



Plan Commission Meeting Agenda

April 7, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Amended 4/4/2025 @ 9:30AM

Published 3/20/2025

AGENDA

1. PUBLIC HEARING(S)

- A. A. (1) NJ CU-2500306 Thomas Sorensen with Misurelli Sorensen Heating & Air Conditioning - 13198 W. National Ave. (Tax Key #: 1200.947) - Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to re-occupancy an existing building. (Public Hearing 6:00 PM)

2. PRIVILEGE OF THE FLOOR

Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

5. APPROVAL OF MINUTES

- A. March 3, 2025 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

8. NEW BUSINESS

- A. Discussion and possible action to recommend to Common Council approval of (1) GK/NJ CP-2500070 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - Request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A" Greenfield Avenue and Chapter 10 - Land Use) from Suburban Commercial, Mixed Use Residential and Institutional with a Planned Unit Development (PUD) Overlay to Mixed Use Residential with a PUD Overlay AND 2030 Comprehensive Plan Updates (Joint Public Hearing 3/3/2025)
- B. Discussion and possible action to recommend to Common Council approval of (1) GK/NJ RZ-2500071 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - Adoption of a Planned Unit Development Ordinance #2701 to amend Ordinance #2688 that approves the rezoning from B-1/PUD, Rm-1/PUD, I-1 PUD & C-2 to Rm-1/PUD & C-2/PUD to amend Planned Unit Development Overlay Ordinance #2688. (Joint Public Hearing 3/3/2025)
- C. (1) GK/NJ LD-2500072 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - 3-Lot Certified Survey Map.

- D. (4) KW UA-2500285 Colin Carr with Hawthorne Hill Farm LLC - 16370 & 16380 W. Small Road - Conceptual Use, Site and Architecture for an event venue.
- E. (7) NJ UA-2500303 (Original Permit File #: UA-2102215) Owen Lavin with Patera on behalf of Krish Narayanan with Sri Lakshmi Narasimha Temple - 3800 S. Racine Avenue - Amendment to Use, Site and Architectural to the temple addition and additional parking.
- F. F. (1) NJ CU-2500306 Thomas Sorensen with Misurelli Sorensen Heating & Air Conditioning - 13198 W. National Ave. (Tax Key #: 1200.947) - Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to re-occupancy an existing building. (Public Hearing 6:00 PM)

9. PENDING

10. COMMUNICATIONS

11. ADJOURN

Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at www.NewBerlinWI.gov. Once finalized by the governing body, approved meeting minutes will also be posted online.
- Agenda items may be taken out of order at the governing body's discretion.
- Members, and possibly a quorum, of other municipal governmental bodies may attend this meeting to gather information. However, no action will be taken by any governmental body other than the one referenced in this notice.
- Accommodations will be provided under the Americans with Disabilities Act (ADA) to meet the needs of individuals with disabilities. If you require assistance or appropriate aids and services, please contact the Office of the City Clerk at (262) 786-8610 with reasonable notice.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Misurelli Sorensen Heating & Air Conditioning / Re-Occupancy
LOCATION:	13198 W. National Avenue (Tax Key #: 1200.947)
REQUEST:	Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue, along with waiver.
D.R.C. RECOMMENDATION:	Public Hearing and possible action to approve a Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue, along with the waiver, subject to the application, plans on file and the <u>following conditions of approval, if the Plan Commission is ready to act on this item:</u>

WAIVER REQUEST: *Applicant is requesting a waiver from Section 275-61(2)(a) of the Zoning Code, which states that "only two signs may be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, or monument signs, not exceeding a total of two, and approved by DCD staff."*

1. Plan of operation shall be consistent with plans on file. Applicant is requesting to reoccupy the existing building heating and air conditioning business.
 - a. Hours of operation: Monday thru Friday 8 AM to 5:30 PM).
 - b. Number of employees: 12 (6 installers, 3 service technicians, and 3 office staff); however, please see Condition #1(c) for additional information for onsite employees.
 - c. Per Plan of Operation Letter:
 - i. Installers come in at 8 AM to prepare for installations and leave for their jobs before 8:30. The service technicians come in at 8:30 AM.
 - ii. The office staff arrive at 8 AM.
 - iii. Employees take their personal and work trucks home at night. One pick up shop truck and one spare work van are kept at the location. The average size of a work vehicle is the size of a Chevrolet Express Cargo Van with a rough dimensions of 244" x 79" x 85".
 - iv. No materials shall stored outside the building.
 - d. Per Zoning Code 275-35C, Table 275-35-1, *outdoor storage is prohibited in the B-2. Zoning District.* No outdoor storage of materials permitted for this business. Dumpsters shall be properly screened from street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
 - e. Per Zoning Code Section 275-57B(5), *In the A-1, A-2, R-1/R-2, R-2E, R-3, R-4, R-4.5, R-5, Rd-1, Rm-1, B-1, B-2, B-3, B-5, O-1, O-2, I-1 and P-1 Zoning Districts, the parking and storage of semitractors and semitrailers, except for pickup and deliveries, is prohibited. Parking or storage of construction vehicles and equipment, except during*

periods of permitted construction activity, is prohibited.

- f. Per Zoning Code Section 275-57B(5)(a), *In the B-2 Zoning District, all storage and parking of vehicles and equipment, other than required customer and employee off-street parking, shall be inside, except the outside parking of two vehicles in accordance with an approved site plan and plan of operation.*
- g. All employee and customer parking shall be contained on site. All vehicle maneuvering and loading/unloading shall be contained on site. Maneuvering in the roadway is not allowed.
- h. A site visit will be performed after issuance of the Zoning Permit. Per Section 275-53B(1)(11) All existing nonconformities and outstanding code violations shall be identified, resolved, and remedied by the deadline dates.
- i. This application does not include any interior or exterior building modifications. Separate applications and permits are required for any modifications.
- j. All permanent and temporary signs require a Sign Application to be filed prior to installation.
 - i. Pursuant to 275-61D(6) of the Zoning Code: *"An applicant may request a waiver from the Plan Commission (where applicable) for the requirements set forth in this section."*
 - ii. There is an existing pole sign. This is the only location for ground signage given the right-of-way of National Avenue and the vision triangle. As part of this Conditional Use permit, a waiver is being requested from Zoning Code Section 275-61 (I)(1)(c)(1) which states that, *all new signs and/or replacement of existing signs located along arterials or major thoroughfares shall be placed on a monument base constructed of the same material and color or shall enhance the exterior architecture of the principal building. Arterials include Calhoun Road, Cleveland Avenue, Greenfield Avenue, Lincoln Avenue, Moorland Road, National Avenue, Howard Avenue, Beloit Road, Coffee Road, Lawnsdale Road, Janesville Road, Racine Avenue, College Avenue, Sunny Slope Road, 124th Street, Small Road, and Grange Avenue.*
 - iii. The request is to either keep the pole sign and/or modify the sign face due to *"it is not practical to locate a monument sign on this property as required by Section 275-61(I)(1)(c)(1) of the Municipal Code. Based on recommendation from the Transportation Division Engineer due to the vision triangle and ultimate right-of-way of National Avenue, staff is requesting that this requirement be waived for this particular tenant and allow them to keep the pole sign and modify the sign face and/or installation of this wall sign."*

2. Inspection:

- a. Conditional Approval
- b. Use and Occupancy: Business & S-1 Moderate Hazard No Change.
- c. Sprinkled: unknown
- d. Building shall meet all applicable building and fire codes.
- e. Remodeling: Any alterations shall require that the building plans be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS 361.31). Apply and obtain appropriate building, electric, plumbing and fire department permits.

3. Fire:

- a. Maintain fire sprinkler coverage throughout.
- b. Key for Knox box is required.
- c. Provide fire extinguishers every 75' of travel.
- d. Upgrade egress/emergency lighting throughout.
- e. Name and address on front and rear of building.

4. Engineering:

- a. Prior to the issuance of the Zoning Permit, provide a scaled site plan to show parking including at least one van accessible ADA parking stall.
- b. Since National Ave. is an arterial, the vision triangle on the corner of 132nd St. and National Ave. is 60x60. Conditions are defined in 275-46.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of April 7, 2025

**Thomas Sorensen / Misurelli Sorensen Heating & Air Conditioning
13198 W. National Avenue**

DATE STAFF REPORT: 2/25/2025

APPLICANT / OWNER(S): Thomas Sorensen Misurelli Sorensen Heating & Air Conditioning / Steggeman Investments, LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 2/21/2025

DATE OF COMPLETENESS DETERMINATION: 2/21/2025
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: Yes

CONCEPTUAL PLAN: N/A
Recommendations Y / N / Other: Yes, for parking lot.

SIZE OF DEVELOPMENT / PARCEL (S): Parcel Size: 0.63 Acres

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

CURRENT LAND USE: Building was previously used as an office and showroom for a different business. Building is currently vacant.

PROPOSED ZONING: N/A

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

(North)	Zoning: B-2	Land Use: Single-Family home
(South)	Zoning: Rm-1	Land Use: Stonegate Condos
(East)	Zoning: B-2	Land Use: Commercial property (Advance Steam Action)
(West)	Zoning: R-5	Land Use: Single-family home

CONFORMANCE WITH MASTER PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood E – National Avenue East Corridor:

Vision:

- National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access.

Development Policies:

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

Land use:

- Future Land Use Map: Suburban Commercial

ZONING CODE (CHAPTER 275): Yes, this request is consistent with Section 275-34B(1) of the Zoning Code. Contracting and construction sales services is a conditional use in the B-2 zoning district.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Conditional Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: No

PROPOSED ARCHITECTURE: No changes are being proposed at this time.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetlands on Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The property is flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: N/A

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 and/or as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewershed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALCULATION: Similar to previous uses.

TRAFFIC IMPACT: Similar to previous uses.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

Several businesses have occupied the building over the years. Most recent businesses:

10/4/1993 Four Seasons / Sun Rooms Unlimited (File #: U-114-91)

7/5/2016 Adam Overhead Door Showroom & Office (File #: RO-1601322)

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. In a traditional situation, the re-occupancy application would be handled administratively. However, contracting and construction sales services are considered a commercial use in the B-2 District. The applicant is required to follow the Conditional Use process.
2. Re-occupancy will require a Public Hearing and approval from the Plan Commission for Conditional Use Permit to re-occupy the existing building.
3. Plan of operation shall be consistent with plans on file.
4. No other outdoor storage of materials permitted for this business. Dumpsters shall be properly screened from street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
5. Per Section 275-27C. Approval criteria: *"The Plan Commission of the City of New Berlin will grant approval of conditional use permits only if it finds that the proposed use complies with all relevant regulations set forth in this chapter, including, but not limited to, § 275-41, Use-specific regulations, and Article VIII, General Development Regulations. Per § 66.1001(2m)(b), Wis. Stats., a conditional use does not need to be consistent with the City's Comprehensive Plan."*

(1) *Approval of conditional use. Recommendations and decisions on conditional uses should be based on consideration of the following criteria:*

- (a) *Whether the proposed use corrects an error or meets the challenge of some changing condition, trend, or fact;*
- (b) *Whether the proposed use is consistent with the health, safety, or general welfare of the general public;*
- (c) *Whether the proposed use will protect the natural environment, including, but not limited to air, water, storm water management, wildlife, and vegetation.*
- (d) *Public hearing testimony that is based upon facts and/or observed conditions can be considered substantial evidence.*
- (e) *The purpose and intent of the various sections of this chapter, as well as the permitted uses, along with the Comprehensive Plan, shall be considered in determining whether a particular conditional use is compatible with surrounding properties.*
- (f) *With regard to the Agricultural (A-1 and A-2) and Rural Conservation Single-Family Residential (R-1/R-2) zoning districts, any conditional use must be compatible with the rustic and rural lifestyle of these districts.*
- (g) *The uses, values, and enjoyment of other City property and the neighborhood*

**Department of
Community Development**

for purposes already permitted shall not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

(2) Changes to the use. In acting on a conditional use, the Plan Commission/CDA shall consider the stated purpose of the proposed use and shall approve the petition only if it finds that the applicant has provided substantial evidence as that term is defined in Wis. Stats. § 62.23(7) that the use will meet the following criteria for approval:

(a) 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 request is compliant.

(b) 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 request is compliant.

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

Yes, the proposed request is compliant.

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

Yes, the proposed request is compliant.

(e) The proposed use will not be used to legitimize a nonconforming use or structure

Yes, the proposed request is compliant. Previous businesses had a similar plan of operations.

6. Per §275-52C, Waivers/modifications:

(1) The Plan Commission may waive or modify any or all of the other requirements of this article if it determines that:

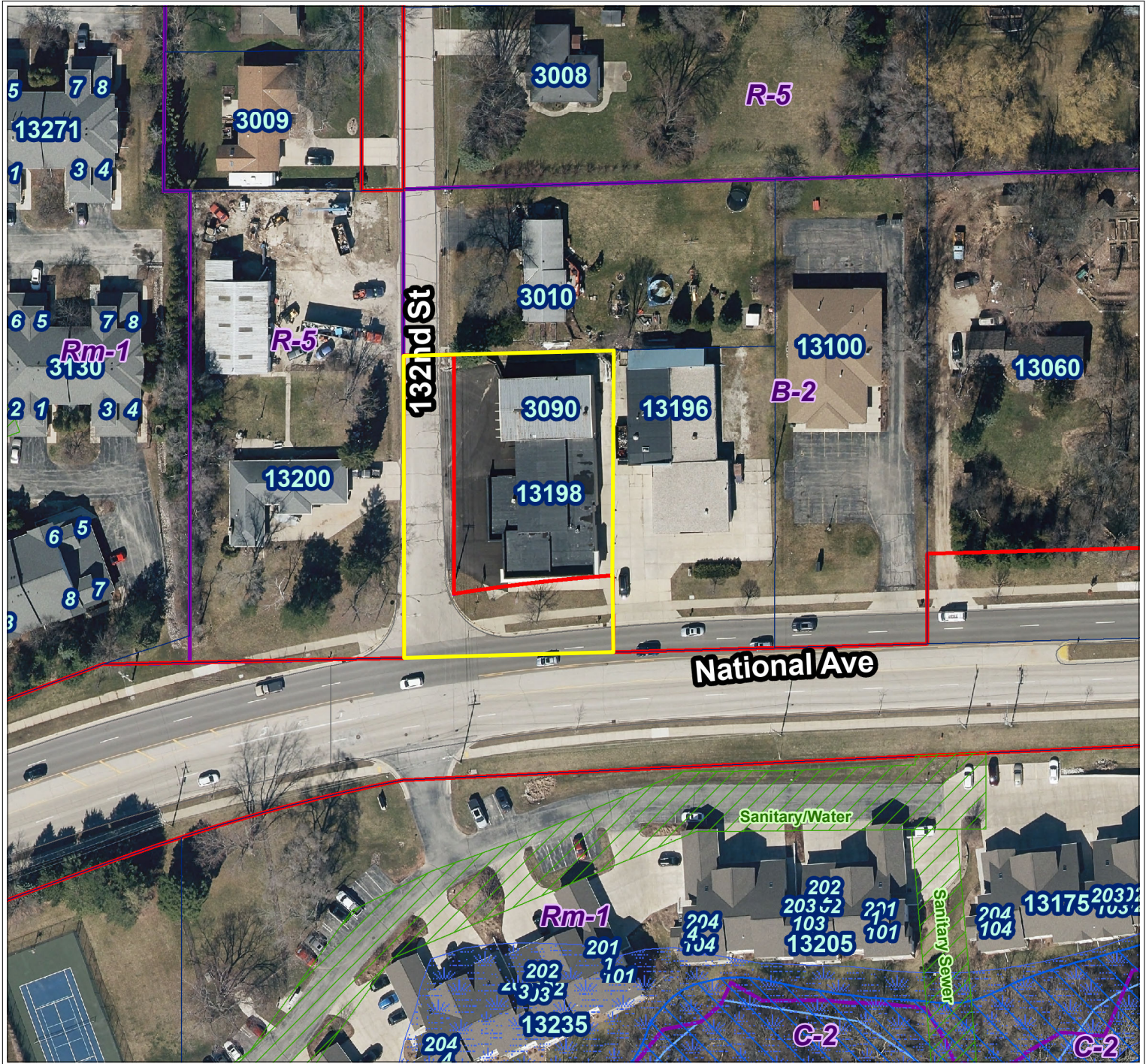
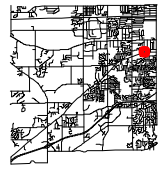
- i. The site or activity in question will have no appreciable off-site impact;*
- ii. Compliance with the requirement(s) is impractical or impossible due to site conditions or other circumstances beyond the control of the applicant; or*
- iii. The specific requirement is not necessary for a particular site to ensure compliance with the requirements of this chapter.*

D.R.C. RECOMMENDATION:

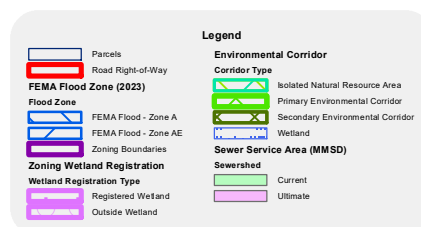
Public Hearing and possible action to approve a Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue, along with the waiver, subject to the application, plans on file and the following conditions of approval, if the Plan Commission is ready to act on this item: SEE EXECUTIVE SUMMARY.

Attachments:

Location Map
Plan of Operation
Plan



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



0 37.5 75 Feet

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1615 Birch Road Kenosha, WI 53140
1627 - Square Circle, Waukesha, WI 53186
Phone: (262) 551-9121 Fax: (262) 551-9136

Misurelli Sorensen Heating & Cooling Plan of Operation at 13198 West National Ave, New Berlin

Company Overview

Our company has been in existence since 1989, first in the city of Kenosha and in 2018 we opened a branch in the City of Waukesha. As a business we are dedicated to the installation of HVAC (Heating Ventilation Air Conditioning Refrigeration) systems.

Operations

Building Usage

The principal use of the main building and local frontage at 131978 National Avenue will be offices for business operations and staff. The rear warehouse on the north westside off of 132nd Street will be to store equipment and parts for installation and the service of HVAC equipment. That is where loading and unloading of all equipment will take place.

Hours of Operation, Numbers of Employees & Daily Activities

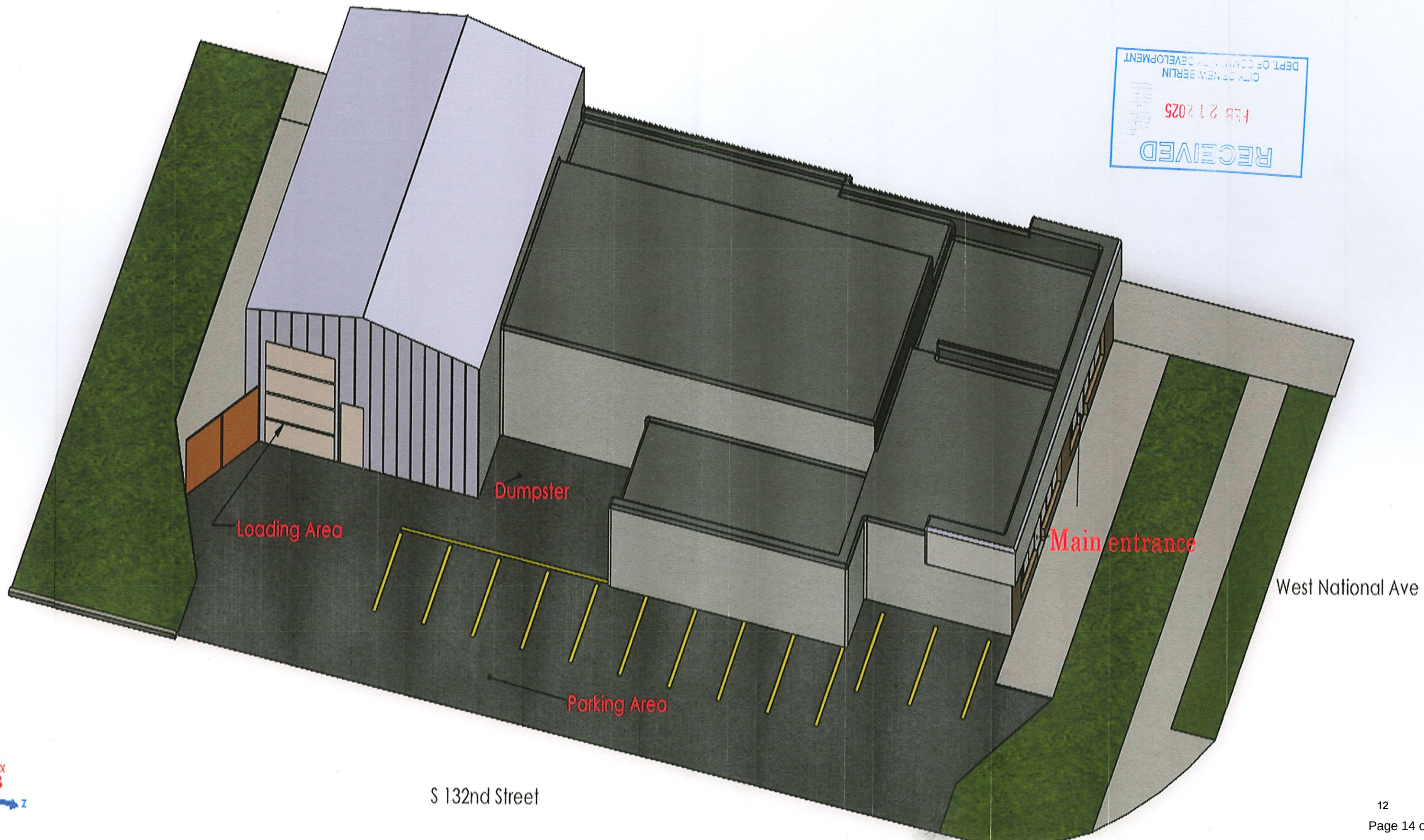
We will be open from 8am to 4pm (some days could end a little later at 5:30pm)
We have a total of 12 employees (6 installers, 3 Service technicians, and 3 office staff).
Installers come in at 8am to prepare for installations, the service techs come in at 8:30am.
Installers are gone to their jobs by the time the service technicians arrive.
Office staff are in at 8am.

There will be 11 parking spaces on the west side of the building for the company staff. Employees take their personal and work trucks home at night. We will keep one pickup shop truck and one spare work van at the location. Since installers and service technicians start at separate times there should not be any need for more parking than the 11 existing spaces.

The average size of our work vehicles is the size of a Chevrolet Express Cargo Van with the rough dimensions of 244"x 79"x 85".

From 8am to 9am we will see the most traffic at the location due to employees coming in then leaving for their jobs for the day.

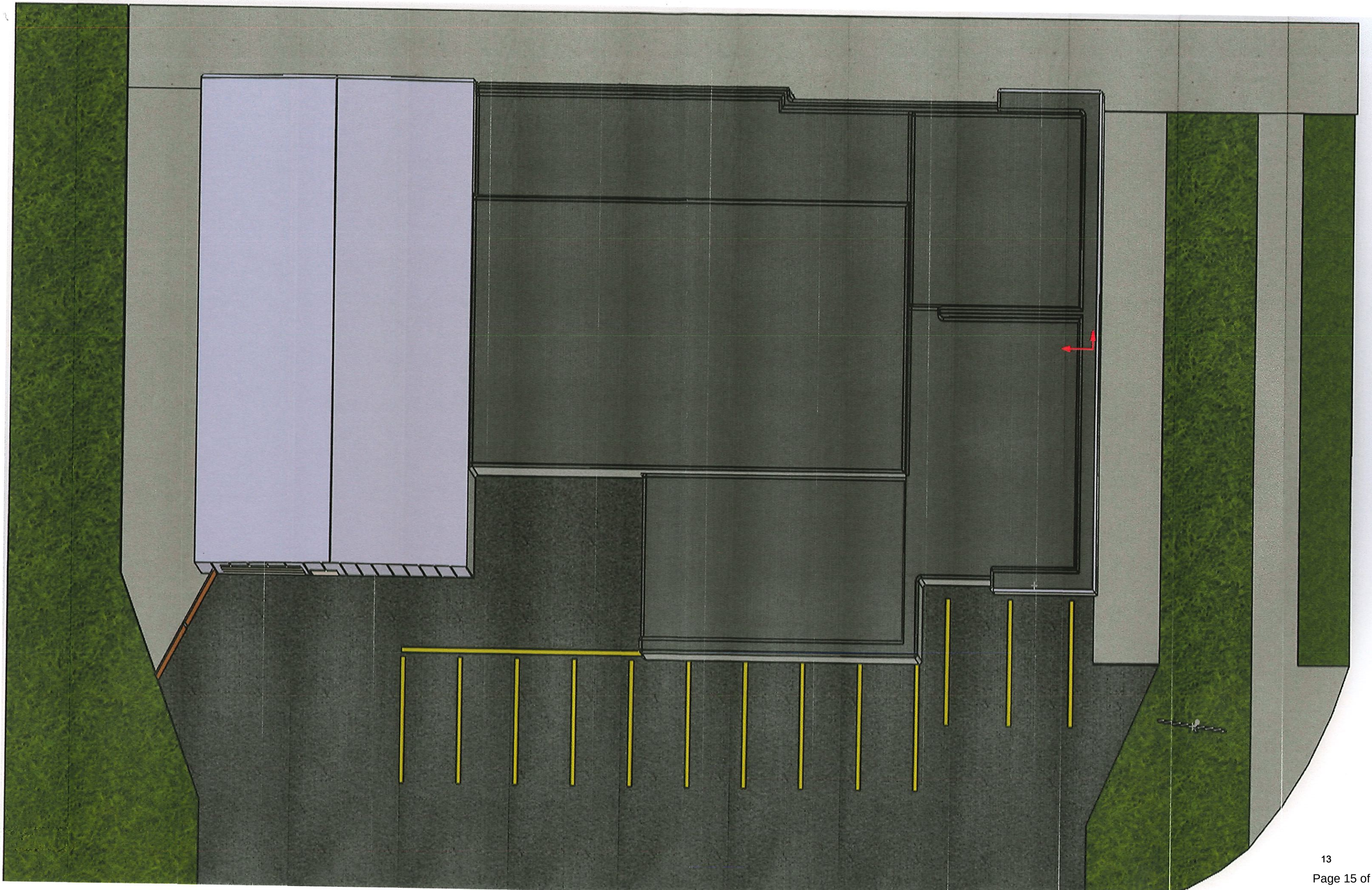
There will be a dumpster located on the west side of the building.

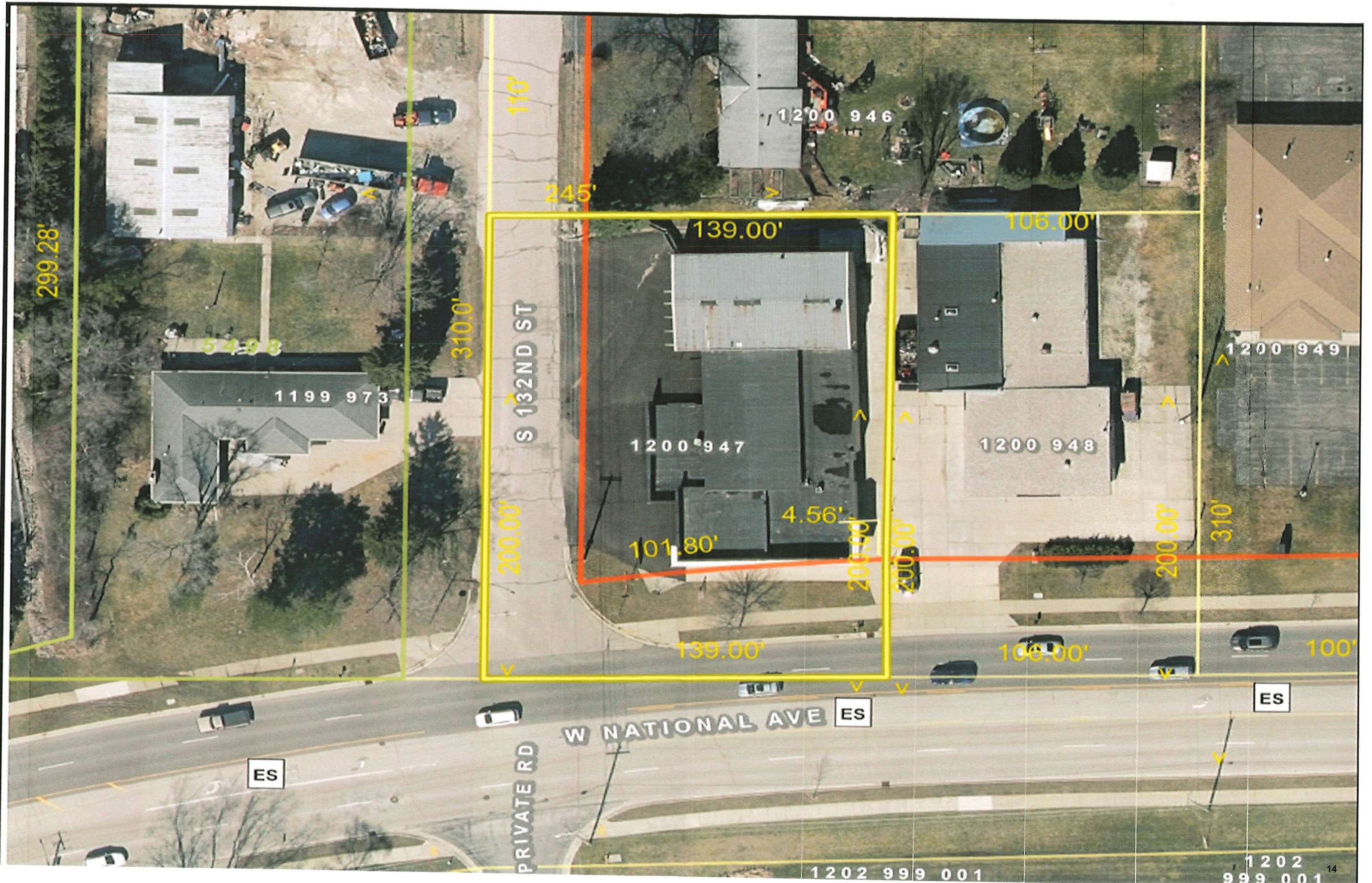


RECEIVED
CITY OF NEW BERLIN
DEPT. OF COMMUNITY DEVELOPMENT
FEB 21 2025

S 132nd Street

West National Ave







Plan Commission MEETING MINUTES

March 3, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

- A. (1) GK/NJ CP-2500070 & RZ-2500071 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) - Request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A" Greenfield Avenue and Chapter 10 - Land Use) from Suburban Commercial, Mixed Use Residential and Institutional to Mixed Use Residential AND rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance # 2688) & rezone from B-1/PUD, Rm-1/PUD, I-1/PUD & C-2/PUD to Rm-1/PUD & C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance # 2701 AND 2030 Comprehensive Plan Updates (Joint Public Hearing 6:00 PM)

Nikki Jones introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. Comments were given by:

- Greta Fayle, 15613 W. Brook Drive, New Berlin WI 53151

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

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. Comments were given by:

- Gloria Brechlin, 15115 W. Rogers Drive, New Berlin WI 53151

Mayor Ament asked if there were questions and/or comments for Plan Commissioners. Mayor Ament asked about the conservation easement.

- B. KH DCD1-2500054 Zoning Code Updates (PUBLIC HEARING 6:01 PM)

Kristen Hogan introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. There were none.

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

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

Mayor Ament asked if there were questions and/or comments for Plan Commissioners. There were none.

C. CU-2500147 Matt Anderson on behalf of Matty's Bar and Grille, Inc. - 14460 W. College Avenue - Conditional Use Approval for an amended outdoor annual schedule of events for 2025 (PUBLIC HEARING 6:02 PM)

Nikki Jones introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. There were none.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. Comments were given by:

- Terry Buss, 14144 W. Osprey Way, New Berlin WI 53151
- Brian Wiedoff, 14280 W. College Avenue, New Berlin WI 53151
- Brian Biscobing, 14183 W. Old Farm Road, New Berlin WI 53151
- Mallory Buss, 14144 W. Osprey Way, New Berlin WI 53151
- Kelly Cieslak, Wisconsin Parkinson Association
- Kristen Wieland Guthrie, Wisconsin Parkinson Association

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. Comments were given by:

- Doug Kapitanski, 14540 W. College Avenue, New Berlin WI 53151
- Jim Penoske, 14500 W. College Avenue, New Berlin WI 53151
- Abby Slade, 14540 W. College Avenue, New Berlin WI 53151
- Abdelhamid El-Shafei, 14380 W. College Avenue, New Berlin WI 53151

Mayor Ament asked if there were questions and/or comments for Plan Commissioners. Mayor Ament asked about section 3F - the sound decibels are 70; not 90. City Attorney Mark Blum clarified information about the noise level.

2. PRIVILEGE OF THE FLOOR

Each speaker is limited to 3 minutes. The session will conclude at 6:30 PM.

Mayor Ament asked if there was anyone that wanted to address the plan commission. Comments were given by the following:

- Abdelhamid El-Shafei, 14380 W. College Avenue, New Berlin WI 53151
- Doug Kapitanski, 14540 W. College Avenue, New Berlin WI 53151
- Matt Anderson, 5405 S. Sunnyslope Road, New Berlin WI 53151
- Jim Penoske, 14500 W. College Avenue, New Berlin WI 53151

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 7:03 and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Community Relations Specialist Joelle Erickson took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Mayor Ament

Excused: Commissioner Brian McGrath

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

It was confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

5. APPROVAL OF MINUTES

A. February 3, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Rafel
Motion Passes 6-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. KH DCD1-2500054 Zoning Code Updates (PUBLIC HEARING 6:01 PM)

MOTION: Motion to Approve Item As Presented

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 6-0

B. CU-2500147 Matt Anderson on behalf of Matty's Bar and Grille, Inc. - 14460 W. College Avenue - Conditional Use Approval for an amended outdoor annual schedule of events for 2025 (PUBLIC HEARING 6:02 PM)

MOTION: Motion to Approve with Conditions

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpius
Motion Passes 6-0

Conditions: The Plan Commission will require staff to place the sound reports on the City's website.

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 7:19 PM

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpilus
Motion Passes 6-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Nicholas Wimmer on behalf of Wimmer Communities / 2030 Comprehensive Plan Amendments
LOCATION:	1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003)
CURRENT FUTURE LAND USE:	Suburban Commercial, Mixed Residential and Institutional
PROPOSED FUTURE LAND USE:	Mixed Residential
CURRENT ZONING:	B-1/PUD (Shopping Center District), Rm-1/PUD (Multiple-Family Residential District), I-1/PUD (Institutional District), C-2/PUD (Shoreland-Wetland Holding District)
REQUEST:	A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A" and Chapter 10 - Land Use) for the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from Suburban Commercial, Mixed Residential and Institutional to Mixed Use Residential. In addition, Plan Commission discussion of the following 2030 Comprehensive Plan chapters as part of a general update to the plan: ▪ Chapter 10 – Land Use ▪ Chapter 11- Neighborhood "A"
D.R.C. RECOMMENDATION:	Recommend to Plan Commission adoption of Resolution #2025-05 that approves the general amendments to the 2030 Comprehensive Plan Chapter 10 and Chapter 11 including the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from Suburban Commercial, Mixed Residential and Institutional to Mixed Use Residential and forward to the Common Council for their review and approval by Ordinance.

Background:

1. In the applicant's attached site plan, they have indicated that this will be a multi-family development with retail commercial integrated within the buildings.
2. The applicant held a neighborhood meeting on Monday, September 16, 2024. Approximately 150 notices were mailed out and about 25 people attended. The feedback on the project was very positive.
3. Mary Claire Lanser with Lanser Public Affairs LLC prepared a Door-to-Door Community Outreach Report for this development dated September 12, 2024. A copy of the report is attached.
4. Plan Commission reviewed the concept plan at their October 7, 2024 meeting.
5. Wetlands have been field verified by Eric Parker with Heartland Ecological Group and have been registered, per Section 275-37E of the Zoning Code.

6. Zoning Code – Rm-1, Multiple-Family Residential District:

- a. Per Zoning Code Section 275-33B(9), *“Net density shall not exceed seven dwelling units per Rm-1 zoned acre. 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 publically dedicated streets and private streets.”*
 1. In the attached packet, the applicant has identified the following density information:
Net density 12.68 units / acre (375 units / 29.57 developable acres) OR gross density 11.13 units / acre (375 units / 33.671 acres).
- b. Per Zoning Code Section 275-33E(3), *“Multi-family dwellings are required to have a certain portion of the required parking spaces located in an enclosed attached or underground parking garage. Refer to Zoning Code Section 275-57 for off-street parking requirements.”*
Zoning Code Section 275-57A(3) (Table 275-57-1) states the following requirements for multi-family development, “2 spaces per dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking. A minimum of 1 space per dwelling unit shall be provided in an attached or underground garage.”
 1. Applicant’s development report indicates the required parking is 885 spaces and they would provide 912 spaces. Plans indicate 401 spaces would be within garages and 514 spaces of surface parking.
- c. Based on their summary, a Planned Unit Development (PUD) Ordinance to allow for flexibility from certain Zoning Code requirements would be needed.

7. General Comments:

- a. Waukesha County will be the approving authority on the roadway improvements and access permitting along CTH O (Moorland Rd.).
- b. A TIA dated August 26, 2023 has been submitted and approved by Waukesha County.
- c. A traffic signal is warranted.
- d. Provide a sidewalk along Moorland Road from Greenfield Avenue to the New Berlin Bike Trail. Installation and maintenance to be completed by the developer. Development Agreement will be required.
- e. Provide pedestrian connections internal to the development.
- f. Site layouts should include landscaping, sustainable features, and signage and/or banners to promote Greenfield Avenue as a major gateway to the City.
- g. See the Development Handbook for public infrastructure requirements.
- h. Gateway signage for the City of New Berlin is required per previous agreement.
- i. Landscape plans shall meet the requirements of 275-53 through 275-56 of the Zoning Code.
- j. A tree inventory has been provided.
 1. Provide a tree replacement schedule.
 2. Approval of the landscape plan and payment of all installation and maintenance sureties is required.

8. The impetus for the 2030 Comprehensive Plan update (Chapter 10 – Land Use & Chapter 11 – Neighborhood A, Greenfield Avenue)

- i. Minor editing and overall format update for the 2030 Comprehensive Plan layout.

Rationale:

The Comprehensive Plan includes the following statements regarding this area:

1. Chapter 11: Neighborhood A: Greenfield Avenue:

Planning Context / Vision / Development Policies:

Vision Neighborhood A:

- *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:

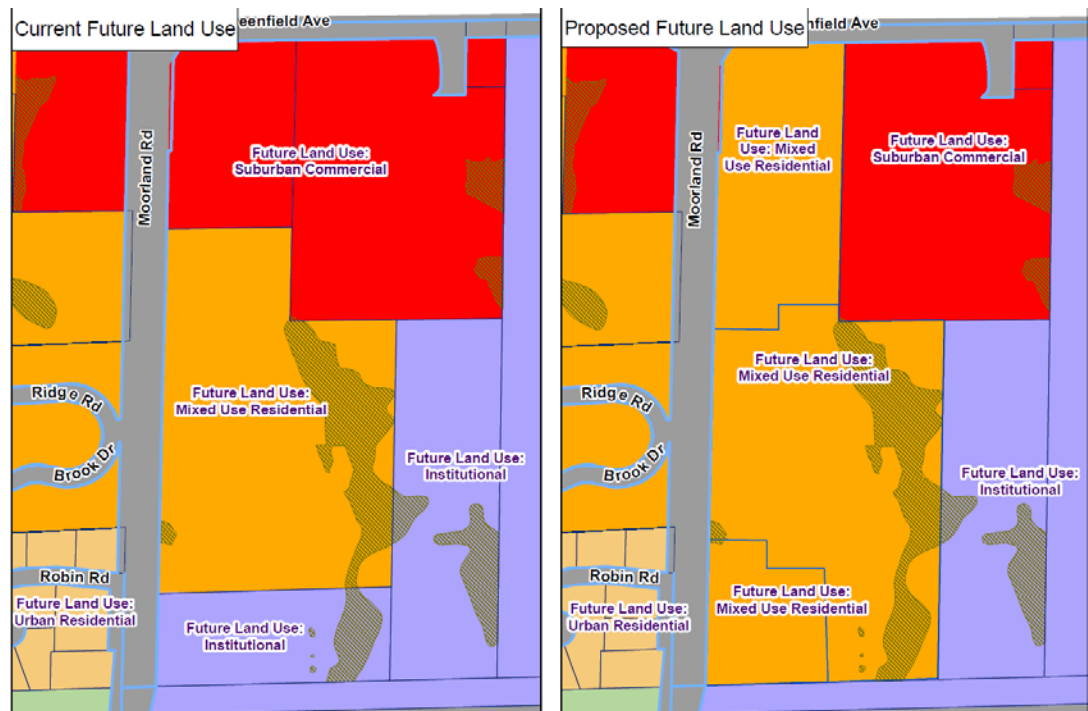
- *Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.*
- *Tighten non-conforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out non-conforming commercial uses over 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:

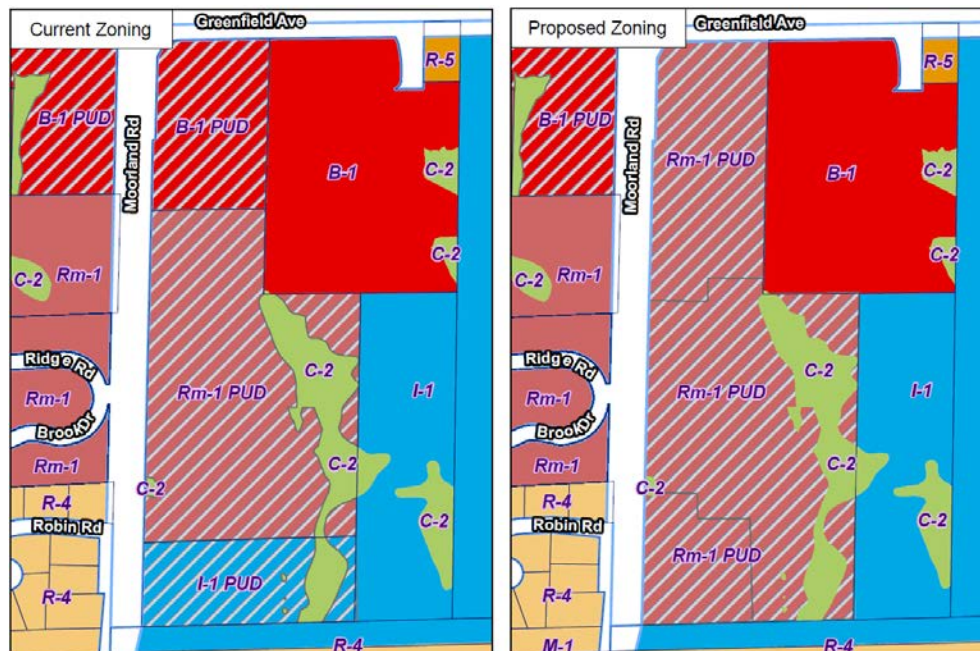
- See request above.

2. Chapter 10: Land Use:

- ***Current Future Land Use Map: Suburban Commercial, Mixed Use Residential and Institutional***
- ***2030 Future Land Use Map Suggestion: Mixed Use Residential***



The corresponding zoning district is Rm-1/PUD (Multiple-Family Residential District / The Conservancy PUD), (See File #: RZ-2500071) (*Note, the parcel located at 15201 W. Greenfield Avenue was rezoned from R-5 to B-1 by a previous application file #: RZ-2400416). The map will be updated with this request.



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

Amending the Plan

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

Plan Element Consistency

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

D.R.C. RECOMMENDATION:

Recommend to Plan Commission adoption of Resolution #2025-05 that approves the general amendments to the 2030 Comprehensive Plan Chapter 10 and Chapter 11 including the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from Suburban Commercial, Mixed Residential and Institutional to Mixed Use Residential and forward to the Common Council for their review and approval by Ordinance.

Attachments:

Location Map
Zoning Comparison Map
Future Land Use Comparison Map
Applicant Letter
Concept Master Plan & Associated Documents

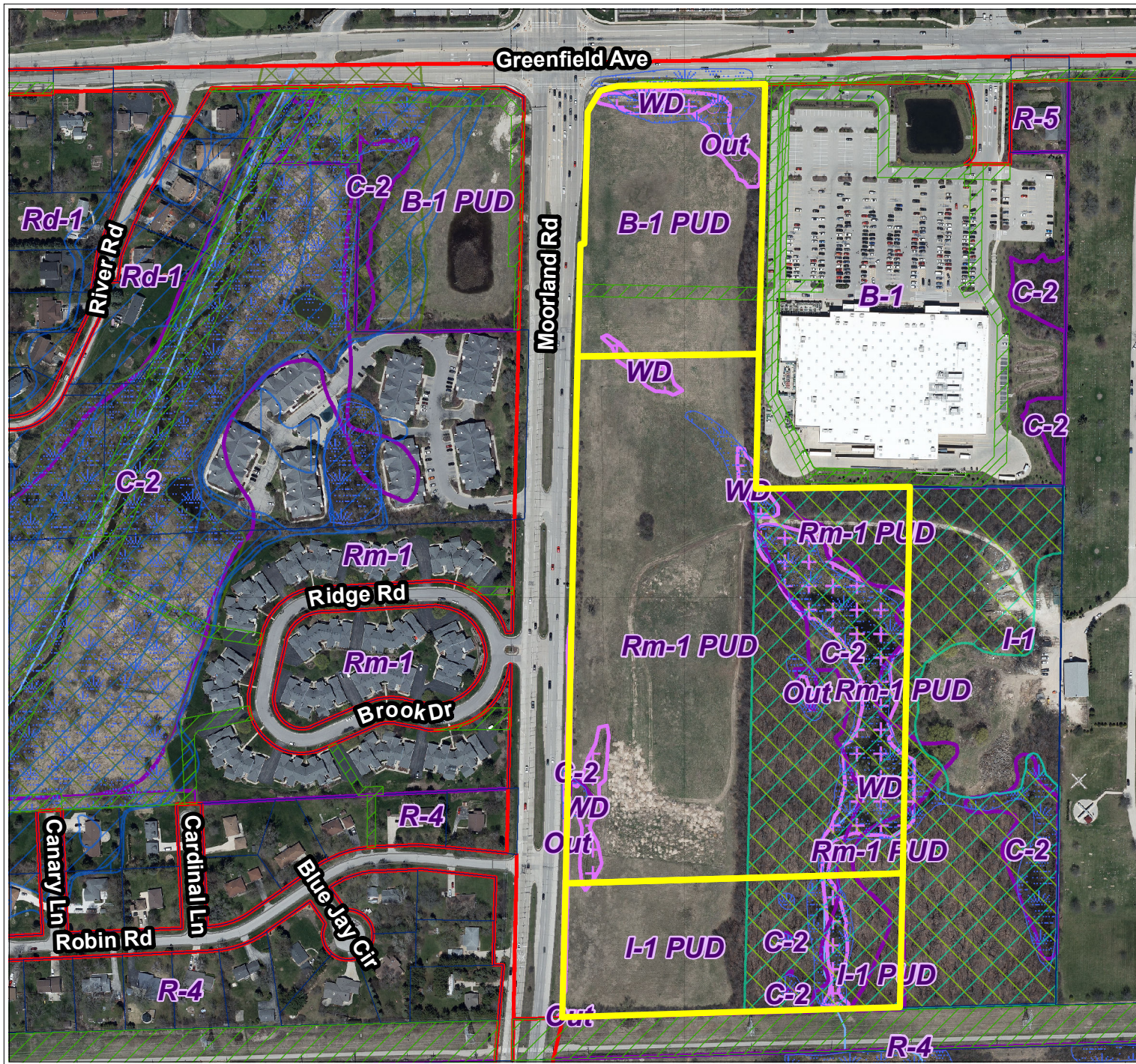
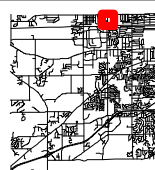
Draft Chapters – Minor Edits as part of the 2030 Update*

- Chapter 11 – Neighborhood A – Greenfield Avenue
- Chapter 10 – Land Use

Resolution # 2025-05

Ordinance # 2703

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



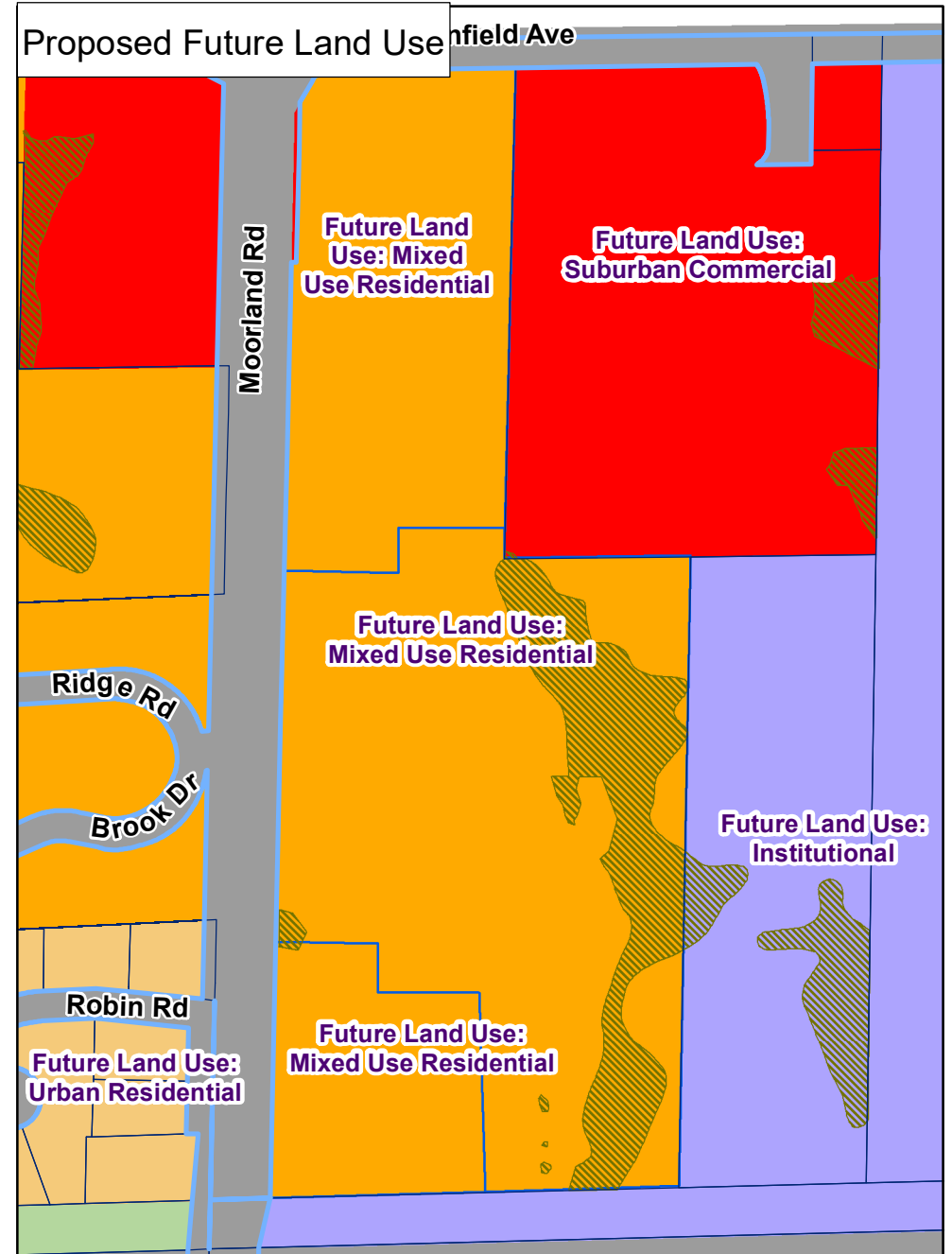
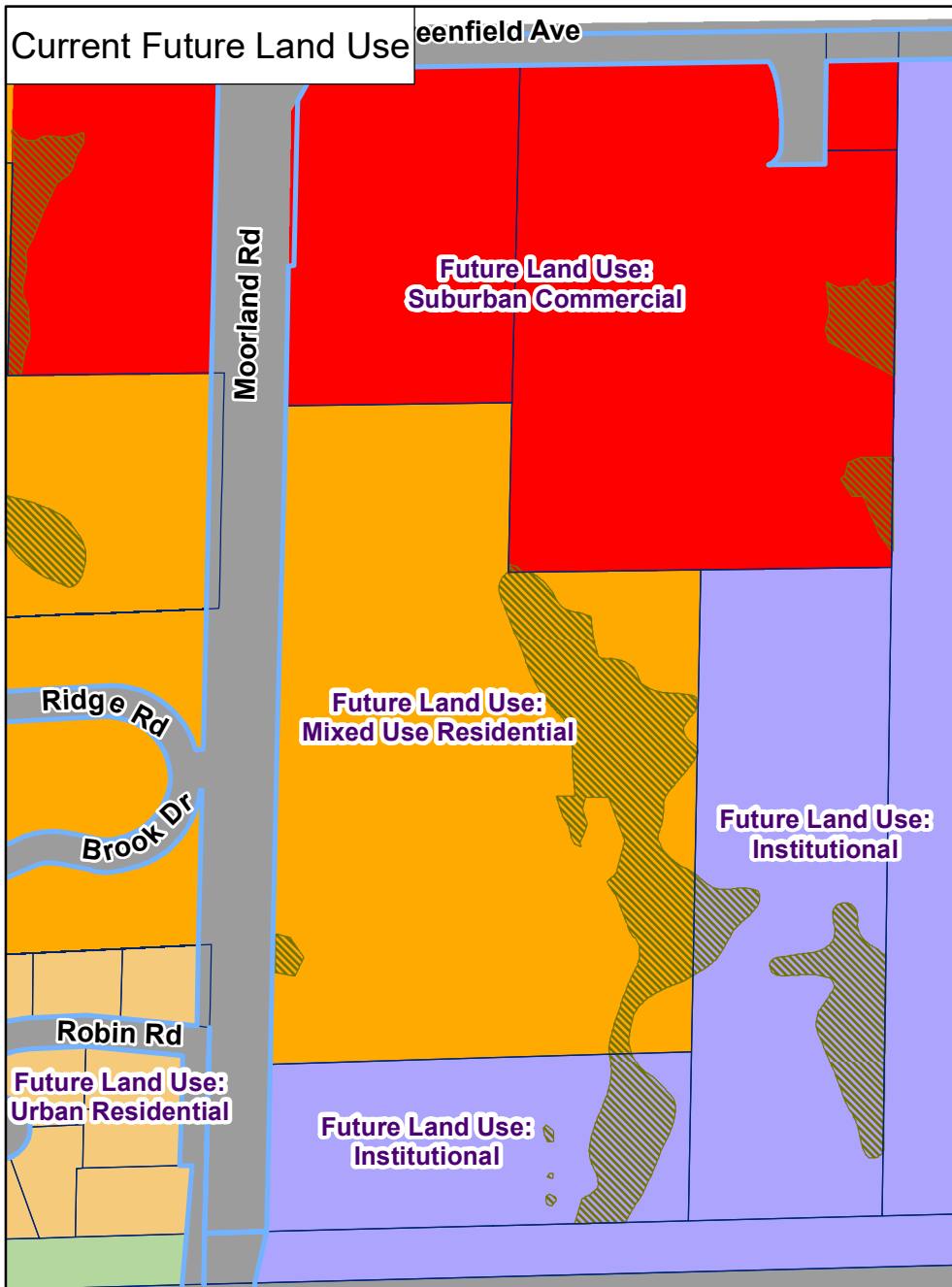
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

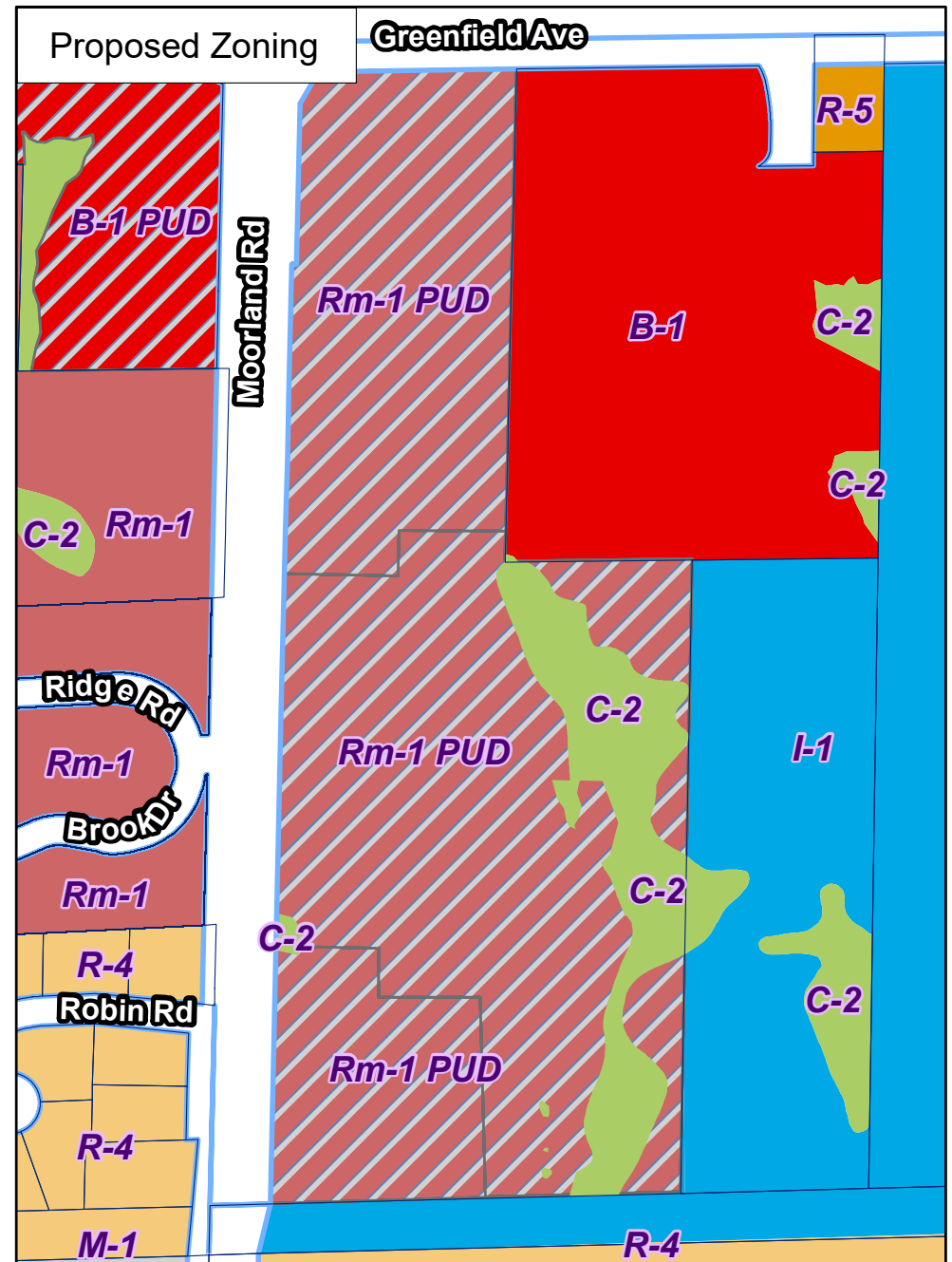
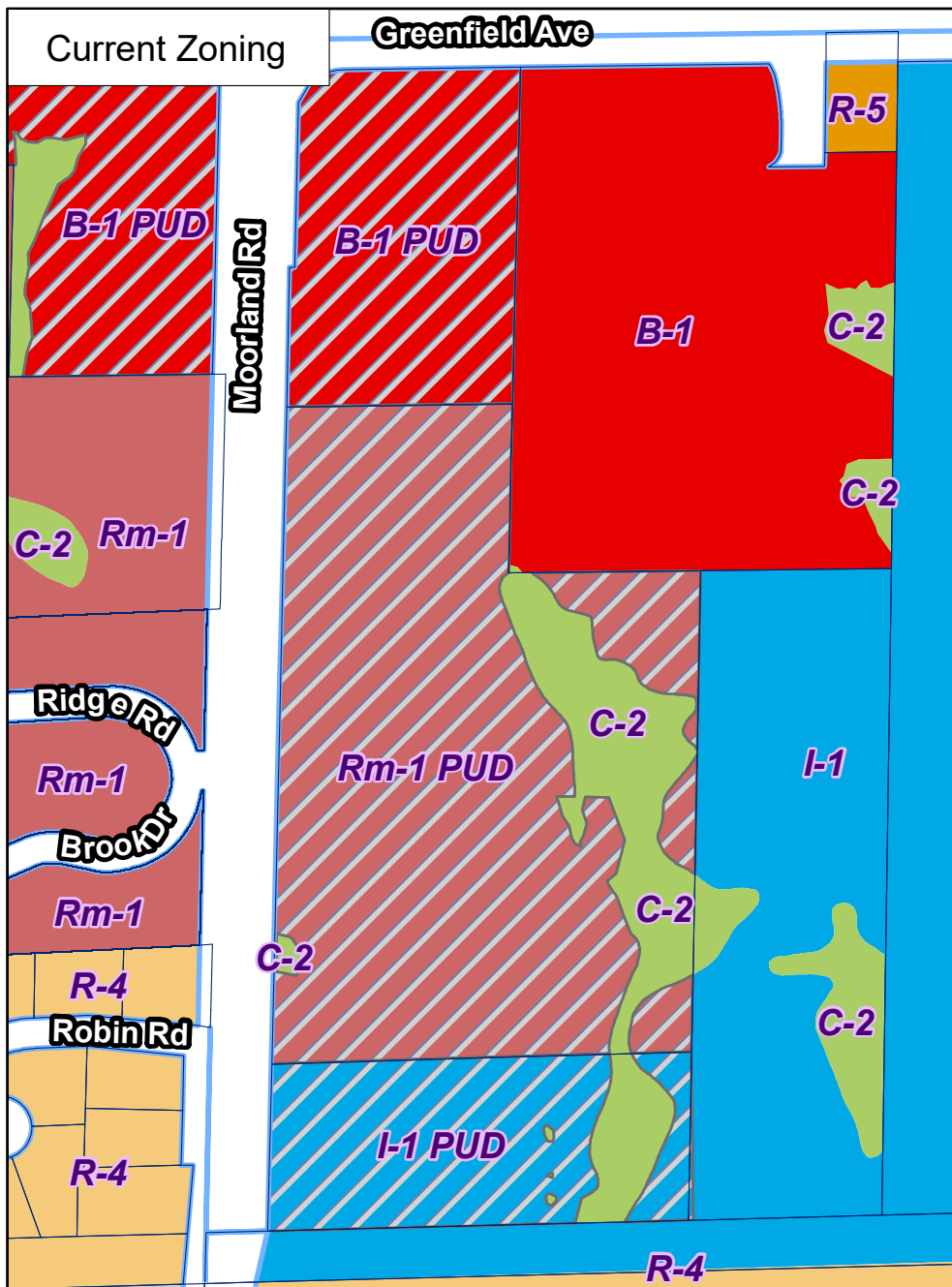
Legend

	Parcels		Environmental Corridor	
	Road Right-of-Way		Corridor Type	
	Floodplain DFIRM (FEMA 2014)			Isolated Natural Resource Area
	Flood Zone			Primary Environmental Corridor
	FEMA DFIRM - Zone A			Secondary Environmental Corridor
	FEMA DFIRM - Zone AE			Wetland
	FEMA DFIRM - 0.2% Annual Chance			
	Zoning Boundaries			
	Zoning Wetland Registration			
	Wetland Registration Type			
	Registered Wetland			
	Outside Wetland			



0 130 260 Feet

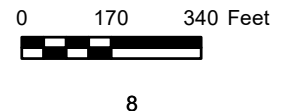
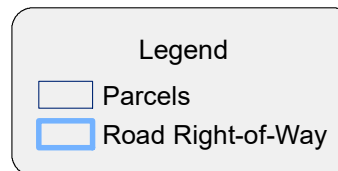




RZ-2500071
The Conservancy
1640 S. Moorland Rd



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





January 10, 2025

Mr. Greg Kessler
Director
City of New Berlin – Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Ms. Nikki Jones
Deputy Director
City of New Berlin – Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Dear Mr. Kessler and Ms. Jones:

Wimmer Communities (“Wimmer”) does hereby submit for review by the City of New Berlin Department of Community Development the following documentation in support of its applications for a Comprehensive Plan Amendment, Rezoning via Amendment to PUD Ordinance No. 2679, and Land Division by Certified Survey Map, all supporting Wimmer’s proposed mixed-use “town center”-style development known as The Conservancy at the southeast corner of Moorland Road and Greenfield Avenue.

Please find enclosed the following applications and supporting materials for the three land use approvals referenced above:

- 1) **Comprehensive Plan Amendment** to amend the land uses for the property upon which The Conservancy will be developed, from Suburban Commercial, Mixed Use Residential, and Institutional to Mixed Use Residential across the full subject property.
 - Development Permit Application for Comprehensive Plan Amendment.
 - Developer’s Deposit Finance Form for Comprehensive Plan Amendment.
 - Development Report explaining The Conservancy and its land uses in full detail (7 copies).
 - Current Civil Plan Set (7 copies).
 - Current Architectural Plan Set (7 copies).

Distinctive Residential Communities

5300 S. 108th Street, Suite 1, Hales Corners, WI 53130-1331
Phone: 414-529-3900 Fax: 414-529-5348
www.wimmercommunities.com



- Application Fee in the amount of \$175.00.
 - Developer Deposit in the amount of \$500.00.
- 2) **Rezoning via Amendment to PUD Ordinance No. 2679** to amend the underlying zoning districts within the PUD from B-1 Shopping Center, Rm-1 Multiple-Family Residential, I-1 Institutional, and C-2 Shoreland Wetland Conservancy to Rm-1 Multiple-Family Residential across the full subject property, while specifically authorizing the proposed Retail use within the defined mixed-use facilities and preserving the C-2 Shoreland Wetland Conservancy zoning.
- Development Permit Application for Rezoning (PUD).
 - Developer's Deposit Finance Form for Rezoning (PUD).
 - Development Report explaining The Conservancy and the requested rezoning in full detail (7 copies).
 - Includes Proposed PUD Zoning Data Table to inform Amendment to PUD Ordinance No. 2679 for The Conservancy, initially provided to City on December 20, 2024.
 - Legal description
 - Both current legal description and proposed legal description to take effect upon approval and recording of Certified Survey Map that is the subject of the Land Division application discussed below.
 - Map showing land areas to be rezoned as per above.
 - Current Civil Plan Set (7 copies).
 - Current Architectural Plan Set (7 copies).
 - Application Fee in the amount of \$1,390.00.
 - Developer Deposit in the amount of \$500.00.
- 3) **Land Division via Certified Survey Map** to create a three-parcel property to facilitate development of The Conservancy.
- Land Division Application for Certified Survey Map (4 lots or less).
 - Developer's Deposit Finance Form for Land Division.
 - Development Report explaining The Conservancy and its land division, including construction phasing in accordance with proposed three-parcel delineation (7 copies).
 - Certified Survey Map prepared by Mr. Christopher A. Jackson, P.E., P.L.S. (7 copies).
 - Current Civil Plan Set (7 copies).
 - Application Fee in the amount of \$350.00.
 - Developer Deposit in the amount of \$300.00.

In addition, I have enclosed the current Traffic Signal Design Plan prepared by Mr. John A. Bieberitz of Traffic Analysis & Design, Inc. for the proposed signalized intersection at the center access point to The Conservancy located at Moorland Road and W. Ridge Road.

All applications and supporting materials identified above have also been provided in electronic format on the enclosed USB flash drive.

Pursuant to my e-mail discussion with Ms. Jones on November 7, 2024, we understand that our requests for the Comprehensive Plan Amendment and Rezoning via PUD Amendment will be considered by the Common Council at its meeting on January 28, 2025, for the purpose of scheduling a Joint Public Hearing on those requests to be held at the Plan Commission meeting on March 3, 2025.

We look forward to continuing to advance The Conservancy through its development review process and to bringing this exciting new neighborhood community to the City of New Berlin. Please do not hesitate to reach out to me with any questions or if any additional information is required following your review of the enclosed applications and supporting materials.

Yours Very Truly,

A handwritten signature in black ink, reading "David T. Wimmer". The signature is fluid and cursive, with the first name "David" being more prominent and the last name "Wimmer" following in a similar style.

David T. Wimmer
Corporate Counsel
Wimmer Communities

Encl.

CC: Mark J. Wimmer – President, Wimmer Communities
John J. Wimmer – Executive Vice President, Wimmer Communities
Nicholas X. Wimmer – Vice President of Project Development, Wimmer Communities
Tammy Simonson – City Engineer, City of New Berlin
Nicole Hewitt – Division Engineer – Storm Water, City of New Berlin
Kristen Hogan – Principal Planner, City of New Berlin
Kelly Wall – Principal Planner, City of New Berlin

Supporting Documentation
For the

- Modification of New Berlin’s Comprehensive Plan
 - Amendment of PUD Ordinance No. 2679
- And
- Adoption of a Certified Survey Map
To facilitate development of

T H E
CONSERVANCY



CONSERVANCY

A Multi-Use Development of the Southeast Quadrant Moorland and Greenfield
City of New Berlin

CONTENTS

- Introduction
- Background
- Existing Condition
 - ALTA Survey prior to August 2024 CSM
 - CSM Recorded August 2024
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- Master Land Use Plan
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 - Site Information
 - Civil Plans
 - Site Plans
 - Grading Plan
 - Retaining Walls
 - Storm Water Plan
 - Sanitary Sewer Plan
 - Proposed Easement
 - Water Plan
 - Proposed Easement
 - Erosion Control
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- Neighborhood Buildings
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 - Resident Club with Pool and Fitness Center
 - Conservancy Trail
 - Neighborhood Playground
 - New Berlin Recreation Trail
 - Resident Pet Run
- Community Benefits
- Funding and Timeline
- Operations
- Wimmer Communities
- Appendix
 - Proposed PUD Zoning Data Table
 - Fire Department Access Plan
 - Conceptual Entry Monument

T H E CONSERVANCY

A NEIGHBORHOOD RESERVE

This Report is submitted in support of Wimmer Communities' application for a modification of the City of New Berlin's Comprehensive Plan and Amendment of the PUD Ordinance No. 2679 for the property identified as Tax Key Numbers NBC 1158989001, NBC 1158989002, and NBC 1158989003 and approval of a redivision of the parcels by Certified Survey Map to create three (3) parcels for the development of the southeast quadrant of the intersection of Moorland and Greenfield Avenue located in the City of New Berlin creating a unique multi-use Master Planned Neighborhood offering Retail, Office, Residential and Recreational uses. The Conservancy offers a complete neighborhood serving all needs of its residents interwoven with walkable convenience, nature trails, and the love of the land where 66% percent of its Campus is set aside for Woodlands, Wetlands, Ponds and Green space.

Arrival at The Conservancy is in the heart of the Conservancy Center, providing ground level boutiques, retail services, offices and dining. In the shadows of the Clock Tower Information Center is the nature-inspired Resident Club, which offers Resident Event Space, Fitness Center, Pool, Sundeck, and Administrative Offices just steps away from the trailhead of Conservancy Reserve.

From there, Conservancy Parkway weaves between dynamic neighborhoods of architecturally diverse, multifamily Homes. The Woodlands Residences feature underground parking, elevator access, and balconies providing a stunning overlook to the Reserve, while The Meadows Residences offer private entries, garages and motor courts.

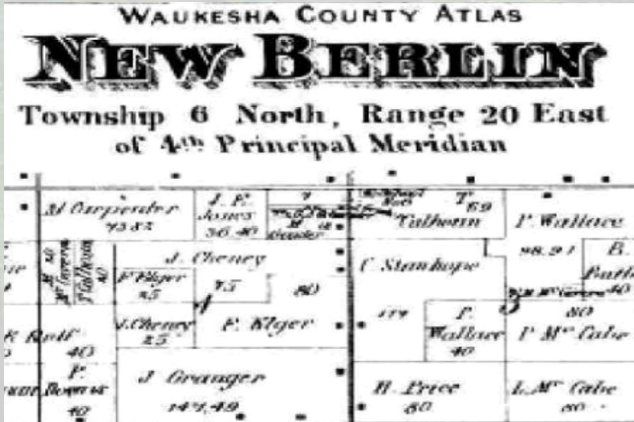
Anchoring the Conservancy at the intersection of Moorland Road and Greenfield Avenue is the dynamic Conservator, an architecturally stunning landmark, announcing your arrival to a new way of living.



BACKGROUND

THE CONSERVANCY

The Intersection of Moorland Road and Greenfield Avenue immediately south of Interstate 94 has developed into a bustling transportation hub since its early days as rural farms and homesteads expanded westward from the growing urbanization of western Milwaukee County.



Commercial development of the land adjoining this intersection was challenged by the poor soil of the Deer Creek waterway until the 1970s, as the demand for Interstate proximity grew. While neighboring parcels developed, however, the site of The Conservancy remained in its rural condition for future expansion of the adjoining Highland Park Cemetery. In the early 2000's, Highland Park reconsidered that future use and allowed multiple Development Proposals to be advanced to the City of New Berlin, none of which came to fruition. The City articulated a vision of future development for the site as recently as its updated "2030 Comprehensive Plan," identified as the North Moorland Road Corridor within Neighborhood "A" - Greenfield Avenue.

Recognizing the Site as a Gateway, the City envisioned a mix of Commercial and Residential uses, with 17 specific guidelines to achieve the Vision as identified in Chapter 11 of the "2030 Comprehensive Plan."

The Conservancy incorporates those goals in its development program offering:

- 1) Signature, well-designed buildings with unique architectural features.
- 2) Commercial and Residential uses.
- 3) Incorporation of these guidelines to support land use approval as a Planned Unit Development.
- 4) Prominent Gateway Signage and Landscaping.
- 5) Traffic management in compliance with Waukesha County requirements inclusive of a primary signalized entry and secondary limited access points.
- 6) Inclusion of off-road sidewalk paths and the New Berlin Recreation Trail connection.
- 7) Timely construction and public access to the public road improvements.
- 8) Neighborhood Water Main looping and Sanitary Sewer connection.
- 9) Creative solutions to

- groundwater and stormwater quality.
- 10) Adoption of designs to minimize storm water quantity.



- 11) Protection of Woodlands and Wetlands.
- 12) Ensure a cohesive and coordinated development pattern with adjoining uses.
- 13) Interconnection with Walmart is a stated guideline, however, that goal was contemplated between like-kind uses and is no longer considered a factor in neighborhood traffic relief.
- 14) Construct public infrastructure to municipal standards.
- 15) Provide dedication of public easements supporting public infrastructure.

- 16) Require financial surety ensuring completion and cost contributions as appropriate.
- 17) Utility expenses shall be at the expense of the Developer.



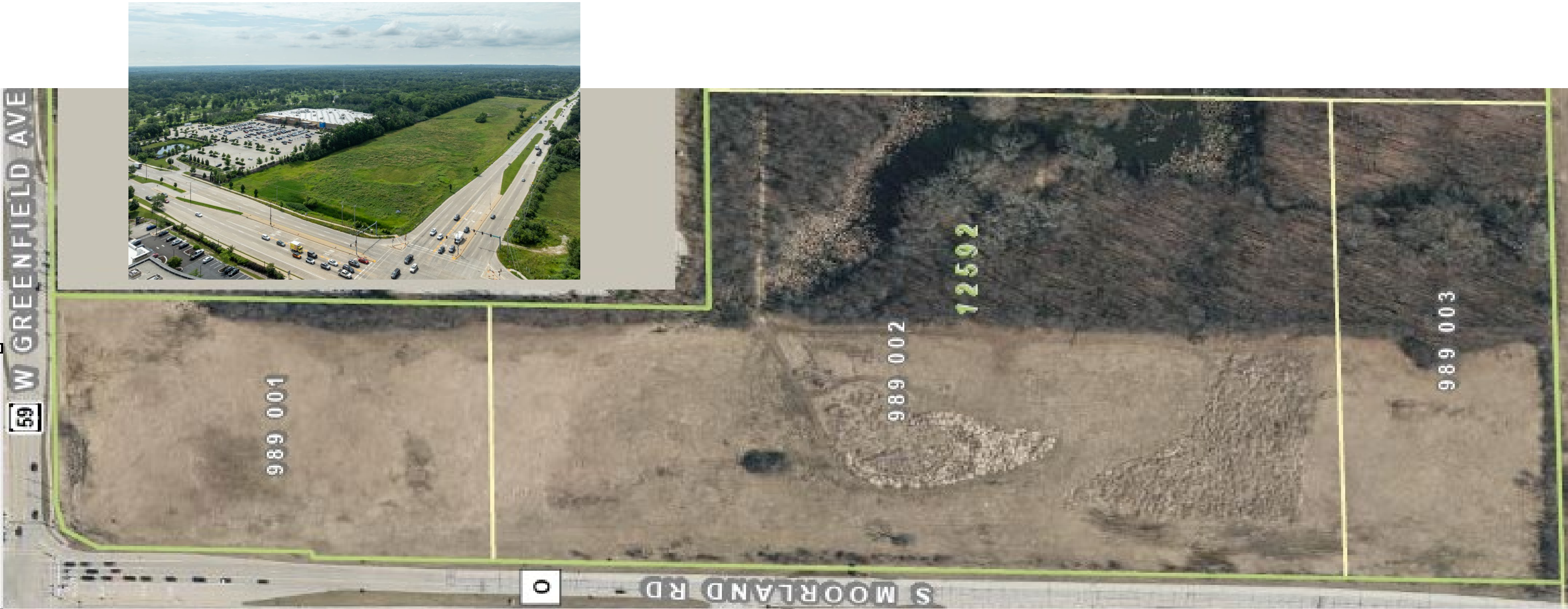
Wimmer Communities acquired the 33.76 acre parcel in August 2024 and has incorporated the Development vision identified as desirable to the City in this new neighborhood to strengthen the creation of identity and sense of place where pedestrian "walkability" and celebration of its natural environment distinguishes itself as a "live, work, play" neighborhood where a Resident has access to all amenities through the Conservancy Campus.

Existing Conditions

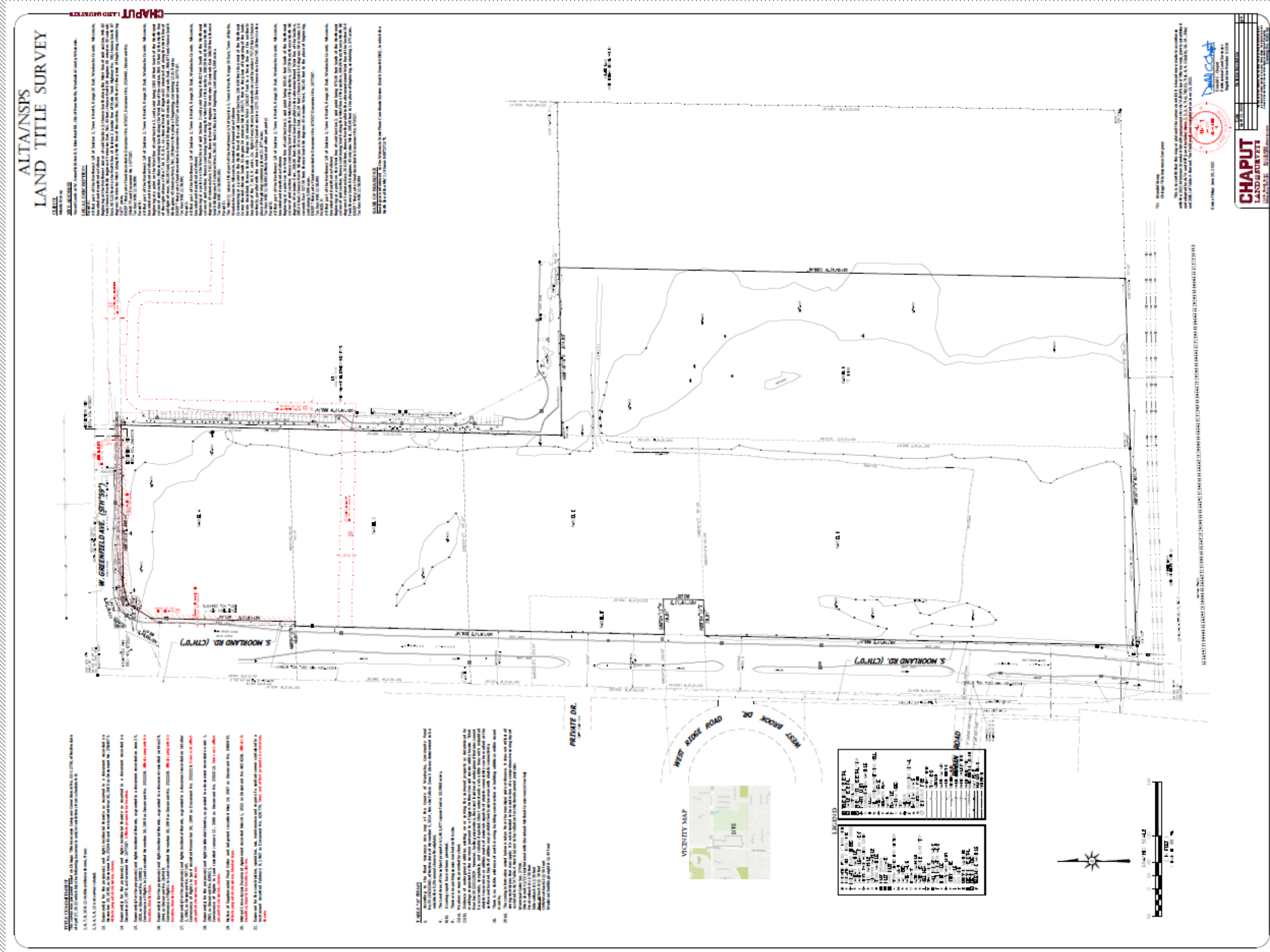
A Multi-Use Development
of the Southeast Quadrant Moorland and Greenfield

THE CONSERVANCY

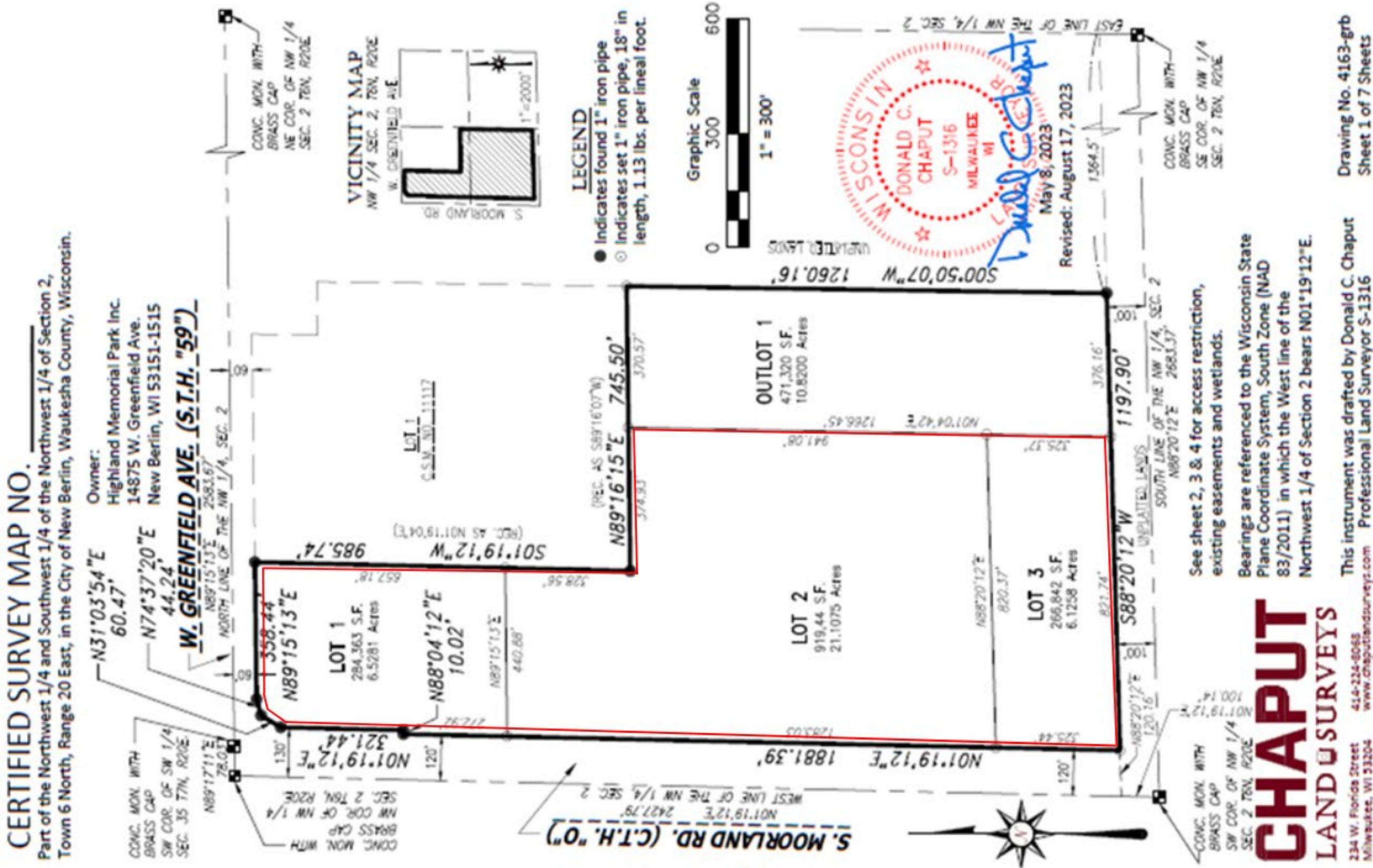
Existing Development District Property					
Address	Tax Key	Business Name	Acreage	2024 Assessed Value	2024 Property Tax
Unassigned Street Address	NBC 1158989001	Vacant Land	6.528	\$0	\$0
Unassigned Street Address	NBC 1158989002	Vacant Land	21.108	\$0	\$0
Unassigned Street Address	NBC 1158989003	Vacant Land	6.126	\$0	\$0
TOTAL :			33.76	\$0	\$0



THE CONSERVANCY
A NEIGHBORHOOD RESERVE
ALTA SURVEY – Prior to Aug 2024 CSM



THE CONSERVANCY
A NEIGHBORHOOD RESERVE
Approved CSM – Recorded August 2024



Project Site

T H E CONSERVANCY

Sense of Place

A Neighborhood Town Center is designed to offer the heart and soul of community. It cultivates a sense of place, of belonging, to not only those who live there, but also those who visit.

The Conservancy is a multi-use development that will foster a sense of community and connectedness through its walkable, integrated open-air spaces. Restaurants and shops will recreate the town square of yesterday and a sophisticated lifestyle.

Neighborhood of Tomorrow

The neighborhood of tomorrow offers everyday needs within reach, without having to rely on a car to navigate locations for work, wellness, shopping and entertainment. Residents of The Conservancy will enjoy a multitude of amenities within their neighborhood, such as the Resident Club with a pool, fitness center, remote workspace and coffee shop, recreation trails, a playground, sidewalks, and a dog run. Restaurants and shopping create a vibrant street life, all at the threshold of a wide selection of luxury living options.

A NEIGHBORHOOD TOWN CENTER

For more than 50 years suburbanization has been the dominant force in America's metropolitan growth and development, so much so that today more Americans live in suburbs than anywhere else. At the same time, there is a powerful desire among suburbanites to recreate the sense of community and connectedness that was integral to a mixed-use environment, without living downtown.

Suburbanites want the amenities of a sophisticated lifestyle in their own neighborhood, or in other words – a Town Center.

What is a Town Center? According to a study by the Urban Land Institute, "A town center is an enduring, walkable, and integrated open-air, multi-use development that is organized around a clearly identifiable and energized public realm where citizens can gather and strengthen their community bonds. It is anchored by retail, dining, and leisure uses, as well as by vertical or horizontal residential uses. At least one other type of development is included in a town center, such as office, hospitality, civic and cultural uses. Over time, a town center should evolve into the densest, most compact, and most diverse part of a community, with strong connections to its surroundings."

-- Ten Principles for Developing Successful Town Centers
Urban Land Institute

Focus on Making Life Fun

The Conservancy is focused on making life fun. It will be a place to gather, to enjoy the company of neighbors, meet for coffee, have drinks with buddies and dinner with friends. Residents and guests alike will enjoy recreation trails and the scenic beauty of an old oak forest, ponds and wetlands within this private campus.

Residents will enjoy freedom from their cars by walking to shops, restaurants and the Resident Club for a workout, swim, or social gathering.

Respect for the Land

The goal of sustainability is to be environmentally responsible and physically enduring, to create a memorable place that makes people want to return often. It is well connected to the surrounding streets, open space and trails and to places where people can access transportation.

The Conservancy will fulfill these goals through preservation of woods and wetlands, while creating new park areas and private woodland paths, pedestrian walkways, playground, and connection to the New Berlin Recreation Trail. It is ideally connected to surrounding infrastructure as well as transportation convenience.

THE CONSERVANCY

MASTER LAND USE PLAN

- Development Data Summary Table
- Proposed CSM



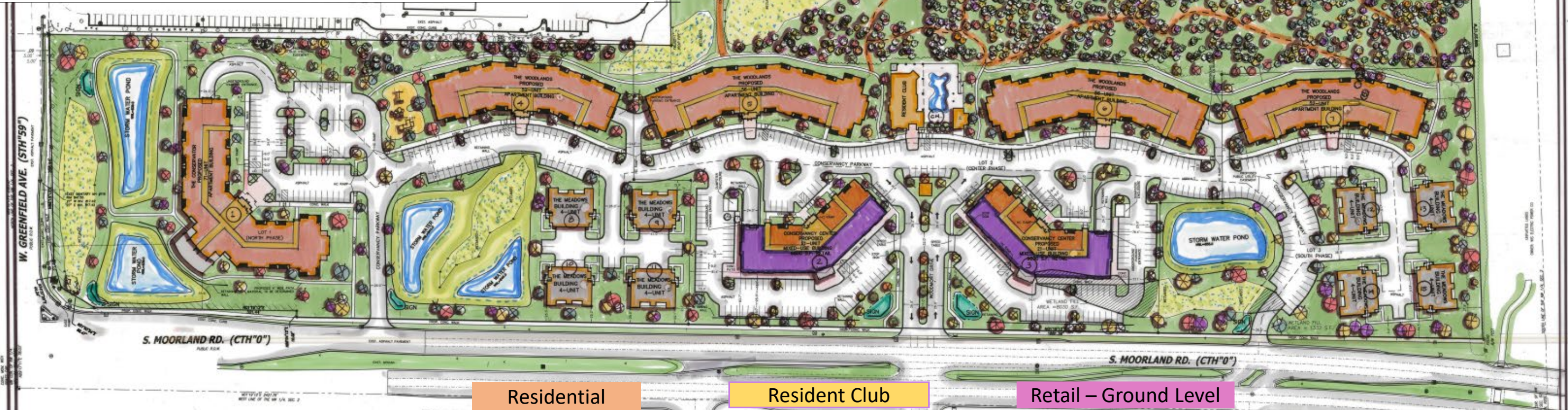
Master Land Use Plan

THE CONSERVANCY

Conservancy Center									
Bldg. No.	Name	Sq. Footage				Surface Parking		Parking Ratio	
2	Conservancy Center N	9,800				49		1 Space per 200 SF	
3	Conservancy Center S	9,800				49		1 Space per 200 SF	
Total		19,600				98		1 Space per 200 SF	
The Conservancy - Residential									
Bldg. No.	Name	1 Bdrm	2 Bdrm	3 Bdrm	Total	Surface Parking	Garage Parking	Total	Parking Ratio
1	The Conservator	28	43		71	73	71	144	2.03 to 1
2	Conservancy Center N	10	13		23	42	34	76	3.30 to 1
3	Conservancy Center S	10	13		23	35	34	69	3.00 to 1
4	The Woodlands 1	29	23		52	54	52	106	2.04 to 1
5	The Woodlands 2	28	33		61	39	63	102	1.67 to 1
6	The Woodlands 3	28	33		61	37	63	100	1.64 to 1
7	The Woodlands 4	29	23		52	71	52	123	2.37 to 1
8	The Meadows North		2	2	4	6	4	10	2.5 to 1
9	The Meadows North		2	2	4	6	4	10	2.5 to 1
10	The Meadows North		2	2	4	6	4	10	2.5 to 1
11	The Meadows North		2	2	4	5	4	9	2.25 to 1
12	The Meadows South		2	2	4	5	4	9	2.25 to 1
13	The Meadows South		2	2	4	5	4	9	2.25 to 1
14	The Meadows South		2	2	4	5	4	9	2.25 to 1
15	The Meadows South		2	2	4	5	4	9	2.25 to 1
Total		162	197	16	375	394	401	795	2.12 to 1
The Conservancy - Recreation									
		Sq. Footage			Surface Parking			Parking Ratio/ Sq Ft	
16	Resident Club	9500			22			0.46 Space per 200 SF	

Select Residential surface parking shall be shared between Retail/Office Use primarily from 8:00 am - 5:00 pm with Residential Use from 5:00 pm - 8:00 am

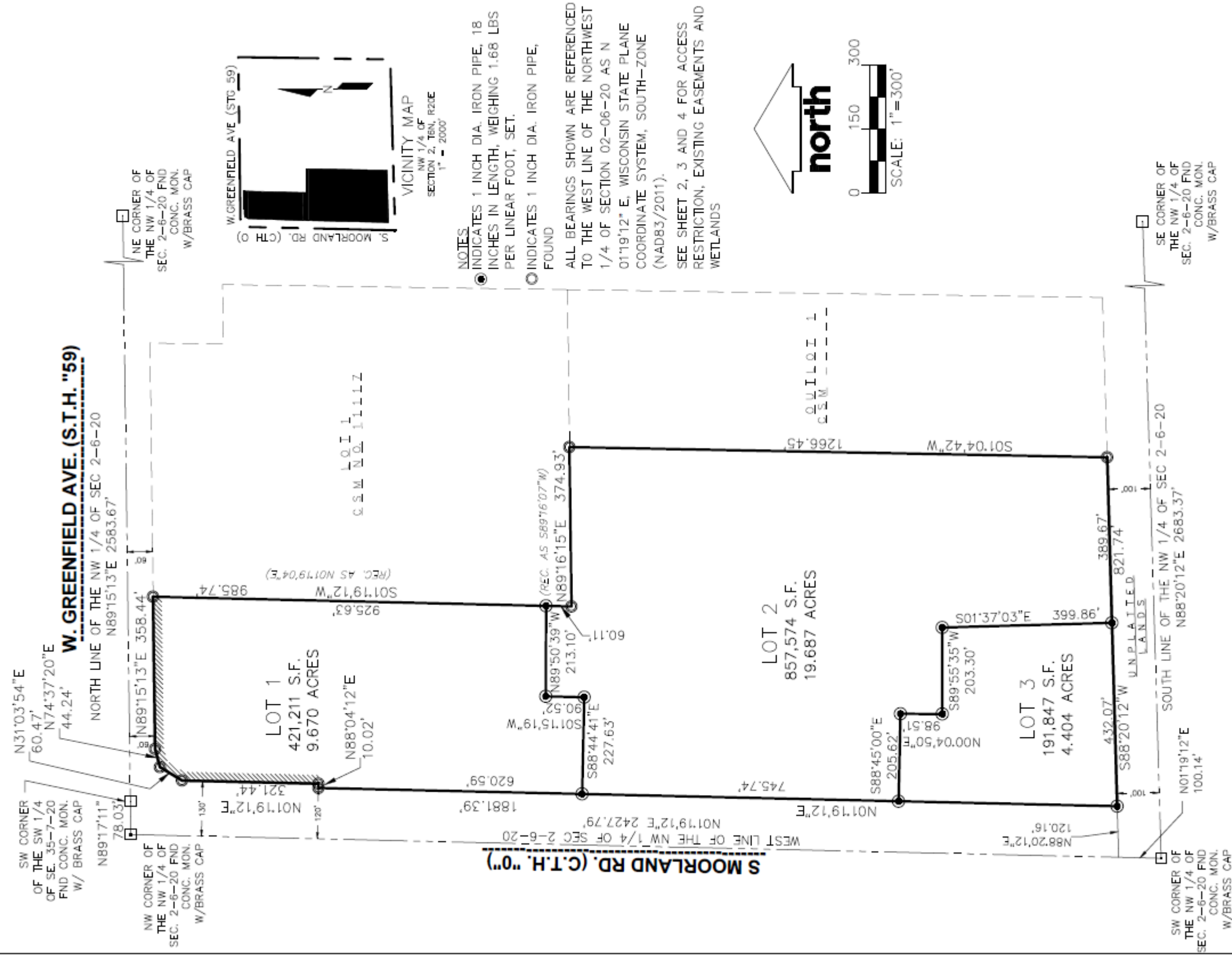
Conservancy Center				
Bldg. No.	Name	Sq. Footage	Surface Parking	Parking Ratio
2	Conservancy Center N	9,800	49	1 Space per 200 SF
3	Conservancy Center S	9,800	49	1 Space per 200 SF
Total		19,600	98	1 Space per 200 SF



THE CONSERVANCY A NEIGHBORHOOD RESERVE PROPOSED CSM

CERTIFIED SURVEY MAP NO.

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.



SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312

OWNER:
THE CONSERVANCY, LLC
5300 S. 108TH ST.
HALES CORNERS, WI 53130

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

SHEET 1 OF 6

T H E CONSERVANCY

Campus Improvements

- Site Information
- Civil Grading/Utility Plans
- Moorland Road Improvements



SITE INFORMATION

THE CONSERVANCY

Zoning

- Existing:
- B-1 Shopping Center – PUD
 - Rm-1 Multi-Family Residential – PUD
 - I-1 Institutional – PUD
 - C-2 Shoreland Wetland Conservancy

- Proposed:
- Rm-1 Multi-Family Residential – with a PUD overlay authorizing Retail use within defined mixed use facilities
 - C-2 Shoreland Wetland Conservancy

Site Characteristics

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	71,331	17%	97,366	11%	38,158	20%	206,855	14%
Sidewalk & Parking	91,725	22%	155,356	18%	49,322	26%	296,403	20%
Green Space Total	258,155	61%	604,852	71%	104,367	54%	967,374	66%
Unrestricted	234,836	56%	471,307	55%	97,926	51%	804,069	55%
Wetlands	23,319	6%	133,545	16%	6,441	3%	163,305	11%
Total Site	421,211	100%	857,574	100%	191,847	100%	1,470,632	100%
Acres	9.670		19.687		4.404		33.761	
Open Space(1)	349,880	83%	760,208	89%	153,689	80%	1,263,777	86%
Acres	8.032		17.452		3.528		29.012	

(1) Sidewalk, Parking and Green Space

Topography

The site slopes an average of 11’ from the high line of the hardwood forest line west to Moorland Road. The site also has an average of 20’ of fall from a high at its south line to Greenfield Avenue. Within the hardwood forest the topography undulates while sloping to an isolated wetland complex along the parcels’ east property line.

Existing Use

Owner	Parcel Size (Acres)	Improvement
The Conservancy, LLC (Wimmer Communities)	6.528	Vacant Land
The Conservancy, LLC (Wimmer Communities)	21.108	Vacant Land
The Conservancy, LLC (Wimmer Communities)	6.126	Vacant Land

- Lands South of Property- New Berlin Recreation Trail and beyond is R-4 Low Density Single-Family Residential with 350 feet separation from existing residential structures.
- Land East of the Property are identified as B-1 Shopping Center, I-1 Institutional, and C-2 Shoreland Wetland Conservancy.
- Lands North of Property are located in the City of Brookfield and are identified as B-5 Gateway Business.
- Lands West of Property are identified as B-1 Shopping Center – PUD, Rm-1 Multi-Family Residential, and R-4 Low-Density Single-Family Residential District.

¹ Building 1 - 33,173 sf, Building 4 - 22,718 sf, Building 8 – 11 – 15,440 sf total
² Building 2 - 18,803 sf, Building 3 – 18,803 sf, Building 5 – 27,525 sf Building 6 - 27,525 sf, Building 16 – 4,710 sf
³ Building 7 – 22,718 sf, Building 12 – 15 - 15,440 sf total

SITE INFORMATION

T H E CONSERVANCY

Ecology

The site is primarily open field boarded by 11 acres of hardwood forest interspersed with five (5) isolated wetland complexes delineated by Heartland Ecological Group in August 2022.

In order to facilitate the alignment of The Conservancy Parkway and Robin Road, while retaining sufficient project access, a Nationwide Wetland Fill Permit will be applied for from the Wisconsin Department of Natural Resources and Army Corps of Engineers. This Fill Permit will authorize the filling of 9,424 sq.ft. of wetlands. A total of 163,305 sq.ft. of wetlands shall be preserved.

Geotechnical

Geotechnical studies were prepared for the site and revealed clay soils underlay the site and standard construction methods can be employed in the design and construction of the foundations needed for the proposed residential and commercial buildings.

Environmental

Phase I and II Environmental Site Assessments were conducted by The Sigma Group in 2022. These Reports indicate that no environmentally hazardous filling, dumping, or spills have occurred on the site.

Vehicular Access and Circulation

The location of The Conservancy provides extraordinary access to Milwaukee and Waukesha County employment, recreational, and cultural centers via Interstate 94 and STH 59 at the Brookfield Interchange access ramps, which are located within one half mile of the site. In addition, Interstate 43 is 3.5 miles south on Moorland.

Primary access to the site's central Commercial District shall be from the signalized intersection of Moorland Road via a private roadway identified as Woodmont Drive.

Conservancy Parkway shall provide through north/south access through the site with its northern terminus on Moorland Road allowing northbound entry and exiting; while southbound entry and exiting shall be prohibited.

Conservancy Parkway shall also interconnect to Moorland Road at its southern terminus opposite Robin Road, allowing northbound entry and exiting as well as southbound entry however southbound exiting shall be prohibited.

To negate area traffic impacts and increase traffic safety Moorland Road improvements shall be funded by the Developer including:

- Median reconstruction prohibits ingress and egress from and to southbound Moorland Road.
- Addition of right-turn entry and exit lanes onto Moorland Road at all three project roadway access locations.
- Signal improvements at the intersection of Moorland Road and Woodmont Drive.

These improvements will be completed as part of the Moorland Road Reconstruction Project slated for 2026 by Waukesha County Department of Public Works. All access has been reviewed and authorized by the Waukesha County Department of Public Works. Traffic Impact Analysis Reports were prepared by TADI (June 15, 2023) and a Traffic Impact Analysis Update #1 (August 26, 2024). Internally, Conservancy Parkway shall interconnect with Woodmont Drive providing internal circulation to all residential and commercial buildings via these private roadways.

SITE INFORMATION

THE CONSERVANCY

Noise Abatement

Abatement of noise from the nearby Moorland Road and Greenfield Avenue will be addressed in the construction of the buildings, which will be in compliance with HUD guidelines of 10 decibels within living areas. Noise reduction results from building placement, landscaping, and building composition. Building structures shall incorporate thicker ceiling and wall sections within walls common to public areas and adjacent to residences with greater insulation, membrane, air spaces, and multiple layers of gypsum board to achieve lower noise levels. Windows shall be constructed of insulating glass, thermal, and vibration breaks. All units shall be mechanically air-conditioned.

Pedestrian Accessibility

The site is served by Waukesha Metro Route 1 providing transit from Waukesha to the Milwaukee County Regional Medical Center with a bus stop at Brookfield Square Mall.

The Developer shall provide funding for a six (6') public sidewalk to be constructed within the east ROW of Moorland Road from Greenfield Avenue, 2,262' south to the New Berlin Recreation Trail. Sidewalk construction is to be included in the Moorland Road Reconstruction Project slated for 2026 by the Waukesha County Department of Public Works. This sidewalk intersects northbound and eastbound sidewalks accessing shopping, grocery and restaurants within a 15-minute walk.

Internally, private six-foot sidewalks shall be provided throughout the site adjacent to all internal roadways providing pedestrian circulation and access. Pedestrian speed table crosswalks shall be constructed at key intersections of internal roadways. These crosswalks shall be differentiated from the traffic aisles by use of a differentiating red concrete and are slightly elevated to provide traffic “quieting” on Woodmont Drive and Conservancy Parkway.

Streetscape and Landscape

The Conservancy has been designed to install a unique sense of place in its exterior public areas to foster feelings of neighborhood, activation, and safety in order to develop unique, creative, and meaningful people spaces for the new intergenerational community.

- **Streetscapes and Vehicular use areas along Moorland and Greenfield Roads provide access to new internal streets and building entries, Including:**
 - Hardscape/paving treatment
 - Seating/rest/gathering areas
 - Sidewalk and pathway treatments
 - Bike access and facilities
 - Parking design
 - Lighting fixtures or illumination
 - Parkway tree landscape planting
 - Site furniture
- **Site Perimeter/Interior Building Foundations/Edges**
 - Extensive landscape planting and buffers
 - Landscape lighting and illumination
 - Landscape specialty element, features and public art
 - Building signage and wayfinding elements

SITE INFORMATION

T H E CONSERVANCY

- **Special Amenity “People Spaces”**

- The Conservancy Reserve
- Village Center featured Clock Tower Information Center
- Hardscape treatments
- Ornamental railings, canopies, gates, lattice, screening elements
- Dog walk facilities
- Neighborhood gardening experience
- Pond edge and “water feature” treatment
- Natural area edge transition landscape character
- Raised curb/seat wall planting areas
- Children’s Playground
- Outdoor barbeque area experience
- Community Center fire ring
- Outdoor Fitness/Yoga lawns
- Outdoor event programming on the Village Green
- Outdoor furniture
- Community wayfinding signage (featuring entry signage, directional, identification and regulatory signage and community kiosk)

New Berlin Gateway Monument

As the most heavily trafficked arterial roadway through the City of New Berlin, Moorland Road at Greenfield Avenue is the primary northern Gateway to the City of New Berlin with over 60,000 vehicles daily. With the intent to construct a monument announcing entry to the City, New Berlin acquired a .42 acre parcel 1208’ south of the intersection at Moorland. The Developer and City executed and recorded an agreement in August 2024 whereby the Developer will fund, construct, and dedicate this Municipal Monument at a more highly visible location on Developer’s property, within 60 feet of the intersection.

New Berlin Recreational Trail

The 7-mile New Berlin Recreational Trail follows the historic Interurban Rail right-of-way, offering bicyclists and runners alike, a scenic paved route through the City of New Berlin to West Allis on the east and Waukesha on the west. This community gem borders the Conservancy on its southern property line for 822 feet.

Signage

Uniform high-quality Signage standards provide an accurate unique sense of place while assisting visitors’ navigational ease, business exposure, and site parking organization.

Neighborhood Entry Monuments

Signature Conservancy sculptural timber Monuments with integrated landscape planters and backlit cut letters on a stone structure shall be constructed at the following locations:

- Primary project identification to be placed on the masonry retaining wall north of The Conservator facing the intersection of Moorland Road and Greenfield Avenue
- Northeast corner of Moorland Road and Conservancy Parkway
- Northeast and southeast corner of Moorland Road and Woodmont Drive
- Southeast Corner of Moorland Road and Conservancy Parkway

Resident Club Community Message Board

The Signature Village Center Clock Town Information Center with integrated digital message board shall identify the Resident Club and provide communications of Resident-related special events, fitness courses, and Resident specific information.

Resident Club Lobby Entry

Backlit cut letters shall be located on the lobby entry.

SITE INFORMATION

THE CONSERVANCY

Signage

Retail and Office Identification

Retail and office space tenants shall be provided backlit cut letter business identification space located as designed either on the building exterior wall or canopy above their respective Retail business or Offices.

Building Lobby Identification

Signature Conservancy Sculptural Light Monuments with integrated landscape planters and backlit cut letters on a stone structure shall be constructed at each Meadow, Woodland and The Conservator motorcourts and Building lobbies.

Traffic, Parking, and Directional Signage

Individual wayfinding signage shall be located throughout the Project with contemporary black metal standards.

Lighting

Private community lighting is provided by decorative Village Center lights on nine-foot decorative poles with banner standards for seasonal décor and shall be located appropriately throughout the site.

Storm Water Management

Roof and paved surfaces within this Development are collected by surface swales and an extensive storm sewer collection system, which discharges to a variety of storm water management facilities including:

- Four (4) featured wet detention ponds with fountain aeration and lighting

These facilities will provide both storm water detention and water clarity functions as required by the City of New Berlin and the Milwaukee Metropolitan Sewage District (MMSD). Such requirements in general require that the post-development rate of storm water discharge of the site from all impervious surfaces shall not exceed that which existed prior to the proposed development.

Water Utility

A system of interconnected new 8” and 12” water mains within the site provides service loops to the two (2) points of connection with the existing water mains at the west property line of the Walmart parcel (12”) and Moorland Road at Robin Road (16”) providing service redundancy and pressure support.

Sewer Utility

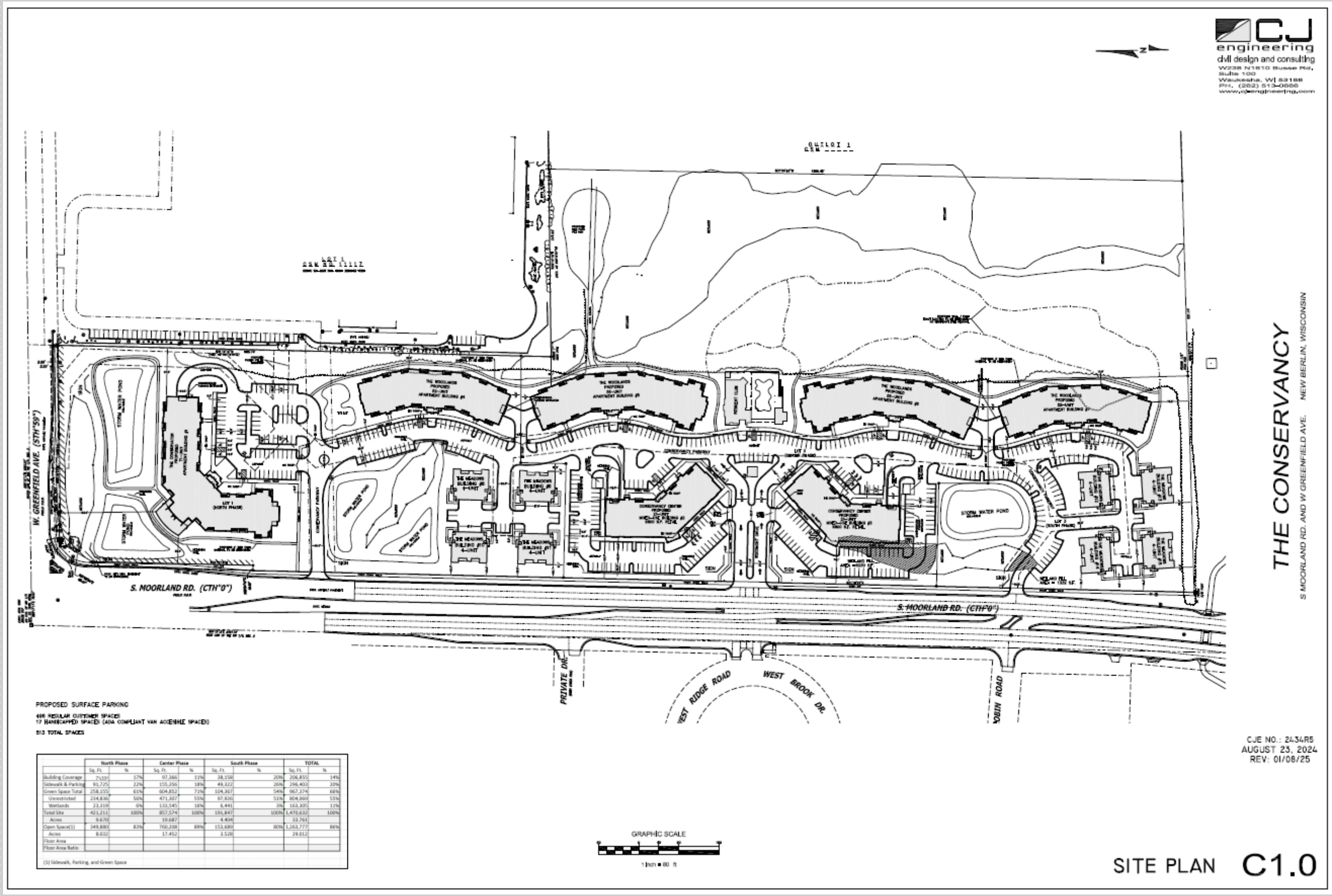
New 8” and 10” sanitary sewer mains shall be extended from Greenfield Avenue (27”) and Moorland Road (8”) to service The Conservancy facilities.

T H E CONSERVANCY

CIVIL GRADING / UTILITY PLANS



THE CONSERVANCY A NEIGHBORHOOD RESERVE SITE PLAN

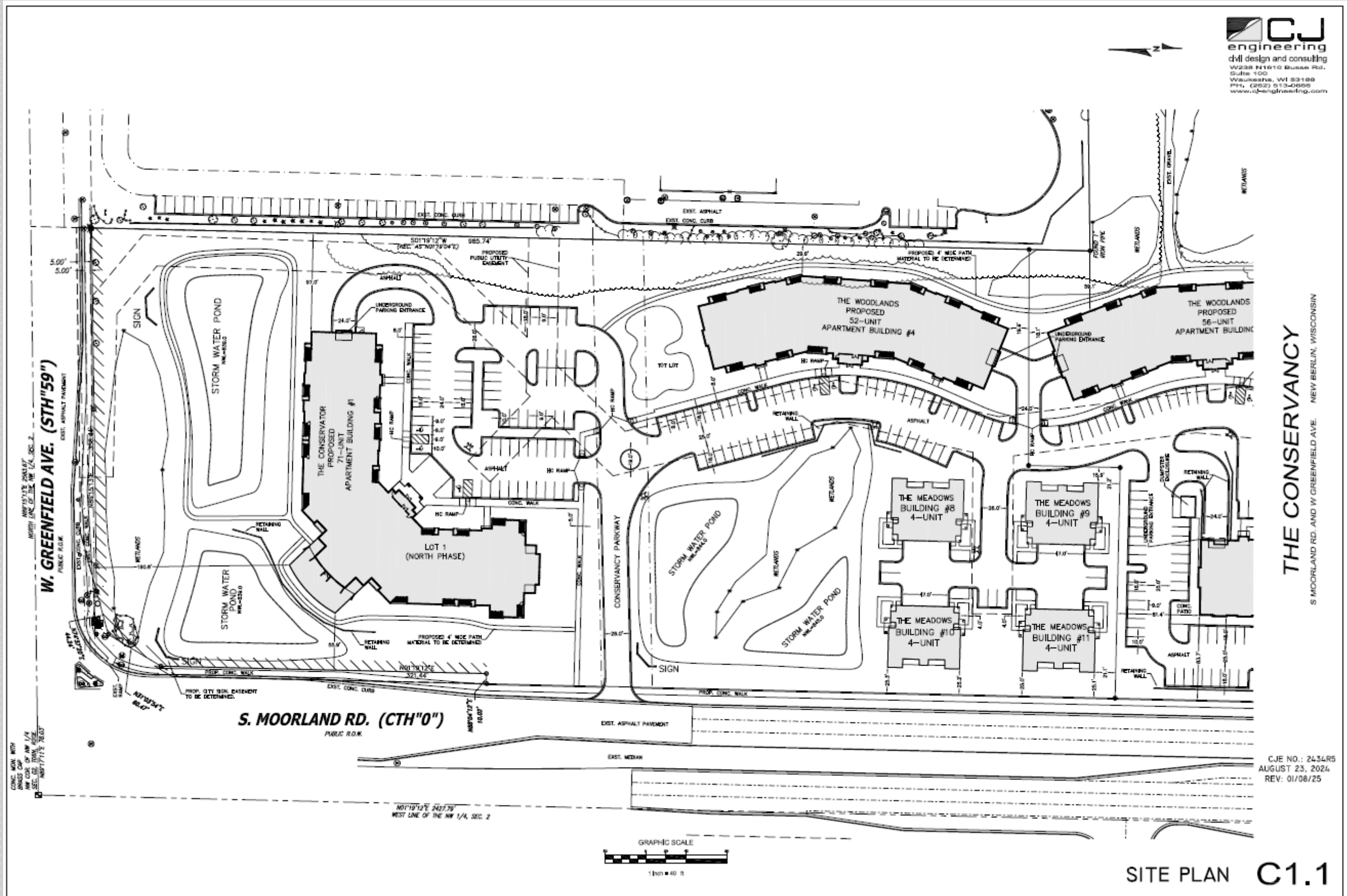


PROPOSED SURFACE PARKING
488 REGULAR CUSTOMER SPACES
17 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESSIBLE SPACES)
505 TOTAL SPACES

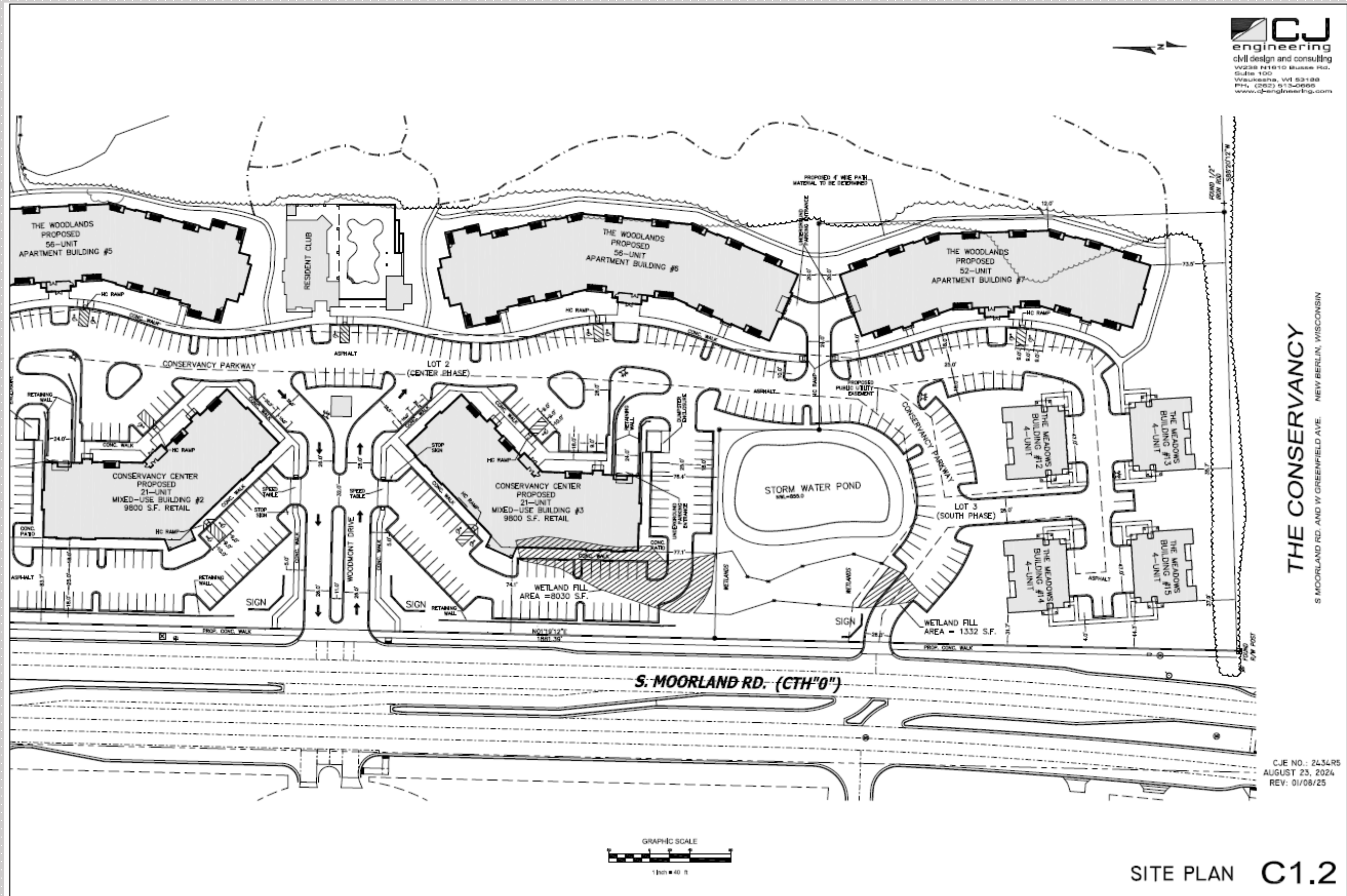
	North Phase		Center Phase		South Phase		TOTAL	
Sq. Ft.	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	73,330	27%	87,386	33%	38,558	20%	199,274	34%
Sidewalk & Parking	65,725	22%	155,356	58%	49,322	26%	270,403	48%
Green Space Total	258,555	61%	604,852	71%	104,367	54%	967,774	68%
Unrestricted	234,836	56%	471,387	55%	87,826	51%	804,049	55%
Wetlands	23,719	6%	133,465	16%	16,541	9%	173,625	11%
Total Site	421,211	100%	957,594	100%	194,247	100%	1,573,052	100%
Acres	9.670		21.887		4.434		36.001	
Open Space(1)	349,880	83%	700,308	89%	153,680	80%	1,203,777	86%
Acres	8.032		17.452		3.528		29.012	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

THE CONSERVANCY A NEIGHBORHOOD RESERVE SITE PLAN



THE CONSERVANCY
A NEIGHBORHOOD RESERVE
SITE PLAN



SITE GRADING PLAN

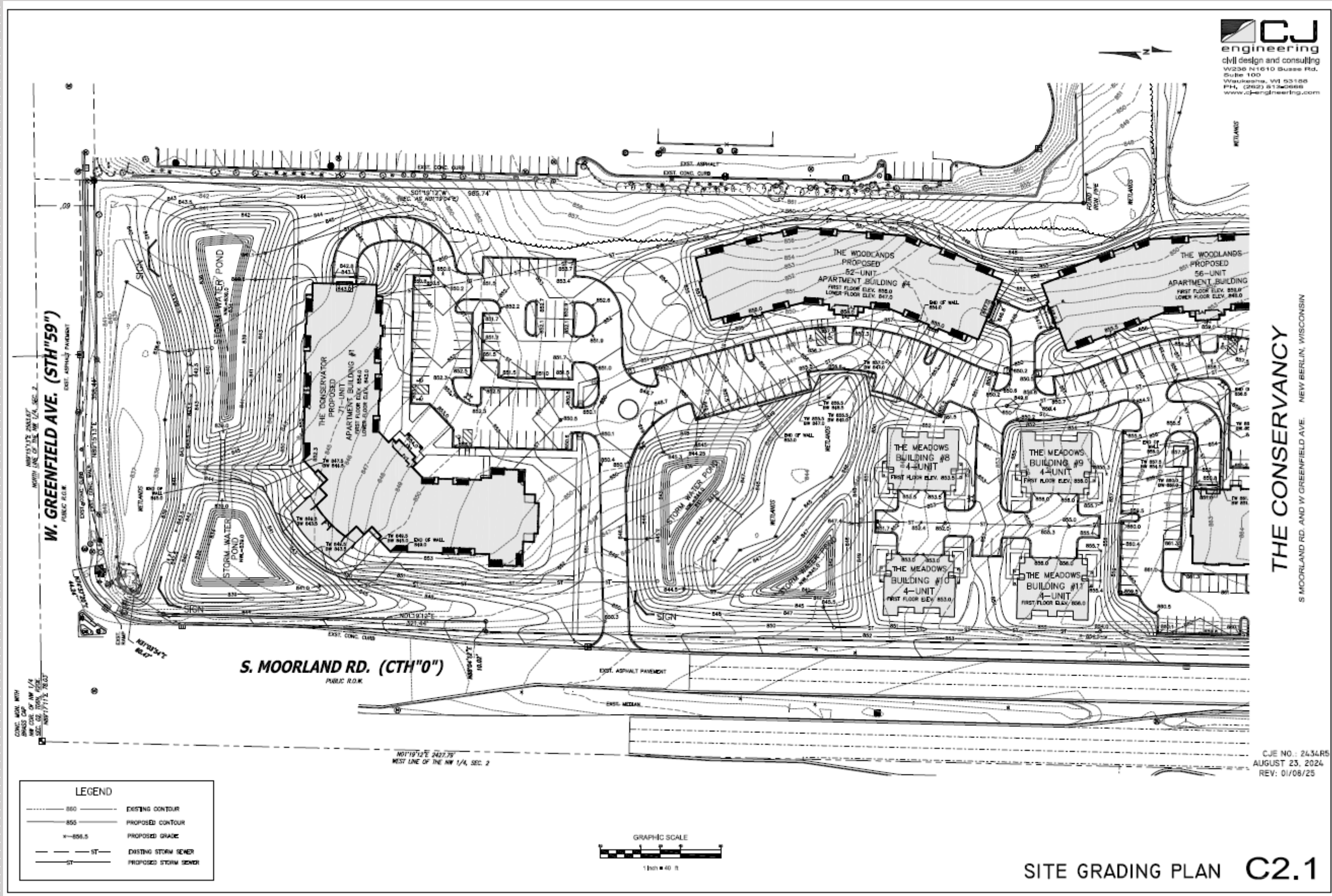


SITE GRADING PLAN C2.0

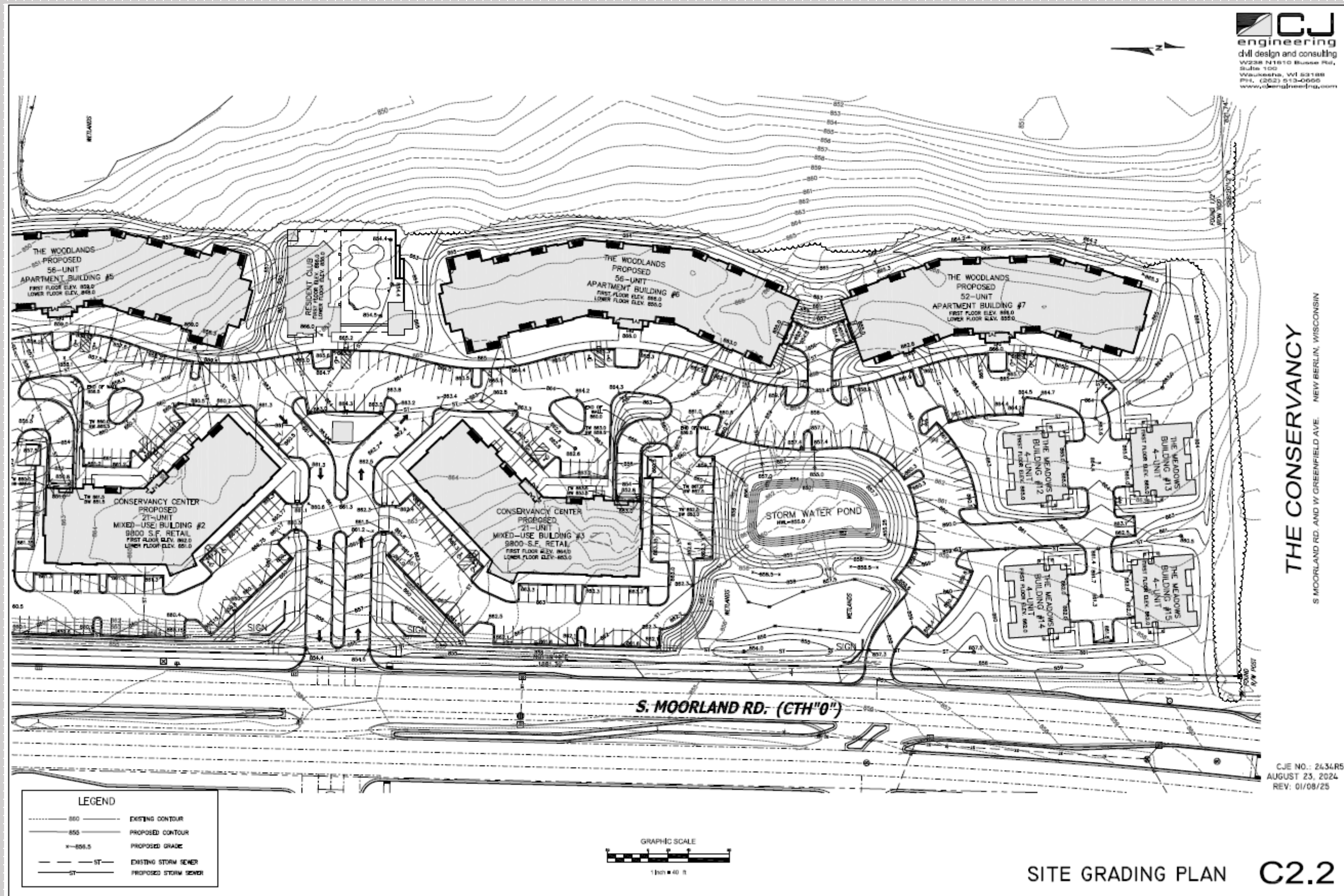
THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE GRADING PLAN



THE CONSERVANCY A NEIGHBORHOOD RESERVE SITE GRADING PLAN

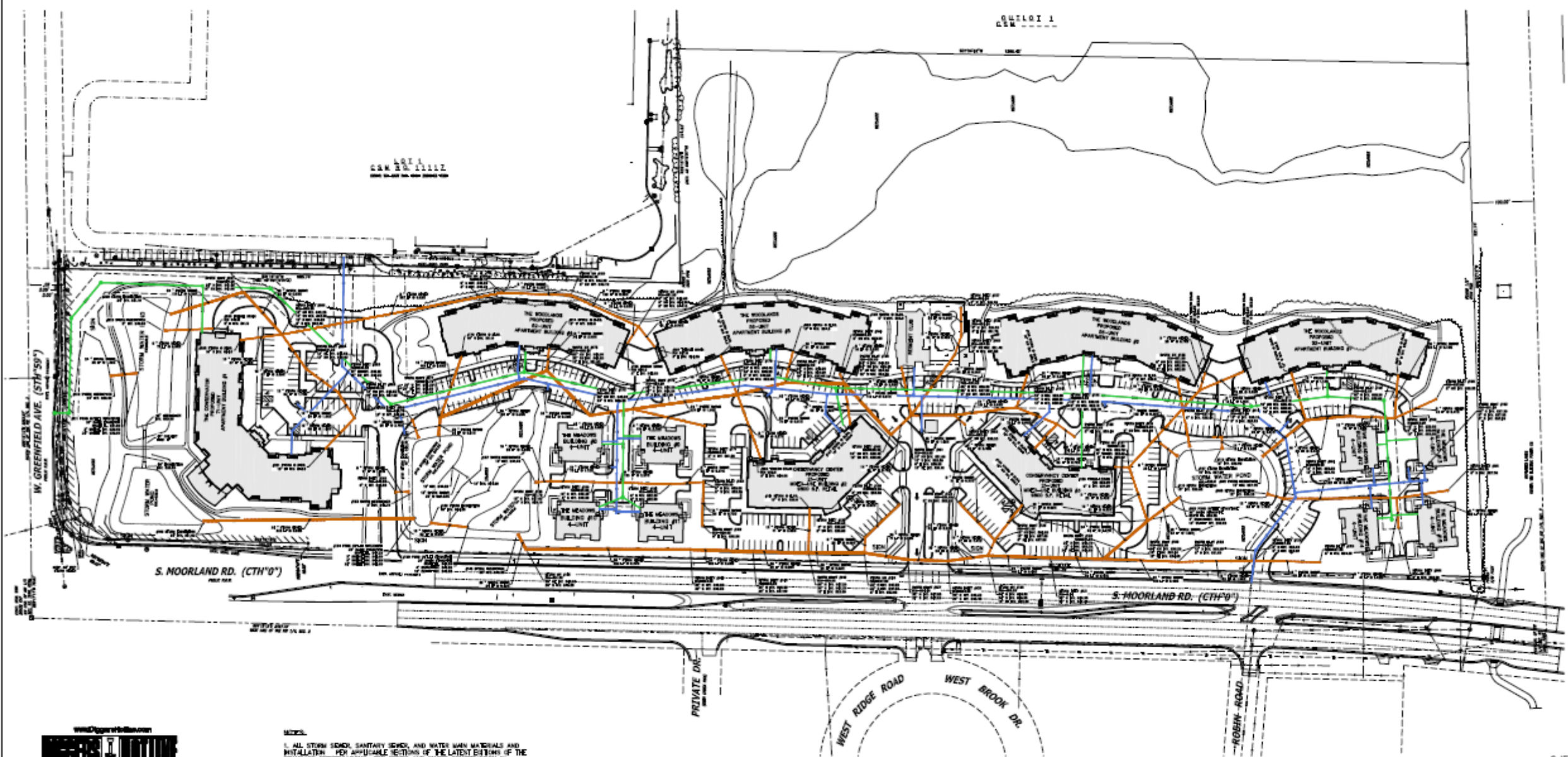


THE CONSERVANCY

A NEIGHBORHOOD RESERVE

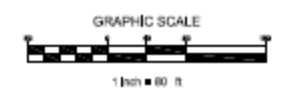
SITE STORM SEWER PLAN

CJ
engineering
civil design and consulting
W238 N1810 Muske Rd.
Suite 100
Waukegan, WI 53198
PH: (262) 513-0565
www.cjengineering.com



LEGEND	
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	BURIED GAS MAIN
	BURIED ELECTRIC

- NOTES:
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION FOR APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE, AND THE CITY OF NEW BERLIN REQUIREMENTS.
 2. ALL TRENCHES IN PAVED AREAS SHALL HAVE GRAVEL BACKFILL.
 3. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 4. STORM SEWER: PVC ASTM D3034, SDR 35, OR ADSN-42 HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
WATER MAIN: PVC AWWA C900, CLASS 150 (SDR18)
*MATERIAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.
 5. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXISTING NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 183.07(1)(2).

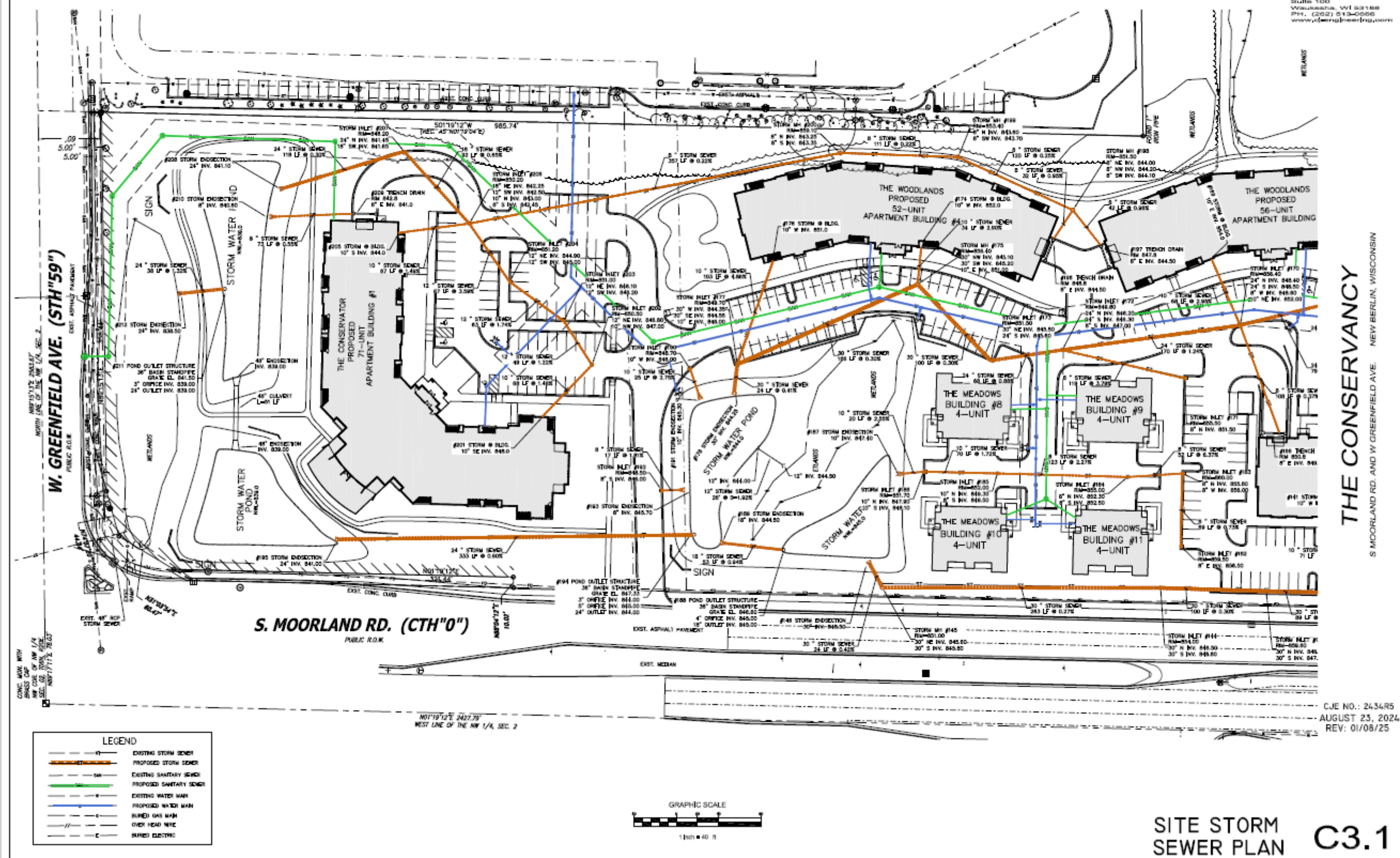


SITE STORM
SEWER PLAN
C3.0

CJE NO.: 2434R5
AUGUST 23, 2024
REV: 01/08/25

THE CONSERVANCY
S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

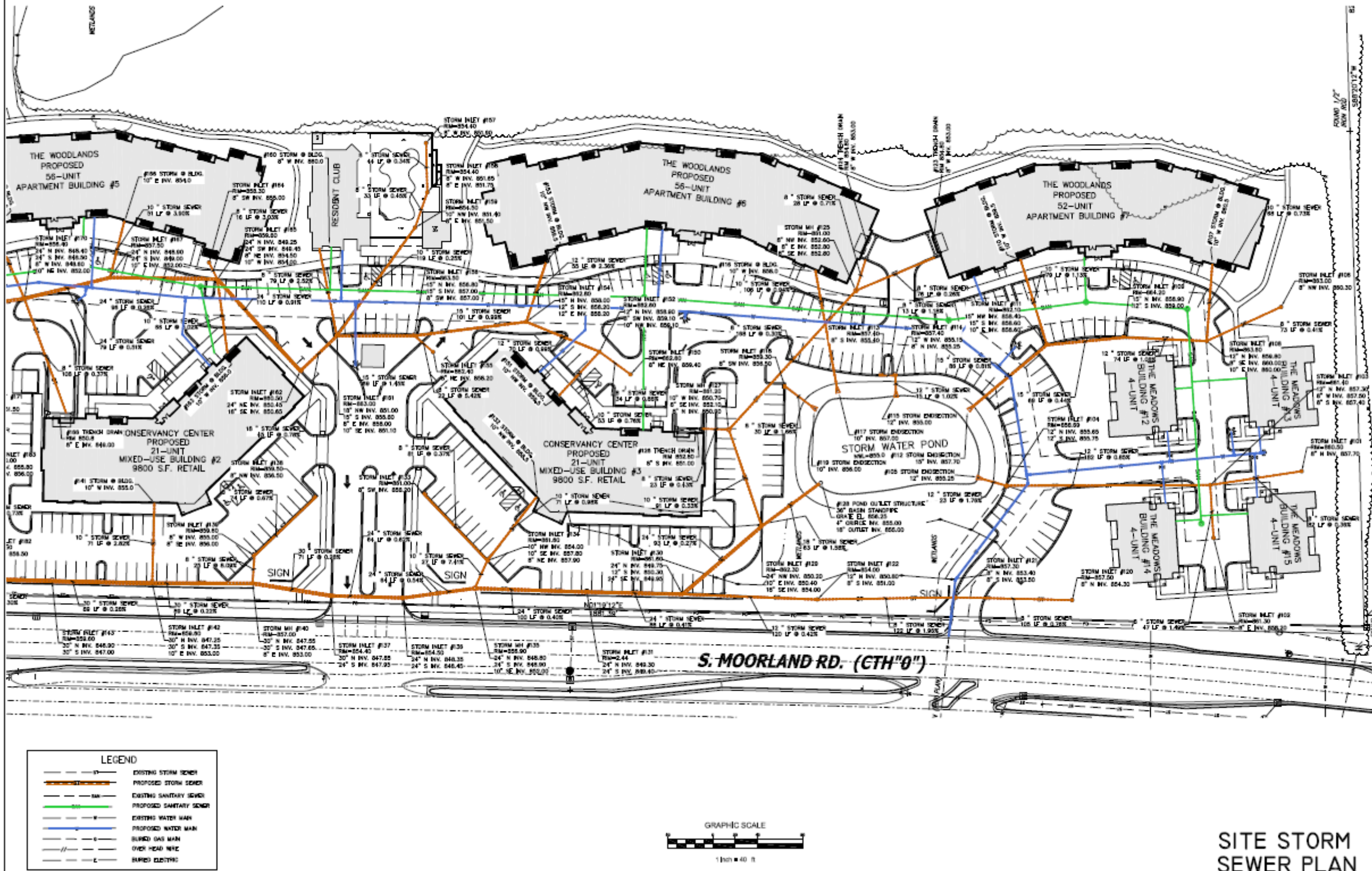
SITE STORM SEWER PLAN



THE CONSERVANCY

A NEIGHBORHOOD RESERV

SITE STORM SEWER PLAN



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THE CONSERVANCY

CJE NO.: 2434R5
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REV: 01/08/25

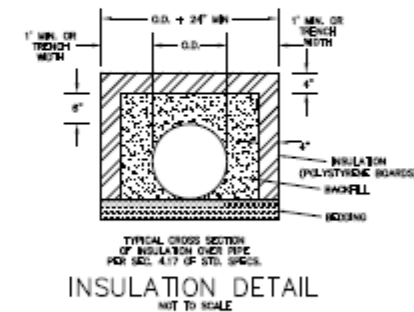
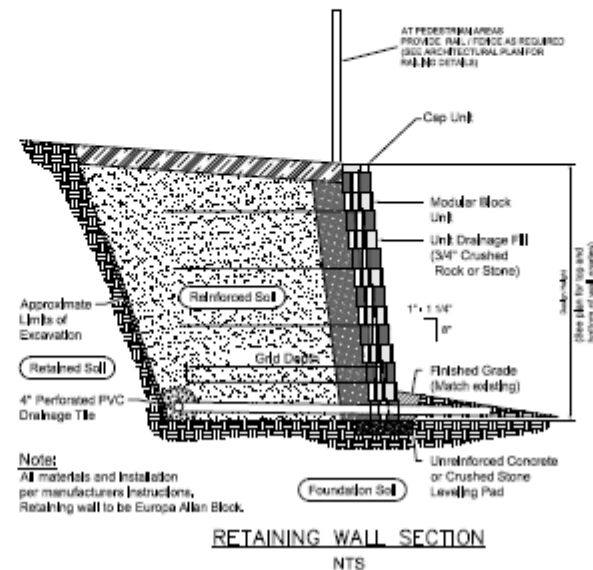
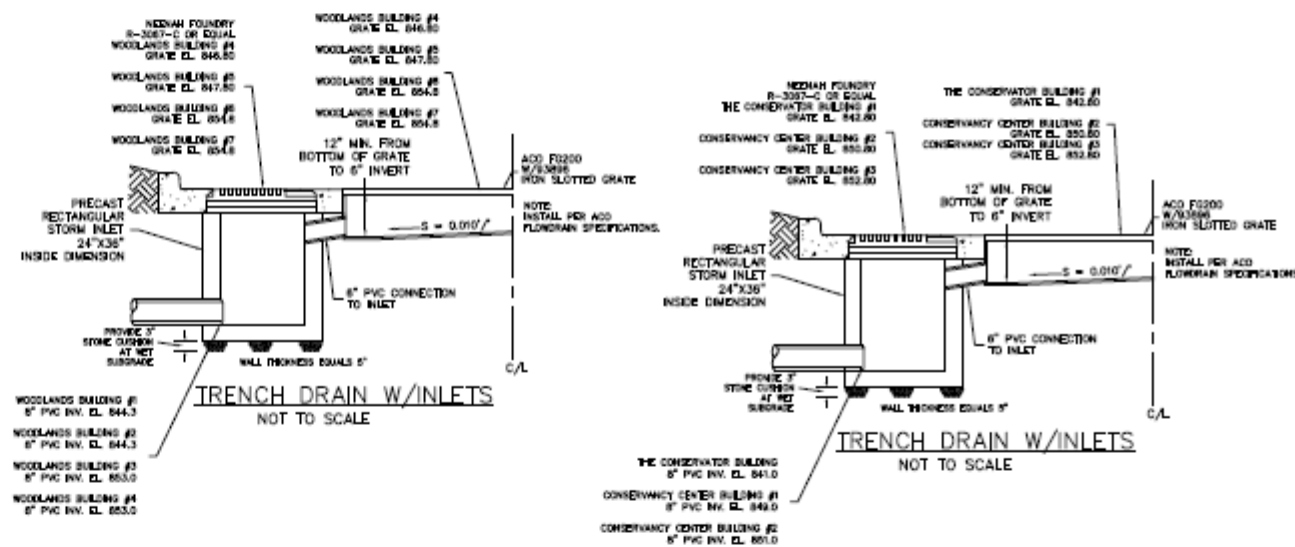
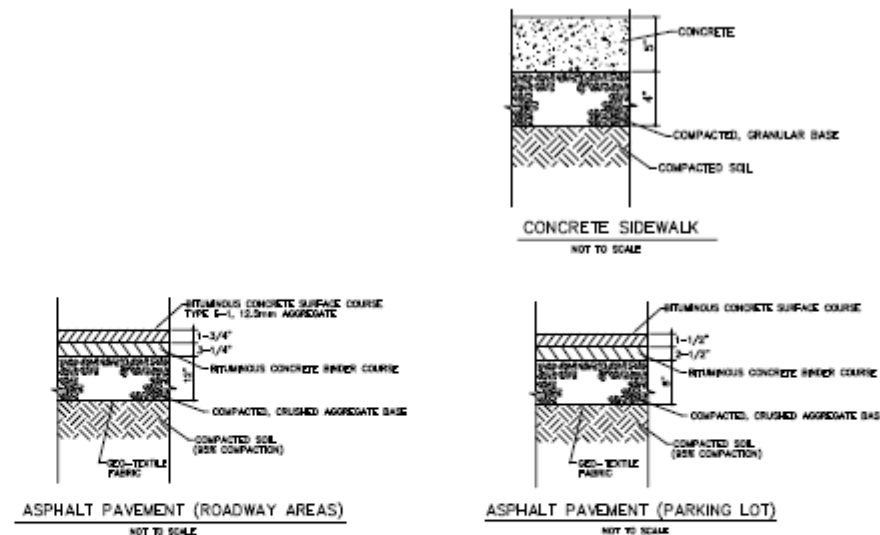
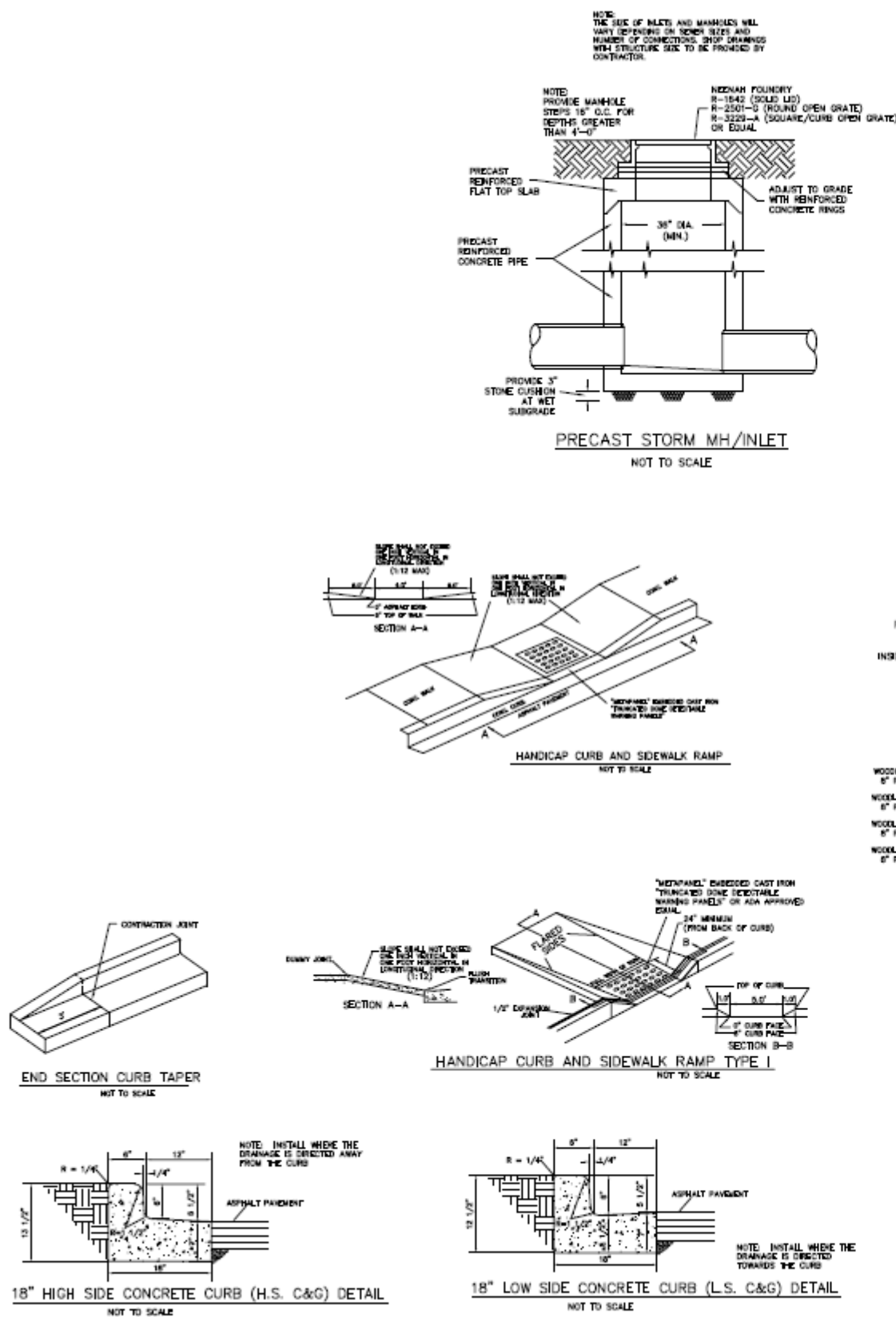
SITE STORM SEWER PLAN

C3.2

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE STORM SEWER PLAN – SITE DETAIL



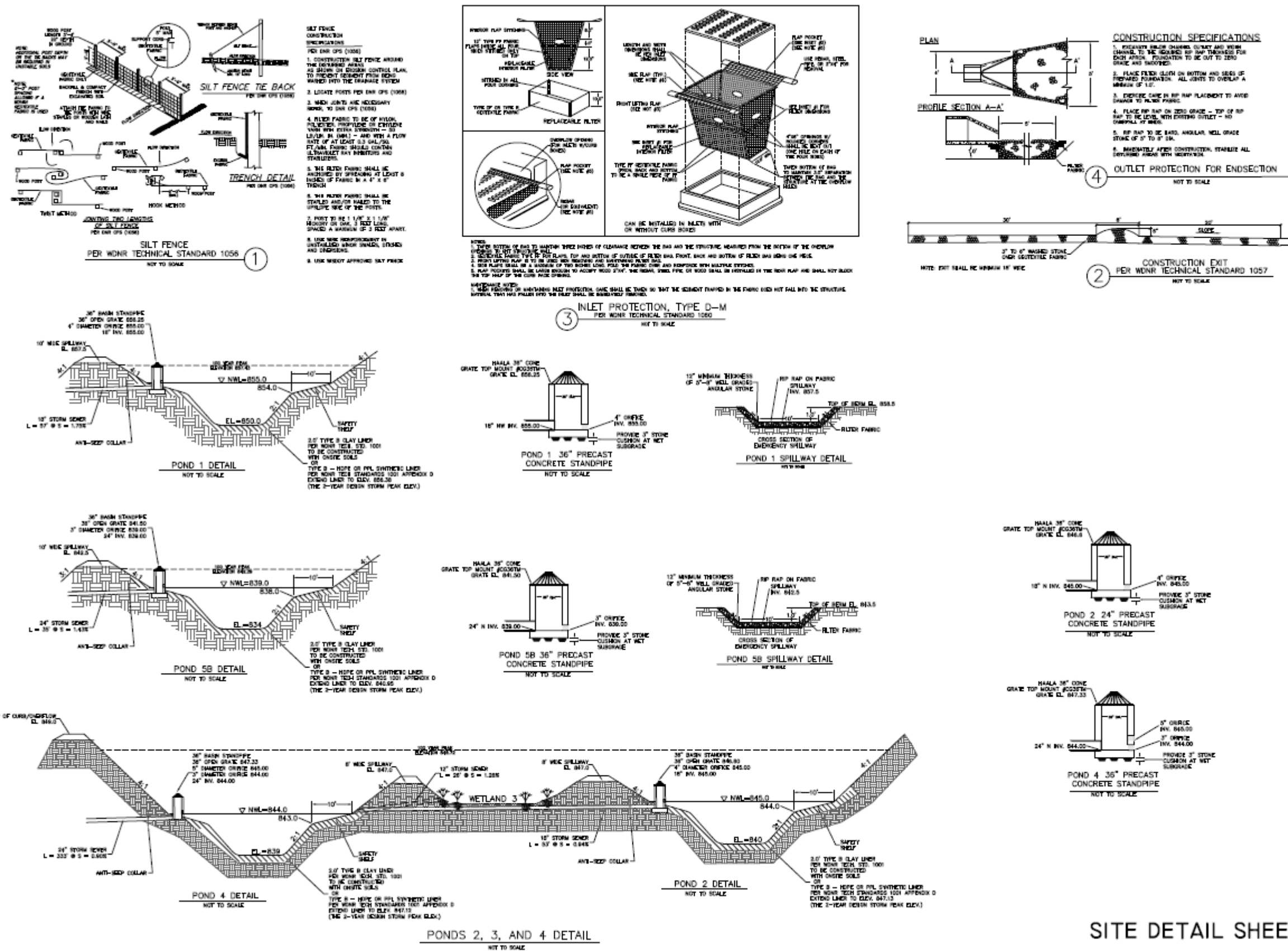
CJE NO.: 2434R5
AUGUST 23, 2024
REV: 01/08/25

SITE DETAIL SHEET C6.0

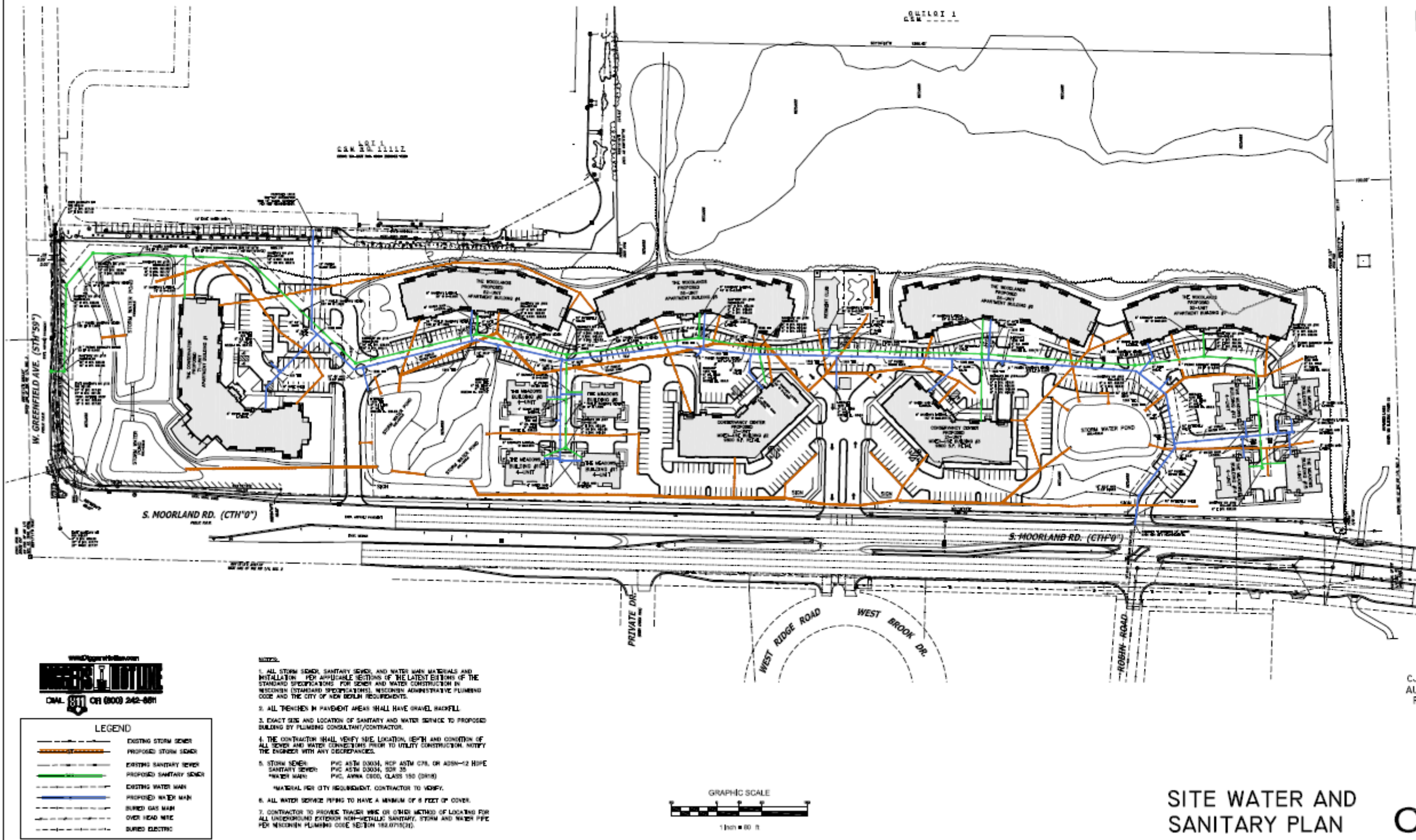
THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE STORM SEWER PLAN – SITE DETAIL



THE CONSERVANCY
A NEIGHBORHOOD RESERVE
SITE WATER AND SANITARY PLAN



THE CONSERVANCY
S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

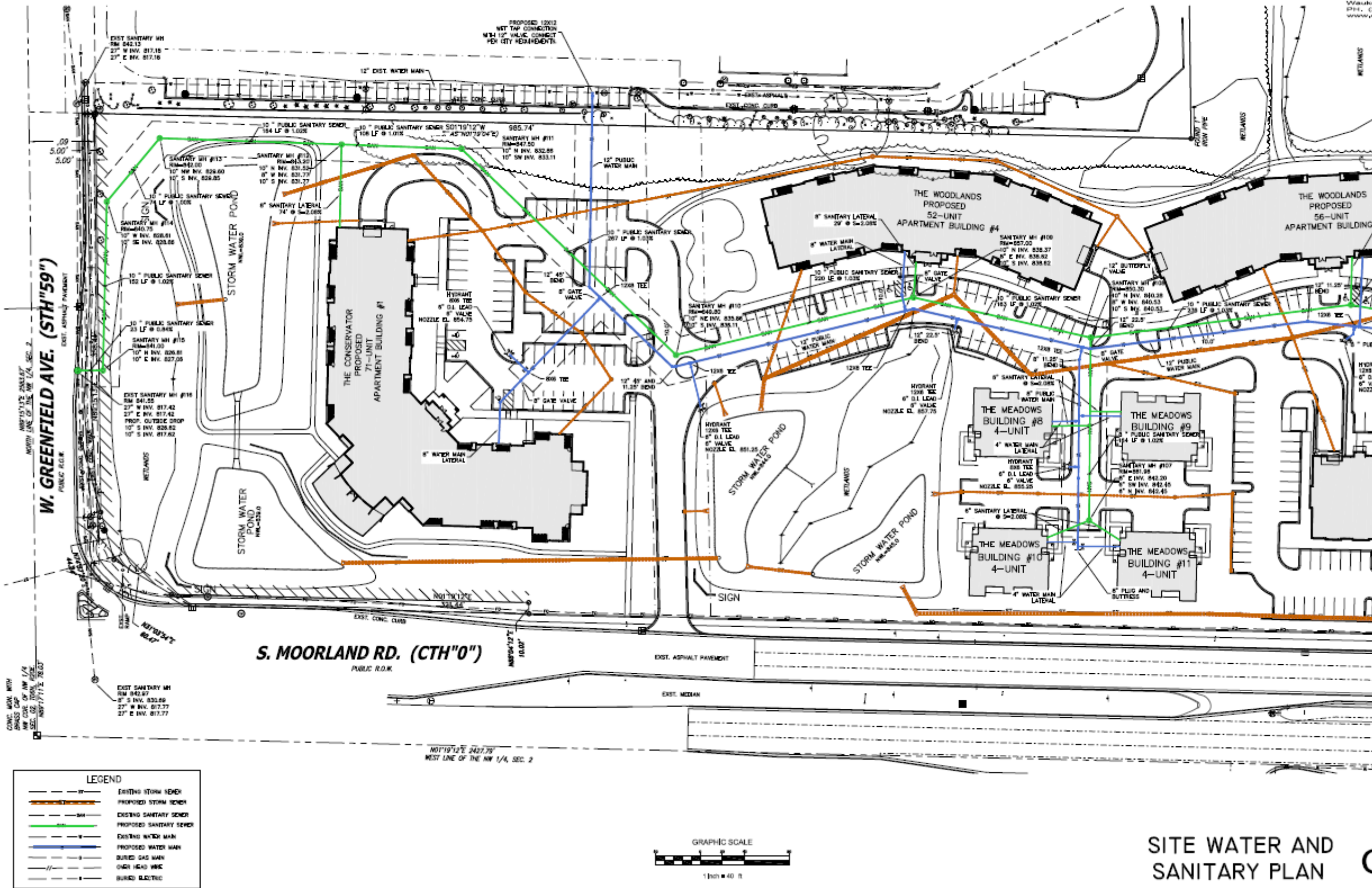
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AUGUST 23, 2024
REV: 01/08/25

SITE WATER AND
SANITARY PLAN
C4.0

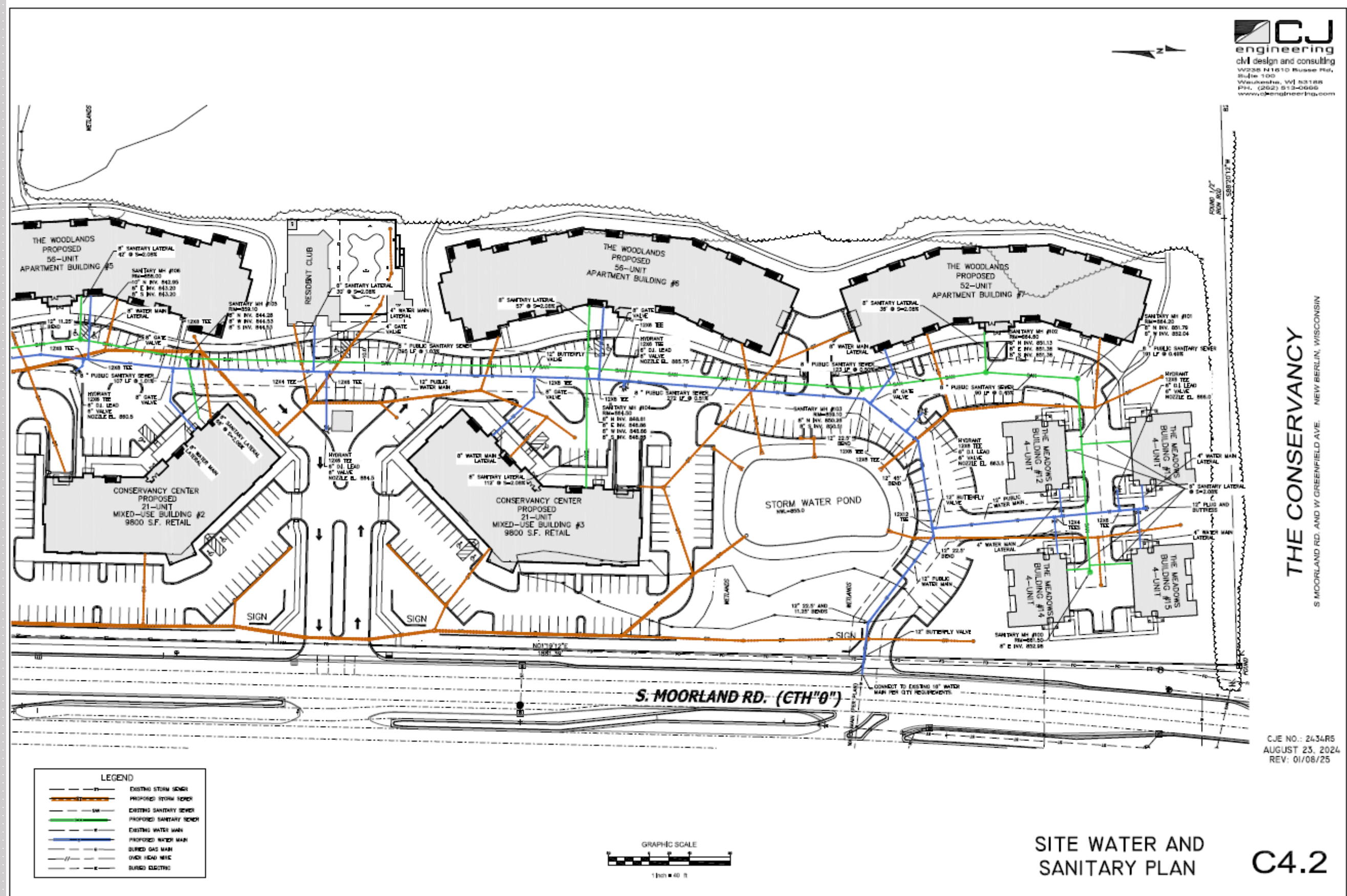
THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE WATER AND SANITARY PLAN



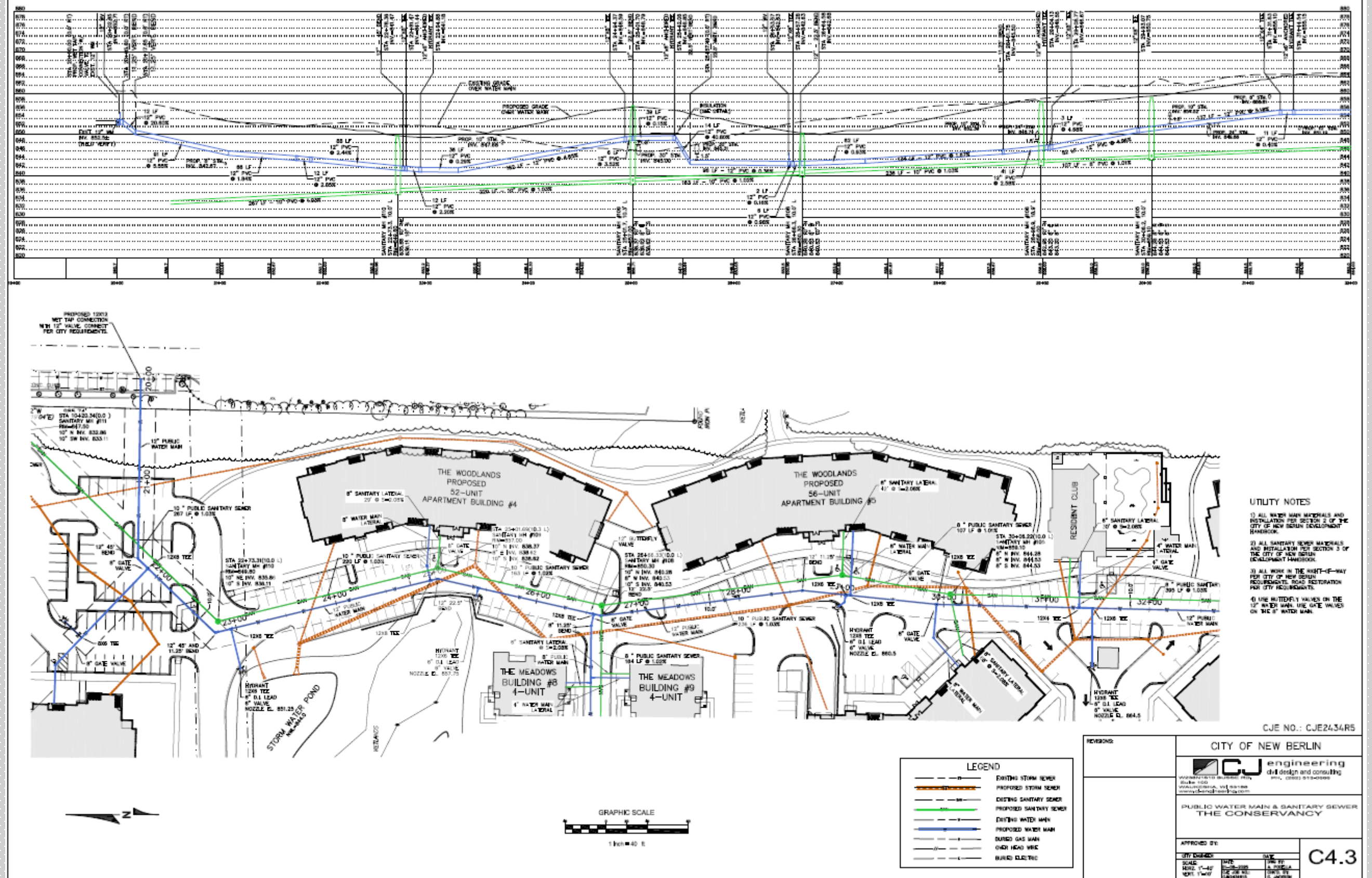
THE CONSERVANCY A NEIGHBORHOOD RESERVE SITE WATER AND SANITARY PLAN



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

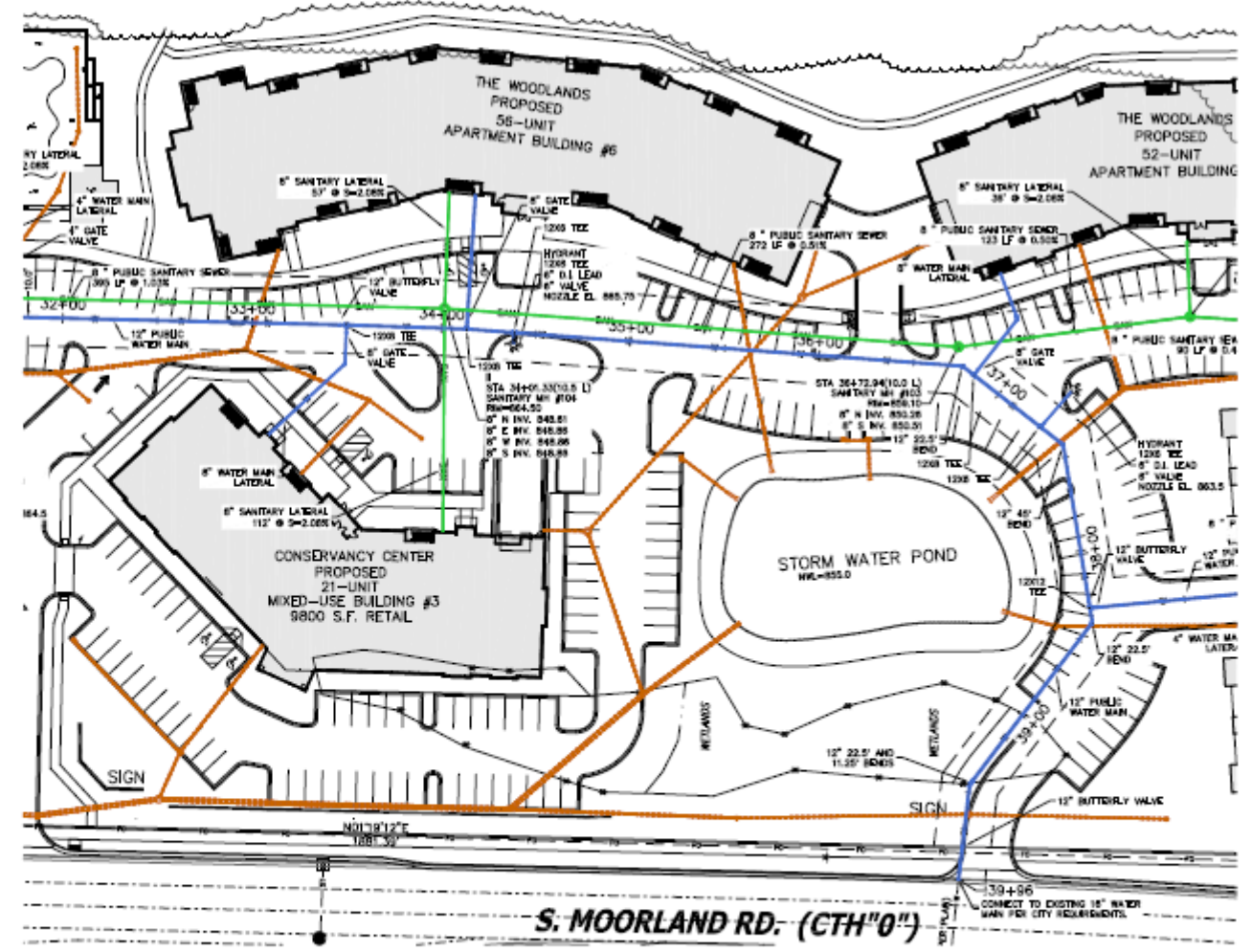
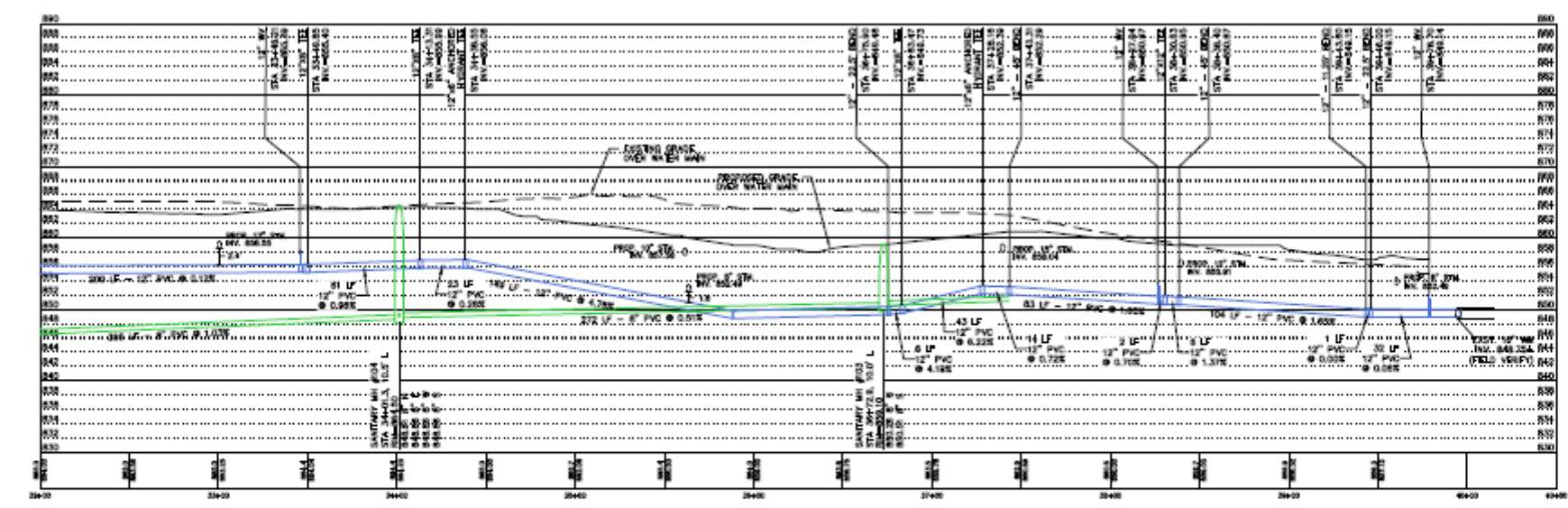
SITE WATER AND SANITARY PLAN



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE WATER AND SANITARY PLAN



LEGEND	
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	BURIED GAS MAIN
	OVER HEAD WIRE
	BURIED ELECTRIC

- UTILITY NOTES
- 1) ALL WATER MAIN MATERIALS AND INSTALLATION PER SECTION 3 OF THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK.
 - 2) ALL SANITARY SEWER MATERIALS AND INSTALLATION PER SECTION 3 OF THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK.
 - 3) ALL WORK IN THE RIGHT-OF-WAY FOR CITY OF NEW BERLIN REQUIREMENTS. ROAD RESTORATION PER CITY REQUIREMENTS.
 - 4) USE BUTTERFLY VALVES ON THE 12" WATER MAIN. USE GATE VALVES ON THE 8" WATER MAIN.

CJE NO.: CJE2434R5

CITY OF NEW BERLIN

CJ engineering
civil design and consulting
1000 N. 10th St.
PO Box 100
New Berlin, WI 53151
www.cjengineering.com

PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY

APPROVED BY:

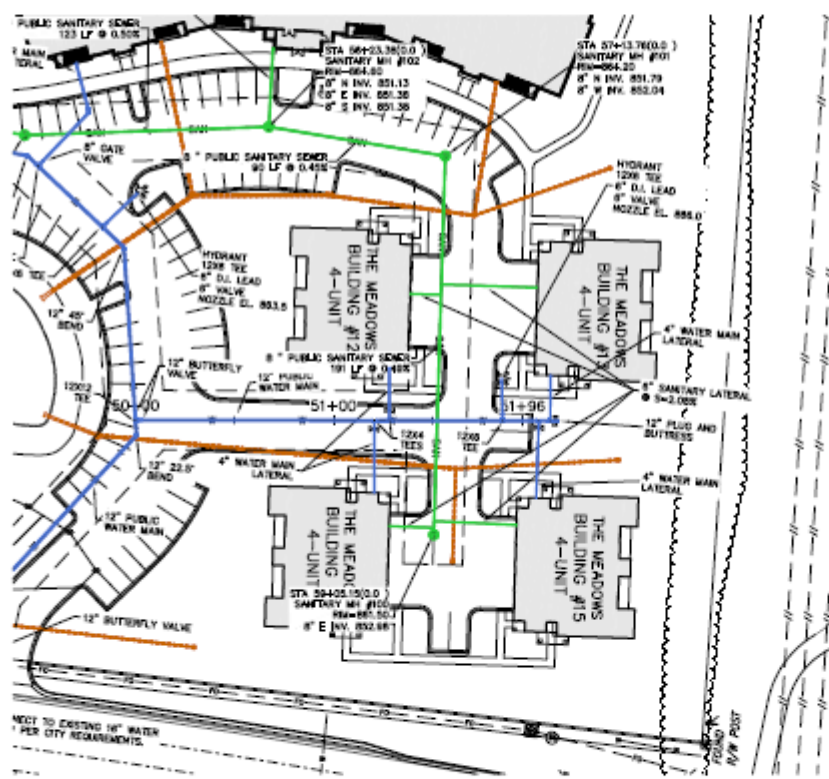
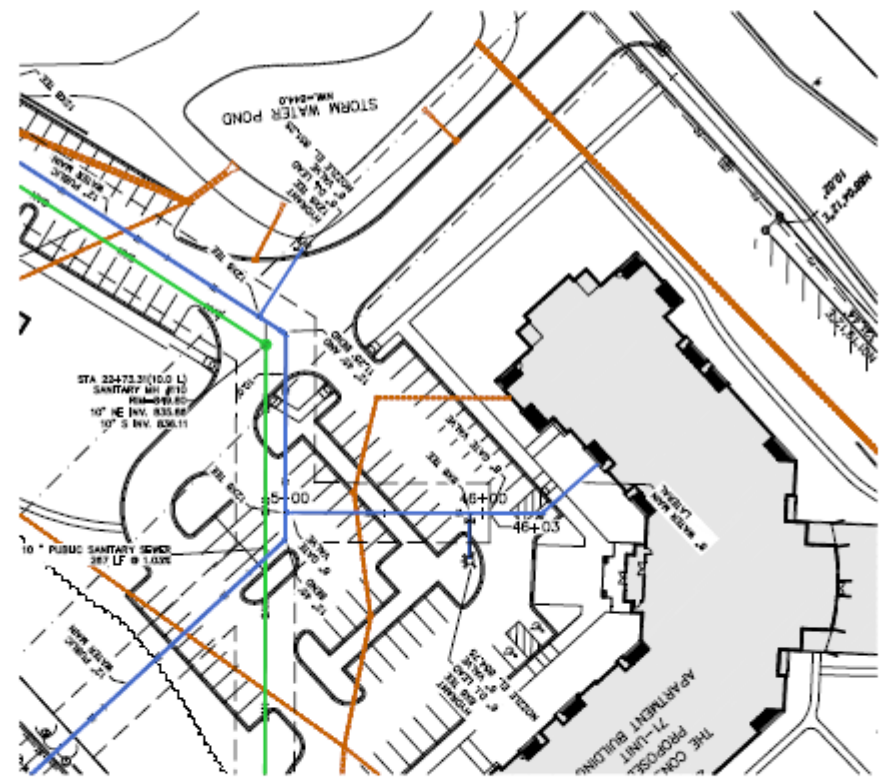
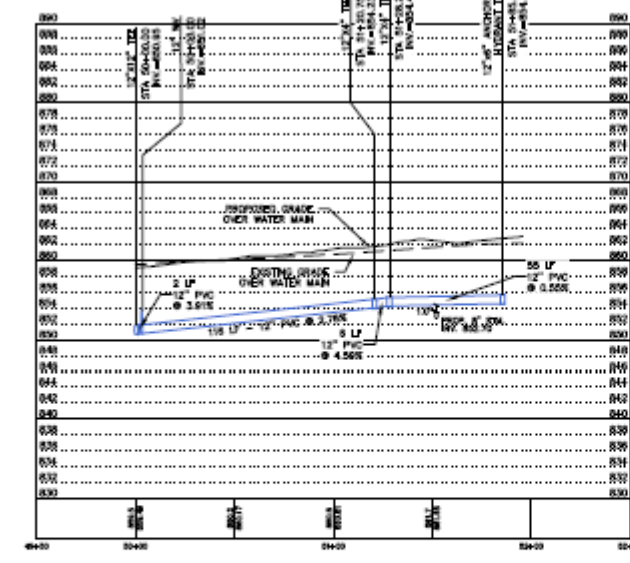
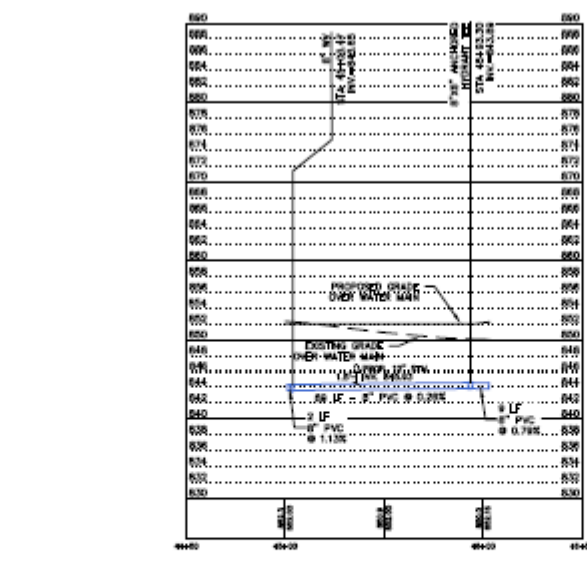
CITY ENGINEER	DATE	DATE
SIGNED: [Signature]	DATE: 11/11/2024	DATE: 11/11/2024
PROJECT: 24-01	DATE FOR REVIEW: 11/11/2024	DATE FOR REVIEW: 11/11/2024
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C4.4

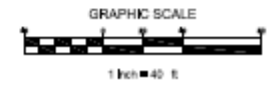
THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE WATER AND SANITARY PLAN



- UTILITY NOTES
- 1) ALL WATER MAIN MATERIALS AND INSTALLATION PER SECTION 2 OF THE CITY OF NEW BERLIN (SEWERAGE HANDBOOK).
 - 2) ALL SANITARY SEWER MATERIALS AND INSTALLATION PER SECTION 3 OF THE CITY OF NEW BERLIN (SEWERAGE HANDBOOK).
 - 3) ALL WORK IN THE RIGHT-OF-WAY PER CITY OF NEW BERLIN REQUIREMENTS. ROAD RESTORATION PER CITY REQUIREMENTS.
 - 4) USE BUTTERFLY VALVES ON THE 12" WATER MAIN. USE GATE VALVES ON THE 8" WATER MAIN.



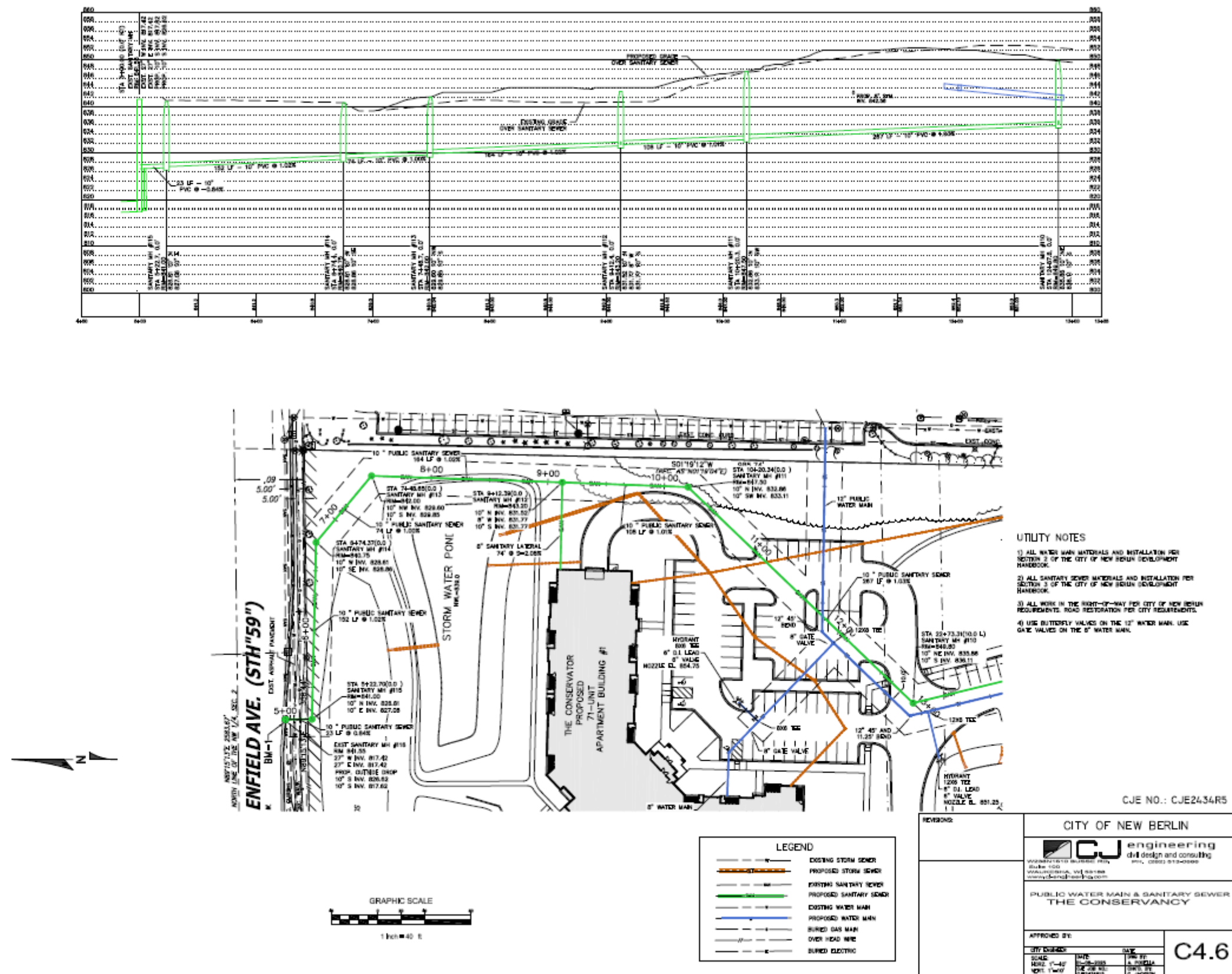
LEGEND	
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	BURIED GAS MAIN
	BURIED ELECTRIC

REVISIONS	
CITY OF NEW BERLIN	
CJ engineering civil design and consulting 1000 S. 1000 E. PO BOX 1000 NEW BERLIN, NY 13257 www.cj-engineering.com	
PUBLIC WATER MAIN & SANITARY SEWER THE CONSERVANCY	
APPROVED BY:	C4.5
CITY ENGINEER	
SCALE: HORIZ. 1"=40'	DATE: 10/1/2010
VERT. 1"=10'	DATE: 10/1/2010
DESIGNED BY: C. J. JOHNSON	CHECKED BY: C. J. JOHNSON

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

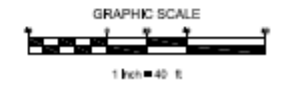
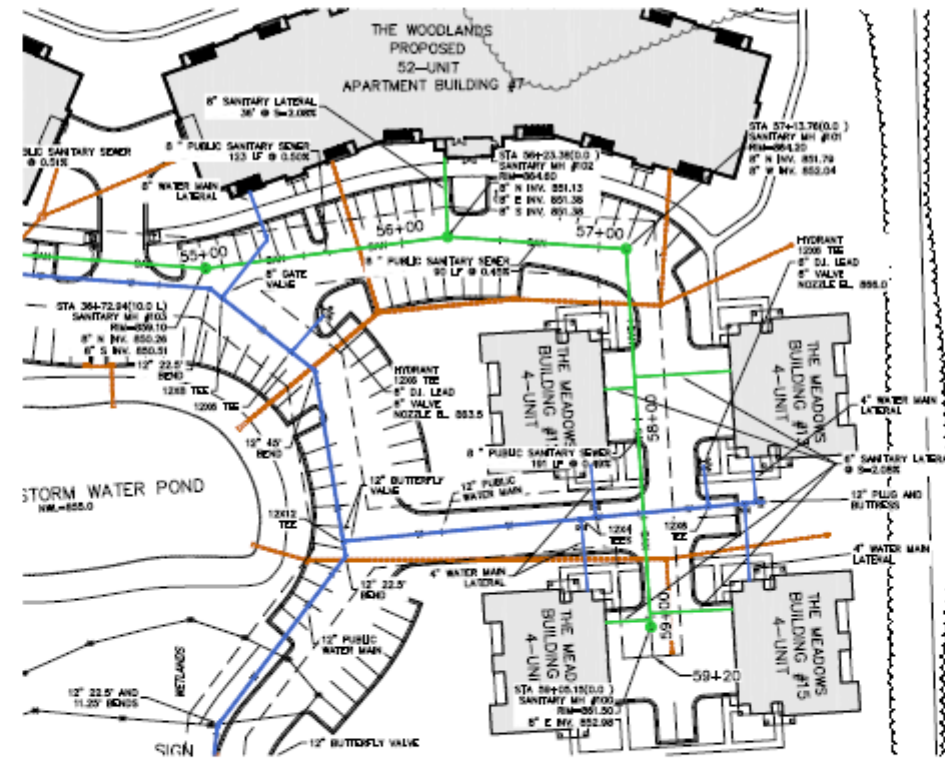
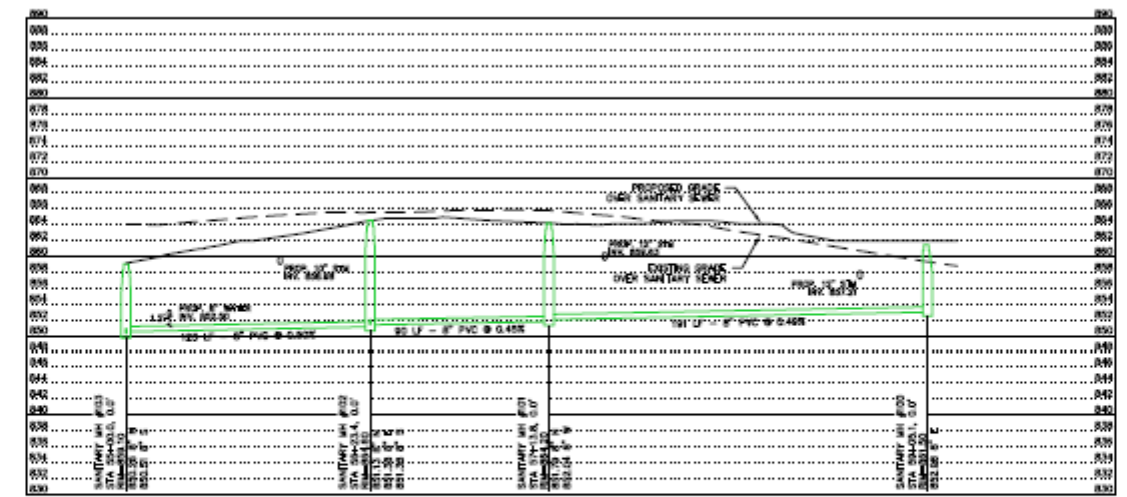
SITE WATER AND SANITARY PLAN



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE WATER AND SANITARY PLAN



LEGEND	
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	BURIED GAS MAIN
	OVER HEAD WIRE
	BURIED ELECTRIC

- UTILITY NOTES
- 1) ALL WATER MAIN MATERIALS AND INSTALLATION PER SECTION 2 OF THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK.
 - 2) ALL SANITARY SEWER MATERIALS AND INSTALLATION PER SECTION 3 OF THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK.
 - 3) ALL WORK IN THE RIGHT-OF-WAY FOR CITY OF NEW BERLIN REQUIREMENTS. ROAD RESTORATION PER CITY REQUIREMENTS.
 - 4) USE BUTTERFLY VALVES ON THE 12" WATER MAIN. USE GATE VALVES ON 24" 8" WATER MAIN.

REVISIONS

NO.	DATE	DESCRIPTION

CITY OF NEW BERLIN

CJ engineering
civil design and consulting

APPROVED BY:

CITY DESIGNED	DATE	DATE

SCALE: 1"=40'

DATE: 1/20/21

BY: C. J. JOHNSON

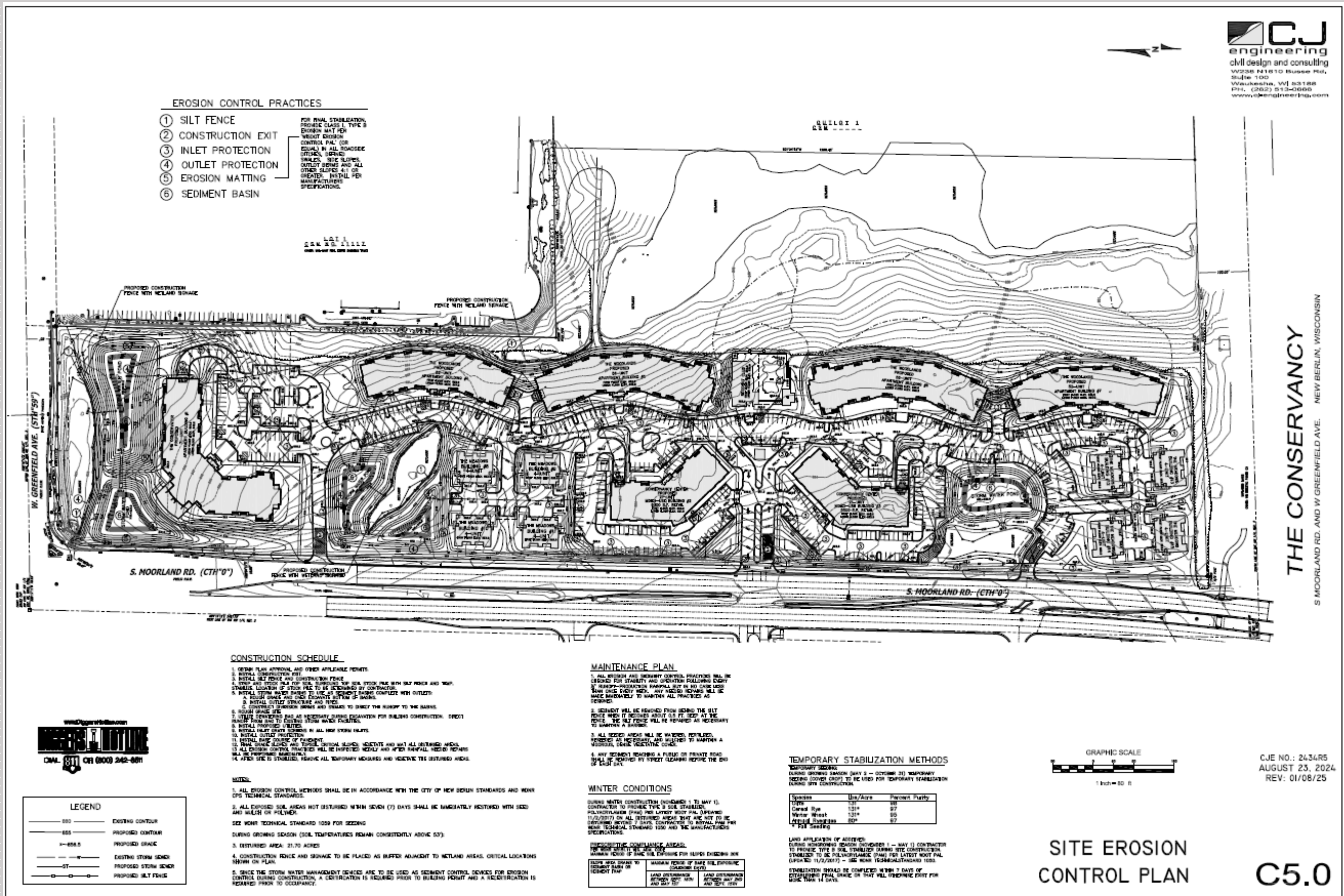
PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY

C4.7

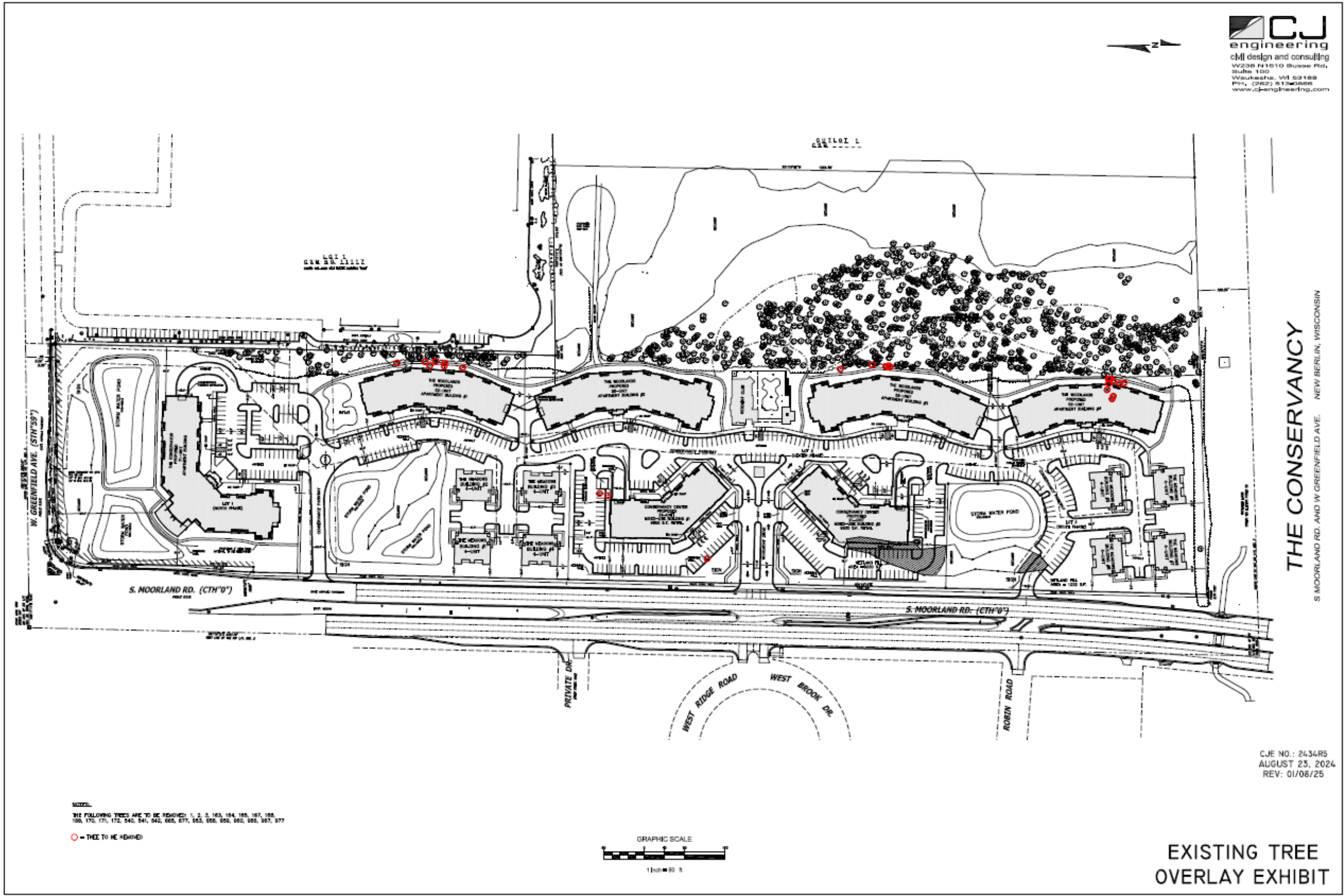
THE CONSERVANCY

A NEIGHBORHOOD RESERVE

EROSION CONTROL PLAN



THE CONSERVANCY A NEIGHBORHOOD RESERVE EXISTING TREE OVERLAY EXHIBIT



THE CONSERVANCY

NEIGHBORHOOD BUILDINGS

- Conservancy Center
- The Conservator
- Woodlands Residences
- Meadows Residences
- The Conservancy Resident Club
- Neighborhood Amenities
 - The Reserve at The Conservancy
 - New Berlin Recreation Trail



T H E CONSERVANCY

Residential Buildings

- Conservancy Center
- The Conservator
- Woodlands Residences
- Meadows Residences
- The Conservancy Resident Club



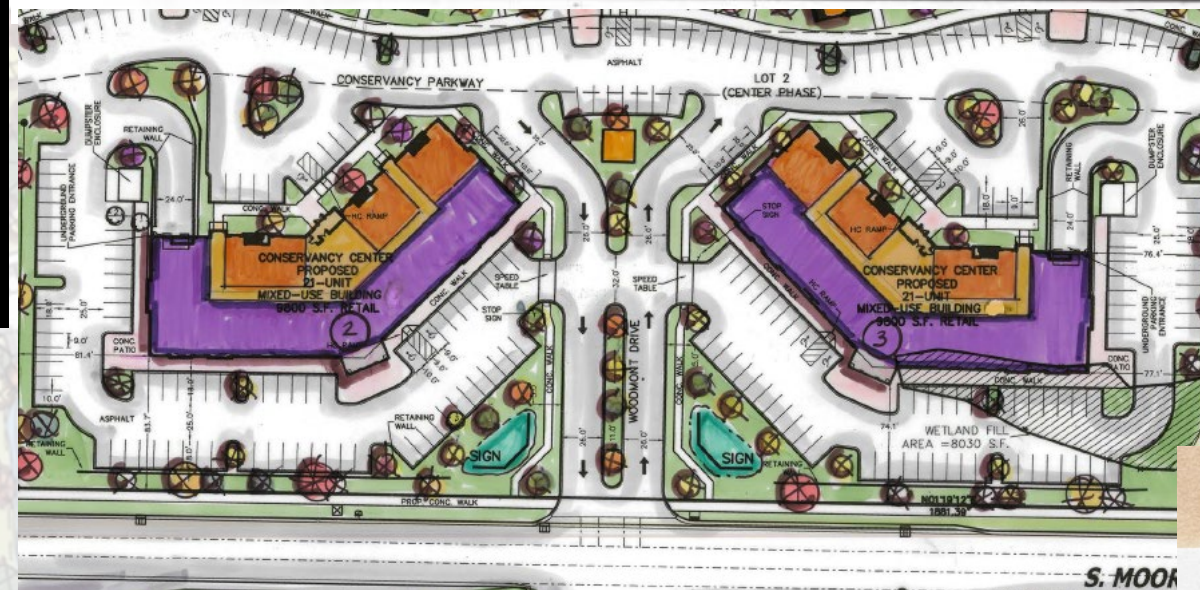
All Architectural Images For Character and Subject to Change

THE CONSERVANCY

CONSERVANCY CENTER

- Retail/Office
 - 19,600 Sq Ft
 - 98 Surface
 - Parking Ratio 1.00 : 200 Sq Ft
- 46 Residences
 - 20 one-bedroom
 - 26 two-bedroom
- 145 parking stalls
 - 68 garage spaces
 - 77 surface
 - Ratio 3.15 : 1

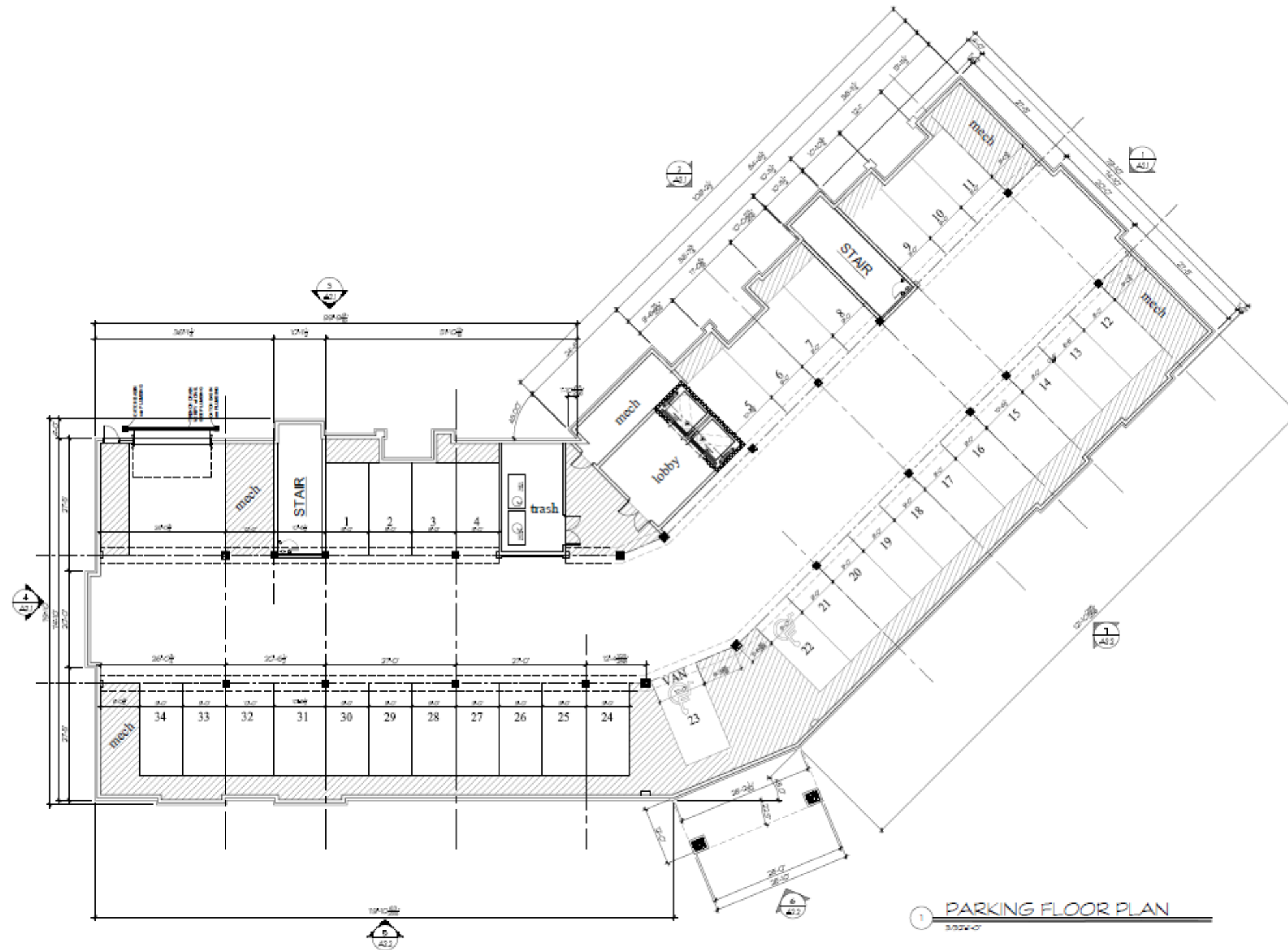
Surface parking shall be shared between Retail/Office Use primarily from 8:00 am - 5:00 pm with Residential Use from 5:00 pm - 8:00 am



Retail – Ground Level

All Architectural Images For Character and Subject to Change





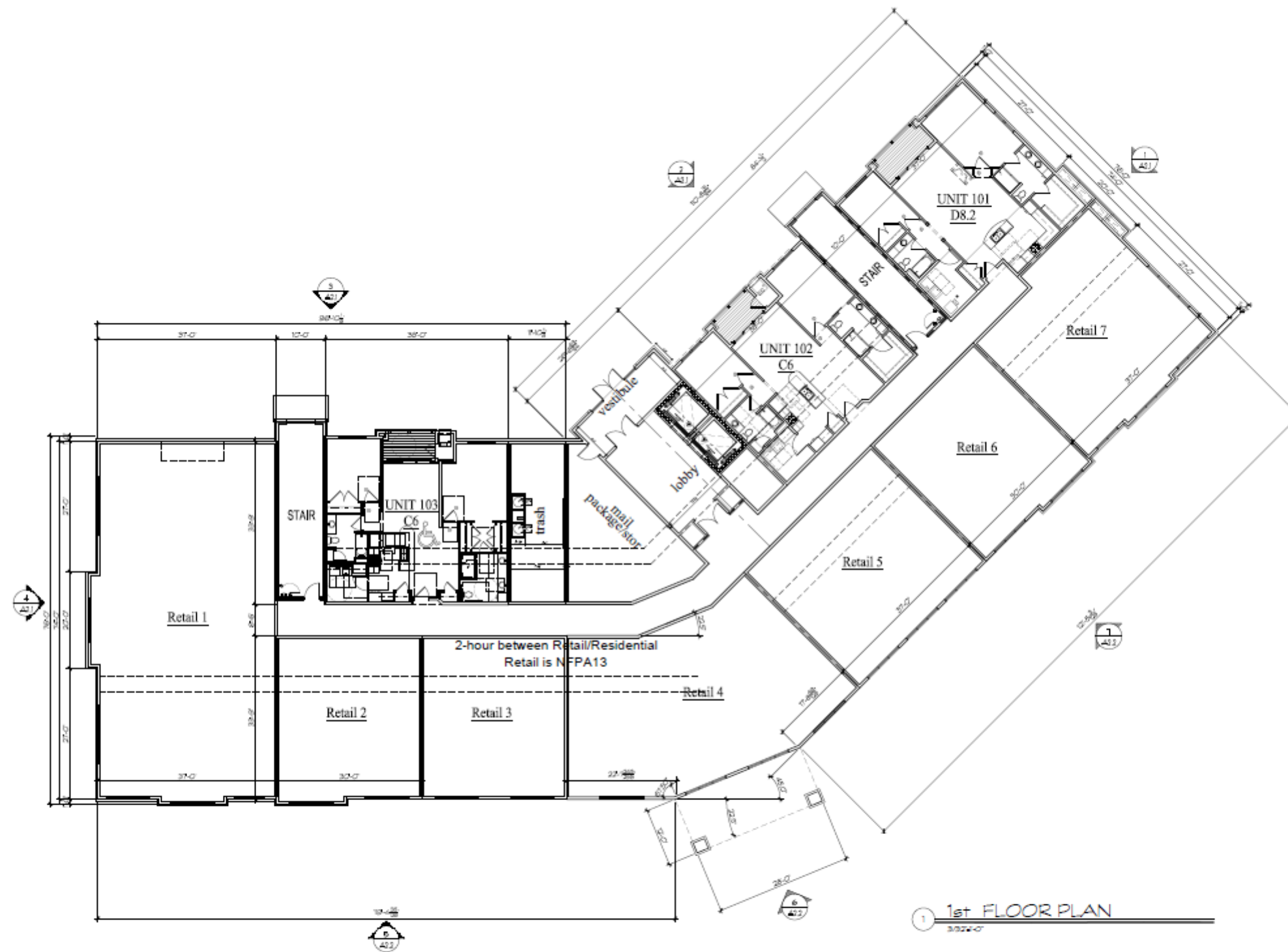
Building #2 The Conservancy Center

50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
Parking Floor Plan

Issued For: _____ Date: 1/3/2025
Job NO.: 25101.002
Drawn By: djj
Sheet No.: A1.0
**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



Building #2 The Conservancy Center

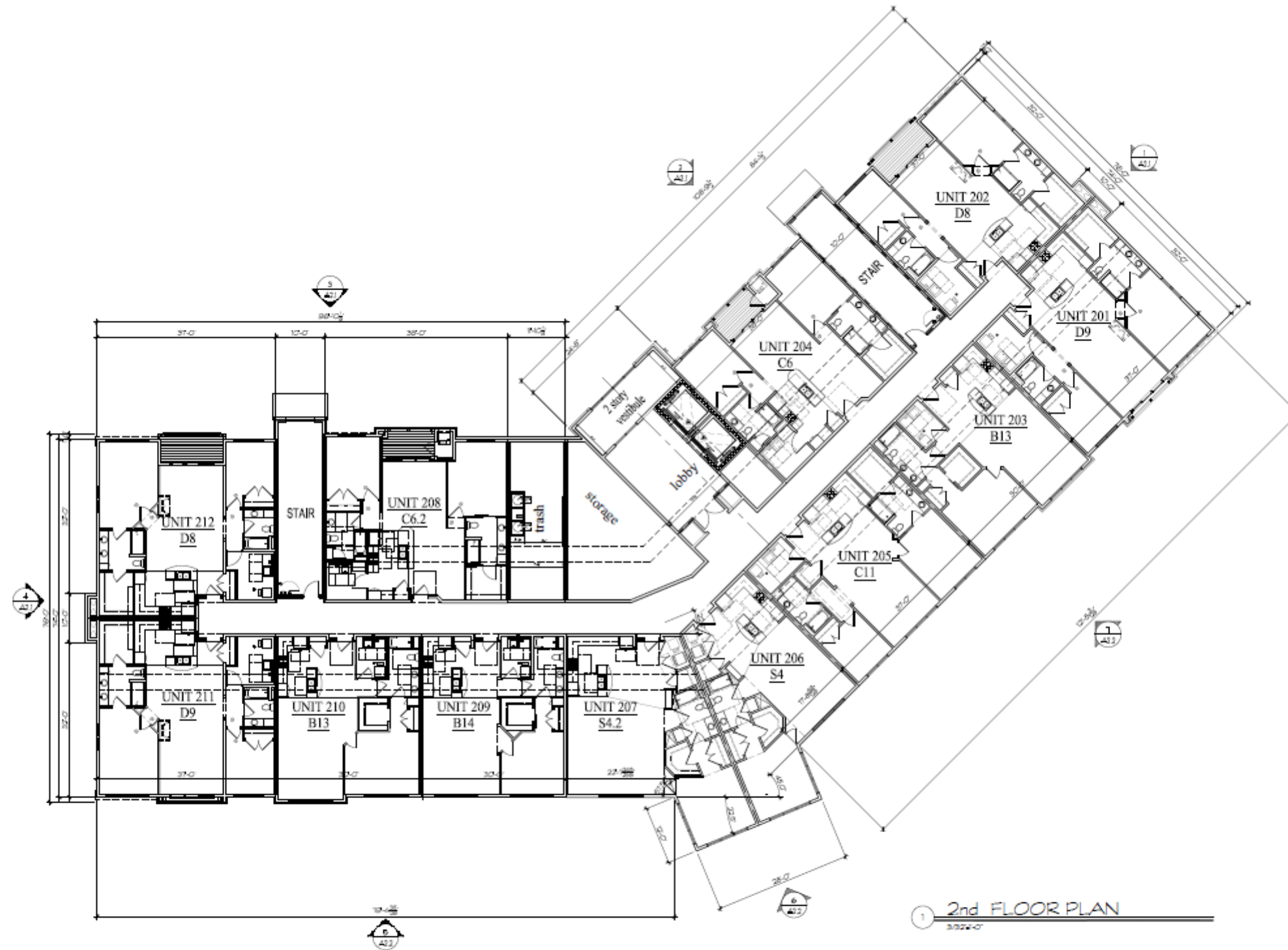
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Sheet Title
1st Floor Plan

Issued For: _____ Date: _____
Job No.: 25101.002
Drawn By: dj
Sheet No.: A1.1

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



1 2nd FLOOR PLAN
3/22'-0"



Building #2
The Conservancy Center

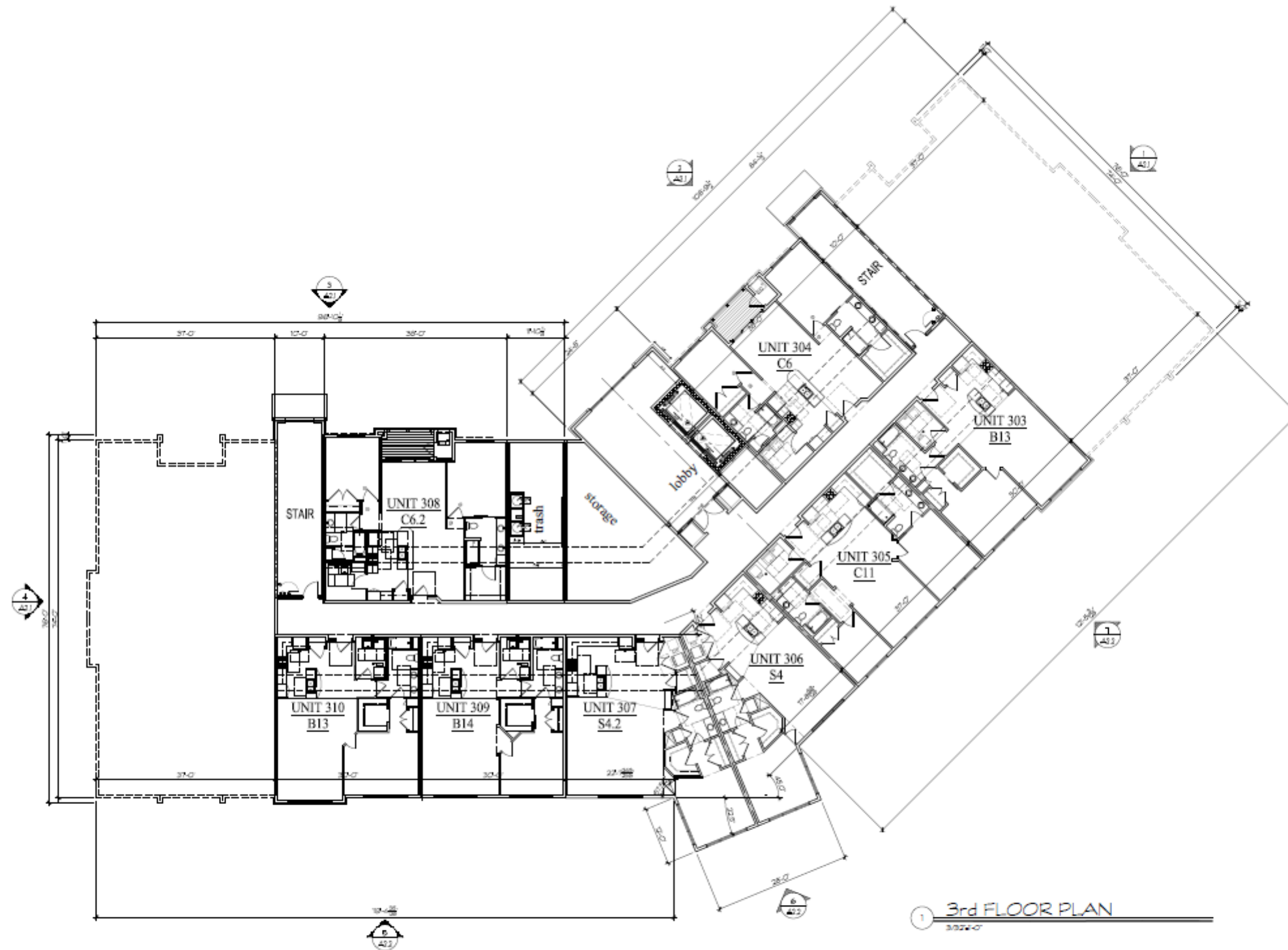
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Sheet Title
2nd Floor Plan

Issued For:	Date:	Date:	1/3/2025
		Job NO.:	25101.002
		Drawn By:	daj
		Sheet No.:	A1.2

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



Building #2 The Conservancy Center

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Sheet Title
3rd Floor Plan

Issued For:	Date:	1/3/2025
Job NO.:	25101.002	
Drawn By:	dj	
Sheet No.	A1.3	

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



1 SouthEast Elevation
3.0224-07



2 NorthEast Elevation
3.0224-07



3 East Elevation
3.0224-07



4 North Elevation
3.0224-07



Building #2 The Conservancy Center

50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
Exterior Elevations

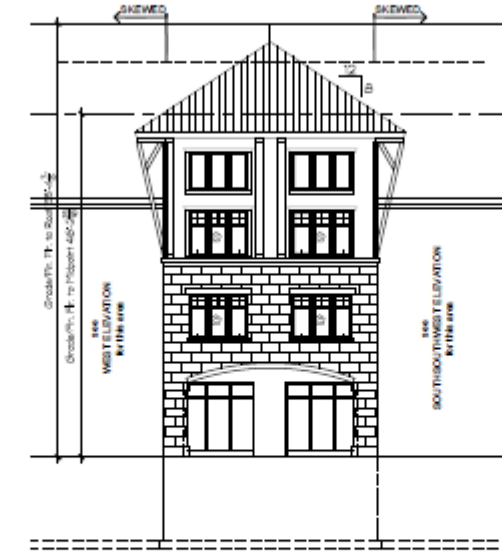
Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/3/2025
Job NO.: 25101.002
Drawn By: djs
Sheet No.

A2.1



5 West Elevation
3.0224'-0"



6 SouthWest Elevation
3.0224'-0"



7 South SouthWest Elevation
3.0224'-0"



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-469-2530

Building #2
The Conservancy Center

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
Exterior Elevations

Issued For: _____ Date: _____
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

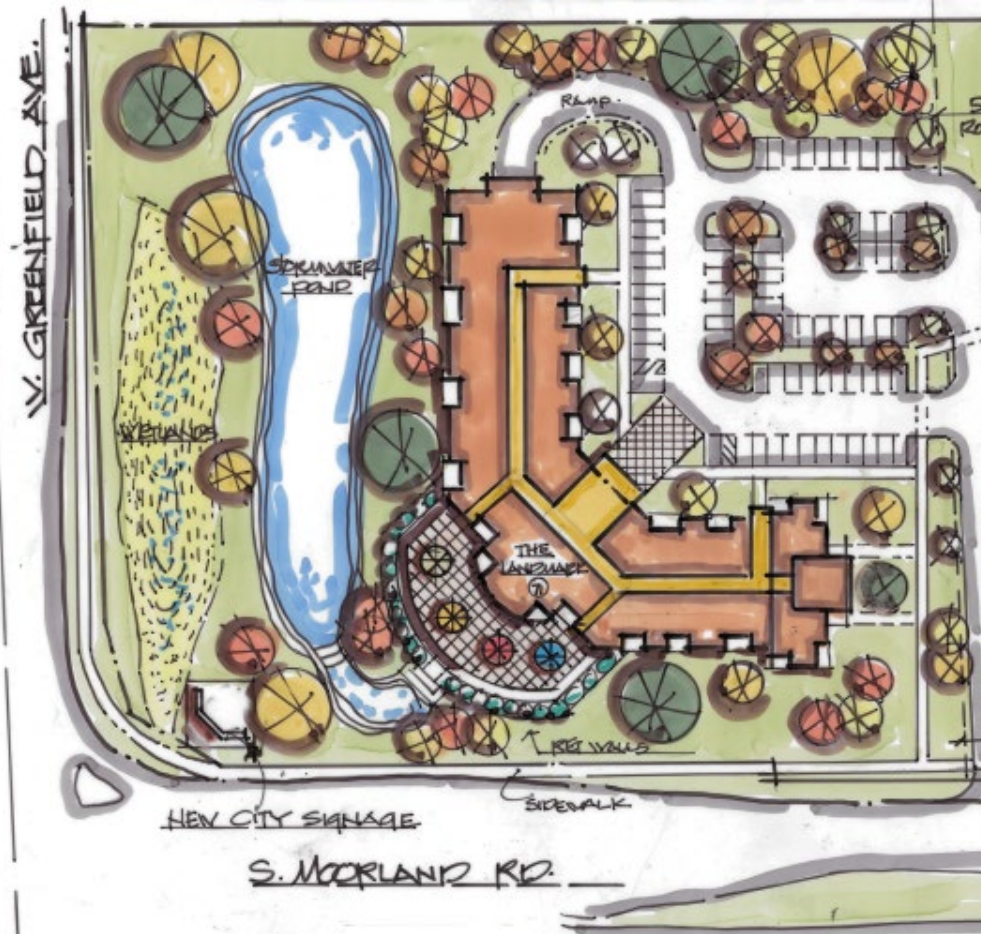
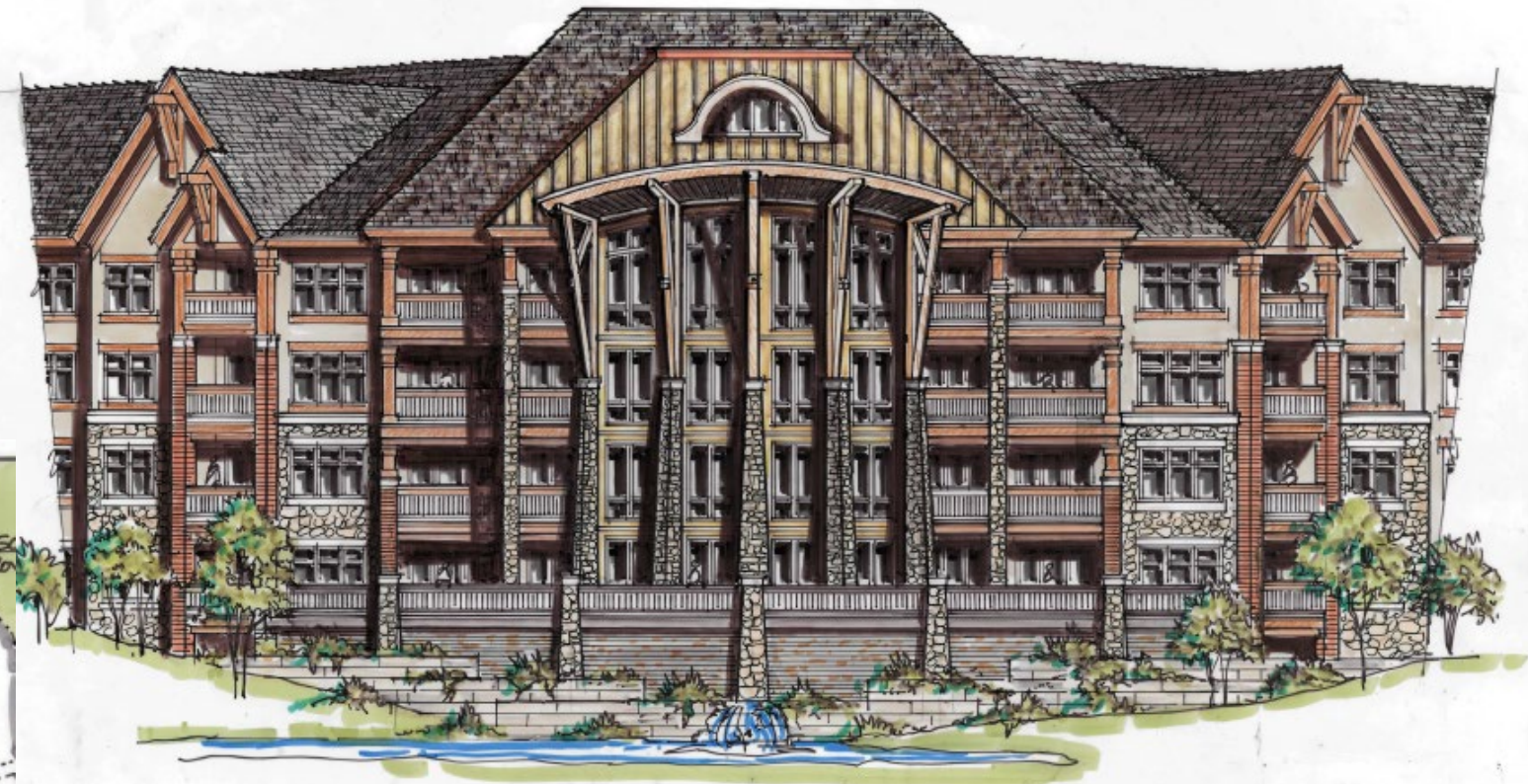
Date: 1/3/2025
Job NO: 25101.002
Drawn By: dgj
Sheet No. _____

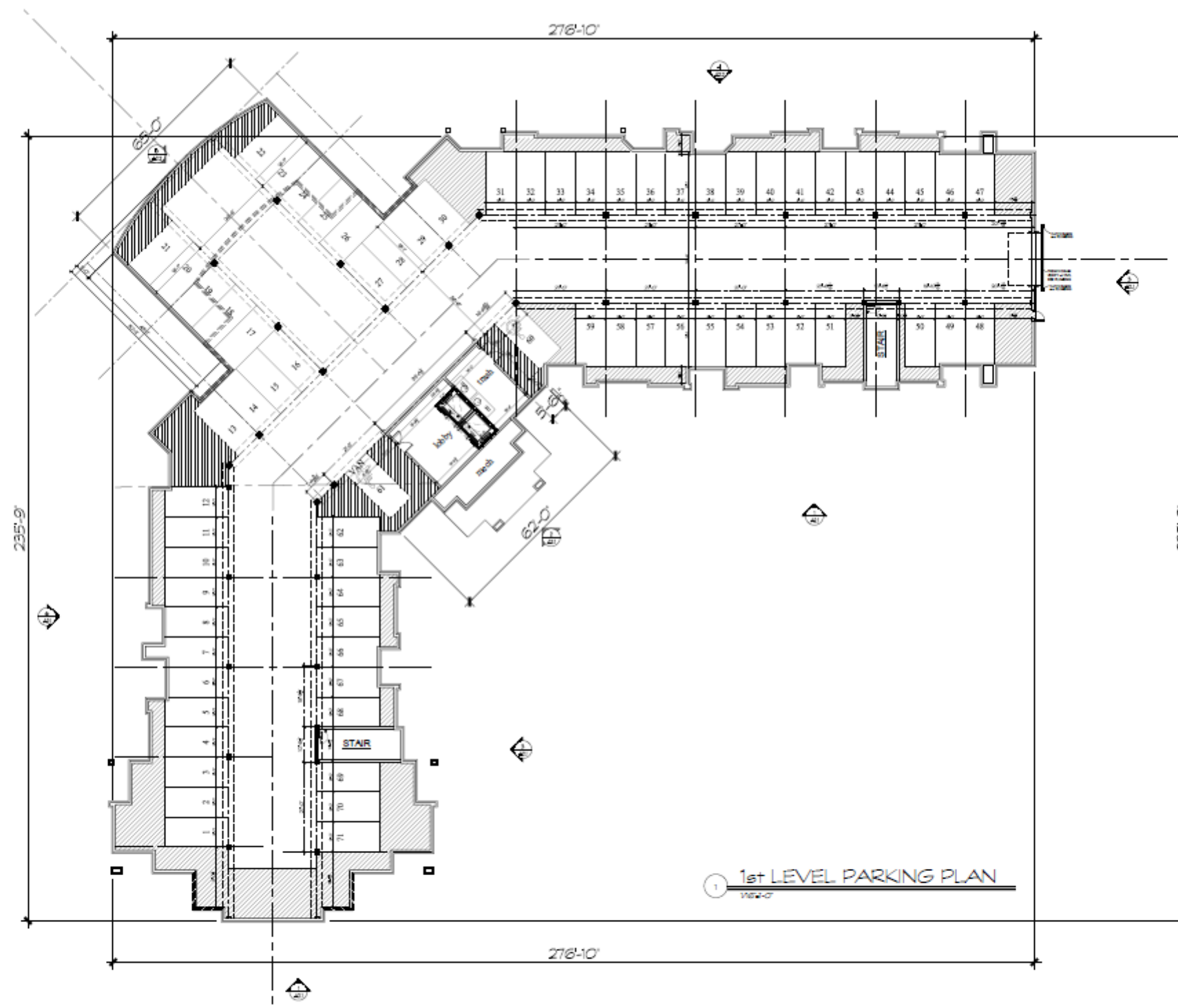
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THE CONSERVANCY

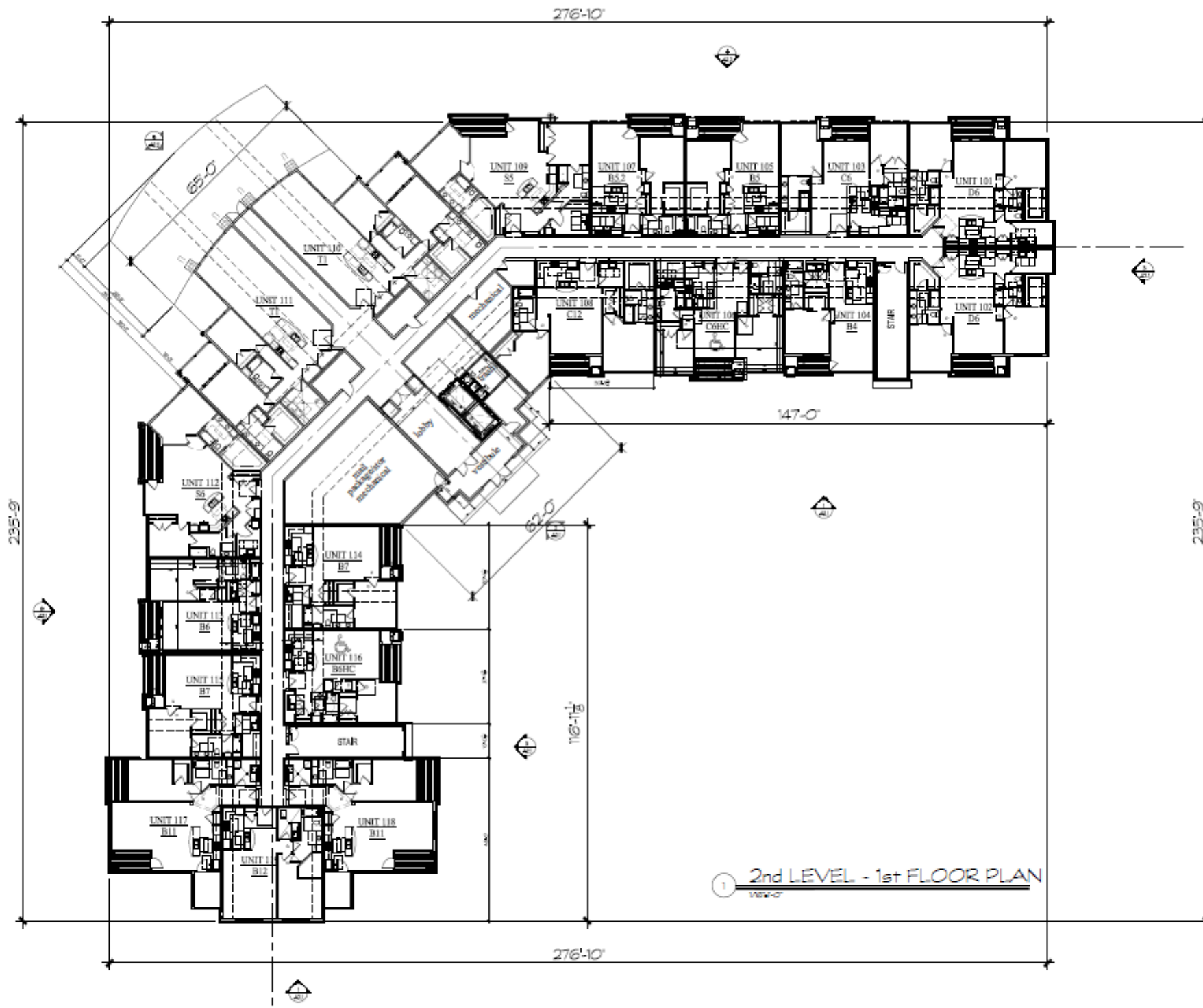
THE CONSERVATOR

- 71 Residences
 - 28 one-bedroom
 - 43 two-bedroom
- 144 parking stalls
 - 71 garage spaces
 - 73 surface
 - Ratio 2.03 : 1





 TDI ASSOCIATES, INC. ARCHITECTURE & PLANNING 25217 SOUTH WIND LAKE ROAD WIND LAKE, WISCONSIN 53185 PHONE 262-409-2530	Building #1 The Conservator		TDI ASSOCIATES, INC. All Rights Reserved OWNERSHIP OF DOCUMENTS This document, and the ideas and designs incorporated herein, are the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.	Sheet Title 1st Level Parking Plan	Issued For:	Date: 1/9/2025
	50. Moorland Rd(CTH 'O') & W. Greenfield Ave.(STH'59") NEW BERLIN, WISCONSIN			Job NO.: 25/01.001		
				Drawn By: dj		
				Sheet No. A1.0		
				PRELIMINARY DRAWING NOT FOR CONSTRUCTION		



Building #1 The Conservator

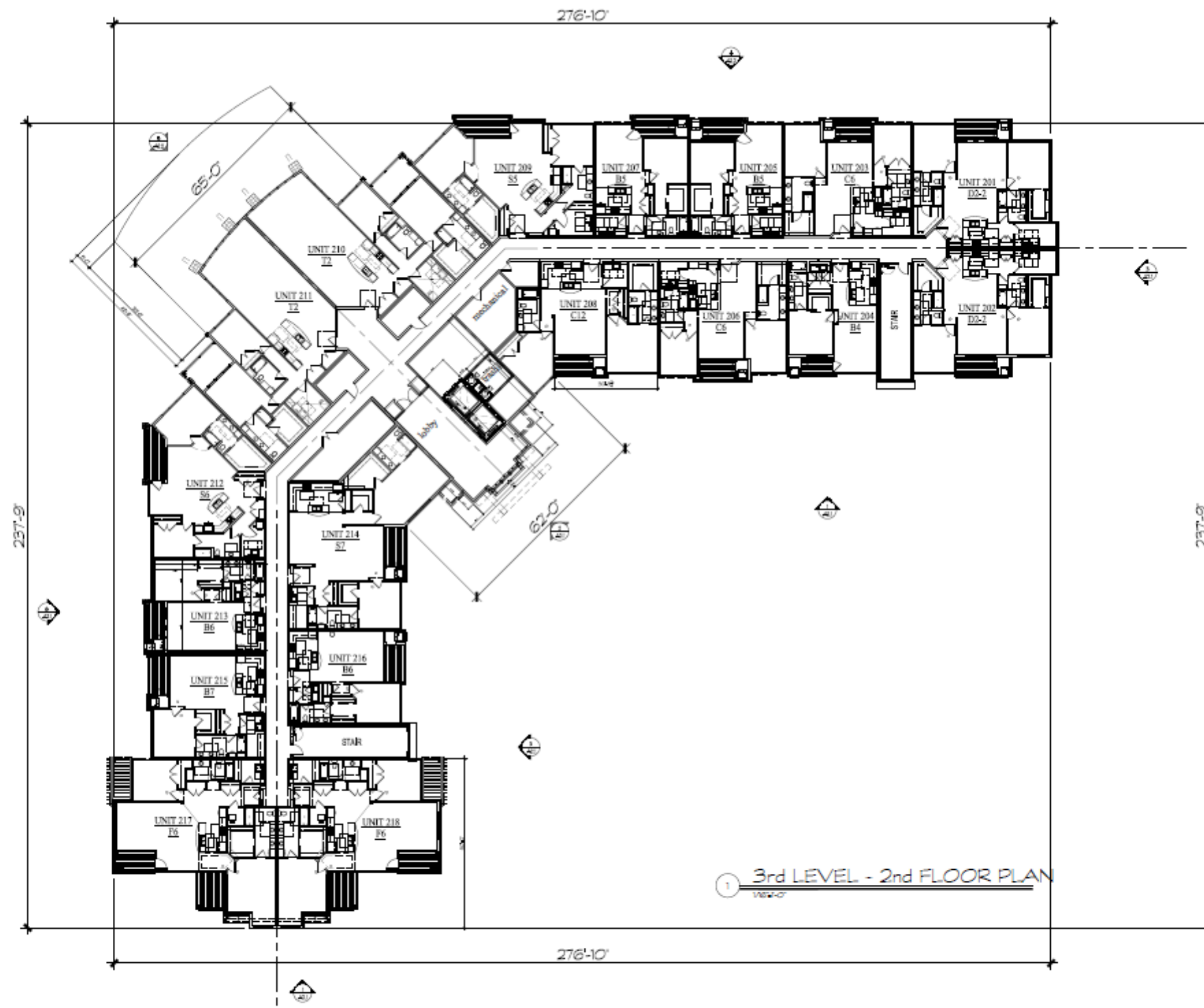
50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
2nd Level
1st Floor Plan

Issued For:	Date:	Date:	1/3/2025
	Job NO.:		25101.001
	Drawn By:		dj
	Sheet No.:		A1.1

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Building #1
The Conservator

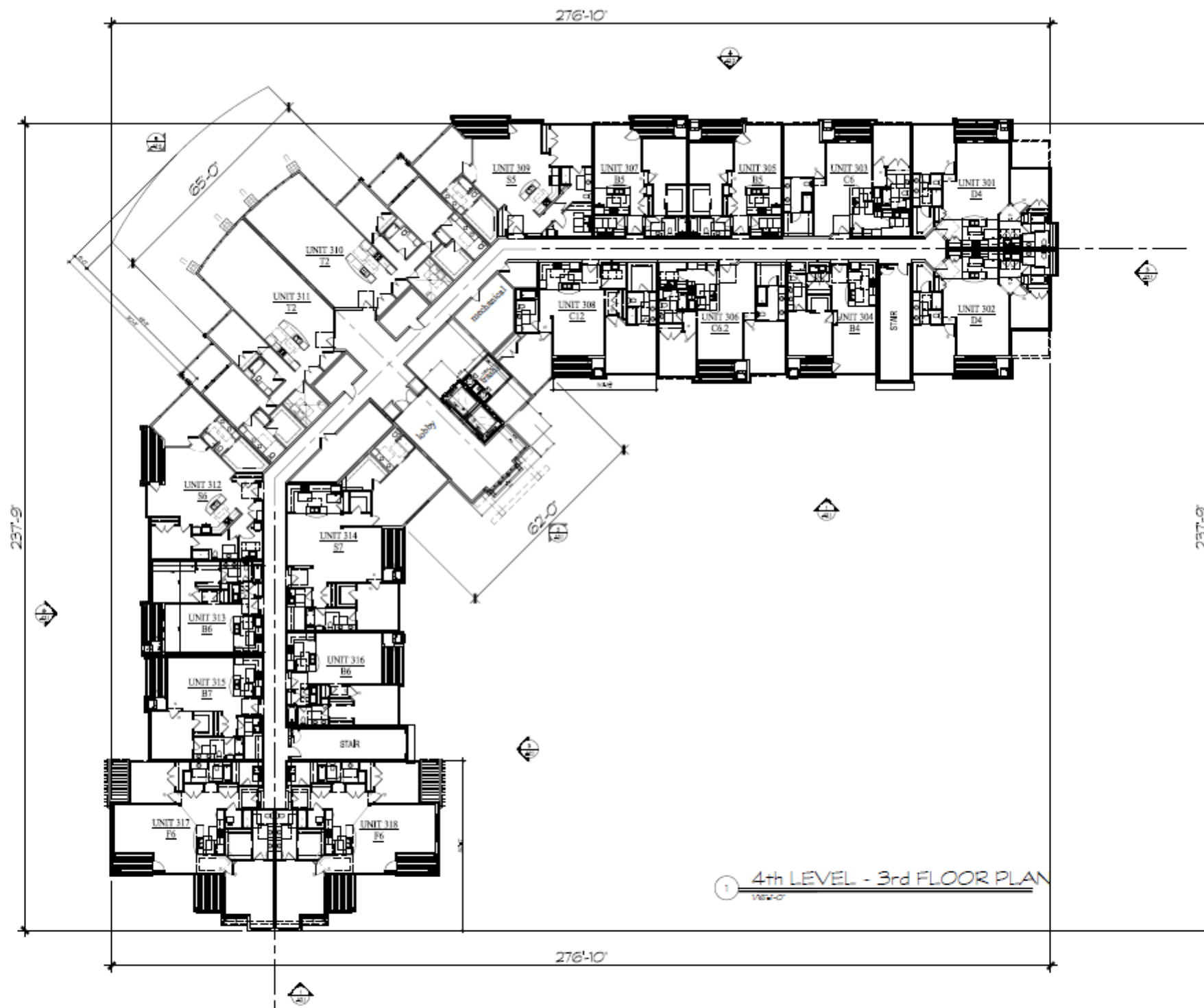
50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
3rd Level
2nd Floor Plan

Issued For:	Date:	Date:	1/3/2025
	Job NO.:		25101.001
	Drawn By:		daj
	Sheet No.:		A1.2

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



Building #1
The Conservator

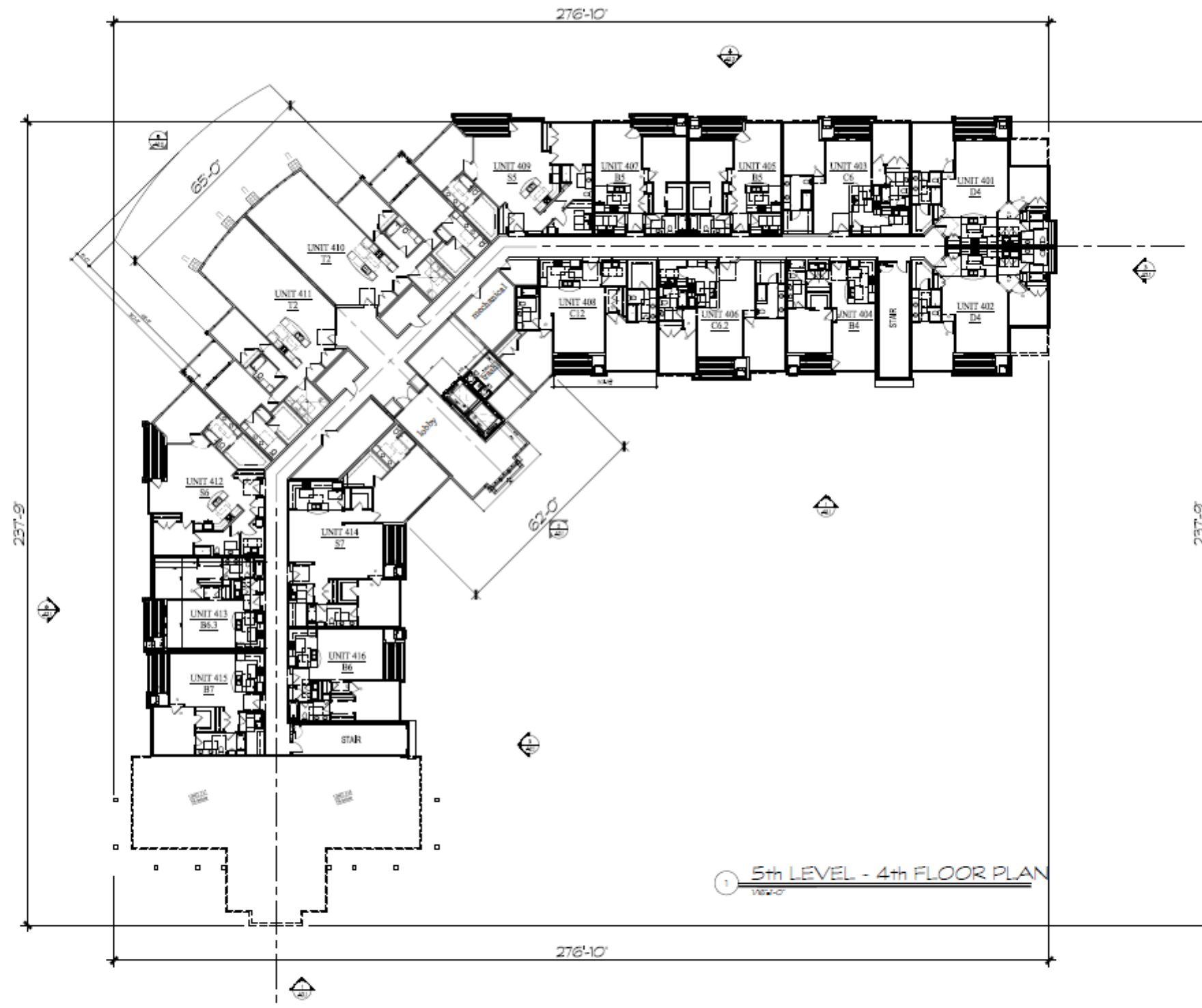
50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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Sheet Title
4th Level
3rd Floor Plan

Issued For:	Date:	Date:	1/3/2025
	Job NO.:		25101.001
	Drawn By:		daj
	Sheet No.:		A1.3

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



① 5th LEVEL - 4th FLOOR PLAN
VIEW-C



Building #1
The Conservator

50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

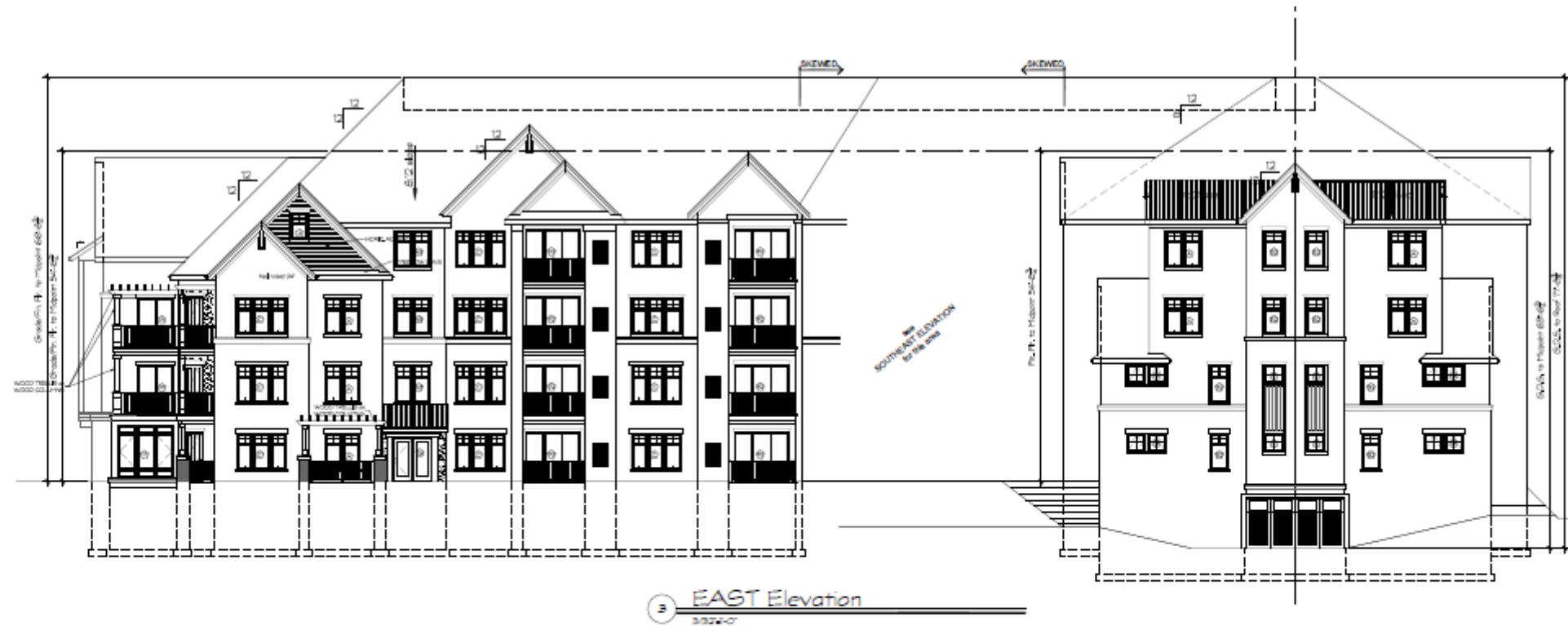
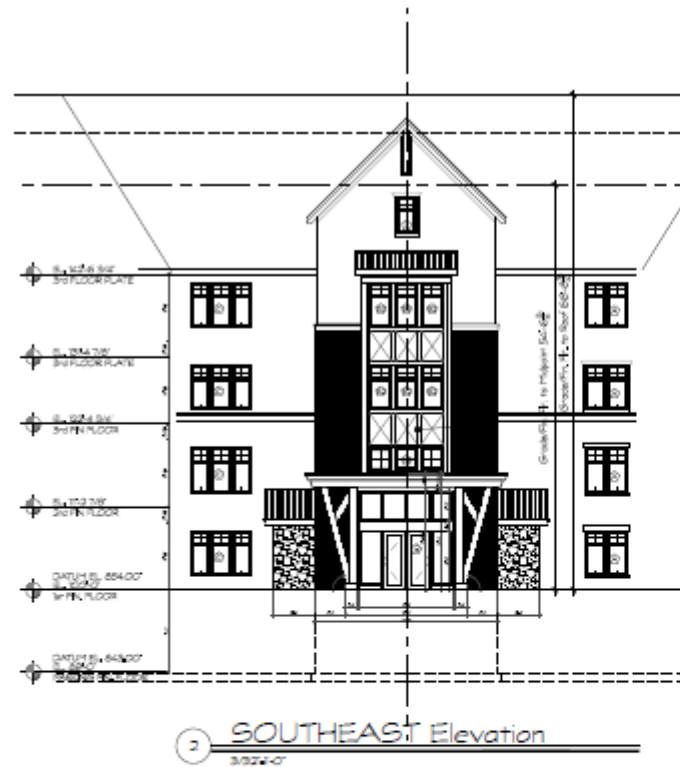
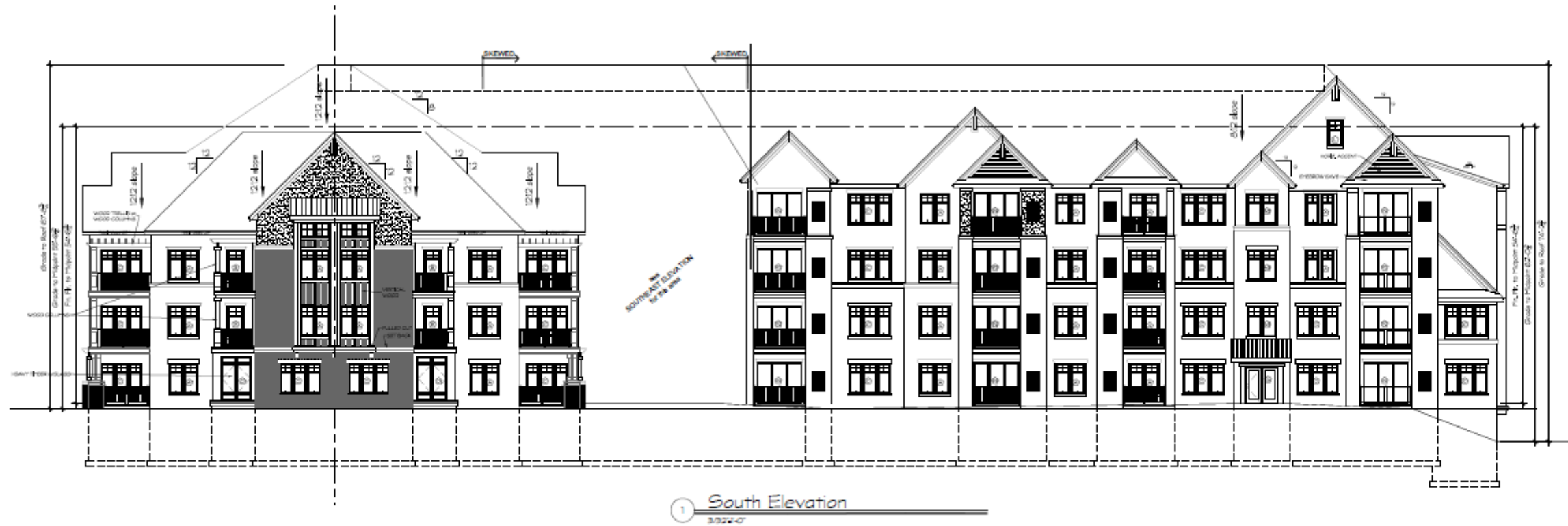
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Sheet Title
5th Level
4th Floor Plan

Issued For: _____ Date: _____
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/3/2025
Job NO.: 25101.001
Drawn By: djl
Sheet No.:

A1.4



 TDI ASSOCIATES, INC. ARCHITECTURE & PLANNING 25217 SOUTH WIND LAKE ROAD WIND LAKE, WISCONSIN 53185 PHONE 262-489-2530	Building #1 The Conservator SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59") NEW BERLIN, WISCONSIN TDI ASSOCIATES, INC. All Rights Reserved OWNERSHIP OF DOCUMENTS This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.	Sheet Title Exterior Elevations	Issued For: _____ Date: _____ Date: 1/3/2025 Job NO.: 25101.001 Drawn By: dj Sheet No. A2.1 PRELIMINARY DRAWING NOT FOR CONSTRUCTION
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 TDI ASSOCIATES, INC. ARCHITECTURE & PLANNING 25217 SOUTH WIND LAKE ROAD WIND LAKE, WISCONSIN 53185 PHONE 262-439-2530	Building #1 The Conservator 50. Moorland Rd(CTH "D") & W. Greenfield Ave.(STH"59") NEW BERLIN, WISCONSIN TDI ASSOCIATES, INC. All Rights Reserved OWNERSHIP OF DOCUMENTS This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.	Sheet Title Exterior Elevations	Issued For: _____ Date: 1/3/2025 Job NO.: 25101.001 Drawn By: dgj Sheet No. A2.2 PRELIMINARY DRAWING NOT FOR CONSTRUCTION
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THE CONSERVANCY

MEADOWS RESIDENCES

- 32 Residences
 - 16 two-bedroom
 - 16 three-bedroom
- 75 parking stalls
 - 32 garage spaces
 - 43 surface
 - Ratio 2.34:1



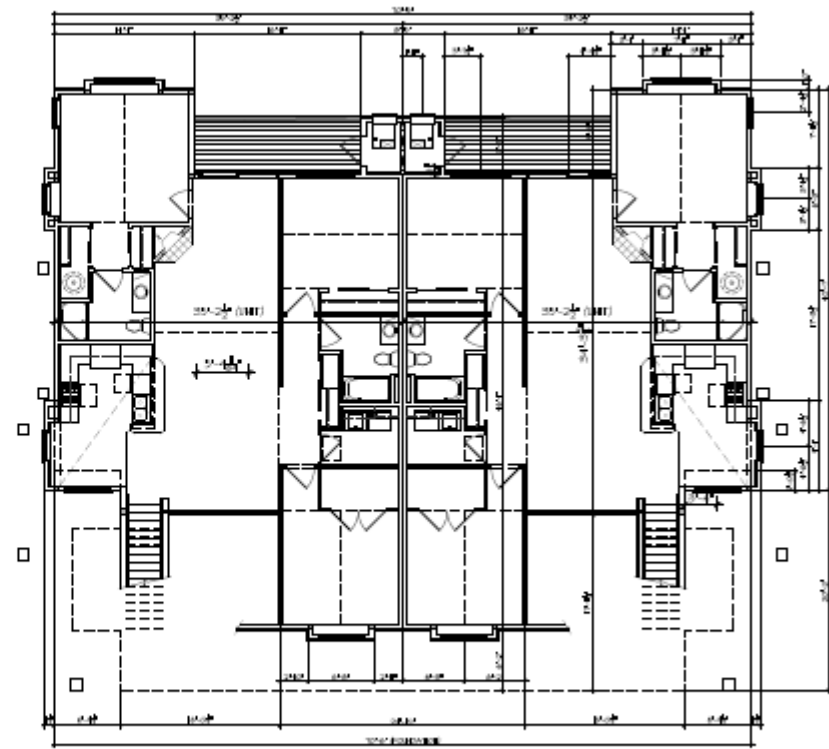
MEADOWS NORTH



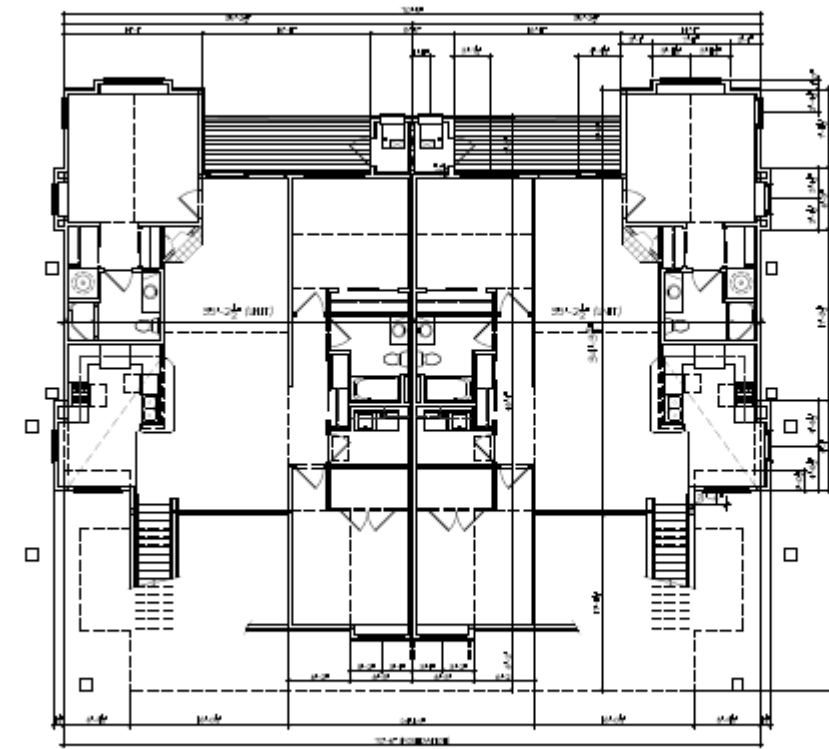
MEADOWS SOUTH



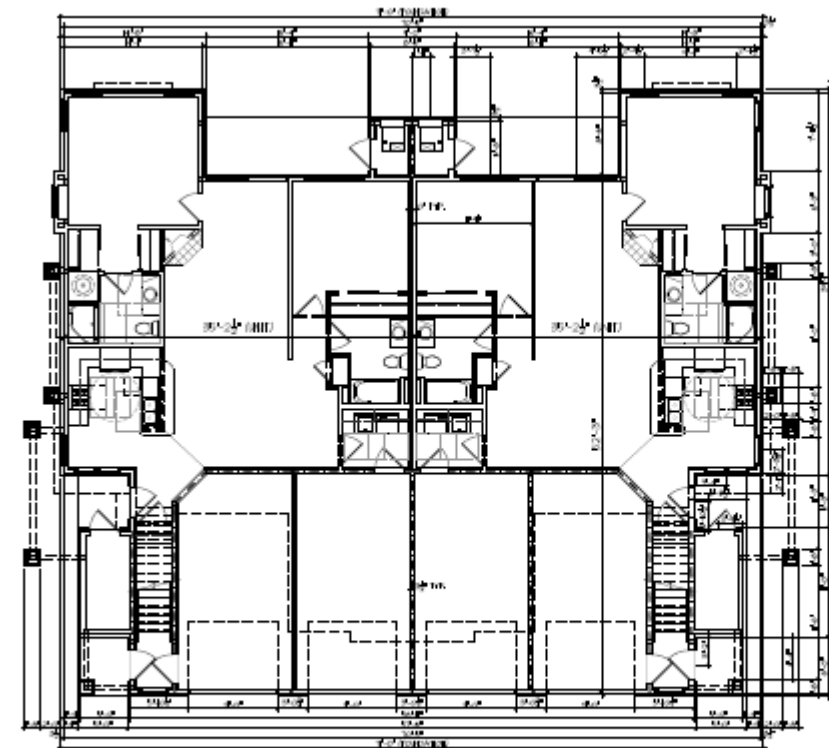
All Architectural Images For Character and Subject to Change



③ SECOND FLOOR PLAN-MODEL 'B'
1/8" = 1'-0"



② SECOND FLOOR PLAN-MODEL 'A'
1/8" = 1'-0"



① FIRST FLOOR PLAN
1/8" = 1'-0"



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

NR W22350 JOHNSON DRIVE, SUITE B4
WALKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

**4-UNIT APARTMENT
@ The Conservancy**

50 Moorland Rd (CTH 'D') & W. Greenfield Ave. (STH '54')
BROOKFIELD, WISCONSIN

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Sheet Title
**Overall Floor
Plans & Notes**

Issued For: _____ Date: _____

PRELIMINARY DRAWING

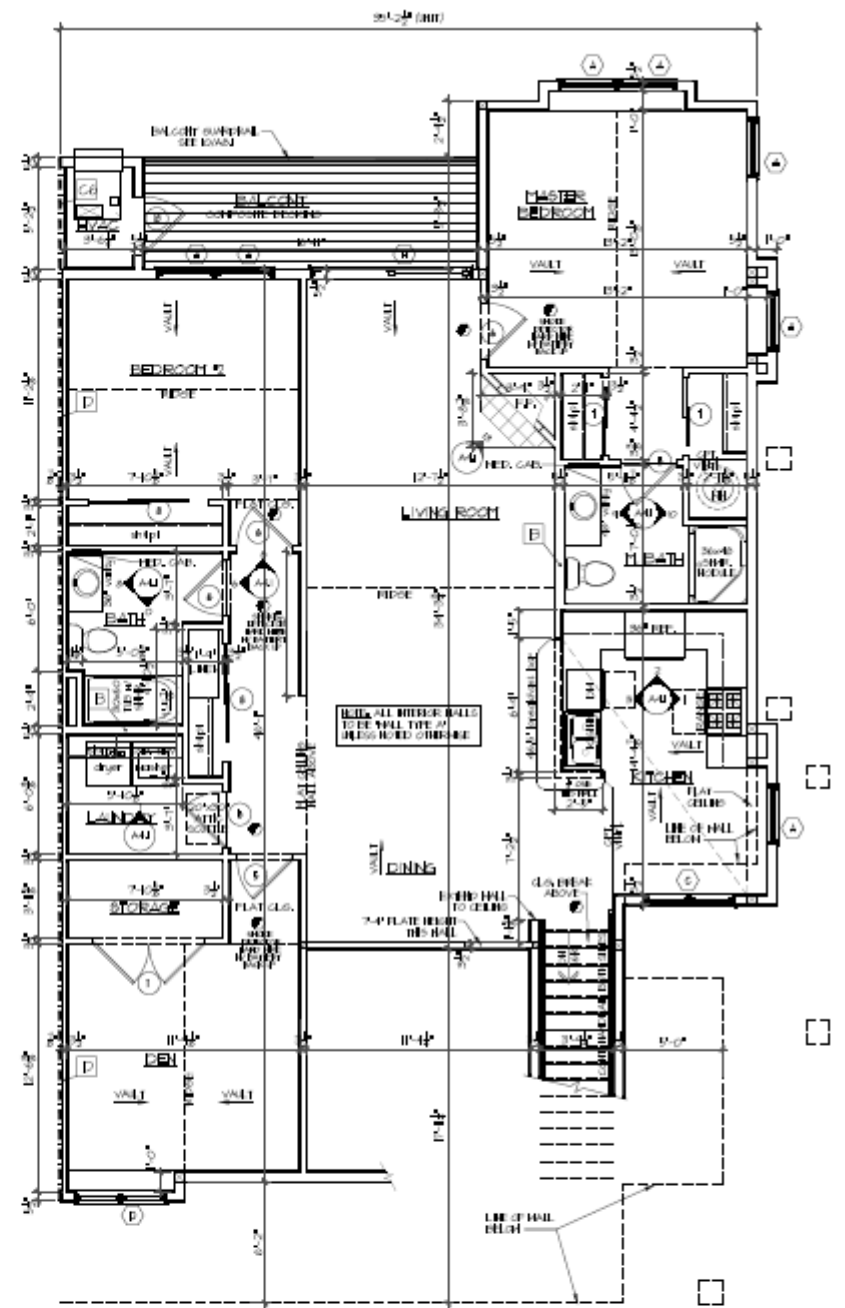
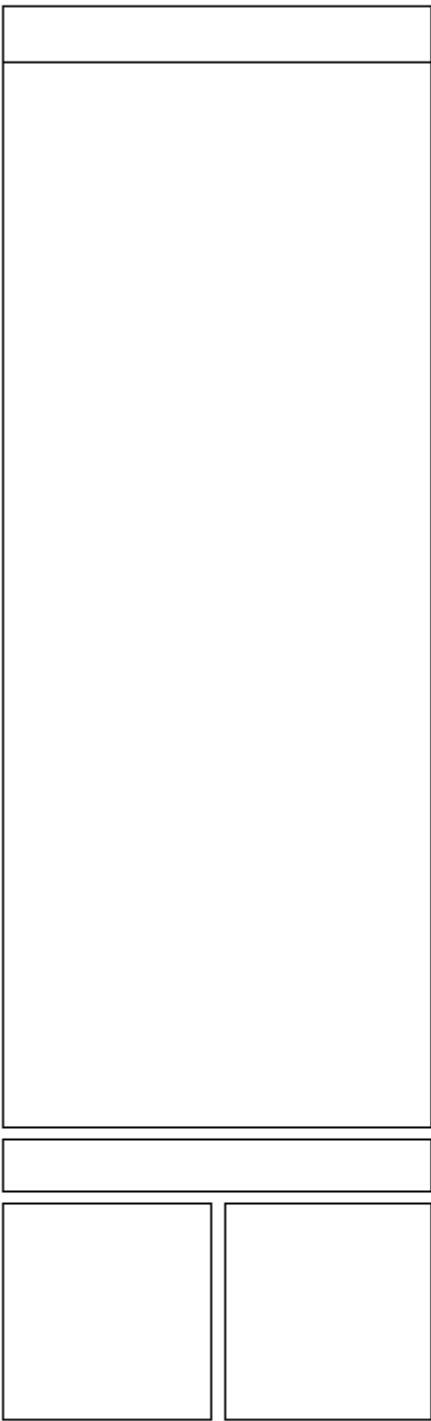
Date: 1/3/2018

Job NO.: 25101.008-015

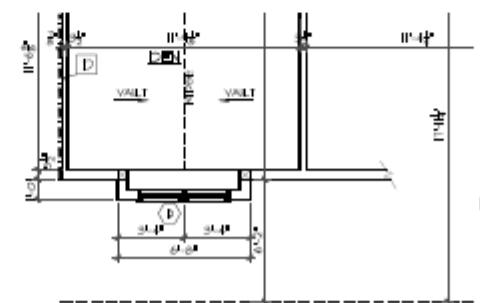
Drawn By: daj/rob

Sheet No.

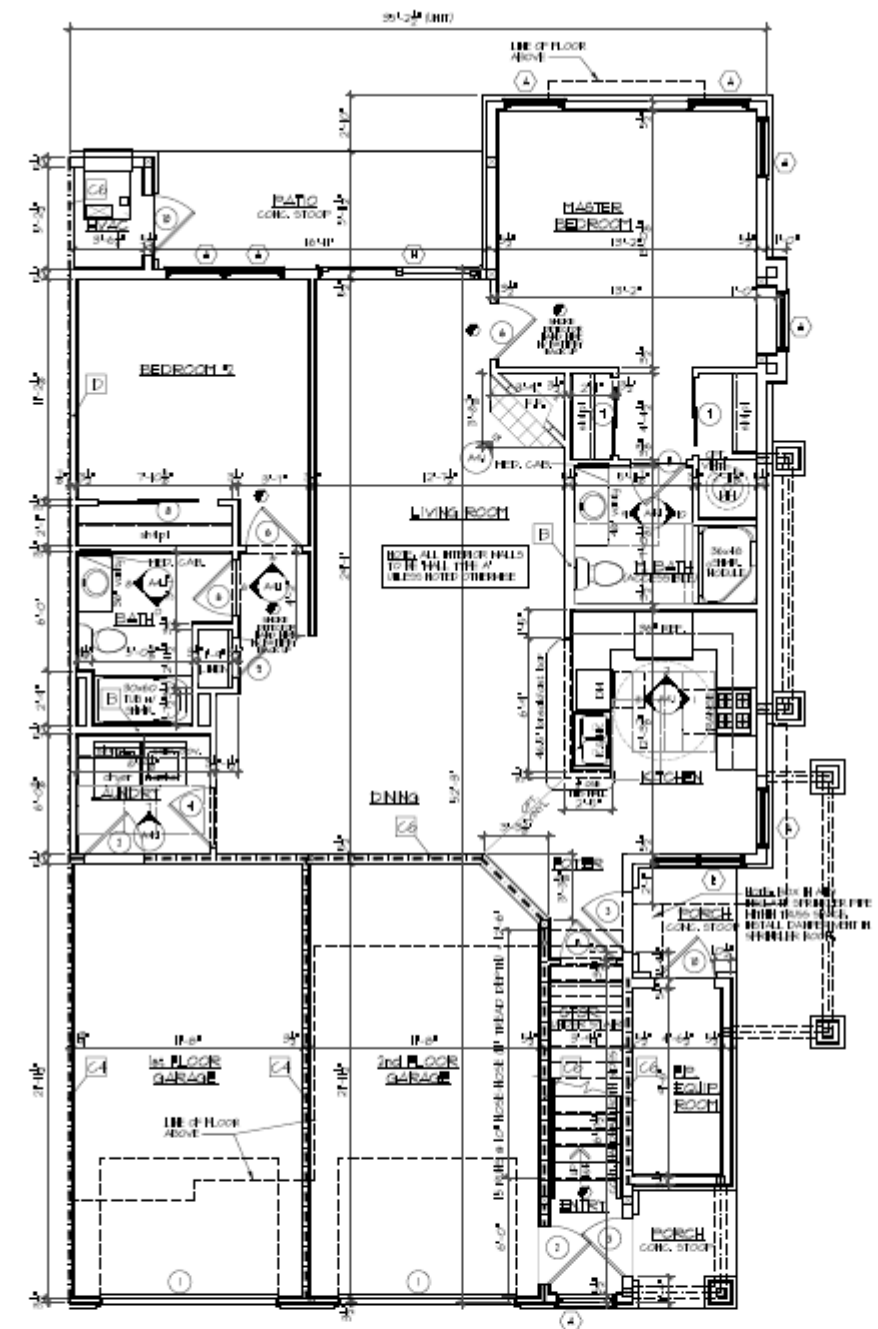
A1.1



2 SECOND FLOOR-MODEL 'A'
1/4" = 1'-0" NOTE: THIS UNIT NOT REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS 1/24 04



3 SECOND FLOOR-MODEL 'B'
1/4" = 1'-0" NOTE: THIS UNIT NOT REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS 1/24 04



1 FIRST FLOOR-END UNIT PLAN
1/4" = 1'-0" 1/24 04


TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
78 W22350 JOHNSON DRIVE, SUITE 104
WALKERSHA, WISCONSIN 53185
PHONE 262-409-2530 FAX 262-409-2531

4-UNIT APARTMENT
@ The Conservancy
50 Moorland Rd (CTH 'D') & W. Greenfield Ave (STH '59')
BROOKFIELD, WISCONSIN

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Sheet Title
1/4" End Unit
Floor Plans

Issued For: _____ Date: _____

PRELIMINARY DRAWING

Date: 1/24/04
Job NO.: 25101.008-.015
Drawn By: da/j/mob
Sheet No. _____

A1.3



1a 4 UNIT - MODEL 'A' - ENTRY ELEVATION #1



3a 4 UNIT - MODEL 'A' - ENTRY ELEVATION #2



1b 4 UNIT - MODEL 'B' - ENTRY ELEVATION #1



3b 4 UNIT - MODEL 'B' - ENTRY ELEVATION #2



2a 4 UNIT - MODEL 'A' - MOTORCOURT ELEVATION



4a 4 UNIT - MODEL 'A' - REAR ELEVATION



2b 4 UNIT - MODEL 'B' - MOTORCOURT ELEVATION



4b 4 UNIT - MODEL 'B' - REAR ELEVATION

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
18 W2250 JOHNSON DRIVE, SUITE B4
WALKESSHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

**4-UNIT APARTMENT
@ The Conservancy**
50 Moorland Rd (CTH 'D') & W. Greenfield Ave. (STH '54')
BROOKFIELD, WISCONSIN

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Sheet Title
Exterior Elevations
Model 'A'

Issued For: _____ Date: _____
Date: 10/2/08
Job No.: 25101.008-015
Drawn By: daj/rab
Sheet No. _____

PRELIMINARY DRAWING

A2.1

THE CONSERVANCY

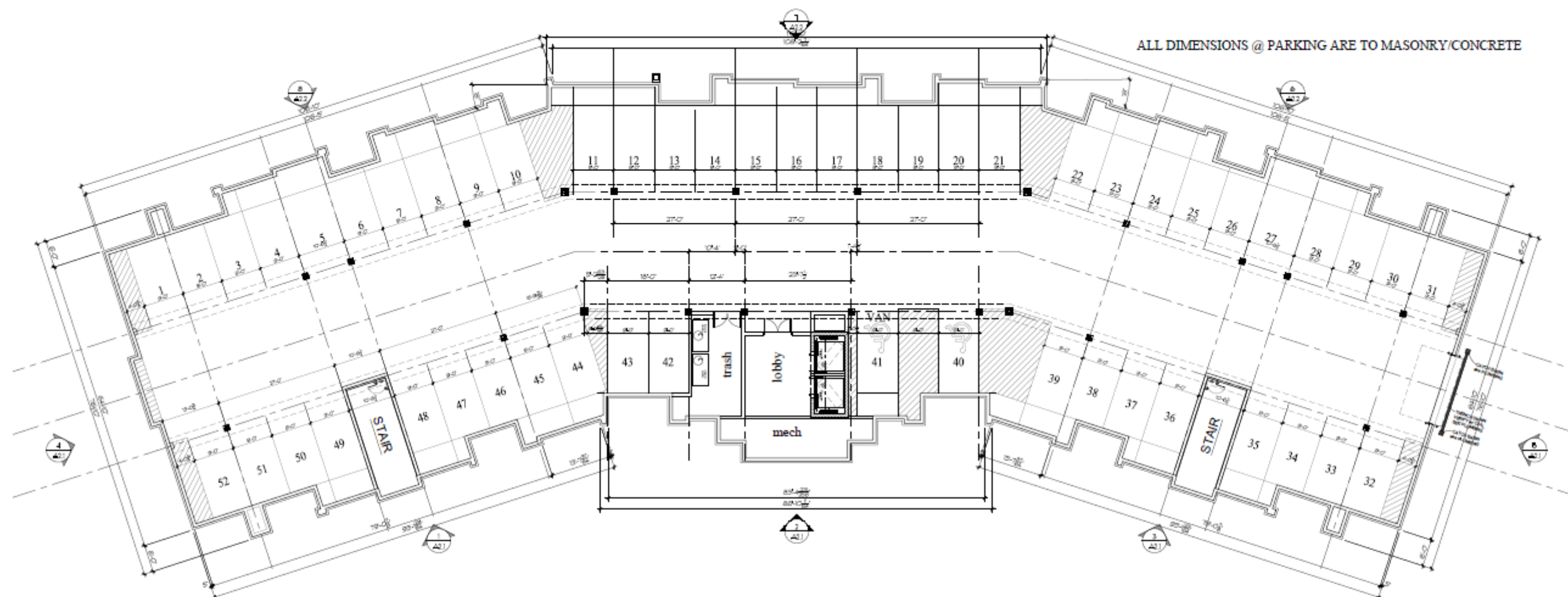
WOODLANDS RESIDENCES

- 226 Residences
 - 114 one-bedroom
 - 112 two-bedroom
- 431 parking stalls
 - 230 underground
 - 201 surface
- Ratio 1.91 : 1



All Architectural Images For Character and Subject to Change





1 PARKING FLOOR PLAN
3/22/25



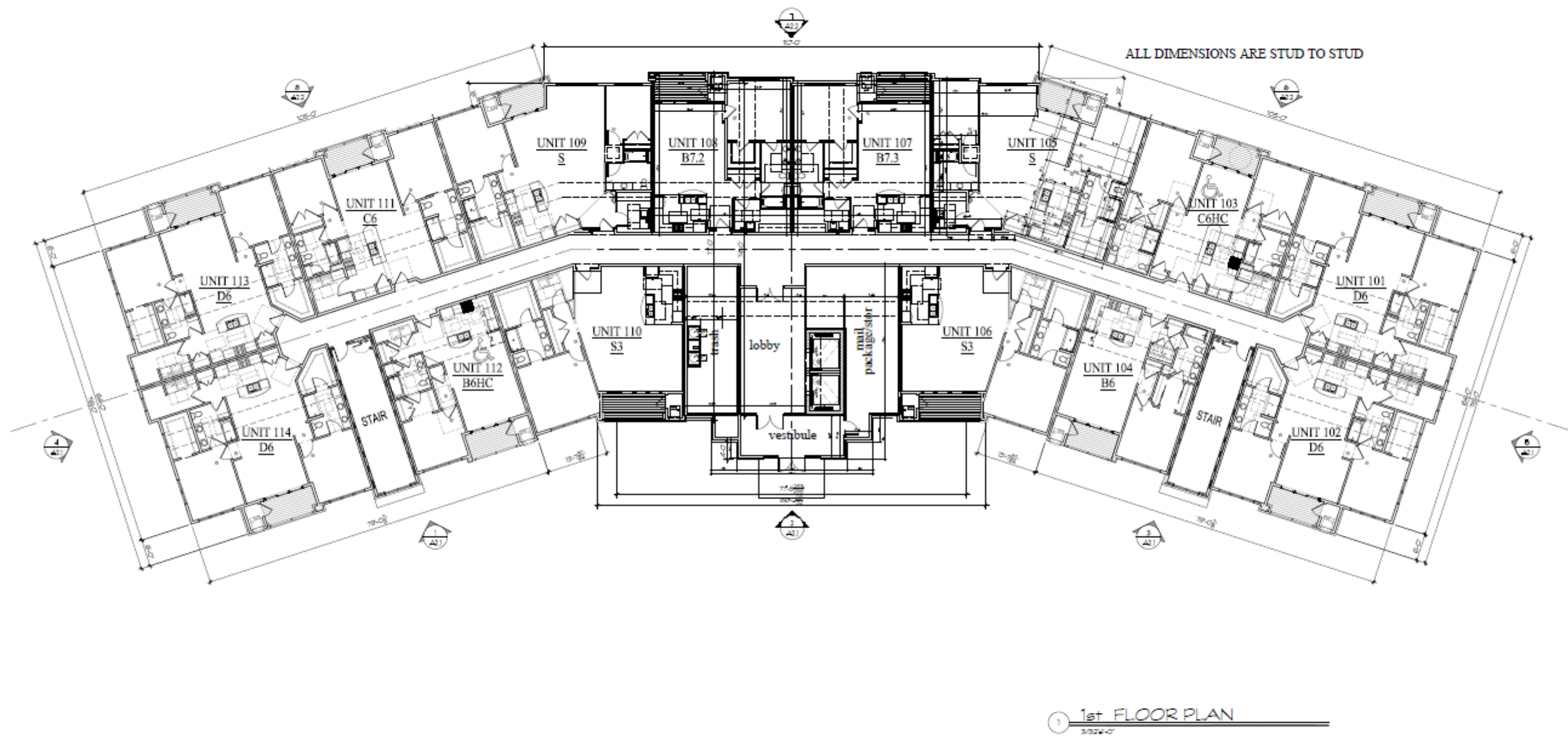
Building #4
Woodlands @ The Conservancy

50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

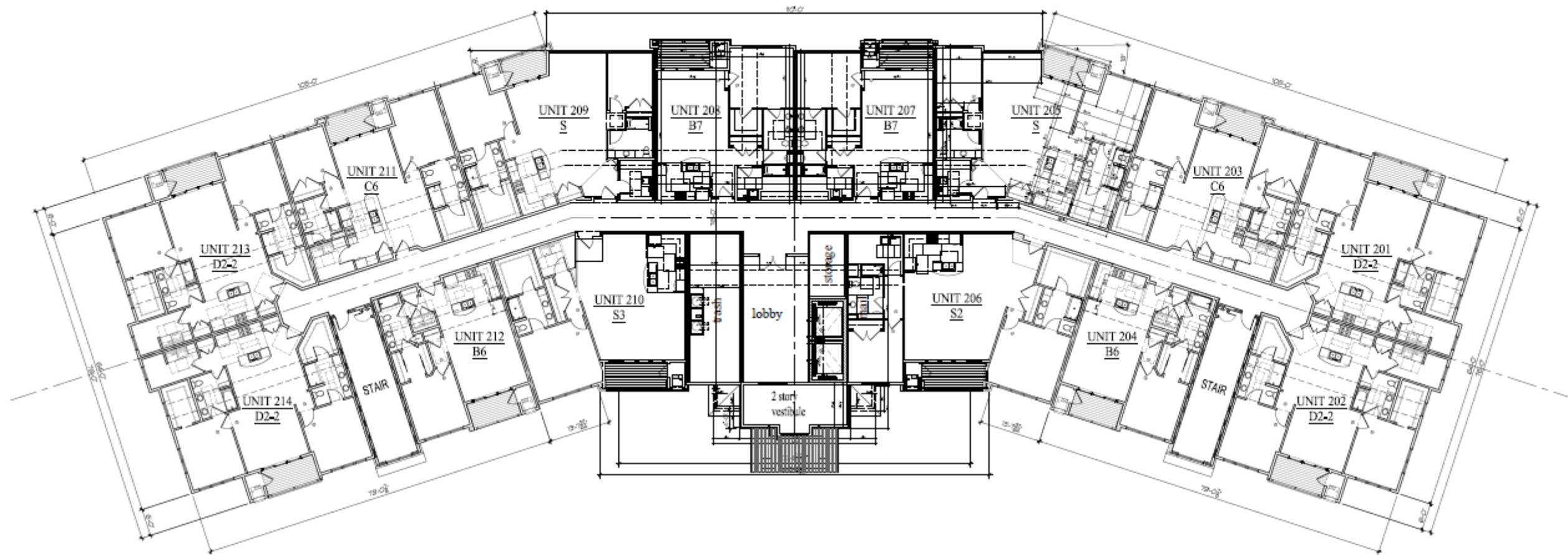
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Sheet Title
Parking Floor Plan

Issued For: _____ Date: _____
Job NO.: 25101.004
Drawn By: daj
Sheet No. A1.0
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 TDI ASSOCIATES, INC. ARCHITECTURE & PLANNING 25217 SOUTH WIND LAKE ROAD WIND LAKE, WISCONSIN 53185 PHONE 262-409-2530	Building #4 Woodlands @ The Conservancy 50. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59") NEW BERLIN, WISCONSIN	TDI ASSOCIATES, INC. All Rights Reserved OWNERSHIP OF DOCUMENTS This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.	Sheet Title 1st Floor Plan	<table><tr><td>Issued For:</td><td>Date:</td><td>Date:</td><td>1/2/2025</td></tr><tr><td></td><td>Job NO.:</td><td></td><td>25101.004</td></tr><tr><td></td><td>Drawn By:</td><td></td><td>daj</td></tr><tr><td></td><td>Sheet No.</td><td></td><td>A1.1</td></tr></table> PRELIMINARY DRAWING NOT FOR CONSTRUCTION	Issued For:	Date:	Date:	1/2/2025		Job NO.:		25101.004		Drawn By:		daj		Sheet No.		A1.1
Issued For:	Date:	Date:	1/2/2025																	
	Job NO.:		25101.004																	
	Drawn By:		daj																	
	Sheet No.		A1.1																	



1 2nd FLOOR PLAN
3/22/20



Building #4
Woodlands @ The Conservancy

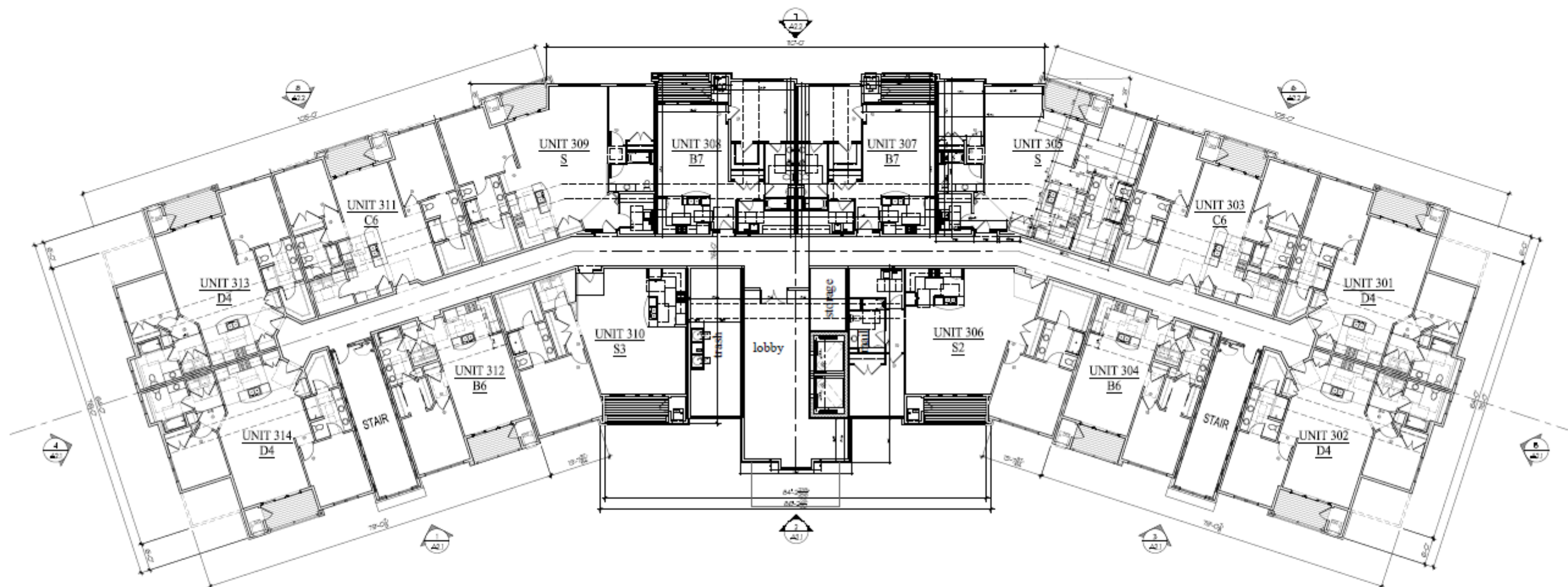
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Sheet Title
2nd Floor Plan

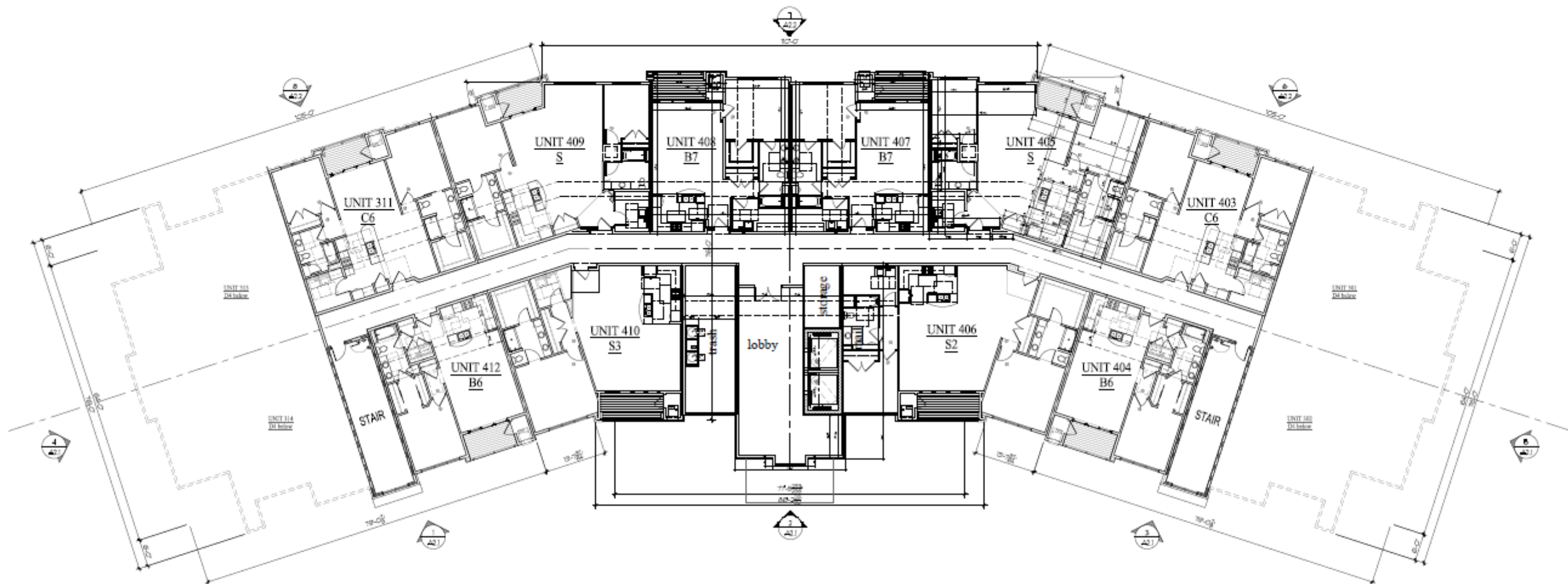
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	Job NO.:		25101.004
	Drawn By:		dj
	Sheet No.		A1.2

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1 3rd FLOOR PLAN
3/32"=1'-0"

 TDI ASSOCIATES, INC. ARCHITECTURE & PLANNING 25217 SOUTH WIND LAKE ROAD WIND LAKE, WISCONSIN 53185 PHONE 262-409-2530	Building #4 Woodlands @ The Conservancy SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59") NEW BERLIN, WISCONSIN	TDI ASSOCIATES, INC. All Rights Reserved OWNERSHIP OF DOCUMENTS This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.	Sheet Title 3rd Floor Plan	Issued For: _____ Date: _____ PRELIMINARY DRAWING NOT FOR CONSTRUCTION	Date: 1/2/2025 Job NO: 25101.004 Drawn By: djg Sheet No. A1.3
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1 4th FLOOR PLAN
3/324'-0"



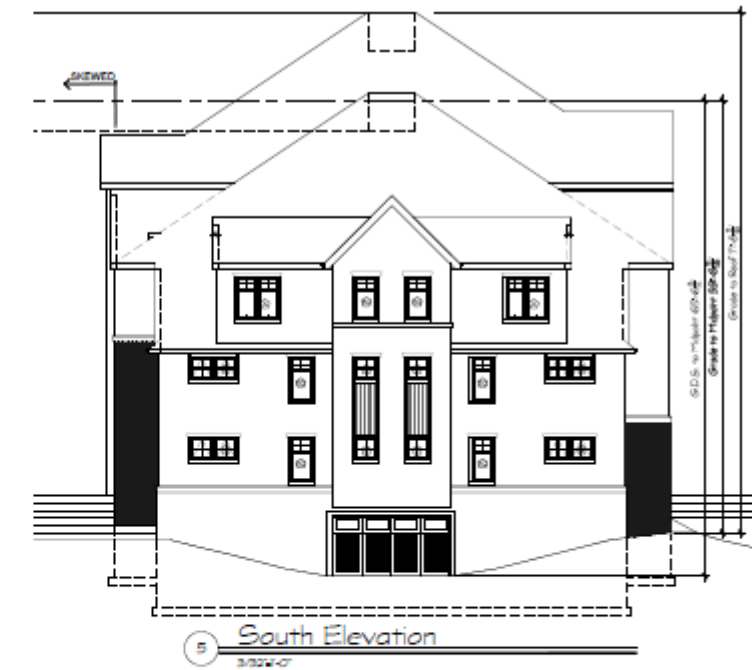
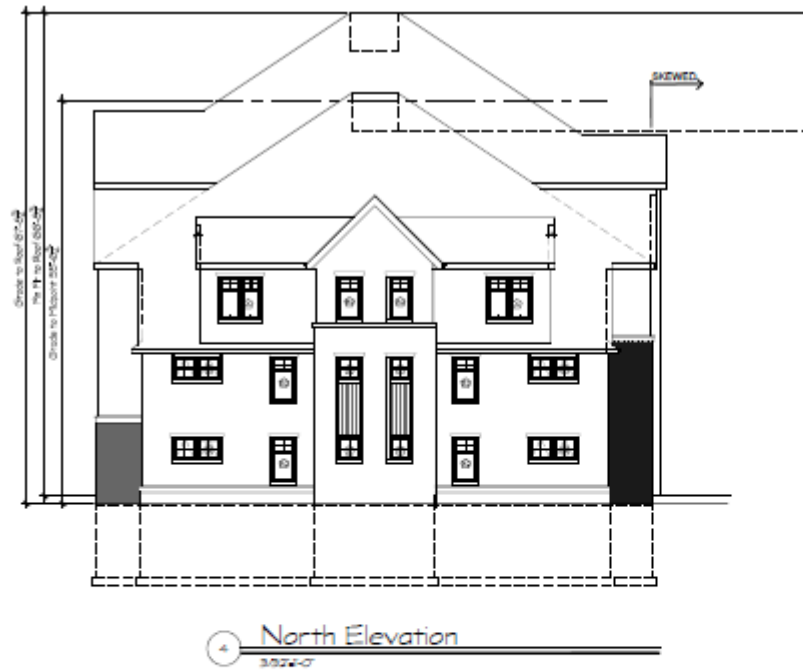
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Sheet Title
4th Floor Plan

Issued For: _____ Date: 1/2/2025
Job NO: 25101.004
Drawn By: dij
Sheet No. A1.4
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Building #4
Woodlands @ The Conservancy

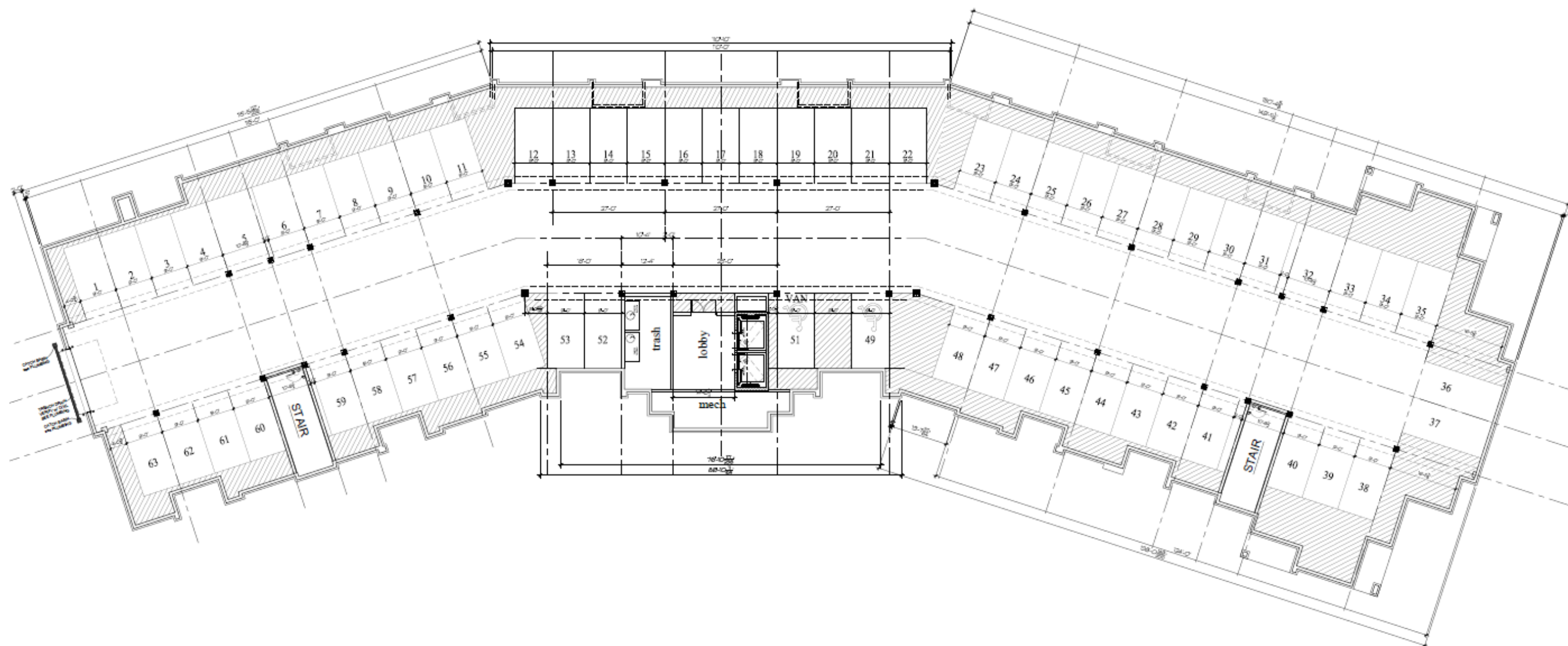
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Sheet Title
Exterior Elevations

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		Job NO.:	25101.004
		Drawn By:	djj
		Sheet No.:	A2.2

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1 PARKING FLOOR PLAN
3/12/24-07



Building #5
Woodlands @ The Conservancy

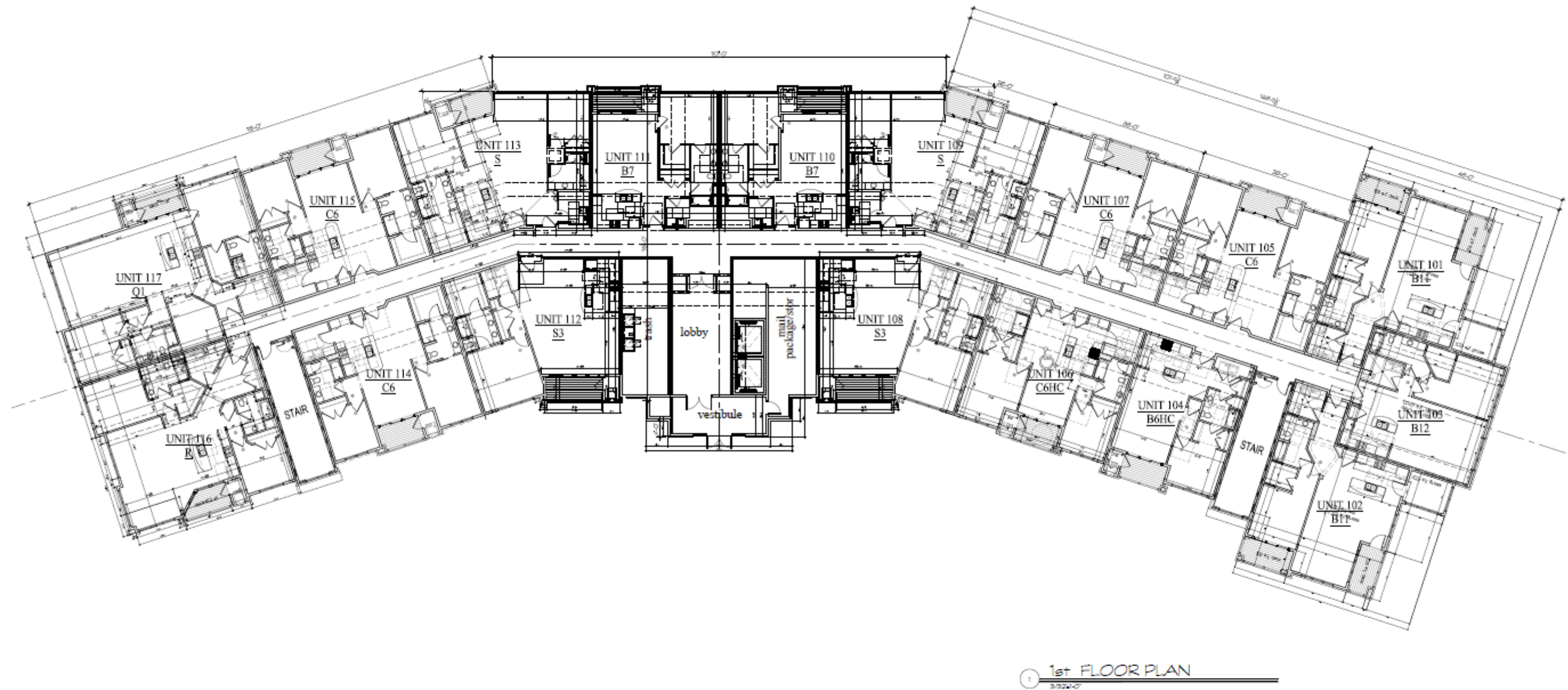
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Sheet Title
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Drawn By:	dj	
Sheet No.:	A1.0	

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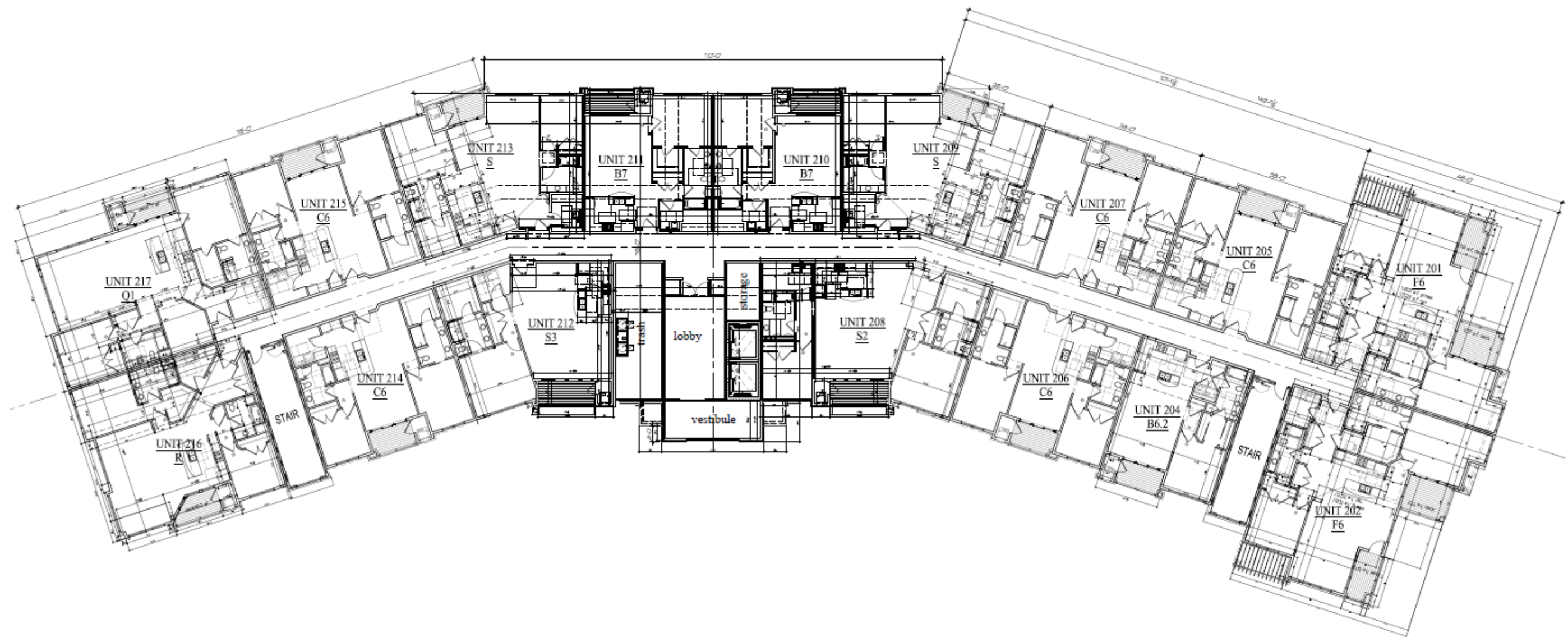
Building #5
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Sheet Title
1st Floor Plan

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1 2nd FLOOR PLAN
3/22/25



Building #5
Woodlands @ The Conservancy

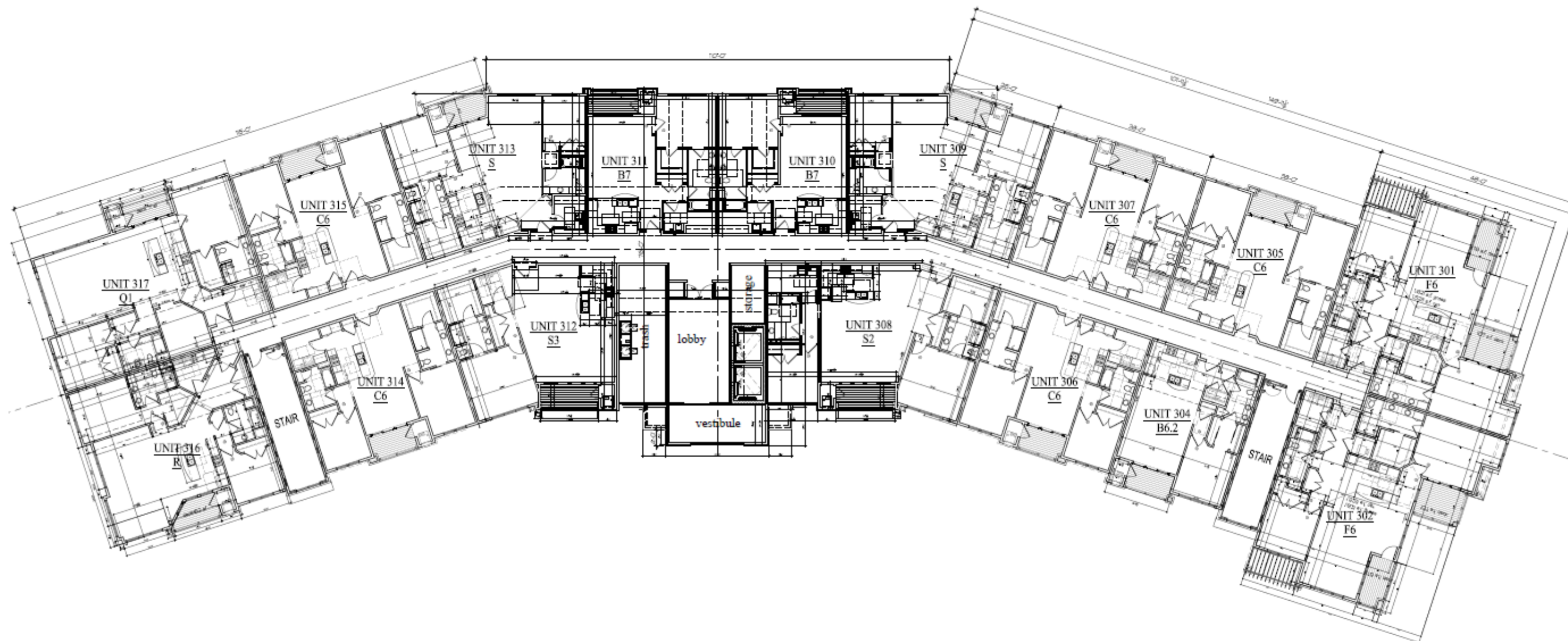
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Sheet Title
2nd Floor Plan

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Date: 1/3/2025
Job NO: 25101.005
Drawn By: daj
Sheet No:
A1.2



1 3rd FLOOR PLAN
3/22/25



Building #5
Woodlands @ The Conservancy

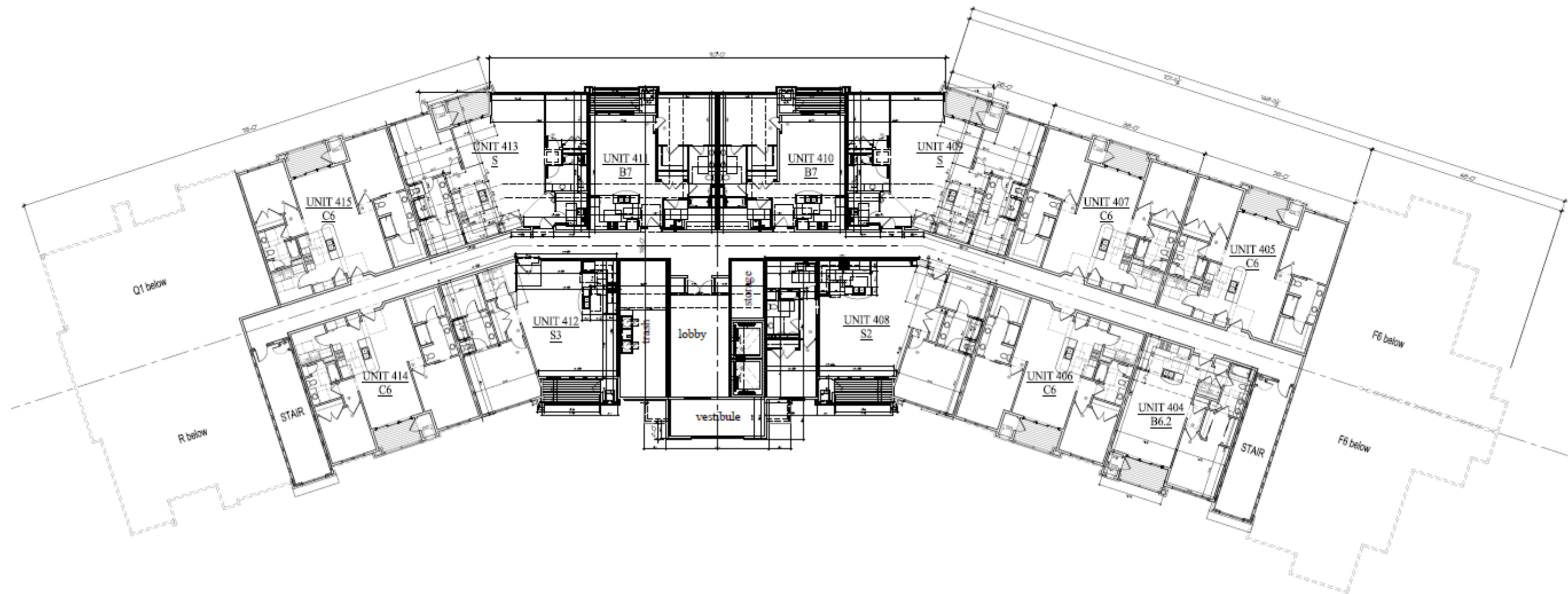
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Sheet Title
3rd Floor Plan

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Drawn By:	daj	
Sheet No.:	A1.3	

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1 4th FLOOR PLAN
3/32/24



Building #5
Woodlands @ The Conservancy

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Sheet Title
4th Floor Plan

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		Job NO.:	25101.005
		Drawn By:	djg
		Sheet No.:	A1.4

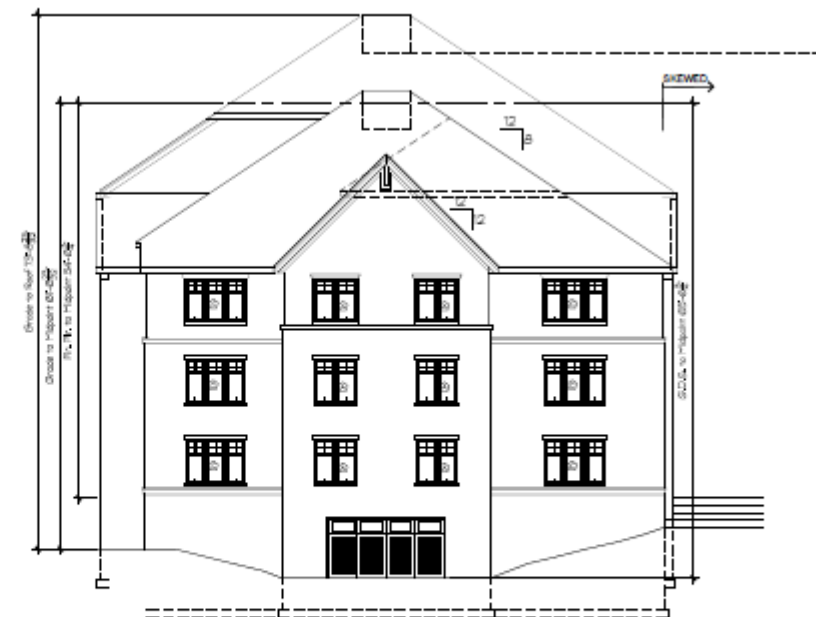
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1 North West Elevation
3.024'-0"



2 West Elevation
3.024'-0"



4 North Elevation
3.024'-0"



3 South West Elevation
3.024'-0"



5 South Elevation
3.024'-0"



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-499-2530

Building #5
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Sheet Title
Exterior Elevations

Issued For: Date: 1/3/2025
Job NO: 25101.005
Drawn By: dgj
Sheet No: A2.1

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6 South East Elevation
3/22/20



7 East Elevation
3/22/20



8 North East Elevation
3/22/20



Building #5
Woodlands @ The Conservancy

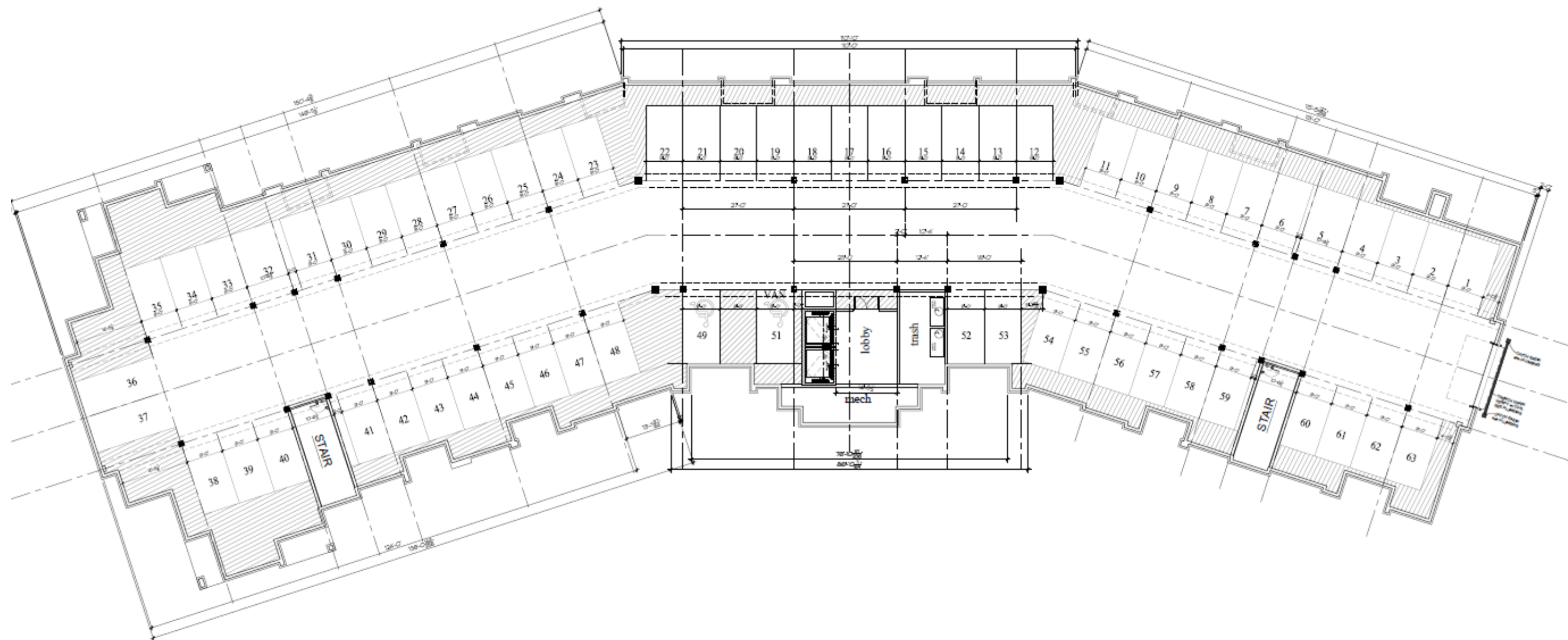
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Sheet Title
Exterior Elevations

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		Drawn By:	dj
		Sheet No.	A2.2

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1 PARKING FLOOR PLAN
3/22/25



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

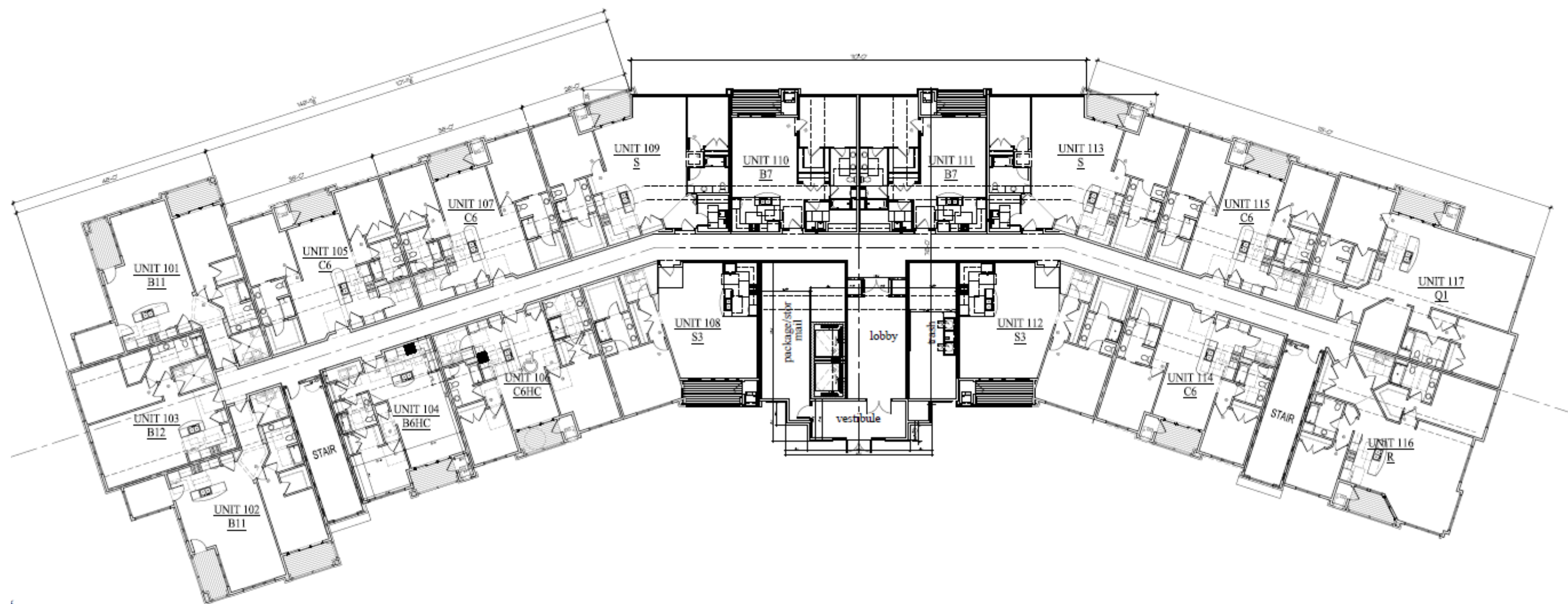
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Sheet Title
Parking Floor Plan

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	Job NO.:		25101.006
	Drawn By:		dgj
	Sheet No.:		A1.0

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1 1st FLOOR PLAN
3/22/24



Building #6
Woodlands @ The Conservancy

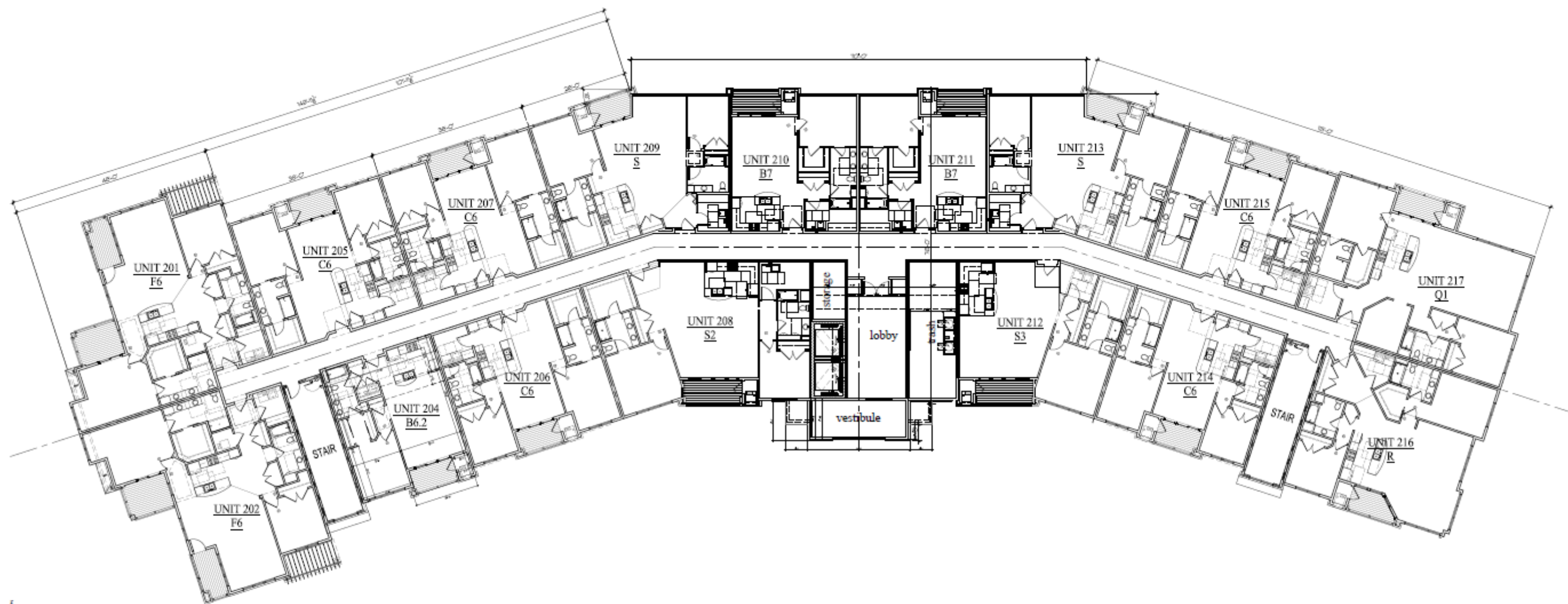
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Sheet Title
1st Floor Plan

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		Drawn By:	dq
		Sheet No.:	A1.1

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① 2nd FLOOR PLAN
3/12/24'-0"



Building #6
Woodlands @ The Conservancy

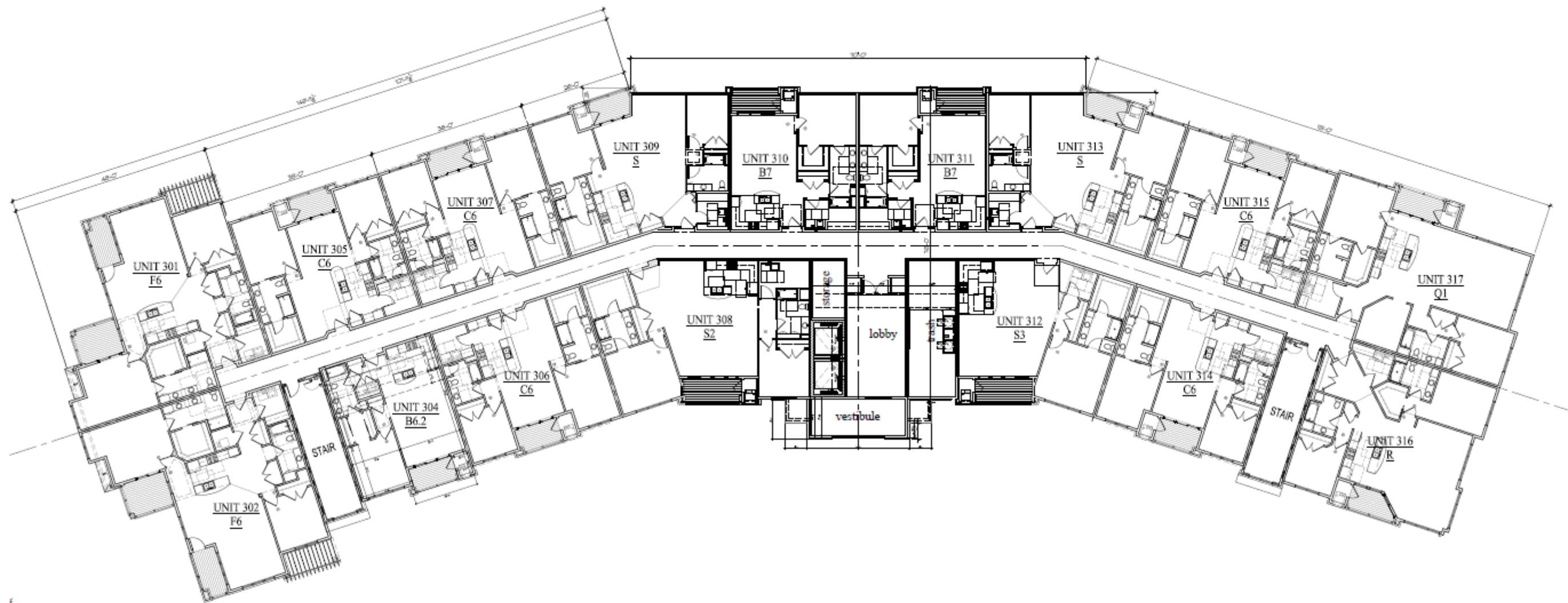
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Sheet Title
2nd Floor Plan

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		Job NO.:	25/01.006
		Drawn By:	daj
		Sheet No.:	A1.2

PRELIMINARY DRAWING
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① 3rd FLOOR PLAN
3/12/24'-0"



Building #6
Woodlands @ The Conservancy

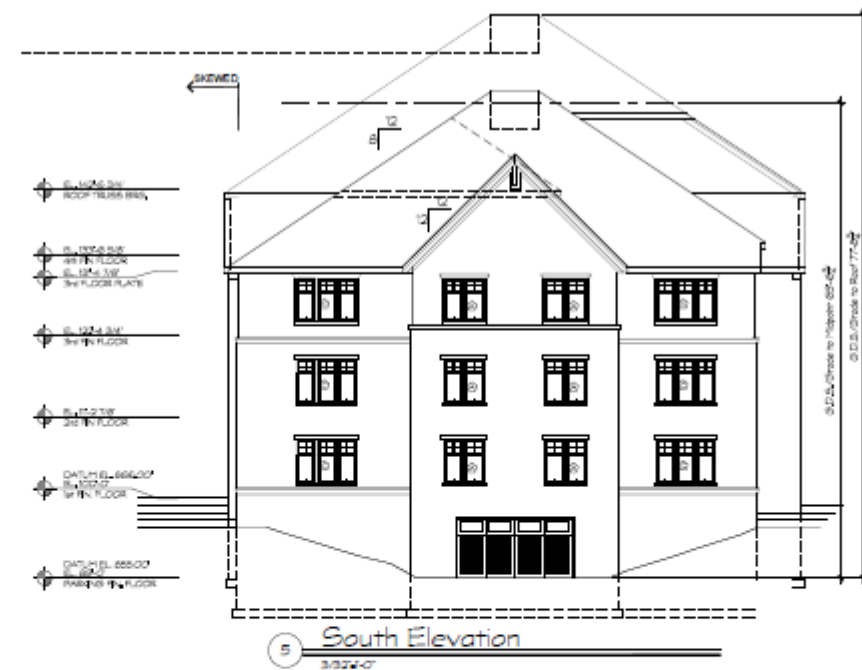
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Sheet Title
3rd Floor Plan

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		Drawn By:	djg
		Sheet No.:	A1.3

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Building #6
Woodlands @ The Conservancy

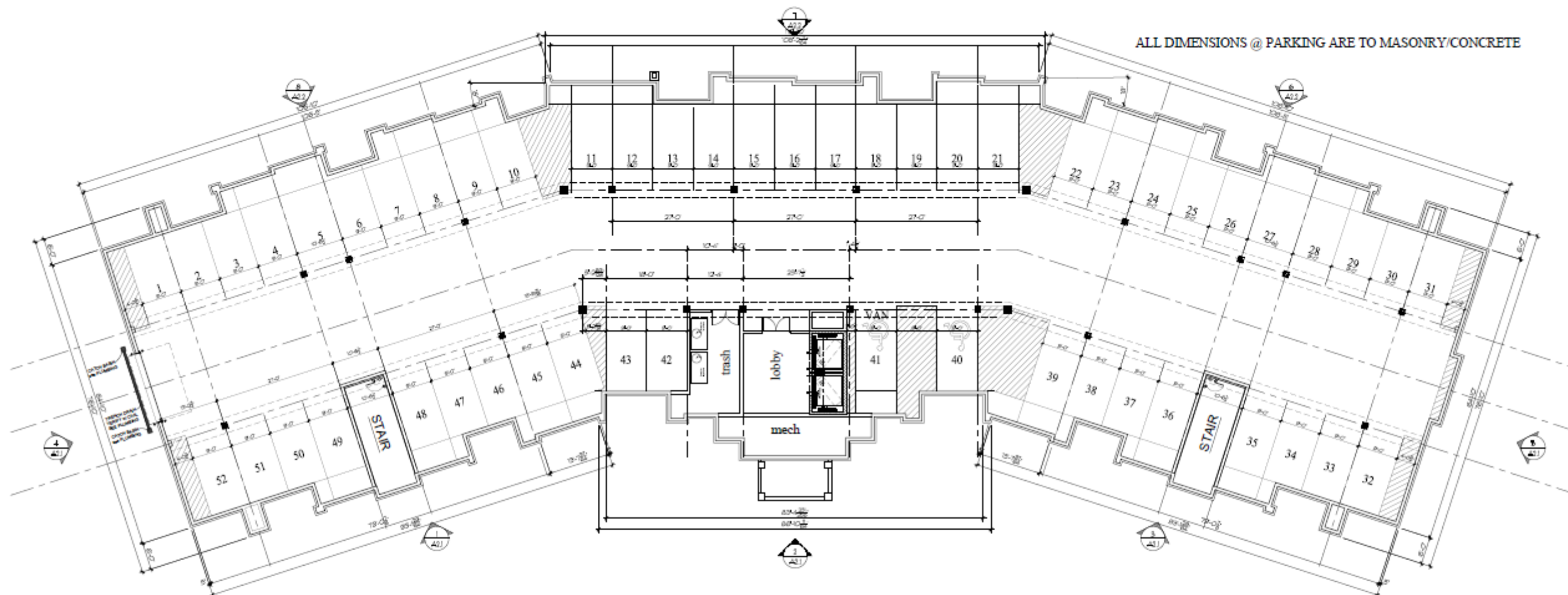
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Sheet T-4
Exterior Elevations

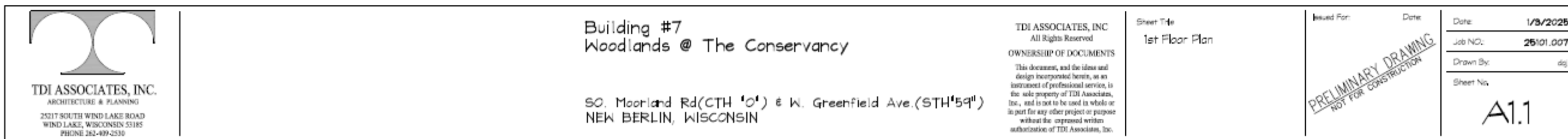
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		Job NO.:	25101.006
		Drawn By:	djg
		Sheet No.:	A2.2

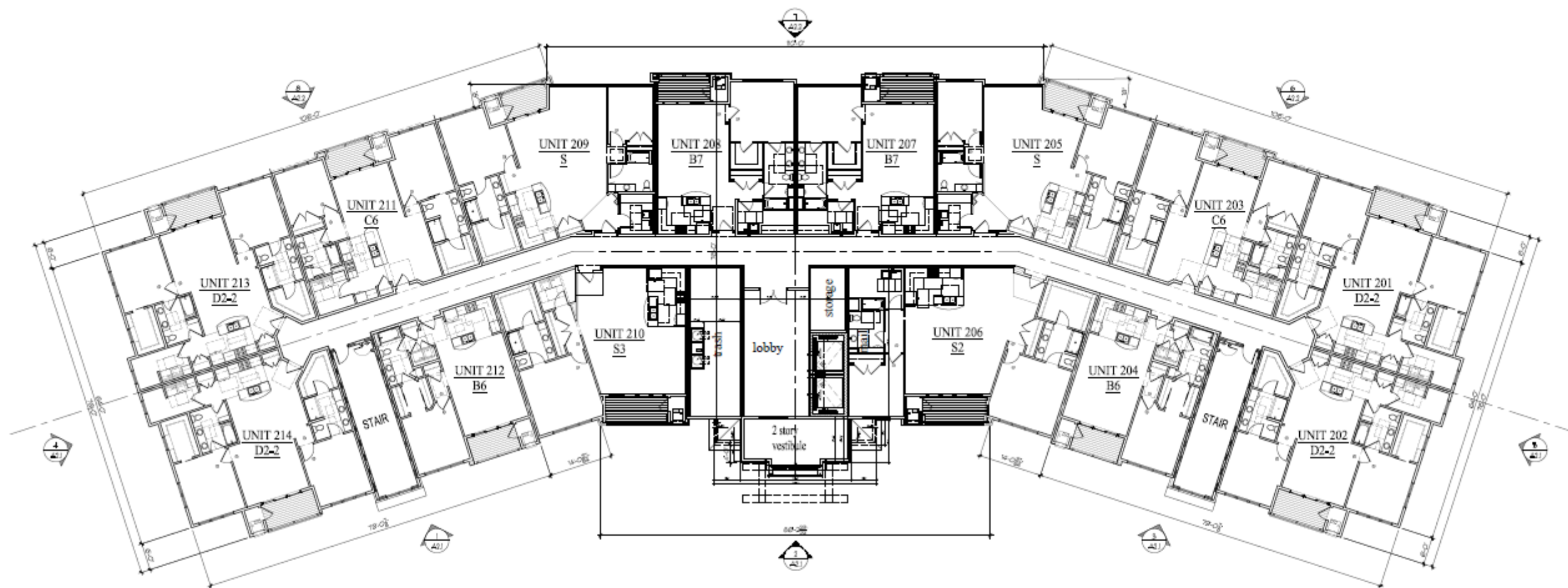
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1 **PARKING FLOOR PLAN**
3/22/25

 TDI ASSOCIATES, INC. ARCHITECTURE & PLANNING 25217 SOUTH WIND LAKE ROAD WIND LAKE, WISCONSIN 53185 PHONE 262-489-2536	Building #7 Woodlands @ The Conservancy		TDI ASSOCIATES, INC. All Rights Reserved OWNERSHIP OF DOCUMENTS This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.	Sheet Title Parking Floor Plan	Issued For: _____ Date: _____ Job NO.: 25101.007 Drawn By: dg Sheet No. A1.0
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1 2nd FLOOR PLAN
3/15/2025



Building #7
Woodlands @ The Conservancy

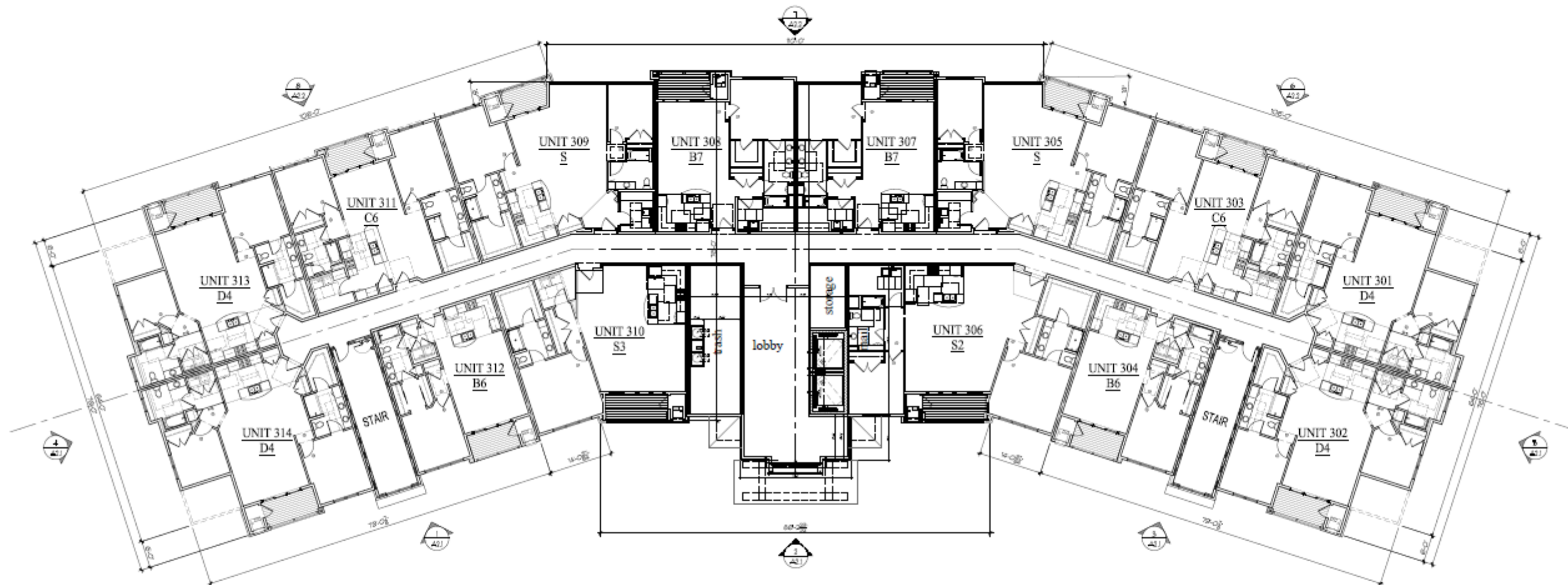
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Sheet Title
2nd Floor Plan

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		Drawn By:	dj
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1 3rd FLOOR PLAN
3/22/20



Building #7
Woodlands @ The Conservancy

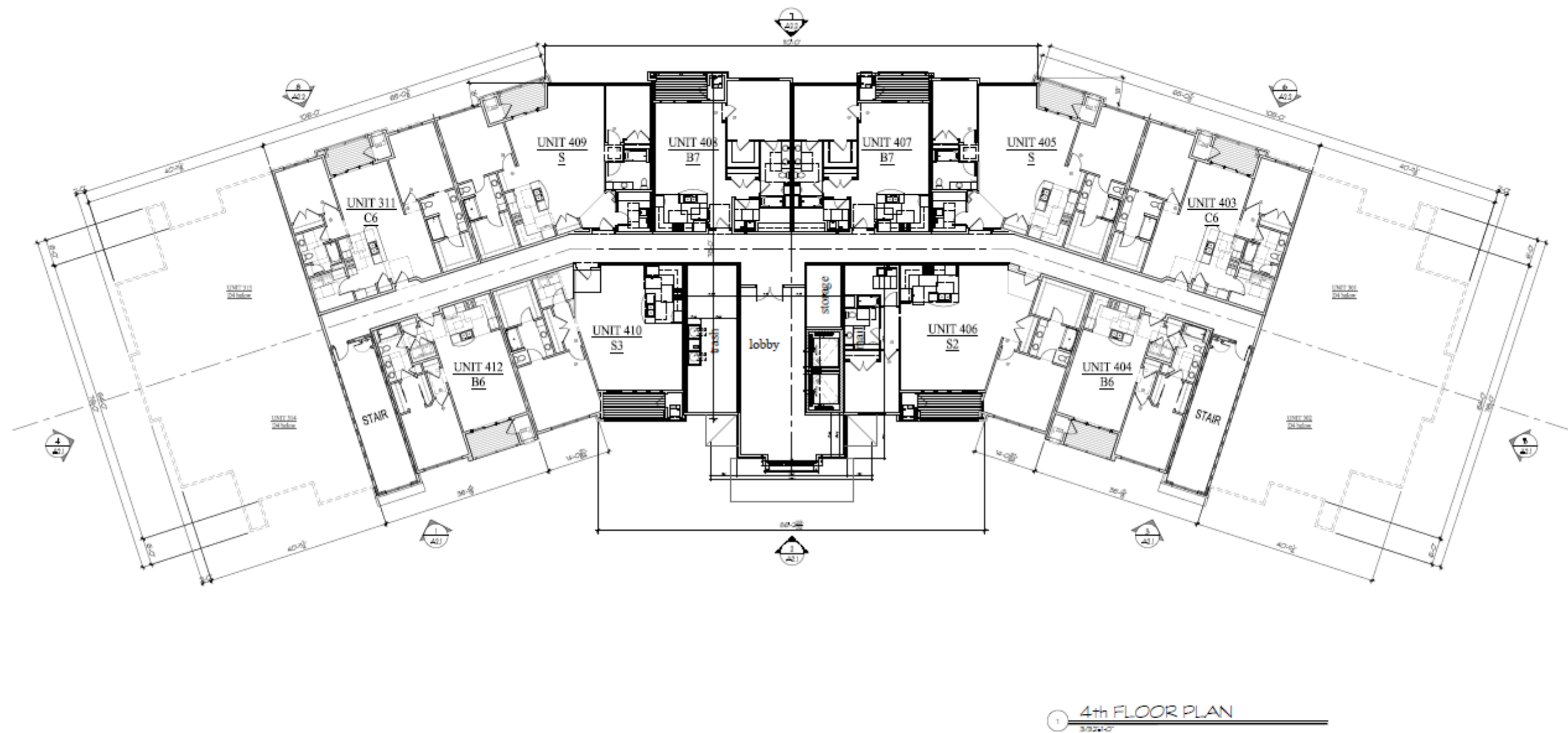
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Sheet Title
3rd Floor Plan

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		Drawn By:	dq
		Sheet No.:	A1.3

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Building #7
Woodlands @ The Conservancy

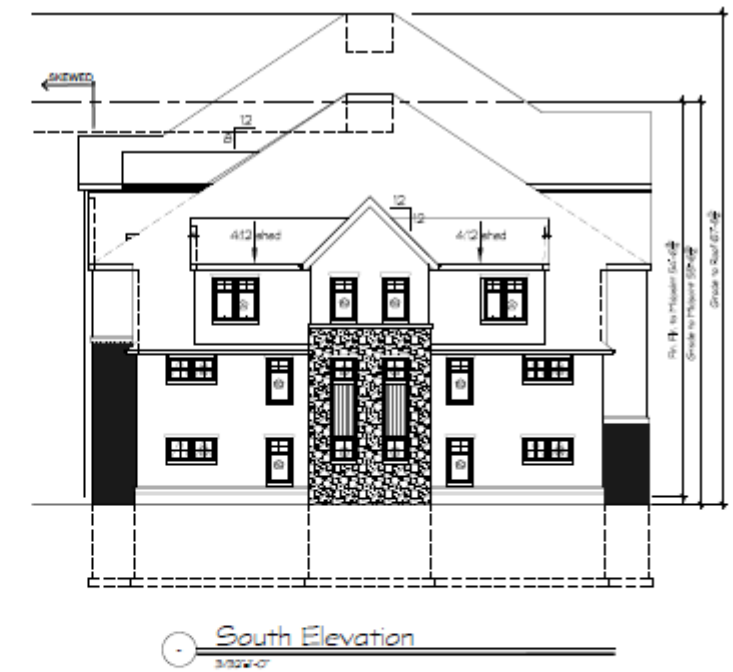
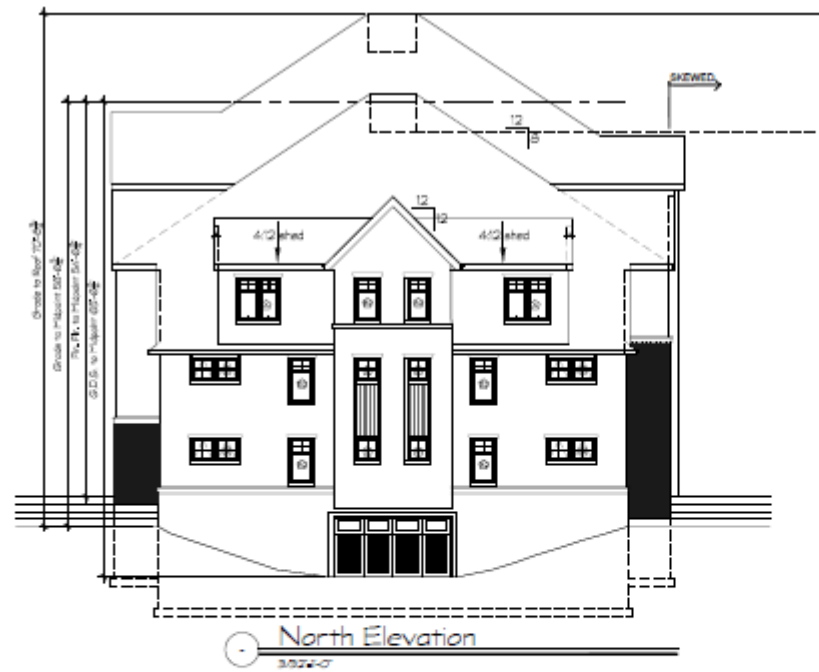
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Sheet Title
4th Floor Plan

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		Drawn By:	djs
		Sheet No.:	A1.4

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Building #7
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Sheet Title
Exterior Elevations

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Job NO.: 25101.007
Drawn By: dsj
Sheet No.: A2.1

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NOT FOR CONSTRUCTION



Building #7
Woodlands @ The Conservancy

SO. Moorland Rd(CTH 'O') & W. Greenfield Ave.(STH'59")
NEW BERLIN, WISCONSIN

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Sheet Title
Exterior Elevations

Issued For:	Date:	Date:	1/3/2025
		Job NO.:	25101.007
		Drawn By:	dg
		Sheet No.:	A2.2

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

RESIDENT CLUB

THE
CONSERVANCY

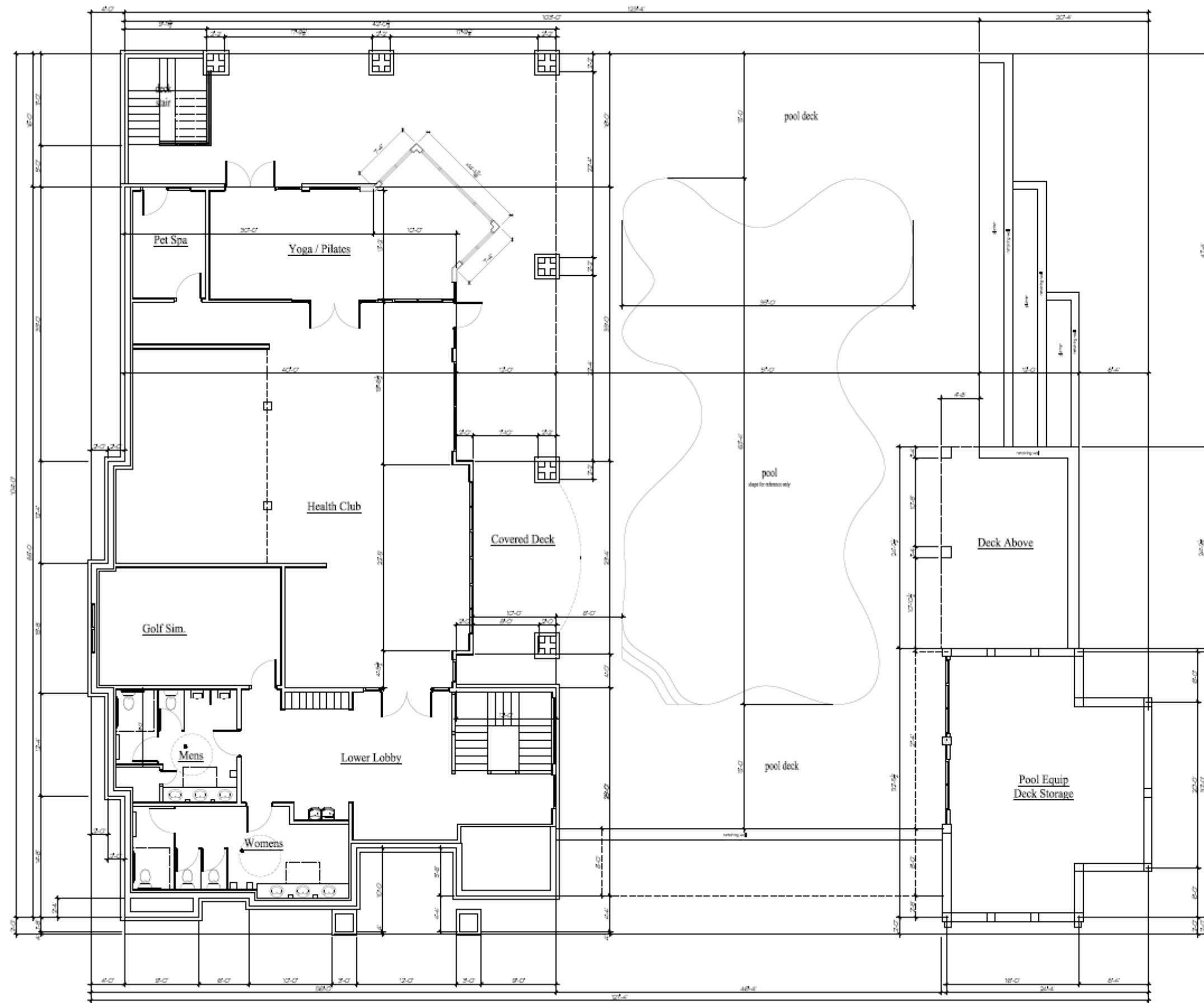


Resident Club Features:

- ☐ Club Room
- ☐ Health Club
- ☐ Outdoor Pool
- ☐ Sundeck
- ☐ Pet Spa
- ☐ Work Space
- ☐ Administrative

- Resident Facilities
 - 7,420 Sq ft.
- Administrative Facilities
 - 2,080 Sq ft.
 - 22 Parking Stalls

Additional surface parking shall be supplemented by shared Retail/Office parking from 5 pm to 8 am.



1 OVERALL LOWER LEVEL FLOOR PLAN



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

**Residence Club
@ The Conservancy**

50. Moorland Rd (CTH 'D') & W. Greenfield Ave. (STH '59')

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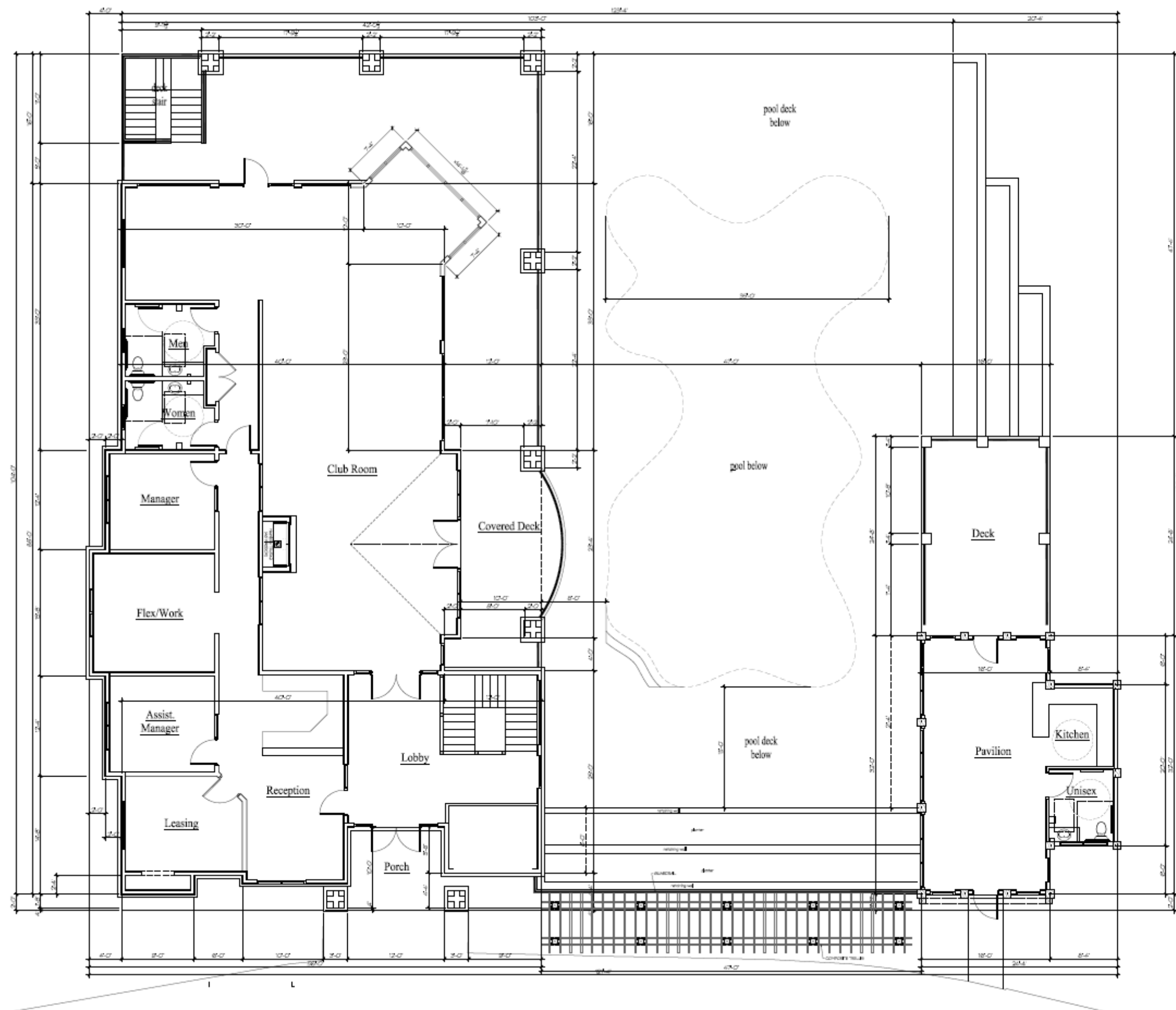
Sheet Title
**Overall Lower Level
Floor Plan**

Issued For: _____ Date: _____

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

Date: 1/3/2025
Job No.: 25101.100
Drawn By: dgj
Sheet No.: _____

A1.0



1 OVERALL MAIN LEVEL FLOOR PLAN



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-469-2530

**Residence Club
@ The Conservancy**

50. Moorland Rd (CTH 101) & W. Greenfield Ave (STH 541)
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Sheet Title
**Overall Main Level
Floor Plan**

Issued For: _____ Date: _____

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

Date: **1/3/2025**
Job NO.: **25101.100**
Drawn By: **djg**
Sheet No. _____

A1.1



**Residence Club
@ The Conservancy**

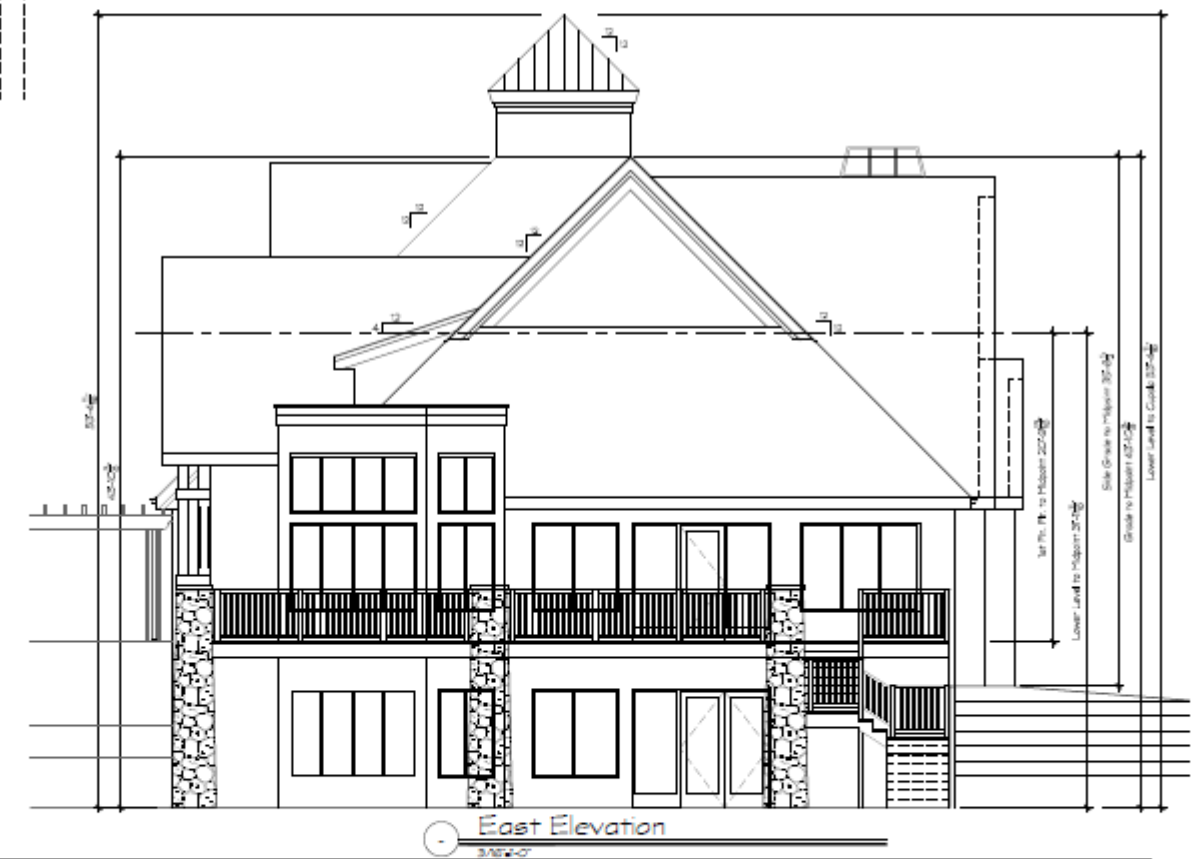
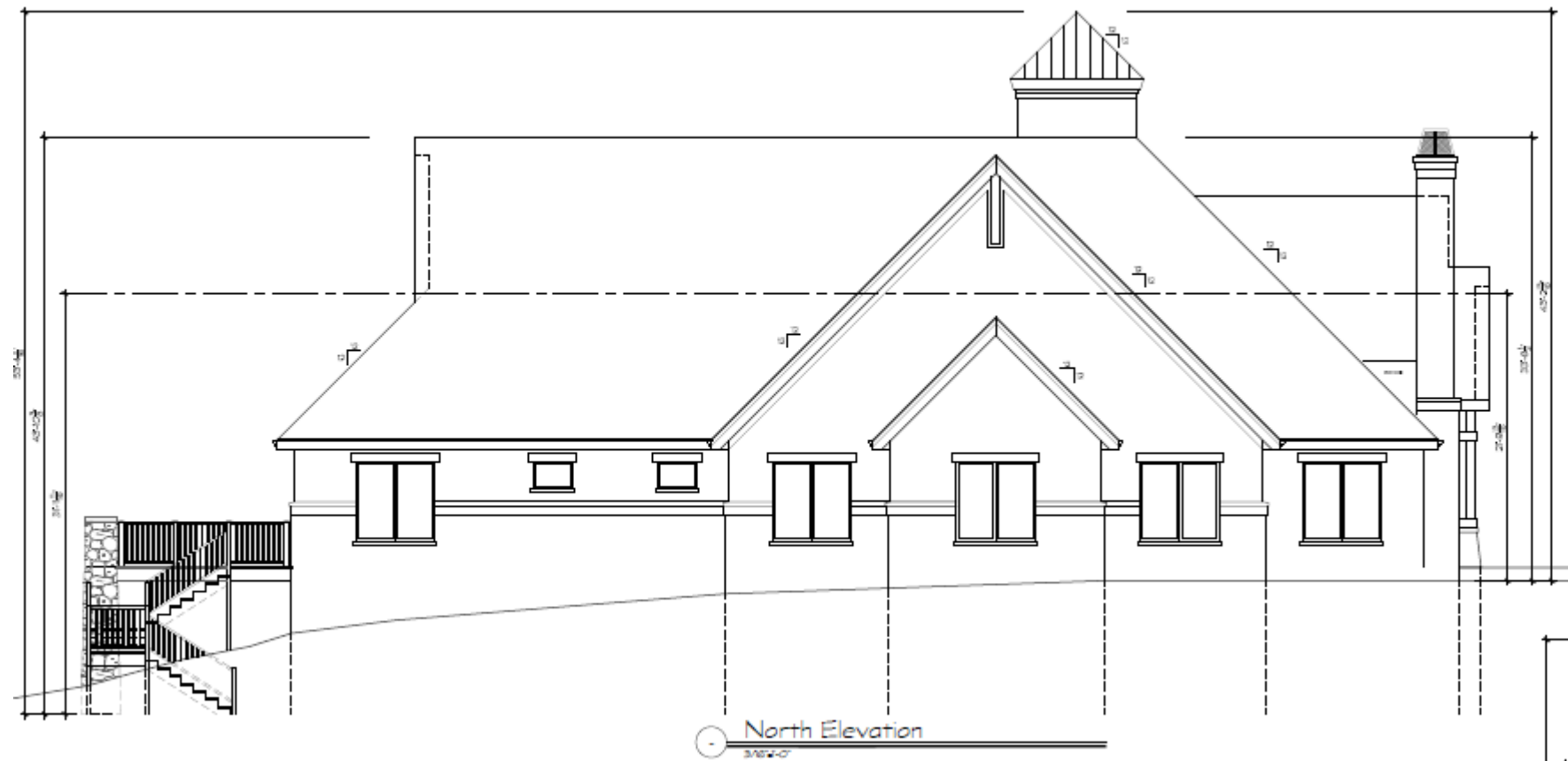
50. Moorland Rd(CTH "C") & W. Greenfield Ave.(STH"59")
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Sheet Title
Exterior Elevations

Issued For: _____ Date: _____
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/3/2025
Job NO.: 25101.100
Drawn By: dji
Sheet No.: **A2.1**



Residence Club @ The Conservancy

50. Moorland Rd.(CTH "O") & W. Greenfield Ave.(STH"59")
NEW BERLIN, WISCONSIN

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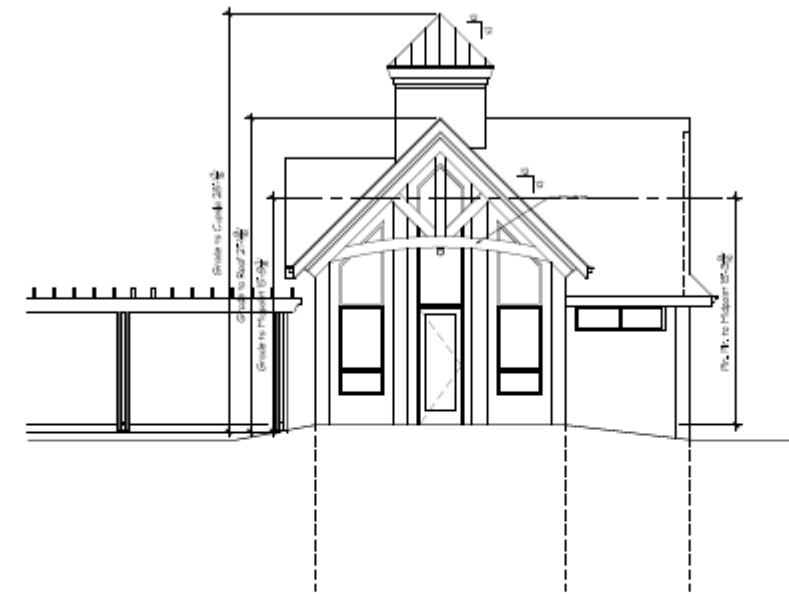
Sheet Title
Exterior Elevations

Issued For:	Date:	1/3/2025
Job NO.:	25101.100	
Drawn By:	dqj	
Sheet No.:	A2.2	

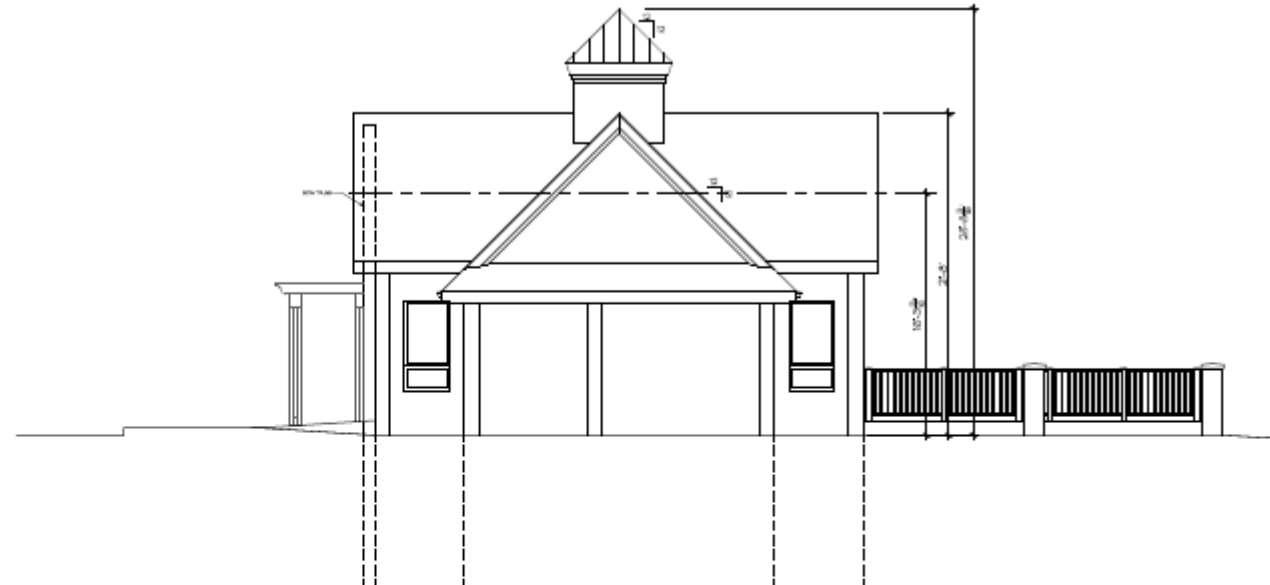
**PRELIMINARY DRAWING
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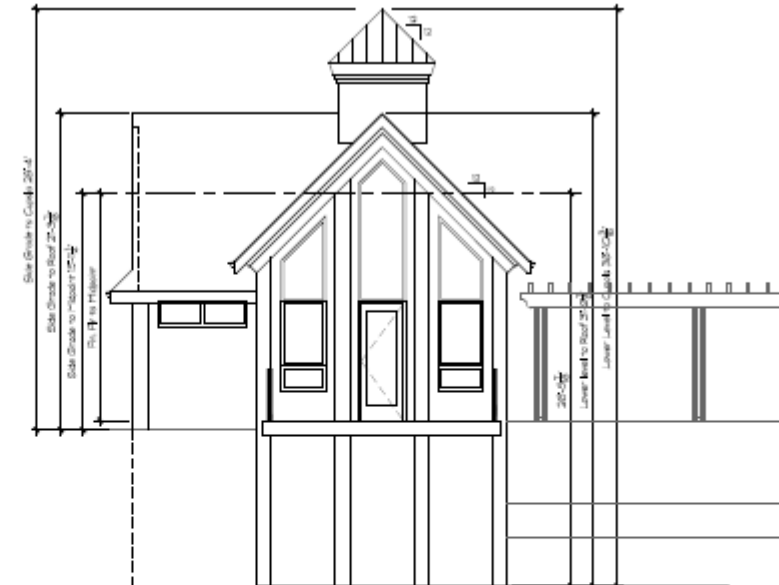
North Elevation - Pavilion
3/16"=1'-0"



West Elevation - Pavilion
3/16"=1'-0"



South Elevation - Pavilion
3/16"=1'-0"



East Elevation - Pavilion
3/16"=1'-0"



Residence Club
@ The Conservancy

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Sheet Title
Exterior Elevations
@ Pavilion

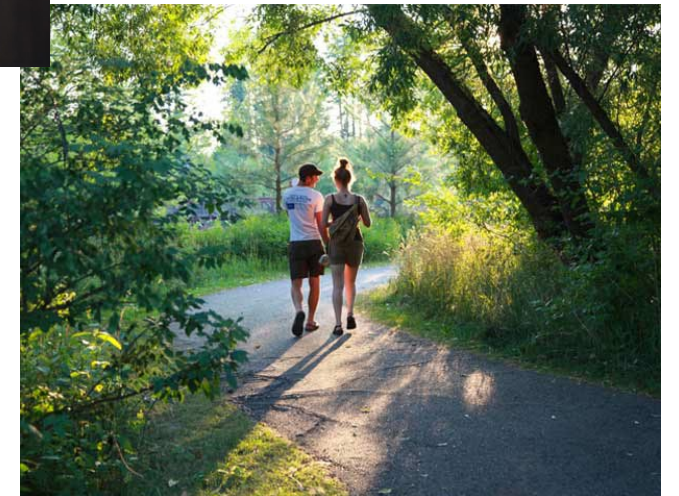
Issued For: _____ Date: _____
PRELIMINARY DRAWING
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Date: 1/3/2025
Job NO. 25101.100
Drawn By: dsj
Sheet No.

A2.3

CAMPUS AMENITIES

THE CONSERVANCY



- Hardwood Forest Reserve
- Conservancy Walk
- Neighborhood open greens, Ponds and wetlands preservation
- Resident Club with Pool and Fitness Center
- New Berlin Recreation Trail
- Pet Run
- Walkable sidewalk on site



T H E
CONSERVANCY

COMMUNITY BENEFIT

- The Conservancy shall serve to establish, populate and animate the southeast quadrant to a new commercial, and residential district on the intersection of Moorland and Greenfield Avenue providing both quality of life and economic benefits to the City of New Berlin.
- Creates a Master Planned Neighborhood by the implementation of the central design elements identified in City of New Berlin planning studies.
- Provide a private vehicular and pedestrian circulation plan.
- Creates a vital animated pedestrian-oriented neighborhood rich in recreation and social amenities.
- Provides a local population and access to properties within the mixed-use business district in the City of New Berlin to the east and north in the City of Brookfield.
- Encourage reinvestment and/or redevelopment of the remaining neighboring parcels and provides the flexibility for the medium and high-density development.
- Expands neighborhood economic development through additional population base supporting local businesses.
- Provides a preservation of high-quality woodland and wetland environments as well as commercial/retail land uses.

Neighborhood Value Increase	
Current Southeast Quadrant Value:	\$0
Developed Southeast Quadrant:	<u>\$65,740,300</u>
Increase:	\$65,740,300

Municipal Tax Benefits	Current	Developed
City of New Berlin:	\$0	\$411,434
School District:	\$0	\$424,404
Others:	<u>\$0</u>	<u>\$154,404</u>
Total:	\$0	\$990,242

THE

CONSERVANCY

DEVELOPMENT FUNDING

FUNDING FOR THE CONSERVANCY			
	Construction Loans	Owner-Funded Equity	TOTAL
Funding Source as Percentage of Total Construction Costs:	70.00%	30.00%	100.00%

The Funding Sources above represent the total anticipated financing for the development of The Conservancy and are identified according to their estimated share of the total Development Costs for the Project.

Wimmer has requested the City of New Berlin to allow the application of those fees collected by the City as a result of the development of The Conservancy to partially offset the cost of the public infrastructure benefitting the City.

DEVELOPMENT EXPENSES OF PUBLIC INFRASTRUCTURE BENEFITTING THE CITY OF NEW BERLIN	
Moorland Road Improvements	\$457,990
Inclusive of:	
Traffic Signals	\$400,000
Landscaping in Moorland Road ROW	\$42,785
Public Sidewalk	\$85,957
Sanitary Sewer	\$1,806,930
Water Utility	\$763,771
Municipal Monument	\$80,000
Total Estimated Cost of Public Infrastructure Benefitting the City of New Berlin:	\$3,114,648

DEVELOPMENT FEES TO BE ALLOCATED TO THE DEVELOPER			
	Units	\$/Unit or \$/SF	Fee
Library	375	\$109.00	\$40,875.00
Park	375	\$85.00	\$31,875.00
Fire/Rescue			
-Retail	19,600	\$0.12	\$2,352.00
-Multifamily	375	\$132.00	\$49,500.00
Public Site			
-Commercial	1 Lot / 20 acres	\$946.14 per Lot + \$100/acre	\$2,946.14
-Residential	375	\$1,807.60	\$677,850.00
Open Space			
-Commercial	1 Lot	\$260.00 per Lot	\$260.00
-Residential	375	\$130.00	\$48,750.00
Tree Replacement			TBD
Development Fees to be Applied to Public Infrastructure Benefitting the City of New Berlin:			\$854,408.14

Wimmer anticipates obtaining conventional construction financing from one or more local lending institutions. The balance of the development costs for the Project will be funded by Wimmer’s direct equity contribution.

T H E
CONSERVANCY

DEVELOPMENT TIMETABLE

The following Construction Schedule is anticipated:

ANTICIPATED CONSTRUCTION TIME TABLE				
<u>Building No.</u>	<u>Units</u>	<u>Name</u>	<u>Commencem ent</u>	<u>Completion</u>
Moorland Road Reconstruction			April 2026	Novem ber 2026
Site Work			August 2025	June 2026
<i>Phase I - Center</i>				
2/3	46	Conservancy Center	June 2026	Septem ber 2027
5/6	122	Woodland Residences	August 2026	Novem ber 2027
16	-	Resident Club	September 2026	Septem ber 2027
Lease-Up Stabilization of 168 Units:			September 2027	June 2028
<i>Phase II - South</i>				
7	52	Woodland Residences	July 2027	Septem ber 2028
12 - 15	16	Meadow Residences	September 2027	Septem ber 2028
Lease-Up Stabilization of 68 Units:			September 2028	July 2029
<i>Phase III - North</i>				
1	71	The Conservator	June 2028	December 2029
4	52	Woodland Residences	July 2028	Septem ber 2029
8 - 11	16	Meadow Residences	September 2028	July 2029
Lease-Up Stabilization of 138 Units:			July 2029	June 2030

The Schedule above represents the anticipated completion schedule, which may be accelerated based on an earlier date of actual construction and lease-up stabilization. As typical, Construction Lender(s) for the Project will condition the financing for Phase II and Phase III upon the completed actual lease-up stabilization of the Phase I Buildings. Thus, the anticipated Construction Timetable above assumes that construction of Phase II and Phase III will not commence until actual lease-up stabilization of the Phase I Buildings is complete. We would reserve the right to begin construction of any future phase out of sequence and in advance of the dates identified above.

T H E CONSERVANCY

OPERATIONS

In addition to being a significant community resource for increasing the quality of life for its residents, resident families, and the general community, Wimmer Communities has been a positive economic force as well.

Wimmer Communities directly operates their facilities through a staff specialized in professional property management in five departments including Resident Services, Community Services, Lifestyle Services, Facilities Management, and Business Administration. In addition to employment opportunities, Wimmer Communities adopts an aggressive purchasing program for local distributors of required supplies and services.

Wimmer Communities shall provide day-to-day operations, which will be managed out of an on-site property management office located in the Resident Club.

Hours of On-Site Operation Monday-Friday 9:00 a.m. -6:00 p.m. Saturday - Sunday 11:00-a.m. - 4:00 p.m.

Wimmer Communities provides a 24-hour emergency response service for after-hours maintenance issues. In addition, property management staff provides many concierge and lifestyle services to residents, including:

- Special Holiday Events
- Aerobics Classes
- Housekeeping
- Laundry and Dry-Cleaning Drop-off
- Grocery Delivery
- Pharmaceutical Delivery
- Floral Delivery
- Houseplant Care
- Pet Grooming
- Special Events Planning and Catering for the Community Center

Maintenance of buildings will be the responsibility of on-site maintenance staff. Licensed contractors are retained for larger building upkeep activities and or electrical, mechanical, plumbing, and fire protection work requiring professional trade people. A property preventive maintenance program is strictly implemented to protect the long-term value of the property.

Landscape Maintenance will be provided under contract with professional landscape management firms. In addition to basic lawn care services, landscape firms provide Spring and Fall clean ups, shrub and tree pruning, weeding of flowerbeds, and other services, which together comprise a comprehensive landscape management program. Service contracts generally run from April through November.

Snow Removal services are provided under contract with professional snow removal contractors. Wimmer Communities maintains relationships with multiple reliable vendors for snow removal and selects the most appropriate vendor based on equipment, ability to provide responsive service, and proximity of the contractor's facilities to the property. Snow removal contracts provide for street plowing and sidewalk clearing. Properties are staked and reviewed with plowing contractors every fall to minimize the potential for landscape damage. Contractors are responsible for complete restoration of any damage incurred.

Refuse Disposal will be provided under contract with a licensed trash hauler. A centrally located waste collection center will be provided on each floor that contains a trash chute to receptacles, compartmentalized on the underground parking level. On-site property maintenance staff will coordinate with the licensed trash hauler for weekly emptying of the trash containers. Recycling bins are also provided and located within the waste collection centers in the building to provide convenient separation of recyclable materials. There are no building-related trash receptacles or dumpsters situated outside of any buildings



About Wimmer Communities

Wimmer Communities is a family-owned, locally operated, multi-faceted real estate development, brokerage, construction, and property management firm that:

- Owns, operates, and manages over thirty-five apartment communities, independent and assisted living senior residences, commercial properties, and hotel located throughout the Milwaukee metropolitan area, with more high-quality properties currently under development.
- Understands that how one lives is just as important as where one lives, resulting in a team of craftsmen and service management personnel who are dedicated to providing outstanding customer service, and exciting, comfortable, secure and convenient residences.
- Offers its family of employees a respectful and positive work environment where everyone is equal.
- Embraces the opportunity and responsibility to be a positive force in the communities in which we live, work, and play through involvement in the arts, health, education, recreation, and environment.

Wimmer Communities' Mission is founded upon values and ideals as the cornerstones to its drive to be a leader in the residential real estate industry through entrepreneurial spirit, calculated risk taking, and being on the leading edge of new markets and opportunities to achieve continued success and profitability.

This goal is realized through the development, management and construction of properties that are exciting, physically and economically accessible, and satisfy the need for comfort, security, and personal growth of the families and individuals who come into contact with that development. These environments are created for customers through respect, communication, responsiveness, and personalized service to achieve customer satisfaction.

Wimmer Communities celebrates individuals who perpetuate the traditional work ethic and challenge their abilities to promote personal and professional growth, while maintaining open communication, recognizing all employees as members of a team who are rewarded financially with competitive salaries and recognition for exceptional performance.

Wimmer Senior Communities creates environments for seniors above the age of 62 that provide superior quality of life by offering a continuum of care in services and programming within a most desired and least restrictive environment, allowing individuals to age with dignity. It is committed to respecting the individuality, independence and privacy of our residents, while providing high-quality, cost-effective care within a safe and secure residential environment. Wimmer Senior Communities offers a program of services that nurtures the body, mind, and spirit and respects the choices of our residents in the care-planning process, which involves both family and friends in lifestyle decision-making.

Throughout the years, Wimmer Communities has won numerous awards and achievements. Wimmer has been awarded the Milwaukee Journal Sentinel Top Workplace Award for nine consecutive years and most recently in 2024, as well as earning USA Today's 2024 Top Workplace USA Award. The Apartment Owners and Managers Association (AOMA) recognized Wimmer for the following TOBY awards; 2016 Property Excellence (The Centennial), 2016 Onsite Manager, 2017 Property Excellence (Heritage House & The Silvernail), 2017 Outstanding Support Staff, 2018 Apartment Building Senior Housing (Forest Ridge), 2018 Property Excellence (Falcon Glen), 2019 Assistant Manager of the Year, 2019 Outstanding Maintenance of the Year, 2021 Property Excellence (Oakton Beach & The Silvernail), and 2021 Assistant Manager of the Year. Wimmer Communities has been honored with the following Milwaukee Journal Sentinel Top Choice Awards, which are voted on by the Milwaukee area public; 2017 Assisted Living Finalist (Forest Ridge), 2018 Assisted Living Finalist (Forest Ridge), 2018 Hometown Business Finalist (Wimmer Communities), 2021 Assisted Living Finalist (Forest Ridge), and 2021 Top Apartments Winner (Wimmer Communities). Wimmer Communities maintenance technicians regularly win awards and recognitions at the annual Maintenance Mania competition, including 4 individual technician awards in 2020 and 2 national qualifiers. Wimmer Communities was also awarded the 2020 Leadership in Safety Award by the Associated General Contractors of Great Milwaukee.



Arts

- Wimmer Communities' Concerts in the Gardens - Since 1996 Wimmer Communities has produced and sponsored a series of outdoor summer concerts open to the public at the Boerner Botanical Gardens
- United Performing Arts Fund serving Southeastern Wisconsin
- Wimmer Rehearsal Hall at Marquette University High School
- Marquette University High School Theater
- Wimmer Communities' Collection of Contemporary Art - on exhibit in Community Centers throughout the Milwaukee metropolitan area featuring signature works from world-renowned artists, as well as bold works from up-and-coming new artists.

Education and Recreation

- Marquette University High School Endowment Fund
- Whitnall Park Archery Center in its 27th year of public enjoyment.
- Kulwicki Pavilion and Little League Park created through Wimmer Communities coordinated the donation and construction of this 25-acre site, which includes four Little League/softball fields, playground equipment, and pavilion.

Environment

- Wimmer Wetlands offers an educational bike path explaining the importance of wetlands in urban land planning as a segment of the Milwaukee County Park System's Oak Leaf Trail.
- Boerner Botanical Gardens Welcome Center
- Green Building practices ensure environmentally responsible material selections and systems, which are resource-efficient and utilize sustainable energy.
- Community Reuse and Recycling programs for construction materials, furnishings, and waste.

Health

- Annual endowment to the Mary T. Wimmer Breast Cancer Research Fund
- Waukesha Community Health Center building fund contribution - provides high-quality health care, health education, and social services to low-income area residents.
- Funding of the Wimmer Cardiac Testing Center brings innovative technology to the new Heart and Vascular Center at ProHealth Care. This patient-centered care program utilizes The Discovery 530c, a state-of-the-art nuclear camera, which offers faster scan times while decreasing radiation doses to patients.
- Funding of the Wimmer Healing Garden at the ProHealth Care UW Cancer Center provides a tranquil rooftop sanctuary for patients and their families to relax, reflect, and rejuvenate.
- Funding of the St. Mary's Contemplative Labyrinth offers an outdoor labyrinth walk emulating life's pilgrimage for ecumenical meditation.





Team Member Volunteer Initiatives

- Wimmer Communities assists the efforts of its staff in providing funding and facilitating the charitable causes to which they feel connected.
- Operation Christmas Child- Since 2001 employees have filled shoeboxes with gifts for children around the world and Wimmer Communities pays the shipping costs.
- Milwaukee Rescue Mission - Donations of toys and clothing generously donated by Wimmer Communities' residents and employees.
- Habitat for Humanity - Wimmer Communities supports Habitat for Humanity ReStores by contributing surplus construction materials and gently used appliances. The support of this worthy cause has included collections of household items including small appliances.
- Hunger Task Force - Wimmer Communities' employees and residents donate food items to this annual cause and our communities serve as drop-off points.
- Community Projects for Seniors - Wimmer Communities assists this worthy organization in providing necessities for low-income seniors by the collection and donation of household bath items.



T H E CONSERVANCY

Appendix

- Proposed PUD Zoning Data Table
- Fire Department Access Plan
- Conceptual Entry Monument

THE
CONSERVANCY

Proposed PUD Zoning Data Table

[illegible]

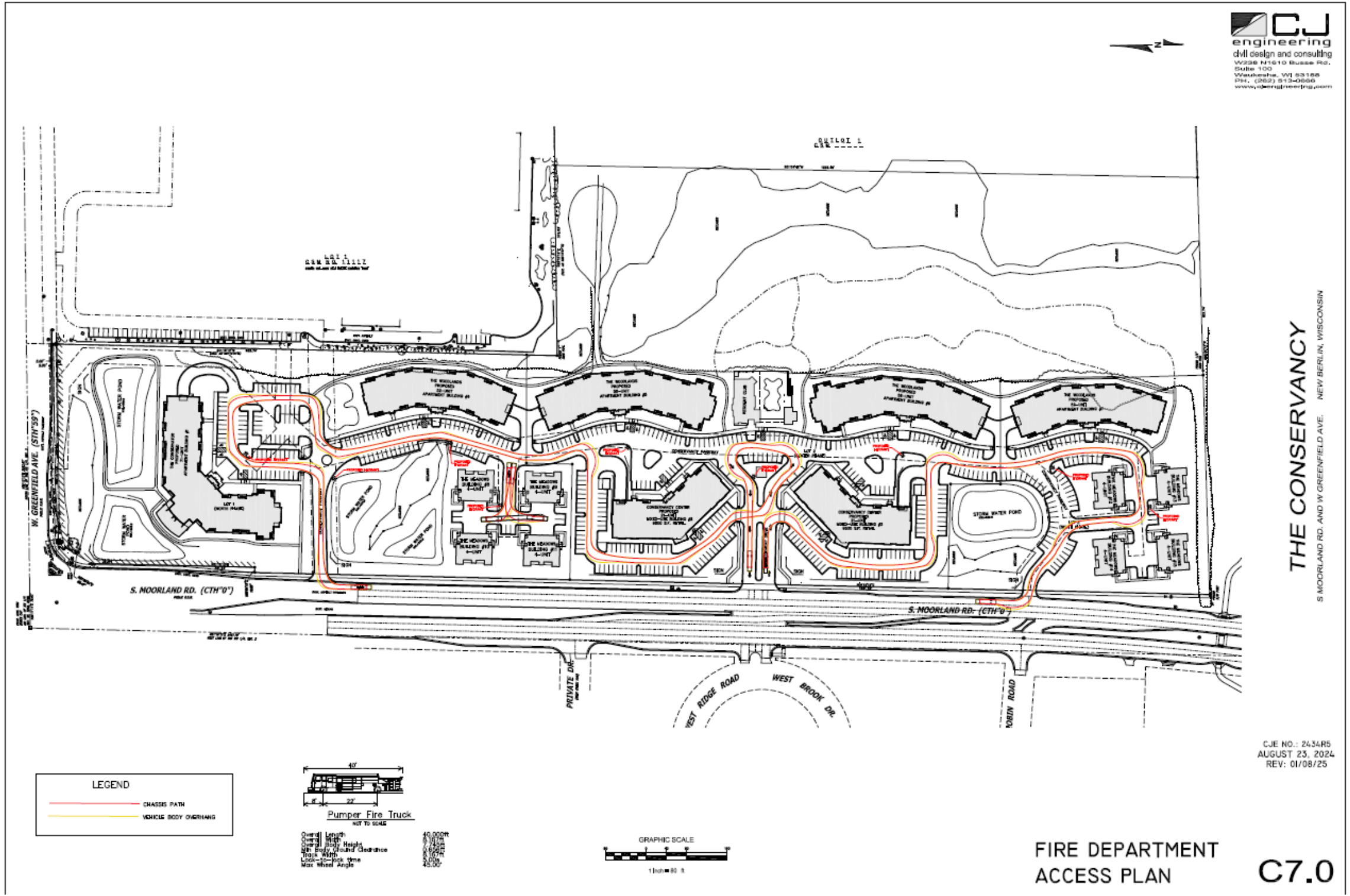
NOTE: "External" refers to perimeter lot lines of proposed 3-parcel CSM.
"Internal" refers to interior lot lines of proposed 3-parcel CSM.

NOTE: Required Retail parking ratios above
Retail constitutes "Personal Services" use
under Table 275-75-1.
Please see Staff Report, File # UA-2402003,
PC Date: 10/07/2024

NOTE: Staff Report cited above also determined that Resident Club constitutes "Personal Services" use. As proposed, parking ratio at Resident Club is 0.45 space per 200 SF.

THE CONSERVANCY

Fire Department Access Plan



T H E CONSERVANCY

Conceptual Entry Monument



CHAPTER 10: LAND USE PLAN

Revisions approved by Council on 11/14/2023 DATE 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		
	% Dev.	% Total		% Dev.	% Total		% Dev.	% Total		% Dev.	% Total	
	Acres	Area	Area	Acres	Area	Area	Acres	Area	Area	Acres	Area	Area
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.

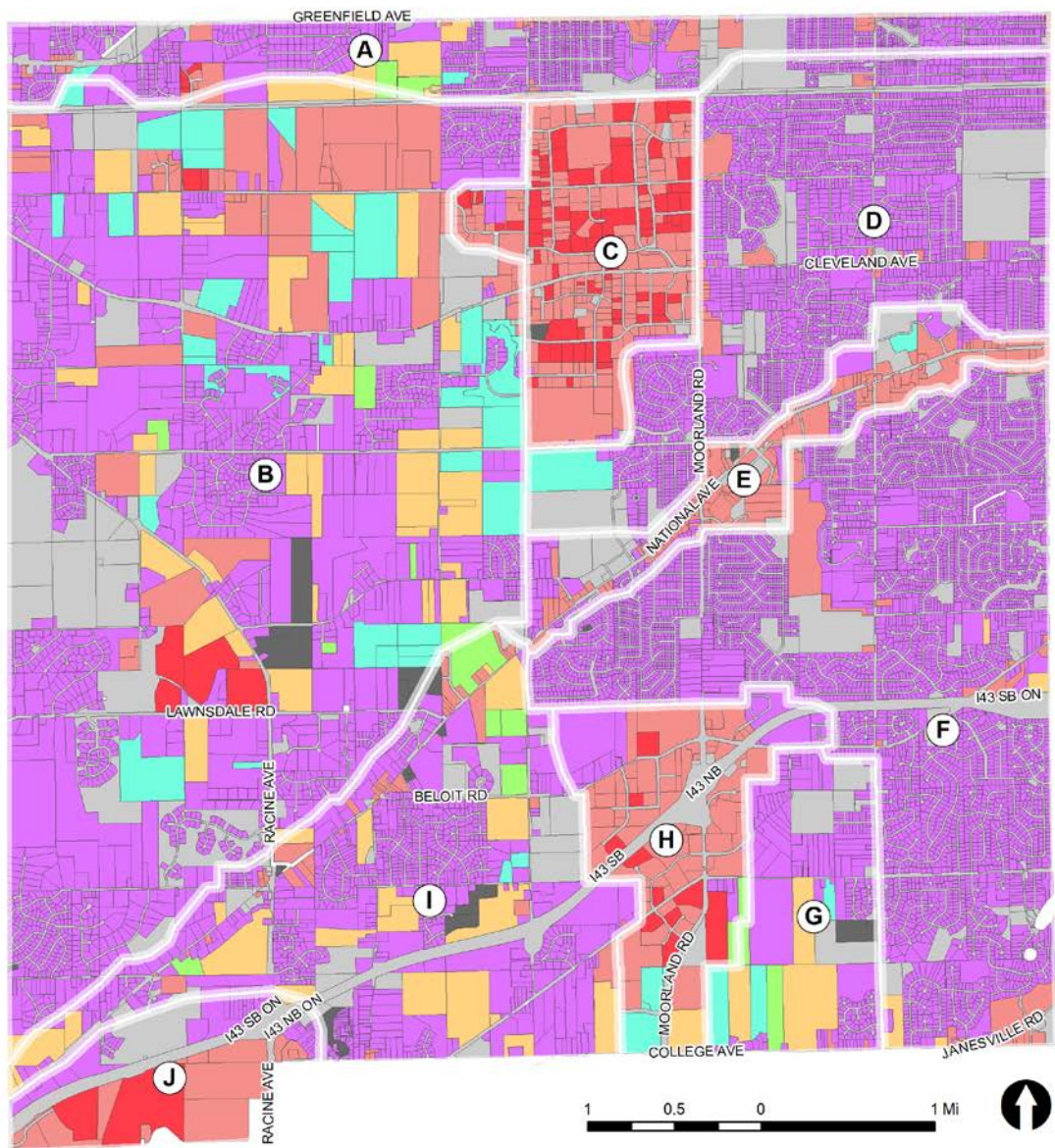
Figure 10.1. City of New Berlin Land Use Trends

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.

EXISTING LAND USE

with Neighborhood Overlay



EXISTING LAND USE

- | | | |
|-------------------|---------------|-------------|
| No Value Assigned | Exempt | Residential |
| Agricultural | Forest | Undeveloped |
| Commercial | Manufacturing | |

March 2024

COMPREHENSIVE PLAN 2030
City of New Berlin, Wisconsin

Figure 10.2. Existing Land Use Map of the City of New Berlin. UPDATE MAP IF PUD IS APPROVED.

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.

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).

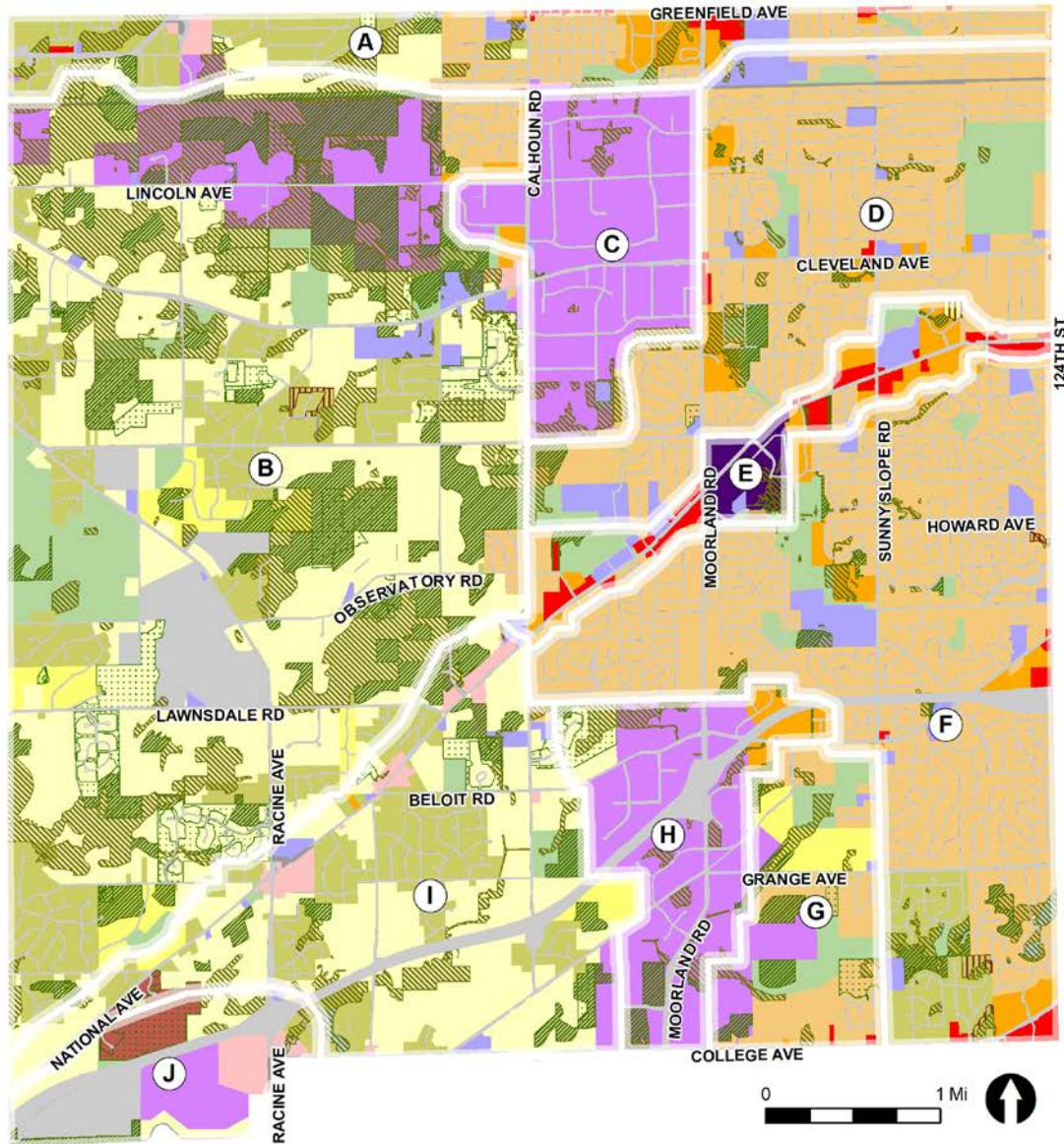
The Land Use Plan cannot be successfully implemented by looking only at the physical attributes of growth. Diverse and healthy communities grow in all three areas, and a balance should be achieved to provide a quality environment for residents and business owners.

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.

FUTURE LAND USE PLAN

with Zoned Conservancy and Neighborhood Overlay



LEGEND

Business Park / Industrial	Mixed Use Residential	Residential Estate	Zoned Conservancy Districts
Institutional	City Center Single Family Res	Quarry Park Residential	C-1 Upland Resource
City Center Mixed Use	Urban Residential	Transportation	C-2 Shoreland Wetland
Suburban Commercial	Suburban Residential	Park	C-3 Permanent Open Space
Rural Commercial	Country Residential	Quarry	
		Water	

March 2024

COMPREHENSIVE PLAN 2030

City of New Berlin, Wisconsin

Figure 10.3. Future Land Use Map for the City of New Berlin. UPDATE MAP IF PUD & COMP. PLAN IS AMENDMENT IS APPROVED.

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.

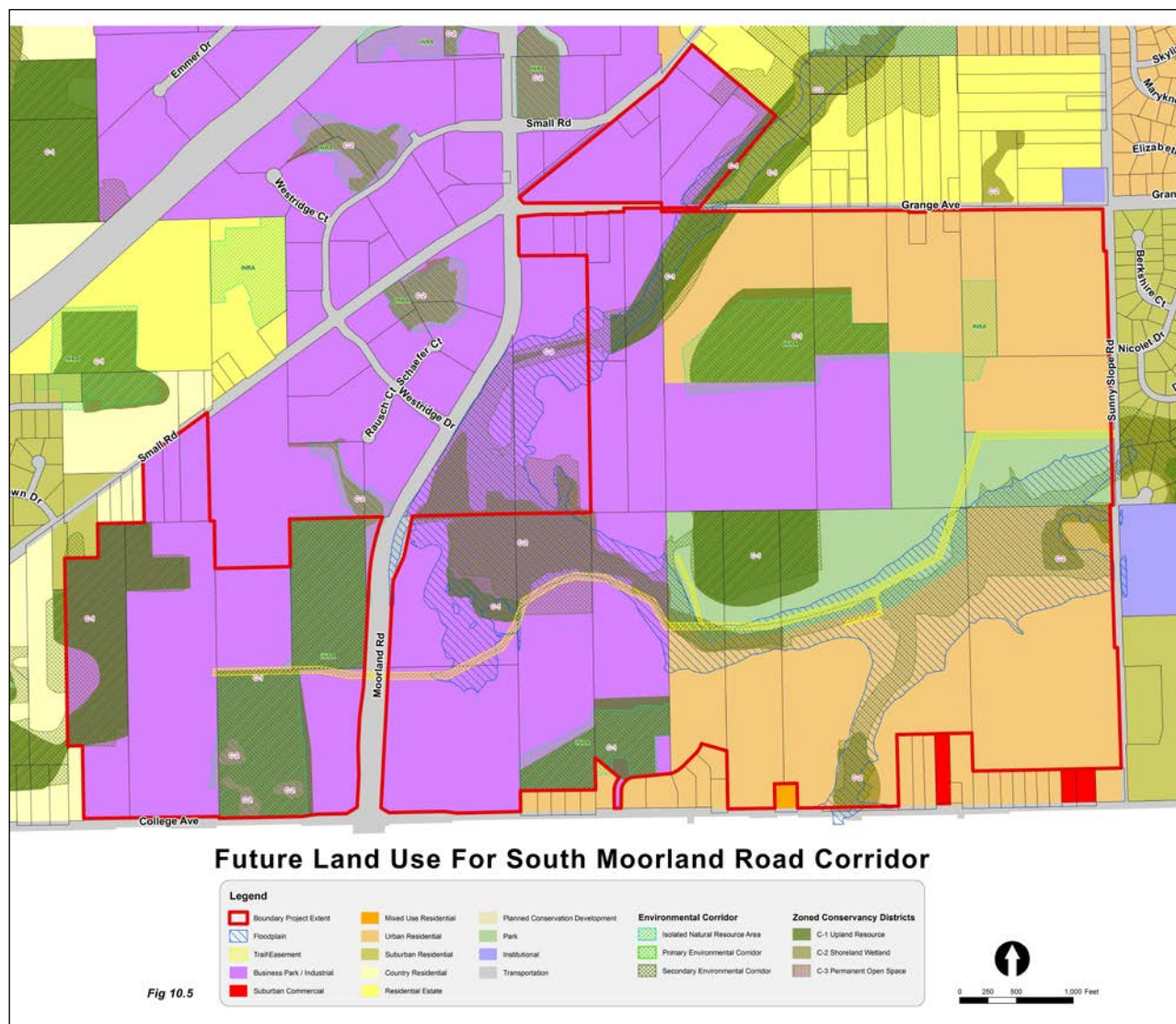


Figure 10.4 Future Land Use Map for South Moorland Road Corridor.

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.



Fig. 10.5 North Moorland Road Corridor Map.



Fig. 10.5 North Moorland Road Corridor Map.

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.

CHAPTER 11:

NEIGHBORHOOD A

GREENFIELD AVENUE

Revisions approved by Council via Ordinance ~~# 2678 on 8/29/2023~~ # on DATE.

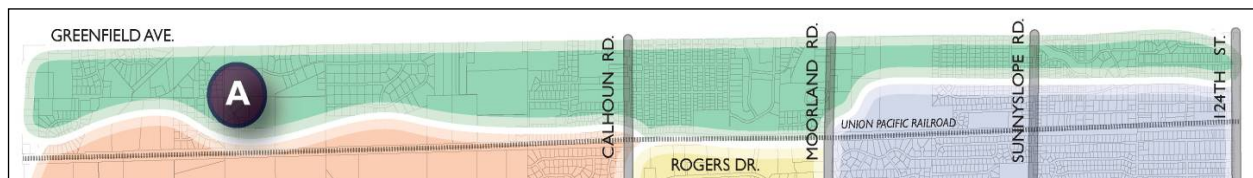


Figure 11.1. Neighborhood A Context Map.

Greenfield Avenue is the dividing line between New Berlin and the City of Brookfield, and serves as the northern border of Neighborhood A. In addition to this northern boundary, the neighborhood is bounded by the City limits to the east and west, and the Union Pacific rail line to the south (Figure 11.1).

The Greenfield Avenue corridor is primarily residential in character, although some agricultural, park, and small-scale retail uses are scattered throughout. The character of the corridor varies from east to west, generally reflecting the transition from urban to rural of the city as a whole. Greenfield Avenue serves as the thoroughfare for Wisconsin State Highway 59 in New Berlin (Figure 11.2). The corridor was the subject of the Greenfield Avenue Corridor Plan in 1995 and has undergone major improvements between 124th Street on the east and Springdale Road on the west. Improvements include road widening, landscaping, and the installation of bicycle and pedestrian paths. The final expansion of Greenfield Avenue has occurred near Johnson Road.

Development opportunities in the corridor include the future commercial development which is to be situated at the southwest corner of Greenfield Avenue and Moorland Road. The developer for the hotel once planned for this intersection is no longer interested in doing the project. This development opportunity, along with potential development on the southeast corner of Greenfield and Moorland, could serve as a strong gateway into both the neighborhood and New Berlin.

The intersection of Greenfield Avenue with Johnson Road provides another development opportunity for commercial office space or additional housing. Public comments supported housing development consistent with adjacent zoning district or continued open space. Both the southwest and southeast corners contain sensitive features and pose some grading

challenges near the right-of-way. Allocating sensitive features for preservation during the site development process would enhance the environmental and aesthetic quality of the intersection.

Other development opportunity nodes along Greenfield Avenue include the intersections with Calhoun Road and Sunny Slope Road (Figure 11.3). Currently, both intersections house one-story retail structures that could better serve as gateways into the city. As redevelopment opportunities emerge, the City should encourage taller buildings with smaller setbacks to hold the street edge at these intersections.



Figure 11.2. Greenfield Avenue Corridor.



Figure 11.3. Intersection of Greenfield Avenue with Sunny Slope Road.

PUBLIC INPUT

Initial Neighborhood Meeting

On July 23, 2008, residents and property owners in Neighborhood A met to learn about the comprehensive planning process and to complete an image preference survey. For the survey, attendees were instructed to rate individual images based on two factors: 1) whether or not the use was desirable for their neighborhood, and 2) whether or not they liked the overall image. Prompts were provided with each image, e.g. “setback”, “building character”, etc., that helped to focus the rating for each image. Fourteen attendees completed the image preference survey. Additional information regarding these surveys is provided in Figure 11.4.

Attendees were to rate the images only for their neighborhood, not the entire city. After the survey, attendees had an opportunity to discuss what uses they would like to see in New Berlin as a whole. The highest-rated images for each of the following five categories are shown throughout this chapter. These categories had average scores that were positive overall, indicating support for these land uses.

- Commercial Retail -- Preferred characteristics were the small-scale retail buildings with high-quality materials, balanced parking that does not dominate the site, and residential scaled buildings.

- Road Design -- Desired characteristics included landscaping along the street right-of-way, medians, and a sidewalk along major corridors to connect area businesses.
- Multi-family Housing Parking -- Preferred characteristics include landscaping within and around the parking, accessible parking, and screening of the parking lots from nearby streets or pedestrian areas.
- Open Space -- Preferred open space characteristics include retaining the overall natural and environmental areas, maintaining views of the natural areas, paths and trails, and small active play areas.
- Commercial Signage

Attendees also rated images for the following two categories. The average scores were negative, indicating limited support for these land uses.

- Business Office / Light Industrial

Subsequent discussion supported that these uses were not desirable in the neighborhood. The full summary of highest-rated and lowest-rated images for Neighborhood A can be found in Appendix K.

New Berlin Comprehensive Plan Update

DESIGN PREFERENCE SURVEY BACKGROUND INFORMATION - Neighborhood A (14)

1. **WHAT IS YOUR GENDER?**
 - ☐ FEMALE = 57.1%
 - ☐ MALE = 42.9%
2. **HOW MANY PEOPLE LIVE IN YOUR HOUSEHOLD ON A REGULAR BASIS?**
 - ☐ 1 = 21.4%
 - ☐ 2-3 = 21.4%
 - ☐ 4-5 = 50.0%
 - ☐ 6 OR MORE = 7.2%
3. **OF THOSE LIVING IN YOUR HOUSEHOLD, HOW MANY ARE CHILDREN (UNDER THE AGE OF 18 YEARS OLD)?**
 - ☐ 0 = 85.7%
 - ☐ 1-2
 - ☐ 3-5 = 14.3%
 - ☐ 6 OR MORE
4. **WHAT IS YOUR AGE?**
 - ☐ UNDER 18 YEARS OLD
 - ☐ 18-24 YEARS OLD
 - ☐ 25-34 YEARS OLD
 - ☐ 35-44 YEARS OLD = 7.1%
 - ☐ 45-54 YEARS OLD = 57.2%
 - ☐ 55-64 YEARS OLD = 14.2%
 - ☐ 65 YEARS OR OLDER = 21.5%
5. **HOW LONG HAVE YOU LIVED IN NEW BERLIN?**
 - ☐ LESS THAN A YEAR
 - ☐ 2-3 YEARS
 - ☐ 3-5 YEARS = 7.1%
 - ☐ 6-10 YEARS
 - ☐ 11-20 YEARS = 21.4%
 - ☐ MORE THAN 20 YEARS = 64.2%
 - ☐ DO NOT LIVE IN NEW BERLIN
6. **WHAT TYPE OF RESIDENTIAL BUILDING DO YOU LIVE IN?**
 - ☐ SINGLE FAMILY = 92.9%
 - ☐ DUPLEX
 - ☐ MULTI-FAMILY (MORE THAN 2 UNITS)
 - ☐ CONDOMINIUM = 7.1%
 - ☐ MOBILE HOME
 - ☐ ELDERLY HOUSING
 - ☐ OTHER (PLEASE SPECIFY)
7. **DO YOU OWN OR RENT YOUR HOME?**
 - ☐ OWN = 100%
 - ☐ RENT
 - ☐ OTHER (PLEASE SPECIFY)
8. **WHERE DO YOU LIVE IN NEW BERLIN? (USE MAP ON BACK OF THIS PAGE)**
 - ☐ AREA A
 - ☐ AREA B
 - ☐ AREA C
 - ☐ AREA D
 - ☐ AREA E
 - ☐ AREA F
 - ☐ AREA G
 - ☐ AREA H
 - ☐ AREA I
 - ☐ AREA J
9. **DO YOU WORK IN NEW BERLIN?**
 - ☐ YES = 14.2%
 - ☐ NO = 85.7%
10. **PLEASE WRITE AN "X" TO INDICATE THE TYPES AND NUMBER OF PROPERTIES YOU OWN IN NEW BERLIN:**

	1 property	2-3 properties	4 or more properties	I do not own this type of property
Residential	13	1		
Commercial	1			
Industrial	1			
Other				

Figure 11.4. Background Information Summary for Neighborhood A Listening Session Survey Respondents.

Neighborhood Review Meeting

Neighborhood A reconvened on February 18, 2009 to review the results of the survey and review future land use recommendations. The intersection of Greenfield Avenue and Johnson Road was the focus of discussion, as attendees did not wish to see commercial uses in that area. Rather, attendees preferred the idea of allowing housing developments that would respect environmental features. Others recommended that the intersection should remain undeveloped to prevent future traffic problems and maintain the existing natural character. A few attendees inquired about the fiscal impact of constructing residential over commercial uses.

Other issues raised during the meeting included the availability of water and how development would negatively impact the existing level of water usage; the condition of Calhoun Road and the number of lanes needed as Calhoun Road is improved; and the need and requirement of sidewalks.

2015 – 2016 Update

Summary update and activities include several meetings and discussions with the property owner, brokers, and various groups interested in the parcels located in the NW 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 11.5). 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 prepared to guide future development requests.



Figure 11.5 – North Moorland Road Corridor Map.



Figure 11.5 - North Moorland Road Corridor Map.

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

1. Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.
2. Tighten nonconforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out nonconforming commercial uses over time.
3. 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.
4. Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.
5. Address flooding and localized drainage issues along the eastern portion of the neighborhood.
6. Encourage land combinations that accommodate future development options.

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

1. Recognize the Greenfield Avenue/Moorland Road intersection as a major gateway into the city from the north. Encourage signature, well-designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield. Buildings should incorporate architecture features such as towers, unique features, clocks, and elevated architectural details. See Figure 11.6.



Figure 11.6 Sample Development Pictures

2. Unique to the intersection located at the southeast corner of Moorland Road and Greenfield Avenue, the City has established parameters for the planning of this area in order to ensure that it develops uniformly. This section lays out specific policies to help ensure cohesive development. This area is intended for retail, commercial and office uses ~~located on the corner (tax key #: 1158-990) then transitioning to the south to allow for some additional commercial or retail (tax key #: 1158-991-001 & 1158-993). The far southern parcel (tax key #: 1158-991) could be integrated within developed as low-density an overall multi-family residential neighborhood development as defined above in this section or senior living. Parcel lines are not intended to be rigid; however, the City intends to establish the transition of uses to better describe the intended use of this land. See Figure 11-5.~~
3. 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. Any request to exceed the density requirement shall require the use of a Planned Unit Development (PUD) and must incorporate information included within this section as part of a neighborhood development plan.
4. Site development shall include prominent gateway signage, increased landscaping, and planting beds to be planted throughout the year.

5. Careful traffic management coordination between the City of New Berlin, Waukesha County, and any applicants to include the possible signalized intersection along Moorland Road, roadway along with ~~and~~ pedestrian connections to ~~adjacent developments~~~~the east to the Walmart development.~~
6. As development occurs, require off-road sidepaths along Moorland Road and trail connections, where appropriate.
7. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.
8. Coordinated utilities including a water main loop and sewer connection to Moorland Road and east to Walmart.
9. Encourage a three-dimensional approach for storm water best management techniques for improving the quality of groundwater and surface water.
10. Sustainable and creative strategies for storm water management and methods to minimize the parking field, such as structured or underground parking.
11. Protection of the woodlands and wetlands, especially the higher quality woodlands and wetlands that may exist on the ~~approximately 21-acre~~ parcels having tax key #'s: ~~1158.989.002 and 1158.989.004~~~~1158-992~~ located directly behind the Walmart parcel. This ~~area~~~~parcel~~ should be investigated for future trail connections if the Highland Memorial Park Cemetery would consider selling the parcel.
12. Require coordinated, pre-planned development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.
13. ~~The entire corner shall be coordinated and ultimately connected to the Walmart shopping center development. Ultimately utilizing Riverwood Lane as an additional cross access point.~~ This access point was indicated on the Walmart construction plans. Coordination will need to occur with Walmart in order to make the connection work within their parking lot.
14. With the investment and construction of any new roadway, public utility, storm water infrastructure improvements, the City should approve an overall official roadway map for this area and require dedication of appropriate right-of-way areas that are consistent with past approvals for adjacent parcels and development projects, at the time of land platting where private development is taking place. The development shall also construct the roadway, public utility, and storm water infrastructure to City specifications where the City deems it necessary in order to service that development and/or overall development for the area.
15. Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.
16. Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.
17. All utility extensions shall be at the expense of the developer to service their respective developments. The City shall endeavor to collect funds from future developments that

connect into the utilities where appropriate and collected funds shall be redistributed back to the developer that installed the infrastructure.

AGRICULTURAL AND CULTURAL RESOURCES

Agricultural lands exist in the western half of the city and contribute to the rural and natural character of the community. Some of these lands in Neighborhood A continued to be farmed. All agricultural lands should continue to be permitted uses in all land use districts. The City should include unique farming opportunities for agricultural landowners. Local food production, artisan farming, and hobby farming are encouraged as ways to maintain farmland in the city.

The New Berlin Landmarks Commission and the City jointly identified and mapped a series of cultural landmarks within the city. The city-wide New Berlin Landmarks map is provided in Chapter 4. The Greenfield Avenue neighborhood has two designated landmarks: Calhoun Hall (now Calhoun Station), c. 1900, and the Needham-Johnson House, c. 1868 (also listed on the National Register of Historic Places). The corridor also housed Tacl's Tavern and Roadhouse, c. 1927, which was torn down in 2000. Neighborhood A also includes two historic districts as identified by the City: Calhoun Farms, located south of Greenfield Avenue and west of Calhoun Road, and Conrad Park-Needham Farm, located south of Greenfield Avenue and west of 124th Street.

Survey Results: Open Space

Figures 11.7 through 11.9 illustrate the three highest-rated images for open space in Neighborhood A. Preferred open space characteristics included retaining the overall natural and environmental areas, maintaining views of the natural areas, paths and trails, and small active play areas.



Figure 11.7. Highest-Rated Image for Open Space.



Figure 11.8. Second Highest-Rated Image for Open Space.



Figure 11.9. Third Highest-Rated Image for Open Space.

NATURAL RESOURCES

Neighborhood A is planned for a mix of Suburban Residential, Suburban Commercial, and Urban Residential and Mixed-Use Residential land uses with limited park space. Sensitive features include streams and secondary environmental corridors located throughout the neighborhood.

In addition, potential soil limitations exist that should be considered when reviewing plans for development in the neighborhood. Hydric soils, poorly drained soils, and slopes greater than 12% are all considerations in Neighborhood A.

Refer to Chapter 5 – Agricultural & Natural Resources and the applicable regulating agencies for natural resources maps and additional information.

Due to the existing development pattern, there is limited space for implementing large-scale Best Management Practices (BMPs), particularly along the easterly part that is already developed. See Figure 11.10 for a diagram of BMP locations.

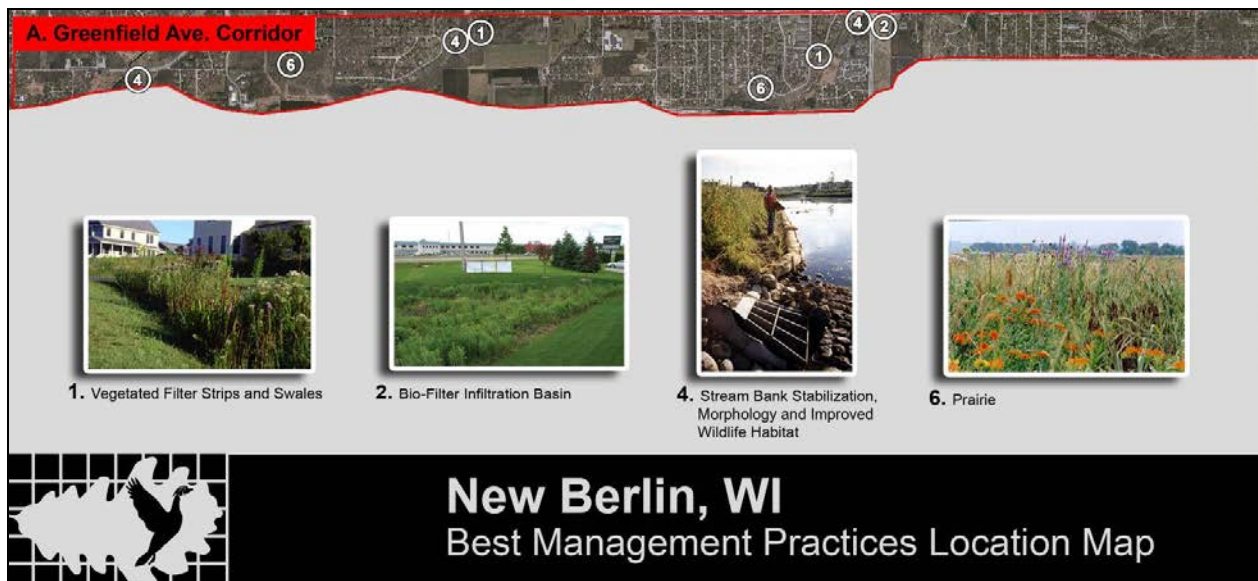


Figure 11.10. Best Management Practices Map for Neighborhood A.
Source: Applied Ecological Services, Inc.

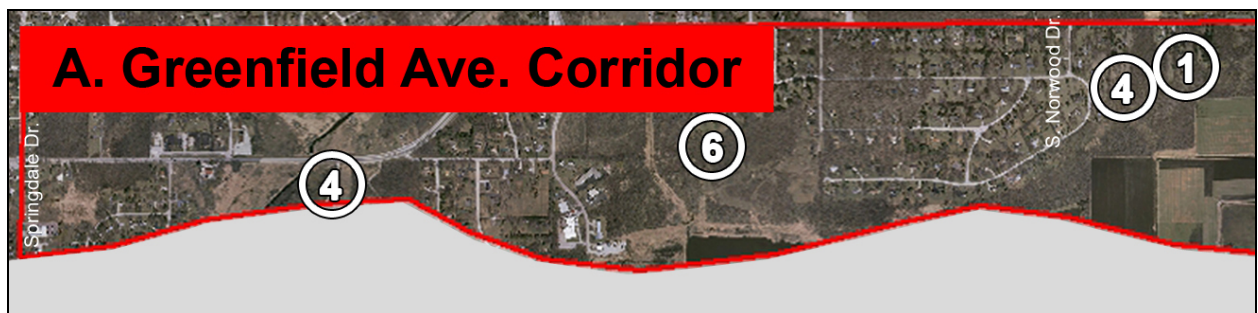


Figure 11.11. Best Management Practices Map from Springdale Drive to east of South Norwood Drive.
Source: Applied Ecological Services, Inc.



Figure 11.12. Best Management Practices Map from South Calhoun Road to South Sherwood Drive.
Source: Applied Ecological Services, Inc.

Recommendations

The recommendations listed below correspond with the numbers and symbols shown on the map in Figures 11.11 and 11.12:

1. Vegetated filter strips and swales are effective in filtering pollutants and reducing storm water runoff velocity, in direct contrast to piped storm sewer conveyances. They can be implemented along the environmental corridor located in the northwest corner of Section 4 to filter surface runoff before entering the waterways. Vegetated swales can be flatter than typical turf grass swales to increase residence time and to promote infiltration and evapotranspiration. This increases the spacing of catch basins or can eliminate the need for piped storm sewer conveyance in new construction.
2. Bio-filter infiltration basins can be provided as an alternative to detention basins in the western and central portion of the neighborhood to promote infiltration and groundwater recharge.
3. This number is reserved for recessed parking and cul-de-sac islands, which are not recommended in the neighborhood.
4. Stream banks along Poplar Creek, Deer Creek and Underwood Creek should be inspected for areas that need to be stabilized to prevent further soil erosion. In conjunction with the above-mentioned BMPs, stream bank stabilization will improve aquatic wildlife, improve water quality and reduce flooding.
5. This number is reserved for rain barrels, cisterns, and rain gardens, which are not recommended for specific locations in the neighborhood. Should property owners in the neighborhood propose to install rain barrels, cisterns, and rain gardens, the appropriateness of such techniques should be determined based on property characteristics.
6. Along the environmental corridor in the undeveloped areas in Section 5 and in Buena Park, there may be opportunity to implement prairies to serve as a filter of surface water runoff and encourage infiltration in areas tributary to Poplar Creek and Deer Creek.

EXISTING TRANSPORTATION SYSTEM

The existing transportation system in Neighborhood A is comprised of a roadway network, bicycle/pedestrian facilities, public transit, and rail service.

Roadway Network

New Berlin classifies its roads under the following functional classification: principal arterials, primary arterials, standard arterials, collectors, and local streets. The roadways in Neighborhood A are comprised of primary arterials, standard arterials and local streets as listed below:

Primary Arterials accommodate inter-community and intra-community trips and traffic. Design speeds tend to be between 35 and 55 miles per hour. Access is not limited as in principal arterials. The primary arterials in Neighborhood A are summarized below.

- Greenfield Avenue (STH 59) – Four travel lanes
- Moorland Road (CTH O) – Four travel lanes

Standard Arterials accommodate inter-community and intra-community traffic. They operate at slightly lower speeds than principal and primary arterials and provide more connections with individual parcels of land comprised of residential and commercial uses. The standard arterials in Neighborhood A are summarized below.

- Calhoun Road – Two travel lanes
- Sunny Slope Road – Two travel lanes
- 124th Street – Two travel lanes

Collectors provide the connection between arterials and local streets and serve both local and through traffic in residential neighborhoods, commercial areas, and industrial areas. They distribute trips from the primary and standard arterials to the local streets and they collect traffic from the local streets and channel it onto the arterial system. The collector in Neighborhood A is summarized below.

- Springdale Road – Two travel lanes

Local Streets comprise all land access streets designed to serve local traffic that is not part of the higher classified street network. In New Berlin, this includes streets serving residential, commercial, and industrial areas. Local streets operate at the lowest posted speed limits and provide the most direct access to individual parcels of land.

Bicycle & Pedestrian Facilities

The following off-road facilities are currently provided in the Greenfield Avenue neighborhood.

- Greenfield Avenue
- New Berlin Recreational Trail

Public Transit

MCTS Route 6 New Berlin Industrial Park Express has stopped service to this area.

School busing is provided for the public, private and parochial schools in the city.

Rail Service

The **Union Pacific** freight rail line runs through the northern portion of the City of New Berlin between, and parallel to, Lincoln Avenue and Greenfield Avenue. Spurs from this line serve the New Berlin Industrial Park.

Survey Results: Road Design

Figures 11.13 through 11.15 illustrate the three highest-rated images for road design in Neighborhood A. Desired characteristics included landscaping along the street right-of-way, medians, and a sidewalk along major corridors to connect area businesses.



Figure 11.13. Highest-Rated Image for Road Design.



Figure 11.14. Second Highest-Rated Image for Road Design.



Figure 11.15. Third Highest-Rated Image for Road Design.

Roadway Network

Calhoun Road (Greenfield Avenue to Cleveland Avenue): In 2010, the City rehabilitated the section of Calhoun Road between Greenfield Avenue and Cleveland Avenue. A two-lane roadway with intersection improvements was completed as part of this project.

The SEWRPC Year 2050 Recommended Regional Transportation System Plan suggests widening Calhoun Road to a four-lane County facility between Greenfield Avenue and National Avenue.

Vision 2050 replaces the 2035 plan. 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.

The SEWRPC Vision 2050 continues to recommend the widening of Calhoun Road to a four-lane County facility; however, now proposes to widen the road only to Coffee Road and suggests looking at options to reserve right-of-way from Coffee Road south to National Avenue for any future widening projects.

Bicycle & Pedestrian Facilities

No additional bicycle and pedestrian facilities are currently proposed in Neighborhood A.

Public Transit

The City should work with the local transit systems to maintain routes within the City and look for opportunities to expand and improve the transit system.

Rail Service

The City should work with Union Pacific to maintain the existing freight rail line and service to the New Berlin Industrial Park.

Additional Recommendations

The following recommendations are drawn from the Greenfield Avenue Corridor Plan, prepared for the Cities of Brookfield and New Berlin in 1995. The purpose of the Plan was to analyze the impacts of the new Greenfield Avenue layout on adjacent lands. Applicable recommendations from the Plan have been extracted and combined with suggestions gathered during public input sessions for the comprehensive plan process.

1. Encourage entrance consolidation or side street access for new and redeveloped parcels.
2. Install low growing shrubs, perennials, native wildflowers, and/or grasses in the median that are salt and drought tolerant.
3. Add small planting areas throughout the length of the corridor in addition to colored concrete pavers or textured concrete at major intersections. Similar planting areas, to be planted seasonally by the developer, should be considered at the primary intersections, and integrated into mixed use developments. See figure 11.9 for sample pictures.
4. Signs should be used throughout the corridor to identify the edge of New Berlin. Specifically, gateway signage should be installed adjacent to the vision triangle limits on the corners at 124th Street Moorland Road, Calhoun Road and Sunny Slope Road to the maximum extent practicable.
5. Consideration should be given to the burial of existing overhead electric distribution lines along Greenfield Avenue.
6. Residential zoning should remain intact where currently existing in the corridor and any new commercial activity should be compatible with surrounding uses.
7. Maintenance and upgrading of commercial areas should be encouraged along the corridor, including façade improvements, shared parking, and small-scale signs.

ECONOMIC DEVELOPMENT

Economic development is based on the mix of uses and quality development that exist along the Greenfield Avenue corridor and proposed developments within the neighborhood.

Redevelopment and new development proposals should respond to the following issues:

- The intersections of Greenfield Avenue with Moorland Road and Calhoun Road should encourage development at a higher scale with more intense uses. Development should occur vertically, with structured parking, when possible, to preserve existing open space.
- Sections of existing multi-family or single-family should be maintained, with housing being permitted as part of mixed-use developments.
- Sustainable construction and site development practices are encouraged for new and redeveloped projects such as: pervious pavement, green roofs, alternative stormwater management techniques, energy efficient building practices, and shared parking lots. The City should explore providing incentives for these types of practices.

- Johnson Road should be developed in such a manner that provides a gateway into the City. Uses could include housing that responds to the topography and access constraints.

Survey Results: Commercial Retail

Figures 11.16 through 11.18 illustrate the three highest-rated images for commercial retail in Neighborhood A. Preferred characteristics were the small-scale retail buildings with high quality materials, balanced parking that does not dominate the site, and residential scaled buildings.



Figure 11.16. Highest-Rated Image for Commercial Retail.



Figure 11.17. Second Highest-Rated Image for Commercial Retail.



Figure 11.18. Third Highest-Rated Image for Commercial Retail.

Survey Results: Parking

Figures 11.19 through 11.21 illustrate the three highest-rated images for parking in Neighborhood A. Preferred characteristics include landscaping within and around the parking, accessible parking, and screening of the parking lots from nearby streets or pedestrian areas.



Figure 11.19. Highest-Rated Image for Parking.



Figure 11.20. Second Highest-Rated Image for Parking.



Figure 11.21. Third Highest-Rated Image for Parking.

Survey Results: Commercial Signage

Figures 11.22 through 11.24 illustrate the three highest-rated images for commercial signage in Neighborhood A. Small-scale awning and building signage was preferred over large-scale monument signage.



Figure 11.22. Highest-Rated Image for Commercial Signage.



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



Figure 11.24. Third Highest-Rated Image for Commercial Signage.

Brownfields

Four brownfields are located in Neighborhood A, one of which is a high petroleum risk (Figure 11.25). Petroleum risk applies only to petroleum discharges from underground and aboveground tank systems and is used to determine agency jurisdiction. The Wisconsin Department of Natural Resources (DNR) has jurisdiction for review of high-risk sites and sites also contaminated with non-petroleum substances. The Wisconsin Department of Commerce has jurisdiction for all other sites with discharges from petroleum tanks. High risk factors are:

- confirmed contamination in a water supply well above a Chapter NR 140 preventive action limit,
- confirmed free petroleum product with a thickness of .01 feet or more,
- groundwater contamination above an NR 140 enforcement standard within 1,000 feet of a well operated by a public utility,
- groundwater contamination above an NR 140 enforcement standard within 100 feet of any other water supply well, and
- groundwater contamination above an NR 140 enforcement standard in fractured bedrock.



Figure 11.25. Neighborhood A Brownfields Map.
Source: WI DNR Bureau for Remediation and Redevelopment

The high petroleum risk brownfield in Neighborhood A is located at 14001 Greenfield Avenue and is a Leaking Underground Storage Tank (LUST). The low petroleum risk brownfield is located on the Industrial Waste Corporation land just west of the intersection of South Ridgeway Road and Greenfield Avenue. This low-risk brownfield is an Environmental Repair Program (ERP) effort. The DNR classifies ERP sites as sites other than Leaking Underground Storage Tank (LUST) sites that have contaminated soil and/or groundwater. Examples include industrial spills or dumping needing long term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination. ERP sites include petroleum contamination from above-ground (not underground) storage tanks.

Two brownfields are considered to have an unknown petroleum risk level:

- 1420 S. Calhoun Road; ERP
- 1810 S. Calhoun Road; LUST

The City should continue to follow the status of brownfield sites in the neighborhood as development activities take place on and around each site.

Recommendations

Economic development policies for the Greenfield Avenue corridor are largely guided by the 2002 Economic Development and Revitalization Plan. Based on recommendations in the Plan, development in Neighborhood A should foster a mix of small-scale retail and residential uses, with more intense uses and structures at major intersections.

The 2002 Economic Development and Revitalization Plan process hosted a series of visioning workshops to discuss desired businesses and industries with the New Berlin Economic Development Corporation, Focus New Berlin, and the New Berlin Plan Commission. The following recommendations are based on the 2002 Plan and have been updated to reflect current desires for specific sites within Neighborhood A:

Key intersections should be developed or redeveloped to serve as gateways into New Berlin. Intersections can be divided into two types, primary and secondary, based on the intensity of development and the amount of traffic.

Primary intersections would have taller buildings and an increased intensity of development with buildings reinforcing the street edge. These areas could include institutional, civic, commercial, and residential uses. Site layouts should include landscaping, sustainable features, and signage and/or banners to promote Greenfield Avenue as a major gateway to the city.

Primary intersections include:

- Intersection of Greenfield Avenue and Moorland Road.

Secondary intersections would have buildings reinforcing the street edge; however, the buildings would be a maximum of two to three stories, could be mixed use, and less intense. Site layouts should include landscaping, sustainable features, and gateway signage to promote Greenfield Avenue. Secondary intersections include:

- Intersection of Greenfield Avenue and Johnson Road.
- Intersection of Greenfield Avenue and Calhoun Road.
- Intersection of Greenfield Avenue and Sunny Slope Road.

Desired businesses within these areas, and along Greenfield Avenue in general, may include the following:

- Retail, including furniture, gardening, apparel, grocery stores, convenience stores, computers and electronic goods, and sporting goods.
- Finance-Insurance-Real Estate (FIRE), including law firms, real estate agencies, insurance agencies, brokers.
- Professional specialties include physicians' offices, medical clinics, engineering, architecture, planning and surveying firms.
- Personal services are those services including dry cleaners, beauty salons, and other various personal services.
- Small arts and crafts studios and antique shops in older commercial areas, especially along both Greenfield Avenue and Sunny Slope Road, should be encouraged, including those small enough and adaptable enough to be "housed" in smaller mixed-use buildings. For example, some small arts and crafts studios and shops could be located on the first floor of mixed residential/commercial buildings.
- Rural oriented cottage businesses, antiques, organic farms, and horticultural and landscaping firms with experimental gardens and arboretums on the City's western half, generally the area west of Calhoun Road.
- Commercial gyms, fitness centers and businesses that cater to recreational and leisure-time activities.
- Eating and drinking establishments, including fine quality dining in close proximity to hotels and business parks.

HOUSING

Neighborhood A includes a variety of single-family subdivisions and multi-family options for residents. Sections of existing low-density multi-family or single-family should be maintained, with housing being permitted as part of mixed-use developments. Residential quarters are allowed as an accessory use in the B-2, B-3 and B-5 districts.

Neighborhood A represents a variety of land uses with urban housing at the eastern end, rural and environmental uses at the western end, and commercial scattered throughout the corridor. A mix of uses should be maintained and enhanced as indicated on the Future Land Use Map located in Chapter 10.

Recommendations

- Continue the development of housing within established subdivisions.
- Maintain small-scale commercial and residential areas throughout the corridor. Larger-scale commercial and institutional uses should be located at “primary” intersections: (e.g. where Greenfield Avenue traverses Moorland Road) to serve as prominent gateways into New Berlin.
- Encourage stronger landscaping on all corners at the intersection of Greenfield Avenue with Sunny Slope Road.
- Allow lands zoned as A-1 to be transitional agricultural uses.
- Encourage the preservation of natural resources and allow these areas to serve as linkages throughout the neighborhood.

RESOLUTION NUMBER # 2025-05

A Resolution adopting the amendments to the City's 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 11: "Neighborhood A" Greenfield Avenue

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 Nicholas Wimmer on behalf of Wimmer Communities, have prepared amendments to the Future Land Use Map within the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 11: "Neighborhood A" Greenfield Avenue 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 Nicholas Wimmer on behalf of Wimmer Communities are for the properties located at 1640 S. Moorland Road

(includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) to amend the Future Land Use from Suburban Commercial, Mixed Use Residential and Institutional to Mixed Use Residential. It is necessary to incorporate these Future Land Use Map amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 11: "Neighborhood A" Greenfield Avenue. A copy of the 2030 Comprehensive Plan Chapters 10 & 11 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 and Chapter 11: "Neighborhood A" Greenfield Avenue, on April 7, 2025 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 March 3, 2025.

WHEREAS, the Plan Commission of the City of New Berlin by a 7-0 vote of the Commissioners present and voting recorded in its official minutes, adopted Resolution # 2025-05 recommended approval of this comprehensive plan amendment on April 7, 2025.

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 and Chapter 11: "Neighborhood A" Greenfield Avenue, 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. 2703, which will constitute its adoption of the Comprehensive Plan amendments.

Passed and adopted by the Plan Commission on this 7th day of April, 2025.

APPROVED:

David A. Ament, Mayor

Certified/Countersigned:

Nikki Jones
Plan Commission Secretary

ORDINANCE NO. 2703

An ordinance to adopt the amendments to the City's Comprehensive Plan to incorporate the necessary General Amendments and Future Land Use Map Amendments into the City's adopted 2030 Comprehensive Plan, Chapter 10: Land Use and Chapter 11: "Neighborhood A" Greenfield Avenue.

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

SECTION I

Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of New Berlin, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION II

The Common Council of the City of New Berlin, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION III

The Plan Commission of the City of New Berlin by a majority vote of the Commission members present and voting as recorded in its official minutes and adopted Resolution # 2025-05 on April 7, 2025 recommending to the Common Council the adoption of the ordinance that approves the general amendments and Future Land Use amendments to the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 11: "Neighborhood A" Greenfield Avenue, a copy of both chapters are attached as Exhibit A, containing amendments to the elements specified in section 66.1001(2) of the Wisconsin Statutes.

More specifically, the Future Land Use Map amendments requested by Nicholas Wimmer on behalf of Wimmer Communities, to amend the Future Land Use for the properties located 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from Suburban Commercial, Mixed Use Residential and Institutional to Mixed Use Residential.

SECTION IV

The City held public hearings on March 3, 2025 on these Comprehensive Plan amendments, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION V

The Common Council of the City of New Berlin, Wisconsin, does, by enactment of this ordinance, formally adopt the documents entitled, "**General Amendments and Future Land Use Map Amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 11: "Neighborhood A" Greenfield Avenue,**" which are attached hereto as Exhibit A pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION VI

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

SECTION VII

This ordinance shall take effect upon passage and publication as approved by law.

SECTION VIII

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

PASSED AND ADOPTED by the Common Council this 22nd day of April, 2205.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

SUMMARY ORDINANCE NO. 2703

Nicholas Wimmer on behalf of Wimmer Communities is petitioning for amendments to the Future Land Use Map within the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 11: "Neighborhood A" Greenfield Avenue for the properties located at 1640 S. Moorland Road (includes Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003) to amend the Future Land Use from Suburban Commercial, Mixed Use Residential and Institutional to Mixed Use Residential. The matter came before the City Plan Commission which held a public hearing on the proposed amendments on March 3, 2025 and recommended approval on April 7, 2025 subject to the application, plans on file, and Ordinance No. 2703 approved by the City Attorney, and the matter having been considered and the amendment approved on April 22, 2025, by the Common Council, as requested in the petition.

The full text of the ordinance is available for inspection in the City Clerk's office of the City of New Berlin at 3805 S Casper Dr. during normal business hours.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Nicholas Wimmer on behalf of Wimmer Communities / Rezoning

LOCATION: 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003)

REQUEST: Approval of the request to rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance 2688) & request to rezone the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from B-1/PUD (Shopping Center District), Rm-1/PUD (Multiple-Family Residential District:), I-1/PUD (Institutional District) / C-2/PUD (Shoreland-Wetland Holding District) to Rm-1/PUD and C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance # 2701.

D.R.C. RECOMMENDATION: Recommend to Common Council rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance 2688) and adoption of Planned Unit Development Ordinance # 2701 that approves the rezoning of the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from B-1/PUD (Shopping Center District), Rm-1/PUD (Multiple-Family Residential District:), I-1/PUD (Institutional District) / C-2/PUD (Shoreland-Wetland Holding District) to Rm-1/PUD and C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of April 7, 2025

Nicholas Wimmer on behalf of Wimmer Communities / Rezoning
1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003)

DATE STAFF REPORT PREPARED: February 10, 2025

APPLICANT / OWNER(S): Nicholas Wimmer on behalf of Wimmer Communities / The Conservancy LLC

REQUEST / DESCRIPTION OF PROJECT:

Public Hearing to rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance 2688) & request to rezone the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from B-1/PUD (Shopping Center District), Rm-1/PUD (Multiple-Family Residential District), I-1/PUD (Institutional District) / C-2/PUD (Shoreland-Wetland Holding District) to Rm-1/PUD and C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance # 2701.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 1/9/2025

DATE OF COMPLETENESS DETERMINATION: 1/9/2025

PRE-APPLICATION CONFERENCE HELD: Yes

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

Site Visit(s): numerous site visits over the past two years.

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 33.76 Acres

CURRENT ZONING:

Lot 1: B-1/PUD (Shopping Center District)

Lot 2: Rm-1/PUD & C-2 (Multi-Family Residential District)

Lot 3: I-1/PUD & C-2 (Institutional District)

CURRENT LAND USE: Vacant

PROPOSED LOT SIZES: Applicant filed a separate application for a 3-Lot CSM (See File # LD-2500072).

Lot 1: 9.670 Acres

Lot 2: 19.687 Acres

Lot 3: 4.404 Acres

PROPOSED ZONING: Rm-1/PUD & C-2/PUD

PROPOSED LAND USE: Applicant filed a separate application for a 3-Lot CSM (See File # LD-2500072).

Multi-family Residential with retail commercial integrated within the apartment buildings.

PROPOSED DENSITY:

Proposed Rm-1/PUD District:

In the attached PUD ordinance, the applicant has identified the following density information: Net density 12.68 units / acre (375 units / 29.57 developable acres) OR gross density 11.10 units / acre (375 units / 33.761 acres).

AJACENT ZONING AND LAND USE:

North: Zoning: Commercial

South: Zoning: I-1 & R-4

East: Zoning: B-1/I-1

West: Zoning: B-1/PUD/Rm-1/R-4

Land Use: City of Brookfield (Bank & Commercial)

Land Use: Rail Road Easement and New Berlin Bike Trail
Residential

Land Use: Walmart & Highland Memorial Park Cemetery

Land Use: Vacant Commercial/Deer Creek
Apartments/Brookridge Condominiums &
Moorland Highlands Subdivision

Conformance with Comprehensive Plan and Municipal Code: Yes

Chapter 11: Neighborhood A: Greenfield Avenue:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- *Future Land Use Map: Mixed Residential (Proposed with application File #: CP-2500070)*

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

DEVELOPMENT CODE (CHAPTER 235): N/A

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

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: A conceptual Use Approval Application File #: UA-2402003 was reviewed at the

October 7, 2024 Plan Commission meeting. Separate Use, Site and Architecture applications will be required for each use and proposed development.

Site Plan Required: Yes, a concept is attached and will be included in the PUD.

Architectural Review Required: Yes, concepts are attached and will be included in the PUD.

PROPOSED ARCHITECTURE: Yes, concepts are attached and will be included in the PUD.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Isolated Natural Resource Area located along eastern property line.

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

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site is overall fairly flat however the current owner has filled and added berms over the years. This is why the contours appear to look like berms on the topography map.

BIKE & PEDESTRIAN FACILITIES PLAN: As part of the PUD Ordinance and Development Agreement for this project, the applicant is proposing to install and maintain a sidepath along the length of their development along Moorland Road to Greenfield Avenue. This was an important issue that residents brought up during the conceptual reviews of the project at the Neighborhood Meetings.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

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

Wildlife Habitat Protection: Yes

Wildlife Management Plan: Yes

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been submitted and staff will continue to work with the applicant on any replacements at the time of Use, Site and Architecture applications.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at the time of building permit application submittals. The Utility Department has reviewed the project conceptually and there is adequate supply for this project.

TRAFFIC IMPACT: A Traffic Impact Study dated August 26, 2023 has been submitted to the City of New Berlin and Waukesha County.

Below are several summary points from the TIA:

Table 1 Trip Generation Comparison

Land Use	Weekday Daily	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Newly Proposed Site Plan	2,110	35	105	140	90	60	150
Previously Approved TIA Site Plan	4,490	170	190	360	195	180	375
Increase (Decrease) in New Trips	(2,380)	(135)	(85)	(220)	(105)	(120)	(225)

As shown in Table 1, under the new land use assumptions there is expected to be a reduction in new trips of 2,380 total site trips on a typical weekday, 220 total site trips in the AM peak hour, and 225 total site trips in the PM peak hour when compared to the previously approved land use assumptions.

1. Modifications to address traffic impacts are shown in Exhibit 9 for the Year 2026 traffic conditions and have been shown for the following two scenarios:
2. "Full Build Traffic" – These modifications are expected to be necessary to accommodate the Year 2026 Full Build traffic volumes, which includes the proposed on-site development under with full access at Ridge Road, right-in/right-out access at the North driveway onto CTH O and left-in/right-in/right-out access at the south driveway onto CTH O.
3. "Total Traffic" – These modifications are expected to be necessary to accommodate the Year 2026 Total traffic volumes, which includes the proposed on-site development with full access at Ridge Road, right-in/right-out access at the North driveway onto CTH O and left-in/right-in/right-out access at the south driveway onto CTH O and the identified potential off-site development taken from the previously approved TIA.

SCHOOL DISTRICT IMPACT: Yes

Notice Sent to Affected School District(s): Yes, an email was sent to the school district on 2/11/2025 notifying them of the project. It was noted in the email that this project will replace the previously approved Mandel Development project.

PREVIOUS ACTION:

Past Action on projects that did not move forward:

- 3/3/2008 ProHealth submitted a plan for a large medical building on this site. This project never moved forward.
- 6/29/2017 Continental Properties submitted a concept plan for a mixed use development. It was reviewed by the Plan Commission and a Neighborhood Meeting was held.

Recent Action:

- 4/10/2023 Neighborhood Meeting regarding concept plan (File UA-2300419).
- 4/13/2023 Plan Commission review of concept plan.
- 4/25/2023 Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
- 7/10/2023 Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
- 8/14/2023 Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
- 8/29/2023 Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
- 1/8/2024 Plan Commission held a public hearing, reviewed and approved an amendment to the File RZ-2300810 as PUD Ordinance #: 2688.
- 1/9/2024 Common Council approved an amendment to the File RZ-2300810 as PUD Ordinance #: 2688.
- 1/8/2024 Plan Commission approved a multi-family apartment development via File #: UA-2301691. However, the applicant withdrew this application.

3/3/2025 Plan Commission held a joint public hearing on the rezoning and comprehensive plan requests.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code Chapter 275-22(F):
 - a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;
The Future Land Use map identifies this area as Suburban Commercial, Mixed Use Residential & Institutional. The applicant filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2500070) to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 11 – "Neighborhood A") from Suburban Commercial, Mixed Residential and Institutional to Mixed Use Residential.
 - b. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
Yes, the proposed rezoning is compliant. This property will be served by public sanitary sewer and water facilities.
 - c. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;
Yes, the proposed rezoning is compliant.
 - d. The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;
Yes, the proposed rezoning is compliant. Any future developments shall be required to submit a separate application with the Department of Community Development. A full storm water report along with utility plans and civil engineering plans is under review
 - e. The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;
Yes, the proposed rezoning is compliant.
 - f. The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and
No, it will not be spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan, as requested in the Comprehensive Plan Amendment with application # CP-2500070.
 - 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 submitted an application for a Comprehensive Plan Amendment (see file #: CP-2500070) and 3-Lot CSM (see file #: LD-2500072).
3. The applicant is requesting a PUD. A copy of the PUD is attached.

- a. Development will have approximately 375 multi-family units.
 - b. Applicant's development report indicates the required parking is 885 spaces and they would provide approximately 912 spaces. Plans indicate 401 spaces would be within garages and 514 spaces of surface parking. Parking shall meet Zoning Code Section Table 275-57-1.
4. Applicant shall coordinate with City staff to execute and record a Conservation Easement at the time of Use, Site and Architecture application.

D.R.C. RECOMMENDATION:

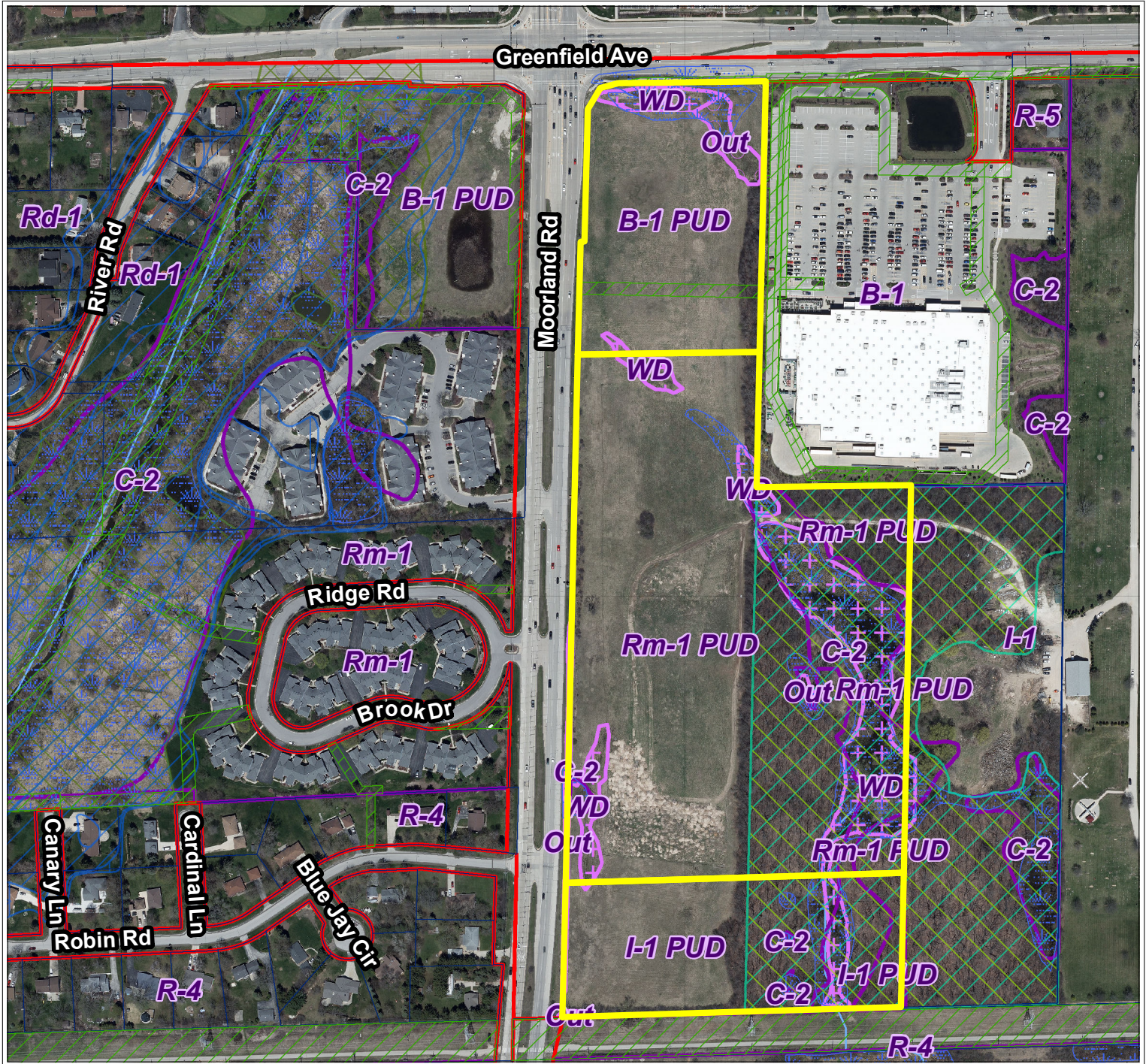
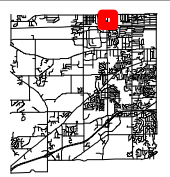
Recommend to Common Council rescind PUD Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD (also amended by Ordinance 2688) and adoption of Planned Unit Development Ordinance # 2701 that approves the rezoning of the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003) from B-1/PUD (Shopping Center District), Rm-1/PUD (Multiple-Family Residential District), I-1/PUD (Institutional District) / C-2/PUD (Shoreland-Wetland Holding District) to Rm-1/PUD and C-2/PUD as The Conservancy Neighborhood Development PUD Ordinance. **See Executive Summary.**

ATTACHMENTS:

Location Map
Zoning Comparison Map
Applicant Letter
Draft PUD Ordinance # 2701

See Comprehensive Plan Staff Report - File #: CP-2500070 for copies of the documents below:

- Comprehensive Plan Chapter 10 – Land Use
- Comprehensive Plan Chapter 11 – Neighborhood A
- Letter
- Development Plan / Plans



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

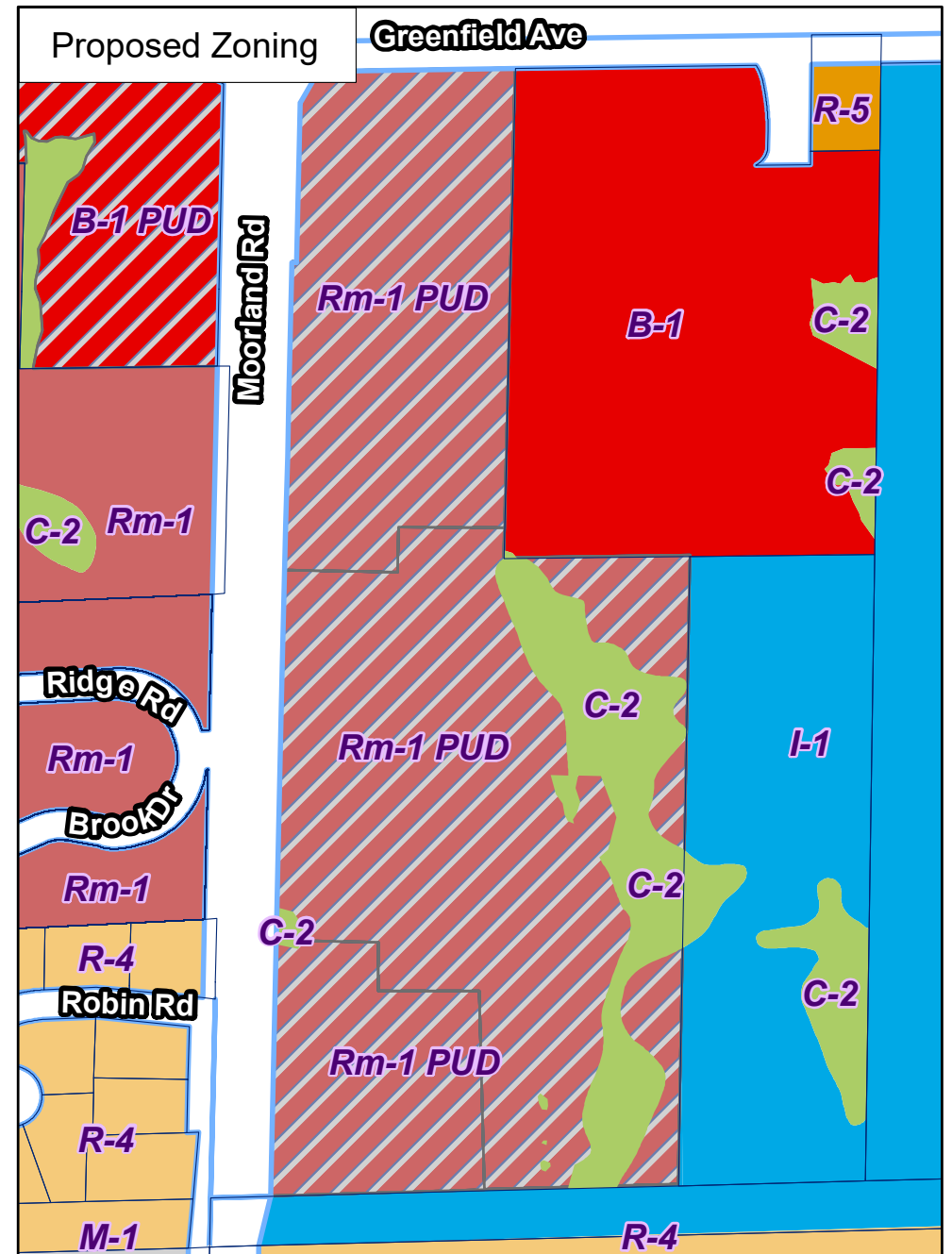
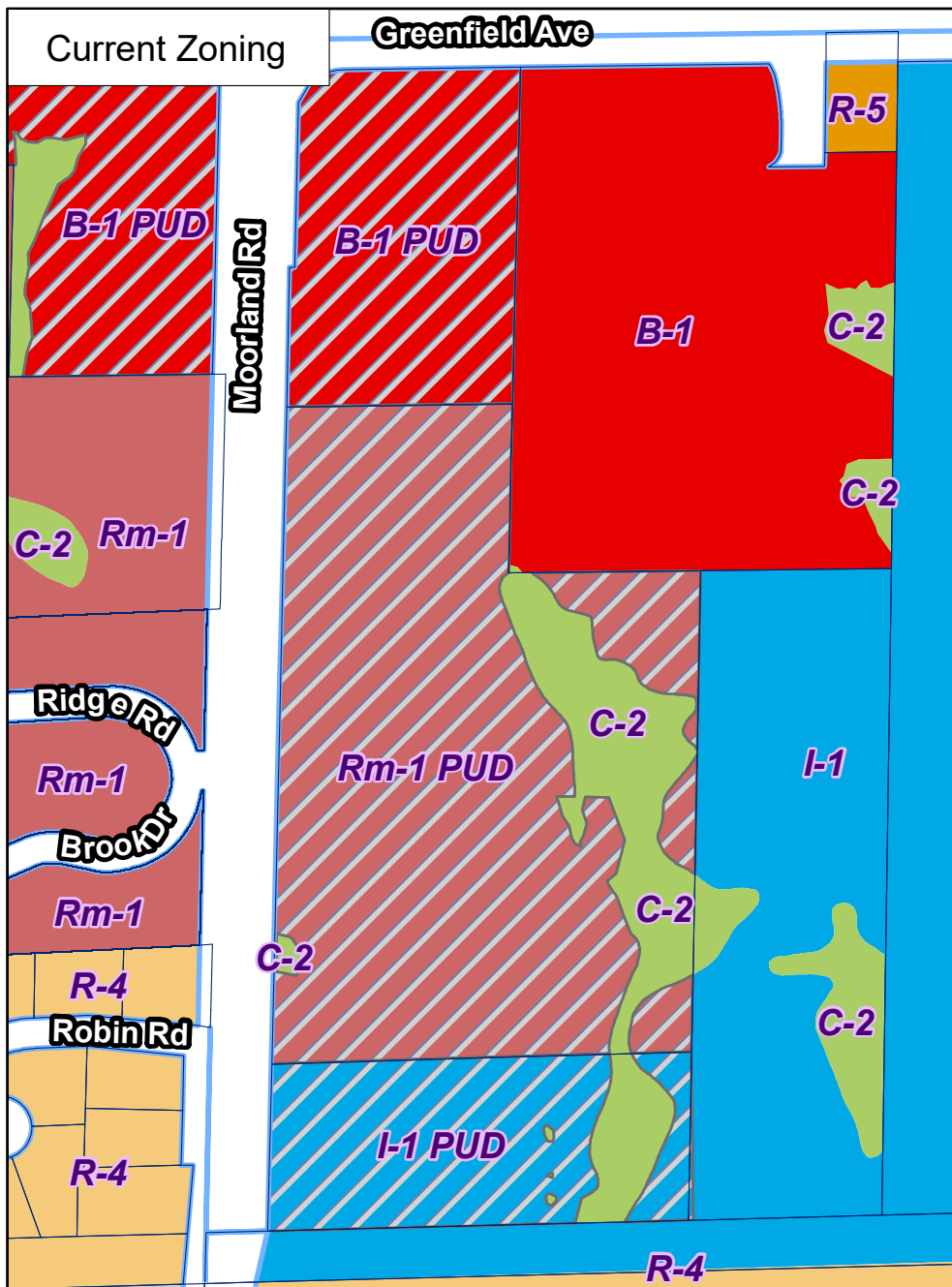
Legend

	Parcels		Environmental Corridor	
	Road Right-of-Way		Corridor Type	
	Floodplain DFIRM (FEMA 2014)			Isolated Natural Resource Area
	Flood Zone			Primary Environmental Corridor
	FEMA DFIRM - Zone A			Secondary Environmental Corridor
	FEMA DFIRM - Zone AE			Wetland
	FEMA DFIRM - 0.2% Annual Chance			
	Zoning Boundaries			
	Zoning Wetland Registration			
	Wetland Registration Type			
	Registered Wetland			
	Outside Wetland			



0 130 260 Feet

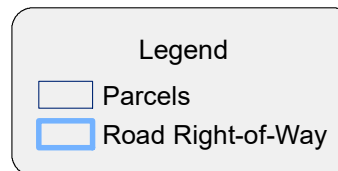




RZ-2500071
The Conservancy
1640 S. Moorland Rd



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



0 170 340 Feet



January 10, 2025

Mr. Greg Kessler
Director
City of New Berlin – Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Ms. Nikki Jones
Deputy Director
City of New Berlin – Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Dear Mr. Kessler and Ms. Jones:

Wimmer Communities (“Wimmer”) does hereby submit for review by the City of New Berlin Department of Community Development the following documentation in support of its applications for a Comprehensive Plan Amendment, Rezoning via Amendment to PUD Ordinance No. 2679, and Land Division by Certified Survey Map, all supporting Wimmer’s proposed mixed-use “town center”-style development known as The Conservancy at the southeast corner of Moorland Road and Greenfield Avenue.

Please find enclosed the following applications and supporting materials for the three land use approvals referenced above:

- 1) **Comprehensive Plan Amendment** to amend the land uses for the property upon which The Conservancy will be developed, from Suburban Commercial, Mixed Use Residential, and Institutional to Mixed Use Residential across the full subject property.
 - Development Permit Application for Comprehensive Plan Amendment.
 - Developer’s Deposit Finance Form for Comprehensive Plan Amendment.
 - Development Report explaining The Conservancy and its land uses in full detail (7 copies).
 - Current Civil Plan Set (7 copies).
 - Current Architectural Plan Set (7 copies).

Distinctive Residential Communities

5300 S. 108th Street, Suite 1, Hales Corners, WI 53130-1331
Phone: 414-529-3900 Fax: 414-529-5348
www.wimmercommunities.com



- Application Fee in the amount of \$175.00.
 - Developer Deposit in the amount of \$500.00.
- 2) **Rezoning via Amendment to PUD Ordinance No. 2679** to amend the underlying zoning districts within the PUD from B-1 Shopping Center, Rm-1 Multiple-Family Residential, I-1 Institutional, and C-2 Shoreland Wetland Conservancy to Rm-1 Multiple-Family Residential across the full subject property, while specifically authorizing the proposed Retail use within the defined mixed-use facilities and preserving the C-2 Shoreland Wetland Conservancy zoning.
- Development Permit Application for Rezoning (PUD).
 - Developer's Deposit Finance Form for Rezoning (PUD).
 - Development Report explaining The Conservancy and the requested rezoning in full detail (7 copies).
 - Includes Proposed PUD Zoning Data Table to inform Amendment to PUD Ordinance No. 2679 for The Conservancy, initially provided to City on December 20, 2024.
 - Legal description
 - Both current legal description and proposed legal description to take effect upon approval and recording of Certified Survey Map that is the subject of the Land Division application discussed below.
 - Map showing land areas to be rezoned as per above.
 - Current Civil Plan Set (7 copies).
 - Current Architectural Plan Set (7 copies).
 - Application Fee in the amount of \$1,390.00.
 - Developer Deposit in the amount of \$500.00.
- 3) **Land Division via Certified Survey Map** to create a three-parcel property to facilitate development of The Conservancy.
- Land Division Application for Certified Survey Map (4 lots or less).
 - Developer's Deposit Finance Form for Land Division.
 - Development Report explaining The Conservancy and its land division, including construction phasing in accordance with proposed three-parcel delineation (7 copies).
 - Certified Survey Map prepared by Mr. Christopher A. Jackson, P.E., P.L.S. (7 copies).
 - Current Civil Plan Set (7 copies).
 - Application Fee in the amount of \$350.00.
 - Developer Deposit in the amount of \$300.00.

In addition, I have enclosed the current Traffic Signal Design Plan prepared by Mr. John A. Bieberitz of Traffic Analysis & Design, Inc. for the proposed signalized intersection at the center access point to The Conservancy located at Moorland Road and W. Ridge Road.

All applications and supporting materials identified above have also been provided in electronic format on the enclosed USB flash drive.

Pursuant to my e-mail discussion with Ms. Jones on November 7, 2024, we understand that our requests for the Comprehensive Plan Amendment and Rezoning via PUD Amendment will be considered by the Common Council at its meeting on January 28, 2025, for the purpose of scheduling a Joint Public Hearing on those requests to be held at the Plan Commission meeting on March 3, 2025.

We look forward to continuing to advance The Conservancy through its development review process and to bringing this exciting new neighborhood community to the City of New Berlin. Please do not hesitate to reach out to me with any questions or if any additional information is required following your review of the enclosed applications and supporting materials.

Yours Very Truly,

A handwritten signature in black ink, reading "David T. Wimmer". The signature is fluid and cursive, with the first name "David" being more prominent and the last name "Wimmer" following in a similar style.

David T. Wimmer
Corporate Counsel
Wimmer Communities

Encl.

CC: Mark J. Wimmer – President, Wimmer Communities
John J. Wimmer – Executive Vice President, Wimmer Communities
Nicholas X. Wimmer – Vice President of Project Development, Wimmer Communities
Tammy Simonson – City Engineer, City of New Berlin
Nicole Hewitt – Division Engineer – Storm Water, City of New Berlin
Kristen Hogan – Principal Planner, City of New Berlin
Kelly Wall – Principal Planner, City of New Berlin

ORDINANCE NO. 2701

The Conservancy Neighborhood Development Plan PUD / Planned Unit Development

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

SECTION I

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

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

WHEREAS, the Applicant Nicholas Wimmer with Wimmer communities has submitted an application for a Planned Unit Development Overlay District located at 1640 S. Moorland Road (includes Tax Keys #'s 1158.989.001, 1158.989.002 & 1158.989.003 in accordance with Sections 275-23 and 275-39(B)(1) of the New Berlin Municipal Code; and

WHEREAS, the proposed PUD will necessitate an amendment to the City of New Berlin Comprehensive Plan; and,

WHEREAS, the procedure for the creation of a PUD Overlay District and the amendment to its Comprehensive Plan has been followed in compliance with Sections 275-21.1, 275-22 and 275-23 of the New Berlin Municipal Code; and

WHEREAS, the Applicant has submitted a City of New Berlin Concept Use Approval Application File # UA-2402003 which requires that PUD Ordinance #2679 as amended by PUD Ordinance #2688 be rescinded.

WHEREAS, this request would rescind Planned Unit Development Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD Overlay District (also amended by Ordinance 2688), which would have allowed for a mixed use development, approved by the Common Council on January 9, 2024. At this time, the previous applicant is no longer pursuing that project and has sold the subject property to the present Applicant; and

WHEREAS, this request would rescind Use Approval # UA-2301691 to construct a multi-family development by Mandel Development Group, approved by the Plan Commission on January 8, 2024; and

WHEREAS, a public hearing was held on March 3, 2025 before the Plan Commission to receive comments concerning the proposed Planned Unit Development overlay district Ordinance 2701, as well as the proposed Comprehensive Plan Amendment and;

WHEREAS, following the aforementioned public hearing the Plan Commission at a meeting held on April 7, 2025, made a recommendation to rescind ordinance #2679 (as amended by Ordinance 2688) and to approve the Conservancy Neighborhood Development Planned Unit Development Ordinance # 2701, and to approve the amendment to its Comprehensive Plan and;

WHEREAS, a public hearing was held on March 3, 2025 before the Plan Commission, and;

WHEREAS, The Applicant has also submitted a proposed A 3-Lot Certified Survey Map (CSM) the approval of which is a condition of the approval of the PUD Ordinance #2701; the draft CSM is attached as Exhibit F to this ordinance which Exhibit will be replaced with the approved CSM once recorded.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ADOPTED BY THE CITY OF NEW BERLIN, the Planned Unit Development Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD Overlay District (as amended by Ordinance #2688) is hereby rescinded and the Conservancy Neighborhood Development Plan Planned Unit Development Ordinance, Ordinance 2701 is hereby adopted pursuant to Chapter 275-39(B)(1) of the New Berlin Municipal Code as follows:

SECTION II

Planned Unit Development Summary

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

Unless specified otherwise by this ordinance, any regulation not listed shall be regulated in accordance with the Zoning Ordinance dated October 7, 2024 and underlying zoning districts: Section 275-33B(10), Multi-Family Residential District, Section 275-34B(1), Shopping Center District, and Shoreland Wetland Holding District.

The parcels of land that are the subject of this ordinance are located at approximately 1640 S. Moorland Road (includes Tax Key # 's 1158.989.001, 1158.989.002 & 1158.989.003) in the City of New Berlin, which are legally described below. The property is approximately 33.76 acres in size.

A 3-Lot Certified Survey Map (CSM) has been submitted, which is attached in its draft form to this ordinance as Exhibit F. Said Exhibit will be substituted with the approved CSM once that CSM is recorded.

SECTION III

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

OVERALL PARCEL:

Lot 1, Lot 2, and Lot 3 of Certified Survey Map No. 12592, recorded in the Office of the Register of Deeds for Waukesha County on August 22, 2024 as Document No. 4780733, being part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

Tax Key #: 1158.989.001

LOT 1 CSM #12592 VOL 131/181 REC AS DOC #4780733 PT NW1/4 SW1/4 OF NW1/4 SEC 2 T6N R20E :: ALSO INCLUDING ACCESS EASEMENT RECORDED IN DOC #4654236

Tax Key #: 1158.989.002

LOT 2 CSM #12592 VOL 131/181 REC AS DOC #4780733 PT NW1/4 SW1/4 OF NW1/4 SEC 2 T6N R20E

Tax Key #: 1158.989.003

LOT 3 CSM #12592 VOL 131/181 REC AS DOC #4780733 PT NW1/4 SW1/4 OF NW1/4 SEC 2 T6N R20E

LANDS TO BE REZONED FROM B-1/PUD, RM-1/PUD, I-1/PUD & C-2/PUD TO RM-1/PUD (LOTS 1, 2 & 3 ON PROPOSED CSM) & LANDS TO BE AMENDED TO FUTURE LAND USE OF MIXED USE RESIDENTIAL:

Lot 1, Lot 2, and Lot 3 of Certified Survey Map No. _____, recorded in the Office of the Register of Deeds for Waukesha County on _____ as Document No. _____, being a redivision of Lots 1, 2, and 3 of CSM 12592, being part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.
n the City of New Berlin, Waukesha County, Wisconsin.

(The aforementioned references to this CSM are part of the draft CSM attached as Exhibit F)

SECTION IV

Rm-1/PUD: The Conservancy Neighborhood Development Plan / Planned Unit Development District

The overall purpose of this PUD is to begin to establish a set of parameters and requirements for the creation of a cohesive mixed-use neighborhood development that can serve as neighborhood center rather than a continuous, repetitive, bland, homogenous and isolated set of land uses by parking lots, drive aisles and very little to no connectivity. The PUD is being used to organize and connect several developments; fully interconnect streets, drive aisles, walk-ways, & bikeways within the development and to the surrounding neighborhoods; support retail shops & services; create active & secure pedestrian-friendly settings; and to make “parking” ultimately a shared resource available in support of “all” users within the PUD rather than just on a parcel-by-parcel basis. Appendix “A” represents a conceptual master plan that reflects the City’s desired neighborhood plan and design principles. The plan is meant to be flexible and not ridged, and to provide guidance for future development over the years. The design is based on principals in the City’s Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue.

The Rm-1/PUD: The Conservancy Neighborhood Development / Planned Unit Development District is intended to provide for additional density than what is allowed in the Rm-1 Multiple-Family Residential District. The District will allow up to 375 units on 33.76 acres (11.11 units per acre). The PUD will allow retail commercial development to be integrated within the residential apartment buildings. Applicant identified approximately 19,600 sq. ft. of ground floor retail within two mixed-use residential buildings, approximately 9,800 sq. ft. per building. It shall include a network of walkable streets with interconnected sidewalks and pedestrian ways and landscaping and urban design measures that promote Traditional Neighborhood Development (TND) ideals.

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

1. Principal Uses (Multi-Family Residential Uses - See also Chapters 275-33B(10), 275-41B and Table 275-33-1, Shopping Center Uses – integrated into the residential buildings – See also Section 275-34C(1) and Table 275-34-1)
 - a. Section of the Zoning Code Section 275-33B(10) shall not apply which states, The Rm-1 Multiple-Family Residential District is intended to provide for multiple-family residential development served by municipal sewer and water facilities. Net density shall not exceed seven dwelling units per Rm-1 zoned acre. 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.
2. Accessory Uses (See also Chapters 275-33C, 275-42, and Table 275-33-1, Shopping Center Uses integrated into the residential buildings - See also Chapters 275-34C, 275-42, and Table 275-34-1)
 - a. Club house, pools, dog walking area and other typical uses that will serve the residents of the development. Carwashes allowed as an accessory use to the apartment development for residents only.
3. Conditional Uses (See also Chapters 275-33C, 275-27 and Table 275-33-1, Shopping Center Uses integrated into the residential buildings - See also Chapters 275-34C, 275-27 and Table 275-34-1)
4. Prohibited Uses (See also Chapters 275-34C and Table 275-34-1, Shopping Center Uses – integrated into the residential buildings See also Chapters 275-34C and Table 275-34-1)
 - a. Fast food restaurants.

- i. Focus at this property shall be on restaurants new to New Berlin and/or the region. Fast food restaurants shall be prohibited. Fast casual restaurants are suitable and would be allowable. By definition, pursuant to the American Planning Association's "*A Glossary of Zoning, Development and Planning Terms*," a fast-food restaurant is considered to be "restaurants where most customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises, or able to be taken to a table or counter to be consumed."
 - ii. Not included as being prohibited would be a fast casual type restaurant. By definition, a fast casual restaurant, found primarily in the United States and Canada, does not offer full table service, but advertises higher quality food than fast food restaurants, with fewer frozen or processed ingredients. It is an intermediate concept between fast food and casual dining.
 - b. Carwashes as a principal use. See accessory use section of this PUD for carwashes allowed as an accessory use to the apartment development for residents only.
5. Lot Area and Width (See also Chapters 275-44, 275-45, and 275-46)
- a. Parcels of land subject to this PUD Ordinance may be configured in any manner by Subdivision, CSM or meets and bounds transfer subject to City review and approval under WI Statutes CH. 236 and New Berlin Municipal Code Chapter 275 and 235. (See Appendix A, Conceptual Master Plan).
 - b. In order to maintain maximum flexibility with the redevelopment plans, there shall be a zero-lot line setback from property lines if developed as part of a unified project. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.
6. Setback and yards (See also Chapter 275-33D and Table 275-33-2)
- a. Table 275-33-2 shall apply unless modified below.
 - i. All buildings along major arterials (Moorland Road and Greenfield Avenue), shall have, where practicable, a zero-lot line setback from the roadway's ultimate right-of-way. The Plan Commission may approve a greater setback due to site constraints and/or any other site development related circumstances.
 - ii. Section 275-44E(1) and (2) shall not apply for purposes of building separation. Respecting the creative design process regarding building separation, the Plan Commission reserves the right to require greater setbacks owing to health, safety and welfare concerns to ensure, the proposed onsite buildings, structures, and entry ways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this Ordinance or any other codes or laws.
 - iii. In all cases building locations and setbacks must provide adequate spacing so land, buildings, and structures are readily accessible to emergency vehicles and the handicapped. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction.
 - iv. Respecting the creative design process, the Plan Commission reserves the right to require greater setbacks owing to health, safety and welfare concerns to ensure, the proposed onsite buildings, structures, and entry ways are situated and designed to minimized adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this Ordinance or any other codes or laws.

- v. Wetland Setback. All impervious surfaces shall be setback a minimum of zero (0) feet.
7. Building Height (See also Chapter 275-33D and Table 275-33-2) The references to the buildings in this subsection are based on the Applicant's concept plan.
- a. The Meadows 4-Family buildings shall not exceed 35'.
 - b. The Woodland Apartment buildings shall not exceed 55' as measured from the first floor to the midpoint of the roof; 63' as measured from the exterior grade entry to the midpoint of the roof, and 66' as measured from the underground entry to the midpoint of the roof.
 - c. The Conservancy Center buildings shall not exceed 48' as measured from the grade to the midpoint of the roof.
 - d. The Conservator building shall not exceed 55' as measured from the first floor to the midpoint of the roof; 63' as measured from the exterior grade entry to the midpoint of the roof, and 66' as measured from the underground entry to the midpoint of the roof.
 - e. The Resident Club house shall not exceed 36'.
8. Coverage (See also Chapter 275-33D and Table 275-33-6)
- a. Table 275-33-6 shall not apply, however, through redevelopment efforts, the City and this applicant would not be able to achieve this amount of open space on the newly created parcels, given the urban setting and the existing cross-access easements for shared parking and utilities. The applicant and the City will work together to achieve additional green space around the building / future building(s) with planters and other urban design measures, and additional plantings. Future development shall coordinate with the City on any storm water management requirements.
9. Time Limits (See also Chapter 275-23(F))
- a. If the development has not commenced, as evidenced by the securing of the initial Zoning Permits for The Conservancy Neighborhood Development PUD and building permits for construction of any project defined in this PUD, and construction has not started within one calendar year from the approval of this ordinance, the Conservancy Neighborhood Development Planned Unit Development Overlay District ordinance shall expire and become null and void. The underlying basic use district shall remain in force.
 - b. If the developer requires an extension of the time limits, any extension shall be requested by the developer in writing explaining the hardship and sent via Certified Mail to the Department of Community Development not less than 60 days prior to the expiration of this PUD. The Common Council may allow multiple extensions in the sole exercise of its discretion.
10. Use and Site Plan Review (See also Chapters 275-24 and 275-53)
- a. No principal or accessory use, development or structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied, and no site or premise shall be altered, used, changed, modified, occupied, or building permit approved until after the owner has applied for and received approval of the application for the zoning permit/use approval. An approved PUD Ordinance shall not be construed as a Zoning Permit or any other approval until the Plan Commission has granted a zoning permit use approval and staff has determined that all conditions of that approval have been satisfied.
11. Parking & Circulation (See also Chapter 275-57)

- a. Parking lots may be located at the property line as long as circulation, vision triangles, and/or drainage are taken into consideration.
- ~~b. Residential Parking. Parking shall meet Zoning Code Section Table 275-57-1. 2.02 spaces per dwelling. A minimum of 1.07 space per dwelling unit shall be provided in attached garages. One space per 10 units for guest parking. Through the leasing process, The Conservancy development agrees to maintain 0.101 spaces per dwelling unit for guest parking, limiting / eliminating their ability to lease those spaces to residents.~~
- ~~c. Residential Club House. Providing 0.45 space/200 sq. ft.~~
- ~~d.b. Retail Commercial (integrated within the apartment buildings) Parking. 1 space per 200 sq. ft. of retail space.~~

12. Architecture (See also Chapter 275-59)

- a. No principal or accessory use, development, structure or sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied and no site or premise shall be altered, used, changed, modified, building permit approved, or occupied until after the owner has applied for and the Architectural Review Committee of the Plan Commission has reviewed and approved the architecture for the zoning permit/use approval.
- b. Additional requirements for this zoning district listed in Chapter 275-59D(3)(d).
- c. Specific designs will be based on conceptual images shared during the Conceptual Development Review Phase (See Application File #: UA-2402003 as presented at the October 7, 2024 Plan Commission meeting) and concepts included in this PUD. See Appendix C,.

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

- a. Per Zoning Code Section 275-61J(3) Special Commercial Areas –Moorland Road Business Corridor. This area is identified within the Moorland Road Business Corridor North See also figure VIII-11.
 - i. Off premise signage along Moorland Road may be permitted under this PUD to provide additional signage for a cohesive development. This statement modifies Zoning Code Section 275-61J(3)(c)[3].
 - ~~ii. Zoning Code Section 275-61J(3)(c)[5] is modified to allow for an overall sign height of 15 ft. due to the site constraints along Moorland Road, which include, a deep parcels with buildings located behind other buildings, retaining walls/fences, heavy landscaping, sidepaths, and large county right-of-way. Additional City wayfinding signage and development directional signage is allowed.~~
 - ~~ii.iii. EMC's may be allowed to be integrated as part of the development and may be closer than 100 feet from a residentially zoned property and within the development itself. This statement modifies Zoning Code Section 275-61J(3)(c)[6] and 275-61I(g)(7).~~
 - ~~iii.iv. See the appendix section of a sample monument sign.~~
 - ~~iv.v. Per the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue, Applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.~~
 - 1. This development shall incorporate "Welcome to City of New Berlin" signage as part of a separate agreement with the City. The applicant to design, build, coordinate and pay for installation of a City sign. The Conservancy shall coordinate with the City of New Berlin on the exact size, design and location for this sign.

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

- a. Per the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue, applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.
 - i. Each development application within this area will be required to provide an enhanced landscaping plan. Refer to images in Chapter 11.
- b. Financial security (See also Chapter 275-56C(2))
 - i. At the time of final execution of a certified survey map, subdivision plat or landscape plan with the city, the owner is required to make a fiscal surety commitment t, either by escrowed funds, certificate of deposit or letter of credit, with the City to ensure that the owner is in full compliance with the landscape installation and maintenance requirements of the approved plans and the City's Developer's Handbook.
 - ii. A maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (five-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety. Currently the code calls for, "three-year for maintenance."

15. Site Amenities

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

Section V

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

Section VI

WHEREFORE, The amendments to the City of New Berlin Comprehensive Plan necessary to accommodate this PUD having been approved on April 22, 2025 pursuant to Chapter 275-21.1 and the: Conservancy Neighborhood Development Plan Planned Unit Development Overlay District Ordinance having been considered as being consistent with the City of New Berlin Comprehensive Plan was approved as a Planned Unit Development on April 22, 2025, pursuant to Chapter 275-23 of the New Berlin Zoning Code, the Common Council hereby adopts this Ordinance and approves the rezoning of land described in Section III to Rm-1/PUD, & to be named the Conservancy Neighborhood Development Plan Planned Unit Development Overlay District, pursuant to the conditions set forth herein.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2701 on behalf of the City of New Berlin.

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

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

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

PASSED AND ADOPTED by the Common Council this 22nd day of April 2025.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

APPENDIX A
Conceptual Master Plan
“CONCEPTUAL ONLY”

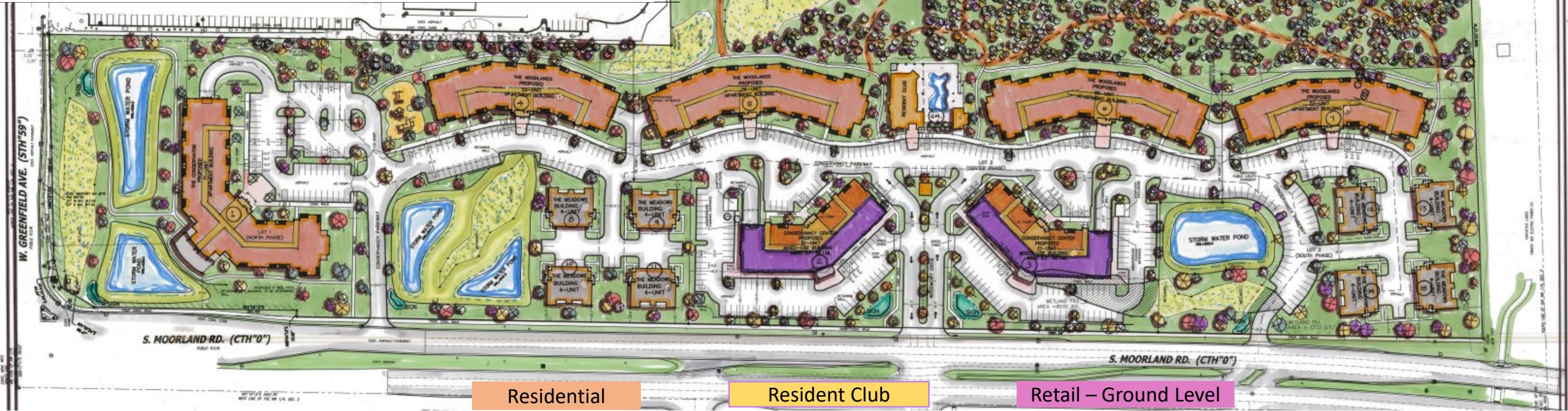
Master Land Use Plan

THE CONSERVANCY

Conservancy Center									
Bldg. No.	Name	Sq. Footage				Surface Parking		Parking Ratio	
2	Conservancy Center N	9,800				49		1 Space per 200 SF	
3	Conservancy Center S	9,800				49		1 Space per 200 SF	
Total		19,600				98		1 Space per 200 SF	
The Conservancy - Residential									
Bldg. No.	Name	1 Bdrm	2 Bdrm	3 Bdrm	Total	Surface Parking	Garage Parking	Total	Parking Ratio
1	The Conservator	28	43		71	73	71	144	2.03 to 1
2	Conservancy Center N	10	13		23	42	34	76	3.30 to 1
3	Conservancy Center S	10	13		23	35	34	69	3.00 to 1
4	The Woodlands 1	29	23		52	54	52	106	2.04 to 1
5	The Woodlands 2	28	33		61	39	63	102	1.67 to 1
6	The Woodlands 3	28	33		61	37	63	100	1.64 to 1
7	The Woodlands 4	29	23		52	71	52	123	2.37 to 1
8	The Meadows North		2	2	4	6	4	10	2.5 to 1
9	The Meadows North		2	2	4	6	4	10	2.5 to 1
10	The Meadows North		2	2	4	6	4	10	2.5 to 1
11	The Meadows North		2	2	4	5	4	9	2.25 to 1
12	The Meadows South		2	2	4	5	4	9	2.25 to 1
13	The Meadows South		2	2	4	5	4	9	2.25 to 1
14	The Meadows South		2	2	4	5	4	9	2.25 to 1
15	The Meadows South		2	2	4	5	4	9	2.25 to 1
Total		162	197	16	375	394	401	795	2.12 to 1
The Conservancy - Recreation									
		Sq. Footage			Surface Parking			Parking Ratio/ Sq Ft	
16	Resident Club	9500			22			0.46 Space per 200 SF	

Select Residential surface parking shall be shared between Retail/Office Use primarily from 8:00 am - 5:00 pm with Residential Use from 5:00 pm - 8:00 am

Conservancy Center				
Bldg. No.	Name	Sq. Footage	Surface Parking	Parking Ratio
2	Conservancy Center N	9,800	49	1 Space per 200 SF
3	Conservancy Center S	9,800	49	1 Space per 200 SF
Total		19,600	98	1 Space per 200 SF



T H E CONSERVANCY

Residential Buildings

- Conservancy Center
- The Conservator
- Woodlands Residences
- Meadows Residences
- The Conservancy Resident Club



All Architectural Images For Character and Subject to Change

APPENDIX B

The City's Comprehensive Plan Chapter 11 Neighborhood "A" Greenfield Avenue & Chapter 10 Land Use Plan..

Visit the City's website at www.newberlinwi.gov for the most up to date plan.

APPENDIX C

Multiple-Family Concepts

“CONCEPTUAL ONLY”

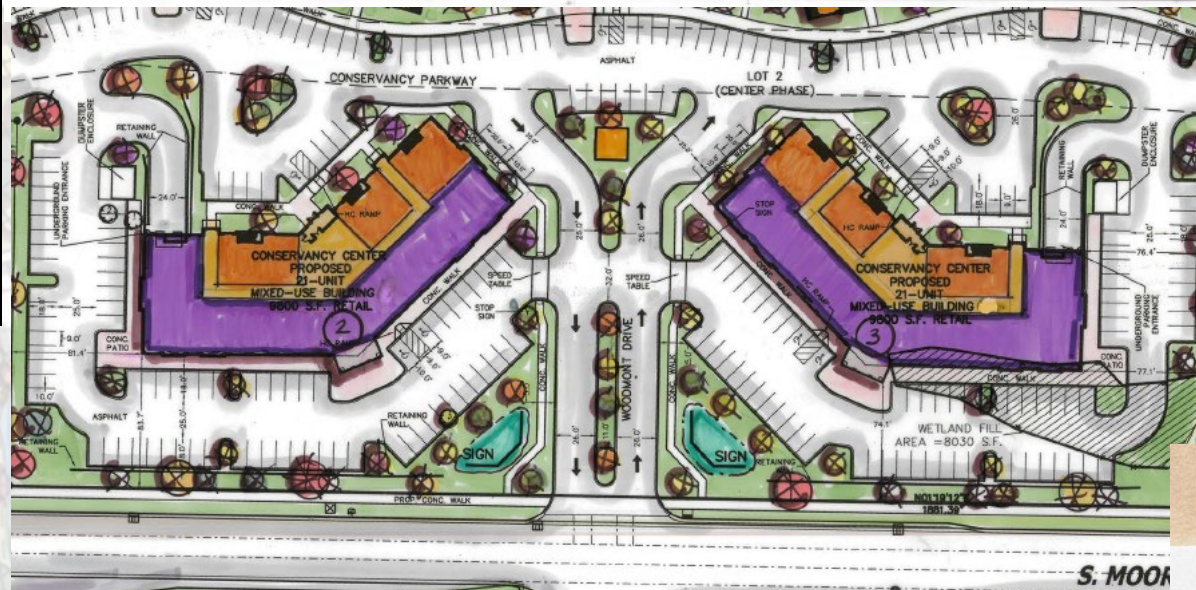
INSERT CONCEPTS HERE

THE CONSERVANCY

CONSERVANCY CENTER

- Retail/Office
 - 19,600 Sq Ft
 - 98 Surface
 - Parking Ratio 1.00 : 200 Sq Ft
- 46 Residences
 - 20 one-bedroom
 - 26 two-bedroom
- 145 parking stalls
 - 68 garage spaces
 - 77 surface
 - Ratio 3.15 : 1

Surface parking shall be shared between Retail/Office Use primarily from 8:00 am - 5:00 pm with Residential Use from 5:00 pm - 8:00 am



Retail – Ground Level

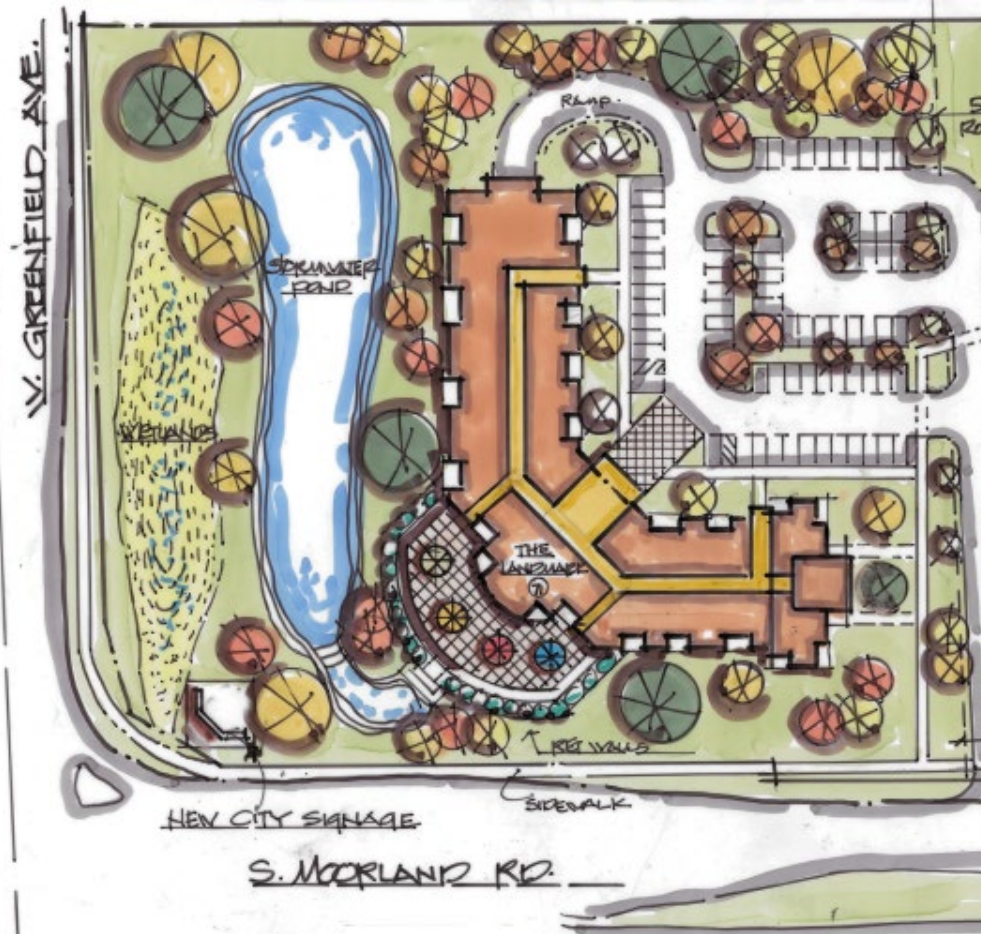
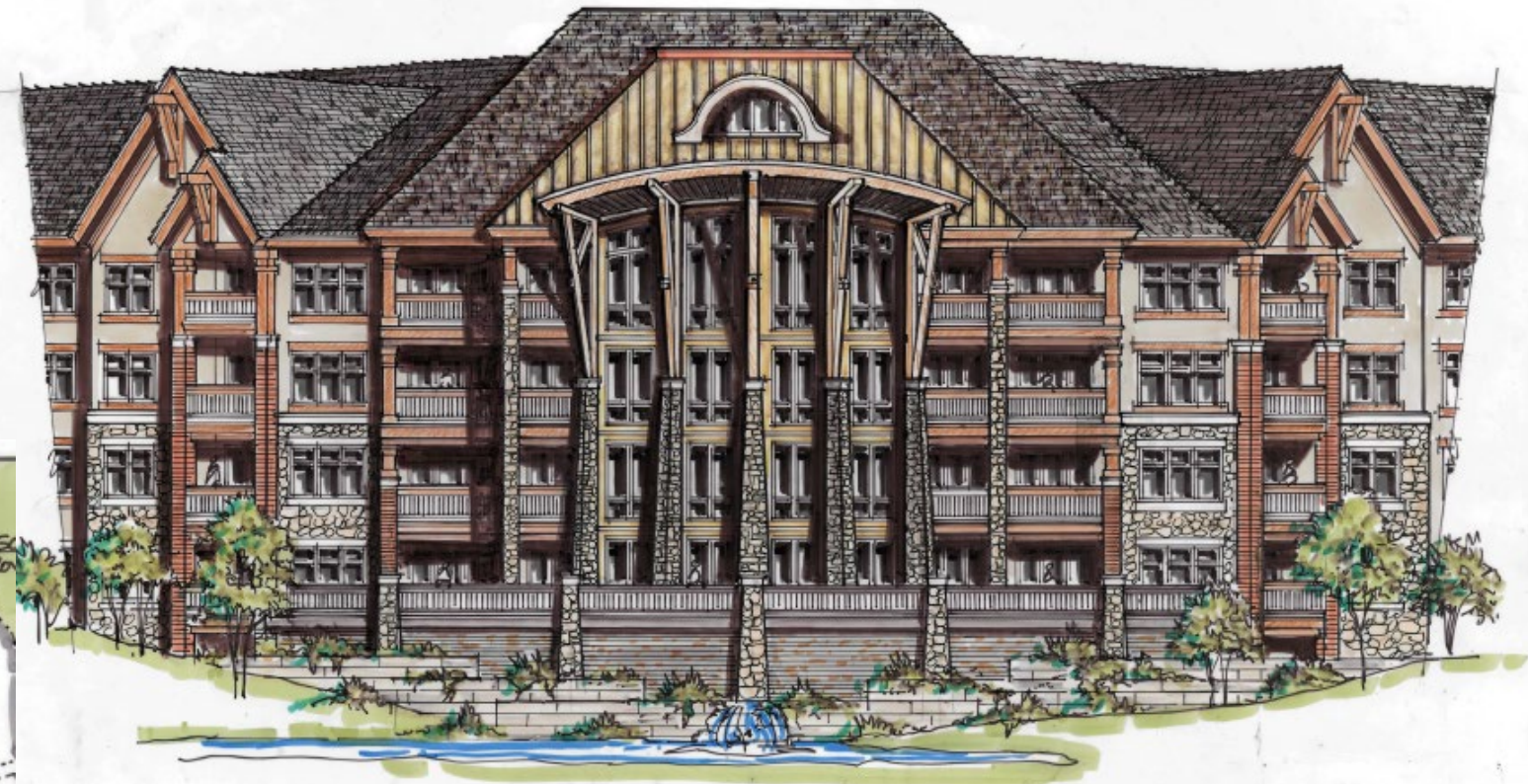
All Architectural Images For Character and Subject to Change



THE CONSERVANCY

THE CONSERVATOR

- 71 Residences
 - 28 one-bedroom
 - 43 two-bedroom
- 144 parking stalls
 - 71 garage spaces
 - 73 surface
 - Ratio 2.03 : 1



THE CONSERVANCY

MEADOWS RESIDENCES

- 32 Residences
 - 16 two-bedroom
 - 16 three-bedroom
- 75 parking stalls
 - 32 garage spaces
 - 43 surface
 - Ratio 2.34:1



MEADOWS NORTH



MEADOWS SOUTH



All Architectural Images For Character and Subject to Change

THE CONSERVANCY

WOODLANDS RESIDENCES

- 226 Residences
 - 114 one-bedroom
 - 112 two-bedroom
- 431 parking stalls
 - 230 underground
 - 201 surface
- Ratio 1.91 : 1



All Architectural Images For Character and Subject to Change



RESIDENT CLUB

THE CONSERVANCY



Resident Club Features:

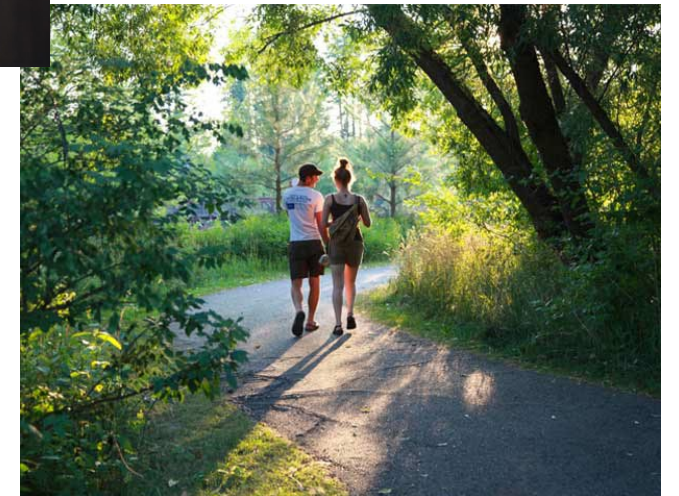
- ☐ Club Room
- ☐ Health Club
- ☐ Outdoor Pool
- ☐ Sundeck
- ☐ Pet Spa
- ☐ Work Space
- ☐ Administrative

- Resident Facilities
 - 7,420 Sq ft.
- Administrative Facilities
 - 2,080 Sq ft.
 - 22 Parking Stalls

Additional surface parking shall be supplemented by shared Retail/Office parking from 5 pm to 8 am.

CAMPUS AMENITIES

THE CONSERVANCY



- Hardwood Forest Reserve
- Conservancy Walk
- Neighborhood open greens, Ponds and wetlands preservation
- Resident Club with Pool and Fitness Center
- New Berlin Recreation Trail
- Pet Run
- Walkable sidewalk on site



T H E CONSERVANCY

Conceptual Entry Monument



APPENDIX D

Welcome to New Berlin Concepts

“CONCEPTUAL ONLY”

EXHIBIT B

Representative Signs



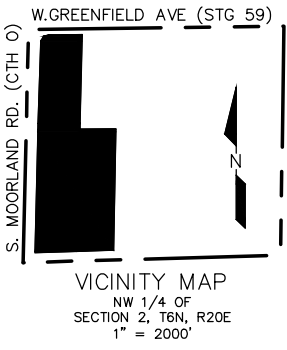
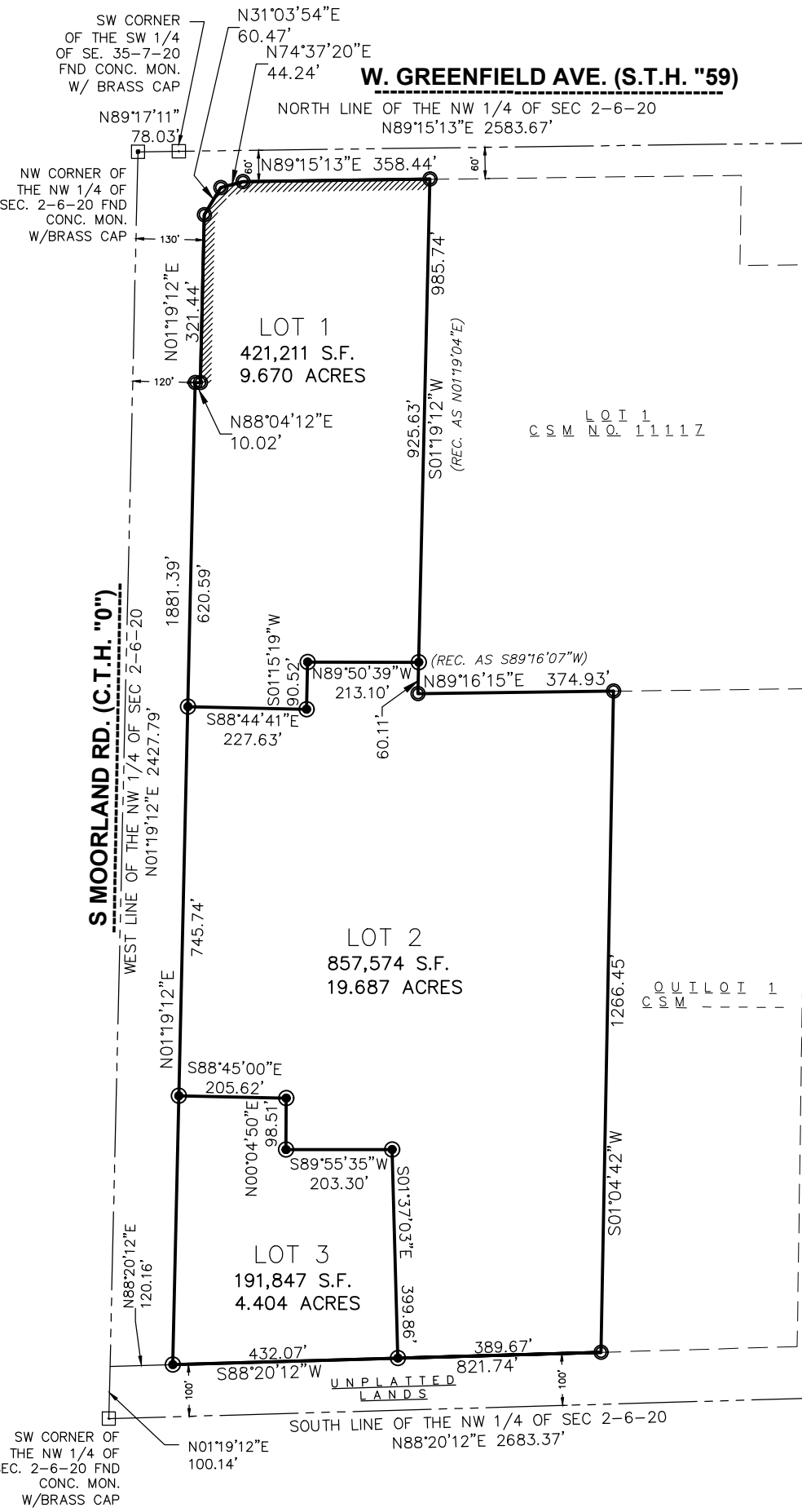
APPENDIX D

DRAFT CSM

“CONCEPTUAL ONLY”

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

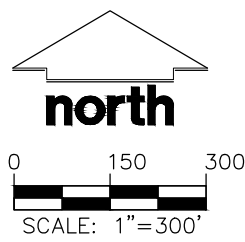


NOTES

- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAR FOOT, SET.
- INDICATES 1 INCH DIA. IRON PIPE, FOUND

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 02-06-20 AS N 01°19'12" E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH-ZONE (NAD83/2011).

SEE SHEET 2, 3 AND 4 FOR ACCESS RESTRICTION, EXISTING EASEMENTS AND WETLANDS



SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312

OWNER:
THE CONSERVANCY, LLC
5300 S. 108TH ST.
HALES CORNERS, WI 53130

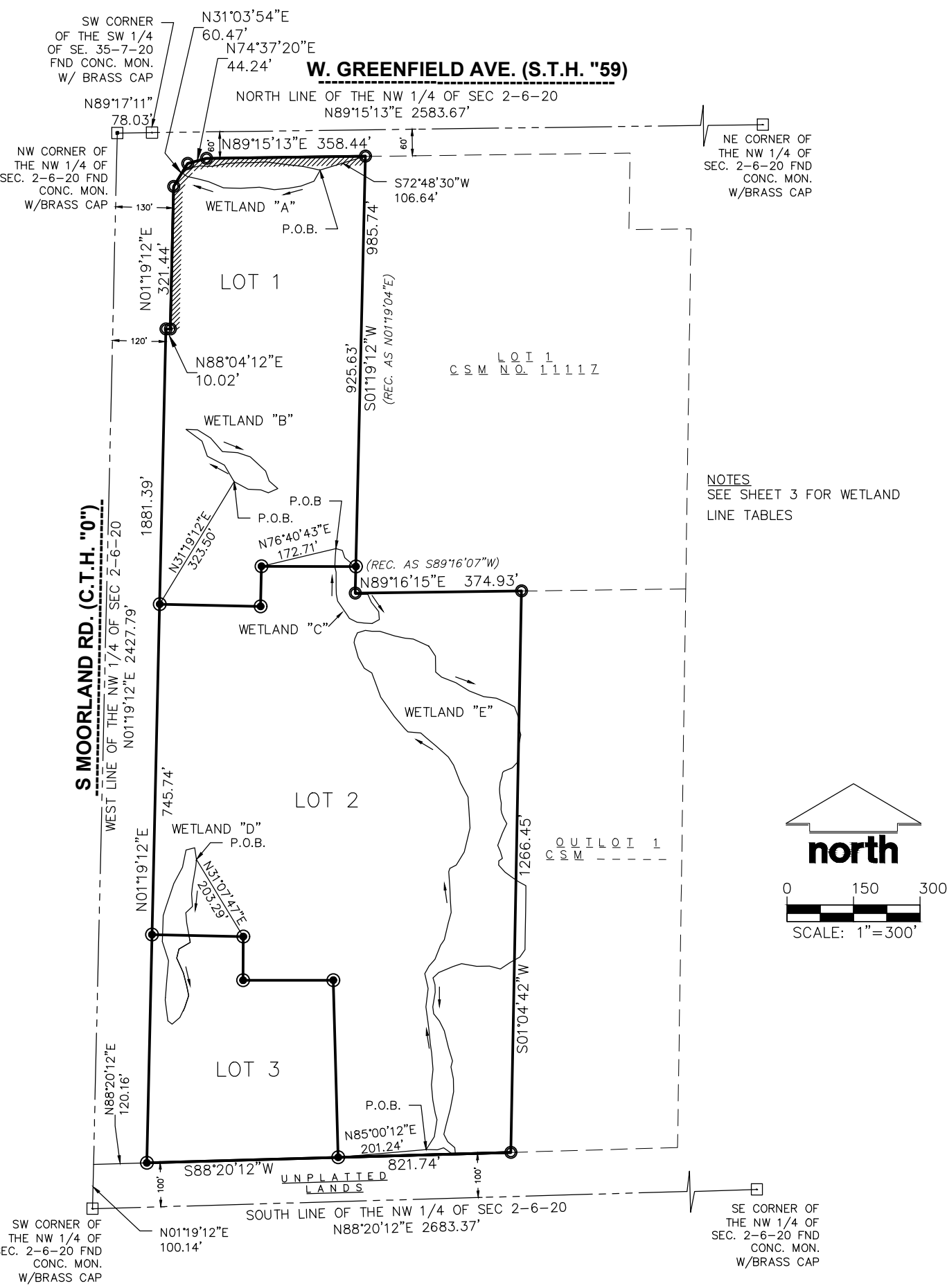
THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

WETLANDS



CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4
AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE
20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

WETLANDS (CONTINUED)

WETLAND "A" LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°32'29"W	28.190
L2	S69°14'35"W	31.640
L3	S79°48'41"W	28.810
L4	S84°24'23"W	31.560
L5	N80°04'46"W	34.070
L6	S86°31'07"W	42.870
L7	N88°16'25"W	38.380
L8	N67°31'59"W	36.080
L9	N75°39'46"W	27.980
L10	N78°11'46"W	21.720
L11	N57°41'36"W	9.260
L12	N11°15'12"W	4.060
L13	N47°42'31"E	9.250
L14	N64°43'15"E	12.040
L15	N78°42'32"E	18.380
L16	S88°48'47"E	27.980
L17	N79°52'10"E	34.480
L18	N85°56'14"E	30.990
L19	S89°24'40"E	24.070
L20	N87°15'21"E	34.450
L21	S82°30'29"E	34.360
L22	S83°31'19"E	51.160
L23	S76°59'54"E	37.290

WETLAND "B" LINE TABLE		
LINE	BEARING	LENGTH
L24	N30°15'58"W	43.380
L25	N63°00'52"W	43.410
L26	N19°38'07"W	36.350
L27	N53°29'10"W	44.250
L28	S88°30'14"E	25.580
L29	S57°33'15"E	34.980
L30	S41°23'04"E	40.380
L31	S85°19'45"E	34.510
L32	S71°38'53"E	30.160
L33	S47°34'54"E	46.920
L34	S19°02'52"E	23.690
L35	S49°11'33"E	26.050
L36	S65°48'22"W	23.510
L37	N68°03'30"W	17.350
L38	N86°16'33"W	29.200
L39	N61°54'11"W	35.770

WETLAND "C" LINE TABLE		
LINE	BEARING	LENGTH
L40	S74°13'33"E	15.170
L41	S18°33'40"E	17.340
L42	S49°27'36"E	17.620
L43	S35°27'41"E	19.580
L44	S01°19'12"W	52.520
L45	N89°16'15"E	27.080
L46	S24°20'06"E	22.950
L47	S38°18'39"E	26.620
L48	S04°00'42"E	18.150
L49	S61°08'14"W	18.500
L50	N86°32'49"W	18.000
L51	N82°30'38"W	16.340
L52	N64°17'32"W	19.100
L53	N33°25'05"W	10.150
L54	N35°57'49"W	37.160
L55	N08°00'40"W	15.680
L56	N00°32'18"W	17.350
L57	N00°26'50"W	32.950
L58	N13°57'33"W	12.680
L59	N02°37'38"E	22.220
L60	N05°07'49"E	18.650

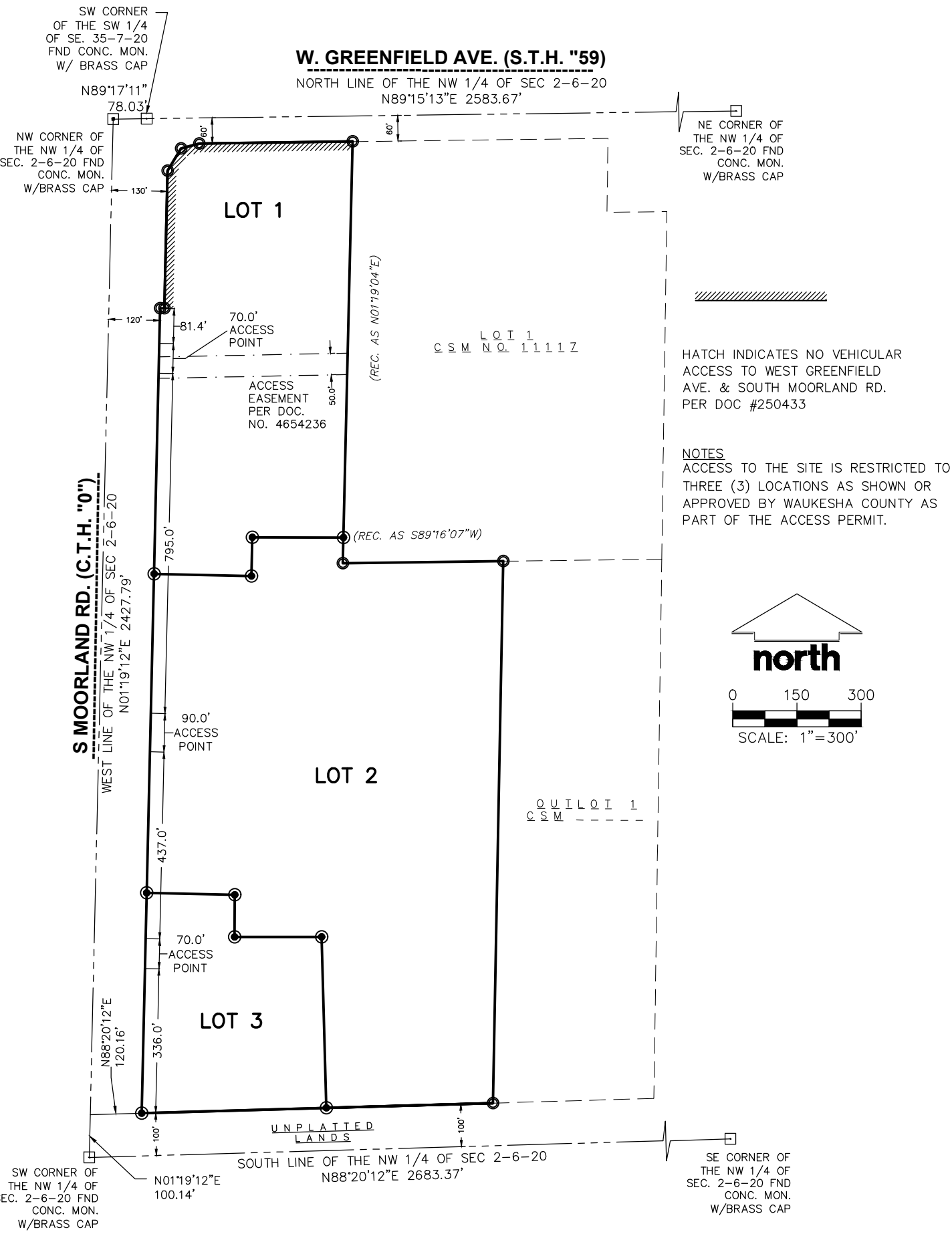
WETLAND "D" LINE TABLE		
LINE	BEARING	LENGTH
L61	S05°59'40"W	15.290
L62	S09°39'06"W	44.240
L63	S06°12'34"W	18.580
L64	S03°22'47"E	28.850
L65	S47°20'45"W	20.140
L66	S04°18'48"E	23.310
L67	S10°19'22"E	44.450
L68	S59°10'45"W	29.640
L69	S12°40'22"W	21.020
L70	S24°01'08"E	36.800
L71	S14°10'48"E	29.730
L72	S12°13'50"E	22.360
L73	S18°22'08"W	28.750
L74	S26°19'28"W	24.720
L75	S49°50'11"W	23.420
L76	N51°01'45"W	12.080
L77	N07°14'41"W	47.160
L78	N04°21'57"E	44.640
L79	N05°05'36"E	44.360
L80	N17°42'12"W	45.440
L81	N02°09'56"E	58.330
L82	N16°35'33"E	20.180
L83	N18°42'24"E	56.370
L84	N28°00'51"E	41.420
L85	N11°44'07"E	39.820
L86	N75°51'42"E	20.110
L87	S08°47'56"E	26.900

WETLAND "E" LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L88	N31°47'03"E	34.400	L151	S19°54'01"E	28.99
L89	N09°13'48"E	38.960	L152	S07°22'30"W	14.36
L90	N15°07'01"W	15.100	L153	S15°52'33"E	22.28
L91	N10°31'35"W	30.270	L154	S11°11'10"W	31.28
L92	N04°41'38"W	34.910	L155	S01°53'21"E	21.86
L93	N05°14'17"E	34.310	L156	S13°08'14"W	9.79
L94	N04°11'45"W	36.860	L157	S42°39'22"W	17.12
L95	N08°36'18"W	20.980	L158	S67°5'00"W	21.39
L96	N05°43'06"W	26.230	L159	S39°19'28"W	3.91
L97	N06°22'27"W	20.870	L160	S07°24'58"W	8.99
L98	N07°52'20"W	37.000	L161	S17°39'52"W	13.39
L99	N06°30'03"E	41.900	L162	S06°00'59"W	15.38
L100	N12°11'39"W	34.470	L163	S04°36'15"E	9.50
L101	N30°19'11"E	19.350	L164	S05°57'08"E	12.19
L102	N41°03'09"E	20.560	L165	S12°16'45"E	9.95
L103	N21°26'49"E	33.840	L166	S02°44'39"W	15.07
L104	N34°02'07"E	15.410	L167	S11°39'47"E	7.87
L105	N12°55'23"E	38.750	L168	S22°12'23"E	12.05
L106	N16°19'23"E	24.250	L169	S29°25'35"E	14.68
L107	N04°35'17"W	30.680	L170	S25°39'29"W	23.60
L108	N02°02'40"W	26.150	L171	S20°27'52"W	29.73
L109	N03°23'55"W	35.560	L172	S23°57'46"E	14.97
L110	N18°22'30"E	7.880	L173	S15°39'07"E	15.98
L111	N61°46'30"E	16.310	L174	S53°34'08"W	9.83
L112	N31°14'06"E	34.170	L175	S04°05'57"W	9.17
L113	N14°13'25"E	30.120	L176	S41°24'20"E	21.82
L114	N12°46'32"E	25.200	L177	S54°30'41"E	21.25
L115	N02°47'07"W	42.490	L178	S55°33'33"E	17.70
L116	N05°01'44"W	28.000	L179	S61°58'51"E	17.53
L117	N27°50'52"W	36.060	L180	S00°51'11"W	18.69
L118	N21°28'56"W	42.730	L181	S00°51'13"W	39.15
L119	N32°13'09"W	21.840	L182	S00°51'13"W	49.21
L120	N48°12'19"W	36.880	L183	S00°51'12"W	37.09
L121	N49°57'21"W	29.180	L184	S35°50'42"W	20.14
L122	N48°40'44"W	16.200	L185	S59°58'58"W	24.79
L123	N84°16'55"W	29.270	L186	S56°34'33"W	26.91
L124	N44°42'38"W	9.720	L187	N74°55'10"W	25.11
L125	N40°58'52"W	36.370	L188	S89°24'39"W	29.37
L126	N34°43'43"W	22.310	L189	N80°18'48"W	34.22
L127	N35°26'58"W	31.320	L190	S71°10'47"W	20.57
L128	N20°08'31"W	25.250	L191	S67°10'30"W	34.96
L129	N20°05'22"W	32.860	L192	S47°27'45"W	17.25
L130	N58°09'42"W	19.820	L193	S16°07'58"E	16.33
L131	N29°26'41"W	27.390	L194	S00°46'54"E	16.91
L132	N16°12'02"W	35.260	L195	S09°00'53"W	33.18
L133	N10°37'45"E	8.950	L196	S06°49'31"E	15.63
L134	N23°45'27"E	14.610	L197	S37°15'58"E	20.99
L135	N73°26'51"E	18.750	L198	S27°02'39"E	24.55
L136	S83°20'41"E	14.780	L199	S14°08'30"E	39.63
L137	S89°24'13"E	18.000	L200	S16°42'20"E	31.22
L138	S73°04'36"E	35.010	L201	S14°25'44"W	13.51
L139	S77°00'03"E	23.440	L202	S10°45'31"E	27.62
L140	S84°19'50"E	19.200	L203	S01°31'41"E	29.15
L141	S65°22'54"E	38.680	L204	S11°09'47"W	39.66
L142	S33°29'17"E	26.560	L205	S15°08'18"W	37.23
L143	S01°12'23"E	35.990	L206	S12°41'40"W	21.41
L144	S49°37'35"E	17.770	L207	S26°34'38"E	18.34
L145	S68°06'17"E	34.550	L208	S49°55'12"E	21.23
L146	S58°15'10"E	34.930	L209	S06°00'02"E	13.96
L147	S68°36'30"E	35.730	L210	N85°40'45"W	9.00
L148	S83°09'41"E	28.840	L211	N53°56'37"W	21.58
L149	S65°55'58"E	29.370	L212	S72°04'50"W	14.82
L150	S62°29'28"E	15.860	L213	N89°14'18"W	25.28

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

EXISTING EASEMENTS AND ACCESS RESTRICTIONS



CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 1, 2 AND 3 OF CSM _____ LOCATEED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE N01°19’12”E, ALONG THE WEST LINE OF THE OF THE SAID NORTHWEST 1/4, 100.14 FEET; THENCE N88°20’12”E, 120.16 FEET TO THE EAST LINE OF S. MOORLAND AND THE POINT OF BEGINNING: THENCE N01°19’12”E, ALONG SAID EAST LINE, 1881.39 FEET; THENCE N88°04’12”E, ALONG SAID EAST LINE, 10.02 FEET; THENCE N01°19’12”E. ALONG SAID EAST LINE, 321.44 FEET; THENCE N31°03’54”E, 60.47 FEET; THENCE N74°37’20”E, 44.24 FEET TO THE SOUTH LINE OF W. GREENFIELD AVE.; THENCE N89°15’13”E, ALONG SAID SOUTH LINE, 358.44 FEET TO A POINT ON THE WEST LINE OF LOT 1, CSM 11117; THENCE S01°19’12”W, ALONG SAID WEST LINE, 985.74 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°16’15”E, ALONG SAID SOUTH LINE, 374.93 FEET TO A POINT ON THE WEST LINE OF OUTLOT 1 CSM _____; THENCE S01°04’42”W, ALONG SAID WEST LINE, 1266.45 FEET TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 SECTION; THENCE S88°20’12”W, ALONG A LINE WHICH IS PARALLEL TO AND 100 FEET NORTH OF SAID SOUTH LINE 821.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,470,632 SQUARE FEET OR 33.761 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND COMBINATION AND MAP BY THE DIRECTION OF THE CONSERVANCY, LLC, OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE CITY OF NEW BERLIN ORDINANCE IN SURVEYING, MAPPING AND DIVIDING THE SAME.

DATED THIS____DAY OF_____, 20_____.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S–2851
STATE OF WISCONSIN

CORPORATE OWNER’S CERITIFICATE

THE CONSERVANCY, LLC, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LANDS DESCRIBED ON THIS CSM TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CSM.

IN WITNESS WHEREOF, THE CONSERVANCY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WIMMER BROTHERS REALTY, INC. ITS MANAGER, BY JOHN J. WIMMER, EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED

THIS _____ DAY OF _____, 20 ____.

THE CONSERVANCY, LLC
BY: WIMMER BROTHERS REALTY, INC., ITS MANAGER

BY: JOHN J. WIMMER, EXECUTIVE VICE PRESIDENT

STATE OF) SS
COUNTY OF)

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 20_____, THE ABOVE–NAMED JOHN J. WIMMER,EXECUTIVE VICE PRESIDENT OF WIMMER BROTHERS REALTY, INC., KNOWN BY ME TO BE THE MANAGER OF THE CONSERVANCY, LLC AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4
AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE
20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN ON THIS _____ DAY OF _____, 2025.

DAVID AMENT, CHAIRPERSON/MAYOR

NIKKI JONES, SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON THIS _____ DAY OF _____, 2025.

DAVID AMENT, PRESIDENT

RUBINA R. MEDINA, CITY CLERK

INSERT RECORDED CSM HERE

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Nicholas Wimmer on behalf of Wimmer Communities / 3-Lot Certified Survey Map

LOCATION: 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003)

REQUEST: Approval of a 3-Lot Certified Survey Map

REVIEW SCHEDULE:	CSM Received:	1/9/2025
	Completeness Determination:	1/9/2025
	90-day time limit expires:	4/9/2025
	Final Common Council Action:	4/22/2025
	60-day extension expires:	6/8/2025

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003, subject to the application, plans on file and the following conditions:

1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.
2. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.
3. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
4. Applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.
5. Approval of the Comprehensive Plan Amendment (see file #: CP-2500070) and Rezoning (see file #: RZ-2500071) is required prior to action on the Certified Survey Map.
6. Applicant shall dedicate the appropriate right-of-way to Waukesha County.
7. Address Waukesha County comments from Jason Mayer outlined in an email dated July 28, 2023.
 - a. Applicant shall coordinate with Waukesha County to show the proposed access locations on the CSM and to restrict access on the remaining frontage along CTY O (Moorland Road).
 - b. The County anticipates a signalized intersection at W. Ridge Road and typically requires a 150' x 100' vision easement along the centerline of CTY O and the new street. This area may need to be dedicated to the County. Continue to coordinate with Waukesha County on the signal design and provide documentation on what the County will require prior to the City signing the CSM.

DETAILS IN ATTACHED STAFF REPORT:

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

Meetings of April 7, 2025

Nicholas Wimmer on behalf of Wimmer Communities / 3-Lot Certified Survey Map
1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003)

DATE STAFF REPORT PREPARED: February 26, 2025

APPLICANT / OWNER(S): Nicholas Wimmer on behalf of Wimmer Communities / The Conservancy LLC

REQUEST / DESCRIPTION OF PROJECT: Approval of a 3-Lot Certified Survey Map

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 1/9/25

DATE OF COMPLETENESS DETERMINATION: 1/9/25

PRE-APPLICATION CONFERENCE HELD: Yes

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

Site Visit(s): numerous site visits over the past two years.

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): ~33.76 Acres

CURRENT ZONING:

Lot 1: B-1/PUD (Shopping Center District)

Lot 2: Rm-1/PUD & C-2 (Multi-Family Residential District)

Lot 3: I-1/PUD & C-2 (Institutional District)

CURRENT LAND USE: Vacant

PROPOSED LOT SIZES:

Lot 1: 9.670 Acres

Lot 2: 19.687 Acres

Lot 3: 4.404 Acres

PROPOSED ZONING: Applicant has filed an application for a Rezoning (see file # RZ-2500071).
Rm-1/PUD & C-2/PUD

PROPOSED LAND USE: Applicant has filed an application for a Rezoning (see file # RZ-2500071).
Multi-family Residential with retail commercial integrated within the apartment buildings.

PROPOSED DENSITY:

Proposed Rm-1/PUD District:

In the attached PUD ordinance, the applicant has identified the following density information: Net density 12.68 units / acre (375 units / 29.57 developable acres) OR gross density 11.10 units / acre (375 units / 33.761 acres).

ADJACENT ZONING AND LAND USE:

North: Zoning: Commercial

South: Zoning: I-1 & R-4

East: Zoning: B-1/I-1

West: Zoning: B-1/PUD/Rm-1/R-4

Land Use: City of Brookfield (Bank & Commercial)

Land Use: Railroad Easement and New Berlin Bike Trail Residential

Land Use: Walmart/Highland Memorial Park Cemetery

Land Use: Vacant Commercial/Deer Creek Apartments/Brookridge Condominiums & Moorland Highlands Subdivision

Conformance with Comprehensive Plan and Municipal Code: Yes

Chapter 11: Neighborhood A: Greenfield Avenue:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- *Future Land Use Map: Mixed Residential (Proposed with application File #: CP-2500070)*

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

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: Yes, see file # RZ-2500071.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: A conceptual Use Approval Application File #: UA-2402003 was reviewed at the October 7, 2024 Plan Commission meeting. Separate Use, Site and Architecture applications will be required for each use and proposed development.

Site Plan Required: Yes, a concept is attached and will be included in the PUD.

Architectural Review Required: Yes, concepts are attached and will be included in the PUD.

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Isolated Natural Resource Area located along eastern property line.

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

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site is overall flat, however the current owner has filled and added berms over the years. This is why the contours appear to look like berms on the topography map.

BIKE & PEDESTRIAN FACILITIES PLAN: As part of the PUD Ordinance and Development Agreement for this project, the applicant is proposing to install and maintain a sidepath along the length of their development on Moorland Road to Greenfield Avenue. This was an important issue that residents brought up during the conceptual reviews of the project at the Neighborhood Meetings.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

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

Wildlife Habitat Protection: Yes

Wildlife Management Plan: Yes

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been submitted and staff will continue to work with the applicant on any replacements at the time of Use, Site and Architecture applications.

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

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

TRAFFIC IMPACT: A Traffic Impact Study dated August 26, 2023 has been submitted to the City of New

Berlin and Waukesha County.

SCHOOL DISTRICT IMPACT: Yes

Notice Sent to Affected School District(s): Yes, an email was sent to the school district on 2/11/2025 notifying them of the project. It was noted in the email that this project will replace the previously approved Mandel Development project.

PREVIOUS ACTION:

Past Action on projects that did not move forward:

- 3/3/2008 ProHealth submitted a plan for a large medical building on this site. This project never moved forward.
- 6/29/2017 Continental Properties submitted a concept plan for a mixed use development. It was reviewed by the Plan Commission and a Neighborhood Meeting was held.

Recent Action:

- 4/10/2023 Neighborhood Meeting regarding concept plan (File UA-2300419).
- 4/13/2023 Plan Commission review of concept plan.
- 4/25/2023 Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
- 7/10/2023 Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
- 8/14/2023 Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
- 8/29/2023 Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
- 1/8/2024 Plan Commission held a public hearing, reviewed and approved an amendment to the File RZ-2300810 as PUD Ordinance #: 2688.
- 1/9/2024 Common Council approved an amendment to the File RZ-2300810 as PUD Ordinance #: 2688.
- 1/8/2024 Plan Commission approved a multi-family apartment development via File #: UA-2301691. However, the applicant withdrew this application.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

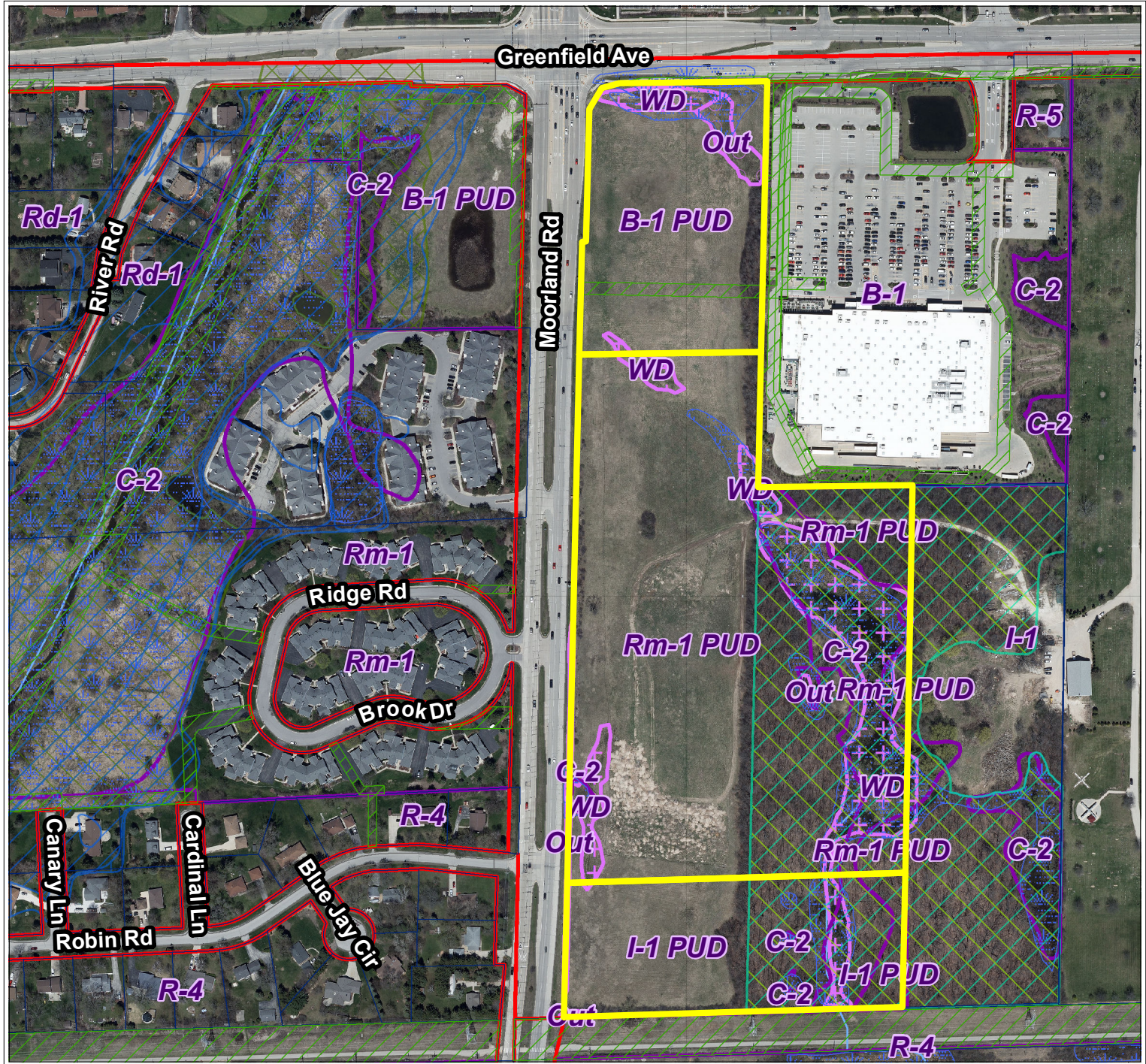
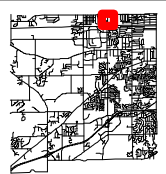
1. The applicant has submitted an application for a Comprehensive Plan Amendment (see file #: CP-2500070) and Rezoning/PPUD request. (see file #: RZ-2500071).
2. The applicant is requesting a PUD. A copy of the draft PUD is attached to the rezoning staff report.
3. Applicant shall coordinate with City staff to execute and record a Conservation Easement at the time of Use, Site and Architecture application.

D.R.C. RECOMMENDATION:

Recommend to Common Council approval of a 3-Lot Certified Survey Map for the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003, subject to the application, plans on file and the following conditions: : **See Executive Summary.**

ATTACHMENTS:

Location Map
Applicant Letter
CSM



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

Legend

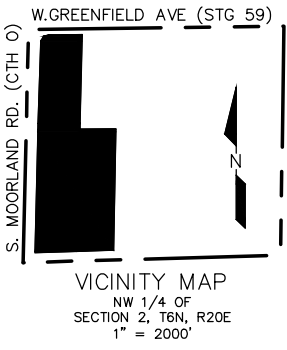
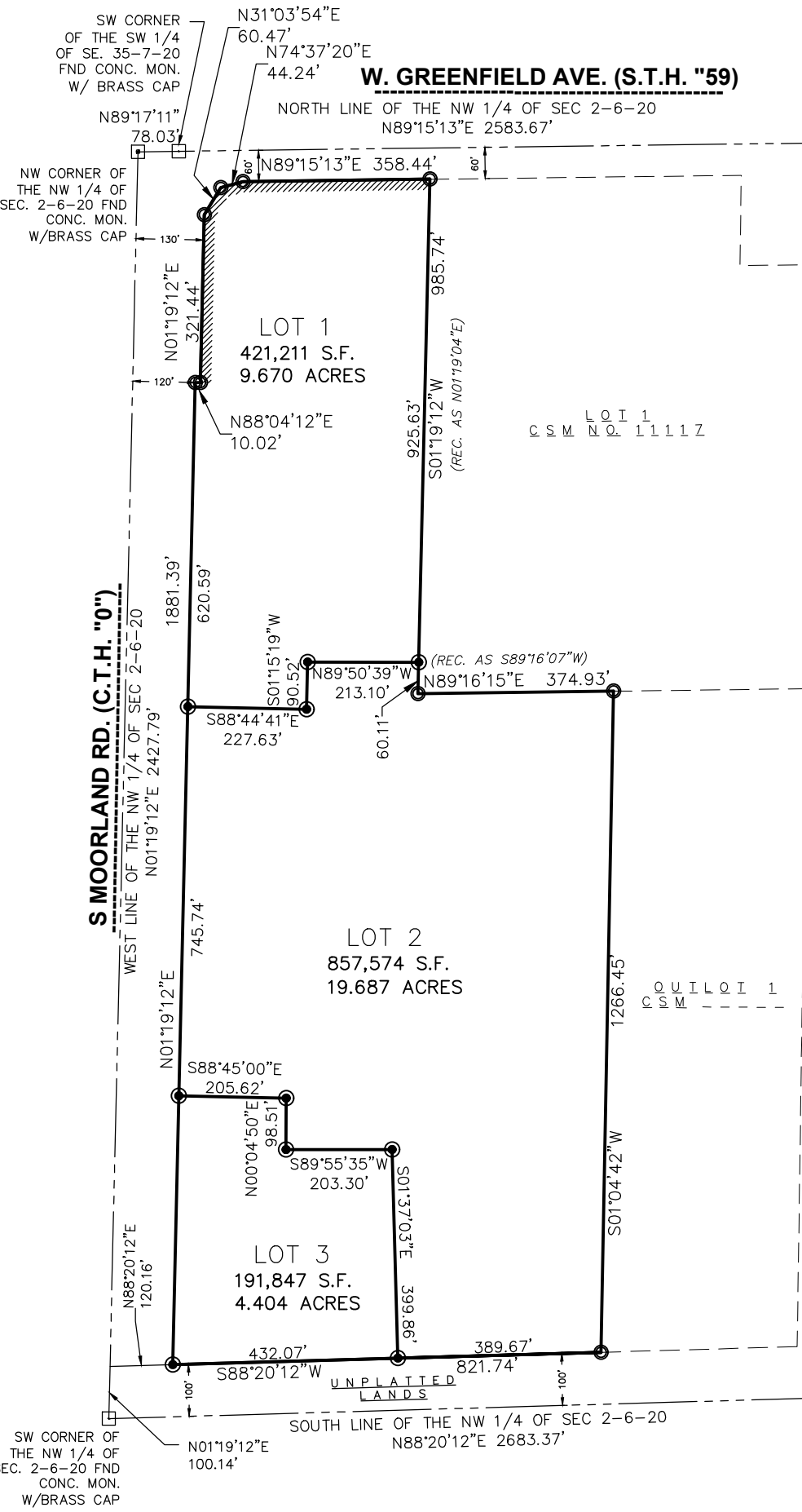
	Parcels		Environmental Corridor	
	Road Right-of-Way		Corridor Type	
	Floodplain DFIRM (FEMA 2014)			Isolated Natural Resource Area
	Flood Zone			Primary Environmental Corridor
	FEMA DFIRM - Zone A			Secondary Environmental Corridor
	FEMA DFIRM - Zone AE			Wetland
	FEMA DFIRM - 0.2% Annual Chance			
	Zoning Boundaries			
	Zoning Wetland Registration			
	Wetland Registration Type			
	Registered Wetland			
	Outside Wetland			



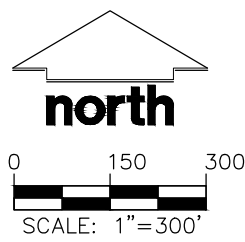
0 130 260 Feet

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.



- NOTES**
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAR FOOT, SET.
 - INDICATES 1 INCH DIA. IRON PIPE, FOUND
- ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 02-06-20 AS N 01°19'12" E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH-ZONE (NAD83/2011).
- SEE SHEET 2, 3 AND 4 FOR ACCESS RESTRICTION, EXISTING EASEMENTS AND WETLANDS



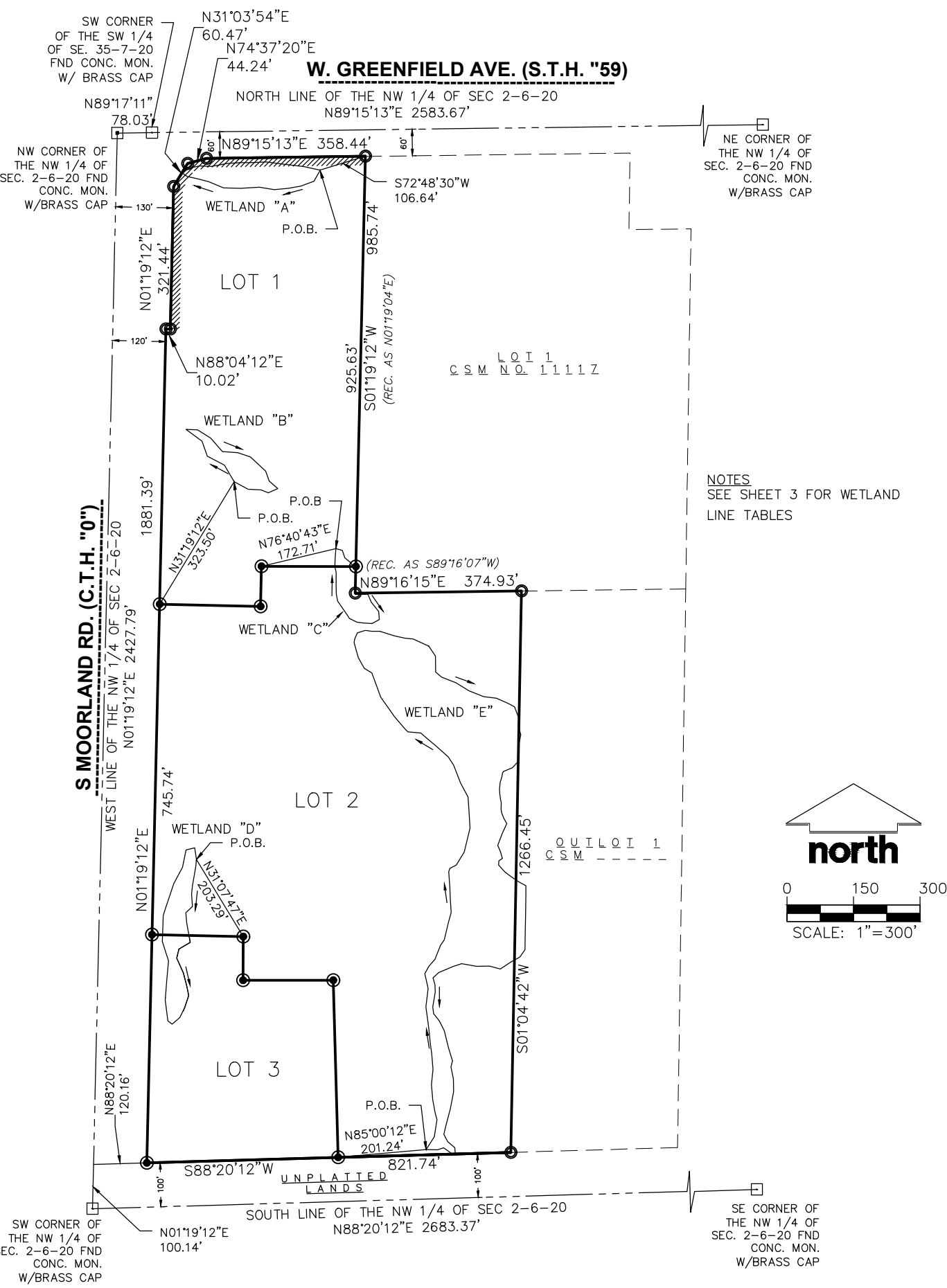
SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312

OWNER:
THE CONSERVANCY, LLC
5300 S. 108TH ST.
HALES CORNERS, WI 53130

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

WETLANDS



CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4
AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE
20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

WETLANDS (CONTINUED)

WETLAND "A" LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°32'29"W	28.190
L2	S69°14'35"W	31.640
L3	S79°48'41"W	28.810
L4	S84°24'23"W	31.560
L5	N80°04'46"W	34.070
L6	S86°31'07"W	42.870
L7	N88°16'25"W	38.380
L8	N67°31'59"W	36.080
L9	N75°39'46"W	27.980
L10	N78°11'46"W	21.720
L11	N57°41'36"W	9.260
L12	N11°15'12"W	4.060
L13	N47°42'31"E	9.250
L14	N64°43'15"E	12.040
L15	N78°42'32"E	18.380
L16	S88°48'47"E	27.980
L17	N79°52'10"E	34.480
L18	N85°56'14"E	30.990
L19	S89°24'40"E	24.070
L20	N87°15'21"E	34.450
L21	S82°30'29"E	34.360
L22	S83°31'19"E	51.160
L23	S76°59'54"E	37.290

WETLAND "B" LINE TABLE		
LINE	BEARING	LENGTH
L24	N30°15'58"W	43.380
L25	N63°00'52"W	43.410
L26	N19°38'07"W	36.350
L27	N53°29'10"W	44.250
L28	S88°30'14"E	25.580
L29	S57°33'15"E	34.980
L30	S41°23'04"E	40.380
L31	S85°19'45"E	34.510
L32	S71°38'53"E	30.160
L33	S47°34'54"E	46.920
L34	S19°02'52"E	23.690
L35	S49°11'33"E	26.050
L36	S65°48'22"W	23.510
L37	N68°03'30"W	17.350
L38	N86°16'33"W	29.200
L39	N61°54'11"W	35.770

WETLAND "C" LINE TABLE		
LINE	BEARING	LENGTH
L40	S74°13'33"E	15.170
L41	S18°33'40"E	17.340
L42	S49°27'36"E	17.620
L43	S35°27'41"E	19.580
L44	S01°19'12"W	52.520
L45	N89°16'15"E	27.080
L46	S24°20'06"E	22.950
L47	S38°18'39"E	26.620
L48	S04°00'42"E	18.150
L49	S61°08'14"W	18.500
L50	N86°32'49"W	18.000
L51	N82°30'38"W	16.340
L52	N64°17'32"W	19.100
L53	N33°25'05"W	10.150
L54	N35°57'49"W	37.160
L55	N08°00'40"W	15.680
L56	N00°32'18"W	17.350
L57	N00°26'50"W	32.950
L58	N13°57'33"W	12.680
L59	N02°37'38"E	22.220
L60	N05°07'49"E	18.650

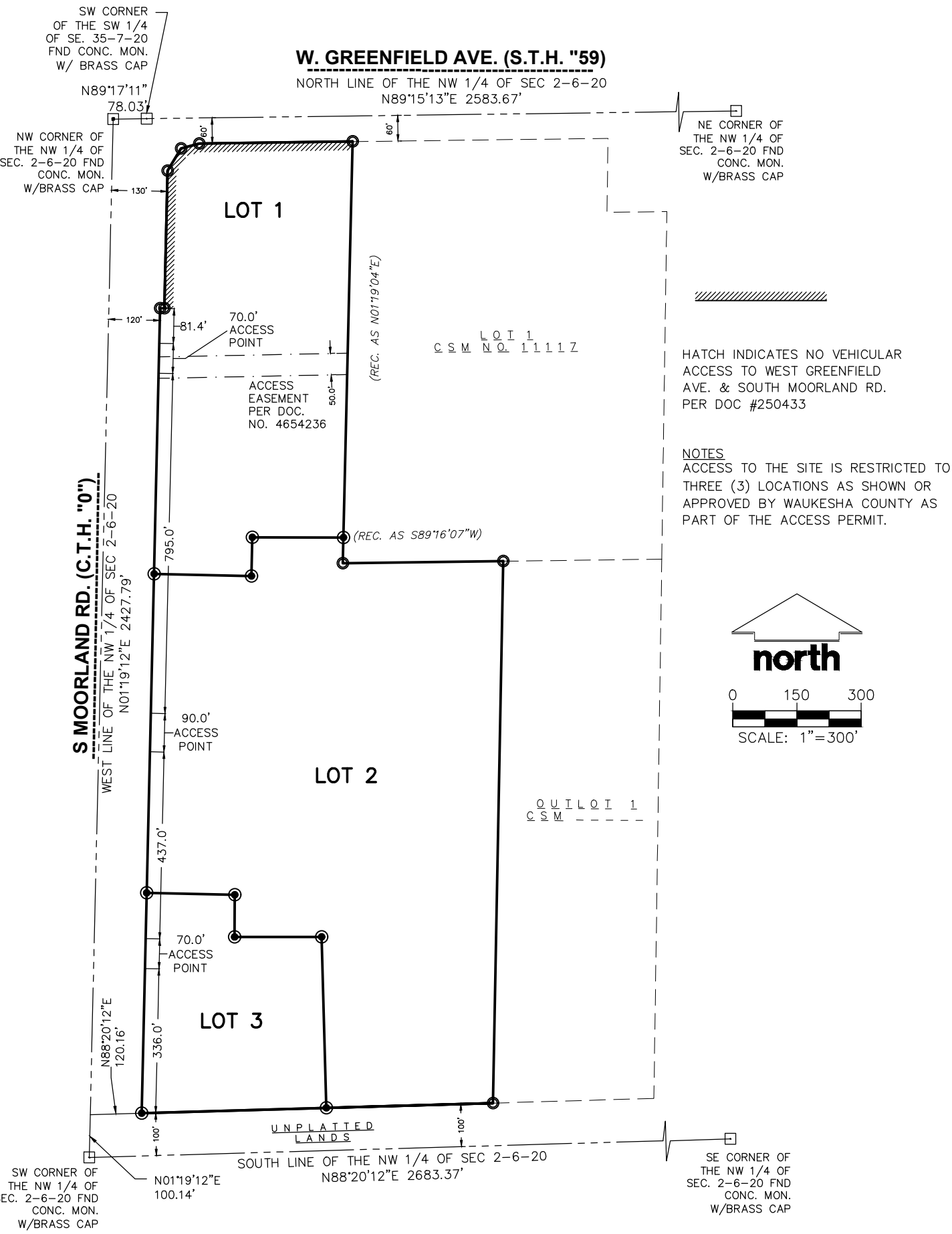
WETLAND "D" LINE TABLE		
LINE	BEARING	LENGTH
L61	S05°59'40"W	15.290
L62	S09°39'06"W	44.240
L63	S06°12'34"W	18.580
L64	S03°22'47"E	28.850
L65	S47°20'45"W	20.140
L66	S04°18'48"E	23.310
L67	S10°19'22"E	44.450
L68	S59°10'45"W	29.640
L69	S12°40'22"W	21.020
L70	S24°01'08"E	36.800
L71	S14°10'48"E	29.730
L72	S12°13'50"E	22.360
L73	S18°22'08"W	28.750
L74	S26°19'28"W	24.720
L75	S49°50'11"W	23.420
L76	N51°01'45"W	12.080
L77	N07°14'41"W	47.160
L78	N04°21'57"E	44.640
L79	N05°05'36"E	44.360
L80	N17°42'12"W	45.440
L81	N02°09'56"E	58.330
L82	N16°35'33"E	20.180
L83	N18°42'24"E	56.370
L84	N28°00'51"E	41.420
L85	N11°44'07"E	39.820
L86	N75°51'42"E	20.110
L87	S08°47'56"E	26.900

WETLAND "E" LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L88	N31°47'03"E	34.400	L151	S19°54'01"E	28.99
L89	N09°13'48"E	38.960	L152	S07°22'30"W	14.36
L90	N15°07'01"W	15.100	L153	S15°52'33"E	22.28
L91	N10°31'35"W	30.270	L154	S11°11'10"W	31.28
L92	N04°41'38"W	34.910	L155	S01°53'21"E	21.86
L93	N05°14'17"E	34.310	L156	S13°08'14"W	9.79
L94	N04°11'45"W	36.860	L157	S42°39'22"W	17.12
L95	N08°36'18"W	20.980	L158	S67°5'00"W	21.39
L96	N05°43'06"W	26.230	L159	S39°19'28"W	3.91
L97	N06°22'27"W	20.870	L160	S07°24'58"W	8.99
L98	N07°52'20"W	37.000	L161	S17°39'52"W	13.39
L99	N06°30'03"E	41.900	L162	S06°00'59"W	15.38
L100	N12°11'39"W	34.470	L163	S04°36'15"E	9.50
L101	N30°19'11"E	19.350	L164	S05°57'08"E	12.19
L102	N41°03'09"E	20.560	L165	S12°16'45"E	9.95
L103	N21°26'49"E	33.840	L166	S02°44'39"W	15.07
L104	N34°02'07"E	15.410	L167	S11°39'47"E	7.87
L105	N12°55'23"E	38.750	L168	S22°12'23"E	12.05
L106	N16°19'23"E	24.250	L169	S29°25'35"E	14.68
L107	N04°35'17"W	30.680	L170	S25°39'29"W	23.60
L108	N02°02'40"W	26.150	L171	S20°27'52"W	29.73
L109	N03°23'55"W	35.560	L172	S23°57'46"E	14.97
L110	N18°22'30"E	7.880	L173	S15°39'07"E	15.98
L111	N61°46'30"E	16.310	L174	S53°34'08"W	9.83
L112	N31°14'06"E	34.170	L175	S04°05'57"W	9.17
L113	N14°13'25"E	30.120	L176	S41°24'20"E	21.82
L114	N12°46'32"E	25.200	L177	S54°30'41"E	21.25
L115	N02°47'07"W	42.490	L178	S55°33'33"E	17.70
L116	N05°01'44"W	28.000	L179	S61°58'51"E	17.53
L117	N27°50'52"W	36.060	L180	S00°51'11"W	18.69
L118	N21°28'56"W	42.730	L181	S00°51'13"W	39.15
L119	N32°13'09"W	21.840	L182	S00°51'13"W	49.21
L120	N48°12'19"W	36.880	L183	S00°51'12"W	37.09
L121	N49°57'21"W	29.180	L184	S35°50'42"W	20.14
L122	N48°40'44"W	16.200	L185	S59°58'58"W	24.79
L123	N84°16'55"W	29.270	L186	S56°34'33"W	26.91
L124	N44°42'38"W	9.720	L187	N74°55'10"W	25.11
L125	N40°58'52"W	36.370	L188	S89°24'39"W	29.37
L126	N34°43'43"W	22.310	L189	N80°18'48"W	34.22
L127	N35°26'58"W	31.320	L190	S71°10'47"W	20.57
L128	N20°08'31"W	25.250	L191	S67°10'30"W	34.96
L129	N20°05'22"W	32.860	L192	S47°27'45"W	17.25
L130	N58°09'42"W	19.820	L193	S16°07'58"E	16.33
L131	N29°26'41"W	27.390	L194	S00°46'54"E	16.91
L132	N16°12'02"W	35.260	L195	S09°00'53"W	33.18
L133	N10°37'45"E	8.950	L196	S06°49'31"E	15.63
L134	N23°45'27"E	14.610	L197	S37°15'58"E	20.99
L135	N73°26'51"E	18.750	L198	S27°02'39"E	24.55
L136	S83°20'41"E	14.780	L199	S14°08'30"E	39.63
L137	S89°24'13"E	18.000	L200	S16°42'20"E	31.22
L138	S73°04'36"E	35.010	L201	S14°25'44"W	13.51
L139	S77°00'03"E	23.440	L202	S10°45'31"E	27.62
L140	S84°19'50"E	19.200	L203	S01°31'41"E	29.15
L141	S65°22'54"E	38.680	L204	S11°09'47"W	39.66
L142	S33°29'17"E	26.560	L205	S15°08'18"W	37.23
L143	S01°12'23"E	35.990	L206	S12°41'40"W	21.41
L144	S49°37'35"E	17.770	L207	S26°34'38"E	18.34
L145	S68°06'17"E	34.550	L208	S49°55'12"E	21.23
L146	S58°15'10"E	34.930	L209	S06°00'02"E	13.96
L147	S68°36'30"E	35.730	L210	N85°40'45"W	9.00
L148	S83°09'41"E	28.840	L211	N53°56'37"W	21.58
L149	S65°55'58"E	29.370	L212	S72°04'50"W	14.82
L150	S62°29'28"E	15.860	L213	N89°14'18"W	25.28

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

EXISTING EASEMENTS AND ACCESS RESTRICTIONS



CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 1, 2 AND 3 OF CSM _____ LOCATEED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE N01°19’12”E, ALONG THE WEST LINE OF THE OF THE SAID NORTHWEST 1/4, 100.14 FEET; THENCE N88°20’12”E, 120.16 FEET TO THE EAST LINE OF S. MOORLAND AND THE POINT OF BEGINNING: THENCE N01°19’12”E, ALONG SAID EAST LINE, 1881.39 FEET; THENCE N88°04’12”E, ALONG SAID EAST LINE, 10.02 FEET; THENCE N01°19’12”E. ALONG SAID EAST LINE, 321.44 FEET; THENCE N31°03’54”E, 60.47 FEET; THENCE N74°37’20”E, 44.24 FEET TO THE SOUTH LINE OF W. GREENFIELD AVE.; THENCE N89°15’13”E, ALONG SAID SOUTH LINE, 358.44 FEET TO A POINT ON THE WEST LINE OF LOT 1, CSM 11117; THENCE S01°19’12”W, ALONG SAID WEST LINE, 985.74 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°16’15”E, ALONG SAID SOUTH LINE, 374.93 FEET TO A POINT ON THE WEST LINE OF OUTLOT 1 CSM _____; THENCE S01°04’42”W, ALONG SAID WEST LINE, 1266.45 FEET TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 SECTION; THENCE S88°20’12”W, ALONG A LINE WHICH IS PARALLEL TO AND 100 FEET NORTH OF SAID SOUTH LINE 821.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,470,632 SQUARE FEET OR 33.761 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND COMBINATION AND MAP BY THE DIRECTION OF THE CONSERVANCY, LLC, OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE CITY OF NEW BERLIN ORDINANCE IN SURVEYING, MAPPING AND DIVIDING THE SAME.

DATED THIS____DAY OF_____, 20_____.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S–2851
STATE OF WISCONSIN

CORPORATE OWNER’S CERTIFICATE

THE CONSERVANCY, LLC, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LANDS DESCRIBED ON THIS CSM TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CSM.

IN WITNESS WHEREOF, THE CONSERVANCY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WIMMER BROTHERS REALTY, INC. ITS MANAGER, BY JOHN J. WIMMER, EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED

THIS _____ DAY OF _____, 20 ____.

THE CONSERVANCY, LLC
BY: WIMMER BROTHERS REALTY, INC., ITS MANAGER

BY: JOHN J. WIMMER, EXECUTIVE VICE PRESIDENT

STATE OF) SS
COUNTY OF)

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 20_____, THE ABOVE–NAMED JOHN J. WIMMER,EXECUTIVE VICE PRESIDENT OF WIMMER BROTHERS REALTY, INC., KNOWN BY ME TO BE THE MANAGER OF THE CONSERVANCY, LLC AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES _____

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN ON THIS _____ DAY OF _____, 2025.

_____ DAVID AMENT, CHAIRPERSON/MAYOR	_____ NIKKI JONES, SECRETARY
---	---------------------------------

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON THIS _____ DAY OF _____, 2025.

_____ DAVID AMENT, PRESIDENT	_____ RUBINA R. MEDINA, CITY CLERK
---------------------------------	---------------------------------------

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Colin Carr with Hawthorne Hill Farm LLC / Conceptual neighborhood plan review for an indoor/outdoor event venue
LOCATION:	16370 and 16380 W. Small Road (Tax Key #'s: 1285.994.003 & 1285.994.002)
REQUEST:	Conceptual plan review for an indoor/outdoor event venue located at 16370 and 16380 W. Small Road.
D.R.C. RECOMMENDATION:	NO RECOMMENDATION, for discussion purposes only. Main topics to discuss with the Plan Commission: • Comprehensive Plan Amendment • Rezoning

1. Planning:

- a. Rezoning / Comprehensive Plan / Land Division / Use Approval applications required.
- b. Comprehensive Plan –

The current Future Land Use designation is Residential Estate. The Future Land Use designation that would align with the proposed use would be Suburban Commercial. Chapter 10 of the Comprehensive Plan states that B-2/Suburban Commercial is *“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.”*

- c. Rezoning –

The current Zoning Districts are B-2 General Retail Sales and Service District (16370 W. Small Road) and R-3 Suburban Single-Family Residential District (16380 W. Small Road). The Zoning District that would most likely align with the proposed use would be B-2 with a PUD overlay.

- d. The barn has been used for seasonal craft/artisan/vendor based events in past years.
 - (1) Events were typically held 4 times a year (May, September, October, and November) for 3 days at a time (Friday-Sunday)

2. Building Inspection:

- a. State Review required.
- b. Change of Occupancy: Yes
- c. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- d. Building plans shall be approved by the State of Wisconsin Department of Commerce

Safety and Buildings Division (SPS.361.60). State letter required with permit application.

- e. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division for each building.**
- f. Zoning approval will be required before applying for the building permit. Separate applications and plans are required.**
- g. Plumbing: State review is required for over 16 fixtures - new and/or replacements.**
- h. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1).**
- i. Contact Waukesha County for septic system.**

3. Fire:

- a. Maintain fire sprinkler coverage throughout, per NFPA 13, Local Code 124-11.A.2 & 11.A.12.**
- b. Sprinkler system shall be monitored.**
- c. Audio/visual upon waterflow activation.**
- d. Manual fire alarm system throughout, per NFPA72.**
- e. Upgrade and/or maintain egress/emergency lighting.**
- f. Fire extinguishers every 75 feet of travel.**
- g. Name and address on front and rear doors, visible from street.**
- h. Provide current key(s) for required Knox Box.**
- i. Maintain fire line access of 24 feet.**

4. Storm Water Utility:

- a. There is drainage that runs through the property that will need to be addressed.**
- b. WDNR NOI may be required.**
- c. MMSD Chapter 13 approval may be required.**
- d. If stormwater management facilities are required, a SWMP Maintenance Agreement is required.**

5. Engineering:

- a. Property is currently served by well and septic. Applicant shall contact Waukesha County Environmental Health to discuss options for POWTS for proposed concept.**
- b. Parking: Banquet Hall requires 1 space per 3 persons at max capacity.**
- c. Civil plans will be required and include lighting, site layout measurements, grading, utility, and stormwater plans.**

6. The following documents and reports will be required with future submittals:

- a. Tree Inventory Report & Replacement Schedule**
- b. Civil, Architectural, Landscaping and Photometric Plans**

7. The applicant held a neighborhood meeting on Tuesday, March 18th, 2025. 77 Notices were mailed out and 5 residents attended the meeting, along with City staff and the development team.

ATTACHMENTS:

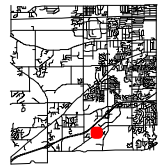
Location Map

Current Future Land Use Map

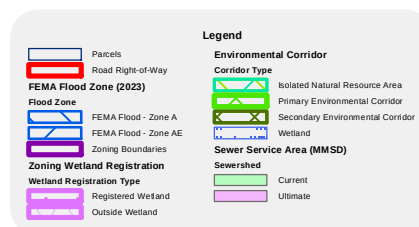
Current Zoning Map

Conceptual Plan Set

UA-2500285
Hawthorne Hill Farm
16370 & 16380 W. Small Road



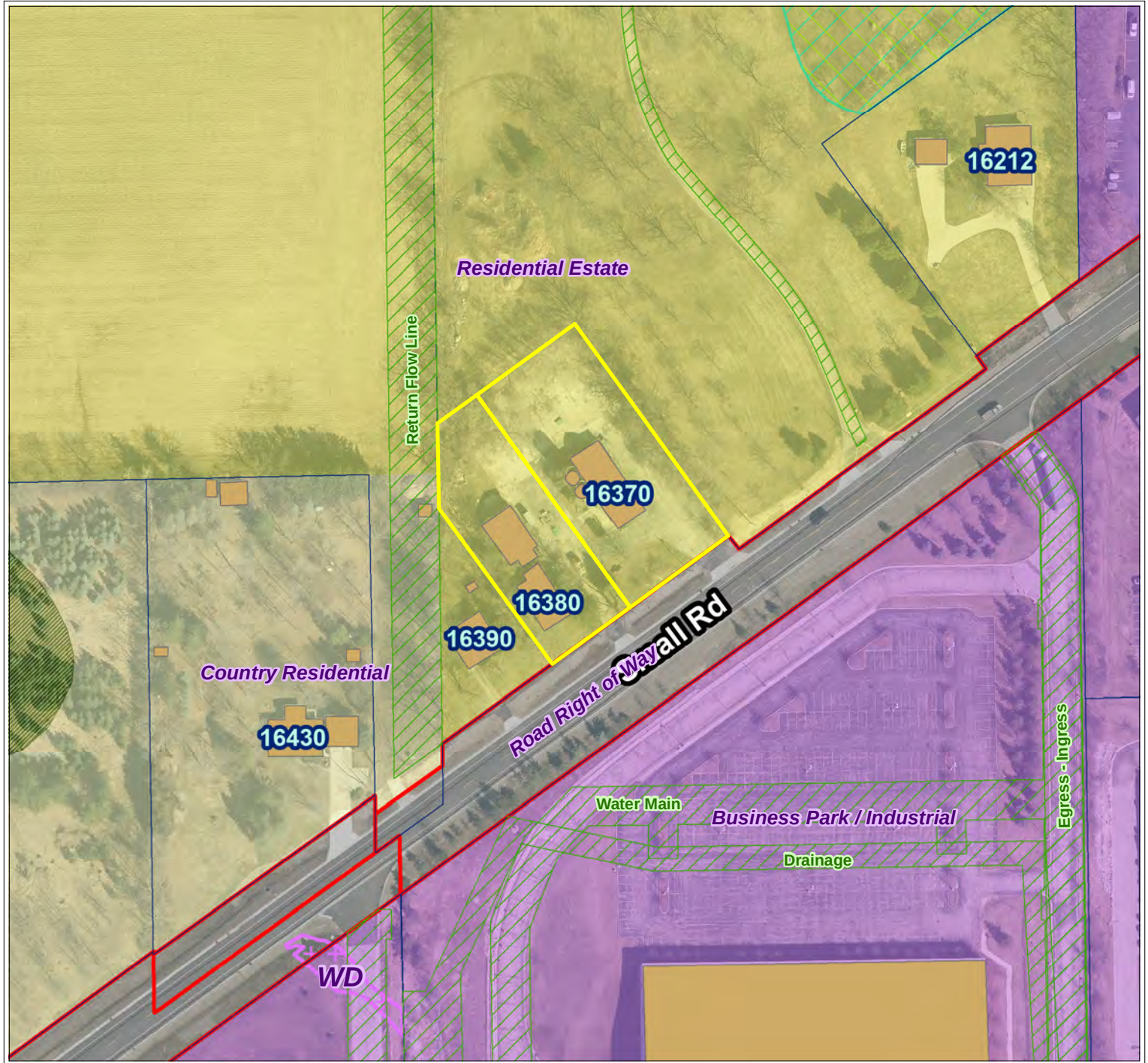
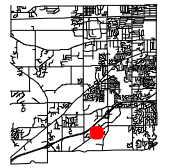
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



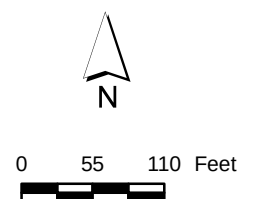
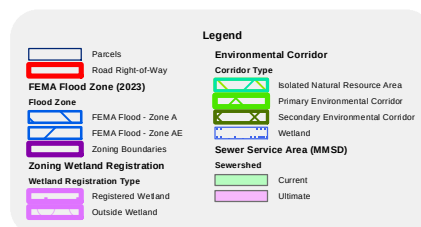
0 40 80 Feet

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UA-2500285 Hawthorne Hill Farm Concept 16370 & 16380 W. Small Road

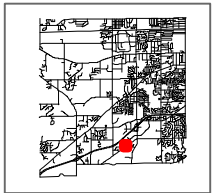


City of New Berlin
Department of Community Development
3805 S Casper Dr.
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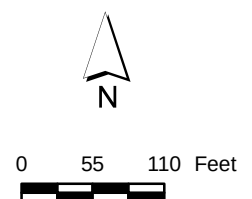
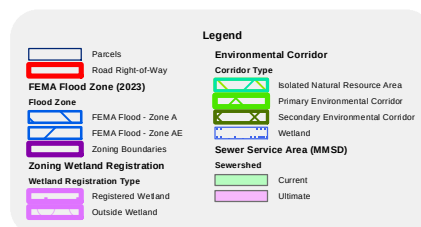


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UA-2500285 Hawthorne Hill Farm Concept 16370 & 16380 W. Small Road



City of New Berlin
Department of Community Development
3805 S Casper Dr.
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HAWTHORNE HILL FARM

16370-16380 W SMALL RD, NEW BERLIN, WI 53151



SHEET INDEX

- A-1 TITLE SHEET
EXISTING CONDITIONS
SITE DEMO PLAN
- A-2 PROPOSED SITE PLAN
EXISTING SITE PLAN
- A-3 SITE IMPROVEMENTS PLAN
- A-4 FOUNDATION PLAN
- A-5 TERRACE LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
WINDOW SCHEDULE
- A-6 MAIN LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
DOOR SCHEDULE
- A-7 2ND LEVEL FLOOR PLAN
SECOND FLOOR INTERIOR ELEVATIONS
FIXTURE SCHEDULE
- A-8 EXTERIOR ELEVATIONS - BARN
- A-9 CROSS SECTION VIEWS - BARN
- A-10 EXTERIOR ELEVATIONS - PAVILION
- A-11 CROSS SECTION VIEWS - PAVILION
- A-12 HOLD
- A-13 RENDERINGS



DEMOLITION NOTES

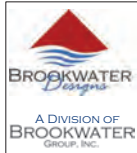
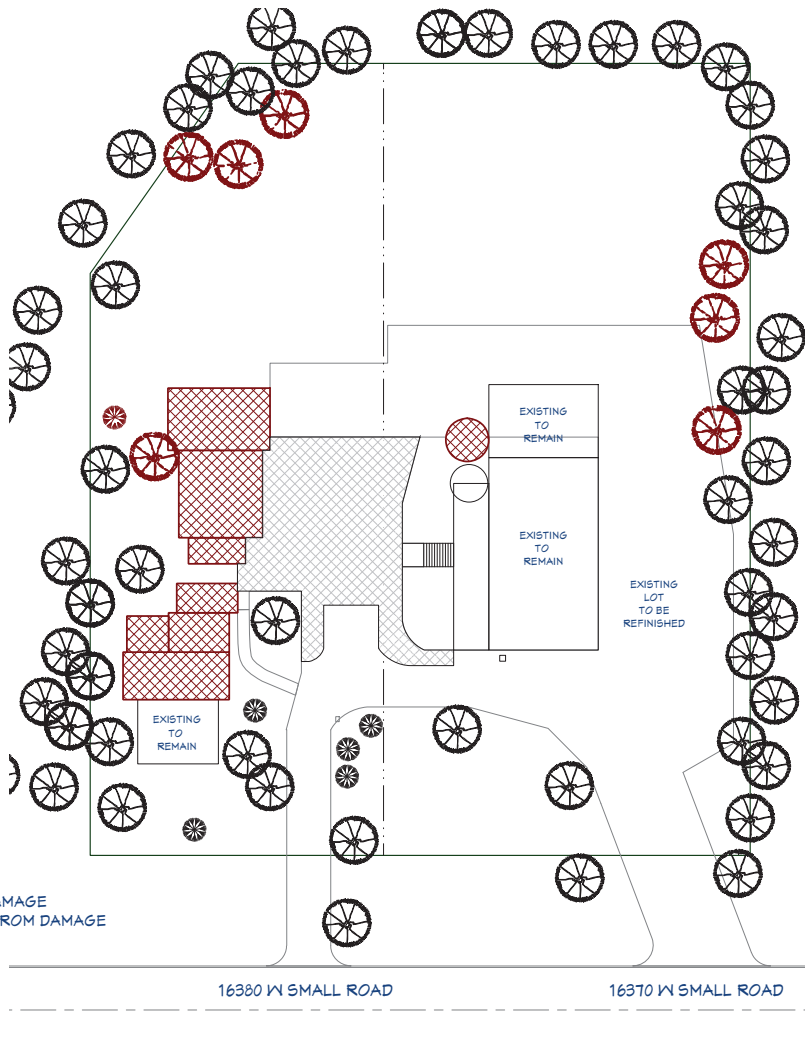
DEMO AND DISPOSE OF STRUCTURES WHERE SHOWN
PROTECT ADJACENT STRUCTURES FROM DAMAGE
SELECTIVE DEMO AT ATTACHED STRUCTURE TO REMAIN

REMOVE WALLS WHERE SHOWN
SHORE BEARING WALLS AS NEEDED
PROVIDE TEMPORARY PROTECTION TO WEATHER

EXISTING FINISHES TO REMAIN SHALL BE PROTECTED FROM DAMAGE
EXISTING PAVING / CONCRETE TO REMAIN TO BE PROTECTED FROM DAMAGE

ALL ELECTRICAL REMOVALS TO BE DONE BY ELECTRICIAN
LEAVE CIRCUITS SAFE AT ALL TIMES

REMOVE TREES WHERE INDICATED
FIREWOOD TO REMAIN ON SITE FOR OWNER



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
PROJECT INFORMATION

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W SMALL ROAD
NEW BERLIN, WI 53151

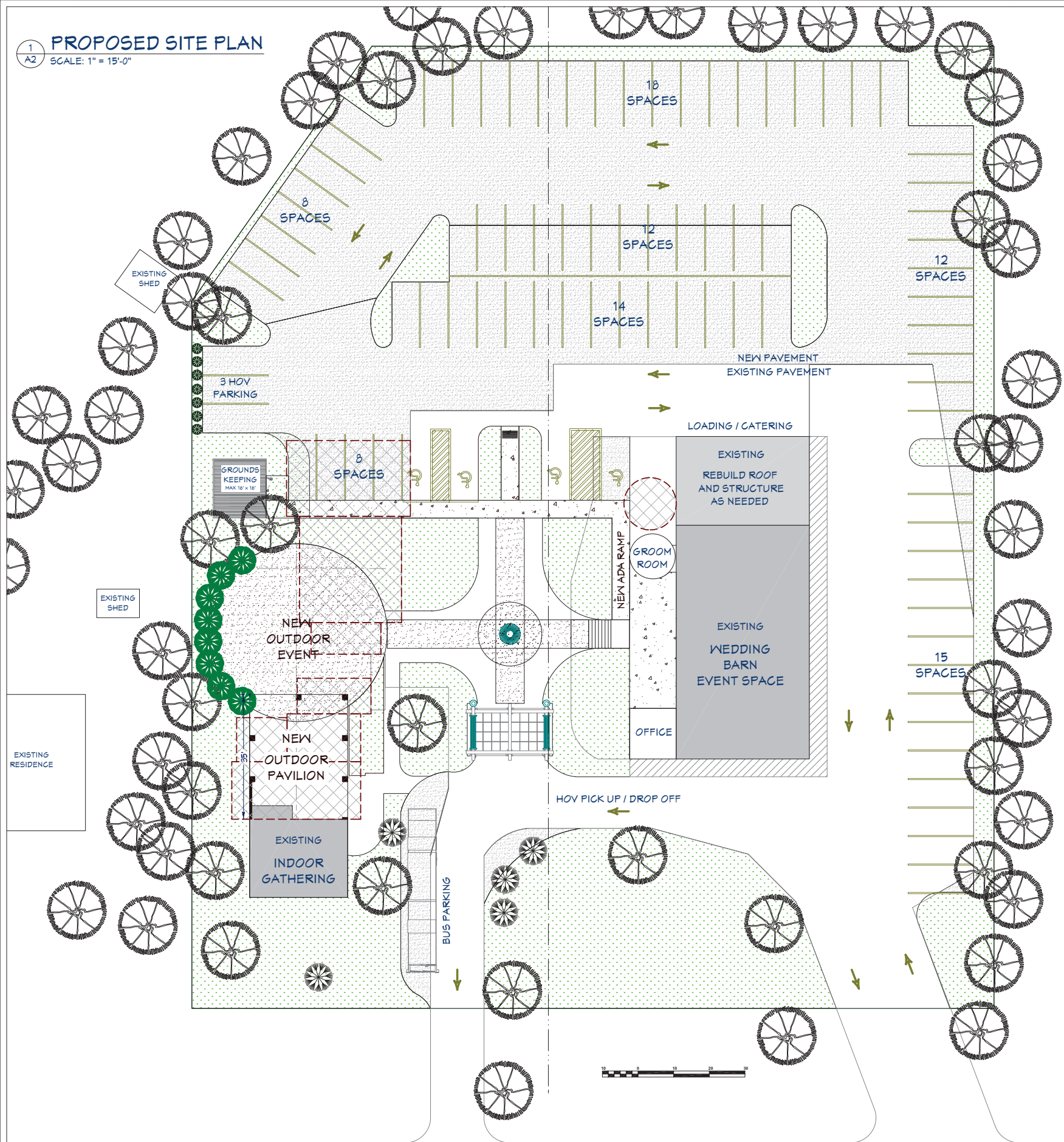
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
2/1/2025

SCALE:
1" = 30'-0"

SHEET:
A-1

1
A2 PROPOSED SITE PLAN
SCALE: 1" = 15'-0"



16380 W SMALL ROAD

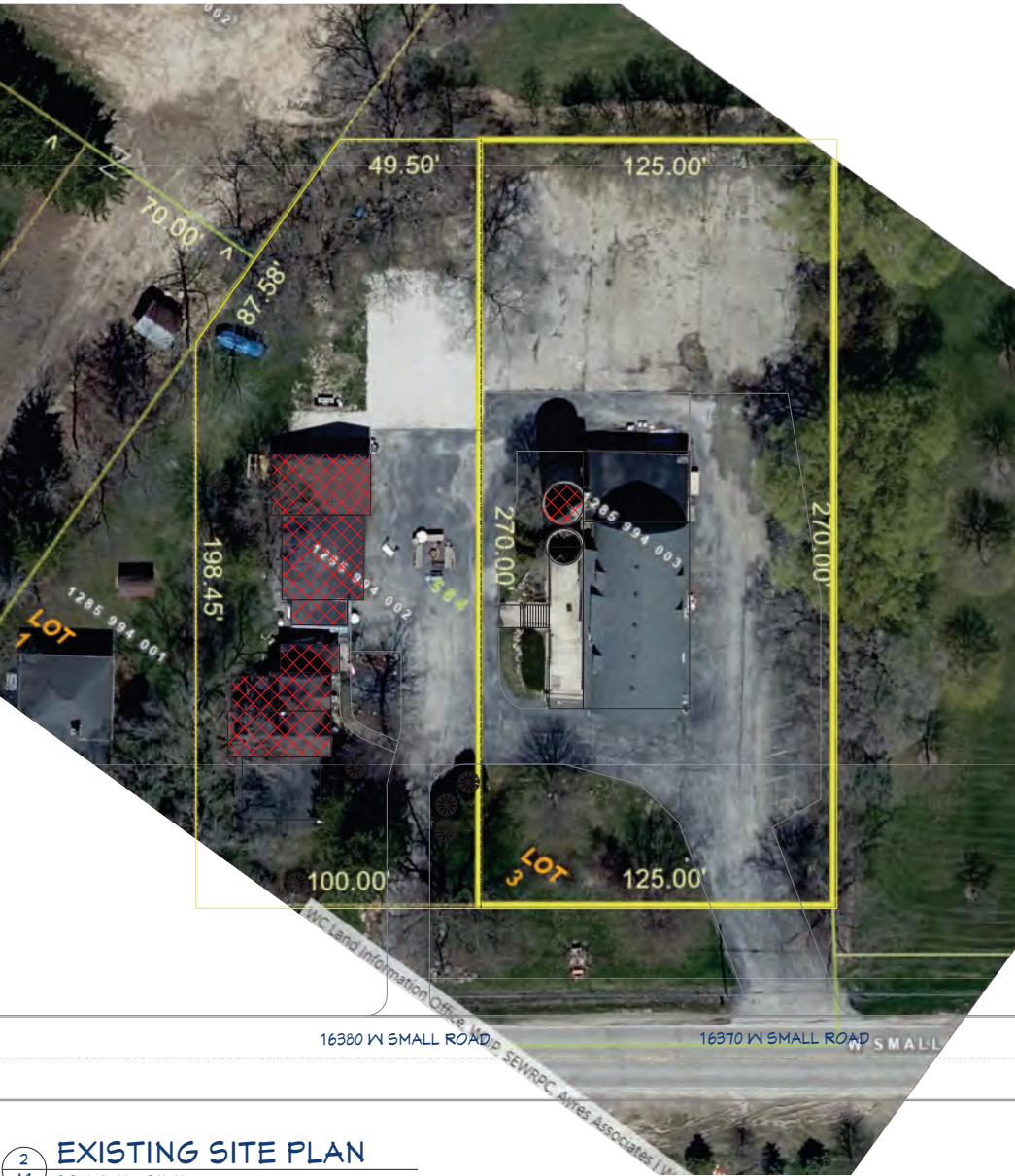
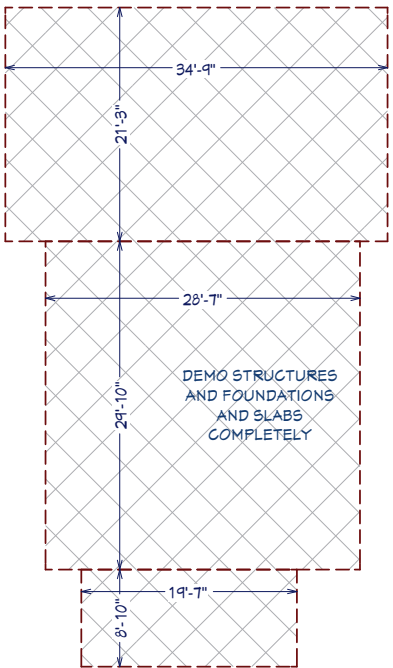
16370 W SMALL ROAD

ACCESSIBLE PARKING

TYPE	TOTAL	RANGE	REQ'D
AUTO STALLS	90	76-100	4
VAN STALLS	90	33+	1 PER 8

SITE SURFACES

TYPE	EXISTING	PROPOSED
LOT SIZE	58,943 SF	58,943 SF
STRUCTURES	6,990 SF	4,944 SF
PAVEMENT	18,430 SF	35,052 SF
CONCRETE	1,035 SF	2,520 SF
GRAVEL	10,540 SF	0 SF
GREEN SPACE	21,948 SF	16,427 SF
PERMEABLE		28%



2
A1 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
PRELIMINARY
SITE PLAN

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W SMALL ROAD
NEW BERLIN, WI 53151

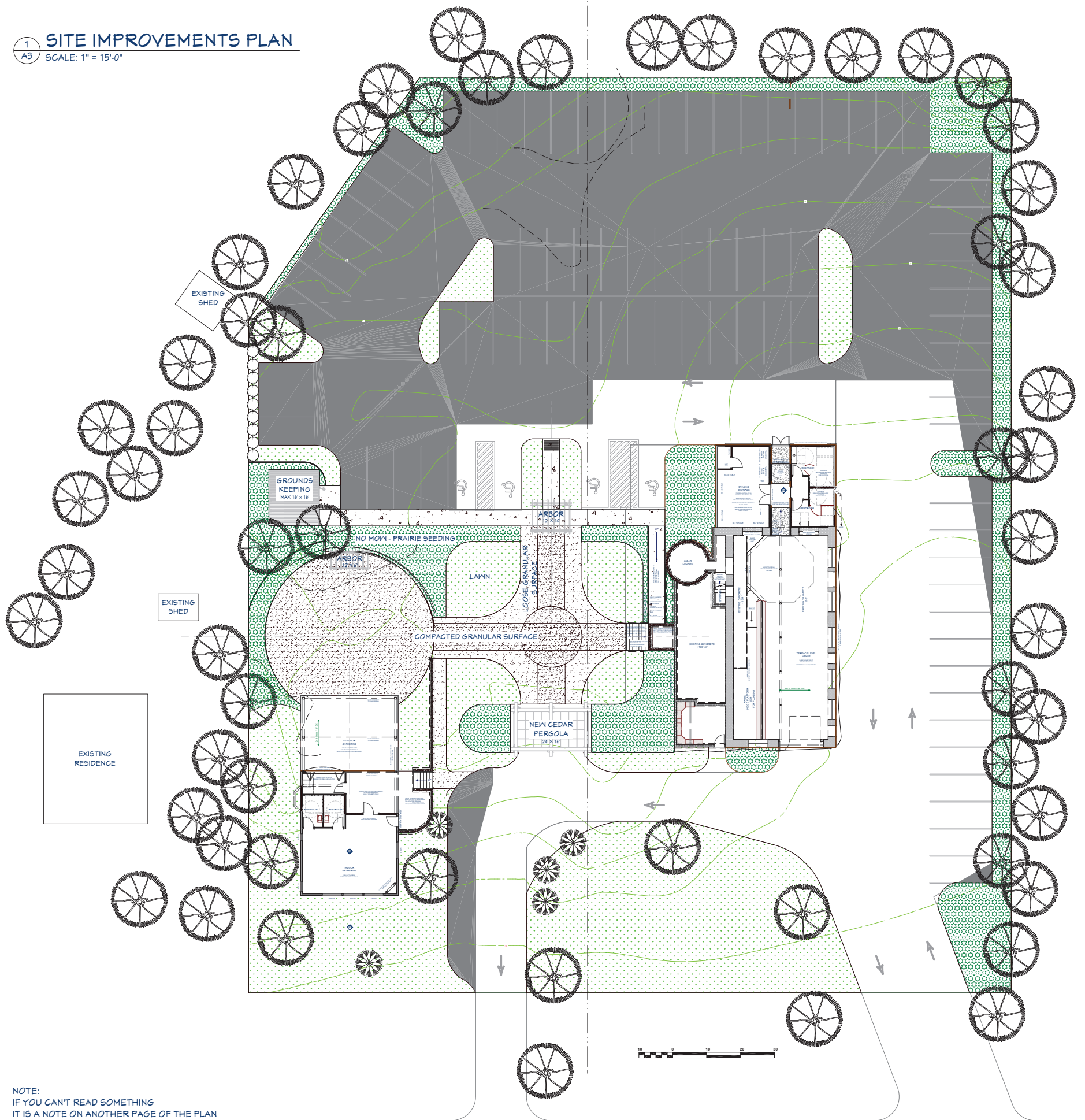
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GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

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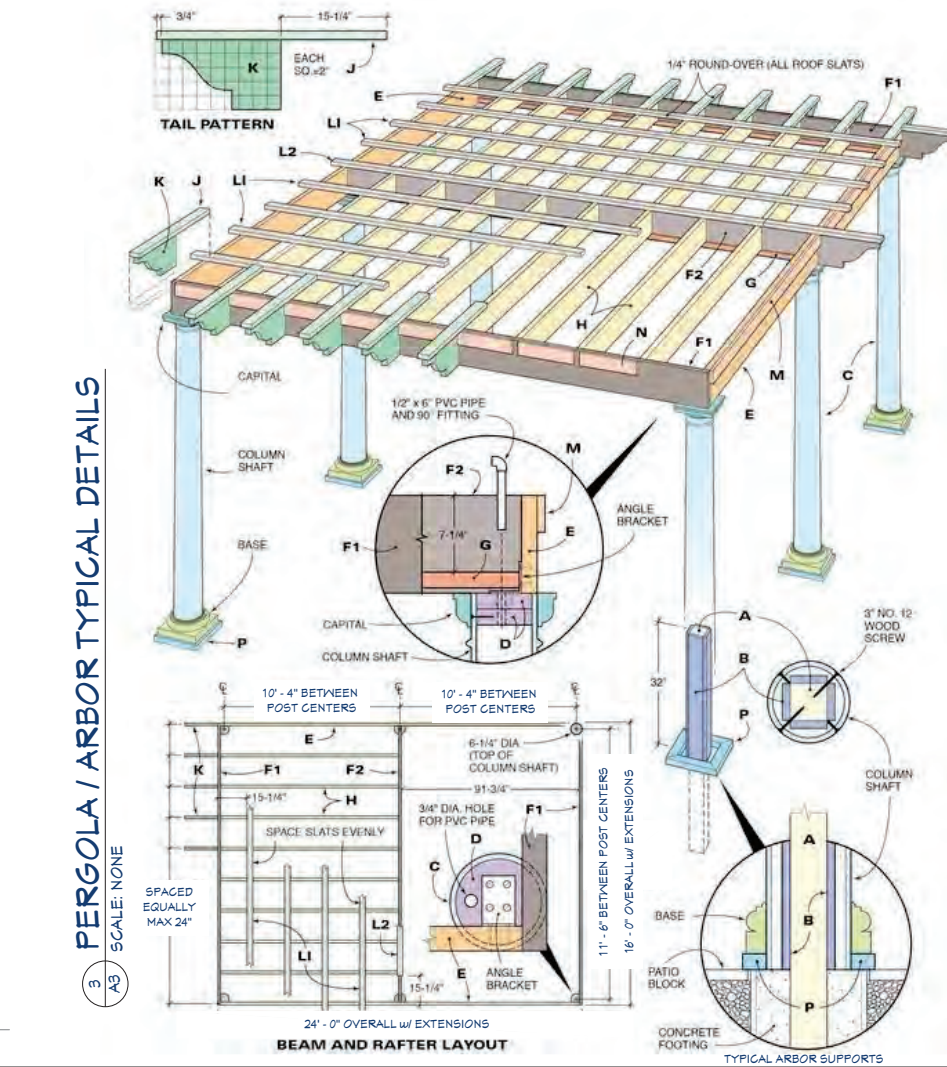
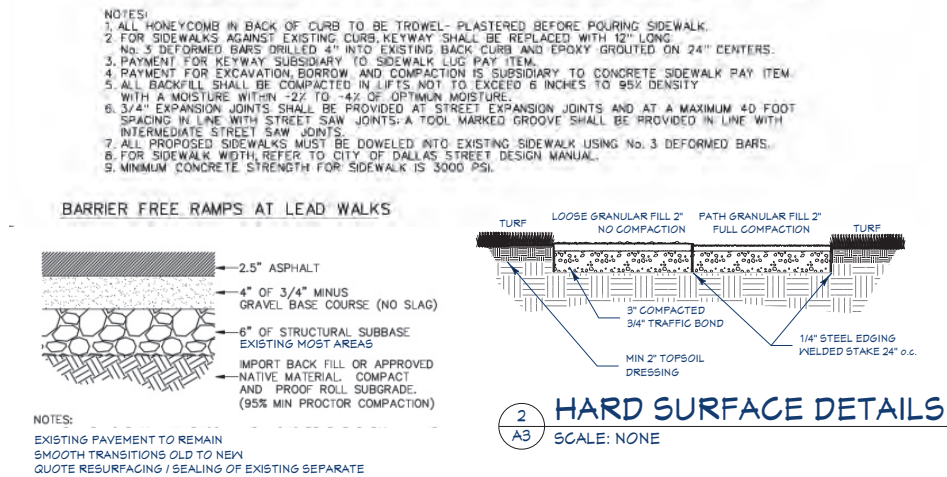
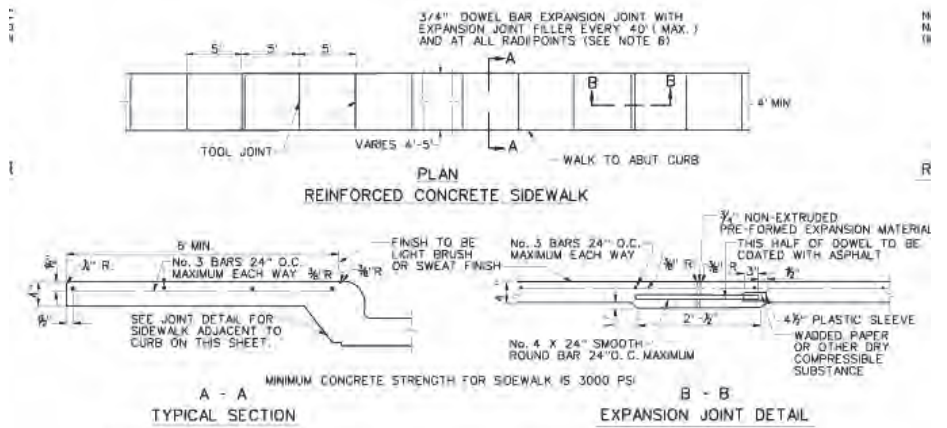
SCALE:
1" = 15'-0"

SHEET:
A-2

1 SITE IMPROVEMENTS PLAN
A3 SCALE: 1" = 15'-0"



NOTE:
IF YOU CAN'T READ SOMETHING
IT IS A NOTE ON ANOTHER PAGE OF THE PLAN



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
SITE IMPROVEMENTS PLAN

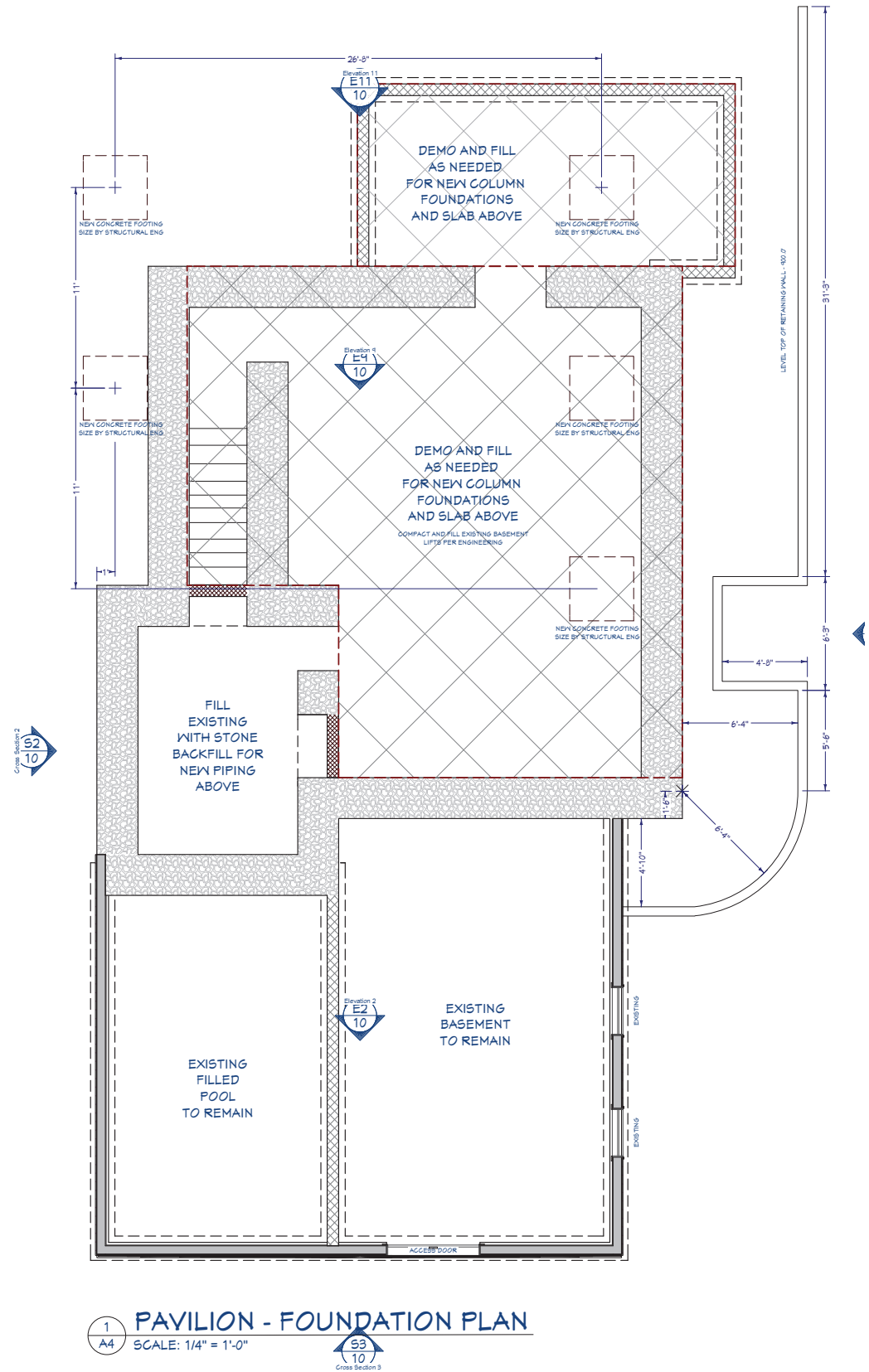
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

DRAWINGS PROVIDED BY:
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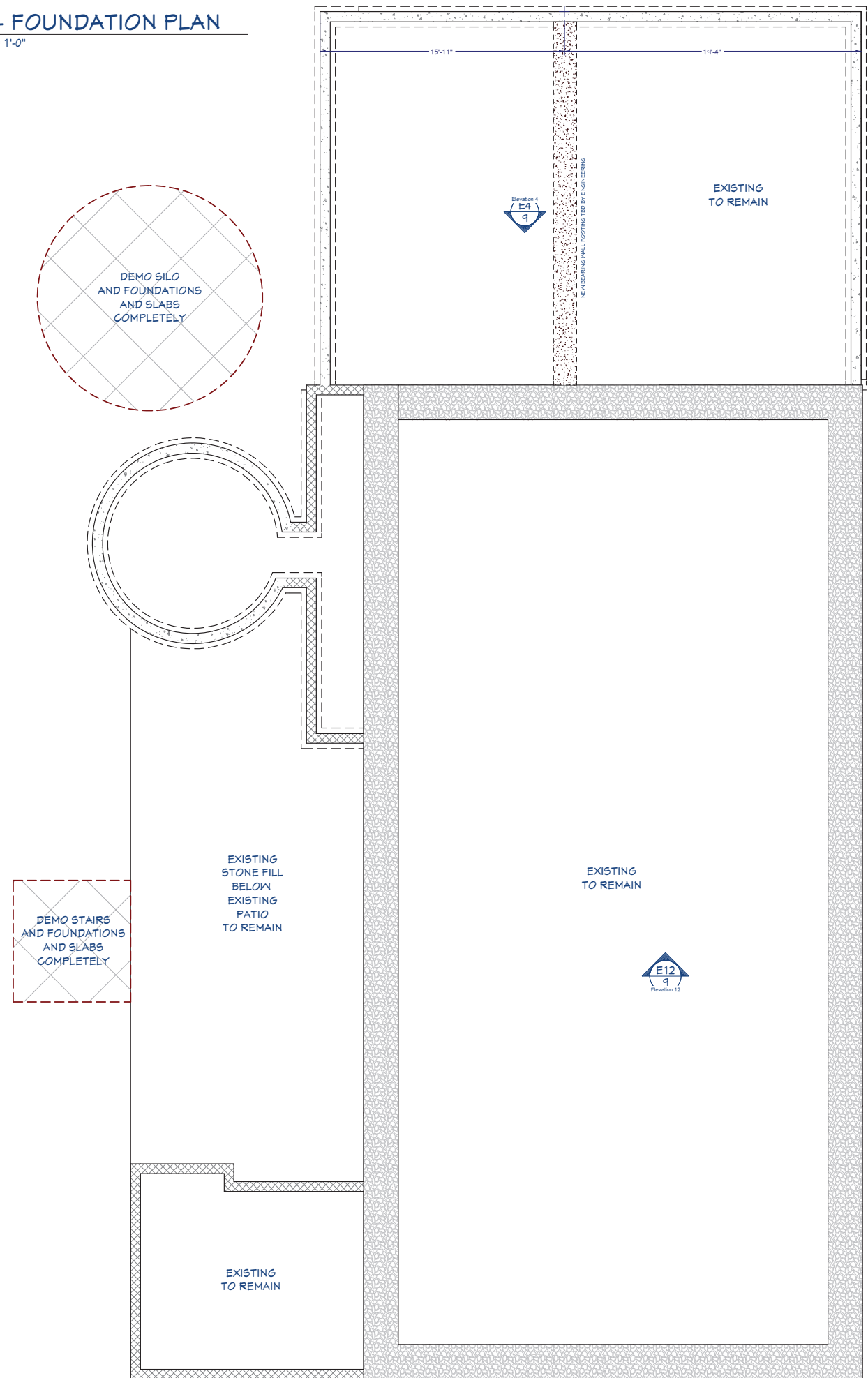
SCALE:
1/4" = 1'-0"

SHEET:
A-3



1
A4
PAVILION - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

2
A4
BARN - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
FOUNDATION
DEMOLITION PLAN

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

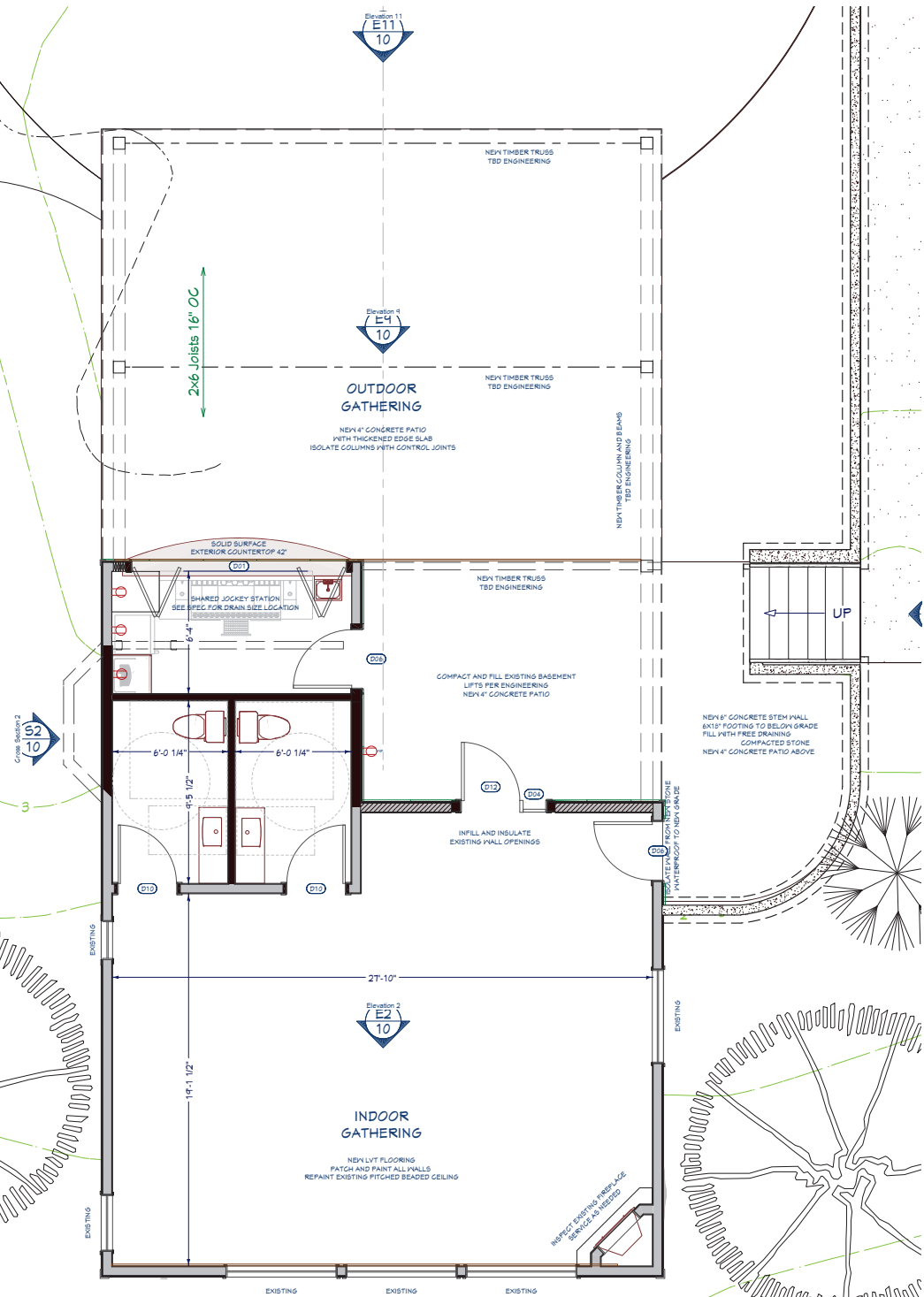
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DATE:
2/1/2025

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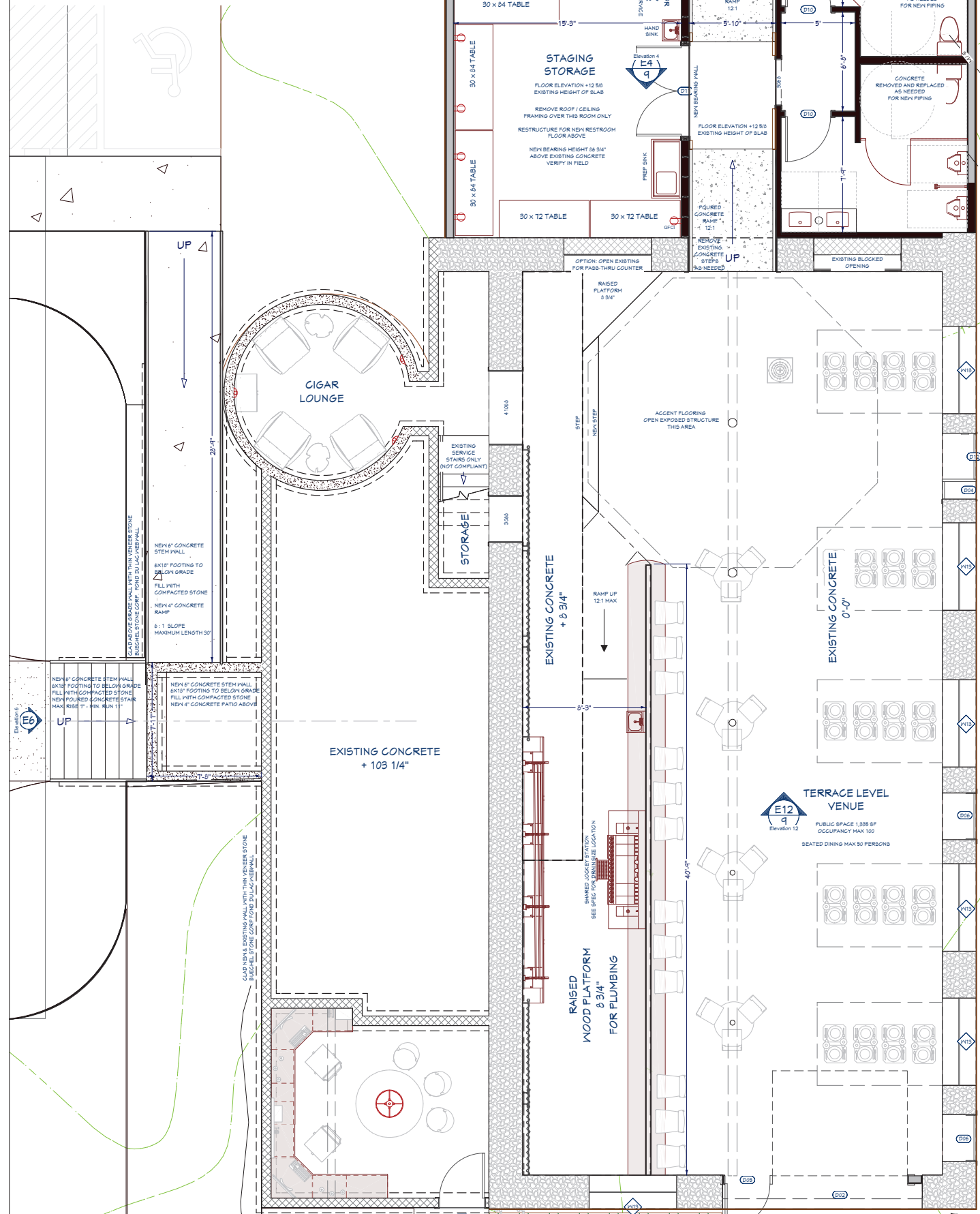
SHEET:
A-4
10

WINDOW SCHEDULE						
NUMBER	QTY	SIZE	WIDTH	HEIGHT	MANUFACTURER	COMMENTS
W01	1	1336LV	15"	42"		WALL LOUVER
W02	1	2820LV	32"	24"		WALL LOUVER
W04	2	2222FX	26"	26"		ROUND WINDOW
W05	6	2820FX	32"	24"		
W07	1	2846FX	32"	54"		
W08	4	31060FX	46"	72"		
W10	4	3624FX	42"	28"		
W12	1	4646FX	54"	54"		
W13	6	51094FX	70"	45"		
W14	2	51056FX	70"	66"		
W15	2	5260FX	62"	72"		
W16	1	5346FX	63"	54"		
W17	2	5656FX	66"	66"		



1
A5
PAVILION - MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

2
A5
BARN - TERRACE PLAN
SCALE: 1/4" = 1'-0"





A DIVISION OF
BROOKWATER
GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

TERRACE LEVEL
FLOOR PLAN

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

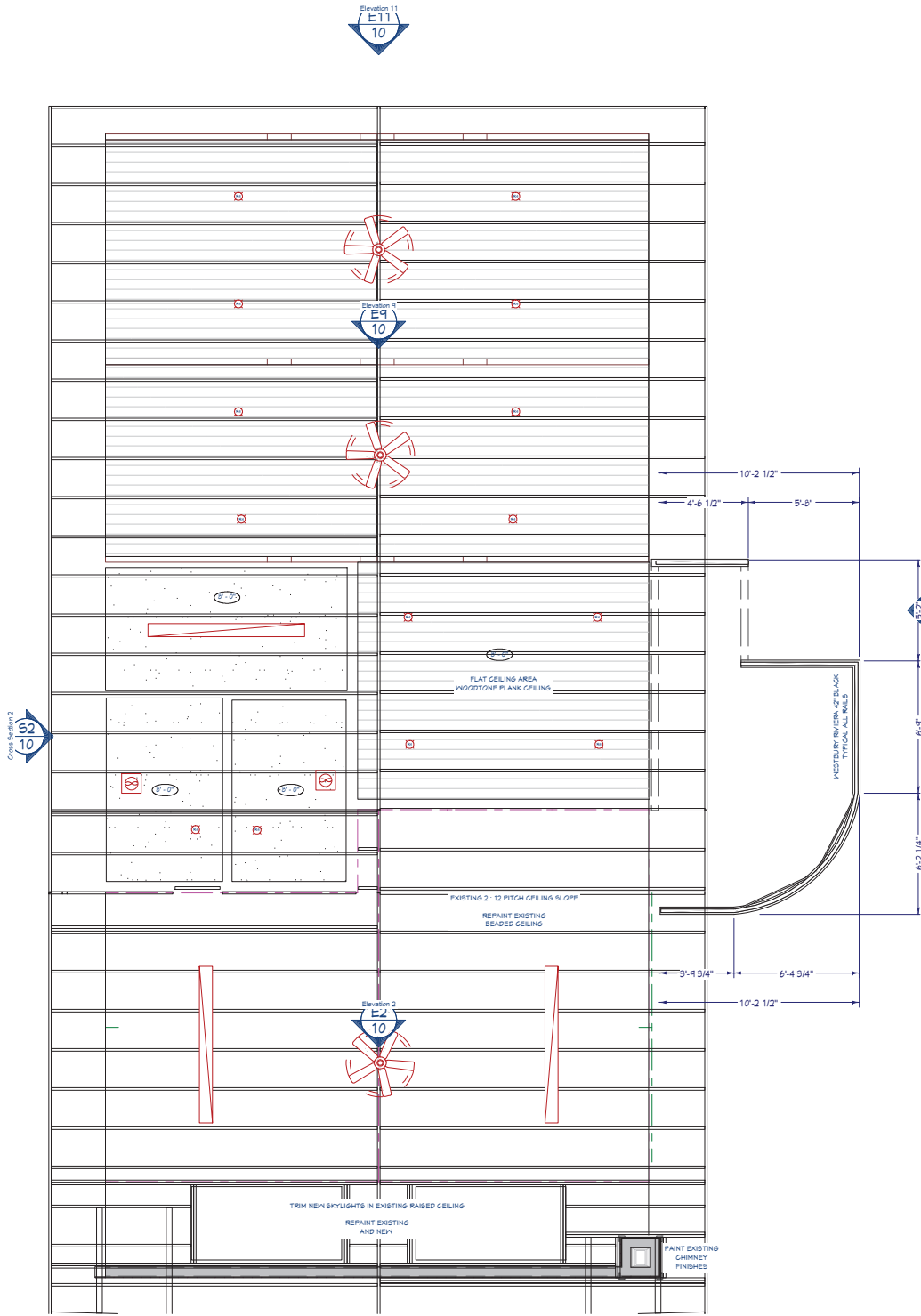
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
2/1/2025

SCALE:
1/4" = 1'-0"

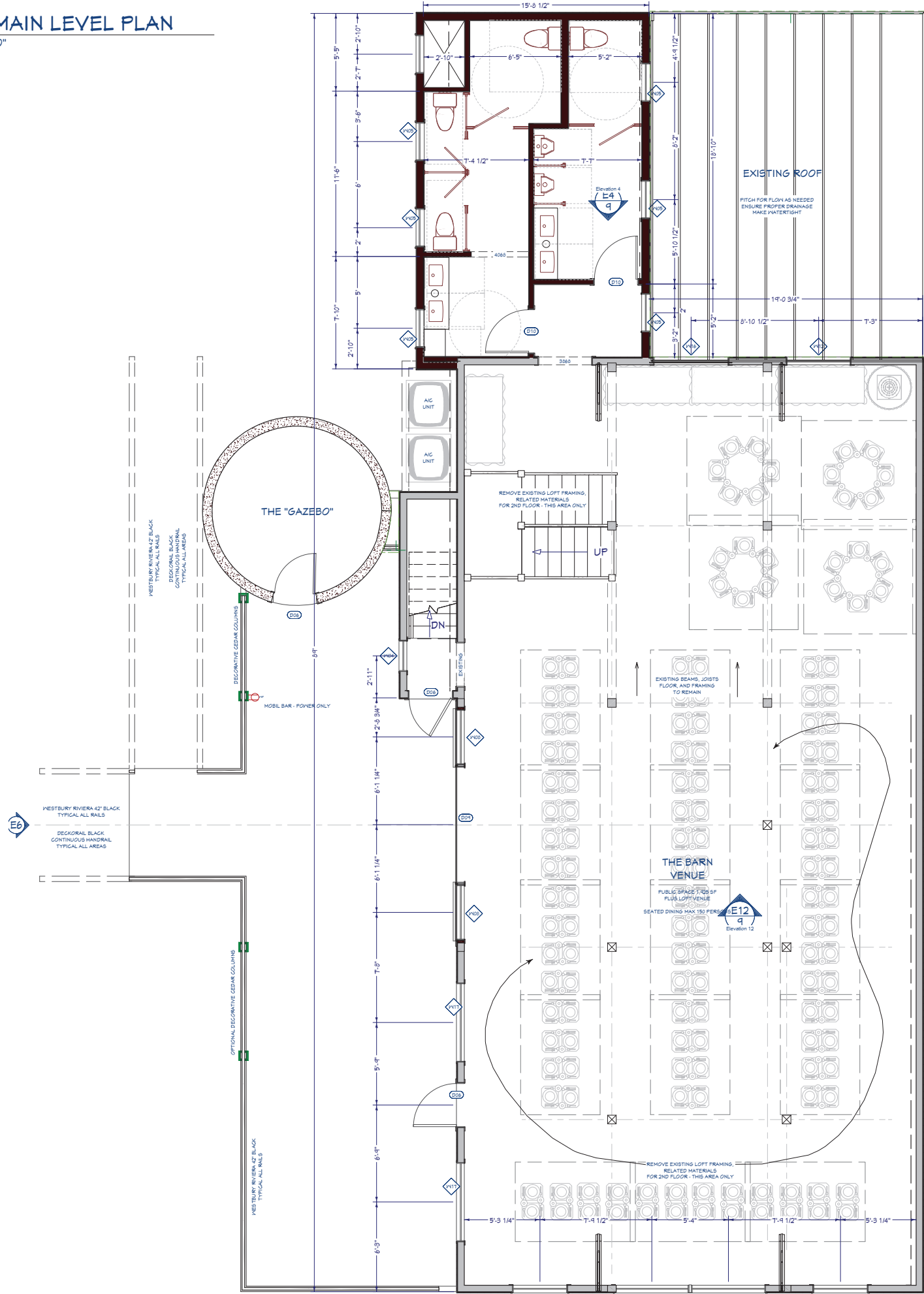
SHEET:
A-5

DOOR SCHEDULE					
NUMBER	QTY	WIDTH	HEIGHT	THICKNESS	DESCRIPTION
D01	1	132"	42"	1 3/4"	EXT. 4 DR. BIFOLD-GLASS PANEL
D02	1	108"	84"	1 3/4"	GARAGE-AVANTE 3 PANEL 21"
D04	2	14"	84"	1 3/4"	SIDE LITE
D05	1	36"	84"	1 3/4"	EXT. HINGED- 504 SASH
D06	8	36"	80"	1 3/4"	EXT. HINGED- 504 SASH
D08	1	60"	84"	1 3/4"	EXT. DOUBLE HINGED- 504 SASH
D09	1	96"	96"	1 3/4"	EXT. DOUBLE BARN- 504 SASH
D10	7	36"	80"	1 3/8"	HINGED- 160 INTERIOR
D11	1	72"	80"	1 3/8"	DOUBLE HINGED- 160 INTERIOR
D12	2	36"	84"	1 3/4"	EXT. HINGED- 504 SASH



1 PAVILION - CEILING PLAN
A6 SCALE: 1/4" = 1'-0"

2 BARN - MAIN LEVEL PLAN
A6 SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
MAIN LEVEL
FLOOR PLAN

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
2/1/2025

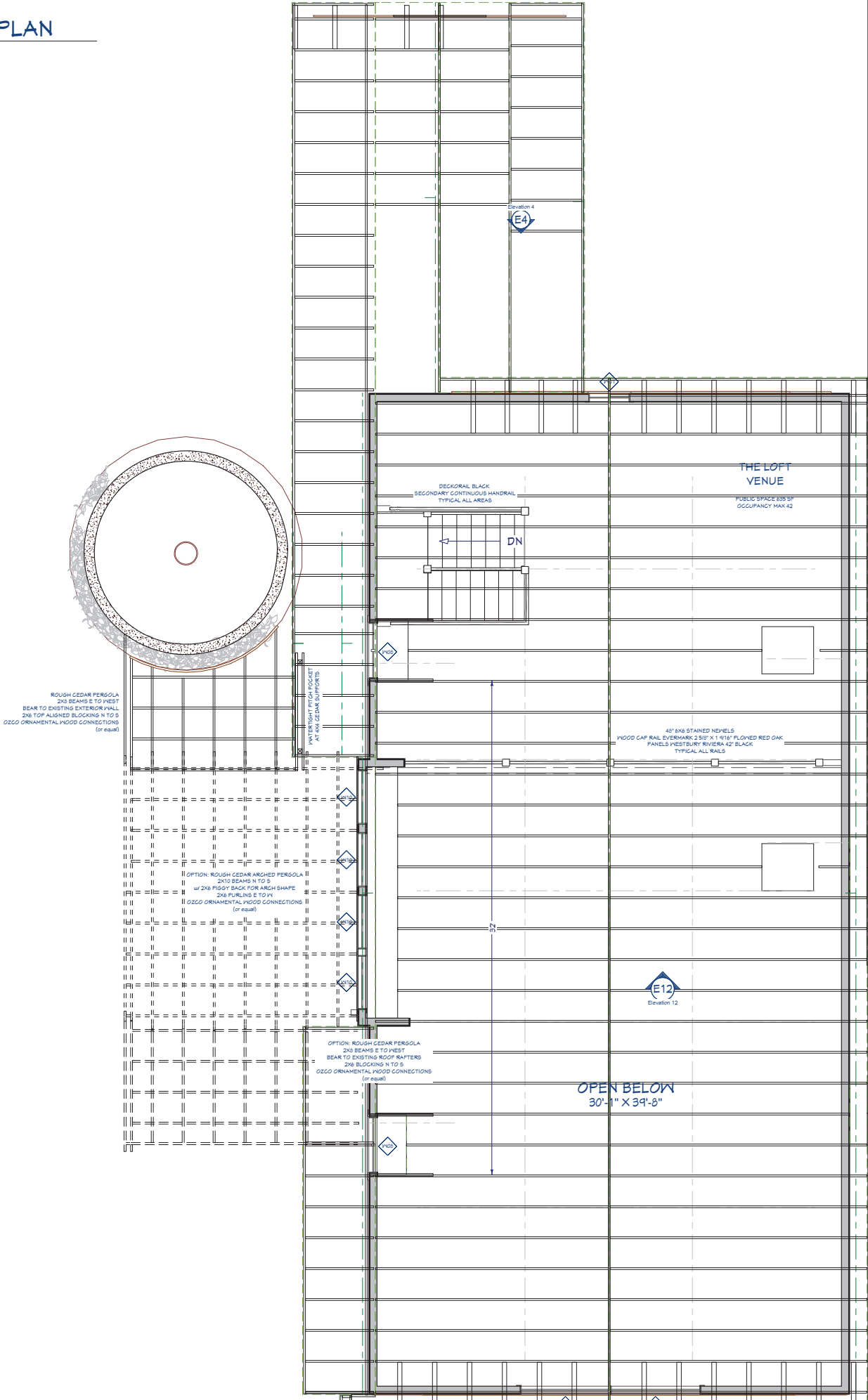
SCALE:
1/4" = 1'-0"

SHEET:
A-6

2
A6

BARN - MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
**UPPER LEVEL
FLOOR PLAN**

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:

2/1/2025

SCALE:

1/4" = 1'-0"

SHEET:

A-7

52
10

Elevation 11
E11
10

NEW ROOF
Elevation 9
4 - 12 PITCH
30' 1/4" DIMENSIONAL SHINGLE ROOF
ALUMINUM FASCIA, EXTERIOR SOFFIT, GUTTER
WOODTONE SERIES INTERIOR ROOF SURFACE

Elevation 2
E2
10

EXISTING ROOF
REPAIR LEAKING AT RIDGE NEEDED
NEW ROOFING / GUTTERS / FASCIA / SOFFIT

NEW SKYLIGHT UNIT
IN EXISTING OPENING
45 X 16

NEW SKYLIGHT UNIT
IN EXISTING OPENING
45 X 16

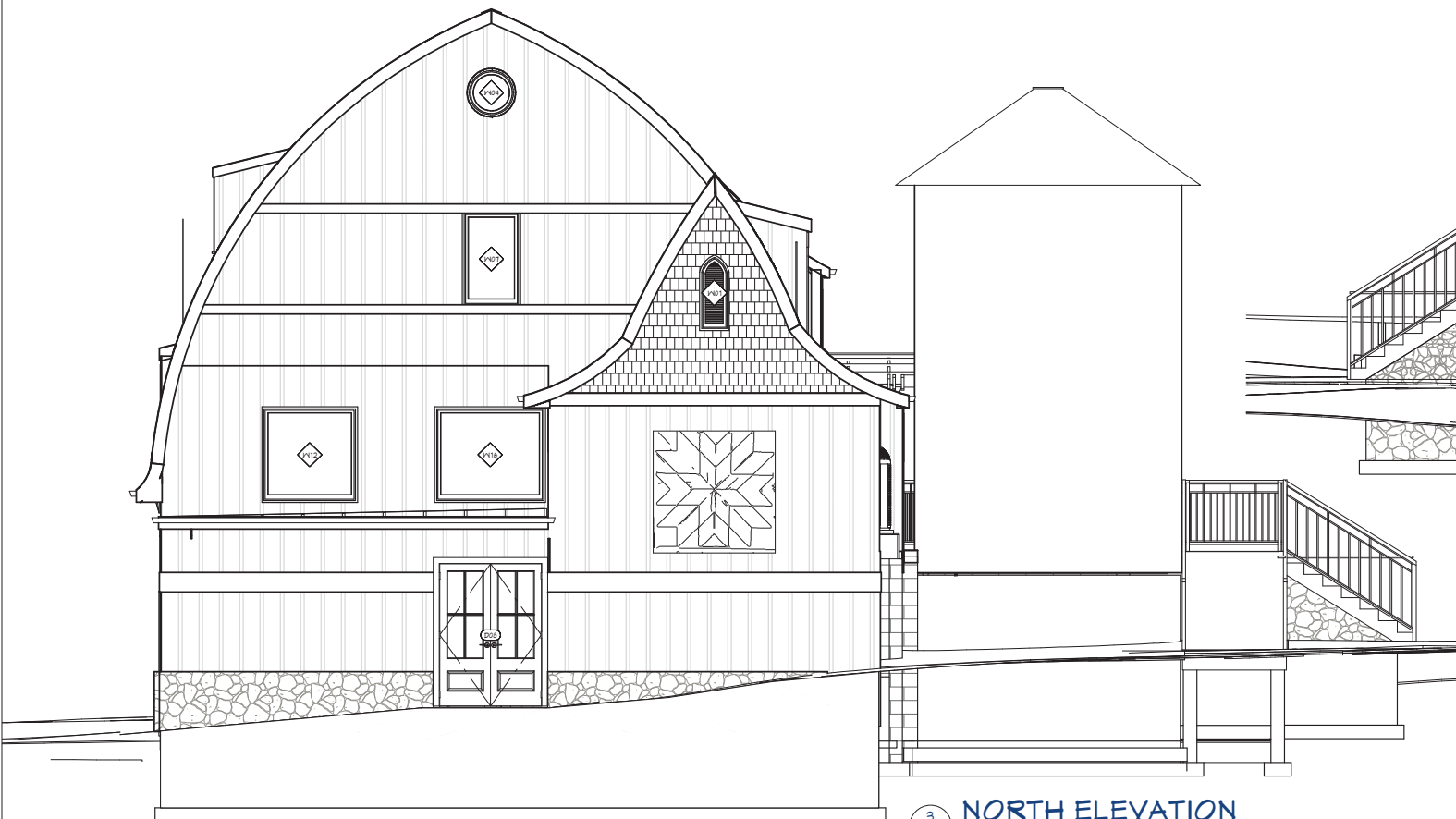
1
A7

PAVILION - ROOF PLAN

SCALE: 1/4" = 1'-0"



3
A8 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3
A8 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A8 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
**PROJECT
INFORMATION**

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
2/1/2025

SCALE:
1/4" = 1'-0"

SHEET:
A-8



1 EAST ELEVATION
A9 SCALE: 1/4" = 1'-0"



2 NORTH ADDITION SECTION
A9 SCALE: 1/4" = 1'-0"



3 BARN LOFT SECTION
A9 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
PROJECT INFORMATION

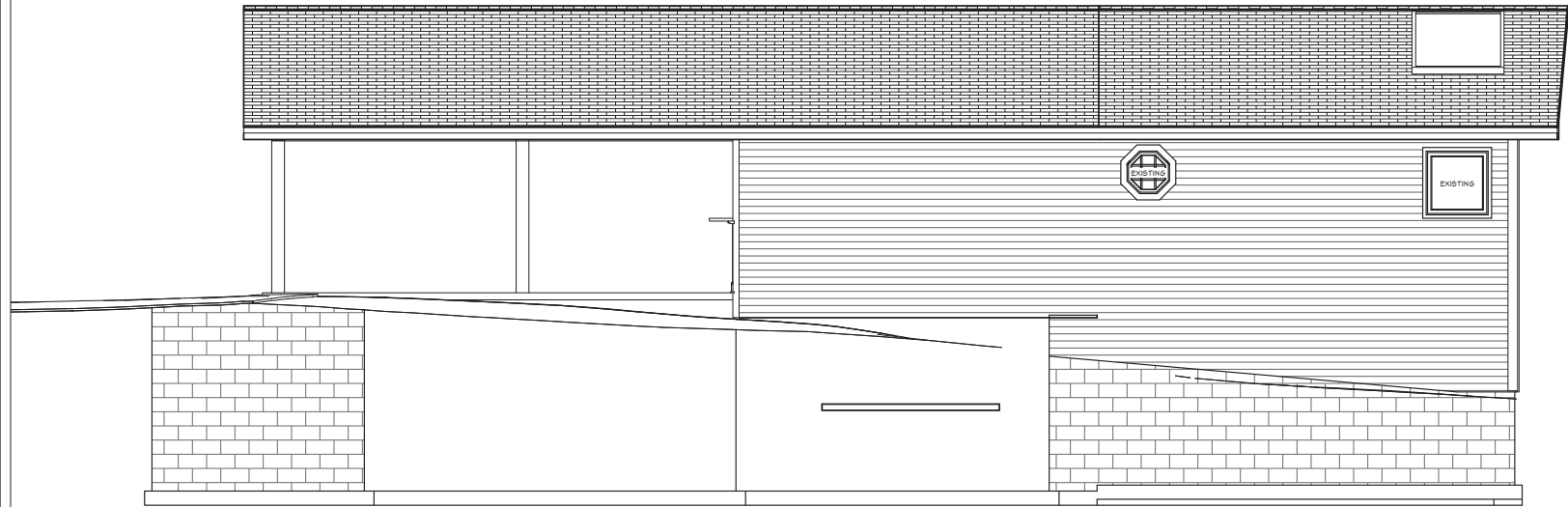
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
2/1/2025

SCALE:
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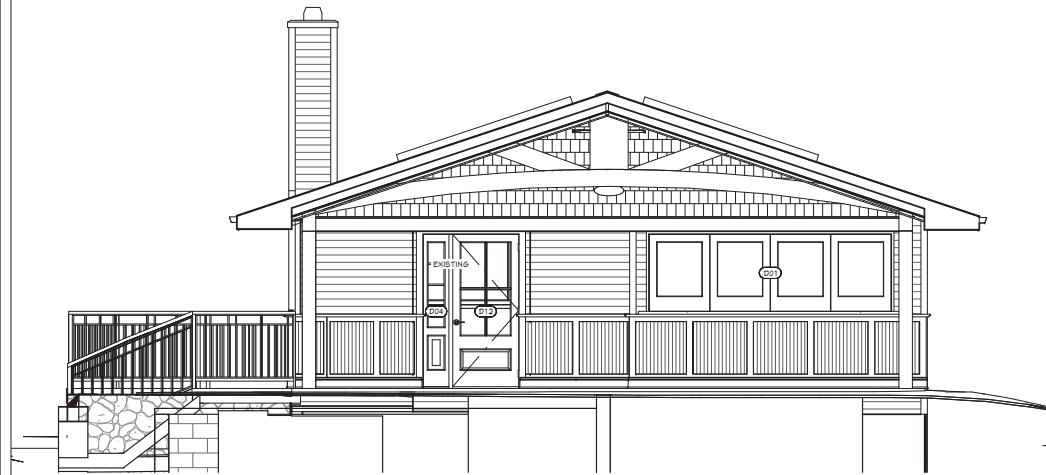
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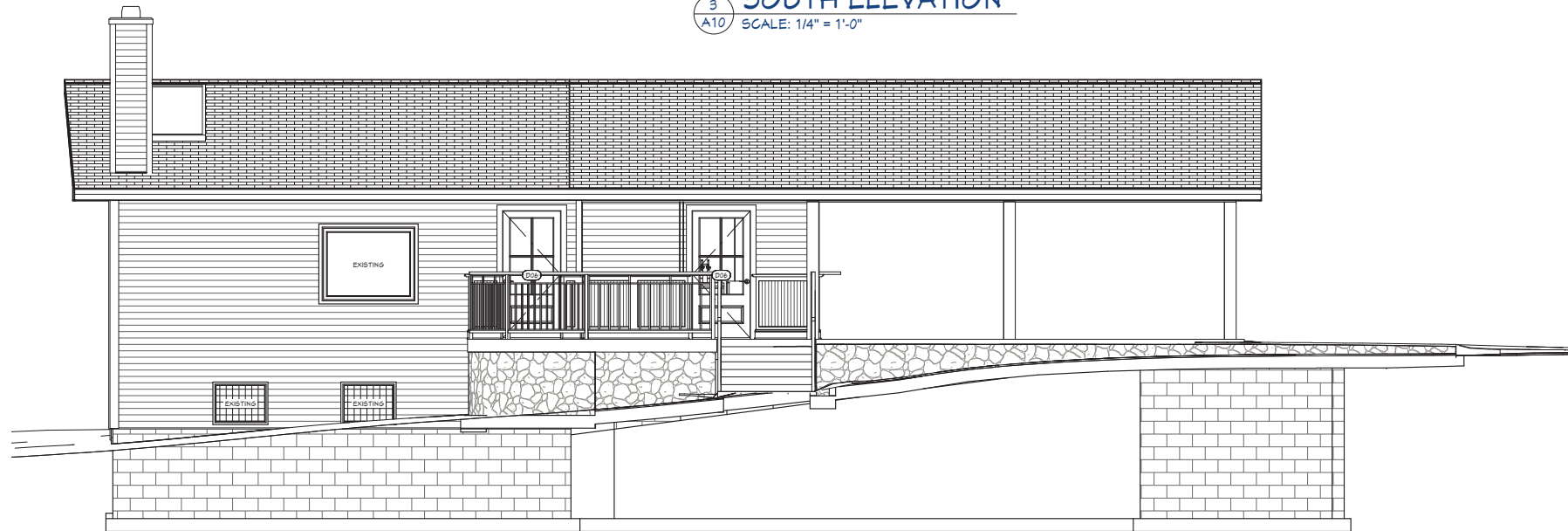
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3
A10
SOUTH ELEVATION
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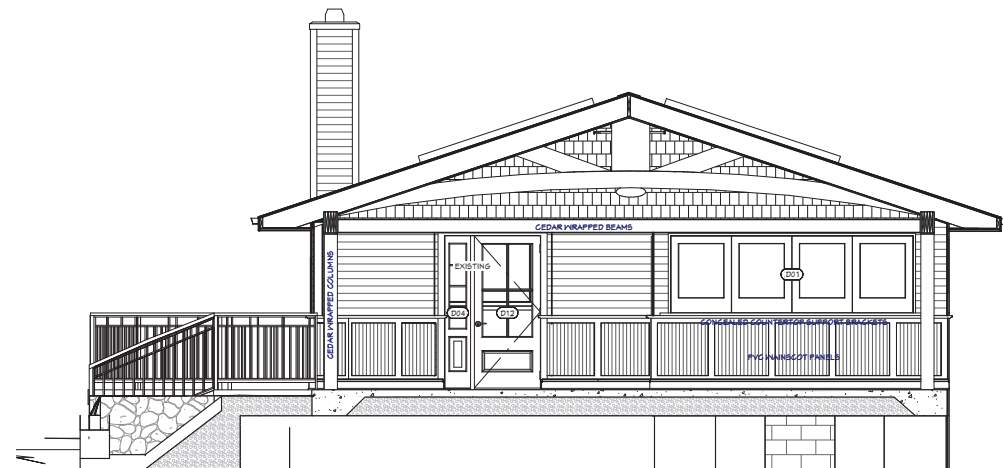
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NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A10
EAST ELEVATION
SCALE: 1/4" = 1'-0"



5
A10
INDOOR GATHERING SECTION
SCALE: 1/4" = 1'-0"



6
A10
OUTDOOR GATHERING SECTION
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
**PROJECT
INFORMATION**

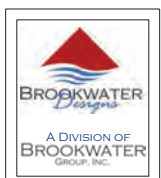
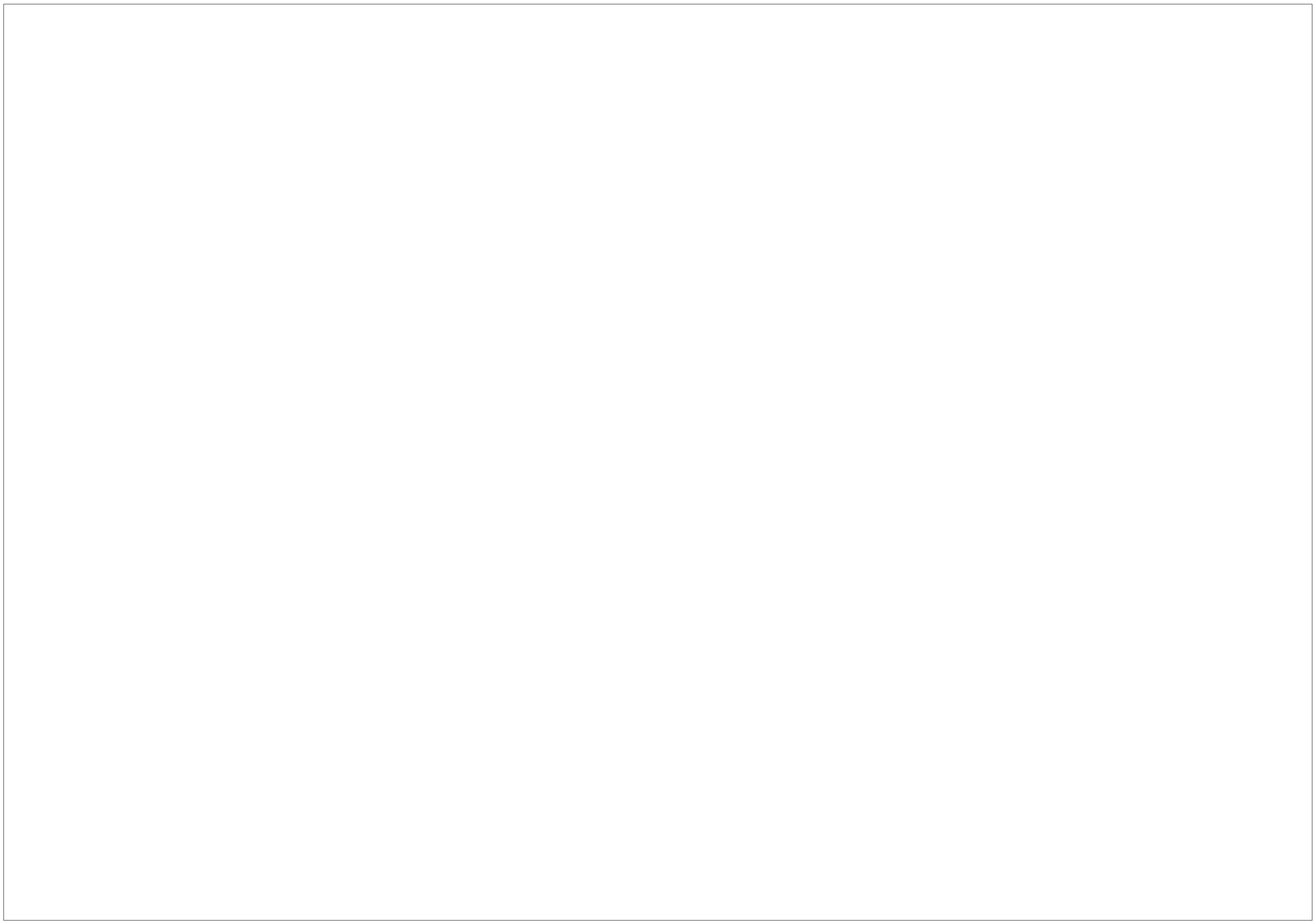
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

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DATE:
2/1/2025

SCALE:
1/4" = 1'-0"

SHEET:
A-10
16



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:

PROJECT INFORMATION

PROJECT DESCRIPTION:

HAWTHORNE HILL FARM

HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

DRAWINGS PROVIDED BY:

BROOKWATER GROUP

1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:

2/1/2025

SCALE:

1/4" = 1'-0"

SHEET:

A-11



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25

SHEET TITLE:
**PROJECT
INFORMATION**

PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. MALL ROAD
NEW BERLIN, WI 53151

DRAWINGS PROVIDED BY:
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GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:

2/1/2025

SCALE:

1/4" = 1'-0"

SHEET:

A-12

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Sri Lakshmi Narasimha Temple / Temple Addition
LOCATION:	3800 S. Racine Avenue (Tax Key #: 1224.991)
REQUEST:	Use, Site and Architecture approval for an amendment to the construction of an approximately 4,800 square foot building addition for Sri Lakshmi Narasimha Temple, along with the wavier, located at 3800 S. Racine Avenue.
D.R.C. RECOMMENDATION:	Approval of an amendment to the Use, Site and Architecture for the construction of an approximately 4,800 square foot building addition for Sri Lakshmi Narasimha Temple, along with the waiver, located at 3800 S. Racine Avenue subject to the application, plans on file and the following conditions of approval:

Waiver: Per §275-57A(2)(f), Parking. The applicant has provided a memo outlining the temple hours of operation and the anticipated parking demand. The applicant is requesting a waiver to a total of 38 parking spaces total. Staff can support the wavier based on the memo supplied by the applicant. However, it should be noted in Condition 1(d) & (e) should parking issues arise staff will require review by the Plan Commission which could result in the need to install the "future parking."

1. Planning:

- a. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a 4,800 square foot building addition for a temple. The applicant is seeking an amendment to allow a change in building materials and a larger parking lot. See attached plans.
- b. Hours of operation: Monday thru Thursday 9 am to 12 pm & Friday thru Sunday 9 am to noon & 5 pm to 7 pm.
- c. Number of employees: 2 volunteers, 1 priest in the future
- d. Employee and customer parking shall be contained on site. No parking is allowed on Racine Avenue or Swartz Road. If issues arise due to lack of parking, the city may require the future parking shown on plans to be installed but only after submittal of a Use Approval application that would include the grading, drainage and lighting plan.
- e. The City of New Berlin reserves the right to review any substantiated complaints and forward the matter to the Plan Commission for review.
- f. Architecture Review Committee approval required prior to issuance of the Zoning Permit. The project will be reviewed by the Architectural Review Committee on April 7, 2025.
- g. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.

- h. Applicant is proposing masonry on the exterior of the building. Per Zoning Code Section 275-59 – Figure VIII-10 the following materials and percentages shall be confirmed by the applicant and plan sheet A2.3 shall be revised accordingly:
 - i. Stone - native, natural, veneer or cast / brick – specify which of these are being used as the main building material?
 - ii. Precast masonry- rough-faced – may only be used for the foundational wall; as a base course material, not to exceed 15% of total wall surface.
 - iii. EIFS – not to exceed 25% of total wall surface for the entire building.
- i. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII, §275-56 of the New Berlin Municipal Ordinance.
- j. Applicant shall coordinate with Waukesha County for septic permits.
- k. Per §275-42G of the Zoning Code, Residential Quarters are permitted in the I-1 Zoning District. See Fire Department requirements.
- l. Signage shall require a separate application and issuance of a Sign Permit prior to fabrication and installation.
- m. All temporary signs shall also require an application to be filed prior to installation.

2. Building Inspection:

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. Building plans must be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60).
- c. State letter required with building permit application.
- d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- e. Zoning approval required before applying for the building permit. Separate application and plans are required.
- f. Plumbing: State review is required for over 16 fixtures – new and/or replacements.

3. Engineering:

- a. A waiver would be required if the future parking is to be phased in or reduced (see waiver). If the Plan Commission waiver is not granted and the future parking lot is required to be installed with the initial build, the sidewalk that is adjacent to parked vehicles shall be 8 ft wide to account for vehicle overhang.
- b. The proposed parking stalls shall be 9 ft wide, not 8 ft. wide. This is only allowed for the ADA stall because it has the hatched area adjacent to it. There are 5 spaces shown that are too narrow. In addition, ensure that plan labels do not obscure parking lot lines. Applicant shall revise plan.
- c. Add a “Handicap Parking Only” sign to the proposed handicap parking stall. Both a sign and pavement markings are required.
- d. The existing ADA stall adjacent to the existing concrete ramp does not meet ADA

standards and should not be marked as such.

- e. The proposed contours need to tie into the existing contours of the same elevation.
- f. The 969' contour in the drive approach appears to be tying into an overhead power line.
- g. Based on Lidar grades, the proposed parking lot may need a retaining wall along the north side. Correct this with grading or provide retaining wall plans per 275-55.
- h. There are contour issues with the future parking lot as well, including tying into the wrong existing contour. The future parking curb and gutter is too flat east to west and the curb head in the southeast corner would be over 10-inches high.
- i. Provide proposed building elevations based on the actual property survey, not relative to an unknown location. See sheet A2.4. What elevation is the existing building? This sheet also shows retaining walls required. Provide retaining wall plans based on Zoning Code Section 275-55.

4. Fire Department:

- a. Automatic fire sprinkler coverage throughout existing and new construction per NFPA 13. See attached letter.
- b. Sprinkler system shall be monitored.
- c. Audio/visual upon waterflow activation.
- d. Manual pull stations with smoke detection in sleeping areas per NFPA 72.
- e. Maintain egress/emergency lighting throughout.
- f. Provide fire extinguishers every 75' of travel.
- g. Name and address clearly visible from street.
- h. Key for Knox box is required.
- i. Maintain paved fire lane access of 24' wide throughout. This shall be marked.
- j. Additional information needed if commercial kitchen is desired.
- k. No sleeping quarters are to be used until fire protection, proper egress and fire alarms are in place and operational.

5. Storm Water:

- a. Plans show future parking. Any future parking or other construction is not approved with this permit.
- b. Provide measurements of proposed increase in impervious area and area of disturbance. If the proposed Plan has an increase of 0.50 acres increase in impervious area and/or 1 acres or more of disturbance, a SWMP plan is required. Keep in mind this is cumulative and shall take into account previous construction, i.e. shed.
- c. WDNR NOI may be required.
- d. SWMP may be required, which would also require a stormwater maintenance agreement.
- e. Erosion control permit is required.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of April 7, 2025

**Krish Narayanan / Sri Lakshmi Narasimha Temple / Temple Addition
3800 S. Racine Avenue (Tax Key #: 1224.991)**

DATE STAFF REPORT PREPARED: March 14, 2025

APPLICANT / OWNER(S): Krish Narayanan / Sri Lakshmi Narasimha Temple / Temple Addition

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for an amendment to the construction of an approximately 4,800 square foot building addition for Sri Lakshmi Narasimha Temple, along with the wavier, located at 3800 S. Racine Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 2/14/2025 / 2/25/2025

DATE OF COMPLETENESS DETERMINATION: 2/25/2025

Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes

(Date(s) of Meeting(s): 12/5/2024 / Site Visit(s): Several over the years)

CONCEPTUAL PLAN: Yes, see attached plans.

Recommended Y / N / Other: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 5.88 Acres

CURRENT ZONING: I-1, Institutional District

CURRENT LAND USE: Sri Lakshmi Narasimha Temple

PROPOSED ZONING: N/A

PROPOSED LAND USE: The applicant is proposing an addition.

PROPOSED LOT SIZE(S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: L-1	Land Use: Landfill
South: Zoning: P-1	Land Use: Minooka County Park
East: Zoning: R-1/R-2	Land Use: Residential (Rustic Ridge Subdivision)
West: Zoning: R-1/R-2	Land Use: Residential

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 12: Neighborhood "B": West Lincoln Avenue & Western Areas: Yes, this request meets the intent of this Chapter. Planning Context / Vision / Development Policies:

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.*

Land use:

- *Future Land Use Map: Institutional*

The Rural Commercial Design Guide

- *The Rural Commercial Design Guide, adopted by the City in 2001, serves as a contributor to economic development conditions in Neighborhood B. The Guide provides design standards for areas west of Calhoun Road with the southern border at IH-43/College Avenue and the northern border at Cleveland Avenue (Figure 12.12-1). The boundaries are further defined as both sides of Cleveland Avenue and Calhoun Road with the exception of the properties located within the New Berlin Industrial Park SPO and the B-2 and O-2 zoned parcels near the intersection of Cleveland Avenue and Calhoun Road (Tax Keys: 1188-994, 1188-999, 1188-992001, 1188-993 and 1188-020). The West Lincoln Avenue corridor is not included. The intent of the Design Guide is to retain and encourage small business and office developments, provide safe and convenient pedestrian access, and ensure quality visual appearances. The Rural Commercial Design Area also includes land within Neighborhood I (National Avenue & West Neighborhood) and a small portion of Neighborhood J (I-43 & Racine Quarries).*
- *The design standards affecting recommendations for economic development in Neighborhood B include provisions for cross access between neighboring parcels where feasible, and the requirement that new buildings correspond proportionally and stylistically to existing buildings in rural commercial areas.*
- *Details of the Rural Commercial Design Standards are below:*
 - *Building designs shall utilize materials that reflect a rural character. Cedar or clapboard siding, stone and brickwork, or other comparable materials that achieve the same quality in appearance are acceptable. Aluminum and vinyl siding shall be prohibited. New buildings shall correspond in height, width, proportion, relationship to street, roof forms, composition, rhythm, proportion of openings, materials and color to the other buildings in the district. The proposed building will utilize stone and masonry.*
 - *Four sided architecture that utilizes similar building materials and design for all sides of a proposed structure is required.*
 - *Mansards, pents (lean-to), gambrels or other roof shapes not characteristic of the architectural area shall not be allowed. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.*
 - *Earth tones such as grays, browns, greens, and tans are encouraged. The proposed building is to be constructed in color shades (light gray/white) that would match this requirement.*
 - *To the maximum extent practicable, parking Areas shall be located to the side or behind buildings. The perimeter of the parking lot shall provide for a lawn area in which trees and shrubs will be planted so as to allow ample snow storage capacity yet avoid damage to plantings from same.*
 - *Existing tree lines should be preserved. If removal of existing tree lines is required due to its undesirable nature, new planting that results in no less of a screening effect shall be required when adjacent to residential uses.*

- *Signage shall be designed in unity with the building design through the use of the same or similar materials and colors. Ground, monument signs, or wall mounted signs made of wood, hanging from a wooden or wrought iron mount are acceptable. Signs that suit the architectural features of the building are acceptable. Neon tubed exterior accent light, external neon tubed signs and internally illuminated signs are not permitted.*
- *Lighting shall be down cast, zero degree tilt, cutoff fixtures not exceeding 25 feet in height (including the light pole base and/or pedestal). Lighting shall be positioned so as not to cause glare on adjacent properties and streets. At a minimum, site lighting marking the entrance to businesses shall match or complement that which may be chosen by the City as standard decorative street lighting. Site lighting shall meet the requirements of § 275-60I in its entirety.*



Figure 12.12-1. Rural Commercial Design Area.

ZONING CODE (Chapter 275): Yes, this request is consistent with Sections 275-36B(1) of the Zoning Code.

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes, site plan attached.

Architectural Review Required: Yes, see attached plans. The project will be reviewed by the Architectural Review Committee on April 7, 2025.

PROPOSED ARCHITECTURE: See attached plans.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not inventoried.
Floodplain: No
Topography / Geologic: Site is fairly flat.

BIKE & PEDESTRIAN FACILITIES: N/A

PARK & OPEN SPACE PLAN: N/A

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.
Woodland, Tree, and Vegetation Protection: Minimal tree disturbance. The applicant has provided a landscape plan.
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: None

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.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No
Sewershed Capacity Available: N/A
Adequate Linkage: N/A
On-site system required: Yes

WATER USAGE CALCULATION: Existing well to be used.

TRAFFIC IMPACT: Minimal impact based on the plan of operation submitted. See attached memo. Should the plan of operation be expanded to hold special events and/or more defined worship times, then additional parking may be required. See Conditions of approval.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

3/13/2015	Use Approval File #: UA-1500354 was approved to re-occupy a former New Berlin school for a temple.
11/1/2021	Architecture Review Committee approved a previous architecture submittal.
7/11/2022	Plan Commission approved Use Approval File #: UA-2102215 for the construction of a building addition for Sri Lakshmi Narasimha Temple.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Krish Narayanan with Sri Lakshmi Narasimha Temple has requested a Use Approval to construct an approximately 4,800 sq. ft. building addition. The applicant is seeking an amendment to allow a change in building materials and a larger parking lot. See attached plans.

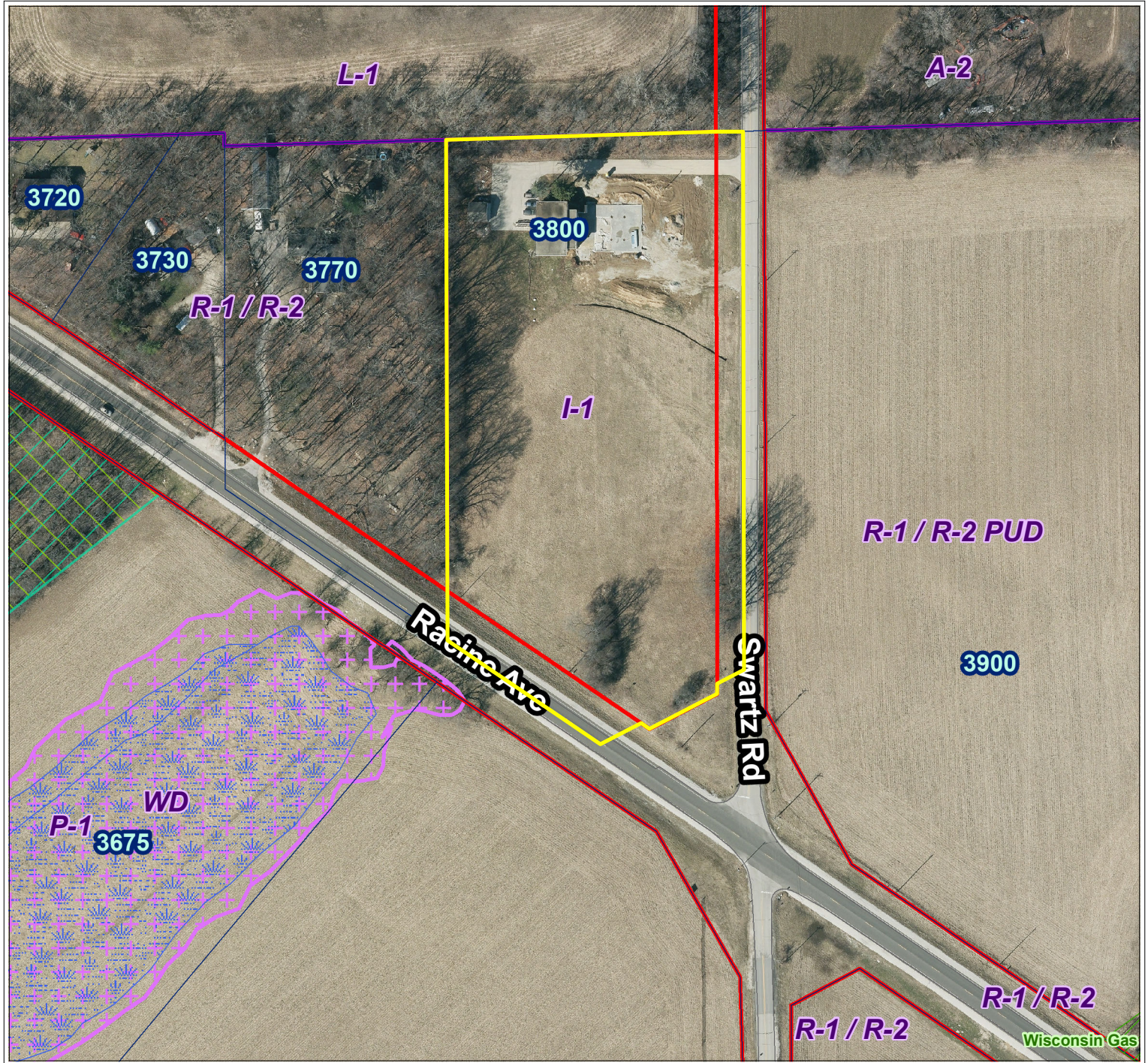
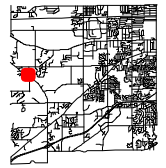
2. Per Zoning Code Section 275-36D, the minimum lot size is 40,000 sq. ft. and the minimum lot width is 200' for the I-1 District. The parcel meets the minimum lot requirements and setbacks. Setbacks are 50' front, side and rear. The proposed addition meets these requirements.
3. Per Section 275-17B(9)(f), Other Administrative Permits, "*building and parking area additions requiring zoning permits that are less than 20,000 sq. ft.*" are allowed to be reviewed administratively by DCD. However, the applicant requested a parking waiver in 2022, so the project was upgraded to a Use Approval to be reviewed by the Plan Commission.
4. Applicant is requesting a parking waiver. A temple is not listed in Zoning Code Table 275-57-1. The table does state, "*Other use – Parking spaces for other permitted or special uses not listed herein shall be provided in accordance with requirements designated by the Plan Commission.*" As such, Staff requested that the applicant provide a memo to help better define the parking needs for the temple addition. Based on the plan of operation and parking waiver memo staff agree with the parking space counts. Minimal impact based on the plan of operation submitted. See attached memo. Should the plan of operation be expanded to hold special events and/or more defined workshop times, then additional parking may be required. See Conditions of approval.
5. The site plan includes 28 new parking spaces. The existing temple has 10 parking spaces. This would bring the total to 38 parking spaces.
6. The Architecture Review Committee approved a previous architecture submittal on November 1, 2021 and again on 7/11/2022. However, since that time, the owner has asked the architect to provide a new building material for the ARC to review. This will be reviewed at the 4/7/2025 ARC meeting.
7. A letter is on file from Steven Esser, Project Architect, dated May 23, 2022 stating the existing building and proposed addition will be sprinklered.

D.R.C. RECOMMENDATION:

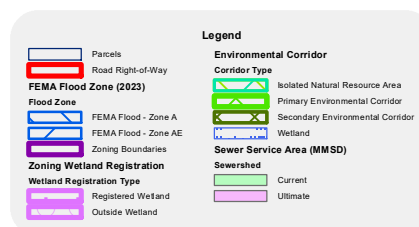
Approval of an amendment to the Use, Site and Architecture for the construction of an approximately 4,800 square foot building addition for Sri Lakshmi Narasimha Temple, along with the waiver, located at 3800 S. Racine Avenue subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

ATTACHMENTS:

Location Map
Plan of Operation / Parking Waiver Request
Fire Memo
Plan Set



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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PLAN OF OPERATION FOR
SRI LAKSHMI NARASIMHA TEMPLE
NEW ADDITION

Sri Lakshmi Narasimha Temple (SLNT) is a non-profit tax-exempt religious organization of Hindu Faith registered in Wisconsin and with IRS 501(C)3 code. The temple was established in October 2013. The current property with approximately 5 acres and a 60 year old 5000 sq.ft building was purchased in July 2014. Full occupancy permit was received in October 2015 after meeting all the requirements.

The current building is fully upgraded since 2014 to present time with new equipments and facilities.

The building has handicap access ramp, 15 parking spaces, 24/7 fire and security monitoring systems.

The building has two newer furnaces and newly installed water tank, water softener and iron filter.

New drain tiles were installed in the lower level to prevent flooding. There is a kitchen, two rest rooms for men and women with two stalls, shower stall and vanity. Recently a new septic system was installed with tanks and mound.

SLNT does not have any formal membership and is operated by Krish and Jayashree Narayanan who are the founders and trustees of the temple. The temple has received donations from most of the states in the US due to its unique nature. The temple has conducted traditional Hindu daily and seasonal ritual and festival activities since 2015 with a small group of devotees of 50 or less.

The temple does not have any full time employees currently and expects to have one priest in the near future with visa approval. Krish Narayanan serves as an ordained priest on a volunteer basis without any compensation. Krish and Jayashree Narayanan have lived in Waukesha for nearly 30 years.

The current temple hours are 9 to noon from Monday to Thursday, 9 to noon and 5 to 7pm from Friday to Sunday. The temple is open in the evenings on special occasions. The temple will expand hours of operation and activities once a full-time priest is in place. The temple has not conducted outside activities so far but will do so in future.

The temple is proposing a new addition for worship only that will be connected to the current building with facilities such as rest rooms, coat and shoe spaces and handicap access. Parking spaces will be installed as required to meet the need. It will be expanded in future based on demand.

The current plan will be implemented over 3 to 5 years, as in addition to the construction of the core building, Indian artisans will complete the shrines and stay here for more than a year. We hope to start construction in April 2022 with the co-operation of the Architect(s), engineers and other professionals.

The upper level of the current building will serve as residential quarters for the priests.

The property is at a lower elevation than all the surrounding properties and does not have any avenue for storm water to reach other large water bodies. Special consideration should be given to install eco friendly parking spaces to avoid impacting environment, instead of asphalt surfaces.

SRI LAKSHMI NARASIMHA TEMPLE

Plan of Operation and parking

- Sri Lakshmi Narasimha Temple is a small religious organization of Hindu faith and is devoted to a small segment of a vast pantheon of Hinduism. By design it caters to a small group of devotees who will visit the temple.
- The temple is currently operating from a renovated building with a prayer hall. There are 15 parking spaces to accommodate 50 people. This space has rarely been fully occupied in the last 8 years.
- The additional space proposed is for the purpose of housing the deities and not based on the number of people projected to visit the temple. The additional parking proposed is more than adequate to accommodate visitors to the temple. The current prayer hall will not be used once the new addition is built.
- The temple hours on weekdays will be limited from Monday to Friday, 9 to noon and 6 to 8pm. On weekends the temple will be open from 9am to 8pm. On weekdays there will be very few people visiting the temple. On weekends the devotees will visit at different times so that the parking space will never be full.
- The temple has ample open space with 5 acres for people to park on grass in case there is a need during summer/spring/fall months.
- On special occasions when there is an anticipation of more people visiting the temple such as dedication ceremony, remote parking will be utilized and people will be brought to temple by shuttle.
- Unlike churches the temple does not have pews. Devotees sit on the floor to observe ceremonies or rituals on a weekly basis.
- Devotees do not spend more than 15 minutes when they visit the temple, so that parking lot will not be full.
- The lesson learned due to recent and continued pandemic is that the temple has the right to limit the number of people visiting at any given time.



May 23, 2022

Re: **Sri Lakshmi Narasimha Temple Sprinkler**
3705 S. Schwartz Rd.
New Berlin, WI 53146

There has been some confusion regarding the proposed addition and how the sprinkler requirements will be addressed. As indicated on the drawings submitted on May 10th, 2022 the building will be sprinklered per NFPA 13. The system will follow the requirements of the 2015 IBC chapter 9 and New Berlin general provisions 124-1 thru 124-12. This will apply to both the proposed addition and the existing building.

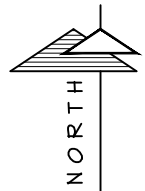
Feel free to contact me with any question

Sincerely



Steven M. Esser - Architect



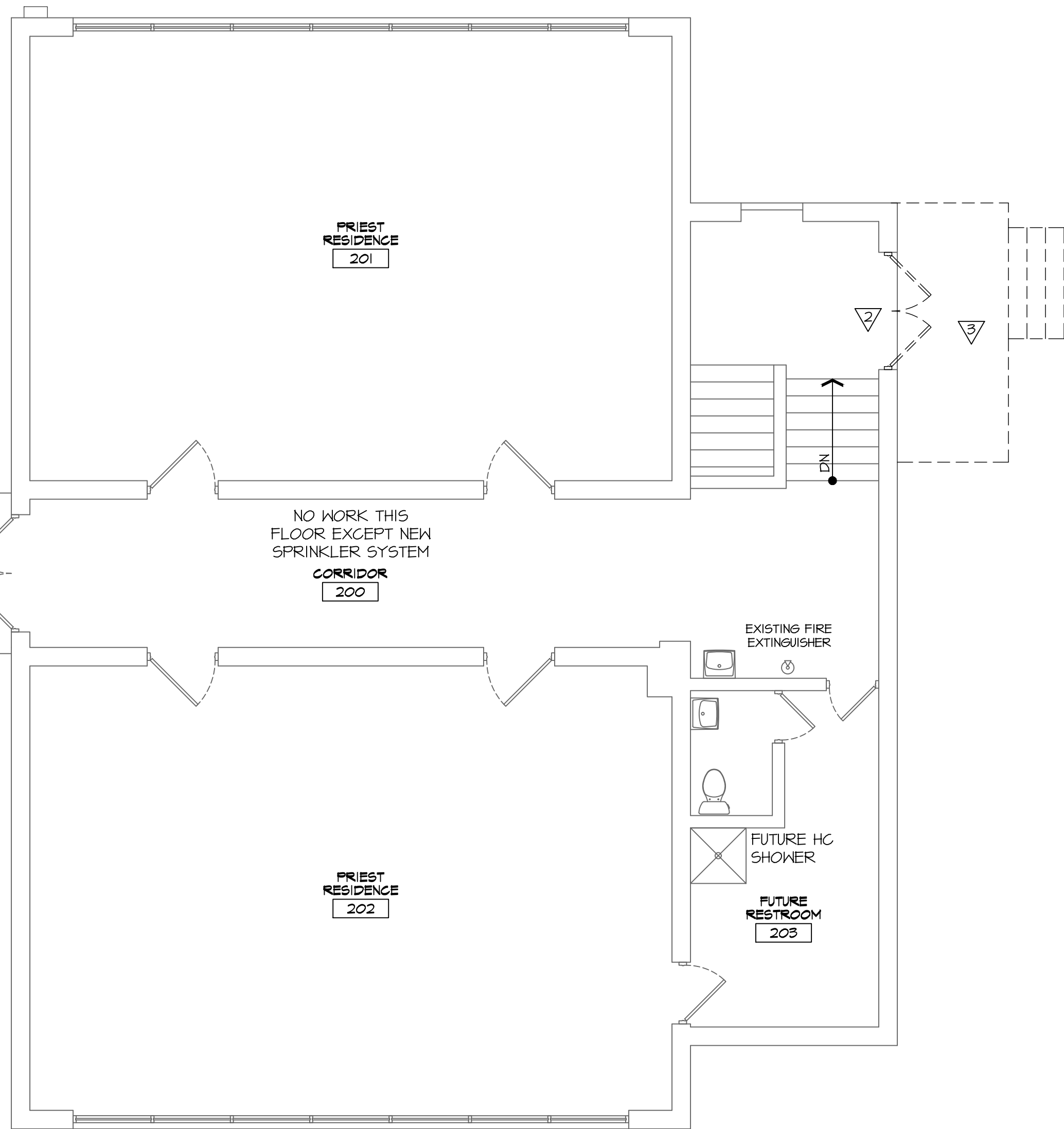


2 EXISTING / DEMO SECOND FLOOR PLAN

SCALE: 3/8"= 1'-0"

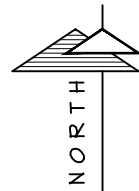
DEMOLITION GENERAL NOTES:

1. DEMO SECTION OF EXISTING PARTITION FROM FLOOR TO STRUCTURE ABOVE. REMOVE EXISTING ELECTRICAL OUTLETS, WIRING, AND CONDUIT BACK TO NEAREST JUNCTION BOX. REROUTE ALL NECESSARY WIRING AND CONDUIT AS REQUIRED TO MAINTAIN CIRCUITING. CAP WIRING PER APPLICABLE CODES. REMOVE EXISTING FLOOR FASTENERS TO BELOW FLOOR LINE; PATCH FLOOR LEVEL WITH FLOOR SURFACE. TAPE AND FINISH EXPOSED PARTITION SURFACES PLUMB AND SMOOTH.
2. REMOVE EXISTING FLOOR COVERING AS REQUIRED AND PREPARE FLOOR SURFACE FOR INSTALLATION OF NEW FLOOR FINISH UNLESS NOTED OTHERWISE. REFER TO FINISH SCHEDULE.
3. ASBESTOS DETECTION/REMOVAL (IF APPLICABLE) TO BE CONDUCTED BY BUILDING OWNER PRIOR TO START OF GENERAL DEMOLITION. GENERAL CONTRACTOR TO COORDINATE SCHEDULE WITH BUILDING OWNER.
4. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION WORK (NOTED OR OTHERWISE REQUIRED) WITH NEW CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE ANY INTERRUPTIONS (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) WITH BUILDING OWNER 72 HOURS IN ADVANCE.
5. DEMOLITION AREAS SHALL BE TERMINATED IN A NEAT & ORDERLY FASHION, CLEANED & PATCHED TO ALIGN WITH NEW AND EXISTING CONSTRUCTION, AND PREPARED TO RECEIVE NEW FINISHES.
6. REMOVE ALL EXISTING INCIDENTAL CONDITIONS AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION WHETHER SHOWN ON PLAN, OR NOT, INCLUDING BUT NOT LIMITED TO FASTENERS, GLIPS, MOLDINGS AND OTHER SYSTEMS AS REQUIRED.
7. PATCH ALL WALLS, FLOORS, AND CEILINGS WHERE PARTITIONS, CABINETS, PLATFORMS AND MOUNTED FURNITURE ARE TO BE REMOVED; ALL FINISHES TO EITHER MATCH EXISTING OR REFER TO ROOM FINISH SCHEDULE.
8. SEE PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION ITEMS. COORDINATE ALL MEP ITEMS WITH SUB-CONTRACTORS.
9. REMOVE EXISTING PARTITIONS AS INDICATED, FROM FLOOR TO STRUCTURE ABOVE. DISPOSE OF DEMOLITION MATERIALS.
10. REMOVE AND RELOCATE EXISTING FIRE ALARMS AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR COORDINATION.
11. PATCH ANY OPENINGS IN EXISTING FLOOR WALLS & STRUCTURE ABOVE, TO MAINTAIN FIRE AND/OR SMOKE RATINGS. UTILIZE "UL" DESIGN CONSTRUCTION, OR MATCH EXISTING RATED CONSTRUCTION.
12. LIFE SAFETY FEATURES ARE TO REMAIN IN OPERATION THROUGH ALL PHASES OF CONSTRUCTION INCLUDING SMOKE DETECTION, AND OTHERS SYSTEMS. VERIFY WITH OWNER A LIFE SAFETY PLAN FOR THE PROJECT.
13. PROVIDE A MIN. OF 1 SMOKE DETECTOR / 500 SQ FT TO COVER FIRE WATCH COVER DETECTORS DURING TIMES OF CONSTRUCTION. UNCOVER AT NIGHT. REFER TO MECHANICAL DRAWINGS FOR REMOVAL OF PLUMBING PIPING / MECHANICAL EQUIPMENT.
- 14.



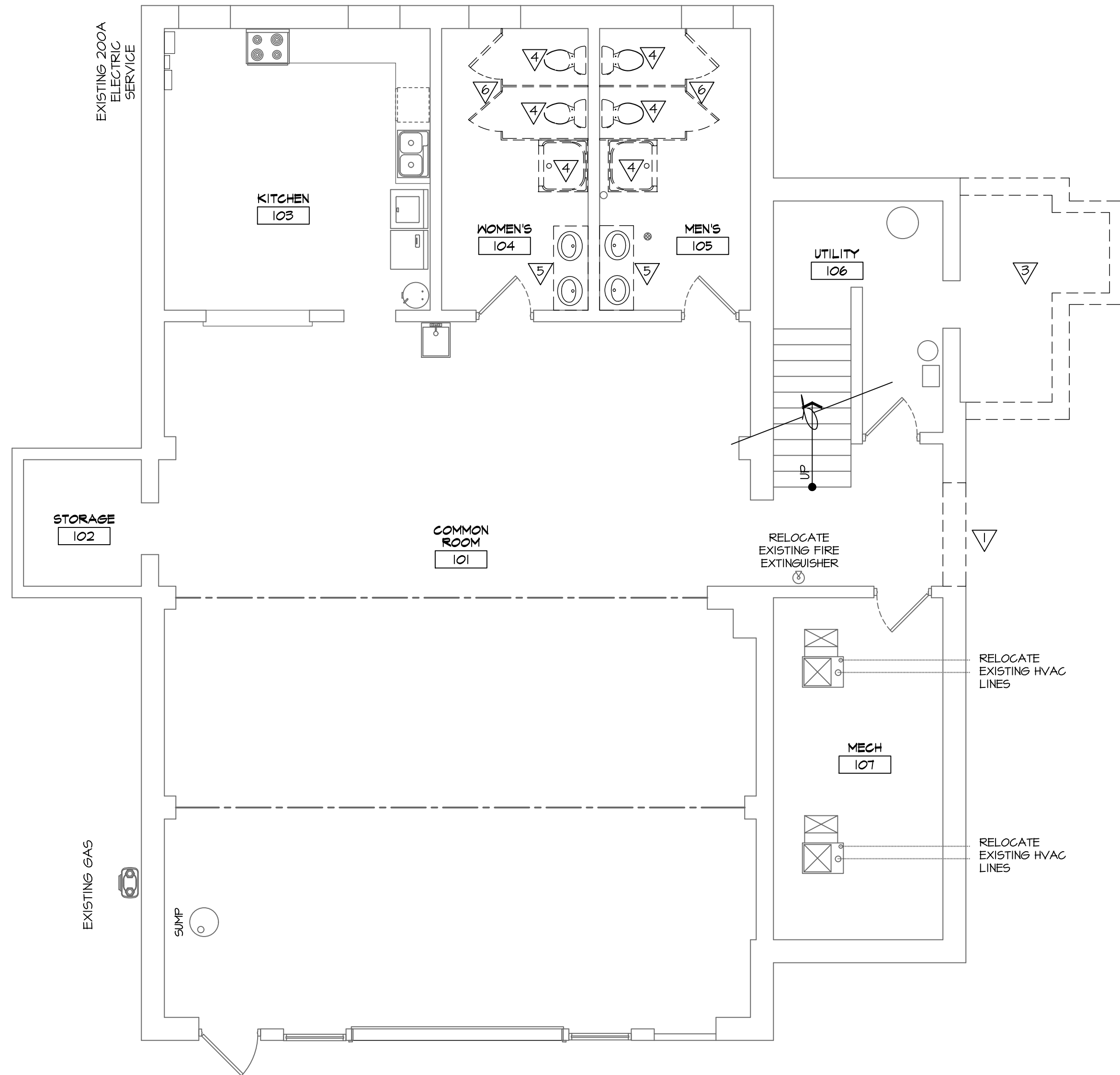
DEMOLITION CODED NOTES:

1. DEMO SECTION OF EXISTING BLOCK WALL FOR NEW OPENING. PATCH AND REPAIR ADJACENT MASONRY TO PROVIDE A SMOOTH TRANSITION.
2. REMOVE EXISTING DOOR AND FRAME (INCLUDING SIDE LIGHT IF APPLICABLE) IN ITS ENTIRETY. PATCH PARTITION TO MATCH ADJACENT PARTITION SURFACE. INSTALL NEW METAL STUDS AND GYPSUM BOARD AS REQUIRED TO PROVIDE SMOOTH, PLUMB TRANSITION. TAPE AND FINISH JOINTS.
3. REMOVE EXISTING STOOP, CMU WALLS AND ENTRY ROOF CANOPY IN ITS ENTIRETY.
4. REMOVE EXISTING PLUMBING FIXTURE. PLUMBING CONTRACTOR TO REMOVE PIPING BACK TO NEAREST BRANCH PIPE, INSTALL VALVE AND CAP PLUMBING FOR UNUSED LINES.
5. REMOVE SINK AND COUNTER TOP IN ITS ENTIRETY. PATCH AND PREPARE WALL AND FLOOR SURFACES TO RECEIVE NEW FINISHES.
6. REMOVE TOILET PARTITIONS IN THEIR ENTIRETY.



1 EXISTING / DEMO FIRST FLOOR PLAN

SCALE: 3/8"= 1'-0"



REVIEW SET

Sri Lakshmi Narasimha Temple

3705 S. Swartz Rd.
New Berlin, WI

SHEET TITLE:
EXISTING FLOOR PLANS

A1.1

DATE: 04/24/2023

PROJECT NUMBER: 21-530

REVISIONS:

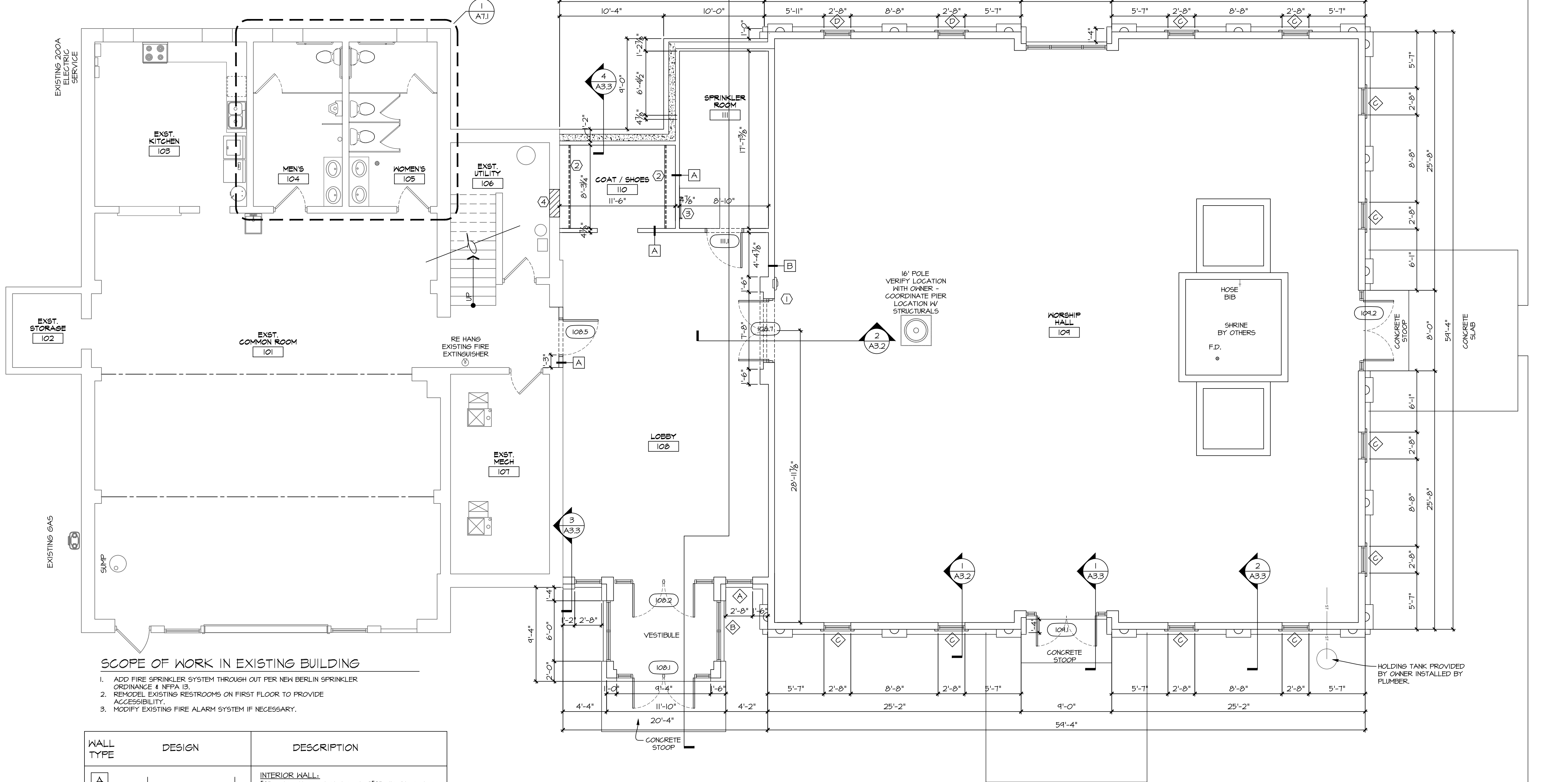
-REV. TEMPLE FDN. 10-26-23



FLOOR PLAN GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
2. A) PROVIDE 3/8" TYPE 'X' GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 3/8" TYPE 'X' MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES. C) PROVIDE CEMENT BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS. D) PROVIDE 3/8" TYPE 'C' GYPSUM BOARD AT ALL CEILING LOCATIONS.
3. HOLD 3/4" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
4. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
5. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
6. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
7. PROVIDE 16 GAUGE SHEET METAL BANDING OR SOLID 2x BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
8. NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A

1. DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
3. FOR OUTLETS ADDED TO EXTERIOR WALLS, REPAIR VAPOR BARRIER & MAKE AIR TIGHT, REPAIR INSULATION AND PATCH GYPSUM BOARD TO MATCH ADJACENT FINISHED SURFACES.
4. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
5. SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED.
6. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
7. ALL DOOR HARDWARE TO BE ADA-APPROVED LEVER SETS.
8. PROVIDE CONTINUOUS 6 mil VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIRE PERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE MADE AIR TIGHT.
9. PATCH NEW FINISHES TO MATCH EXISTING. THE CONTRACTOR SHALL FIELD VERIFY EXISTING FINISH TYPES AND COLORS PRIOR TO ORDERING.



SCOPE OF WORK IN EXISTING BUILDING

1. ADD FIRE SPRINKLER SYSTEM THROUGH OUT PER NEW BERLIN SPRINKLER ORDINANCE & NFPA 13.
2. REMODEL EXISTING RESTROOMS ON FIRST FLOOR TO PROVIDE ACCESSIBILITY.
3. MODIFY EXISTING FIRE ALARM SYSTEM IF NECESSARY.

WALL TYPE	DESIGN	DESCRIPTION
A		INTERIOR WALL: 3/8" GWB ON BOTH SIDES OF 3/8" METAL STUDS AT 16" o/c. NOTE: PROVIDE 3/2" SOUND BATTS AT MECHANICAL AND REST ROOM ENCLOSURES.
B		INTERIOR WALL: 3/8" TYPE 'X' GWB ON BOTH SIDES OF 6" METAL STUDS @ 16" o/c. 3/2" BATT INSULATION. RUN STUDS AND GWB TO FLOOR OR CEILING ABOVE.

FLOOR PLAN CODED NOTES

- ① PROVIDE STANDARD SEMI RECESSED FIRE EXTINGUISHER AND CABINET, MOUNT PER BASE BUILDING SPECIFICATIONS NOT TO EXCEED 48" A.F.F. TO TOP OF CABINET.
- ② PROVIDE COAT POLE AND PLASTIC LAMINATE ON 3/4" PARTICLE BOARD SHELF, REFER TO DETAIL X/A3.1. PROVIDE 2x WOOD BLOCKING AS REQUIRED.
- ③ ROOF ACCESS LADDER.
- ④ INFILL OPENING WITH CMU - MATCH EXISTING

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVISIONS:
-REV. TEMPLE FDN. 10-26-23

Sri Lakshmi Narasimha Temple

3705 S. Swartz Rd.
New Berlin, WI

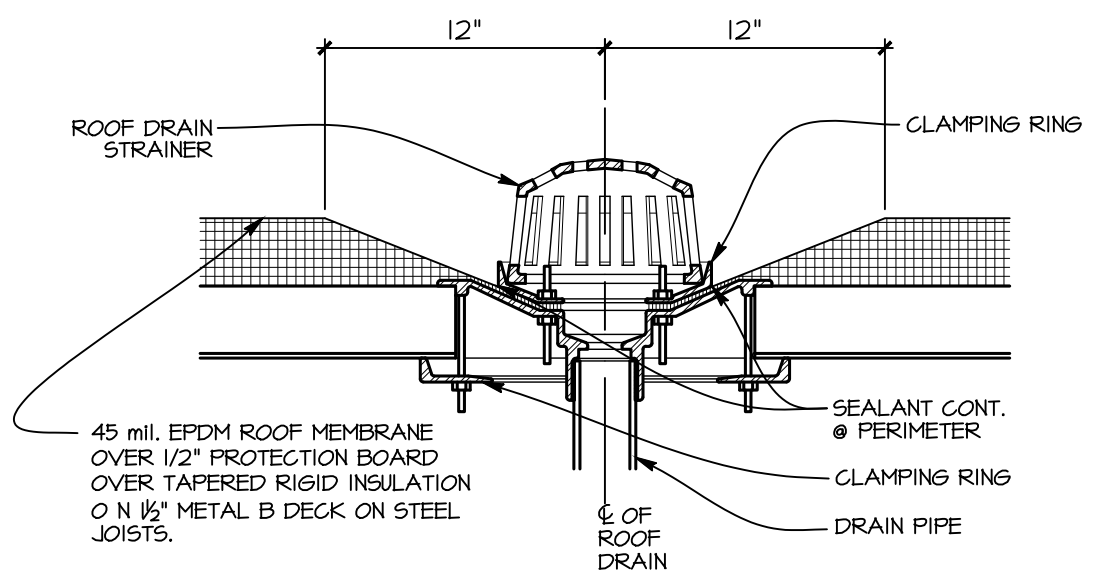
SHEET TITLE:
PROPOSED GROUND FLOOR PLANS

A1.2

DATE: 04/24/2023

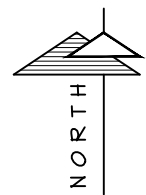
PROJECT NUMBER: 21-530

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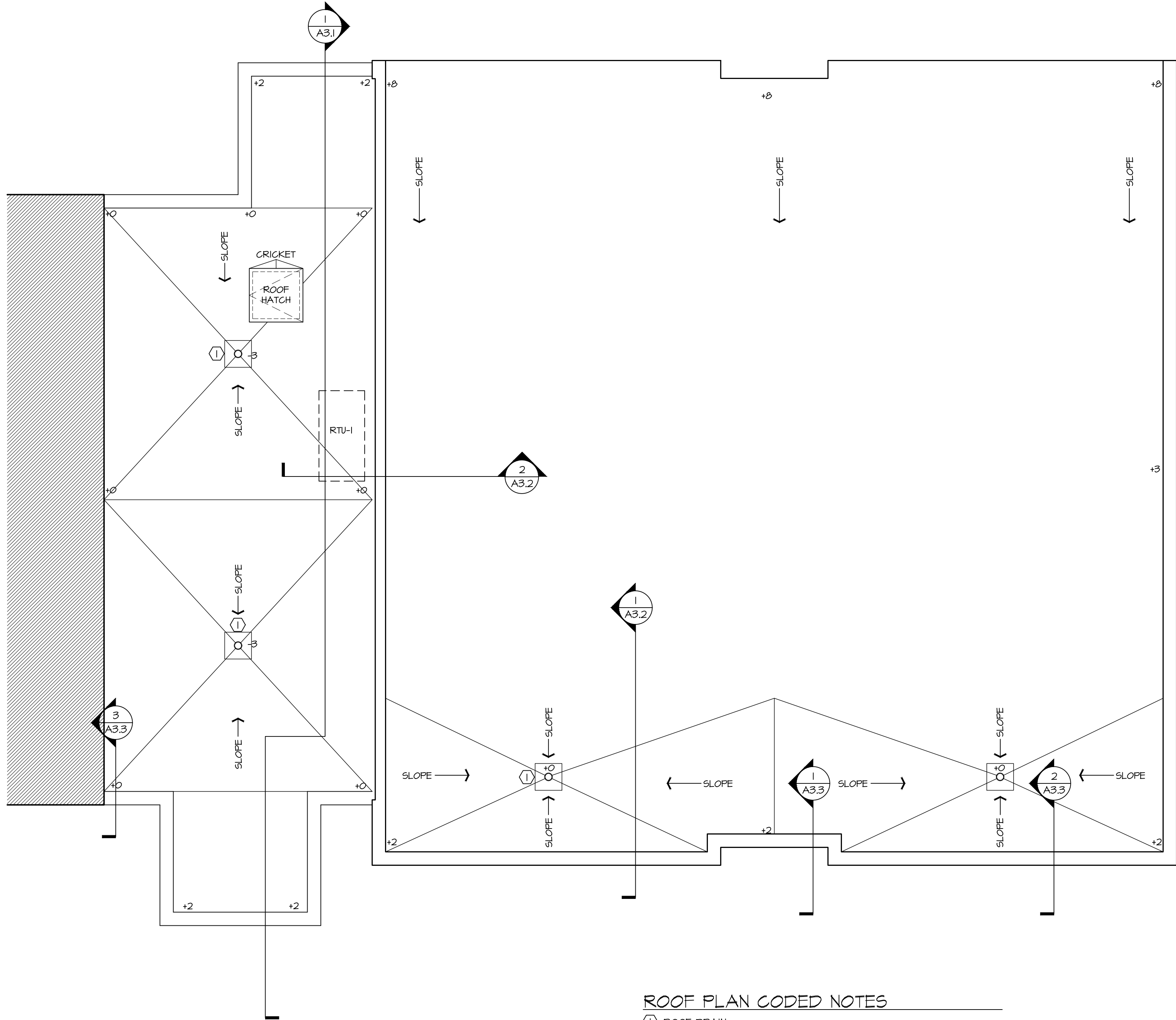


2 ROOF DRAIN DETAIL

SCALE: 3/4" = 1'-0"



1 ROOF PLAN



ROOF PLAN CODED NOTES

- 1 ROOF DRAIN
- 2 5" PREFINISHED METAL GUTTER
- 3 SPLASHBLOCK
- 4 SCUPPER - FULLY FLASHED

ROOF PLAN GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
2. ANY ROOF PENETRATIONS SHOWN ARE AN APPROXIMATE SIZE AND LOCATION. CONTRACTOR IS RESPONSIBLE TO REVIEW ALL DRAWINGS AND COORDINATE WITH HIS SUBS AND SUPPLIERS.
3. PROTECT NEW AND EXISTING ROOFS DURING AND AFTER INSTALLATION - AVOID OR MINIMIZE TRAFFIC AT NEW AND EXISTING ROOF AREAS.
4. ROOF SLOPES TO BE 1/4" PER FOOT MINIMUM.
5. SEE DESIGN BUILD MECHANICAL DRAWINGS FOR EXACT EQUIPMENT PLACEMENT. EQUIPMENT SHOWN IS FOR COORDINATION ONLY.
6. PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH, ETC.

REVIEW SET

Sri Lakshmi Narasimha Temple

3705 S. Swartz Rd.
New Berlin, WI

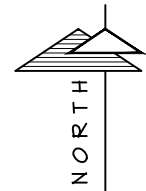
SHEET TITLE:
ROOF PLAN

A1.3

DATE: 04/24/2023

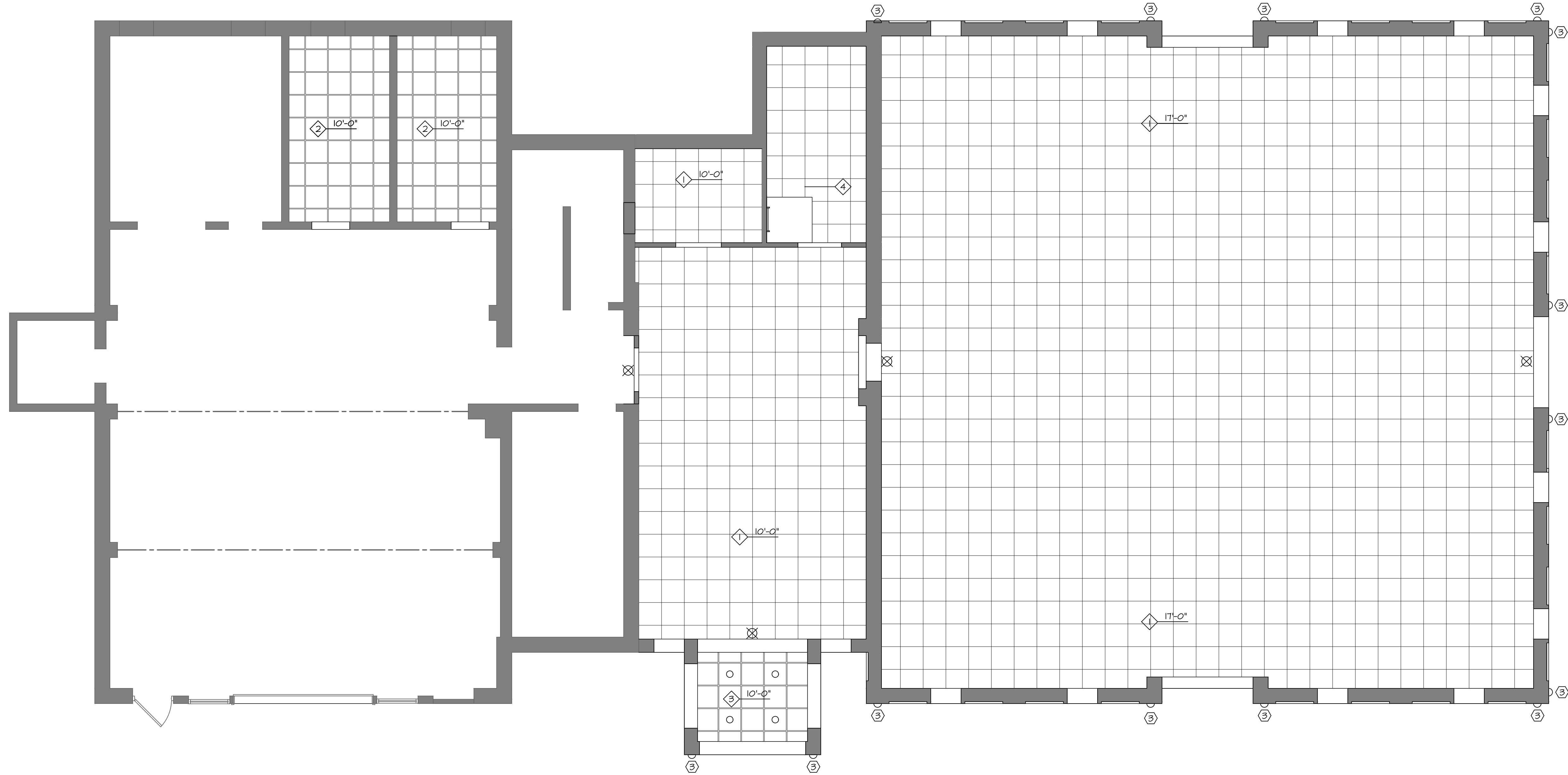
PROJECT NUMBER: 21-530

REVISIONS:	
-REV.	TEMPLE FDN. 10-26-23



1

REFLECTED CEILING PLAN



CEILING TYPES

- 1 2x2' REGULAR LAY-IN ACOUSTICAL CEILING TILE
- 2 2x2' VINYL FACED GYPSUM BOARD CEILING TILES
- 3 2x2' REGULAR LAY-IN ACOUSTICAL CEILING TILE W/ HOLD DOWN CLIPS
- 4 EXPOSED STRUCTURE
- 5 DROP SOFFIT - 3/8" TYPE GNB ON 3/8" METAL STUD FRAMING - SEE DETAIL X/AXX

CEILING PLAN CODED NOTES

- 1 SOFFIT HEADER (SEE DETAIL X/AXX) TO BE 1" BELOW ADJACENT CEILING HEIGHT.
- 2 ROOF HATCH
- 3 WALL SCONCE - SEE SITE LIGHTING PLAN

CEILING PLAN GENERAL NOTES

- 1. PROVIDE DUAL LEVEL BRIGHTNESS IN FIXTURES IN ALL ROOMS OVER 100 SQ. FT. IN AREA.
- 2. LIGHT FIXTURES SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLAN BY OTHERS FOR SPECIFICS.
- 3. REPLACE DAMAGED, MISSING, AND/OR STAINED ACOUSTICAL CEILING TILE WITH NEW TO MATCH EXISTING.
- 4. COORDINATE CEILING TYPE SHOWN ON REFLECTED CEILING PLANS W/ INTERIOR FINISHES SCHEDULE. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION.

CEILING PLAN LEGEND

FLUORESCENT LIGHT FIXTURES EXIT SIGN DOWN WALL LIGHT PENDANT WALL WASHING LIGHT

SUPPLY RETURN ACCESS PANEL SLOT DIFFUSER SPRINKLER HEAD SPEAKER

P - PARABOLIC LENS
NEW - NEW FIXTURE TO MATCH EXISTING
REL - TO BE RELOCATED
TBR - TO BE REMOVED
ETR - EXISTING TO REMAIN
EP - EMERGENCY POWER: FIXTURE TO BE ON NIGHT LIGHT CIRCUIT

CLG. TYPE CLG. HEIGHT

Sri Lakshmi Narasimha Temple

3705 S. Swartz Rd.
New Berlin, WI

SHEET TITLE:
REFLECTED CEILING PLAN

A1.4

DATE: 04/24/2023

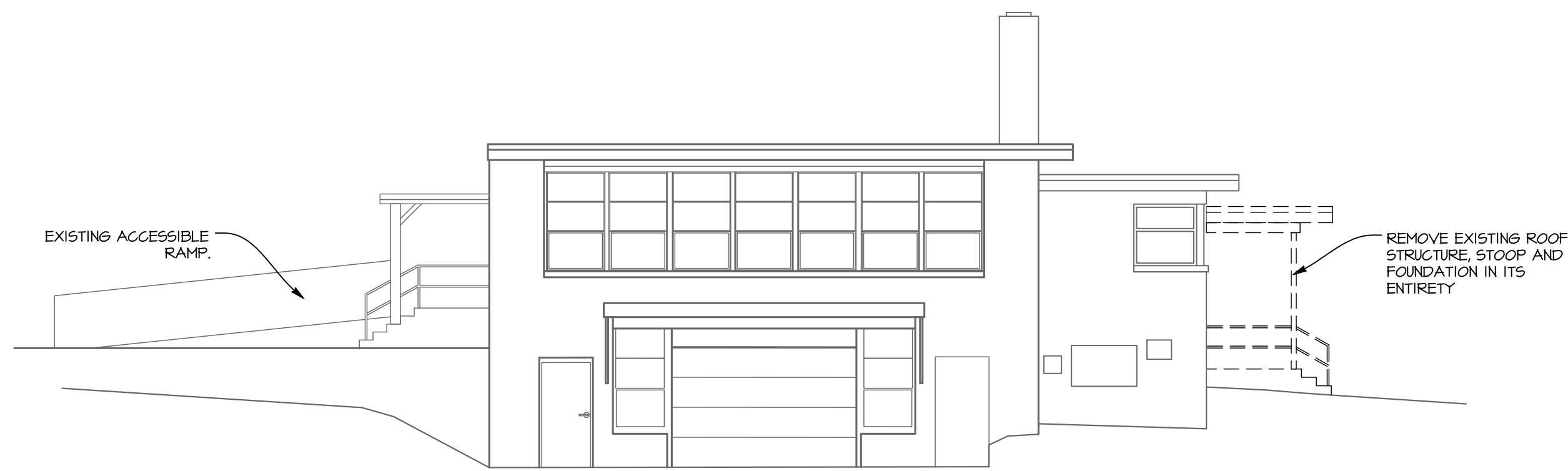
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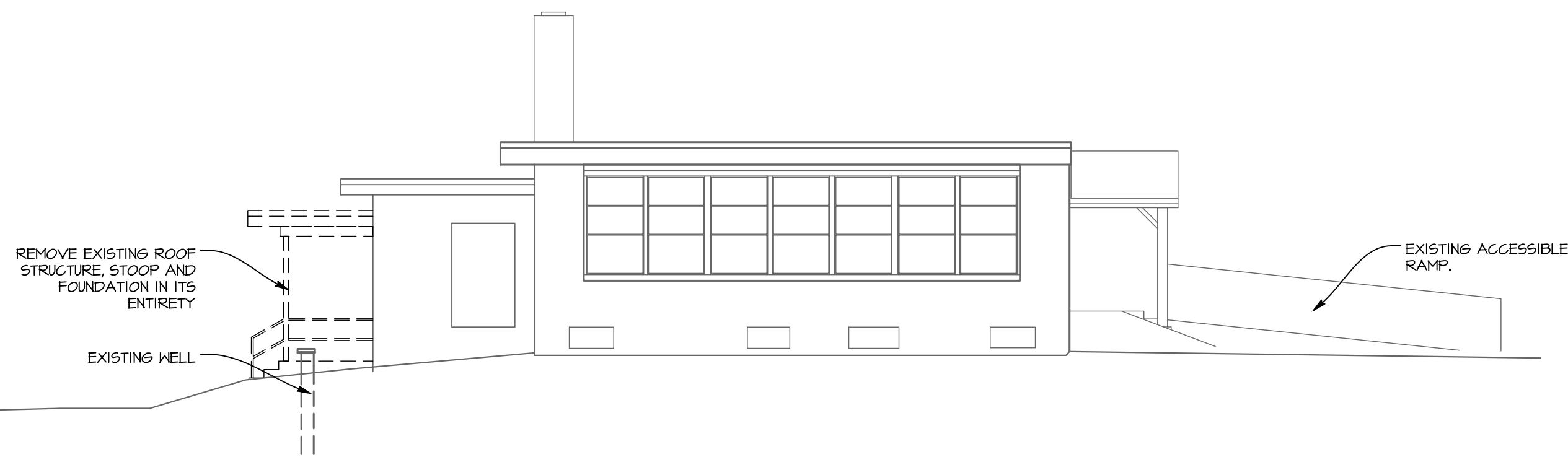
REVISIONS:
-REV. TEMPLE FDN. 10-26-23

patera
ARCHITECTURE + ENGINEERING

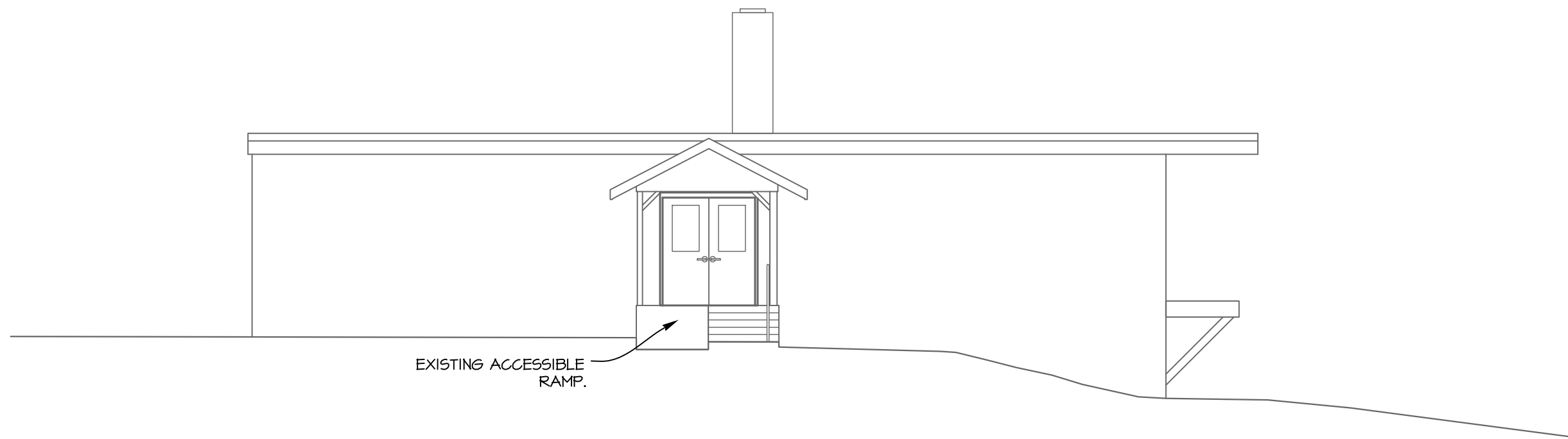
4940 N. Callison Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776



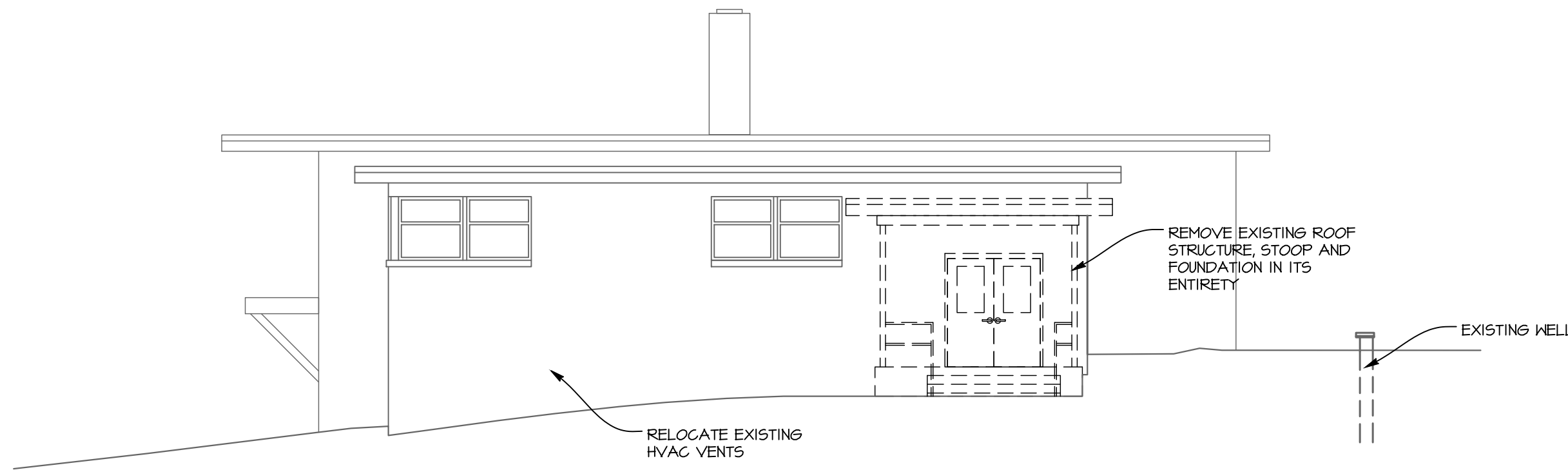
3 EXISTING / DEMO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING / DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING / DEMO EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION CODED NOTES:

- 1 ACCUSTONE WINDOW SURROUNDS
- 2 ACCUSTONE STONE BAND
- 3 ACCUSTONE CORNICE
- 4 ACCUSTONE COLUMN
- 5 ACCUSTONE
- 6 ALUMINUM WINDOW - CLEAR ANODIZED
- 7 PRE FINISHED METAL COPING

EXTERIOR ELEVATION MATERIAL CALCULATION

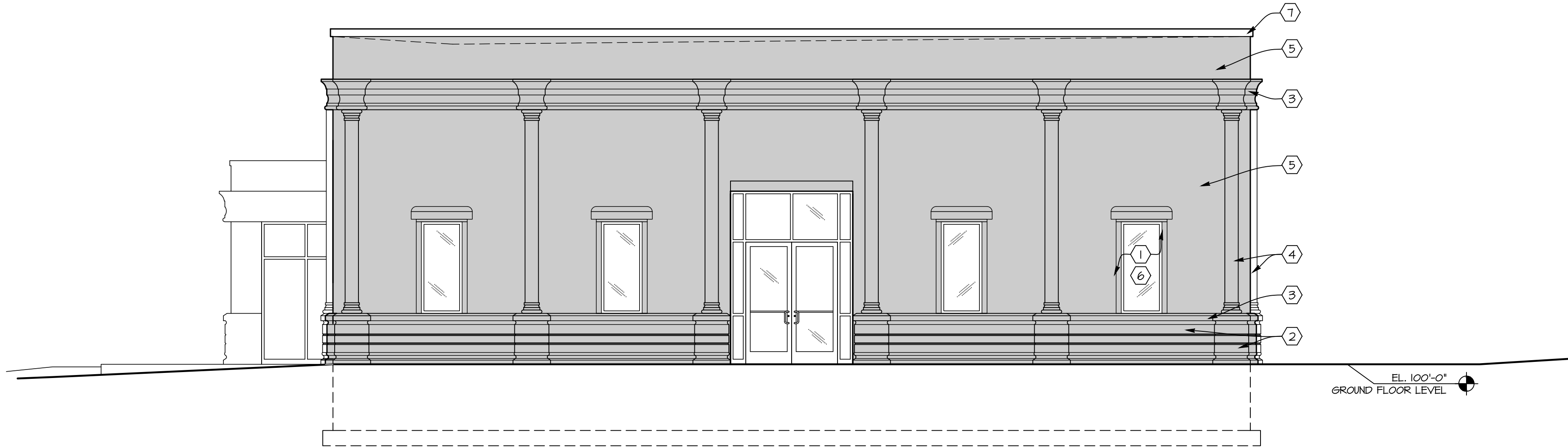
- 1. TOTAL EXTERIOR WALL AREA = 6071sf
- 2. 6040sf x 25% = 1522sf OF EIFS ALLOWED
- 3. TOTAL AREA OF EIFS = 1503sf = 24.7%
- 4. TOTAL AREA OF SPLIT FACED MASONRY 421sf = 7%

EXTERIOR ELEVATION GENERAL NOTES

- 1. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS.
- 2. WINDOW SYSTEM TO BE EXTERIOR GLAZED.
- 3. ALL EXTERIOR MATERIALS TO BE APPROVED BY THE ARCHITECT BEFORE INSTALLTION.
- 4. ALL MASONRY, MASONRY VENEER, EIFS, etc SHALL HAVE CONTROL JOINTS SPACED PER INSTITUTE MINIMUM STANDARDS. CONTACT ARCHITECT FOR LOCATIONS NOT INDICATED ON THE PLANS.

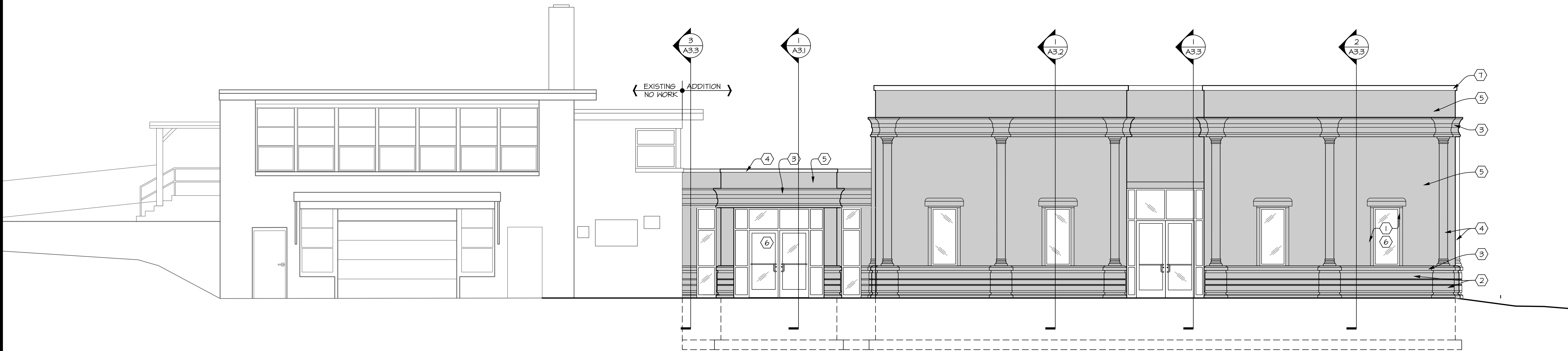
ELEVATION LEGEND

- VISION GLASS
- T - TEMPERED GLASS
- C.J. - CONTROL JOINT
- WINDOW TYPE, REFER TO SHEETS A1.2, A1.3 & A8.1



2 PROPOSED EAST ELEVATION

SCALE: 3/16"= 1'-0"



1 PROPOSED SOUTH ELEVATION

SCALE: 3/16"= 1'-0"

REVISIONS:	
-REV.	TEMPLE FDN. 10-26-23

Sri Lakshmi Narasimha Temple

3705 S. Swartz Rd.
New Berlin, WI

SHEET TITLE:
PROPOSED ELEVATIONS

A2.2

DATE: 04/24/2023

PROJECT NUMBER: 21-530

REVIEW SET

ELEVATION CODED NOTES:

- 1) ACCUSTONE WINDOW SURROUNDS
- 2) ACCUSTONE STONE BAND
- 3) ACCUSTONE CORNICE
- 4) ACCUSTONE COLUMN
- 5) ACCUSTONE
- 6) ALUMINUM WINDOW - CLEAR ANODIZED
- 7) PRE FINISHED METAL COPING

EXTERIOR ELEVATION MATERIAL CALCULATION

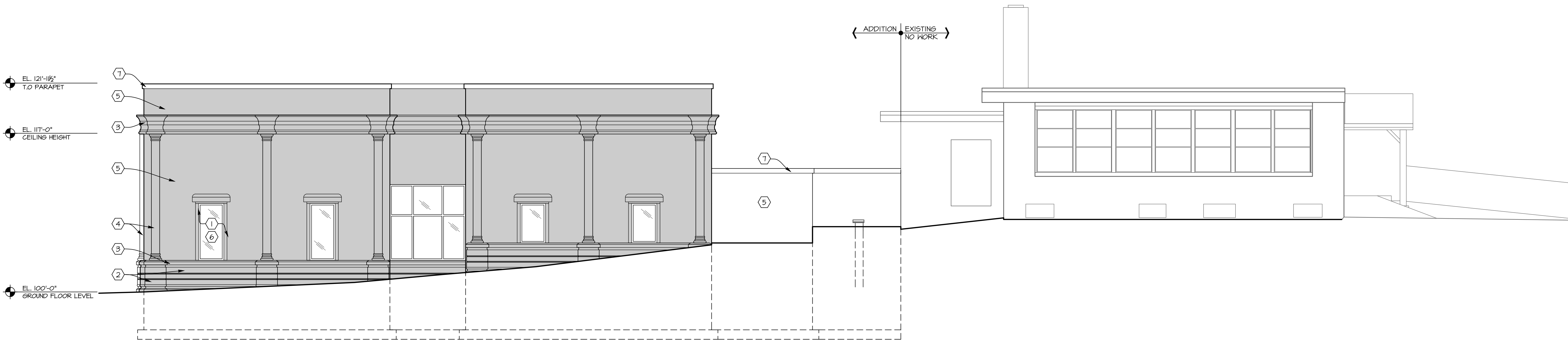
- 1. TOTAL EXTERIOR WALL AREA = 6,071sf
- 2. 6,049sf x 25% = 1,522sf OF EIFS ALLOWED
- 3. TOTAL AREA OF EIFS = 1,503sf = 24.7%
- 4. TOTAL AREA OF SPLIT FACED MASONRY 421sf = 7%

EXTERIOR ELEVATION GENERAL NOTES

- 1. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS.
- 2. WINDOW SYSTEM TO BE EXTERIOR GLAZED.
- 3. ALL EXTERIOR MATERIALS TO BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
- 4. ALL MASONRY, MASONRY VENEER, EIFS, etc SHALL HAVE CONTROL JOINTS SPACED PER INSTITUTE MINIMUM STANDARDS. CONTACT ARCHITECT FOR LOCATIONS NOT INDICATED ON THE PLANS.

ELEVATION LEGEND

-  - VISION GLASS
- T - TEMPERED GLASS
- C.J. - CONTROL JOINT
-  - WINDOW TYPE. REFER TO SHEETS A1.2, A1.3 & A8.1



1 PROPOSED NORTH ELEVATION

SCALE: 3/16"= 1'-0"

REVISIONS:
-REV. TEMPLE FDN. 10-26-23

Sri Lakshmi Narasimha Temple

3705 S. Swartz Rd.
New Berlin, WI

SHEET TITLE:
PROPOSED ELEVATIONS

A2.3

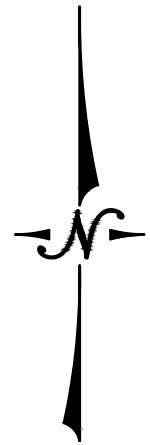
DATE: 04/24/2023

PROJECT NUMBER: 21-530

REVIEW SET



VICINITY MAP
SCALE 1"=200'



SITE IMPROVEMENT PLANS
FOR
3705 SWARTZ ROAD
NEW BERLIN, WI

SHEET INDEX	
C001	TITLE SHEET & VICINITY MAP
C101	SITE PLAN
C102	GRADING PLAN
C501	PLAN DETAILS

BENCHMARKS

FOUND IRON PIPE #1	987.03	N: 148,730.32	E: 698,674.77
FOUND IRON PIPE #2	970.23	N: 148,175.65	E: 698,664.85

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	S. WESTRIDGE DR. NEW BERLIN, WI 53151	TIM LYNCH, P.E.	262.402.5040	tlynch@lynch-engineering.com

REVISIONS

NO.	REVISION	DATE
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SITE IMPROVEMENT PLANS FOR

3705 SWARTZ ROAD

NEW BERLIN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

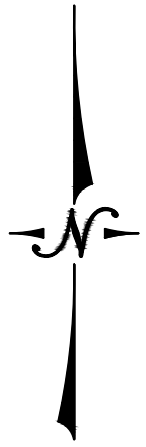
ISSUED FOR
REVIEW

PLAN DATE 2.14.2025

PROJECT NO.
22-0003

SHEET NO.

C001



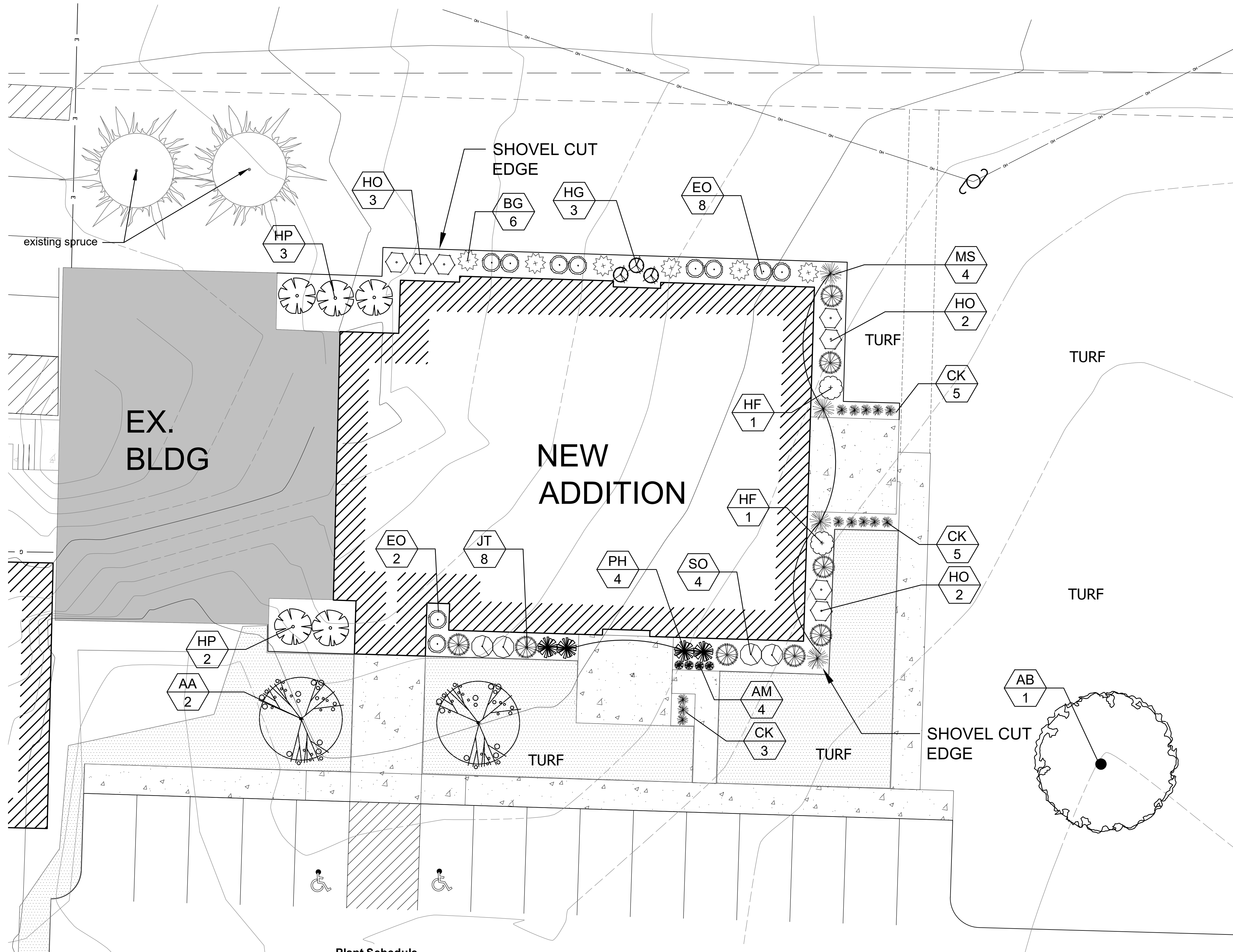
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

NO.	REVISIONS	BY	DATE
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C501

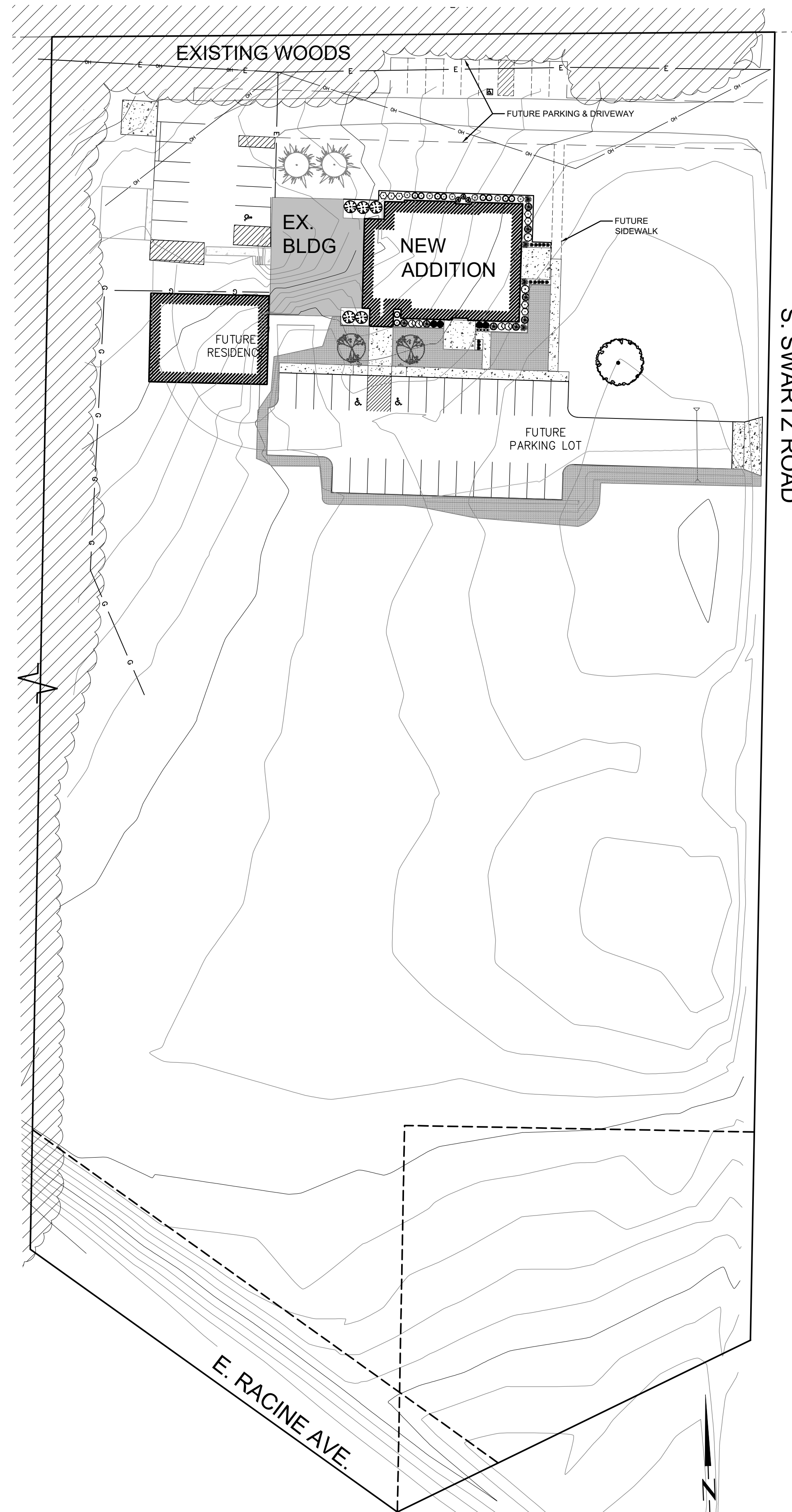


WISCONSIN'S LARGEST
TREE TRANSPLANTERS



Plant Schedule

Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AB	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	1	2.5-3" Cal.	B&B	as shown
AA	Acer x freemanii 'Armstrong'	Armstrong Maple	2	2-2.5" Cal.	B&B	as shown
DECIDUOUS SHRUBS						
EO	Euonymus alatus Odom 'Little Moses'	Little Moses Dwarf Burning Bush	10	18" High	B&B	as shown
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	7	18" High	Container	48" o.c.
HF	Hydrangea paniculata 'Fire and Ice'	Fire and Ice Hydrangea	2	24" High	Container	48" o.c.
HP	Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	5	24" High	Container	8' o.c.
SO	Spiraea x fritschiana 'Spot On'	Spot On Spirea	4	18" High	Container	48" o.c.
EVERGREEN SHRUBS						
BG	Buxus x Green Mountain	Green Mountain Pyramidal Boxwood	6	18" High	Container	as shown
JT	Juniperus virginiana 'Taylor'	Taylor Juniper	8	5' High	B&B	as shown
PERENNIALS/GRASSES						
AM	Allium x Millenium	Millenium Globe Lily	4	1 Gal.	Container	12" o.c.
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	13	1 Gal.	Container	20" o.c.
HG	Hosta x 'Guacamole'	Guacamole Hosta	3	1 Gal.	Container	48" o.c.
MS	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	4	1 Gal.	Container	48" o.c.
PH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	4	1 Gal.	Container	36" o.c.



LANDSCAPE PLAN

SITE PLAN



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR
SRI LAKSHMI TEMPLE-ADDITION
3705 S. SWARTZ ROAD
NEW BERLIN, WISCONSIN

LANDSCAPE
ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 2/14/2025

REVISED:

SCALE: VARIES

SHEET: L100

**TREES
ON THE MOVE**

5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Misurelli Sorensen Heating & Air Conditioning / Re-Occupancy
LOCATION:	13198 W. National Avenue (Tax Key #: 1200.947)
REQUEST:	Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue, along with waiver.
D.R.C. RECOMMENDATION:	Public Hearing and possible action to approve a Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue, along with the waiver, subject to the application, plans on file and the <u>following conditions of approval, if the Plan Commission is ready to act on this item:</u>

WAIVER REQUEST: *Applicant is requesting a waiver from Section 275-61(2)(a) of the Zoning Code, which states that "only two signs may be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, or monument signs, not exceeding a total of two, and approved by DCD staff."*

1. Plan of operation shall be consistent with plans on file. Applicant is requesting to reoccupy the existing building heating and air conditioning business.
 - a. Hours of operation: Monday thru Friday 8 AM to 5:30 PM).
 - b. Number of employees: 12 (6 installers, 3 service technicians, and 3 office staff); however, please see Condition #1(c) for additional information for onsite employees.
 - c. Per Plan of Operation Letter:
 - i. Installers come in at 8 AM to prepare for installations and leave for their jobs before 8:30. The service technicians come in at 8:30 AM.
 - ii. The office staff arrive at 8 AM.
 - iii. Employees take their personal and work trucks home at night. One pick up shop truck and one spare work van are kept at the location. The average size of a work vehicle is the size of a Chevrolet Express Cargo Van with a rough dimensions of 244" x 79" x 85".
 - iv. No materials shall stored outside the building.
 - d. Per Zoning Code 275-35C, Table 275-35-1, *outdoor storage is prohibited in the B-2. Zoning District.* No outdoor storage of materials permitted for this business. Dumpsters shall be properly screened from street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
 - e. Per Zoning Code Section 275-57B(5), *In the A-1, A-2, R-1/R-2, R-2E, R-3, R-4, R-4.5, R-5, Rd-1, Rm-1, B-1, B-2, B-3, B-5, O-1, O-2, I-1 and P-1 Zoning Districts, the parking and storage of semitractors and semitrailers, except for pickup and deliveries, is prohibited. Parking or storage of construction vehicles and equipment, except during*

periods of permitted construction activity, is prohibited.

- f. Per Zoning Code Section 275-57B(5)(a), *In the B-2 Zoning District, all storage and parking of vehicles and equipment, other than required customer and employee off-street parking, shall be inside, except the outside parking of two vehicles in accordance with an approved site plan and plan of operation.*
- g. All employee and customer parking shall be contained on site. All vehicle maneuvering and loading/unloading shall be contained on site. Maneuvering in the roadway is not allowed.
- h. A site visit will be performed after issuance of the Zoning Permit. Per Section 275-53B(1)(11) All existing nonconformities and outstanding code violations shall be identified, resolved, and remedied by the deadline dates.
- i. This application does not include any interior or exterior building modifications. Separate applications and permits are required for any modifications.
- j. All permanent and temporary signs require a Sign Application to be filed prior to installation.
 - i. Pursuant to 275-61D(6) of the Zoning Code: *"An applicant may request a waiver from the Plan Commission (where applicable) for the requirements set forth in this section."*
 - ii. There is an existing pole sign. This is the only location for ground signage given the right-of-way of National Avenue and the vision triangle. As part of this Conditional Use permit, a waiver is being requested from Zoning Code Section 275-61 (I)(1)(c)(1) which states that, *all new signs and/or replacement of existing signs located along arterials or major thoroughfares shall be placed on a monument base constructed of the same material and color or shall enhance the exterior architecture of the principal building. Arterials include Calhoun Road, Cleveland Avenue, Greenfield Avenue, Lincoln Avenue, Moorland Road, National Avenue, Howard Avenue, Beloit Road, Coffee Road, Lawnsdale Road, Janesville Road, Racine Avenue, College Avenue, Sunny Slope Road, 124th Street, Small Road, and Grange Avenue.*
 - iii. The request is to either keep the pole sign and/or modify the sign face due to *"it is not practical to locate a monument sign on this property as required by Section 275-61(I)(1)(c)(1) of the Municipal Code. Based on recommendation from the Transportation Division Engineer due to the vision triangle and ultimate right-of-way of National Avenue, staff is requesting that this requirement be waived for this particular tenant and allow them to keep the pole sign and modify the sign face and/or installation of this wall sign."*

2. Inspection:

- a. Conditional Approval
- b. Use and Occupancy: Business & S-1 Moderate Hazard No Change.
- c. Sprinkled: unknown
- d. Building shall meet all applicable building and fire codes.
- e. Remodeling: Any alterations shall require that the building plans be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS 361.31). Apply and obtain appropriate building, electric, plumbing and fire department permits.

3. Fire:

- a. Maintain fire sprinkler coverage throughout.
- b. Key for Knox box is required.
- c. Provide fire extinguishers every 75' of travel.
- d. Upgrade egress/emergency lighting throughout.
- e. Name and address on front and rear of building.

4. Engineering:

- a. Prior to the issuance of the Zoning Permit, provide a scaled site plan to show parking including at least one van accessible ADA parking stall.
- b. Since National Ave. is an arterial, the vision triangle on the corner of 132nd St. and National Ave. is 60x60. Conditions are defined in 275-46.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of April 7, 2025

**Thomas Sorensen / Misurelli Sorensen Heating & Air Conditioning
13198 W. National Avenue**

DATE STAFF REPORT: 2/25/2025

APPLICANT / OWNER(S): Thomas Sorensen Misurelli Sorensen Heating & Air Conditioning / Steggeman Investments, LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 2/21/2025

DATE OF COMPLETENESS DETERMINATION: 2/21/2025
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: Yes

CONCEPTUAL PLAN: N/A
Recommendations Y / N / Other: Yes, for parking lot.

SIZE OF DEVELOPMENT / PARCEL (S): Parcel Size: 0.63 Acres

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

CURRENT LAND USE: Building was previously used as an office and showroom for a different business. Building is currently vacant.

PROPOSED ZONING: N/A

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

(North)	Zoning: B-2	Land Use: Single-Family home
(South)	Zoning: Rm-1	Land Use: Stonegate Condos
(East)	Zoning: B-2	Land Use: Commercial property (Advance Steam Action)
(West)	Zoning: R-5	Land Use: Single-family home

CONFORMANCE WITH MASTER PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood E – National Avenue East Corridor:

Vision:

- National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access.

Development Policies:

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

Land use:

- Future Land Use Map: Suburban Commercial

ZONING CODE (CHAPTER 275): Yes, this request is consistent with Section 275-34B(1) of the Zoning Code. Contracting and construction sales services is a conditional use in the B-2 zoning district.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Conditional Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: No

PROPOSED ARCHITECTURE: No changes are being proposed at this time.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetlands on Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The property is flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: N/A

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 and/or as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewershed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALCULATION: Similar to previous uses.

TRAFFIC IMPACT: Similar to previous uses.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

Several businesses have occupied the building over the years. Most recent businesses:

10/4/1993 Four Seasons / Sun Rooms Unlimited (File #: U-114-91)

7/5/2016 Adam Overhead Door Showroom & Office (File #: RO-1601322)

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. In a traditional situation, the re-occupancy application would be handled administratively. However, contracting and construction sales services are considered a commercial use in the B-2 District. The applicant is required to follow the Conditional Use process.
2. Re-occupancy will require a Public Hearing and approval from the Plan Commission for Conditional Use Permit to re-occupy the existing building.
3. Plan of operation shall be consistent with plans on file.
4. No other outdoor storage of materials permitted for this business. Dumpsters shall be properly screened from street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
5. Per Section 275-27C. Approval criteria: *"The Plan Commission of the City of New Berlin will grant approval of conditional use permits only if it finds that the proposed use complies with all relevant regulations set forth in this chapter, including, but not limited to, § 275-41, Use-specific regulations, and Article VIII, General Development Regulations. Per § 66.1001(2m)(b), Wis. Stats., a conditional use does not need to be consistent with the City's Comprehensive Plan."*

(1) *Approval of conditional use. Recommendations and decisions on conditional uses should be based on consideration of the following criteria:*

- (a) *Whether the proposed use corrects an error or meets the challenge of some changing condition, trend, or fact;*
- (b) *Whether the proposed use is consistent with the health, safety, or general welfare of the general public;*
- (c) *Whether the proposed use will protect the natural environment, including, but not limited to air, water, storm water management, wildlife, and vegetation.*
- (d) *Public hearing testimony that is based upon facts and/or observed conditions can be considered substantial evidence.*
- (e) *The purpose and intent of the various sections of this chapter, as well as the permitted uses, along with the Comprehensive Plan, shall be considered in determining whether a particular conditional use is compatible with surrounding properties.*
- (f) *With regard to the Agricultural (A-1 and A-2) and Rural Conservation Single-Family Residential (R-1/R-2) zoning districts, any conditional use must be compatible with the rustic and rural lifestyle of these districts.*
- (g) *The uses, values, and enjoyment of other City property and the neighborhood*

**Department of
Community Development**

for purposes already permitted shall not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

(2) *Changes to the use. In acting on a conditional use, the Plan Commission/CDA shall consider the stated purpose of the proposed use and shall approve the petition only if it finds that the applicant has provided substantial evidence as that term is defined in Wis. Stats. § 62.23(7) that the use will meet the following criteria for approval:*

(a) *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 request is compliant.

(b) *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 request is compliant.

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

Yes, the proposed request is compliant.

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

Yes, the proposed request is compliant.

(e) *The proposed use will not be used to legitimize a nonconforming use or structure*

Yes, the proposed request is compliant. Previous businesses had a similar plan of operations.

6. Per §275-52C, Waivers/modifications:

(1) *The Plan Commission may waive or modify any or all of the other requirements of this article if it determines that:*

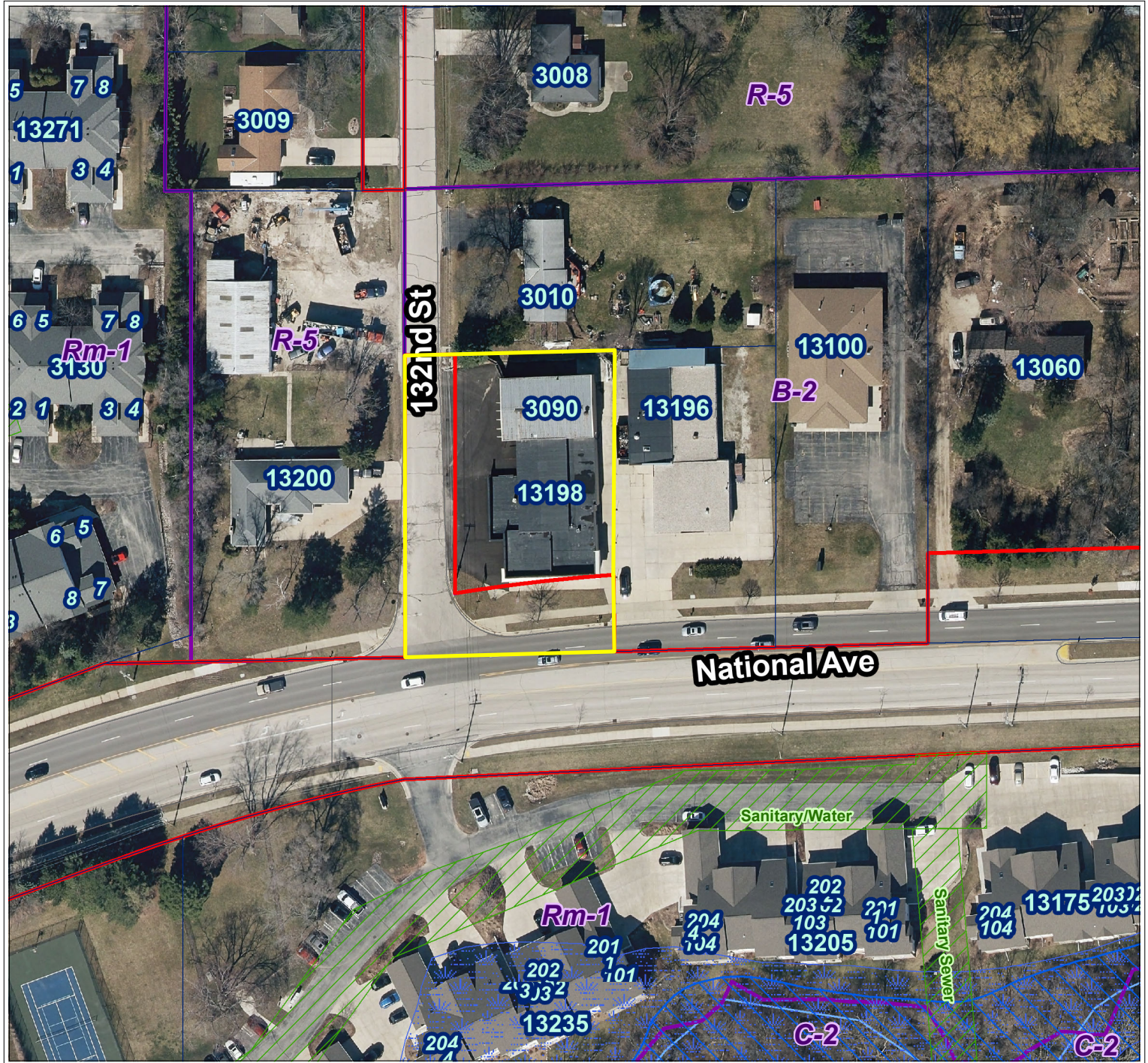
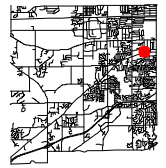
- i. The site or activity in question will have no appreciable off-site impact;*
- ii. Compliance with the requirement(s) is impractical or impossible due to site conditions or other circumstances beyond the control of the applicant; or*
- iii. The specific requirement is not necessary for a particular site to ensure compliance with the requirements of this chapter.*

D.R.C. RECOMMENDATION:

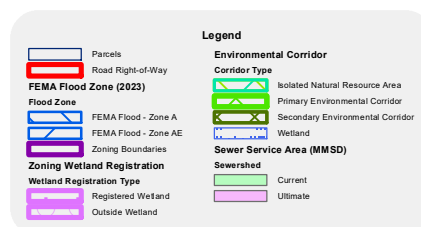
Public Hearing and possible action to approve a Conditional Use Permit for Misurelli Sorensen Heating & Air Conditioning to reoccupy an existing building located at 13198 W. National Avenue, along with the waiver, subject to the application, plans on file and the following conditions of approval, if the Plan Commission is ready to act on this item: SEE EXECUTIVE SUMMARY.

Attachments:

Location Map
Plan of Operation
Plan



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



0 37.5 75 Feet

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1615 Birch Road Kenosha, WI 53140
1627 - Square Circle, Waukesha, WI 53186
Phone: (262) 551-9121 Fax: (262) 551-9136

Misurelli Sorensen Heating & Cooling Plan of Operation at 13198 West National Ave, New Berlin

Company Overview

Our company has been in existence since 1989, first in the city of Kenosha and in 2018 we opened a branch in the City of Waukesha. As a business we are dedicated to the installation of HVAC (Heating Ventilation Air Conditioning Refrigeration) systems.

Operations

Building Usage

The principal use of the main building and local frontage at 131978 National Avenue will be offices for business operations and staff. The rear warehouse on the north westside off of 132nd Street will be to store equipment and parts for installation and the service of HVAC equipment. That is where loading and unloading of all equipment will take place.

Hours of Operation, Numbers of Employees & Daily Activities

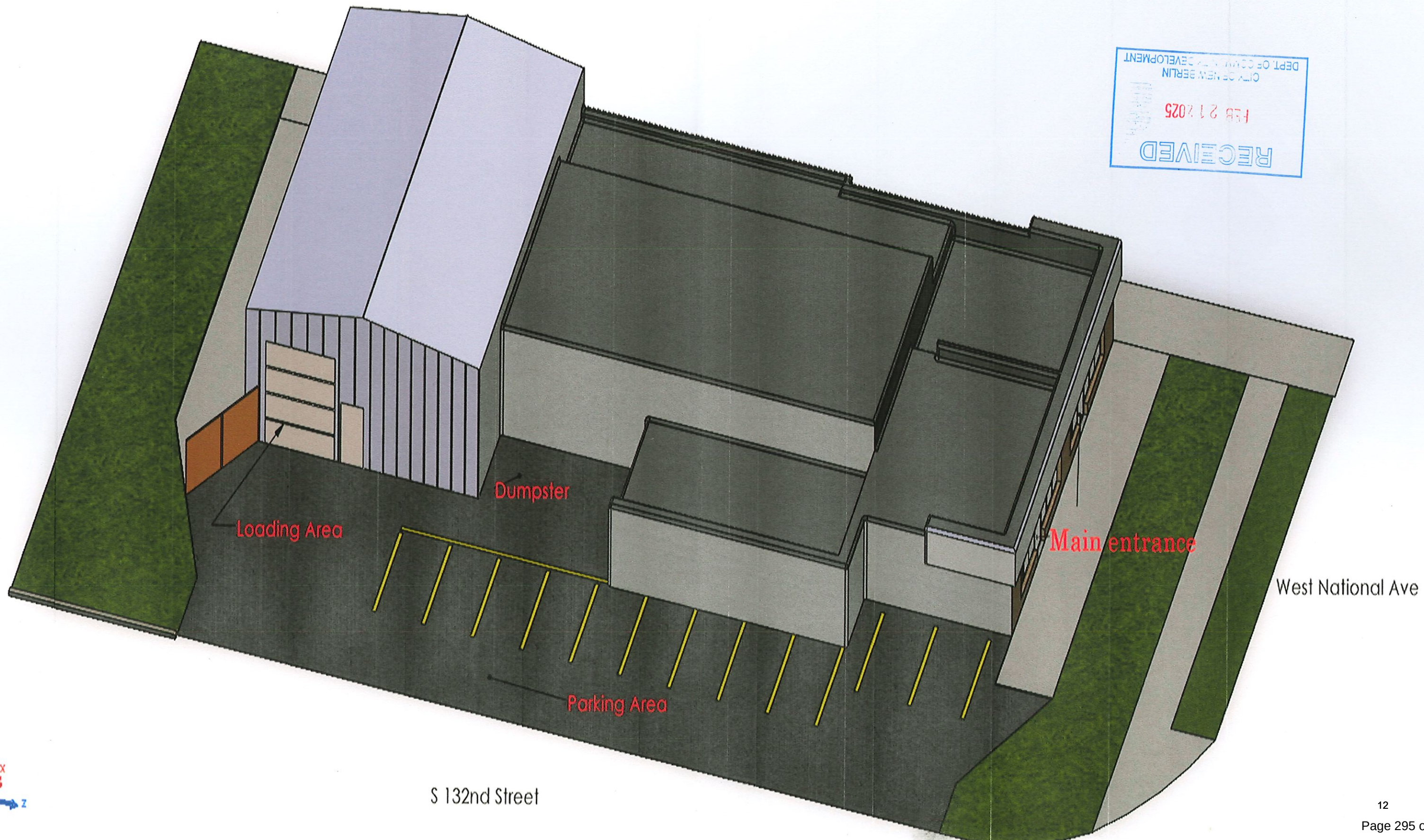
We will be open from 8am to 4pm (some days could end a little later at 5:30pm)
We have a total of 12 employees (6 installers, 3 Service technicians, and 3 office staff).
Installers come in at 8am to prepare for installations, the service techs come in at 8:30am.
Installers are gone to their jobs by the time the service technicians arrive.
Office staff are in at 8am.

There will be 11 parking spaces on the west side of the building for the company staff. Employees take their personal and work trucks home at night. We will keep one pickup shop truck and one spare work van at the location. Since installers and service technicians start at separate times there should not be any need for more parking than the 11 existing spaces.

The average size of our work vehicles is the size of a Chevrolet Express Cargo Van with the rough dimensions of 244"x 79"x 85".

From 8am to 9am we will see the most traffic at the location due to employees coming in then leaving for their jobs for the day.

There will be a dumpster located on the west side of the building.



S 132nd Street

