

Common Council MEETING AGENDA



January 23, 2024 - 6:05 PM
(Following the 6pm Committee of the Whole Meeting)
City Hall
Council Chambers

Amended: 1/22/2024 @ 9:25 AM

Published: 1/19/2024

AGENDA

1. **PRIVILEGE OF THE FLOOR**
2. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
3. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
4. **APPROVAL OF MINUTES**
 - A. January 9, 2024 Common Council Meeting Minutes
5. **REPORTS**
 - A. City Clerk
 - B. Council President
 - C. Mayor
6. **COMMUNICATIONS**
 - A. Hernandez Claim
 - B. Brunner Claim
 - C. Bremer Claim
7. **UTILITY COMMITTEE**
 - A. UT 02-24 Recommend to the Common Council to amend the 2024 Water and 2024 Wastewater CIP Budget in the amount of \$225,000.00 to purchase a tandem dump truck.
8. **DEFERRED, REFERRED & TABLED ITEMS**
 - A. 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. *This item was deferred at the 1/9/2024 Committee of the Whole meeting*
9. **ITEMS REMOVED FROM CONSENT AGENDA, if any**
10. **CONSENT AGENDA-----**
 - A. *Items under the Consent Agenda have passed unanimously by the Committee of the Whole. Items not passed by a unanimous vote will be removed from consent agenda and will be considered separately.*
11. **MINUTES**
 - A. January 9, 2024 Committee of the Whole Meeting
12. **UTILITY & FINANCE**
 - A. Discussion and recommendation to Common Council approval of the January 24, 2024 Water Utility claims in the amount of \$112,586.99 for 2023 Invoices and \$19,402.89 for 2024 Invoices. Sewer Utility claims in the amount of \$26,388.58 for 2023 Invoices and \$900 for 2024 Invoices. General City Claims in the amount of \$1,596,525.66 for 2023 Invoices and \$349,721.86 for 2024 Invoices. Tax overpayment checks totaling \$13,359.31 were also generated. US Bank VISA EFT of \$42,668.13 for November and December 2023 and We Energies EFT of \$53,923.85 for November 2023.

13. MISCELLANEOUS

- A. Municipal Court Department Update
- B. New Berlin Utility Adjustment of Water Rates - Possible discussion, no action
- C. Discussion and recommendation to the Common Council approval to hold the February 13, 2024, COW/CC meetings and the Prusinski appeal regarding the Transient/Short Term Lodging denial via Zoom
- D. Discussion and recommendation to the Common Council to authorize the change from a Streets Manager Position to a Deputy Director position within the Department of Public Works as outlined in the RAS.

14. END CONSENT AGENDA-----

15. CLOSED SESSION

- A. The basis for the items to be discussed in closed session are as enumerated in Section 19.85(1)(e) of the Wisconsin State Statutes, (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, more specifically:
- B. Deliberation regarding the proposed collective bargaining agreement between the City of New Berlin and the New Berlin Professional Firefighters Association
- C. Offers to Purchase from Bill and Alison Spindler - 15321 West National Avenue, Approximately 12,000 square feet

16. RECONVENE TO OPEN SESSION

- A. Discussion and possible action re: The proposed collective bargaining agreement between the City of New Berlin and the New Berlin Professional Firefighters Association
- B. Discussion and possible action re: Offers to Purchase from Bill and Alison Spindler - 15321 West National Avenue, Approximately 12,000 square feet

17. 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.



Common Council MEETING MINUTES

January 9, 2024 - 6:05 PM
City Hall
Council Chambers

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

MINUTES

1. PRIVILEGE OF THE FLOOR

None

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:17 PM and led the Pledge of Allegiance.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina Medina took the roll call as follows:

Present: Alderperson Hopkins, Alderperson Harenda, Alderperson Stribl, Alderperson Horbinski, Alderperson Kroupa, Alderperson La Fever

Excused: Alderperson Maxey (later arrived at 6:37pm)

Staff Present: City Attorney Mark Blum, City Clerk Rubina Medina

Rubina stated a quorum was established, and the meeting was properly noticed.

4. APPROVAL OF MINUTES

A. December 12, 2023 Common Council Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Horbinski
Second by: Alderperson Kroupa
Motion Passed 6-0

5. REPORTS

A. City Clerk

City Clerk reported the City of New Berlin does not require a primary election in February.

B. Council President

No report.

C. Mayor

- Congratulations to **Spa Paw & Tail**, located at 5055 S. Emmer Drive, Suite 100, on being named our **January Business of the Month**. Spa Paw & Tail is the ultimate pet vacation destination. Whether your pet is staying for the day, the week, or the month they offer them only 5 star accommodations. Your pet will experience a selection of room types from standard to VIP, 6 Indoor play areas, a climate controlled atmosphere, soothing music piped throughout the resort, a meticulously clean environment, 2 comfy movie lounges, full spa and salon plus gourmet treats.
- City of New Berlin **Community Blood Drive** will be held this **Thursday, January 11th 7 am – 11 am** here in the Council Chambers of City Hall. Donate and be entered to win an SUV. Appointments may be made online or contact Maya in the Mayor's office. Walk-ins are always welcome – but remember to bring photo ID.
- The Streets department will continue to pickup real/natural Christmas trees throughout the month of January as staffing and the weather allows. Residents should remove lights and bases from the tree before leaving it on the end of their driveway. To advise Streets of a tree pickup please contact 262-780-4609.
- The **New Berlin History Museum** will be open on the **2nd Sunday of each month in 2024**. The museum will be open from **1pm-4pm**. For more information, please visit the New Berlin Historical Society's website.
- Please mark your calendars for the **New Berlin Recreation Department's Grand Opening of New Berlin Activity and Recreation Center on February 24th from 11am – 2pm**. The Ribbon Cutting Event for Phase II of the Activity and Recreation Center will be at 11:15am. For more information, please visit the New Berlin Recreation Department's website.
- Finally, in the wake of increased natural and man-made disasters, emergency preparedness has become a significant issue nationwide. The **City of New Berlin Emergency Management**, with consultation from the City of New Berlin Fire Department and Police Department, has created this guide which provides step-by-step advice on how to prepare for, respond to, and recover from most disasters. I am happy to announce the release of their new **Emergency Preparedness Workbook & Guide**. A copy of this workbook & guide can be found on the City of New Berlin's Emergency Management webpage. I would also like to take a moment to thank Lieutenant Christopher Pierce for his willingness to take the initiative in identifying the need for readiness for all emergencies. His dedication and commitment is reflected in the workbook and provides safety and welfare to our residents.

6. COMMUNICATIONS

7. PLAN COMMISSION

- A. 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.

MOTION: Motion to Defer to 1/23/24 Meeting

VOTE: Motion by: Alderperson Stribl
Second by: Alderperson Harenda
Motion Passed 6-0

- B. 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.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Alderperson Hopkins
Motion Passed 6-0

8. MAYORAL APPOINTMENTS

- A.** Discussion and Possible Action to approve the Mayoral Appointments per the list as presented

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Alderperson Horbinski
Motion Passed 6-0

9. DEFERRED, REFERRED & TABLED ITEMS

10. ITEMS REMOVED FROM CONSENT AGENDA, if any

11. CONSENT AGENDA-----

- A.** *Items under the Consent Agenda have passed unanimously by the Committee of the Whole. Items not passed by a unanimous vote will be removed from consent agenda and will be considered separately.*

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson Horbinski
Motion Passed 6-0

12. MINUTES

- A.** December 12, 2023 Committee of the Whole Meeting Minutes

13. UTILITY & FINANCE

- A.** Discussion and recommendation to Common Council approval of the January 10, 2024 Water Utility claims in the amount of \$19,190.55 for 2023 Invoices and \$1,730. for 2024 Invoices. Sewer Utility claims in the amount of \$4,029.14 for 2023 Invoices and General City Claims in the amount of \$445,187.16 for 2023 Invoices and \$17,739.36 for 2024 Invoices.

14. MISCELLANEOUS

- A.** Golf Course Commission Update

- B.** Discussion and recommendation to Common Council the approval of the Director of Finance to sign the Declaration of Official Intent for the 2024 Debt Issue in an amount not to exceed the approved 2024 Capital Improvement Budget amounts plus projected issuance costs

- C. Discussion and recommendation to Common Council approval of a public hearing to be set for February 5, 2024 at 6:00 p.m. to be held before the Plan Commission on the suggested amendments to the Zoning Code (Chapter 275).
- D. Discussion and recommendation to Common Council approval of a 5-year contract between City of New Berlin and Flock Group, Inc. to purchase and subscribe to 10 Automatic License Plate Recognition (ALPR) cameras as outlined in the RAS
- E. Discussion and recommendation to Common Council approval of Resolution 24-3, a Resolution to amend the 2022 CIP budget by transferring CIP funds from 2015 in the amount of \$186,983 to complete required infrastructure and building code requirements in order to gain occupancy of the New Berlin Activity and Recreation Center prior to its opening
- F. Discussion and recommendation to Common Council approval of the 2024 Salary Table effective 01/19/2024
- G. Discussion and recommendation to Common Council approval of the addition of a 1.0 FTE custodial position for the 2024 budget year
- H. Discussion and recommendation to the Common Council to authorize the change from an HR Assistant to an HR Coordinator position within the Human Resource Department as outlined in the RAS
- I. Discussion and recommendation to Common Council approval of holding the March 26th, 2024 & October 22nd, 2024 COW/CC meeting dates via Zoom due to In-person Absentee Voting being held in Council Chambers

15. **END CONSENT AGENDA**-----

16. **CLOSED SESSION**

The City Clerk read the basis for the items to be discussed in closed session.

MOTION: Motion to Enter Closed Session at 6:27 PM

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Stribl
Motion Passed 6-0

- A. The basis for the items to be discussed in closed session are as enumerated in Section 19.85(1)(e) of the Wisconsin State Statutes, (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, more specifically:
- B. Offers to Purchase from Bill and Alison Spindler - 15321 West National Avenue, Approximately 12,000 square feet

17. **RECONVENE TO OPEN SESSION**

Alderman Maxey arrived at 6:37 PM

MOTION: Motion to Return to open session at 6:51 PM

VOTE: Motion by: Alderperson Stribl
Second by: Alderperson Kroupa
Motion Passed 7-0

- A. Discussion and possible action re: Offers to Purchase from Bill and Alison Spindler - 15321 West National Avenue, Approximately 12,000 square feet

18. ADJOURN

MOTION: Motion to Adjourn at 6:52 PM

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson Maxey
Motion Passed 7-0

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

From: chrisalanher@yahoo.com
To: [New Berlin City Clerk](#)
Subject: Estimate
Date: Tuesday, January 16, 2024 11:56:45 AM
Attachments: [IMG_3153.jpeg.msg](#)
[IMG_3152.jpeg.msg](#)
[IMG_3151.jpeg.msg](#)

You don't often get email from chrisalanher@yahoo.com. [Learn why this is important](#)

Hi my name is Cristian Hernandez, on Saturday January 13 around noon, my vehicle was hit by a city of New Berlin plow truck. I was in the vehicle at the time. The plow truck hit my side mirror and my bumper. The name of the driver is Jason and the plow truck number is 8807. The total cost of the damage is \$1799.38. I have attached pictures of the damage of the accident and the estimate. This is my only transportation vehicle. My phone number is 414-8285619









HERNANDEZ, CHRISTIAN

2007 Honda Odyssey

Estimator: AUSTIN

Email: maacomilwaukee@yahoo.com

79790-1

Estimated: 1/16/2024

#MAACOVER www.maaco.com
20-4386547

Store # M2137

4128 S 13th St

Milwaukee, WI 53221

Phone # (414) 282-4567

Fax # (414) 282-7177

HERNANDEZ, CHRISTIAN
2821 W. LAMPHAM
MILWAUKEE, WI 53215
Phone 1 (414) 828-5619
Phone 2
Phone 3
Email

2007 Honda Odyssey

Lic:

VIN:

Mileage In:

Paint Code : FACTORY

Color:

ESTIMATE

Maaco Collision Repair & Auto Painting Centers are Licensed by Maaco Franchising, Inc, and are privately owned and operated

Operation	Description	Type	Part #	Code	Qty	Amount	Code	Units	Spot Refinish	(\$)
Replace & Refinish	FRONT BUMPER			TP	1.00	\$437.00	BL	1.00	4.68	448.72
Note: NEW BUMPER // REPLACE // PAINT BACK TO FACTORY COLOR										
Replace & Refinish	DRIVERS MIRROR			TP	1.00	\$354.00	BL	1.00	1.00	158.00
Note: NEW DRIVERS MIRROR // REPLACE AND INSTALL // PAINT BACK TO FACTORY COLOR										
	Paint Materials			PM	5.68	\$249.92				
	Hazardous Waste			HW	1.00	\$20.00				

Remarks

WE ACCEPT NO PERSONAL CHECKS. BUSINESS OR INSURANCE CHECKS ONLY.

NO ADDITIONAL REPAIRS WILL BE COMPLETED UNLESS NOTED IN THE WORK ORDER.

SOME IMPERFECTIONS MAY SHOW IN THE FINAL PAINTED PART OF VEHICLE.

MAACO DOES NOT WARRANTY RUST REPAIRS.

ANY TRIM REMOVAL IS COVERED UNDER THE MAACO LIMITED WARRANTY.

ANY AREAS MASKED OFF ARE COVERED BY THE MAACO PRORATED PAINT SERVICE WARRANTY.

\$50 OUTDOOR STORAGE, \$120 IN DOOR STORAGE PER DAY AFTER 3 DAYS FOLLOWING COMPLETION OR NON-PAYMENT TO BEGIN WORK.

MAACO IS NOT RESPONSIBLE FOR LOST OR STOLEN PROPERTY OF ANY KIND.

Item	Description	Code	Qty	Each	Price
Paint	Refinish Labor	RL	5.68	\$79.00	\$448.72
Supplies-Paint	Paint Materials	PM		\$0.00	\$249.92
Body Shop	Body Labor	BL	2.00	\$79.00	\$158.00
Parts	Taxable Part	TP		\$0.00	\$791.00
Sublet	Hazardous Waste	HW		\$0.00	\$20.00
Subtotal					\$1667.64
Sales Tax					\$131.74
Estimate Total					\$1799.38

Date: 1/16/2024 Time: 11:35 AM Page 1 of 1

At Maaco, we value your opinion. Please visit www.TellMaaco.com to tell us about your experience.

NOTICE OF CIRCUMSTANCES OF CLAIM

TO: CITY CLERK
CITY OF NEW BERLIN
16300 W NATIONAL AVE
NEW BERLIN WI 53151

3 4:30pm
FILED SERVER
TIME : AM/PM DATE
() PERSONAL () SUBSTITUTE
() POSTED () CORPORATE

PLEASE TAKE NOTICE Pursuant to Wisconsin Statute § 893.80 that the undersigned will be making a claim for injuries and damages against you by virtue of the reasons set forth hereafter:

NAME OF CLAIMANT:

MIA BRUNNER, a minor

DATE AND TIME OF INJURIES SUSTAINED:

December 8, 2023, 7:07 p.m.

PLACE OR LOCATION WHERE INJURY OR DAMAGES OCCURRED:

On Greenfield Ave/STH59 WB, 152 Ft. E of Arcadian Ave.

MANNER IN WHICH DAMAGES OR INJURIES WERE RECEIVED OR OCCURRED:

Claimant was a passenger in a vehicle, driven by her mother Amanda Bremer, traveling westbound on West Greenfield Avenue, braking for another vehicle that was turning left ahead. As the Bremer vehicle slowed for traffic ahead, she was rear-ended by another vehicle, driven by a City of New Berlin employee.

GROUND ON WHICH CLAIM IS MADE:

Negligence on the part of the City of New Berlin by its agents, servants, and employees including but not limited to negligent hiring, training or supervision of the City of New Berlin employee, failure to see another vehicle in plain sight and improper management and control of the City of New Berlin owned vehicle.

RECEIVED

JAN 18 2024

City of New Berlin
City Clerk's Office

GENERAL DESCRIPTION OF INJURIES AND DAMAGES:

PERSONAL INJURIES:

MEDICAL EXPENSES

LOST WAGES

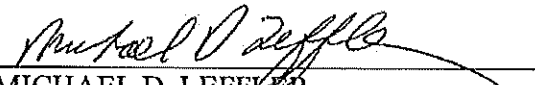
PLEASE TAKE NOTICE that satisfaction for such injuries or damages will be claimed, but that the amount of said demand is **UNKNOWN** at the present time.

Dated at Milwaukee, Wisconsin, this 16th day of January, 2024.

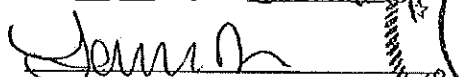
Claimant: MIA BRUNNER
520A S 73rd Street
Milwaukee WI 53214

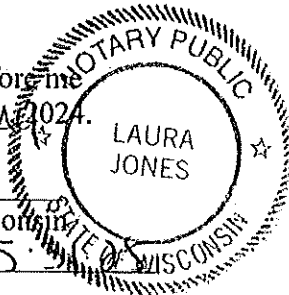
ACTION LAW OFFICES

BY:


MICHAEL D. LEFFLER
Attorney for the Claimant
933 North Mayfair Road
Suite 307
Milwaukee, Wisconsin 53226
Telephone: (414) 456-1111

Subscribed and sworn to before me
this 16 day of January, 2024.


Notary Public: State of Wisconsin
My Commission Expires: 5



**THIS IS NOT A CLAIM PURSUANT TO §893.80 WISCONSIN STATUTES.
IT IS ONLY A NOTICE OF CIRCUMSTANCES PURSUANT TO §893.80 WISCONSIN
STATUTES.**

NOTICE OF CIRCUMSTANCES OF CLAIM

TO: CITY CLERK
CITY OF NEW BERLIN
16300 W NATIONAL AVE
NEW BERLIN WI 53151

PROCESS SERVER
TIME 3:30pm AM/PM DATE 1/18/24
() PERSONAL () SUBSTITUTE
() POSTED () CORPORATE

PLEASE TAKE NOTICE Pursuant to Wisconsin Statute § 893.80 that the undersigned will be making a claim for injuries and damages against you by virtue of the reasons set forth hereafter:

NAME OF CLAIMANT:

AMANDA BREMER

DATE AND TIME OF INJURIES SUSTAINED:

December 8, 2023, 7:07 p.m.

PLACE OR LOCATION WHERE INJURY OR DAMAGES OCCURRED:

On Greenfield Ave/STH59 WB, 152 Ft. E of Arcadian Ave.

MANNER IN WHICH DAMAGES OR INJURIES WERE RECEIVED OR OCCURRED:

Claimant was the operator of a vehicle traveling westbound on West Greenfield Avenue, braking for another vehicle that was turning left ahead. As she slowed for traffic ahead, she was rear-ended by another vehicle, driven by a City of New Berlin employee.

GROUND ON WHICH CLAIM IS MADE:

Negligence on the part of the City of New Berlin by its agents, servants, and employees including but not limited to negligent hiring, training or supervision of the City of New Berlin employee, failure to see another vehicle in plain sight and improper management and control of the City of New Berlin owned vehicle.

RECEIVED

JAN 18 2024

City of New Berlin
City Clerk's Office

GENERAL DESCRIPTION OF INJURIES AND DAMAGES:

PERSONAL INJURIES:

MEDICAL EXPENSES

LOST WAGES

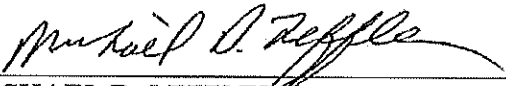
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Dated at Milwaukee, Wisconsin, this 16th day of January, 2024.

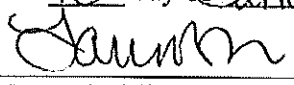
Claimant: AMANDA BREMER
520A S 73rd Street
Milwaukee WI 53214

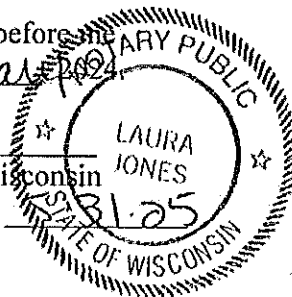
ACTION LAW OFFICES

BY:


MICHAEL D. LEFFLER
Attorney for the Claimant
933 North Mayfair Road
Suite 307
Milwaukee, Wisconsin 53226
Telephone: (414) 456-1111

Subscribed and sworn to before me
this 16 day of January, 2024.


Notary Public: State of Wisconsin
My Commission Expires: 8-31-25



**THIS IS NOT A CLAIM PURSUANT TO §893.80 WISCONSIN STATUTES.
IT IS ONLY A NOTICE OF CIRCUMSTANCES PURSUANT TO §893.80 WISCONSIN
STATUTES.**

UTILITY STAFF REPORT

EXECUTIVE SUMMARY

CUSTOMER/PROJECT: Amend the 2024 Water and Wastewater CIP Budgets

LOCATION: N/A

REQUEST:
Amend the 2024 Water and Wastewater CIP Budgets.

UTILITY MANAGER RECOMMENDATION:
Recommend to the Common Council to amend the 2024 Water and 2024 Wastewater CIP Budget in the amount of \$225,000.00 to purchase a tandem dump truck.

(\$112,500.00 for each)

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
UTILITY DEPARTMENT
STAFF REPORT**

PURCHASE A TANDEM DUMP TRUCK

DATE STAFF REPORT CREATED: January 9, 2024

CUSTOMER/PROJECT NAME: Amend the 2024 Water and Wastewater CIP Budgets.

ISSUE/DESCRIPTION OF PROJECT:

Recommend to the Common Council to amend the 2024 Water and 2024 Wastewater CIP Budget in the amount of \$225,000.00 to purchase a tandem dump truck.

FISCAL IMPACT: \$225,000.00

SOURCE OF FUNDS:

RATIONALE:

Staff would like to order a tandem dump truck in 2025. To get a build slot reserved, the Utility needs a purchase order (PO) in place to secure a build date. Thus, the reason to amend both the Water and Wastewater CIP Budgets.

ATTACHMENTS:



Motion Sheet

Date: 1/9/24

To: Common Council, Mayor Ament & Ald. Stribl

From: Megan Godshall, Deputy City Clerk

Re: Item(s) requiring Council action from the Plan Commission held on 1/8/24

MEETING ITEM	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.
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COUNCIL MOTION	This item was approved by the Plan Commission I hereby make a motion to approve this item as presented.
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MEETING ITEM	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,
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COUNCIL MOTION	This item was approved by the Plan Commission I hereby make a motion to approve this item as presented.
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MEETING ITEM	
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COUNCIL MOTION	
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MEETING ITEM	
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COUNCIL MOTION	
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MEETING ITEM	
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COUNCIL MOTION	
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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.

DETAILS IN ATTACHED STAFF REPORT:

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

South: Zoning: P-2

East: Zoning: R-3, C-2

West: Zoning: P-2

Land Use: Single Family Residential

Land Use: City Park

Land Use: Single Family Residential

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 "Policies 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.

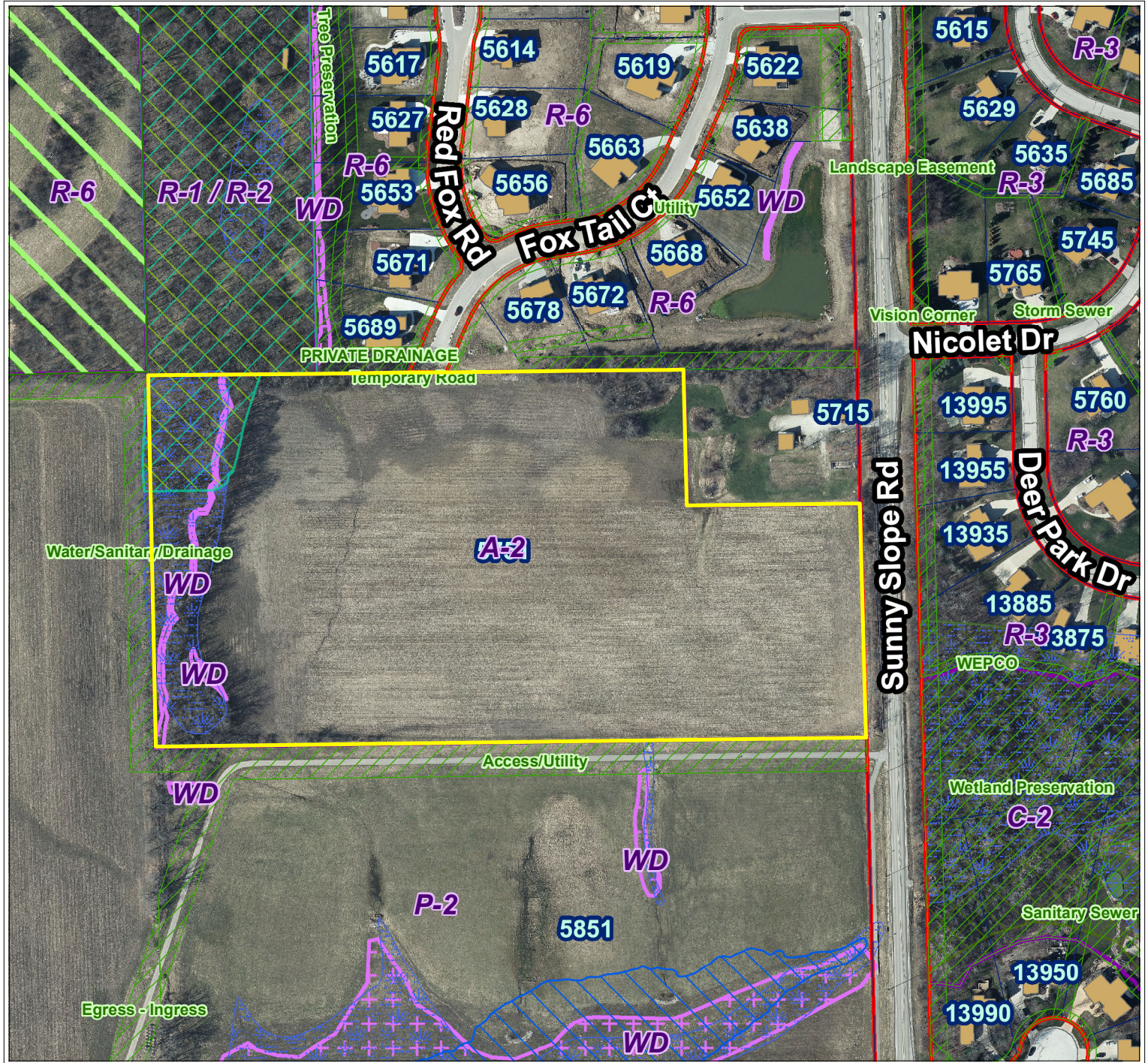
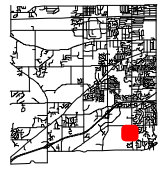
STAFF RECOMMENDATION:

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.**

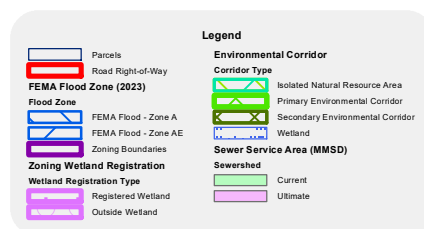
ATTACHMENTS:

Location Map
Preliminary Plat
Construction Plans

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



0 95 190 Feet

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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)

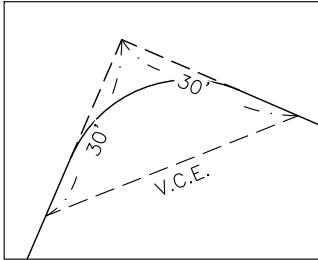
LOT WIDTH = 110' (TYPICAL)

130' (CORNER LOT)

BUILDING SETBACKS (SEE SHEET 2, LOT 2 FOR DETAIL)

- STREET = 30'
- SIDE = 10'
- REAR = 25'
- WETLAND = 30'

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:

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



SURVEYOR'S CERTIFICATION:

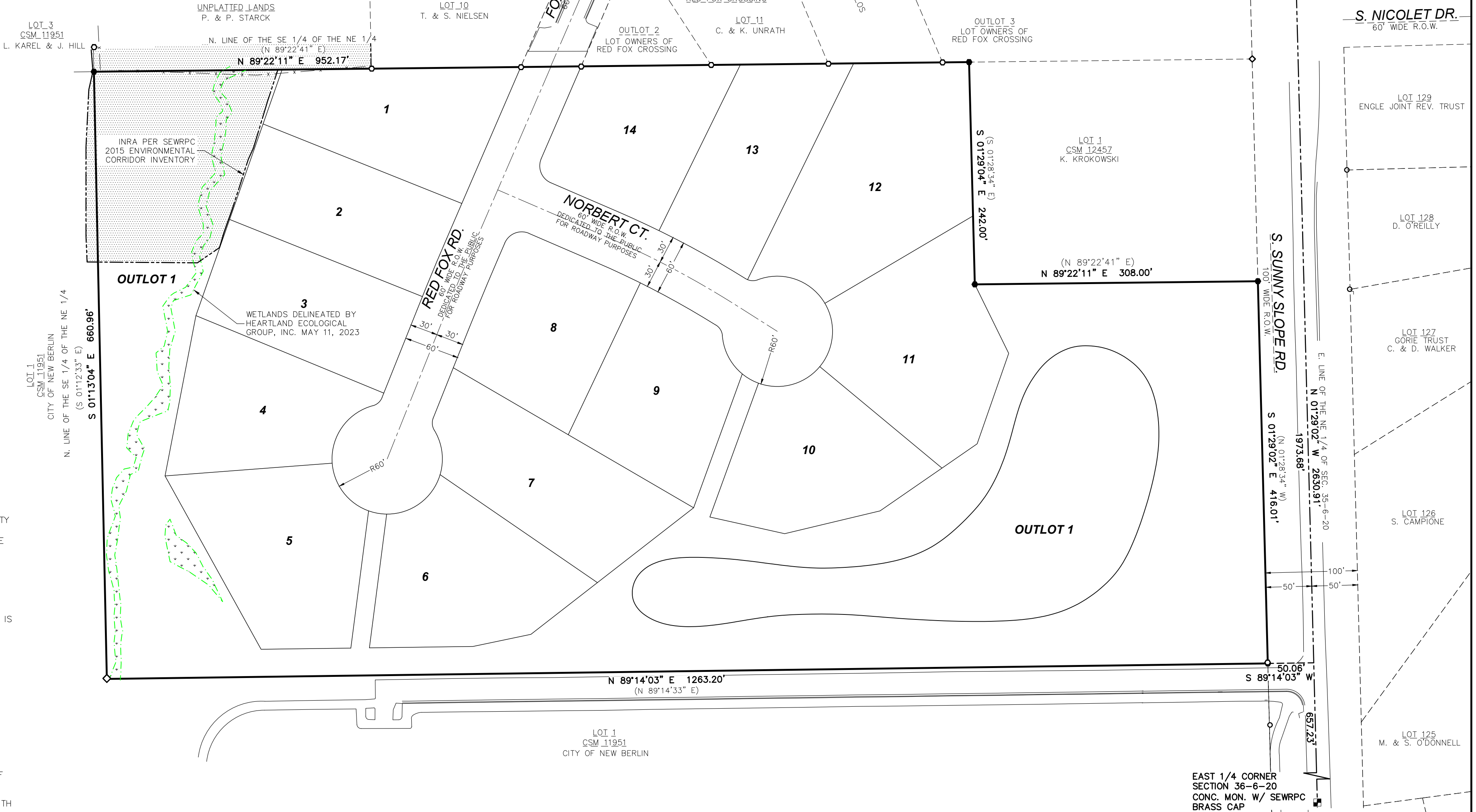
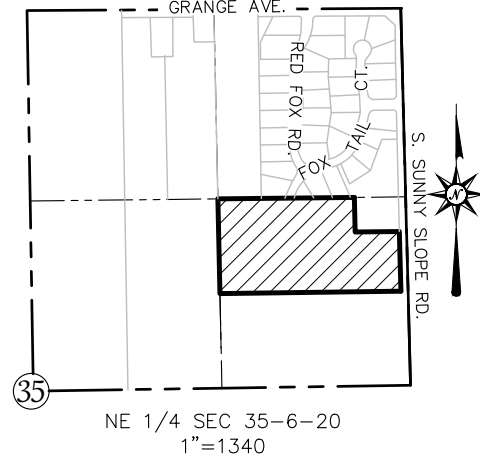
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND COMPLY WITH THE PROVISIONS OF CHAPTER 18.400 CITY OF NEW BERLIN AND OF CHAPTER 236 OF THE WISCONSIN STATUTES.

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

PRELIMINARY PLAT THEOFILIA ESTATES

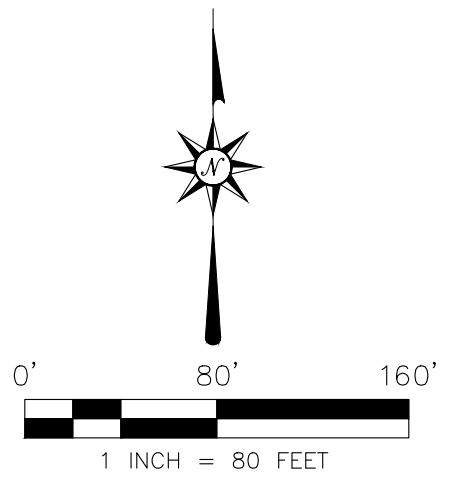
LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

VICINITY MAP



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	UTILITY POLE
WEIGHING 1,502 LBS/FT.	OVERHEAD UTILITY
FOUND IRON ROD	UNDERGROUND FIBER
STORM MANHOLE	UNDERGROUND GAS
SANITARY MANHOLE	GAS PER PLAN
MANHOLE	EXISTING SPOT GRADE
CURB INLET	CONTOUR PER GIS
FIELD INLET	EXISTING CONTOUR
WATER VALVE	WIRE FENCE
HYDRANT	WETLANDS
CMCP CULVERT	INRA
SANITARY SEWER	MARKER POST OR NOTED
STORM SEWER	SIGN
SOIL	RECORD DIMENSION
SOIL TYPE	WETLANDS
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 WISCONS 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)



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

REV: 12/06/2023

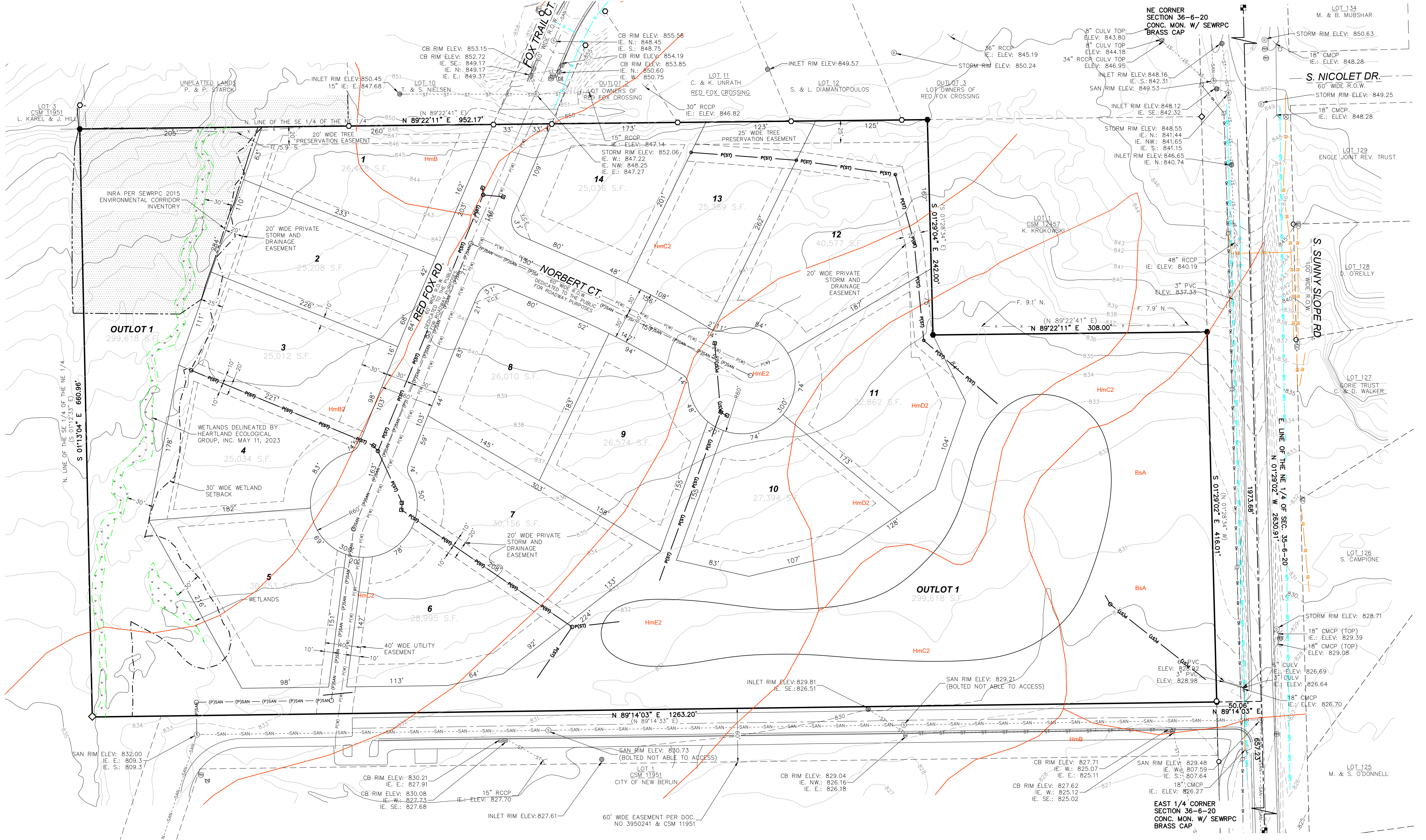
10/18/2023

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.



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

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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.

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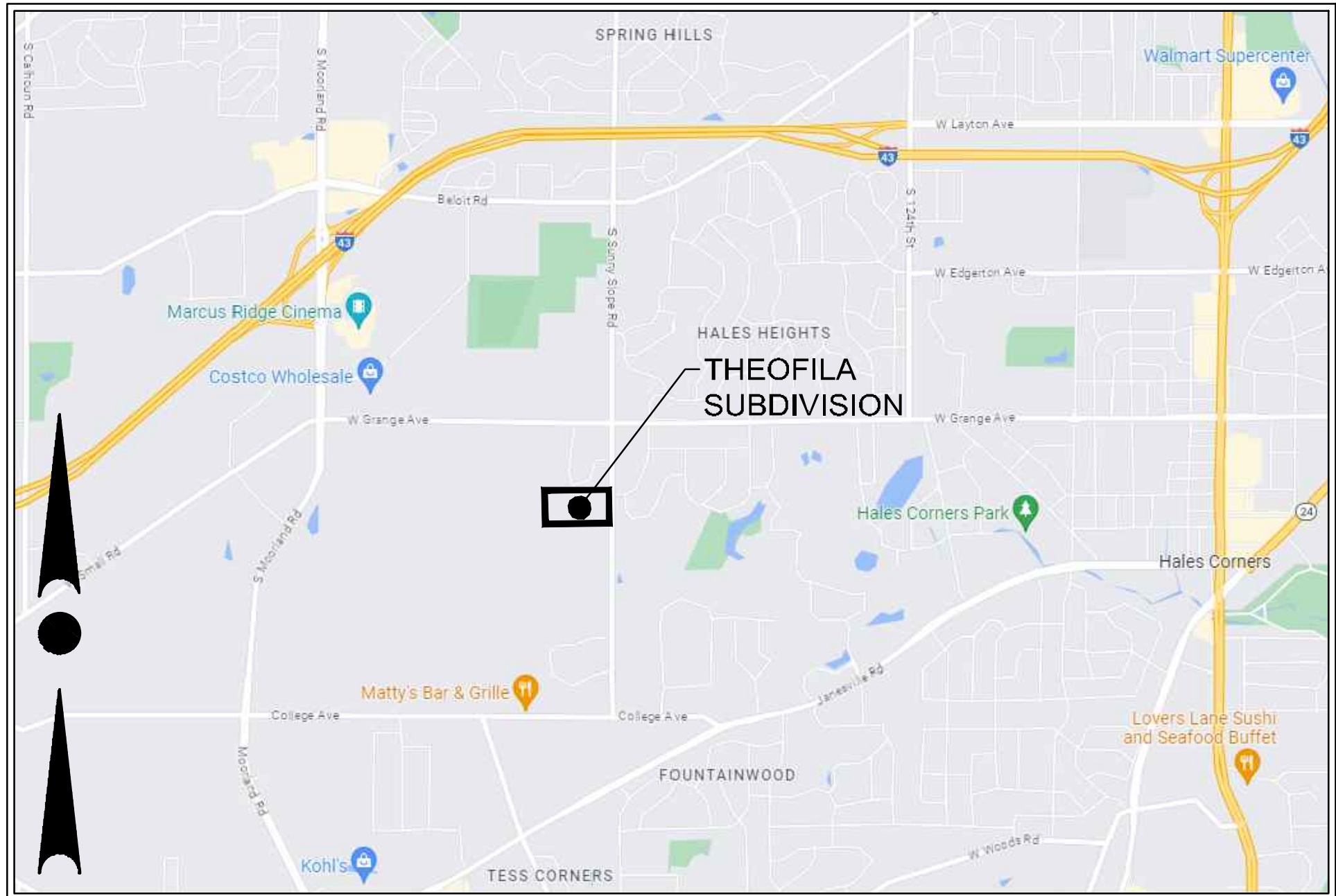
THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

PROJ. NO: 23152
SHEET 2 OF 2

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

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-CITY OF NEW BERLIN 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.



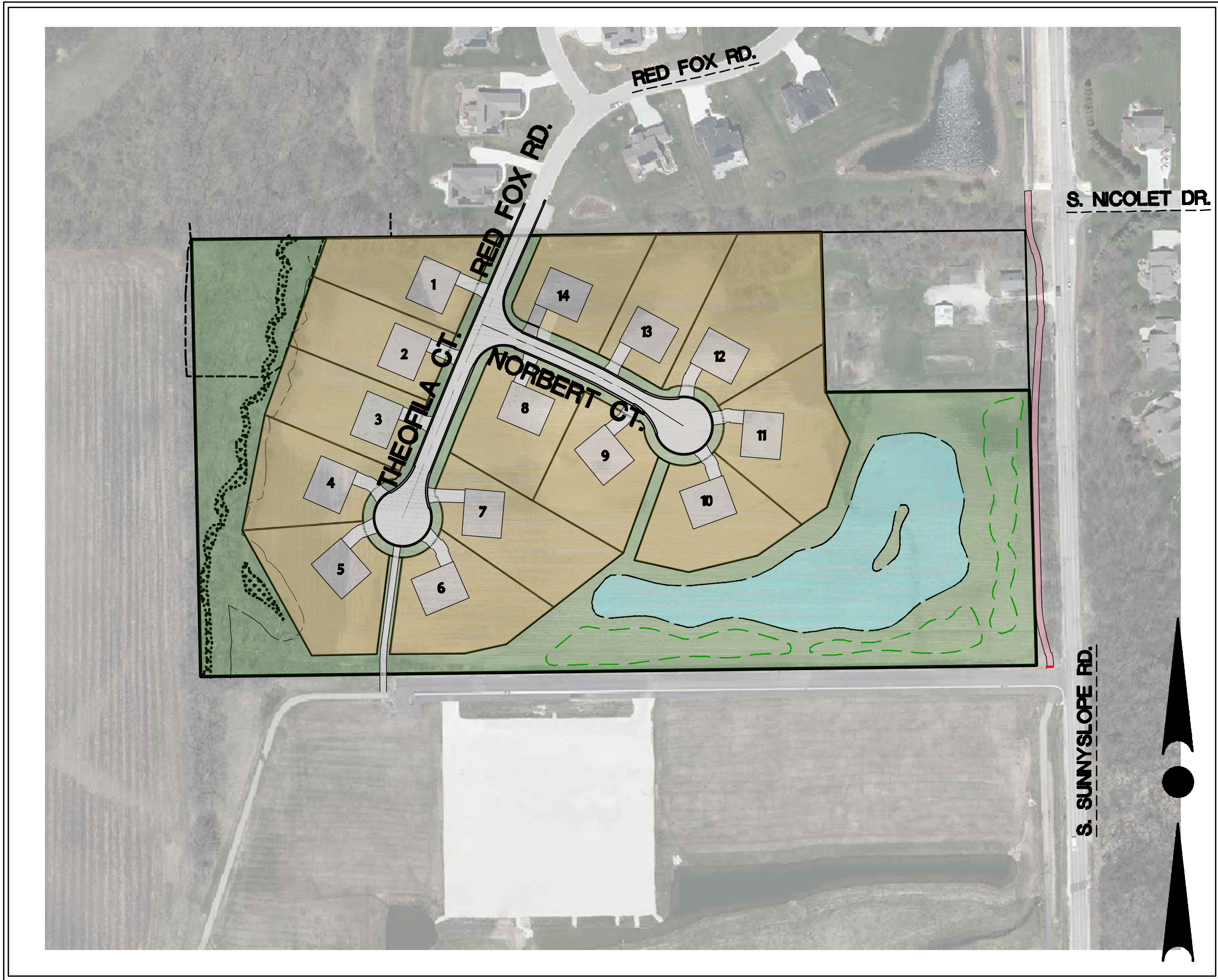
LOCATION MAP
NOT TO SCALE

THEOFILA

SINGLE FAMILY RESIDENTIAL SUBDIVISION

SITE DEVELOPMENT PLANS

CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 150'

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



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
12/08/23	QTY COMMENTS

DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:

COVER SHEET

SHEET

T1

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

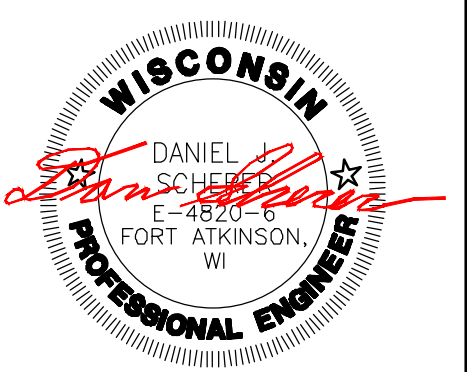
Lot Area: 25,000 S.F. (Min.)
- Lot Width: 110' (TYP.)
- 130' (Corner)
- Setbacks:

30' Street
- 10' Side
- 25' Rear



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

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



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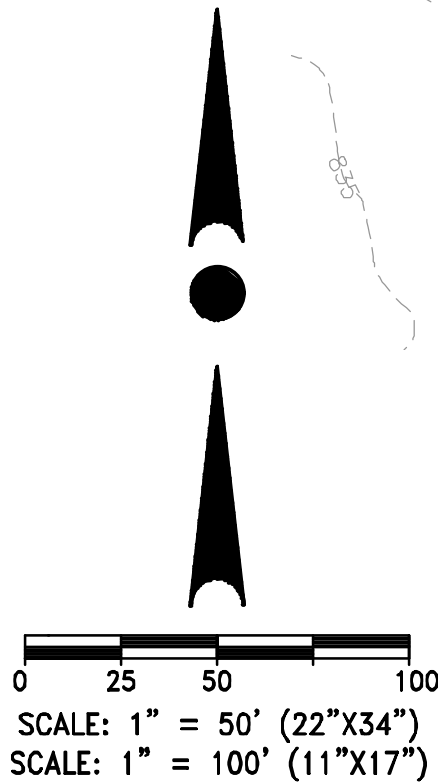
DATE:
DECEMBER 06, 2023

JOB NUMBER:
23-041-1124

DESCRIPTION:
PROPOSED SITE PLAN

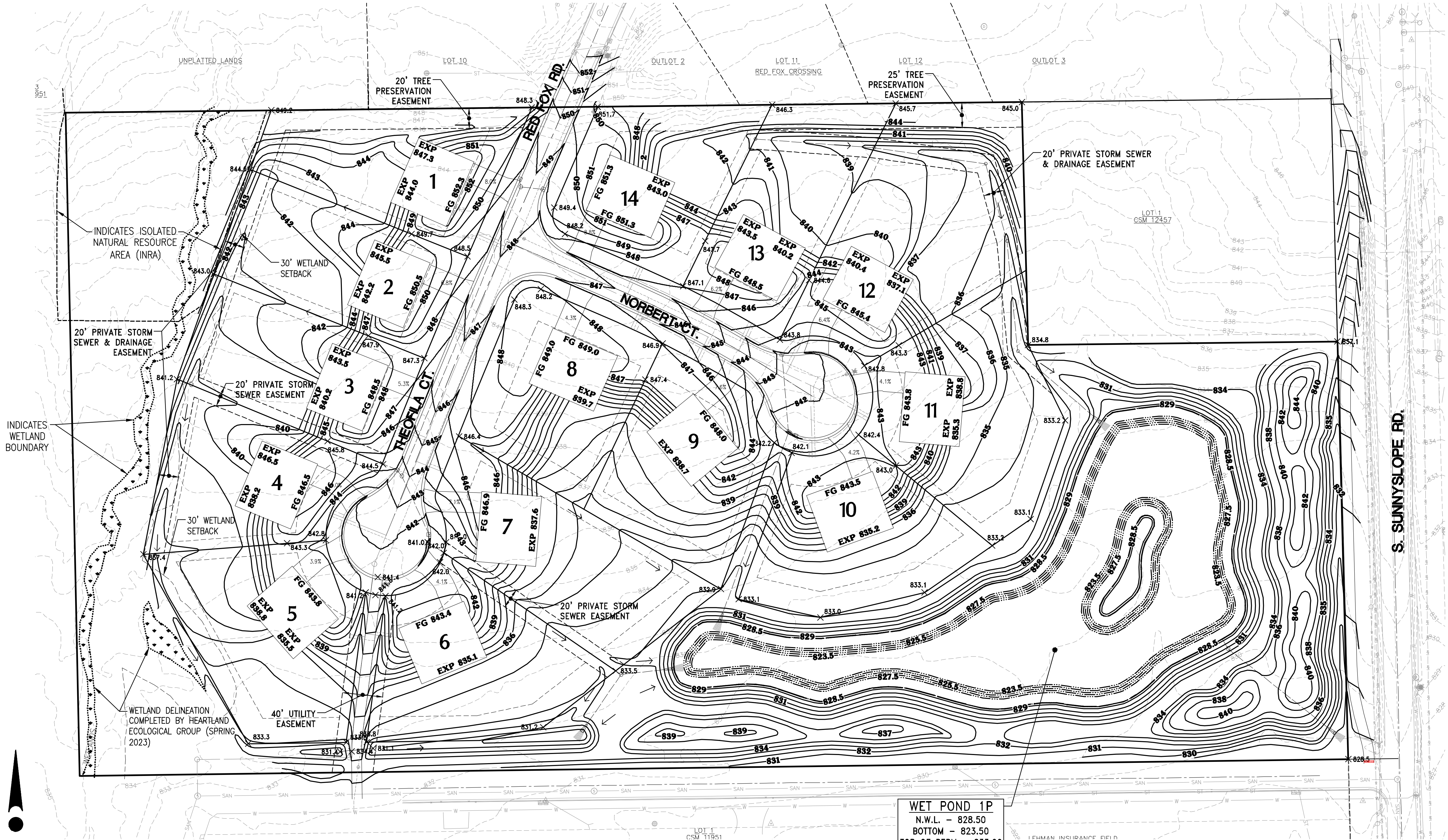
SHEET
C1.0

X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_GRADING_22X34.DWG



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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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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
- x 995.0 - PROPOSED SPOT ELEVATION
- ← - PROPOSED FLOW ARROW
- FG 995.0 - PROPOSED YARD GRADE
- EXP 986.0 - PROPOSED EXPOSURE GRADE
- ⊙ - SOIL BORING LOCATION



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

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JOB NUMBER:

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DESCRIPTION:

**MASTER GRADING
PLAN**

SHEET

C2.0



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

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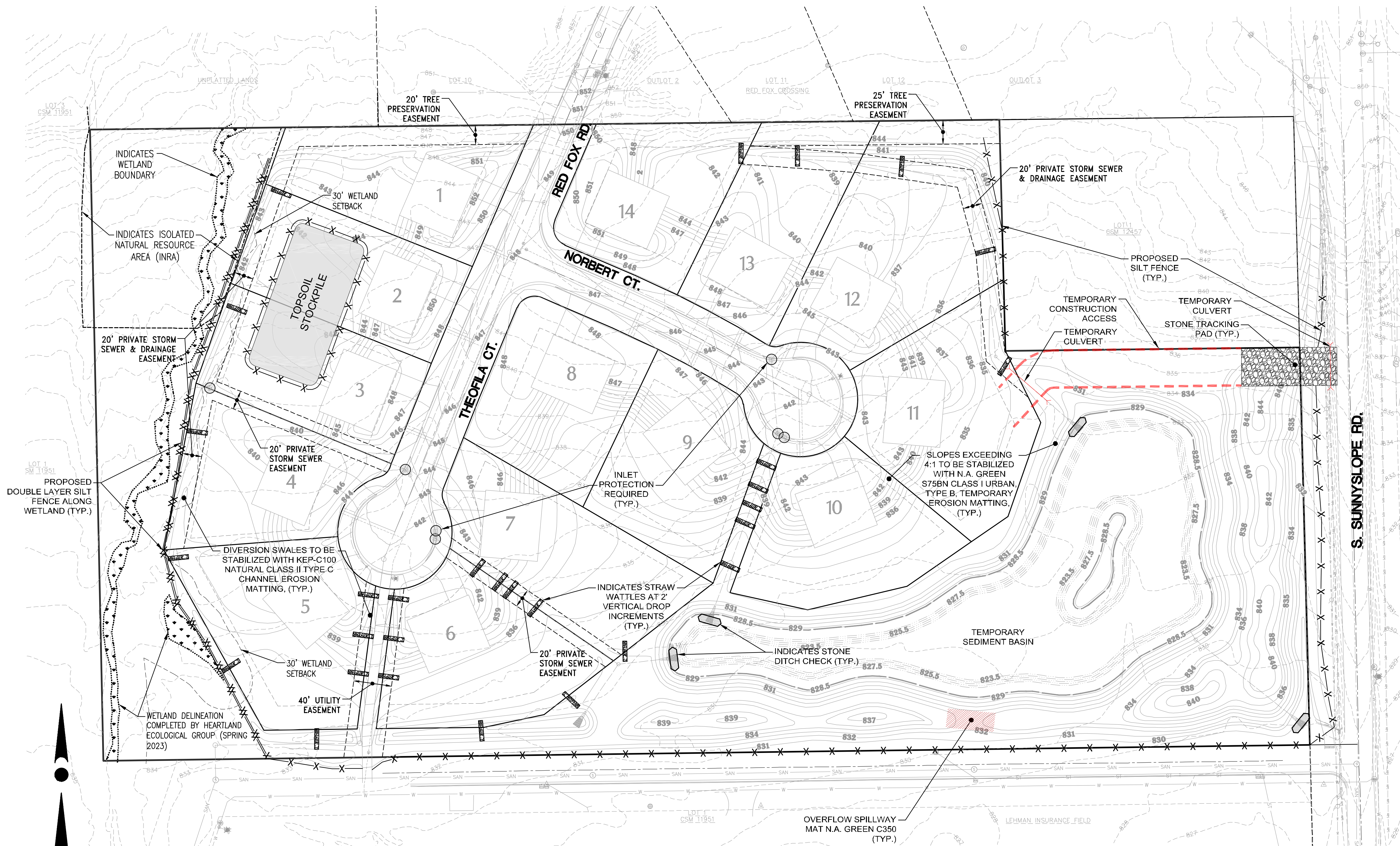
JOB NUMBER:
23-041-1124

DESCRIPTION:

**EROSION
CONTROL PLAN**

SHEET

C3.0



NOTE:

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

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



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NOTE:
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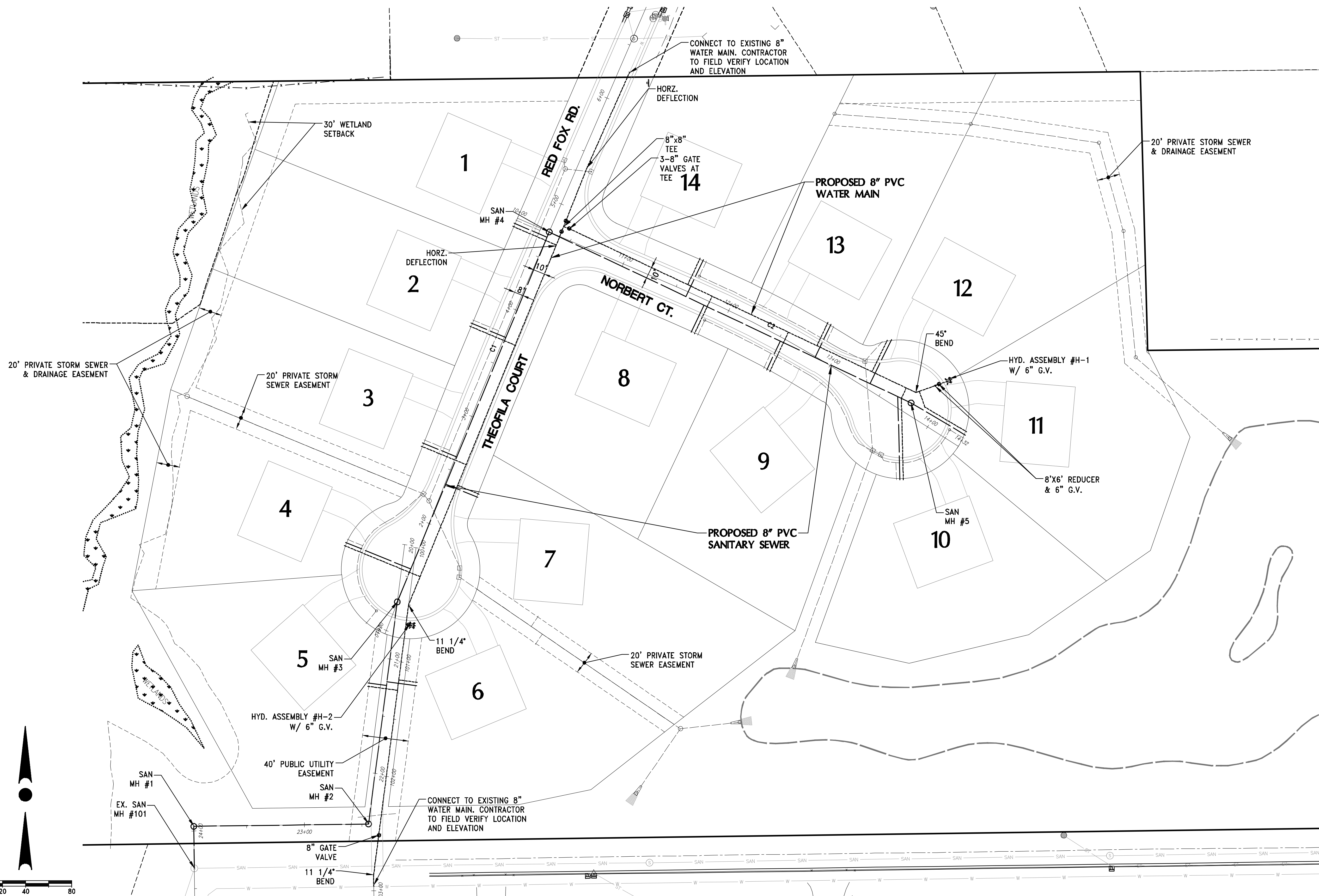
JOB NUMBER:
23-041-1124

DESCRIPTION:

**SANITARY AND
WATER MAIN
SYSTEM PLAN**

SHEET

C4.0

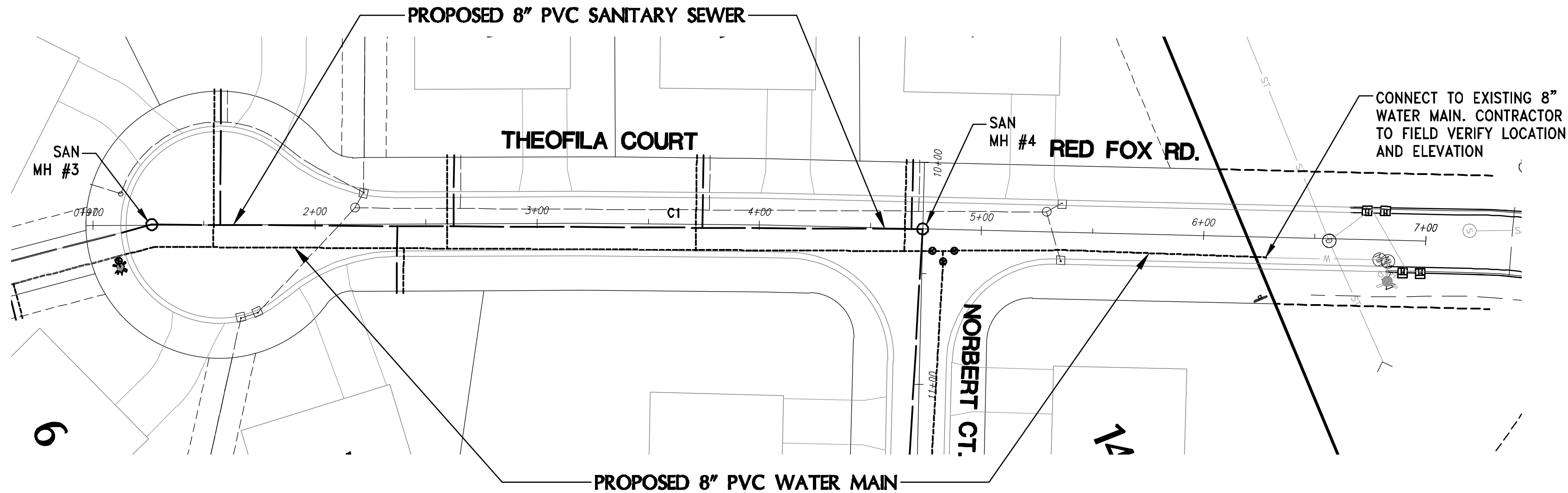
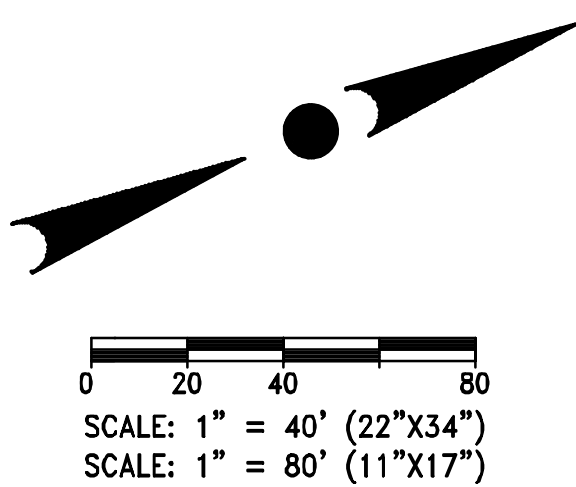


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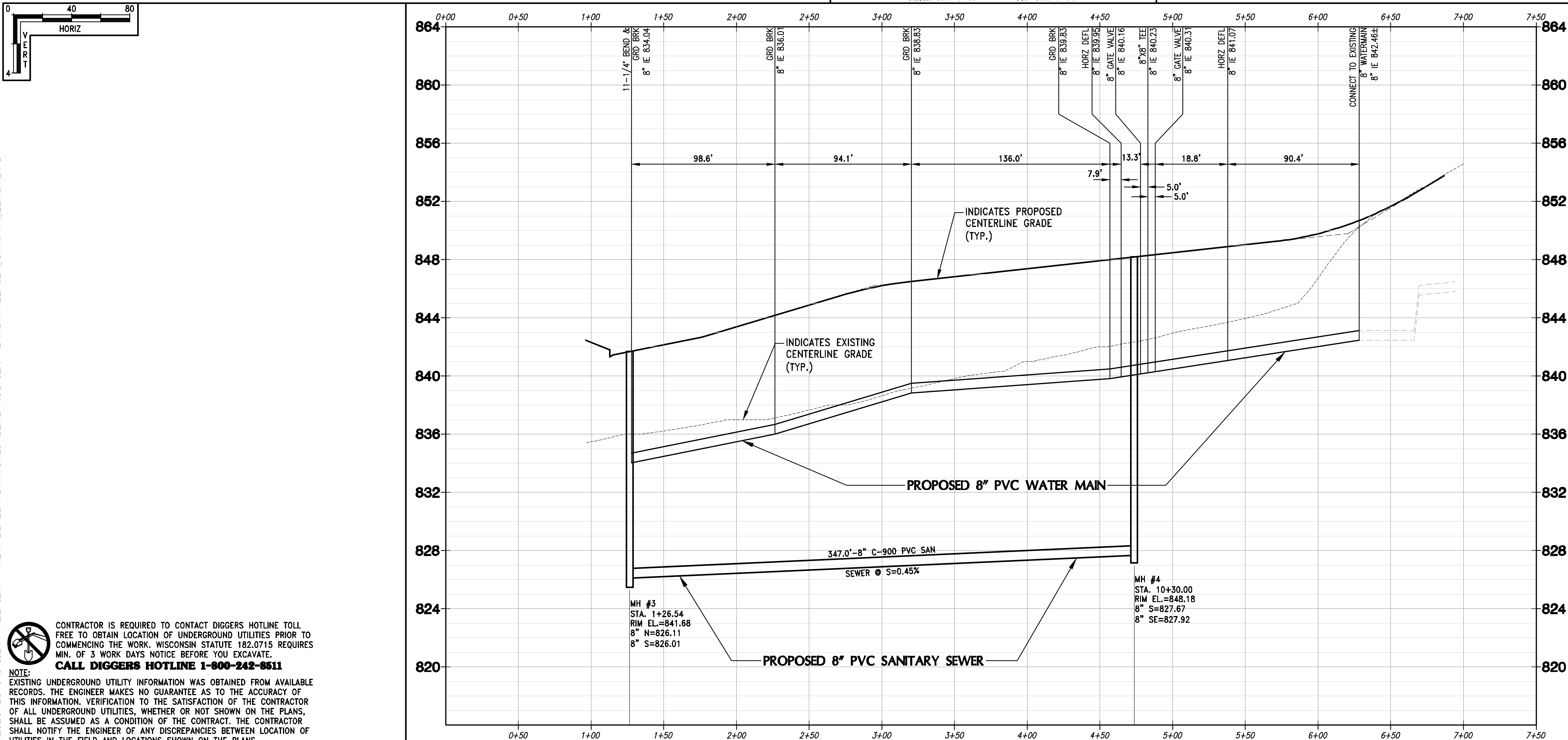
CALL DIGGERS HOTLINE 1-800-242-8511





SANITARY SEWER AND WATER MAIN

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



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

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

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DECEMBER 06, 2023

JOB NUMBER:

23-041-1124

DESCRIPTION:

**SANITARY SEWER
AND WATER MAIN
PLAN**

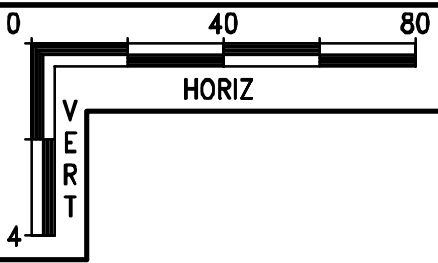
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X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SAN&WM_22X34.DWG

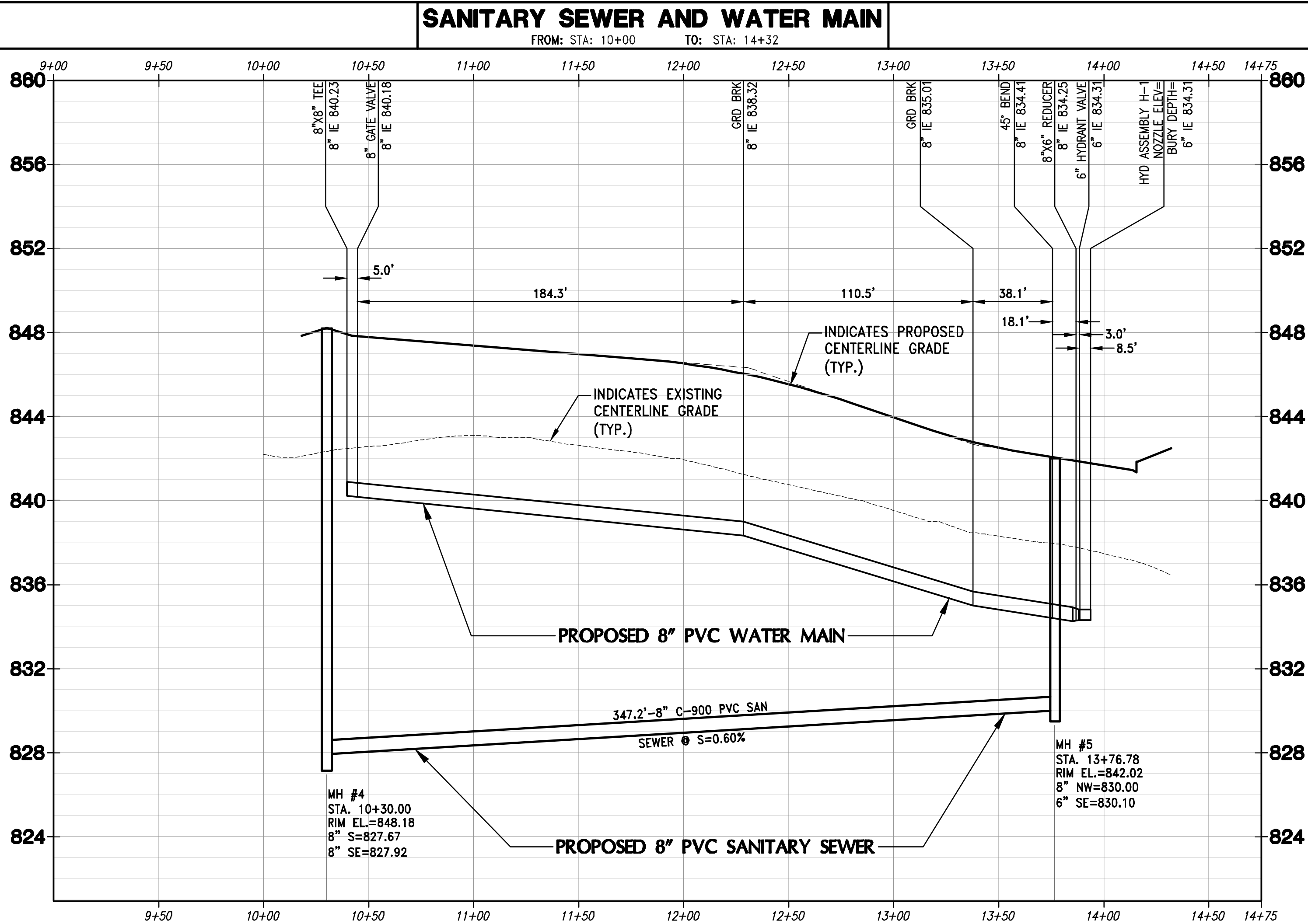
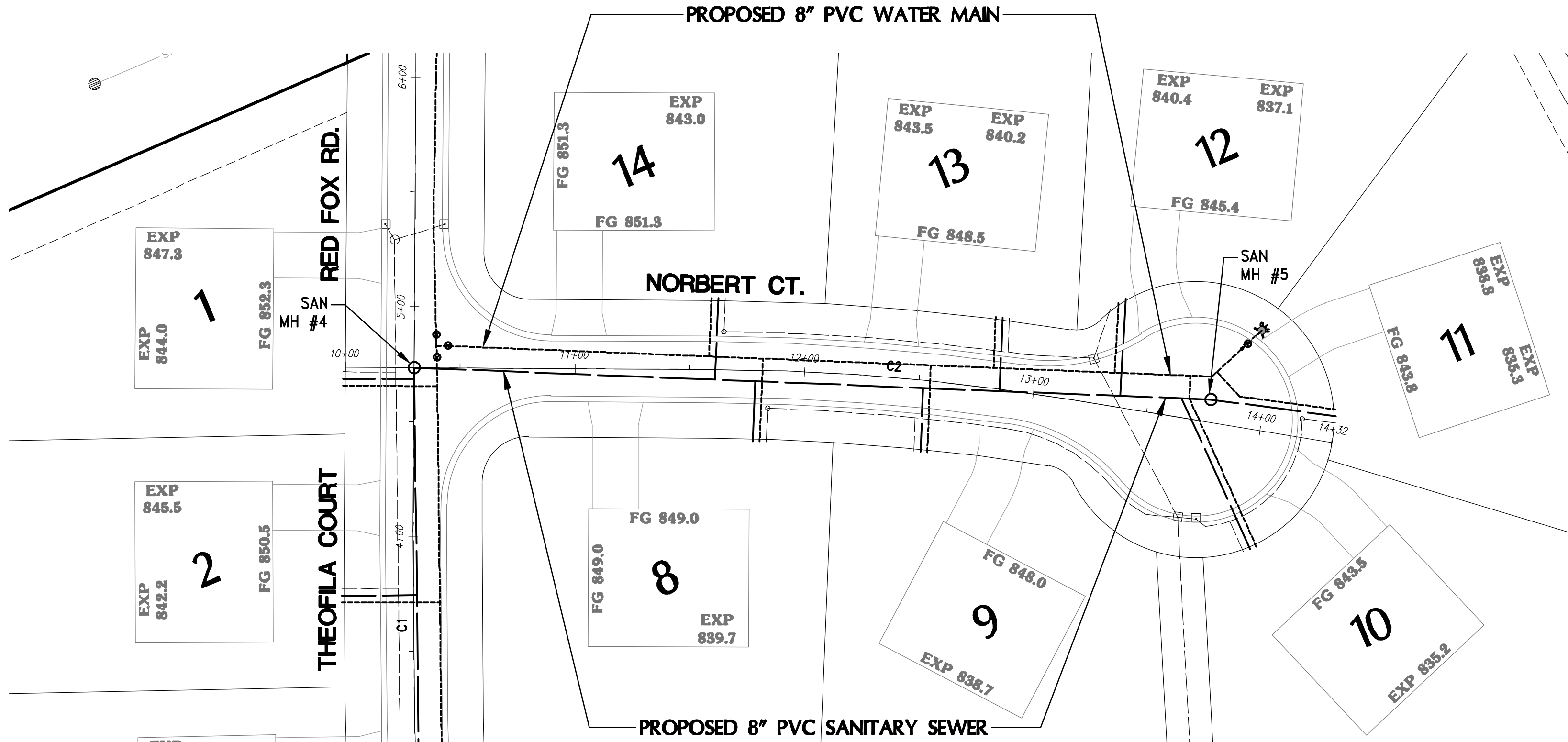


0 20 40 80
SCALE: 1" = 40' (22"x34")
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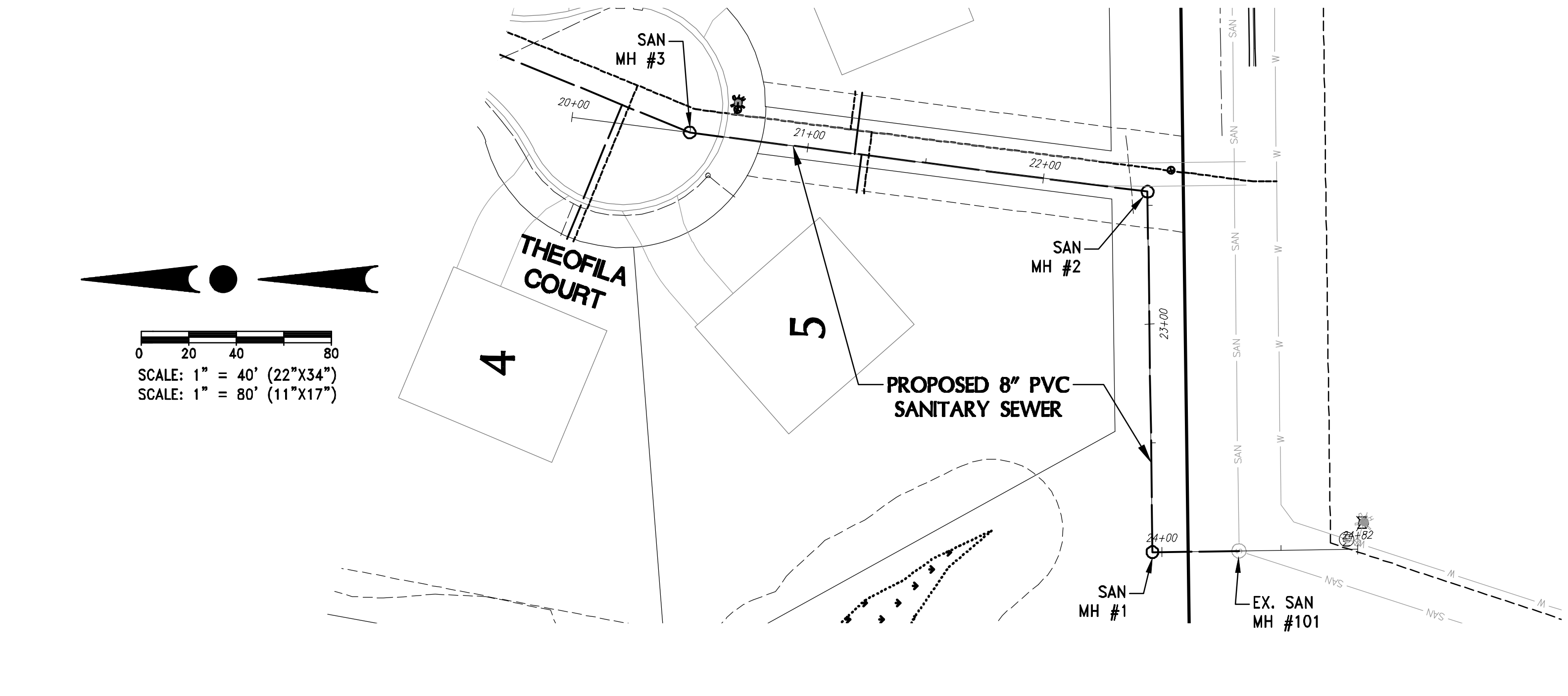
DESCRIPTION:

**SANITARY SEWER
AND WATER MAIN
PLAN**

SHEET

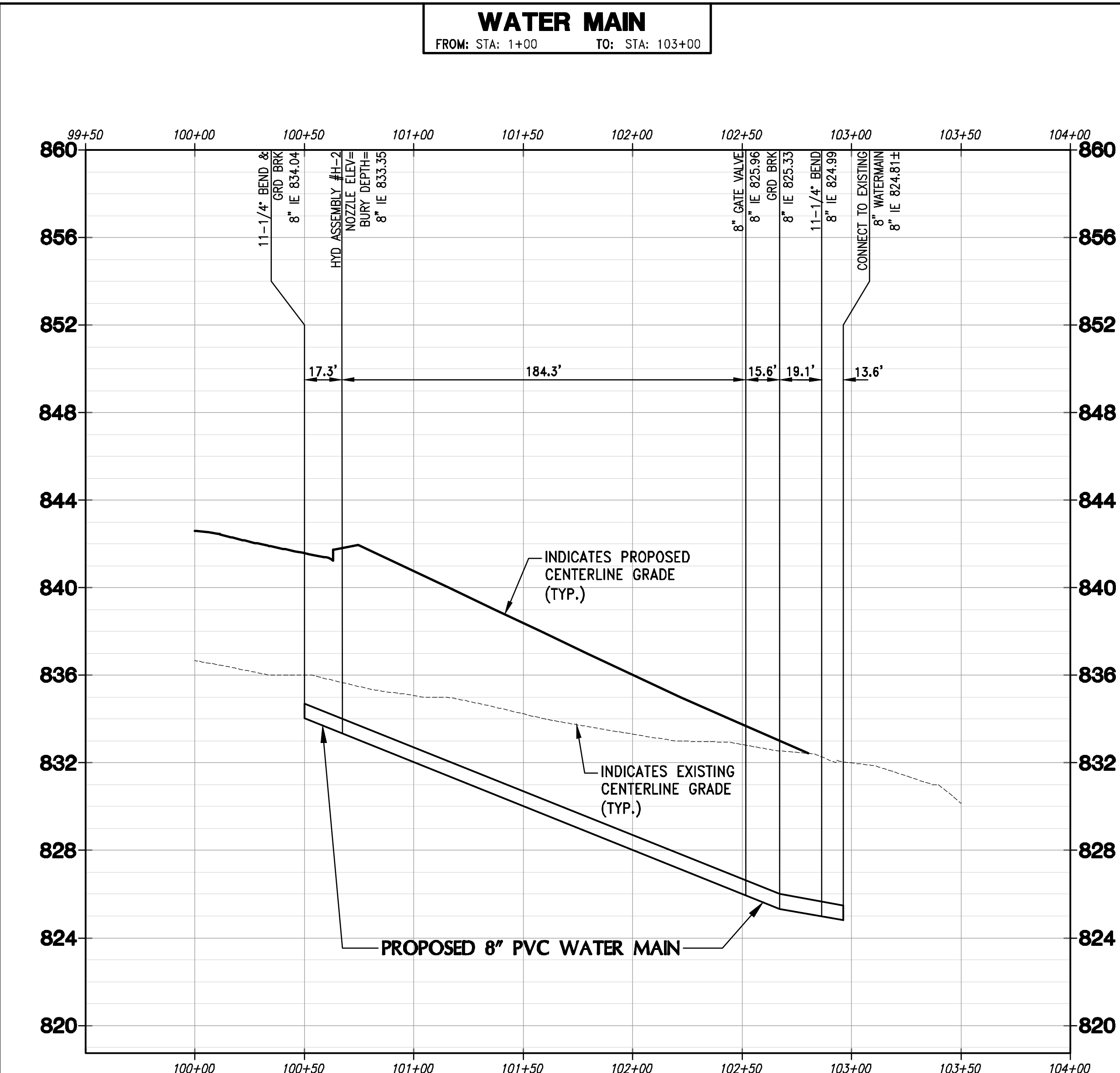
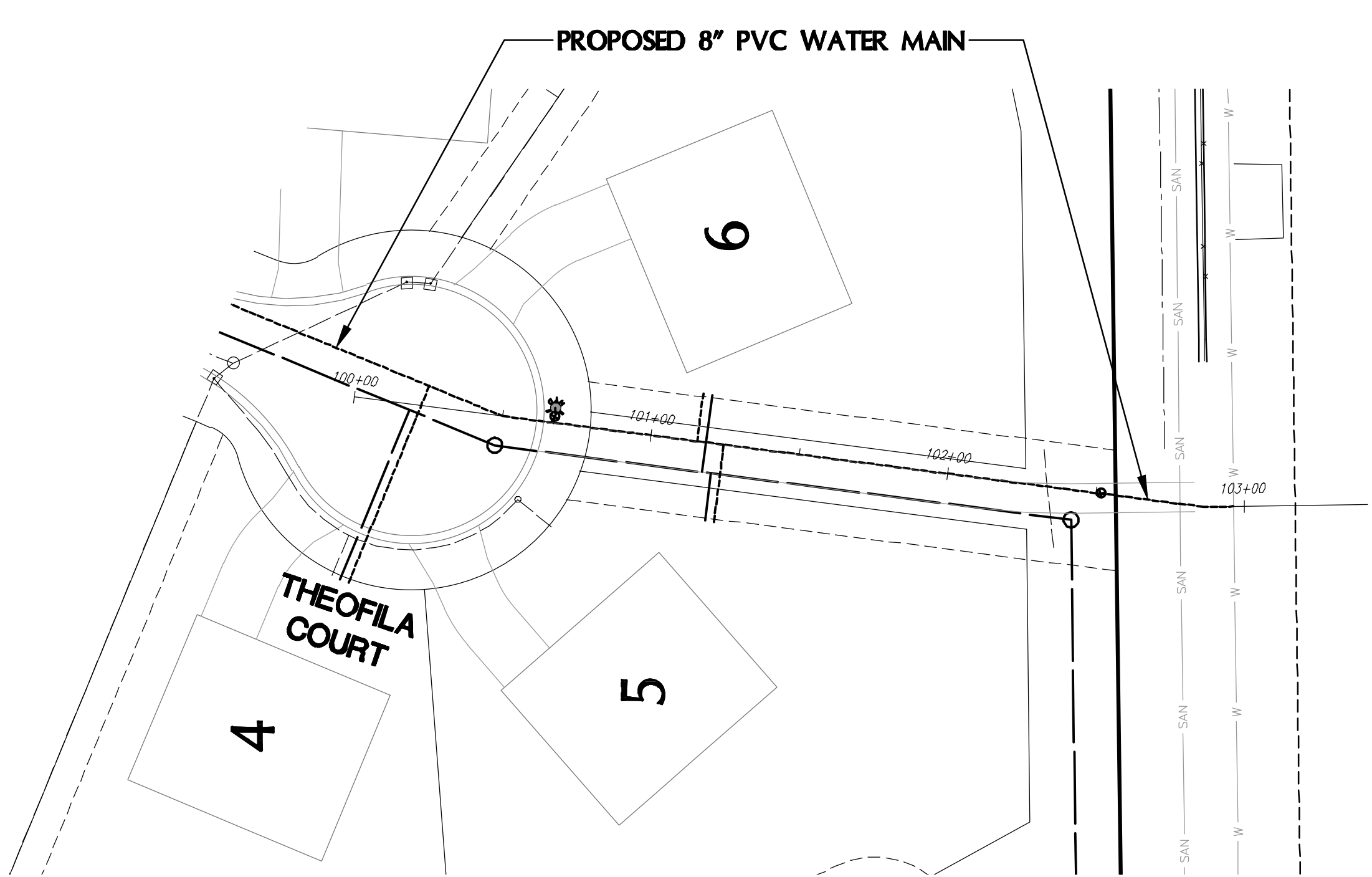
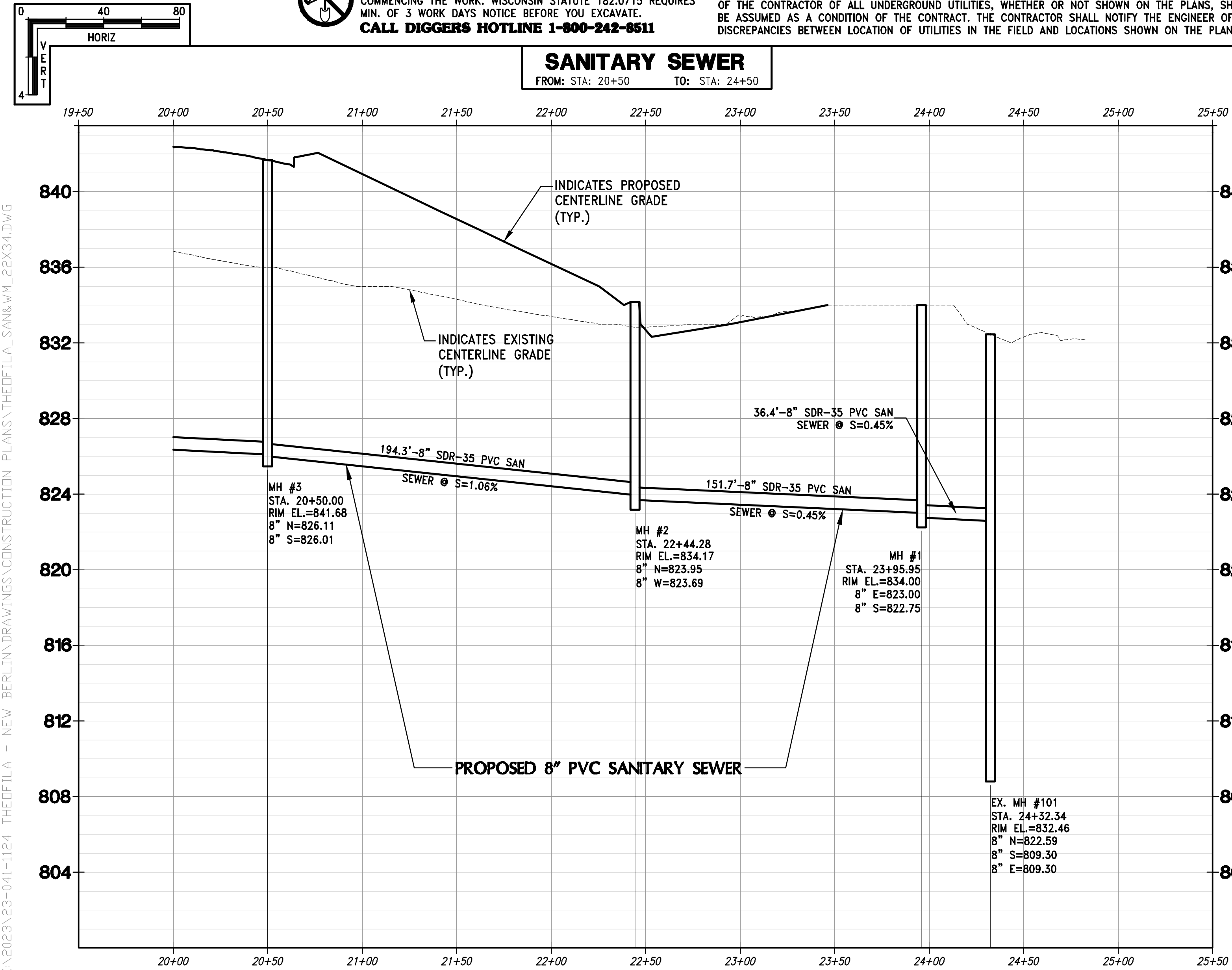
C4.2

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



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SANITARY SEWER
AND WATER MAIN
PLAN

SHEET
C4.3

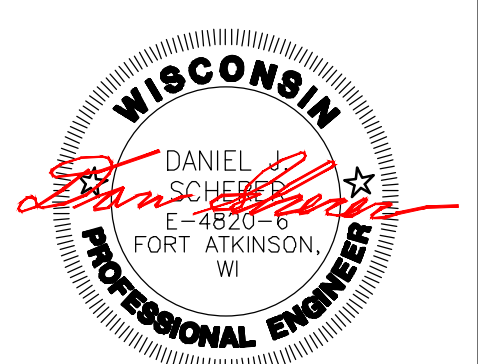
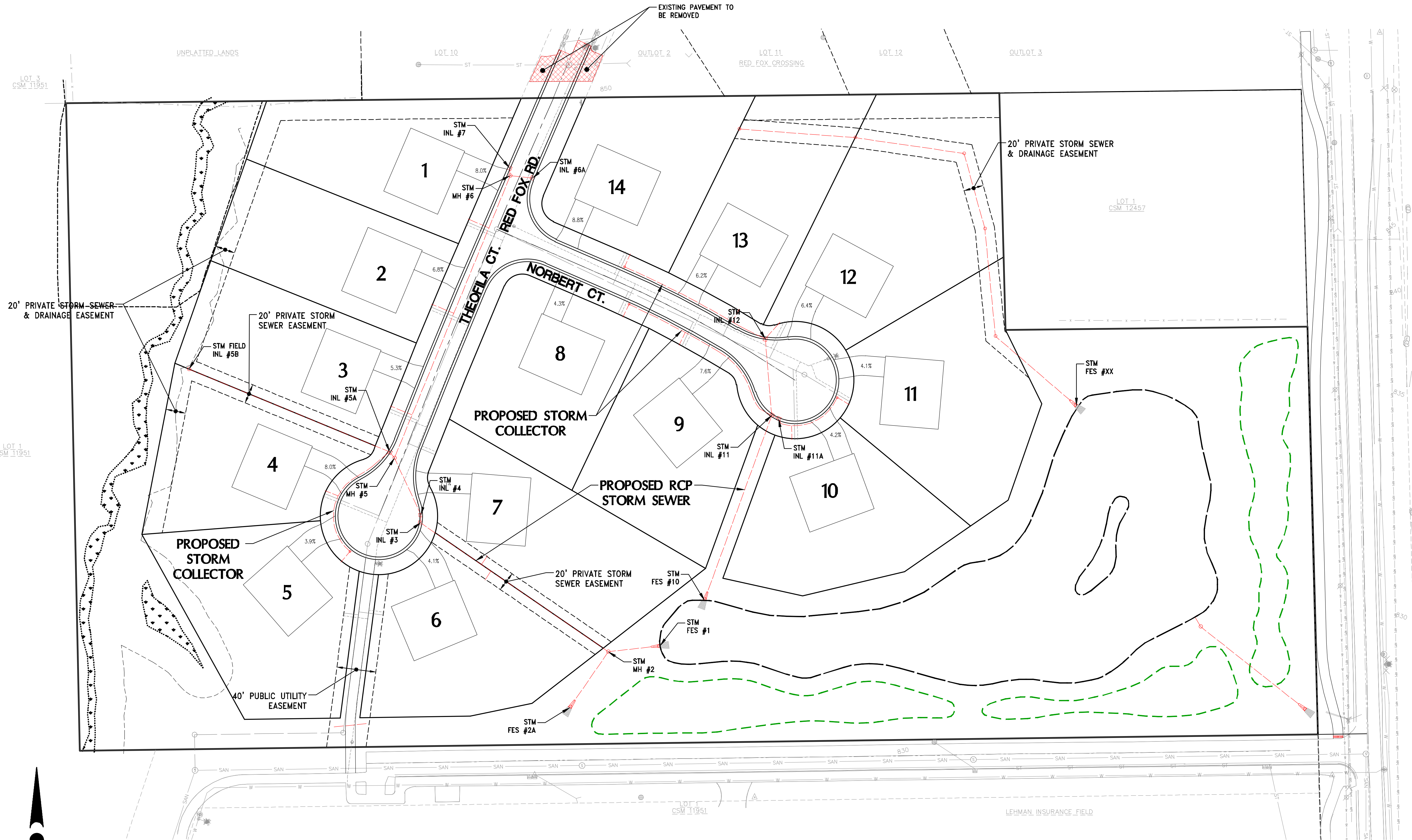
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0 25 50 100
SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")



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.

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.



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	QTY COMMENTS

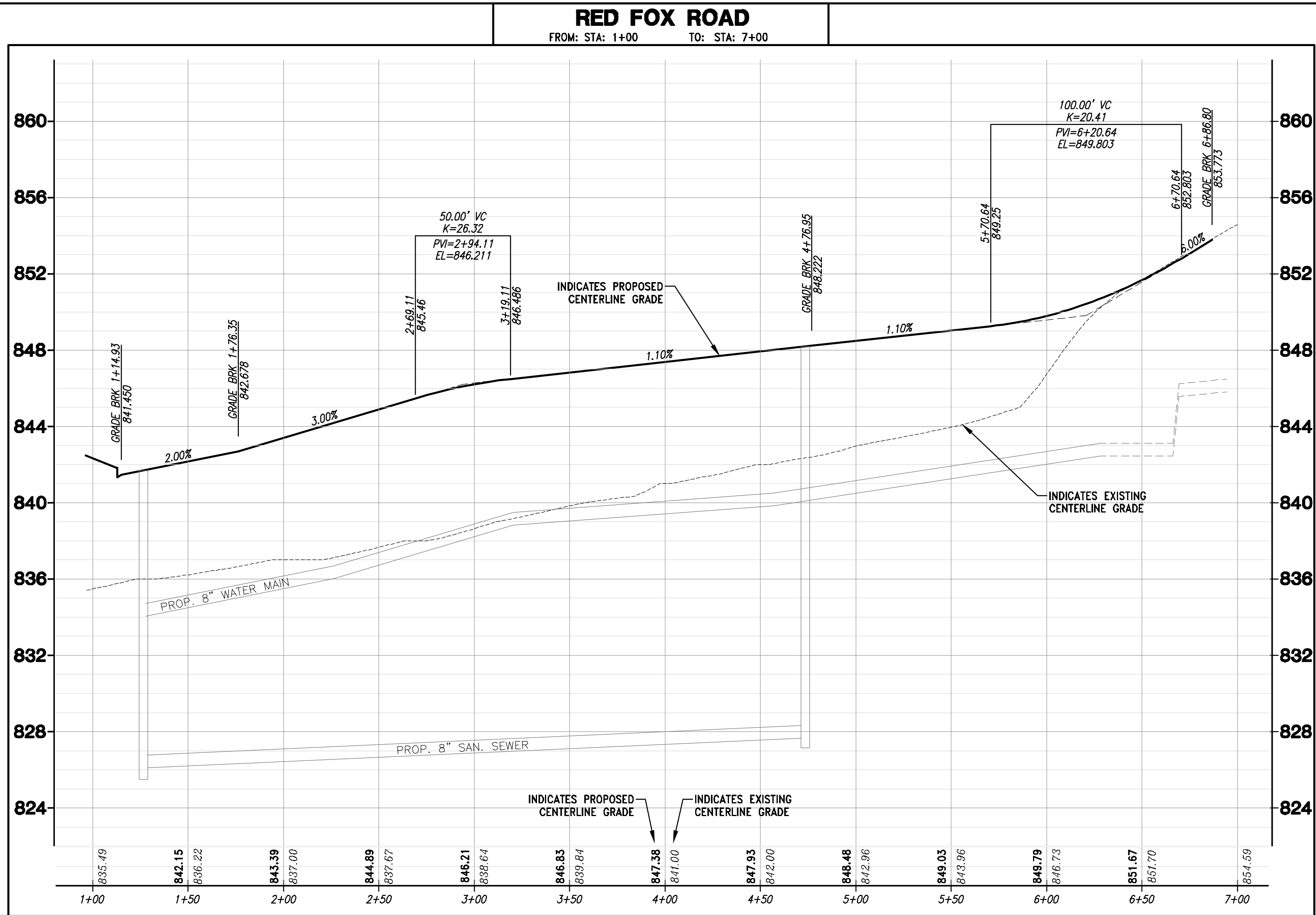
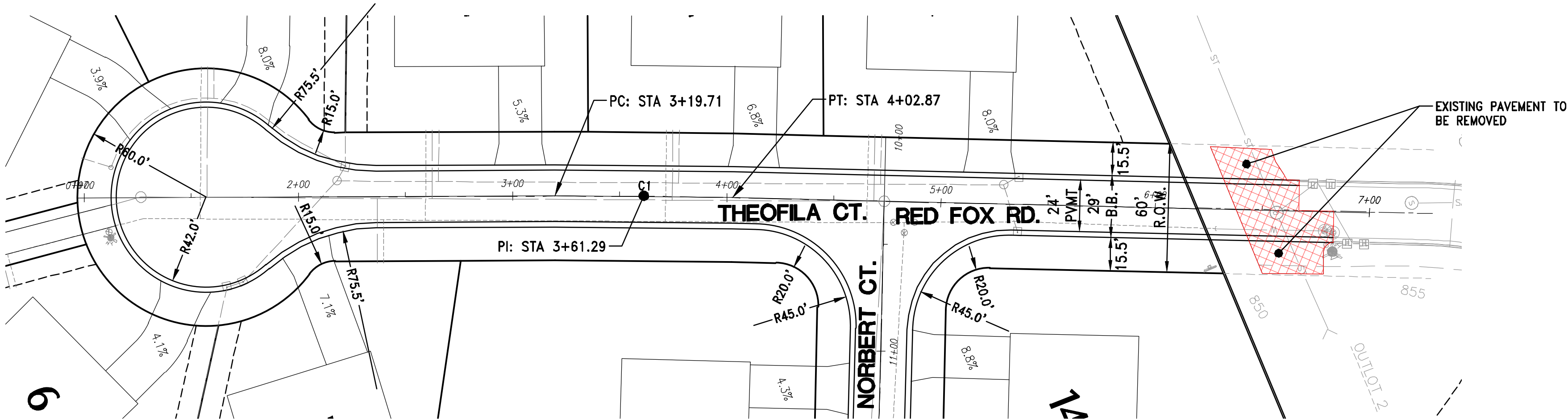
DATE:
DECEMBER 06, 2023

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
C1	3000.000	83.158	N22° 33' 15.04"E	3+61.29	1.5882	41.58'	N21° 45' 36.27"E
C2	1000.000	156.857	S62° 09' 29.16"E	12+38.80	8.9872	78.59'	S56° 39' 06.20"E

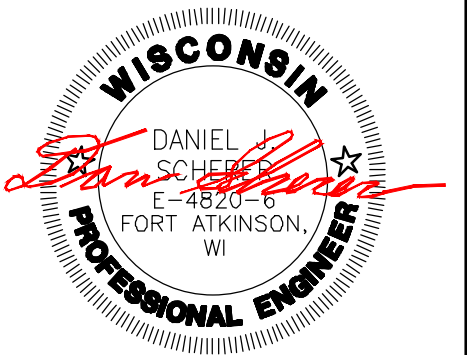


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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@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
12/08/23	QTY COMMENTS

DATE:
DECEMBER 06, 2023

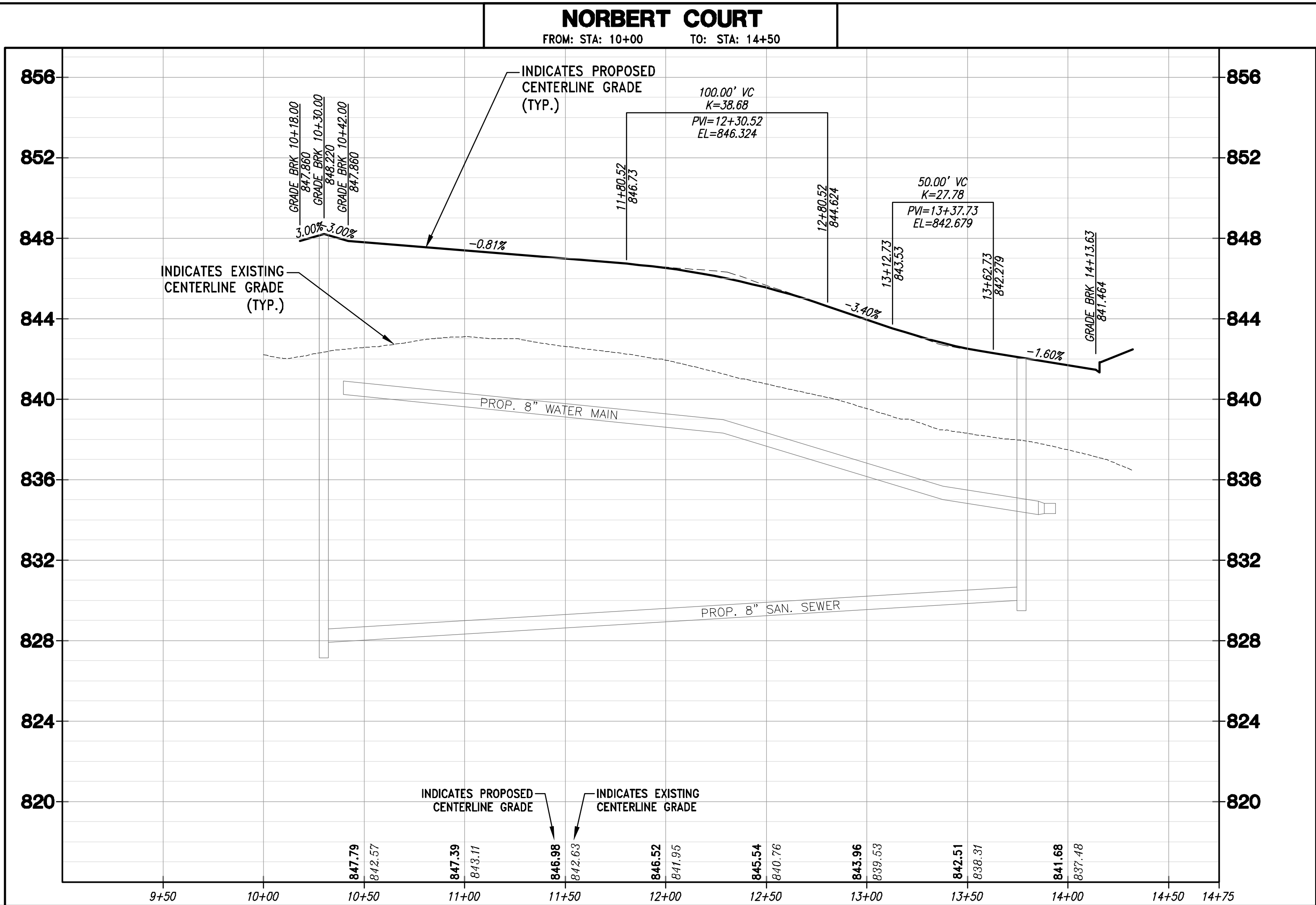
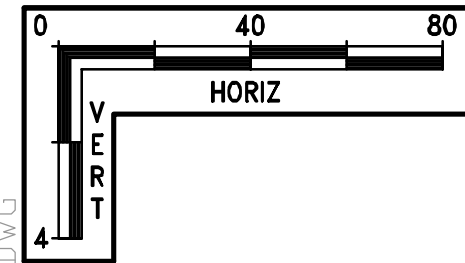
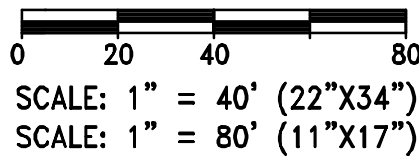
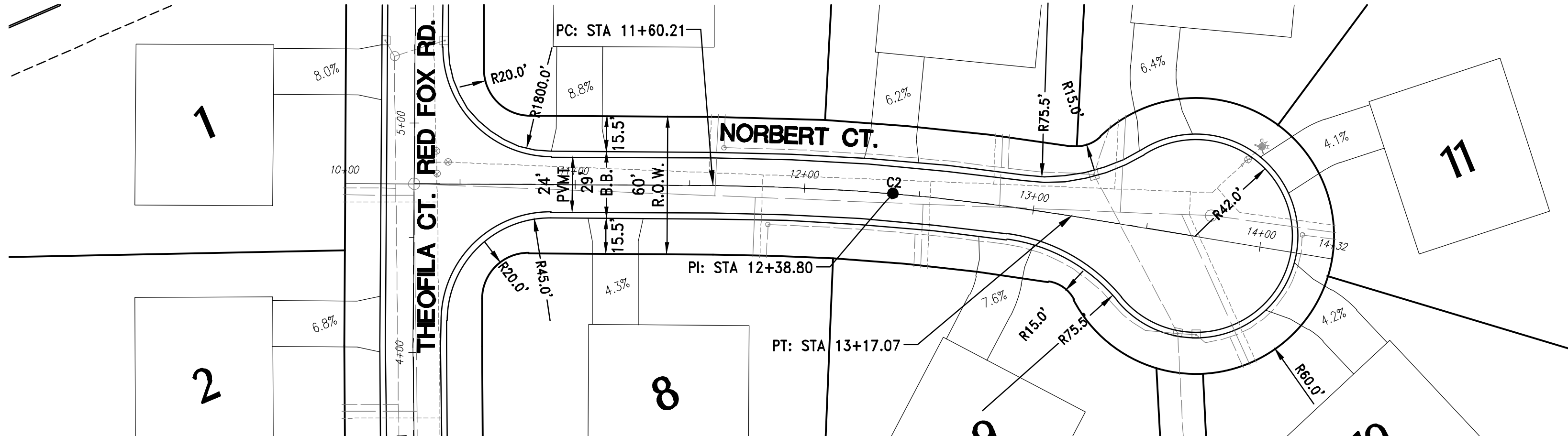
JOB NUMBER:
23-041-1124

DESCRIPTION:
ROADWAY PLAN & PROFILE

SHEET

C5.1

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

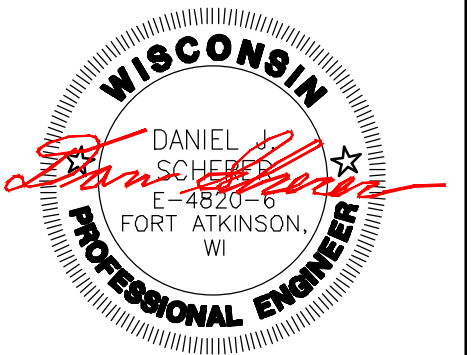


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PROJECT:
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SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF NEW BERLIN, WISCONSIN
BY: JANSSEN BRUCKNER
PO BOX 277
EAGLE, WI 53119

REVISION HISTORY

DATE	DESCRIPTION
10/20/23	INITIAL SUBMITTAL
12/08/23	QTY COMMENTS

DATE:

DECEMBER 06, 2023

JOB NUMBER:

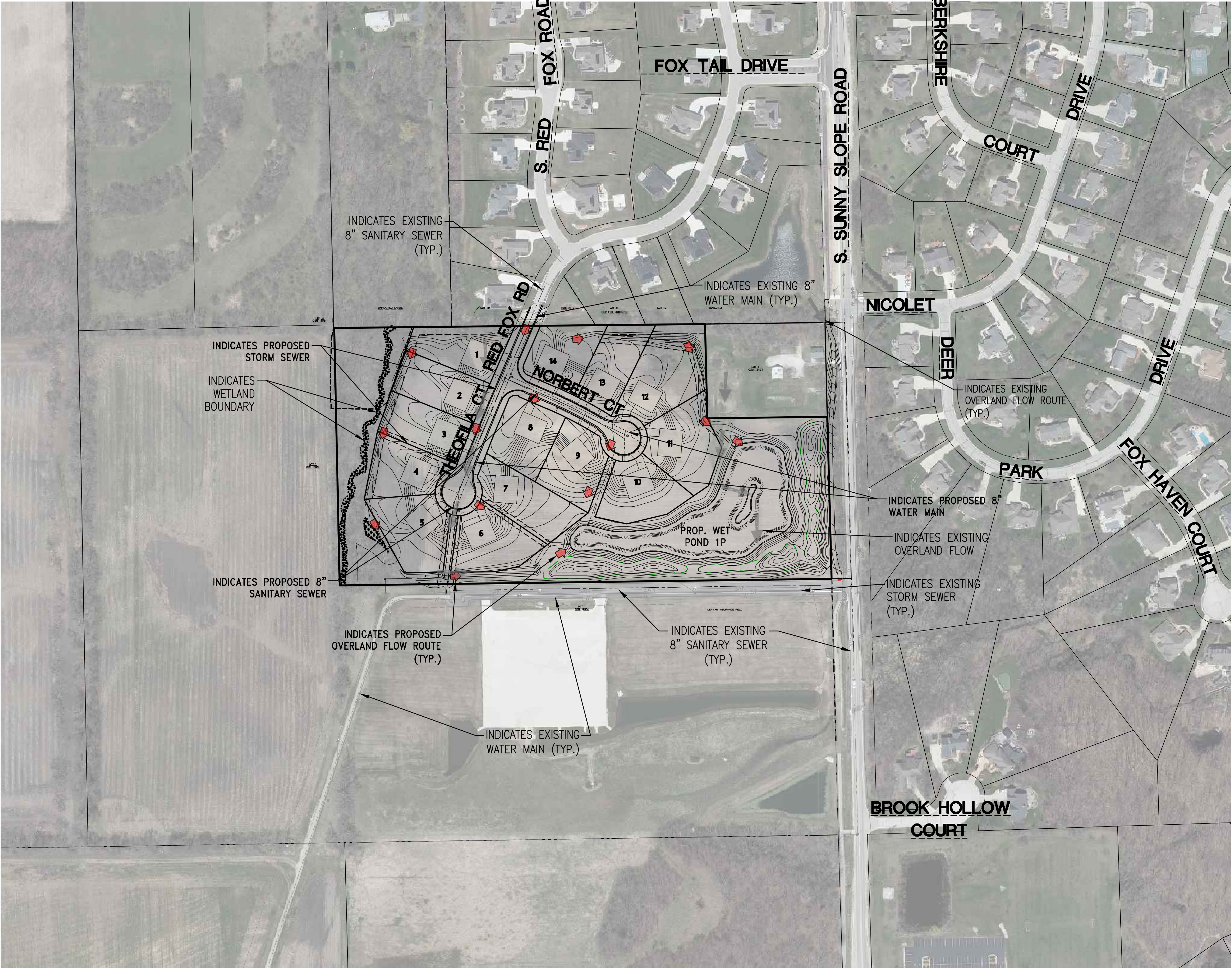
23-041-1124

DESCRIPTION:

**ROADWAY &
STORM SEWER
PLAN**

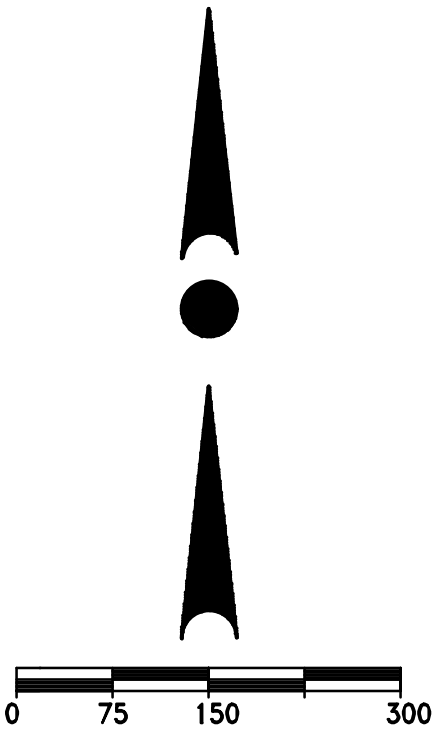
SHEET

C5.2

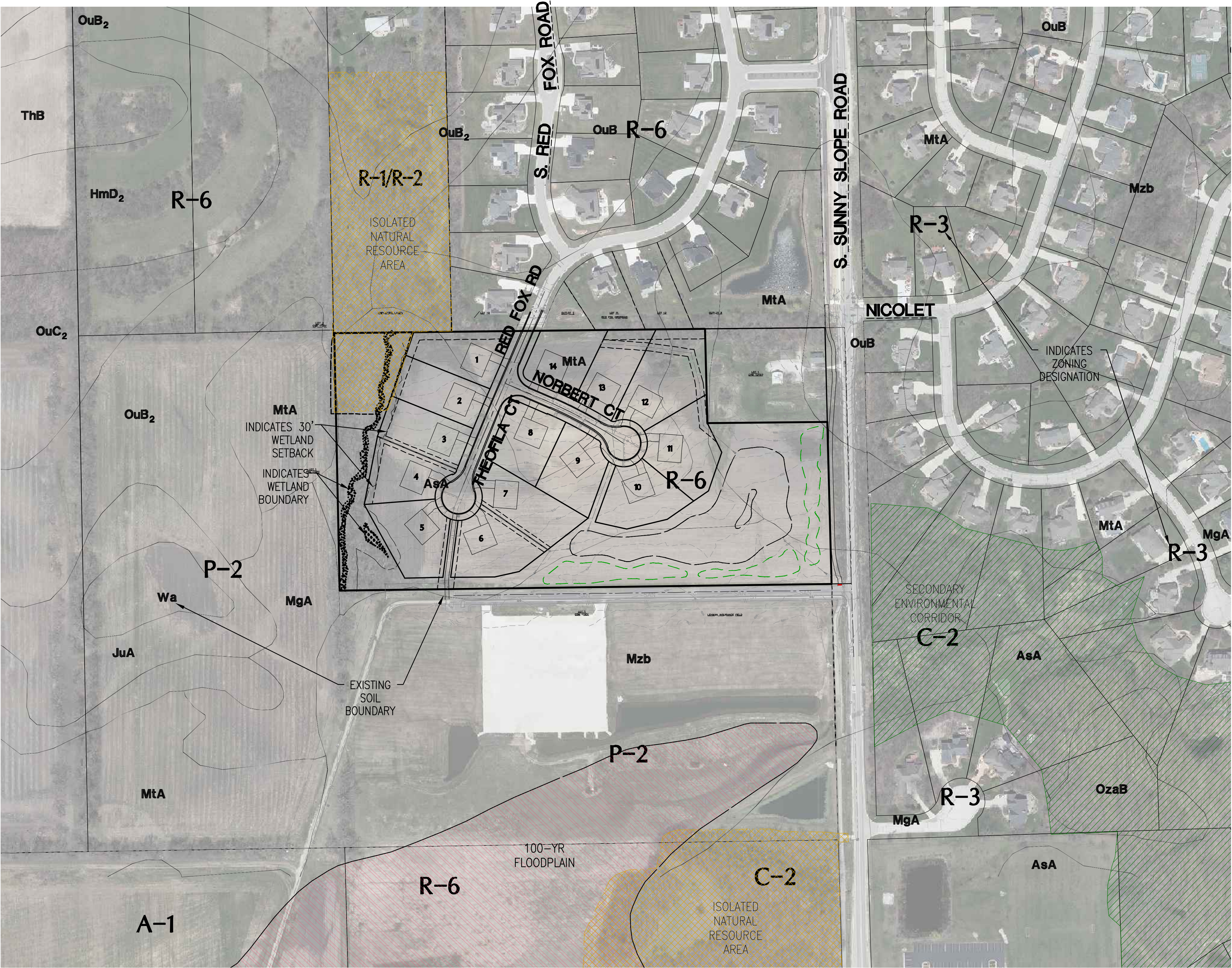


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THEOFILA SINGLE-FAMILY SUBDIVISION
EX1 - VICINITY MAP
City of New Berlin, WI



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")
DATE: 12/6/2023



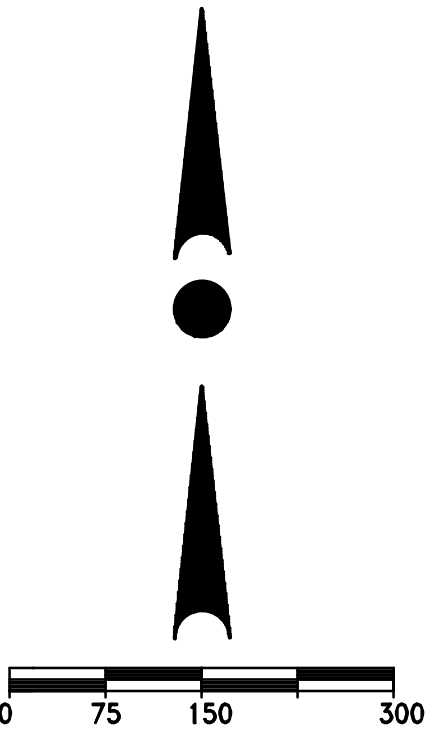
NOTE: NO SOILS RATED "PRIME OF STATEWIDE IMPORTANCE" WITHIN PROJECT LIMITS

THEOFILA SINGLE-FAMILY SUBDIVISION
EX2 - NATURAL RESOURCE AND PRESERVATION MAP

City of New Berlin, WI



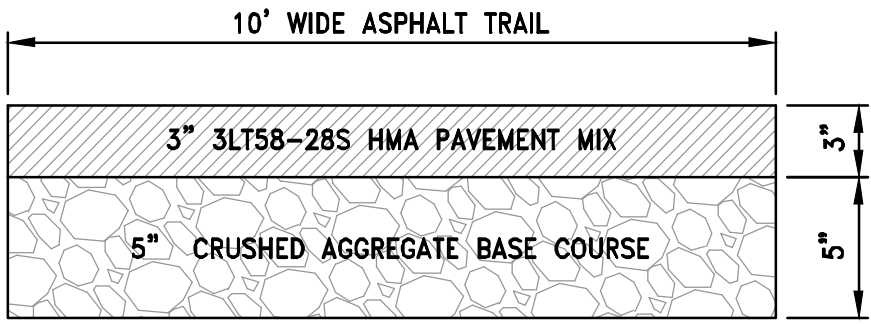
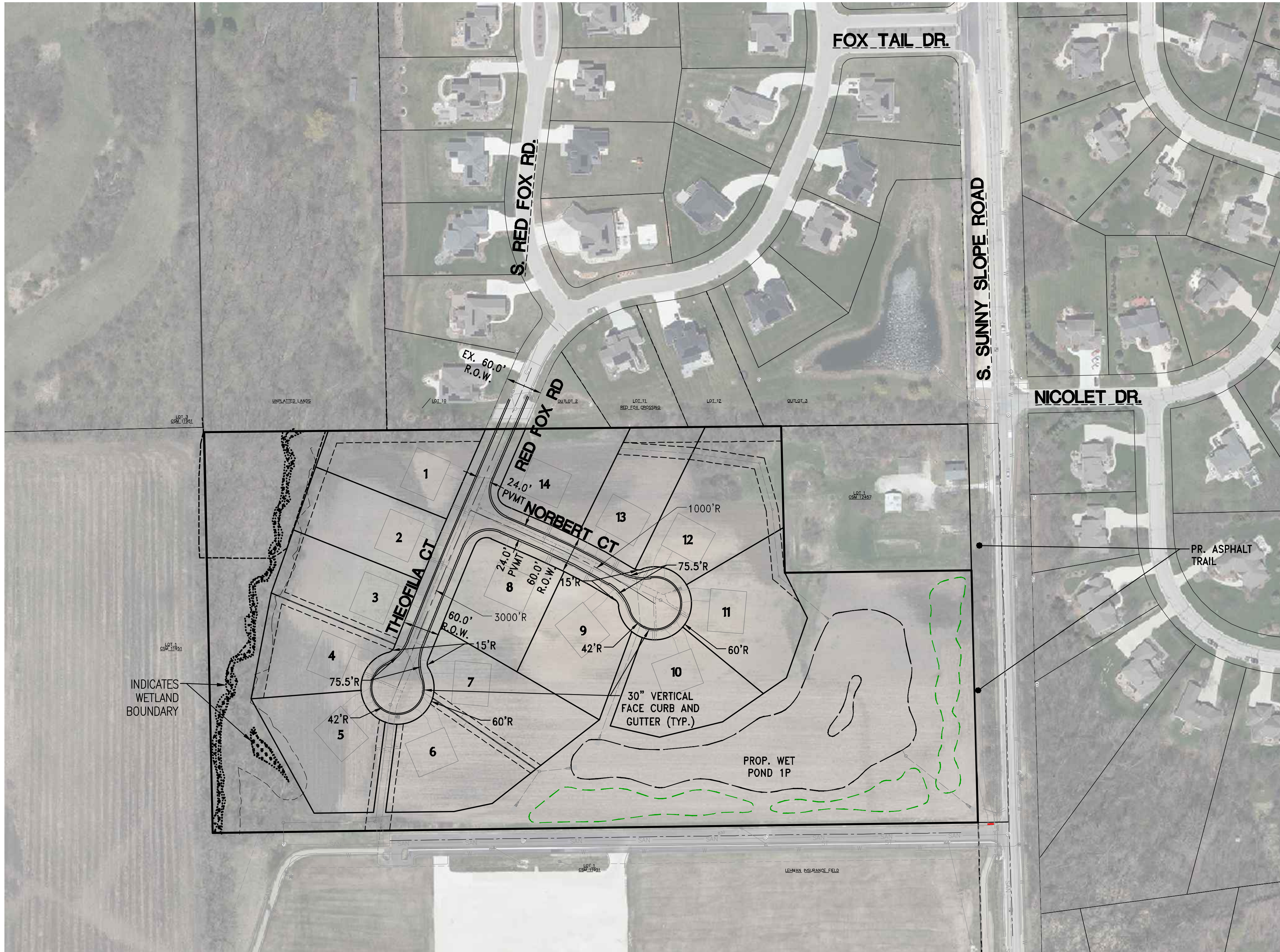
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Scale: 1" = 300' (11"x17")
DATE: 12/6/2023



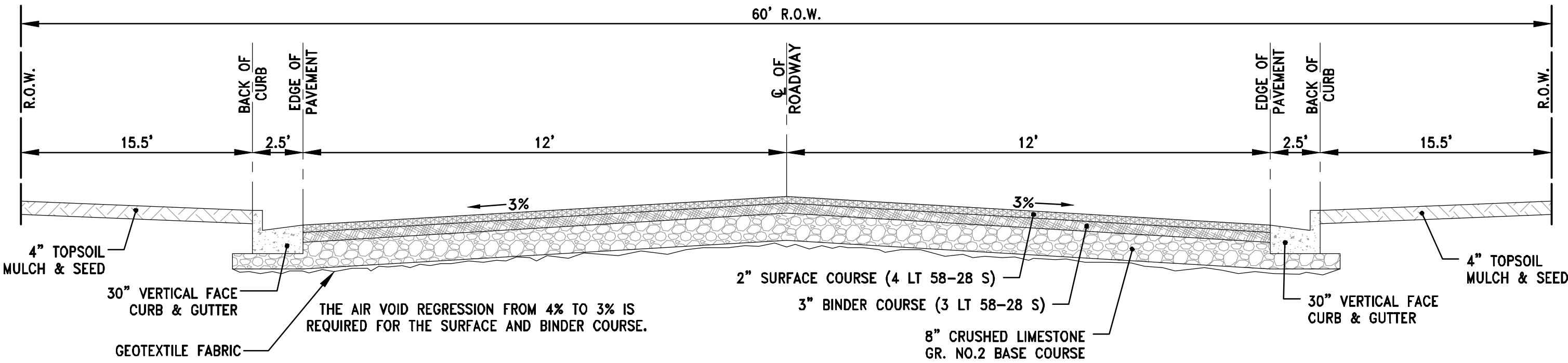
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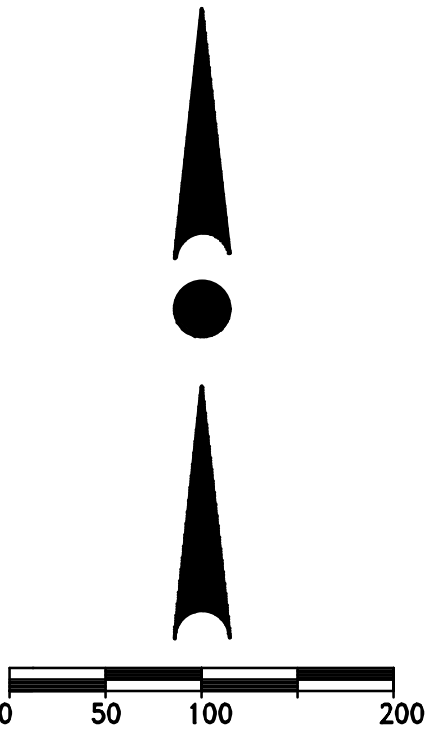
MULTI-USE TRAIL CROSS SECTION
NO SCALE

THEOFILA SINGLE-FAMILY SUBDIVISION
EX3 - TRANSPORTATION PLAN

City of New Berlin, WI



ROAD CROSS SECTION
NO SCALE



Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")
DATE: 12/6/2023



Committee of the Whole MEETING MINUTES

January 9, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

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

MINUTES

1. CALL MEETING TO ORDER

Mayor Ament called the meeting to order at 6:00 PM

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:

Present: Alderperson Hopkins, Alderperson Harenda, Alderperson Stribl, Alderperson Horbinski, Alderperson Kroupa, Alderperson La Fever

Excused: Alderperson Dave Maxey

Staff Present: City Attorney Mark Blum, City Clerk Rubina R. Medina

City Clerk stated that the meeting was properly noticed

3. APPROVAL OF MINUTES

A. December 12, 2023 Committee of the Whole Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson La Fever
Motion Passed 6-0

4. UTILITY & FINANCE

A. Discussion and recommendation to Common Council approval of the January 10, 2024 Water Utility claims in the amount of \$19,190.55 for 2023 Invoices and \$1,730. for 2024 Invoices. Sewer Utility claims in the amount of \$4,029.14 for 2023 Invoices and General City Claims in the amount of \$445,187.16 for 2023 Invoices and \$17,739.36 for 2024 Invoices.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Hopkins

5. MISCELLANEOUS

- A. Golf Course Commission Update
Report was not provided. May reschedule for future date.
- B. Discussion and recommendation to Common Council the approval of the Director of Finance to sign the Declaration of Official Intent for the 2024 Debt Issue in an amount not to exceed the approved 2024 Capital Improvement Budget amounts plus projected issuance costs

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Alderperson Horbinski
Motion Passed 6-0

- C. Discussion and recommendation to Common Council approval of a public hearing to be set for February 5, 2024 at 6:00 p.m. 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: Alderperson Kroupa
Motion Passed 6-0

- D. Discussion and recommendation to Common Council approval of a 5-year contract between City of New Berlin and Flock Group, Inc. to purchase and subscribe to 10 Automatic License Plate Recognition (ALPR) cameras as outlined in the RAS

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Harenda
Motion Passed 6-0

- E. Discussion and recommendation to Common Council approval of Resolution 24-3, a Resolution to amend the 2022 CIP budget by transferring CIP funds from 2015 in the amount of \$186,983 to complete required infrastructure and building code requirements in order to gain occupancy of the New Berlin Activity and Recreation Center prior to its opening

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Stribl
Motion Passed 6-0

- F. Discussion and recommendation to Common Council approval of the 2024 Salary Table effective 01/19/2024

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Horbinski
Second by: Alderperson Hopkins

Motion Passed 6-0

- G.** Discussion and recommendation to Common Council approval of the addition of a 1.0 FTE custodial position for the 2024 budget year

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson Stribl
Motion Passed 6-0

- H.** Discussion and recommendation to the Common Council to authorize the change from an HR Assistant to an HR Coordinator position within the Human Resource Department as outlined in the RAS

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Stribl
Motion Passed 6-0

- I.** Discussion and recommendation to Common Council approval of holding the March 26th, 2024 & October 22nd, 2024 COW/CC meeting dates via Zoom due to In-person Absentee Voting being held in Council Chambers

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Alderperson Kroupa
Motion Passed 6-0

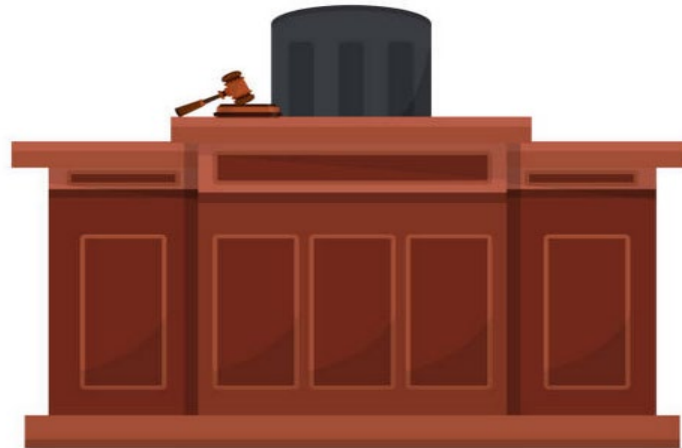
6. ADJOURN

MOTION: Motion to Adjourn at 6:15 PM

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson La Fever
Motion Passed 6-0

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

Municipal Court



Catharine Hausen

2023 Highlights

Staff:

- ❖ Judge
- ❖ City Prosecutors
- ❖ Clerks

Office:

- ❖ Update of court office
- ❖ Temporary court window
- ❖ Modified procedure
- ❖ Security juveniles
- ❖ Citizen's Academy

2023 Highlights continued

Financial:

- ❖ Payment services to reduce credit card costs.
- ❖ Maintained three court sessions versus four to reduce security costs.
- ❖ Reduced dated outstanding warrants lower costs for Court and Police Department.
- ❖ Drastically reduced prisoner care costs.
 - ❖ 2019 \$5,672
 - ❖ 2020 \$1,954
 - ❖ 2021 \$722
 - ❖ 2022 \$714
 - ❖ 2023 \$375

Court Sessions

Court Sessions

- ❖ 1st and 3rd Wednesdays (8:30 AM)
- ❖ 2nd Wednesdays (7:00 PM)

Court Appearances

- ❖ 49 sessions
- ❖ \$86,374
- ❖ 1320 defendants

Ticket Totals

Court and Parking

2023

❖ Tickets issued: 6,044

2022

❖ Tickets issued: 4,571

2021

❖ Tickets issued: 4,777

Juvenile Cases

- ❖ Municipal Court
 - ❖ Receive alternative sentence
- ❖ Waukesha County Teen Court
 - ❖ Waukesha county resident
 - ❖ No priors
 - ❖ Admit guilt
 - ❖ Receive alternative sentence

Informing the Defendant

Provide information to
defendants:

Before, during and after Court:

- ❖ Handouts
- ❖ Mailings
- ❖ Website/Phone
- ❖ Judge's opening remarks

Informing the Defendant continued

Multiple payment methods available.

- ❖ In-person, mail, drop box, and two online/phone services
- ❖ Payment plans/Extensions

Notification prior any additional enforcement.

- ❖ Mailings
- ❖ Warned of consequences

Serving the Public

- ❖ Court proceedings
- ❖ Driver's license and vehicle registration
- ❖ Process and assist
- ❖ Public records requests
- ❖ Prepare and submit statistical and financial reports

Collection Methods

Methods of collection:

- ❖ Department of Transportation
- ❖ Writ of Commitment
- ❖ Department of Revenue

Suspensions

- ❖ Driver's License Suspensions
 - ❖ Suspended license for one year or paid in full
- ❖ Registration Suspension
 - ❖ 37 of 294 parking tickets suspended
 - ❖ All vehicles

Writ of Commitment

Arrest and incarceration in the Waukesha County Jail.

- ❖ Serves one day for every \$50.00 owed.
- ❖ City charged \$19.72
- ❖ Currently 55 active Writs and Warrants with a balance of \$17,324.
- ❖ Wanted list posted on city's website.

Department of Revenue SDC

State Debt Collection (SDC)

- ❖ No cost to the Court
- ❖ Aggressively pursues collection
- ❖ Collected \$118,266 in forfeitures in 2022
- ❖ Collected \$98,427 in forfeitures in 2023
- ❖ Total collection of \$683,235 from 2016 to 2023

Department of Revenue TRIP

Tax Refund Intercept Program (TRIP)

- ❖ No costs to the Court
- ❖ Wisconsin Tax Return
- ❖ Parking and Writs of Commitment
- ❖ Collected \$1,558 in 2022
- ❖ Collected \$2,735 in 2023

Revenue Sources

2023 sources of payment:

Cash

8%

Check

13%

AllPaid (online/phone)

19%

Point and Pay (online/phone)

20%

Credit Card

20%

SDC

19%

TRIP

1%

Revenue Totals

2023

- ❖ Revenue collected \$336,796
- ❖ Proposed revenue \$315,000

2022

- ❖ Revenue collected \$326,032
- ❖ Proposed revenue \$320,000

2021

- ❖ Revenue collected \$326,032
- ❖ Proposed revenue \$320,000

2024 Goals

- ❖ Aggressive collections
- ❖ Multiple payment options
- ❖ Review security measures
- ❖ Replace equipment
- ❖ Offer professional and helpful service
- ❖ Coordinated and cohesive relationship with the NBPD

City of New Berlin
Comparison of Water Bill
Existing Rates vs Proposed Rates

Customer Type	Meter Size (Inches)	Volume 1,000 Gallons	Quarterly		Diff w/ Decrease	% increase
			Bills at Current Rates	New Rates		
Small Residential	5/8	8	49.28	64.60	15.32	31.1%
Average Residential	5/8	18	91.78	119.10	27.32	29.8%
Large Residential	5/8	35	164.03	211.75	47.72	29.1%
					-	
Small Multi-Family	1	40	193.34	254.00	60.66	31.4%
Medium Multi-Family	1	100	442.34	573.20	130.86	29.6%
Medium Multi-Family	2	175	787.07	1,032.95	245.88	31.2%
Large Multi-Family	3	475	2,075.90	2,688.95	613.05	29.5%
					-	
Commercial/Industrial	5/8	25	121.53	157.25	35.72	29.4%
Commercial/Industrial	3/4	50	226.28	291.70	65.42	28.9%
Commercial/Industrial	3/4	75	330.03	424.95	94.92	28.8%
Commercial/Industrial	1	75	338.59	439.95	101.36	29.9%
Commercial/Industrial	1	150	649.84	839.70	189.86	29.2%
Commercial/Industrial	1 1/2	225	996.22	1,293.10	296.88	29.8%
Commercial/Industrial	2	300	1,305.82	1,699.20	393.38	30.1%
Commercial/Industrial	3	500	2,179.65	2,822.20	642.55	29.5%
Commercial/Industrial	4	700	2,904.82	3,751.20	846.38	29.1%
					-	
Large Commercial	2	1,300	4,775.82	6,157.20	1,381.38	28.9%
Large Industrial	3	1,700	6,204.82	7,991.20	1,786.38	28.8%
Small Public Authority	1	20	108.84	145.00	36.16	33.2%
Medium Public Authority	1 1/2	40	207.72	280.40	72.68	35.0%
Large Public Authority	2	300	1,305.82	1,699.20	393.38	30.1%

City of New Berlin
Comparison of Sewer Bill
Existing Rates vs Proposed Rates

Customer Classification	Meter Size	gal (000)	Sewer			Percentage	Diff w/
			Volumetric charge	Meter charge	Total bill	decrease 2.5%	Decrease @ 2.5%
Quarterly							
Small Residential	5/8	8	18.07	168.68	186.75	182.08	(4.67)
Average Residential	5/8	18	40.66	168.68	209.34	204.10	(5.24)
Large Residential	5/8	35	79.06	168.68	247.74	241.54	(6.20)
Unmetered Sewer			-	209.33	209.33	204.10	(5.23)
Small Multi-Family	1	40	310.55	69.61	380.16	370.66	(9.50)
Medium Multi-Family	1	100	776.38	69.61	845.99	824.84	(21.15)
Medium Multi-Family	2	175	1,358.67	69.61	1,428.28	1,392.57	(35.70)
Large Multi-Family	3	475	3,687.81	69.61	3,757.42	3,663.48	(93.93)
Non-Certified Discharge							
Commercial/Industrial	5/8	25	194.10	69.61	263.71	257.11	(6.59)
Commercial/Industrial	3/4	50	388.19	69.61	457.80	446.36	(11.44)
Commercial/Industrial	3/4	75	582.29	69.61	651.90	635.60	(16.30)
Commercial/Industrial	1	75	582.29	69.61	651.90	635.60	(16.30)
Commercial/Industrial	1	150	1,164.57	69.61	1,234.18	1,203.33	(30.85)
Commercial/Industrial	1 1/2	225	1,746.86	69.61	1,816.47	1,771.05	(45.42)
Commercial/Industrial	2	300	2,329.14	69.61	2,398.75	2,338.78	(59.97)
Commercial/Industrial	3	500	3,881.90	69.61	3,951.51	3,852.72	(98.79)
Commercial/Industrial	4	700	5,434.66	69.61	5,504.27	5,366.66	(137.61)
Certified Discharge *							
Commercial/Industrial	5/8	25	162.01	64.22	226.23	220.58	(5.65)
Commercial/Industrial	3/4	50	324.03	64.22	388.25	378.54	(9.70)
Commercial/Industrial	3/4	75	486.04	64.22	550.26	536.50	(13.76)
Commercial/Industrial	1	75	486.04	64.22	550.26	536.50	(13.76)
Commercial/Industrial	1	150	972.08	64.22	1,036.30	1,010.39	(25.91)
Commercial/Industrial	1 1/2	225	1,458.11	64.22	1,522.33	1,484.27	(38.06)
Commercial/Industrial	2	300	1,944.15	64.22	2,008.37	1,958.16	(50.21)
Commercial/Industrial	3	500	3,240.25	64.22	3,304.47	3,221.86	(82.61)
Commercial/Industrial	4	700	4,536.35	64.22	4,600.57	4,485.56	(115.01)
Large Commercial	2	1,300	10,092.94	69.61	10,162.55	9,908.49	(254.06)
Large Industrial *	3	1,700	11,016.85	64.22	11,081.07	10,804.04	(277.03)
Small Public Authority	1	20	129.61	69.61	199.22	194.24	(4.98)
Medium Public Authority	1 1/2	40	259.22	69.61	328.83	320.61	(8.22)
Large Public Authority	2	300	1,944.15	69.61	2,013.76	1,963.42	(50.34)

* Additional volumetric amount is directly charged by MMSD and put on their bill, based on the chemicals discharged from their wastewater.

New Berlin Water & Sewer Utility
Combined Rate change

Customer Type	Meter Size	Volume 1,000 Gallons	Under Old Rates			Under New Rates			
QUARTERLY	(Inches)		Water	Sewer	Total	Water	Sewer	Total	Differ
Small Residential	5/8	8	49.28	186.75	236.03	64.60	182.08	246.68	10.65
Average Residential	5/8	18	91.78	209.34	301.12	119.10	204.10	323.20	22.08
Large Residential	5/8	35	164.03	247.74	411.77	211.75	241.54	453.29	41.52
Unmetered Sewer				209.33	209.33	-	204.10	204.10	(5.23)
Small Multi-Family	1	40	193.34	380.16	573.50	254.00	370.66	624.66	51.16
Medium Multi-Family	1	100	442.34	845.99	1,288.33	573.20	824.84	1,398.04	109.71
Medium Multi-Family	2	175	787.07	1,428.28	2,215.35	1,032.95	1,392.57	2,425.52	210.18
Large Multi-Family	3	475	2,075.90	3,757.42	5,833.32	2,688.95	3,663.48	6,352.43	519.12
Non-Certified Discharge									
Commercial/Industrial	5/8	25	121.53	263.71	385.24	157.25	257.11	414.36	29.13
Commercial/Industrial	3/4	50	226.28	457.80	684.08	291.70	446.36	738.06	53.98
Commercial/Industrial	3/4	75	330.03	651.90	981.93	424.95	635.60	1,060.55	78.63
Commercial/Industrial	1	75	338.59	651.90	990.49	439.95	635.60	1,075.55	85.07
Commercial/Industrial	1	150	649.84	1,234.18	1,884.02	839.70	1,203.33	2,043.03	159.01
Commercial/Industrial	1 1/2	225	996.22	1,816.47	2,812.69	1,293.10	1,771.05	3,064.15	251.47
Commercial/Industrial	2	300	1,305.82	2,398.75	3,704.57	1,699.20	2,338.78	4,037.98	333.41
Commercial/Industrial	3	500	2,179.65	3,951.51	6,131.16	2,822.20	3,852.72	6,674.92	543.76
Commercial/Industrial	4	700	2,904.82	5,504.27	8,409.09	3,751.20	5,366.66	9,117.86	708.77
Certified Discharge *									
Commercial/Industrial	5/8	25	121.53	226.23	347.76	157.25	220.58	377.83	30.07
Commercial/Industrial	3/4	50	226.28	388.25	614.53	291.70	378.54	670.24	55.72
Commercial/Industrial	3/4	75	330.03	550.26	880.29	424.95	536.50	961.45	81.16
Commercial/Industrial	1	75	338.59	550.26	888.85	439.95	536.50	976.45	87.60
Commercial/Industrial	1	150	649.84	1,036.30	1,686.14	839.70	1,010.39	1,850.09	163.96
Commercial/Industrial	1 1/2	225	996.22	1,522.33	2,518.55	1,293.10	1,484.27	2,777.37	258.82
Commercial/Industrial	2	300	1,305.82	2,008.37	3,314.19	1,699.20	1,958.16	3,657.36	343.17
Commercial/Industrial	3	500	2,179.65	3,304.47	5,484.12	2,822.20	3,221.86	6,044.06	559.94
Commercial/Industrial	4	700	2,904.82	4,600.57	7,505.39	3,751.20	4,485.56	8,236.76	731.37
Large Commercial	2	1,300	4,775.82	10,162.55	14,938.37	6,157.20	9,908.49	16,065.69	1,127.32
Large Industrial *	3	1,700	6,204.82	11,081.07	17,285.89	7,991.20	10,804.04	18,795.24	1,509.35
Small Public Authority	1	20	108.84	199.22	308.06	145.00	194.24	339.24	31.18
Medium Public Authority	1 1/2	40	207.72	328.83	536.55	280.40	320.61	601.01	64.46
Large Public Authority	2	300	1,305.82	2,013.76	3,319.58	1,699.20	1,963.42	3,662.62	343.04



Public Service Commission of Wisconsin

Rebecca Cameron Valcq, Chairperson
Tyler Huebner, Commissioner
Summer Strand, Commissioner

4822 Madison Yards Way
P.O. Box 7854
Madison, WI 53707-7854

Public Service Commission of Wisconsin
RECEIVED: 11/29/2023 8:55:00 AM

November 29, 2023

Mr. John Sughroue, Accounting Supervisor
New Berlin Water Utility
4000 S Casper Drive
New Berlin, WI 53151

Re: Application of the City of New Berlin, Waukesha County, 4090-WR-104
Wisconsin, as a Water Public Utility, for Authority to
Adjust Water Rates

Dear Mr. Sughroue:

Public Service Commission (Commission) staff has analyzed the New Berlin Water Utility's (applicant) application for a water rate increase. The Commission received the application on June 30, 2023. The attached proposed exhibit (Exhibit) contains schedules showing Commission staff's proposed cost-of-service analysis and proposed rates. Commission staff intends to submit the Exhibit at the public hearing, which will be scheduled at a later date.

The revenue requirement for the 2023 test year is comprised of the following:

Operation and Maintenance Expenses	\$	3,219,057
Depreciation Expense	\$	966,254
Property Tax Equivalent and Other Taxes	\$	833,334
Return on Rate Base	\$	1,833,700
Total	\$	6,852,345

Commission staff used a 6.40 percent rate of return on the estimated water utility net investment rate base for the 2023 test year, as recommended by our staff auditor. (PSC REF#: 480143.)

Schedule 13 of the Exhibit shows the proposed rates that would increase annual revenues from water public utility service by an estimated \$1,567,651. Commission staff estimates \$1,222,609 would be from general service customers, and \$345,041 would be from the public fire protection (PFP) charge. The increase in water utility revenues results from a 41.23 percent increase in gross plant investment and a 16.87 percent increase in operating expenses since the applicant's last water conventional rate case (CRC) in 2009.

The overall increase in customer rates is 33.17 percent and is comprised of a 30.41 percent increase in general service charges and a 48.88 percent increase in PFP charges.

Mr. John Sughroue
Docket 4090-WR-104
Page 3

If you have any questions, please call me at (608) 266-3905.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Fisher', with a long horizontal flourish extending to the right.

Andrew Fisher
Public Utility Rate Analyst
Public Service Commission of Wisconsin
Division of Water Utility Regulation and Analysis
(608) 266-3905 | Andrew.Fisher@wisconsin.gov

ALF:ajh:kl DL:01975305

Attachment

COMPARATIVE INCOME STATEMENT

ACCT NO.	OPERATING REVENUES	TEST YEAR				
		2019	2020	2021	2022	2023
460	Unmetered Sales to General Customers					
	Residential	\$ 259	\$ 1,516	\$ 1,307	\$ 620	\$ 1,300
	Multi-Family Residential	0	0	0	0	0
	Commercial	5,419	9,338	10,261	6,994	8,500
	Industrial	218	0	0	0	0
	Public Authority	130	0	0	294	200
	Irrigation	0	0	0	0	0
461	Metered Sales to General Customers					
	Residential	2,184,532	2,373,205	2,405,635	2,251,914	2,278,533
	Multi-Family Residential	549,217	565,187	559,953	531,608	554,758
	Commercial	869,088	794,914	822,476	825,131	826,681
	Industrial	296,427	307,901	334,527	335,499	321,176
	Public Authority	37,221	34,384	41,366	38,810	39,725
	Irrigation	0	0	0	0	0
	TOTAL GENERAL SALES	\$ 3,942,511	\$ 4,086,445	\$ 4,175,525	\$ 3,990,870	\$ 4,030,873
462	Private fire protection service	\$ 165,615	\$ 166,548	\$ 167,472	\$ 167,928	\$ 167,928
463	Public fire protection service	705,893	705,893	705,893	705,893	705,893
465	Other water sales	0	0	0	0	0
466	Sales for resale	0	0	0	0	0
467	Interdepartmental sales	0	0	0	0	0
470	Forfeited discounts	31,417	10,596	24,305	30,594	35,000
472	Rents from water property	235,942	256,064	256,595	280,968	235,000
473	Interdepartmental rents	0	0	0	0	0
474	Other water revenues	95,277	98,275	107,477	127,355	110,000
	TOTAL OPERATING REVENUES	\$ 5,176,655	\$ 5,323,821	\$ 5,437,267	\$ 5,303,608	\$ 5,284,694
OPERATING EXPENSES						
SOURCE OF SUPPLY						
600	Operation labor	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
601	Operation labor and expenses	0	0	0	0	0
602	Purchased water	1,402,698	1,499,364	1,516,891	1,466,529	1,612,564
603	Miscellaneous expenses	0	0	0	0	0
604	Rents	0	0	0	0	0
610	Maintenance supervision and engineering	0	0	0	0	0
611	Maintenance of structures and improvements	0	0	0	0	0
612	Maint. of collecting and impounding reservoirs	0	0	0	0	0
613	Maintenance of lake, river, and other intakes	0	0	0	0	0
614	Maintenance of wells and springs	0	0	0	0	0
616	Maintenance of supply mains	0	0	0	0	0
617	Maintenance of misc. water source plant	0	0	0	0	0
PUMPING EXPENSES						
620	Operation supervision and engineering	0	0	0	0	0
621	Fuel for power production	0	0	0	0	0
622	Power production labor and expenses	0	0	0	0	0
623	Fuel or power purchased for production	107,131	106,067	116,959	119,149	125,000
624	Pumping labor and expenses	104,601	101,544	61,878	63,166	88,704
625	Expenses transferred--credit	0	0	0	0	0
626	Miscellaneous expenses	0	0	0	0	0
627	Rents	0	0	0	0	0
630	Maintenance supervision and engineering	0	0	0	0	0
631	Maintenance of structures and improvements	42,936	28,445	41,099	62,170	44,274
632	Maintenance of power production equipment	0	0	0	0	0
633	Maintenance of pumping equipment	42,766	39,848	29,296	12,061	27,554

NET INVESTMENT RATE BASE

UTILITY FINANCED PLANT IN SERVICE	\$ 41,173,122
Less: ACCUMULATED PROVISION FOR DEPRECIATION	<u>12,396,491</u>
NET PLANT IN SERVICE	\$ 28,776,631
Plus: MATERIALS AND SUPPLIES	0
Less: REGULATORY LIABILITY	<u>125,069</u>
NET INVESTMENT RATE BASE	<u>\$ 28,651,562</u>
RATE OF RETURN ON RATE BASE	6.40%

ESTIMATED INCOME STATEMENT FOR THE 2023 TEST YEAR
AND
REVENUE REQUIREMENT TO YIELD A 6.40% RETURN ON NET INVESTMENT RATE BASE

	Present Rates	Increase	After Rate Increase
	<u> </u>	<u> </u>	<u> </u>
TOTAL OPERATING REVENUES	\$ <u>5,284,694</u>	\$ <u>1,567,651</u>	\$ <u>6,852,345</u>
OPERATING EXPENSES:			
OPERATION & MAINTENANCE EXPENSES	\$ 3,219,057		\$ 3,219,057
DEPRECIATION EXPENSE	966,254		966,254
AMORTIZATION EXPENSE	0		0
TAXES AND TAX EQUIVALENT	<u>833,334</u>		<u>833,334</u>
TOTAL OPERATING EXPENSES	\$ <u>5,018,645</u>		\$ <u>5,018,645</u>
NET OPERATING INCOME (LOSS)	\$ <u>266,049</u>		\$ <u>1,833,700</u>
RATE OF RETURN ON RATE BASE	0.93%		6.40%

UTILITY FINANCED PLANT IN SERVICE AND DEPRECIATION EXPENSE

TEST YEAR 2023

(continued)

ACCT NO.	ACCOUNT DESCRIPTION	Balance 12/31/2022 (\$)	Major Additions (\$)	Normal Additions (\$)	Retirements (\$)	Balance 12/31/2023 (\$)	TEST YEAR RATE BASE BALANCE (\$)	DEPRECIATION	
								RATE (%)	EXPENSE (\$)
TRANSMISSION & DISTRIBUTION PLANT									
340	Land and Land Rights	33,037	0	0	0	33,037	33,037	N/A	0
341	Structures and Improvements	0	0	0	0	0	0	3.20%	0
342	Distribution Reservoirs and Standpipes	2,260,738	0	0	0	2,260,738	2,260,738	1.90%	42,954
343	Transmission and Distribution Mains	23,253,200	0	0	0	23,253,200	23,253,200	1.30%	302,292
345	Services	1,854,608	0	0	0	1,854,608	1,854,608	2.90%	53,784
346	Meters	2,479,365	0	250,000	180,000	2,549,365	2,514,365	5.50%	69,145
348	Hydrants	2,548,170	0	39,700	10,000	2,577,870	2,563,020	2.20%	56,386
349	Other Transmission and Distribution Plant	0	0	0	0	0	0	5.00%	0
GENERAL PLANT									
389	Land and Land Rights	0	0	0	0	0	0	N/A	0
390	Structures and Improvements	1,856,093	0	1,000,000	0	2,856,093	2,356,093	2.90%	68,327
391	Office Furniture and Equipment	6,586	0	0	0	6,586	6,586	5.80%	382
391	Computer Equipment	100,988	0	7,000	0	107,988	104,488	0.00%	0
392	Transportation Equipment	846,829	0	115,000	40,000	921,829	884,329	13.30%	117,616
393	Stores Equipment	0	0	0	0	0	0	5.80%	0
394	Tools, Shop and Garage Equipment	228,759	0	0	10,000	218,759	223,759	5.80%	12,978
395	Laboratory Equipment	0	0	0	0	0	0	5.80%	0
396	Power Operated Equipment	113,135	0	0	0	113,135	113,135	0.00%	0
397	Communication Equipment	707,188	0	0	0	707,188	707,188	15.00%	106,078
397	SCADA Equipment	363,554	0	0	0	363,554	363,554	0.00%	0
398	Miscellaneous Equipment	0	0	0	0	0	0	5.80%	0
TOTAL UTILITY FINANCED PLANT IN SERVICE		40,587,272	0	1,411,700	240,000	41,758,972	41,173,122		966,254

ALLOCATION OF UTILITY FINANCED PLANT
TO SERVICE COST FUNCTIONS

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY									
		BASE COSTS		MAX DAY		MAX HOUR		CUSTOMER COSTS			
		System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)
		TOTAL (\$)									
	INTANGIBLE PLANT										
301	Organization	0	0	0	0	0	0	0	0	0	0
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0
	SOURCE OF SUPPLY										
310	Land and Land Rights	4,992	2,662	2,330							
311	Structures and Improvements	0	0	0	0	0	0	0	0	0	0
312	Collecting and Impounding Reservoirs	0	0	0	0	0	0	0	0	0	0
313	Lake, River, and Other Intakes	0	0	0	0	0	0	0	0	0	0
314	Wells and Springs	0	0	0	0	0	0	0	0	0	0
316	Supply Mains	155,454	82,899	72,555							
317	Other Water Source Plant	16,692	8,901	7,791							
	PUMPING PLANT										
320	Land and Land Rights	18,000	9,599	8,401							
321	Structures and Improvements	2,500,701	1,333,550	1,167,151							
323	Other Power Production Equipment	235,058	125,349	109,709							
325	Electric Pumping Equipment	980,670	522,962	457,708							
326	Diesel Pumping Equipment	0	0	0							
328	Other Pumping Equipment	23,455	12,508	10,947							
	WATER TREATMENT PLANT										
330	Land and Land Rights	0	0	0							
331	Structures and Improvements	0	0	0							
332	Sand or Other Media Filtration Equipment	0	0	0							
333	Membrane Filtration Equipment	0	0	0							
334	Other Water Treatment Equipment	0	0	0							

ALLOCATION OF TOTAL PLANT
TO SERVICE COST FUNCTIONS

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY											
		BASE COSTS		MAX DAY				MAX HOUR				CUSTOMER COSTS	
		TOTAL (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)
301	Organization	0	0	0	0	0	0	0	0	0	0	0	0
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	0
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	0
SOURCE OF SUPPLY													
310	Land and Land Rights	304,592	162,430			142,162			0	0	0	0	0
311	Structures and Improvements	0	0			0			0	0	0	0	0
312	Collecting and Impounding Reservoirs	0	0			0			0	0	0	0	0
313	Lake, River, and Other Intakes	0	0			0			0	0	0	0	0
314	Wells and Springs	0	0			0			0	0	0	0	0
316	Supply Mains	155,454	82,899			72,555							
317	Other Water Source Plant	16,692	8,901			7,791							
PUMPING PLANT													
320	Land and Land Rights	32,585	17,377			15,208							
321	Structures and Improvements	2,721,775	1,451,442			1,270,333							
323	Other Power Production Equipment	235,058	125,349			109,709							
325	Electric Pumping Equipment	1,255,500	669,521			585,979							
326	Diesel Pumping Equipment	0	0			0							
328	Other Pumping Equipment	32,024	17,077			14,947							
WATER TREATMENT PLANT													
330	Land and Land Rights	0	0			0							
331	Structures and Improvements	0	0			0							
332	Sand or Other Media Filtration Equipment	0	0			0							
333	Membrane Filtration Equipment	0	0			0							
334	Other Water Treatment Equipment	6,759	3,604			3,155							

ALLOCATION OF DEPRECIATION EXPENSE
TO SERVICE COST FUNCTIONS

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY												
		BASE COSTS			MAX DAY			MAX HOUR			CUSTOMER COSTS			
		TOTAL (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)	
301	Organization	0	0	0	0	0	0	0	0	0	0	0	0	
302	Franchises and Consents	0	0	0	0	0	0	0	0	0	0	0	0	
303	Miscellaneous Intangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	
SOURCE OF SUPPLY														
310	Land and Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	
311	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	0	
312	Collecting and Impounding Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	
313	Lake, River, and Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	
314	Wells and Springs	0	0	0	0	0	0	0	0	0	0	0	0	
316	Supply Mains	2,798	1,492		1,306									
317	Other Water Source Plant	0	0	0	0	0	0	0	0	0	0	0	0	
PUMPING PLANT														
320	Land and Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	
321	Structures and Improvements	80,022	42,673		37,349									
323	Other Power Production Equipment	10,343	5,516		4,827									
325	Electric Pumping Equipment	43,149	23,010		20,139									
326	Diesel Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	
328	Other Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	
WATER TREATMENT PLANT														
330	Land and Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	
331	Structures and Improvements	0	0	0	0	0	0	0	0	0	0	0	0	
332	Sand or Other Media Filtration Equipment	0	0	0	0	0	0	0	0	0	0	0	0	
333	Membrane Filtration Equipment	0	0	0	0	0	0	0	0	0	0	0	0	
334	Other Water Treatment Equipment	0	0	0	0	0	0	0	0	0	0	0	0	

Schedule 6
Page 1 of 2

Docket 4090-WR-104

ALLOCATION OF OPERATION AND MAINTENANCE EXPENSES
TO SERVICE COST FUNCTIONS

ACCT NO.	ACCOUNT DESCRIPTION	EXTRA-CAPACITY						CUSTOMER COSTS				
		BASE COSTS		MAX DAY		MAX HOUR		Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)	
		TOTAL (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)					
	SOURCE OF SUPPLY											
600	Operation labor	0	0			0						
601	Operation labor and expenses	0	0			0						
602	Purchased water	1,612,564	1,612,564									0
603	Miscellaneous expenses	0	0			0						
604	Rents	0	0			0						
610	Maintenance supervision and engineering	0	0			0						
611	Maintenance of structures and improvements	0	0			0						
612	Maint. of collecting and impounding reservoirs	0	0			0						
613	Maintenance of lake, river, and other intakes	0	0			0						
614	Maintenance of wells and springs	0	0			0						
616	Maintenance of supply mains	0	0			0						
617	Maintenance of misc. water source plant	0	0			0						
	PUMPING EXPENSES											
620	Operation supervision and engineering	0	0			0						
621	Fuel for power production	0	0									
622	Power production labor and expenses	0	0									
623	Fuel or power purchased for production	125,000	125,000									
624	Pumping labor and expenses	88,704	47,303			41,401						
625	Expenses transferred—credit	0	0			0						
626	Miscellaneous expenses	0	0			0						
627	Rents	0	0			0						
630	Maintenance supervision and engineering	0	0			0						
631	Maintenance of structures and improvements	44,274	23,610			20,664						
632	Maintenance of power production equipment	0	0			0						
633	Maintenance of pumping equipment	27,554	14,694			12,860						
	WATER TREATMENT EXPENSES											
640	Operation supervision and engineering	0	0			0						
641	Chemicals	0	0									
642	Operation labor and expenses	29,485	15,723			13,762						
643	Miscellaneous expenses	0	0			0						
644	Rents	0	0			0						
650	Maintenance supervision and engineering	0	0			0						
651	Maintenance of structures and improvements	37,018	19,741			17,277						
652	Maintenance of water treatment equipment	400	213			187						
												Schedule 7

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SUMMARY OF ALLOCATION OF OPERATING COSTS TO SERVICE COST FUNCTIONS

OPERATING COST	EXTRA-CAPACITY												
	TOTAL (\$)	BASE COSTS		MAX DAY			MAX HOUR			CUSTOMER COSTS			
		System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	System (\$)	Distribution (\$)	Storage (\$)	Billing (\$)	Equivalent Meter (\$)	Equivalent Service (\$)	Fire Protection (\$)	
OPERATION AND MAINTENANCE	3,219,057	2,070,971	70,610		239,164		0	195,214	166,285	57,439	43,592	194,849	180,934
DEPRECIATION EXPENSE	966,254	349,258	4,681		291,078		0	12,942	46,121	0	101,096	78,637	82,441
AMORTIZATION EXPENSE	0	0	0		0		0	0	0	0	0	0	0
TAXES AND TAX EQUIVALENT	833,334	188,683	75,578		158,228		0	208,949	21,830	0	31,497	78,507	70,061
RETURN ON NET INVESTMENT RATE BASE	1,833,700	736,093	12,415		617,750		0	34,323	83,689	0	126,745	93,488	129,197
TOTAL	6,852,345	3,345,005	163,283		1,306,221		0	451,428	317,925	57,439	302,930	445,480	462,634

CUSTOMER CLASS ALLOCATION FACTORS

NUMBER OF METERS

Meter size (inches):	NUMBER OF METERS												TOTAL 12 METERS PERCENT	
	5/8	3/4	1	1-1/4	1-1/2	2	2-1/2	3	4	6	8	10		
Residential	8,160	13	10	0	0	0	0	0	0	0	0	0	8,183	80%
Multifamily Residential	16	13	132	0	52	68	0	6	0	0	0	0	287	3%
Commercial	1,198	45	171	0	71	47	0	10	2	0	0	0	1,544	15%
Industrial	18	20	32	0	28	16	0	7	2	0	0	0	123	1%
Public Authority	3	2	9	0	5	8	0	6	0	0	0	0	33	0%
TOTALS	9,395	93	354	0	156	139	0	29	4	0	0	0	10,170	100%

EQUIVALENT METERS

ALLOCATION FACTOR: Meter size (inches): Equiv. meters ratio:	EQUIVALENT METERS											TOTAL EQUIV. METERS		PERCENT
	5/8 1.0	3/4 1.0	1 2.5	1-1/4 3.7	1-1/2 5.0	2 8.0	2-1/2 12.5	3 15.0	4 25.0	6 50.0	8 80.0	10 120.0	12 160.0	
Residential	8,160	13	25	0	0	0	0	0	0	0	0	0	0	8,198
Multifamily Residential	16	13	330	0	260	544	0	90	0	0	0	0	0	1,253
Commercial	1,198	45	428	0	355	376	0	150	50	0	0	0	0	2,602
Industrial	18	20	80	0	140	128	0	105	50	0	0	0	0	541
Public Authority	3	2	23	0	25	64	0	90	0	0	0	0	0	207
TOTALS	9,395	93	885	0	780	1,112	0	435	100	0	0	0	0	12,800
														100%

EQUIVALENT SERVICES

ALLOCATION FACTOR: Meter size (inches): Equiv. services ratio:	EQUIVALENT SERVICES											TOTAL EQUIV. SERVICES		PERCENT
	5/8 1.0	3/4 1.0	1 1.3	1-1/4 1.7	1-1/2 2.0	2 3.0	2-1/2 3.5	3 4.0	4 5.0	6 6.0	8 7.0	10 8.0	12 9.0	
Residential	8,160	13	13	0	0	0	0	0	0	0	0	0	0	8,186
Multifamily Residential	16	13	172	0	104	204	0	24	0	0	0	0	0	533
Commercial	1,198	45	222	0	142	141	0	40	10	0	0	0	0	1,798
Industrial	18	20	42	0	56	48	0	28	10	0	0	0	0	222
Public Authority	3	2	12	0	10	24	0	24	0	0	0	0	0	75
TOTALS	9,395	93	460	0	312	417	0	116	20	0	0	0	0	10,813
														100%

**New Berlin Water Utility
Comparison of Revenue
at
Present Rates, Cost of Service and Proposed Rates**

Customer Class	Revenue at Present Rates	Cost of Service		Proposed Rates		
		Revenue Required	Increase over Present Rates	Revenue	Increase over Present Rates	Percent of Cost of Service
Residential	\$2,278,533	\$2,963,803	30.08%	\$2,968,171	30.27%	100.15%
Multifamily Residential	\$554,758	\$740,776	33.53%	\$724,726	30.64%	97.83%
Commercial	\$826,681	\$1,081,403	30.81%	\$1,081,041	30.77%	99.97%
Industrial	\$321,176	\$405,694	26.32%	\$417,134	29.88%	102.82%
Public Authority	\$39,725	\$51,807	30.41%	\$52,769	32.84%	101.86%
Public Fire Protection	<u>\$705,893</u>	<u>\$1,050,934</u>	48.88%	<u>\$1,050,934</u>	48.88%	100.00%
Total	<u><u>\$4,726,766</u></u>	<u><u>\$6,294,417</u></u>	<u><u>33.17%</u></u>	<u><u>\$6,294,775</u></u>	<u><u>33.17%</u></u>	<u><u>100.01%</u></u>

New Berlin Water Utility

Water Rate File Changes

New

OC-1
Sg-1

Amended

PWAC-1
F-1
Upf-1
Mg-1
Mpa-1
Ug-1
Sws-1
BW-1
R-1
Cz-1
X-1
X-2
X-3

Deleted

NSF-1
Mgt-1
Mz-1

Public Service Commission of Wisconsin

New Berlin Water Utility

Purchased Water Adjustment Clause

Calculation of Adjusted Quarterly Service Charges - - - Mg-1

$$C = Z \times (1 + P)$$

$$P = (N - B) / T$$

Where: C = Adjusted Schedule Mg-1 quarterly retail service charges rounded up to the nearest cent.

Z = Current Schedule Mg-1 quarterly retail service charges.

P = Adjustment factor rounded up to the nearest hundredth of a percent, which is four places past the decimal point (.XXXX).

N = New quarterly wholesale service charge.

B = Current quarterly wholesale service charge.

T = Total quarterly dollar revenue from quarterly retail service charges per Schedule Mg-1.

Commodity Charge Adjustment - - - Mg-1

$$AVBR = VBR + A$$

Where: AVBR = Adjusted Schedule Mg-1 retail volume block rates rounded up to the nearest cent.

VBR = Current Schedule Mg-1 retail volume block rates.

A = New wholesale volume charge less the current wholesale volume charge.

Public Service Commission of Wisconsin

New Berlin Water Utility

Private Fire Protection Service - Unmetered

This service shall consist of permanent or continuous unmetered connections to the main for the purpose of supplying water to private fire protection systems such as automatic sprinkler systems, standpipes, and private hydrants. This service shall also include reasonable quantities of water used for testing check valves and other backflow prevention devices.

Quarterly Private Fire Protection Service Demand Charges:

2 - inch or smaller connection:	\$	12.00
3 - inch connection:	\$	21.00
4 - inch connection:	\$	36.00
6 - inch connection:	\$	72.00
8 - inch connection:	\$	114.00
10 - inch connection:	\$	162.00
12 - inch connection:	\$	210.00
14 - inch connection:	\$	258.00
16 - inch connection:	\$	306.00

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

New Berlin Water Utility

Other Charges

Payment Not Honored by Financial Institution Charge: The utility shall assess a \$25.00 charge when a payment rendered for utility service is not honored by the customer's financial institution. This charge may not be in addition to, but may be inclusive of, other such charges when the payment was for multiple services.

Special Meter Reading Charge: The utility shall assess a \$55.00 charge to the requestor whenever an existing customer or the property owner requests a special meter reading by utility personnel on a date other than the regularly scheduled meter reading. This charge may not be assessed if the customer or the property owner provides the meter reading. This charge may not be assessed to a new customer.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

New Berlin Water Utility

General Water Service - Unmetered

Service may be supplied temporarily on an unmetered basis where the utility cannot immediately install a water meter, including water used for construction. Unmetered service shall be billed the amount that would be charged to a metered residential customer using 13,000 gallons of water quarterly under Schedule Mg-1, including the service charge for a $\frac{5}{8}$ -inch meter. If the utility determines that actual usage exceeds 13,000 gallons of water quarterly, an additional charge for the estimated excess usage shall be made according to the rates under Schedule Mg-1.

This schedule applies only to customers with a 1-inch or smaller service connection. For customers with a larger service connection, the utility shall install a temporary meter and charges shall be based on the rates set forth under Schedule Mg-1.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

New Berlin Water Utility

Seasonal Service

Seasonal customers are general service customers who voluntarily request disconnection of water service and who resume service at the same location within 12 months of the disconnection, unless service has been provided to another customer at that location in the intervening period. The utility shall bill seasonal customers the applicable service charges under Schedule Mg-1 year-round, including the period of temporary disconnection.

Seasonal service shall include customers taking service under Schedule Mg-1, Schedule Ug-1, or Schedule Am-1.

Upon reconnection, the utility shall apply a charge under Schedule R-1 and require payment of any unpaid charges under this schedule.

Billing: Same as Schedule Mg-1, unless the utility and customer agree to an alternative payment schedule for the period of voluntary disconnection.

Public Service Commission of Wisconsin

New Berlin Water Utility

Reconnection Charges

The utility shall assess a charge to reconnect a customer, which includes reinstalling a meter and turning on the valve at the curb stop, if necessary. A utility may not assess a charge for disconnecting a customer.

During normal business hours: \$70.00

After normal business hours: \$90.00

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

New Berlin Water Utility

Water Utility Operating Rules

Compliance with Rules

All persons now receiving water service from this water utility, or who may request service in the future, shall be considered as having agreed to be bound by the rules and regulations as filed with the Public Service Commission of Wisconsin.

Establishment of Service

Application for water service may be made in writing on a form furnished by the water utility. The application will contain the legal description of the property to be served, the name of the owner, the exact use to be made of the service, and the size of the service lateral and meter desired. Note particularly any special refrigeration, fire protection, or water-consuming air-conditioning equipment.

Service will be furnished only if (1) the premises have a frontage on a properly platted street or public strip in which a cast iron or other long-life water main has been laid, or where the property owner has agreed to and complied with the provisions of the water utility's filed main extension rule, (2) the property owner has installed or agrees to install a service lateral from the curb stop to the point of use that is not less than 6 feet below the surface of an established or proposed grade and meets the water utility's specifications, and (3) the premises have adequate piping beyond the metering point.

The owner of a multi-unit dwelling has the option of being served by individual metered water service to each unit. The owner, by selecting this option, is required to provide interior plumbing and meter settings to enable individual metered service to each unit and individual disconnection without affecting service to other units. Each meter and meter connection will be treated as a separate water utility account for the purpose of the filed rules and regulations.

No division of the water service lateral to any lot or parcel of land shall be made for the extension and independent metering of the supply to an adjoining lot or parcel of land. Except for duplexes, no division of a water service lateral shall be made at the curb for separate supplies for two or more separate premises having frontage on any street or public service strip, whether owned by the same or different parties. Duplexes may be served by one lateral provided (1) individual metered service and disconnection is provided and (2) it is permitted by local ordinance.

Buildings used in the same business, located on the same parcel, and served by a single lateral may have the customer's water supply piping installed to a central point so that volume can be metered in one place.

The water utility may withhold approval of any application where full information of the purpose of such supply is not clearly indicated and set forth by the applicant property owner.

Public Service Commission of Wisconsin

New Berlin Water Utility

Water Utility Operating Rules

Use of Hydrants

In cases where no other supply is available, permission may be granted by the water utility to use a hydrant. No hydrant shall be used until the proper meter and valve are installed. In no case shall any valve be installed or moved except by an employee of the water utility.

Before a valve is set, payment must be made for its setting and for the water to be used at the scheduled rates. Where applicable, see Schedule BW-1 for deposits and charges. Upon completing the use of the hydrant, the customer must notify the water utility to that effect.

Operation of Valves and Hydrants and Unauthorized Use of Water - Penalty

Any person who shall, without authority of the water utility, allow contractors, masons, or other unauthorized persons to take water from their premises, operate any valve connected with the street or supply mains, or open any fire hydrant connected with the distribution system, except for the purpose of extinguishing fire, or who shall wantonly damage or impair the same, shall be subject to a fine as provided by municipal ordinance. Utility permission for the use of hydrants applies only to such hydrants that are designated for the specific use.

Refunds of Monetary Deposits

All money deposited as security for payment of charges arising from the use of temporary water service on a metered basis, or for the return of a hydrant valve and fixtures if the water is used on an unmetered basis, will be refunded to the depositor on the termination of the use of water, the payment of all charges levied against the depositor, and the return of the water utility's equipment.

Service Laterals

No water service lateral shall be laid through any trench having cinders, rubbish, rock or gravel fill, or any other material which may cause injury to or disintegration of the service lateral, unless adequate means of protection are provided by sand filling or such other insulation as may be approved by the water utility. Service laterals passing through curb or retaining walls shall be adequately safeguarded by provision of a channel space or pipe casing not less than twice the diameter of the service connection. The space between the service lateral and the channel or pipe casing shall be filled and lightly caulked with an oakum, mastic cement, or other resilient material and made impervious to moisture.

In backfilling the pipe trench, the service lateral must be protected against injury by carefully hand tamping the ground filling around the pipe. There should be at least 6 inches of ground filling over the pipe, and it should be free from hard lumps, rocks, stones, or other injurious material.

Public Service Commission of Wisconsin**New Berlin Water Utility****Water Utility Operating Rules**Installation of Meters

Meters will be owned, furnished, and installed by the water utility or a utility-approved contractor and are not to be disconnected or tampered with by the customer. All meters shall be so located that they shall be protected from obstructions and permit ready access for reading, inspection, and servicing, such location to be designated or approved by the water utility. All piping within the building must be supplied by the owner. Where additional meters are desired by the owner, the owner shall pay for all piping. Where applicable, see Schedule Am-1 for rates.

Repairs to Meters

Meters will be repaired by the water utility, and the cost of such repairs caused by ordinary wear and tear will be borne by the water utility.

Repair of any damage to a meter resulting from the carelessness of the owner of the premises, owner's agent, or tenant, or from the negligence of any one of them to properly secure and protect same, including any damage that may result from allowing a water meter to become frozen or to be damaged from the presence of hot water or steam in the meter, shall be paid for by the customer or the owner of the premises.

Service Piping for Meter Settings

Where the original service piping is installed for a new metered customer, where existing service piping is changed for the customer's convenience, or where a new meter is installed for an existing unmetered customer, the owner of the premises at his/her expense shall provide a suitable location and the proper connections for the meter. The meter setting and associated plumbing shall comply with the water utility's standards. The water utility should be consulted as to the type and size of the meter setting.

Turning on Water

The water may only be turned on for a customer by an authorized employee of the water utility. Plumbers may turn the water on to test their work, but upon completion must leave the water turned off.

Sprinkling Restrictions and Emergency Water Conditions

Where the municipality has a policy regarding sprinkling restrictions and/or emergency water conditions, failure to comply with such may result in disconnection of service.

See Wis. Admin. Code § PSC 185.37.

Public Service Commission of Wisconsin

New Berlin Water Utility

Water Utility Operating Rules

Deposits for Nonresidential Service

See Wis. Admin. Code § PSC 185.361.

Deferred Payment Agreement

See Wis. Admin. Code § PSC 185.38 or Schedule X-4, if applicable.

Dispute Procedures

See Wis. Admin. Code § PSC 185.39.

Disconnection and Refusal of Service

See Wis. Admin. Code § PSC 185.37.

The following is an example of a disconnection notice that the utility may use to provide the required notice to customers.

DISCONNECTION NOTICE

Dear Customer:

The bill enclosed with this notice includes your current charge for water utility service and your previous unpaid balance.

You have 10 days to pay the water utility service arrears or your service is subject to disconnection.

If you fail to pay the service arrears or fail to contact us within the 10 days allowed to make reasonable deferred payment arrangement or other suitable arrangement, we will proceed with disconnection action.

To avoid the inconvenience of service interruption and an additional charge of (amount) for reconnection, we urge you to pay the full arrears IMMEDIATELY AT ONE OF OUR OFFICES.

If you have entered into a Deferred Payment Agreement with us and have failed to make the deferred payments you agreed to, your service will be subject to disconnection unless you pay the entire amount due within 10 days.

If you have a reason for delaying the payment, call us and explain the situation.

Public Service Commission of Wisconsin

New Berlin Water Utility

Water Utility Operating Rules

Collection of Overdue Bills

An amount owed by the customer may be levied as a tax as provided in Wis. Stat. § 66.0809.

Surreptitious Use of Water

When the water utility has reasonable evidence that a person is obtaining water, in whole or in part, by means of devices or methods used to stop or interfere with the proper metering of the water utility service being delivered, the water utility reserves the right to estimate and present immediately a bill for unmetered service as a result of such interference, and such bill shall be payable subject to a 24-hour disconnection of service. If the water utility disconnects the service for any such reason, the water utility will reconnect the service upon the following conditions:

- A. The customer will be required to deposit with the water utility an amount sufficient to guarantee the payment of the bills for water utility service.
- B. The customer will be required to pay the water utility for any and all damages to water utility equipment resulting from such interference with the metering.
- C. The customer must further agree to comply with reasonable requirements to protect the water utility against further losses.

See Wis. Stat. §§ 98.26 and 943.20.

Repairs to Mains

The water utility reserves the right to shut off the water supply in the mains temporarily to make repairs, alterations, or additions to the plant or system. When the circumstances will permit, the water utility will give notification, by newspaper publication or otherwise, of the discontinuance of the water supply. No credit will be allowed to customers for such temporary suspension of the water supply.

See Wis. Admin. Code § PSC 185.87.

Duty of Water Utility with Respect to Safety of the Public

It shall be the duty of the water utility to see that all open ditches for water mains, hydrants, and service laterals are properly guarded to prevent accident to any person or vehicle, and at night there shall be displayed proper signal lighting to ensure the safety of the public.

Public Service Commission of Wisconsin

New Berlin Water Utility

Water Main Extension Rule

Water mains will be extended for new customers on the following basis:

- A. Where the cost of the extension is to immediately be collected through assessment by the municipality against the abutting property, the procedure set forth under Wis. Stat. § 66.0703 will apply, and no additional customer contribution to the utility will be required.
- B. Where the municipality is unwilling or unable to make a special assessment, the extension will be made on a customer-financed basis as follows:
 - 1. The applicant(s) will advance as a contribution in aid of construction the total amount equivalent to that which would have been assessed for all property under paragraph A.
 - 2. Part of the contribution required in paragraph B.1. will be refundable. When additional customers are connected to the extended main within 10 years of the date of completion, contributions in aid of construction will be collected equal to the amount which would have been assessed under paragraph A. for the abutting property being served. This amount will be refunded to the original contributor(s). In no case will the contributions received from additional customers exceed the proportionate amount which would have been required under paragraph A., nor will it exceed the total assessable cost of the original extension.
- C. When a customer connects to a transmission main or connecting loop installed at utility expense within 10 years of the date of completion, there will be a contribution required of an amount equivalent to that which would have been assessed under paragraph A.

New Berlin Water Utility

Customer Water Bill Comparison at Present and Proposed Rates

Customer Type	Meter Size	Volume (1000 Gallons)	<u>Quarterly</u>		Percent Change
			Bills at Old Rates	Bills at New Rates	
Small Residential	5/8"	7	\$ 45.03	\$ 59.15	31.36%
Average Residential	5/8"	13	\$ 70.53	\$ 91.85	30.23%
Large Residential	5/8"	75	\$ 330.03	\$ 424.95	28.76%
Large Residential	5/8"	150	\$ 641.28	\$ 824.70	28.60%
Large Residential	1"	80	\$ 359.34	\$ 466.60	29.85%
Multifamily Residential	2"	650	\$ 2,630.82	\$ 3,401.20	29.28%
Multifamily Residential	3"	500	\$ 2,179.65	\$ 2,822.20	29.48%
Multifamily Residential	3"	525	\$ 2,262.15	\$ 2,928.20	29.44%
Multifamily Residential	3"	600	\$ 2,509.65	\$ 3,246.20	29.35%
Commercial	2"	1,500	\$ 5,435.82	\$ 7,005.20	28.87%
Commercial	2"	1,800	\$ 6,425.82	\$ 8,277.20	28.81%
Commercial	2"	2,250	\$ 7,910.82	\$ 10,185.20	28.75%
Commercial	4"	9,000	\$ 30,294.82	\$ 38,943.20	28.55%
Industrial	1 1/2"	1,800	\$ 6,406.72	\$ 8,244.20	28.68%
Industrial	1 1/2"	3,700	\$ 12,676.72	\$ 16,300.20	28.58%
Industrial	3"	1,700	\$ 6,139.65	\$ 7,910.20	28.84%
Industrial	3"	2,300	\$ 8,119.65	\$ 10,454.20	28.75%
Public Authority	2"	180	\$ 807.82	\$ 1,059.60	31.17%
Public Authority	2"	350	\$ 1,513.32	\$ 1,965.70	29.89%
Public Authority	3"	170	\$ 810.15	\$ 1,063.30	31.25%
Public Authority	3"	180	\$ 851.65	\$ 1,116.60	31.11%
Public Fire Protection (Annual charge)			\$ 705,893	\$ 1,050,934	48.88%



City of New Berlin
3805 South Casper Drive P.O. Box 510921
New Berlin, Wisconsin 53151-0921

(262) 786-8610
Fax (262) 786-6121

REQUESTED ACTION STATEMENT

DATE: January 16, 2024
TO: Committee of the Whole, Common Council
FROM: Josh Radomski, DPW Director
ITEM: DPW Reorganization

REQUESTED ACTION:

Recommendation to Council to authorize the reorganization of the Department of Public Works which will replace the Streets Manager position with Deputy Director of Public Works position within the department. The Deputy Director position will have oversight of the Streets Division, Parks Division, Mechanics and Facilities. The purpose of this change is to create a more unified DPW department and provide a more defined backup for the Director position.

FISCAL IMPACT:

This will not impact the 2024 budget proposal.

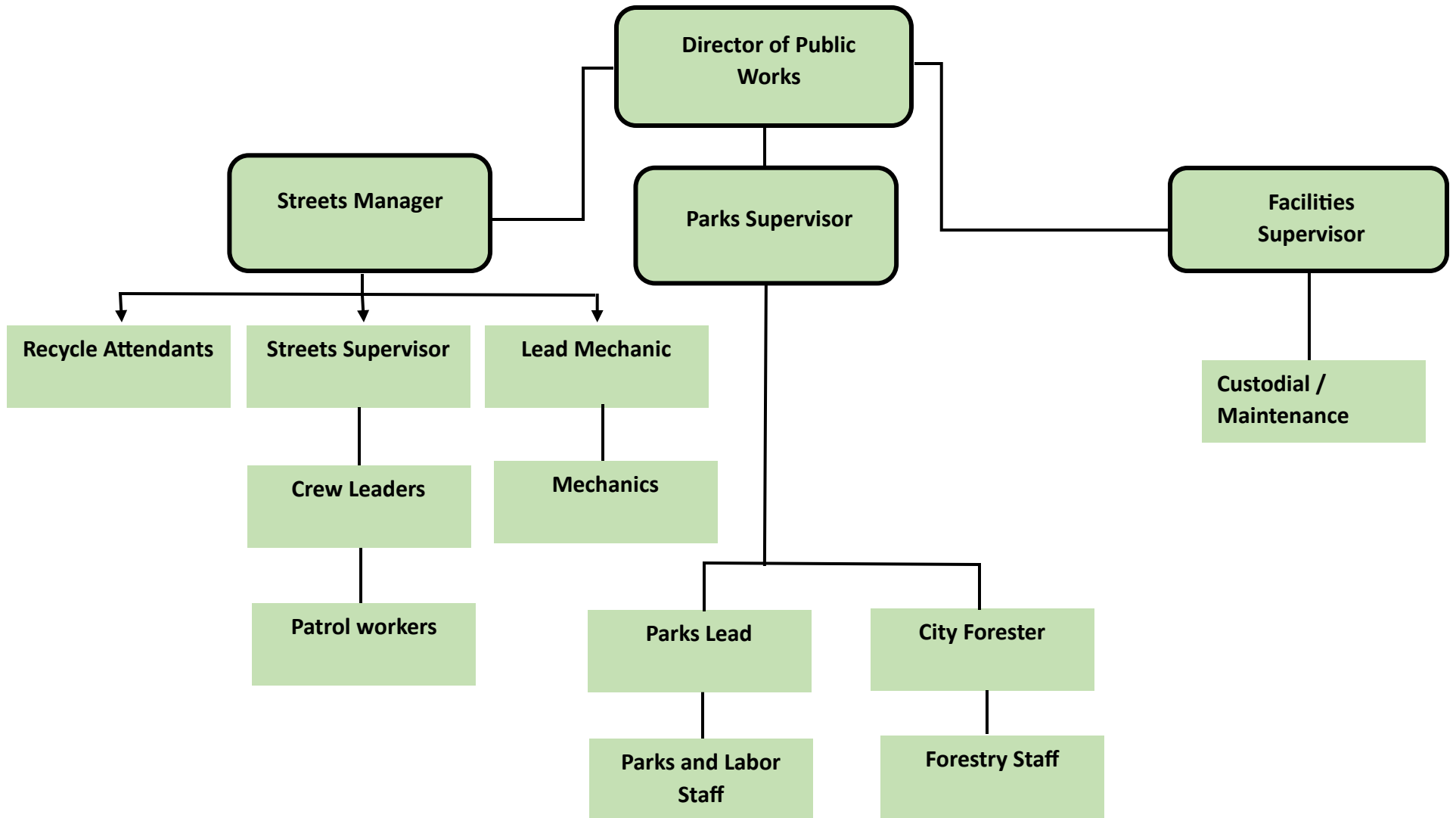
RATIONALE:

With the upcoming retirement of the current Streets Manager, it was determined that the most effective way to continue creating and improving the culture of shared resources and personnel within the DPW is to convert the current Streets Manager position to Deputy Director of Public Works position. The Deputy Director of Public Works position will create a more distinct structure within the department as well as a succession plan. The grade of the position is not anticipated to change.

RECOMMENDATION:

Recommend the Committee of the Whole and Common Council approve the proposed reorganization of the Department of Public Works replacing the Streets Manager Position with a Deputy Director of Public Works position.

Department of Public Works Current Organizational Chart



Proposed Department of Public Works 2024 Organizational Chart

