Plan Commission
MEETING AGENDA

March 4, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 2/21/2024

AGENDA

1. **PUBLIC HEARING(S)**
2. **PRIVILEGE OF THE FLOOR**
3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
5. **APPROVAL OF MINUTES**
   - **A.** February 5, 2024 Meeting Minutes
6. **PLAN COMMISSION SECRETARY'S REPORT**
7. **CONTINUED BUSINESS**
8. **NEW BUSINESS**
   - **A.** (7) NJ LD-2400118 Hlavacek Meyer - 3045 S. Beverly Drive (Tax Key #: 1179.007) & 3001 S. Beverly Drive (Tax Key #: 1179.008) & Tax Key #: 1179.987.001) - Discussion and possible action to recommend to Common Council approval of 1-Lot Certified Survey Map.
   - **B.** (4) NJ LD-2400231 Natalie Anastas - 5920 S. Racine Avenue (Tax Key #: 12820.998) - Discussion and possible action to recommend to Common Council approval of 2-Lot Certified Survey Map.
9. **PENDING**
10. **COMMUNICATIONS**
11. **ADJOURN**

Supplemental Information:

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

Plan Commission
MEETING MINUTES

February 5, 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. PUBLIC HEARING(S)

A. KH DCD1-2302102 Zoning Code Updates (PUBLIC HEARING 6:00 PM)

A public hearing was not held for this item

B. (4) NJ CU-2300898 Mr. Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County - Johnson Sand & Gravel - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013 - Conditional Use Approval to set up a temporary mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project (PUBLIC HEARING 6:01 PM)

Nikki Jones introduced the Public Hearing item to the Plan Commissioners.
Mayor Ament asked if there were any questions for clarification. There were none. Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There were none.
Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.
Mayor Ament asked if there were questions and/or comments from Plan Commissioners. There were none.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:10 PM.
Mayor Ament led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:
Present: Commissioner Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Commissioner McGrath, Mayor Ament
Excused: None

Staff Present: DCD Director Greg Kessler, Principal Planner Kristen Hogan, Deputy Director of Community Development Nikki Jones, City Attorney Mark Blum, Community Relations Specialist Joelle Erickson

5. APPROVAL OF MINUTES

A. January 8, 2024 Meeting Minutes

MOTION: Motion to Approve January 8, 2024 Minutes

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
Motion Passes 7-0

6. PLAN COMMISSION SECRETARY'S REPORT

Director of Community Development, Greg Kessler, gave an update on the RecPASS memberships. Passes went on sale starting on February 5th.

7. CONTINUED BUSINESS

8. NEW BUSINESS

A. Discussion and possible action to recommend to Common Council approval of KH DCD1-2302102 Zoning Code Updates and adoption of Ordinance 2689.
No public hearing held for this item, therefore no action was taken

B. (4) NJ CU-2300898 Mr. Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County - Johnson Sand & Gravel - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013 - Conditional Use Approval to set up a temporary mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project.

MOTION: Motion to Approve

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Rafel
Motion Passes 7-0

C. (7) NJ UA-2302372 Andy Stefacin with School District of New Berlin - 18695 W. Cleveland Avenue (Tax Key #: 1187.988) - Use, Site and Architecture Approval to construct a Restroom and Concession Building.

MOTION: Motion to Approve

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 7-0

9. PENDING

A. (1) NJ RZ-2301727 Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC - 1401 S. Moorland Road (Tax Key # 1161995-001) - Rezone from B-1/PUD & C-2 to B-2/PUD & C-2. (PUBLIC HEARING 10/2/2023)

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

10. COMMUNICATIONS

11. ADJOURN

MOTION: Motion to Adjourn at 6:16PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Anderson
Motion Passes 7-0

Respectfully Submitted,
Joelle Erickson, Community Relations

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Enrika Hlavacek & Garrett Meyer / One 1-Lot Certified Survey Map (CSM)**
LOCATION:	**3045 S. Beverly Drive (Tax Key #: 1179.007) & 3001 S. Beverly Drive Tax Key #: 1179.008) & Tax Key #: 1179.987.001**
REQUEST:	**1-Lot Certified Survey Map**
REVIEW SCHEDULE:	**CSM Received: 01/18/2024** **Completeness Determination: 01/18/2024** **90-day time limit expires: 04/17/2024** **Final Common Council Action (expected): 03/12/2024**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of the 1-Lot Certified Survey Map located at 3045 S. Beverly Drive (Tax Key #'s: 1179.007, 1179.008 & 1179.987.001) subject to the application, plans on file and the following conditions:**

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
2. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
3. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new Zoning or Building Permits.**
4. **A note shall be placed on the face of the CSM that states, "applicant shall coordinate with DCD staff to prepare a Conservation Easement for any future development within the areas identified as Primary Environmental Corridor, at that time."**
5. **A note shall be placed on the face of the CSM that states, "any development proposed beyond the current accessory building may require a wetland delineation."**
6. **Applicant shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
7. **Applicant shall correct the 5 directional discrepancies on Page 1 of the CSM:**
    a. **S00D10'33" W should be N00D10'33" E**
    b. **N88D03'17" E should be S88D03'17" W**
    c. **S88D44'57" E should be N88D44'57" E**
    d. **S01D41'23" W should be N01D41'23" E**
    e. **N88D45'18" W should be S88D45'18" E**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of March 4, 2024

Enrika Hlavacek & Garrett Meyer / One 1-Lot Certified Map (CSM)
3045 S. Beverly Drive & 3001 S. Beverly Drive (Tax Key #'s: 1179.007, 1179.008 & 1179.987.001)

DATE STAFF REPORT PREPARED: January 23, 2024

APPLICANT / OWNER(S): Enrika Hlavacek & Garrett Meyer

REQUEST / DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map located at 3045 S. Beverly Drive & 3001 S. Beverly Drive (Tax Key #'s: 1179.007, 1179.008 & 1179.987.001).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 01/18/2024

DATE OF COMPLETENESS DETERMINATION: 01/18/2024

PRE-APPLICATION CONFERENCE HELD: Yes, multiple meetings were held at the DCD front counter.
Date(s) of Meeting(s): several meetings and numerous phone calls and emails exchanged prior to submittal.
Staff Site Visit: 2/20/2024

CONCEPTUAL PLAN: Yes, CSM attached.

SIZE OF DEVELOPMENT / PARCEL(S):
3045 S. Beverly Drive (Tax Key #: 1179.007): 0.8109 Acres
3001 S. Beverly Drive (Tax Key #: 1179.008): 0.7670 Acres
Tax Key #: 1179.987.001: 2.0559 Acres

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

CURRENT LAND USE: Single-family home, accessory building and wetland conservancy

PROPOSED ZONING: Not applicable – No change requested.

PROPOSED LAND USE: Continue use as single-family residential parcel.

PROPOSED LOT SIZES:
Lot #1: 158,090 Square Feet (3.629 Acres)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-1/R-2 & C-1	Land Use: Single Family Residential
South:	Zoning: R-3	Land Use: Single Family Residential / Woody Acres Subdivision
East:	Zoning: R-3	Land Use: Single Family Residential / Woody Acres Subdivision
West:	Zoning: R-1/R-2 & C-1	Land Use: Single Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 12: Neighborhood B: West Lincoln Avenue & Western Area: The submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies*:*

- The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood-oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.

Development Policies:

- Encourage land combinations that accommodate future development options.

Land Use:

- *Future Land Use Map: Suburban Residential*

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

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: Not applicable

CONDITIONAL USE REQUIRED: Not applicable

PUBLIC HEARING REQUIRED: Not applicable

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes, see 1-Lot CSM attached.
Architectural Review Required: No

PROPOSED ARCHITECTURE: Not applicable

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: The parcel does contain a portion of Primary Environmental Corridor.
Wetland on Property: The parcel does contain mapped wetland. A wetland delineation is not required at this time.
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: Site slopes generally from the south to the north.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Not applicable for a CSM
Woodland, Tree & Vegetation Protection: Not applicable for a CSM
Wildlife Habitat Protection: Not applicable for a CSM.
Wildlife Management Plan: Not applicable for a CSM.

ENVIRONMENTAL IMPACT: No impact.

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

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Basin Capacity Available: Not applicable
Adequate Linkage: Not applicable
Onsite System Required: Yes, current home has an onsite system.

WATER USAGE CALC.: Not applicable

TRAFFIC IMPACT: Not applicable

SCHOOL DISTRICT IMPACT: Not applicable

PREVIOUS ACTION:
Home was built in 1964.

CONSISTENCY WITH PREVIOUS ACTION: Yes

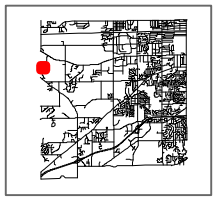
FINDINGS:
1. The applicant owns the three parcels and would like to combine the three parcels into one and rebuild the existing accessory building in the same location.
2. The lots are zoned R-3, Suburban Single-Family Residential District. Under Section 275-33D, the minimum lot size is 20,000 square feet and the minimum lot width is 110 feet. The proposed lot meets these requirements.
3. A note shall be placed on the face of the CSM that states, “applicant shall coordinate with DCD staff to prepare a Conservation Easement for any future development within the areas identified as Primary Environmental Corridor, at that time.”
4. A note shall be placed on the face of the CSM that states, “any development proposed beyond the current accessory building may require a wetland delineation.”

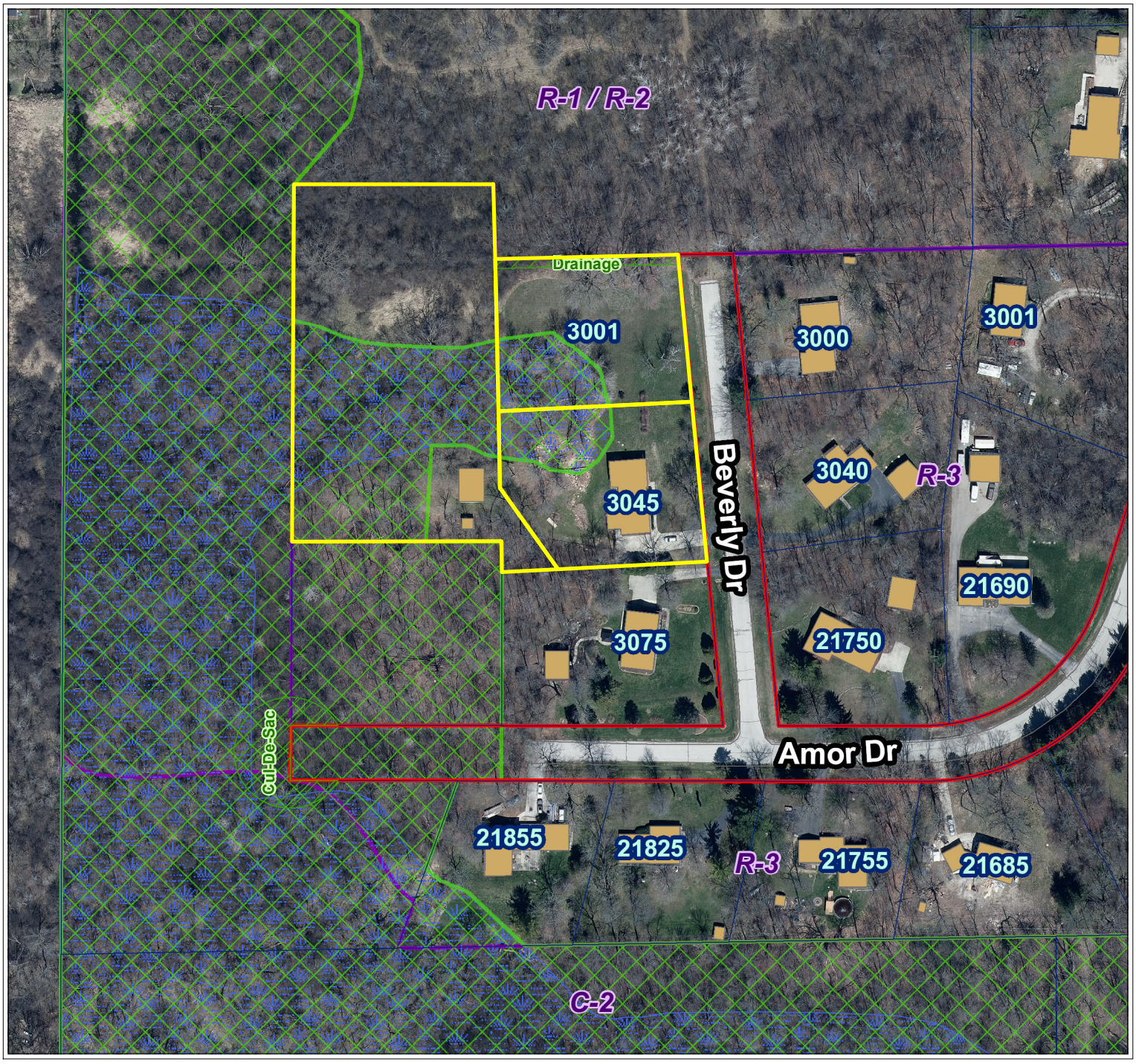
D.R.C. RECOMMENDATION: Recommend to Common Council approval of the 1-Lot Certified Survey Map located at approximately 3045 S. Beverly Drive & 3001 S. Beverly Drive (Tax Key #’s: 1179.007, 1179.008 & 1179.987.001) subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Applicant Letter
Proposed CSM

City of New Berlin
Community Development

LD-2400118
Hlavacek / Meyer CSM
3405 & 3001 S. Beverly Dr.
(Tax Key #'s: 1179.007, 1179.008 & 1179.987.001)





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

Legend

- Parcels
- Road Right-of-Way
- FEMA Flood Zone (2023)
- Flood Zone
- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries
- Zoning Wetland Registration
- Wetland Registration Type
- Registered Wetland
- Outside Wetland
- Environmental Corridor
- Corridor Type
- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland
- Sewer Service Area (MMSD)
- Sewershed
- Current
- Ultimate

N

0 60 120 Feet

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

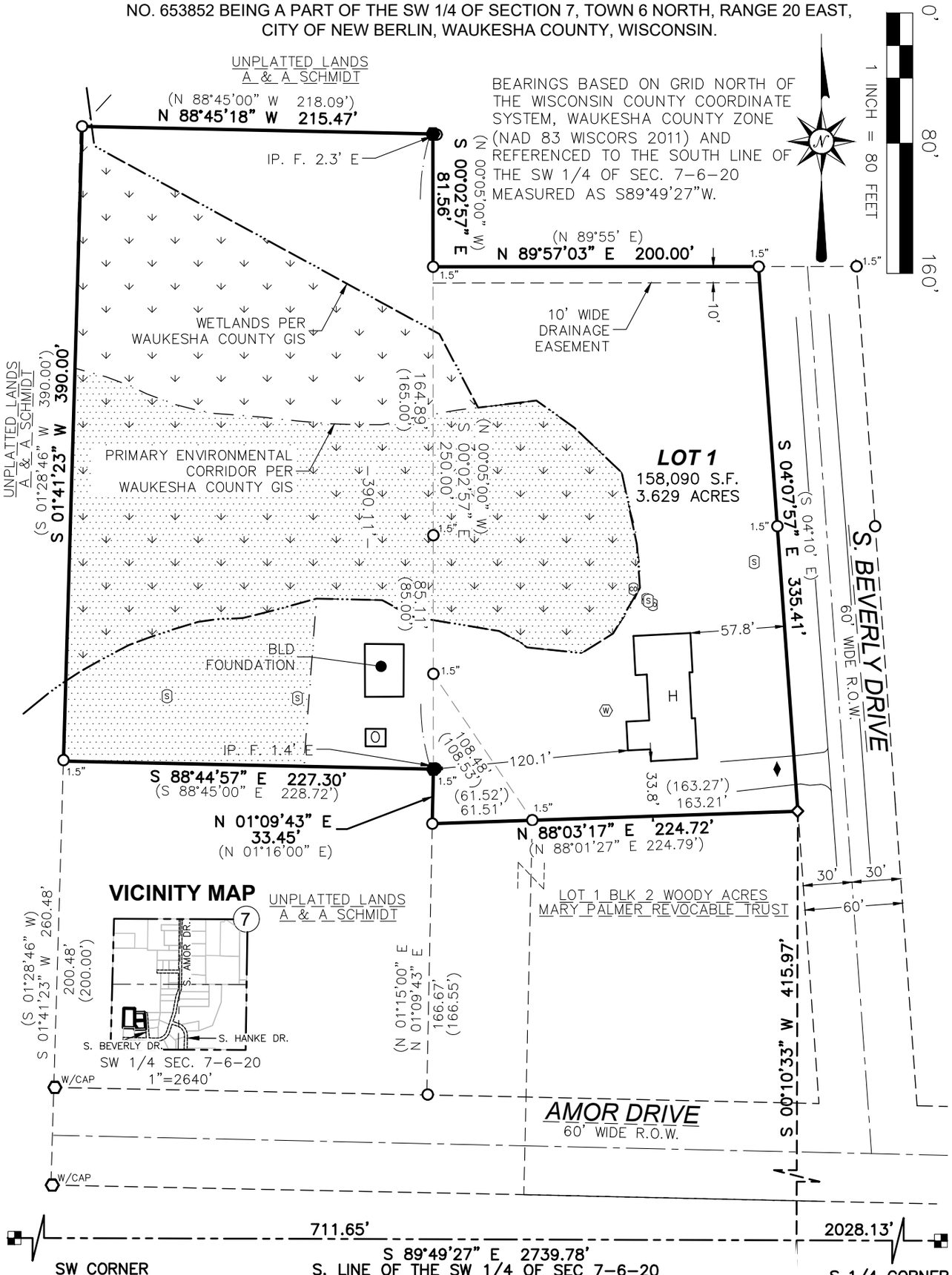
5

Map Printed: 1/29/2024 3:31:51 PM

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. ____

LOT 2 AND LOT 3 OF, BLOCK 2 OF, WOODY ACRES SUBDIVISION AND PART OF CSM 375 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE JANUARY 17, 1966, IN V.2, P. 270-277 AS DOCUMENT NO. 653852 BEING A PART OF THE SW 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



SW CORNER
SECTION 7-6-20
CONC. MON. W/ SEWRPC
BRASS CAP FND.

S 1/4 CORNER
SECTION 7-6-20
CONC. MON. W/
SEWRPC BRASS
CAP FND.

PREPARED FOR:
ENRIKA HLAVACEK &
GARRETT MEYER
3045 S. BEVERLY DR.
NEW BERLIN, WI 53151

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 12/20/2023
JOB# 23250
SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 AND LOT 3 OF, BLOCK 2 OF, WOODY ACRES SUBDIVISION AND PART OF CSM 375 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE JANUARY 17, 1966, IN V.2, P. 270-277 AS DOCUMENT NO. 653852 BEING A PART OF THE SW 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2 AND LOT 3 OF, BLOCK 2 OF, WOODY ACRES SUBDIVISION AND PART OF CSM 375 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE JANUARY 17, 1966, IN V.2, P. 270–277 AS DOCUMENT NO. 653852 BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWN 6 NORTH, RANGE 20 EAST; THENCE S 89°49'27" E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, 711.65 FEET; THENCE N 00°10'33" E, 415.97 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF WOODY ACRES SUBDIVISION AND POINT OF BEGINNING; THENCE S 88°03'17" W, ALONG THE SOUTH LINE OF LOT 2 OF WOODY ACRES SUBDIVISION AND EXTENSION OF SAID LINE, 224.72 FEET TO A POINT ON THE EAST LINE OF A 1.05 ACRE LOT IN CSM 375; THENCE N 01°09'43" E, ALONG SAID LINE, 33.45 FEET TO THE SOUTHEAST CORNER OF A 2.00 ACRE LOT IN CSM 375; THENCE N 88°44'57" W, ALONG THE SOUTH LINE OF SAID LOT, 227.30 FEET TO THE SOUTHWEST CORNER OF A 2.00 ACRE LOT IN CSM 375; THENCE N 01°41'23" E, ALONG THE WEST LINE OF CSM 375, 390.00 FEET TO THE NORTH EAST CORNER OF CSM 375; THENCE S 88°45'18" E, ALONG THE NORTH LINE OF CSM 375, 215.47 FEET TO THE NORTHEAST CORNER OF CSM 375; THENCE S 00°02'57" E, ALONG THE EAST LINE OF CSM 375, 81.56 FEET TO THE NORTHWEST CORNER OF LOT 3 OF WOODY ACRES SUBDIVISION; THENCE N 89°57'03" E, ALONG THE NORTH LINE OF LOT 3 OF WOODY ACRES SUBDIVISION, 200.00 FEET TO THE WEST RIGHT–OF–WAY OF SOUTH BEVERLY DRIVE; THENCE S 04°07'57" E, ALONG THE WEST RIGHT–OF–WAY OF SOUTH BEVERLY DRIVE, 335.41 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS AS HAVING AN AREA OF 158,090 SQUARE FEET OR 3.629 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF ENRIKA HLAVACEK AND GARRETT MEYER OWNERS OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY AND THE CITY OF NEW BERLIN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF_____, 20_____.

_____
MATTHEW T. O'ROURKE, S–2771

LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- FOUND IRON ROD
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- (W) WELL
- (S) SEPTIC VENT
- (SC) SEPTIC CLEANOUT
- P.E.C.
- WETLANDS
- WETLANDS
- (R) RECORD DIMENSION
- DRIVEWAY LOCATION
- H EXISTING DWELLING
- O EXISTING OUTBUILDING
- P.E.C.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 AND LOT 3 OF, BLOCK 2 OF, WOODY ACRES SUBDIVISION AND PART OF CSM 375 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE JANUARY 17, 1966, IN V.2, P. 270-277 AS DOCUMENT NO. 653852 BEING A PART OF THE SW 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE;

AS OWNERS ENRIKA HLAVACEK AND GARRETT MEYER WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

_____ _____

ENRIKA HLAVACEK GARRETT MEYER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED ENRIKA HLAVACEK AND GARRETT MEYER, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CONSERVANCY/WETLAND/FLOODPLAIN/SECONDARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE 1-4 ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

2. 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.

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

4. 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.

5. THE CONSTRUCTION OF BUILDINGS OR ACCESSORY USES ARE PROHIBITED WITHIN THE WETLAND AND FLOODPLAIN AND PER THE CONSERVATION EASEMENT PROVISIONS.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 AND LOT 3 OF, BLOCK 2 OF, WOODY ACRES SUBDIVISION AND PART OF CSM 375 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE JANUARY 17, 1966, IN V.2, P. 270-277 AS DOCUMENT NO. 653852 BEING A PART OF THE SW 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ENRIKA HLAVACEK AND GARRETT MEYER, OWNERS.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ITS _____,

AT_____WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____DAY OF_____, 20_____.

IN THE PRESENCE OF:

_____

CORPORATE NAME

_____ _____

PRINT TITLE: DATE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF_____20____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2 AND LOT 3 OF, BLOCK 2 OF, WOODY ACRES SUBDIVISION AND PART OF CSM 375 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE JANUARY 17, 1966, IN V.2, P. 270-277 AS DOCUMENT NO. 653852 BEING A PART OF THE SW 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN, THIS

_____ DAY OF _____, 20___.

_____
DAVID A. AMENT, MAYOR/CHAIRMAN

_____
NIKKI JONES, PLAN COMMISSION SECRETARY

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF NEW BERLIN COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF NEW BERLIN.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF NEW BERLIN ON THIS THIS _____ DAY OF _____, 20___.

_____
DAVID A. AMENT, MAYOR

_____
RUBINA R. MEDINA, CITY CLERK

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Natalie Anastas / CSM**	
LOCATION:	**5920 S. Racine Avenue (Tax Key #: 1280-998)**	
REQUEST:	**2-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**2/14/2024**
	Completeness Determination:	**2/14/2024**
	90-Day time limit expires:	**5/14/2024**
	Final Common Council Action (expected):	**3/12/2024**

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

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
2. **Applicant shall dedicate 33 feet to Waukesha County for right-of-way, as shown on the CSM.**
3. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
4. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.**
5. **Applicant and/or new property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
6. **The property, which is located outside of the current MMSD Sewer Service District, shall require a Private On-Site Waste Treatment System (POWTS) for each lot that is created that will meet Waukesha County requirements.**
7. **Payment of the Public Site and Open Space fee of $1,937.60 (1 lot x $1,937.60/lot) is required prior to the City signing the CSM.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of March 4, 2024

Natalie Anastas / 2-Lot Certified Survey Map
5920 S. Racine Avenue (Tax Key #: 1280-998)

DATE STAFF REPORT PREPARED: February 19, 2024

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

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

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 2/14/2024

DATE OF COMPLETENESS DETERMINATION: 2/14/2024

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

CONCEPTUAL PLAN: Yes, CSM is attached.

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

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

CURRENT LAND USE: Single-Family Residential

PROPOSED ZONING: N/A

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

PROPOSED LOT SIZES: (After CSM is recorded)
Lot 1: 1.27 Acres – 55,276 SF
Lot 2: 0.75 Acres – 32,714 SF

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-3	Land Use: Single-Family Residential
South:	Zoning: R-3	Land Use: Single-Family Residential
East:	Zoning: R-3	Land Use: Single-Family Residential
West:	Zoning: A-2	Land Use: Single-Family Residential / Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 19: Neighborhood I: National Avenue West

Planning Context / Vision / Development Policies:

Neighborhood I:

Vision:

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

Development Policies:

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

Land Use

- *Future Land Use Map: Suburban Residential*

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

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes, a Certified Survey Map was submitted.
Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: N/A
Floodplain: No
Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: None identified.

PARK & OPEN SPACE PLAN: None identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Yes, applicant will provide an erosion control plan.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A
Environmental Impact: N/A

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

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Basin Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes, the system in place now serves the existing home on Lot #1. An additional system will be needed to serve Lot #2. Perc tests have been provided.

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

TRAFFIC IMPACT: A net increase of one lot will occur with the proposed land division. The ITE estimates the following for one single-family lot:
Weekday AM Peak – 0.77 trips per unit
Weekday PM Peak – 1.02 trips per unit
Weekend Peak – 0.93 trips per unit

SCHOOL DISTRICT IMPACT: 0.46 total estimated students
Elementary – 0.23 students (1 lot * 0.23 students)
Middle – 0.11 students (1 lot * 0.11 students)
High School – 0.12 students (1 lot * 0.12 students)
Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

1933	Existing home was built at 5920 S. Racine Avenue.
11/14/2022	Plan Commission approved this CSM. However, the approval expired.
12/13/2022	Common Council approved this CSM. However, the approval expired.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

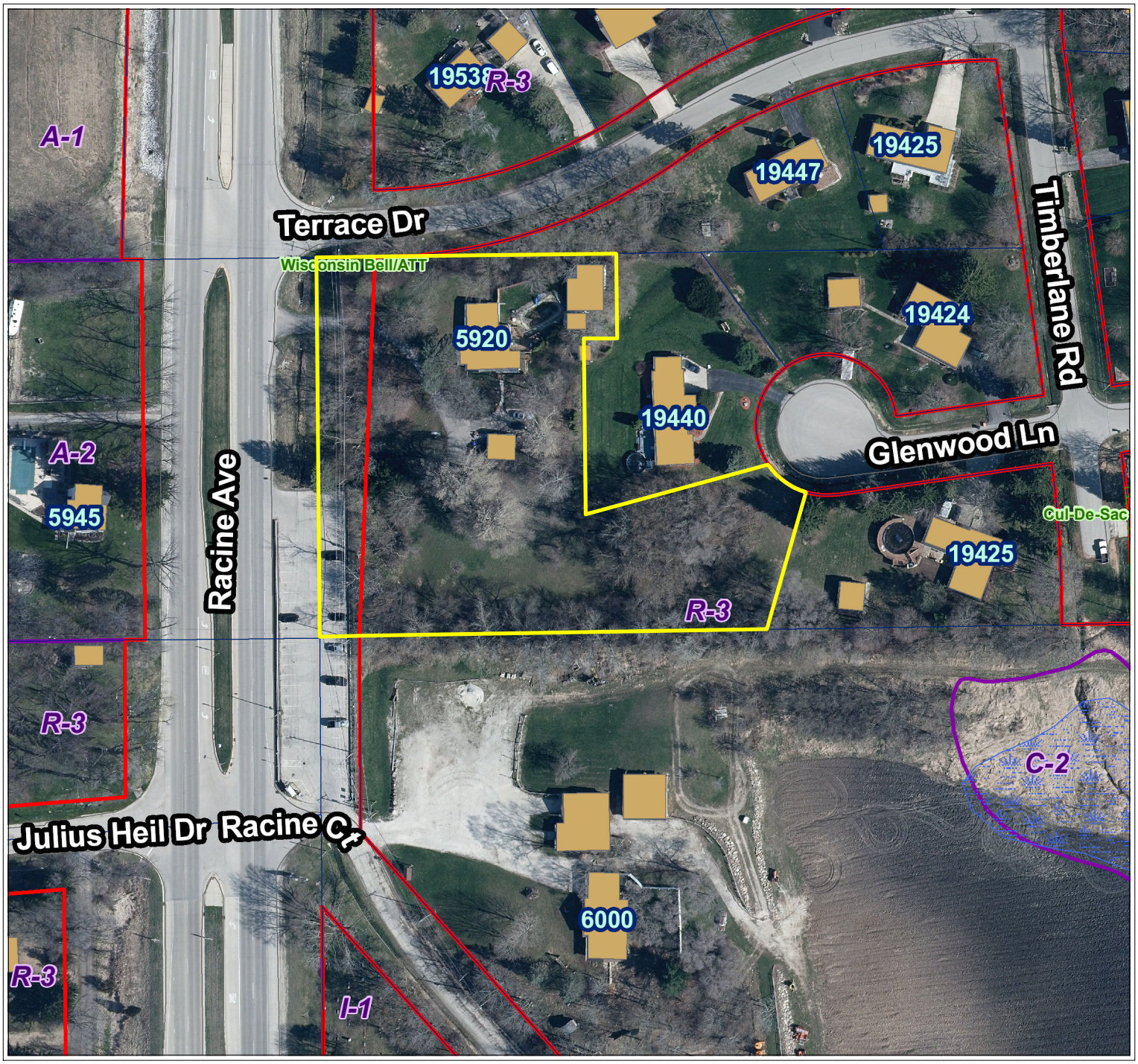
1. Applicant shall dedicate 33 feet to Waukesha County for right-of-way, as shown on the CSM.
2. The lots are zoned R-3, Suburban Single-Family Residential District. Under Section 275-33D, the minimum lot size is 20,000 square feet and the minimum lot width is 110 feet. The proposed lots meet these requirements.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

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

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2400231
Anastas 2-Lot CSM
5920 S. Racine Avenue



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

Legend

- Parcels
- Road Right-of-Way
- **FEMA Flood Zone (2023)**
- **Flood Zone**
- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries
- **Zoning Wetland Registration**
- **Wetland Registration Type**
- Registered Wetland
- Outside Wetland
- **Environmental Corridor**
- **Corridor Type**
- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland
- **Sewer Service Area (MMSD)**
- **Sewershed**
- Current
- Ultimate

N

0 50 100 Feet

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

5

Map Printed: 2/21/2024 8:39:27 AM

CERTIFIED SURVEY MAP NO. _____

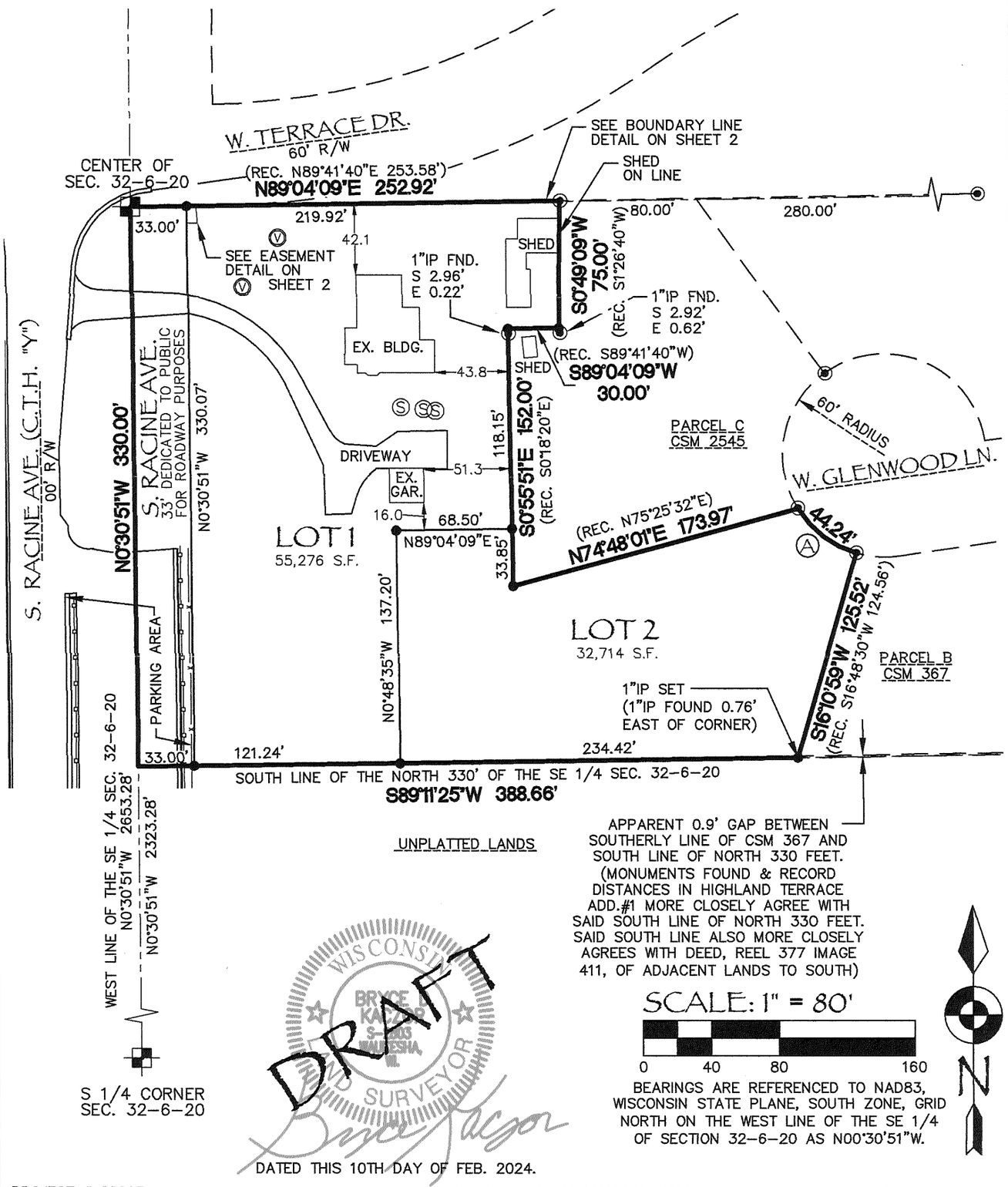
BEING A PART OF THE NW. 1/4 OF THE SE. 1/4 OF SECTION 32, T.6N., R.20E., CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

ATLAS SURVEY
N28W23000 ROUNDY DRIVE
STE 102, PEWAUKEE, WI 53072
(262) 901-5256
WWW.ATLASSURVEYWI.COM
SURVEYOR:
BRYCE KACZOR, PLS S-2803

SURVEY FOR:
NATALIE ANASTAS & KYLE KLOC
5920 S. RACINE AVENUE
NEW BERLIN, WI 53146
(414) 712-5012

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

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



SCALE: 1" = 80'

0 40 80 160

BEARINGS ARE REFERENCED TO NAD83, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE WEST LINE OF THE SE 1/4 OF SECTION 32-6-20 AS N00°30'51"W.

N

DRAFT

WISCONSIN BRYCE J. KACZOR S-2803 WAUKESHA, WI LAND SURVEYOR

Bryce Kaczor

DATED THIS 10TH DAY OF FEB. 2024.

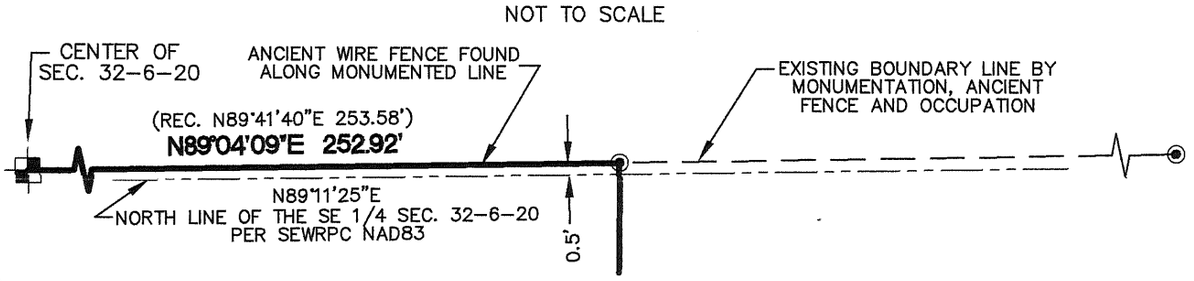
PROJECT # 22803 | THIS INSTRUMENT DRAFTED BY BRYCE KACZOR | SHEET 1 OF 5

CERTIFIED SURVEY MAP NO. _____

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

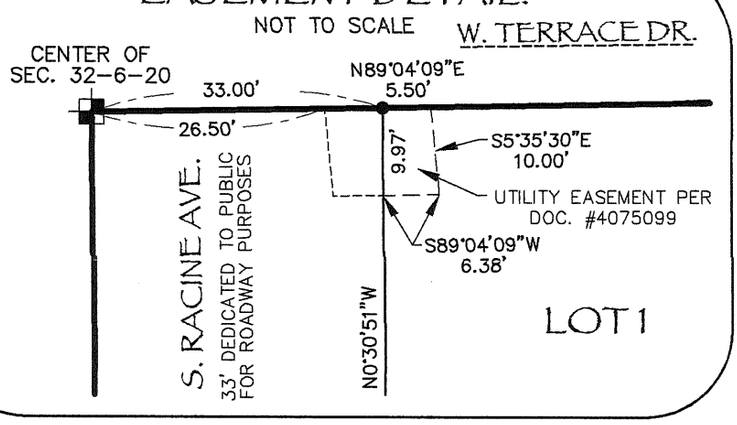
BOUNDARY LINE DETAIL:

NOT TO SCALE

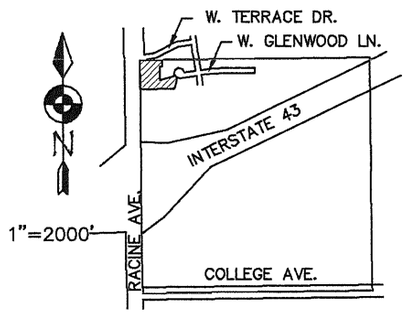


EASEMENT DETAIL:

NOT TO SCALE



LOCATION MAP



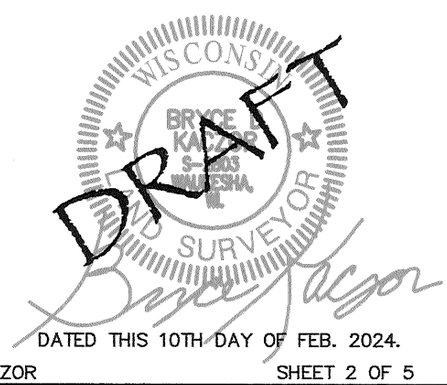
SE. 1/4 SEC. 32-T6N-R20E

NOTES:

1. EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY., TITLE POLICY NO. 5011400-2221123E, DATED NOV. 15, 2018.
-UTILITY EASEMENT PER DOC.#705299 (NOT SHOWN, NO INFORMATION PROVIDED)
-UTILITY EASEMENT PER DOC.#4075099 (SHOWN)

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

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



DATED THIS 10TH DAY OF FEB. 2024.

PROJECT # 22803 THIS INSTRUMENT DRAFTED BY BRYCE KACZOR SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE:

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

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

Commencing at the South 1/4 corner of said Section; thence N.0°30'51"W., along the West line of the SE 1/4 of said section, 2323.28 feet to the point of beginning; thence N.0°30'51"W., along the West line of the SE 1/4 of said section, 330.00 feet to the Center of Section corner; thence N89°04'09"E, 252.92 feet to the northwest corner of Certified Survey Map #2545; thence S0°49'09"W, along a westerly line of said C.S.M., 75.00 feet; thence S89°04'09"W, along a northerly line of said C.S.M., 30.00 feet; thence S0°55'51"E, along a westerly line of said C.S.M., 152.00 feet; thence N74°48'01"E, along the southerly line of said C.S.M., 173.97 feet; thence 44.24 feet an arc of a curve to the left, and along Glenwood Lane, with a radius of 60.00 feet whose chord bears S52°41'42"E, 43.24 feet; thence S16°10'59"W, along a westerly line of said Certified Survey Map #367, 125.52 feet; thence S89°11'25"W, along a line 330 feet southerly of the North line of the SE 1/4 of said Section, 388.66 feet to the point of beginning. Said lands containing 98,881 S.q. Ft. (2.27 Acres).

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

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

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

Dated this 10th day of Feb. 2024.

WISCONSIN BRYCE D. KACZOR S-2803 WAUKESHA, WI. LAND SURVEYOR

_____
Bryce D. Kaczor, PLS S-2803

CERTIFIED SURVEY MAP NO. _____

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

OWNER'S CERTIFICATE OF DEDICATION:

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

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

In Presence of:

_____ _____

NATALIE ANASTAS KYLE KLOC

STATE OF WISCONSIN)

_____ COUNTY) SS

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

_____

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

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

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

In presence of:

_____ _____

_____ _____

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____, _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____

Notary Public

_____ County, Wisconsin

My Commission Expires _____

DRAFT

WISCONSIN BRYCE KACZOR S-2005 WAUKESHA, WI LAND SURVEYOR

DATED THIS 10TH DAY OF FEB. 2024.

PROJECT # 22803 THIS INSTRUMENT DRAFTED BY BRYCE KACZOR SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

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

COMMON COUNCIL APPROVAL CERTIFICATE:

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

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

Date: _____ Signed_____

David Ament, Mayor

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

Date: _____ Signed_____

Rubina Medina, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

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

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

Date: _____ Signed_____

David Ament, Chairperson

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

Date: _____ Signed_____

Nikki Jones, Secretary

WISCONSIN
BRYCE J. KACZOR
S-2603
WAUKESHA, WI.
SURVEYOR

DRAFT

DATED THIS 10TH DAY OF FEB. 2024.

PROJECT # 22803 THIS INSTRUMENT DRAFTED BY BRYCE KACZOR SHEET 5 OF 5