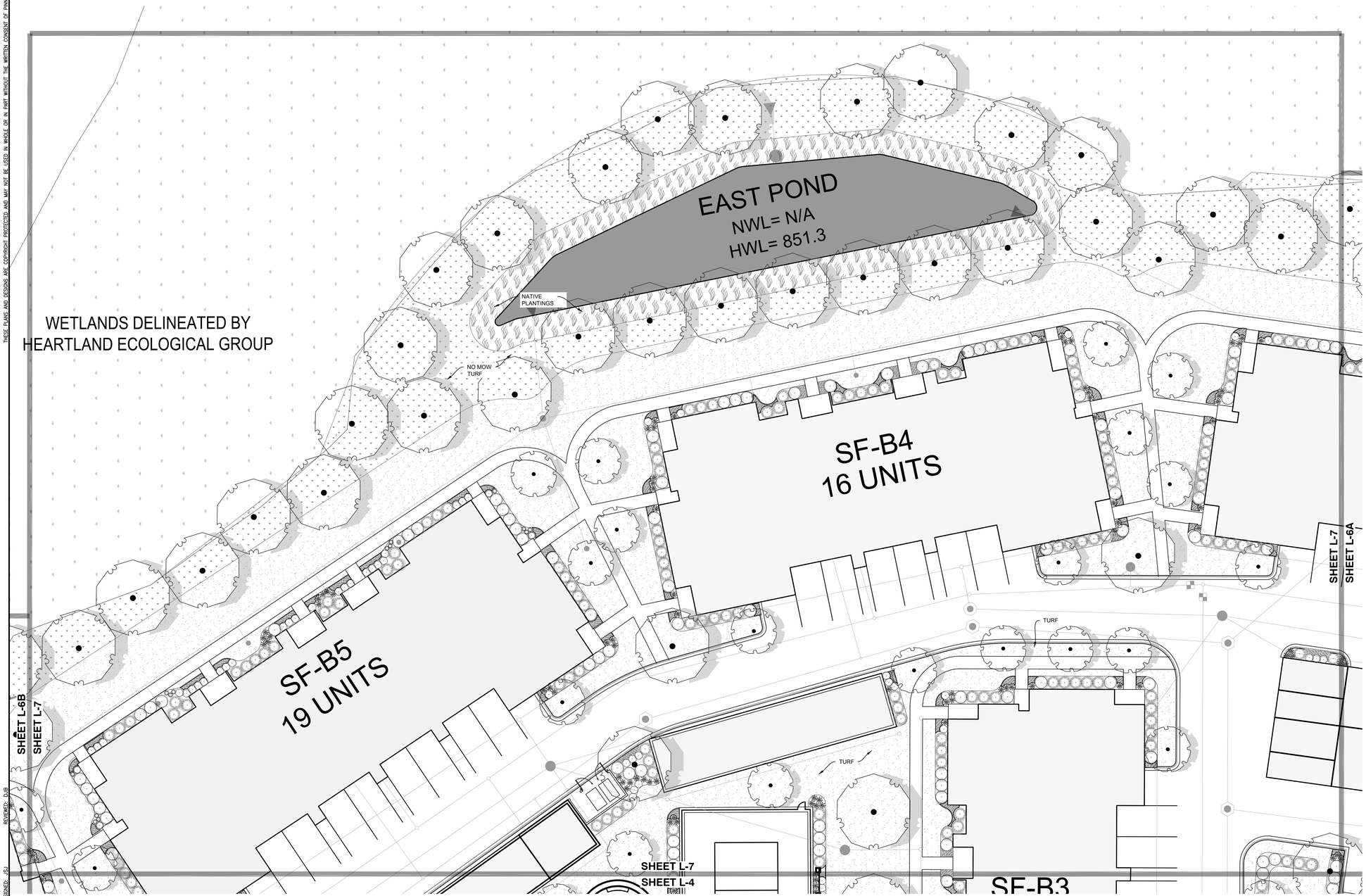

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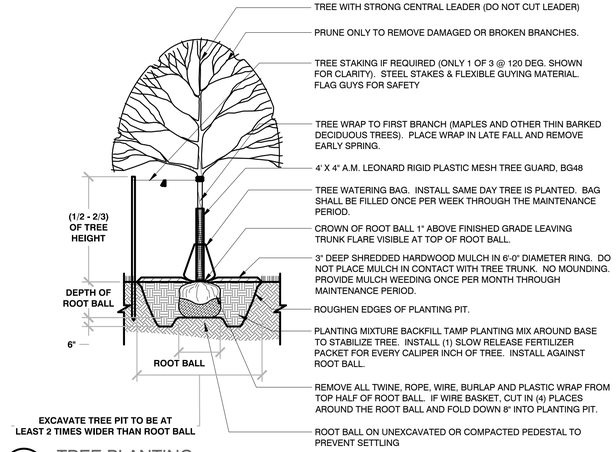
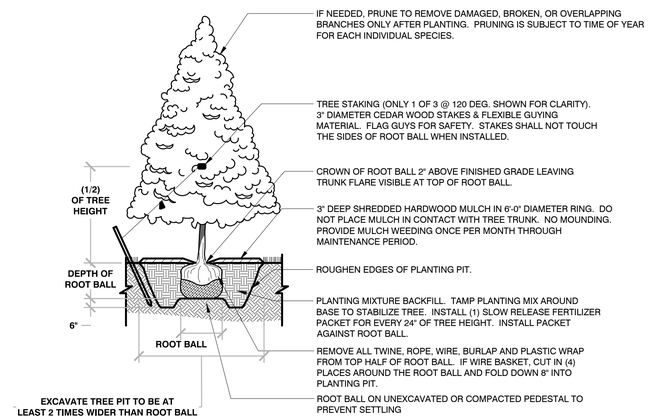
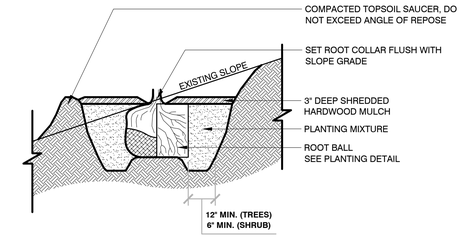


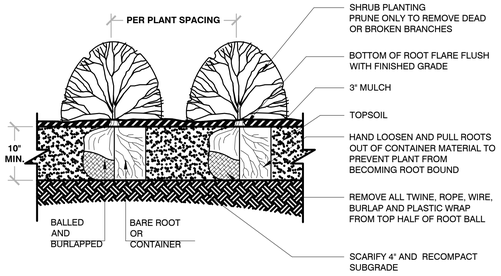
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

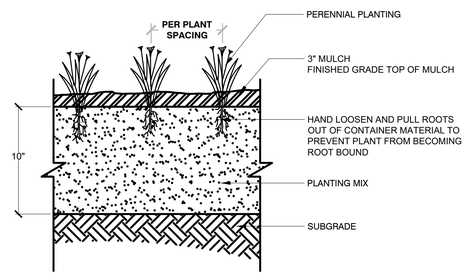


3 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

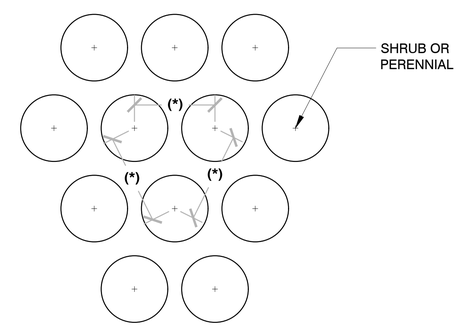


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

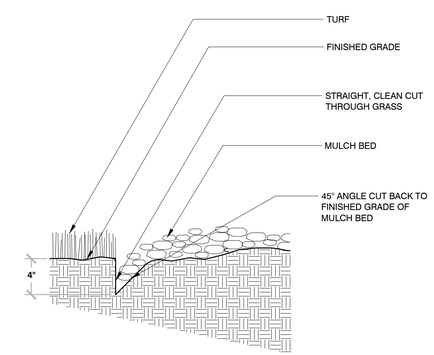


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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LANDSCAPE DETAILS

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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - 10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROPOSED
OPEN SPACE 924,483 SQ FT		
• **TREE 1/3600 SQ FT**	257	685
• **SHRUB 3/3600 SQ FT**	771	930
PARKING ISLANDS		
• **1 TREES/ ISLAND**	73	79
• **2 SHRUBS/ ISLAND**	146	224

NATIVE PLANTINGS

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOPHATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

C. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

D. SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   1. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   2. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   3. COVER SEED WITH ¼ -INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   4. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   5. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

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LANDSCAPE GENERAL NOTES

DRAFTED: JJSJ DESIGNED: JJSJ REVIEWED: DJB

PLAN I DESIGN I DELIVER
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ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

MANDEL APARTMENTS- MOORLAND & GREENFIELD
NEW BERLIN, WISCONSIN

LANDSCAPE GENERAL NOTES

REVISIONS

PEG JOB No. 3114.00
PEG PM AEK
START DATE 10/27/23
SCALE NA

SHEET
L-9
L-9

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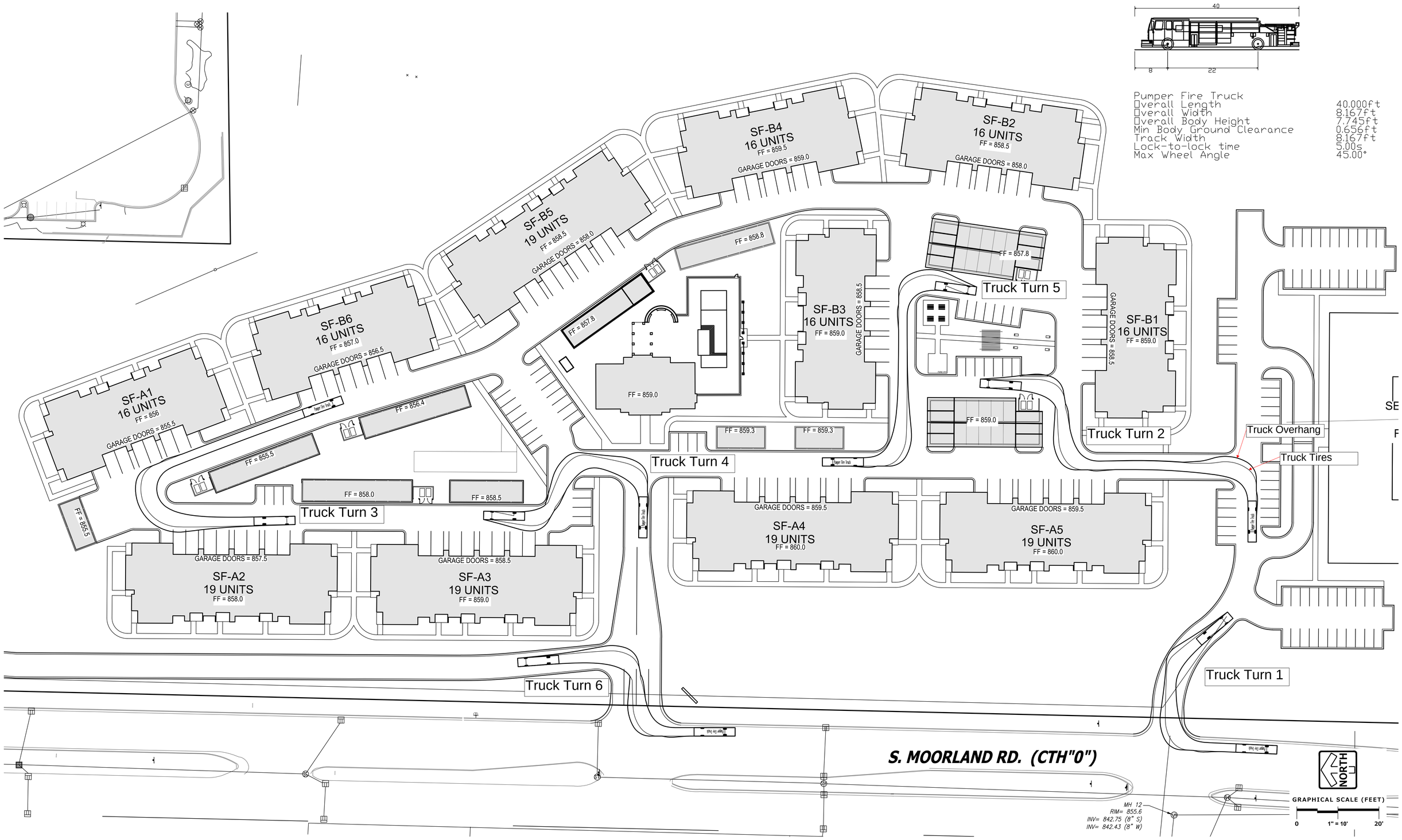
Z:\PROJECTS\2023\3114.00-WI\CAD\SHEETS\3114.00-WI LANDSCAPE PLAN.DWG



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TRUCK TURN 1

10/26/2023

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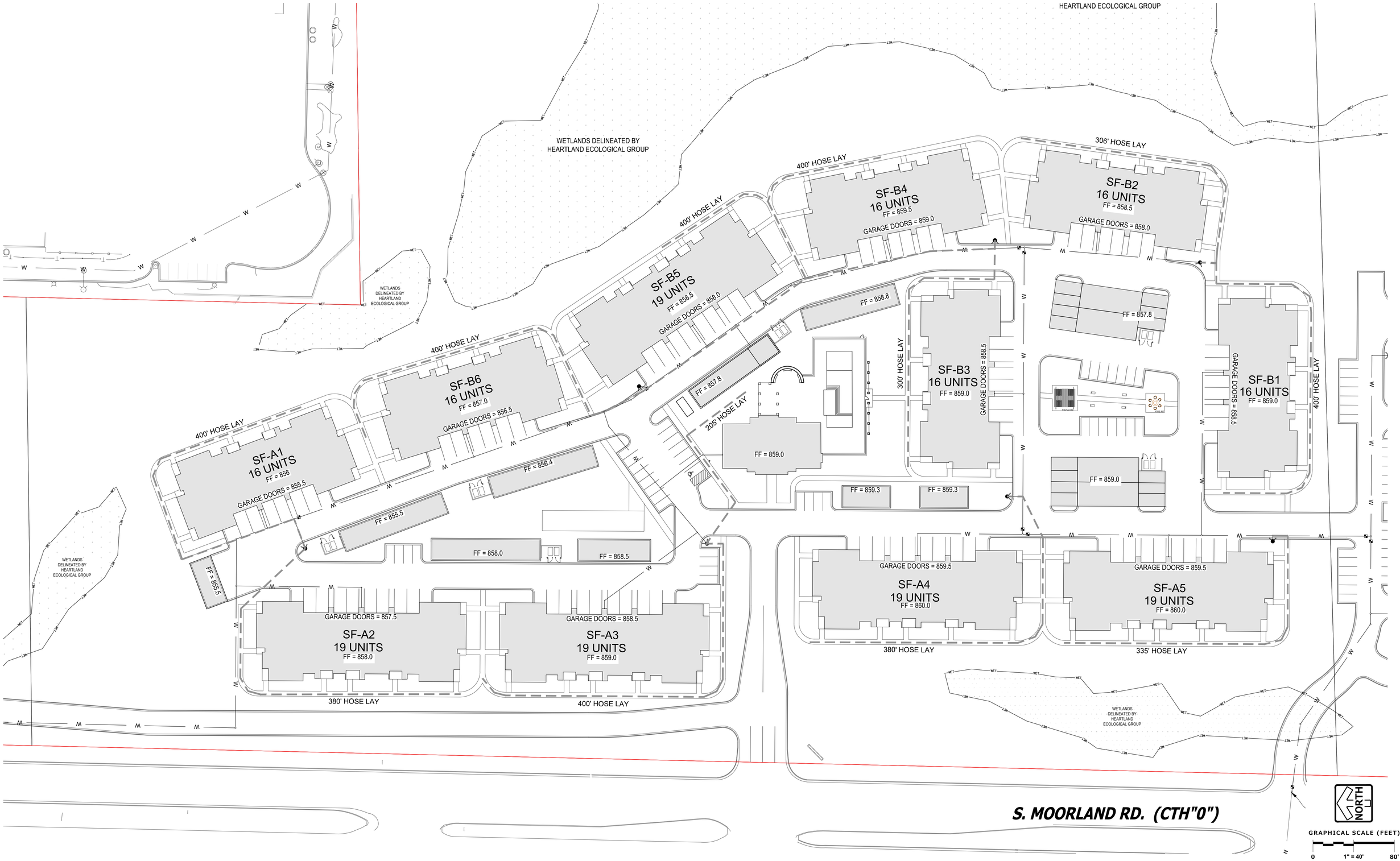
PEGJOB# 3114.00



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MANDEL NEW BERLIN- 400 FOOT HOSE LAY EXHIBT

10/27/2023

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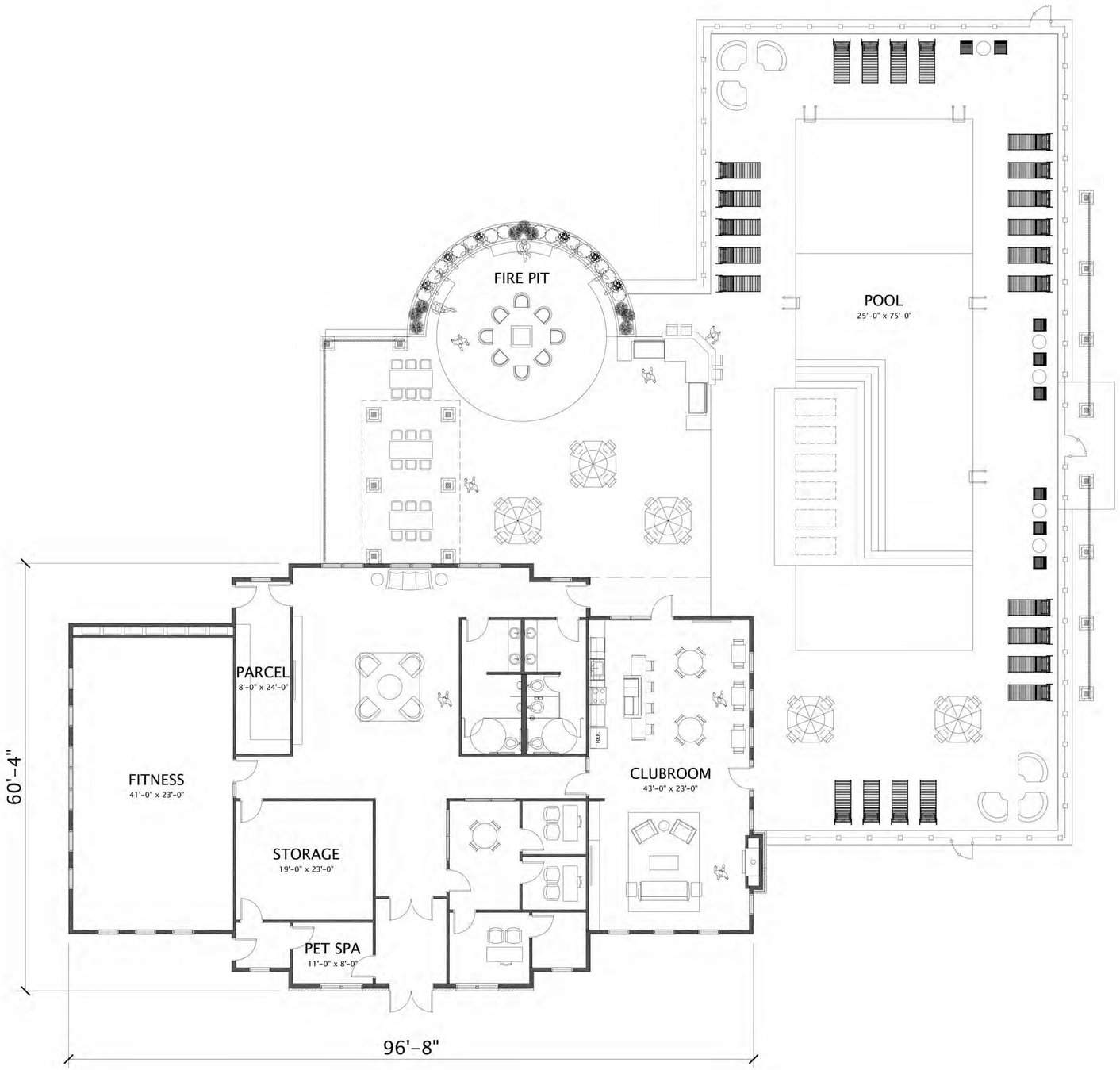
PLAN | DESIGN | DELIVER

PEGJOB# 3114.00



1 CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"

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JLA PROJECT NUMBER: W22-0502

MOORLAND RD

DEVELOPMENT USE APPROVAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 8, 2023

REVISION SCHEDULE

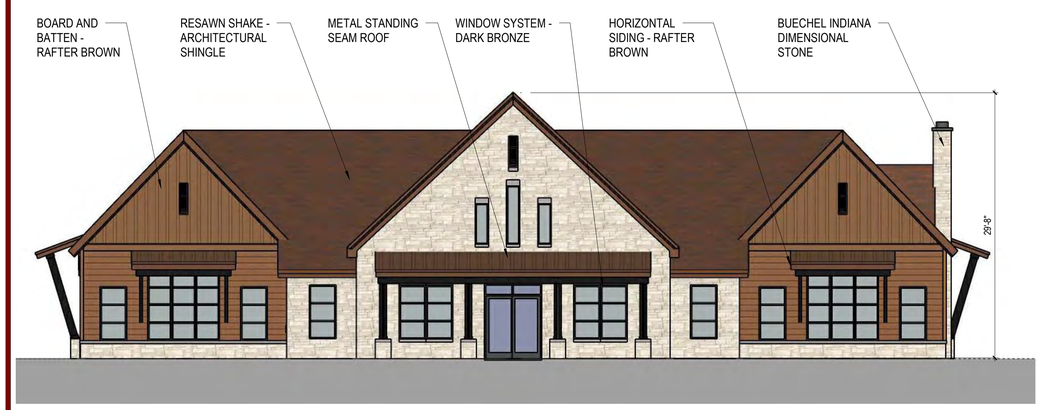
Mark	Description	Date

SHEET TITLE

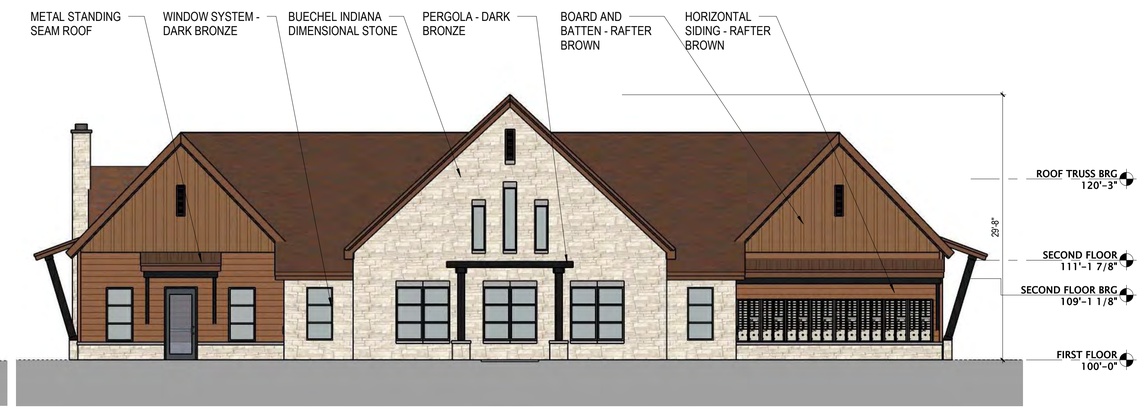
CH - FIRST FLOOR PLAN

SHEET NUMBER

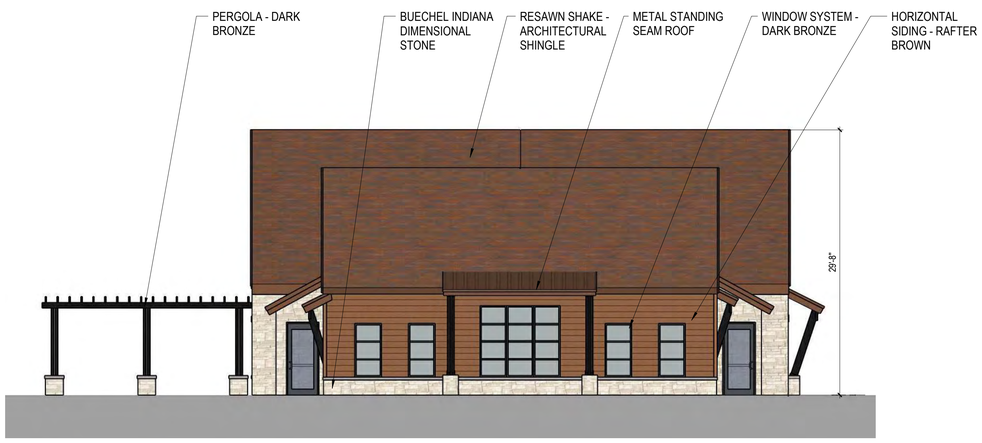
A100-CH



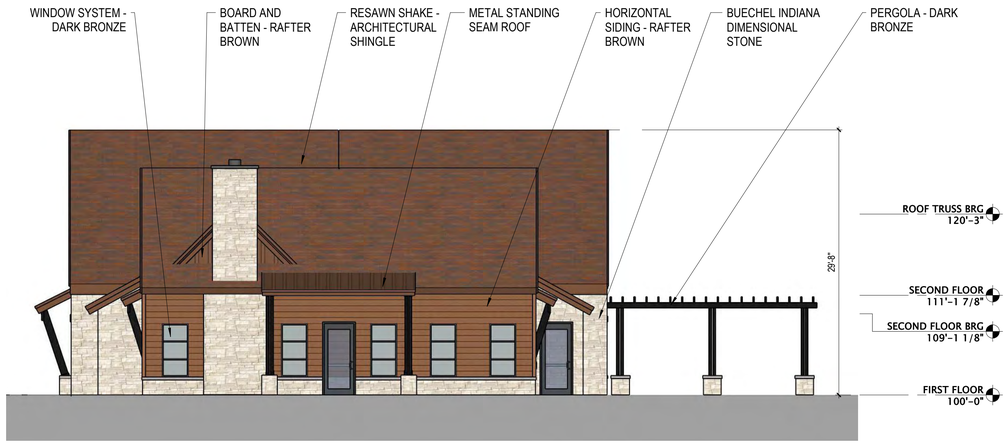
1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



4 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"

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DATE OF ISSUANCE DECEMBER 8, 2023

REVISION SCHEDULE

Mark	Description	Date

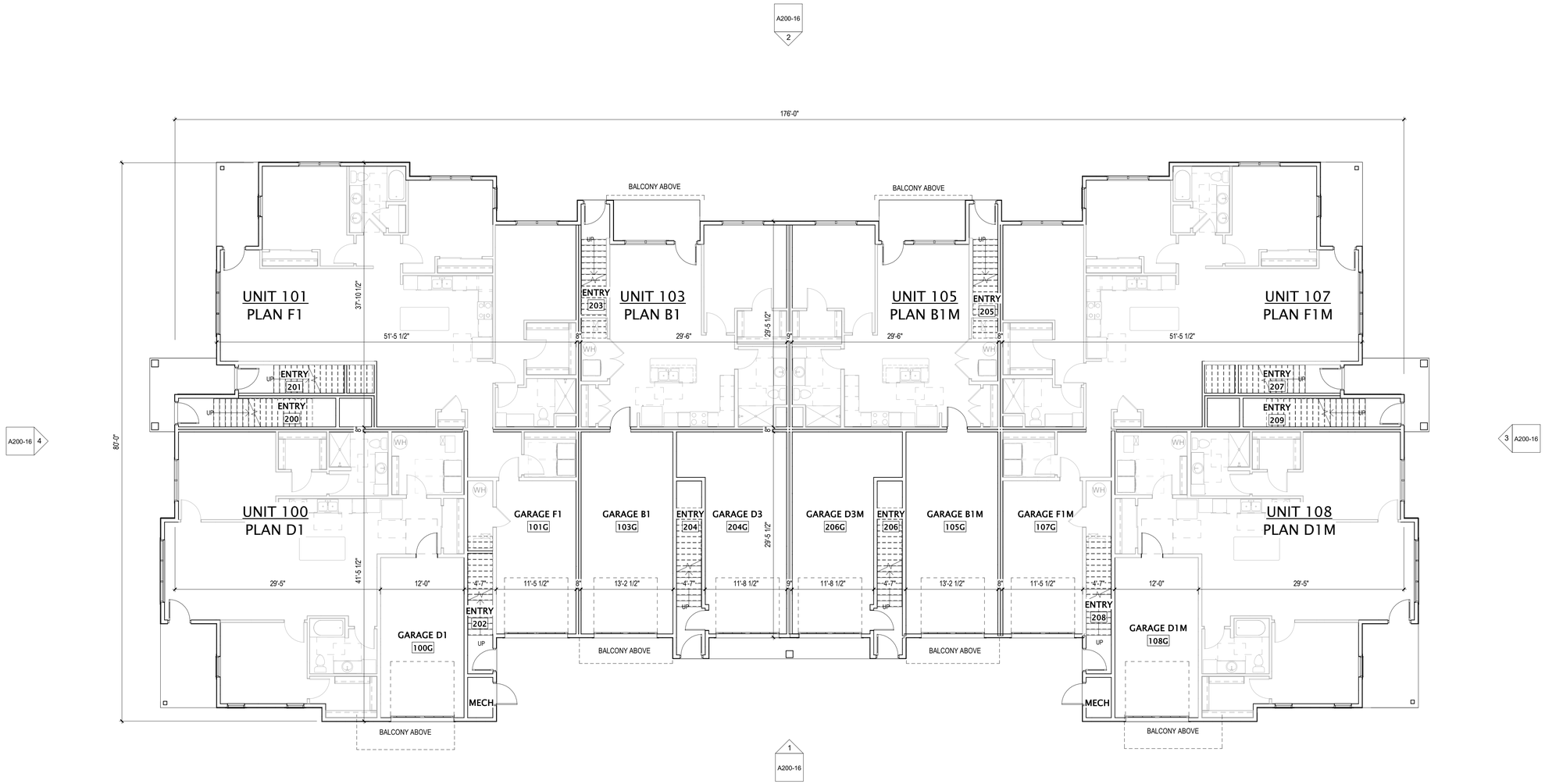
SHEET TITLE

CLUBHOUSE - EXTERIOR ELEVATIONS

SHEET NUMBER

A200-CH

16 UNIT - UNIT AREA SCHEDULE	
NAME	AREA
PLAN B1	757
PLAN B1M	757
PLAN B2	880
PLAN B2M	880
PLAN B3	845
PLAN B3M	845
PLAN D1	1292
PLAN D1M	1292
PLAN D2	1170
PLAN D2M	1170
PLAN D3	1113
PLAN D3M	1113
PLAN D4	1115
PLAN D4M	1115
PLAN F1	1640
PLAN F1M	1640



1 16 UNIT - FIRST FLOOR PLAN
1/8" = 1'-0"

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DATE OF ISSUANCE DECEMBER 8, 2023

REVISION SCHEDULE		
Mark	Description	Date

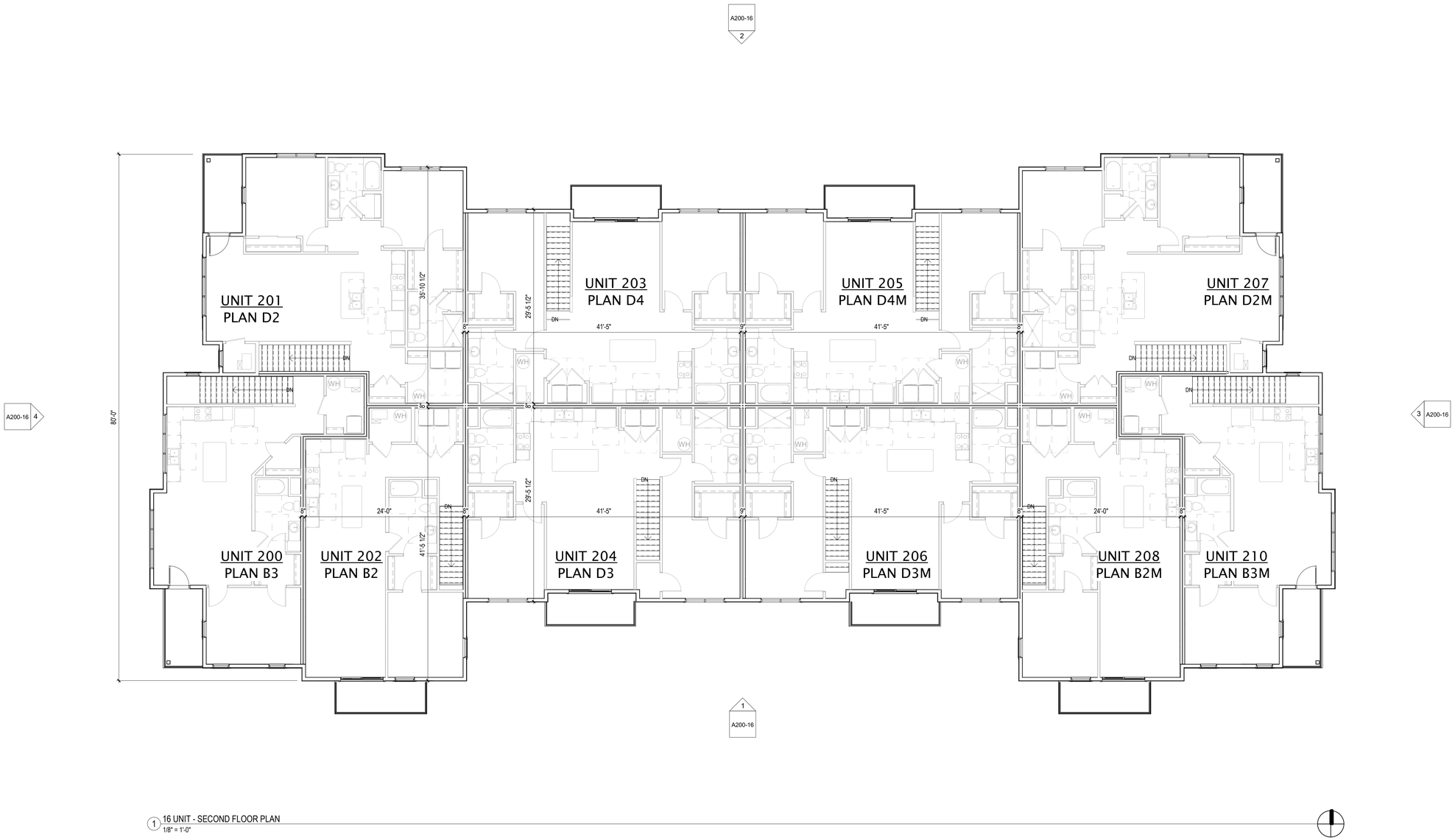
SHEET TITLE

16 UNIT - FIRST FLOOR PLAN

SHEET NUMBER

A101-16

16 UNIT - UNIT AREA SCHEDULE	
NAME	AREA
PLAN B1	757
PLAN B1M	757
PLAN B2	880
PLAN B2M	880
PLAN B3	845
PLAN B3M	845
PLAN D1	1292
PLAN D1M	1292
PLAN D2	1170
PLAN D2M	1170
PLAN D3	1113
PLAN D3M	1113
PLAN D4	1115
PLAN D4M	1115
PLAN F1	1640
PLAN F1M	1640



1 16 UNIT - SECOND FLOOR PLAN
1/8" = 1'-0"

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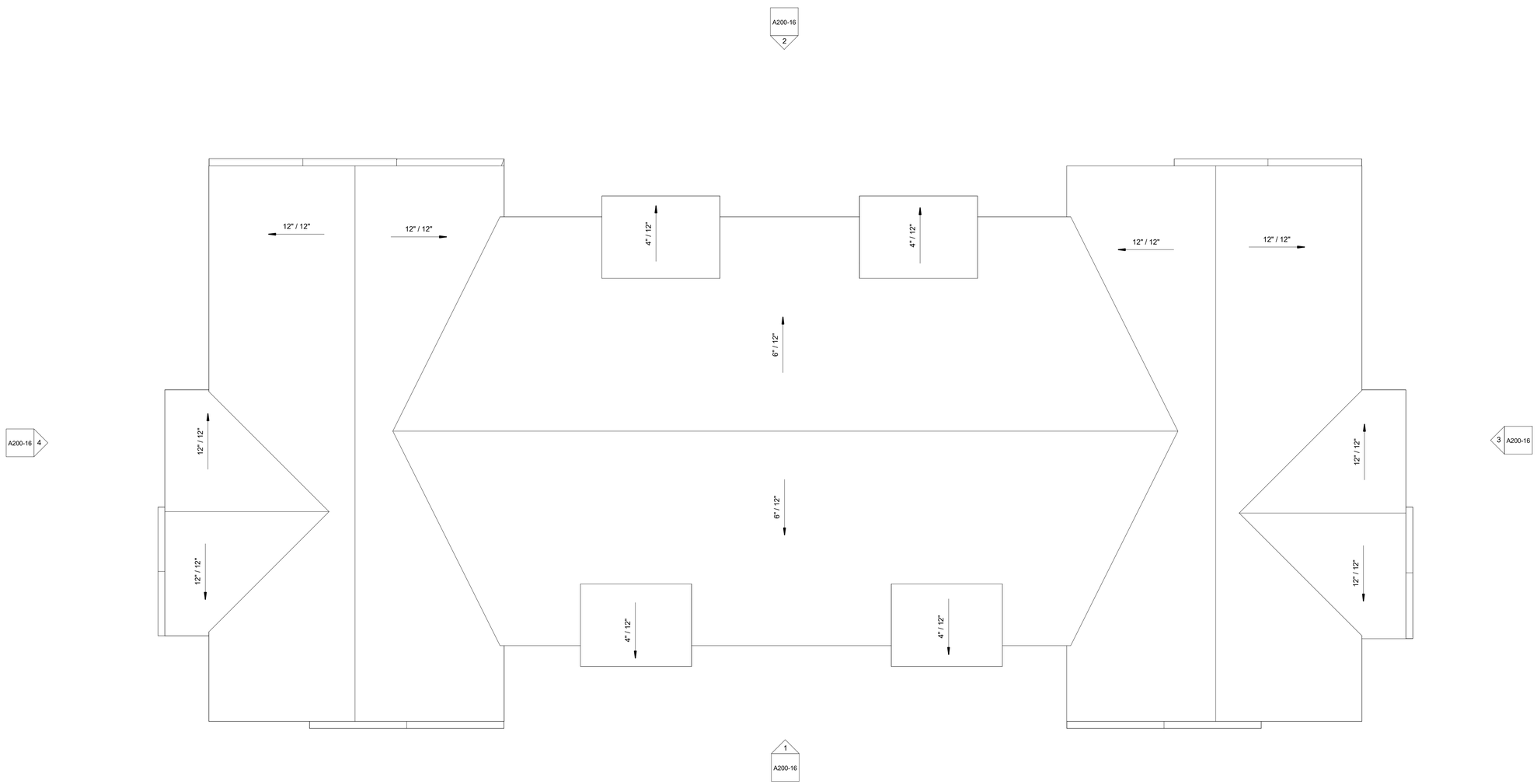
SHEET TITLE

16 UNIT - SECOND FLOOR PLAN

SHEET NUMBER

A102-16



1 16 UNIT - ROOF PLAN
1/8" = 1'-0"

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SHEET TITLE

16 UNIT - ROOF PLAN

SHEET NUMBER

A110-16

1 16 UNIT - FRONT ELEVATION
1/8" = 1'-0"

2 16 UNIT - REAR ELEVATION
1/8" = 1'-0"

3 16 UNIT - LEFT ELEVATOIN
1/8" = 1'-0"

4 16 UNIT - RIGHT SIDE ELEVATION
1/8" = 1'-0"

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Mark	Description	Date

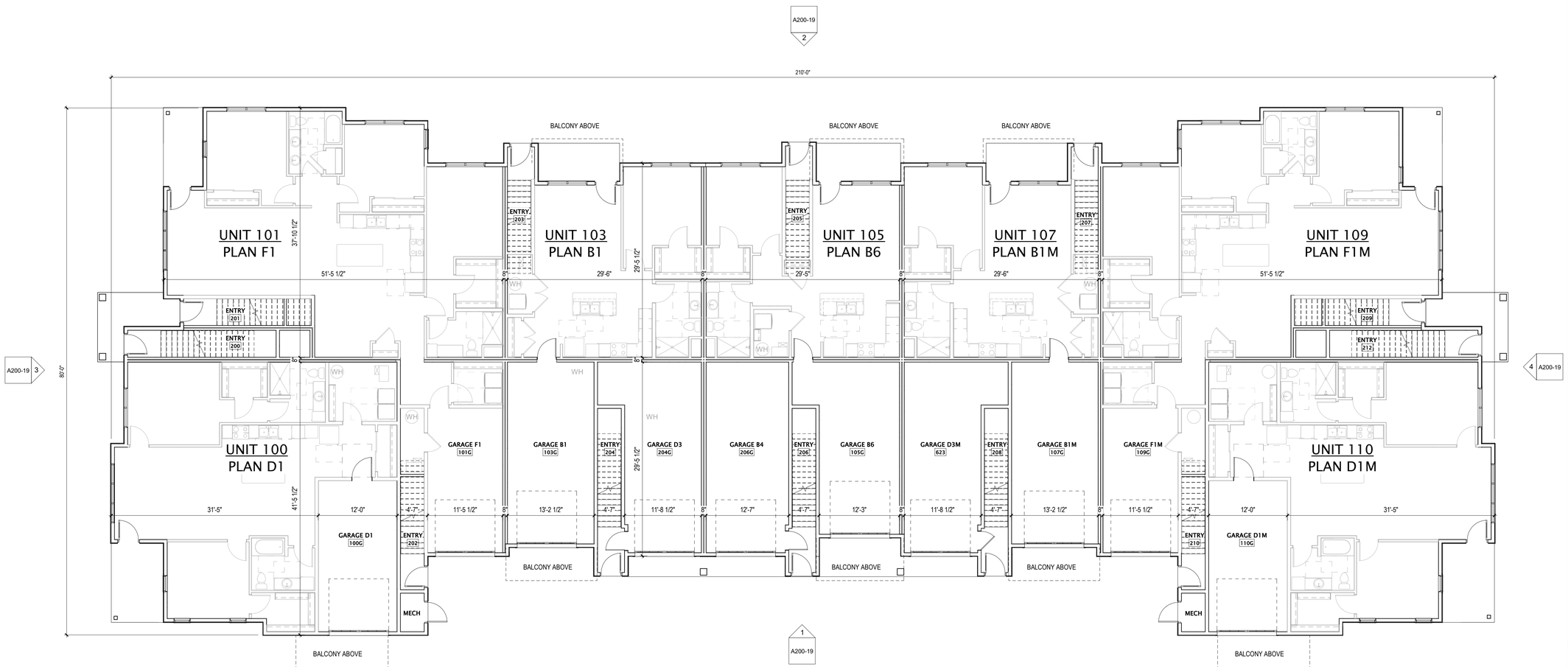
SHEET TITLE

16 UNIT - EXTERIOR ELEVATIONS

SHEET NUMBER

A200-16

19 UNIT - UNIT AREA SCHEDULE	
NAME	AREA
PLAN B1	757
PLAN B1M	757
PLAN B2	880
PLAN B2M	880
PLAN B3	845
PLAN B3M	845
PLAN B4	750
PLAN B5	751
PLAN B6	744
PLAN D1	1292
PLAN D1M	1292
PLAN D2	1170
PLAN D2M	1170
PLAN D3	1113
PLAN D3M	1113
PLAN D4	1115
PLAN D4M	1115
PLAN F1	1640
PLAN F1M	1640



1 FIRST FLOOR PLAN - BUMP OUT OPTION
1/8" = 1'-0"

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DEVELOPMENT USE APPROVAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 8, 2023

REVISION SCHEDULE

Mark	Description	Date

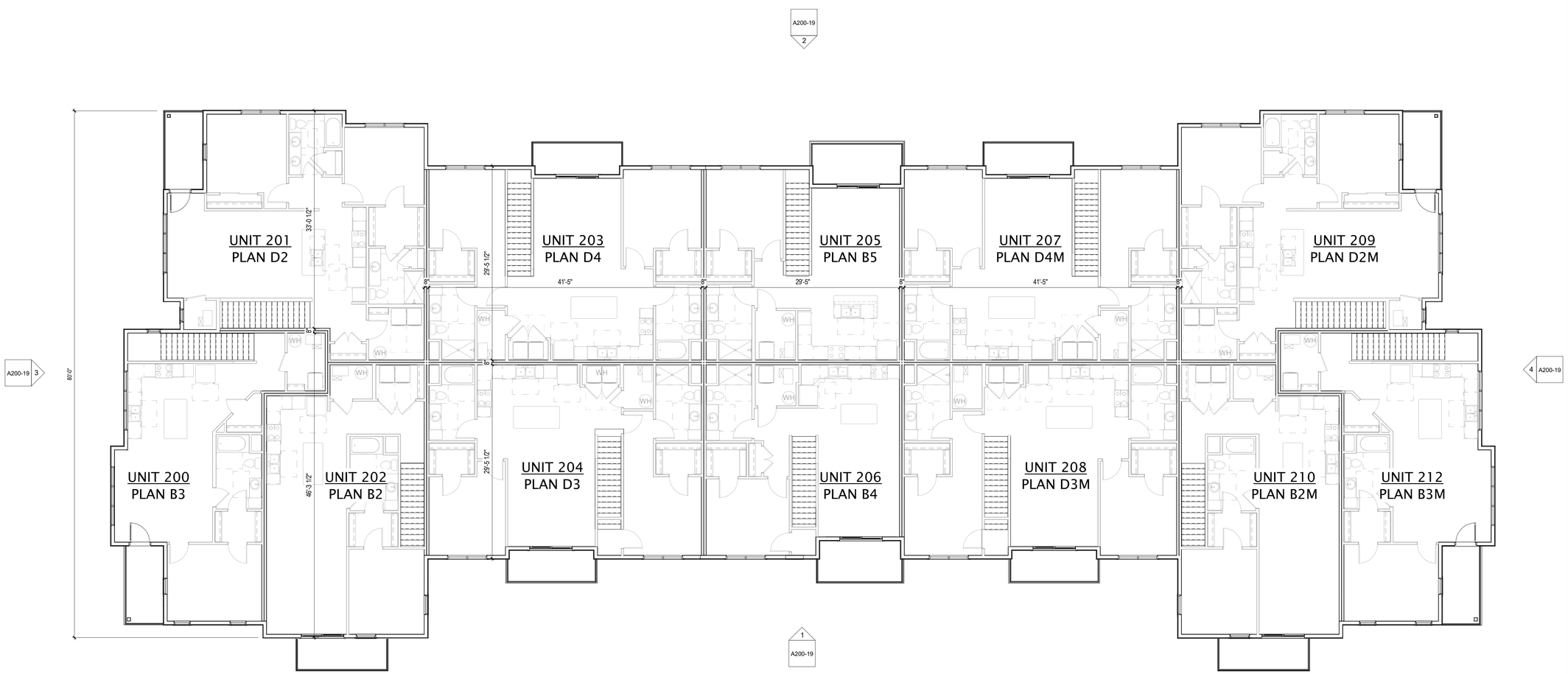
SHEET TITLE

19 UNIT - FIRST FLOOR PLAN

SHEET NUMBER

A101-19

19 UNIT - UNIT AREA SCHEDULE	
NAME	AREA
PLAN B1	757
PLAN B1M	757
PLAN B2	880
PLAN B2M	880
PLAN B3	845
PLAN B3M	845
PLAN B4	750
PLAN B5	751
PLAN B6	744
PLAN D1	1292
PLAN D1M	1292
PLAN D2	1170
PLAN D2M	1170
PLAN D3	1113
PLAN D3M	1113
PLAN D4	1115
PLAN D4M	1115
PLAN F1	1640
PLAN F1M	1640



2 SECOND FLOOR PLAN - BUMP OUT OPTION
1/8" = 1'-0"

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DEVELOPMENT USE APPROVAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE DECEMBER 8, 2023

REVISION SCHEDULE

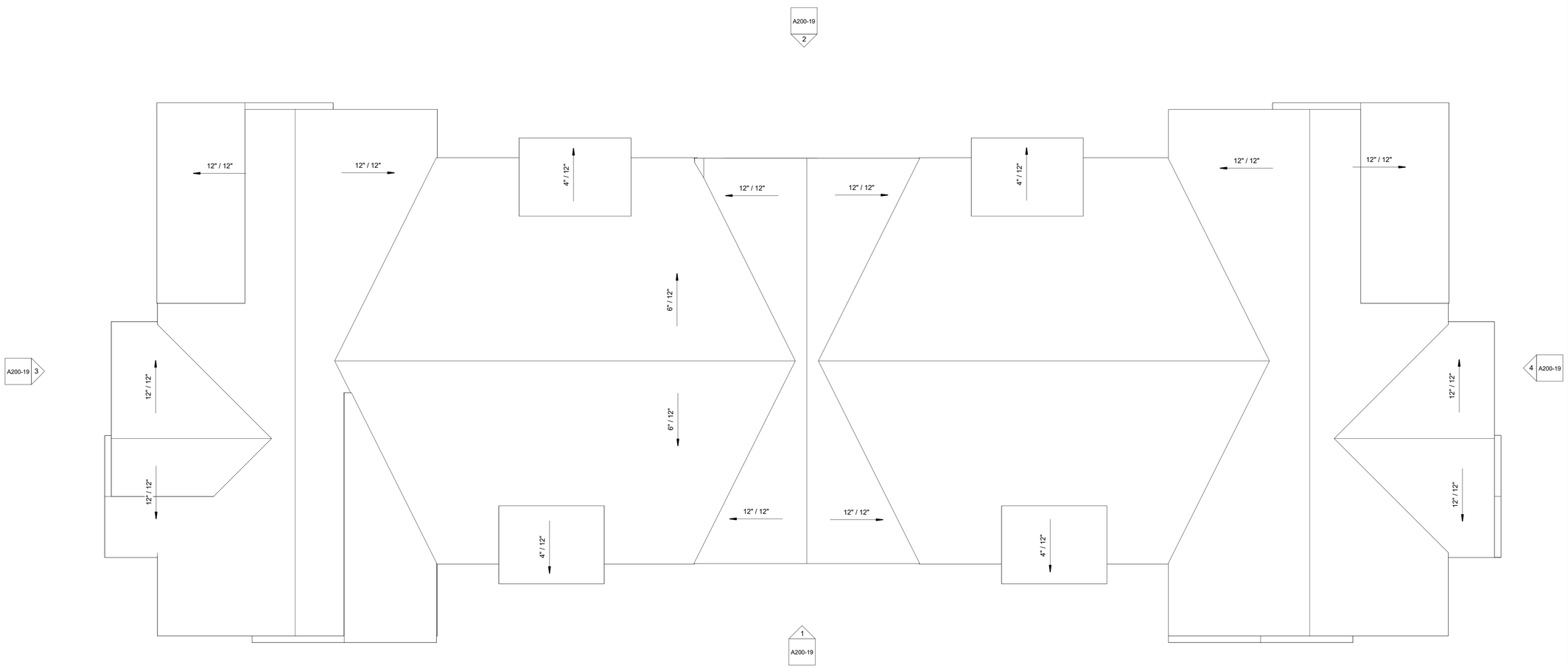
Mark	Description	Date

SHEET TITLE

19 UNIT - SECOND FLOOR PLAN

SHEET NUMBER

A102-19



1 19 UNIT - ROOF PLAN
1/8" = 1'-0"

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MOORLAND RD

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Mark	Description	Date

SHEET TITLE

19 UNIT - ROOF PLAN

SHEET NUMBER

A110-19

1 19 UNIT - FRONT ELEVATION
1/8" = 1'-0"

2 19 UNIT - REAR ELEVATION
1/8" = 1'-0"

3 19 UNIT - LEFT ELEVATION
1/8" = 1'-0"

4 19 UNIT - RIGHT ELEVATION
1/8" = 1'-0"

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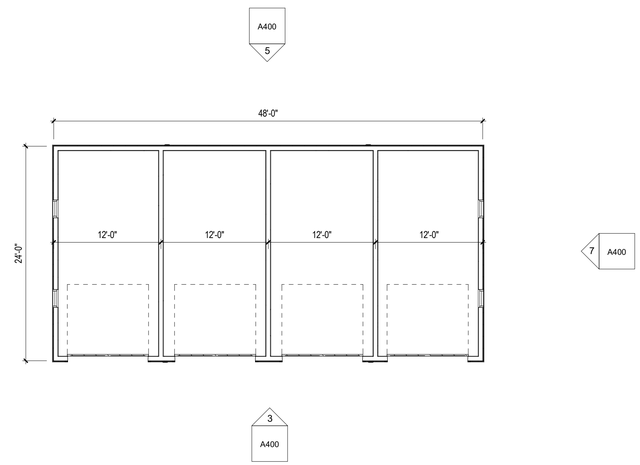
Mark	Description	Date

SHEET TITLE

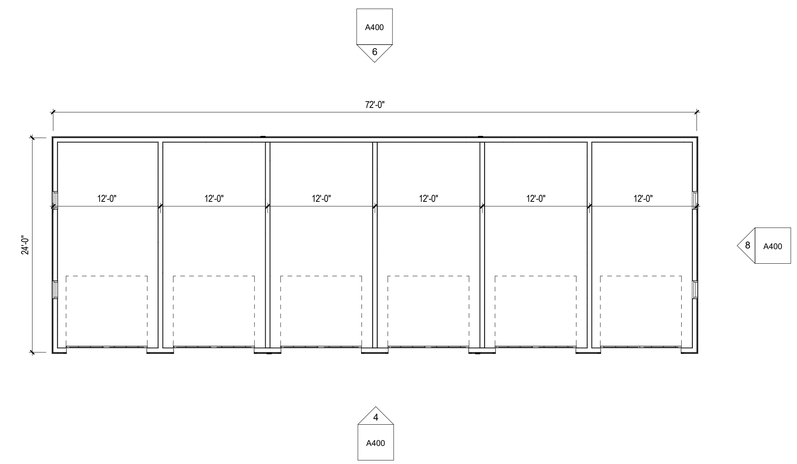
19 UNIT - EXTERIOR ELEVATIONS

SHEET NUMBER

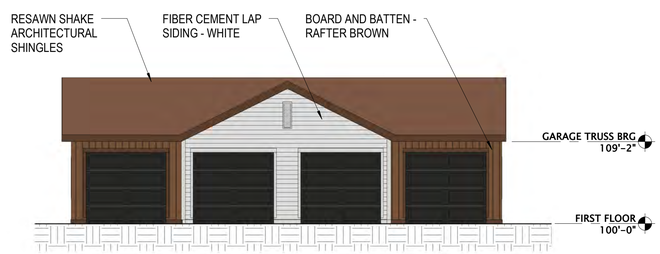
A200-19



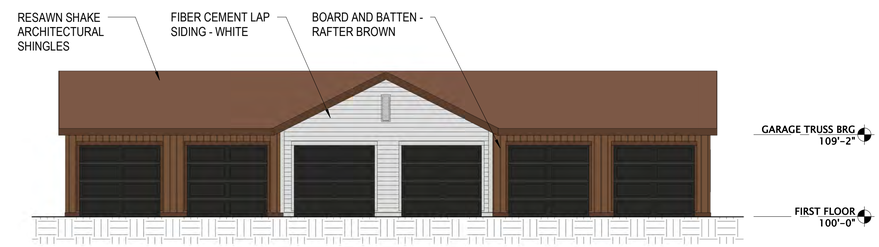
1 4 UNIT GARAGE
1/8" = 1'-0"



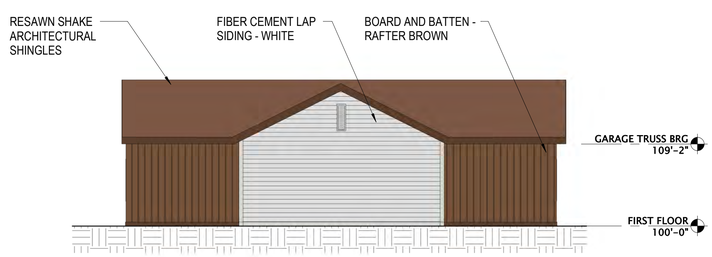
2 6 UNIT GARAGE
1/8" = 1'-0"



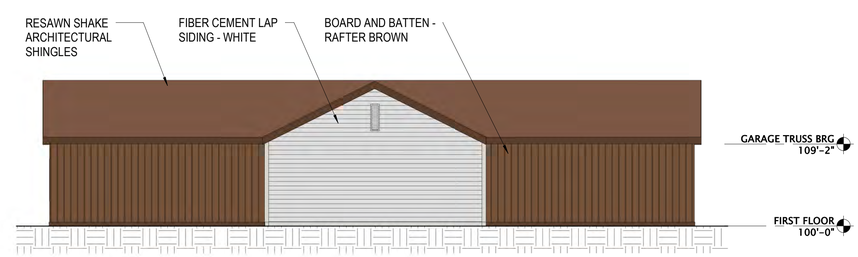
3 4 UNIT GARAGE - FRONT
1/8" = 1'-0"



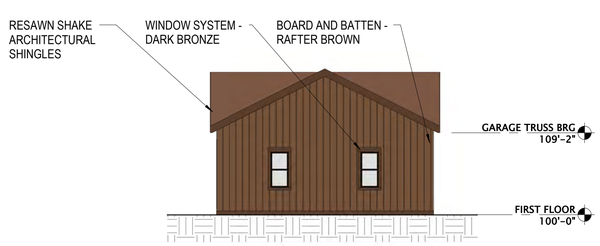
4 6 UNIT GARAGE - FRONT
1/8" = 1'-0"



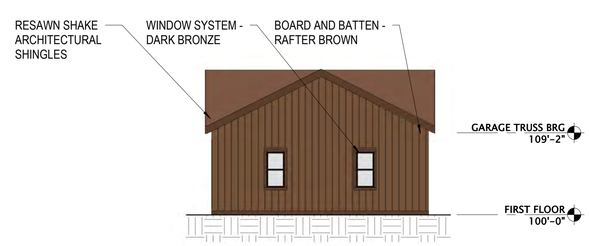
5 4 UNIT GARAGE - REAR
1/8" = 1'-0"



6 6 UNIT GARAGE - REAR
1/8" = 1'-0"



7 4 UNIT GARAGE - SIDE
1/8" = 1'-0"



8 6 UNIT GARAGE - SIDE
1/8" = 1'-0"

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MOORLAND RD

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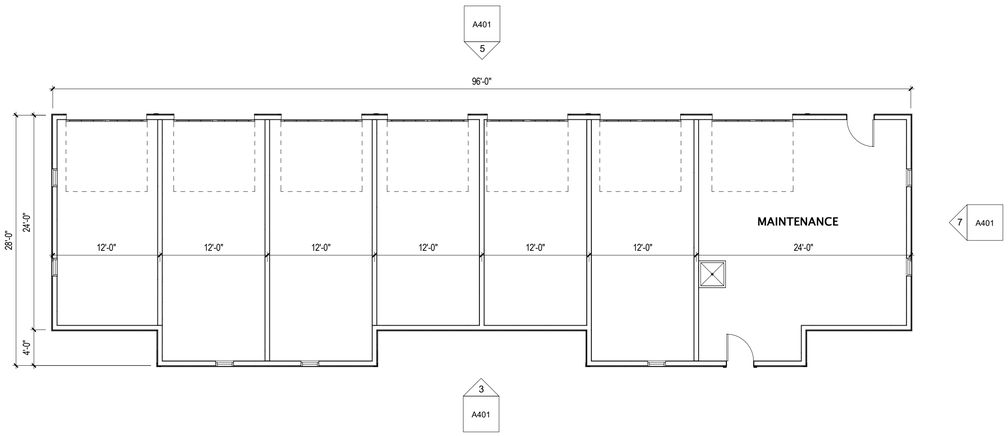
Mark	Description	Date

SHEET TITLE

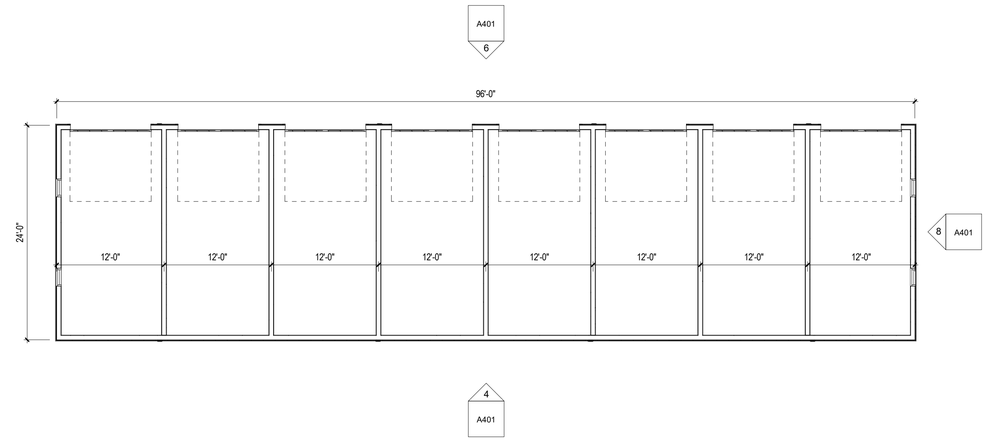
GARAGE PLANS AND ELEVATIONS

SHEET NUMBER

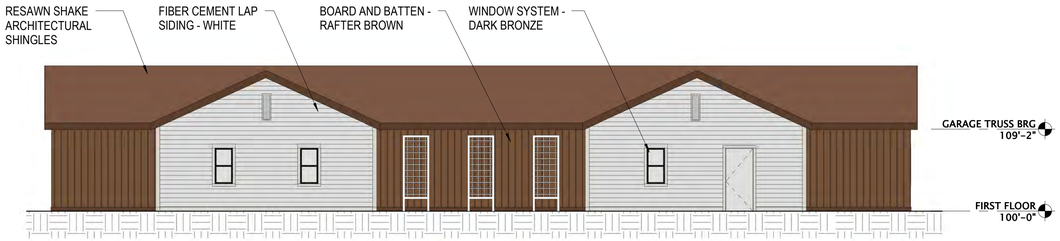
A400



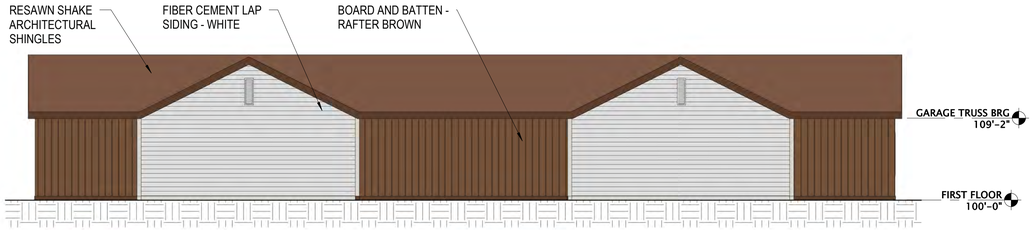
1 6 UNIT GARAGE & MAINT
1/8" = 1'-0"



2 8 UNIT GARAGE
1/8" = 1'-0"

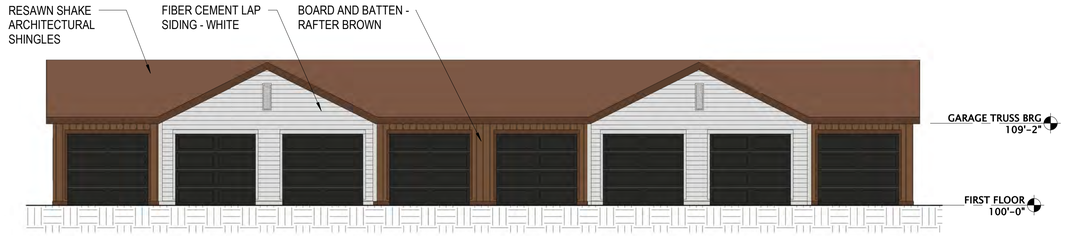


3 6 UNIT GARAGE & MAINT - FRONT
1/8" = 1'-0"

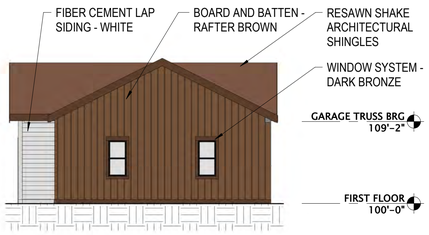


4 8 UNIT GARAGE - FRONT
1/8" = 1'-0"

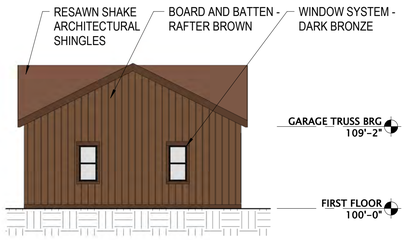
5 6 UNIT GARAGE & MAINT - REAR
1/8" = 1'-0"



6 8 UNIT GARAGE - REAR
1/8" = 1'-0"



7 6 UNIT GARAGE & MAINT- SIDE
1/8" = 1'-0"



8 8 UNIT GARAGE - SIDE
1/8" = 1'-0"

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MOORLAND RD

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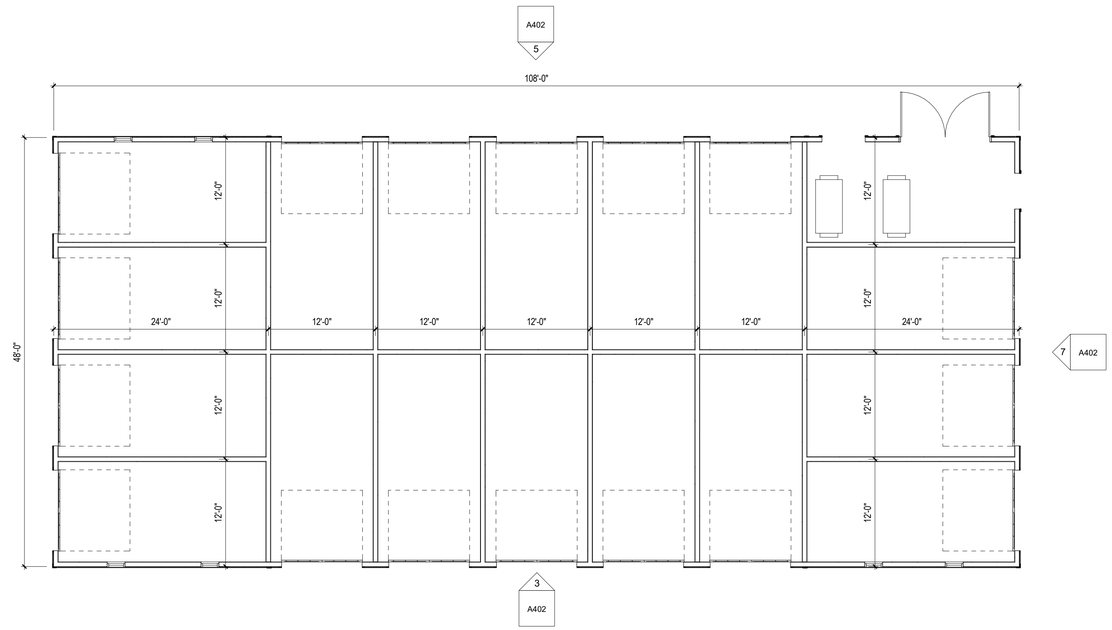
Mark	Description	Date

SHEET TITLE

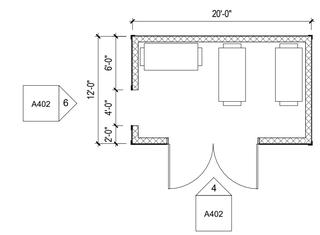
GARGAE PLANS AND ELEVATIONS

SHEET NUMBER

A401

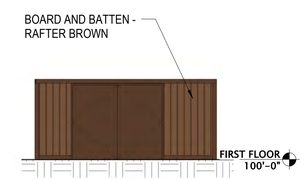


1 17 UNIT GARAGE
1/8" = 1'-0"



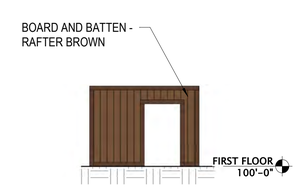
2 TRASH ENCLOSURE
1/8" = 1'-0"

3 18 UNIT GARAGE - FRONT
1/8" = 1'-0"

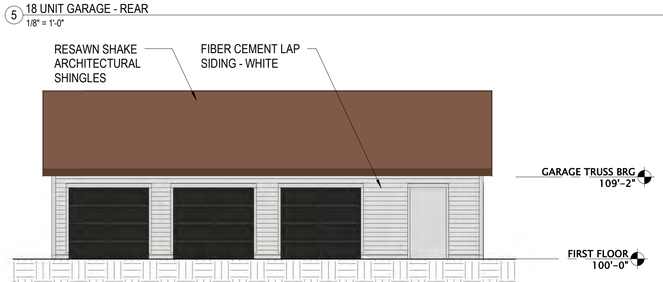


4 TRASH ENCLOSURE - FRONT
1/8" = 1'-0"

5 18 UNIT GARAGE - REAR
1/8" = 1'-0"



6 TRASH ENCLOSURE - SIDE
1/8" = 1'-0"



7 18 UNIT GARAGE - SIDE
1/8" = 1'-0"

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Mark	Description	Date

SHEET TITLE

GARAGE AND REFUSE PLANS AND ELEVATIONS

SHEET NUMBER

A402

SIDING - FIBER CEMENT:
BOARD AND BATTEN AND TRIM
-RAFTER BROWN
-ARCTIC WHITE
-DARK BRONZE

MASONRY UNITS - STONE VENEER
-BUECHEL INDIANA DIMENSIONAL

WINDOW SYSTEM:
DARK BRONZE EXTERIOR FRAME

ROOFING:
ARCHITECTURAL SHINGLE
-RESAWN SHAKE

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Mark	Description	Date

SHEET TITLE
MATERIAL BOARD - STACKED FLATS

SHEET NUMBER
A920

SIDING - FIBER CEMENT:
BOARD AND BATTEN AND TRIM
-RAFTER BROWN
HORIZONTAL LAP SIDING AND TRIM
-RAFTER BROWN

MASONRY UNITS - STONE VENEER
-BUECHEL INDIANA DIMENSIONAL

WINDOW SYSTEM:
-DARK BRONZE

ROOFING:
ARCHITECTURAL SHINGLE
-RESAWN SHAKE
METAL STANDING SEAM

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Mark	Description	Date

SHEET TITLE
MATERIAL BOARD - CLUBHOUSE

SHEET NUMBER
A921