



Plan Commission MEETING AGENDA

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

Amended 4/29/2024 @ 10:30AM
Published 4/26/2024

AGENDA

1. PUBLIC HEARING(S)

- A. (1) KH CP-2400415 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) - Public hearing to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 11 – "Neighborhood A" Greenfield Avenue) from Mixed Use Residential to Suburban Commercial. (Join Public Hearing 6:00 PM)
- B. (1) KH RZ-2400416 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - Public hearing to rezone from B-1 and R-5 to B-1 and B-2. (Joint Public Hearing 6:00 PM)
- C. (5) NJ RZ-2202317 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) - Public hearing to rezone from C-1 and C-2 to M-1. (Joint Public Hearing 6:01 PM)

2. PRIVILEGE OF THE FLOOR

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

5. APPROVAL OF MINUTES

- A. March 4, 2024 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

8. NEW BUSINESS

- A. (3) KW UA-2302263 Bob Rowe with PA Studio LLC on behalf of Greenfield Pub – 16461 W. Greenfield Ave (Tax Key #: 1162.177) – Use, Site, and Architecture for a window and request to modify yard requirement per 275-42A(7) to allow a patio in the front yard.

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

Supplemental Information:

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

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT / PROJECT: Yonatan Zvi / Future Land Use Map Amendments

LOCATION: 15201 W. Greenfield Avenue (Tax Key #: 1158.998)

CURRENT FUTURE LAND USE: Mixed Use Residential

PROPOSED FUTURE LAND USE: Suburban Commercial

CURRENT ZONING: R-5 (Medium-Density Single-Family Residential District)

REQUEST: Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use) for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) from Mixed Use Residential to Suburban Commercial.

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

Background:

1. The applicant has simultaneously applied for a Rezoning (see file #: RZ-2400416) and 2-Lot CSM (see file #: LD-2400417). Action for these applications is anticipated for the June 3, 2024 Plan Commission meeting.
 - a. This request is consistent with the proposed rezoning of the property to B-2 (General Retail Sales and Service District).
2. The existing principal use for the proposed Lot 1 (see file #: LD-2400417) is Residential. The building is currently unoccupied. The property owner of Lot 1 intends develop the site for Commercial Use, with the possibility of a quick service restaurant with a drive thru option.
 - a. The existing water lateral servicing lot 1 shall be abandoned at Greenfield Ave.
3. The existing principal use for the proposed Lot 2 (see file #: LD-2400417) is Commercial. Walmart occupies the building. Lot 2 will continue as a commercial use.

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

1. **Chapter 11: Neighborhood A: Greenfield Avenue:** Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- Greenfield Avenue will be a mixed commercial and residential corridor and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial, residential, and environmental features.

Development Policies:

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

Land Use:

- Future Land Use Map: Mixed Use Residential

2. Chapter 10: Land Use: Yes, this submittal meets the intent of this Chapter.**Future Land Use Category: Suburban Commercial**

- Developers will be encouraged to establish creative commercial centers that do not place emphasis on the parking areas, but on the commercial uses themselves. This can be accomplished by placing some parking to the side or behind buildings and utilizing internal landscaping throughout the parking areas. Signage and lighting should be placed and designed to ensure visibility without being excessive.
- Unique to the intersection located at the southeast corner of Moorland Road and Greenfield Avenue, the City has established parameters for planning of this area in order to ensure that it develops uniformly. Chapter 11: Neighborhood A - Greenfield Avenue lays out specific policies to help ensure the cohesive development. This area is intended for retail and commercial uses located on the corner then transitioning to the south to allow for commercial retail and/or office on the first floor with residential integrated above. The far southern end of the parcel could be developed as low-density multi-family residential as defined above in this section.

3. Chapter 22: Implementation: Yes, this submittal meets the intent of this Chapter.**Amending the Plan**

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

- Facilitation of public hearings as required by applicable Wisconsin State Statutes and/or ordinances.
- Recommendation from the Plan Commission to the Common Council.
- Consideration and decisions by the Common Council.

Plan Element Consistency

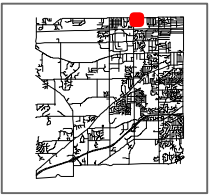
- As future amendments and updates are made, consistency between the Plan elements must be ensured.
The applicant has submitted requests to the City to amend the Comprehensive Plan / Future Land Use Map and rezone the property, so the request meets the consistency requirements.

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

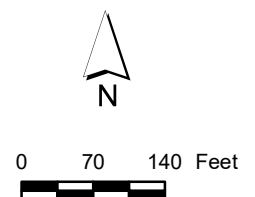
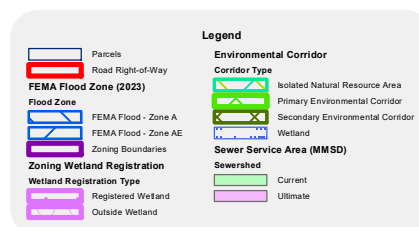
Attachments:

Location Map
 Applicant Letter
 Future Land Use Comparison Map
 Zoning Comparison Map
 CSM
 Concept Plans
 Draft Chapter 10 - Land Use Plan

CP-2400415, RZ-2400416 & LD-2400417
15201 Greenfield LLC
(Quick Service Restaurant with Drive Thru Option)
15201 W Greenfeild Ave & 15205 W Greenfield Ave



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



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Logic Design & Architecture, INC.
10400 W. Innovation Drive – Suite 330
Milwaukee, WI 53226
www.LogicDA.com

3/15/2024

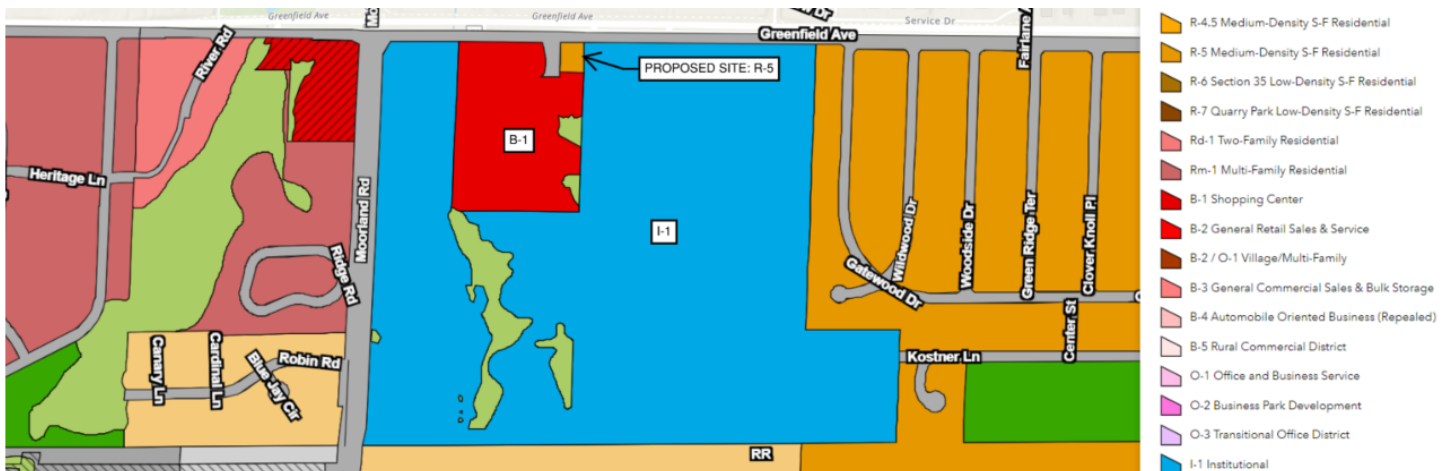
Ms. Kristen Hogan
Principal Planner
City of New Berlin
3805 S. Casper Dr.
New Berlin, WI 53151

RE: Comprehensive Plan Amendment, Rezoning Application, and Land Division

Dear Ms. Hogan,

I am writing on behalf of the Developer for the property located at 15201 W Greenfield Ave New Berlin, Wisconsin. The property is currently zoned R-5 Medium Density S-F Residential. This is a single-family residential lot that is adjacent to I-1 Institutional use and the B-1 Shopping Center zone. Because the lot constitutes a spot zoning condition, we believe that it needs to be changed to the one of the adjacent zones. Our client would like the City of New Berlin, to update the Comprehensive Plan and rezone the property to the B-1 Shopping Center use. Please see the zoning diagram below. Additionally, The CSM included with this submittal shows the proposed division of land between the future development site (Lot 2) and the existing Wal-Mart development (Lot 1). Per the Certified Survey Map, Lot 1 will decrease by 0.45 acres and Lot 2 will increase to the total of 1.00 acre(s). Please see the land division diagram on page 2.

Zoning Diagram





We will work with our client to develop the property following all applicable New Berlin zoning standards, landscaping and parking requirements. Note: Specific tenant(s) have not been chosen yet for this site. We have included a few options for conceptual site planning purposes. Please let us know if any other information is needed for the May 5th Plan Commission Meeting.

Warm regards,

Adam Stein

Current Future Land Use

Greenfield Ave

Suburban Commercial

Mixed Use Residential

Institutional

Proposed Future Land Use

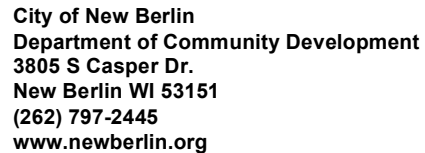
Greenfield Ave

Suburban Commercial

Suburban Commercial

Mixed Use Residential

Institutional

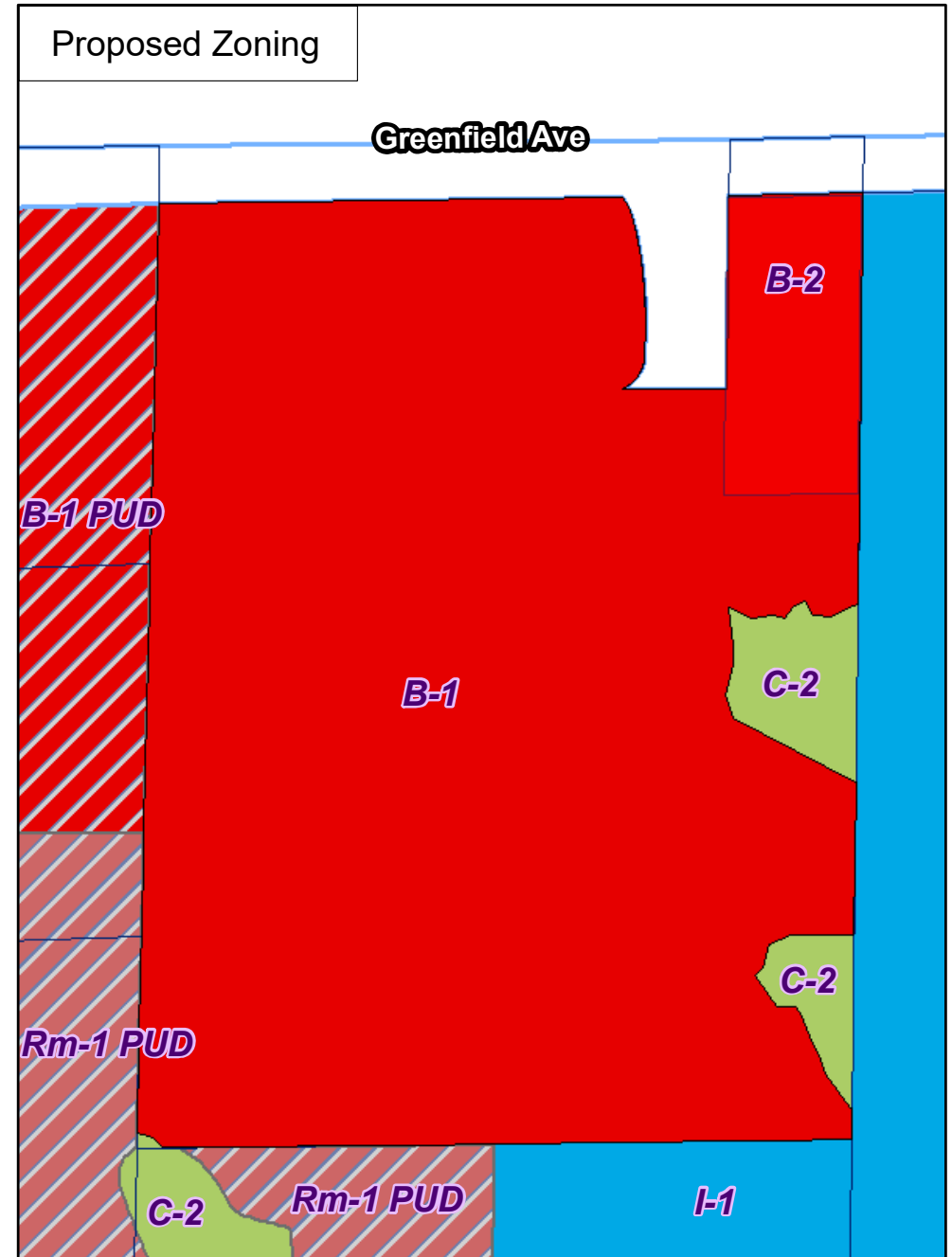
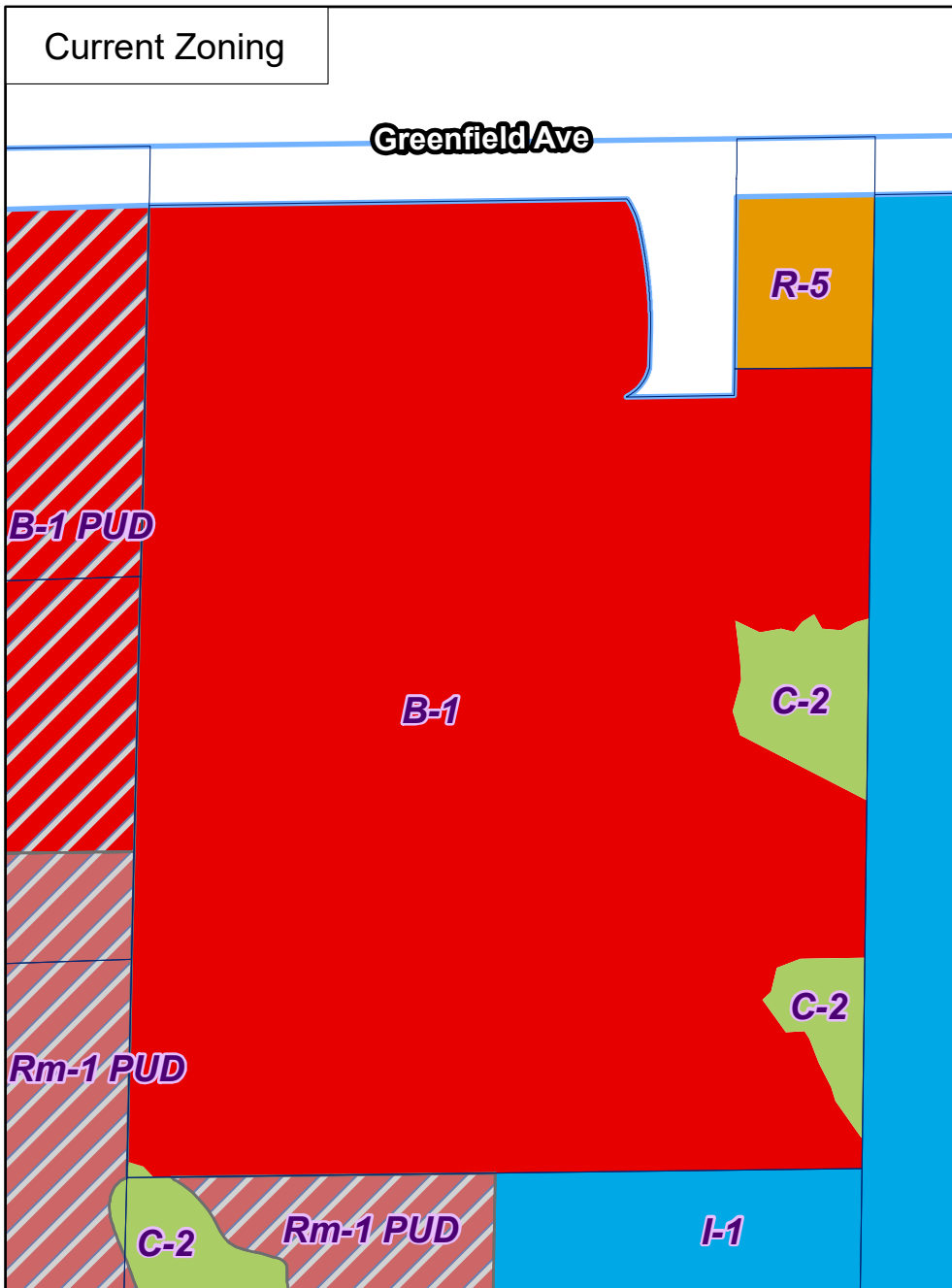


Legend

 Parcels

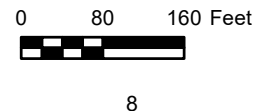
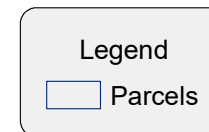
 Road Right-of-Way





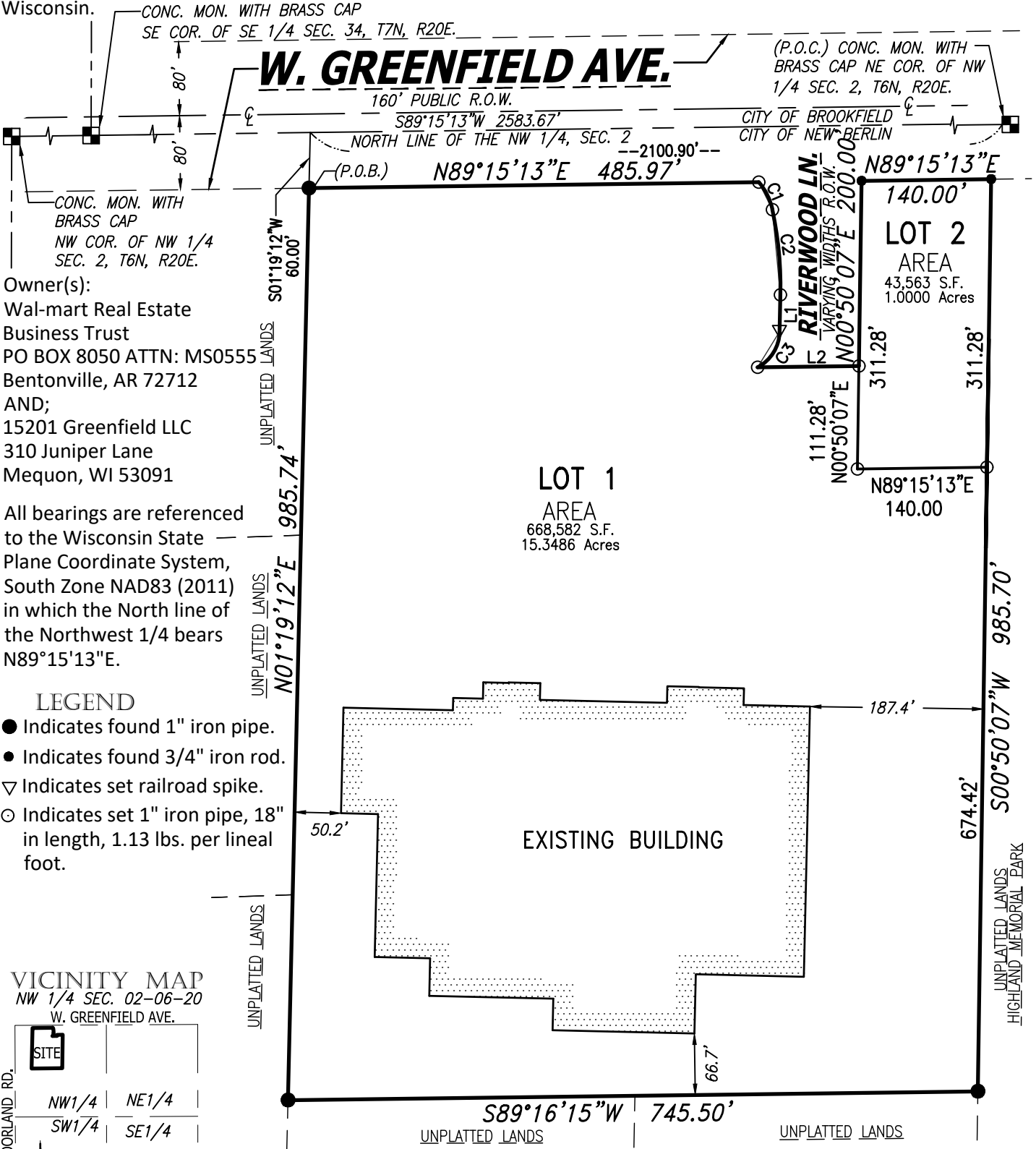
City of New Berlin
 Department of Community Development
 3805 S Casper Dr.
 New Berlin WI 53151
 (262) 797-2445
www.newberlin.org

RZ-2400416
 15201 Greenfield LLC
 15201 W. Greenfield Ave



CERTIFIED SURVEY
MAP NO. _____

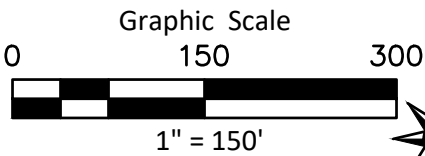
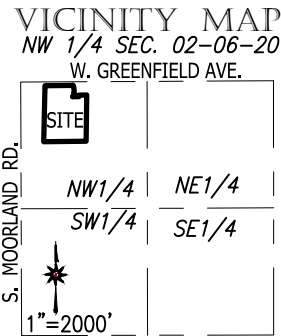
A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



Owner(s):
Wal-mart Real Estate
Business Trust
PO BOX 8050 ATTN: MS0555
Bentonville, AR 72712
AND;
15201 Greenfield LLC
310 Juniper Lane
Mequon, WI 53091

All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone NAD83 (2011) in which the North line of the Northwest 1/4 bears N89°15'13"E.

- LEGEND
- Indicates found 1" iron pipe.
 - Indicates found 3/4" iron rod.
 - ▽ Indicates set railroad spike.
 - Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



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CURVE DATA					
CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	33.52'	67.50'	S26°21'50"E	33.17'	28°45'17"
C2	92.55'	392.50'	S05°25'52"E	92.34'	13°51'01"
C3	47.46'	44.50'	S31°45'35"W	45.24'	61°10'69"

LINE TABLE		
LINE	BEARING	DIST.
L1	S01°19'19"W	39.85'
L2	N89°15'22"E	109.55'



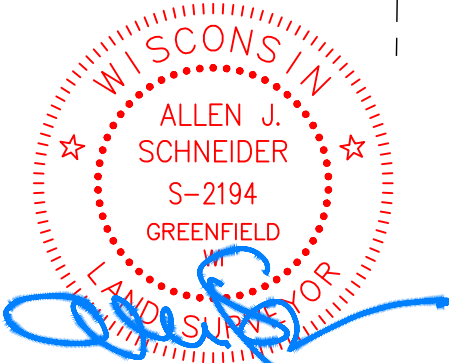
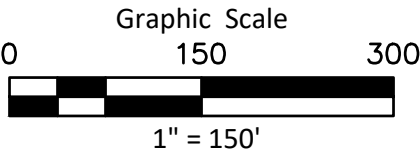
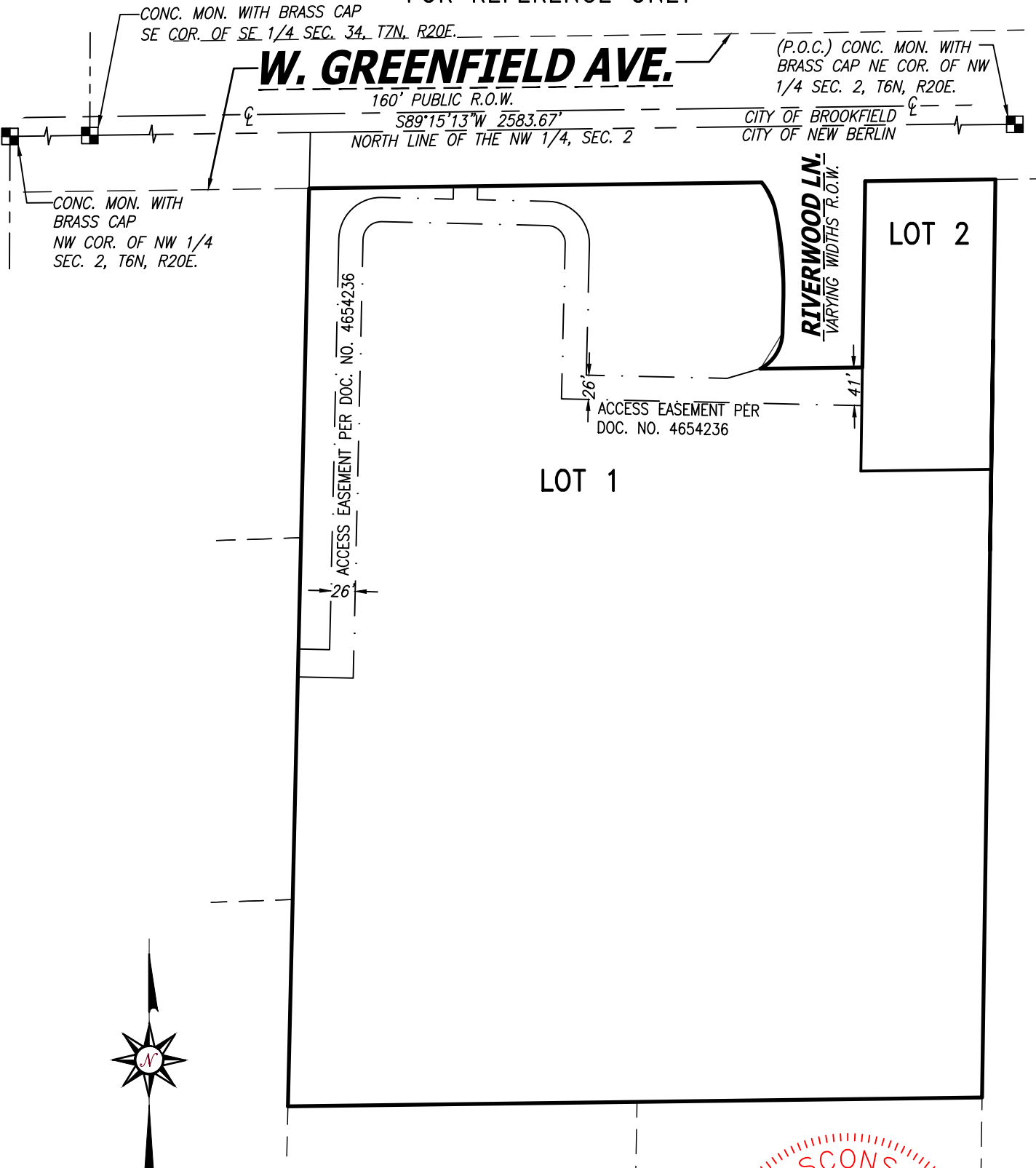
This instrument was drafted by Allen J. Schneider Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 1 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

EXISTING EASEMENT DETAILS
FOR REFERENCE ONLY



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Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 2 of 8 Sheets

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped that part of a division of Lot 1, Certified Survey Map No. 11117 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast Corner of said Northwest 1/4 of Section 2, Township 6 North, Range 20 East; thence South 89°15'13" West along the North line of said 1/4 Section 2100.90 feet to a point; thence South 01°19'12" West 60.00 feet to the point of beginning of the lands to be hereinafter described:

Thence North 89°15'13" East parallel with the North line of said Section 485.97 feet to a point; thence Southeasterly 33.52 feet along an arc of a curve, whose radius is 67.50 feet, whose center lies to the Southwest, and whose chord bears South 26°21'50" East 33.17 feet to a point; continue Southeasterly 92.55 feet along an arc of a curve, whose radius is 392.50 feet, whose center lies to the Southwest, and whose chord bears South 05°25'52" East 92.34 feet to a point; thence South 01°19'19" West 39.85 feet to a point; thence Southwesterly 47.46 feet along an arc of a curve, whose radius is 44.50 feet, whose center lies to the Northwest, and whose chord bears South 31°45'35" West 45.24 feet to a point; thence North 89°15'22" East 109.55 feet to a point; thence North 00°50'07" East 200.00 feet to a point on the South line of West Greenfield Avenue; thence North 89°15'13" East along said South line 140.00 feet to a point; thence South 00°50'07" West 985.70 feet to a point; thence South 89°16'15" West 745.50 feet to a point; thence North 01°19'12" East 985.74 feet to the point of beginning.

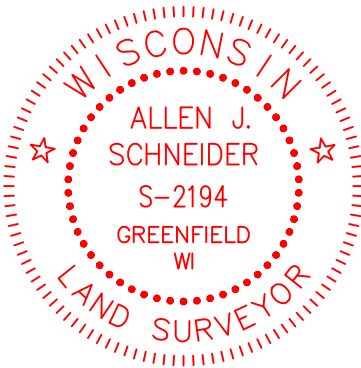
Said lands contain 712,145 Square Feet or 16.3486 Acres.

THAT I have made the survey, land division and map by the direction of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST and 15201 GREENFIELD LLC., owners.

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

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of New Berlin in surveying, dividing and mapping the same.

March 13, 2024
DATE





ALLEN J. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-2194

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, a trust duly organized and existing under and by virtue of the laws of the State of _____, certifies that said trust caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

IN WITNESS WHEREOF, WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST.

By: _____

Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

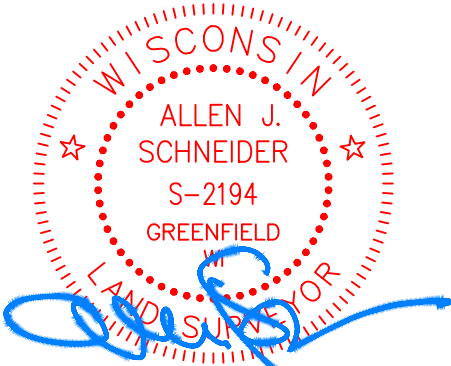
Personally came before me this ____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



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

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Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 4 of 8 Sheets

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CONSENT OF CORPORATE MORTGAGEE

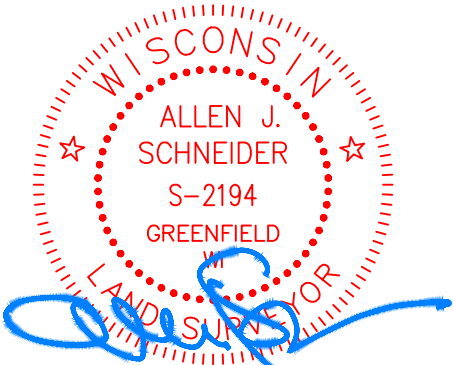
_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, OWNER.

By _____ Its
Name: _____
Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

15201 GREENFIELD LLC., a corporation duly organized and existing under and by virtue of the laws of the State of _____, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

15201 GREENFIELD LLC., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

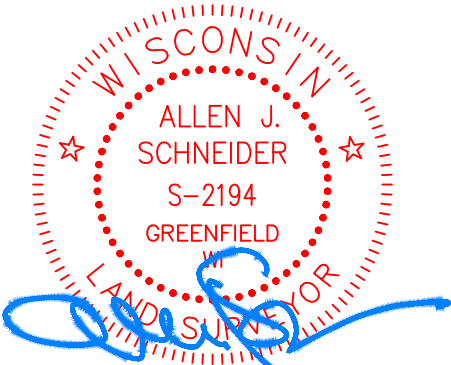
IN WITNESS WHEREOF, 15201 GREENFIELD LLC., has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

15201 GREENFIELD LLC.
By: _____
Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____
Notary Name: _____
Notary Public, State of _____. My commission expires: _____
(Notary Seal)



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CONSENT OF CORPORATE MORTGAGEE

_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of 15201 GREENFIELD LLC., OWNER.

By _____ Its

Name: _____

Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this ____ day of _____, 2024.

DAVID AMENT, CHAIRPERSON, MAYOR

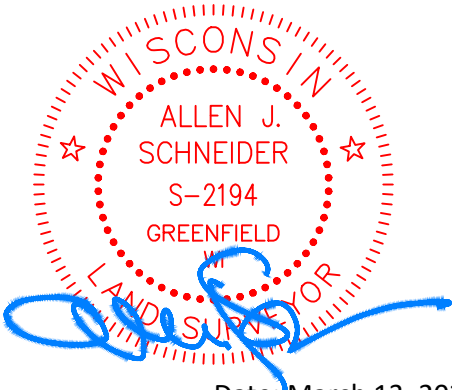
SCOTT SCHULPIUS, MEMBER

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of New Berlin in accordance with the Resolution adopted on this ____ day of _____, 2024.

DAVID AMENT, COUNCIL PRESIDENT

RUBINA R. MEDINA, CITY CLERK, SECRETARY



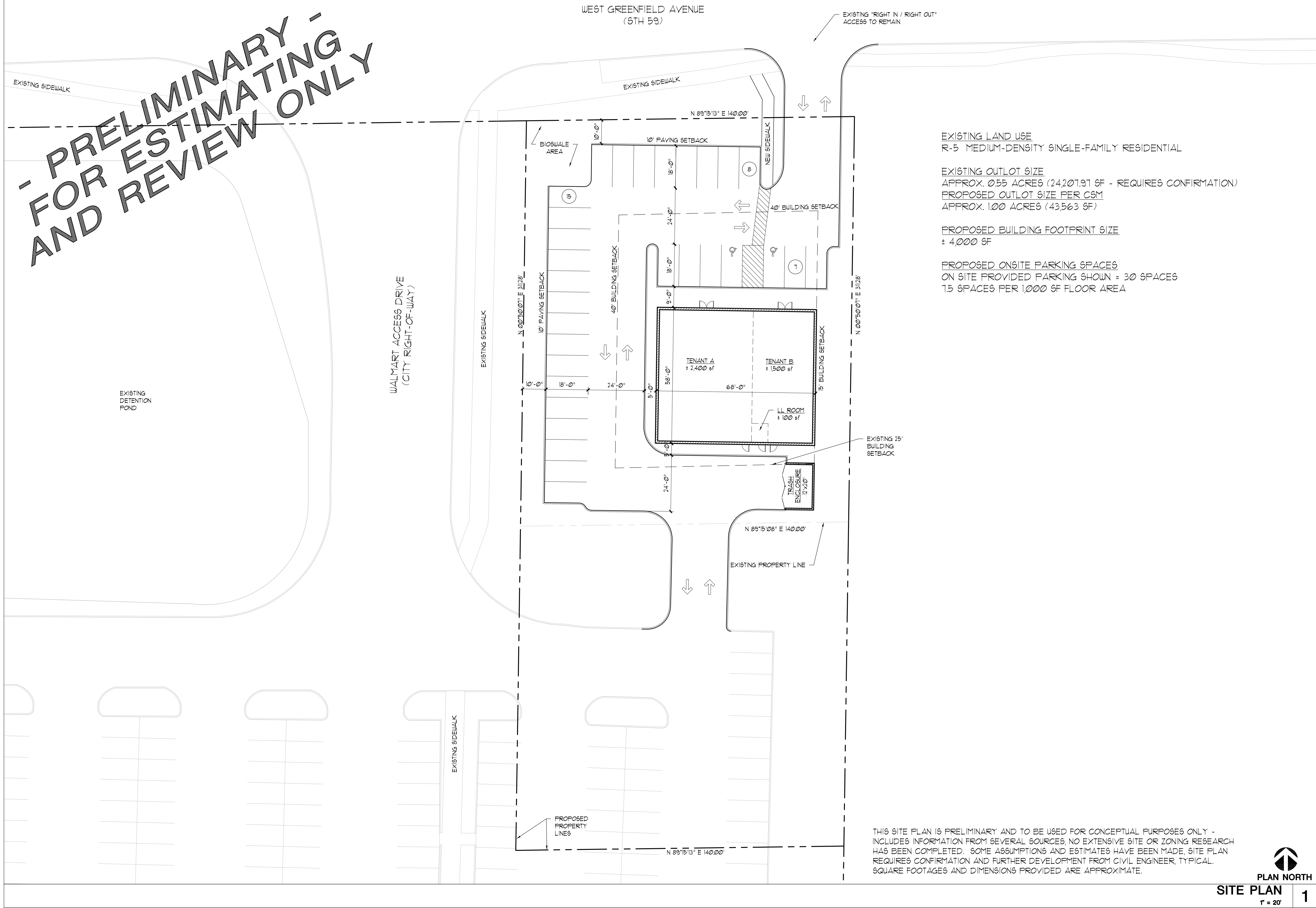
CHAPUT
LAND SURVEYS

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

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 8 of 8 Sheets
16

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)
PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 4,000 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 30 SPACES
1.5 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.



SITE PLAN
1" = 20'

1



LogicDA.com | 414.909.0080
Project Manager: AJS
Job Number: 23-131

Additional Info

Project Name

Proposed Outlot
Multi-Tenant Option 1
15201 W Greenfield Ave
New Berlin, WI 53151

Dates/Revisions

06.16.20 , 6.24.20 , 01.19.21
PRELIM. REVIEW SET
06.02.21
PRELIM. REVIEW SET
07.15.21
PRELIM. REVIEW SET
08.26.22
PRELIM. REVIEW SET
03.15.24
PRELIM. REVIEW SET

Drawing Title

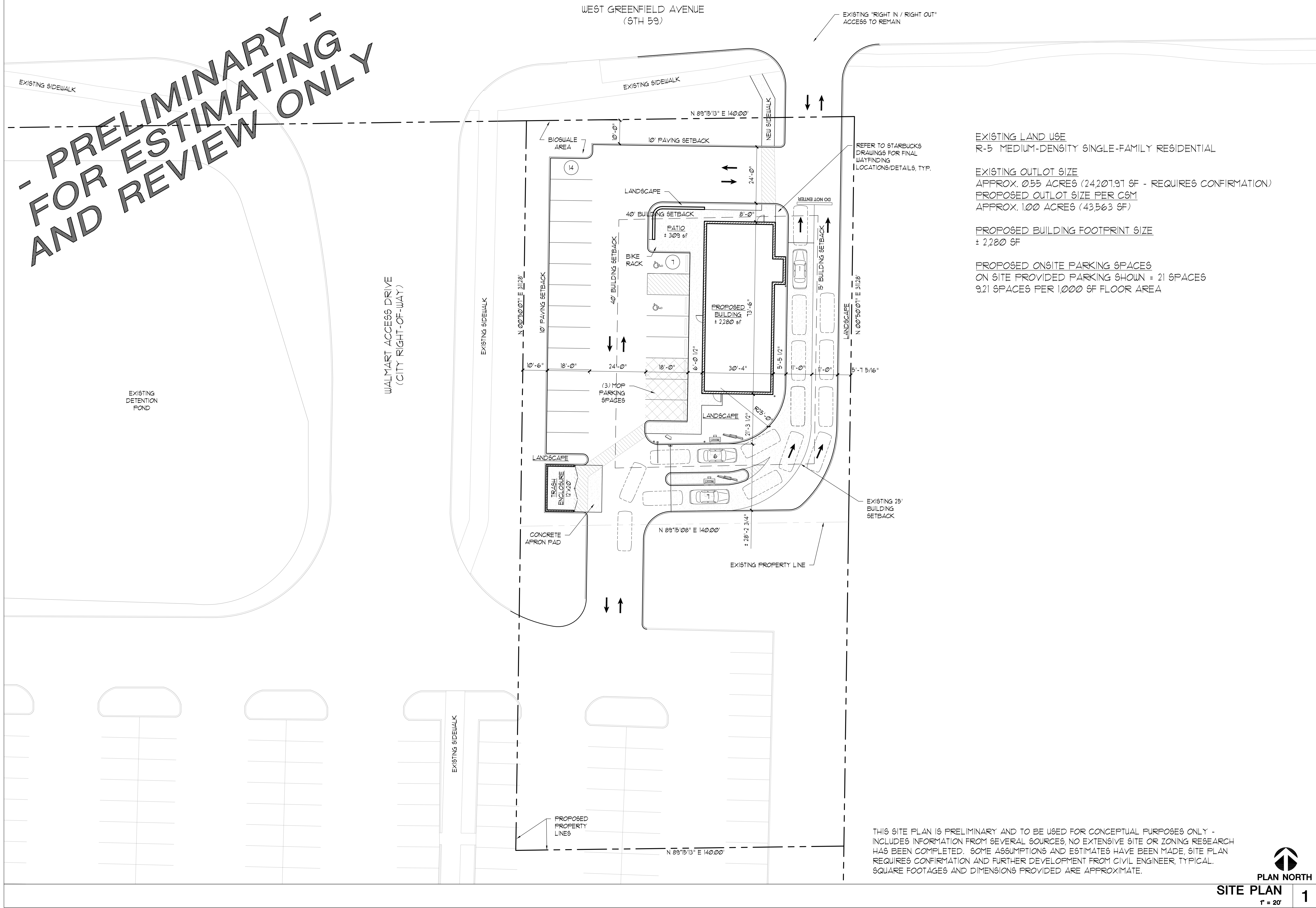
CONCEPTUAL
SITE PLAN

SP1.1-C

- PRELIMINARY -
NOT FOR CONSTRUCTION

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- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)
PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 2,280 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 21 SPACES
9.21 SPACES PER 1,000 SF FLOOR AREA

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HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1

DA
logic design & architecture, inc.
LogicDA.com | 414.909.0080
Project Manager: AJS
Job Number: 23-131

Additional Info

Project Name

Proposed Outlot
QSR w/ DT Option
15201 W Greenfield Ave
New Berlin, WI 53151

Dates/Revisions
06.16.20 , 6.24.20 , 01.19.21 PRELIM. REVIEW SET
06.02.21 PRELIM. REVIEW SET
07.15.21 PRELIM. REVIEW SET
08.26.22 PRELIM. REVIEW SET
03.15.24 PRELIM. REVIEW SET

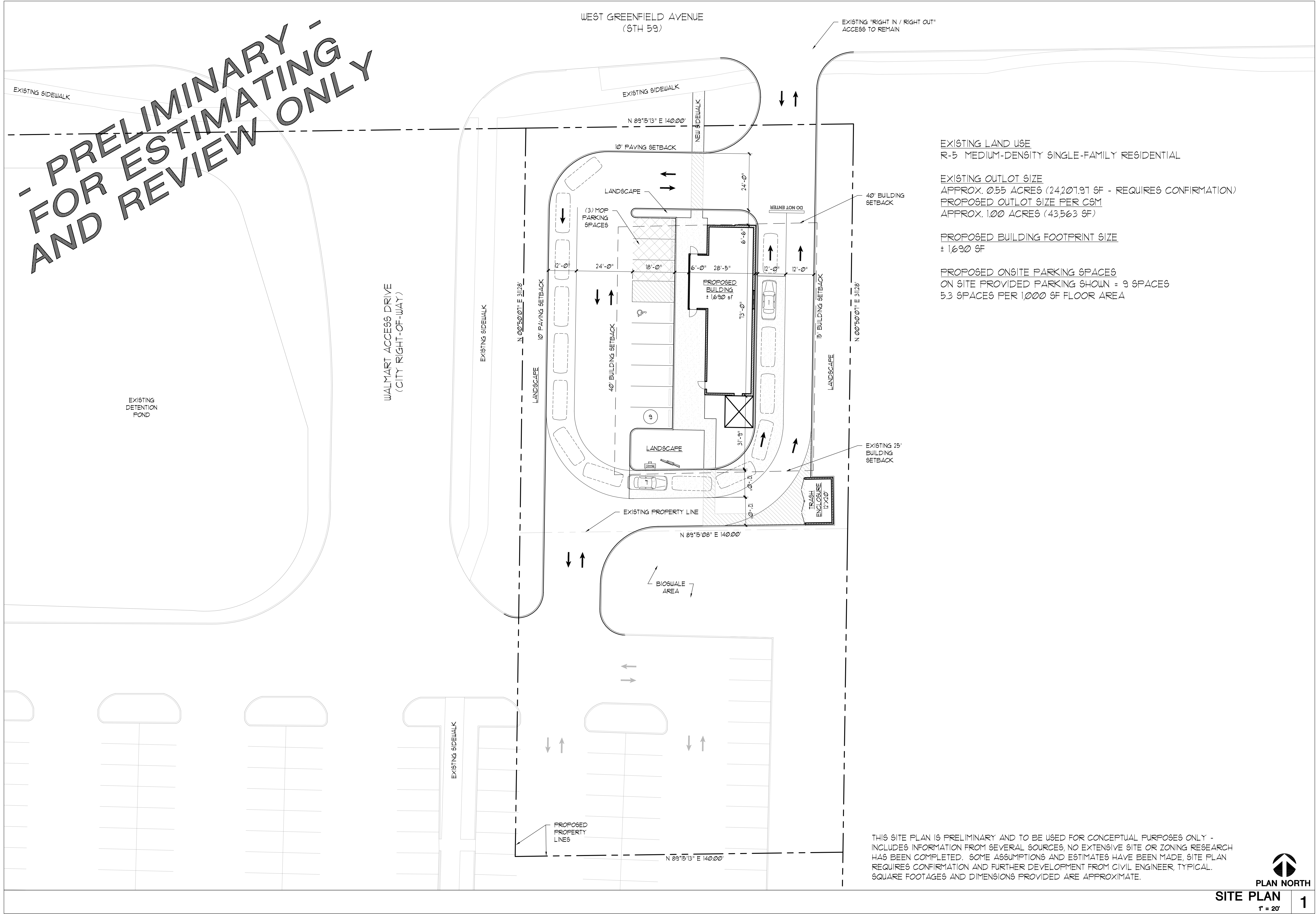
Drawing Title
CONCEPTUAL
SITE PLAN

SP1.1-H

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- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)

PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 1,690 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 9 SPACES
5.3 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1

DA
logic design & architecture, inc.
LogicDA.com | 414.909.0080
Project Manager: AJS
Job Number: 23-131

Additional Info
Project Name
Proposed Outlot QSR w/ DT Option 15201 W Greenfield Ave New Berlin, WI 53151
Dates/Revisions
06.16.20 , 6.24.20 , 01.19.21 PRELIM. REVIEW SET
06.02.21 PRELIM. REVIEW SET
07.15.21 PRELIM. REVIEW SET
08.26.22 PRELIM. REVIEW SET
03.15.24 PRELIM. REVIEW SET
Drawing Title
CONCEPTUAL SITE PLAN
SP1.1-K

- PRELIMINARY -
NOT FOR CONSTRUCTION

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



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Sample - Conceptual Elevation Example - Outlot

New Berlin WI | March 18th, 2024



RESOLUTION NUMBER # 24-XX**A Resolution adopting the amendments to the City's 2030 Comprehensive Plan Chapter 10: Land Use**

WHEREAS, Section 66.1001(4) of the Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan and Section 66.1001(2) identifies the required elements of a comprehensive plan; and

WHEREAS, The planning process was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the comprehensive plan in compliance with Section 66.1001 of the Wisconsin State Statutes, and

WHEREAS, The City of New Berlin prepared and followed a Public Participation Plan that was adopted by the Plan Commission on September 10, 2007 and the Common Council on September 25, 2007 a copy of which is on file in the Department of Community Development.

WHEREAS, the City of New Berlin Plan Commission has the authority to adopt the Comprehensive Plan and associated amendments as necessary by resolution and also to recommend that the Common Council adopt the comprehensive plan and associated amendments as necessary via Ordinance; and

WHEREAS, the City of New Berlin prepared the "City of New Berlin 2020 Comprehensive Plan", which is on file with the Department of Community Development and available on the City's website www.newberlin.org, containing all maps and other descriptive materials, to be the comprehensive plan for the City; and

WHEREAS, that the Plan Commission of the City of New Berlin adopted the City of New Berlin 2020 Comprehensive Plan as the City's comprehensive plan via Resolution No. 09-02 on November 2nd, 2009, and the Common Council adopted the Comprehensive Plan via Ordinance # 2422 on December 8th, 2009; and has been amended from time to time; and

WHEREAS, development within the City should be monitored on an ongoing basis, and compared to the City goals and objectives outlined throughout the Plan to ensure that current policies are achieving the intended results. Comprehensive Plan Chapter 22, Implementation states, *"This Plan is intended to be changed and revised over time. The City's values, goals, and capabilities may change as New Berlin grows, and the Plan must be amended to reflect those changes. The Plan should be reviewed and amended at least once every year."* This project includes an overall general update to the Comprehensive Plan.

WHEREAS, Department of Community Development Staff, working at the request of Yonatan Zvi, have prepared amendments to the Future Land Use Map within the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and are now completed and need to be incorporated into the City's adopted Comprehensive Plan.

WHEREAS, the Future Land Use Map amendments requested by Yonatan Zvi is for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) to amend the Future Land Use from Mixed Use Residential to Suburban Commercial. It is necessary to incorporate these Future Land Use Map amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use. A copy 2030 Comprehensive Plan Chapter 10 along with the map is attached as Exhibit A. Amendments to an adopted comprehensive plan pursuant to WI State Statute 66.1001 require a Class I notification along with a public hearing.

WHEREAS, the Plan Commission reviewed and approved the proposed amendments to 2030 Comprehensive Plan Chapter 10: Land Use on June 3, 2024 following approximately three months of public comment from the date of the public notice; and

WHEREAS, the City has duly noticed a public hearing on the aforementioned comprehensive plan amendments and the Plan Commission held the public hearing on May 6, 2024.

WHEREAS, the Plan Commission of the City of New Berlin by a ~~X-X~~ vote of the Commissioners present and voting recorded in its official minutes, adopted Resolution # ~~24-XX~~ recommended approval of this comprehensive plan amendment on June 3, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the City of New Berlin hereby accepts and adopts the attached City of New Berlin 2030 Comprehensive Plan amendments to the 2030 Comprehensive Plan Chapter 10: Land Use, recognizing that the Common Council must also adopt the Comprehensive Plan amendments via Ordinance for it to become effective; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt Ordinance No. ~~XXXX~~, which will constitute its adoption of the Comprehensive Plan amendments.

Passed and adopted by the Plan Commission on this 3rd day of June, 2024.

APPROVED:

David A. Ament, Mayor

Certified/Countersigned:

Nikki Jones
Plan Commission Secretary

CHAPTER 10: LAND USE PLAN

Revisions approved by Council on 11/14/2023 via Ordinance # 2684.



LAND USE PLANNING IN RELATION TO STATE STATUTES

Section 62.23 of the Wisconsin Statutes grants cities and villages the authority to prepare and adopt local master plans or plan elements. In 1999, the Wisconsin Legislature enacted legislation that greatly expanded the significance of comprehensive plans within the State. The law, referred to as Wisconsin's "Smart Growth" law, provides a new framework for the development, adoption, and implementation of comprehensive plans by various units of government. The law, set forth in Section 66.1001 of the Wisconsin Statutes, requires that the administration of zoning, subdivision, and official mapping ordinances be consistent with a community's adopted comprehensive plan beginning on January 1, 2010.

In Waukesha County, 27 of the 37 cities, villages, and towns opted to participate in the Waukesha County Comprehensive Plan process. The process was led by County staff with assistance from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Waukesha County UW-Extension staff. The City of New Berlin selected to establish its own, more tailored Comprehensive Plan in lieu of participating through the County.

Several of the nine comprehensive planning elements required by Section 66.1001 of the Statutes must be updated or addressed to bring existing land use or master plans into compliance with the requirements of the comprehensive planning legislation. This chapter provides the full Land Use Element for the City of New Berlin. Additional information regarding existing and future land uses can be found in each individual neighborhood chapter.

EXISTING LAND USES

Reviewing past and existing land use trends can aid in planning for the types of uses that are in demand. Figure 10.1 illustrates the land use trends for the City of New Berlin from 1990 to 2020. The existing land use map shown in Figure 10.2 is based on City assessment data from 2020 using Market Drive software produced by Assessment Technologies LLC. The map illustrates a high amount of single-family residential land with supporting industrial/manufacturing and commercial uses. Other land uses include agricultural, exempt, forest lands, multi-family residential, recreation, and undeveloped. Wetlands and woodlands are also identified.

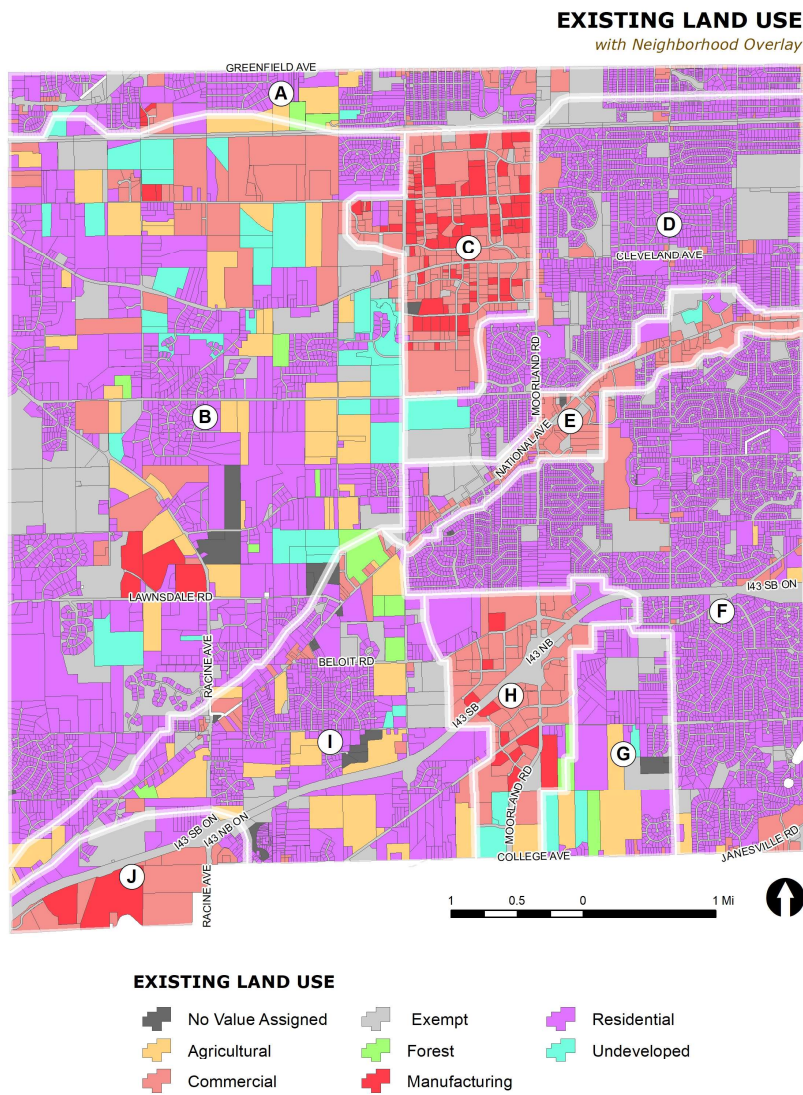
	1990			1995			2000			2020		
	Acres	% Dev.	% Total	Acres	% Dev.	% Total	Acres	% Dev.	% Total	Acres	% Dev.	% Total
Residential (1)(4)	6,227	62.0%	26.4%	6,563	59.9%	27.8%	6,782	58.3%	28.7%	13,574	69.1%	59.8%
Commercial (1)(4)	364	3.6%	1.5%	397	3.6%	1.7%	466	4.0%	2.0%	2,652	13.5%	11.7%
Industrial/Manufacturing (1)(4)	586	5.8%	2.5%	614	5.6%	2.6%	763	6.6%	3.2%	655	3.3%	2.9%
Transp./Common/Utilities (1)	2,061	20.5%	8.7%	2,549	23.3%	10.8%	2,681	23.0%	11.4%			0.0%
Government/Institutional /Exempt (1)(4)	422	4.2%	1.8%	434	4.0%	1.8%	473	4.1%	2.0%	1,139	5.8%	5.0%
Recreational (1)(2)(4)	384	3.8%	1.6%	406	3.7%	1.7%	470	4.0%	2.0%	1,633	8.3%	7.2%
Urban Subtotal(4)	10,044	100.0%	42.6%	10,963	100%	46.5%	11,635	100.0%	49.3%	19,653	100.0%	86.6%
Agricultural (4)	6,817	50.3%	28.9%	6,277	49.7%	26.6%	5,124	42.8%	21.7%	1,804	59.2%	7.9%
Natural Resources Areas	3,734	27.6%	15.8%	3,508	27.8%	14.9%	3,567	29.8%	15.1%			
Wetlands	2,323	17.1%	9.8%	2,269	18.0%	9.6%	2,301	19.2%	9.8%			
Woodlands/Forests(4)	1,283	9.5%	5.4%	1,130	8.9%	4.8%	1,154	9.6%	4.9%	224	7.4%	1.0%
Surface Water	128	0.9%	0.5%	109	0.9%	0.5%	112	0.9%	0.5%			
Other (4)	2,997	22.1%	12.7%	2,845	22.5%	12.1%	3,268	27.3%	13.9%			
Undeveloped Land(4)										1,018	33.4%	4.5%
Nonurban Subtotal(4)	13,548	100%	57.4%	12,630	100.0%	53.5%	11,959	100.0%	50.7%	3,046	100.0%	13.4%
Total	23,592		100.0%	23,593		100.0%	23,594			22,699		100.0%

SEWRPC & City of New Berlin Assessment Data -Market Drive software produced by Assessment Technologies LLC

1-Includes off-street parking areas.
2- Includes intensively used area of public and non-public recreation sites.
3- Includes extractive, landfills and unused land.
4- For the 2020 values, the City Assessor is using new software that does not calculate the information in the same way. The calculations are a bit different.
The categories were matched as closely as possible.
The predominate property type is used in this table. Wetlands, woodlands/forests and surface water were not calculated separately. We also did not differentiate between urban and non-urban for 2020.

Figure 10.1. City of New Berlin Land Use Trends
Source: SEWRPC & City of New Berlin Assessment Data

In 2020, the primary urban use within New Berlin consisted of residential land at approximately 13,574 acres, or 59.8% of the total area of New Berlin. This was an increase of 6,792 acres from 2000.



March 2024

COMPREHENSIVE PLAN 2030
City of New Berlin, Wisconsin

Figure 10.2. Existing Land Use Map of the City of New Berlin.

Even though the amount of agricultural land in the City has been decreasing over time, agricultural land still plays a significant role in New Berlin. Most new subdivisions built since 2015 have been conservation style subdivisions with an overall density of one home per 5 acres, in addition to 50 to 75 percent open space. The City has continued to monitor the subdivision ordinances every few years to ensure that we are continuing to preserve open spaces, wetlands and woodlands.

Based upon survey work conducted by the Department of Community Development in 2008, this decrease can be attributed to market forces that have resulted in less overall income being derived from farming, multiple property ownerships creating smaller, less contiguous farmland acreages, and a general lack of interest in farming. Surveying large property owners whose current existing land use is agriculture, in 1999, 95% and in 2007, 91% of those surveyed identified that farming was not their main occupation. The Department mailed out 123 surveys representing 155 tracts of agricultural or undeveloped lands of 15 acres in size or larger. There was a 44% response rate to the 2008 survey. See Appendix F for both the survey results and the summary power point presentation that was presented at the Farmland & Open Space Landowners Focus Group meeting on July 9, 2008.

In order to continue forth with farmland preservation efforts, the Department of Community Development must continually look for economically viable ways of purchasing agriculture conservation easements through grant funding. Additionally, the Department should utilize its conservation subdivision regulations to plan for and permit farming as open space use. Planning for farms in conservation subdivisions could take place through the platting process by designing lot layouts, access, and other elements to accommodate farming as an open space use. The Department is also encouraged to continue promoting other agricultural preservation mechanisms to property owners such as easement dedications and / or purchase of development rights (PDR).

Other significant trends noted in the table have been the growth in commercial and industrial/manufacturing land use. This growth was planned for and is on track with the various development policies within each Neighborhood. This would include some growth in South Moorland Road Corridor, City Center and Moorland Road and Beloit Road.

LAND USE POLICIES

Several key policies were developed during the 2001 Growth and Development Master Plan (GDMP) process in order to guide the demographic and economic forces shaping the community. These policies have been carried forward and will continue to help guide the City's land use planning efforts.

Although the Land Use Plan is ultimately organized around creating distinct neighborhoods and business centers, the following policies shall apply city-wide:

Policy 1: Managed Growth

Ensure that growth in New Berlin is affirmatively and responsibly managed based on available public services and suitability of the land for development.

Policy 2: Urban Boundaries

Maintain cohesive urban boundaries conducive to service delivery that support implementation of the adopted future land use plan.

Policy 3: Compatible Land Uses

Promote an orderly and compatible pattern of land uses avoiding "hodge-podge" development patterns. Provide appropriate transitions and buffers when differing uses are adjacent to one another.

Policy 4: Infrastructure

Utilize the provision of infrastructure in supporting and influencing growth in areas most suitable to accommodate growth.

Policy 5: Neighborhood Preservation

Preserve existing neighborhoods and encourage compatible infill development. (Infill development generally refers to either construction on vacant parcels in existing developed areas, or replacement of obsolete or dilapidated structures with new buildings.)

Policy 6: Rural Character

Preserve the existing character of the remaining rural areas in New Berlin.

Policy 7: Urban and Rural Distinction

Preserve and reinforce the distinction between urban and rural areas in New Berlin.

Policy 8: Open Space

Preserve open space throughout the city through both public and private development. Focus preservation efforts in environmentally sensitive areas, areas with recreational and trail opportunities, areas serving as buffers between different land uses, and neighborhood open space. Work to remove regulatory barriers that will reinforce that farming and/or large-scale gardening can remain a viable land use while respecting and preserving private property rights.

Policy 9: Development Quality

Require new development to meet sound planning and engineering standards with regard to sustainable architecture, site planning, and stormwater management.

These principles create an overall policy framework for the city.

LAND USE PLAN

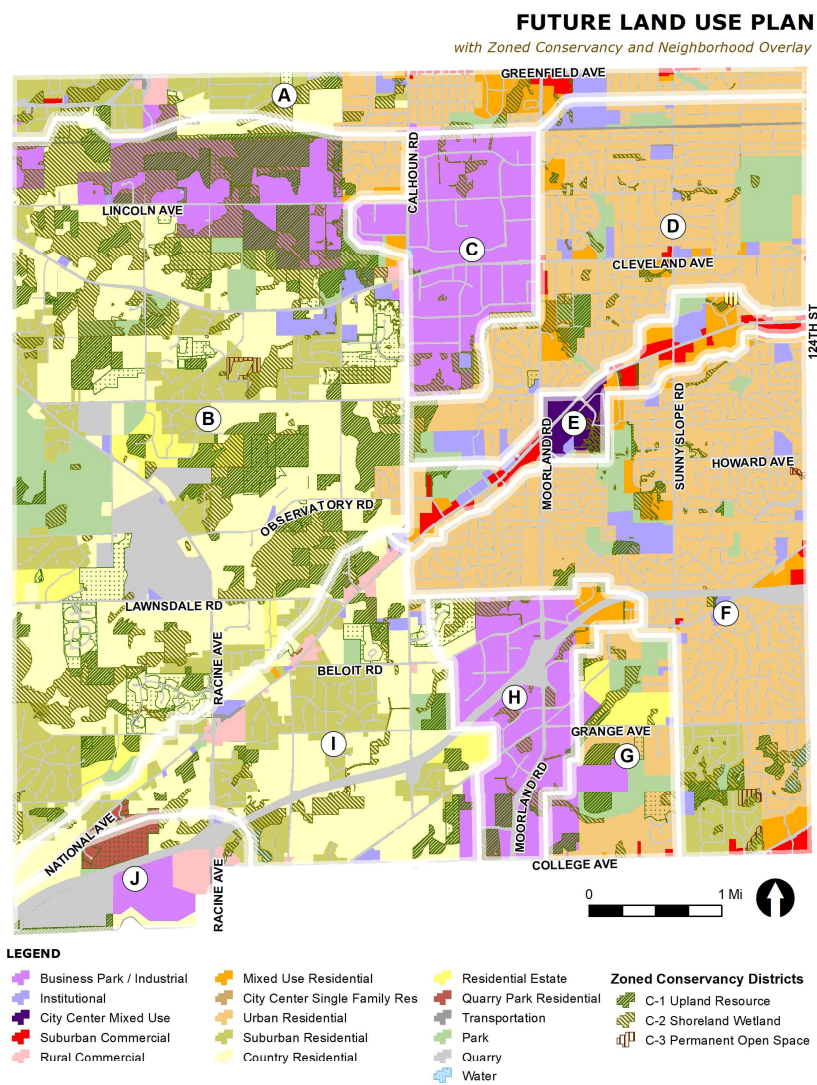
The City of New Berlin Land Use Plan is intended to provide a guide for development, redevelopment, and preservation over the next ten (10) years and will need to be re-evaluated during 2021 and again near the year 2030. The Land Use Plan is based on standards that reflect the desires of community residents, committee members, elected officials and proven principles in community development, environmental preservation, and residential development. As part of the Land Use Plan, several factors have been explored related to the growth of the built environment:

- **Social factors** include those which give or maintain character (i.e. gathering areas, civic identity, and the “city living with a touch of country” feeling).
- **Economic factors** include the creation of jobs, balance of municipal expenses and revenue, and land value influenced by natural amenities and water quality.
- **Physical factors** include the character of the land (i.e. how it appears, areas that are preserved, what types of development are allowed, and where development is located).

The Land Use Plan cannot be successfully implemented by looking only at the physical attributes of growth. Diverse and healthy communities grow in all three areas, and a balance should be achieved to provide a quality environment for residents and business owners.

This Land Use Plan provides flexible recommendations and categories to provide long-range guidance to decision-makers. It recognizes that the City Zoning Map exists as a mechanism for property-specific recommendations. The purpose of the Land Use Plan is to serve as a link between the Land Use Policies and the development regulations. The City should explore implementing a form-based code versus continuing the use the traditional zoning ordinance (Euclidean Zoning) in order to implement infill and/or redevelopment opportunities.

When considering the proposed land uses for any particular parcel of property, the Land Use Policies must be considered in addition to the requirements of the entire Comprehensive Plan. The Land Use Plan Map, shown in Figure 10.3, identifies the future land use districts within the City of New Berlin.



March 2024

COMPREHENSIVE PLAN 2030
City of New Berlin, Wisconsin

Commented [HK1]: UPDATE MAP WITH APPLICATION # CP-2400415

Figure 10.3. Future Land Use Map for the City of New Berlin.

Section 34 – 35 – South Moorland Road Corridor

Section 35 is an area that is envisioned to be a mix of business park industrial, office, retail, residential, and passive and active park uses. In order to implement the conceptual neighborhood plan, the City has created three new zoning districts specifically for this geographic area. They include a new R-6 (Section 35 Low-Density Single-Family Residential), M-3 (Section 34 & 35 Business Park Development District) and P-2 (Section 35 Park Complex District) as further described below. The map below (Figure 10.4) identifies the Future Land Use and Zoning Code Section 275-13.1 (H) (4), Figure I-1, identifies the designated zoning districts. All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions.

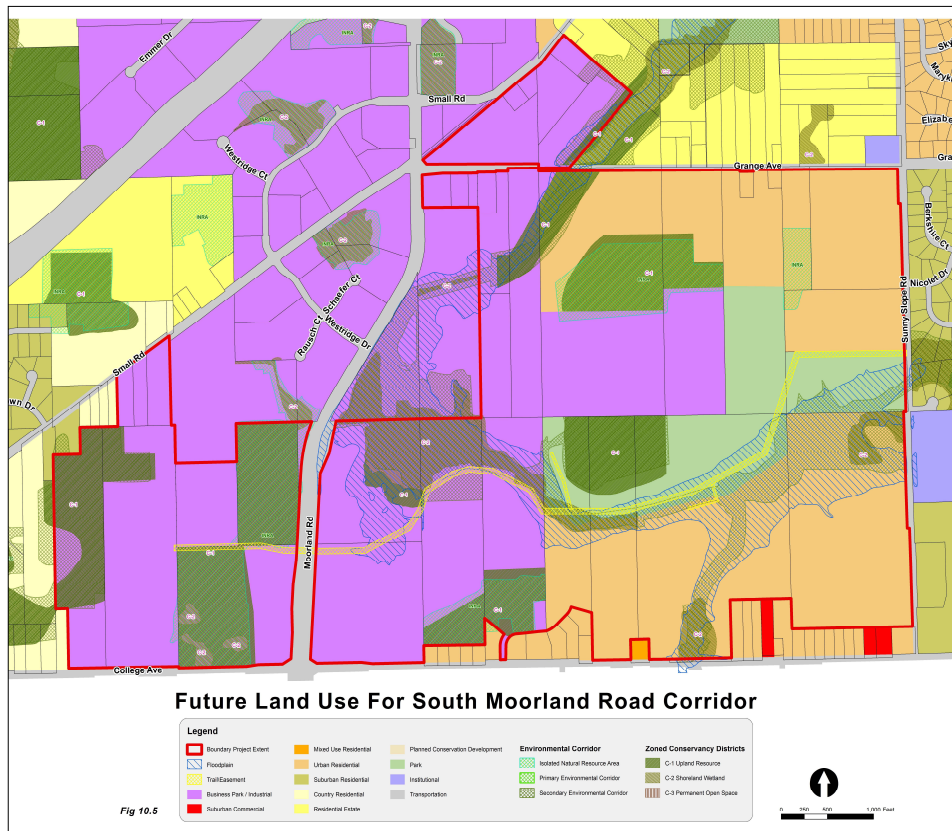


Figure 10.4 Future Land Use Map for South Moorland Road Corridor.

Northwest Section 2 –North Moorland Road Corridor (Southeast corner of Moorland Road and Greenfield Avenue)

The Department of Community Development has been going through the process of analyzing the area now referred to as the North Moorland Road Corridor. This area is generally bounded by Moorland Road to the West, the Highland Memorial Park Cemetery and Walmart development to the East, Greenfield Avenue to the North and the New Berlin Recreational Trail to the South (Figure 10.5-1). In order to guide the City in land use and zoning decisions it is best to understand the impact new developments will have on the School District, traffic patterns, stormwater and environmental features. Development policies were added within Chapter 11 – Neighborhood A (Greenfield Avenue Corridor) to guide any future development requests.



Urban Residential

The Urban Residential designation reflects the modern form of the residential subdivision with lots ranging in size from one to four dwelling units per acre, depending on underlying zoning and surrounding development patterns. While these communities may include various sizes and price ranges of homes, the primary land use is single-family detached homes. Attached single-family housing may be considered as a transitional use between lower density residential uses and non-residential development and highway corridors.

The corresponding zoning districts are:

- R-4 (Low-Density Single-Family Residential) which has a not-to-exceed density of 2.2 dwelling units per net residential acre for new large lot subdivisions to be served by public sanitary sewer and water facilities.
- R-4.5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 2.9 dwelling units per net residential acre, served by public sanitary sewer and water facilities.
- R-5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 4.3 dwelling units per net residential acre, served by public sanitary sewer and water facilities. It should be noted that the City's current zoning ordinance states that "no unplatted lands" should be placed into the R-5 District.
- R-6 (Section 35 Low-Density Single-Family Residential) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The R-6 Low-Density Single-Family Residential District is intended to

provide for single-family residential development within Sections 34 and 35 with a minimum lot sizes similar to those in the above zoning districts and served by public sanitary sewer and water facilities. 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. Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

Urban Residential districts include neighborhood parks and green spaces that provide amenities to local residents and are encouraged to provide links with the City's existing parks and recreation. Developers should incorporate the protection of environmentally sensitive areas, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment. The number of cul-de-sacs should be minimized, emphasizing loop street layouts or multiple connections through and between subdivisions.

The Urban Residential areas also offer a continuing opportunity for more affordable housing to serve workers in the City's growing business parks. For example, housing on ¼ acre lots can help to retain and increase the diversity of the City's housing stock to allow for more personal housing options. The Community Development Authority (CDA) (formerly the New Berlin Housing Authority) is using tax credits and rent assistance to ensure a continued supply of affordable senior housing and apartments.

The City has worked closely over the past few years with Bank Five Nine to create a home loan grant program for first time home buyers. The program is funded by the Housing Trust Fund, which was created via Ordinance #: 2491, an ordinance to create a Housing Trust Fund for the City of New Berlin. The Common Council approved the transfer of Seventy Five Thousand Dollars (\$75,000.00) into the Fund. The City is able to provide qualified applicants with a \$2,500 grant to first time home buyers to pay for down payment and closing costs associated with buying their own home. The bank may match that request up to \$2,500 and will assist the City in reviewing the requests. The City has created a home loan grant application which is located on the City's website.

Certain institutional uses that can be compatible with residential uses, such as schools and neighborhood scale churches may be appropriate after careful site plan review.

Suburban Residential

The Suburban Residential designation reflects the rural setting of the existing residential areas on the western half of the City. Lots in this category are generally located in existing subdivisions that have already been developed at higher densities than the surrounding Country Residential area. The Suburban Residential areas are typically served by private on-site sewerage disposal

systems and private wells. On average, lots are 35,000 square feet in this district. New development may occur as infill development, but are not expansions to the existing subdivisions. Infill development is the development of vacant lots within existing subdivisions.

The corresponding zoning district is:

- R-3 (Suburban Single- Family Residential) which has a not-to-exceed density of 2.0 dwelling units per net residential acre. This District is intended to be used for residentially platted lots already existing at this density range. As stated previously, Suburban Residential lots are served by private on-site sewerage disposal systems and private wells.

Residential Estate

Residential Estate is similar to the Country Residential category except for that it has a gross density not-to-exceed one dwelling unit per two acres. While agricultural uses are encouraged to remain as long as the owners wish to operate farms, this designation provides an opportunity for the City to allow this area to develop, but maintain a sense of rural character. Before this land use category is implemented in this area, provisions for public sewer and water facilities must be made.

The preservation of the character of these areas should be accomplished through the use of clustering homes to help preserve the visual character but also to preserve larger open space areas for use as active or passive recreation or agriculture. Establishing open space areas which include streams, wetlands, woodlands, floodplains should be given high priority along with establishing greater setbacks from these resources.

The corresponding zoning district is:

- R-2E (Conservation Estate Single- Family Residential) which has a not-to-exceed density of 1.0 dwelling units per two acres. Homes within this District are intended to be served by public sanitary sewer and water facilities. Density bonuses are allowed pursuant to the City's zoning code.

Country Residential

Country Residential encompasses most of the area in the western portion of the City. These areas include various sizes and price ranges of homes with the primary land use being single-family detached homes. The average density of this area is envisioned to be a gross density of one dwelling unit per five acres.

Lot clustering that maintains an overall low density, while preserving substantial open space is encouraged in these areas. Country Residential Communities will be planned to include parks and green space or preserve agricultural land. This will provide amenities to local residents and work toward providing a link with the City's existing parks and recreation system. Developers should incorporate the protection of environmentally sensitive areas, including the floodplain,

into the development to create unique neighborhoods while protecting the natural environment.

The corresponding zoning district is:

- R-1/R-2 (Rural Conservation Single-Family Residential) which has a not-to-exceed gross density of 1.0 dwelling unit five acres. Country Residential lots are served by private on-site sewerage disposal systems and private wells. Density bonuses are allowed pursuant to the City's Zoning Code.

There are also a large number of farm operations that exist in this area and the protection and preservation of these uses is integral to this land use. Some on-site sales of products are appropriate including small farm markets, landscape materials, and locally grown food. Artisan farming, flea markets, hobby farming and other activities that promote the continuation of farming should be encouraged and regulatory barriers prohibiting these activities should be removed. In order to prevent excessive nuisances from occurring as a result from any of these associated farming related commercial activities, they should be regulated in their size, intensity and traffic impacts to prevent the proliferation of Rural Commercial Services in areas not designated as commercial.

Quarry Park Residential

Quarry Park Residential encompasses the properties within Quarry Park Subdivision, which is an 18-lot single-family residential conservation subdivision. The density is one dwelling unit per 6.6 acres.

The corresponding zoning district is:

- R-7 (Quarry Park Low-Density Single-Family Residential District) which is intended to provide for no more than 27 single-family residential lots which shall collectively be considered a residential community governed through a homeowners association and which is served by a community wide on-site sewage disposal system and private wells to be maintained solely by the homeowners association and/or the homeowners in the subdivision. A developer agreement shall be in place.

Mixed Use Residential

The Mixed Use Residential designation applies to several areas where more intense business uses meet single-family residential uses. The purpose of Mixed Use Residential is to provide a district for land uses and development that combine characteristics from other districts. There are several land uses that can occur in mixed use areas, including low-density multi-family, senior housing, duplexes, condominiums, or institutional uses. Development approval for these uses requires a review to determine compatibility with surrounding land uses, particularly the residential neighborhoods.

The corresponding residential zoning districts are:

- Rd-1 (Two-Family Residential District) is intended to provide for two-family residential development, at densities not to exceed 4.8 dwelling units per net residential acre, served by public sanitary sewer and water facilities.
- Rm-1 (Multiple-Family Residential District) is intended to provide for multiple-family residential development served by municipal sewer and water facilities at densities not to exceed those established within the Zoning Code. New lands to be placed in the Rm-1 District by rezoning petition shall be located not closer than 120 feet to an existing single-family residential subdivision. Net density calculations shall include the area of land upon which the dwelling units are proposed to be located and including common open space and associated facilities on the tract of land zoned Rm-1, excluding rights-of-way of publicly dedicated streets and private streets.
- I-1 (Institutional District) is intended to provide areas for public or private institutions or organizations housing social, educational, religious, or governmental activities.
- Zoning Code Section 275-41B(1) provides for elderly housing and assisted-living facilities. The density of an elderly housing development shall not exceed the densities established within the Zoning Code.
- A PUD could be considered when a mix of multi-family and retail/office uses are being proposed in order to accommodate creative site design. PUD's are not to be used for solely single-family residential.

Business Park / Industrial

Business Park / Industrial encompass a mixture of office, industrial, retail, commercial and service uses in a development with substantial landscaping and open space to create an attractive image. New industrial and office growth is encouraged to occur in these large developments so traffic impacts on surrounding uses can be minimized & managed and infrastructure can be provided.

The Business Park / Industrial land use is placed in areas where there will be a minimal impact on residential uses and the natural environment. In addition, Business Parks parcels are generally located near major transportation corridors that can accommodate the truck and automobile traffic generated by such developments.

The corresponding zoning districts are:

- O-1 (Office and Business Service District) is intended to provide for individual or attractive groupings of office and financial service uses in aesthetically pleasing structures on lots with ample open space.
- O-2 (Business Park Development District) is intended to provide for the development of an attractive grouping of buildings limited to light industrial uses, offices, corporate headquarters, and support facilities in a parklike setting. The district is further intended to

promote the provision of ample off-street parking and loading areas, open space, and landscape planting screens or buffer yards in areas adjacent to residential areas.

- O-3 (Transitional Office District) is intended to provide for low-intensity uses that serve as a transitional use between residential uses and districts and higher-intensity uses, including office, commercial and industrial uses. The district is also intended to accommodate areas where many residential homes are being converted to nonresidential uses such as business, medical, and professional offices. The O-3 District provides regulations that limit parking in side and rear yards, landscaping, architectural preservation of the existing residential character, and small-scale structures that blend in with the surrounding community while providing necessary services to the citizens of New Berlin.
- M-1 (Light Manufacturing District) is intended to provide for a range of light manufacturing and industrial uses. The M-1 Light Manufacturing District is also intended to provide for manufacturing and industrial development of a more-restrictive nature. The district is further intended to be used where the relative proximity to other uses requires more-restrictive regulation.
- M-2 (General Industrial District) is intended to provide for manufacturing and industrial development of a less-restrictive nature than in the M-1 Light Manufacturing District in areas where the relationship to surrounding land use would create fewer problems of compatibility. This district is further intended to allow, where properly screened, outside storage of vehicles, equipment, machinery, and inventory.
- M-3 (Section 34-35 Business Park Development District) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The M-3 Section 34-35 Business Park Development District is intended for light manufacturing, office, retail and business uses. The M-3 Section 34-35 Business Park Development District is also intended to provide a broader mix of allowable uses including retail establishments within Sections 34 and 35 of the City to support both the business and residential development. The District is further intended to promote open space, intense vertical landscape, planting screens, buffer yards and preservation of existing environmental features (trees, wetlands, floodplain, rock outcroppings, steep slopes and viewsheds). Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

City Center – Mixed Use

The City Center designation recognizes the substantial planning and investment being made in the commercial core at National Avenue, immediately east of Moorland Road. While the City Center is a part of the suburban business center corridor, the unique qualities desired by the City for this area merit special attention. The pedestrian orientation, distinctive streetscape, and the mixture of uses create the potential for this to become a unique area of the city. There are several land uses that can occur within the mixed use areas, including single-family residential, duplex residential, condominiums, townhomes, apartments, office, commercial, and institutional. Development approval for all of these uses requires a review to determine compatibility with surrounding land uses, particularly the adjacent residential neighborhoods.

Refer to the City Center PUD Ordinance #2526 and associated zoning map for a list of appropriate uses for this area.

City Center – Single-Family

The City-Center – Single-Family designation reflects the modern form of the residential subdivision with lots ranging in size from one to four dwelling units per acre, depending on underlying zoning and surrounding development patterns. While these communities may include various sizes and price ranges of homes, the primary land use is single-family detached homes. Attached single-family housing may be considered as a transitional use between lower density residential uses and non-residential development and highway corridors.

The corresponding zoning district is:

- R-4.5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 2.9 dwelling units per net residential acre, served by public sanitary sewer and water facilities.

Suburban Commercial

Suburban Commercial areas include the commercial areas of New Berlin primarily along National Avenue east of Calhoun Road. While these areas focus on retail sales and personal services, some office space and low-density multi-family housing is intermixed only when commercial development is incorporated on the first floor and residential is planned above. Net density not to exceed those established within Zoning Code Section 275-33(8): Rm-1, Multiple Family Residential District and Section 275-41B(1): Elderly housing and assisted-living facilities. The geographic boundaries of Suburban Commercial areas should be controlled to limit expansion of commercial development and the increasing number of vacant buildings, and at the same time provide flexibility to accommodate changes in the market.

Developers will be encouraged to establish creative commercial centers that do not place emphasis on the parking areas, but on the commercial uses themselves. This can be accomplished by placing some parking to the side or behind buildings and utilizing internal landscaping throughout the parking areas. Signage and lighting should be placed and designed to ensure visibility without being excessive.

Unique to the intersection located at the southeast corner of Moorland Road and Greenfield Avenue, the City has established parameters for planning of this area in order to ensure that it develops uniformly. Chapter 11: Neighborhood A - Greenfield Avenue lays out specific policies to help ensure the cohesive development. This area is intended for retail and commercial uses located on the corner then transitioning to the south to allow for commercial retail and/or office on the first floor with residential integrated above. The far southern end of the parcel could be developed as low-density multi-family residential as defined above in this section.

The corresponding zoning districts are:

- B-1 (Shopping Center District) is intended to provide for neighborhood and community shopping centers with groupings of retail and customer service establishments to serve both the citizens of New Berlin, the surrounding region, and businesses. Hotels and regional uses are also appropriate in this district when planned appropriately in relation to traffic and landscaping. This district is intended to accommodate the requirement of on-site parking and loading facilities; landscape planting screens in areas adjacent to nonbusiness development or other incompatible uses; and a partially pedestrian-oriented shopping environment. Uses in this district are intended to be compatible with the character of the adjacent residential areas served.
- B-2 (General Retail Sales and Service District) is intended to accommodate a broad range of retail sales and service uses. The district is also intended to provide for the orderly and attractive development and grouping in appropriate and convenient locations for small-lot business activities of a general nature. The district is further intended to promote the provision of ample off-street parking and loading areas; landscape planting screens in areas adjacent to nonbusiness development or other incompatible uses; and development in character with the adjacent land uses.

Rural Commercial

Rural Commercial areas should maintain the “rural theme” in designing retail-oriented developments that include farm implement sales, produce markets, feed and seed stores, etc. to help support the agricultural environment but, may also include small-scale office-oriented uses. In addition, convenience retail uses may be appropriate in these areas to serve the day-to-day needs of residents, thus minimizing the necessity of driving for convenience goods.

Rural Commercial should be located primarily along National Avenue west of Calhoun Road. These uses should be located in enclosed structures. Where outdoor storage and sales are necessary, they should be located in the side or rear yards. Landscaping and screening should be used to minimize the transition from agricultural and rural residential uses to these commercial developments. Lighting should be carefully evaluated. Rural commercial architectural design standards should be adhered to. The Rural Commercial Design Guide shall be used to aid development. As properties apply for rezoning requests in these areas, the B-3 and B-5 Districts shall be considered to be more suitable than the B-2 District.

The corresponding zoning districts are:

- B-2 (General Retail Sales and Service) which is intended to accommodate a broad range of retail sales and service uses and provide for orderly and attractive development and grouping in appropriate and convenient locations for small lot business activities of a general nature. The minimum lot size for this district is 40,000 square feet.
- B-3 (General Bulk Sales) which is intended to accommodate the needs of the agricultural community for the western portion of the community without detracting from the character

of the area. This district allows for outdoor storage, outdoor sales and automotive sales, service and repair. The minimum lot size for this district is 3 acres.

- B-5 (Rural Commercial District) which is intended to accommodate the needs of the agricultural community with a range of retail sales and service uses. The uses of these areas are intended to provide convenience for farms and the growing residential uses in the western area. The minimum lot size for this district is 40,000 square feet.

Institutional

Institutional uses encompass the main City Government facilities around City Hall, as well as schools, churches, and other nonprofits. Regarding church uses, these institutions have been classified into two types: Neighborhood Scale and Community Scale. Neighborhood scale churches are defined as a place of gathering for religious observance, ministry, and fellowship & related social events and may include classrooms for periodic religious instruction, kitchen, meeting area principally for members and administrative offices. These facilities are identified as those with a total building footprint of less than 14,999 square feet. Community scale churches are defined as a place of gathering for religious observance, ministry, and fellowship & related social events and may include classrooms for periodic religious instruction, and administrative offices. These facilities are identified as those with a total building footprint greater than 15,000 square feet or which have accessory uses, which include, but are not limited to uses such as banquet facilities, day school, day care facilities, retail stores, restaurant, workout centers / club, gymnasium, health care facilities, assisted living facilities, library, and café.

Parks

The City wishes to acquire and maintain parks and open space that are consistent with the adopted park and open space plan to encourage private preservation of open space and environmental areas, and to encourage the use of creative development alternatives (i.e. Conservation subdivisions to create neighborhood open space).

The corresponding zoning districts are:

- P-1 (Park and Recreation District) is intended to provide areas where open space and outdoor recreational needs of the citizens can be met without the undue disturbance of natural resources and adjacent uses. When applied to privately owned recreational lands, this district is intended to avoid the conversion of such lands to other urban uses without adequate public review and approval. The district should be used for areas designated as parks in the adopted New Berlin Comprehensive Plan.
- P-2 (Section 35 Park Complex District) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The P-2 Section 35 Park Complex District is intended to provide an area for a regional amenity that would provide tournament, practice and game space for baseball, softball and/or soccer. The District will also incorporate neighborhood park elements for neighboring residents. The complex will provide a buffer between the residential and business park land uses and may be expanded to create additional

meaningful passive recreational opportunities and utilize the City's utility easement / public trail to create more of a linear parkway. Uses may include, but are not limited to, passive recreational trails, fishing ponds, winter sports activities, snowshoeing, cross country skiing, sledding, nature trails, bird watching and interpretive exercise trails. Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

In addition, the City's *Park and Open Space Plan* identifies the need to acquire additional Community Parkland to account for the City's land area and population growth. Such Community Parkland shall incorporate an active park complex to address the City's need for additional ball fields and courts, as outlined in the *Park and Open Space Plan*, as well as passive park uses year-round. Linear parkways, which preserve open space, and provide connectivity within this area should be developed. The linear parkways could be integrated with the floodplain and creek areas.

Quarry

Quarries involve the mining and processing of minerals. They typically include both underground and surface mining activities. While they are typically located in rural areas, they can also create substantial land use impacts. A few of these quarry properties are actively being mined for non-metallic mineral resources (i.e. sand & gravel). As such, they are required to have a City approved Reclamation Plan pursuant to NR 135 and the City's zoning ordinance. The Reclamation Plan is required to identify post-mining land uses in addition to the "means & methods" for reclaiming the site. During the planning horizon for this Plan, it is anticipated that two of these quarries will transition and be reclaimed into their approved post-mining land uses. Specifically, the New Valley Sand & Gravel Quarry (identified in Neighborhood "J" has been identified as a future business park and the Kohler Pit has the following approved post-mining land uses – rural commercial, agriculture and aquaculture (both in recreational & commercial formats). Kohler Ridge Subdivision was approved by the Common Council in, 2016. The subdivision encompasses a portion of the former Kohler Sand & Gravel Mine and resulted in the complete restoration of approximately 65 acres of formerly mined land.

Conservancy Areas

C-1 Upland Resource Conservancy Zoning

The purpose of this district is to prevent the destruction of valuable natural and man-made resources and, in particular, woodlands, wetlands, wildlife habitat areas, perennial and intermittent streams, major lakes, floodlands and shorelands, significant water recharge and discharge areas, prairies, recreational and scenic areas, natural scientific areas, areas with poor soils or high groundwater, and areas of steep slopes, including primary environmental corridor, secondary environmental corridor and isolated natural resource areas. It should be noted that the City has established a new policy that states no "new" lands should be placed into this category and rather the use of "conservation easements" shall become the norm for preserving and protecting these natural resource assets.

C-2 Shoreland-Wetland Conservancy Zoning

The purpose of this district is to preserve, protect, and enhance the ponds, streams, and wetland areas of the City. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; prevent flood damage; control stormwater runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the City.

C-3 Permanent Open Space/Conservation Zoning

The Permanent Open Space/Conservation Lands District is intended to serve as a preservation district to maintain lands that have been permanently designated as open space or conservation lands. This District serves as a more definitive designation of open space and conservation lands as an alternative to deed restrictions and easements. This District should be utilized for developments where potential development densities have been transferred to another area of the property or to another site within New Berlin; developments that will have open space permanently preserved; and other similar conservation and preservation practices that will contribute to the unique character of New Berlin.

Environmental Corridors

Environmental Corridors are shown on the City's Map of Potential Conservation Lands. The City clearly recognizes the importance of these natural resource assets and will continue to use "conservation easements" for their protection. The City will also continue to follow SEWRPC guidelines for preserving, protecting and managing development within these corridor areas. See Appendix J for SEWRPC's publication entitled "Environmental Corridors – Lifelines of the Natural Resource Base". The City will continue to use SEWRPC's Environmental Corridor Maps as a resource as amended.

Map of Potential Conservation Areas

The Map of Potential Conservation Lands for the City of New Berlin consists of wetlands; woodlands; Butler's Garter Snake habitat; Water; Slope; environmental corridors; and scenic vistas. This map should be used as a resource in addition to, but not limited to, other maps such as the future land use, zoning and FEMA FIRM maps for all land use decisions. These environmental features should be incorporated into all development proposals, as applicable.

LAND USE PLANNING IN WAUKESHA COUNTY

Under Wisconsin State Statutes, counties are required to incorporate into the county development plan all master plans that have been duly adopted by incorporated cities and villages under the State of Wisconsin City Planning Enabling Act. However, the Statutes do not provide direction as to resolving conflicts between county adopted land use objectives and local master plans. To address this issue, the Waukesha County Comprehensive Plan Advisory

Committee determined specific approaches to be implemented during the County Plan process. The following County approaches are those which apply directly to New Berlin's Comprehensive Plan:

- All duly adopted local land use plans, whether prepared by incorporated cities and villages or by towns, would be reviewed for consistency with the County development objectives and standards approved by the Advisory Committee, as presented in Chapter 2 of this Plan. All inconsistencies would be identified and described.
- Municipalities will prepare preliminary land use plans in a manner consistent with the Advisory Committee approved development objectives and standards. Following review of local land use plans, inconsistencies with the development objectives were identified for the municipalities and adjustments were requested.
- The compiled preliminary County land use plan would be provided to all cities, villages, and towns in the County for review and comment.

Resulting from these approaches is the County land use element provided in the Waukesha County Comprehensive Plan. Due to the fact that the County is required to incorporate local master plans into its overall plan, New Berlin residents and property owners should first look to its own Comprehensive Plan for guiding objectives and policies. The Waukesha County Plan shall serve as a seamless overview of planning efforts county-wide.

LAND USE PLANNING IN THE REGION

The regional land use plan sets forth the fundamental concepts that are recommended to guide the development of the seven-county southeastern Wisconsin region. The most recent version of the plan, entitled "SEWRPC Planning Report No. 55: A Regional Land Use Plan and Transportation Plan for Southeastern Wisconsin: 2050, was adopted by SEWRPC in July 2016. This plan is intended to guide land use development and redevelopment through the year 2050.

Vision 2050 replaces the Vision 2035 plans. It should be noted that the SEWRPC plans are advisory only. Refer to the SEWRPC VISION 2050 plan for the most updated information related to their regional planning efforts and recommendations. The report is available on the SEWRPC website www.sewrpc.org.

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Yonatan Zvi / Rezoning

LOCATION: 15201 W. Greenfield Avenue (Tax Key #: 1158.998)
15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

REQUEST: Request to rezone the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2.

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

DETAILS IN ATTACHED STAFF REPORT:

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

Meetings of May 6, 2024

Yonatan Zvi / Rezoning

15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

DATE STAFF REPORT PREPARED: April 8, 2024

APPLICANT / OWNER(S): Yonatan Zvi / 15201 Greenfield LLC; Wal-Mart Real Estate Business Trust

REQUEST / DESCRIPTION OF PROJECT: Rezone the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 3/15/2024

DATE OF COMPLETENESS DETERMINATION: 3/18/2024

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 12/7/23, 12/13/23, 2/6/24 as well as numerous phone calls

Site Visit(s): 4/15/24

CONCEPTUAL PLAN: A 2-Lot CSM has been submitted (see file # LD-2400417).

SIZE OF DEVELOPMENT / PARCEL(S):

0.75 acres 15201 W. Greenfield Avenue (Tax Key #: 1158.998)

15.83 acres 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

CURRENT ZONING:

R-5 (Medium-Density Single-Family Residential District) 15201 W. Greenfield Avenue

B-1 (Shopping Center District) 15205 W. Greenfield Avenue

CURRENT LAND USE: Commercial/Residential

PROPOSED LOT SIZES: Applicant has filed an application for a 2-Lot CSM (see file # LD-2400417).

Lot 1 15.35 acres

Lot 2 1.00 acres

PROPOSED ZONING: Applicant has filed an application for a 2-Lot CSM (see file # LD-2400417).

Lot 1 B-1 (Shopping Center District)

Lot 2 B-2 (General Retail Sales and Service District)

PROPOSED LAND USE: Applicant has filed an application for a 2-Lot CSM (see file # LD-2400417).

Lot 1 Commercial

Lot 2 Commercial

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: Commercial

Land Use: Commercial (City of Brookfield)

South: Zoning: R-m-1 PUD, I-1

Land Use: Vacant

East: Zoning: I-1

Land Use: Cemetery

West: Zoning: B-1 PUD, Rm-1 PUD

Land Use: Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 11: Neighborhood A: Greenfield Avenue:

Vision:

- Greenfield Avenue will be a mixed commercial and residential corridor, and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial, residential, and environmental features.

Development Policies:

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

Land Use:

- Current Future Land Use Map: Suburban Commercial & Mixed Use Residential
- Proposed Future Land Use Map: Suburban Commercial

ZONING CODE (Chapter 275): Yes, this request meets the requirements of §275-34B(1) and §275-34B(2) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Not at this time, however, conceptual plans have been shared as part of this rezoning request. A separate Use, Site and Architecture application will be required for any proposed development.

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: Not at this time, however, conceptual plans have been shared as part of this rezoning request.

PROPOSED ARCHITECTURE: Conceptual plans have been shared as part of this rezoning request.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the north towards Greenfield Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

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: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at the future Use, Site and Architectural application submittal.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION (15201 W. GREENFIELD AVENUE):

1955 Building permit for home.

PREVIOUS ACTION (15205 W. GREENFIELD AVENUE):

1/7/2013 Plan Commission public hearing for Comprehensive Plan Amendment CP-12-001.

1/7/2013 Plan Commission public hearing for Rezoning RZ-12-006.

5/6/2013 Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-01.

5/6/2013 Plan Commission recommend approval of Rezoning RZ-12-006.

5/6/2013 Plan Commission recommend approval of Land Division LD-12-006.

5/14/2013 Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2504.

5/14/2013	Common Council approval of Rezoning RZ-12-006 via Ordinance # 2505.
5/14/2013	Common Council approval of Land Division LD-12-006.
7/1/2013	Plan Commission approval of Use, Site and Architecture UA-13-035.
8/12/2013	Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-02.
8/12/2013	Plan Commission recommend approval of Rezoning RZ-12-006.
8/12/2013	Plan Commission recommend approval of Land Division LD-12-006.
8/27/2013	Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2510.
8/27/2013	Common Council approval of Rezoning RZ-12-006 via Ordinance # 2509.
8/27/2013	Common Council approval of Land Division LD-12-006.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

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

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

The Future Land Use map identifies this area as Suburban Commercial and Mixed Use Residential. The applicant has filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2400415) to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use) from Suburban Commercial and Mixed Use Residential to Suburban Commercial.

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

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

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

Yes, the proposed rezoning is compliant.

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

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

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

Yes, the proposed rezoning is compliant.

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

No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan, as proposed to be amended with application # CP-2400415.

- g. The proposed rezoning is the minimum action necessary to accomplish the intent of the

petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.

Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.

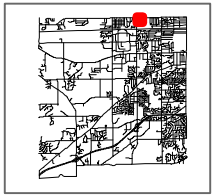
2. The applicant has simultaneously applied for a Comprehensive Plan Amendment (see file #: CP-2400415) and 2-Lot CSM (see file #: LD-2400417). Action for these applications is anticipated for the June 3, 2024 Plan Commission meeting.
 - a. This request is consistent with the proposed rezoning of the property to B-2 (General Retail Sales and Service District).
3. The existing principal use for Lot 1 (see file #: LD-2400417) is Residential. The building is currently unoccupied. The property owner of Lot 1 intends develop the site for Commercial Use, with the possibility of a quick service restaurant with a drive thru option.
 - a. The existing water lateral servicing lot 1 shall be abandoned at Greenfield Ave.
4. The existing principal use for Lot 2 (see file #: LD-2400417) is Commercial. Walmart occupies the building. Lot 2 will continue as a commercial use.

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

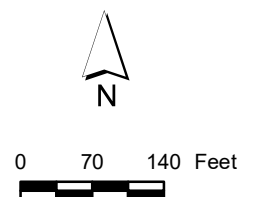
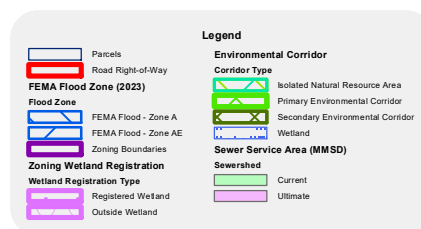
ATTACHMENTS:

Location Map
Applicant Letter
Future Land Use Comparison Map
Zoning Comparison Map
CSM
Concept Plans

CP-2400415, RZ-2400416 & LD-2400417
15201 Greenfield LLC
(Quick Service Restaurant with Drive Thru Option)
15201 W Greenfeild Ave & 15205 W Greenfield Ave



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



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3/15/2024

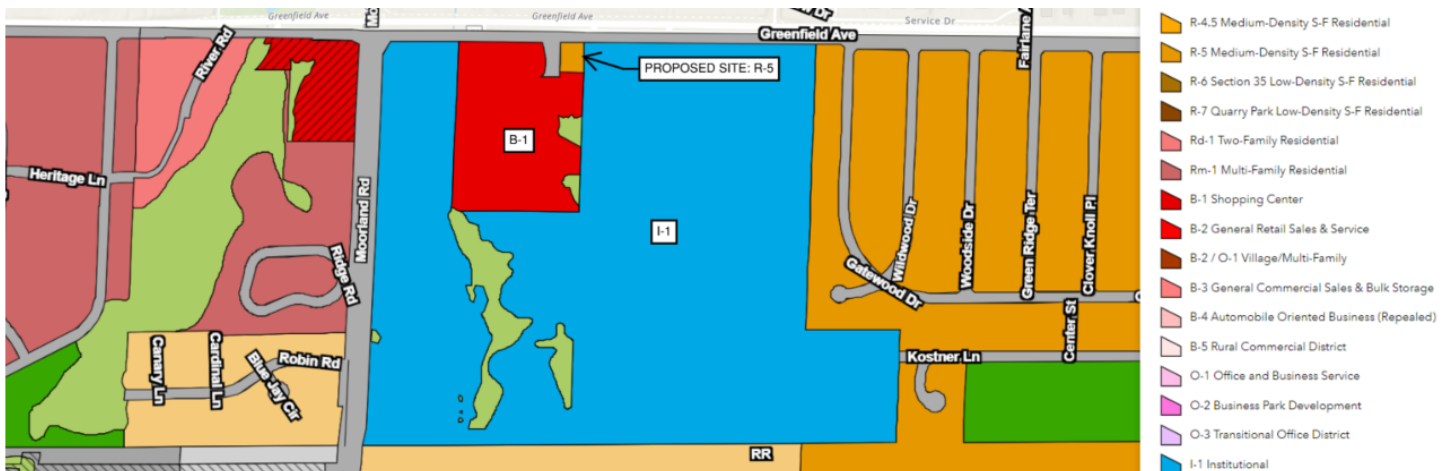
Ms. Kristen Hogan
Principal Planner
City of New Berlin
3805 S. Casper Dr.
New Berlin, WI 53151

RE: Comprehensive Plan Amendment, Rezoning Application, and Land Division

Dear Ms. Hogan,

I am writing on behalf of the Developer for the property located at 15201 W Greenfield Ave New Berlin, Wisconsin. The property is currently zoned R-5 Medium Density S-F Residential. This is a single-family residential lot that is adjacent to I-1 Institutional use and the B-1 Shopping Center zone. Because the lot constitutes a spot zoning condition, we believe that it needs to be changed to the one of the adjacent zones. Our client would like the City of New Berlin, to update the Comprehensive Plan and rezone the property to the B-1 Shopping Center use. Please see the zoning diagram below. Additionally, The CSM included with this submittal shows the proposed division of land between the future development site (Lot 2) and the existing Wal-Mart development (Lot 1). Per the Certified Survey Map, Lot 1 will decrease by 0.45 acres and Lot 2 will increase to the total of 1.00 acre(s). Please see the land division diagram on page 2.

Zoning Diagram

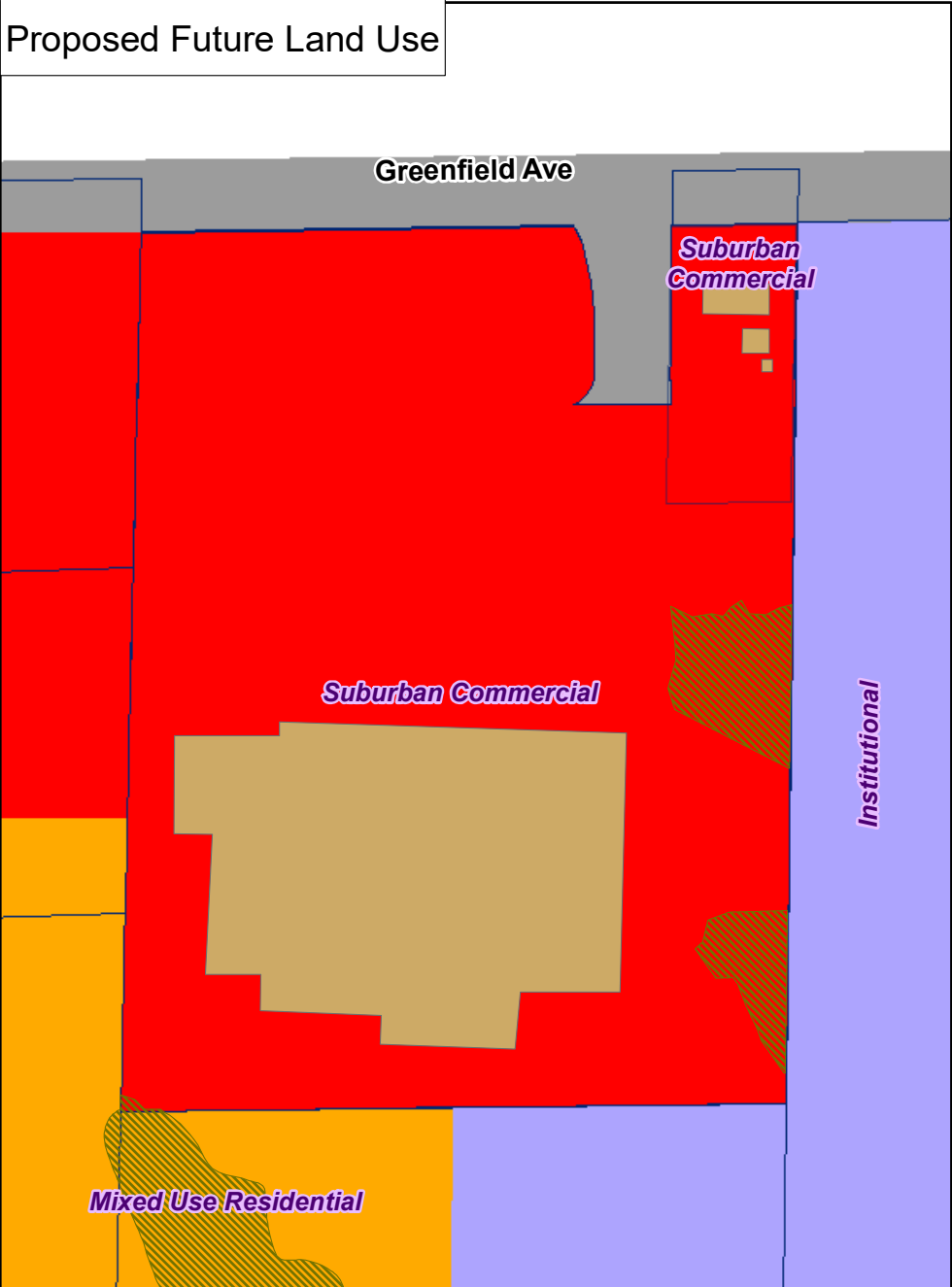
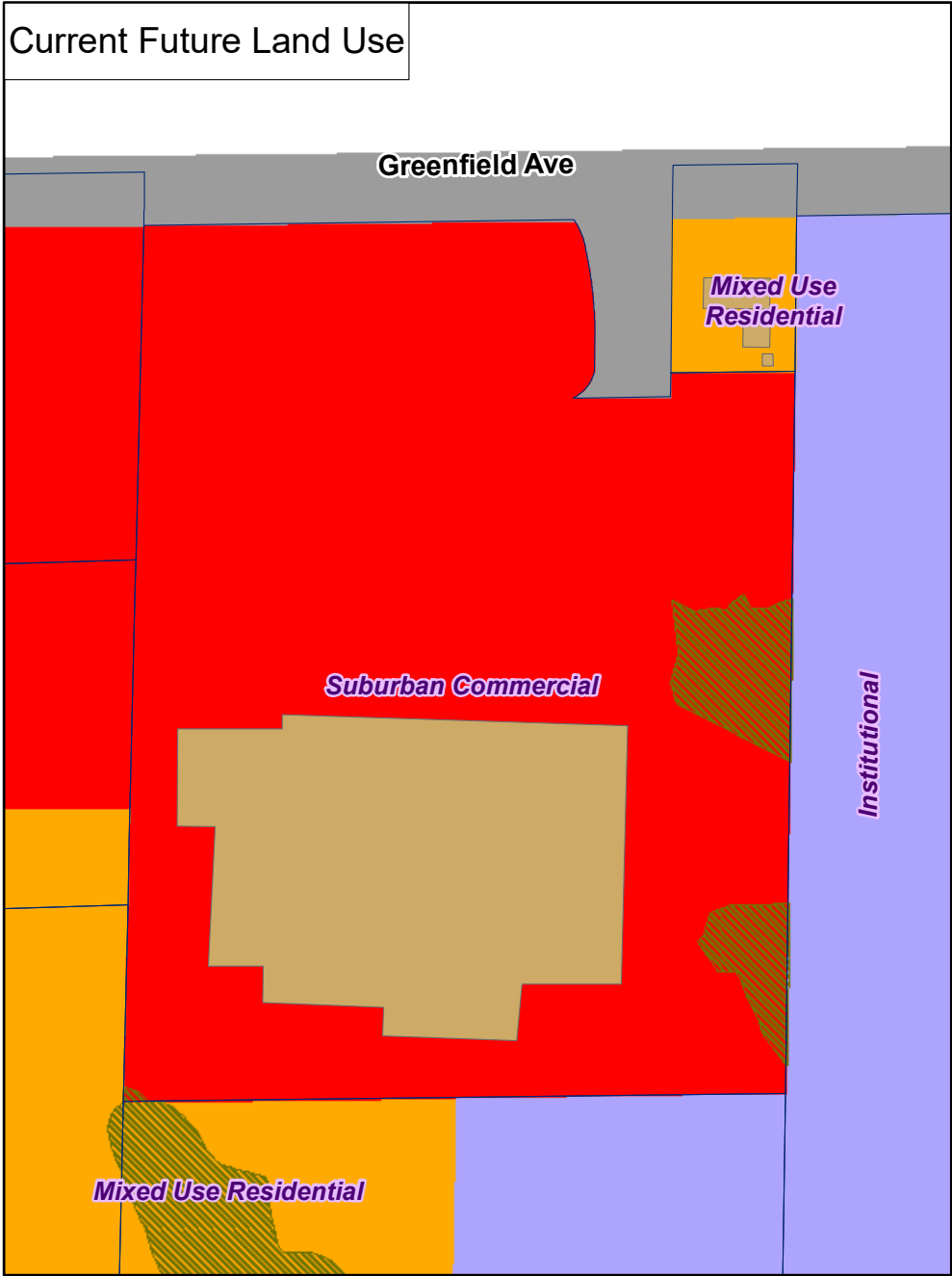


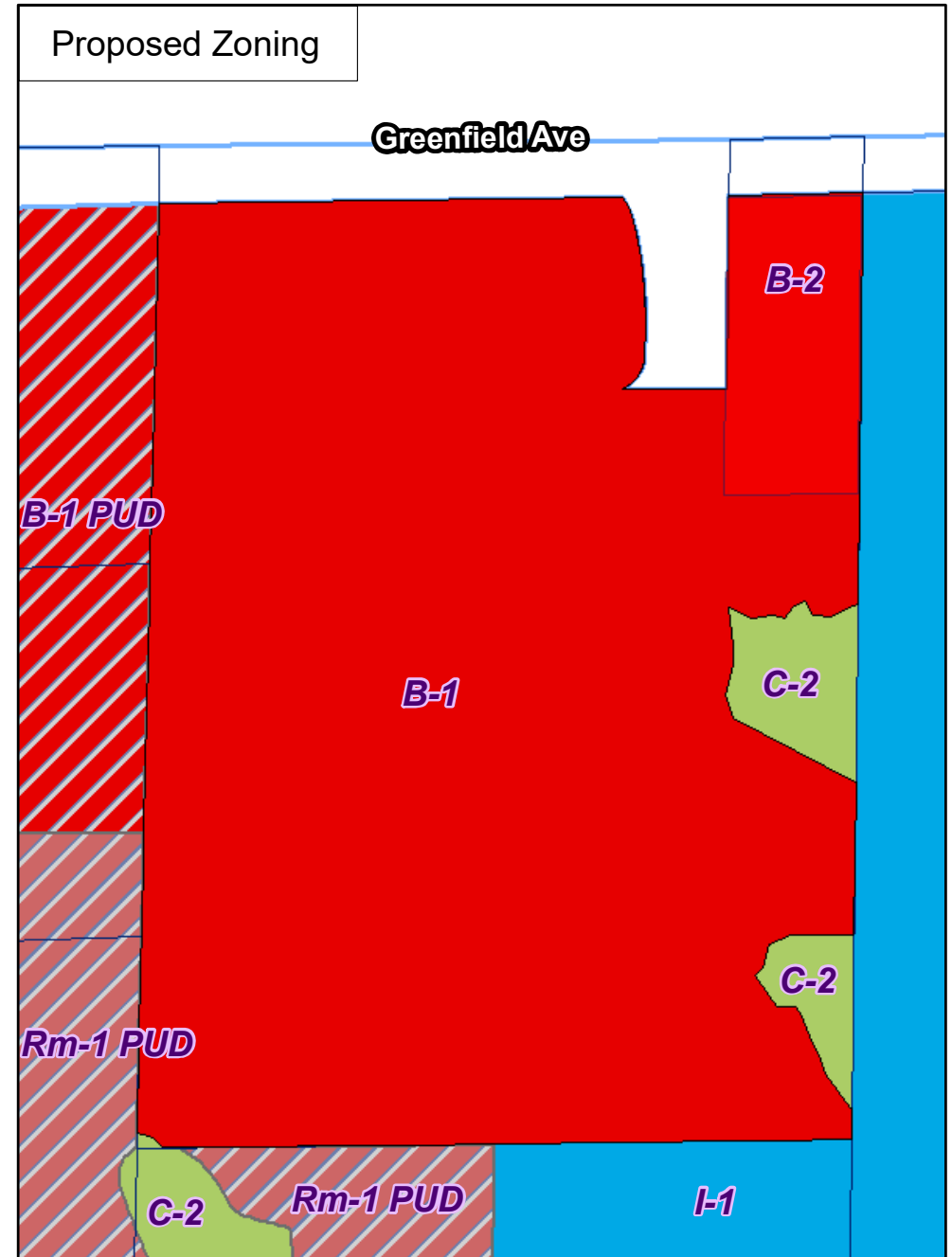
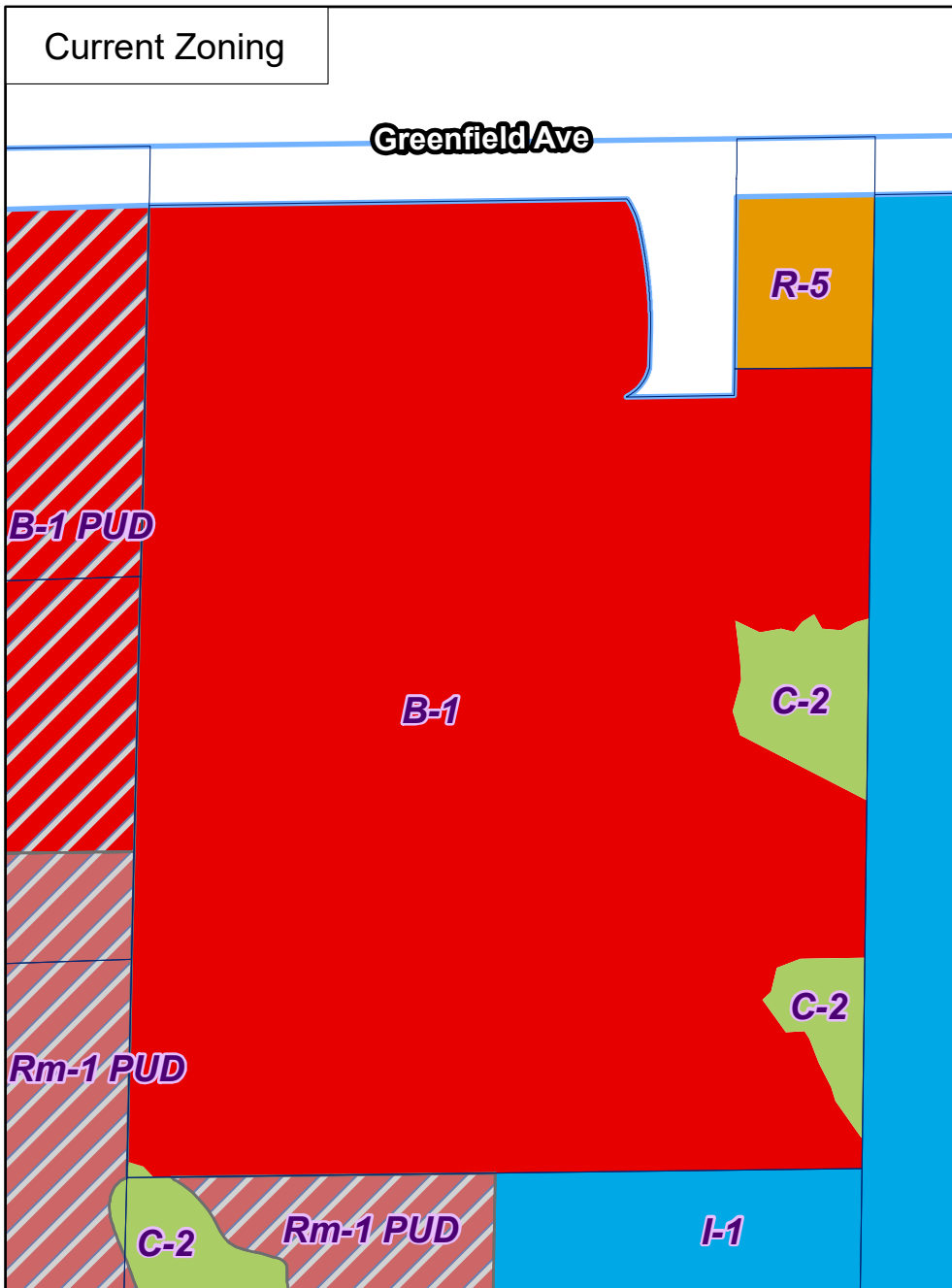


We will work with our client to develop the property following all applicable New Berlin zoning standards, landscaping and parking requirements. Note: Specific tenant(s) have not been chosen yet for this site. We have included a few options for conceptual site planning purposes. Please let us know if any other information is needed for the May 5th Plan Commission Meeting.

Warm regards,

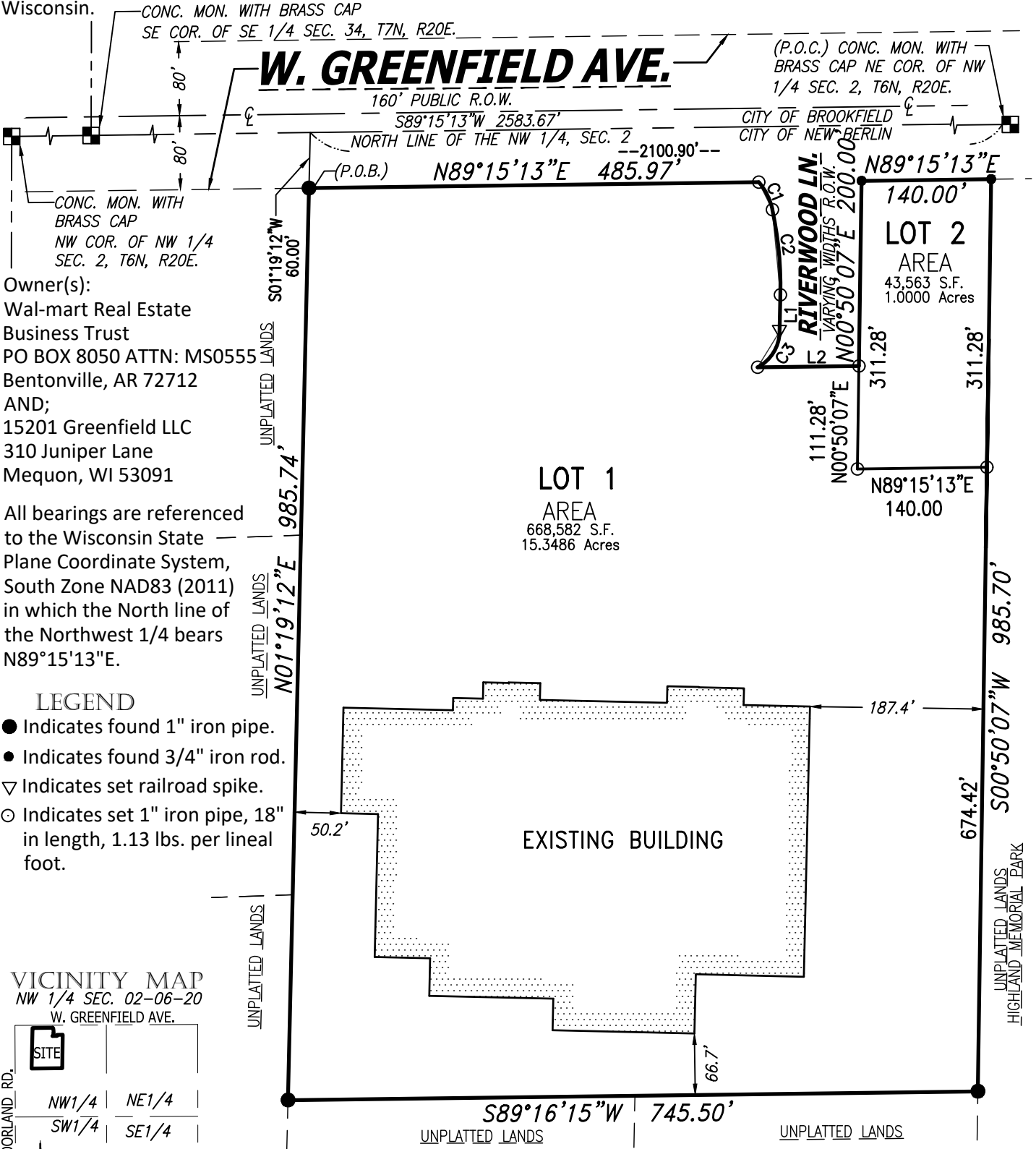
Adam Stein





CERTIFIED SURVEY
MAP NO. _____

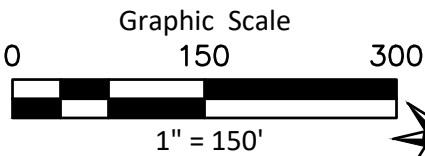
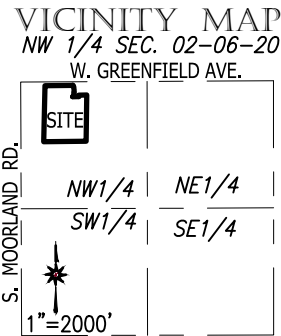
A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



Owner(s):
Wal-mart Real Estate
Business Trust
PO BOX 8050 ATTN: MS0555
Bentonville, AR 72712
AND;
15201 Greenfield LLC
310 Juniper Lane
Mequon, WI 53091

All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone NAD83 (2011) in which the North line of the Northwest 1/4 bears N89°15'13"E.

- LEGEND**
- Indicates found 1" iron pipe.
 - Indicates found 3/4" iron rod.
 - ▽ Indicates set railroad spike.
 - Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



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CURVE DATA						
CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA	
C1	33.52'	67.50'	S26°21'50"E	33.17'	28°45'17"	
C2	92.55'	392.50'	S05°25'52"E	92.34'	13°51'01"	
C3	47.46'	44.50'	S31°45'35"W	45.24'	61°10'69"	

LINE TABLE		
LINE	BEARING	DIST.
L1	S01°19'19"W	39.85'
L2	N89°15'22"E	109.55'

This instrument was drafted by Allen J. Schneider Professional Land Surveyor S-2194

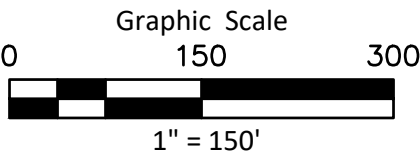
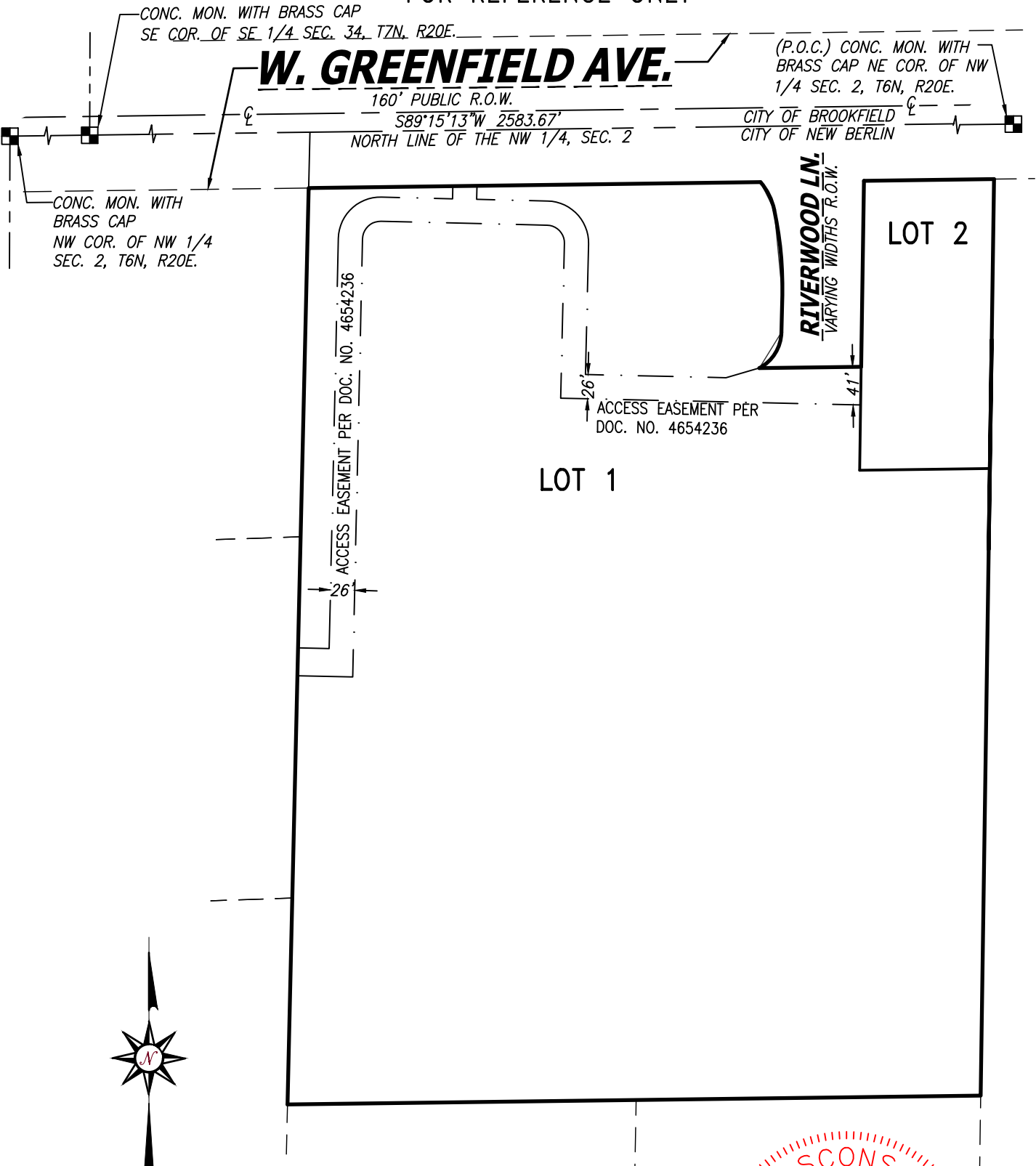


Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 1 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

EXISTING EASEMENT DETAILS
FOR REFERENCE ONLY



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Milwaukee, WI 53204

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Professional Land Surveyor S-2194

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Sheet 2 of 8 Sheets

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped that part of a division of Lot 1, Certified Survey Map No. 11117 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast Corner of said Northwest 1/4 of Section 2, Township 6 North, Range 20 East; thence South 89°15'13" West along the North line of said 1/4 Section 2100.90 feet to a point; thence South 01°19'12" West 60.00 feet to the point of beginning of the lands to be hereinafter described:

Thence North 89°15'13" East parallel with the North line of said Section 485.97 feet to a point; thence Southeasterly 33.52 feet along an arc of a curve, whose radius is 67.50 feet, whose center lies to the Southwest, and whose chord bears South 26°21'50" East 33.17 feet to a point; continue Southeasterly 92.55 feet along an arc of a curve, whose radius is 392.50 feet, whose center lies to the Southwest, and whose chord bears South 05°25'52" East 92.34 feet to a point; thence South 01°19'19" West 39.85 feet to a point; thence Southwesterly 47.46 feet along an arc of a curve, whose radius is 44.50 feet, whose center lies to the Northwest, and whose chord bears South 31°45'35" West 45.24 feet to a point; thence North 89°15'22" East 109.55 feet to a point; thence North 00°50'07" East 200.00 feet to a point on the South line of West Greenfield Avenue; thence North 89°15'13" East along said South line 140.00 feet to a point; thence South 00°50'07" West 985.70 feet to a point; thence South 89°16'15" West 745.50 feet to a point; thence North 01°19'12" East 985.74 feet to the point of beginning.

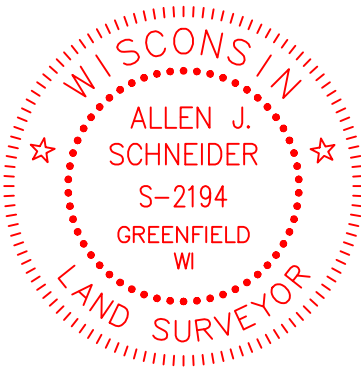
Said lands contain 712,145 Square Feet or 16.3486 Acres.

THAT I have made the survey, land division and map by the direction of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST and 15201 GREENFIELD LLC., owners.

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

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of New Berlin in surveying, dividing and mapping the same.

March 13, 2024
DATE





ALLEN J. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-2194

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, a trust duly organized and existing under and by virtue of the laws of the State of _____, certifies that said trust caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

IN WITNESS WHEREOF, WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST.

By: _____

Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

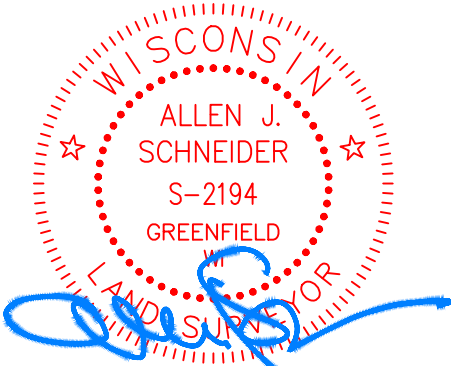
Personally came before me this ____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



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

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 4 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

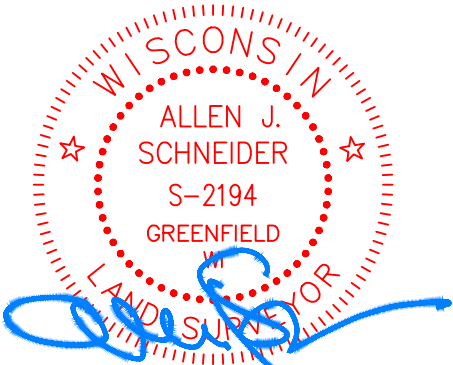
_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, OWNER.

By _____ Its
Name: _____
Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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Sheet 5 of 8 Sheets

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CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

15201 GREENFIELD LLC., a corporation duly organized and existing under and by virtue of the laws of the State of _____, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

15201 GREENFIELD LLC., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

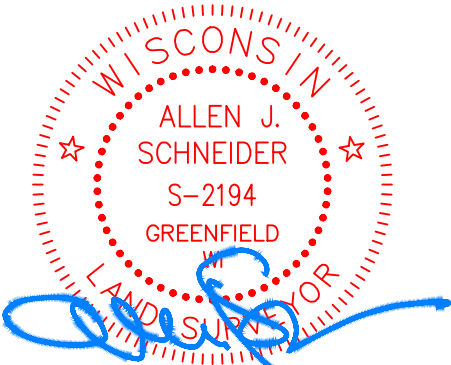
IN WITNESS WHEREOF, 15201 GREENFIELD LLC., has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

15201 GREENFIELD LLC.
By: _____
Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

Personally came before me this _____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____
Notary Name: _____
Notary Public, State of _____ My commission expires: _____
(Notary Seal)



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Professional Land Surveyor S-2194

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Sheet 6 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of 15201 GREENFIELD LLC., OWNER.

By _____ Its

Name: _____

Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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Sheet 7 of 8 Sheets

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this ____ day of _____, 2024.

DAVID AMENT, CHAIRPERSON, MAYOR

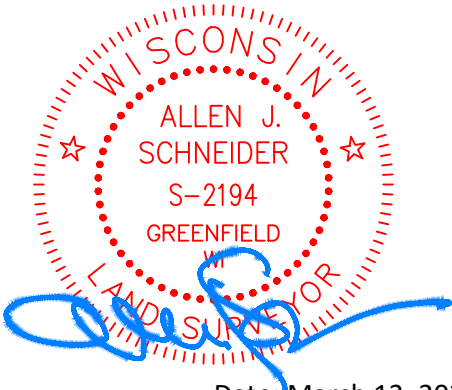
SCOTT SCHULPIUS, MEMBER

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of New Berlin in accordance with the Resolution adopted on this ____ day of _____, 2024.

DAVID AMENT, COUNCIL PRESIDENT

RUBINA R. MEDINA, CITY CLERK, SECRETARY



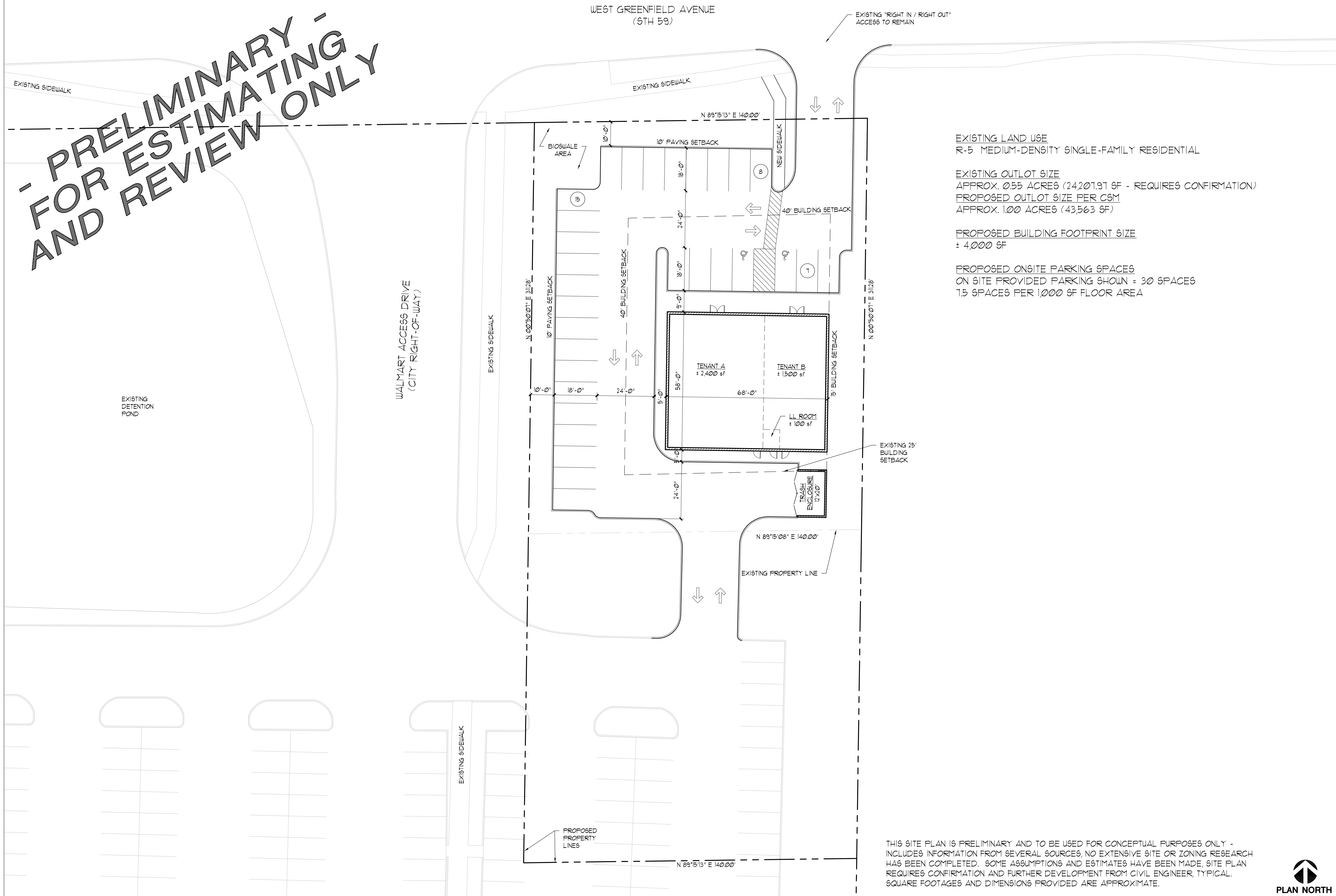
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This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 8 of 8 Sheets
19

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)

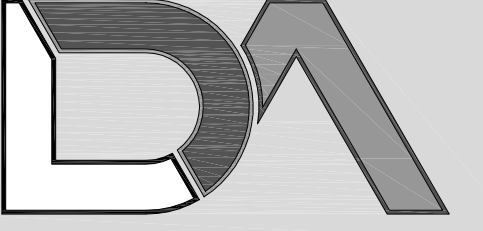
PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 4,000 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 30 SPACES
1.5 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1



Logic design & architecture, inc.

LogicDA.com | 414.909.0080

Project Manager: AJS

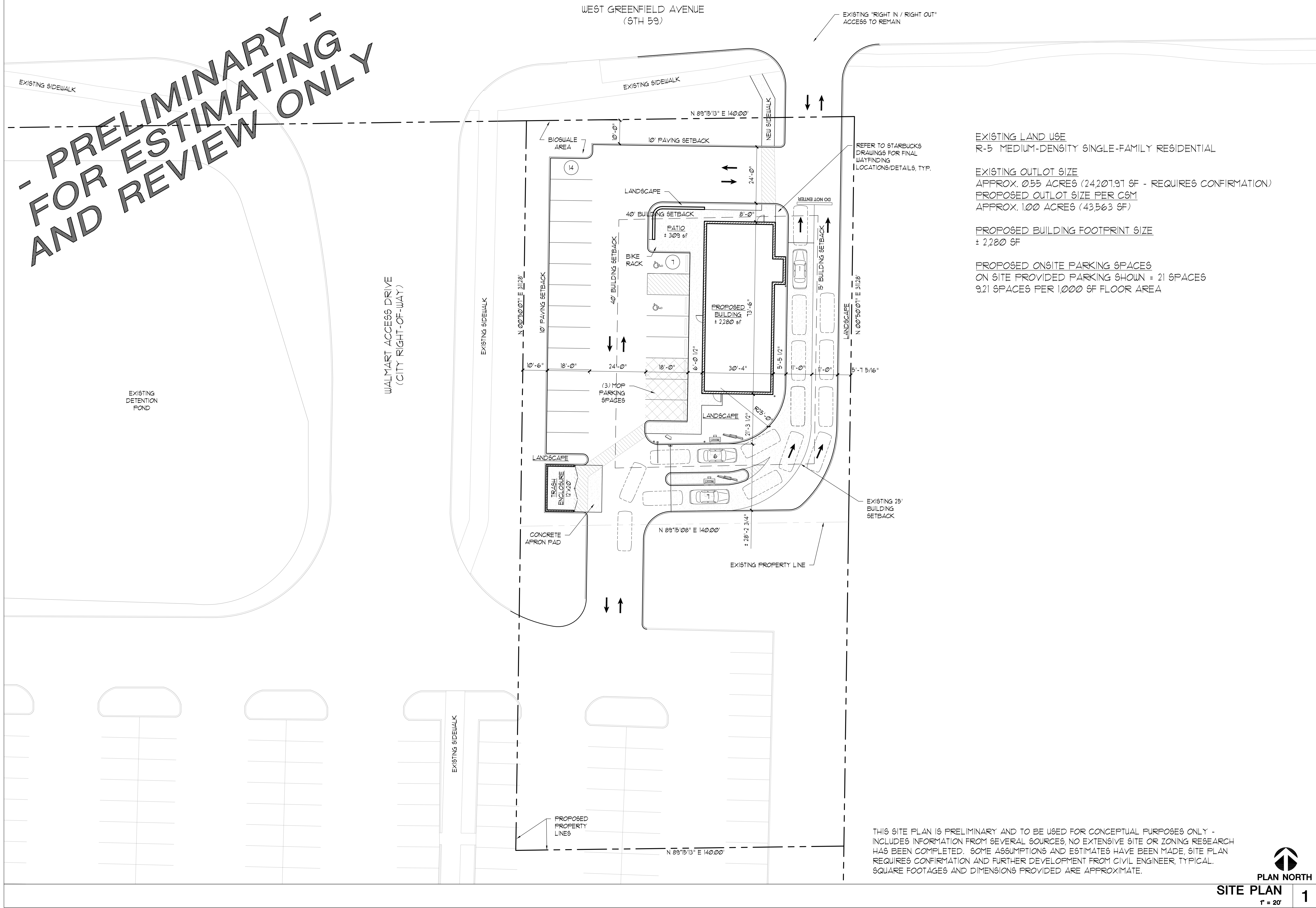
Job Number: 23-131

Additional Info	
Project Name	
Proposed Outlot Multi-Tenant Option 1 15201 W Greenfield Ave New Berlin, WI 53151	
Dates/Revisions	
06.16.20	6.24.20, 01.19.21 PRELIM. REVIEW SET
06.02.21	PRELIM. REVIEW SET
07.15.21	PRELIM. REVIEW SET
08.26.22	PRELIM. REVIEW SET
03.15.24	PRELIM. REVIEW SET
Drawing Title	
CONCEPTUAL SITE PLAN	
SP1.1-C	

- PRELIMINARY -
NOT FOR CONSTRUCTION

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- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)
PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 2,280 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 21 SPACES
9.21 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1



logic design & architecture, inc.

LogicDA.com | 414.909.0080

Project Manager: AJS
Job Number: 23-131

Additional Info

Project Name

Proposed Outlot
QSR w/ DT Option
15201 W Greenfield Ave
New Berlin, WI 53151

Dates/Revisions
06.16.20 , 6.24.20 , 01.19.21 PRELIM. REVIEW SET
06.02.21 PRELIM. REVIEW SET
07.15.21 PRELIM. REVIEW SET
08.26.22 PRELIM. REVIEW SET
03.15.24 PRELIM. REVIEW SET

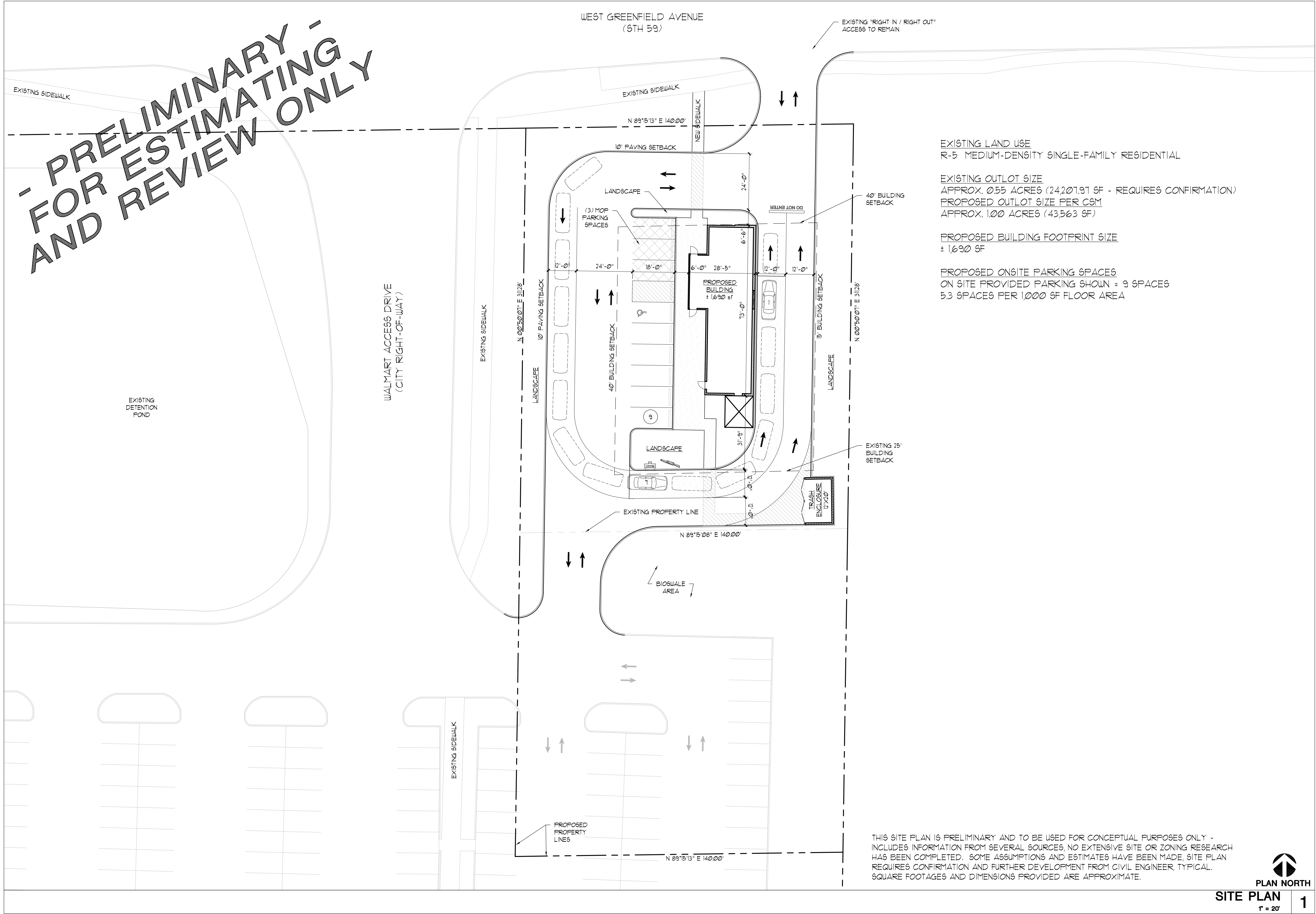
Drawing Title
CONCEPTUAL
SITE PLAN

SP1.1-H

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- PRELIMINARY -
NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)

PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 1,690 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 9 SPACES
5.3 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
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PRELIM. REVIEW SET

Drawing Title

CONCEPTUAL
SITE PLAN

SP1.1-K

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



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Sample - Conceptual Elevation Example - Outlot

New Berlin WI | March 18th, 2024



STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Austin Workman with Workman Enterprises LLC / Rezoning
LOCATION:	Approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)
REQUEST:	Petition to rezone the property located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) from C-1 & C-2 to M-1 (to remove the C-1 Zoning District).
D.R.C. RECOMMENDATION:	Public hearing only, no action.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of May 6, 2024

**Austin Workman with Workman Enterprises LLC / Rezoning
Approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and
1167-996-001)**

DATE STAFF REPORT REVISED: April 17, 2024

APPLICANT / OWNER(S): Austin Workman with Workman Enterprises, LLC / Workman Meadows, LLC

REQUEST/DESCRIPTION OF PROJECT: Petition to rezone the property located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) from C-1 & C-2 to M-1 (to remove the C-1 Zoning District).

DATE OF APPLICATION: 3/20/2024

DATE OF COMPLETENESS DETERMINATION: 3/20/2024

Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes

(Date(s) of Meeting(s): Several meetings over the past year.

Site Visit(s): Several over the past few years for NR135 compliance and the most recent visits on 4/25/2024.

CONCEPTUAL PLAN: Yes, a plan has been submitted as to how the site will be developed. (See File #: UA-2400449).

SIZE OF DEVELOPMENT / PARCEL(S):

Total Area – 139.14 Acres

Tax Key #'s:

1172-998 – 16.76 Acres

1172-998-003 – 48.73 Acres

1172-994 – 4.32 Acres

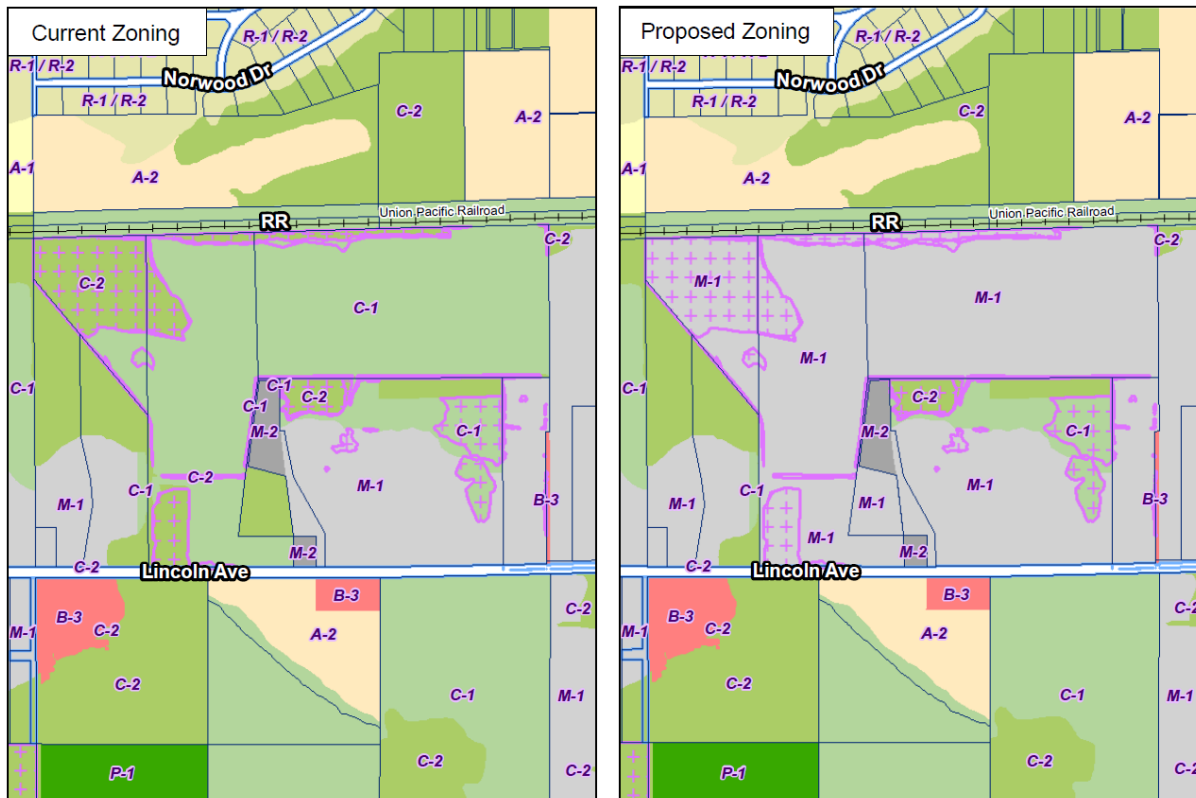
1167-996-001 – 59.33 Acres

CURRENT ZONING: C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Former quarry & sod farm / Certified Products

PROPOSED ZONING: M-1 (Light Industrial District), C-2 areas that are wetlands will be registered on the City's Zoning map.

Zoning Comparison Map



PROPOSED LAND USE: The applicant is proposing to construct a multi-user industrial building with outdoor storage for businesses. The applicant is interested in developing the site for future M-1 uses. (See File #: UA-2400449).

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: C-1	Land Use: Union Pacific Railroad / Wisconsin Electric Power Company
South: Zoning: C-1/C-2/M-1	Land Use: Richard Krahn (Storage Building)/Multi-tenant Industrial Building/New Berlin Grading
East: Zoning: M-1	Land Use: ABB
West: Zoning: M-1/C-2/C-1	Land Use: New Berlin Grading/Workman Estates, LLC

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Planning Context:

- *The West Lincoln Avenue area offers a unique set of challenges for balancing development with preservation. Considered to be an industrial zone, this area is a mix of industrial, conservation, residential, and agricultural zoning. It is not served by public utilities, and some sites may have restrictions for septic systems due to the years of soils disturbance from sod farms, peat mining and fill operations. Much of the area is in a floodplain, and the railroad is currently a barrier to the north. Water for fire protection will need to be addressed as public water is not available in this area.*
- *While there are various barriers to development, the Lincoln Avenue corridor is designated for future industrial developments and has the potential to accommodate some of the forecasted job demand for the City. The area is near the interstate and adjacent to existing industrial parks. The rail line could be an asset for new businesses that locate in the corridor. The City recognizes that major changes in this area will involve overcoming substantial barriers, ensuring due diligence on the part of property owners, and requiring detailed planning so that proper land uses are established.*
- *The vision for the West Lincoln Avenue area is to develop it into a unique business park environment with campus settings designed around environmentally sensitive areas. Clean, environmentally sensitive light industrial and office parks will be encouraged. Private on-site wastewater treatment systems will need to be evaluated on a site-by-site basis. Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space. The farthest western portion of Lincoln Avenue is designated for country residential developments. Potential uses along this corridor could include corporate headquarters, business offices, or uses needing railroad access.*

Vision:

- *Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*
- *Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space.*

West Lincoln Avenue Policies:

- *Given the substantial barriers to planning and development, a separate plan should be established for the West Lincoln Avenue corridor that recognizes the long-term commitment on the part of the City.*
- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *Development along Lincoln Avenue shall not occur until the following conditions are met: any proposed development shall dedicate the proper road right of way; shall adhere to the Rural Design Cross sections identified in the Developer's Handbook for any necessary roadway improvements and shall provide field delineations when required to do so by Code. In addition, stormwater drainage and floodplain issues are to be accommodated; a reclamation plan needs to be on file by an Engineer certifying the bearing capacity; utilities are available (adequate plan for sewer and water); and groundwater, floodwater, and stormwater have been adequately accommodated. If sewer and water are not provided, businesses that have a low intensity and do not require sewer should be targeted.*

Alternative techniques for water will need to be explored to provide for fire safety and building code requirements.

- *Larger assemblages of properties should be the priority for this corridor. Pull land together in larger components rather than in a piecemeal fashion. Agreements should be sought among landowners to come together when projects arise.*
- *Any future development requiring coordinated access in this area may require the applicants to submit a surety instrument to the City to cover future public improvements and cost contributions.*

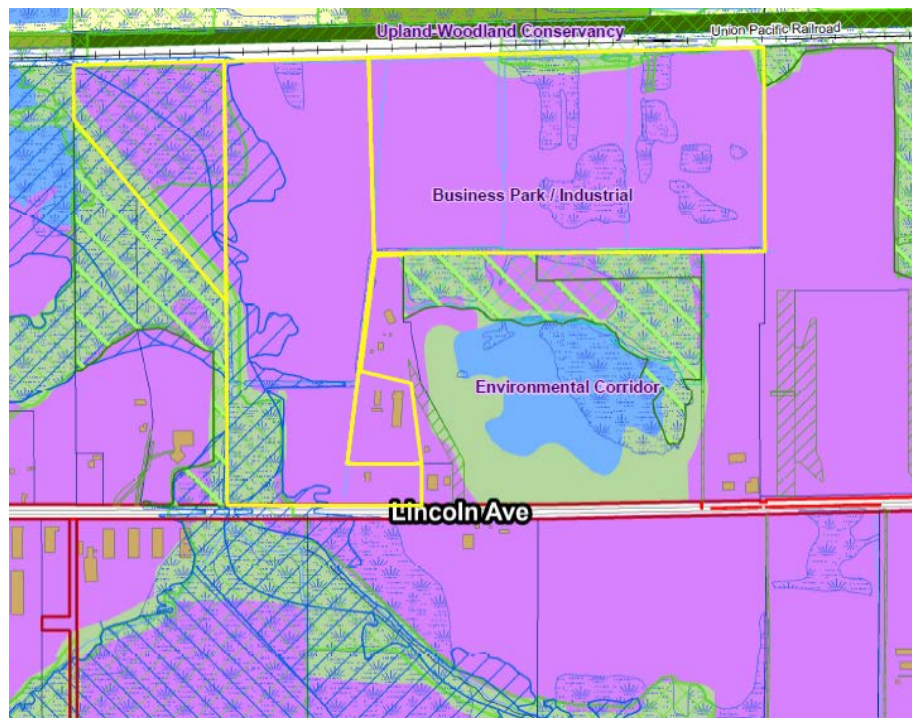
Economic Development:

- *Economic development for Neighborhood B focuses primarily on business park / light industrial opportunities along Lincoln Avenue, housing development, and limited commercial development that has an agrarian or natural emphasis.*

Land Use:

- *Future Land Use Map: Business Park / Industrial*

Future Land Use Map – See also historical development plans for New Berlin in attachments.



ZONING CODE (CHAPTER 275): Yes, will meet all the requirements of Chapter 275-35B(4) and Chapter 275-37B(3) & (4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes, May 6, 2024

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes, see applicant's separate concept application request, File #: UA-2400449. The concept site plan and elevations are attached.

Site Plan Required: Yes, the property and wetland boundaries have been surveyed and a concept plan has been included.

Architectural Review Required: N/A

PROPOSED ARCHITECTURE: See attached concept building elevations.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor and Isolated Natural Resources Area. SEWRPC reviewed the corridors and provided a letter dated March 14, 2023.

Wetland On Property: Yes, a wetland delineation report has been prepared by Heartland Ecological Group Inc. dated November 4, 2022. Wetlands will be registered on the City's Zoning map.

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

NRCS Map Classification: N/A

Floodplain: Yes

Topography / Geologic: Site is fairly flat then slopes towards the rear of the property towards the creek.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements necessary.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Not applicable for rezoning. However, the applicant has submitted a conceptual Use Approval request for the site (See File #: UA-2400449). Any future work shall be approved by DCD prior to work occurring on site and will require an erosion control plan.

Woodland, Tree, and Vegetation Protection: Not applicable for rezoning.

Wildlife Habitat Protection: Not applicable for rezoning.

Wildlife Management Plan: Not applicable for rezoning.

ENVIRONMENTAL IMPACT: The applicant has submitted a wetland delineation report completed by Heartland Ecological Group Inc. dated November 4, 2022. Wetlands will be registered on the City's Zoning map.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. Applicant has submitted a conceptual Use Approval request for the site (See File #: UA-2400449). They have included a storm water plan for this area prepared by Trio Engineering LLC dated September 28, 2023.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: No

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: Not applicable as this is a rezoning. Will be determined at the time of building permit.

TRAFFIC IMPACT: No additional impact. Will be reviewed with future business requests.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION: (Recent history provided only)

08/11/08 Public Hearing regarding Certified Products reclamation & restoration plan.
09/15/08 Plan Commission approval of reclamation & restoration plan and future land use options.
4/12/2021 Certified Products was purchased by Workman Enterprises, LLC. The CU-02-03 Ownership Change is attached.
4/4/2022 Violation letter issued by the City of New Berlin to Worman Meadows LLC. This application request will help with the resolution of the violations outlined in this letter.

CONSISTENCY WITH PREVIOUS ACTION: Yes, based on the compliance letters, this was a required step if the applicant desired to remove the NR 135 classification to continue to have additional business opportunities, like what was outlined in the zoning compliance letters. They are no longer mining peat from this location. See attached documents.

FINDINGS:

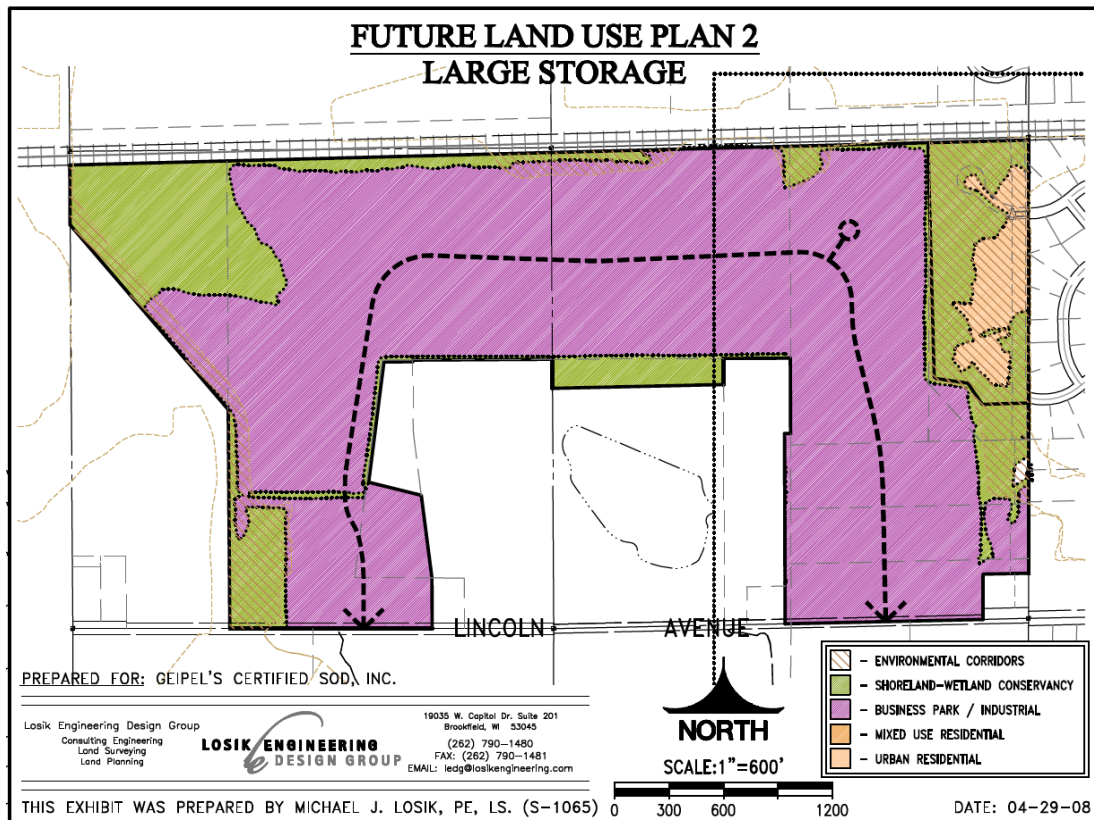
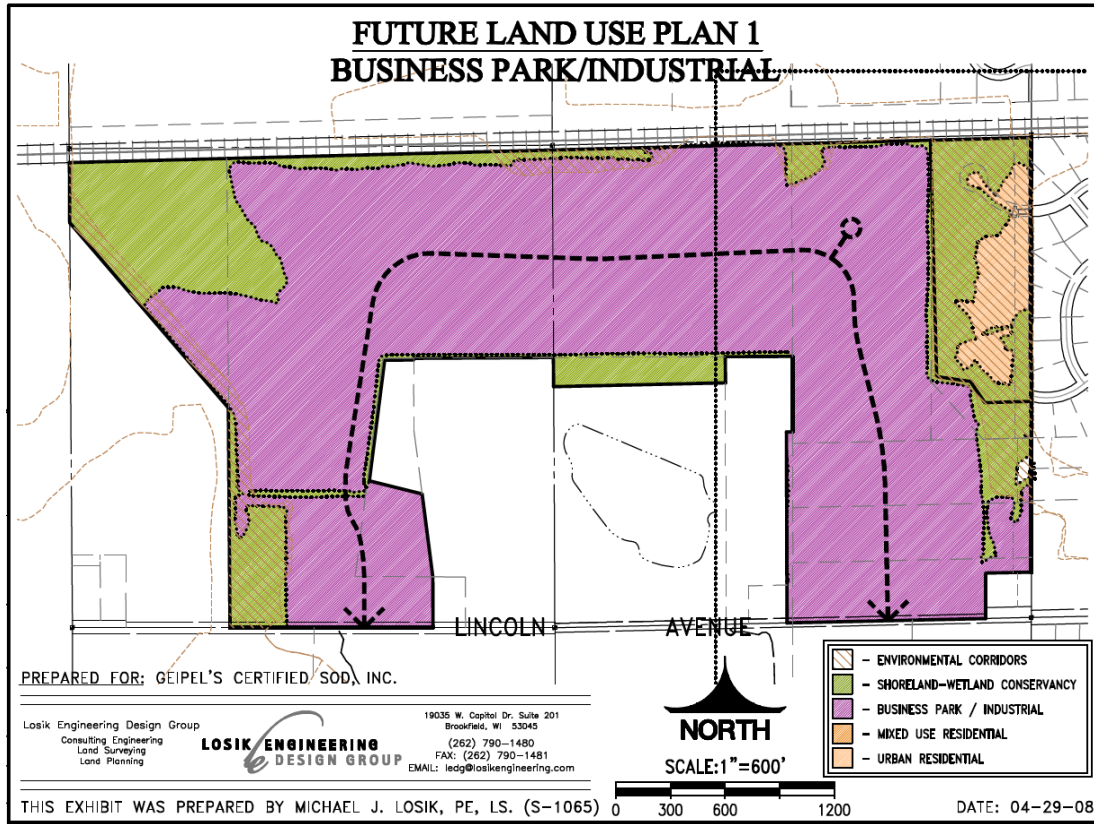
1. The rezoning must meet the following criteria outlined in the New Berlin Municipal Code Chapter 275-22(F):
(a) The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of chapter 275;

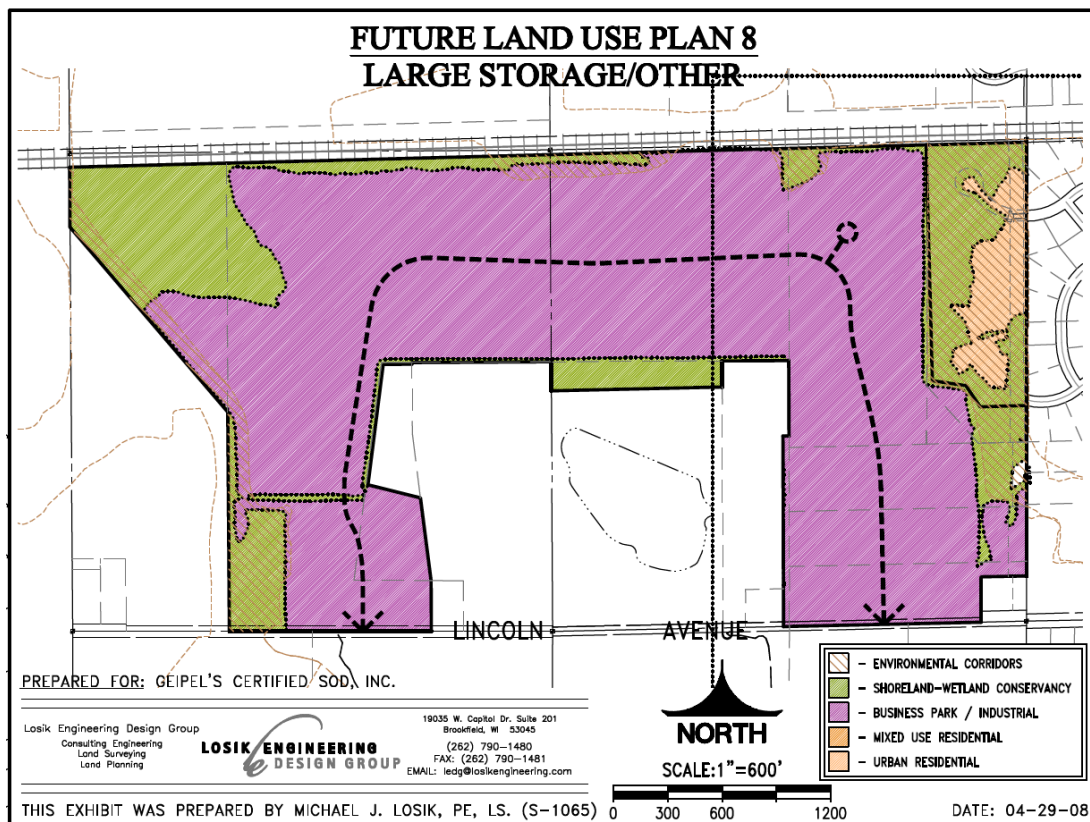
- The Future Land Use map identifies this area as Business Park / Industrial. This rezoning request is consistent. The wetland registration is in accordance with Section 275-37F of the Zoning Code.

Upon reviewing SEWRPC's Natural Resource Inventory Composite Maps, Wetland Report, annual DCD site visit for compliance with NR 135 reclamation steps, staff's determination is that no significant natural resource exists in the areas of C-1 that are proposed to be rezoned to M-1. These areas have been graded and filled over the years. Staff visited this site annually each summer to check for compliance with the reclamation plan on file.

Many of the resources that may have once been there have been disturbed by the owner(s) for many years. In order to further protect this area, DCD Staff is recommending the use of a Conservation Easement be used to protect the area as outlined on the proposed site plan.

- A public hearing was held before the Plan Commission on August 11, 2008 regarding the Plan of Operation and Reclamation Plan for Certified Products including the properties that are part of this rezoning petition. The Plan Commission, at that time, reviewed eight (8) different post-mining conceptual land use options. The Plan Commission on September 15, 2008 approved the Plan of Operation but also Options 1, 2 and 8 as their preferred post-mining land use scenarios. The approved scenarios, as approved, were as follows: Option # 1: Business Park/Industrial, Option # 2: Large Storage and Option # 3: Large Storage/Other. All of these options are consistent with the future land use designation of Business Park/Industrial.





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

- Yes, the proposed rezoning is compliant.

- Private on-site systems will be required.

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

- Yes, the proposed rezoning is compliant.

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

- Yes, the proposed rezoning is compliant. The applicant has field delineated the wetland on this parcel and they have been registered on the City's Zoning Map.

- A soil evaluation report has been submitted to indicate the soils have been shown to be suitable for typical business buildings with proper engineering measures.

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

- Yes, is compliant. A soil evaluation report has been submitted; the soils have been shown to be suitable for typical business buildings with proper engineering measures.

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

- No, it will not be a spot zoning. It will be consistent with the surrounding M-1, C-1 and C-2 Zoning Districts and the Future Land Use map.

- The C-1 was an overlay that was placed on this land during the citywide rezoning.

- A historical review of several documents indicates that this land was intended to have a future land use of "Business Park/Industrial". The review includes the following documents:

- ✓ **1961 Land Development Plan;**
- ✓ **SEWRPC Land Use & Urban Design Plan for the City of New Berlin: 2010;**
- ✓ **Growth & Development Master Plan Update – 2001; and**
- ✓ **Comprehensive Plan**

(g) *The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or Conditional Use Permit could not be used to achieve the same result.*

- Yes, per Section 275-37F, the applicant is required to field delineate wetlands and register them with the City.

- Commercial business and/or grading and filling plans are not typically allowed uses within the C-1 District.

2. Per Section 275-37B(3)(b) of the Zoning Code the applicant shall address all of the items below. The applicant has submitted information to address each point below.

[1] Petitions to remove the C-1 Zoning District. The original boundaries of the C-1 Zoning District were identified using aerial photography and were not field-verified. Petitions to remove any C-1 zoned lands shall identify that there are no significant resources, as described in 275-37B(3)(a) and (b), being protected. The applicant shall submit, at a minimum, the following information:

[a] The applicant shall supply soil boring tests to the City along with a report identifying the findings. Findings shall include:

[i] Soil suitability for the construction of buildings.

[ii] Soil report indicating whether the soils are capable of supporting buildings.

[iii] Presence of high groundwater.

[iv] Any other unique or limiting soil characteristics (i.e., peat, bedrock, etc.).

[b] The applicant shall verify with City staff the most-recent copy of the SEWRPC Environmental Corridor Maps along with any historical data, including but not limited to

historical aerial photos, drain tile data, etc.

[c] Any primary environmental corridor, secondary environmental corridor and isolated natural resources areas shall be field-verified in accordance with § 275-37D(6). The applicant shall provide a concurrence letter from the Southeast Wisconsin Regional Planning Commission.

[d] Complete an endangered species review with the Wisconsin Department of Natural Resources.

[e] Map of existing floodplain areas.

[2] If there are remaining C-1 lands after the modification, those lands shall be placed within a conservation easement.

3. A wetland delineation report has been prepared by Heartland Ecological Group dated November 4, 2022, per Section 275-37F of the Zoning Code. DCD Staff have also made several site visits to the site over the past several years.
 - a. The proposed development will maintain and protect most of the existing wetlands on the site.
4. Since the applicant is proposing to maintain the natural resources, there should be no impact as a result of future development.
5. The applicant has submitted the March 8, 2024 Geotechnical Engineering Site Feasibility Study prepared by Giles Engineering Associates, Inc. The site has been investigated to determine the feasibility of constructing the proposed development as shown on the current plans. The result of this analysis is that it is feasible to build the proposed building, parking and storm water facilities on this site. There will be some additional compaction, undercutting and/or possible geo-piers needed as part of any future foundations as part of the construction of the site.
6. Given the above information, the area being proposed to be rezoned to M-1 can support business uses/buildings with proper additional Geotech analysis and engineering measures.
7. A public hearing was held before the Plan Commission on August 11, 2008, regarding the Plan of Operation and Reclamation Plan for Certified Products including the properties that are part of this rezoning petition. The Plan Commission, at that time, reviewed eight (8) different post-mining conceptual land use options. The Plan Commission on September 15, 2008, approved the Plan of Operation but also Options 1, 2 and 8 as their preferred post-mining land use scenarios. The approved scenarios, as approved, were as follows: Option # 1: Business Park/Industrial, Option # 2: Large Storage and Option # 3: Large Storage/Other. All these options are consistent with the future land use designation of Business Park/Industrial.
8. The application's engineer has submitted a report dated March 15, 2024, for Workman Meadows (also known as Certified Sod, Inc.) Reclamation & Restoration completion plan. The report serves as confirmation for the completion of non-metallic reclamation and restoration (per Zoning Code Section 275-65.17) on the following parcels: Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001). The reclamation and restoration efforts on these parcels are outlined in the Reclamation & Restoration Plan by Losik Engineering, dated 4/29/2008. The identified parcels have been substantially filled, stabilized, and vegetated in accordance with the reclamation plans.
 - a. As part of the NR 135 permit that the previous owner, Mr. Geipel had for this site, DCD staff has visited this site each year. The site tour typically involves a tour of the entire site.
9. The following recommendations are from the Economic Development element of the City's Comprehensive Plan: *"Currently, West Lincoln Avenue is considered to be a future mix of light industrial, office and business park uses in campus-like settings with significant preservation efforts in areas with environmental corridors and isolated natural features. Land assemblage should be large*

scale and master-planned instead of piecemeal. However, before these uses are implemented, all infrastructure and access issues need to be resolved."

10. Engineering Comments/Notes for Use Approval request.

- a. Remove any reference to a future road and proposed M-1 lots on the north portion of the property. Only show what you are planning at this time.
- b. Revise drawings to place the conservation easement over the Primary Environmental Corridor.
- c. On C2.1, there is a call out for "Floodplain extents" that does not point to anything.
- d. There is also a call out for wetland disturbance that doesn't point to anything.
- e. On Sheet C3.0, there is a labeled Proposed Cul-du-sac, but one is not shown.
- f. Per 275-57A.(3)(d)[2]. Parking areas and aisles in all other districts shall be paved with asphalt or concrete surface.
- g. Are other areas not shown as proposed gravel surface going to be grass? (conceptual UA only)
- h. 25 lots are proposed with 21 parking stalls. If considered as contracted services, they would need 25 parking stalls at a minimum with at least 1 ADA stall. But this does not account for the storage yards. Additional review will be done with the concept Use Approval.
- i. Provide a stormwater management plan will be required for any modifications to the existing stormwater facilities.

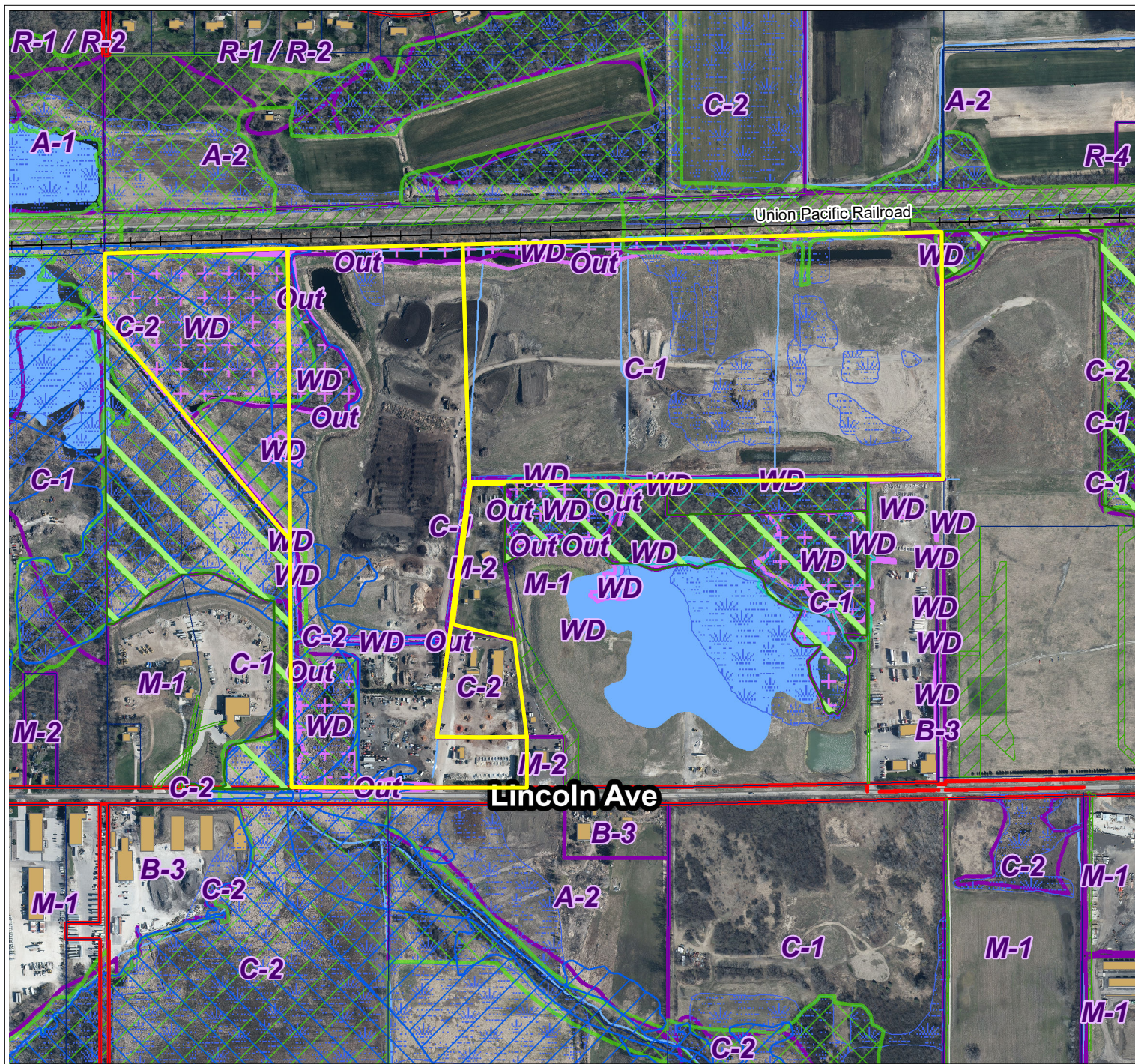
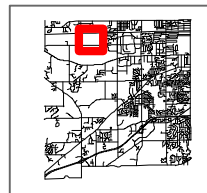
D.R.C. RECOMMENDATION: Public hearing only, no action. **See Executive Summary.**

Attachments:

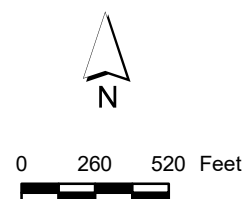
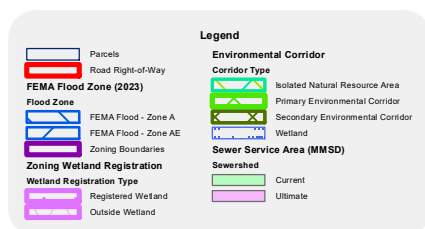
Location Map
Zoning Comparison Map
Historical Future Land Use Document Review
Permit CU-02-03 Ownership Change
Incomplete Application Determination Letter dated November 30, 2023
Code Compliance Letter dated April 4, 2022
Plan of Operation Letter
Development Plans
NR 135 Completion Letter / Memo

The following are on file in the Department of Community Development office:

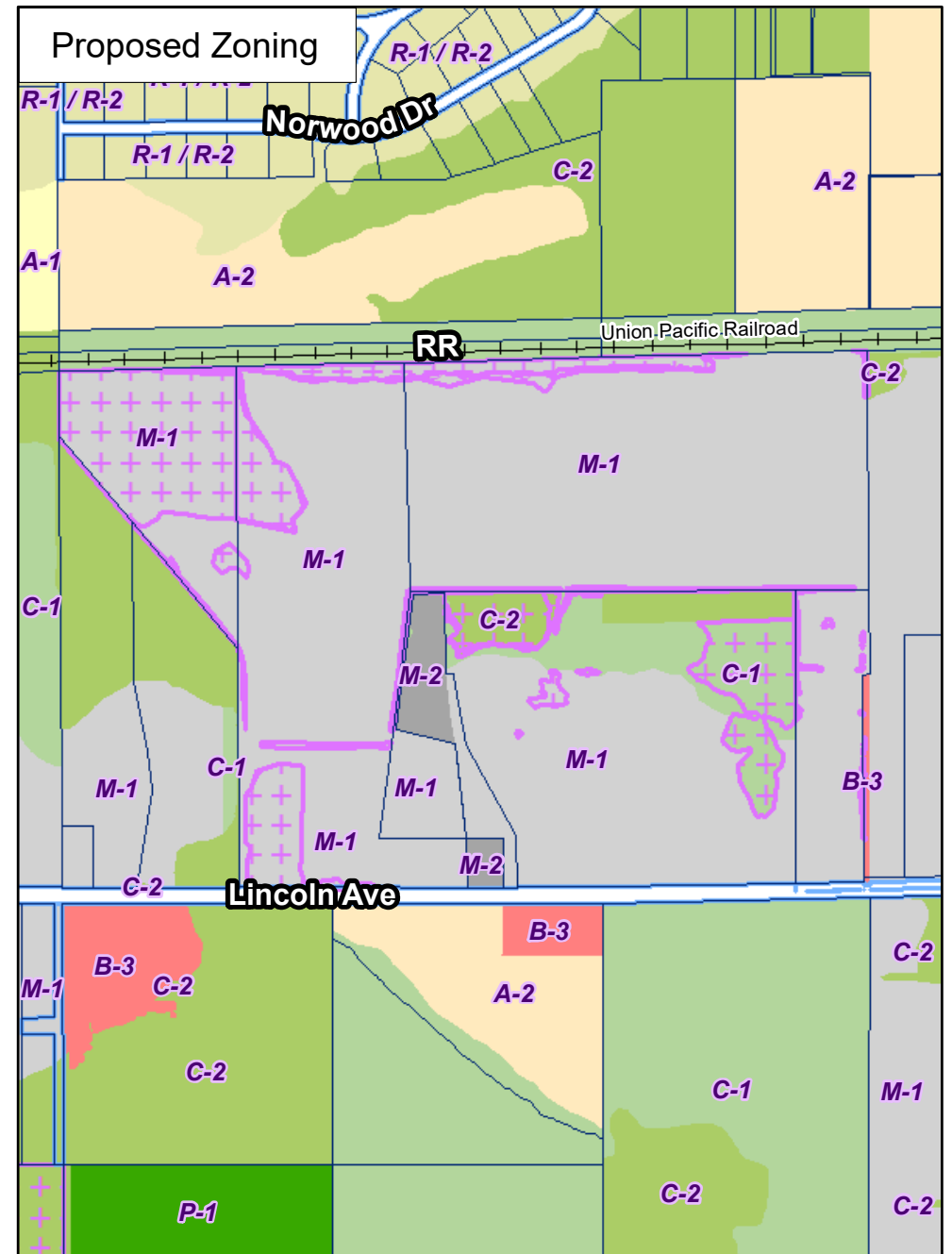
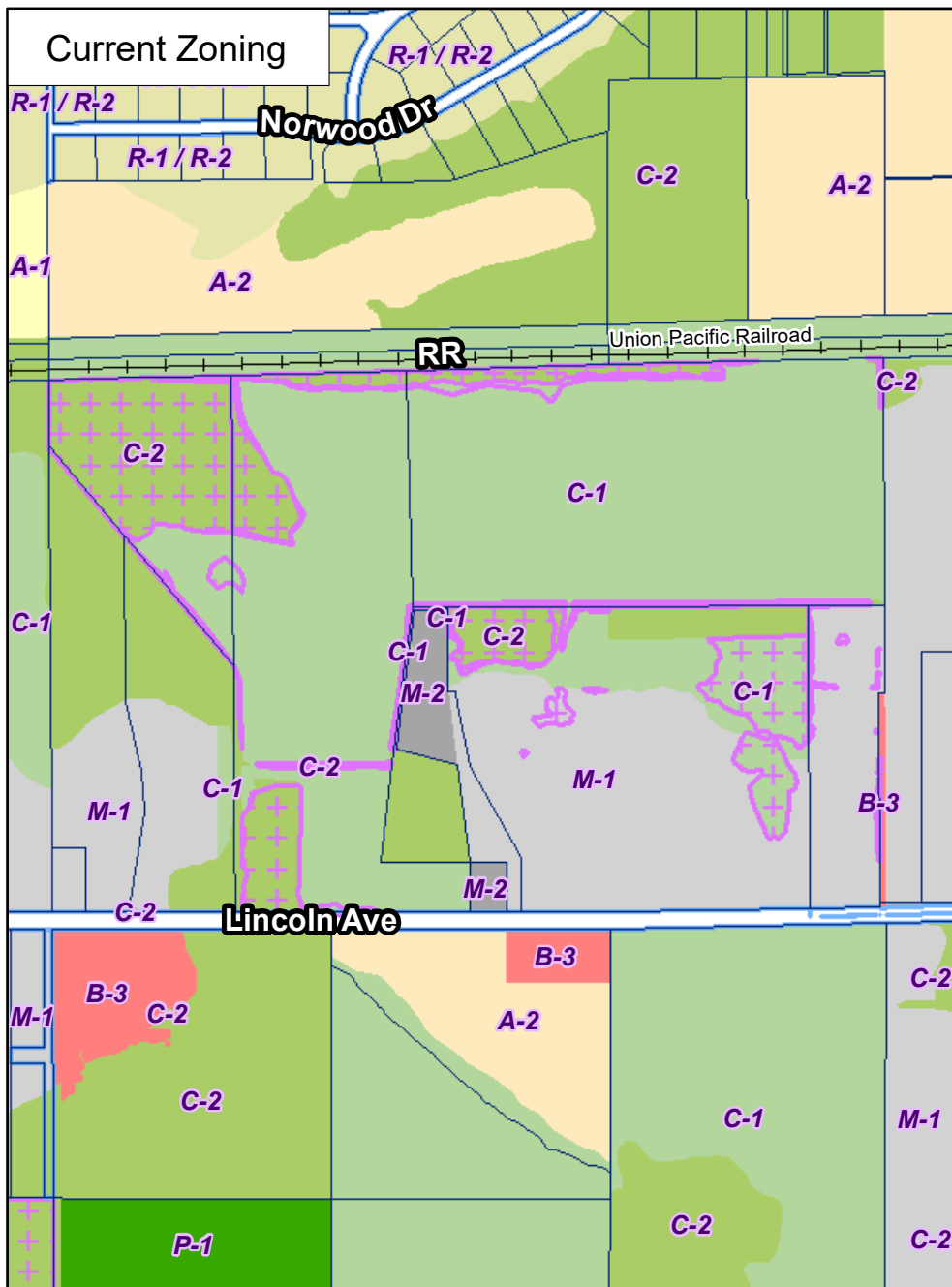
Wetland Report
Soil Report
PC Approved Land Use Options 1, 2 and 8 / Reclamation Plan Packet from 2008



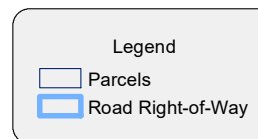
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



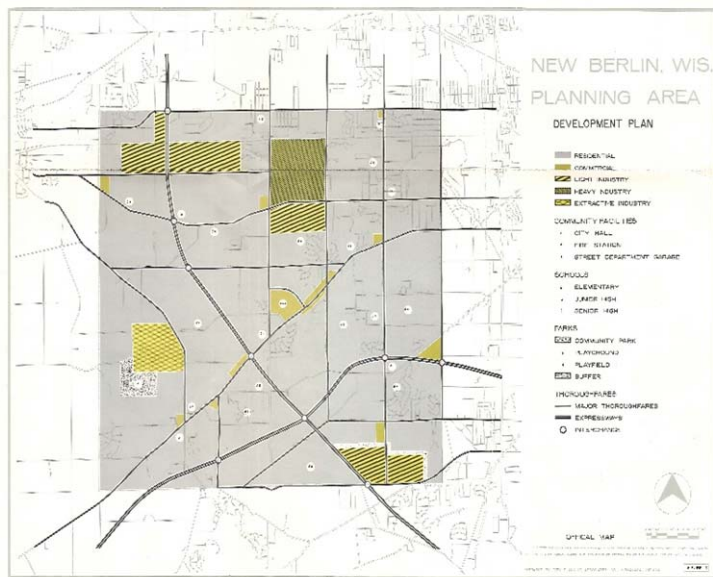
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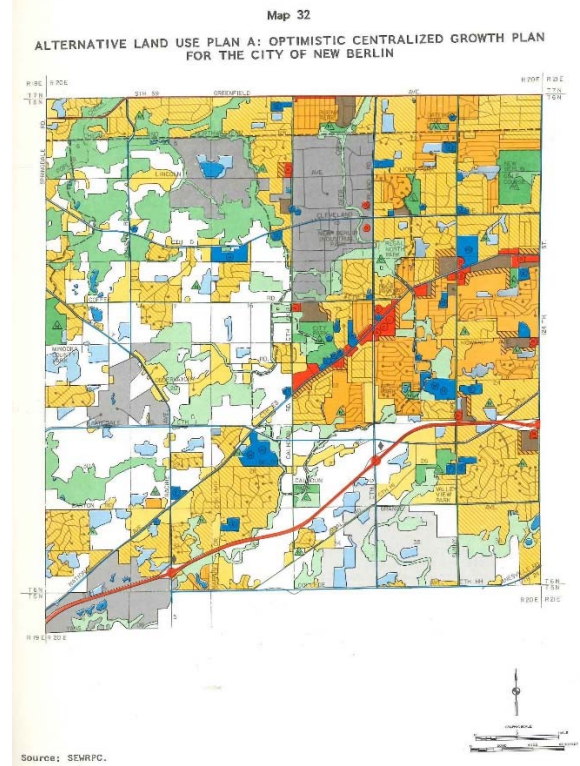
RZ-2202317
Certified Products
19000 W. Lincoln Ave



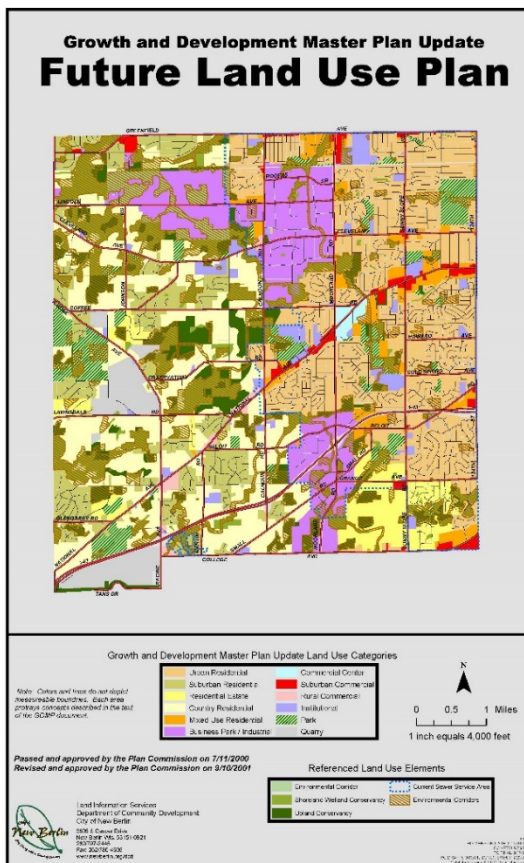
1961 Development Plan – Area identified as “Light Industry”



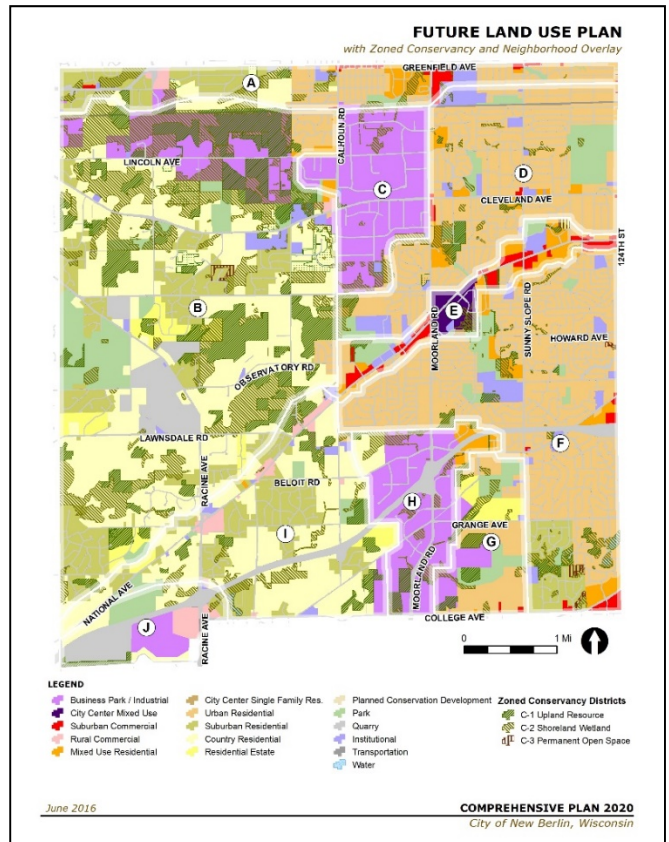
SEWRPC Land Use & Urban Design Plan – 2010 – Area identified as “Light Industrial Development”



Growth and Development Master Plan Update – 2001 – Area identified as “Business Park/Industrial”



Comprehensive Plan 2020 - Area identified as “Business Park/Industrial”





PERMIT CU-02-03 OWNERSHIP CHANGE

ISSUE DATE: 4/12/2021

EXPIRATION DATE: None

PREVIOUS OWNER:

CERTIFIED INVESTMENT LLC
19000 W LINCOLN AVE
NEW BERLIN, WI 53146

NEW OWNER:

CERTIFIED PRODUCTS II LLC
19000 W LINCOLN AVE
NEW BERLIN, WI 53246

ADDRESS: Certified Products, 19000 W. Lincoln Ave

FOR: NR-135 Non Metallic Mining Permit & CU-02-03

This Permit update memorialized the ownership transfer of Certified Products and allows them to conduct business or operate in accordance with all approved plans on file (CU-02-03), any and all applicable City, State and Federal codes, and as described below:

530 PLANNING

1. Conditions of transfer under Section 275-65.8 Permit Transfer satisfied.
2. Financial Assurance Section 275-65.2 submitted.
3. Annual Reporting and fees per Sections 275-65.13 and 275-65.15.

Compliance: Failure to comply with conditions of the Conditional Use Permit may be enforced pursuant to New Berlin Municipal Code 275-68 (B), "Whenever an order of the Director, Building Inspector, City Engineer, or other city official, pursuant to this chapter, has not been complied with, or where written agreements for compliance have not been made by the property owner, the City Attorney shall institute appropriate legal action or proceedings to prohibit the owner, agent, or occupant from using such structure, land, or water. The City may seek a court order in the nature of mandamus, abatement, or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation."

Permit Authorized By:

Kelly N Wall - Principal Planner

Date: 4/12/2021

CERTIFICATION

This Certification is made this 23 day of March, 2021, by Workman Enterprises, LLC, Wisconsin limited liability company, which has a principal office located at 19700 West Lincoln Avenue, New Berlin, WI 53146-1719. This Certification is made by Austin Workman, an authorized representative of the company.

WHEREAS, Workman Enterprises, hereinafter referred to as "Workman", is purchasing the lands owned by Certified Products, Inc., as described in the attached Exhibit A; and

WHEREAS, Certified Products has a Non-Metallic Mining Permit issued by the City of New Berlin, pursuant to State of Wisconsin Department of Natural Resources Section NR135 and City of New Berlin Municipal Code Section 275-65; and

WHEREAS, said Permit allows for non-metallic mining on the property; and

WHEREAS, pursuant to the Permit issued by the City of New Berlin, Certified Products was required to post a surety securing the restoration of the property in accordance with the approved restoration plan for the property noted in Exhibit A; and

WHEREAS, Workman is desirous of assigning the Non-Metallic Mining Permit from Certified Products, Inc. to Workman; and

WHEREAS, Section 275-65.8 of the City Code of the City of New Berlin allows for the transfer to a new operator upon the satisfaction of two conditions; 1) upon approval by the City of a new financial insurance by the new operator; and 2) certification by the new permit holder that all conditions of the Permit will be complied with.

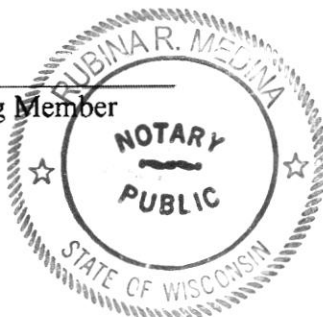
NOW THEREFORE, Workman hereby certifies that it is in receipt of a copy of the Non-Metallic Mining Permit issued for the Certified Products, Inc. site, the approved Reclamation Plan and copies of the City of New Berlin Municipal Code related to non-metallic mining, specifically Chapter 275-65.1 through 275-65.21.

Workman further certifies, that it will provide a bond in favor of the City of New Berlin to secure the performance of the Reclamation Plan.

Workman further certifies, that it will comply with all conditions of the Non-Metallic Mining Permit, as well as the Reclamation Plan, and will maintain the surety bond in full force and effect for so long as the Non-Metallic Mining Permit remains in effect.

WORKMAN ENTERPRISES, LLC


Austin Workman, Managing Member



Subscribed and sworn to before me this
23rd day of March, 2021.


Notary Public, State of Wisconsin
My Commission Expires: 9/27/2024

WAUKESHA COUNTY, WI
REGISTER OF DEEDS
James R Behrend

Recorded On: 04/02/2021 9:41:18 AM

Total Fee: \$30.00 Page(s): 3
Transfer Tax: \$0.00

State Bar of Wisconsin Form 29-2003
SATISFACTION OF MORTGAGE

Document Number

Document Name

The above recording information verifies that
this document has been electronically
recorded and returned to the submitter.

The undersigned certifies that the City of New Berlin

is the present owner of a Mortgage executed by Certified Products, Inc.

to the City of New Berlin

to secure payment of \$ 400,000.00, dated December 12, 2010,
recorded on December 28, 2010, in the Office of the Register of Deeds
for Waukesha County, Wisconsin, in (~~Real~~) (~~Vol.~~) of Records,
at (~~Waukesha~~) (~~Waukesha~~), as Document No. 3803461,
and further certifies that the undersigned has a right to satisfy the same, and hereby
satisfies the above-described Mortgage on the following described real estate located in
said county ("Property") (if more space is needed, please attach addendum):

Recording Area

Name and Return Address

Atty. Mark G. Blum
PO Box 766
Waukesha, WI 53187-0766

See attached legal descriptions

NBC 1167.996 and NBC1172.998.001

NBC 1167.997

Parcel Identification Number (PIN)

NBC 1167.995

NBC 1167.994

NBC 1167.998

Dated March 23, 2021

(SEAL)

David A. Ament
* DAVID A. AMENT

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Mark G. Blum

State Bar No. 01012243

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
Waukesha COUNTY)

Personally came before me on March 23, 2021,
the above-named David A. Ament

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Georgia Louise Stanford
* Georgia Louise Stanford
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 3-16-25)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SATISFACTION OF MORTGAGE ©2003 STATE BAR OF WISCONSIN FORM NO. 29-2003

NOTE: Only one mortgage may be described in this document.

*Type name below signatures.

INFO-PRO™ infoforms.com

Exhibit "A "

Parcel I:

That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence N00°22'37"W, 2249.04 feet along the West line of Southeast 1/4 of said Section 5 and also becoming the West line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description; continue thence N00°22'37"W, 310.95 feet along the West line of Southeast 1/4 of said Section 5 to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 864.14 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S00°22'37"E, 1372.96 feet parallel with the West line of Southeast 1/4 of said Section 5 to the Northeast corner of said C.S.M. No. 10860; thence N39°57'25"W, 1355.99 feet along the Northerly line of said C.S.M. No. 10860 to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 727,431 square feet or 16.700 acres more or less.

Parcel II:

That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 864.00 feet along the South line of the Southeast 1/4 of said Section 5 and also becoming the South line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Southeast corner of said C.S.M. No. 10860 and the point of beginning of this description; thence N00°22'37"W, 2582.96 feet parallel with the West line of the Southeast 1/4 of said Section 5, along the East line of said C.S.M. No. 10860 and said East line extended to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 835.25 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S01°29'57"E, 1122.32 feet; thence S89°42'52"W, 8.75 feet; thence S07°11'12"W, 1212.60 feet; thence S89°58'28"E, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence S00°20'01"E, 280.00 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence N89°58'28"W, 1114.05 feet along the South line of the Southeast 1/4 of said Section 5 to the Southeast corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,176,631 square feet or 49.969 acres more or less. Subject to the rights of the public in and to the Southerly 40.00 feet thereof for public road purposes.

Parcel III:

That part of the Southwest 1/4 of Section 4 and that part of the Southeast 1/4 of Section 5, both being of Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1488.24 feet along the West line of the Southwest 1/4 of said Section 4 to the point of beginning of this description; thence S89°42'52"W, 926.94 feet; thence N01°29'57"W, 1122.32 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 950.49 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of Southwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,579,268 square feet or 59.212 acres more or less.

Parcel IV:

That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 1978.05 feet along the South line of the Southeast 1/4 of said Section 5; thence N00°20'01"W, 280.00 feet to the point of beginning of this description; thence N89°58'28"W, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence N07°11'12"E, 1212.60 feet; N89°42'52"E, 168.47 feet; thence S00°20'01"E, 10.01 feet; thence S89°42'52"W, 159.51 feet; thence S07°11'12"W, 670.27 feet; thence S76°15'28"E, 298.71 feet; thence S07°17'28"E, 461.07 feet to the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 187,886 square feet or 4.313 acres more or less.

Combined Description of Parcels I, II, III and IV:

That part of the Southwest 1/4 of Section 4 and that part of the Southeast 1/4 of Section 5, both being of Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence N00°22'37"W, 2249.04 feet along the West line of Southeast 1/4 of said Section 5 and also becoming the West line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description; continue thence N00°22'37"W, 310.95 feet along the West line of Southeast 1/4 of said Section 5 to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 2649.88 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of Southwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4; thence S89°42'52"W, 767.22 feet; thence S00°20'01"E, 10.01 feet; thence S89°42'52"W, 159.51 feet; thence S07°11'12"W, 670.27 feet; thence S76°15'28"E, 298.71 feet; thence S07°17'28"E, 461.07 feet; thence S00°20'01"E, 280.00 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence N89°58'28"W, 1114.05 feet along the South line of the Southeast 1/4 of said Section 5 to the Southeast corner of said C.S.M. No. 10860; thence N00°22'37"W, 1210.00 feet parallel with the West line of the Southeast 1/4 of said Section 5 and along the East line of said C.S.M. No. 10860 to the Northeast corner of said C.S.M. No. 10860; thence N39°57'25"W, 1355.99 feet along the Northerly line of said C.S.M. No. 10860 to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 5,671,216 square feet or 130.193 acres more or less. Subject to the rights of the public in and to the most Southerly 40.00 feet thereof for public road purposes.

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

SITE PLAN BOND

Bond No. B 1243365

KNOW ALL MEN BY THESE PRESENTS, That we
Workman Enterprises, LLC
of New Berlin, WI

as principal, and SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey Corporation
with its principal office at Branchville, NJ, as Surety, are held and firmly bound unto
City of New Berlin, WI

of New Berlin, WI
in the sum of One Hundred Fifty Two Thousand Ninety One and No/00
Dollars (\$ 152,091.00)

for the payment of which sum, well and truly to be made, we bind ourselves, our personal representatives,
successors and assigns, jointly and severally, firmly by these presents.

The Condition of the obligation is such that, whereas, the above bounden
Workman Enterprises, LLC

has applied to City of New Berlin
for Site plan work in accordance with the Reclamation and
and Restoration plans for Geipel's Certified Sod Inc at 19000 W Lincoln Ave, New Berlin, WI 53146

but before so issuing, the City of New Berlin desires guarantee that certain site work
be done in accordance with the City Engineer's
recommendation.

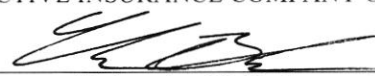
NOW, THEREFORE, if principal shall, faithfully observe and honestly comply with such
Ordinances, Rules and Regulations, and any Amendments thereto, as require the execution of this bond,
then this obligation shall become void and of not effect, otherwise to be and remain in full force and
virtue.

Signed, Sealed and Dated this 16th day of March, 2021.

Workman Enterprises, LLC

Principal

SELECTIVE INSURANCE COMPANY OF AMERICA

By: 
Christopher H. Brehmer, Attorney-in-Fact



SELECTIVE

BE UNIQUELY INSUREDSM

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

BondNo.B 1243365

POWER OF ATTORNEY

SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey corporation having its principal office at 40 Wantage Avenue, in Branchville, State of New Jersey ("SICA"), pursuant to Article VII, Section 1 of its By-Laws, which state in pertinent part:

The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

does hereby appoint **Christopher H Brehmer**

, its true and lawful attorney(s)-in-fact, full authority to execute on SICA's behalf fidelity and surety bonds or undertakings and other documents of a similar character issued by SICA in the course of its business, and to bind SICA thereby as fully as if such instruments had been duly executed by SICA's regularly elected officers at its principal office, in amounts or penalties not exceeding the sum of: **\$1,000,000.00**

Signed this 16th day of March, 2021

SELECTIVE INSURANCE COMPANY OF AMERICA

By:

Brian C. Sarisky

Its SVP, Strategic Business Units, Commercial Lines



STATE OF NEW JERSEY :

:ss. Branchville

COUNTY OF SUSSEX :

On this 16th day of March, 2021 before me, the undersigned officer, personally appeared Brian G. Sarisky, who acknowledged himself to be the Sr. Vice President of SICA, and that he, as such Sr. Vice President, being duly sworn, do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President and that the same was his free act and deed and the free act and deed of SICA.

Charlene Kimble
Notary Public of New Jersey
My Commission Expires 6/2/2021

Charlene Kimble
Notary Public



The power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of SICA at a meeting duly called and held on the 6th of February 1987, to wit:

"RESOLVED, the Board of Directors of Selective Insurance Company of America authorizes and approves the use of a facsimile corporate seal, facsimile signatures of corporate officers and notarial acknowledgements thereof on powers of attorney for the execution of bonds, recognizances, contracts of indemnity and other writing obligatory in the nature of a bond, recognizance or conditional undertaking."

CERTIFICATION

I do hereby certify as SICA's Corporate Secretary that the foregoing extract of SICA's By-Laws and Resolution is true in force and effect and this Power of Attorney issued pursuant to and in accordance with the By-Laws is valid.

Signed this 16th day of March, 2021.

Michael H. Lanza
Michael H. Lanza, SICA Corporate Secretary



Important Notice: If the bond number embedded within the Notary Seal does not match the number in the upper right-hand corner of this Power of Attorney, contact us at 973-948-3000.

B91 (4-14)
22

CERTIFIED COPY



November 30, 2023

Sent via email to workmanenterprises@gmail.com & dscherer@trioeng.com

Austin Workman
Workman Enterprises, LLC
P.O. Box 510722
New Berlin, WI 53151

Dear Mr. Workman and Mr. Scherer:

Re: Rezoning Application – Completeness Determination – 19000 W. Lincoln Avenue

The Department of Community Development has reviewed your rezoning submittal for the properties located at 19000 W. Lincoln Avenue.

The City of New Berlin Zoning Code §275-21B(2) states, an application will be considered complete if it is submitted in the required number and form, includes all mandatory information and is accompanied by the applicable fee. **Staff has reviewed your submitted applications and found them to be substantially incomplete.** Staff has noted the following items that are required to be submitted:

- A Rezoning application was received, however, we did not see a check. We do have check number 2443 dated 9/29/2022 in the amount of \$1,150. I'm not sure if this check is still valid. You submitted this last year with the Wetland Delineation request.
- Applicant provided a Wetland Registration Application in 2022, however we still need the following so the City can register the wetlands:
 - i. Legal Description for the wetlands that are to be registered. Trio can forward that file to me and we can finish that work out and close out File #: WD-2202484.
- Petitions to remove C-1 Zoning require the following (per § 275-37B(3)(b)[1]):
 - i. It is difficult to understand from your submittal which parcels you intend to remove from C-1 and which parcels you intend to continue to have under NR135.
 - ii. The applicant shall supply soil boring tests to the City along with a report identifying the findings. Findings shall include:
 - a. Soil suitability for the construction of buildings. This would include a Geotechnical report.
 - b. Soil report indicating whether the soils are capable of supporting buildings.
 - c. Presence of high groundwater.
 - d. Any other unique or limiting soil characteristics (i.e., peat, bedrock, etc.).
 - iii. Map of existing floodplain areas. Plans note existing floodplain per FEMA panels; however, a future building is located within this area. If you choose to work off the "floodplain study line" instead of the "FEMA panel line", a FEMA after the fact LOMR-F would be required. This would require a study and PE stamp certified safe from

flooding. Additional applications are required for this step.

- If there are remaining C-1 lands after the modification or PEC/INRA areas, those lands shall be placed within a conservation easement. This requires a Use Approval application.

At the August 8, 2022, meeting with you & your partner, your attorney, your consultant, Alan Peters, and City staff the following steps were reviewed with you. It was discussed that they should occur concurrently.

- Remove NR-135 designation, go to NR-151 for stormwater permitting for continued grading operations.
- Rezone from C-1 to M-1.
- Apply for Use Approval Application for grading.
- Grading and Erosion Control Permit.

Based on the one application you submitted, along with the materials, it is difficult for staff to determine what your short term and long term goals are.

Lastly, your property remains in non-compliance with the City of New Berlin Municipal Code. Please see refer to earlier letter dated April 2, 2022 letter from Dan Hogan. To date, several businesses have not vacated the property by the due date, June 3, 2022. A copy of this letter will be sent to the City Attorney's office for review. We anticipate meeting with the City Attorney next week to review your submittal.

If you should have any questions, please contact our office at (262) 797-2445 ext. 2503.

Sincerely,
CITY OF NEW BERLIN



Nikki Jones
Deputy Director

cc: Alderman Maxey
City Attorney Mark Blum
Code Compliance Specialist Dan Hogan
Greg Kessler, Director of Community Development
Kelly Wall, Principal Planner



April 4, 2022

WORKMAN MEADOWS LLC
CERTIFIED PRODUCTS
19000 W LINCOLN AVE
NEW BERLIN, WI 53146

Sent via email, certified and regular mail

Re: Violation at 19000 W. Lincoln Ave, New Berlin, WI

Dear Owner,

It has been brought to the attention of this department that your business at 19000 W Lincoln Ave is in violation for filling and grading a large area with materials that contain asphalt millings and/or fill material that exceed the requirements of Section 275-55A(4) of municipal code. The City met with a group on March 18, 2022 that was anticipating to lease approximately 5 acres of land from June 2022 through December 2023 for the Arcadian Sub Station Project. Last July you requested to take asphalt millings from the Waukesha County Cleveland Avenue resurfacing project and City Engineer Tammy Simonson sent you an email on July 2, 2021 to notify you that this request was not consistent with your Conditional Use Permit, the NR-135 regulations or the C-1 Zoning District.

I have attached a copy of Tammy and Dan's emails from July 2, 2021 and July 9, 2021 where City Staff outlined the process that would be required to remove portions of your land from the NR-135 permit and rezoning from C-1 to M-1. To date, you have not made this type of application, nor have you provided any additional storm water management information.

In addition, upon our site visit on March 28, 2022, it was determined that your property remains in violation due to the operation of approximately 14 businesses without the proper approvals. Based upon the sites' current zoning and areas under NR-135 no other businesses are to be operating at this location.

Please see to it that the following conditions are met by their due date.

1. Reiterate to Arcadian Sub Station group to let them know that your site at Certified Products cannot serve as a temporary staging for their upcoming project.
2. Supply our Department, as requested during our March 28th site visit, a complete list of all businesses, including their contact information, currently operating out of your site by Friday, April 7th.
3. Areas regulated under NR-135 and not yet reclaimed may not conduct any post non-metallic mining activities. All filling and stockpile activities must comply with Section 275-55A(4). There shall not be any business activity within the NR 135 active areas that are unrelated to the permitted principal use of this site.



4. The property is currently zoned C-1 (Upland Conservancy) no uses or business related activities shall be permitted other than your current approved principal use which is identified as Certified Products.
5. The 14 businesses that you identified on the site can no longer remain and must vacate the site pursuant to Section 275 of municipal code by **Friday, June 3, 2022.**

For your convenience, I have outlined the specific section of the code that you are in violation of below.

VIOLATIONS:

§ 275-55 Grading and Drainage

A(4) Fill. In order to protect the public from the hazard of unsuitable fill material, obstruction of view, nuisance of airborne dirt and dust, and from the threat to general safety caused by the existence of open trenches, holes or pits, no person, occupant, owner of land or corporation shall remove or cause to be accumulated topsoil or subsoil in any district, except quarry or landfill districts with an approved plan of operation, without review and approval by the Director of plans for earth disturbances. Such removal or accumulation includes, but is not limited to, piles of earth, dirt, topsoil or subsoil which has been formed, accumulated or pushed into mounds or piles. The Director may forward any application to the Plan Commission for further review and/or approval.

(a) In all cases, fill shall consist of clean earth containing no more than 25%, by volume, of building stone and concrete and no more than 5%, by volume, of incidental asphalt. Fill operations which exceed these limits or operations that require more than one year for completion are considered a landfill and will be regulated as such.

(b) Fill shall consist of satisfactory soil or a mixture of satisfactory soil, stone, gravel or other acceptable materials which is of a character and quality satisfactory for the purpose intended. The material shall be free from sod, stumps, logs or other organic matter, all types of refuse, including construction refuse, fragments of concrete larger than two feet in any dimension, and such other material that, in the judgment of the Director, is unsuitable.

(c) Fill in areas where there is floodplain shall follow Article IXA Floodplain Zoning.

Chapter 275-65.17, Completed Reclamation Reporting

§ 275-65.17 Completed reclamation: reporting, certification and effect.

A. Reporting of completed reclamation. The operator of a nonmetallic mining site may report to the City completion of reclamation or interim reclamation for a portion of, or all of, the nonmetallic mining site pursuant to a reclamation plan prepared and approved pursuant to this article. Any report under this subsection shall be made on a form provided by the City.

B. Certification of completed reclamation.

(1) The City shall inspect a nonmetallic mining site for which reporting of reclamation or interim reclamation has been submitted pursuant to this subsection within 60 days of receipt and make a determination in writing of one of the following:

(a) Reclamation or interim reclamation is not yet complete;

(b) It is not possible to assess whether reclamation or interim reclamation is complete due to weather conditions, snow cover or other relevant factors;

(c) Reclamation or interim reclamation is complete in a part of the mine; or

(d) Reclamation or interim reclamation is fully complete.

(2) If it is determined under Subsection B(1) that reclamation or interim reclamation is complete, including revegetation as specified in a reclamation plan that conforms with the standards contained in § 275-64H, the City shall issue the mine operator a written certificate of completion for the applicable area.

C. Effect of completed reclamation. If reclamation is certified by the City as complete under Subsection B for part or all of a nonmetallic mining site, then:

(1) No fee shall be assessed under § 275-65.15 for the area so certified.

(2) The financial assurance required by § 275-65.2 shall be released or appropriately reduced in the case of completion of reclamation for a portion of the mining site.

(3) For sites which are certified as interim reclaimed under Subsection B, financial assurance for reclaiming the certified area may be reduced only if the City determines that the balance is sufficient to ensure final reclamation of the entire site.

D. Effect of inaction following report of completed reclamation. If no written response as required by Subsection B for an area of the mine site reported as reclaimed or interim reclaimed is given within 60 days of receiving such request, any annual fee paid to the City for it under § 275-65.15 shall be refunded.

§ 275-24 Zoning Permits (Use, Site Plan and Architectural Review)

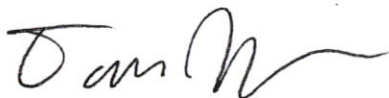
A. Compliance with review standards required for zoning permit. No principal or accessory use, development, structure, or sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied; no site or premises shall be altered, used, changed, modified, or occupied; and no grading undertaken, until after the owner has applied for and the Department of Community Development staff and/or the Plan Commission has reviewed and approved an application for a zoning permit, based on compliance with the use, site plan, and architectural review standards set forth below. The Zoning Code in effect on the date of application shall apply.

B. Application. The owner or agent shall make application for a zoning permit (use approvals, administrative use approvals, and reoccupancy permits) through the permit application center on forms furnished by the Department and shall include all information and supporting materials as specified by this chapter and the Plan Commission.

Although this office anticipates your full cooperation, failure to comply with the New Berlin Zoning Ordinance could lead to legal action by the City Attorney, including but not limited to civil suit, injunction and possible forfeitures on your part. Each and every day this violation exists constitutes a separate offense.

If you have any questions, please call me at 262-797-2445, ext. 2449.

Sincerely,
CITY OF NEW BERLIN



Dan Hogan
Code Compliance Specialist

CC: Alderperson Maxey
Mayor's Office
Nikki Jones, DCD Deputy Director

Jones, Nikki

Subject: FW: Millings for Certified

From: Simonson, Tamara <tsimonson@newberlin.org>

Sent: Friday, July 2, 2021 11:45 AM

To: Austin Workman <certifiedproducts2@gmail.com>; Hogan, Dan <dhogan@newberlin.org>; Kessler, Greg <gkessler@newberlin.org>; Jones, Nikki <njones@newberlin.org>; Hewitt, Nicole <nhewitt@newberlin.org>

Cc: Mary Pyritz <Mary.Pyritz@exp.com>

Subject: RE: Millings for Certified

Austin,

We met as a group this morning to discuss your plan for the asphalt millings from Cleveland Ave. and determined that we cannot approve your plan at this time. Dan will be following up with you via letter next week to provide the next steps for what will be required on your site.

Thank you,

Tamara M. Simonson, P.E.
City Engineer

City of New Berlin
3805 S. Casper Drive
New Berlin, WI 53151
262.797.2445
tsimonson@newberlin.org

From: Austin Workman <certifiedproducts2@gmail.com>

Sent: Thursday, July 1, 2021 3:59 PM

To: Hogan, Dan <dhogan@newberlin.org>; Simonson, Tamara <tsimonson@newberlin.org>; Kessler, Greg <gkessler@newberlin.org>

Subject: Millings for Certified

Good afternoon,

We would like to take the millings from the Calhoun Rd project. The material would be used to maintain the front area of the property in yellow on the map. We would also like to use the material to get the haul road in the back of the property in a better position to continue the reclamation process. In addition to the reclamation process, this material will help us to continue the clean up and enhance the appearance of the entire property.

There is a 80' roadway easement shown on the approved plans dated October 13, 2014 highlighted in pink. The haul road is in the exact same position. We would like to get this road more maintainable to control the sediment/mud to keep Lincoln Ave as clean as possible. The width that we intend to maintain is approximately 40' wide.

In relation to quantities the front area is approximately 650'x750'. If we spread approximately 3" before compacting would be 400+ loads.

As for the haul road it is about 3500 LF at 40' wide at the approximate thicknesses below.
1300' at 8" 114 loads
700' at 1.5' 140 loads

800' at 1.25' 133 loads

700' at 1' 93 loads

We would also use a few loads to touch up our compost area that currently sits on millings per the DNR requirements for composting.

Please see the attached marked up plan attached.

Thank you

Austin Workman

262-894-8300

**Workman Meadows, LLC
19000 W. Lincoln Ave.
New Berlin, WI 53146**

Workman Meadows appreciates your time to review our information for the property located at 19000 W. Lincoln Ave. in New Berlin. The goal of the information provided is to remove the existing NR-135 (Nonmetallic Mining Reclamation) designation, rezone portions of the property from C-1 to M-1, and to bring the overall site into compliance with local ordinances.

Project Description

Certified Products II is a supplier of landscape materials located at 19000 W. Lincoln Ave. in New Berlin and operated on 3 contiguous parcels consisting of roughly 112.4 acres. The northern portion of the property has historically been a peat mine which gave that area the NR-135 designation. There is currently no peat mining taking place on site and any remaining peat deposits are not economically feasible to retrieve. Certified Products II would like to use this area as a fill site over the next 10-20 years.

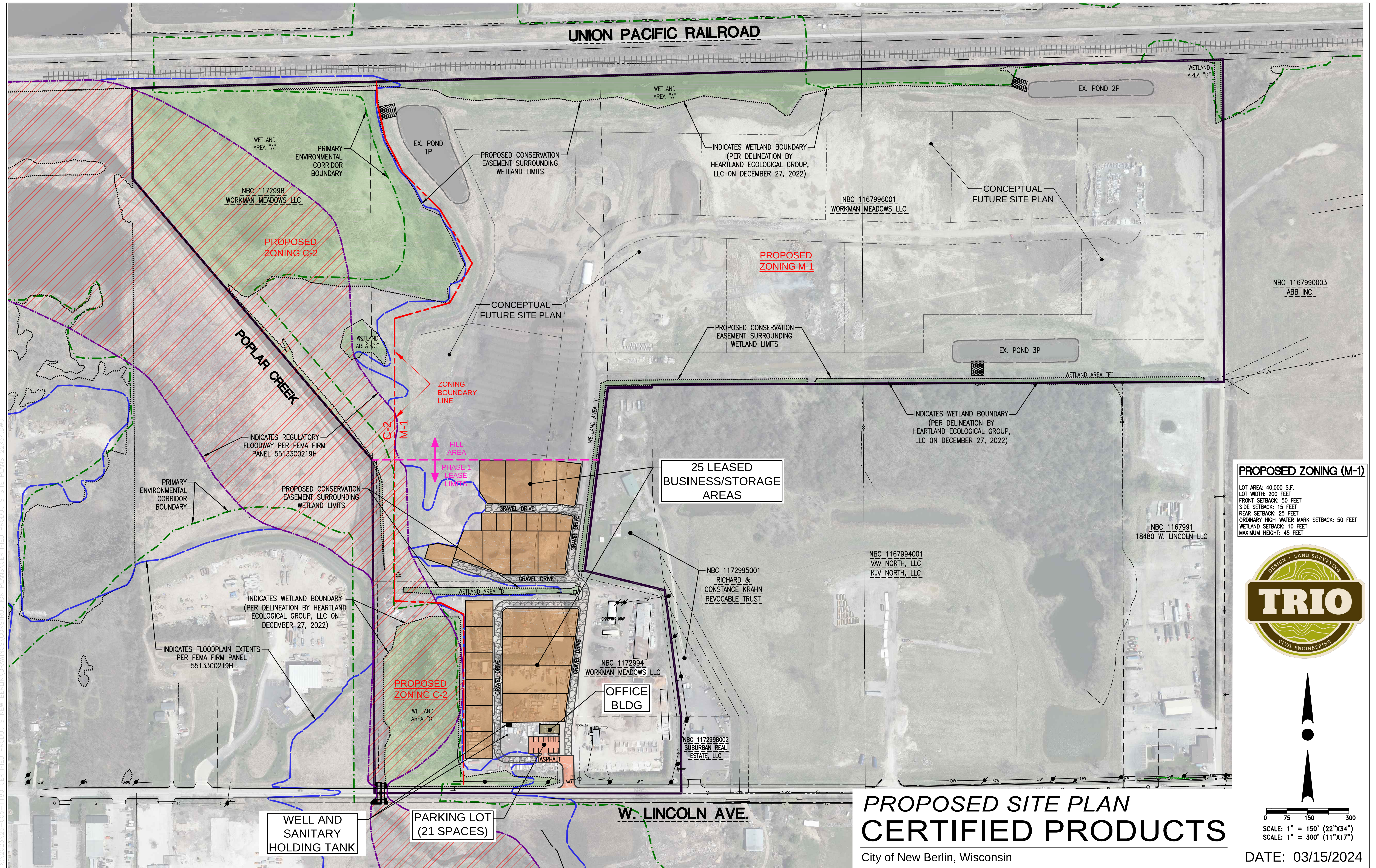
In addition to the reclamation of the mine area, Certified Products II would like to designate certain areas of the site to be leased out to other businesses and individuals to conduct day-to-day business operations and/or store materials, vehicles, etc. To do this, we are proposing rezoning portions of the properties from C-1 to M-1 to conform with land use. There will also be a new building with designated office spaces for tenants, on-site restrooms, a paved parking area, and a new asphalt entrance drive. These improvements are meant to minimize disturbance and to make use of existing site features as much as possible by keeping all proposed structure and grading activities out of the floodplain area and existing wetlands on site.

We thank you for your time and consideration of this reclamation, rezoning, and use approval request. Please see information provided within the submittal documents. Should you have any questions, feel free to reach out with any questions or to discuss further.

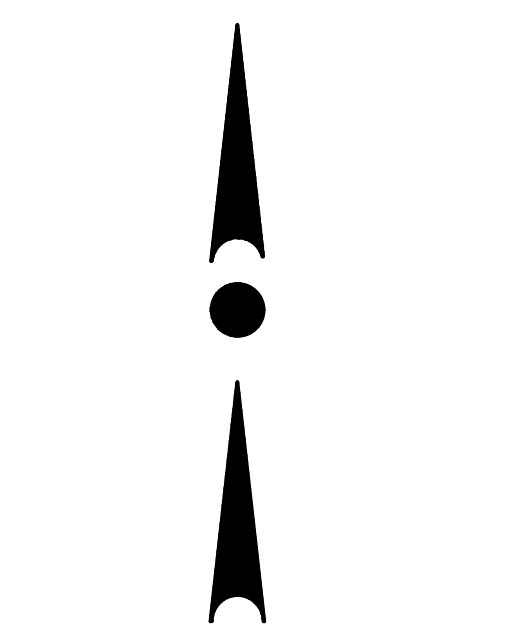
Thank you,

Austin and Brady Workman
Workman Meadows

KA 2023/23-005-1180 CERTIFIED PRODUCTS NEW BERLIN DRAWINGS' CONSTRUCTION PLANS' CERTIFIED PRODUCTS SITE PLANS 22X34.DWG



PROPOSED ZONING (M-1)
LOT AREA: 40,000 S.F.
LOT WIDTH: 200 FEET
FRONT SETBACK: 50 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 25 FEET
ORDINARY HIGH-WATER MARK SETBACK: 50 FEET
WETLAND SETBACK: 10 FEET
MAXIMUM HEIGHT: 45 FEET



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

DATE: 03/15/2024

PROPOSED SITE PLAN
CERTIFIED PRODUCTS
City of New Berlin, Wisconsin

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_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.

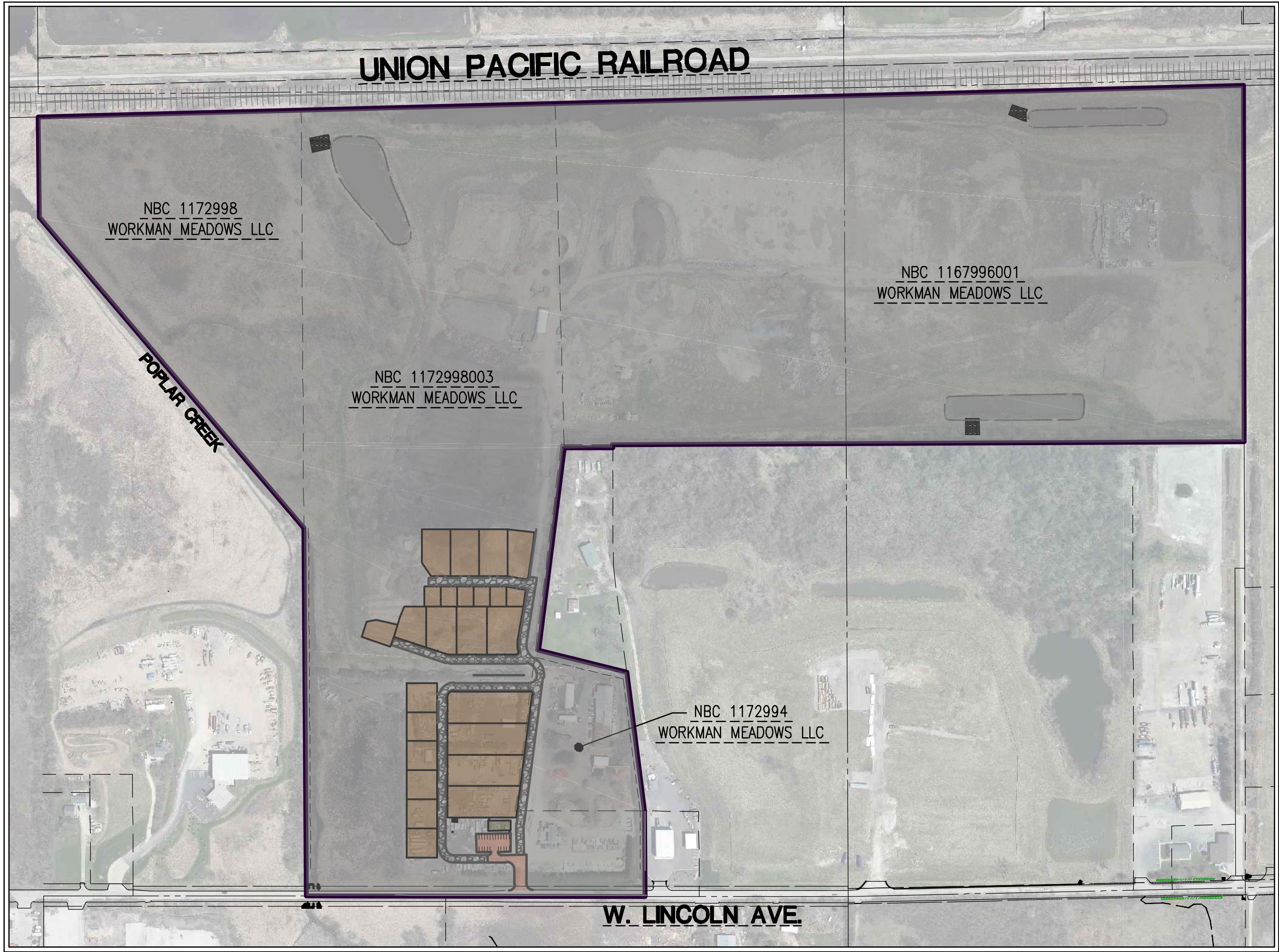


LOCATION MAP
NOT TO SCALE

CERTIFIED PRODUCTS

SITE RECLAMATION AND RESTORATION PLANS

CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 300'

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

SHEET INDEX

CIVIL		
T1	-	COVER SHEET
C1.0	-	OVERALL EXISTING SITE PLAN
C1.1-1.3	-	EXISTING SITE PLANS
C1.4-1.6	-	PROPOSED SITE PLANS
C2.0	-	OVERALL GRADING PLAN
C2.1-2.5	-	GRADING AND STORM SEWER PLANS
C2.6-2.8	-	POND PLANS AND DETAILS
C3.0	-	EROSION CONTROL PLAN
C4.0	-	CONSTRUCTION NOTES & DETAILS



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

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

JOB NUMBER:
23-005-1180

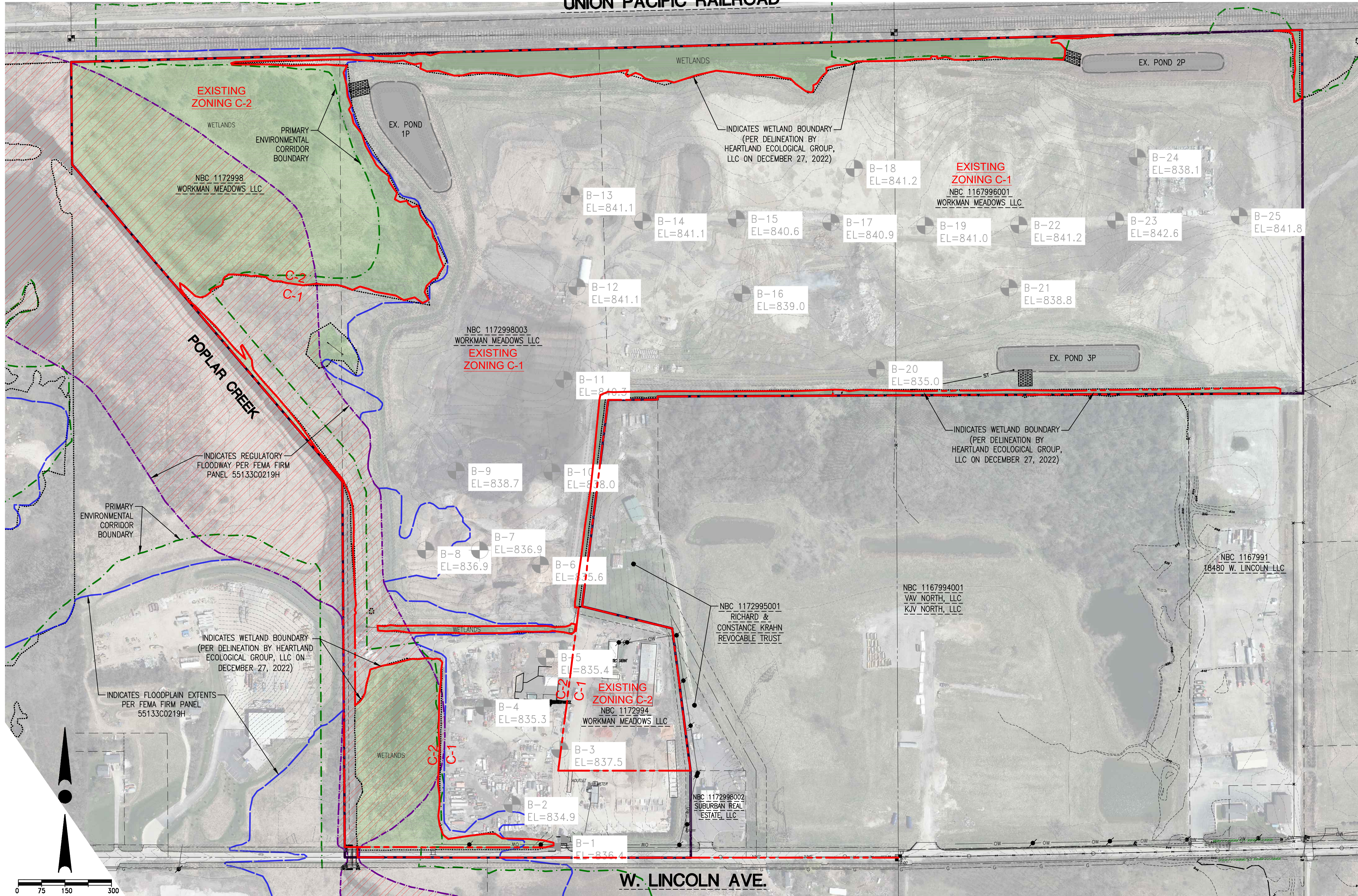
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COVER SHEET

SHEET

T1

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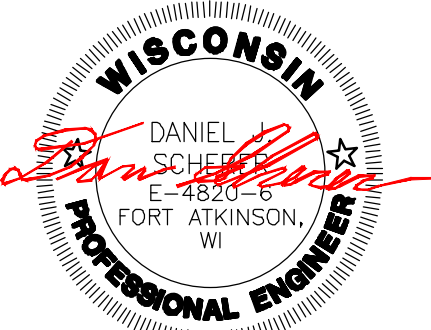


0 75 150 300
SCALE: 1" = 150' (22"x34")
SCALE: 1" = 300' (11"x17")



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CALL DIGGERS HOTLINE 1-800-242-8511

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



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

NBC 1167990003
ABB ILL.

PROJECT:
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BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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DESCRIPTION:
EXISTING SITE PLAN

SHEET

C1.0

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG



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



INDICATES REGULATORY FLOODWAY PER FEMA FIRM PANEL 55133C0219H

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

INDICATES FLOODPLAIN EXTENTS PER FEMA FIRM PANEL 55133C0219H

NBC 1172998003
WORKMAN MEADOWS LLC
EXISTING ZONING C-1

EXISTING ZONING C-2
NBC 1172994
WORKMAN MEADOWS LLC

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST

NBC 1167994001
VAV NORTH, LLC
KJV NORTH, LLC

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST

W. LINCOLN AVE.

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY

EX. 15" CULVERT TO BE REMOVED AND REPLACED

EXISTING SEPTIC TO REMAIN

EXISTING BUILDINGS TO REMAIN

EXISTING STRUCTURES TO BE REMOVED

EXISTING SCALE TO BE RELOCATED

EXISTING BUILDING TO REMAIN

INDICATES EX. OVERHEAD WIRE (TYP.)

LEGEND:

---	775	-	EXISTING CONTOUR
SAN	---	-	EXISTING SANITARY SEWER
O		-	EXISTING SANITARY MANHOLE
W	---	-	EXISTING WATER MAIN
H		-	EXISTING HYDRANT
ST	---	-	EXISTING STORM SEWER
O		-	EXISTING STORM MANHOLE
□		-	EXISTING STORM INLET
⊠		-	EXISTING TRANSFORMER
⊞		-	EXISTING ELECTRIC PEDESTAL
⊞		-	EXISTING TELEPHONE PEDESTAL
⊞		-	EXISTING CATV PEDESTAL
⚡		-	EXISTING POWER POLE



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PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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JOB NUMBER:

23-005-1180

DESCRIPTION:

EXISTING SITE AND DEMOLITION PLAN

SHEET

C1.1

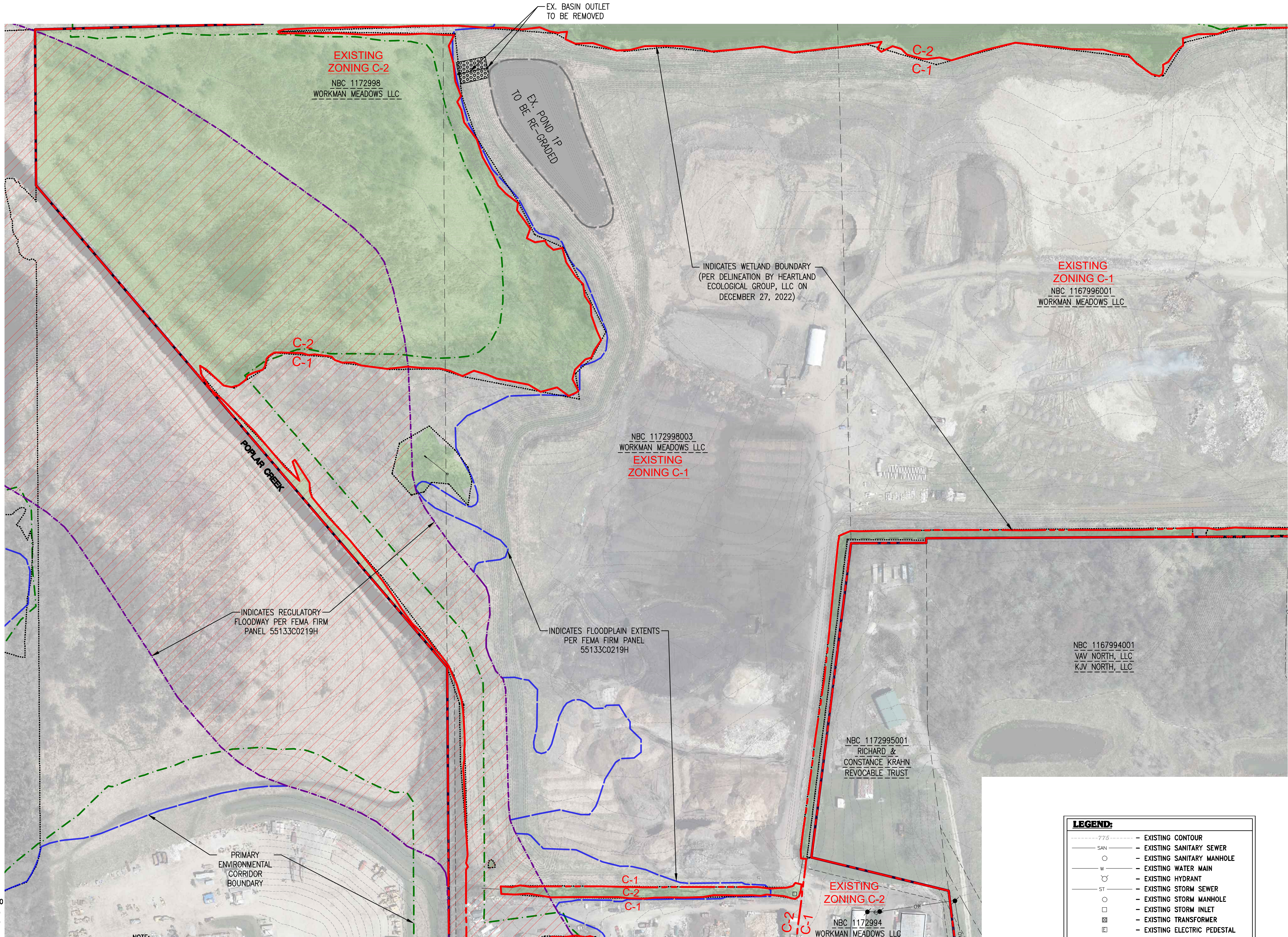
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O	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
W	EXISTING HYDRANT
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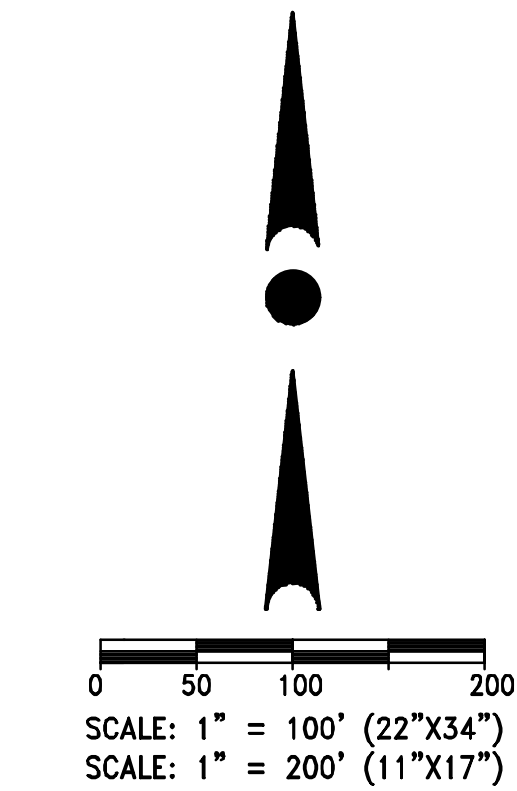
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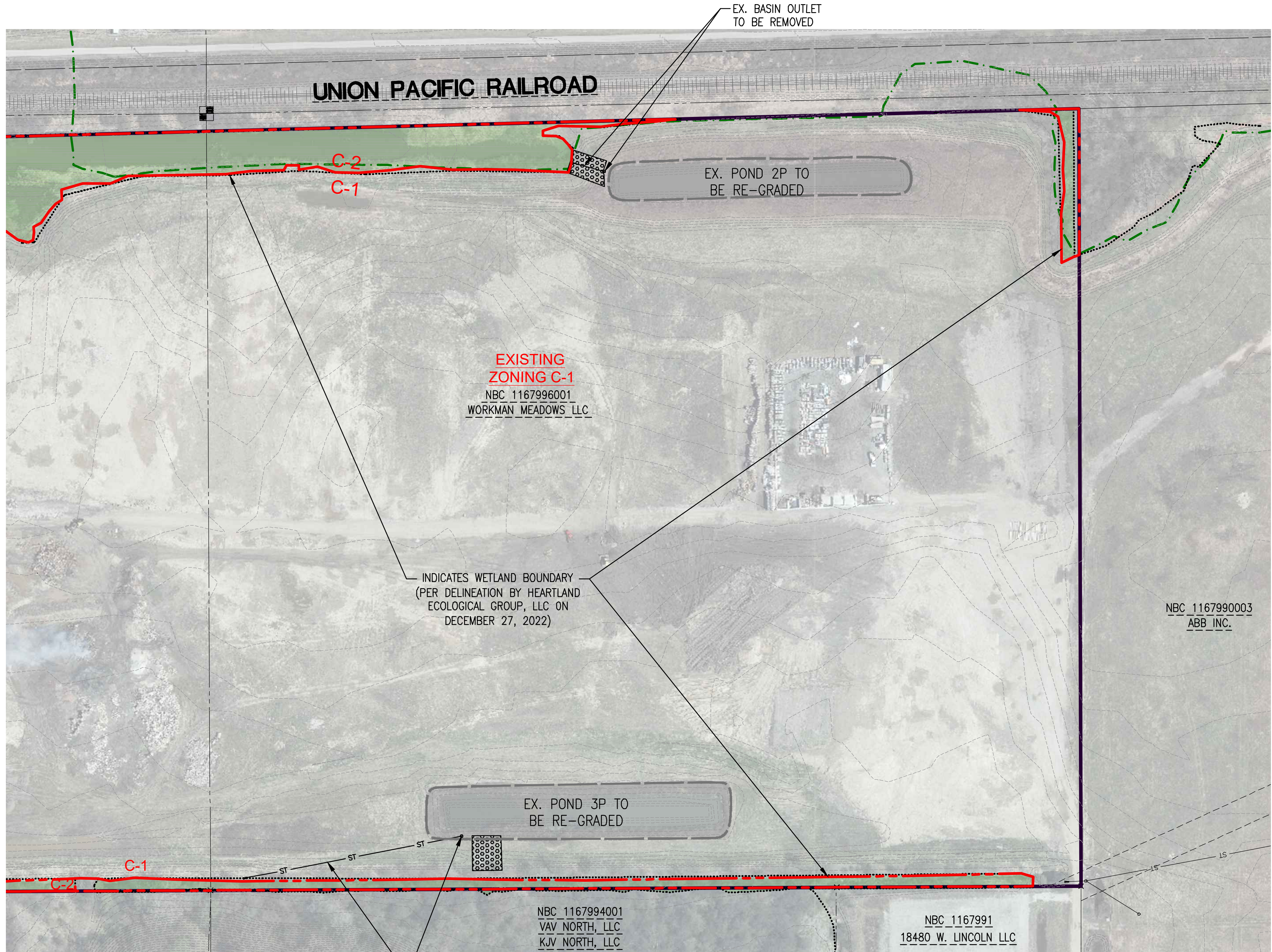
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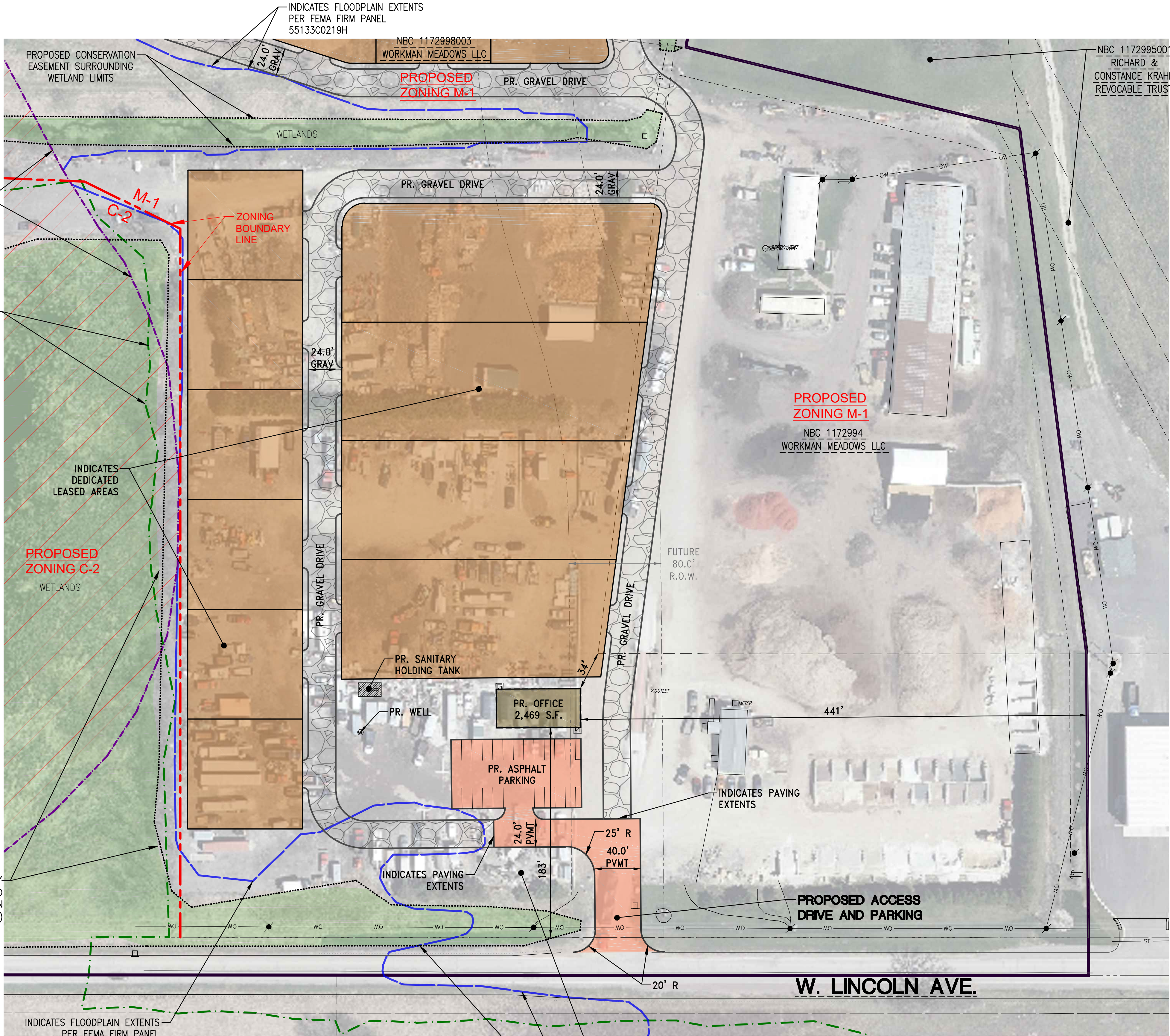
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AND DEMOLITION
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C1.3

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ORDINARY HIGH-WATER MARK SETBACK: 50 FEET
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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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23-005-1180

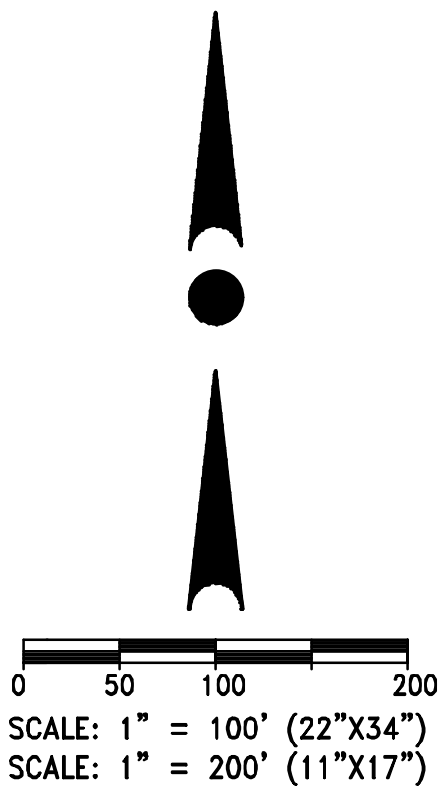
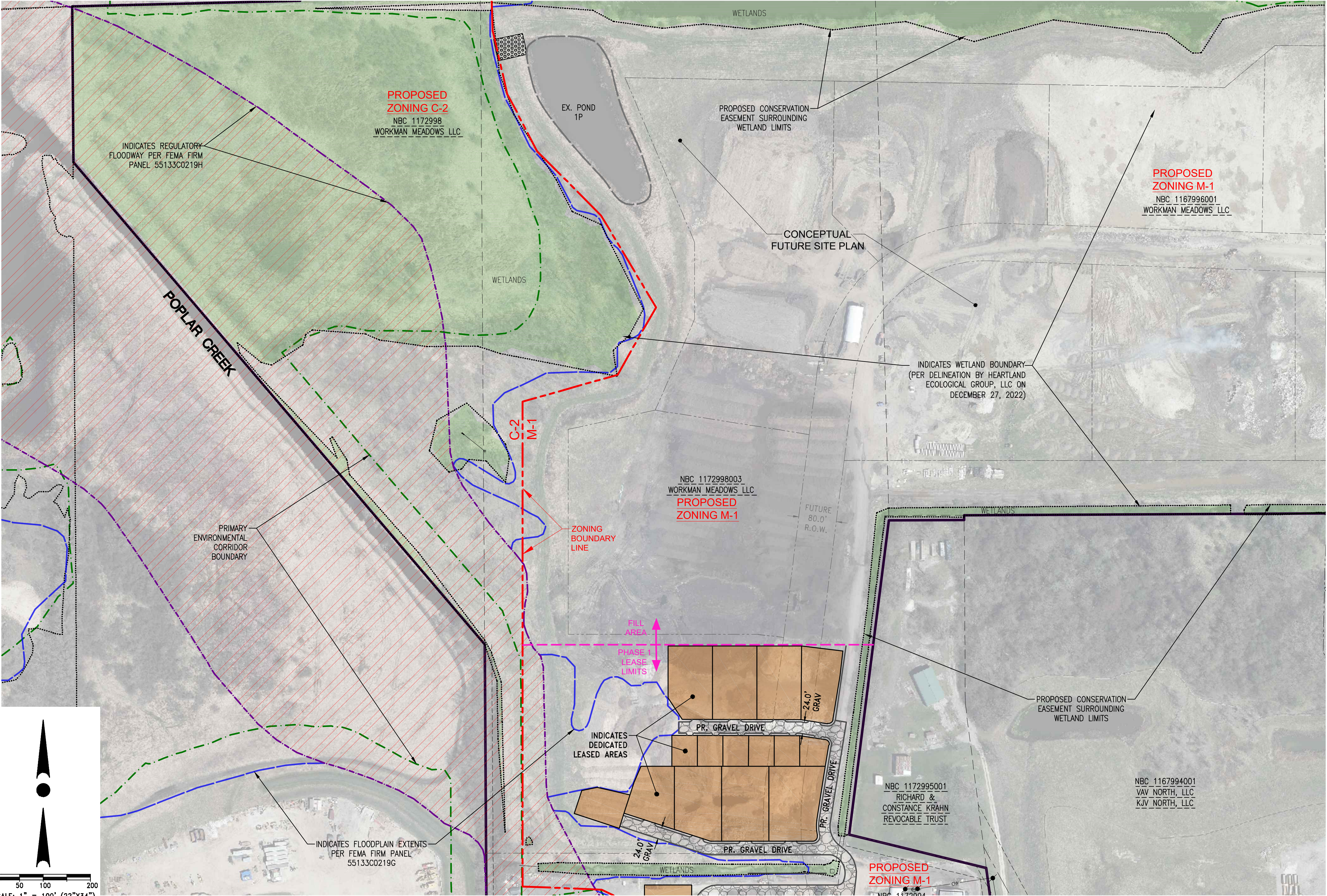
DESCRIPTION:

**PROPOSED
SITE PLAN**

SHEET

C1.4

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG



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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:
CERTIFIED PRODUCTS
 CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
 19700 W. LINCOLN AVE.
 NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:
 MARCH 15, 2024

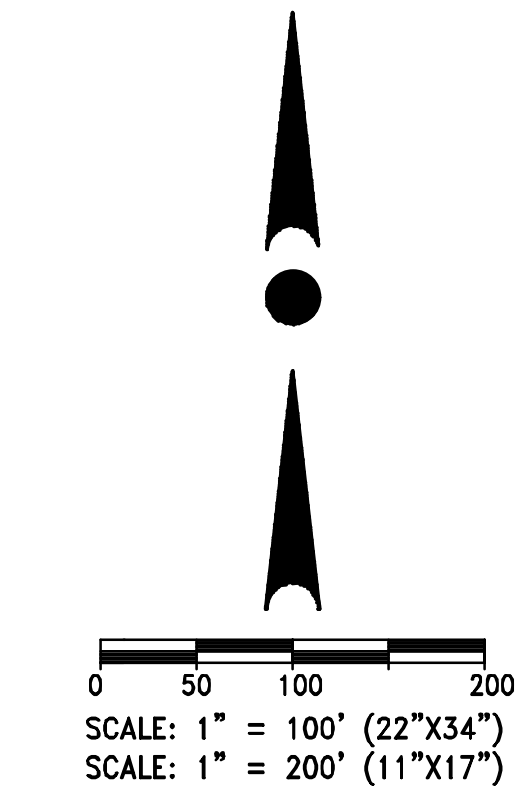
JOB NUMBER:
 23-005-1180

DESCRIPTION:
PROPOSED SITE PLAN

SHEET

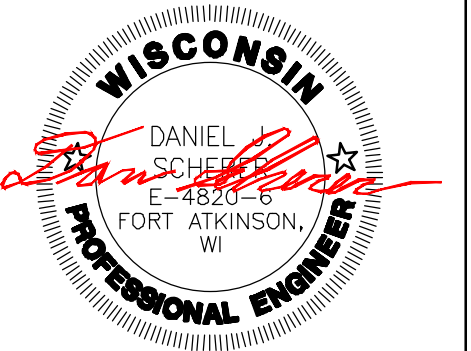
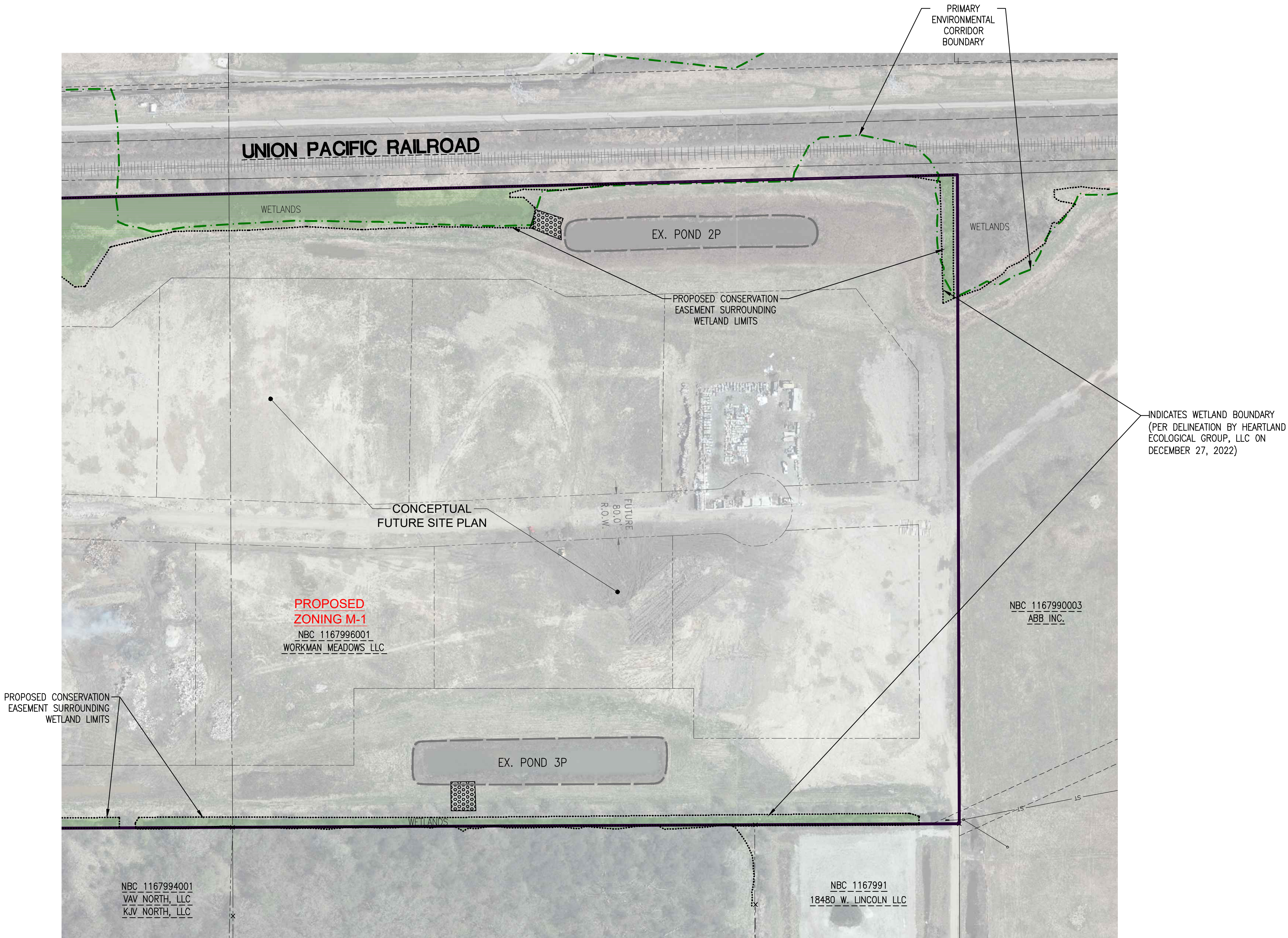
C1.5

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CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
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REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

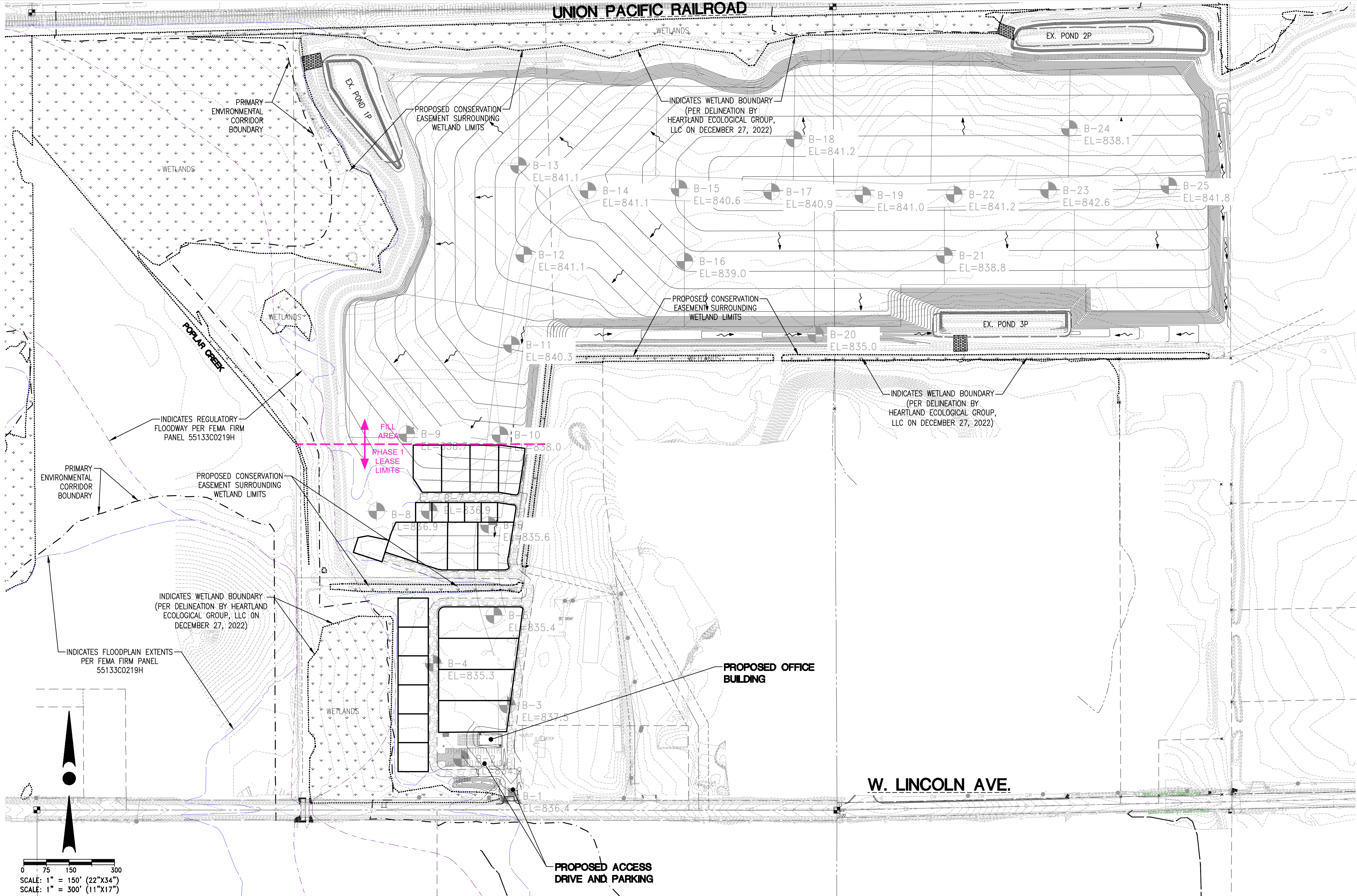
JOB NUMBER:
23-005-1180

DESCRIPTION:
PROPOSED
SITE PLAN

SHEET

C1.6

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN_SET_22X34.DWG



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



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

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:

MARCH 15, 2024

JOB NUMBER:

23-005-1180

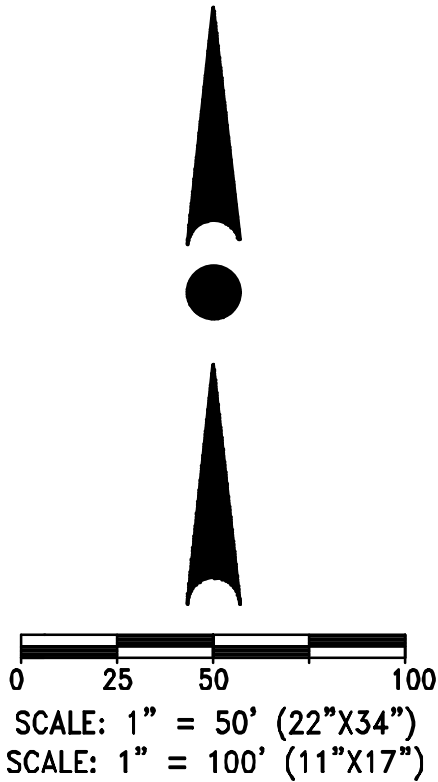
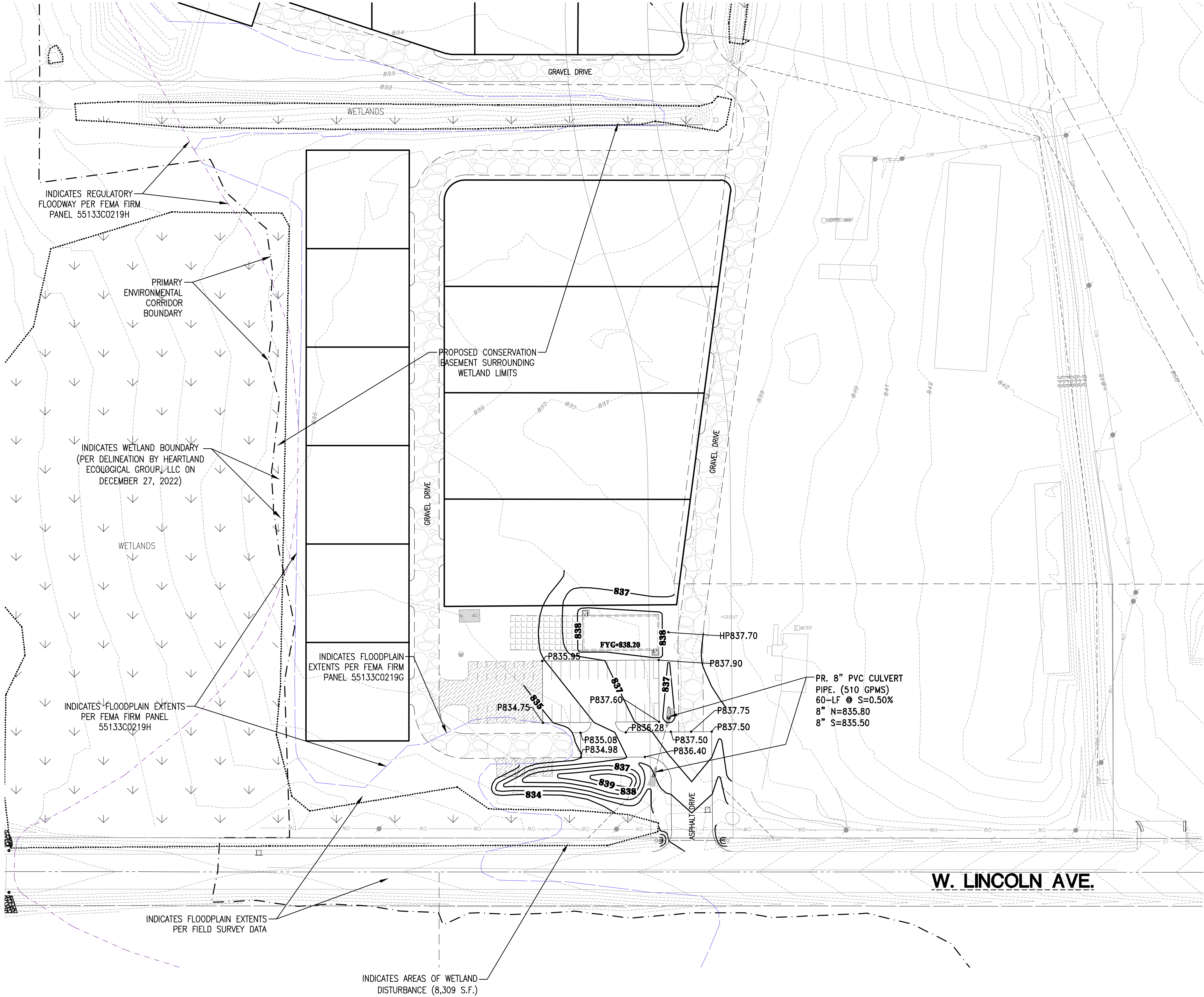
DESCRIPTION:

**MASTER GRADING
& DRAINAGE PLAN**

SHEET

C2.0

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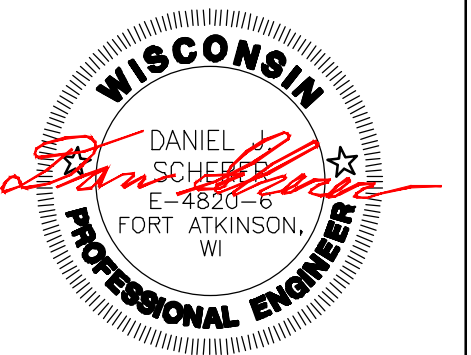
LEGEND:	
	- EXISTING CONTOUR
	- PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	× 779.40 - PROPOSED SPOT ELEVATION
	FYG XXX.X - PROPOSED FINISH YARD GRADE



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PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

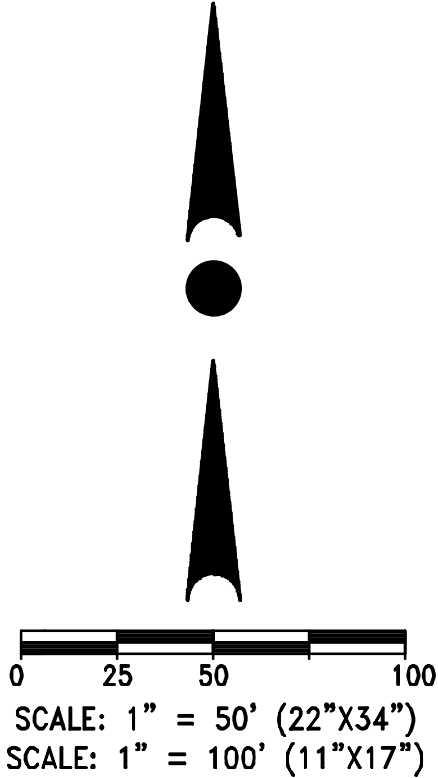
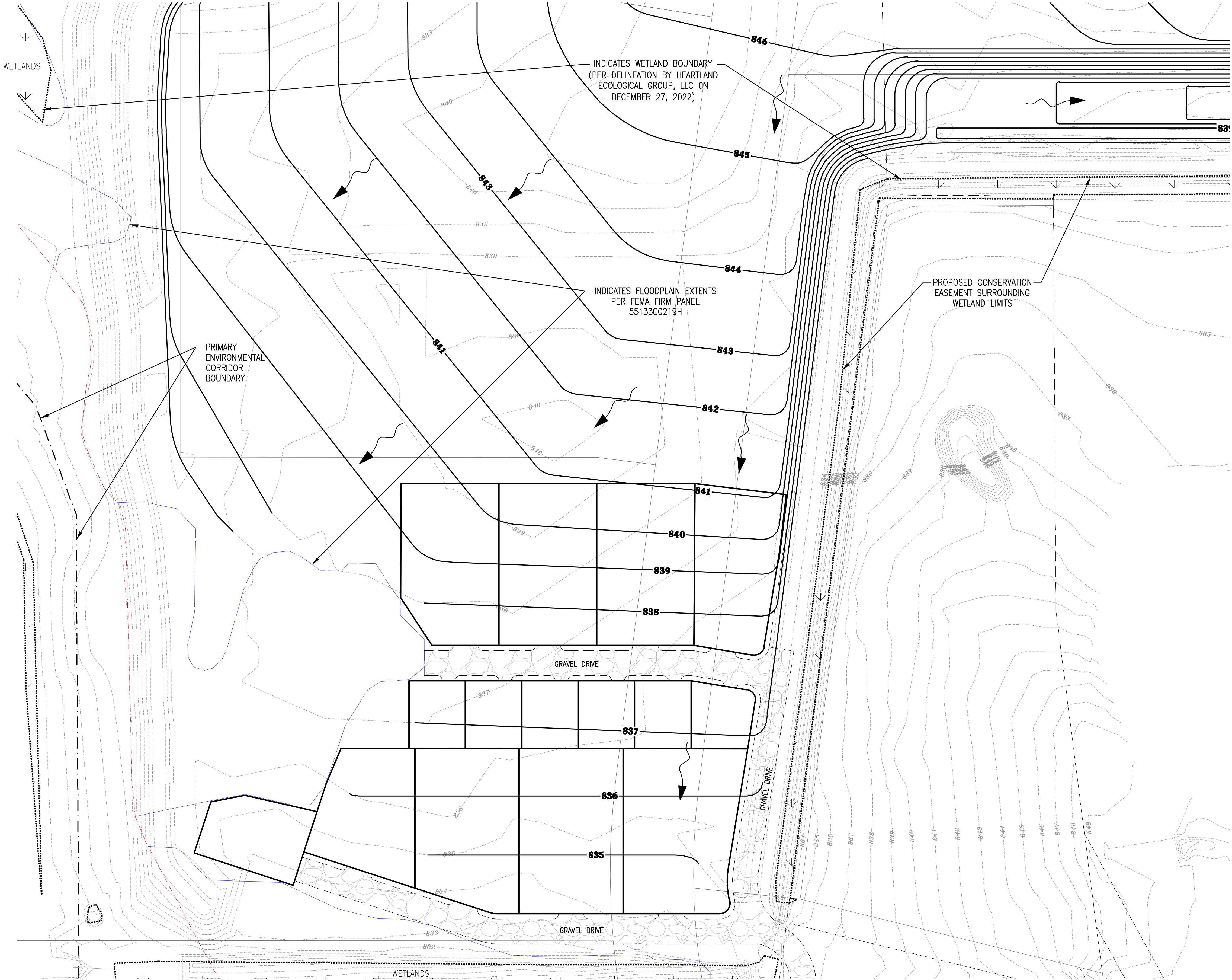
JOB NUMBER:
23-005-1180

DESCRIPTION:
**GRADING & STORM
SEWER PLAN**

SHEET

C2.1

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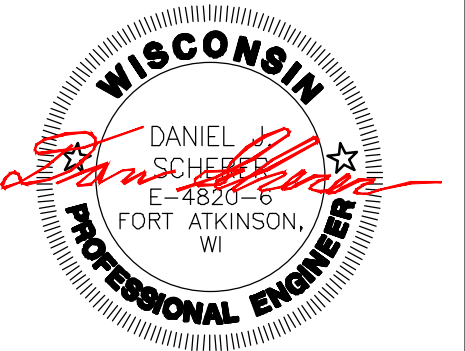
LEGEND:	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED FLOW ARROW
X 779.40	PROPOSED SPOT ELEVATION
FYG XXX.X-	PROPOSED FINISH YARD GRADE



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NEW BERLIN, WI 53151

REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

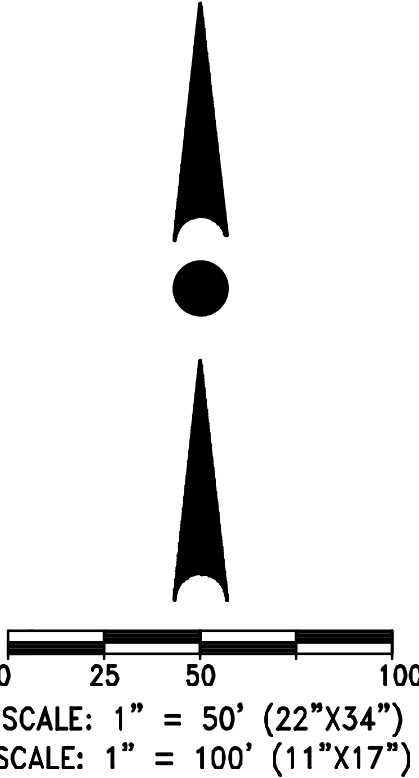
DATE:
MARCH 15, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM
SEWER PLAN

SHEET

C2.2



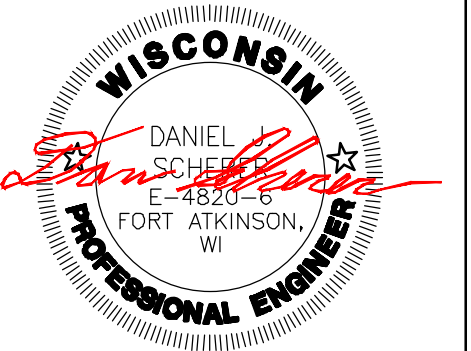
LEGEND:	
	- EXISTING CONTOUR
	- PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	- PROPOSED SPOT ELEVATION
	- PROPOSED FINISH YARD GRADE



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CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
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NEW BERLIN, WI 53151

REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/16/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

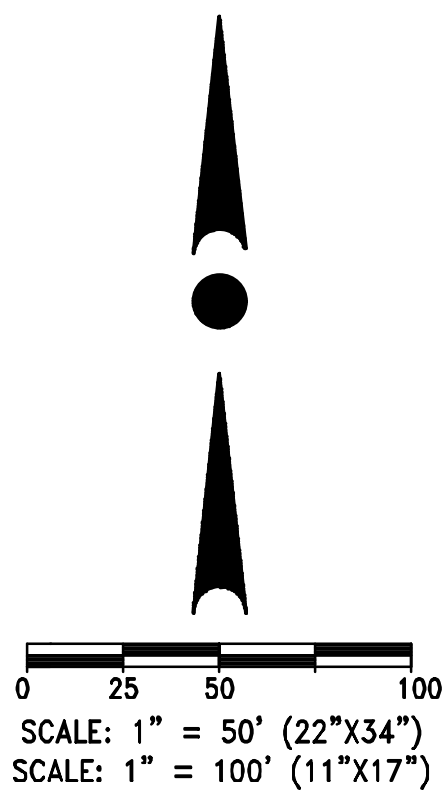
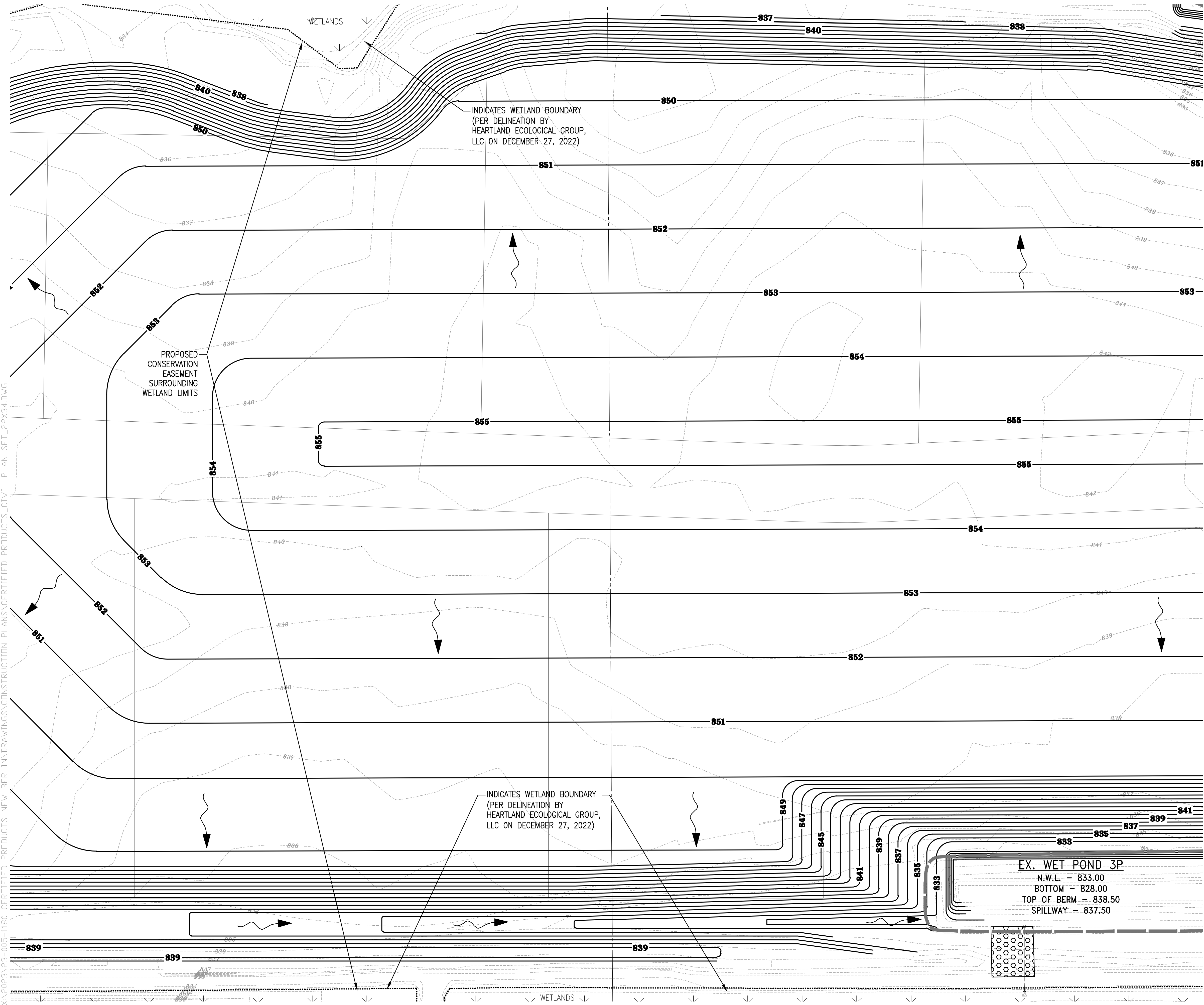
JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM
SEWER PLAN

SHEET

C2.3

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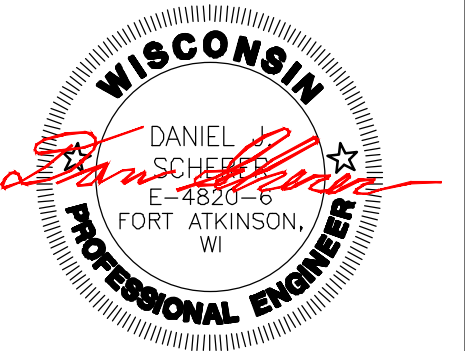
LEGEND:	
	- EXISTING CONTOUR
	- 795 - PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	- 779.40 - PROPOSED SPOT ELEVATION
	- FYG XXX.X - PROPOSED FINISH YARD GRADE



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NEW BERLIN, WI 53151

REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

JOB NUMBER:
23-005-1180

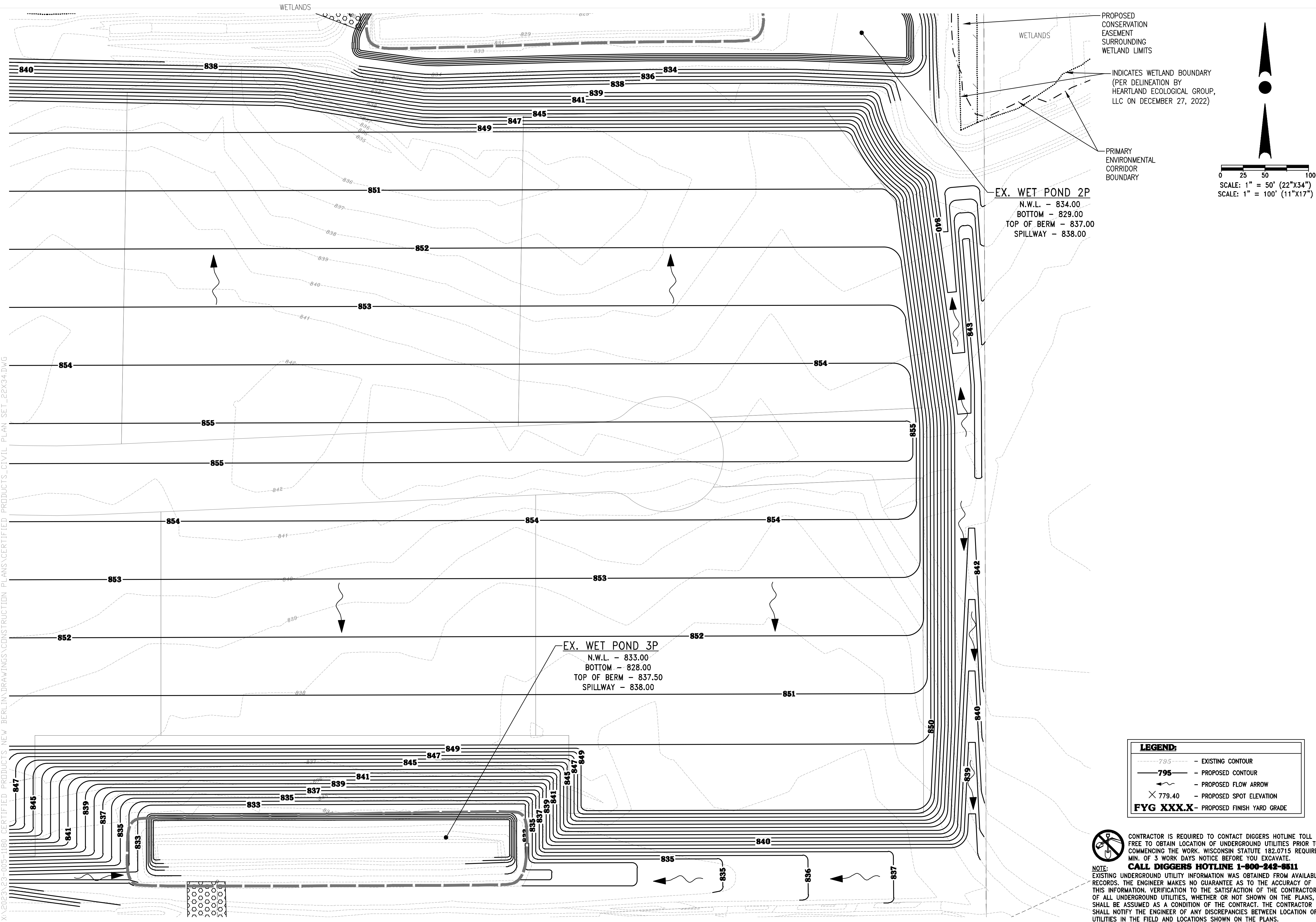
DESCRIPTION:
**GRADING & STORM
SEWER PLAN**

SHEET

C2.4

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X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



PROPOSED
CONSERVATION
EASEMENT
SURROUNDING
WETLAND LIMITS

INDICATES WETLAND BOUNDARY
(PER DELINEATION BY
HEARTLAND ECOLOGICAL GROUP,
LLC ON DECEMBER 27, 2022)

PRIMARY
ENVIRONMENTAL
CORRIDOR
BOUNDARY

WETLANDS

WETLANDS

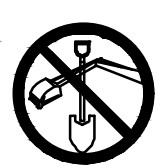
EX. WET POND 2P
N.W.L. - 834.00
BOTTOM - 829.00
TOP OF BERM - 837.00
SPILLWAY - 838.00

EX. WET POND 3P
N.W.L. - 833.00
BOTTOM - 828.00
TOP OF BERM - 837.50
SPILLWAY - 838.00

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

LEGEND:

- 795 --- - EXISTING CONTOUR
- 795 — - PROPOSED CONTOUR
- ~ - PROPOSED FLOW ARROW
- × 779.40 - PROPOSED SPOT ELEVATION
- FYG XXX.X** - PROPOSED FINISH YARD GRADE

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DANIEL
SCHEFER
#48320-6
FORT ATKINSON,
WI

PROFESSIONAL ENGINEER



DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300
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BY: WORKMAN ENTERPRISES
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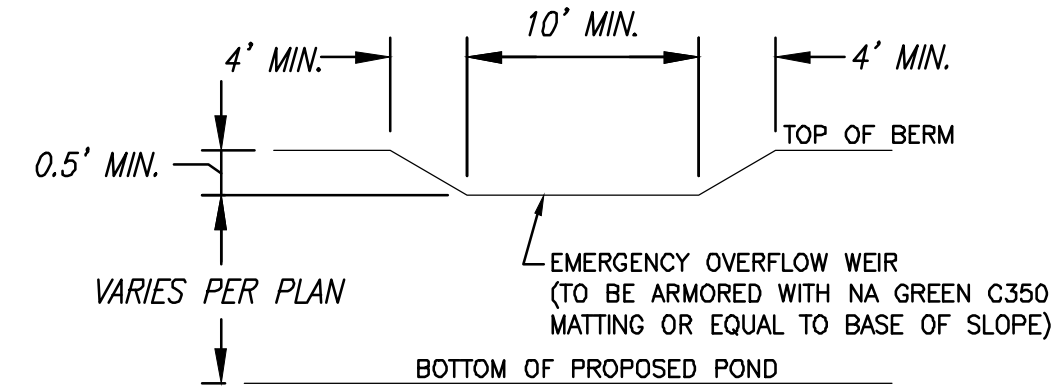
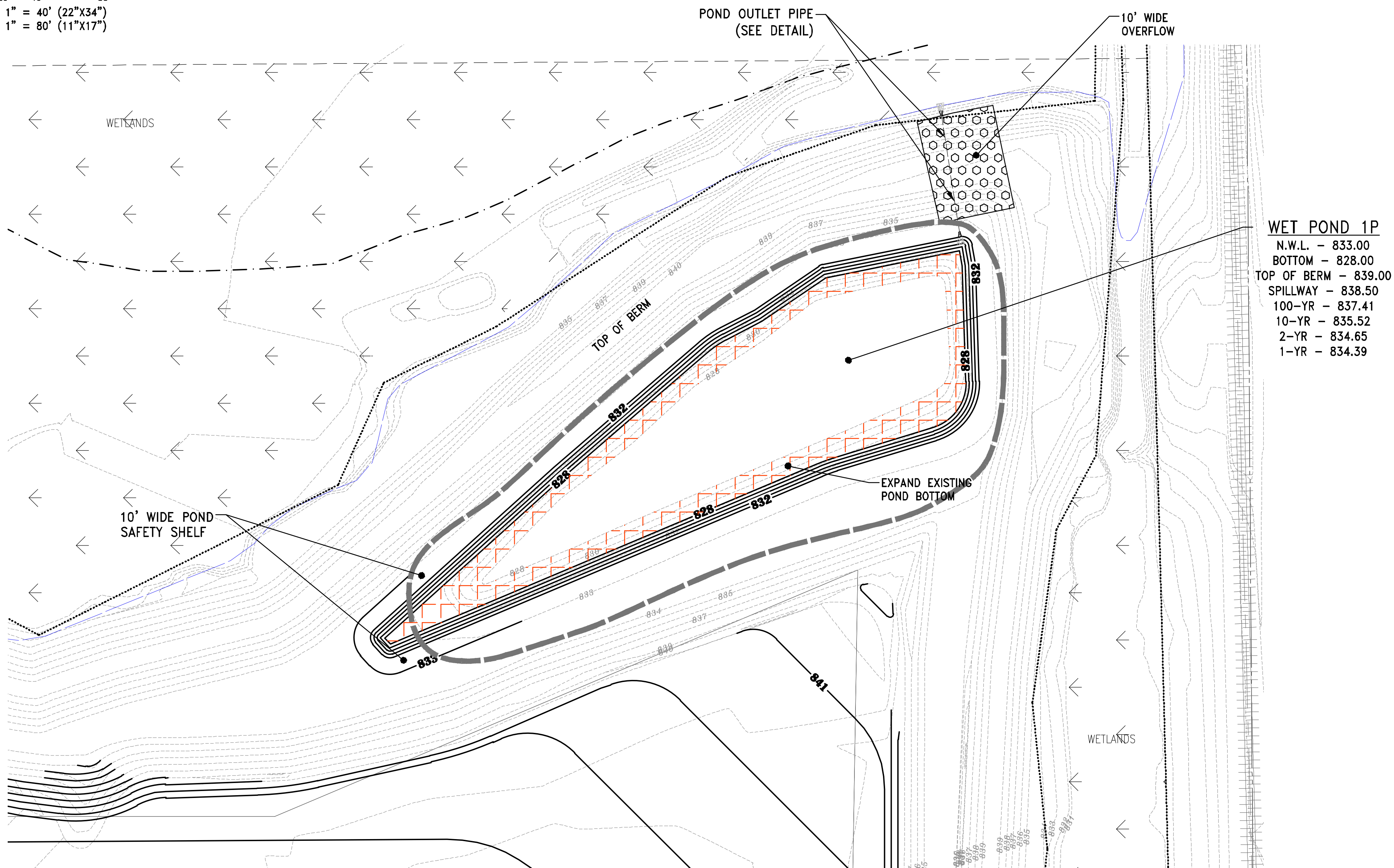
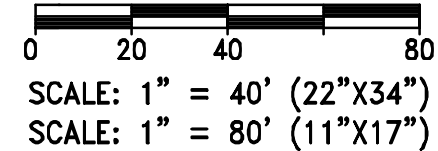
REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
**GRADING & STORM
SEWER PLAN**

SHEET
C2.5

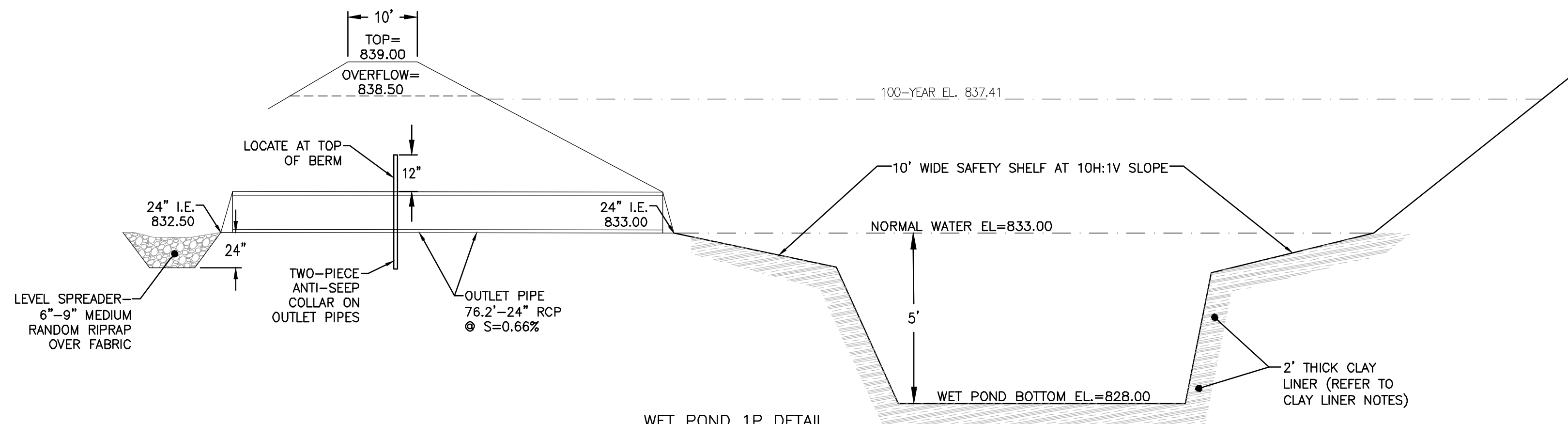


TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND
BOTTOM OF POND SHALL BE PER PLAN.

WET POND 1P

N.W.L. -	833.00
BOTTOM -	828.00
TOP OF BERM -	839.00
SPILLWAY -	838.50
100-YR -	837.41
10-YR -	835.52
2-YR -	834.65
1-YR -	834.39



WET POND 1P DETAIL
NO SCALE



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PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLAN
03/15/24	PRELIMINARY CIVIL PLAN

DATE:

MARCH 15, 2024

JOB NUMBER:

23-005-1180

DESCRIPTION:

POND DETAIL

SHEET

C2.6

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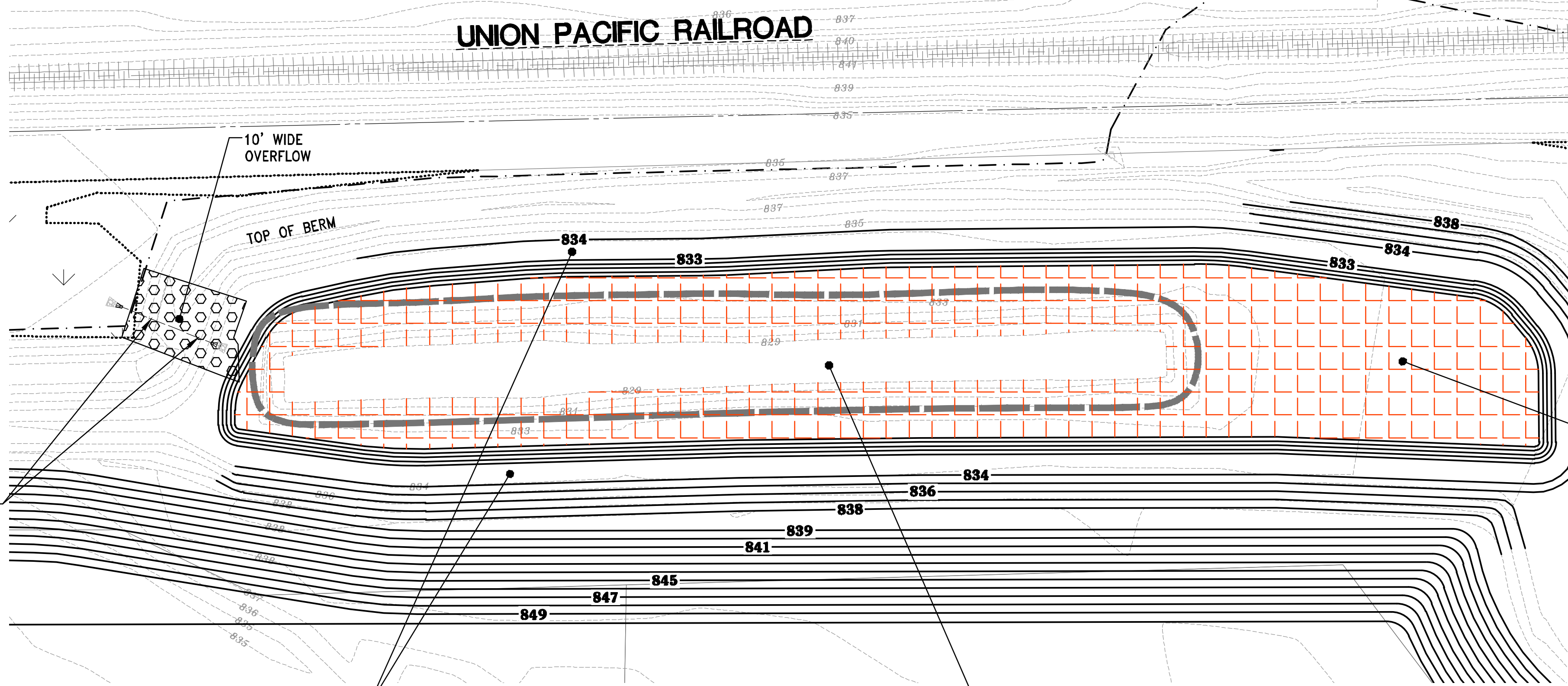


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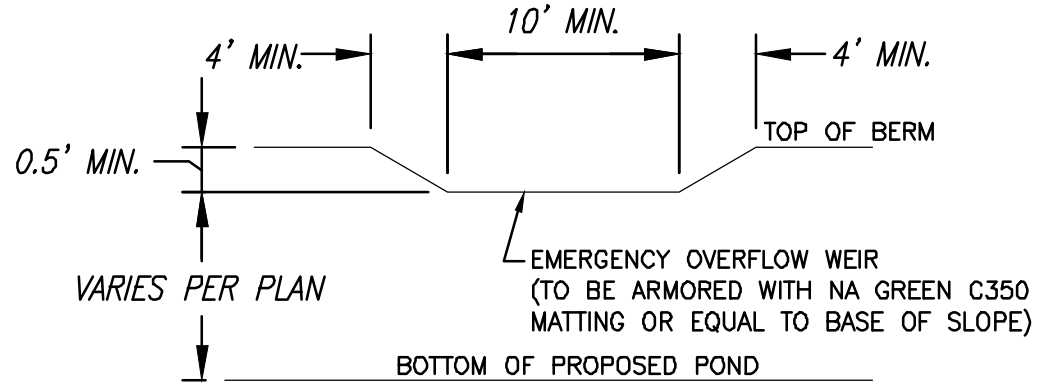
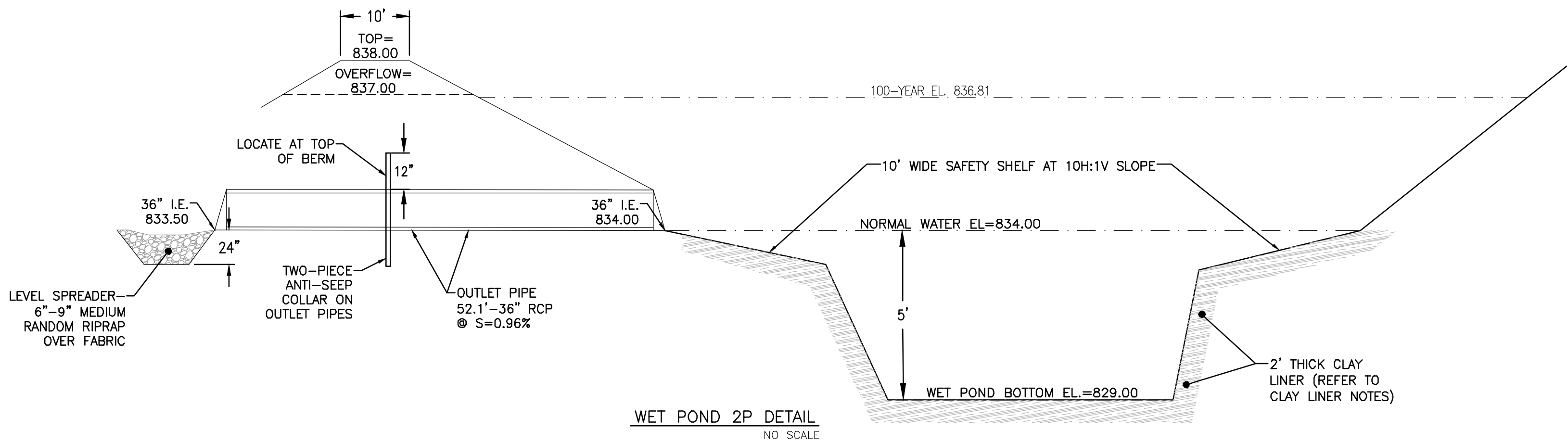
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0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")

POND OUTLET PIPE
(SEE DETAIL)



WET POND 2P
N.W.L. - 834.00
BOTTOM - 829.00
TOP OF BERM - 838.00
SPILLWAY - 837.00
100-YR - 836.81
10-YR - 835.61
2-YR - 835.03
1-YR - 834.85



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



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EMAIL: jpudefko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
POND DETAIL

SHEET

C2.7

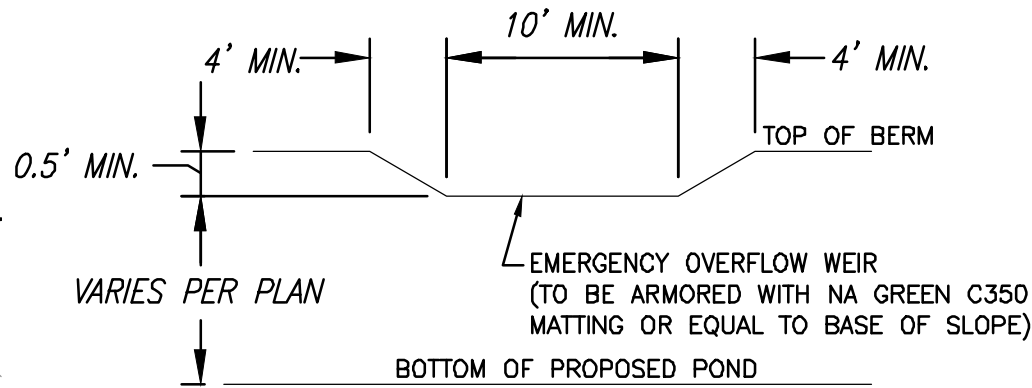
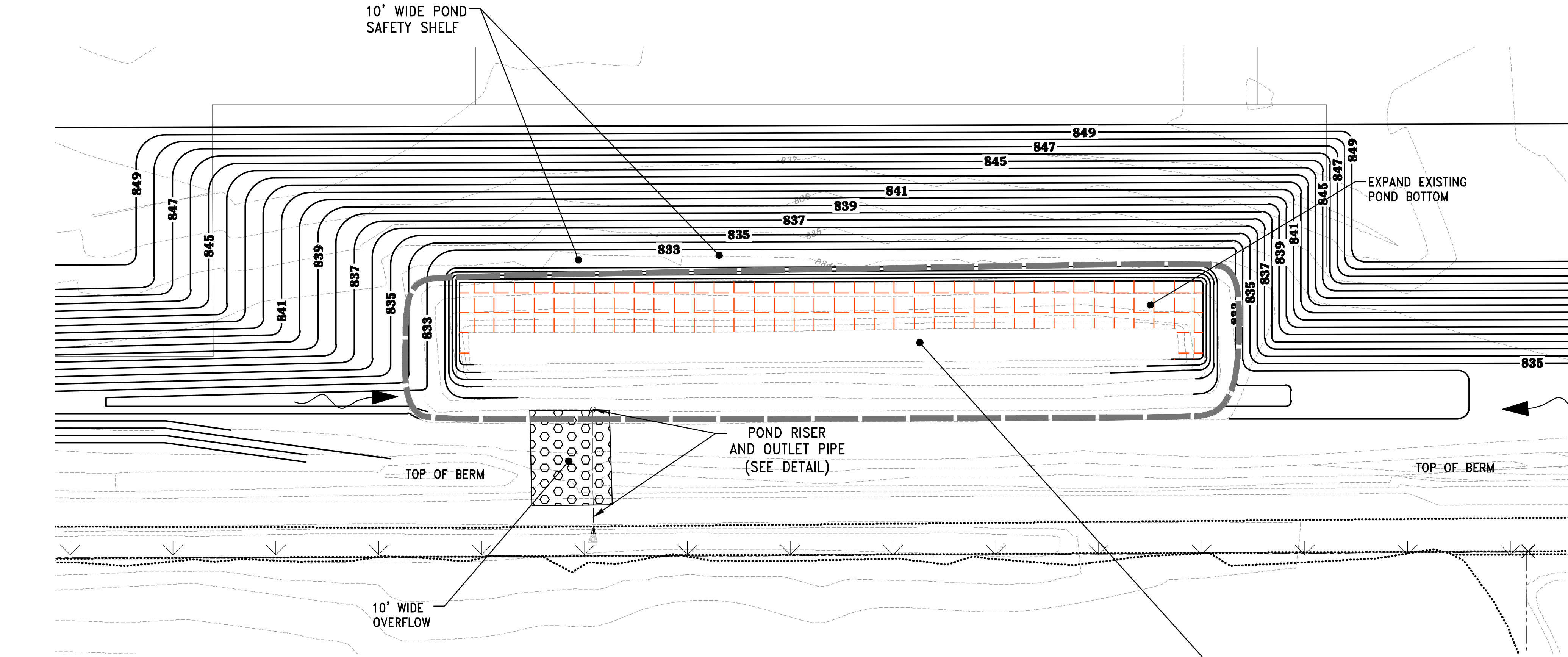
X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
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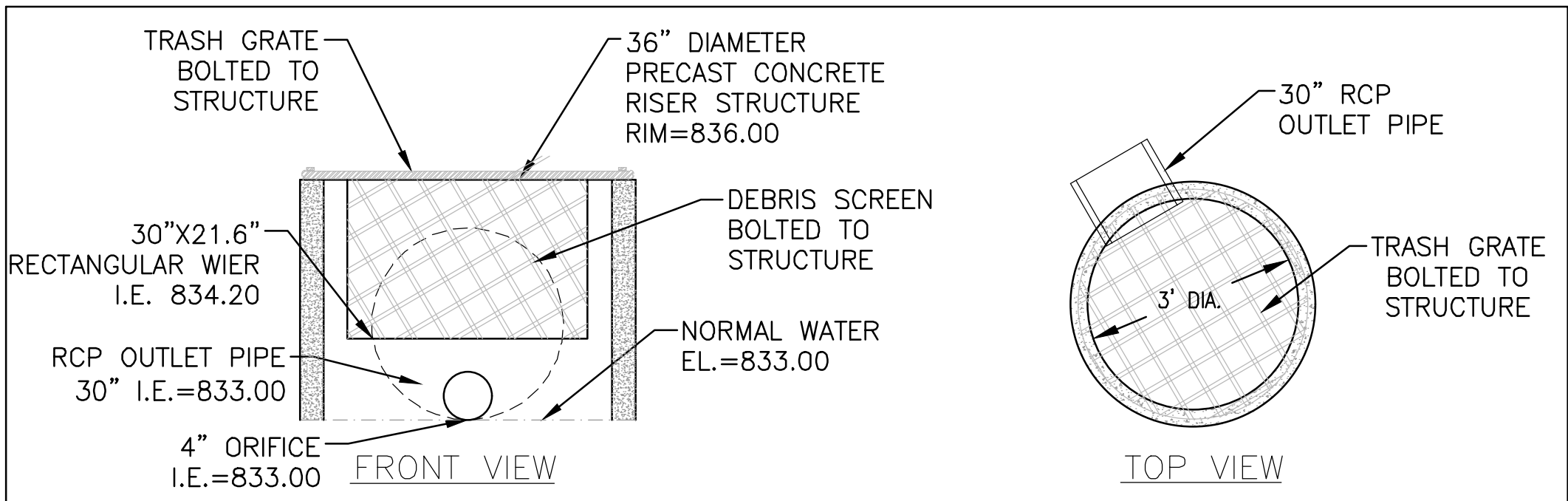
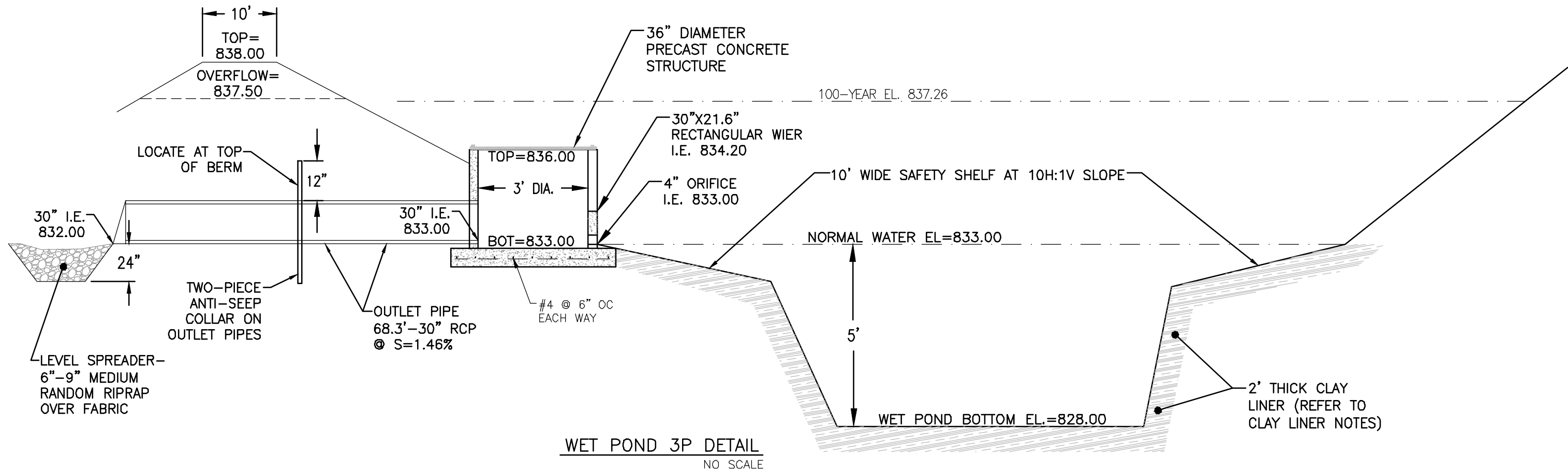
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0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL

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



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CITY OF NEW BERLIN, WISCONSIN
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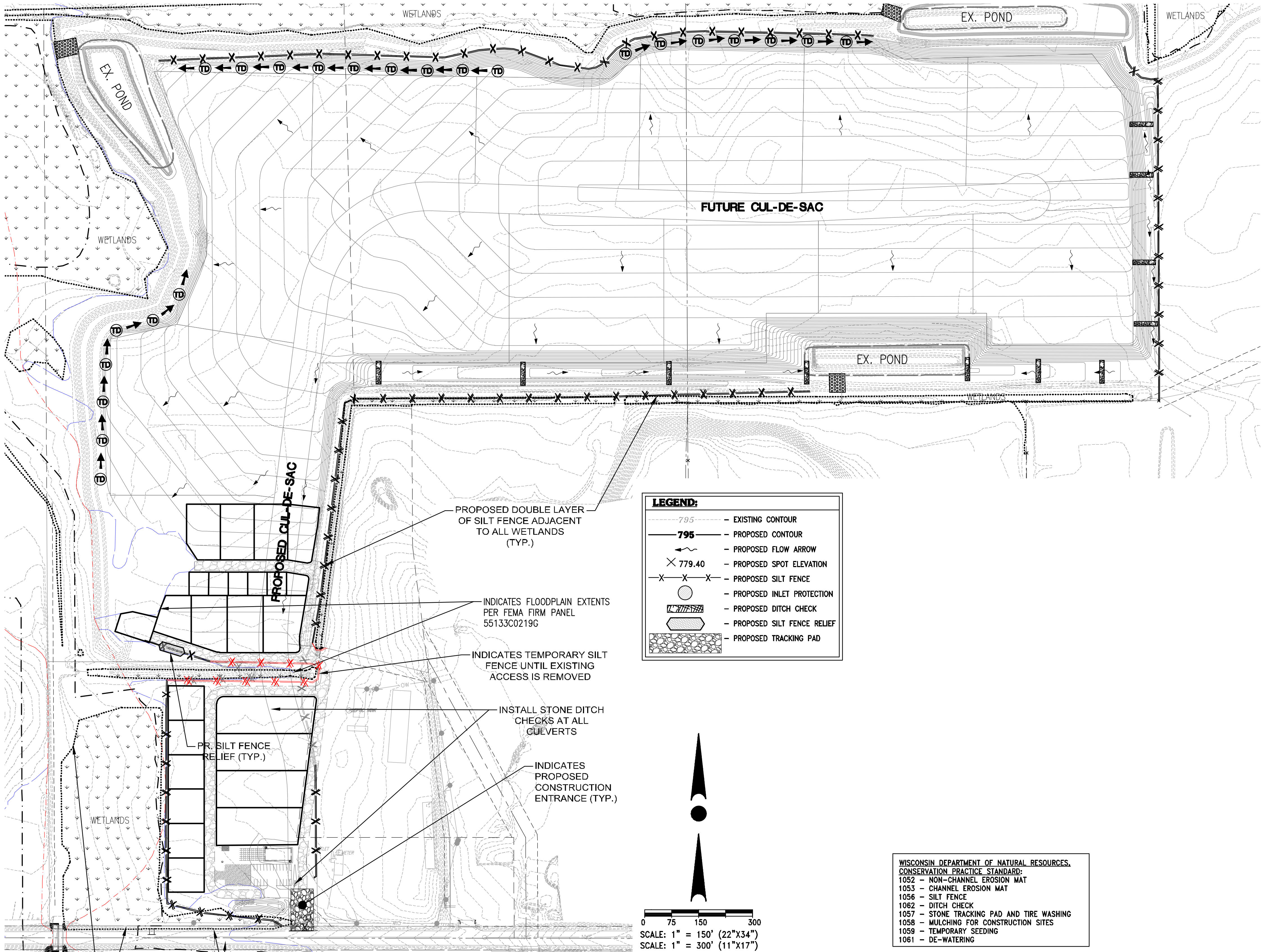
DESCRIPTION:

POND DETAIL

SHEET

C2.8

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



INDICATES WETLAND BOUNDARY
(PER DELINEATION BY
HEARTLAND ECOLOGICAL GROUP,
LLC ON DECEMBER 27, 2022)

INDICATES FLOODPLAIN EXTENTS
PER FIELD SURVEY DATA

PR. SILT FENCE
RELIEF (TYP.)

INSTALL STONE DITCH
CHECKS AT ALL
CULVERTS

INDICATES FLOODPLAIN EXTENTS
PER FEMA FIRM PANEL
55133C0219G

INDICATES TEMPORARY SILT
FENCE UNTIL EXISTING
ACCESS IS REMOVED

PROPOSED DOUBLE LAYER
OF SILT FENCE ADJACENT
TO ALL WETLANDS
(TYP.)

LEGEND:

795

795

779.40

X X X

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED FLOW ARROW

PROPOSED SPOT ELEVATION

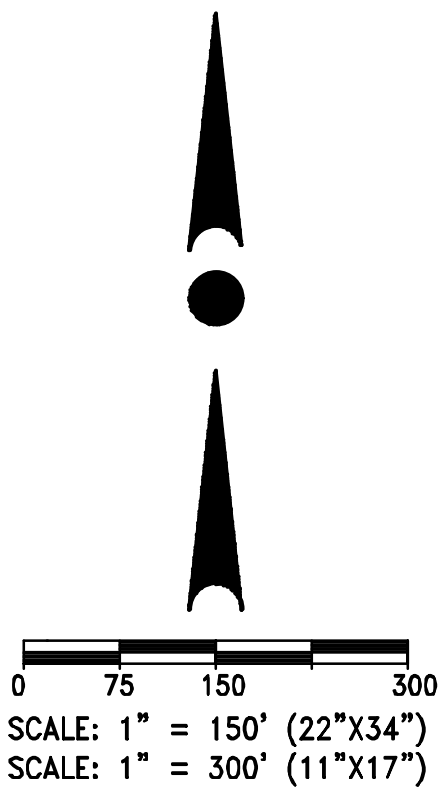
PROPOSED SILT FENCE

PROPOSED INLET PROTECTION

PROPOSED DITCH CHECK

PROPOSED SILT FENCE RELIEF

PROPOSED TRACKING PAD



WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1053 - CHANNEL EROSION MAT
1056 - SILT FENCE
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING

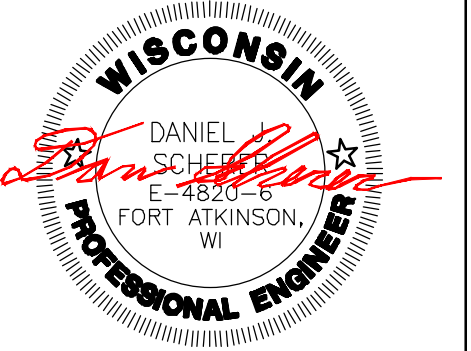
TEMPORARY DEWATERING GEOTEXTILE BAG

- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
- MAX FLOW RATE SHALL NOT EXCEED 100GPM

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

- EROSION CONTROL NOTES:
- 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 AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF PEWAUKEE.
 - IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 - EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDING AS OF THAT DATE.
 - TEMPORARY EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
 - ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
 - TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
 - INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
 - ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
 - EROSION CONTROL INSPECTION AND MAINTENANCE
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 - ALL AREAS TO BE SEEDING AND MULCHING SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

- LATE SEASON STABILIZATION NOTES:
- THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PVIOUSLY DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2018. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:
- SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
 - IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
 - TOPSOIL, SEED, AND THE MATERIAL CALLED FOR IN THE APPROVED STABILIZATION PLANS, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
 - TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE VILLAGE ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR IN THE APPROVED PLANS.
 - IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE VILLAGE ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO RE-APPLY TOPSOIL, THE PERMIT APPLICANT SHALL:
 - APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
 - INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
 - TRIANGULAR FOAM-CORE
 - STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
 - COMPOST-FILLED TUBES, OR
 - A COMPARABLE PRODUCT AS APPROVED BY THE VILLAGE ENGINEER.



DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

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BY: WORKMAN ENTERPRISES
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REVISION HISTORY

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11/08/23	PRELIMINARY CIVIL PLANS
03/15/24	PRELIMINARY CIVIL PLANS

DATE:
MARCH 15, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
EROSION
CONTROL PLAN

SHEET

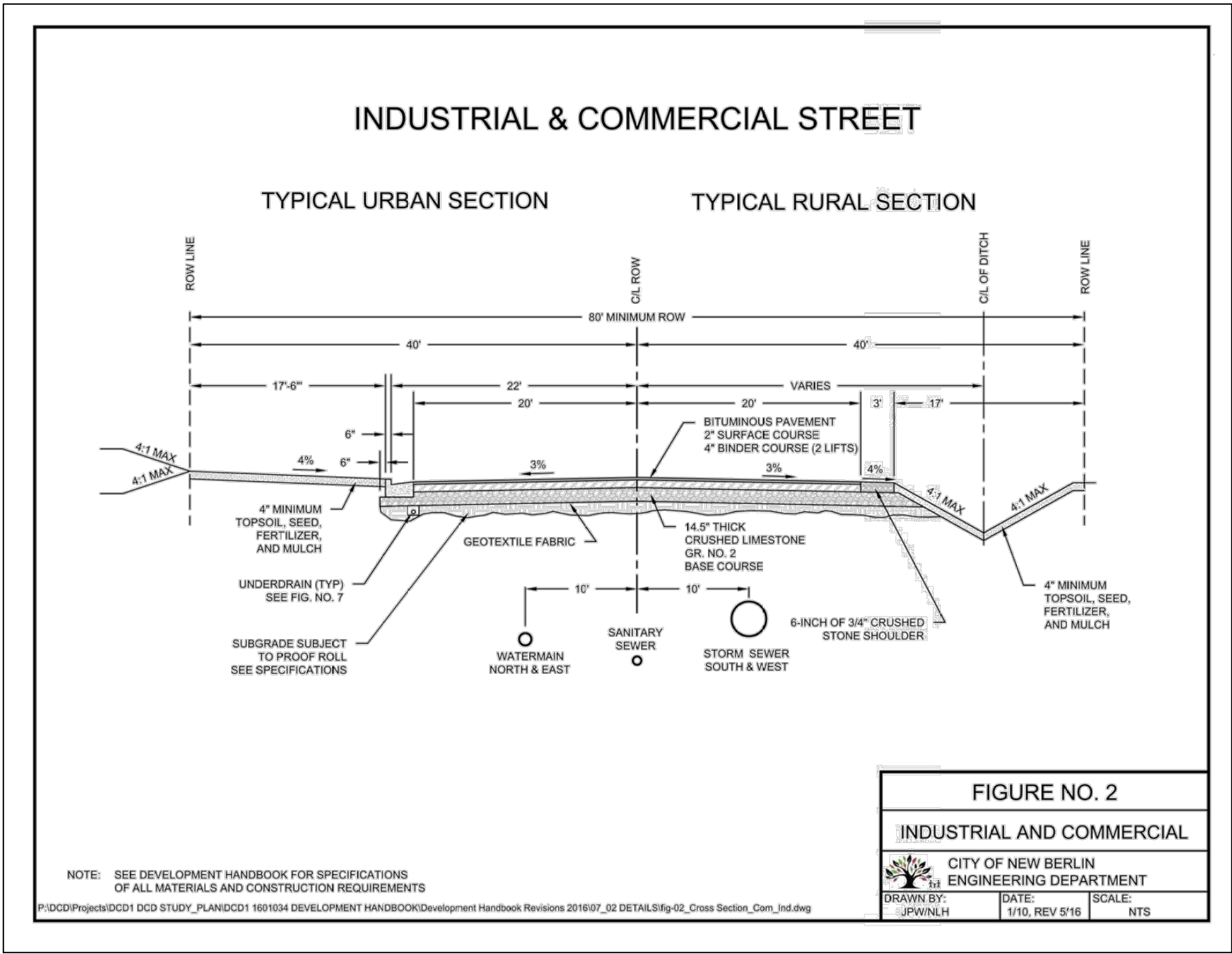
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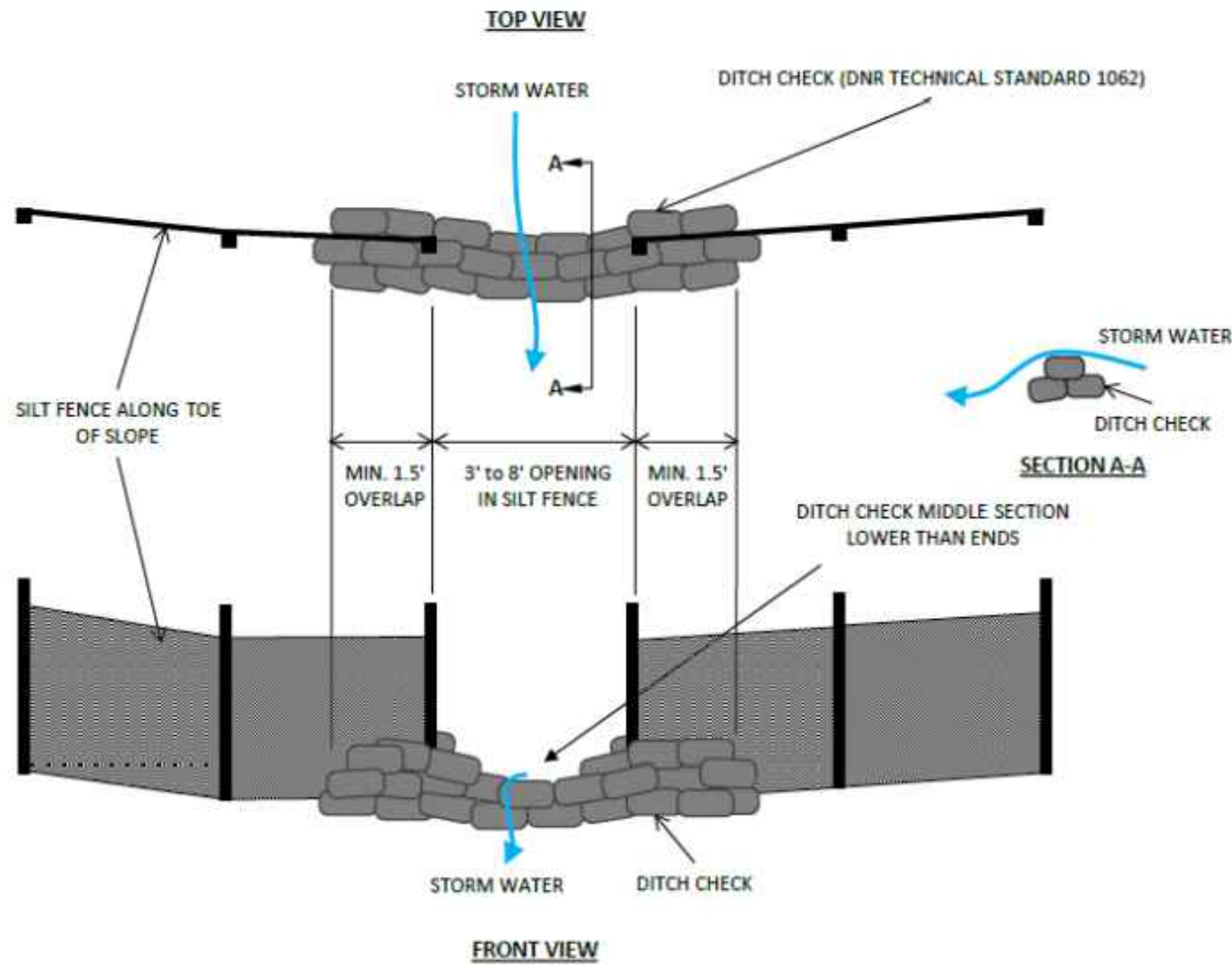
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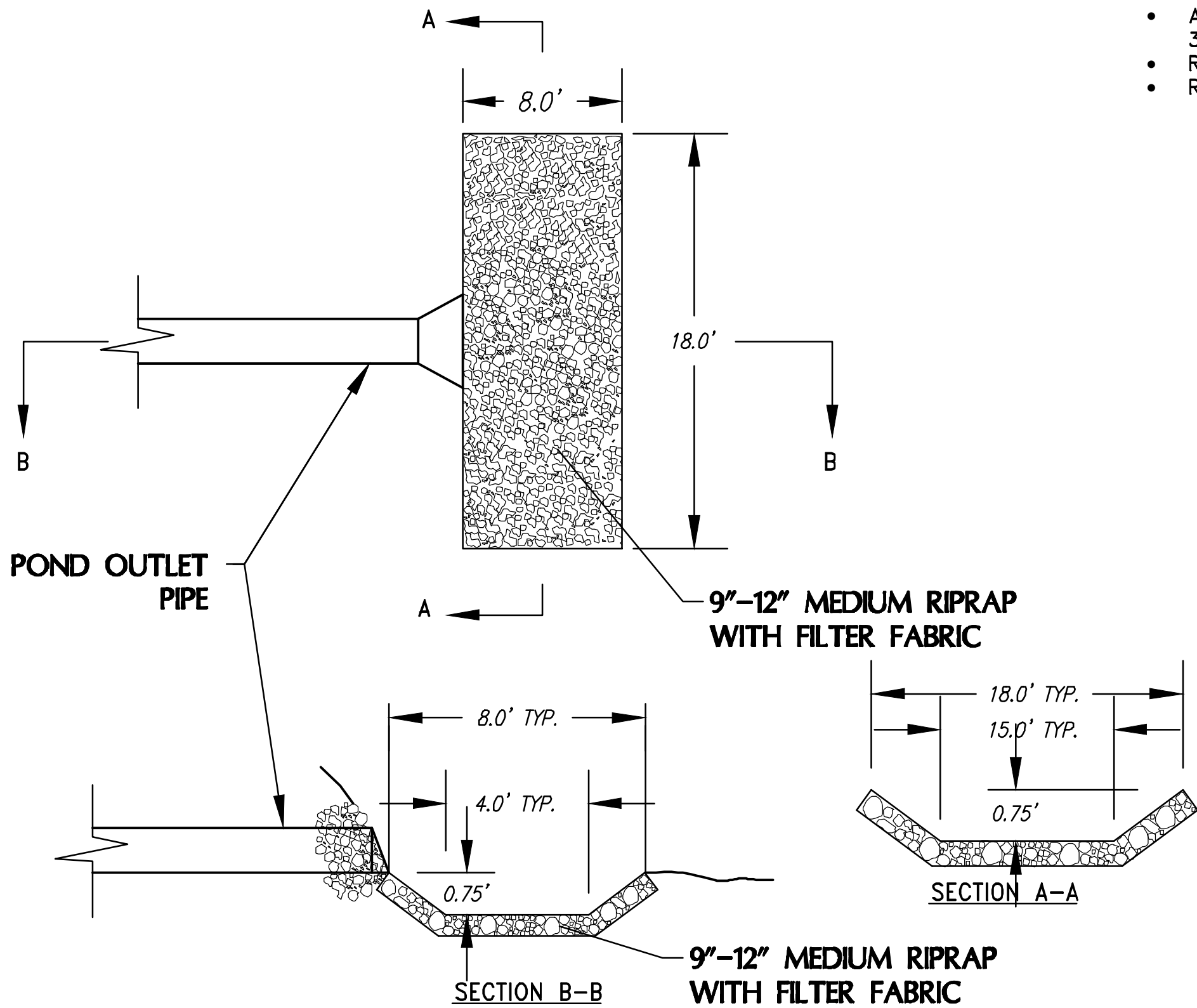


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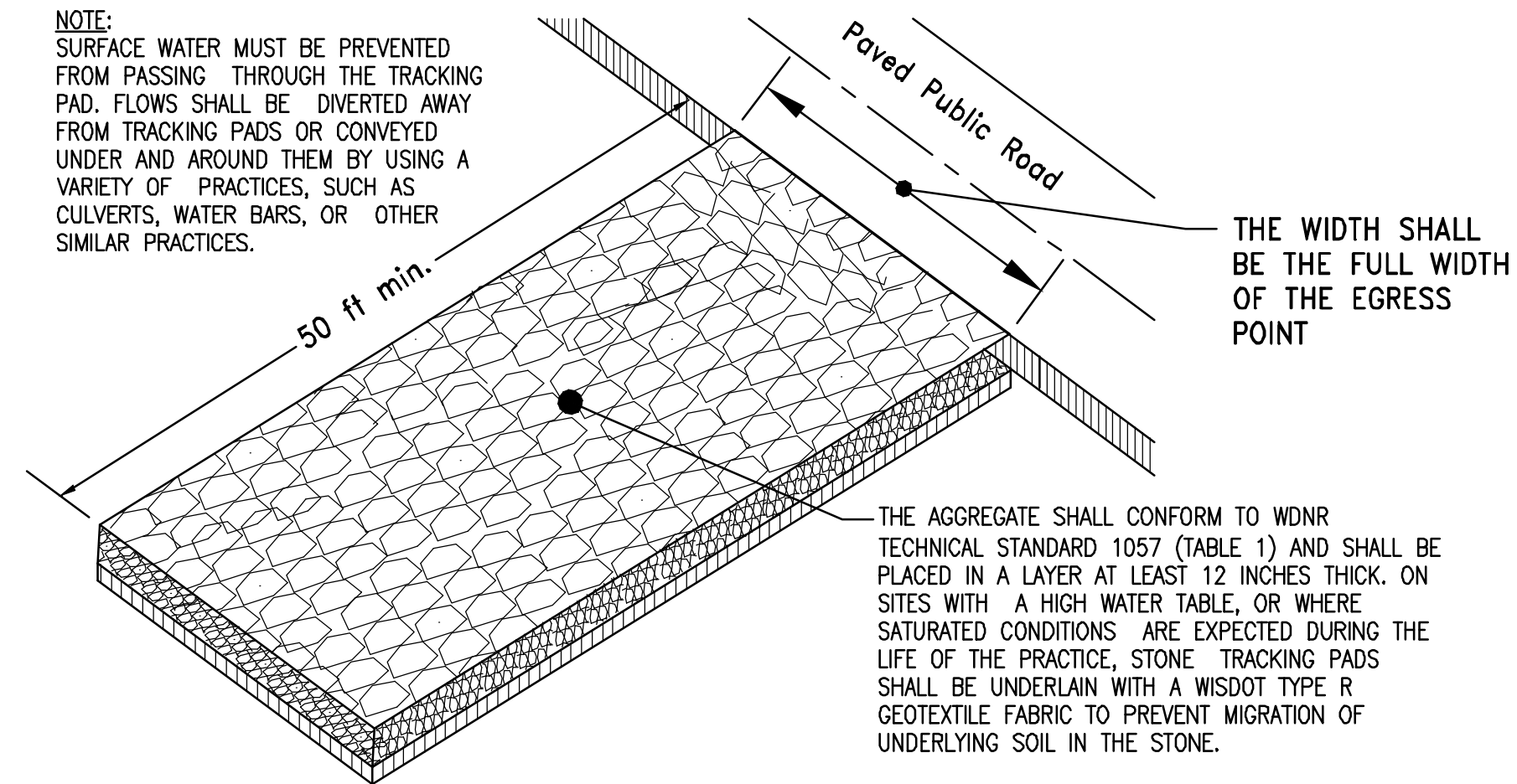
Figure 3:
Silt Fence Relief



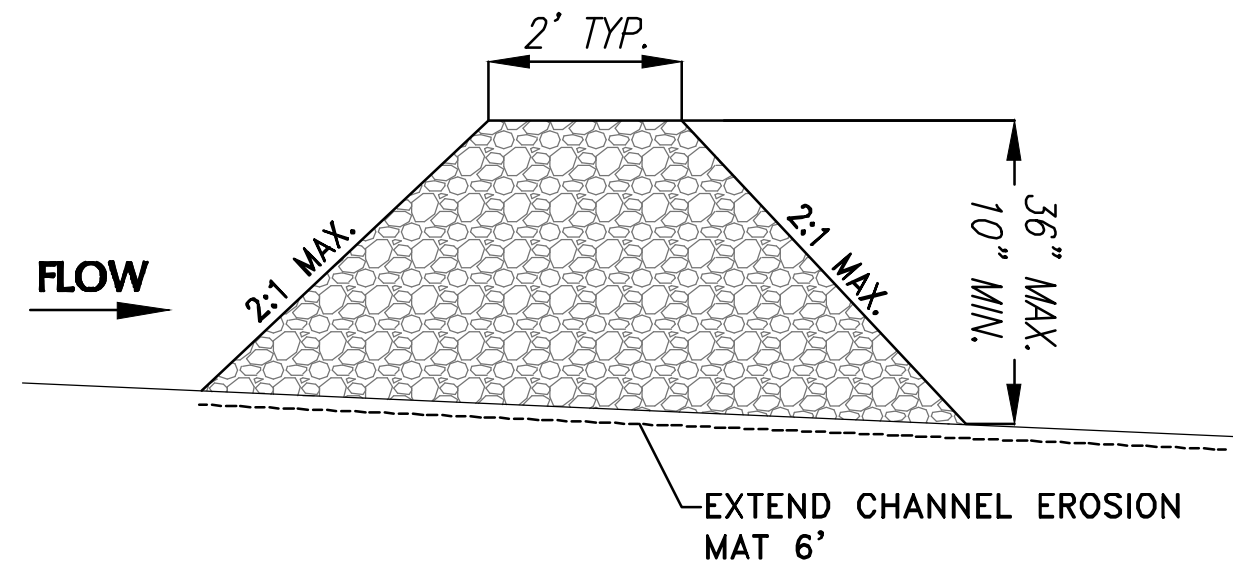
WDNR
November 2022



LEVEL SPREADER DETAIL
NO SCALE

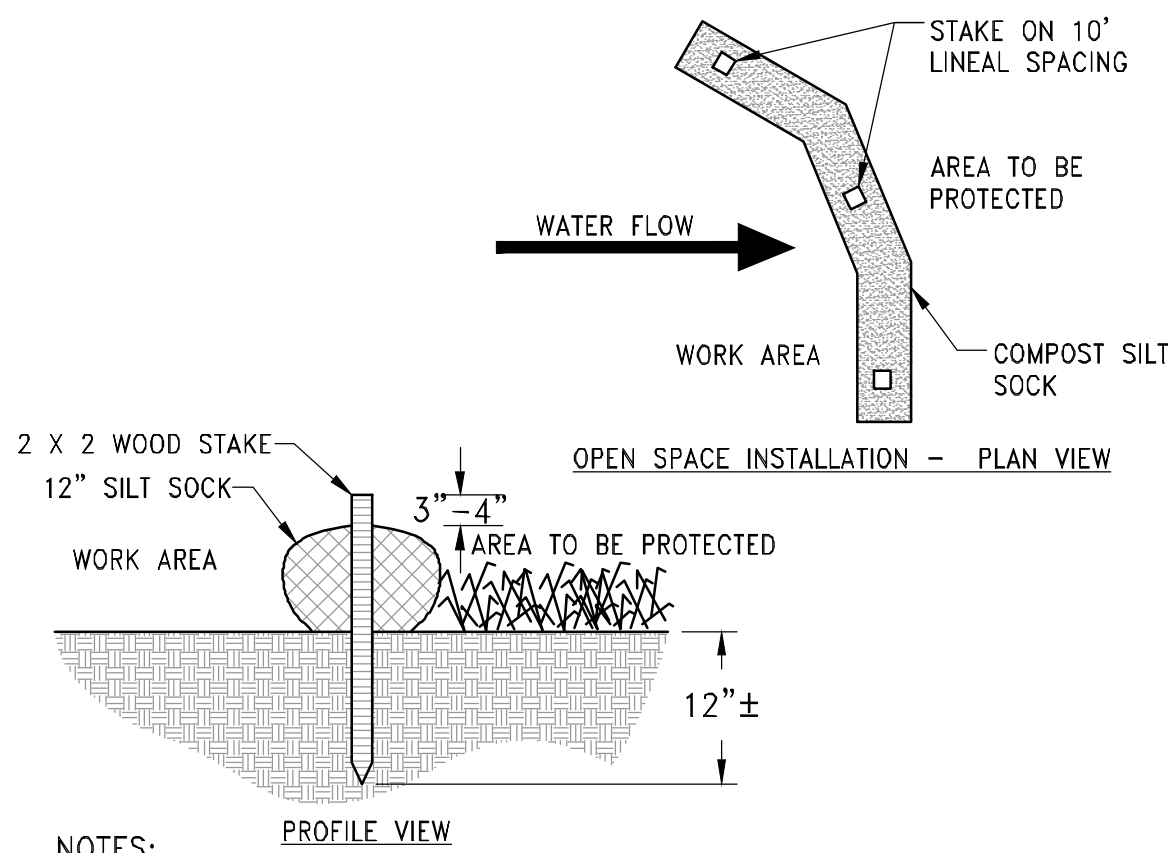


CONSTRUCTION ENTRANCE DETAIL
NO SCALE



- NOTES:
- STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL GRADED ANGULAR STONE, A D⁵⁰ OF 3" OR GREATER WITH NO MORE THAN 5% PASSING THE NO. 4 SIEVE.
 - A ONE FOOT LAYER OF 1" (NO. 2) WASHED STONE OVER A 3" TO 6" CLEAR STONE, OR
 - ANGULAR STONE MEETING THE GRADATION FOR WISDOT SPECIFICATION 312 FOR SELECTED CRUSHED MATERIAL.
 - REFER TO EROSION CONTROL PLAN FOR DITCH CHECK HEIGHT.
 - REFER TO WDNR TECHNICAL STANDARD 1062 FOR ADDITIONAL DETAILS.

STONE DITCH CHECK
N.T.S.



- NOTES:
- ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 - REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 - ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
 - INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

STRAW WATTLE
DITCH CHECK INSTALLATION DETAIL
NO SCALE



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DESCRIPTION:

CONSTRUCTION
NOTES & DETAILS

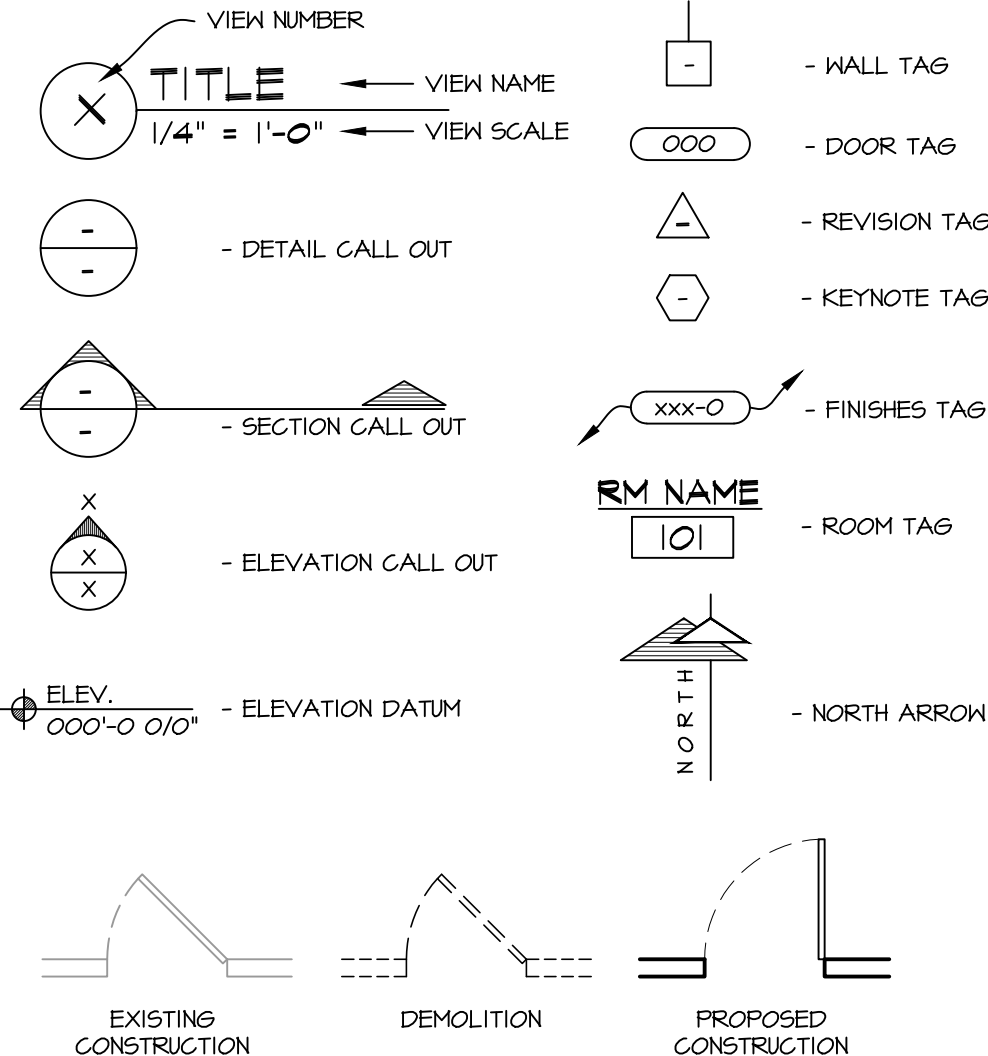
SHEET

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ABBREVIATIONS

AFF	Above Finished Floor	FC	Fire Code	NC	Not in Contract	T	Tread
ALUM	Aluminum	FD	Floor Drain	NO	Number	T & G	Tongue & Groove
ARCH	Architect	FDN	Foundation	NONCOM	Noncombustible	TEMP	Temporary
		FIN	Finished	NTS	Not to Scale	THK	Thick
BLDG	Building	FLR	Floor	O/	On, Over	TOF	Top of Footing
BLKG	Blocking	FT	Foot or Feet	OC	On Center	TRTD	Treated
BRG	Bearing	FTG	Footing	OH	Opening	TV	Television
				OPP	Opposite	TYP	Typical
CLG	Celling	GYP	Gypsum	OVH	Overhead	UL DES	Underventers
CONC	Concrete	HT	Height	PLY	Plywood		Laboratory
CONSTR	Construction	HC	Handicap	PROP	Property		Designation
CONT	Continuous	HDR	Header	PT	Point	UNO	Unless Noted
CONTR	Contractor	HR	Hour	PVMT	Pavement		Otherwise
GTR	Center	HVAC	Heating, Ventilating & Air Conditioning	PWR	Power	VB	Vapor Barrier
				PSF	Pounds per Square Foot	VCT	Vinyl Composite Tile
DP	Deep			PSL	Parallam Structure Lumber	VEN	Veneer
DBL	Double	INCL	Including				
DET	Detail	INT	Interior	R	Riser	W	Wide
DIA	Diameter			RAD	Radius	W/	With
DIM	Dimension	JST	Joints	REF	Refrigerator	WD	Wood
DN	Down	KD	Kiln Dried	REINF	Reinforcing	WIN	Window
DR	Door			REQD	Required	W/O	Without
DS	Downspout	LAV	Lavatory	REV	Revision	WP	Weatherproof
DWG	Drawing	LT	Light	RM	Room	WPF	Welded Wire Fabric
		LVL	Laminated Veneer Lumber	RO	Rough Opening		
EA	Each			SECT	Section		
ELEC	Electrical	MAX	Maximum	SHT	Sheet		
ELEV	Elevation	MC	Moisture Content	SHTG	Sheeting		
EP	Electrical Panel	MECH	Mechanical	SH	Similar		
EXT	Exterior	MET	Metal	SPEC	Specified		
		MFR	Manufacturer	STD	Standard		
		MIN	Minimum	STOR	Storage		
		MISC	Miscellaneous	SYP	Southern Yellow Pine		

SYMBOL LEGEND

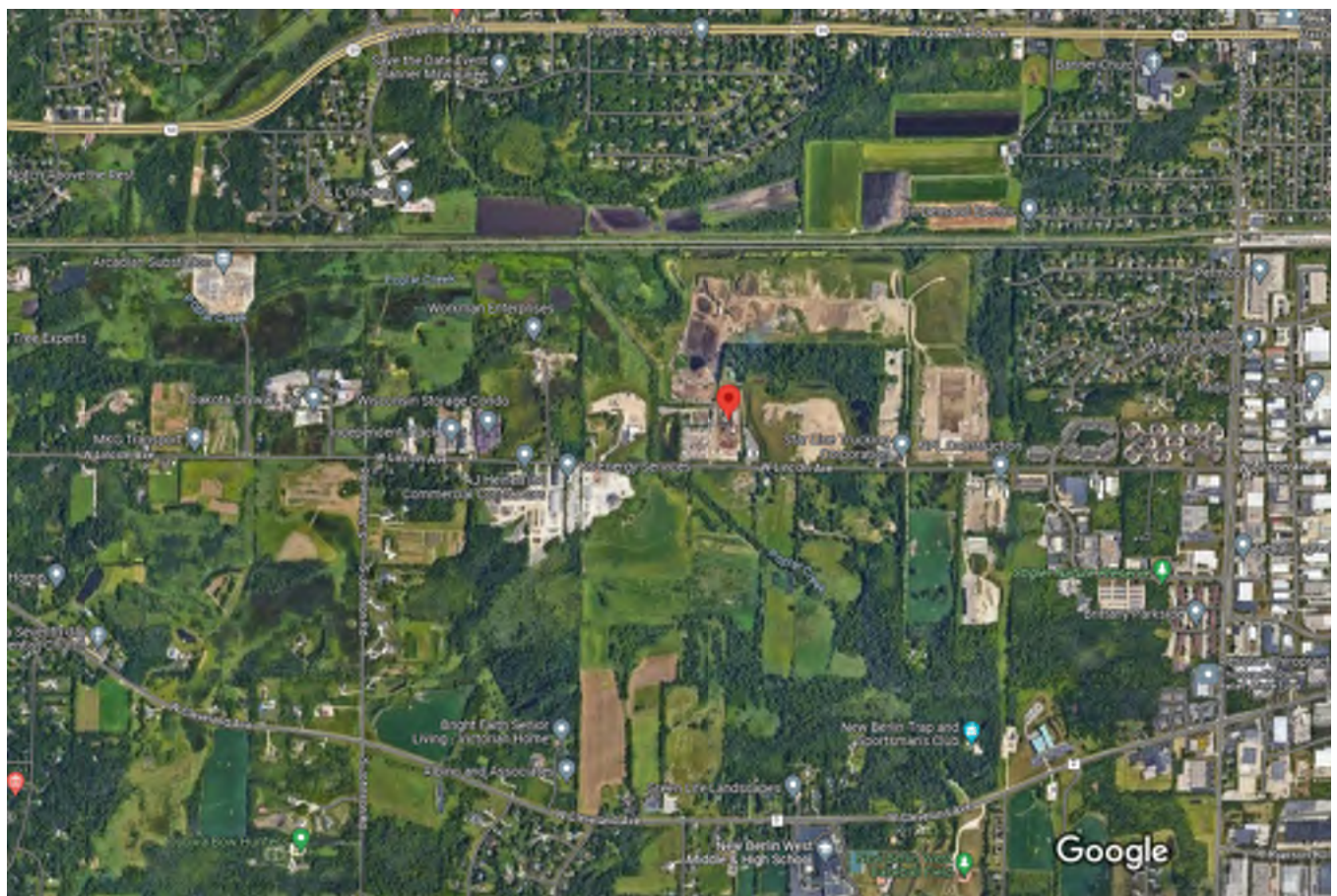


PLAN NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.
- COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.

GENERAL NOTES:

- THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.), FOR COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL STATE, LOCAL AND OSHA SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.



LOCATION PLAN

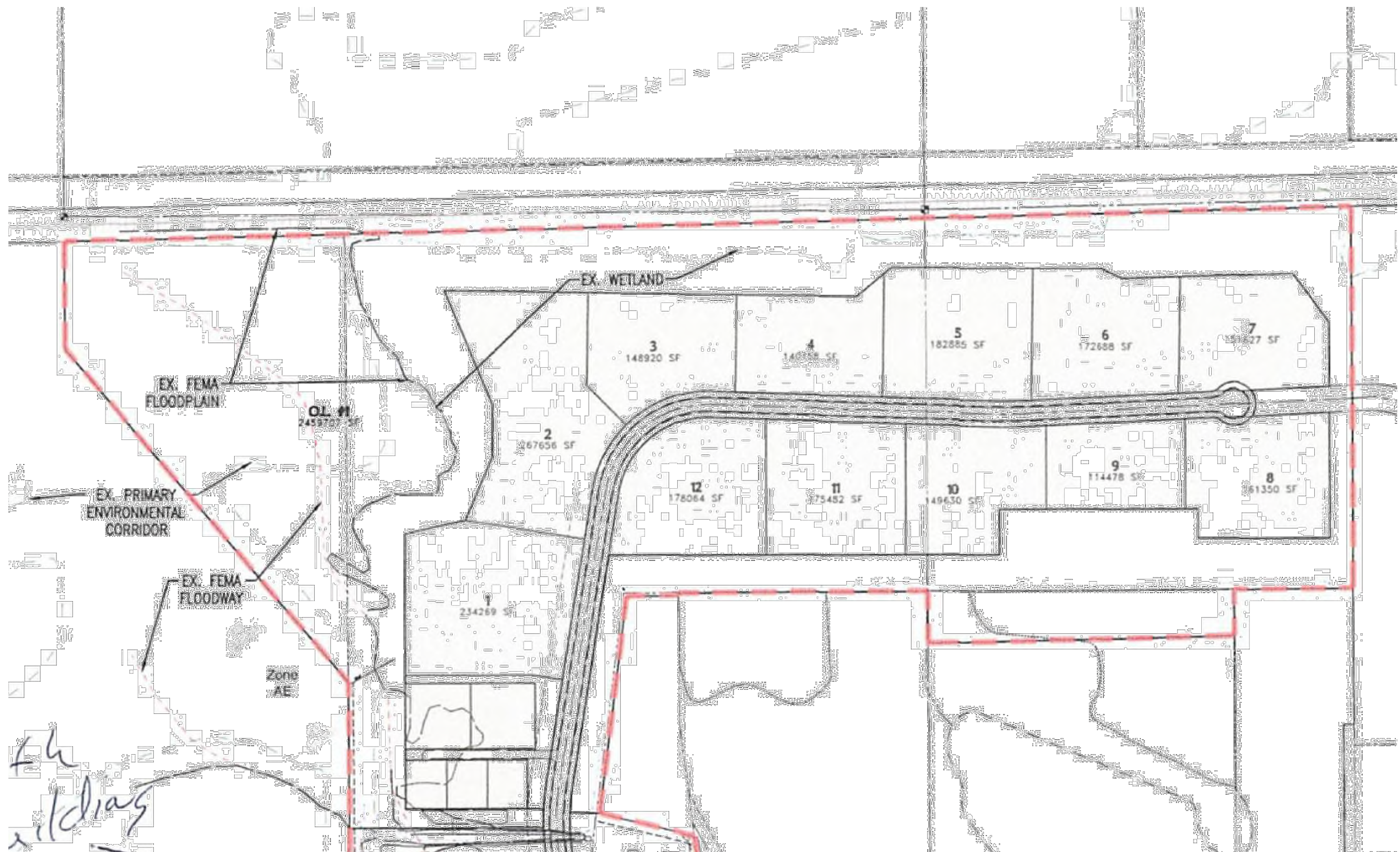
BUILDING DATA :

USE AND OCCUPANCY CLASSIFICATION:	NON-SEPARATED MIXED USE, "A-2" IS MOST RESTRICTIVE
Chapter-3	A-2 - ASSEMBLY (RESTAURANT)
	M - MERCANTILE (STORE)
	S-1 - MODERATE-HAZARD STORAGE (LIQUOR STORAGE)
ALLOWED AREA AND HEIGHT:	"A-2 (B) TWO STORIES - 18,000 sq. ft.
	(BASE 5,000 S.F. = 6,000 S.F. PER TABLE 503)
	2 STORIES PER SPRINKLER INCREASE (IBC 504.2)
	300% AREA INCREASE - PER SPRINKLER INCREASE (IBC 506.3)
ACTUAL AREA:	TOTAL FIRST FLOOR AREA: 10,680 S.F.
SPRINKLERS:	COMPLETE PER NFPA-13
CONSTRUCTION TYPE:	"V-B"
(Table-G01)	
FIRE RATINGS (per table 601 & 602)	
STRUCTURAL FRAME:	O - HR. RATING
BEARING WALLS EXTERIOR:	O - HR. RATING
BEARING WALLS INTERIOR:	O - HR. RATING
NON-BEARING WALLS EXTERIOR:	O - HR. RATING
NON-BEARING WALLS INTERIOR:	O - HR. RATING
FLOOR CONSTRUCTION:	O - HR. RATING
ROOF CONSTRUCTION:	O - HR. RATING
EXIT TRAVEL DISTANCE:	250 feet in "A-2", "S-1", "M"
(Table 1016.1)	
COMMON PATH OF TRAVEL:	30 feet in "A-2"
(per 1014.3)	75 feet in "M"
	100 feet in "S-1"
TOTAL OCCUPANCY LOADING	331 TOTAL OCCUPANTS (PER OCCUPANCY PLAN)
(per TABLE 1004.1.1)	
PLUMBING FIXTURE REQUIREMENTS:	
(per TABLE 2902.1)	
WATER CLOSETS "A-2 RESTAURANT" (63 TOTAL OCCUPANTS)	
MALE (1 PER 75)	(62 / 75) = 1.00 REQUIRED
FEMALE (1 PER 75)	(62 / 75) = 1.00 REQUIRED
LAVATORIES (1 PER 200)	(263 / 200) = .83 REQUIRED
DRINKING FOUNTAINS (1 PER 100)	(263 / 500) = .53 REQUIRED
WATER CLOSETS "M MERCANTILE" (168 TOTAL OCCUPANTS)	
MALE (1 PER 500)	(64 / 500) = .17 REQUIRED
FEMALE (1 PER 500)	(64 / 500) = .17 REQUIRED
LAVATORIES (1 PER 50)	(168 / 750) = .22 REQUIRED
DRINKING FOUNTAINS (1 PER 1000)	(168 / 1000) = .168 REQUIRED
WATER CLOSETS "S-1 STORAGE" (2 TOTAL OCCUPANTS)	
MALE (1 PER 500)	(2 / 500) = .004 REQUIRED
FEMALE (1 PER 500)	(2 / 500) = .004 REQUIRED
LAVATORIES (1 PER 750)	(4 / 750) = .005 REQUIRED
DRINKING FOUNTAINS (1 PER 1000)	(4 / 1000) = .004 REQUIRED
TOTAL PROVIDED SHARED PLUMBING FIXTURES:	
MALE WATER CLOSETS	1.25 REQUIRED 6 PROPOSED
FEMALE WATER CLOSETS	1.25 REQUIRED 4 PROPOSED
LAVATORIES (1 PER 750)	1.05 REQUIRED 2 PROPOSED
DRINKING FOUNTAINS (1 PER 1000)	.69 REQUIRED 2 PROPOSED
PARKING REQUIREMENTS:	
(per VILLAGE OF WADSWORTH 10-5-9-C)	= 87 REQUIRED, 90 PROPOSED (INCL. 4 ADA)
CONVENIENCE STORE (6 PER 1,000 S.F.)	(6806 / 1000) X 6 = 40.8 REQ.D
STANDARD RESTAURANT (12 PER 1,000 S.F.)	(3851 / 1000) X 12 = 46.2 REQ.D

SHEET INDEX

T-1	SHEET INDEX, BUILDING DATA, OCCUPANCY, SITE PLAN, & GENERAL NOTES
A-1	FOUNDATION PLAN & SECTIONS
A-2	FIRST FLOOR PLAN & ELEVATIONS
A-3	ELEVATIONS
S-1	STRUCTURAL SPECIFICATIONS
S-2	CONCRETE DETAILS
S-3	WOOD DETAILS
S-4	SHEAR WALL PLAN

NOT FOR CONSTRUCTION



SITE PLAN

NOT TO SCALE

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

TITLE SHEET

T-1

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

51

REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

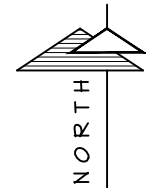
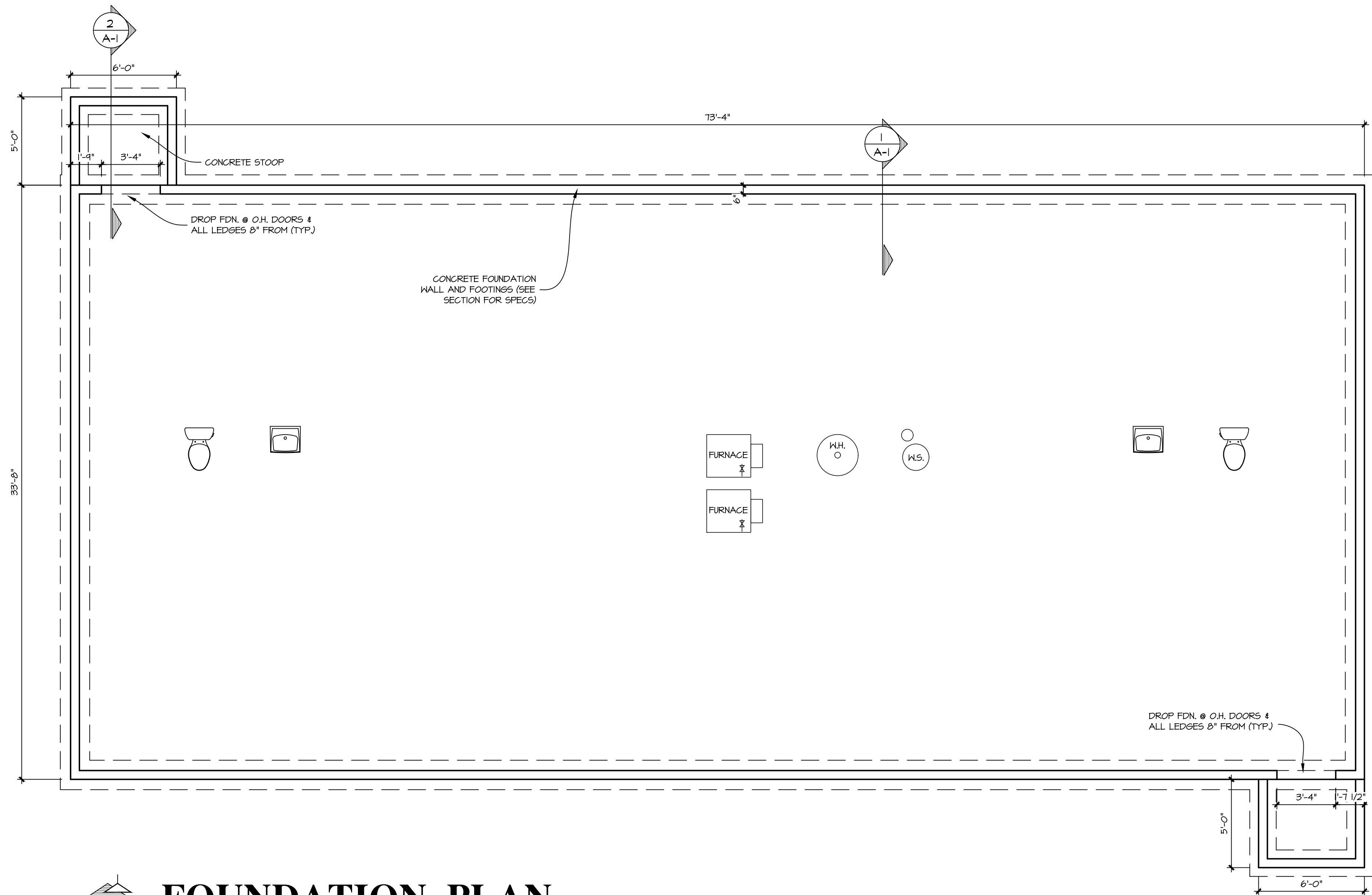
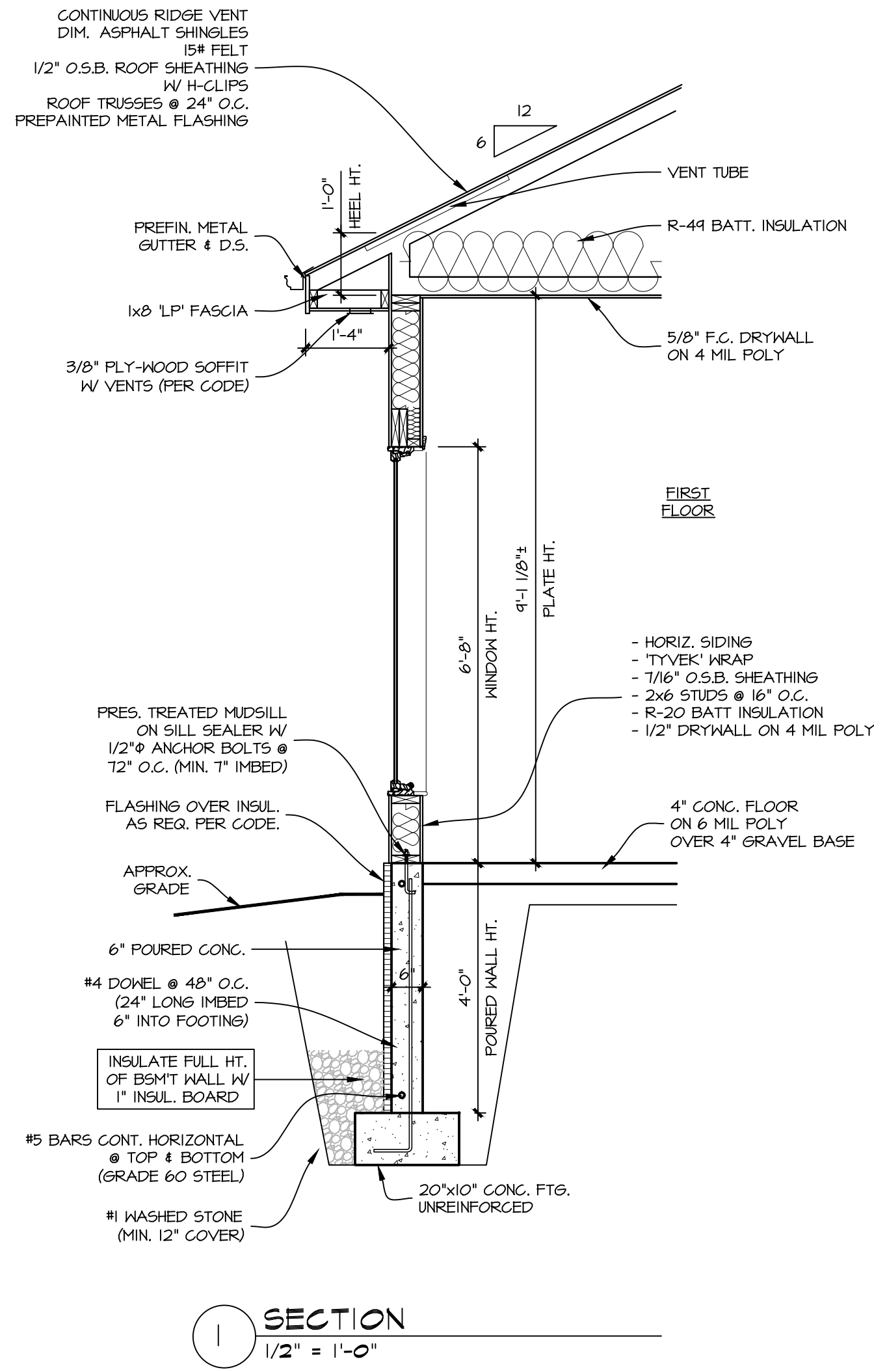
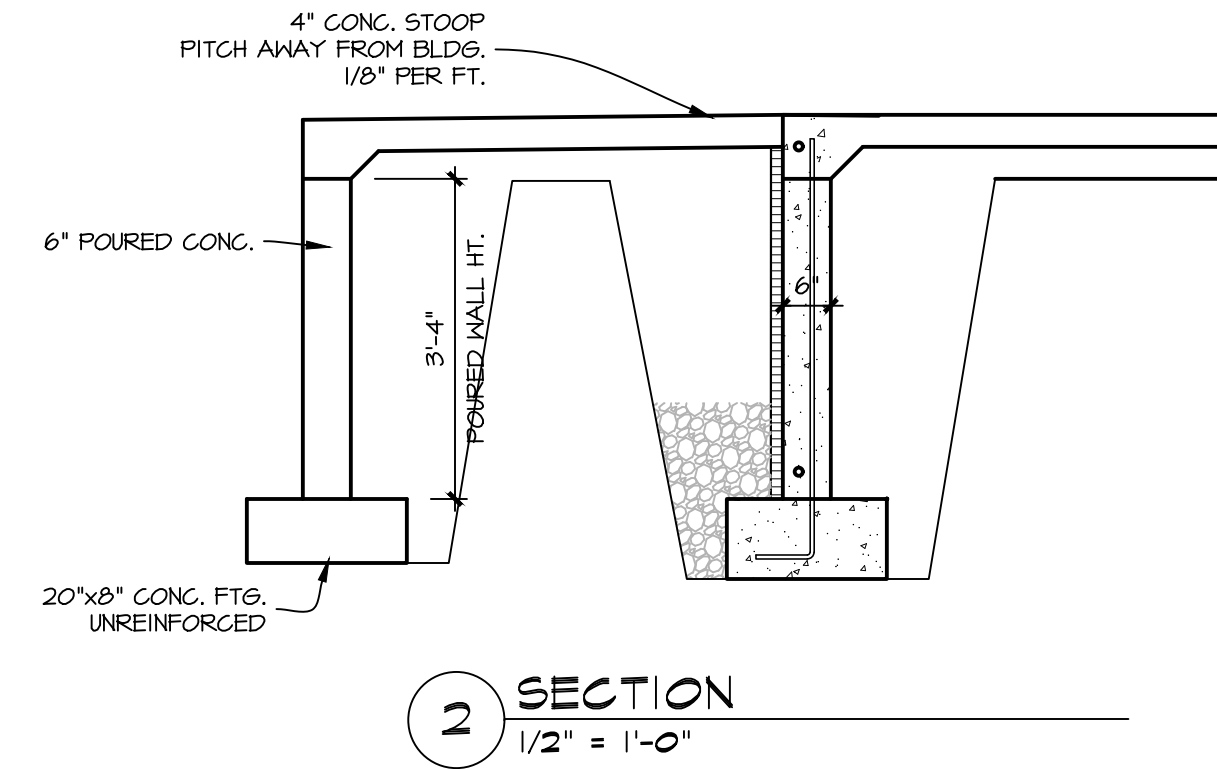
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FOUNDATION PLAN & SECTIONS

A-1

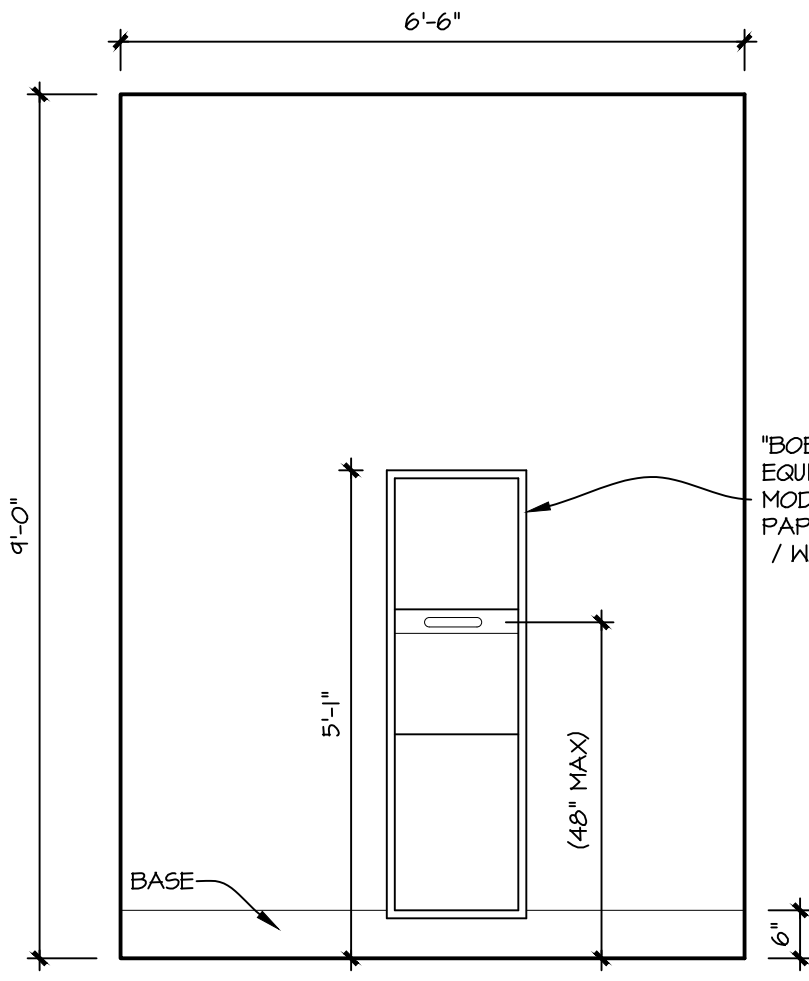
DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

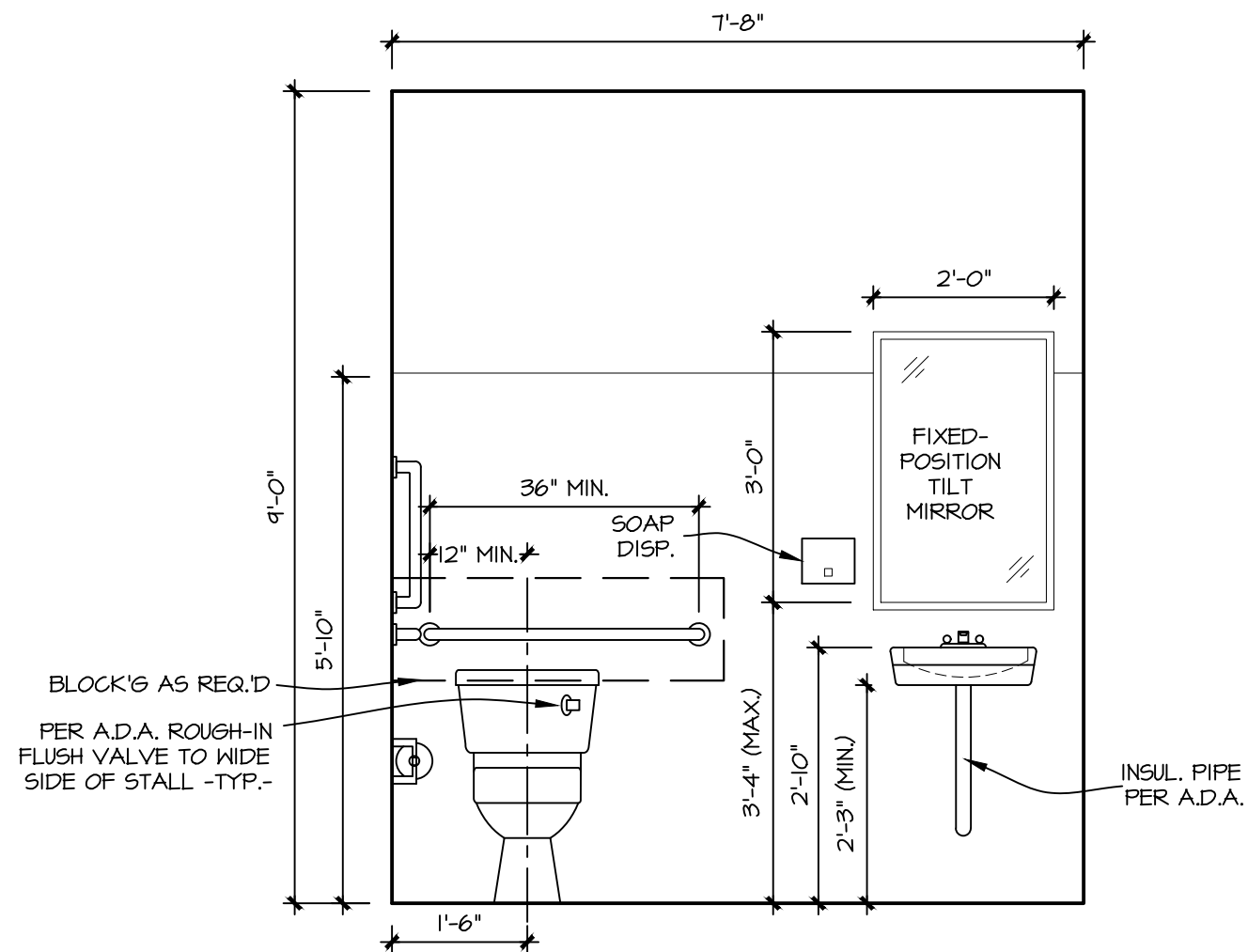


FOUNDATION PLAN

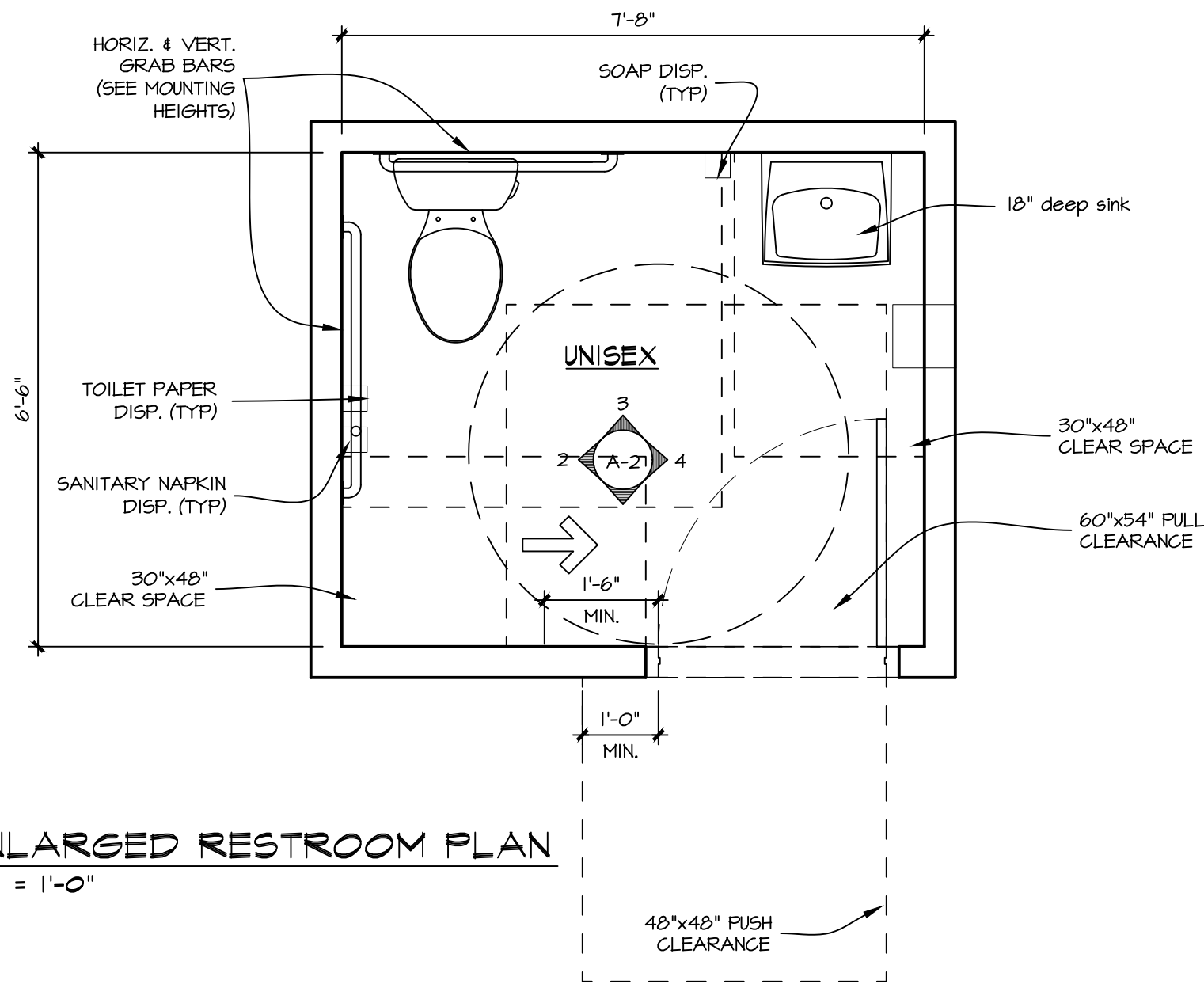
1/4" = 1'-0"



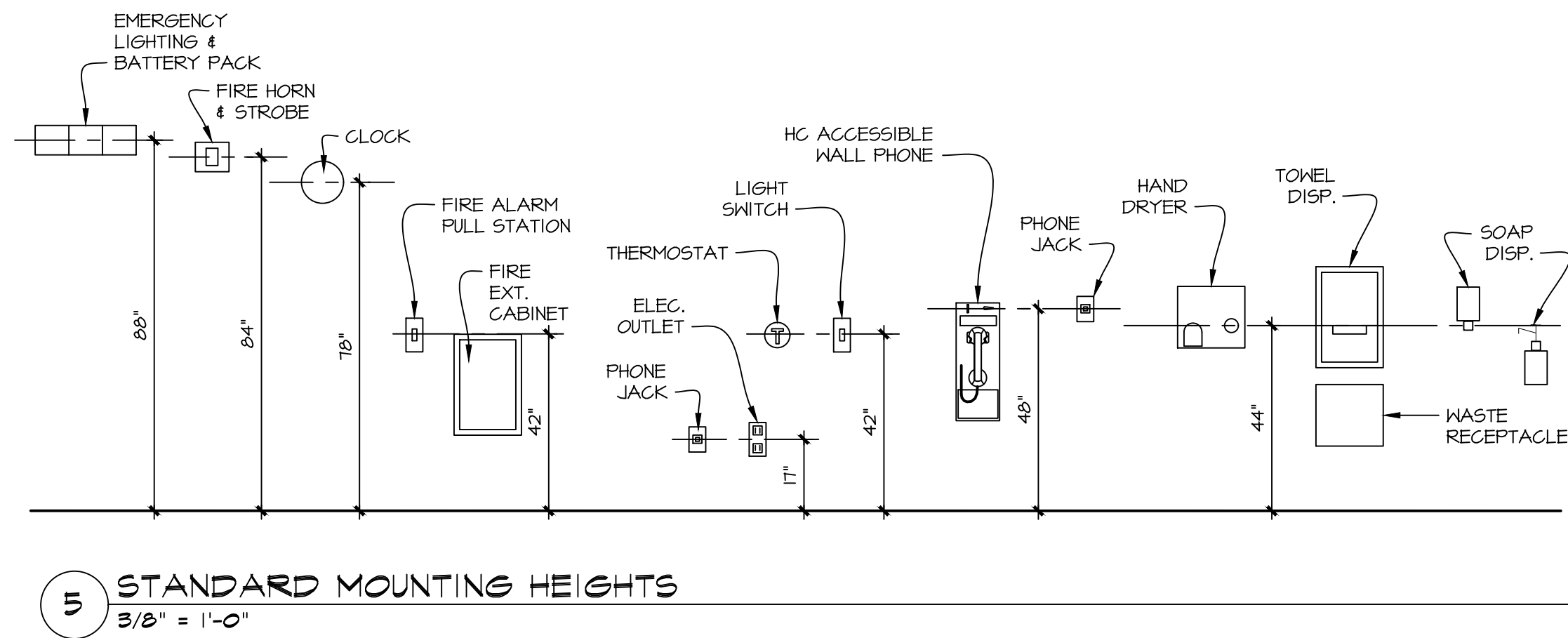
4 RESTROOM
1/2" = 1'-0"



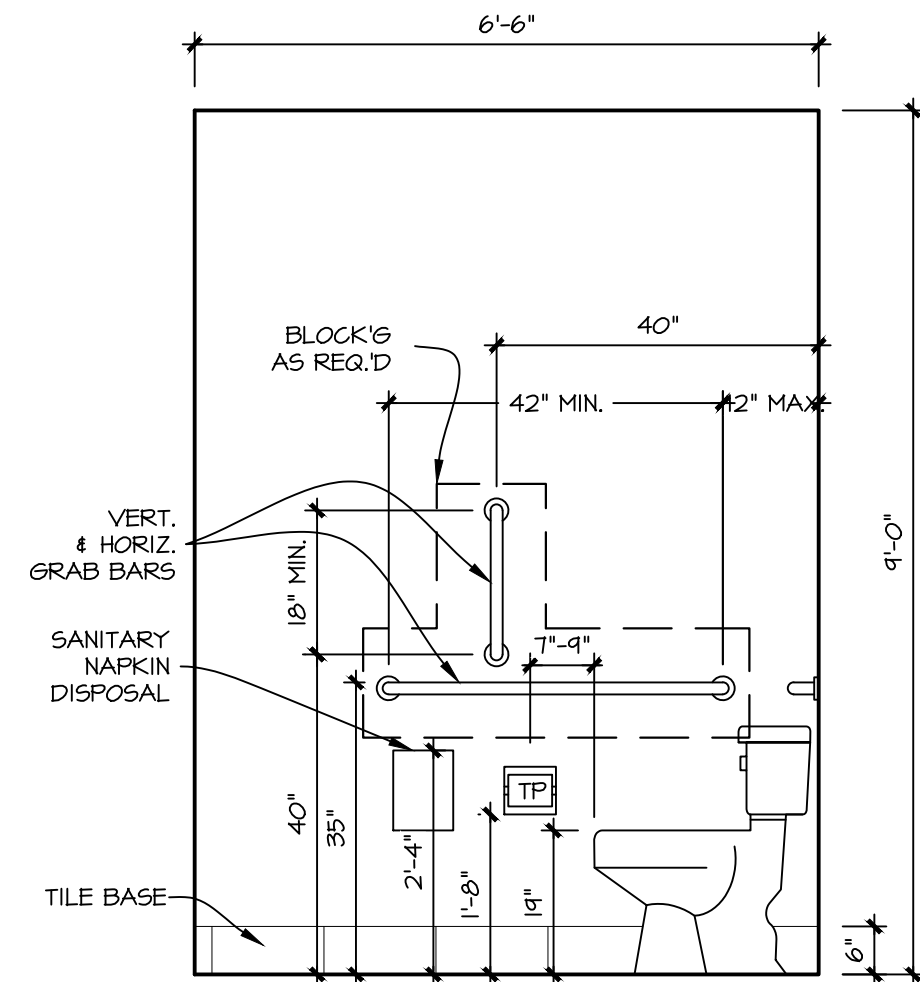
3 RESTROOM
1/2" = 1'-0"



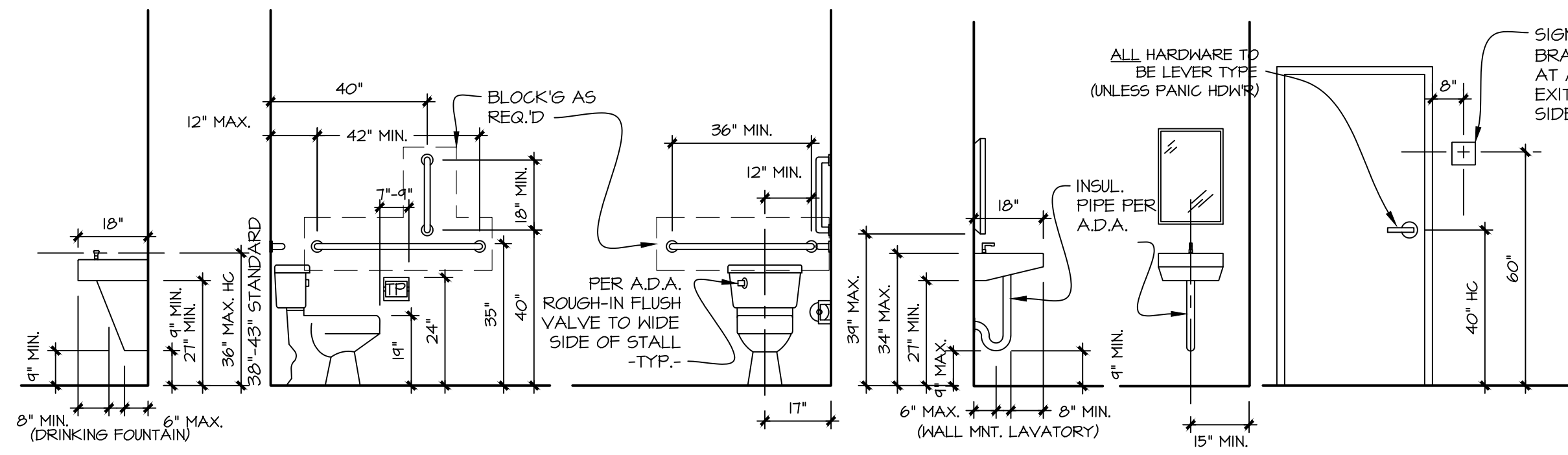
1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



5 STANDARD MOUNTING HEIGHTS
3/8" = 1'-0"



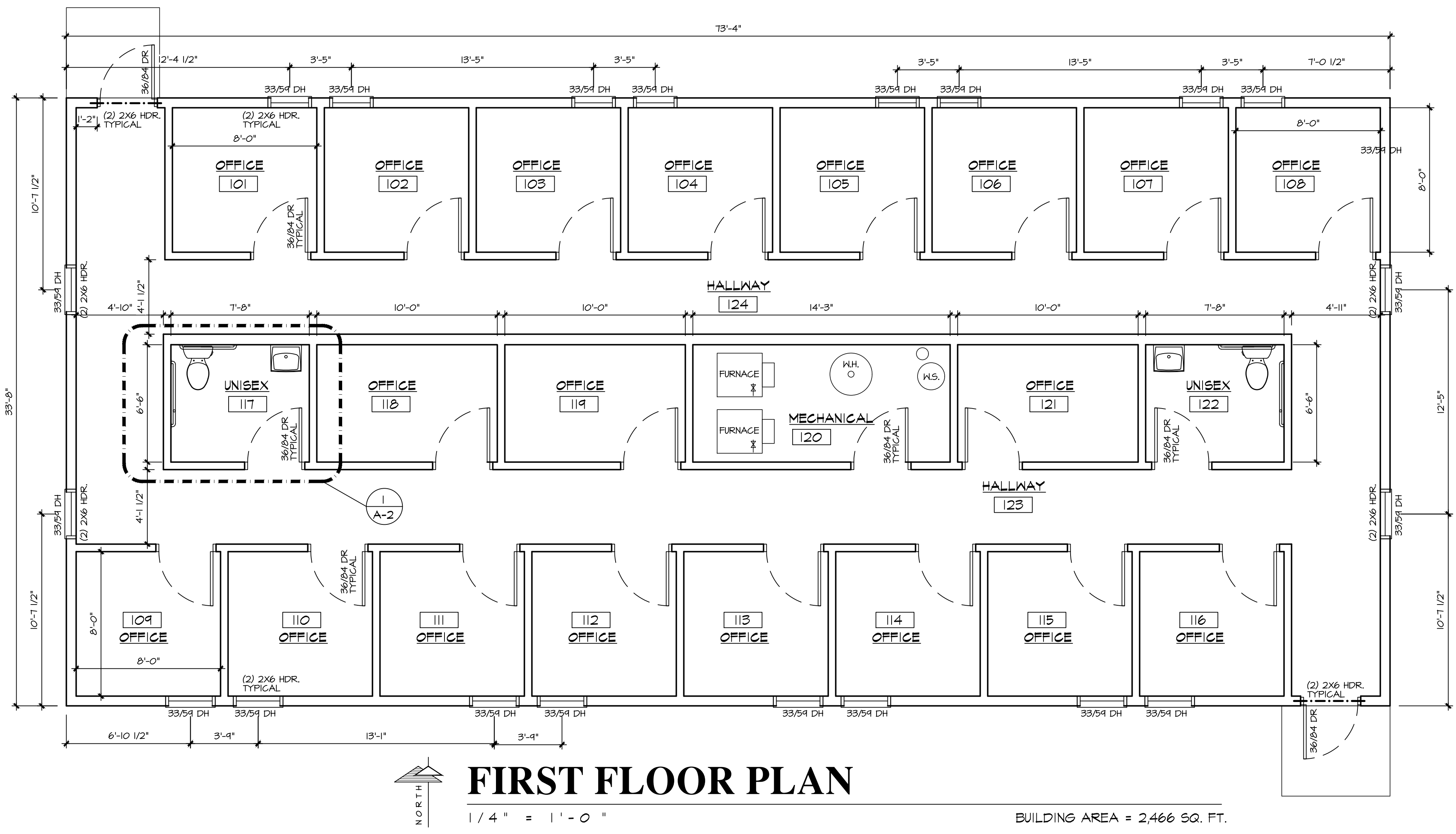
2 RESTROOM
1/2" = 1'-0"



ACCESSIBILITY GUIDELINES:

LIGHT SWITCHES, ELECTRICAL OUTLETS, ELECTRIC SERVICE PANELS, THERMOSTATS, THRU-WALL A/C UNITS AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15 INCHES ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

REINFORCE ALL BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.

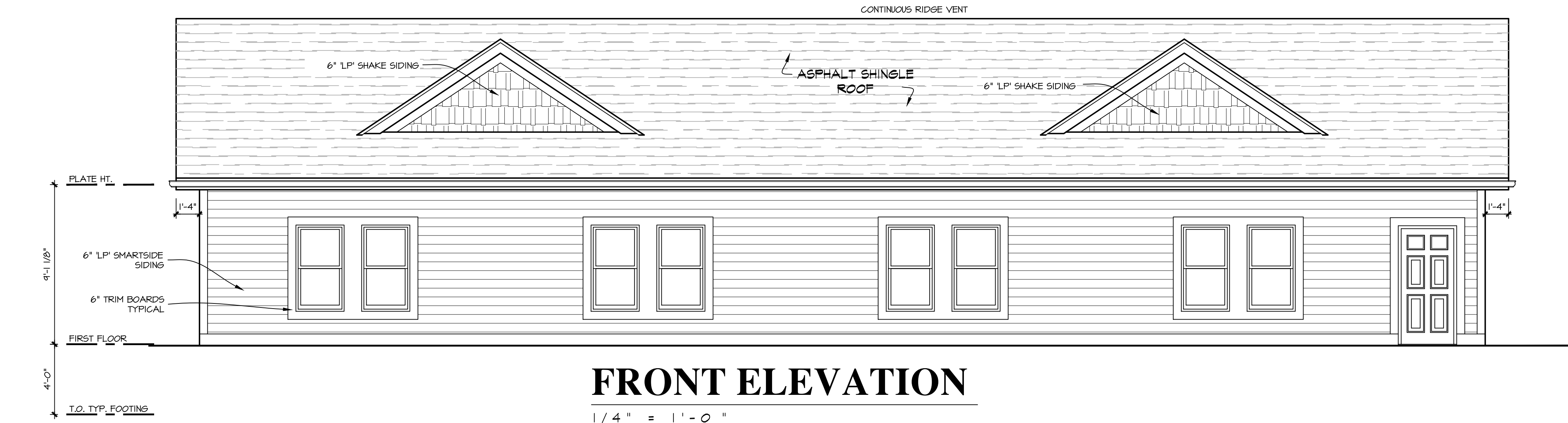


FIRST FLOOR PLAN
1/4" = 1'-0"

BUILDING AREA = 2,466 SQ. FT.

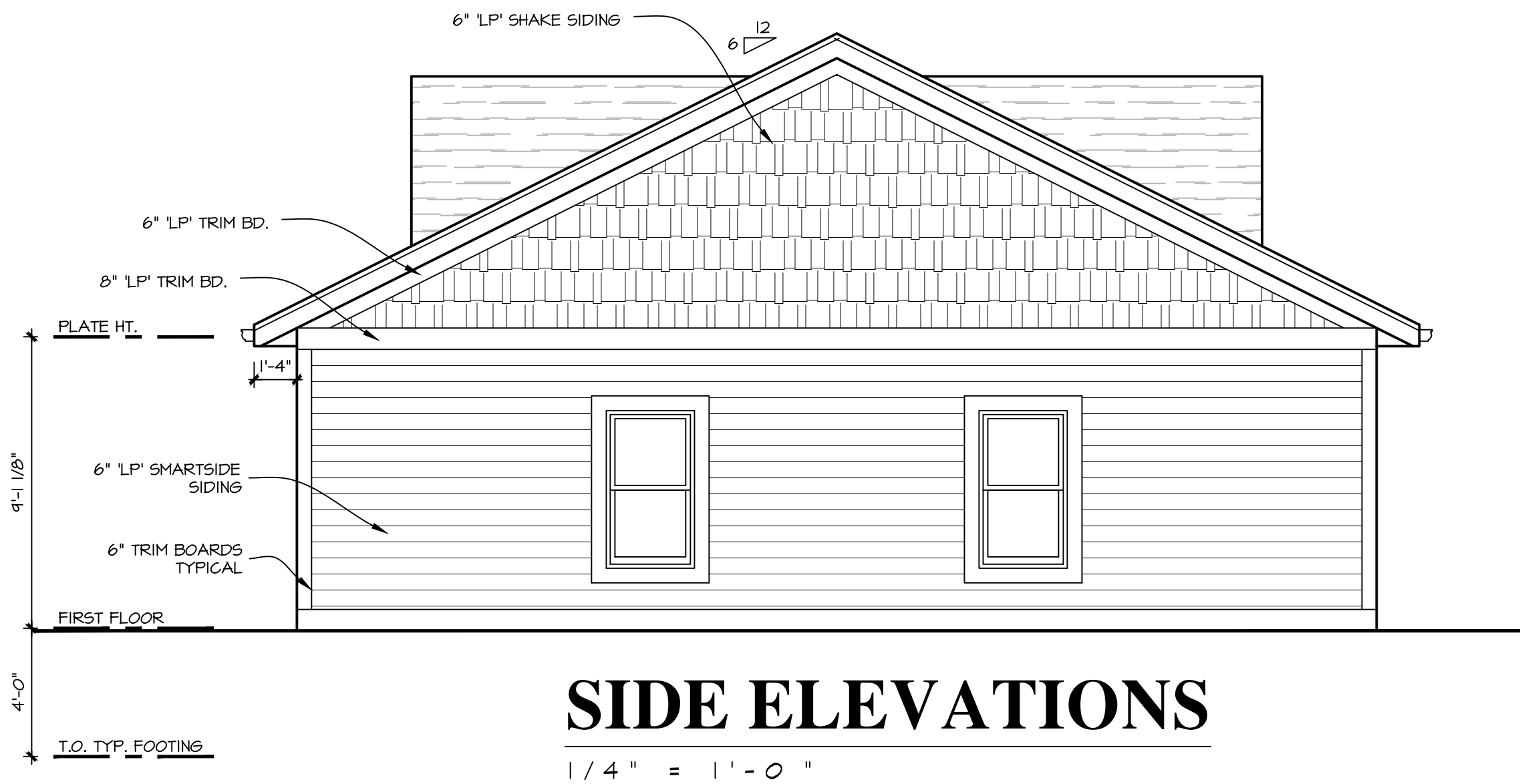
REVISIONS:

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2	
3	
4	
5	



FRONT ELEVATION

1 / 4 " = 1 ' - 0 "



SIDE ELEVATIONS

1 / 4 " = 1 ' - 0 "



REAR ELEVATION

1 / 4 " = 1 ' - 0 "

REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

EXTERIOR ELEVATIONS

A-3

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

54

DESIGN CODE:

WISCONSIN UNIFORM DWELLING CODE

BUILDING DESIGN LIVE LOADS/CRITERIA:

OCCUPANT LIVE LOADS:	
- FLOOR FRAMING	40 PSF
- EXTERIOR BALCONIES, DECKS & PORCHES	40 PSF
- GARAGE FLOORS	50 PSF
- ATTICS WITH STORAGE	20 PSF
- ATTICS WITHOUT STORAGE	5 PSF

HANDRAILS & GUARDS (NON-GLASS):	
- SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY LOCATION	200 lbs.
- LINEAR APPLIED LOAD @ ANY LOCATION OR TOP RAIL	50 PLF
- DISTRIBUTED LOAD OVER A 12 INCH BY 12 INCH AREA LOCATE ANYWHERE EXCEPT THE HANDRAIL OR TOP RAIL	50 lbs.

INTERIOR WALLS & PARTITIONS:	
- WALLS & PARTITIONS 6 ft. & GREATER, UNIFORM HORIZONTAL LOAD OF	5 PSF

ROOF LOAD DESIGN INFORMATION:	
- GROUND SNOW LOAD (ps)	30 PSF
- SLOPED (8:12) SNOW LOAD	21 PSF

WIND LOAD DESIGN INFORMATION:	
- WIND SPEED	115 mph
- 10 YEAR MRI	76 mph
- RISK CATEGORY	II
- VELOCITY PRESSURE COEFFICIENT (Kq)	0.85
- EXPOSURE CATEGORY	B
- ENCLOSURE CLASSIFICATION	ENCLOSED BUILDING
- INTERNAL PRESSURE COEFFICIENT (GCPI)	+0.18
- GUST EFFECT FACTOR	0.85
- TOPOGRAPHIC FACTOR (Kzt)	1.0
* SEE WIND LOADING DIAGRAMS FOR MWFRS & COMPONENTS & CLADDING PRESSURES *	

SEISMIC DESIGN INFORMATION:	
- RISK CATEGORY	II
- SITE CLASS (ASSUMED)	D
- Sa	0.093
- Si	0.048
- Sms	0.149
- SmI	0.116
- Sds	0.094
- SdI	0.078
- SEISMIC DESIGN CATEGORY	B
- BASIC SEISMIC FORCE-RESISTING SYSTEM	LIGHT-FRAMED WOOD SHEAR WALLS

- DESIGN BASE SHEAR (V)	11 KIPS
- SEISMIC RESPONSE COEFFICIENT (Ca)	0.0153
- RESPONSE MODIFICATION COEFFICIENT (R)	6
- OVERSTRENGTH FACTOR (Wo)	1/2
- DEFLECTION AMPLIFICATION FACTOR (Cd)	2
- ANALYSIS PROCEDURE USED	1/2 (FLEXIBLE)
	4
	EQUIV. LATERAL FORCE

FLOOD DESIGN INFORMATION:	
- FLOOD ZONE	X
- BASE FLOOR ELEVATION (ft.)	N/A

SOIL LATERAL LOADS (ASSUMED TO BE VERIFIED):	
- AT-REST PRESSURE	60 PSF/ft
- ACTIVE PRESSURE	40 PSF/ft
- PASSIVE PRESSURE	250 PSF/ft

MATERIAL STRENGTHS:

CONCRETE:	(COMPRESSIVE STRENGTH @ 28 DAYS)
- SLAB ON GRADE	F'c = 4,000 PSI
- FOOTINGS & ISOLATED PADS	F'c = 3,000 PSI
- FOUNDATION WALLS	F'c = 3,500 PSI

REINFORCING STEEL:	
- BILLET A615 GRADE 60	Fy = 60,000 PSI

STRUCTURAL STEEL:	
- ROLLED "WIDE FLANGE" SHAPES	A442
- PIPE SECTION	A53 GR. B
- RECTANGLE (OR SQUARE) "HOLLOW STRUCTURAL SECTION (HSS)"	A500 GR. C
- ROUND "HOLLOW STRUCTURAL SECTION (HSS)"	A500 GR. B
- ALL OTHER ROLLED SHAPES & PLATES	A36

STRUCTURAL BOLTS:	
- COMMON BOLTS (CARRIAGE)	A307 GR. A
- ANCHOR BOLTS (HOT-DIP GALV.)	F1554 GR. 36
- THROUGH BOLT CONNECTIONS	A325 OR A490
- THREADED RODS	A36

WELDED CONNECTIONS:	
- WELDING ELECTRODES	ET0xx (TO KSI)

CONCRETE MASONRY UNIT:	
- COMPRESSIVE STRENGTH (fm)	2,800 PSI

MASONRY MORTAR:	
- TYPE "S" MORTAR BELOW GRADE	
- TYPE "N" OR "S" ABOVE GRADE	

WOOD FRAMING:	
- DIMENSIONAL LUMBER MEMBERS TO BE SPRUCE-PINE-FIR #2 OR BETTER:	
Fb (BENDING)	875 PSI
Fv (SHEAR)	135 PSI
Fcp (COMP. PERP. TO GRAIN)	425 PSI
Fc (COMP. PARA. TO GRAIN)	1,150 PSI
Ft (TENSION PARA. TO GRAIN)	450 PSI
E (MODULUS OF ELASTICITY)	1,400,000 PSI

- LAMINATED-VENEER LUMBER (LVL), ROSEBURG MANUFACTURE OR BETTER:	
Fb (BENDING)	3,100 PSI
Fv (SHEAR)	240 PSI
Fcp (COMP. PERP. TO GRAIN, EDGEWISE)	750 PSI
Fc (COMP. PARA. TO GRAIN)	3,000 PSI
Ft (TENSION PARA. TO GRAIN)	2,100 PSI
E (MODULUS OF ELASTICITY)	2,000,000 PSI

SOIL BEARING (ASSUMED TO BE VERIFIED):	
- ALLOWABLE NET BEARING PRESSURE	2,000 PSF

GENERAL:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS, BUILDING CODE INDICATED ABOVE & OSHA REGULATIONS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
- THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL DESIGNER OF RECORD.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
- CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

FOUNDATION & EARTHWORK:

- ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
- DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
- BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
- DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE TOP AND BOTTOM OF THE WALL ARE ADEQUATELY BRACED BY THE SLAB ON GRADE AND THE FLOOR FRAMING AT THE TOP OF THE WALL.

- REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
- SHORINGS/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
- CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.

- ALL BACK FILL WITHIN 3'-0" OF RETAINING WALLS AND BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL APPROVED BY A SOILS ENGINEER AND COMPACTED TO 90% STANDARD PROCTOR.

- TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.

- FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.

- REFER TO SOILS REPORT (IF APPLICABLE) FOR DESCRIPTION OF EXISTING SOIL CONDITIONS AND RECOMMENDATIONS.

- WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTTOM/FTG ELEVATION MATCH EXISTING BOTTOM/FTG ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTTOM/FTG ELEVATION.

CAST-IN-PLACE REINFORCED CONCRETE:

- CONCRETE WORK SHALL CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- CONTRACTOR SHALL SUBMIT A SET OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- MAXIMUM WATER/CEMENT RATIO FOR CONCRETE SHALL BE AS FOLLOWS:
 - 0.41 FOR SLABS ON GRADE
 - 0.54 FOR CONCRETE BELOW GRADE
 - 0.42 FOR EXPOSED CONCRETE

- CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 4%-6%.
- GROUND BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.

- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.

- PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.

- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.

- PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
- DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.

- SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.

- PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLABS ON METAL DECK SPACED NO MORE THAN 20'-0" APART. PLACE CONTROL JOINTS ON COLUMN CENTER LINES IN EACH DIRECTION. REFER TO CONTROL JOINT LAYOUT SHOWN ON FOUNDATION PLAN FOR REFERENCE.

- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.

- REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPlice SCHEDULE FOR LAP SPLICES IN REINFORCING STEEL.

- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.

- CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

- MAXIMUM SLUMP FOR ALL CONCRETE SHALL NOT EXCEED 4".

- FOR SLABS ON GRADE, PROVIDE POLYPROPYLENE FIBER REINFORCED CONCRETE WITH A FIBER DOSED AT 0.1% BY VOLUME.

- CLASS 6 FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 10% OF THE TOTAL CEMENTITIOUS CONTENT.

- ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.

- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.

- PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE (UNLESS OTHERWISE NOTED):

FOOTINGS - ALL SIDES	3"
SLABS NOT PERMANENTLY AGAINST EARTH - BOTTOM & SIDES	1"
SLABS PERMANENTLY AGAINST EARTH - BOTTOM & SIDES	3"
SLABS - TOP	3/4"
WALLS NOT PERMANENTLY AGAINST EARTH	1"
WALLS PERMANENTLY AGAINST EARTH	3"
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH	1 1/2"
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH	1 1/2"
PIERS & COLUMNS NOT PERMANENTLY AGAINST EARTH	2"

- CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.

MASONRY:

- MASONRY CONSTRUCTION SHALL CONFORM TO THE TMS 402-13/ ACI 503-13/ ACSE 5-13 & TMS 602-13/ ACI 530.1-13/ ACSE 6-13 "THE MASONRY STANDARDS JOINT COMMITTEE - BUILDING CODE REQUIREMENTS & SPECIFICATIONS FOR MASONRY STRUCTURES".

- PROVIDE VERTICAL WALL CONTROL JOINTS IN MASONRY WALLS AS FOLLOWS:
 - 25'-0" MAXIMUM FROM CORNER OF WALLS
 - 50'-0" O.C. MAXIMUM
 - AT CHANGES IN WALL HEIGHT AND THICKNESS
 - AT WALLS ABUTTING COLUMNS

- REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL VERTICAL CONTROL JOINTS IN INTERIOR & EXTERIOR WALLS.

- ALL MASONRY (BOND BEAMS, PILASTERS, LINTELS) SHALL BE GROUTED SOLID WITH CONCRETE HAVING F'c=2,000 PSI UNLESS NOTED OTHERWISE. COARSE AGGREGATE SHALL BE PEA GRAVEL.

- LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 36" UNLESS OTHERWISE NOTED.

- CONTRACTOR SHALL GROUT MASONRY SOLID AT ALL ANCHOR BOLT LOCATIONS.

- ALL MASONRY WALLS SHALL BE CONSTRUCTED IN A RUNNING BOND PATTERN UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.

- ALLOWABLE SITE TOLERANCES, DIMENSION OF ELEMENTS:
 - IN CROSS SECTION OR ELEVATION
 - MORTAR JOINT THICKNESS BETWEEN COURSES
 - GROUT SPACE OR CAVITY WIDTH (EXCEPT FOR WALLS PASSING FRAMED CONSTRUCTION)

- ELEMENTS:
 - VARIATION FROM LEVEL IN BED JOINTS

- VARIATION FROM LEVEL OF TOP SURFACE OF WALLS

- VARIATION FROM PLUMB

- TRUE TO A LINE

- ALIGNMENT OF COLUMNS & WALLS (TOP vs BOTTOM)

- LOCATION OF ELEMENTS:
 - INDICATED IN PLAN
 - INDICATED IN ELEVATION

STRUCTURAL STEEL:

- DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISI 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS".

- SEISMIC DESIGN, DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISI 341-10 "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS".

- WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.

- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL DESIGNER OF RECORD.

- CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.

- PROVIDE 3/16" GAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.

- STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER OR ARCHITECT OR RECORD, VERIFY ROLES AND RESPONSIBILITY.

- ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).

- THE STEEL SUPPLIER SHALL COORDINATE HIS WORK WITH THE STEEL JOIST SUPPLIER ON THE PROJECT (IF APPLICABLE, SEE CONSTRUCTION DOCUMENTS).

- CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.

- UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325 BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.

- ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL DESIGNER OF RECORD.

- USE STANDARD AISI DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD CURRENT EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED OTHERWISE.

- WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION. SEE CONSTRUCTION DOCUMENTS AND/ OR VERIFY CONNECTION WITH STRUCTURAL DESIGNER OF RECORD.

- PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

WOOD FRAMING:

- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC NDS-2015 "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION W/ 2012 SUPPLEMENT".

- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC SDPM-2015 "SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC".

- PLYWOOD/ O.S.B. SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "US, PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD/ O.S.B. AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

- PLYWOOD/ O.S.B. SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH "STRENGTH AXIS PARALLEL TO FLOOR. STAGGER ALL JOINTS.

- PLYWOOD/ O.S.B. SHEATHING SHALL BE FASTENED TO SUPPORTS W/ 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

- ANY PLYWOOD/ O.S.B. SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.

- PLYWOOD/ O.S.B. PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.

- WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

- MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.

- 2x WOOD JOISTS SHALL HAVE 1x3 5PF NO.2 CROSS BRIDGING AT 8'-0" O.C. MAXIMUM.

- DO NOT EMBED NON-PRESSURE TREATED WOOD MEMBERS IN CONCRETE.

- ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD. VERIFY GALVANIC REACTION CONDITIONS AND REQUIREMENTS

- ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

- MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITH OUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL DESIGNER OF RECORD.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

- WOOD TRUSSES SHALL BE DESIGNED AND CONFORM TO TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".

- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
 - TOP CHORD LIVE LOAD
 - TOP CHORD DEAD LOAD
 - BOTTOM CHORD LIVE LOAD
 - BOTTOM CHORD DEAD LOAD

- FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
 - TOP CHORD LIVE LOAD
 - TOP CHORD DEAD LOAD
 - BOTTOM CHORD LIVE LOAD
 - BOTTOM CHORD DEAD LOAD

- IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL OR ARCHITECTURAL PLANS.

- ROOF TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/240.

- FLOOR TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/480.

- FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A WORKMAN LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITH OUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, STRUCTURAL DESIGNER, OR ARCHITECT OF RECORD.

- WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER FOR REVIEW BEFORE FABRICATION.

- SUBMIT A SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT & STRUCTURAL DESIGNER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.

- SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
 - THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
 - SLOPE OR DEPTH, SPAN AND SPACING
 - LOCATION OF ALL JOINTS
 - ALL DESIGN LOADS
 - ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE
 - EACH REACTION FORCE AND DIRECTION
 - METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE
 - LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER
 - CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY, AND FIELD SPLICES
 - CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD
 - SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
 - SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN.

- CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI'S COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-41 BOOKLET) AND THE CURRENT EDITION OF ANSI/TPI-1.

- TRUSSES EXPOSED TO MOISTURE SHALL BE CONSTRUCTED OF PRESSURE TREATED WOOD AND GALVANIZED METAL PLATES.

- FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.

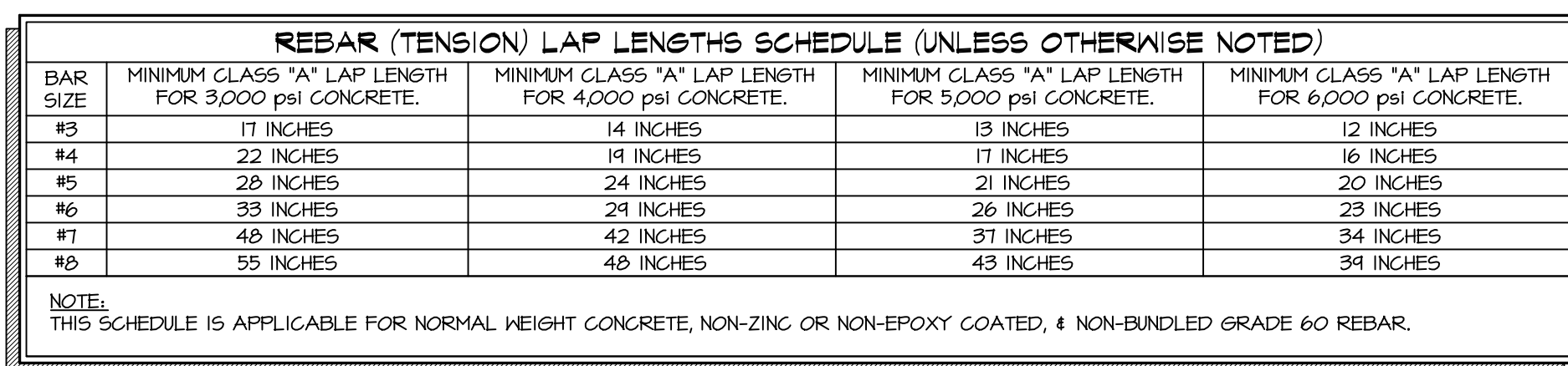
- DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT LOADS (SEE WIND LOADING DIAGRAMS FOR INFORMATION).

- ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER/ DESIGNER.

- TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

LOAD COMBINATIONS:

13.	FLOOR TRUSS SPACING: SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE TRUSS AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.
14.	DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT LOADS (SEE WIND LOADING DIAGRAMS FOR INFORMATION).
15.	ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER/ DESIGNER.
16.	TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

CONTINUOUS 4-PLY HEADER/ GIRDER

REVISIONS:

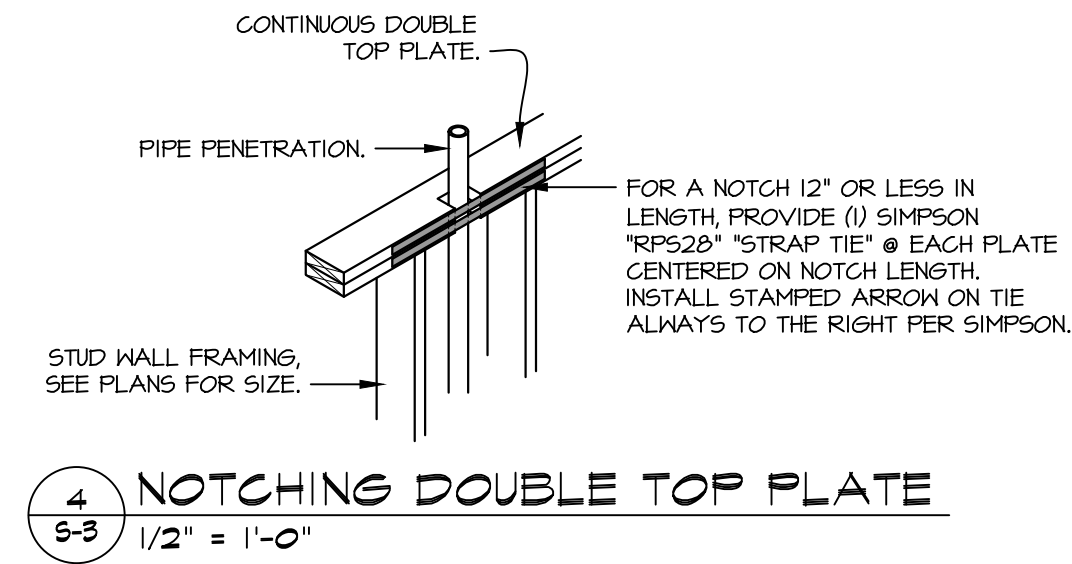
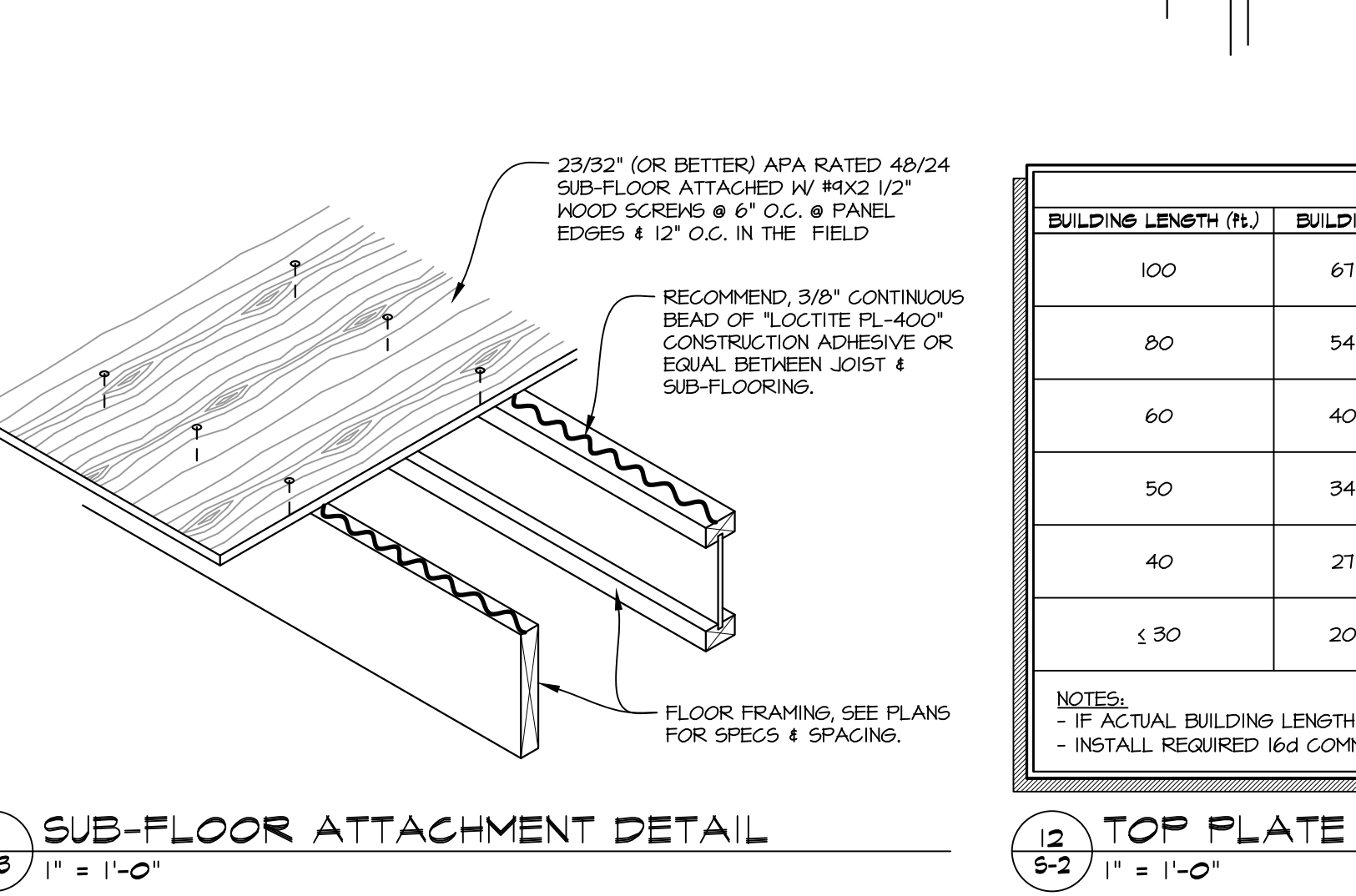
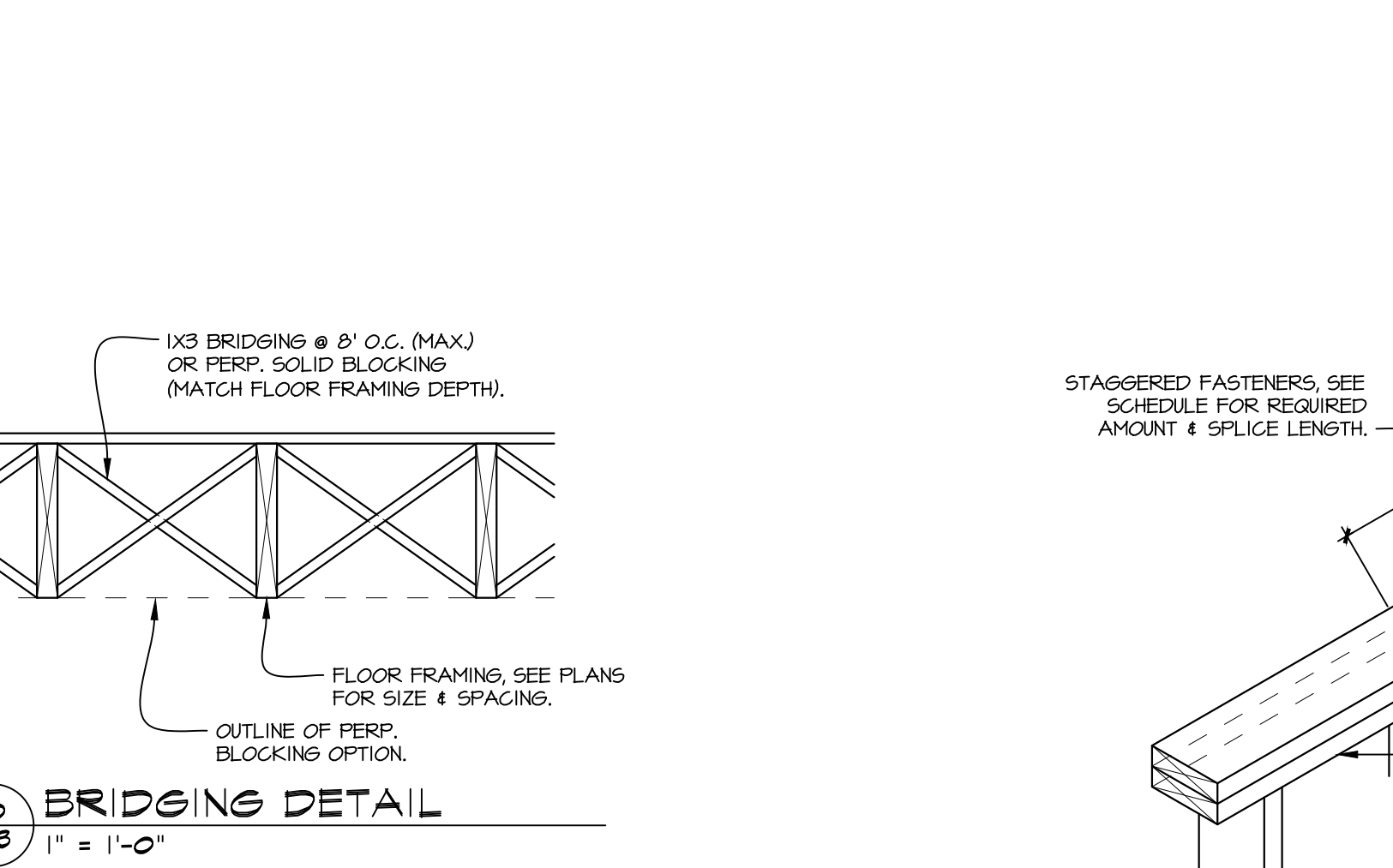
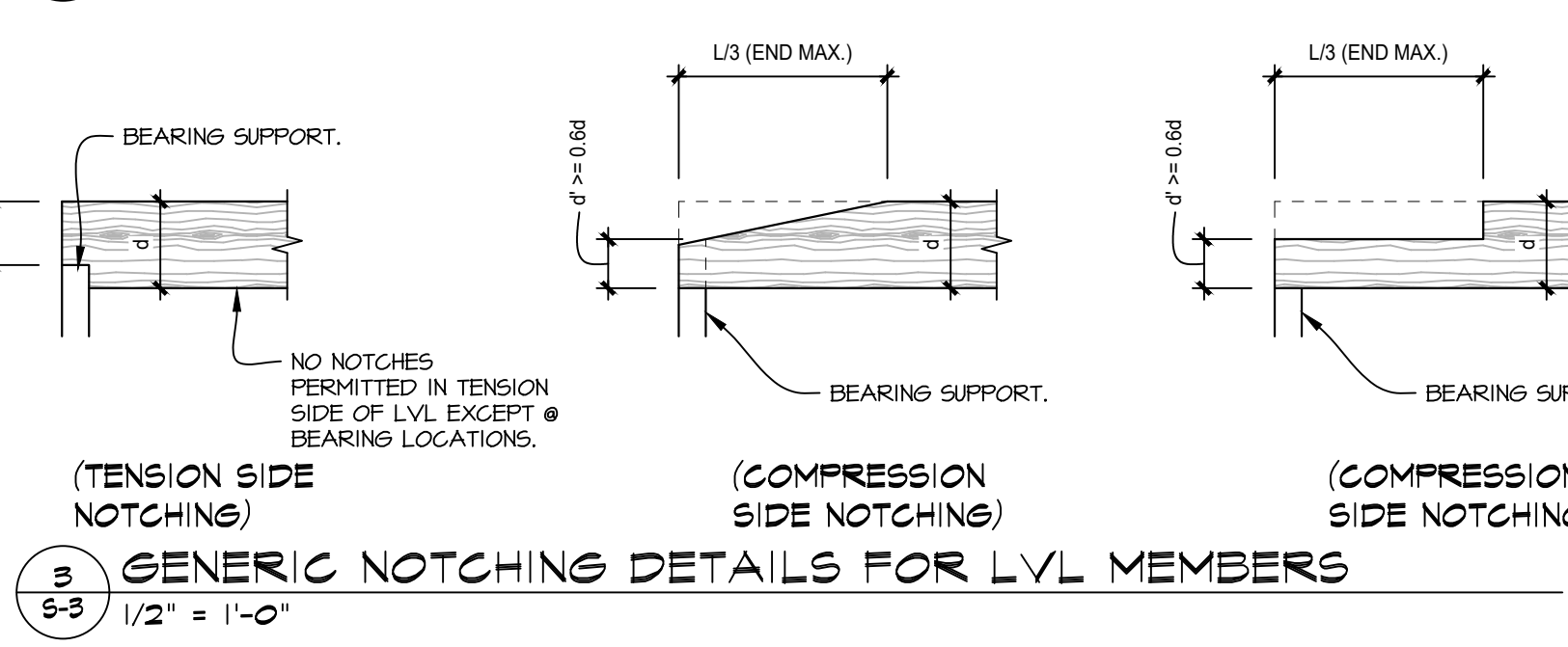
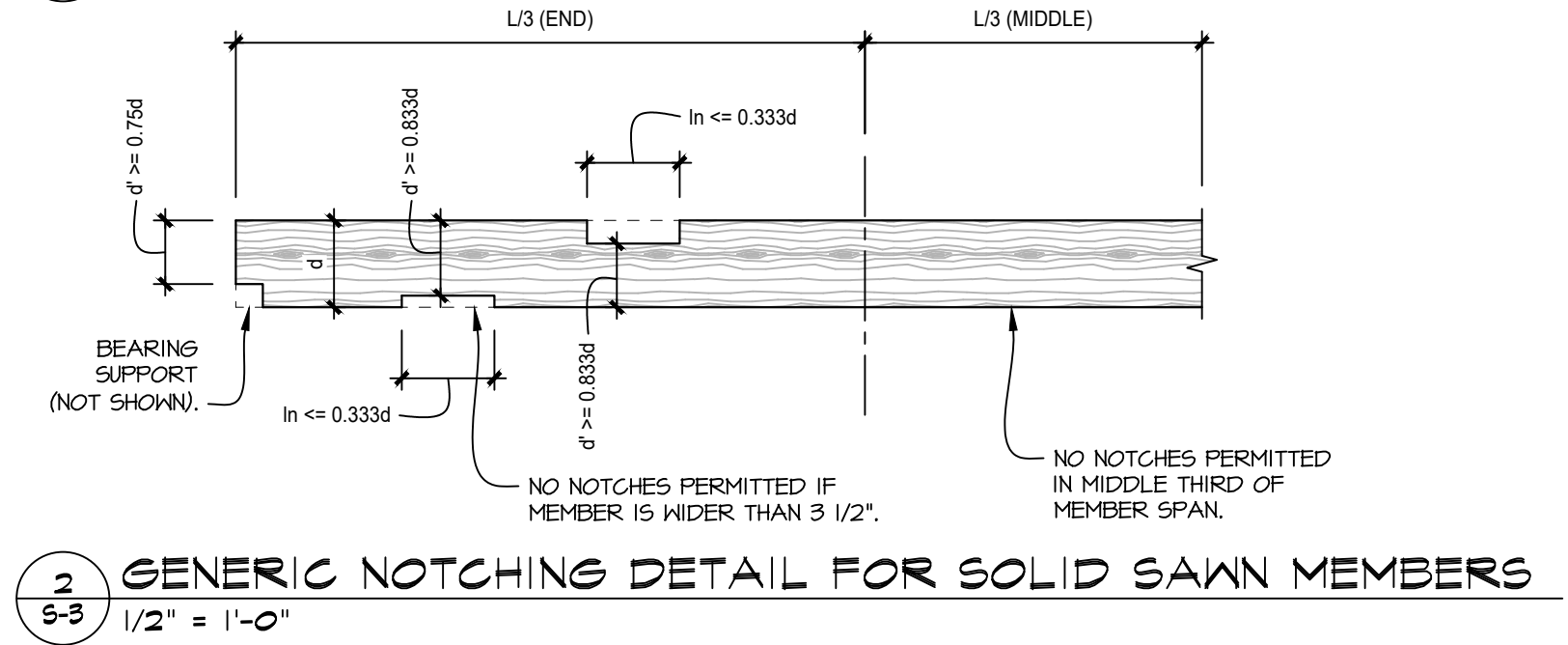
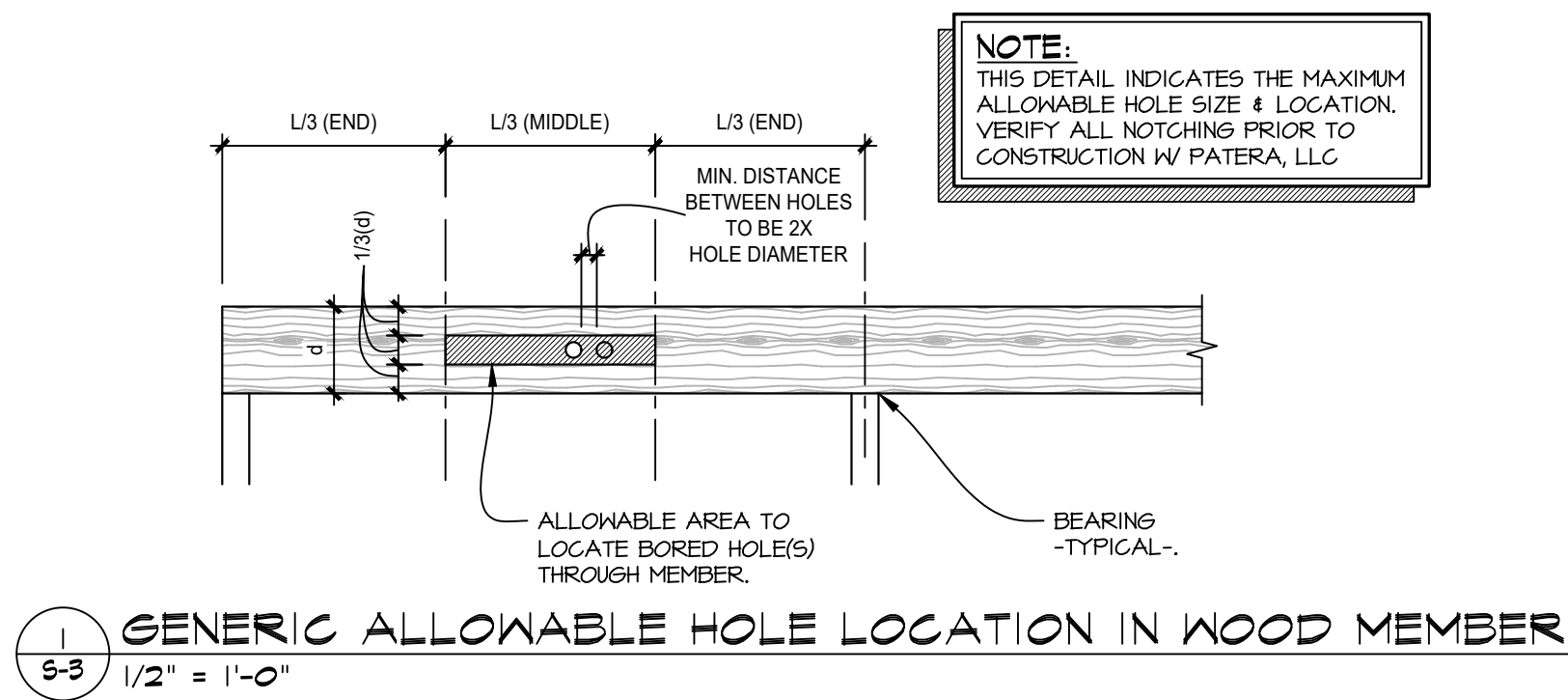
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DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

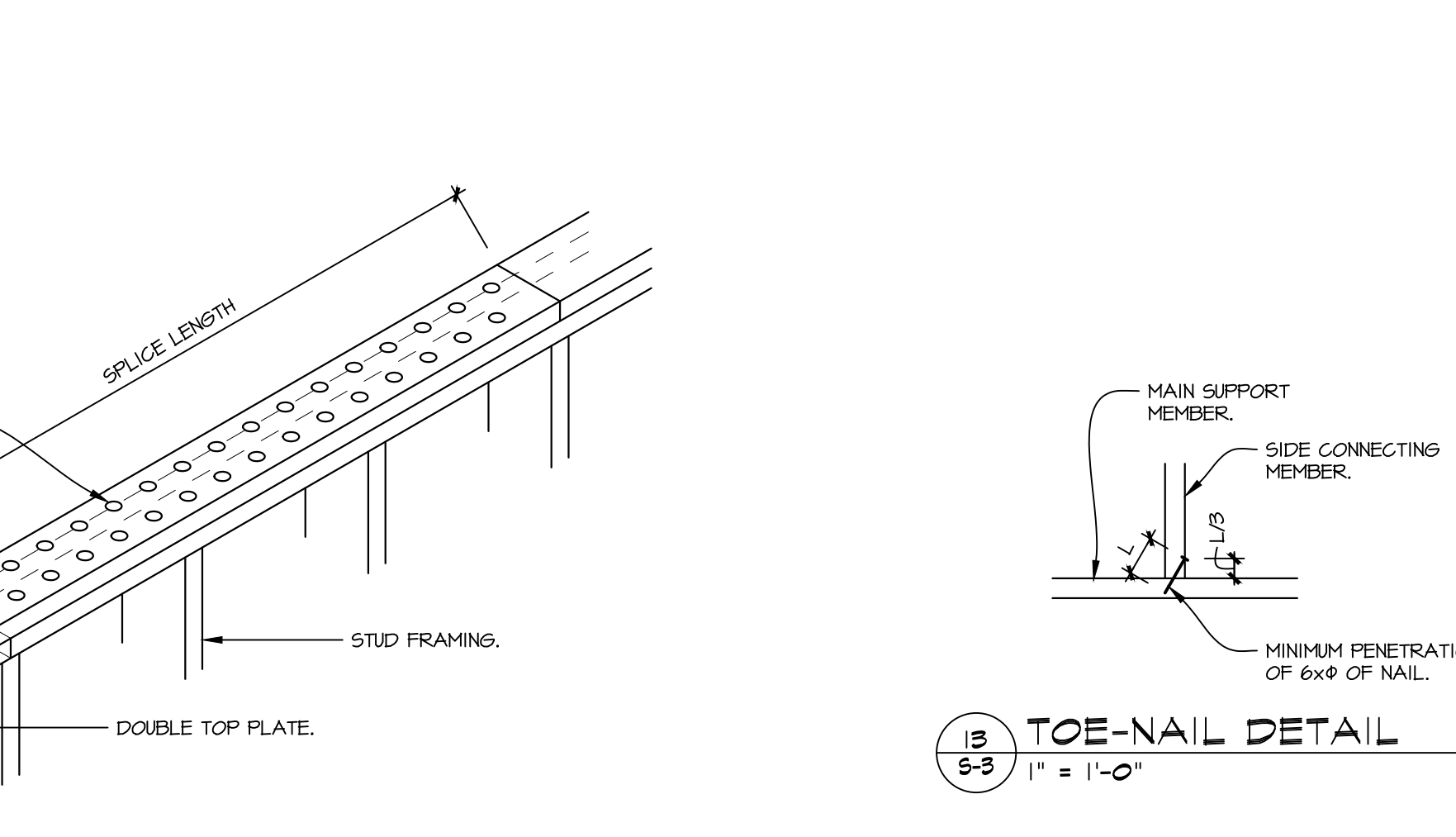
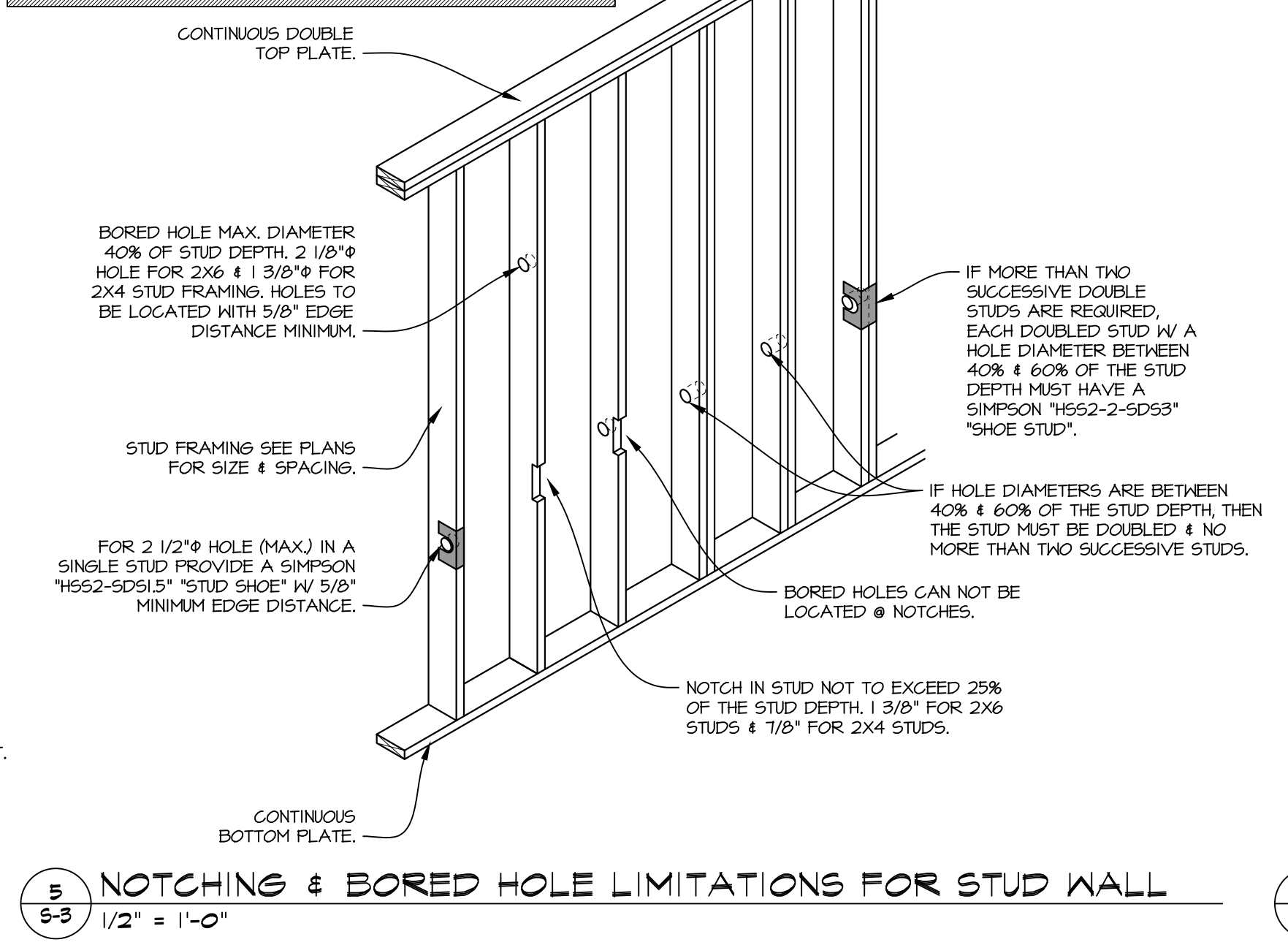
S-2

REVISIONS:



HOLE DIAMETER SCHEDULE

STUD SIZE	40% DIA. HOLE SIZE	60% MAX. DIA. HOLE SIZE
2X4	1 3/8"Ø	2"Ø
2X6	2 1/8"Ø	2 3/4"Ø



DOUBLE TOP PLATE SPLICE SCHEDULE

BUILDING LENGTH (ft.)	BUILDING WIDTH (ft.)	AMOUNT OF 16d COMMON NAILS	SPLICE LENGTH (IN.)
100	61 (OR MORE)	36	48
80	54 (OR MORE)	28	48
60	40 (OR MORE)	22	32
50	34 (OR MORE)	18	32
40	21 (OR MORE)	14	32
≤ 30	20 (OR MORE)	12	16

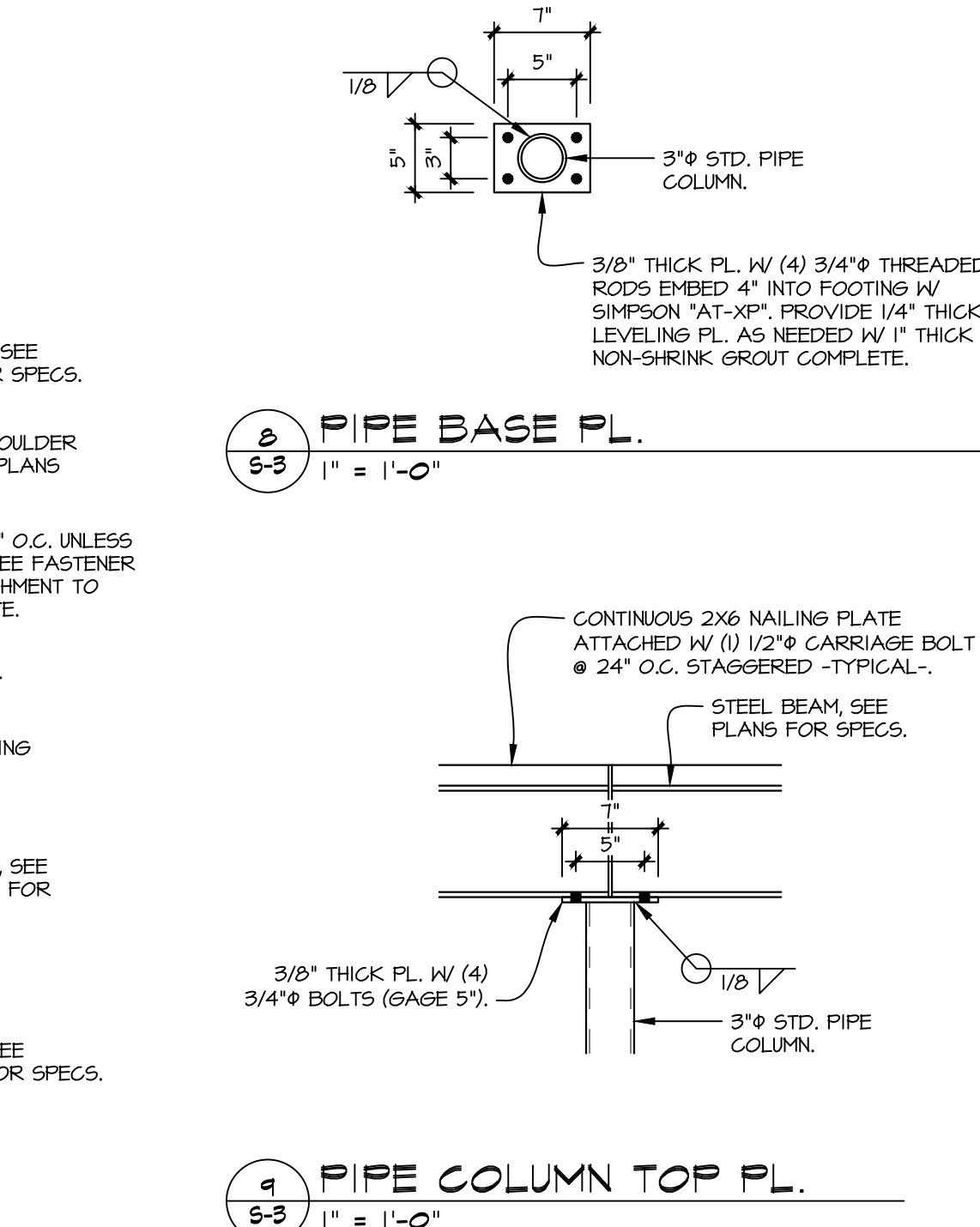
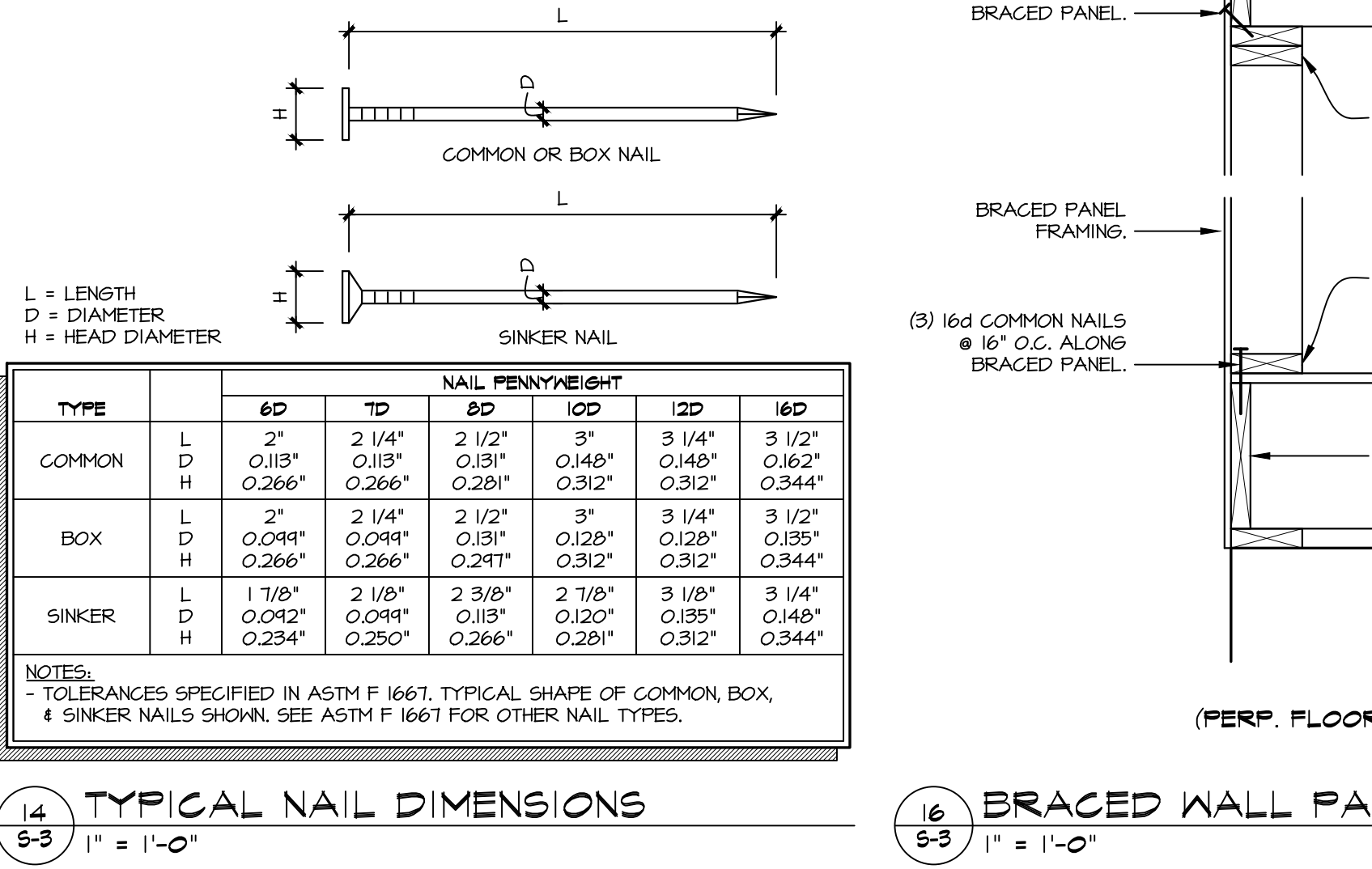
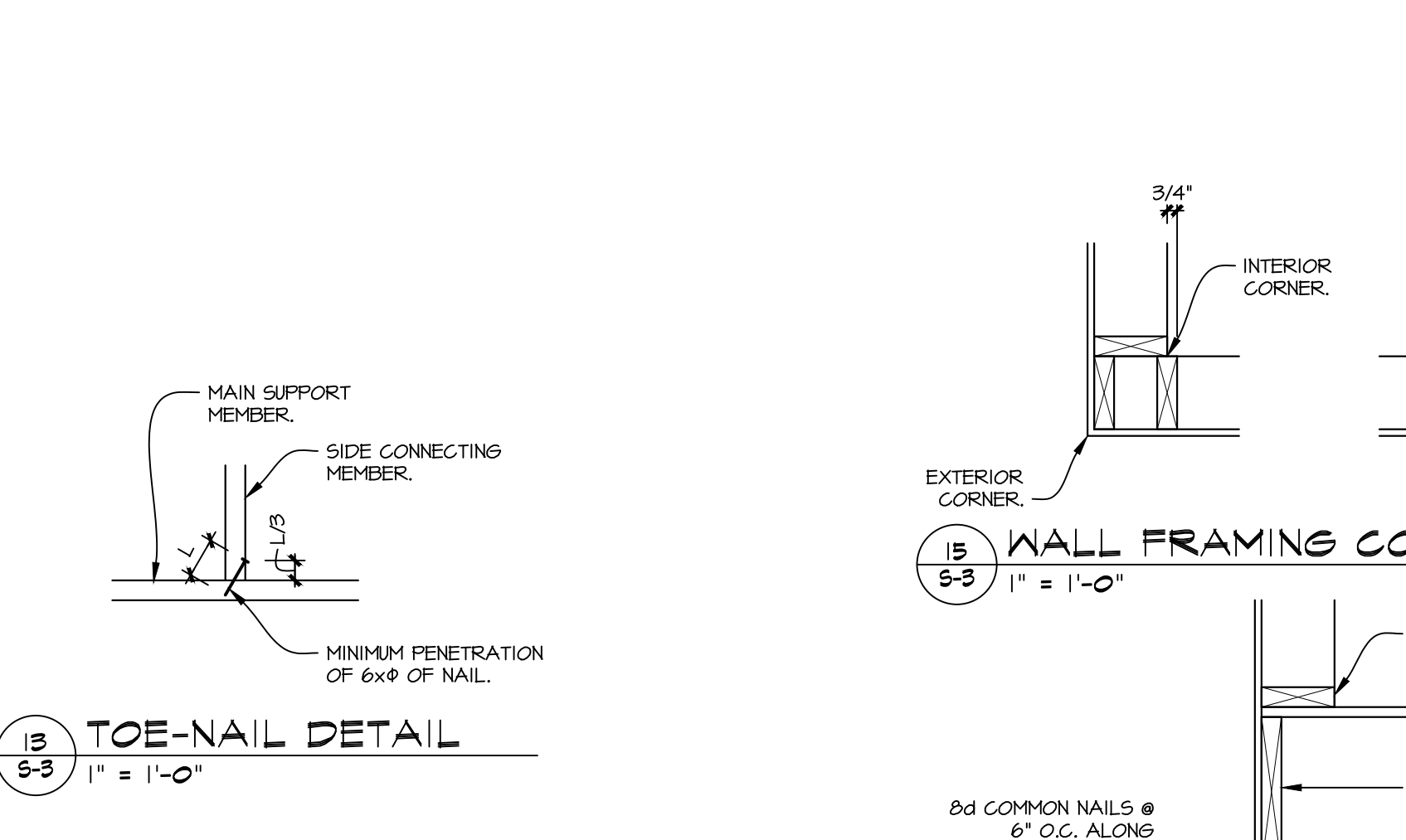
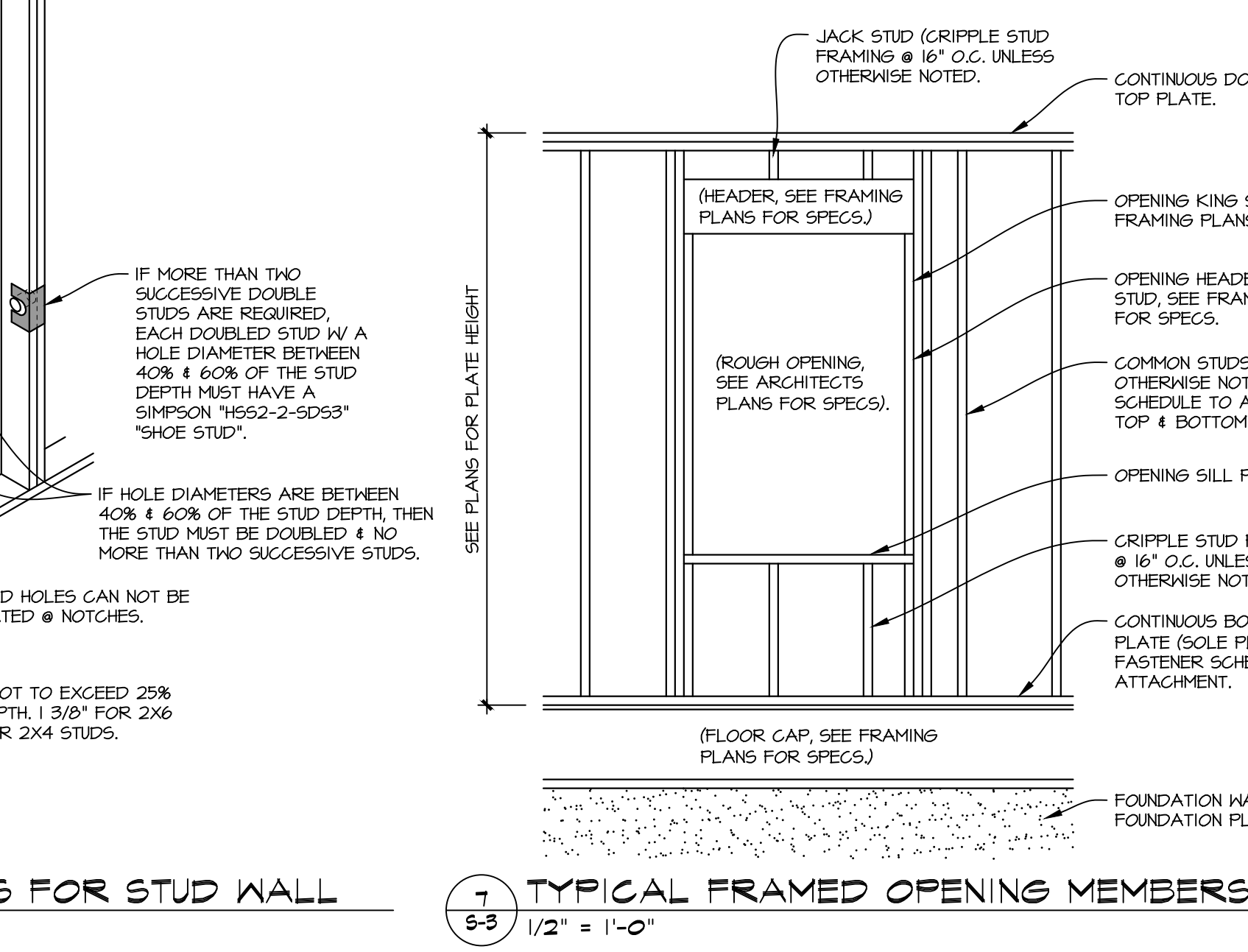
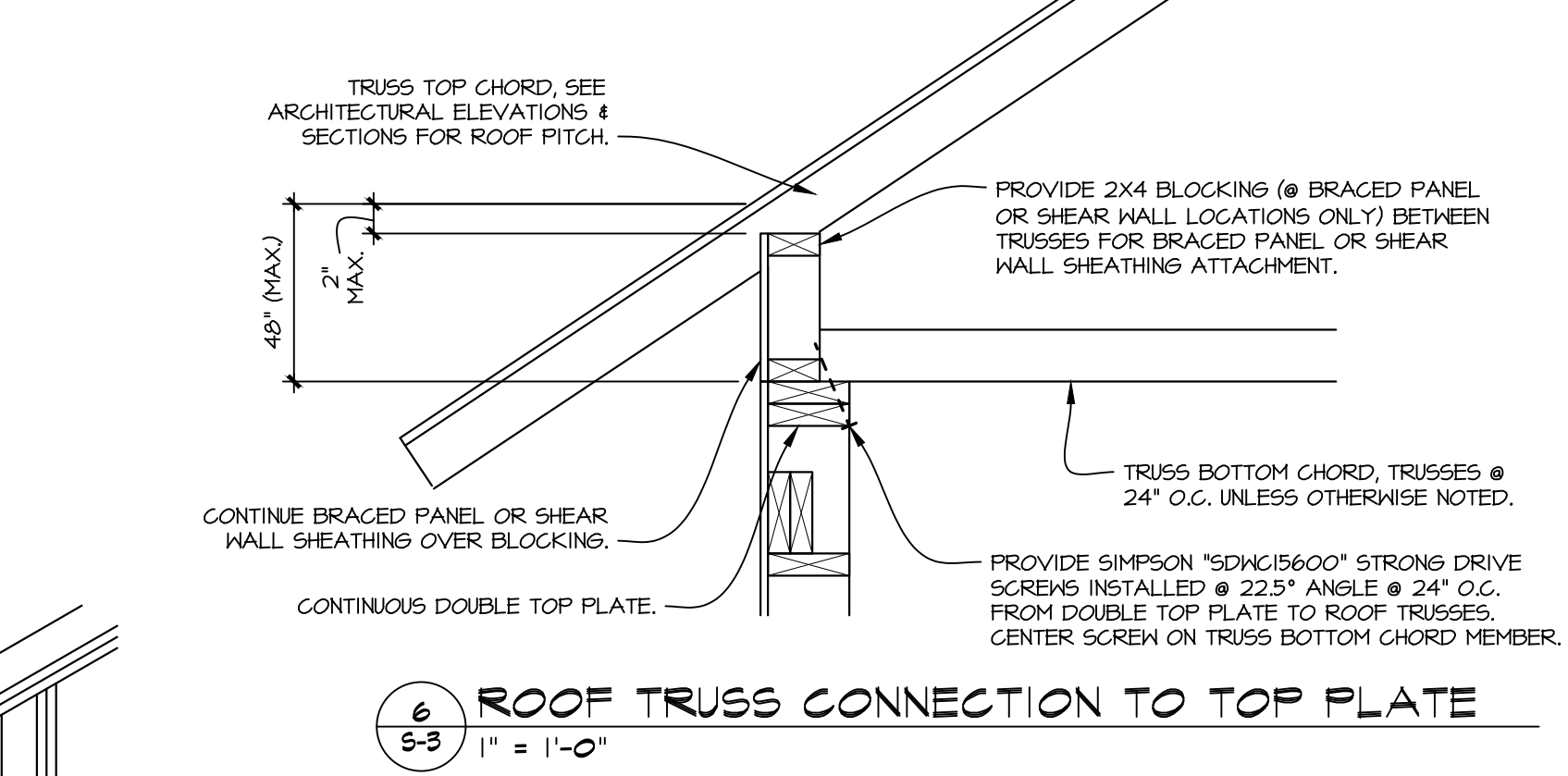
NOTES:
- IF ACTUAL BUILDING LENGTH IS BETWEEN VALUES ROUND UP.
- INSTALL REQUIRED 16d COMMON NAILS IN (2) ROWS STAGGERED THROUGHOUT.

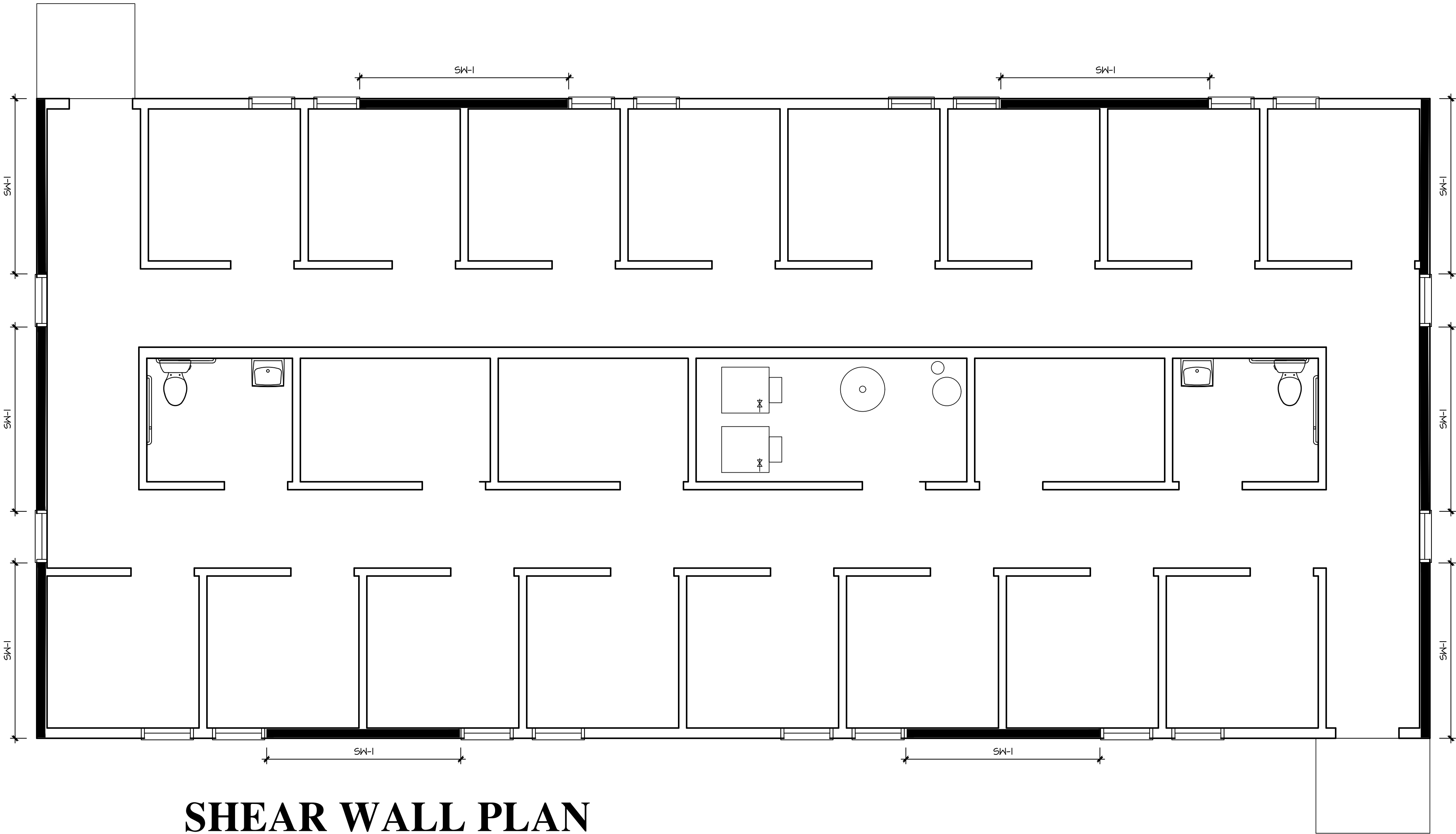
14
S-3
1" = 1'-0"

TYPICAL NAIL DIMENSIONS

TYPE		NAIL PENNYWEIGHT				
		6D	7D	8D	10D	16D
COMMON	L	2"	2 1/4"	2 1/2"	3"	3 1/2"
	D	0.113"	0.119"	0.131"	0.148"	0.162"
BOX	L	2"	2 1/4"	2 1/2"	3"	3 1/2"
	D	0.094"	0.094"	0.131"	0.128"	0.135"
SINKER	L	1 7/8"	2 1/8"	2 3/8"	2 7/8"	3 1/4"
	D	0.042"	0.049"	0.113"	0.120"	0.135"

NOTES:
- TOLERANCES SPECIFIED IN ASTM F 1667, TYPICAL SHAPE OF COMMON, BOX, & SINKER NAILS SHOWN, SEE ASTM F 1667 FOR OTHER NAIL TYPES.





SHEAR WALL SCHEDULE		
MARK	SHEATHING ATTACHMENT	HOLD DOWN
SK-I	7/16" OSB BLOCKED 1/4" 8d NAILS 6" O.C. @ ALL PANEL EDGES & 12" O.C. @ ALL INTERMEDIATE STUDS	NOT REQUIRED

SHEAR WALL PLAN

1 / 4 " = 1 ' - 0 "

REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:
SHEAR WALL PLAN

S-4

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

RECLAMATION AND RESTORATION PLAN FOR

Workman Meadows, LLC

19000 West Lincoln Avenue
New Berlin, Wisconsin

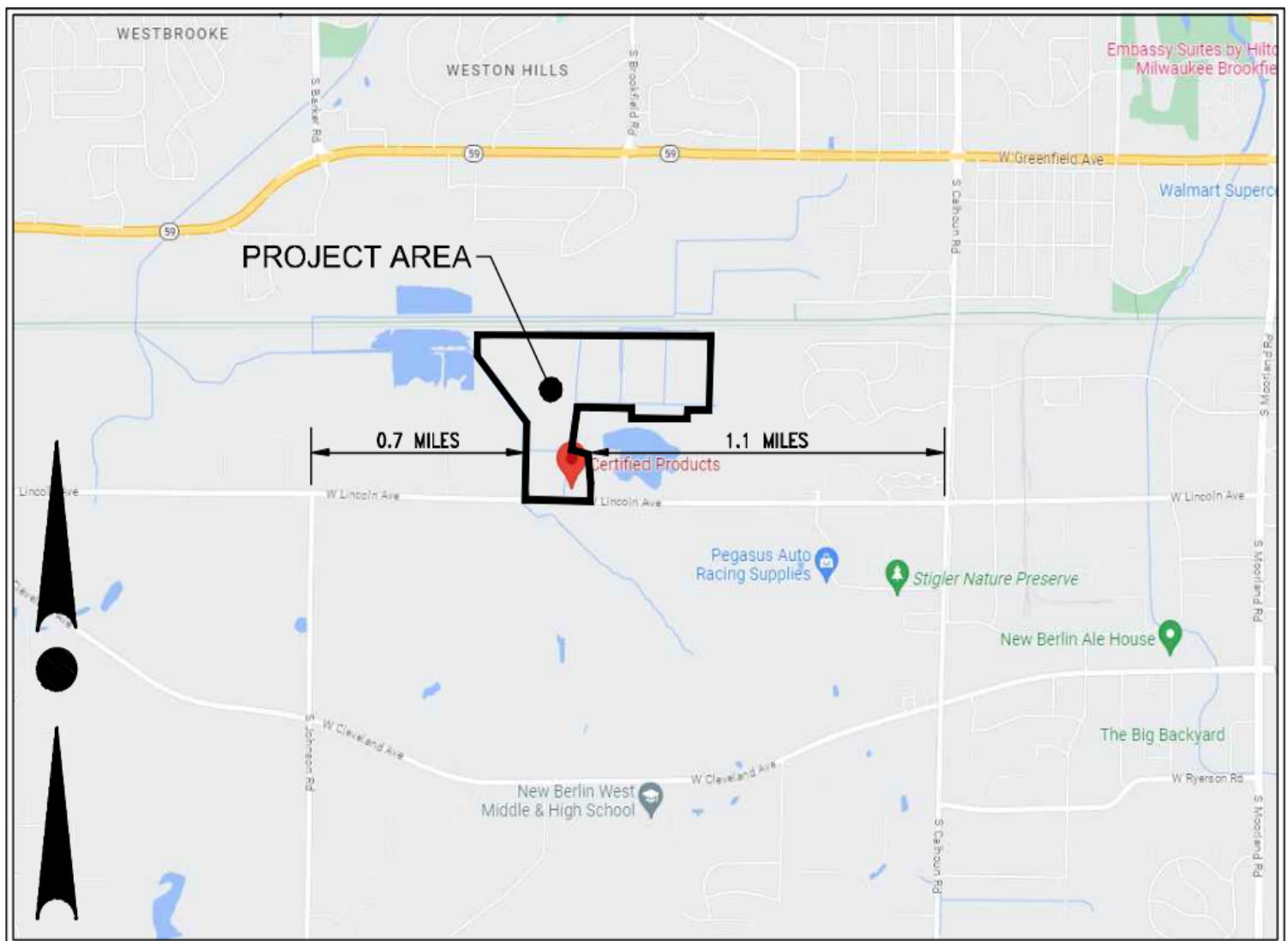
March 15^h, 2024

Prepared By:
Trio Engineering, LLC

4100 N. Calhaun Road Brookfield, WI 53005 262-790-1480 (voice) 262-790-1481 (fax)
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OVERVIEW, GENERAL LOCATION & SUMMARY OF MINING OPERATIONS (NR 135.19 (2) (a) & NB 275-65.A (1))

Workman Meadows is located in Sections 4 and 5, Town 6 North, Range 20 East, in the City of New Berlin, County of Waukesha, and State of Wisconsin. More specifically, it is an operation on three contiguous parcels of land encompassing roughly 112.4 acres. These parcels lie north of Lincoln Avenue approximately 6300' west of the intersection of Lincoln Avenue & Calhoun Road. Below is a general location map. The dark area represents the boundary of the site.



LOCATION MAP
NOT TO SCALE

Nature of the Mine

Mining operations consisted of peat removal; the excavation was and continues to be backfilled with imported fill.

History of the Mine

The subject area has been mined for peat in one form or another since the mid 1950's. During this time other operations took place onsite, including: mulch shredding, composting, and bagging. Based on available aerial photographs, the mine considerably expanded its' operation in the late 1980's. Prior to the 1950's, the site was used for agriculture and some of it existed in a natural wooded state. The mine properties had been owned by members of the Geipel Family since before 1962 and was sold to Workman Enterprises in 2020.

At the time of preparation of this report, the Non-Metallic operations (peat removal) have ceased on the property. The remaining peat reserves on the property are mainly concentrated under the onsite wetland areas and will not be disturbed. There exist a few peat deposits scattered within the property limits, but an analysis of these deposits show that these reserves are not economically feasible to retrieve. These few remaining peat deposits should be noted with future development plans so that proper soil exploration occurs and the future building foundations and associated infrastructure are properly designed. Please see the future use section of this report for more information.

List of Maps

Proposed Site Plan – Proposed Development Plan over existing Areal View.

Plan Sheet T1 – General cover sheet, areal extent, Future lot layout.

Plan Sheets C1.0 thru C1.3 – Existing Site, Zoning, and Environmental Plans

Plan Sheet C1.4 thru C1.6 – Proposed Site Plans

Plan Sheets C2.0 thru C2.8 – Master Grading and Drainage Plan and Pond Details

Plan Sheets C3.0 and C4.0 – Erosion Control Plan and Plan Details

Appendix "A" – Mined property legal descriptions and adjacent parcel information.

Appendix "B" – Soil Boring information

Appendix "C" – Wetland Delineation report, Wetland Legal Description, and DNR artificial wetland letter

Appendix "D" – Endangered Resource Review

Legal Description and Parcel ID numbers

(NR 135.19 (2) (b) & NB 275-65.A (2))

Please see Appendix “A” for Reference maps, Legal Descriptions and Parcel ID numbers for all subject parcels. Note that ownership information is also included in said appendix.

Owners and Operators

(NR 135.19 (2) (c & d) & NB 275-65.A (3 & 4))

Owner: Workman Meadows, LLC
Austin Workman
19000 West Lincoln Avenue
New Berlin, WI 53146
262-894-8300

Operator: Workman Meadows, LLC
Austin Workman
19000 West Lincoln Avenue
New Berlin, WI 53146
262-894-8300

Certification

(NR 135.19 (2) (e) & NB 275-65.A (5))

The certification for this section is included in the overall certification of the reclamation plans and report which is given at the end of this report.

Reclamation Plan Contents

(NR 135.19 (2) (a thru e) & NB 275-65.1. (2) (a thru d))

General Location, property boundaries, existing drainage courses and areal extent.
Please see cover sheet of attached plan set.

Delineation and Acreage of each use onsite.
Please see cover sheet of attached plan set.

Geologic composition, depth and location of Peat (the Non-Metallic Mineral being mined) onsite.

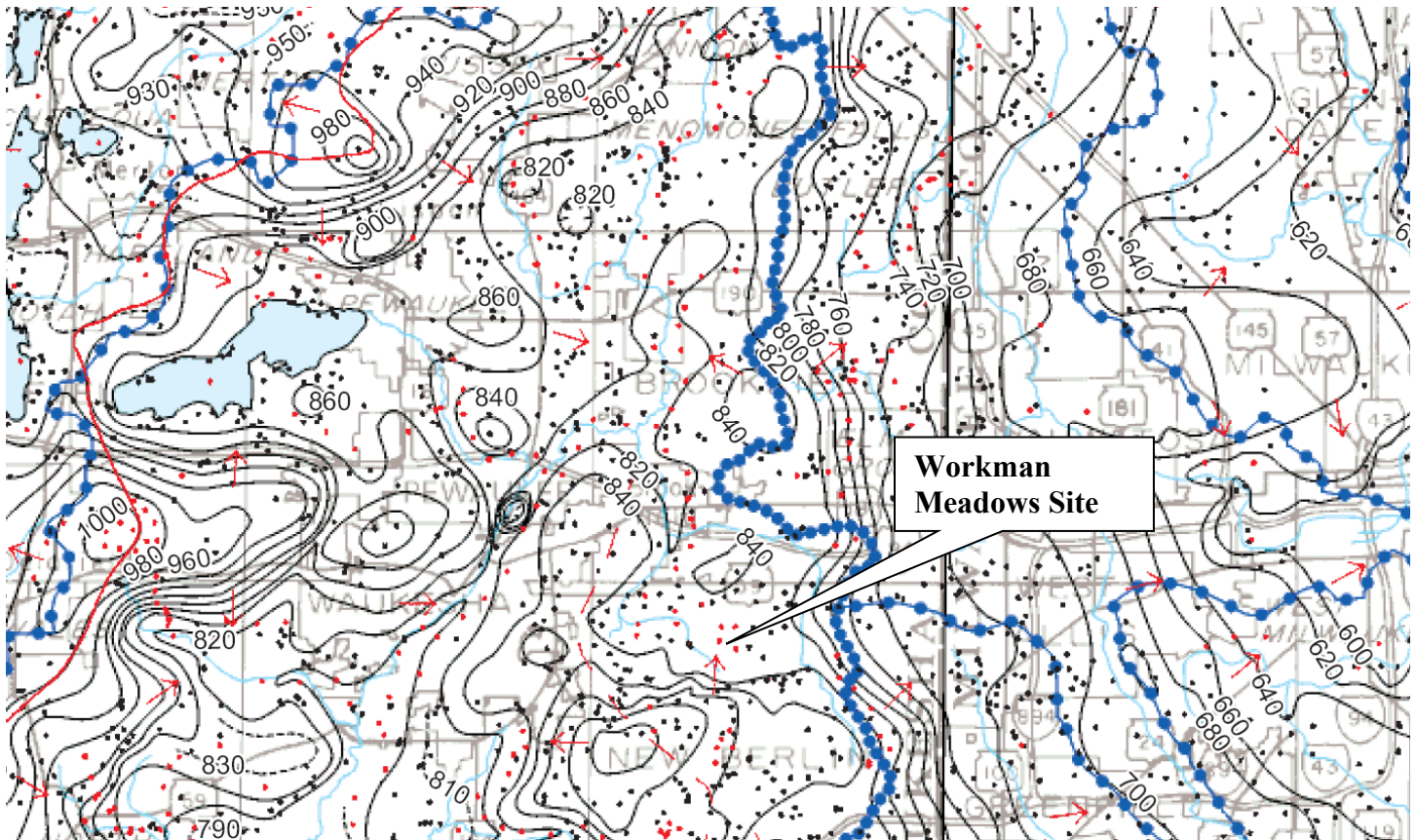
- a. Onsite peat reserves have been mined. No more peat mining is proposed to take place on the site.
- b. Based on available research, peat reserves onsite averaged a depth of 4' to 13' deep in the areas that were mined. Approximate elevations of the bottom of the peat deposit are shown on the cover sheet of the reclamation plan. These depths are taken from the soil borings performed by others.
- c. Total pre-mined peat volume is estimated at 1.8 million yards. This number is based on soil borings and information given in interviews referenced in previous reports. Reported expansion of the peat after processing was estimated at 25%, yielding 2.25 million yards of saleable peat from this mine.
- d. Based on the soil borings taken from previous reports, below the peat deposits are saturated layers of dense to stiff (some silty) gray clay, sand and gravel noted throughout the borings.
- e. Based on available mapping of the bedrock in the area, Dolomite bedrock is at an estimated depth of 700-800 ft below the surface. Please see attached exhibit taken from SEWRPC Technical Report #37 attached at the end of Appendix "B"

Distribution, thickness and type of topsoil.

- a. The non-metallic substance mined onsite is peat, which is naturally occurring topsoil rich in organic nutrients and mainly used for augmentation of planting beds and potting soil. The topsoil is therefore the entire reason for the mine and the pre-mined topsoil depth is estimated at being between 4' to 13' deep across the site, (please see bottom of peat contours on the cover sheet of the plans). This topsoil (peat) has been removed and no longer is available to the site. Under the final reclamation provisions of this report a layer of topsoil capable of supporting the required stabilizing vegetation will need to be imported to the site or any suitable topsoil is located onsite, it may also be utilized. Please see the topsoil spreading and seeding sections for more information.

Approximate Elevation of groundwater.

- a. The soil boring logs and reports indicate that groundwater levels are quite varied thru the site from as little as 6"-8" to 12' below grade. The soil boring report prepared by Wisconsin Testing Laboratories indicates that this water may be perched over the silty clay layer in some areas. This appears to be true in areas where the water found was extremely high (within 1' of the terrain). Further analyses of wells in the area along with the soils report indicate that the static elevation is between 831 and 835 onsite. This agrees with the SEWRPC Technical Report #37, which when adjusted for neighboring terrain, indicates a ground water elevation around 3-5' deep onsite. An excerpt of an exhibit from the Technical Report is provided on the following page.



Based upon research of nearby wells in the vicinity of the project site, a well located near Moreland Road and I-94 indicated a static water level of 8' down (around an 832 elevation). This agrees closely with what was reported onsite. This well information is attached as Appendix "C".

Biological Resources. – See plan Sheet 2

- a. Primary Environmental Corridors (PEC) and Isolated Natural Resource Areas (INRA)
 1. Plan sheet 2 shows the areas on the site designated as PEC and INRA areas.
- b. The plan also shows onsite areas designated as wetlands onsite. Excerpts from the wetland delineation report and ACOE and DNR concurrence letters are attached in Appendix "D".
- c. Vegetation data for the property was determined through a visual inspection done as a part of the wetland delineation for the property.
 1. The wetlands along the east property line extending to the north consist of a combination of hardwood tree complexes to the south, extending to disturbed fresh meadow (indications of disturbance due to mining activity) to the north. Species present include American Basswood, Green Ash, American Elm, Silky Dogwood,

Northern Red Oak, Buckthorn and Quaking Aspen. Garlic Mustard was also noted in this area.

2. Along the northern property line the vegetation is described as disturbed fresh meadow. Species Present include: Narrowleaf Cattail, Pussy Willow, Giant Reed Grass and Reed Canary Grass.
3. The large area of wetlands along the west edge of the property is a mix of disturbed fresh meadow, shallow water marsh and shrub-carr bordering Poplar Creek. Species present include: Reed Canary Grass, Narrowleaf Cattail, scattered Willows and Green Ash Trees.
4. Several man-made drainage ditches, with intermittent culvert crossings, were constructed as irrigation facilities when the site was a sod farm, run along the southern edge of the mined areas. These ditches are labeled as farm ditches on the cover of the plan set. These ditches contain: Reed Canary Grass, scattered Red Osier Dogwood, Willows and Stinging Nettle.
5. The Southeastern "leg" of the horseshoe shaped site is a previously mined area, hence stabilized with a mix of Kentucky blue grass, dandelion and queen Anne's Lace. Vegetative cover is described as good.
6. The remaining mined area in the north of the property has poor vegetative cover and is in need of reclamation. Blue Grass, dandelion and Queen Anne's Lace are present, but coverage is described as poor or non-existent.

Wildlife data

- a. The site may be located in the range of the Butler's Garter Snake, a state listed threatened species. However, the areas to be disturbed as a part of this reclamation remain under such heavy disturbance that their existence onsite is not probable.
- b. Rare Species – species listed below have not been directly seen on the site, but are listed by the DNR as using areas similar to this site as habitat in Waukesha County. Sighting of these species should be reported to the DNR Bureau of Endangered Resources. The year shown below is the last reported sighting in Waukesha County.

Barn Owl, Tyto alba, 1981

A Leafhopper, Flexamia prairiana, 1996

Bird Rookery, Bird Rookery, 2003

Hooded Warbler, Wilsonia citrina, 1997

Cerulean Warbler, Dendroica cerulea, 2005

Kentucky Warbler, Oporornis formosus, 1992

Acadian Flycatcher, Empidonax vireescens, 1992

Hickory Hairstreak, Satyrium caryaevorum, 1993

Worm-eating Warbler, Helmitheros vermivorus, 1999
Broad-winged Skipper, Poanes viator, 1992
Columbine Dusky Wing, Erynnis lucilius, 1982
Franklin's Ground Squirrel, Spermophilus franklinii, 2005
Red-tailed Prairie Leafhopper, Aflexia rubranura, 1999

c. Known species

1. Wildlife usage is light through the site. Species such a deer, turkey, rabbit, geese, various hawks, herons and other water fowl have been observed onsite. Raccoons are also prevalent mainly due to the neighboring residential areas.

Current Zoning

- a. Two New Berlin zoning classifications exist onsite:

C-1 Upland Resource Conservancy District
C-2 Shoreland Wetland District

The limits of each zoning district are shown on sheet 2 of the reclamation plan.

The following is taken directly from the City of New Berlin's Zoning Code:

- (1) *Boundaries of the C-1 Upland Resource Conservancy District were based on the delineation of primary environmental corridors, secondary environmental corridors, and isolated natural areas as shown in the Land Use and Urban Design Plan for the City of New Berlin: 2010. C-1 Conservancy Districts may also include buffers, significant natural areas, environmental easements shown on development plan approvals, poor soils as shown in the Soil Survey of Milwaukee and Waukesha Counties, Wisconsin, published by the U. S. Department of Agriculture in July 1971, and previous City of New Berlin C-1 District zoning boundaries.*
- (2) *Boundaries of the C-2 Shoreland Wetland District are based on the following, which reflect the best data available to the City:*
 - (a) *Wisconsin Wetland Inventory Maps for the City of New Berlin dated April 10, 1986, and stamped "Final." The Wisconsin Wetland Inventory Maps to illustrate the wetlands utilizing the best statewide cartographic information available at that time. The City declares, however, that the Wisconsin Wetland Inventory Maps do not exhibit exact wetland boundaries.*
 - (b) *Wetland maps for the City of New Berlin marked "City of New Berlin Wetlands; Source City of New Berlin Planning Department; Completed December 1987 - Revised." These maps show wetlands requiring protection by § 62.231, Wis. Stats.; wetland protected by Army Corps of Engineers Section 404; and other wetlands inside New Berlin environmental corridors.*
 - (c) *Wetlands field staked by a field biologist, surveyed by a Wisconsin*

registered land surveyor and approved by the Southeastern Wisconsin Regional Planning Commission.

Previously mined Areas

As mentioned earlier in this report, all mining operations onsite have ceased. Please see the cover of the reclamation plan set for the delineation of these areas.

Post Mining Land Use

(NR 135.19 (3) (a) & NB 275-65.1. (3) (a))

Proposed future land use: Multi-Tenant Outdoor Storage and Business Business Park/Industrial

The site will continue to be filled and compacted with clean fill until it reaches final grade as shown on the attached future fill and grading sheets included in the reclamation plan set.

- a. Plant material for the future use of this property is limited to the grasses grown from the proposed reclamation seeding mix.
- b. Outstanding issues with this proposed use include:
 1. Filling the site to future grade.
 - i. Approximately 887,000 cy (compacted volume) will need to be imported and compacted to reach this final grade.
 2. Utilities service
 - i. The tenant office building is proposed to be served by a well and holding tank. There is already one building on site that is setup this way. It is assumed that the future manufacturing sites would also be served by well and holding tank.
 3. Zoning
 - i. The Workman properties are currently zoned as C-1 Upland Resource Conservancy District with some C-2 Shoreland Wetland District. The City's Growth and Development Master Plan (GDMP) identifies a "Business Park/Industrial" land use for the Workman Properties. The intent is to rezone the property to M-1 Manufacturing once the land is out of the mining designation.

As this is a pay-to-dump clean fill operation, the operator would be required to stay in business for the entire duration in order to fulfill the requirements of the reclamation permit. If the pay-to-dump operation were to cease, it would not be economically reasonable to require that the site be brought to final grade to achieve reclamation.

Reclamation Measures

(NR 135.19 (4) (a) & NB 275-65.1. (4) (a))

Earthwork: Final Grading & Slopes

- a. To reclaim the site to the future use plan approximately 887,000 cy of fill will need to be imported. This fill, along with the listed volumes of topsoil, will also need to be hauled into the site.
- b. Fill should be placed in a manner that minimizes the area of bare soil exposed at any one time to the extent practical. This may be accomplished by incrementally bringing areas up to future grade, and stabilizing before beginning land disturbing activities in another area of the site. This stabilization of the incrementally filled areas may be accomplished by immediately covering with topsoil and seeding with a fast growing cover crop.
- c. Currently the site is a pay-to-dump site. Fill is hauled in, inspected and then dumped in areas onsite. The fill is then spread in approximately 8" – 12" thick lifts and compacted with the onsite spreading equipment. It is suggested that some type of compaction equipment be used (sheepsfoot roller, etc.) and that the compaction of the fill is tested regularly to ensure the ability to support foundations/roads at a later date.

The following paragraph is based on information given in interviews with the Owner/Operator. Since this mine has begun operations, after removal of the peat, the excavated area was then backfilled and compacted using onsite dozers and earth-spreading equipment. - approximately 8" to 12" thick lifts were spread and then compacted. The material was clean clay fill with some inclusions of larger pieces of concrete and brick. All fill was inspected by the dozer operators prior to being dumped onsite and any unclean fill was rejected.

- d. After construction of the outer sediment basin, fill will be placed as needed in low areas first to promote positive drainage to the proposed sediment ponds.
- e. No proposed slope shall be steeper than 4:1. All ponds shall include a 10' wide safety shelf at a 10:1 slope below the normal water level of the pond.
- f. Grading shall be completed in a manner so as to prevent ponding or the directing of surface water on or over previously stabilized areas. Temporary ditches may also be used to direct surface runoff through or around stabilized areas to the ponds.
- g. Existing ponds shall be pumped dry by directing that water into a sediment pond and any collected sediment shall be removed prior to any filling or compaction operations in these existing pond areas.
- h. All grading will be completed and resulting surfaces scarified prior to topsoil re-distribution. The topsoil will be placed and finished to the

required limits, grades and slopes shown on the Non-Metallic Mining Reclamation & Restoration plan.

- i. Excess material will be stored close to the point of actual final use to reduce double handling and other transportation related expenses. Storage locations will be upslope of sediment basins thereby avoiding environmental impacts.

Topsoil

(NR 135.19 (4) (b) & NB 275-65.1. (4) (b))

The establishment of sediment control measures will be the first activity initiated and will be followed by the removal of any topsoil onsite. Based on the attached soil borings, a layer of topsoil was not spread over the previously stabilized areas. These areas are currently stable and will be left “as is” as a part of this plan.

Topsoil removal

If any topsoil is located on the site, it is to be collected and piled onsite and protected from erosion per the instructions in the erosion control plans.

Topsoil protection

Stockpiles of topsoil are to be protected per the measures outlined in the erosion control plan sheets.

Contemporaneous Use of Topsoil Redistribution & Site Preparation – Whenever possible, topsoil located onsite shall be immediately distributed on areas that have reached the proposed final use grade. This will be done to avoid loss of topsoil quality and quantity during storage.

Volume of topsoil required

Once final grade is reached in an area, the subsurface is to be scarified to promote the adhesion of the topsoil layer and a 4” thick layer of topsoil is to be placed. There are 63 acres total acres to be stabilized which equals 33,700 cy of topsoil required.

Future Use Topography and Site Plan

(NR 135.19 (4) (c & d) & NB 275-65.1. (4) (c & d))

Please see the proposed future use plans included in the reclamation plan set. The location of future structures has not yet been finalized and will depend on the ultimate user(s) of the future Industrial Park. Buildings will be located to meet local zoning and environmental setbacks.

Re-vegetation Plan

(NR 135.19 (4) (f) & NB 275-65.1. (4) (f))

Re-vegetation Plan

The final use plan calls for turf grass cover in the lawn areas. This cover will be installed in the ultimate development of this site. Prior to that there will be an interim period before final use and after reclamation which could last for several years, depending on the timeframes of development and sales of the individual industrial lots. This interim use period calls for a fast growing, stable vegetative cover which will be compatible with the vegetative cover in the future ultimate use (turfgrass). A pasture mix is the best choice to stabilize the terrain and for aesthetics.

Seed Selection

The seed type selected shall be Mix #1 Pasture - as specified in the "Guide to Developing Reclamation Plans for Nonmetallic Mining Sites in Wisconsin" – Publ-WA-834 2002 – Produced by the Wisconsin Dept. of Natural Resources Bureau of Waste Management.

Seed Must Meet the following Criteria:

- a. Seed must Conform to the Wisconsin Statutes and Wisconsin Administrative Code Chapter ATCP 20 regarding noxious weed seed content and labeling.
- b. Seed must be used within one year of the test date appearing on the label.
- c. Store any seed delivered before use in a manner that protects it from damage by heat, moisture, rodents, or other causes. Discard and replace any previously tested and accepted seed that becomes damaged.

Timing of Seed Application

Seed will be applied to soils that are properly prepared as specified above at any time during the growing season when soil conditions are suitable except between July 1 and August 15, unless permitted by the City and/or County representative. Seeding activities will not be carried out immediately following rain, when the ground is too dry or during windy periods.

General Seeding Methods

All plant material will be handled with care during all phases of re-vegetation (transport, storage, preparation and seeding) or other plant installation activities. Plant material that shows any evidence of injury, mold, rot or excessive drying will not be used. Acceptance of plant material shall be subject to approval of the operator. If rejected, substitutes chosen from the list in the reclamation plan shall be provided as approved by the operator.

The area will be seeded following the final grading and completion of all site preparation activities. All necessary physical seedbed preparation measures (such as scarification,

tilling or harrowing) and chemical measures such as amendments (fertilizer, lime or other) will be done prior to seeding.

Seeding activities will be carried out using specified equipment in a manner to avoid soil compaction in accordance with seeding specifications and/or those given in the reclamation plan. The area seeded will not exceed the area that can be mulched on the same day. Seed will be uniformly sown by means of equipment adapted to the purpose. Then the site will be lightly raked or dragged to cover the seed with approximately one-fourth inch of soil. After seeding is complete, the areas will be lightly rolled or compacted by means of suitable equipment to improve soil contact and germination.

Soil Amendments

In order to allow adequate time between sampling the soil and the initiation of reclamation activities, Certified Materials will perform soil sampling and submit samples to an accredited laboratory for analysis at least 60 days prior to initiation of reseeding activities. Based on the results of the analysis, amendments will be obtained as necessary and applied to the soil prior to seeding.

Lime

Lime will be applied as necessary based on soil pH tests.

Other organic Amendments

Manure and other sources of organic matter (compost, sludge- also known as bio-solids, wood chips) may be used if available and if deemed appropriate based on the results of the soil testing and/or test plots, and in accordance with local zoning and all applicable laws.

Mulching

Following seeding, mulch will be applied uniformly at a rate between 1 and 1.5 tons per acre in slope areas 4:1 where necessary. Mulch will be straw, marsh hay or equivalent weed-free mulch. Mulching operations will begin at the top of the slope and proceed downward. The mulch cover will be applied so as to be loose enough to allow some sunlight to penetrate yet thick enough to provide shade and protection from desiccation, raindrop impact and erosion. After spreading of reseeded surfaces, mulch will be crimped into the soil by passing over the reclaimed surface with a dull, weighted disk or similar implement. On steep slopes, straw or hay will be securely pegged or stapled in place. In lieu of such anchorage, the mulch may be secured by means of heavy biodegradable twine fastened with pegs or staples to form a grid. Also, at the discretion of the operator, erosion blanket, jute netting or a tactifier may be used in addition to or in lieu of the crimping process.

Re-vegetation Standards

(NR 135.19 (4) (g) & NB 275-65.1. (4) (g))

Vegetative Cover Goal

The goal of this plan is to achieve a percent cover of 70 percent (primarily leaf and stem area) averaged over the site at 90 percent statistical confidence level. This would generally correspond to the coverage already obtained in the southeast corner of the site (previously stabilized area). This area will be used as a model for the type of coverage desired (i.e. a yardstick to be measured against).

Measurement of Cover Goal (2 methods)

- a. Counting method - Physical count of number of plants in a randomly selected quadrat, typical of the area being surveyed. Photo documentation should also be collected. This should then be compared against a count taken in a random quadrat in the previously stabilized area.
- b. Biomass Method – Random areas of equal size shall be selected in the recently stabilized area (the area being measured) and the previously stabilized area in the Southeast leg of the site (the area being used as the yardstick) shall be mowed with a mower with a bag type collector. Each area should be representative of the cover for its' respective area and each area should have the same number of days to grow since the last mowing. The samples should be dried, weighed and the results compared.

Erosion Control

(NR 135.19 (4) (h) & NB 275-65.1. (4) (h))

Erosion Control

Perimeter erosion control measures are to be installed first. These activities shall begin with installing silt fence around the edges of the reclamation followed by constructing a 1'+ high berm around the work area as shown on the erosion plans in the reclamation plan set. This berm will have a minimum 1' height (see below for additional requirements of this berm) and as the areas adjacent to the berm are filled the elevation of the berm shall be adjusted. The wetlands/undisturbed areas next to the berm shall be protected with silt fence. No berm slope shall exceed 4:1. As the berms are raised they will rise up and away from the protected areas at a slope of 4:1. The berm shall be temporarily seeded if it is to be left undisturbed for more than 7 days. Once the final grade is reached the berm shall be permanently stabilized. After initial construction of the berms, construct sediment ponds 1-3 as shown on the erosion control plans. Fill areas to final grade using the approved methods for erosion control and stabilization listed herein. The composting and landscaping materials processing/storage/sales will continue operations during this time period. Occasional interruption of the composting operation will need to happen as this area is raised. Reclamation will be conducted in a manner so

as to minimize the amount of soil exposed to erosion at any one time. This shall be accomplished by minimizing the areas being filled, incrementally filling areas on the site at any one time. Typical erosion control measures are outlined in the erosion control notes and construction sequence included on the Non-Metallic Mining Reclamation erosion control sheets. The operator will minimize the total area exposed to erosion in accordance with NR 135.06 (2).

Surface water shall be directed towards the sediment ponds based on the watershed lines shown on the erosion control sheets. These lines shall be adhered to. The berms which surround the fill areas protecting the wetlands are to always be 1' higher than both the surrounding terrain and the overflow elevation of the pond spillway for that particular watershed.

After reclamation the ponds are to remain and may be incorporated into the future storm water management plan that will be part of future development plans for the site.

Temporary seeding, where required, shall be per the specifications listed on the erosion control plan sheets in the reclamation plan.

Necessary Site Maintenance & Follow-up Inspections

The operators will inspect the sediment and erosion control systems every 7 days and/or within 24 hours of a rainfall greater than 0.5 inches. The operators will conduct periodic follow-up inspections of all reclaimed or otherwise stabilized surfaces to ensure they are in a condition stable enough to control erosion and sedimentation. No erosion control items shall be removed until all upstream areas have been stabilized. The operators will inspect and maintain all reclaimed areas.

When damage caused by traffic, wind, water or other causes is detected, the operators will promptly perform all necessary maintenance and repair work to the erosion control system. Likewise, other work necessary to ensure long-term success of the vegetation, including follow-up fertilization, other necessary soil amendments as well as any weed or pest control that may be needed to restore and maintain adequate vegetative cover will be accomplished.

As part of the maintenance of the reclaimed site, the operators will perform any necessary weed control or pest control maintenance to facilitate the establishment and survival of vegetation. Exotic species that occur on the site or are accidentally added through contaminants in the seed mixes or through the use of hay or other mulch products that are not weed free, will be promptly controlled through fire, mechanical means or with herbicides. The City, County and/or WDNR should be contacted and notified accordingly depending on the control measures being used. This will continue until the Regulatory Authority issues the Certificate of Completion (COC)

Description of Interim areas

(NR 135.19 (4) (i) & NB 275-65.1. (4) (i))

No interim areas are proposed to be stabilized as a part of this report.

Long Term Safety

(NR 135.19 (4) (j))

As the subject parcel has very little steep terrain, injuries from falls off cliff's and high walls are of little concern. The main safety concerns onsite are the dangers from the operation of earthmoving machinery and of the drowning risks associated with sediment ponds. To manage the long term safety on the site the following measures will be employed:

- a. No trespassing signs and fencing will be installed if the operator deems it necessary should earthmoving operations become excessively attractive to locals, although this is not a pedestrian travel area.
- b. Safety shelves will be constructed in the ponds per plan.
- c. Only employees of Workman Enterprises will be allowed to operate the earthmoving equipment, as pursuant to their policy.
- d. Machinery used onsite will be well maintained and all safety features will be operational.
- e. Drivers who enter the filling area will be required to remain in their trucks.
- f. All OSHA requirements shall be met onsite.

Criteria for Successful Reclamation

(NR 135.19 (5) & NB 275-65.1. (5))

The operators will demonstrate compliance with the re-vegetation success standards (Re-vegetation Standards). The techniques employed are as follows: percent cover will be determined as total cover (expressed as a percentage) as measured by coverage of the canopy (vertical projection of plant parts) and will be recorded by species. Cover will be measured over the entire re-vegetated site at no less than 20 randomly placed square meter quadrats for each 10-acre area. Please see the Re-vegetation standards section of this report.

Certification of the Reclamation Plan

(NR 135.19 (6) & NB 275-65.1. (6))

I hereby certify, as a duly authorized representative or agent of, that Workman Meadows, LLC will comply with the provisions of this reclamation plan, the requirements of the City of New Berlin (Article IX) as well as the statewide nonmetallic mining reclamation standards established in NR 135.05 through 135.15, Wis. Adm. Code.

Signature of Applicant or Duly Authorized Agent

Date Signed

Final Site Actions

The final removal of mining-related structures and sediment control structures will be accomplished once the vegetative cover is robust enough to provide equivalent protection. At such time and in accordance with the approved reclamation plan, those structures will be removed and soils in such areas will be reclaimed as described in the reclamation plan (NR 135.11-135.19). At this time, Workman Meadows, LLC will request the regulatory Authority to perform the necessary inspection and evaluation work to certify the reclamation as complete (COC) and to release the financial assurance.

Financial Assurance

(NR 135.40 & NB 275-65.2)

The following table represents the estimated costs of the minimum reclamation of the subject site per the guidelines contained in the report and plan set.

Item	Unit	Cost Per Unit (\$)	# Units	\$
Soil Prep & seeding/Mulching	LS	\$20,000	1	\$20,000
			TOTAL	\$20,000

The site will be filled over 10 to 15 years, and the fill material will not cost Workman Enterprises anything. The edges of the site are already graded and restored, and the ponds are already installed. As a result, there are not many costs for the grading portion of this project.

APPENDIX A

Mined Property Legal Description and Adjacent Parcel Information

Plat of a survey for Workman Enterprises of:

I. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence N00°22'37"W, 2249.04 feet along the West line of Southeast 1/4 of said Section 5 and also becoming the West line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description; continue thence N00°22'37"W, 310.95 feet along the West line of Southeast 1/4 of said Section 5 to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 864.14 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S00°22'37"E, 1372.96 feet parallel with the West line of Southeast 1/4 of said Section 5 to the Northeast corner of said C.S.M. No. 10860; thence N39°57'25"W, 1355.99 feet along the Northerly line of said C.S.M. No. 10860 to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 727,431 square feet or 16.700 acres more or less.

II. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 864.00 feet along the South line of the Southeast 1/4 of said Section 5 and also becoming the South line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Southeast corner of said C.S.M. No. 10860 and the point of beginning of this description; thence N00°22'37"W, 2582.96 feet parallel with the West line of the Southeast 1/4 of said Section 5, along the East line of said C.S.M. No. 10860 and said East line extended to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 835.25 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S01°29'57"E, 1122.32 feet; thence S89°42'52"W, 8.75 feet; thence S07°11'12"W, 1212.60 feet; thence S89°58'28"E, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence S00°20'01"E, 280.00 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence N89°58'28"W, 1114.05 feet along the South line of the Southeast 1/4 of said Section 5 to the Southeast corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,176,631 square feet or 49.969 acres more or less. Subject to the rights of the public in and to the Southerly 40.00 feet thereof for public road purposes.

III. That part of the Southwest 1/4 of Section 4 and that part of the Southeast 1/4 of Section 5, both being of Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1488.24 feet along the West line of the Southwest 1/4 of said Section 4 to the point of beginning of this description; thence S89°42'52"W, 926.94 feet; thence N01°29'57"W, 1122.32 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 950.49 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,579,268 square feet or 59.212 acres more or less.

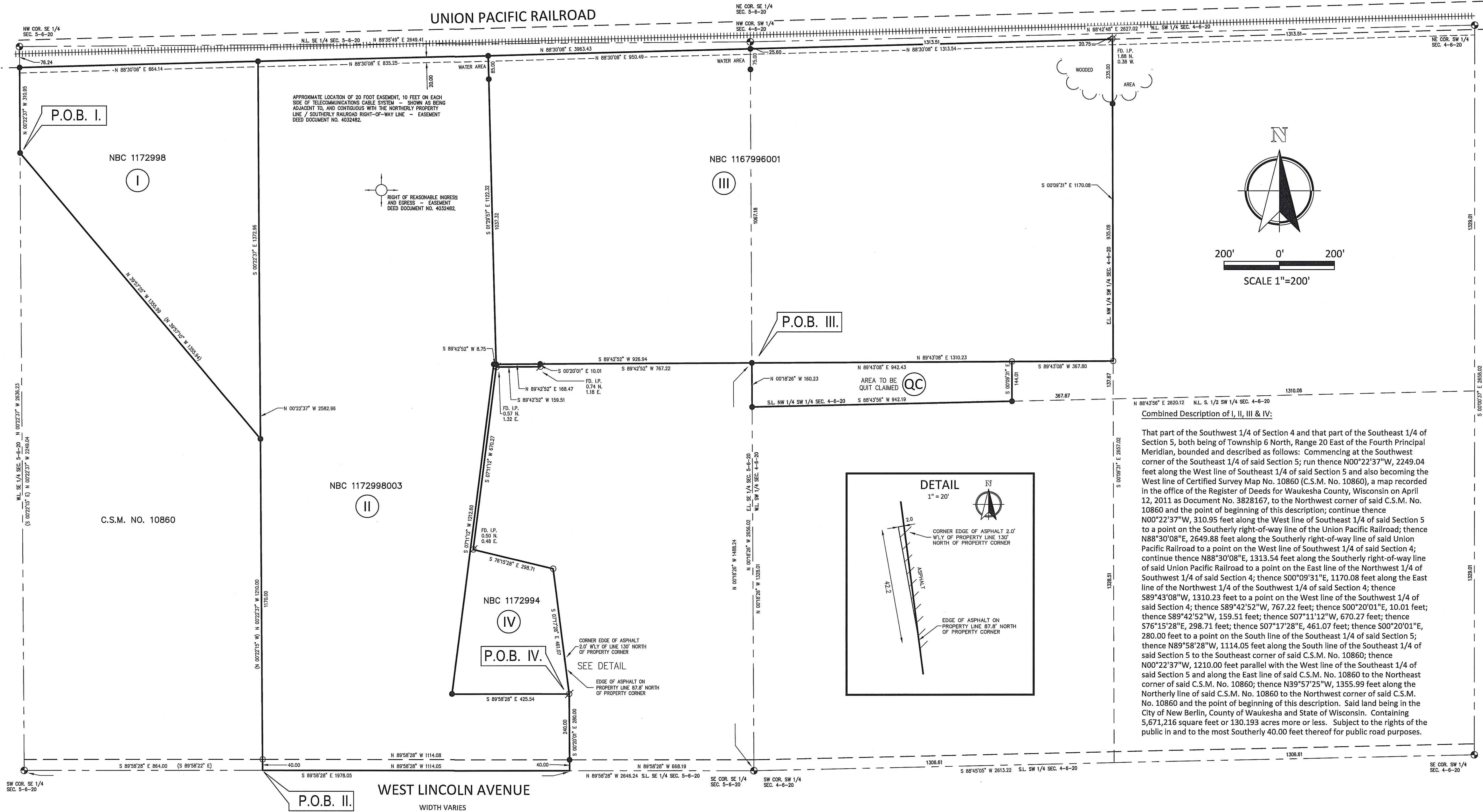
IV. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 1978.05 feet along the South line of the Southeast 1/4 of said Section 5; thence N00°20'01"W, 280.00 feet to the point of beginning of this description; thence N89°58'28"W, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence N07°11'12"E, 1212.60 feet; thence N89°42'52"E, 168.47 feet; thence S00°20'01"E, 10.01 feet; thence S89°42'52"W, 159.51 feet; thence S07°11'12"W, 670.27 feet; thence S76°15'28"E, 298.71 feet; thence S07°17'28"E, 461.07 feet to the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 187,886 square feet or 4.313 acres more or less.

Q.C. That part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1328.01 feet along the West line of the Southwest 1/4 of said Section 4 to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description; continue thence N00°18'26"W, 160.23 feet along the West line of the Southwest 1/4 of said Section 4; thence N89°43'08"E, 942.43 feet; thence S00°09'31"E, 144.01 feet parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4 to a point on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S88°43'56"W, 942.19 feet along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 4 to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 4 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 143,332 square feet or 3.290 acres more or less.

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

03-19-2021
Revised 03-23-2021



NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

FIELD WORK: 03-19-2021 BY: JWP / CRL

() = RECORDED AS BEARINGS AND/OR DISTANCES

LEGEND

- = SET 3/4" REBAR
- = FOUND 3/4" REBAR
- ⊗ = FOUND IRON PIPE

PT. NW 1/4 OF THE SW 1/4 SEC. 4-6-20 & PT SE 1/4 SEC. 5-6-20 PLAT OF SURVEY

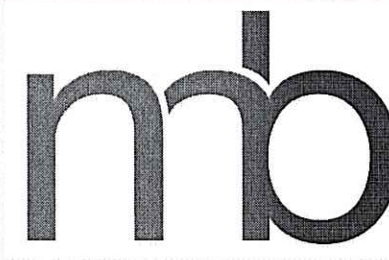
FOR
WORKMAN ENTERPRISES
CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN

NO.	BY	DATE	REVISION
1	FTH	3-23-21	REVISIONS AS REQUESTED

PROJ. MGR: MRM
DRAFTED: FTH
DATE: 03-19-2021
CHECKED: MRM
DATE: 03-19-2021

2021.0014.01

SHEET
1 OF 1



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

From: Jones, Nikki
Sent: Monday, May 6, 2024 4:45 PM
To: Erickson, Joelle; Clerk Staff
Cc: Kessler, Greg
Subject: FW: Certified Products

Please provide this to the Plan Commission tonight. I'll bring a hard copy with me.

Thank you,
Nikki

Nikki L. Jones
Deputy Director
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Phone: 262-797-2445 Ext. 2503
Email: njones@newberlin.org
Web: www.newberlin.org/dcd



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From: Scott Dickmann <sd1island@gmail.com>
Sent: Monday, May 6, 2024 4:34 PM
To: Jones, Nikki <njones@newberlin.org>; Scott Dickmann <sd1island@gmail.com>
Subject: Re: Certified Products

Hi Nikki,

Thank you for taking my call today regarding an agenda item for tonight's meeting regarding Certified Products. Unfortunately I am unable to attend the meeting today however I tried creating a comment on the mobile side of the website and would not work.

Please forward this to Dave Ament and I would appreciate if my comments would be read at tonight's public comment.

Austin and Brady of Certified Products are two individuals that do the right things. In the case of re zoning some of the requests that are needed take time. Given that time and working together towards that common goal it will get accomplished. Generating revenue as everyone one knows to pays the bills is of utmost importance for any business (Cities included). I would hope that leaving the current tenants in place while working together towards the common goal can be accomplished.

Thank you for your time

Regards

Scott Dickmann

Shear Magic Inc - Owner

On Mon, May 6, 2024 at 12:00 PM Jones, Nikki <njones@newberlin.org> wrote:

Good afternoon:

Kelly in our office provided me with your email addressed. She said that you requested a copy of the agenda for tonight's Plan Commission meeting and a copy of the staff report. Please find both attached. The full report is about 70 pages and can be found on our website (see link below).

Link to where we have the project information on the City's website -

<https://www.newberlinwi.gov/1254/Certified-Products---Rezoning-Concept-Pl>

Link to the website where we have the Plan Commission agenda posted -

<https://newberlinwi.portal.civicclerk.com/event/896/overview>

Please call if I can help answer any questions you might have.

Thank you,
Nikki

Nikki L. Jones
Deputy Director
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Phone: 262-797-2445 Ext. 2503

Email: njones@newberlin.org

Web: www.newberlin.org/dcd



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Plan Commission MEETING MINUTES

March 4, 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)

There were none

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Alderman Stribl called the meeting to order at 6:00PM and 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 Rafel, Alderperson Stribl

Excused: Commissioner Theodore Anderson, Commissioner Brian McGrath, Mayor Dave Ament

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

5. APPROVAL OF MINUTES

A. February 5, 2024 Meeting Minutes

MOTION: Motion to Approve February 5, 2024 Plan Commission Minutes

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Rafel
Motion Passes 4-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

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.

MOTION: Motion to Approve 3045 S. Beverly Drive - approval of 1-Lot Certified Survey Map

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passes 4-0

- 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.

MOTION: Motion to Approve 5920 S. Racine Avenue - Approval of 2-Lot Certified Map

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpilus
Motion Passes 4-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:05PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpilus
Motion Passes 4-0

*Respectfully Submitted,
Joelle Erickson, Community Relations Specialist*

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Bob Rowe with PA Studio LLC on behalf of Greenfield Pub / Patio

LOCATION: 16461 W. Greenfield Avenue (Tax Key #: 1162.177)

REQUEST: Use, Site, and Architecture for a window and request to modify yard requirement per 275-42A(7) to allow a patio in the front yard.

D.R.C RECOMMENDATION: Recommend approval of the Use, Site, and Architecture for a window and request to modify the yard requirement per 275-42A(7) to allow a patio in the front yard for the property located at 16461 W. Greenfield Avenue subject to the application, plans on file and the following conditions:

Planning:

1. The applicant is proposing to add a window on the north side of the building and construct a patio in the front yard.
2. Architectural Review Committee approval required.
3. Plan of Operation:
 - a. Applicant shall adhere to the submitted plan of operation.
 - b. Employee and customer parking shall be contained on site.
4. Plans shall meet the B-2, General Retail Sales and Service District requirements outlined in Section 275-34B(2).

Building Inspection:

5. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).
6. The State of Wisconsin Commerce review can be done locally as per (Comm.361.60).
7. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
8. Zoning approval will be required before applying for the building permit. Separate application and plans are required.
9. The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).
10. Work must comply with IBC 1104.1 Accessible Route (accessible route and sidewalk to the accessible building.)
11. Work must comply with IEBC Level 2.

Engineering:

12. Per 275-42F(1)(b) Patios are currently not allowed in the front yard. Plan Commission review and approval would be required to modify the yard requirement.

13. 275-42E(3)(c) Lot coverage shall not occupy more than 15% of the lot coverage. Applicant shall include lot coverage calculations on plans.
14. Umbrellas and tables exceeding 3 feet in height shall not be located within the 60'x60' vision triangle.
15. Setbacks shall be 10' from the front property line. This property has two frontages.
16. No landscaping is proposed with this plan. The Vision Triangle applies to any future landscaping as well.

Stormwater:

17. The proposed area includes 1,200 square feet of disturbance with a 626 square foot increase in impervious. No additional stormwater management required at this time.
18. Erosion control measures shall be placed within 24 hours after beginning the excavating.
19. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification web page or contact a department of natural resources service center. <http://www.dnr.wi.gov/topic/wetlands/locating.html>.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of May 6, 2024

**Bob Rowe / Greenfield Pub
16461 W. Greenfield Avenue**

DATE STAFF REPORT REVISED: April 4, 2024

APPLICANT / OWNER(S): Bob Rowe with PA Design LLC – Greenfield Pub / Charles V. Wilbur

REQUEST/DESCRIPTION OF PROJECT: Request to add a window and modify the yard requirement per 275-42A(7) to allow a patio in the front yard.

Request to modify the yard requirement per 275-42A(7) to allow a patio in the front yard.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 11/27/2023

DATE OF COMPLETENESS DETERMINATION: 11/27/2023; Revised Submittal on 3/15/2024
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: No
(Date(s) of Meeting(s): N/A – Various Emails / Site Visit(s): 4/22/2024)

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 0.29 acres

CURRENT ZONING: B-2, General Retail Sales & Service District

CURRENT LAND USE: Greenfield Pub

PROPOSED ZONING: N/A

PROPOSED LAND USE: Patio (Accessory to Bar)

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: N/A	Land Use: Residential (City of Brookfield)
South:	Zoning: R-5	Land Use: Residential / Single-Family Home
East:	Zoning: B-2	Land Use: Commercial
West:	Zoning: B-2	Land Use: Residential / Single-Family Home

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes
Chapter 11: Neighborhood “A”: Greenfield Avenue: Yes, this submittal meets the intent of this Chapter.

Planning Context/Vision/Development Policies:

Vision:

- Greenfield Avenue will be a mixed commercial and residential corridor, and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial,*

residential, and environmental features.

Development Policies:

- *Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.*
- *Tighten non-conforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out non-conforming commercial uses over time.*
- *Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.*

Land Use:

- *Future Land Use Map: Suburban Commercial*

ZONING CODE (CHAPTER 275): Yes, meets all the requirements of Chapter 275-34B(2).

SUBDIVISION CODE (CHAPTER 235): N/A

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: N/A

USE / SITE / ARCHITECTURAL REVIEW:

-Conditional Use Approval Required: No

-Site Plan Required: Yes, please see submitted site layout.

-Architectural Review Required: Yes

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the southeast corner of the property.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

-Limits of Disturbance (LOD): 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. Any additional projects may include additional storm water management on site.

SANITARY SEWER PROVISION:

-Within Current Sewer Service Area: Yes

-Basin Capacity Available: N/A

-Basin Balance (If known): N/A

-Adequate Linkage: Yes

WATER USAGE CALC.: No change.

TRAFFIC IMPACT: Applicant plans to accommodate all parking within the existing parking lot.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

1964	Building constructed.
2/17/1964	Plan Commission approved Tony's Pizza Pit.
6/7/1982	Plan Commission approved an addition for The Other Place.
7/21/1997	Plan Commission approved Double Gee Bar & Restaurant.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

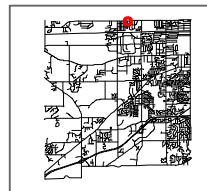
1. Proposed patio is approximately 626 square feet.
 - a. Applicant will work with staff to finalize patio size in order to meet code requirements.

D.R.C RECOMMENDATION:

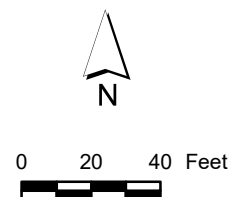
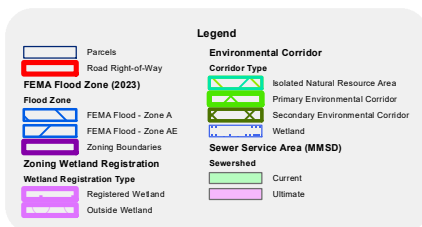
Approval of the Use, Site, and Architecture for a window and request to modify the yard requirement per 275-42A(7) to allow a patio in the front yard for the property located at 16461 W. Greenfield Avenue subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

Location Map
Plans



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



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GREENFIELD PUB

16461 W. GREENFIELD AVE.
NEW BERLIN, WI



GREENFIELD PUB
16461 W. GREENFIELD AVENUE
NEW BERLIN, WI

CLIENT

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

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PROJECT #: X

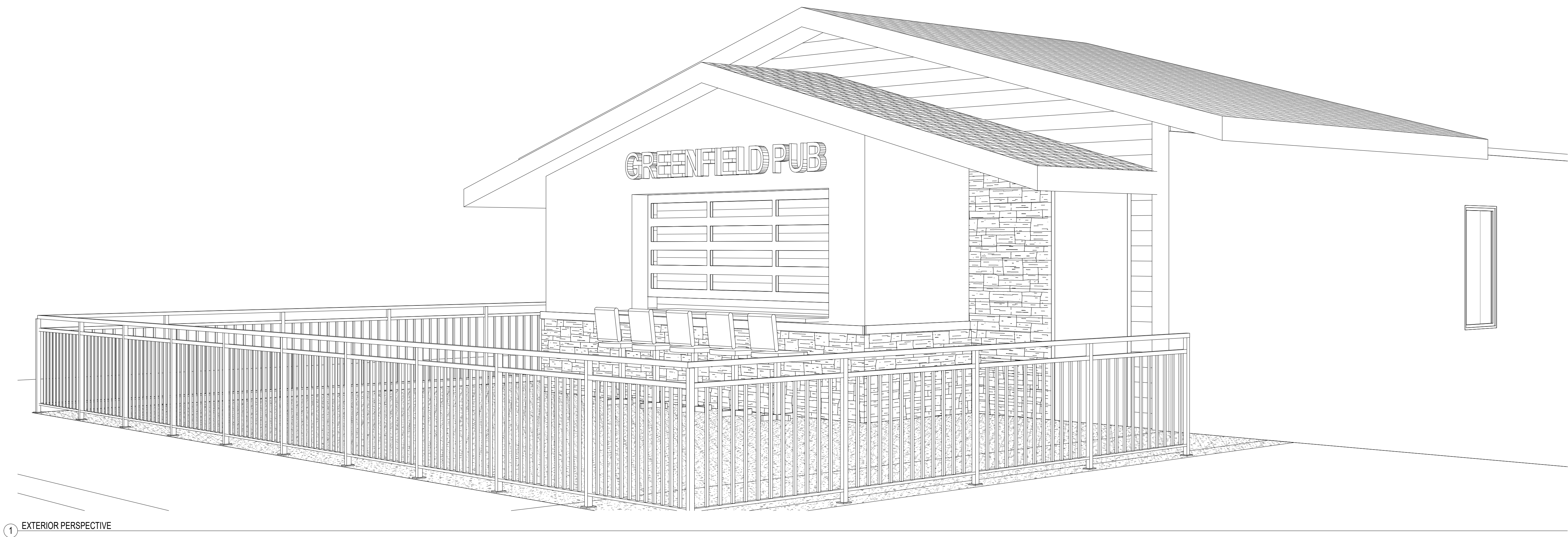
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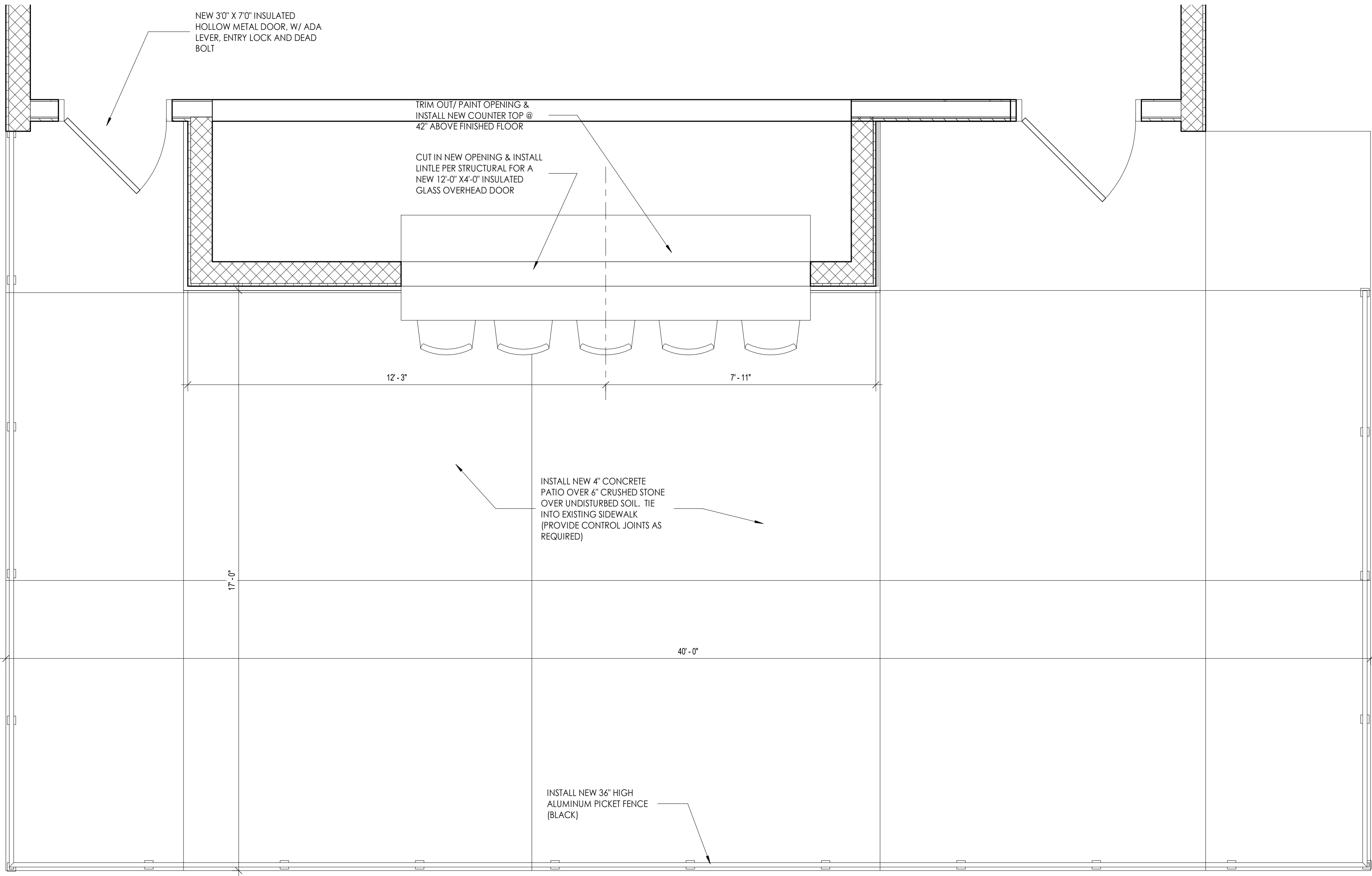
COVER SHEET

A000a



03/15/2024 REVIEW SET

PA studio, llc



1 1ST FLOOR PLAN
1/2" = 1'-0"



PURE architecture studio, llc
www.pure-arch.com

GREENFIELD PUB

16461 W. GREENFIELD AVENUE
NEW BERLIN, WI

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PROJECT #: X

DATE: 03.15.2024

ISSUED:

REVIEW SET

1ST FLOOR PLAN

A101

KEYNOTES - ELEVATION

- ① 36" HIGH ALUMINUM FENCE, BLACK
- ② 120" WIDE X 4'0" HIGH INSULATED GLASS OVERHEAD DOOR
- ③ 3'0" WIDE X 7'0" HIGH INSULATED HOLLOW METAL DOOR WITH ADA LEVER, ENTRY LOCK AND DEAD BOLT



PURE architecture studio, llc
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GREENFIELD PUB
16461 W. GREENFIELD AVENUE
NEW BERLIN, WI

CLIENT

REVISIONS

NO.	DESCRIPTION	DATE
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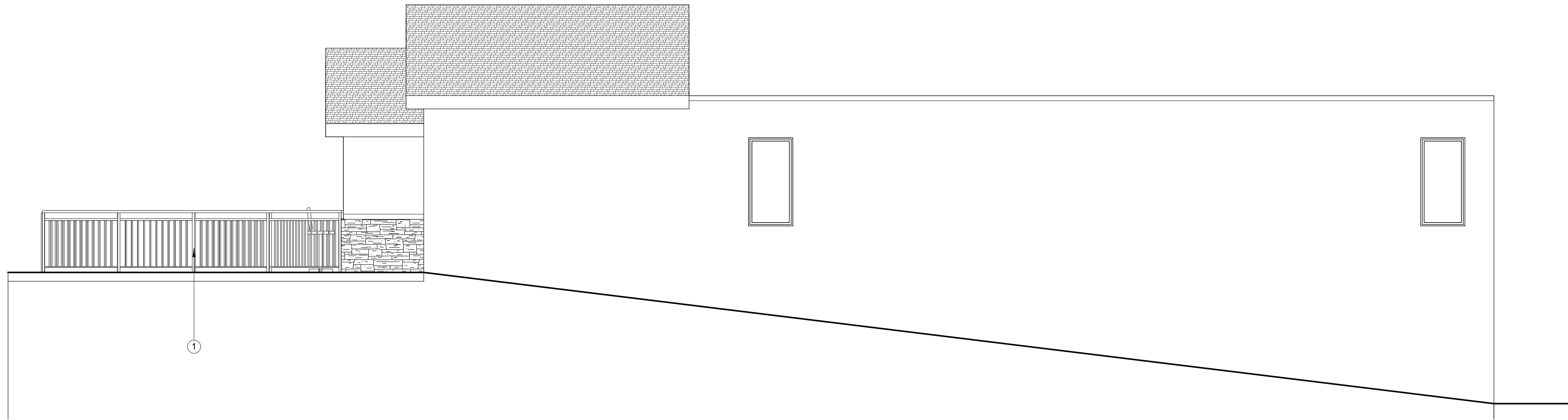
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ISSUED:

REVIEW SET

BUILDING ELEVATIONS

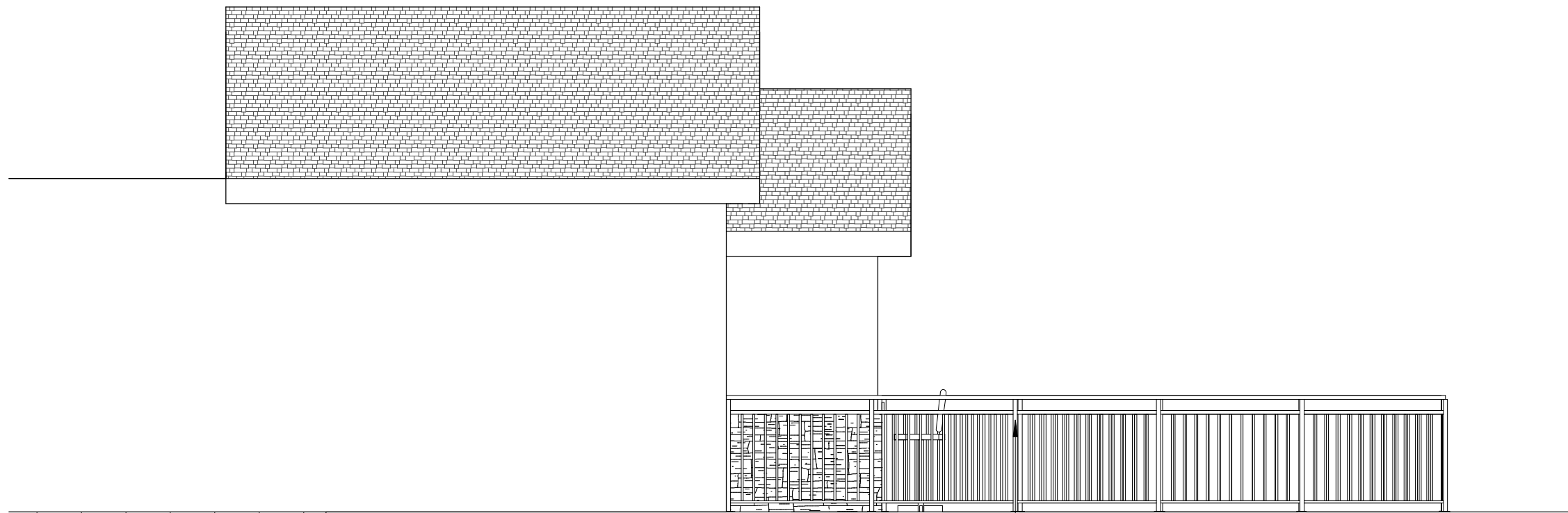
A401



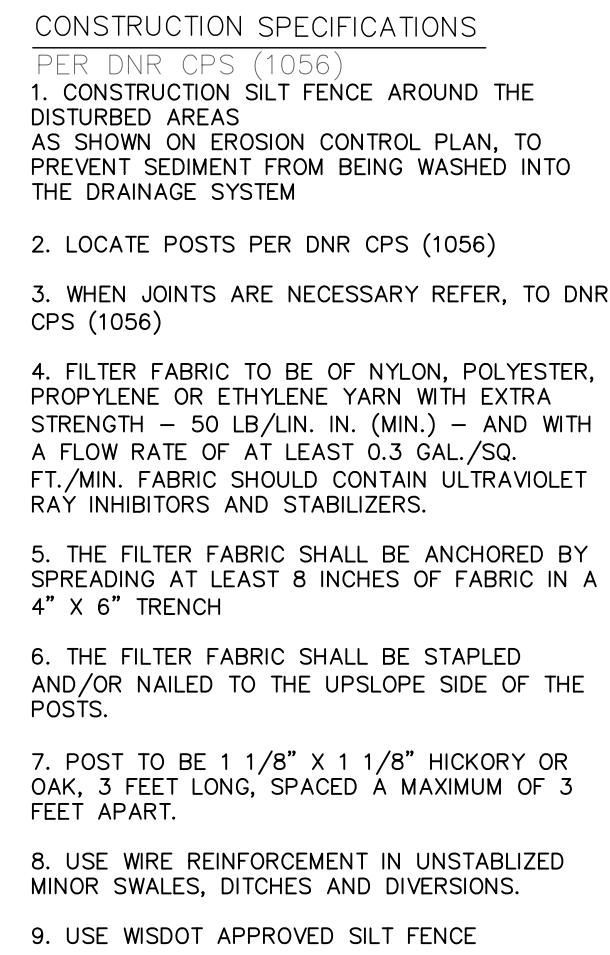
① WEST
1/4" = 1'-0"



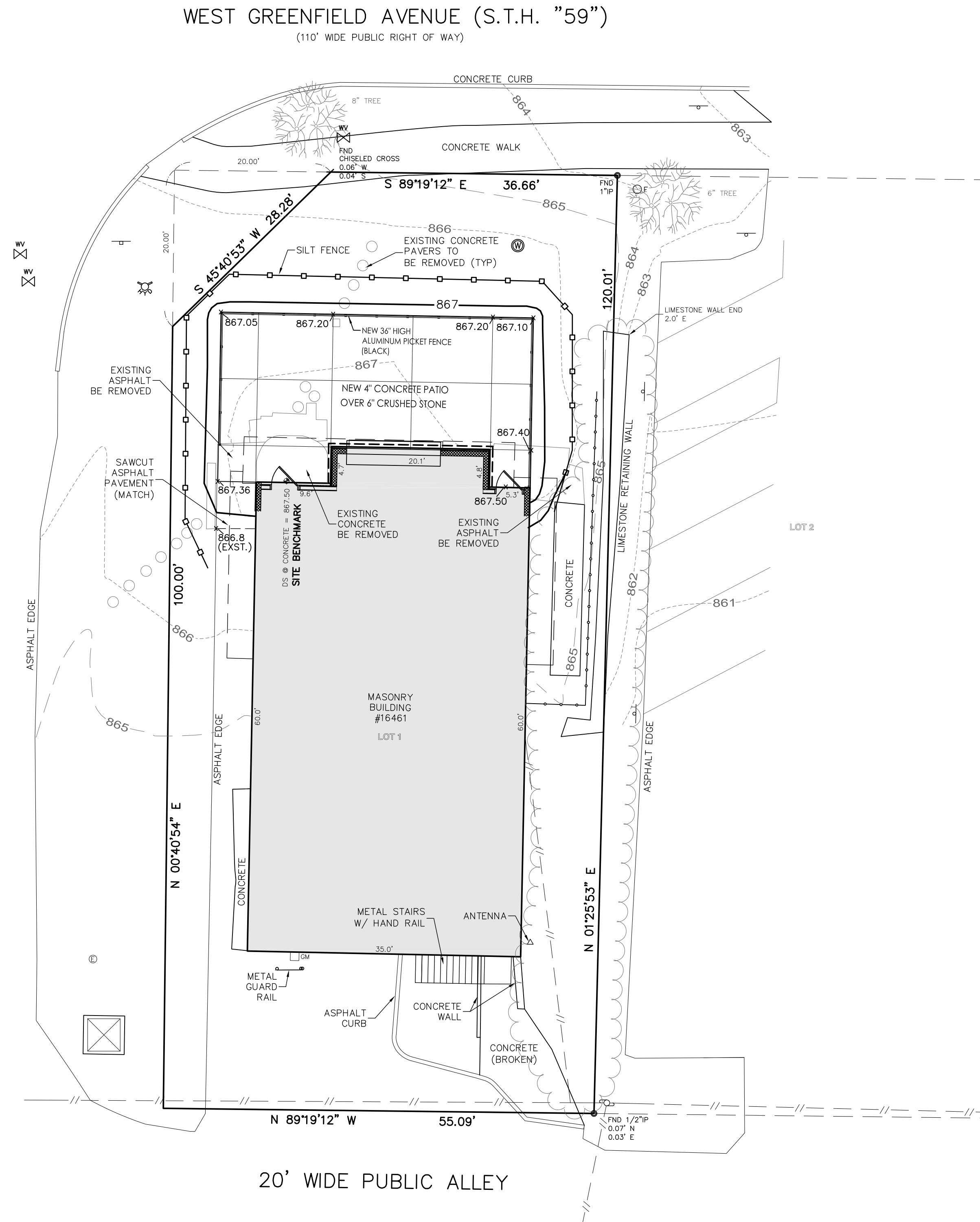
② NORTH
1/4" = 1'-0"



③ EAST
1/4" = 1'-0"



- LEGEND**
- | | | |
|---|---------|------------------|
| | 190 | EXISTING CONTOUR |
| | 190 | PROPOSED CONTOUR |
| | x=189.5 | PROPOSED GRADE |
| | | SILT FENCE |



SITE GRADING AND EROSION CONTROL PLAN C1.0