Plan Commission Meeting Agenda

June 2, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published: 5/22/2025

AGENDA

1. PUBLIC HEARING(S)

A. (1) GK/NJ RZ-2500071 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #: 1158.989.001, 1158.989.002 & 1158.989.003) - Request to 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 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. (Initial Public Hearing 3/3/2025. Amended request Public Hearing 6/2/2025 at 6:00 PM)

B. (4) KW CP-2500617 & RZ-2500618 Colin Carr with Hawthorne Hill Farm LLC - 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) - Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 19 – "Neighborhood I" National Avenue West) for the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) from Residential Estate to Suburban Commercial with a PUD overlay and to rezone the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) from B-2 and R-3 to B-2/PUD. (Joint Public Hearing 6:01 PM)

C. (4) NJ CU-2500676 Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County DOT - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) - Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project. (Public Hearing 6:02 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. May 5, 2025 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

A. (4) KH UA-2402318 Katie Skelton with Continental Properties - 6151 S. Moorland Road - Conceptual Use, Site and Architectural for a neighborhood plan review for a 324 unit multi-family residential community and 16,500 square foot of commercial.

8. NEW BUSINESS

A. (1) NJ Discussion and possible action to recommend to Common Council approval of 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. (1) NJ Discussion and possible action to recommend to Common Council approval of 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) - Request to 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 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. (Initial Public Hearing 3/3/2025. Amended request Public Hearing 6/2/2025 at 6:00 PM)

C. NJ (1) Discussion and possible action to recommend to Common Council approval of 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. Discussion and possible action to recommend to Common Council approval of CP-2500440 Donald R. Gehr III with Don's Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 - Adoption of Resolution 2025-11 and Ordinance 2707 to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10) from Suburban Commercial to Urban Residential. (Joint Public Hearing 5/5/2025)

E. Discussion and possible action to recommend to Common Council approval of RZ-2500441 Donald R. Gehr III with Don's Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 - Adoption of Ordinance 2708 that approves the rezoning from B-2 to R-4.5. (Joint Public Hearing 5/5/2025)

F. Discussion and possible action to recommend to Common Council approval of LD-2500442 Donald R. Gehr III with Don's Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 - 2-Lot Certified Survey Map.

G. Discussion and possible action to recommend to Common Council approval of LD-2500647 Ryan Janssen - 5245 S. Martin Road - 3 Lot Certified Survey Map

H. (7) NJ UA-2500488 Dave Merrick with Luther Group -16230 W. Beloit Road - Use, Site and Architecture for New Berlin Fabrication to construct an approximately 85,400 sq. ft. building. (Tabled 5/5/2025)

I. (4) NJ CU-2500676 Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County DOT - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) - Conditional Use Permit for Trierweiler Construction & Supply Co. Inc.

to set up a mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project. (Public Hearing 6/2/2025)

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:	**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:	**Public hearing and 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:	**Public hearing and 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 June 2, 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 REVISED: May 8, 2025

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

REQUEST / DESCRIPTION OF PROJECT:
Public hearing and 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.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 1/9/2025; Revised submittal 4/17/2025

DATE OF COMPLETENESS DETERMINATION: 1/9/2025, Revised submittal 4/17/2025

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Numerous meetings, most recent on 4/10/2025.
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 13.97 units / acre (413 units / 29.57 developable acres) OR gross density 12.23 units / acre (413 units / 33.761 acres).

AJACENT ZONING AND LAND USE:

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

Conformance with Comprehensive Plan and Municipal Code: Yes
Chapter 11: Neighborhood A: Greenfield Avenue:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- *Future Land Use Map:* 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, amendment to the PUD ordinance requires a public hearing.

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. No action taken.

Recent Action:

4/10/2023 Neighborhood Meeting regarding concept plan (File UA-2300419).
4/13/2023 Plan Commission review of concept plan.
4/25/2023 Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
710/2023 Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
8/14/2023 Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
8/29/2023 Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
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.
4/7/2025 Plan Commission tabled the projects based on the applicant's request.

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 413 multi-family units. Previously they proposed 375 multi-family units. The plans were amended to remove the eight 4-Family buildings (32 units) along Moorland Road and replace that portion of the development with two 34-unit buildings (68 units between the two).
    b. Applicant will provide approximately 850 spaces for the residential portion. Plans indicate 445 spaces will be within garages and 405 spaces of surface parking. Parking shall meet Zoning Code Section Table 275-57-1.
    c. 98 spaces will be provided for the retail portion of the development.
    d. 22 spaces will be provided for the club house.
    e. Total parking - 970 spaces.
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: Public hearing and 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.**

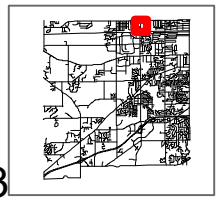
ATTACHMENTS:
Location Map
Zoning Comparison Map
Applicant Letter
Draft PUD Ordinance # 2701

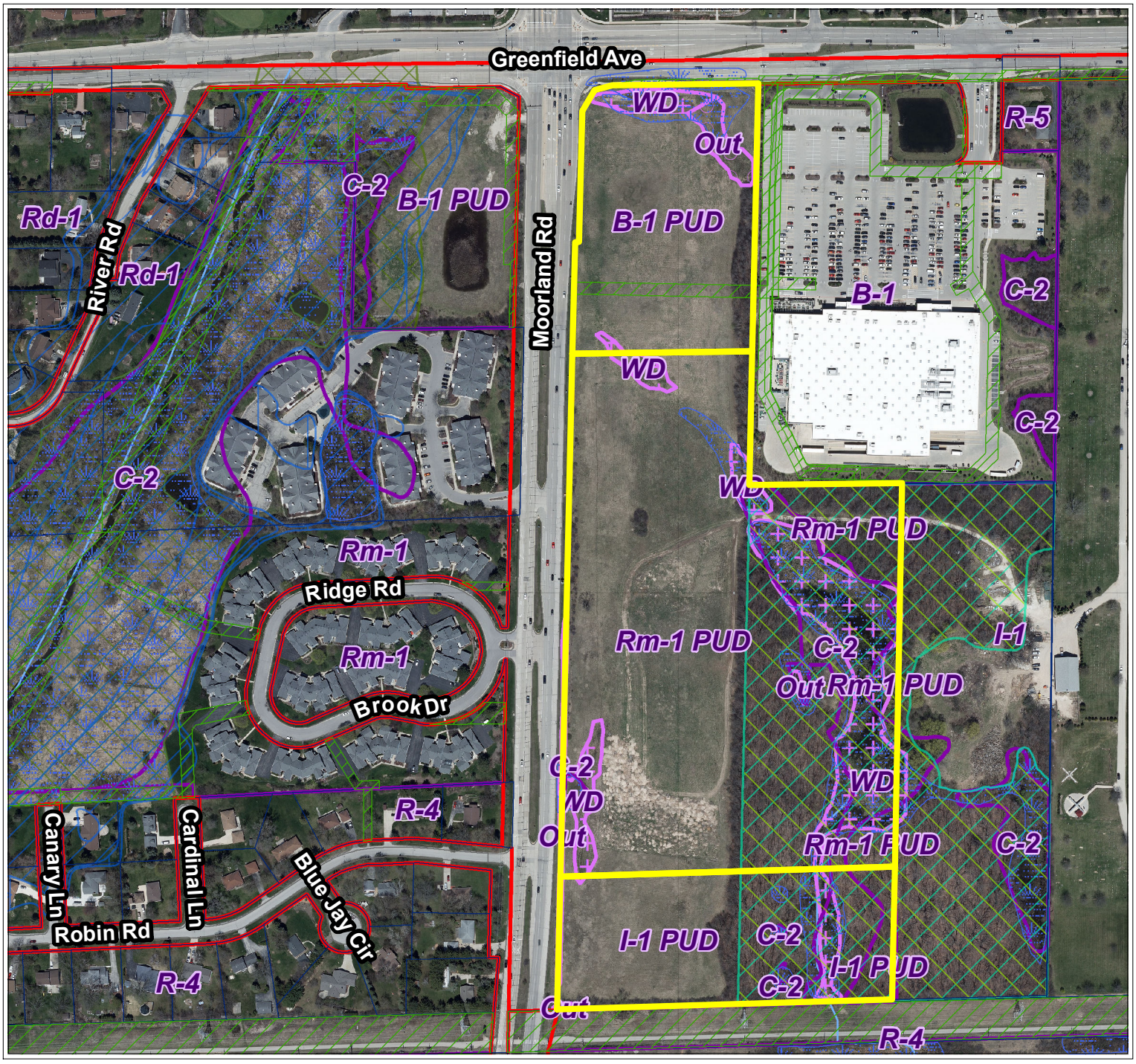
See Comprehensive Plan Staff Report - File #: CP-2500070 for copies of the documents below:
- Comprehensive Plan Chapter 10 – Land Use
- Comprehensive Plan Chapter 11 – Neighborhood A

See City's website for the document below:
- Development Plan / Detailed Plans

City of New Berlin
Community Development

CP-2500070, RZ-2500071 & LD-2500072
The Conservancy Development
1640 S. Moorland Road
Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003





Legend

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

N

0 130 260 Feet

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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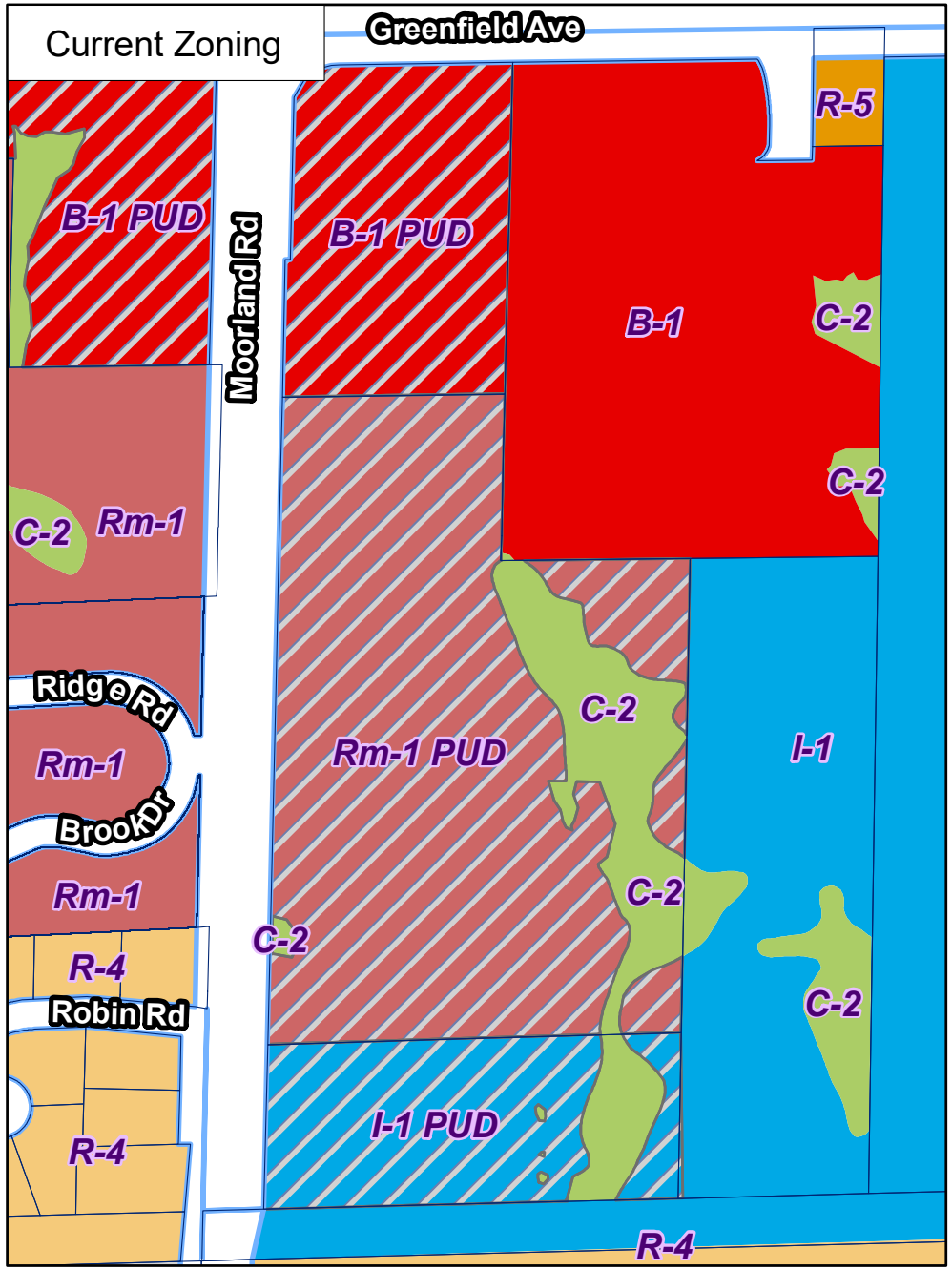
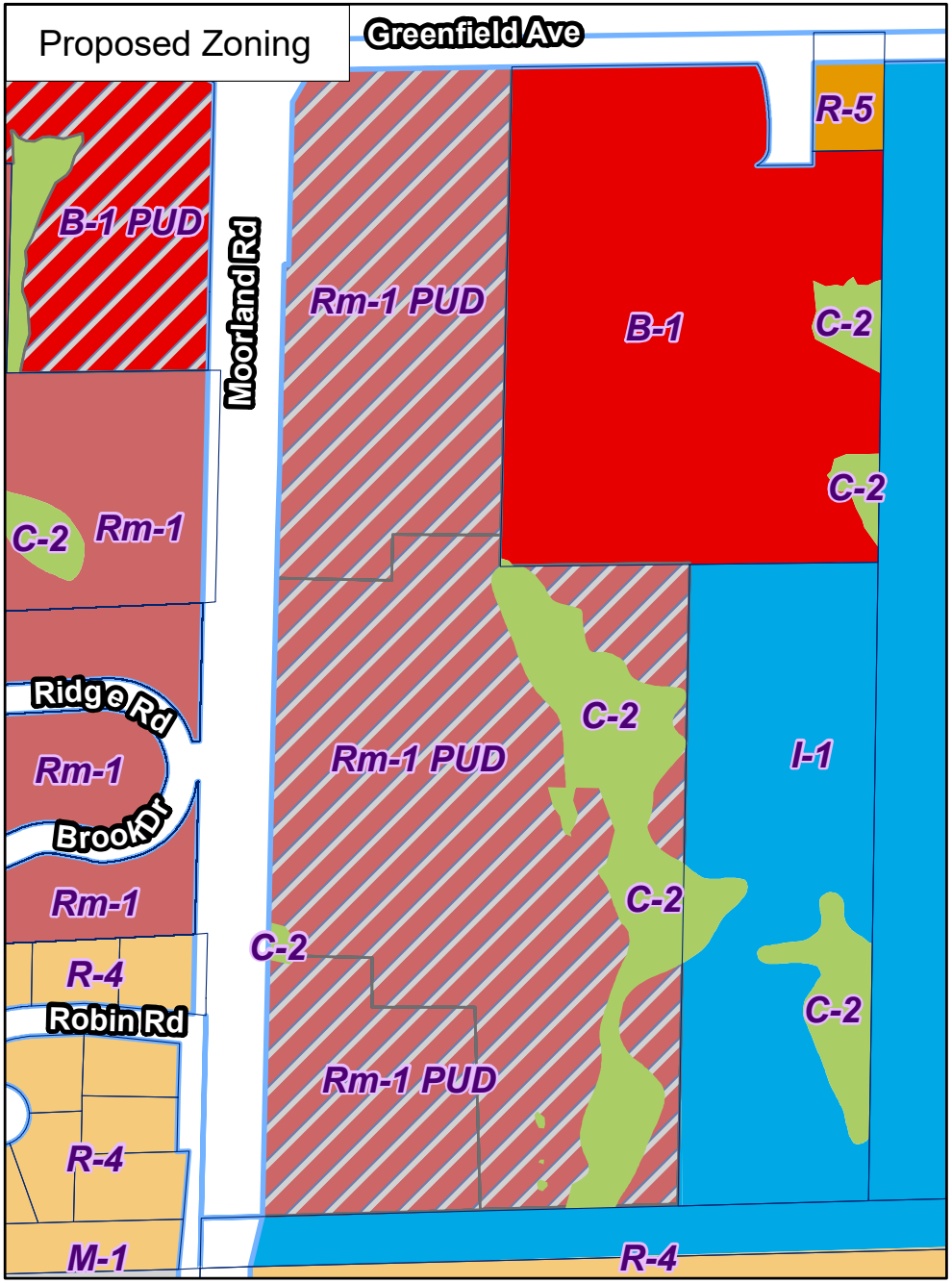
Map Printed: 2/20/2025 5:27:32 PM





City of New Berlin
Community Development

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

RZ-2500071
The Conservancy
1640 S. Moorland Rd

Legend
Parcels
Road Right-of-Way

N

0 170 340 Feet
9

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WIMMER COMMUNITIES

April 17, 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:

In recent days, Wimmer Communities ("Wimmer" or "we") and the City of New Berlin Department of Community Development ("Department") have discussed certain design modifications to Wimmer's proposed mixed-use "town center"-style development known as The Conservancy at the southeast corner of Moorland Road and Greenfield Avenue.

Wimmer does hereby seek to amend its prior applications dated January 10, 2025 for the Comprehensive Plan Amendment and Rezoning to reflect the modified land plan and revised PUD zoning data, as further described herein and illustrated in the enclosed materials.

As discussed, Wimmer's requested design modifications would replace the initially proposed eight 4-unit buildings known as The Meadows with two 35-unit buildings (similarly referred to as "Meadows North" and "Meadows South"). Whereas the original eight 4-unit Meadows buildings were designed as two-story private walk-up style buildings with attached garages, the two new 35-unit Meadows buildings are designed as three-story buildings (two full floors and a partial third floor) with common entrances and a lower-level parking garage.

In support of Wimmer's request to amend its prior application for the Comprehensive Plan Amendment and Rezoning for The Conservancy, the following materials are enclosed with this correspondence:

- Revised Site Plan dated April 17, 2025, prepared by Mr. Christopher Jackson, P.E., P.L.S., of JSD, Inc.
- Revised Artistic Site Plan prepared by Mr. Doug Buster of Wimmer Design.
- Artistic elevation of new proposed Meadows North/Meadows South building, prepared by Mr. Buster.
- PUD Zoning Data Table (April 17, 2025 Update) prepared by Wimmer to illustrate the zoning characteristics of its Revised Multi-Family Design by comparison both to its Initial Multi-Family Design and the underlying standards of the Rm-1 Multiple-Family Residential District.
- Master Land Use Plan Data Table providing all unit counts, parking counts, and parking ratio information for Wimmer's modified development design.

Pursuant to our phone discussion with Ms. Jones on April 14th, we understand that new Development Permit Applications will not be required in support of this requested amendment to our prior applications for the Comprehensive Plan Amendment and Rezoning, nor are additional fees or deposits due at this time.

Further, we understand from the abovementioned phone discussion that the Department will accept certain revised supporting materials to follow in the near term, including our revised Development Report, architectural plans for the new Meadows buildings, and revised civil plans that reflect the proposed site design as modified.

Lastly, we understand that our amended application for the Comprehensive Plan Amendment and Rezoning will be considered at a public hearing before the Plan Commission at its meeting on June 2, 2025. We respectfully request that the Plan Commission issue its recommendation for approval of the Comprehensive Plan Amendment, Rezoning, and Land Division (which latter application remains unchanged) at its regularly scheduled meeting that same evening.

We appreciate the City's continued support for The Conservancy and for its cooperation in advancing this landmark neighborhood development with a design that optimizes its potential and ensures that it remains financially feasible, all without financial assistance from the City.

Please do not hesitate to reach out to me and Nick Wimmer with any questions or requests for additional information regarding The Conservancy.

Yours Very Truly,

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

The Conservancy - Rm-1 Multiple-Family Residential

CONCEPT DESIGN & ZONING INFORMATION

4/17/2025

Regulation	Uses	Density	Minimum Lot Area	Minimum Lot Width	Setbacks					Lot Coverage	Minimum Floor Area	Building Height		Building Separation	Usable Open Space	Unit Sizes				Off-Street Parking		
					Front	Side	Rear	Shore	Wetlands			Min	Max			Studios	1BR	2BR	3BR	Attached	Total	Guest
RM-1 Zoning District Multiple Family Residential District	Multi-Family = Permitted Amenity Uses = Not specified Not closer than 120 feet to single family residential lands	Maximum of 7 units per zoned acre	Larger of: 6,500 s.f per unit OR 20,000 s.f.	120 ft	25 ft. Minimum	15 ft. Minimum	50 ft. Minimum	50 ft. Minimum	All Impervious Surfaces 30 ft. Minimum	Buildings: 45% (Max) Impervious Surfaces: 60% (Max) Open Space & Landscaping: 40% (Min.)	2,000 s.f per Building or 2,200 s.f. per Building without Basement	None	35 ft. to Midpoint	30 ft. Minimum	Not Specified	500 s.f. Minimum	650 s.f. Minimum	800 s.f. Minimum	1,000 s.f. Minimum	1.0 per unit (Minimum) Part of Total	Apartments 2.0 per unit (Minimum) Plus Guest Resident Club Required: 1 space/200 SF Actual: 0.45 space/200 SF	0.1 space per unit (Minimum)
Initial Multi-Family Design	375 Multi-Family Units Approximately 9,800 SF Resident Club South Property Line is approximately 200 ft. from nearest Single Family Residential Lands	Total Units: 375 29.57 Acres 12.68 Units per acre (exclusive of C-2 zoned areas and entrance to Woodmont Dr.)	Lot 1: 9.670 acres Lot 2: 19.71 acres Lot 3: 4.39 acres Total: 33.761 acres / 1,470,629 SF 3,922 s.f. per unit	North/South Lot 1: Approx 1,003 ft. Lot 2: Approx 746 ft Lot 3: Approx. 515 ft Total Lot Width at Street: 2,264 ft	Moorland External: 22 ft Internal: 25 ft	External: 35 ft Internal: 15 ft	External: 28 ft Internal: 12 ft	Not Applicable	8 ft at Parking lot West of Bldg 4	Buildings: 13% Impervious Surfaces: 21% Open Space & Landscaping: 66%	3,160 s.f. (4-Unit Meadows Buildings)		First Floor to Mid-Point of Roof: 54' - 6 3/4" (Conservator and Woodlands) Exterior Grade Entry to Mid-Point of Roof: 62' - 0 3/4" (Conservator) Underground Garage Entry to Mid-Point of Roof: 65' - 6 3/4" (Conservator and Woodlands)	27 ft. at Resident Club to Woodlands No. 3	33.76 Total Acres 3.75 Acres of Wetlands --- 30.01 Usable Acres (11.43 Acres of Buildings & Impervious Surface 18.58 Acres of Woodland & Open Space)	n/a	855 s.f. gross	1,230 s.f. gross	1,532 s.f. gross	1.07 per unit	2.02 per unit (2.12 per unit incl. Guest)	0.101 space per unit
Revised Multi-Family Design	413 Multi-Family Residential Units Approximately 9,800 SF Resident Club South Property Line is approximately 200 ft. from nearest Single Family Residential Lands	Total Units: 413 29.57 Acres 13.97 Units per PUD-zoned acre (exclusive of C-2 zoned areas and entrance to Woodmont Dr.)	Lot 1: 9.670 acres Lot 2: 19.71 acres Lot 3: 4.39 acres Total: 33.761 acres / 1,470,629 SF 3,560.85 s.f. per unit	North/South Lot 1: Approx 1,003 ft. Lot 2: Approx 746 ft Lot 3: Approx. 515 ft Total Lot Width at Street: 2,264 ft	Moorland External: 40 ft Internal: 25 ft	External: 35 ft Internal: 15 ft	External: 28 ft Internal: 12 ft	Not Applicable	8 ft at Parking lot West of Bldg 4	Buildings: 15% Impervious Surfaces: 20% Open Space & Landscaping: 65%	56,624 s.f. (35-Unit Meadows Buildings)		First Floor to Mid-Point of Roof: 54' - 6 3/4" (Conservator and Woodlands) Exterior Grade Entry to Mid-Point of Roof: 62' - 0 3/4" (Conservator) Underground Garage Entry to Mid-Point of Roof: 65' - 6 3/4" (Conservator and Woodlands)	27 ft. at Resident Club to Woodlands No. 3	33.76 Total Acres 3.75 Acres of Wetlands --- 30.01 Usable Acres (11.81 Acres of Buildings & Impervious Surface 18.20 Acres of Woodland & Open Space)	n/a	855 s.f. gross	1,230 s.f. gross	1,532 s.f. gross	1.08 per unit	1.96 per unit (2.06 per unit incl. Guest)	0.101 space per unit
Current Retail Design	Approximately 19,600 SF of Ground Floor Retail within Two Mixed-Use Residential Buildings (Approximately 9,800 SF of Retail per Building)																			N/A	Req: 1 Space per 200 SF Actual: 1 Space per 200 SF	N/A

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 are based on City's determination that proposed 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.

Community Benefits - Initial Proposal vs. Revised Proposal

	Current	Initial Proposal	Revised Proposal
Neighborhood Value Increase	$0	$65,547,956	$71,690,948
Property Tax	$0	$990,242	$1,079,876
New Housing Fee Paid by the Project	N/A	$854,408	$940,425
New Housing Fee Credit Request	N/A	$750,000	$0

STATE OF WISCONSIN **WAUKESHA COUNTY** **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. Statues 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; an additional public was held on June 2, 2025 to review changes to the initial PUD and;

WHEREAS, following the aforementioned public hearing the Plan Commission at a meeting held on June 2~~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 hearings wereas held on March 3, 2025 and June 2, 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 413~~375~~ units on 33.76 acres (12~~1~~.23~~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 34~~-~~Family buildings shall not exceed 55'~~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 0.101spaces 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 June 10, 2025~~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 June 10, 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, & C-2/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 10th day of June 2025.

APPROVED:

_____
David A. Ament, Mayor

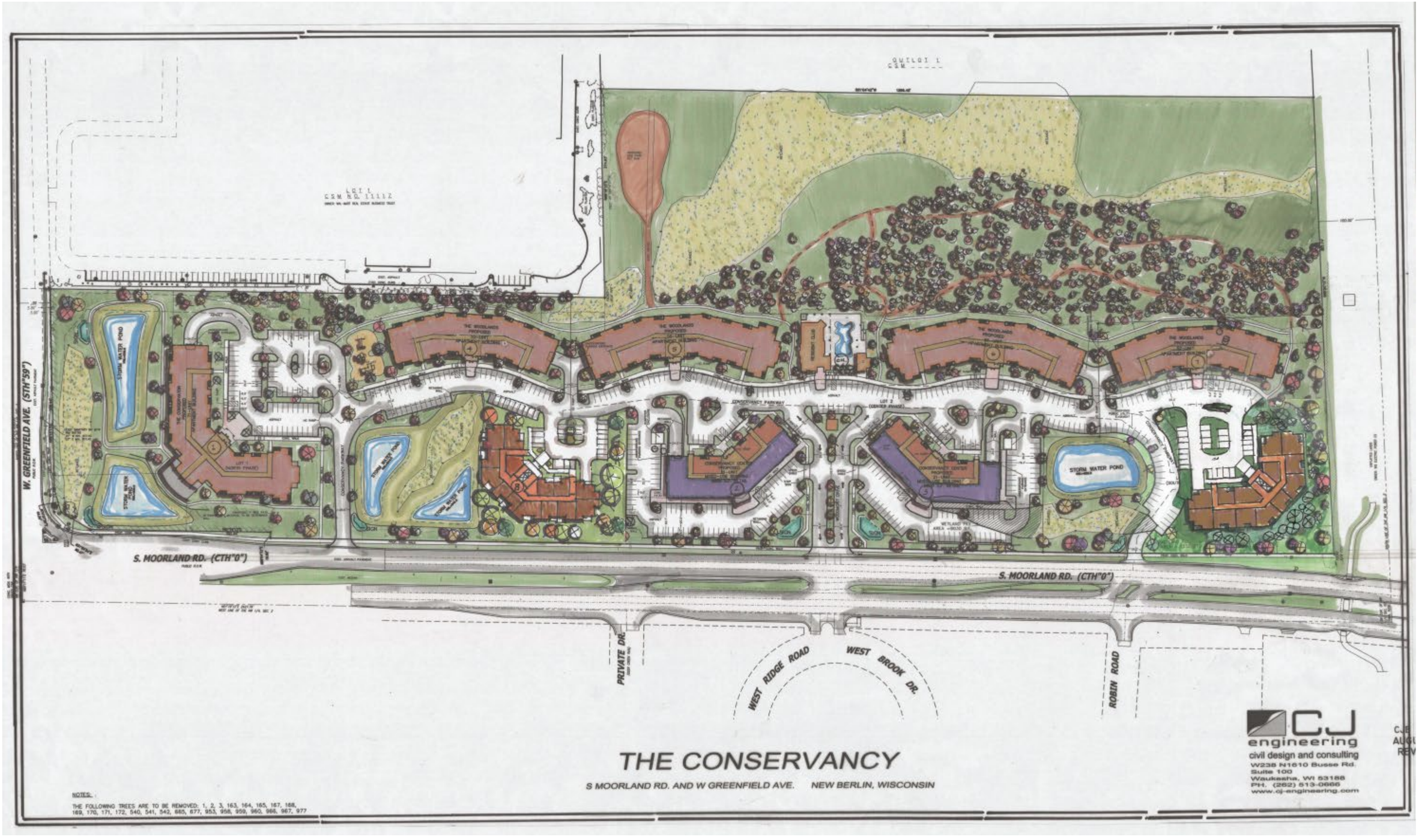
Countersigned:

_____
Rubina Medina, City Clerk

APPENDIX A

Conceptual Master Plan

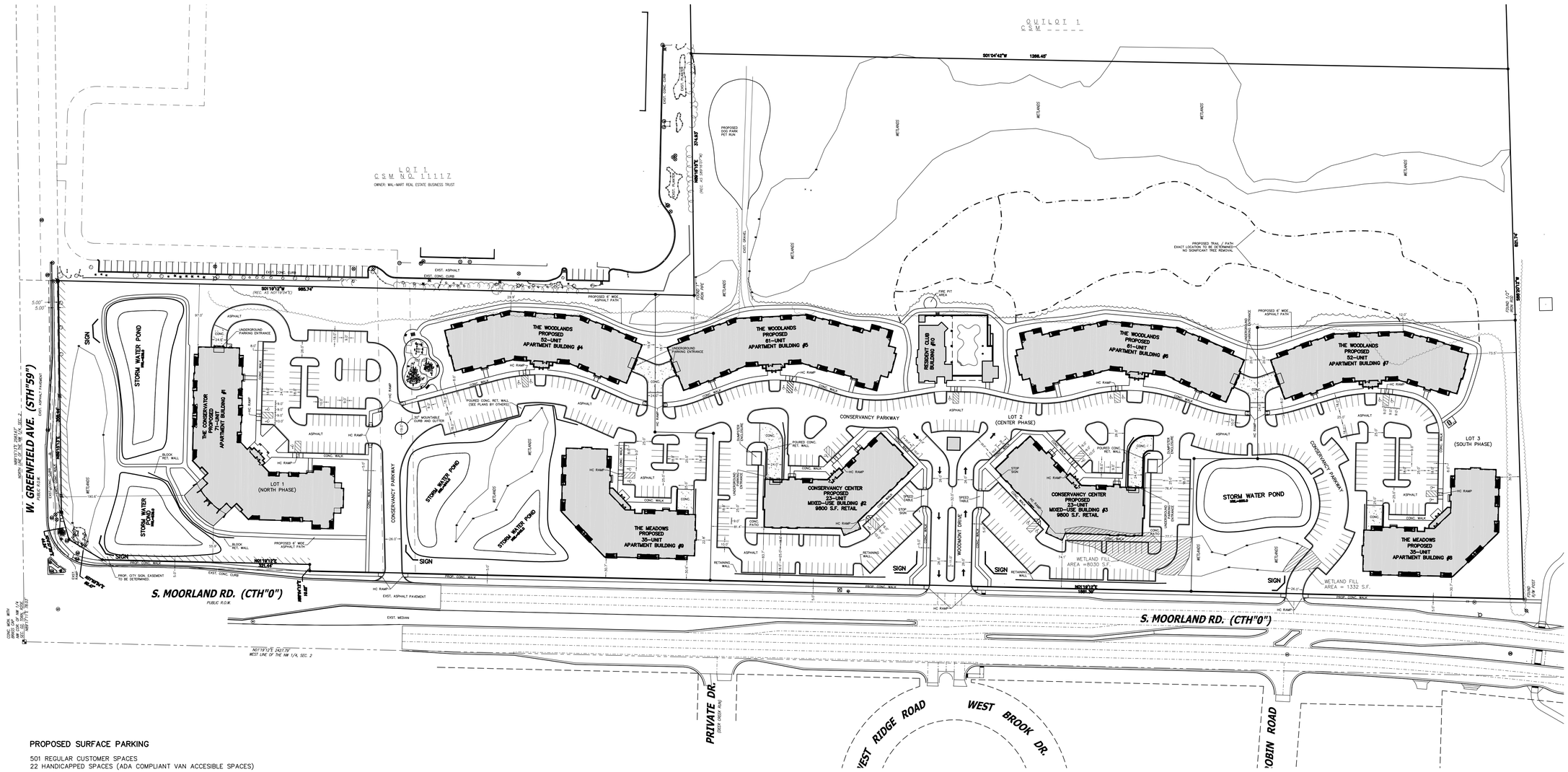
"CONCEPTUAL ONLY"


W. GREENFIELD AVE. (STH"59")
S. MOORLAND RD. (CTH"0")
S. MOORLAND RD. (CTH"0")
PRIVATE DR.
WEST RIDGE ROAD
WEST BROOK DR.
ROBIN ROAD
STORM WATER POND
STORM WATER POND
CONSERVANCY PARKWAY
LOT 1
CSM NO. 11112
LOT 1
THE WOODLANDS PROPOSED 30-UNIT APARTMENT BUILDING
THE CONSERVANCY PROPOSED 21-UNIT APARTMENT BUILDING
CONSERVANCY CENTER PROPOSED 21-UNIT MIXED USE BUILDING
CLUBHOUSE
LOT 2 (CENTER PHASE)
LOT 1 (NORTH PHASE)
SIGN
SIGN
SIGN

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

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



PROPOSED SURFACE PARKING

501 REGULAR CUSTOMER SPACES
22 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

523 TOTAL SPACES

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	76,451	18%	97,366	11%	43,278	23%	217,095	15%
Sidewalk & Parking	91,358	22%	155,356	18%	50,727	26%	297,441	20%
Green Space Total	253,402	60%	604,852	71%	97,842	51%	956,096	65%
Unrestricted	230,083	55%	471,307	55%	91,401	48%	792,791	54%
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)	344,760	82%	760,208	89%	148,569	77%	1,253,537	85%
Acres	7.915		17.452		3.411		28.777	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.0

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civil design and consulting
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THE CONSERVANCY

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

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.1

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJ engineering
civil design and consulting
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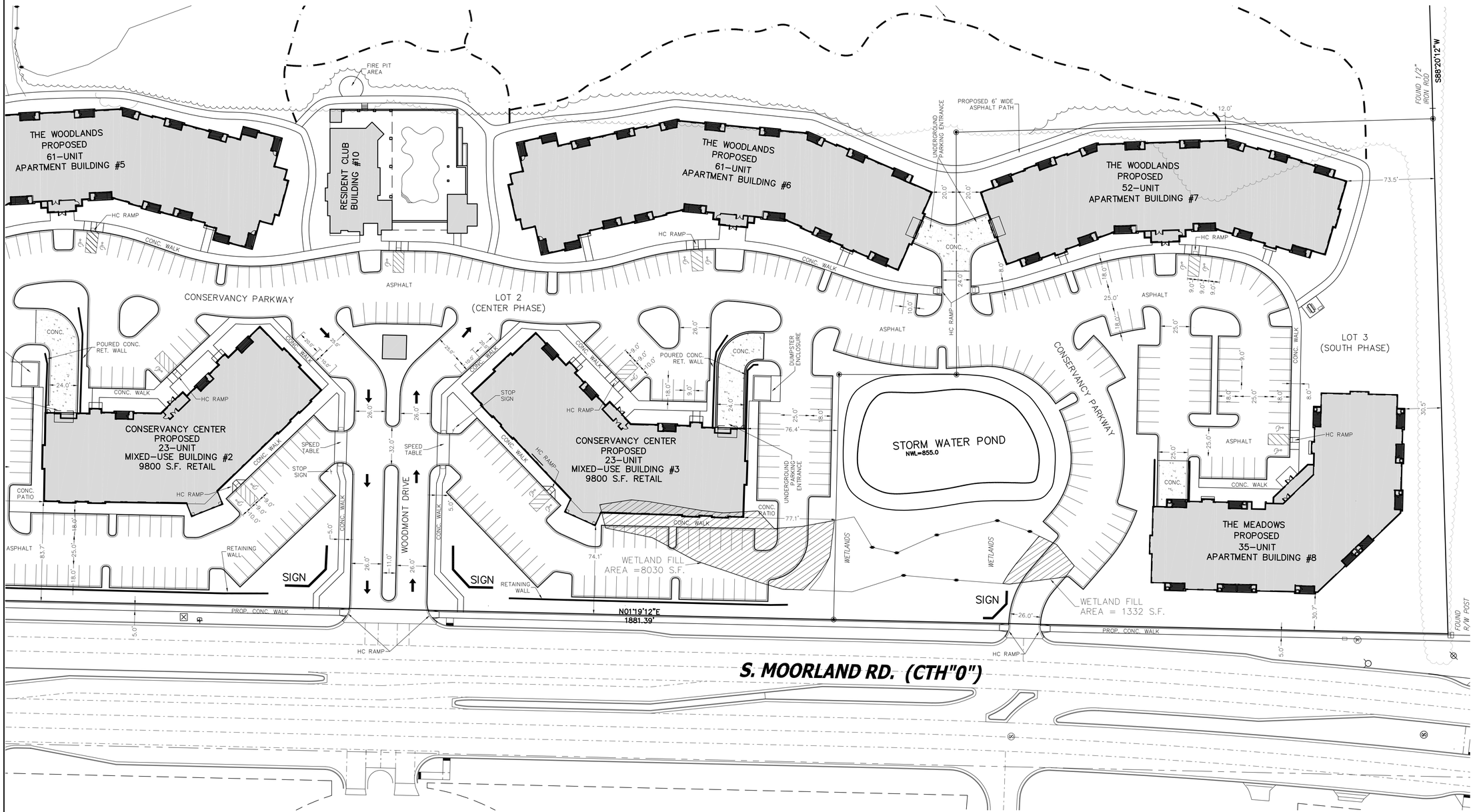
THE CONSERVANCY

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



GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.2

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

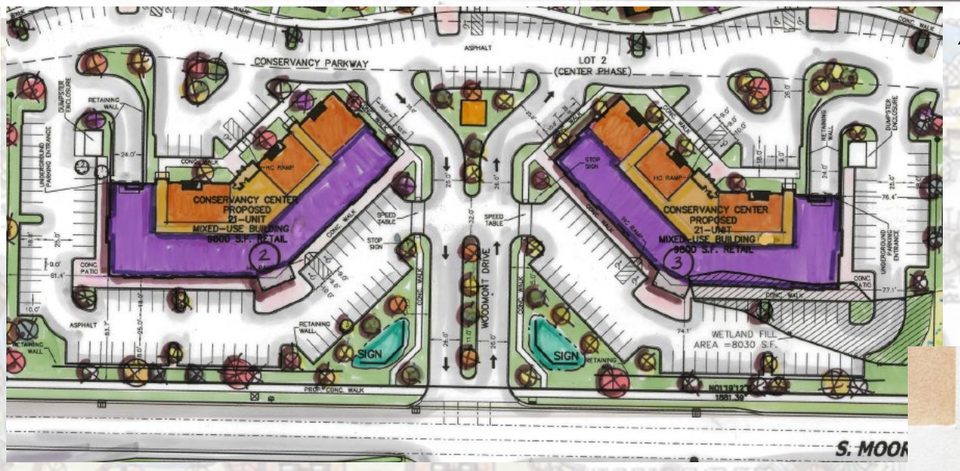
"CONCEPTUAL ONLY"

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





Retail – Ground Level

All Architectural Images For Character and Subject to Change



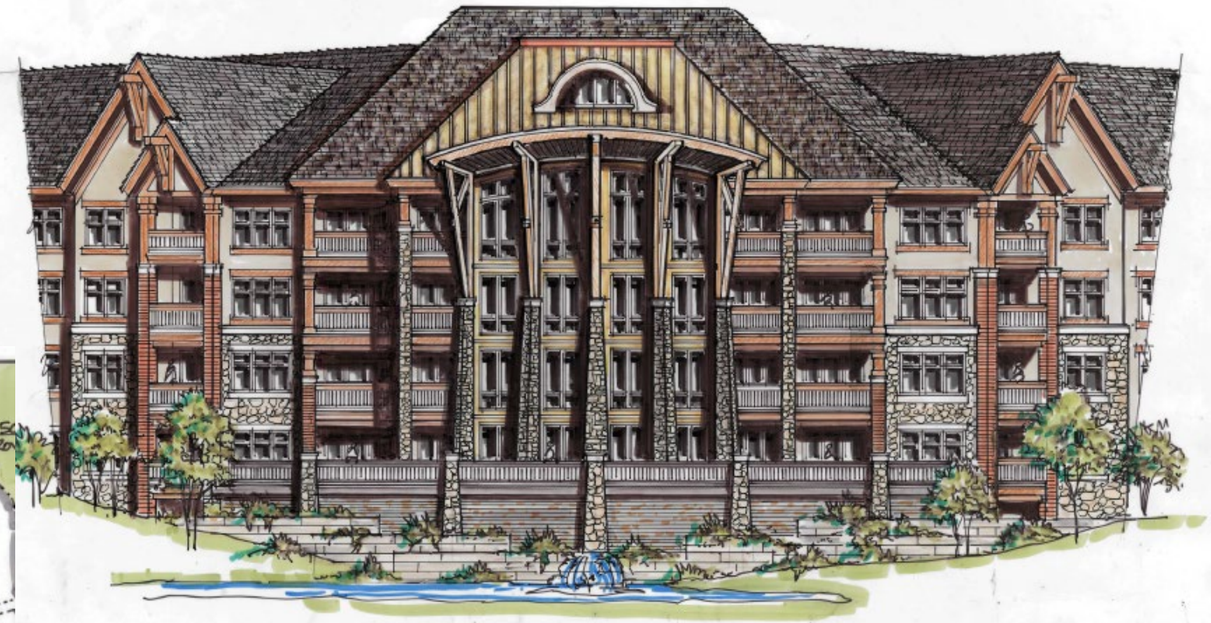


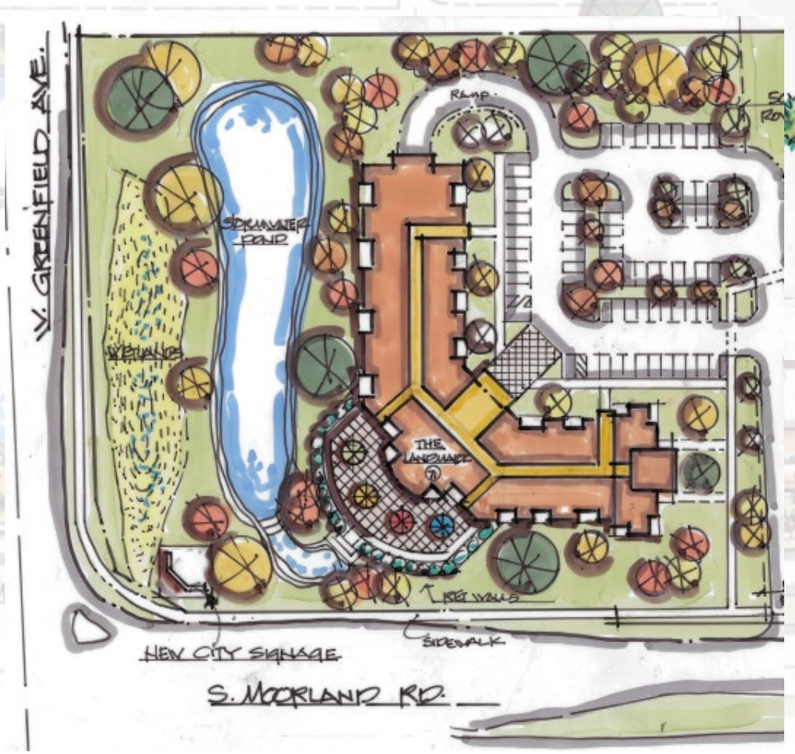
THE CONSERVANCY

All Architectural Images For Character and Subject to Change

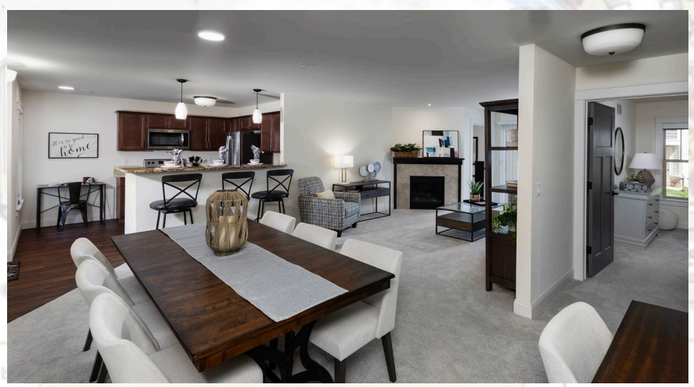
THE CONSERVATOR

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









THE
CONSERVANCY

WOODLANDS RESIDENCES

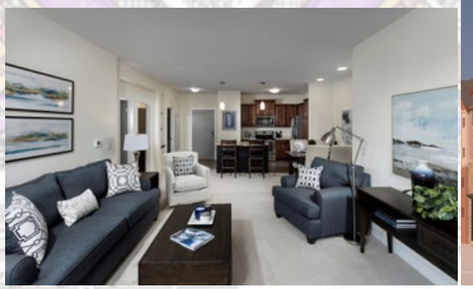
- 226 Residences
  - 114 one-bedroom
  - 112 two-bedroom
- 431 parking stalls
  - 230 underground
  - 201 surface
  - Ratio 1.91 : 1







All Architectural Images For Character and Subject to Change





THE CONSERVANCY

RESIDENT CLUB











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.

THE
CONSERVANCY

CAMPUS AMENITIES



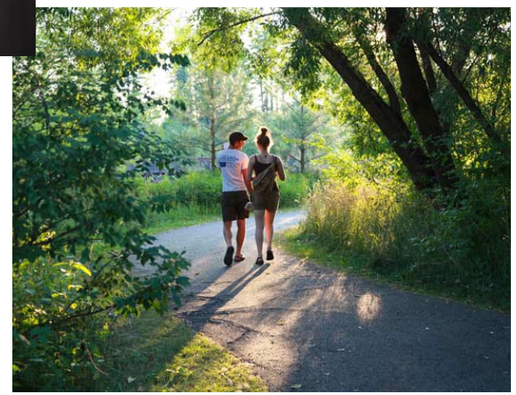








- Hardwood Forest Reserve
- Conservancy Walk
- Neighborhood open greens, Ponds and wetlands preservation
- Resident Club with Pool and Fitness Center
- New Berlin Recreation Trail
- Pet Run
- Walkable sidewalk on site





THE
CONSERVANCY





Site Entrance

Residence Club Building 16



Residence Club Building 16

Residence Club Pool



The Woodlands Building 4



Conservancy Center Building 2

The Woodlands Building 5



The Conservator Building 1

APPENDIX D

Welcome to New Berlin Concepts

“CONCEPTUAL ONLY”

EXHIBIT B

Representative Signs





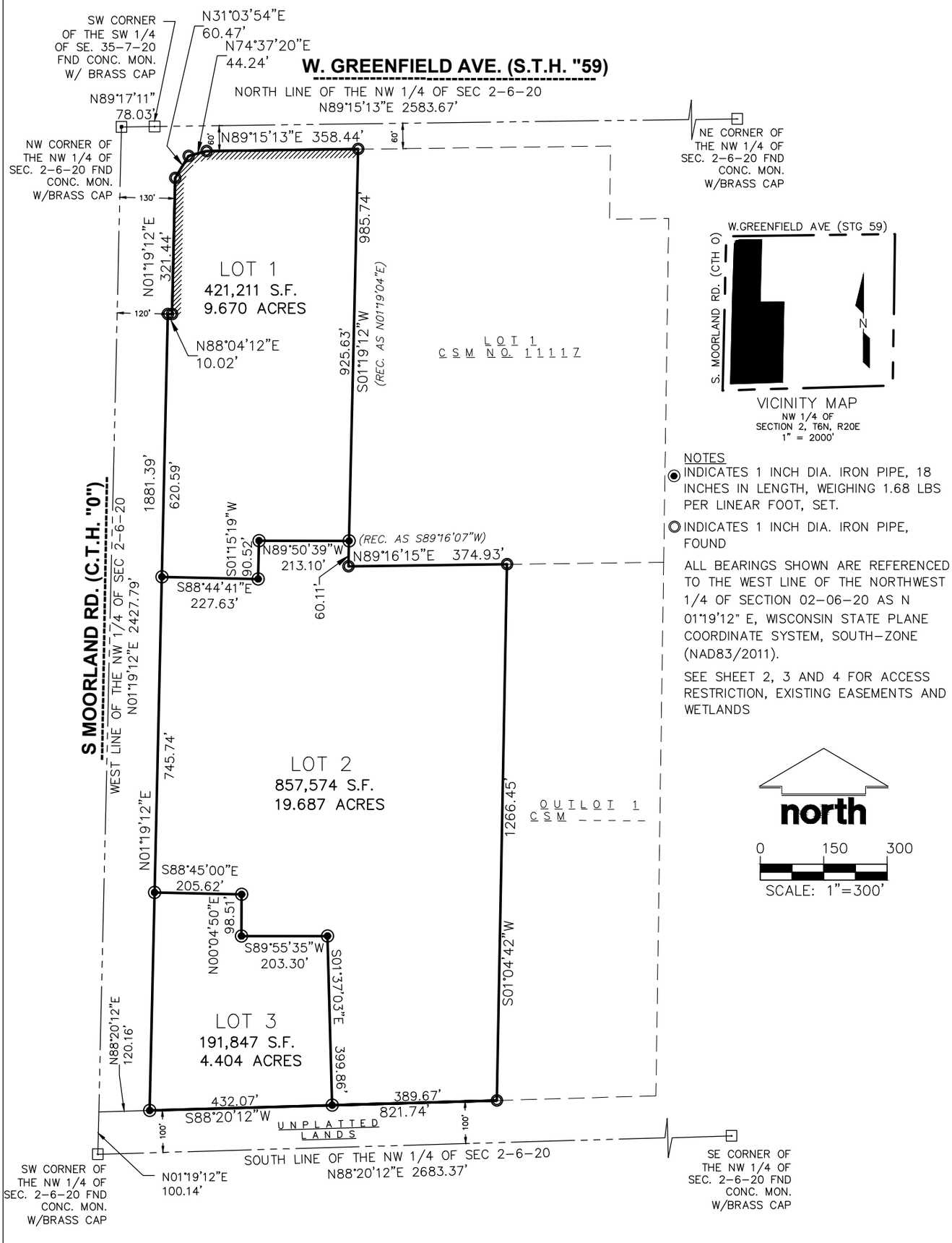
APPENDIX D

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

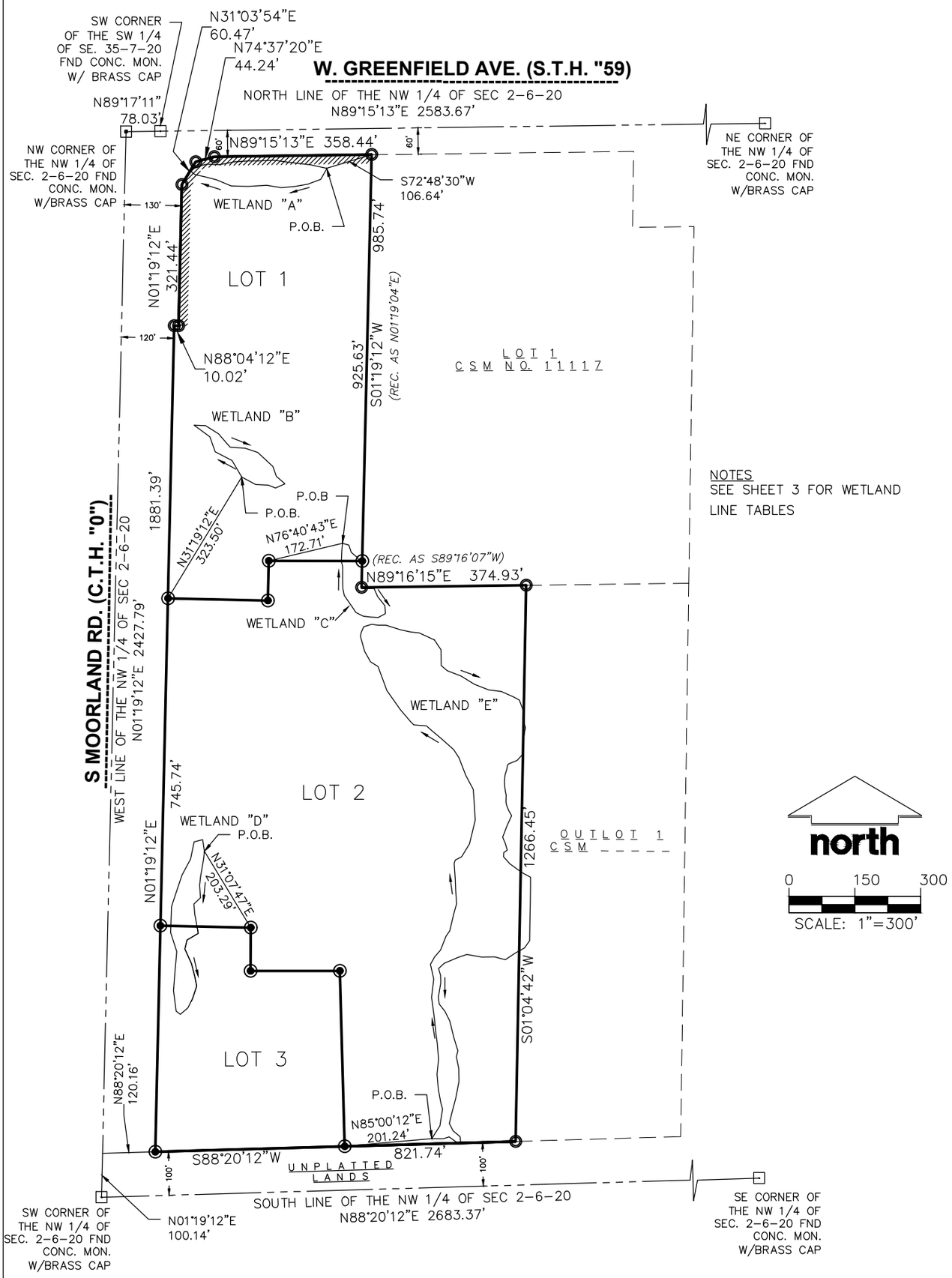
OWNER:
THE CONSERVANCY, LLC
5300 S. 108TH ST.
HALES CORNERS, WI 53130

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

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



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

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

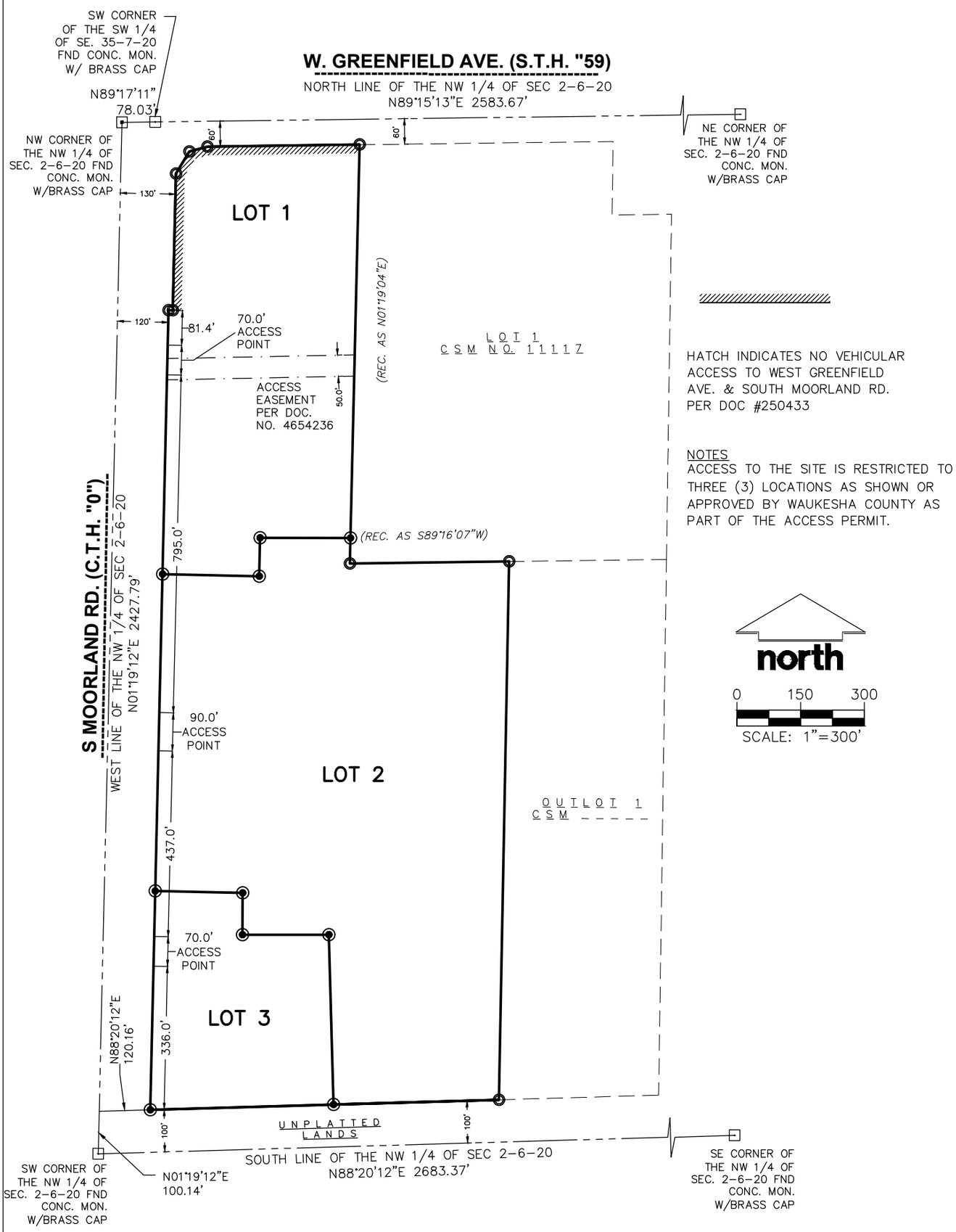
WETLAND "D" LINE TABLE		
LINE	BEARING	LENGTH
L61	S05°59'40"W	15.290
L62	S09°39'06"W	44.240
L63	S06°12'34"W	18.580
L64	S03°22'47"E	28.850
L65	S47°20'45"W	20.140
L66	S04°18'48"E	23.310
L67	S10°19'22"E	44.450
L68	S59°10'45"W	29.640
L69	S12°40'22"W	21.020
L70	S24°01'08"E	36.800
L71	S14°10'48"E	29.730
L72	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



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

SHEET 4 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.

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

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

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

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851 **SHEET 6 OF 6**

INSERT RECORDED CSM HERE

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Colin Carr on behalf of Hawthorne Hill Farm LLC / 2030 Comprehensive Plan Amendments**
LOCATION:	**16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)**
CURRENT FUTURE LAND USE:	**Residential Estate**
PROPOSED FUTURE LAND USE:	**Suburban Commercial**
CURRENT ZONING:	**B-2 (General Retail Sales and Service District) & R-3 (Suburban Single-Family Residential District)**
REQUEST:	**A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 19 - Neighborhood "I" and Chapter 10 - Land Use) for the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) from Residential Estate to Suburban Commercial.**
D.R.C. RECOMMENDATION:	**Public hearing, no action.**

Background:

1. The applicant has simultaneously applied for Rezoning (see file #: RZ-2500618). Action for these applications is anticipated for the July 15, 2025 Plan Commission meeting.
    a. This request is consistent with the proposed rezoning of the property to B-2/PUD (General Retail Sales and Service District with Planned Unit Development Overlay).

2. The applicant submitted a Conceptual Plan Review that was presented at the March 7, 2025 Plan Commission meeting.

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

1. **Chapter 19: Neighborhood I: National Avenue West:** Yes, this submittal meets the intent of this Chapter.

    Planning Context / Vision / Development Policies:
    Vision:
    - Any development should occur gradually as a mix of lower density single-family development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.

Development Policies:

- Explore and implement amenities that are consistent with a rural theme, such as equestrian facilities, trails, bed and breakfasts, nature preserves, parks, and others.

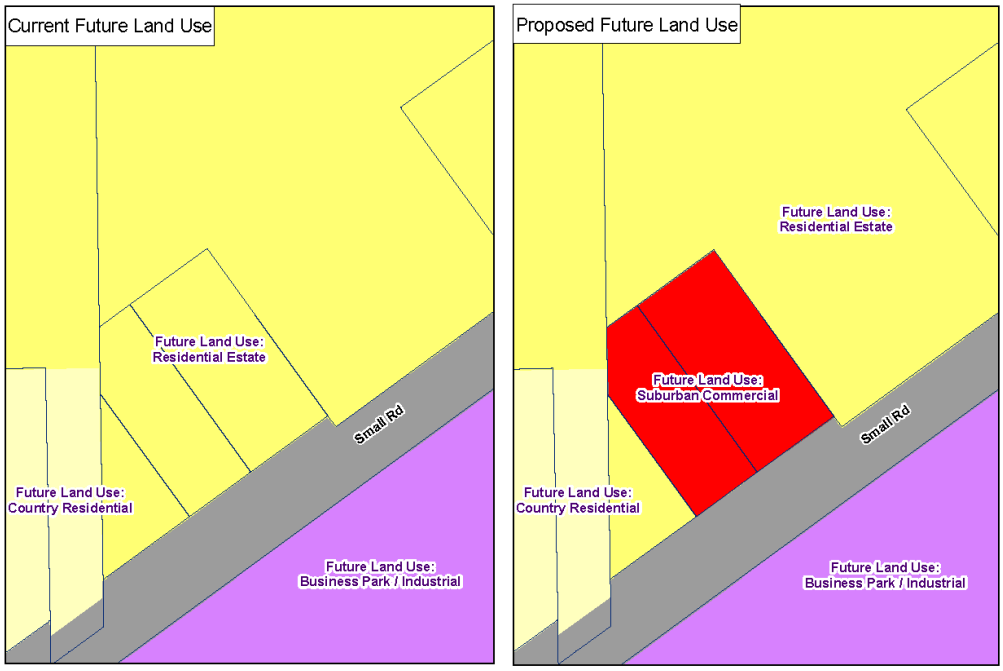
Land Use:

Future Land Use Map: Residential Estate (Existing) / Suburban Commercial (Proposed)

2. **<u>Chapter 10: Land Use:</u>**

• 2030 Future Land Use Map: Residential Estate

• Proposed Future Land Use Map Suggestion: Suburban Commercial



3. **<u>Chapter 22: Implementation:</u>** 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.

Findings:

1. In the applicant's attached site plan, they have indicated that this will be an indoor/outdoor event venue.
2. Plan Commission reviewed the concept plan at their April 7, 2025 meeting.
3. 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.
4. Additional mailings were sent out by the applicant and for this public hearing.
5. Per Zoning Code Section 275-34D(2), maximum building height in the B-2 District is 35'.
6. The applicant is requesting to keep the single-family home and the barn for the venue operations.
7. Based on their summary, a Planned Unit Development (PUD) Ordinance to allow for flexibility from certain Zoning Code requirements would be needed.

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

Attachments:

Location Map
Future Land Use Comparison Map
Rezoning Comparison Map
Conceptual Site Plan

Draft Chapter 10 – Land Use Plan – Revised FLU Map

Resolution # 2025-12 *(forthcoming)*
Ordinance # 2709 *(forthcoming)*

City of New Berlin
Community Development

CP-2500617 & RZ-2500618
Hawthorne Hill Farm
16370 & 16380 W. Small Road



Legend

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

N

0 55 110 Feet

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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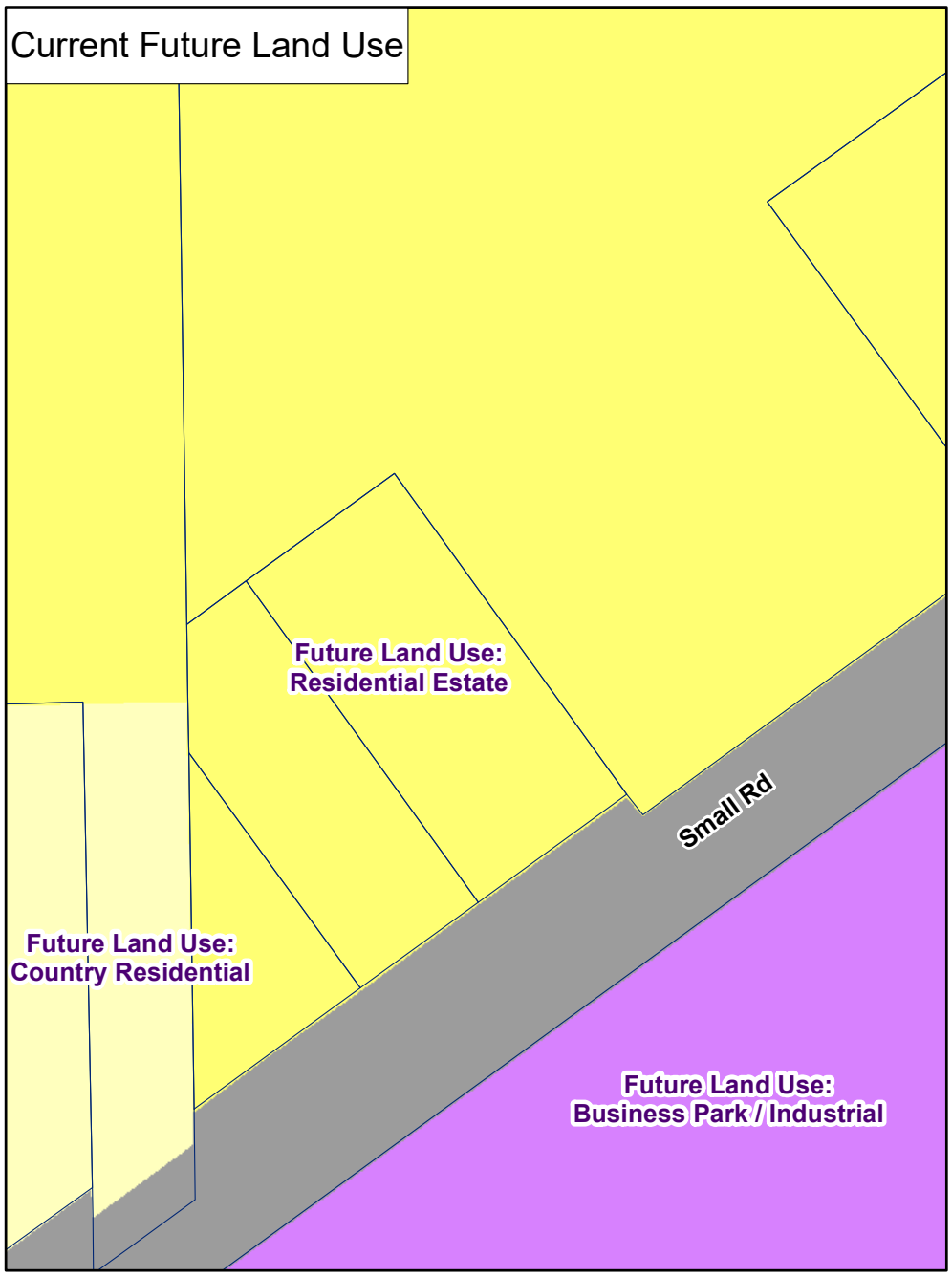

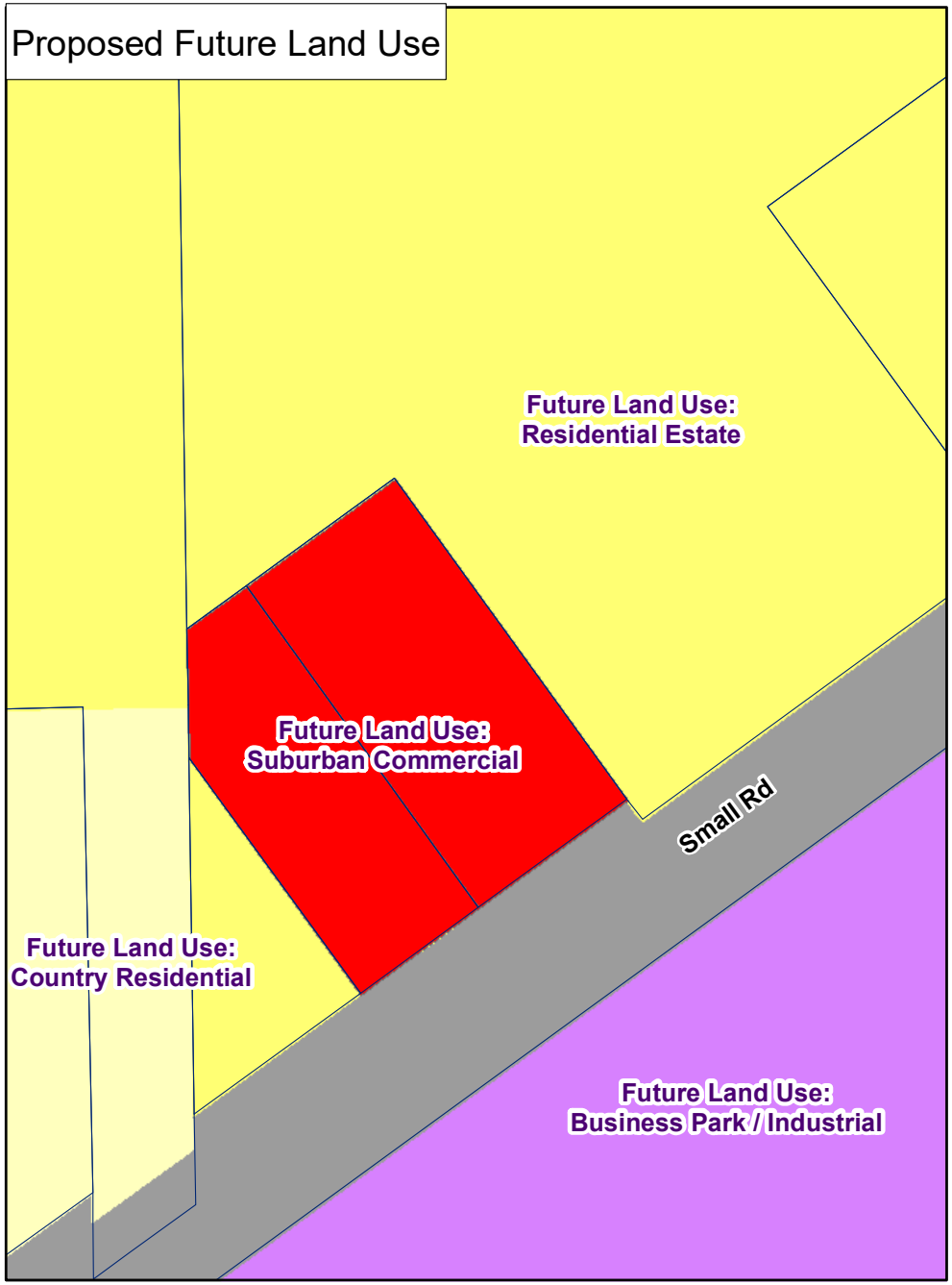

City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

CP-2500617
Hawthorne Hill Farm
16370 & 16380 W. Small Rd

Legend
Parcels
Road Right-of-Way

N

0 50 100 Feet
5

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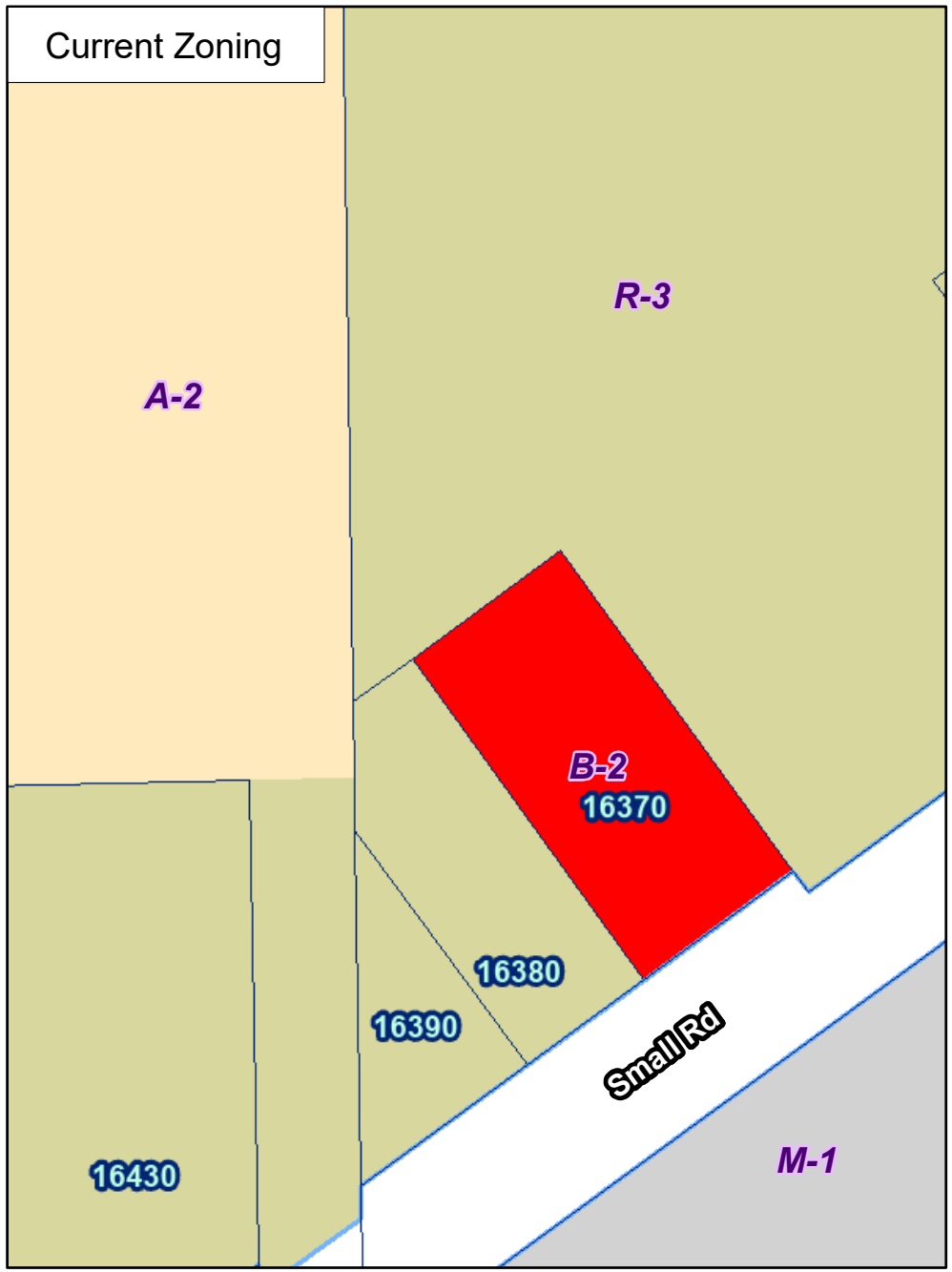

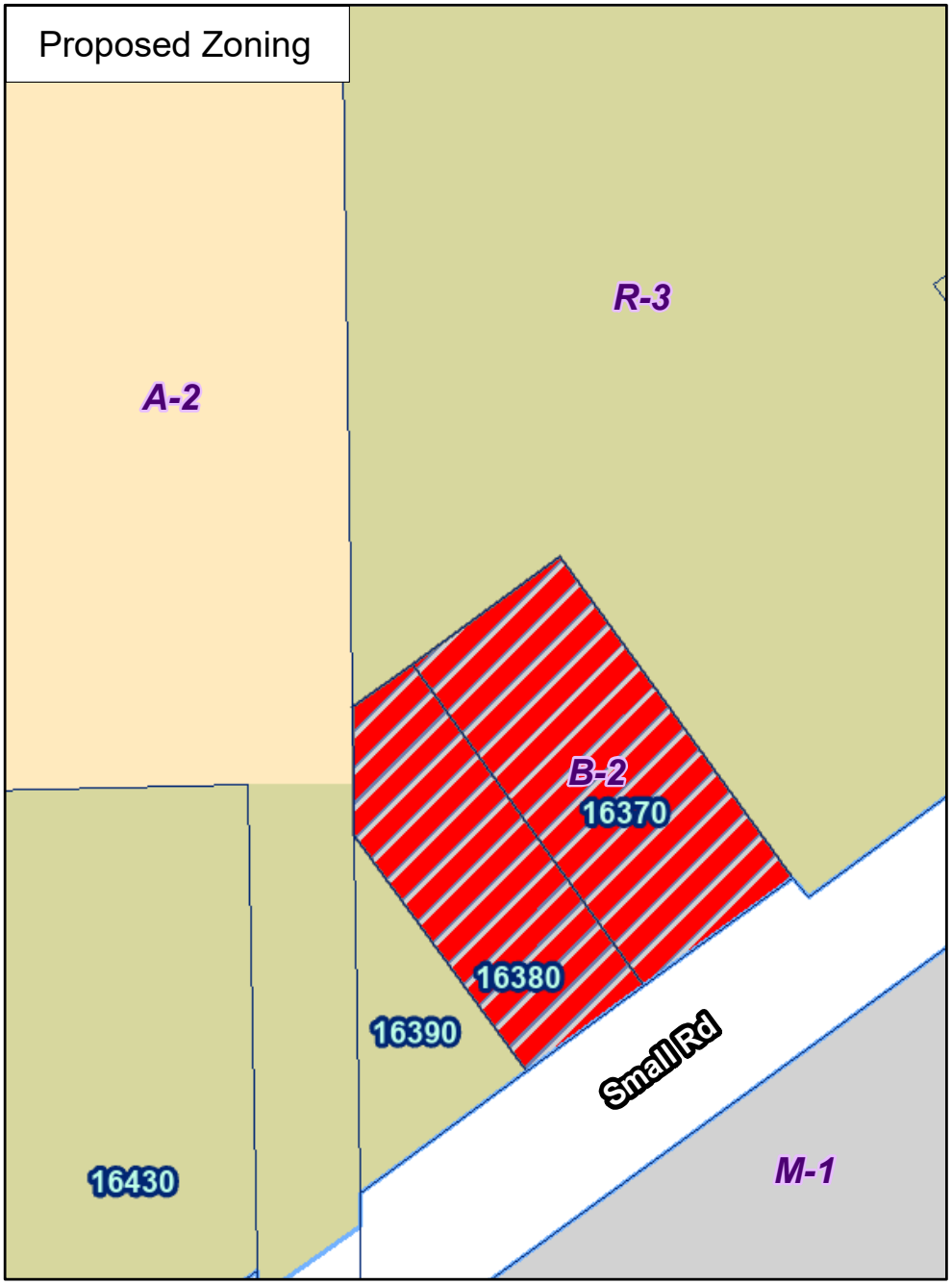

City of New Berlin
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RZ--2500618
Hawthorne Hill Farm
16370 & 16380 W. Small Rd

Legend
Parcels
Road Right-of-Way

N

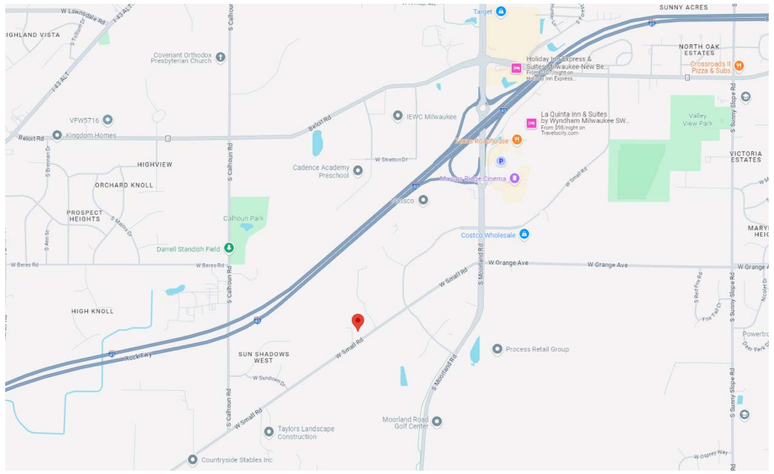
0 50 100 Feet

6

P:\DCD\Projects\RZ\RZ-2500618 Hawthorne Hill Farm\GIS\RZ-2500618.mxd

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

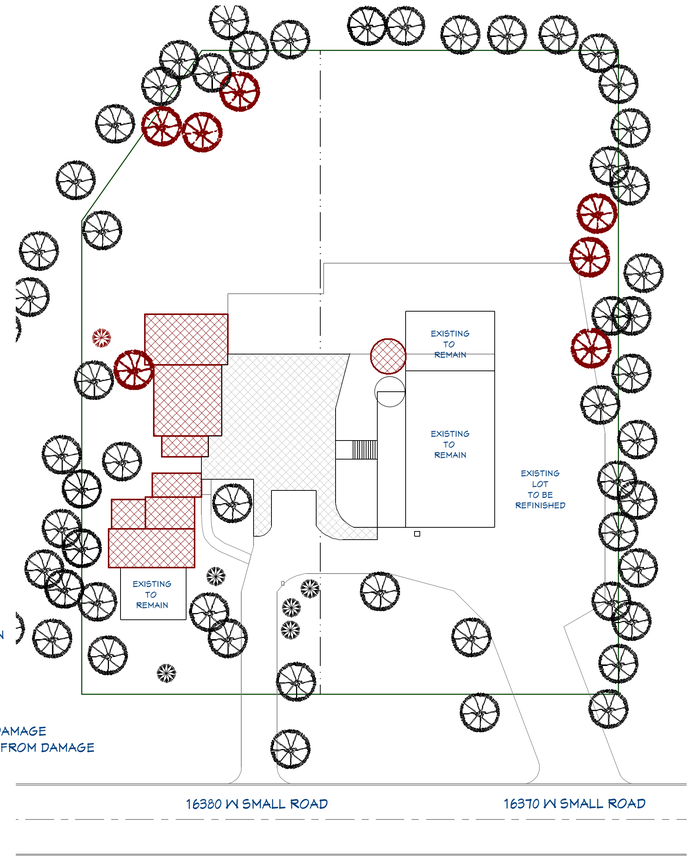
DEMO AND DISPOSE OF STRUCTURES WHERE SHOWN
PROTECT ADJACENT STRUCTURES FROM DAMAGE
SELECTIVE DEMO AT ATTACHED STRUCTURE TO REMAIN

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



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

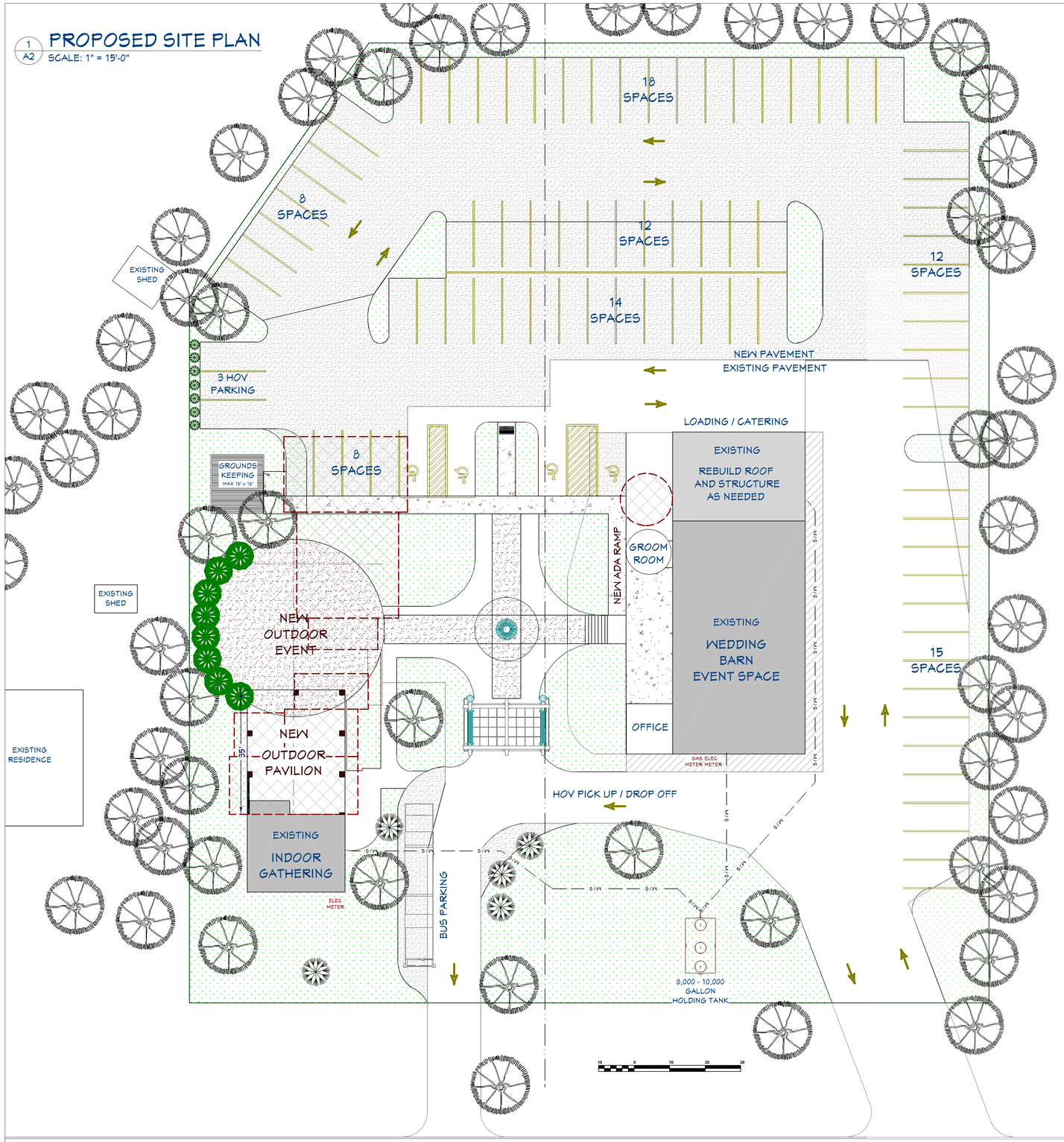
DATE:
4/14/2025

SCALE:
1" = 30'-0"

SHEET:
A-1

1 A2 PROPOSED SITE PLAN

SCALE: 1" = 15'-0"



16380 W SMALL ROAD

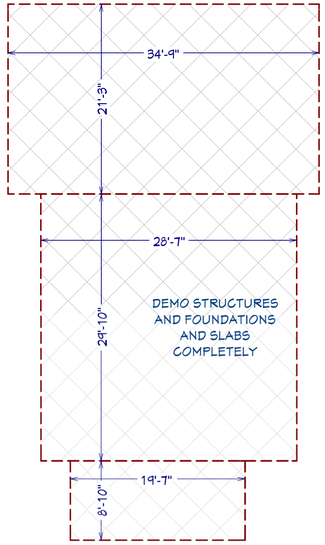
16370 W SMALL ROAD

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"

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

SHEET TITLE: PRELIMINARY SITE PLAN

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

DRAWINGS PROVIDED BY: BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-355-5684 www.thebrookwatergroup.com

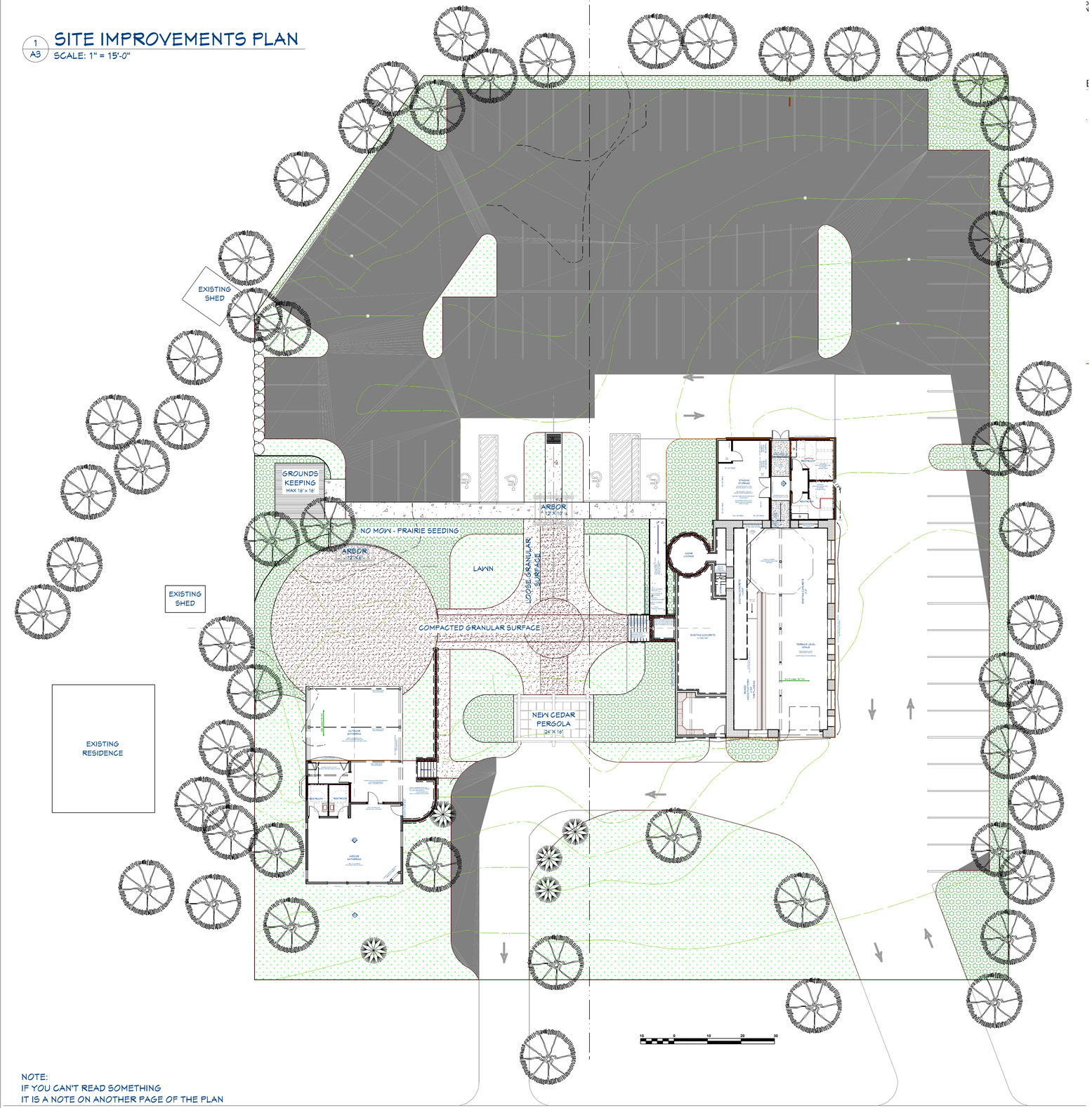
DATE: 4/14/2025

SCALE: 1" = 15'-0"

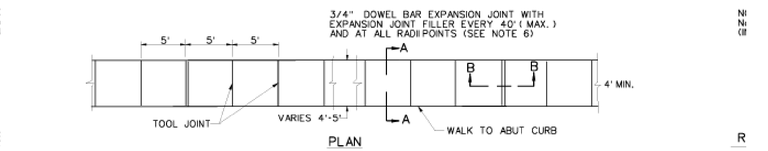
SHEET: A-2

1 / A3 SITE IMPROVEMENTS PLAN

SCALE: 1" = 15'-0"

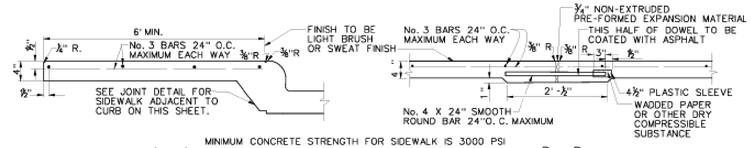


NOTE:
IF YOU CAN'T READ SOMETHING
IT IS A NOTE ON ANOTHER PAGE OF THE PLAN



PLAN

REINFORCED CONCRETE SIDEWALK



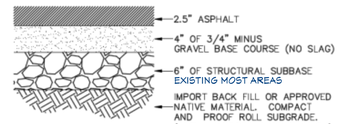
MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI

A - A
TYPICAL SECTION

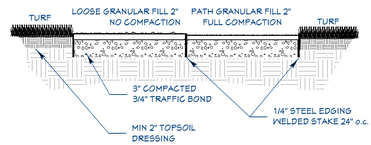
B - B
EXPANSION JOINT DETAIL

NOTES:
1. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL- PLASTERED BEFORE POURING SIDEWALK.
2. FOR SIDEWALKS AGAINST EXISTING CURB, KEYWAY SHALL BE REPLACED WITH 12" LONG No. 3 DEFORMED BARS DRILLED 4" INTO EXISTING BACK CURB AND EPOXY GROUTED ON 24" CENTERS.
3. PAYMENT FOR KEYWAY SUBSIDIARY TO SIDEWALK LUG PAY ITEM.
4. PAYMENT FOR EXCAVATION, BORROW AND COMPACTION IS SUBSIDIARY TO CONCRETE SIDEWALK PAY ITEM.
5. ALL BACKFILL SHALL BE COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES TO 95% DENSITY WITH A MOISTURE WITHIN -2% TO -4% OF OPTIMUM MOISTURE.
6. 3/4" EXPANSION JOINTS SHALL BE PROVIDED AT STREET EXPANSION JOINTS AND AT A MAXIMUM 40 FOOT SPACING IN LINE WITH STREET SAW JOINTS: A TOOL MARKED GROOVE SHALL BE PROVIDED IN LINE WITH INTERMEDIATE STREET SAW JOINTS.
7. ALL PROPOSED SIDEWALKS MUST BE DOWELED INTO EXISTING SIDEWALK USING No. 3 DEFORMED BARS.
8. FOR SIDEWALK WIDTH, REFER TO CITY OF DALLAS STREET DESIGN MANUAL..
9. MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI.

BARRIER FREE RAMPS AT LEAD WALKS



NOTES:
EXISTING PAVEMENT TO REMAIN
SMOOTH TRANSITIONS OLD TO NEW
QUOTE RESURFACING / SEALING OF EXISTING SEPARATE

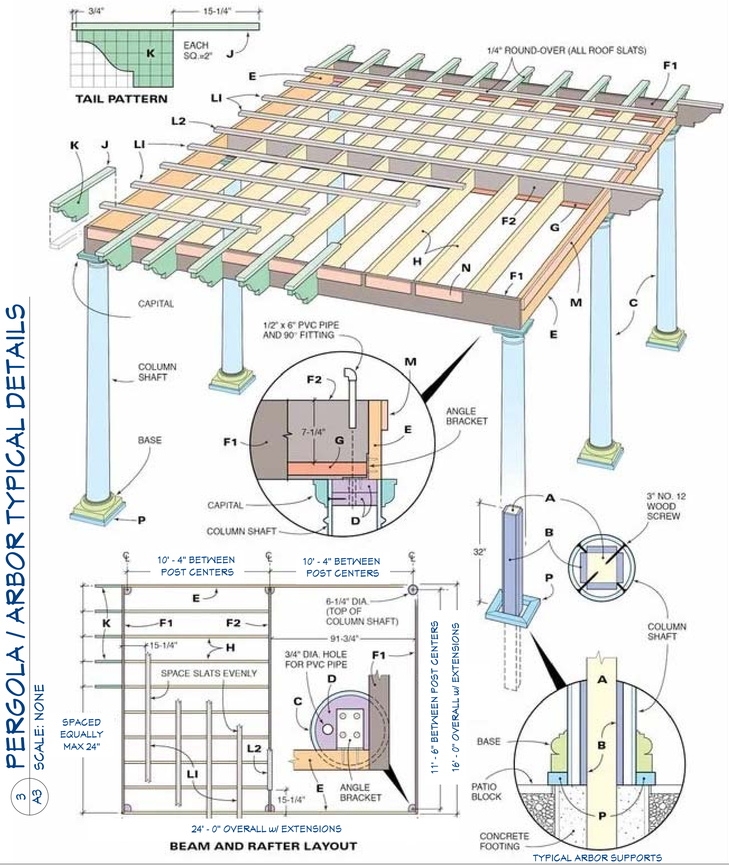


2 / A3 HARD SURFACE DETAILS

SCALE: NONE

3 / A3 PERGOLA / ARBOR TYPICAL DETAILS

SCALE: NONE



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

SHEET TITLE: SITE IMPROVEMENTS PLAN

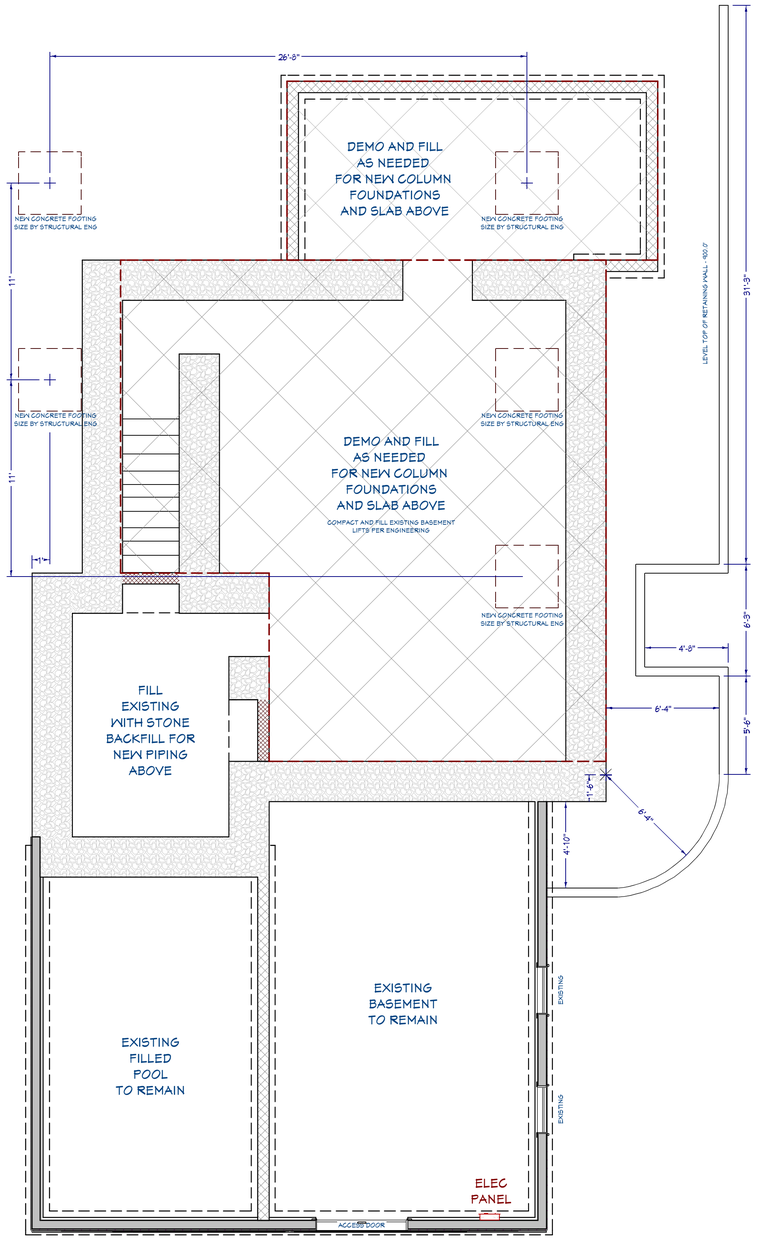
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W MALL ROAD
NEW BERLIN, WI 53151

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

DATE: 4/14/2025

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

SHEET: A-3

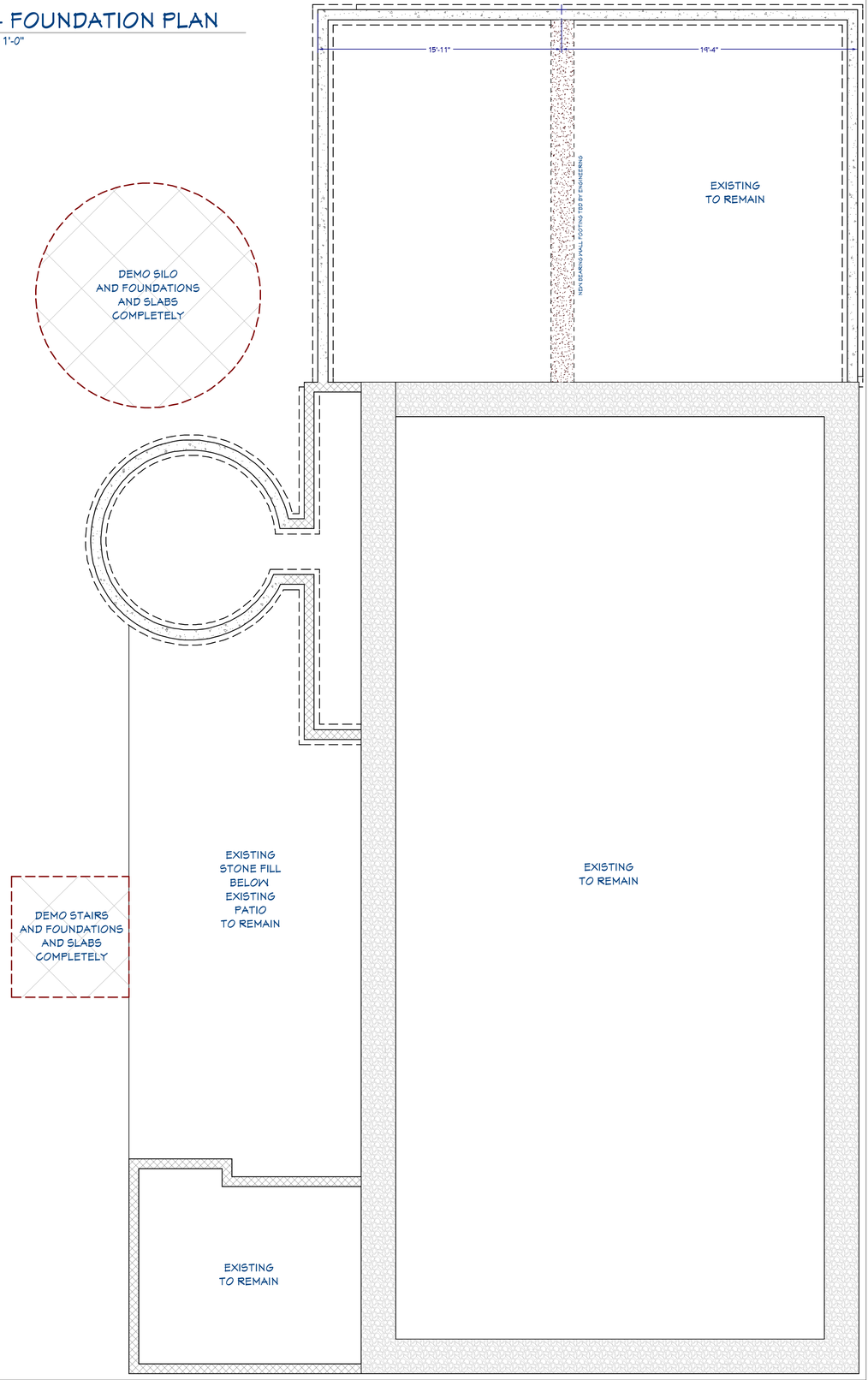


1 A4 **PAVILION - FOUNDATION PLAN**

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

2 A4 **BARN - FOUNDATION PLAN**

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



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

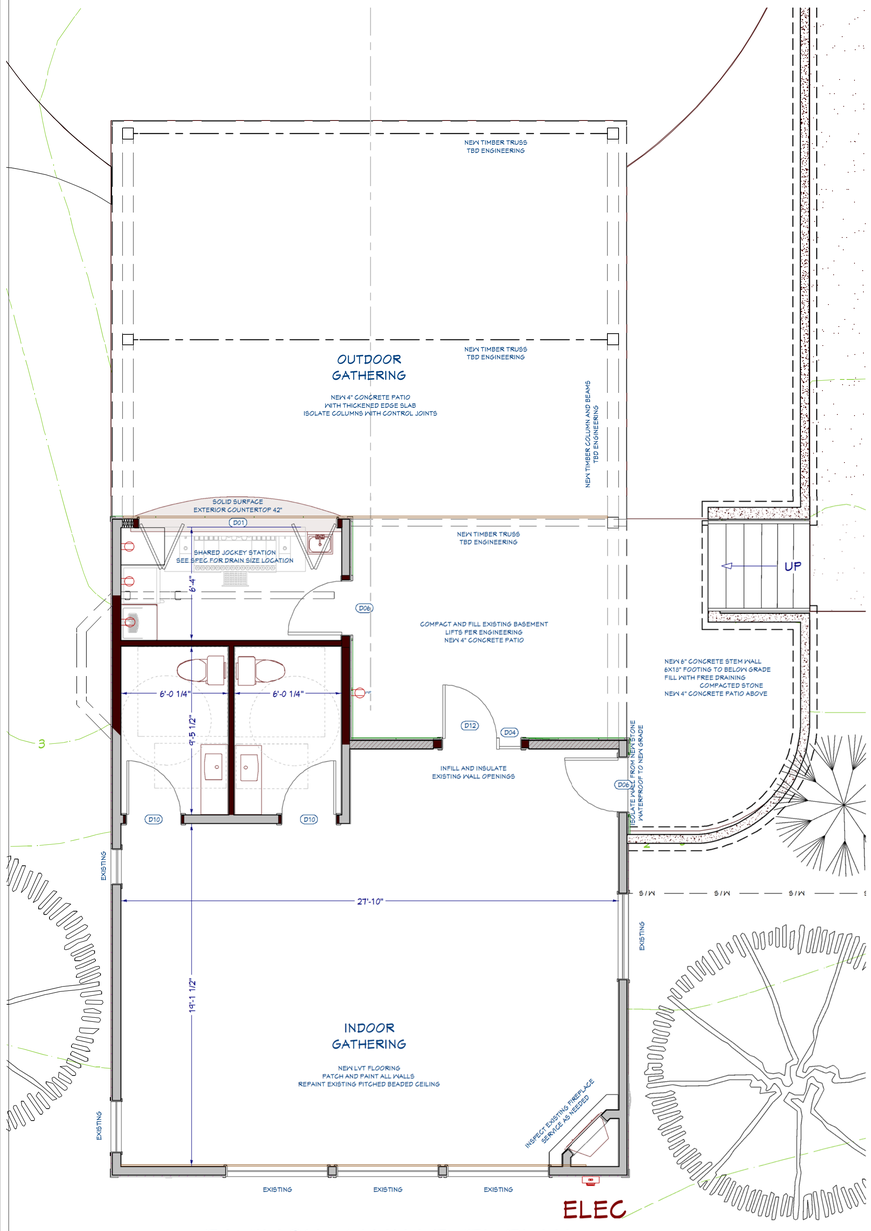
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
4/14/2025

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

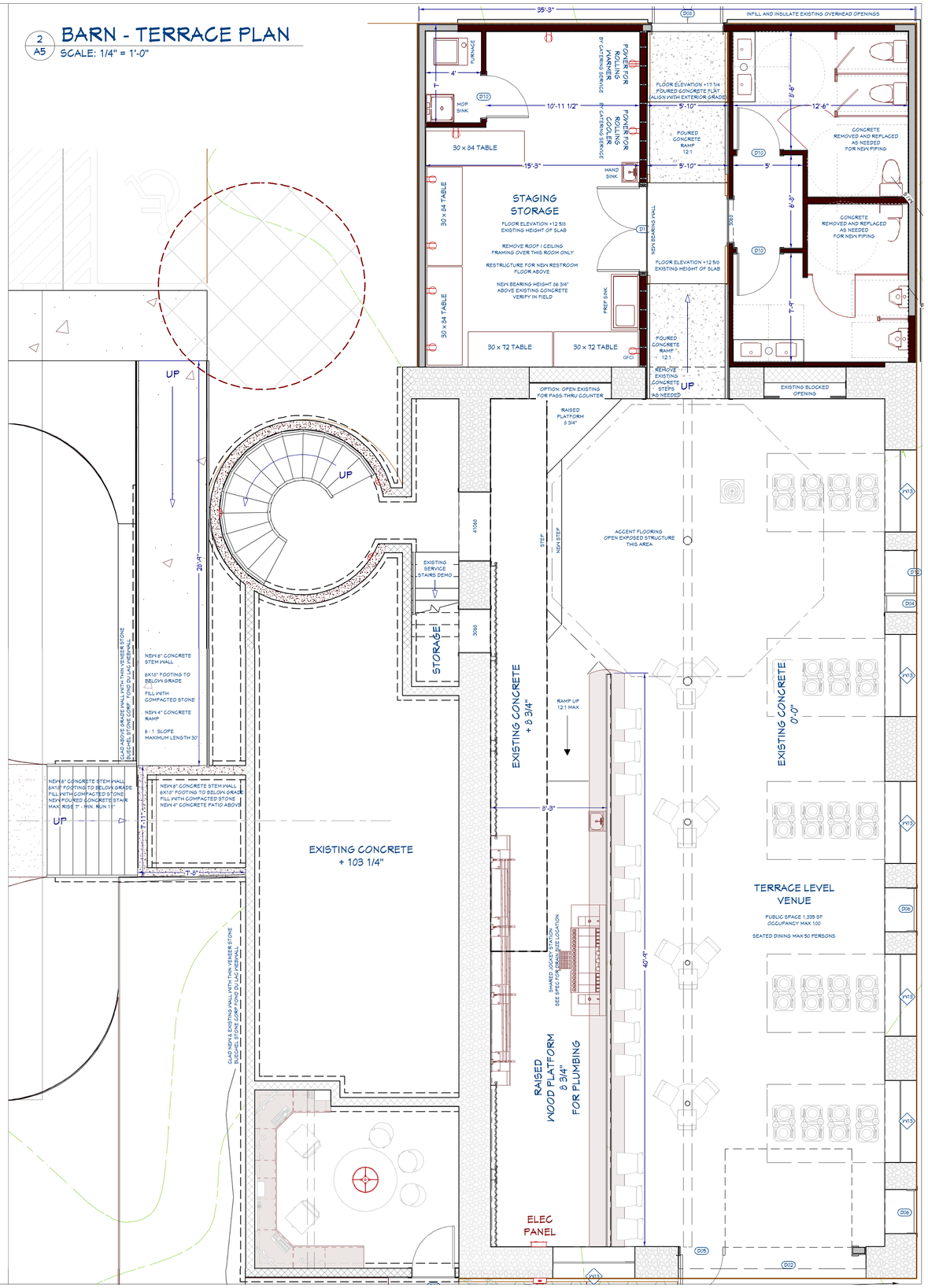
SHEET:
A-4

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	2646FX	32"	54"		
W08	4	31060FX	46"	72"		
W10	4	3624FX	42"	28"		
W12	1	4646FX	54"	54"		
W13	6	51039FX	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"



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

SHEET TITLE:
TERRACE LEVEL
FLOOR PLAN

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

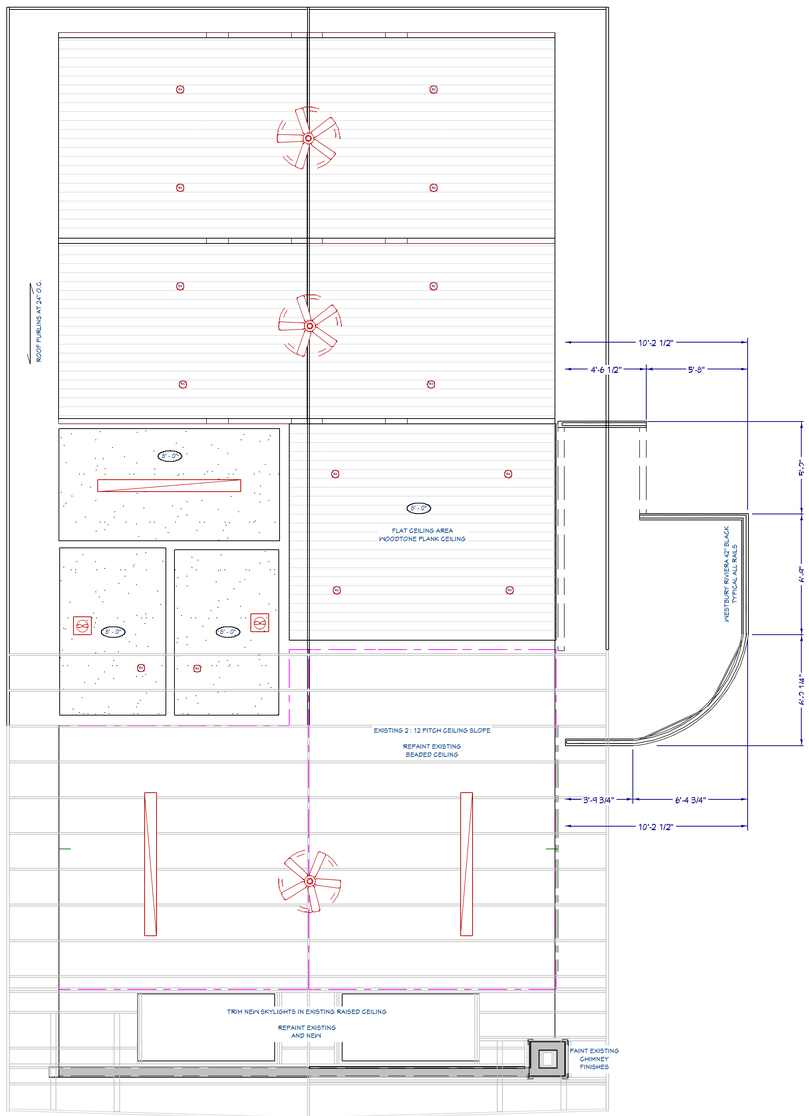
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
920-353-5684 www.thebrookwatergroup.com

DATE:
4/14/2025

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

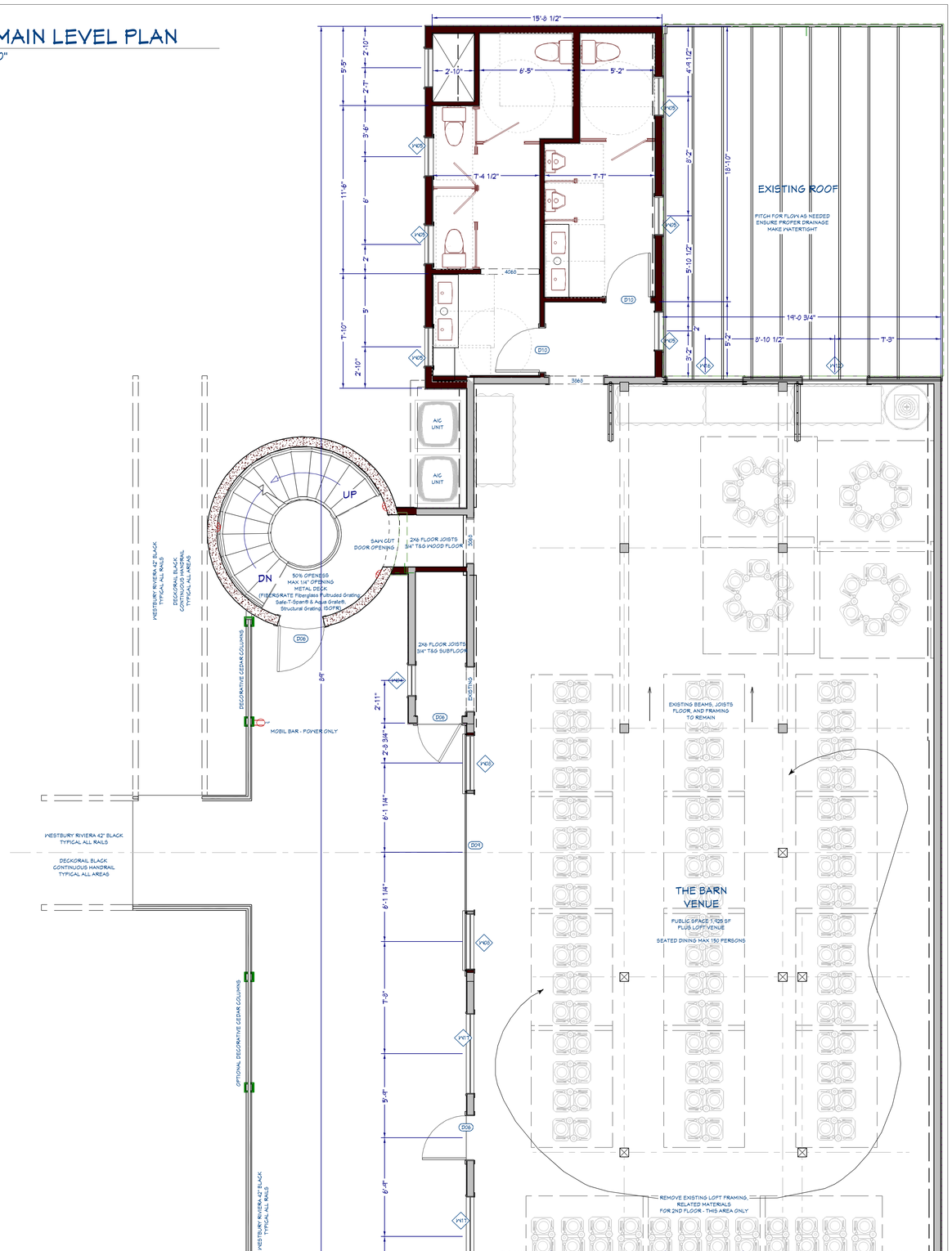


1 A6 **PAVILION - CEILING PLAN**

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

2 A6 **BARN - MAIN LEVEL PLAN**

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



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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:
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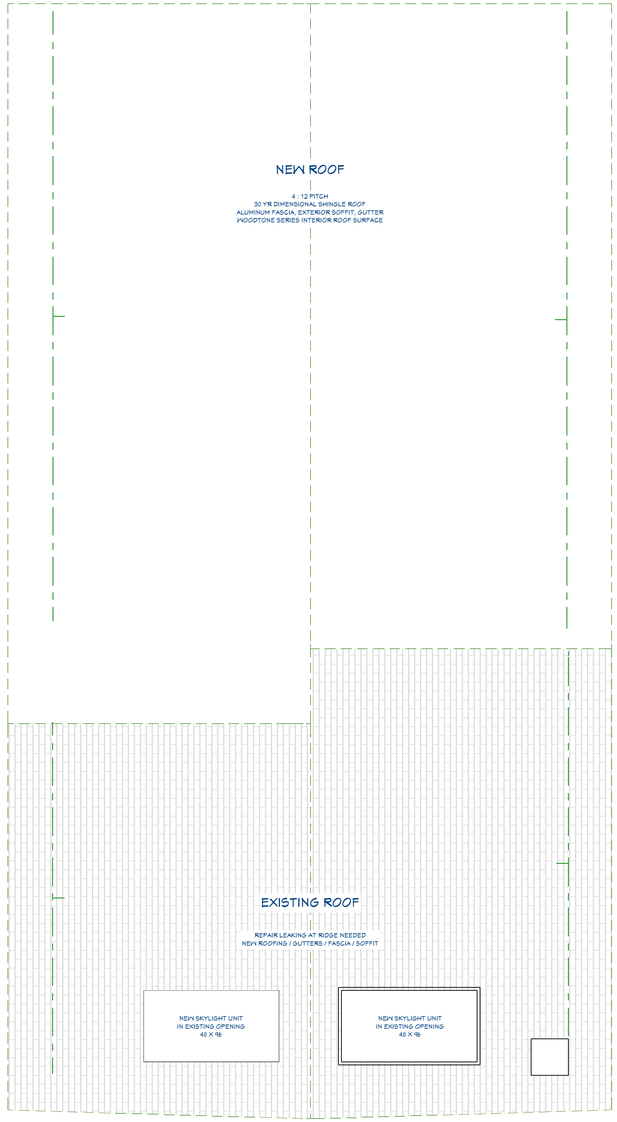
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE: 4/14/2025

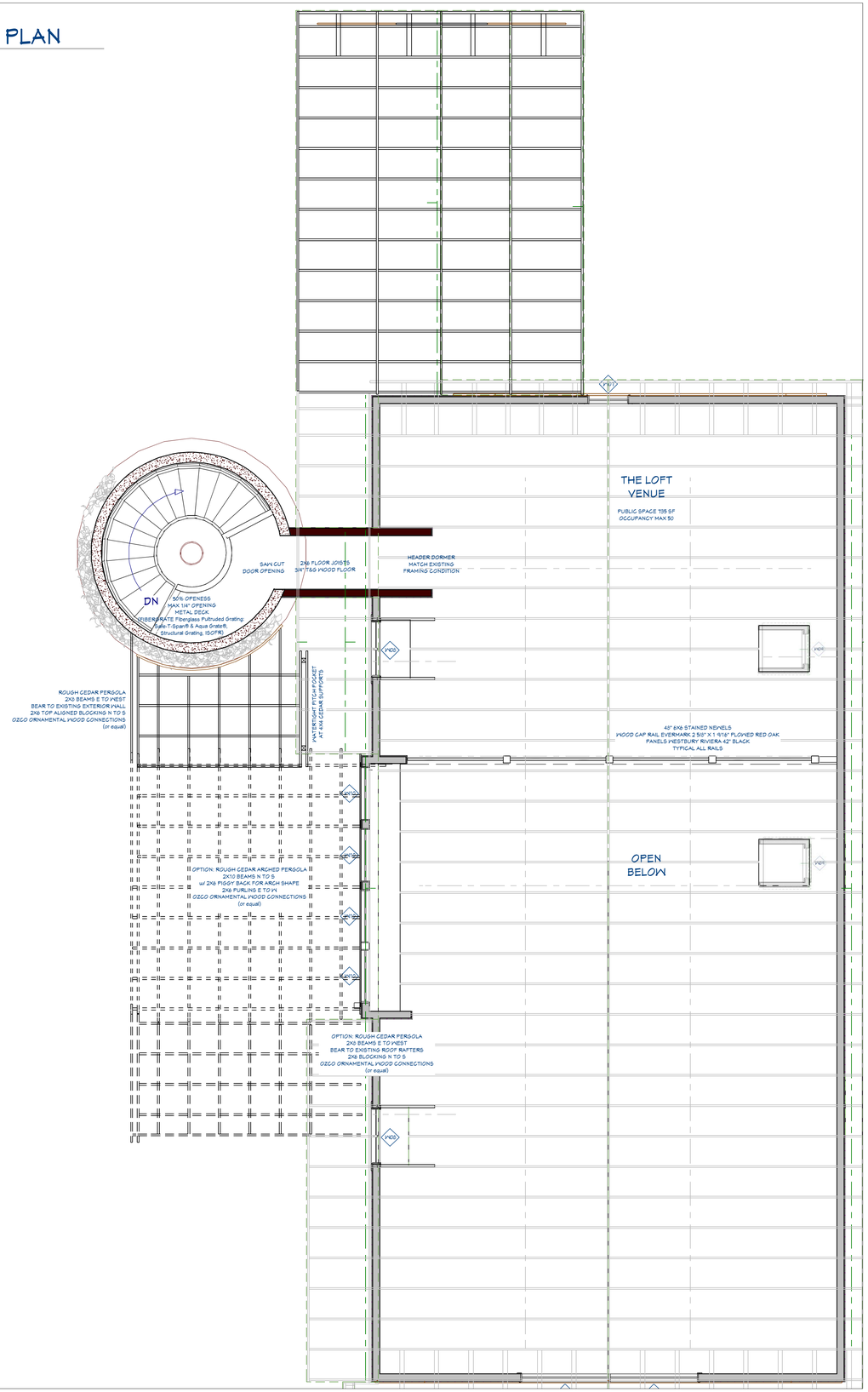
SCALE: 1/4" = 1'-0"

SHEET: A-6



1 A7 **PAVILION - ROOF PLAN**
SCALE: 1/4" = 1'-0"

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

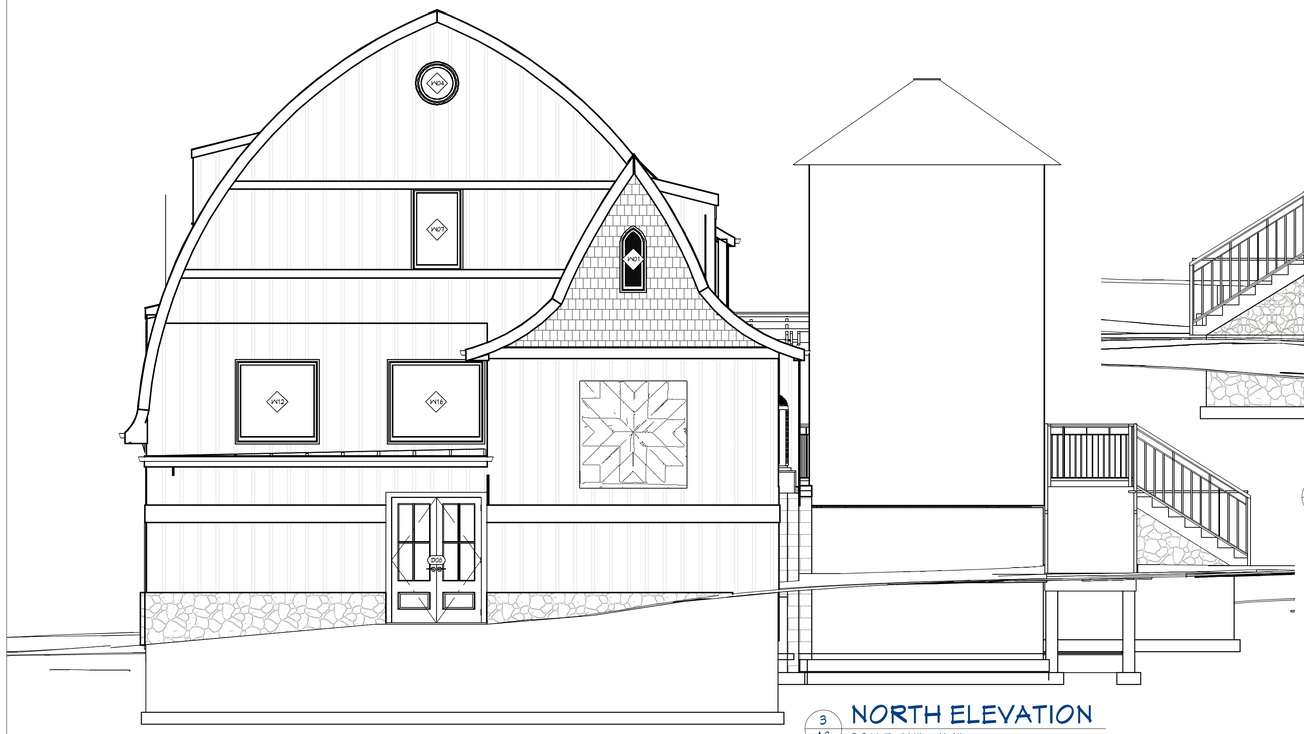

THE LOFT
VENUE
PUBLIC SPACE 735 SF
OCCUPANCY MAX 50
OPEN
BELOW
SAW CUT
DOOR OPENING
2x8 FLOOR JOISTS
SKYTAG WOOD FLOOR
HEADER DORMER
MATCH EXISTING
FRAMING CONDITION
DN
40% OPENESS
MAX 1/4" OPENING
METAL DECK
(SUBSTRATE Fiberglass Pultruded Grating:
Safe-T-Span® & Aqua Grate®,
Structural Grating, IS-GFM)
ROUGH CEDAR PERGOLA
2X8 BEAMS E TO WEST
BEAR TO EXISTING EXTERIOR WALL
2X6 TOP ALIGNED BLOCKING N TO S
OZCO ORNAMENTAL WOOD CONNECTIONS
(or equal)
SKYLIGHT
SKYLIGHT
SKYLIGHT



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



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



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

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A DIVISION OF BROOKWATER GROUP, INC.

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1	BID PLANS	AMB	02/01/25

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

SHEET:
A-8



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



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



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

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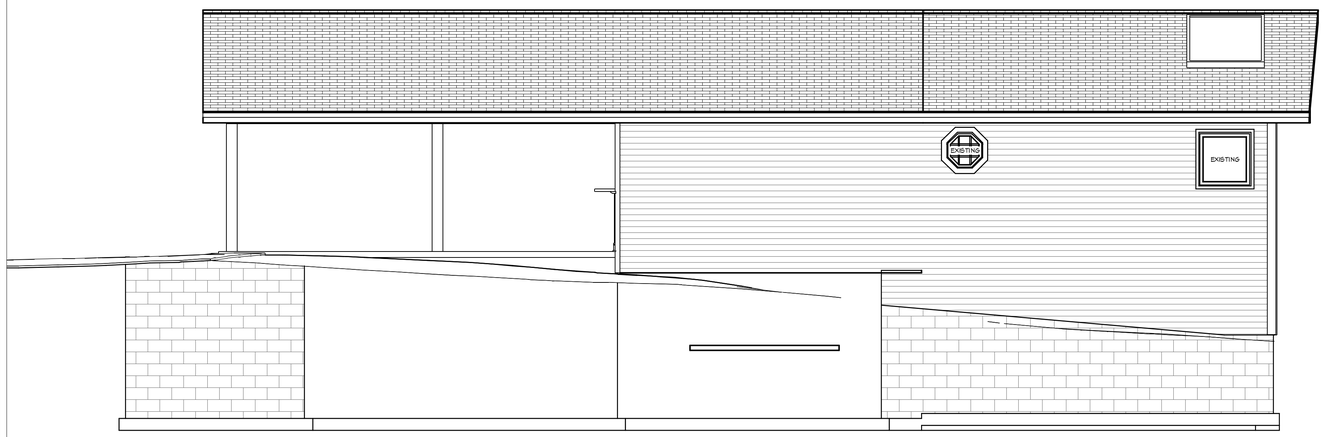
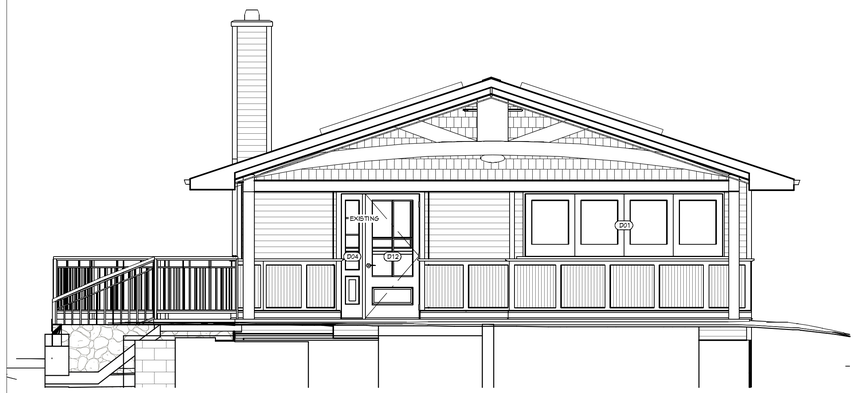
SHEET:
A-9



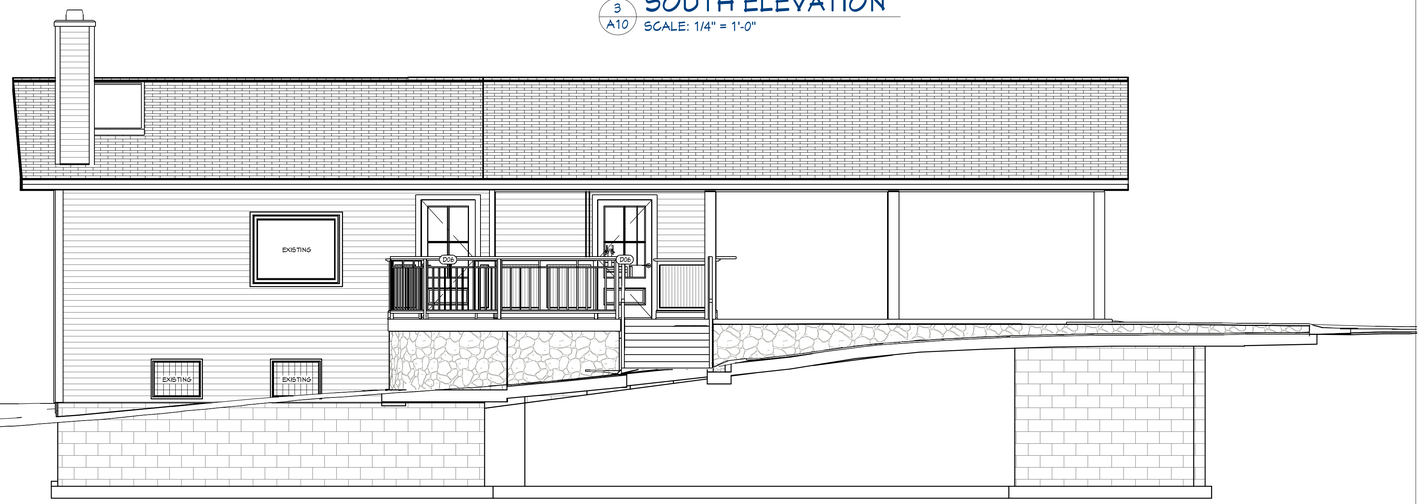
1 A10 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



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



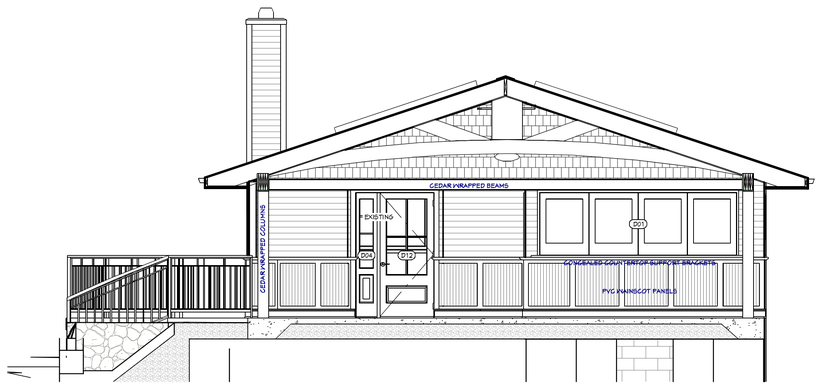
3 A10 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



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"

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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1/4" = 1'-0"

SHEET:
A-10

























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SHEET:
A-11

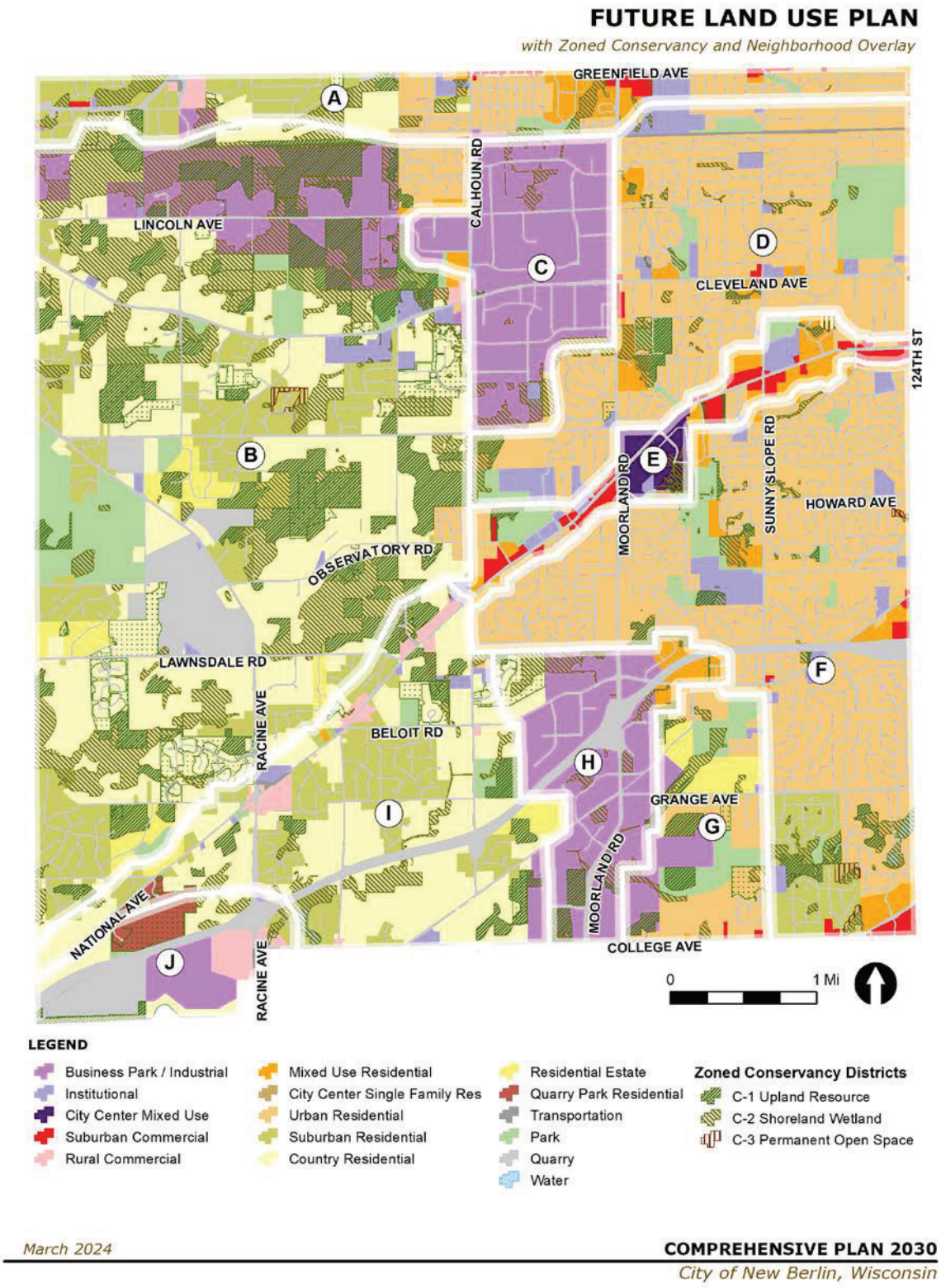


Figure 10.3. Future Land Use Map for the City of New Berlin. UPDATE MAP IF COMPREHENSIVE PLAN IS AMENDMENT IS APPROVED.

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Colin Carr with Hawthorne Hill Farm LLC / Rezoning**
LOCATION:	**16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)**
REQUEST:	**Request to rezone the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) from B-2 and R-3 to B-2/PUD.**
D.R.C. RECOMMENDATION:	**Public hearing only, no action.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of June 2, 2025

Colin Carr on behalf of Hawthorne Hill Farm LLC / Rezoning
16370 W. Small Road (Tax Key #: 1285.994.003) and
16380 W. Small Road (Tax Key #: 1285.994.002)

DATE STAFF REPORT PREPARED: May 7, 2025

APPLICANT / OWNER(S): Colin Carr on behalf of Hawthorne Hill Farm LLC / Hawthorne Hill Farm LLC

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) from B-2 and R-3 to B-2/PUD.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/15/2025

DATE OF COMPLETENESS DETERMINATION: 4/15/2025

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 6/27/2024 along with various calls and visits at the front counter.
Site Visit(s): 5/19/2025

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):
Existing -16370 W. Small Road (Tax Key #: 1285.994.003): 0.77 acres
Existing - 16380 W. Small Road (Tax Key #: 1285.994.002): 0.58 acres

CURRENT ZONING: B-2 (General Retail Sales and Service District) & R-3 (Suburban Single-Family Residential District)

CURRENT LAND USE: Commercial / Residential

PROPOSED ZONING: B-2/PUD (General Retail Sales and Service District with a Planned Unit Development Overlay)

PROPOSED LAND USE: Commercial

PROPOSED LOT SIZE(S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-3 & A-2	Land Use: Single-Family Residential & Agricultural
South:	Zoning: M-1	Land Use: Industrial (BuySeasons)
East:	Zoning: R-3	Land Use: Single-Family Residential
West:	Zoning: R-3	Land Use: Single-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

Chapter 19: Neighborhood "I": National West: Yes, this submittal meets the intent of this Chapter.

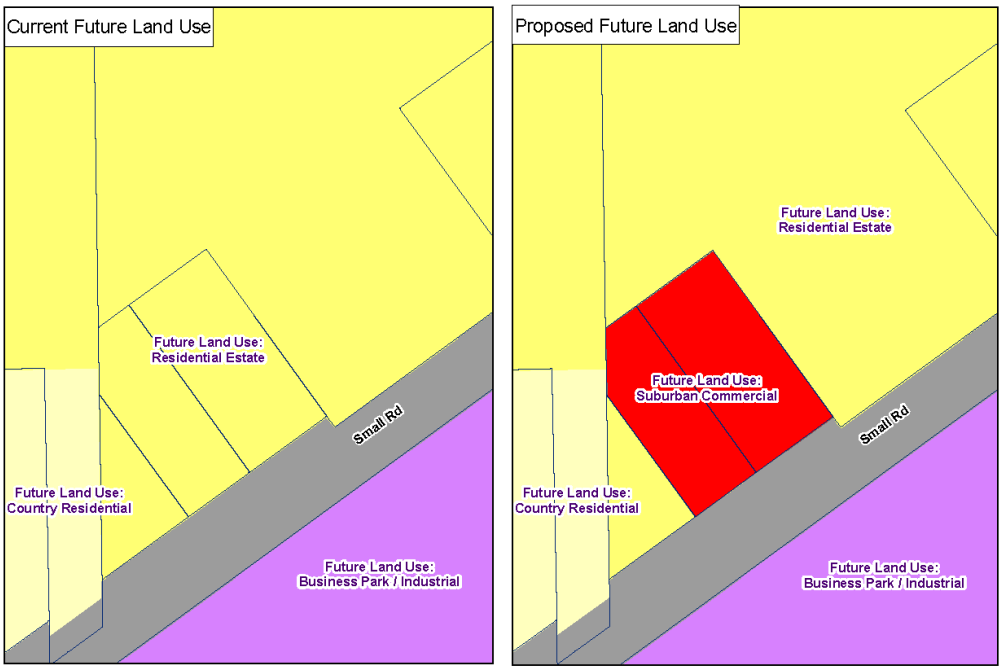
Planning Context / Vision / Development Policies:

Vision:

- Any development should occur gradually as a mix of lower density single-family development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood oriented retail. Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.

Land Use:

- *Future Land Use Map: Residential Estate*
- *2030 Future Land Use Map Suggestion: Suburban Commercial* (See File #: CP-2500617)



ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(2) and 275-39B of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No
Site Plan Required: N/A
Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: The site slopes slightly to the southeast, towards Small Road.

BIKE & PEDESTRIAN FACILITIES 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 Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. No changes proposed at this time.

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

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Basin Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes

WATER USAGE CALC.: 800 GPD per new connection.

TRAFFIC IMPACT: Based on the plan of operation, this business plans to operate the majority of their events on evenings and weekends, outside of peak travel times.

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

PREVIOUS ACTION:
11/05/2009 Zoning Permit issued for The Painted Barn, for re-occupancy and building painting.
3/18/2025 Neighborhood meeting held to discuss conceptual plan.
4/7/2025 Plan Commission reviewed a conceptual plan for Hawthorne Hill Farm.

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 the area as Suburban Commercial. The applicant has filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2500617) to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land) from Residential Estate to Suburban Commercial.

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

      Yes, the proposed rezoning is compliant. This property is currently served by private well and sanitary facilities.

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

      Yes, the proposed rezoning is compliant.

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

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

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

      Yes, the proposed rezoning is compliant.

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

      No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan, as proposed to be amended with application # CP-2500617.

   g. *The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.*

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

2. The applicant has simultaneously applied for a Comprehensive Plan Amendment (See File #: CP-2500617). Action for these applications is anticipated for the July 15, 2025 Plan Commission meeting.

3. In the applicant's attached site plan, they have indicated that this will be an indoor/outdoor event venue.

4. Plan Commission reviewed the concept plan at their April 7, 2025 meeting.

5. 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.

6. Additional mailings were sent out by the applicant and for this public hearing.
7. Per Zoning Code Section 275-34D(2), maximum building height in the B-2 District is 35'.
8. The applicant is requesting to keep the single-family home and the barn for the venue operations.
9. Based on their summary, a Planned Unit Development (PUD) Ordinance to allow for flexibility from certain Zoning Code requirements would be needed.

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

ATTACHMENTS:
Location Map
Zoning Comparison Map
Conceptual Site Plan
Conceptual Survey

Draft Ordinance # 2710

City of New Berlin
Community Development

CP-2500617 & RZ-2500618
Hawthorne Hill Farm
16370 & 16380 W. Small Road



Legend

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

N

0 55 110 Feet

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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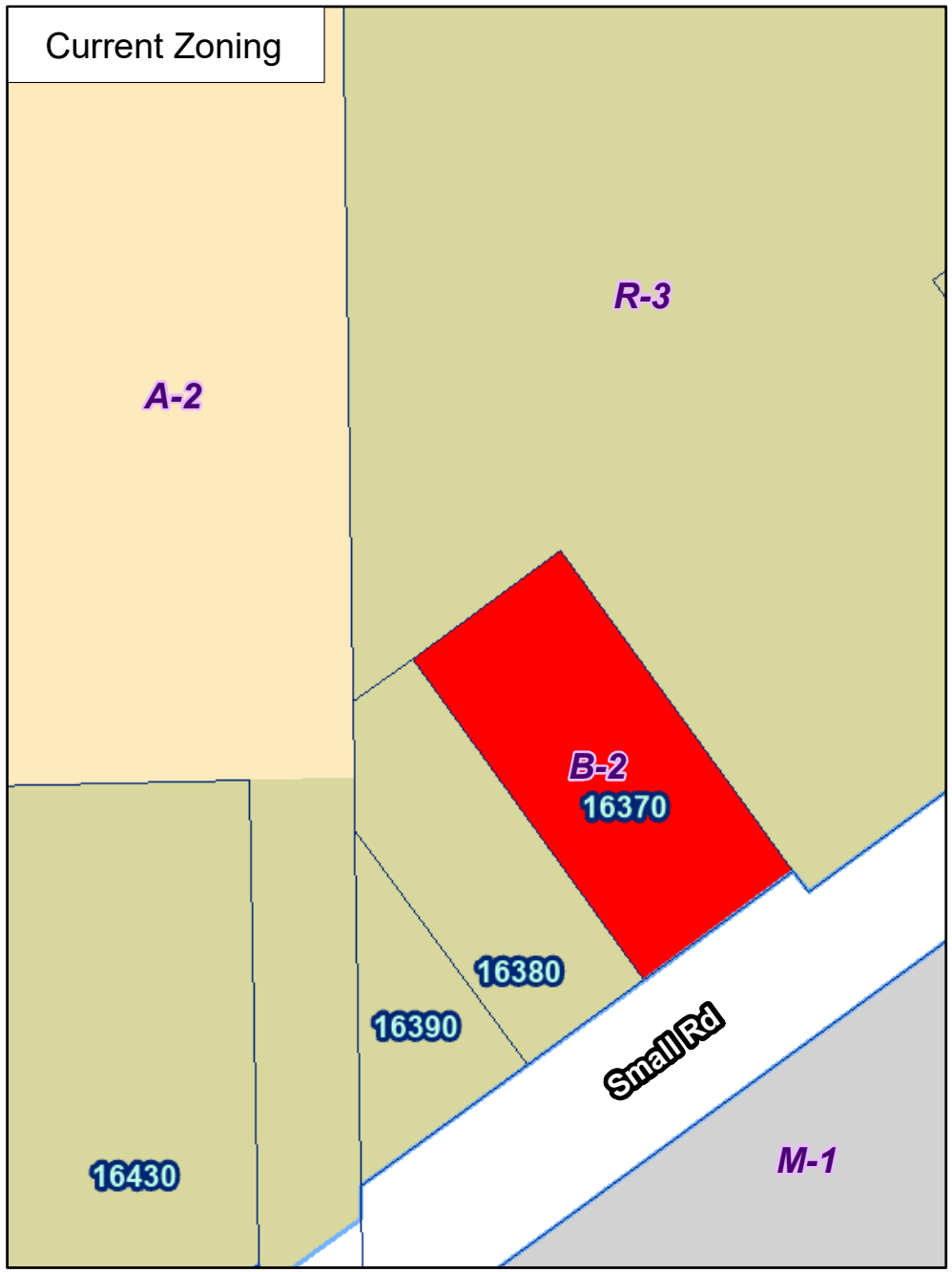

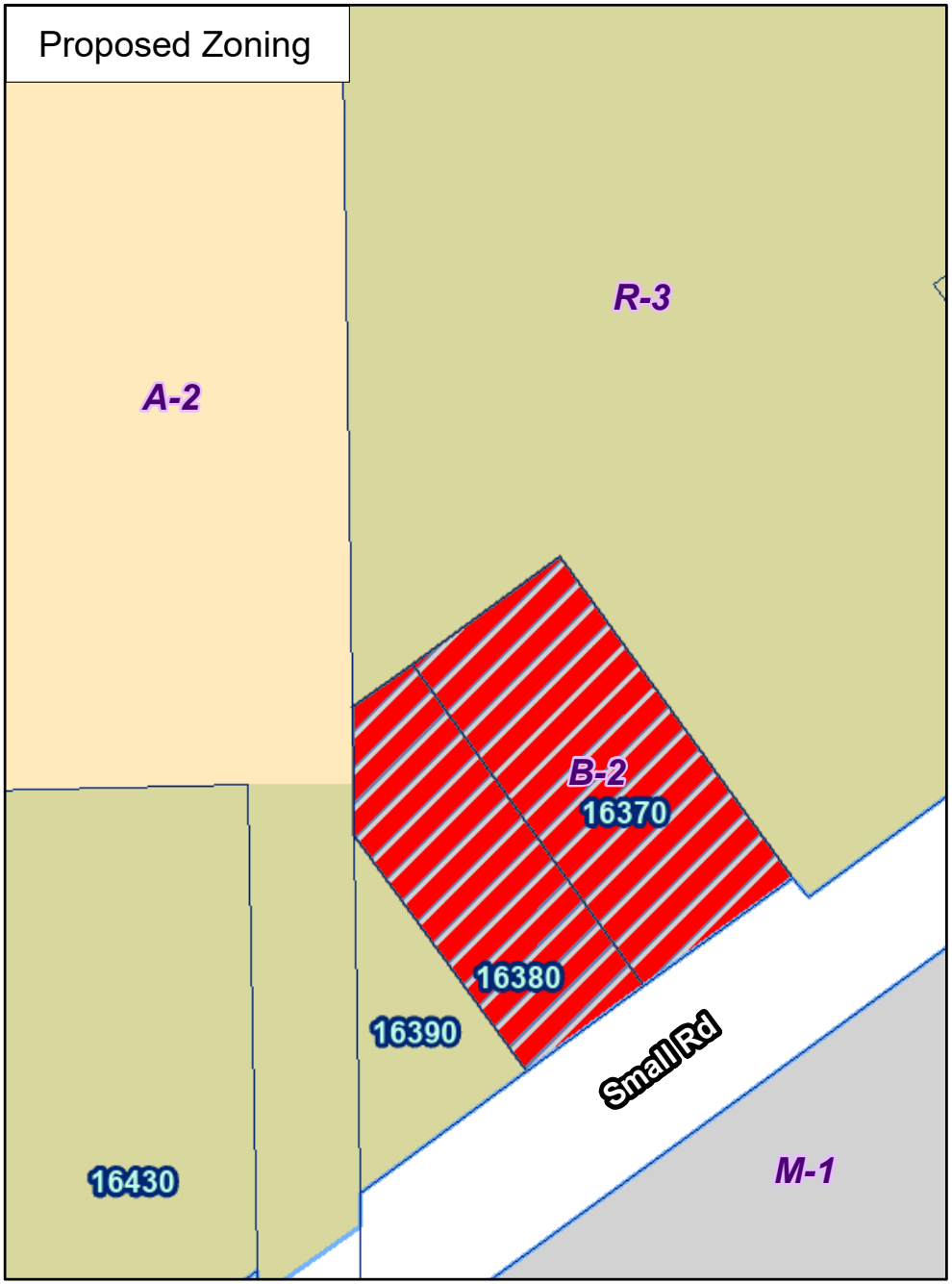

City of New Berlin
Department of Community Development
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www.newberlin.org

RZ--2500618
Hawthorne Hill Farm
16370 & 16380 W. Small Rd

Legend
Parcels
Road Right-of-Way

N

0 50 100 Feet
8

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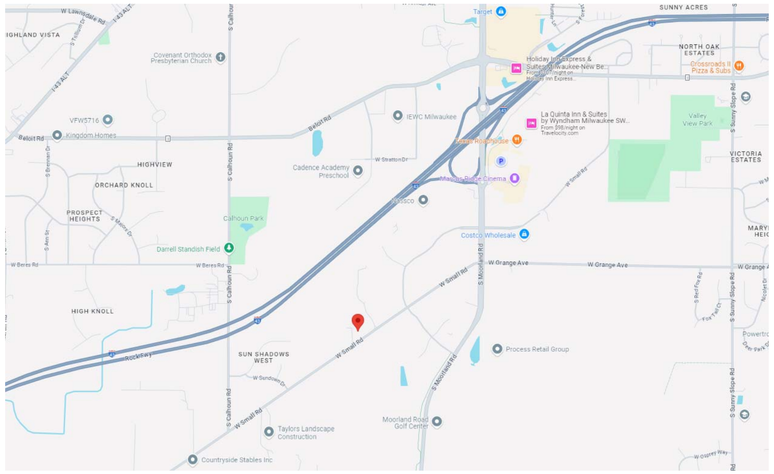
HAWTHORNE HILL FARM

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

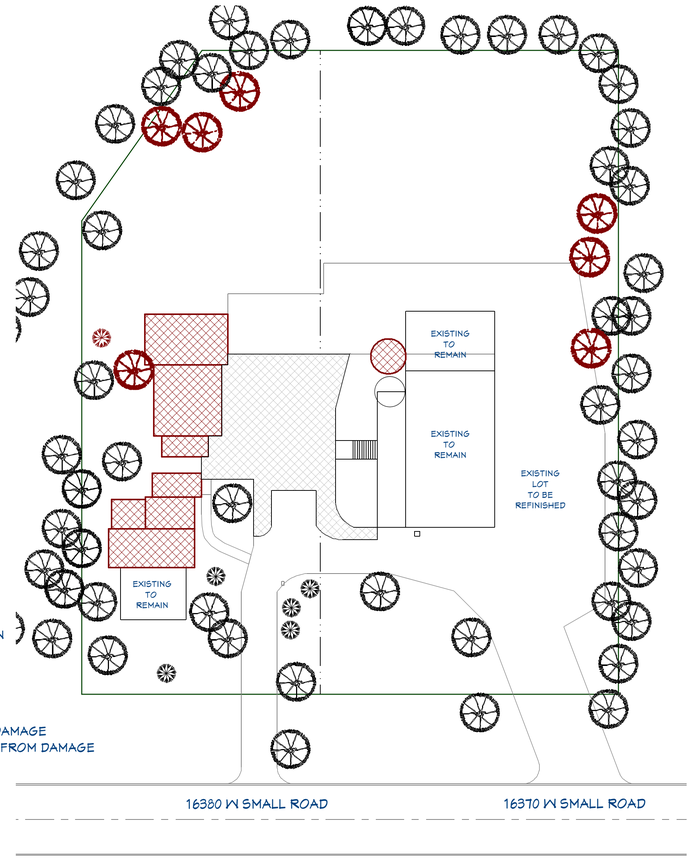
DEMO AND DISPOSE OF STRUCTURES WHERE SHOWN
PROTECT ADJACENT STRUCTURES FROM DAMAGE
SELECTIVE DEMO AT ATTACHED STRUCTURE TO REMAIN

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



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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

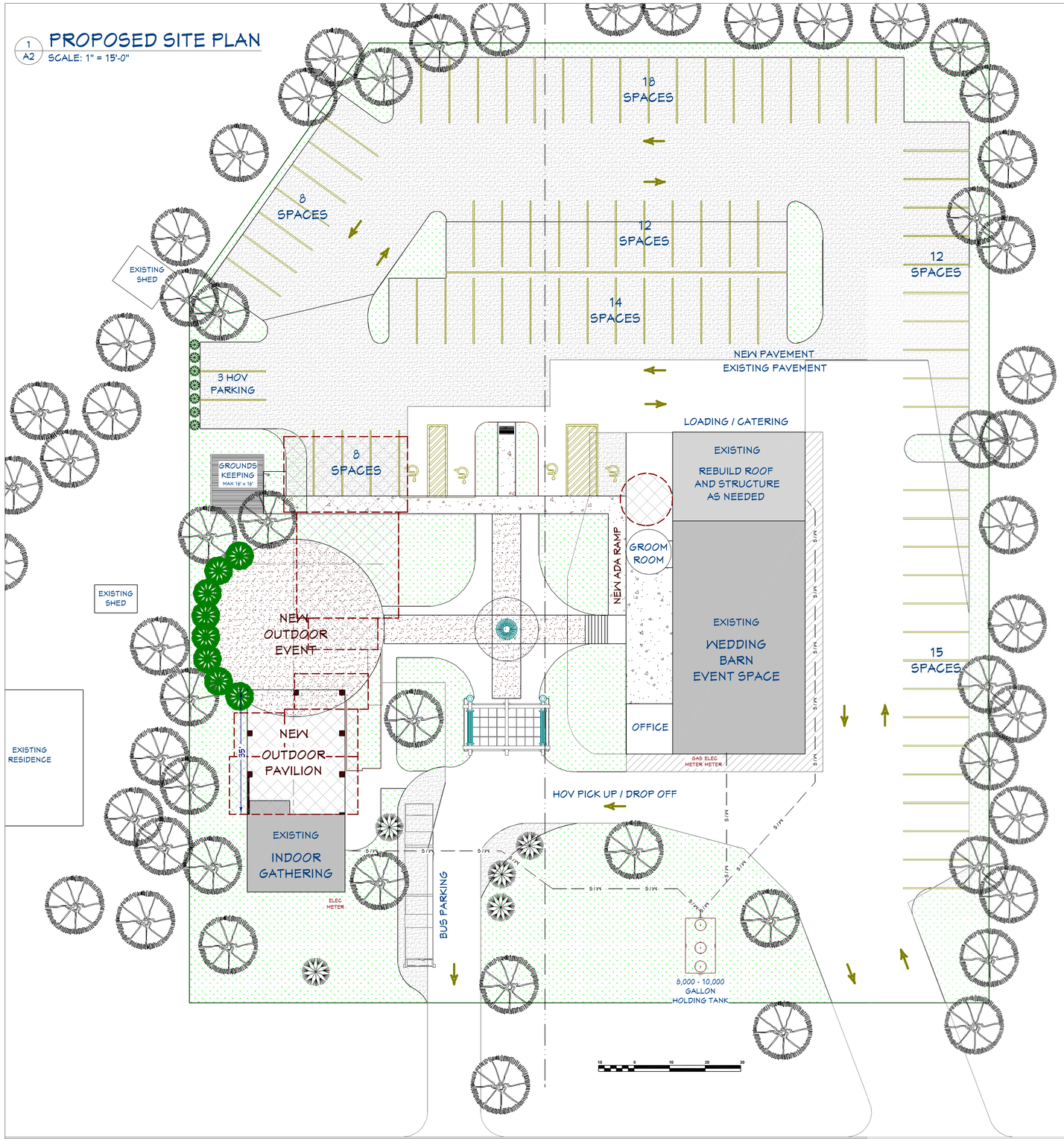
DATE:
4/14/2025

SCALE:
1" = 30'-0"

SHEET:
A-1

1 A2 PROPOSED SITE PLAN

SCALE: 1" = 15'-0"



16380 W SMALL ROAD

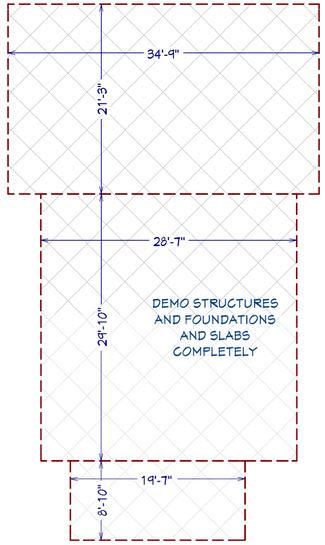
16370 W SMALL ROAD

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"

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

SHEET TITLE: PRELIMINARY SITE PLAN

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

DRAWINGS PROVIDED BY: BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-355-5684 www.thebrookwatergroup.com

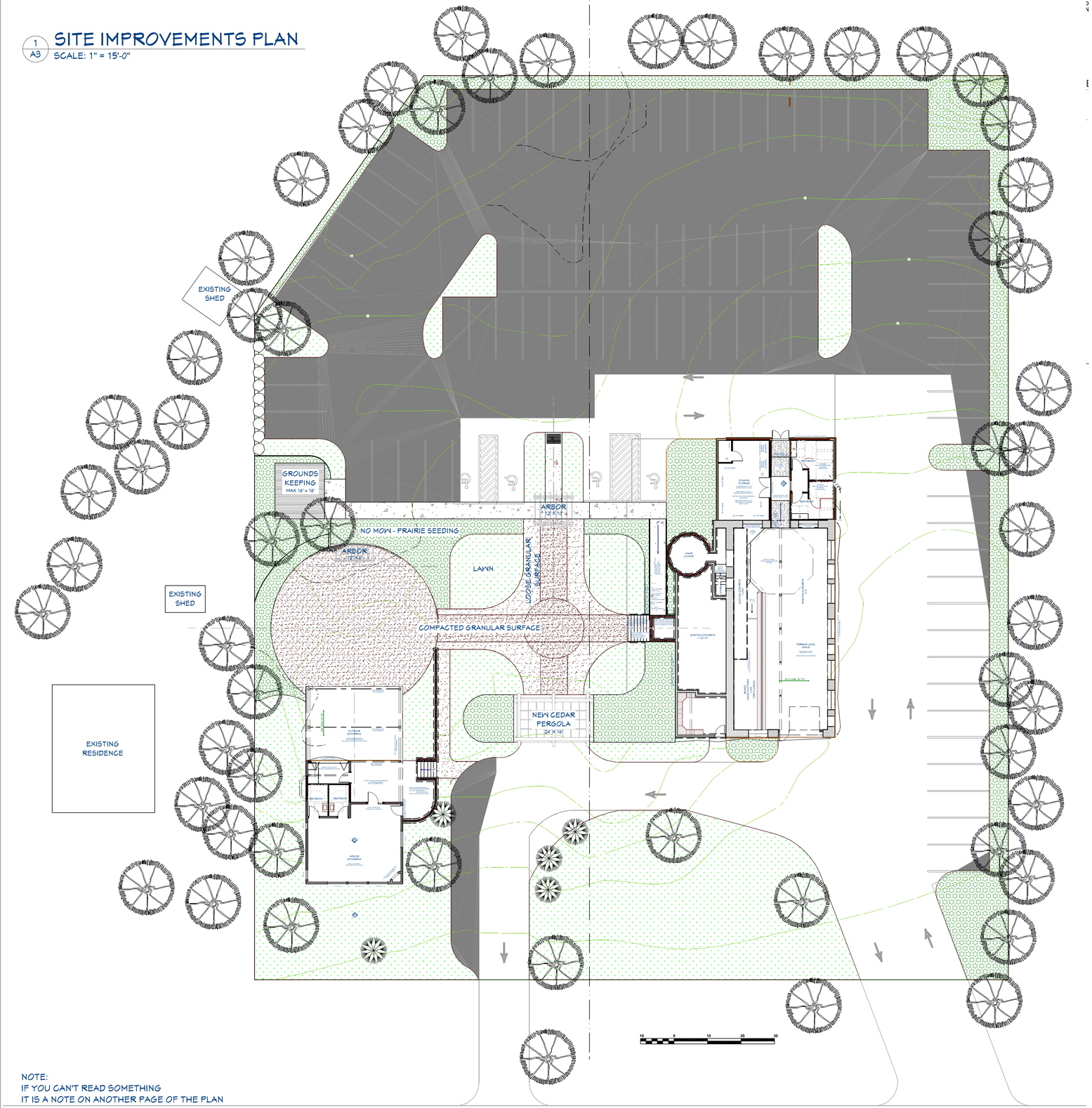
DATE: 4/14/2025

SCALE: 1" = 15'-0"

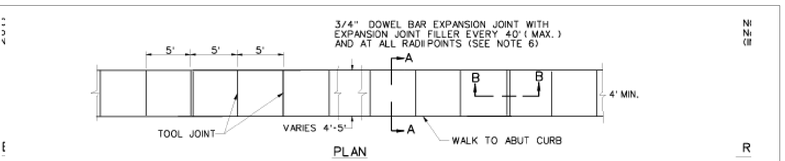
SHEET: A-2

1 / A3 SITE IMPROVEMENTS PLAN

SCALE: 1" = 15'-0"

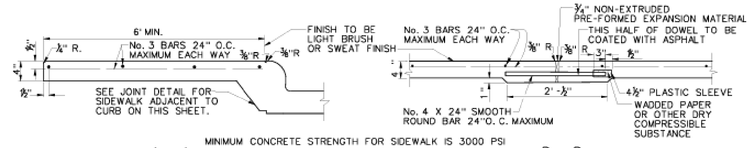


NOTE:
IF YOU CAN'T READ SOMETHING
IT IS A NOTE ON ANOTHER PAGE OF THE PLAN



PLAN

REINFORCED CONCRETE SIDEWALK



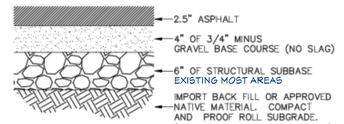
MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI

A - A
TYPICAL SECTION

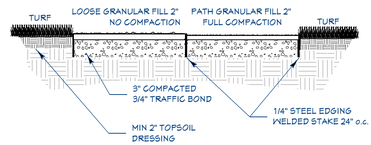
B - B
EXPANSION JOINT DETAIL

NOTES:
1. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL- PLASTERED BEFORE POURING SIDEWALK.
2. FOR SIDEWALKS AGAINST EXISTING CURB, KEYWAY SHALL BE REPLACED WITH 12" LONG No. 3 DEFORMED BARS DRILLED 4" INTO EXISTING BACK CURB AND EPOXY GROUTED ON 24" CENTERS.
3. PAYMENT FOR KEYWAY SUBSIDIARY TO SIDEWALK LUG PAY ITEM.
4. PAYMENT FOR EXCAVATION, BORROW AND COMPACTION IS SUBSIDIARY TO CONCRETE SIDEWALK PAY ITEM.
5. ALL BACKFILL SHALL BE COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES TO 95% DENSITY WITH A MOISTURE WITHIN -2% TO -4% OF OPTIMUM MOISTURE.
6. 3/4" EXPANSION JOINTS SHALL BE PROVIDED AT STREET EXPANSION JOINTS AND AT A MAXIMUM 40 FOOT SPACING IN LINE WITH STREET SAW JOINTS: A TOOL MARKED GROOVE SHALL BE PROVIDED IN LINE WITH INTERMEDIATE STREET SAW JOINTS.
7. ALL PROPOSED SIDEWALKS MUST BE DOWELED INTO EXISTING SIDEWALK USING No. 3 DEFORMED BARS.
8. FOR SIDEWALK WIDTH, REFER TO CITY OF DALLAS STREET DESIGN MANUAL..
9. MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI.

BARRIER FREE RAMPS AT LEAD WALKS



NOTES:
EXISTING PAVEMENT TO REMAIN
SMOOTH TRANSITIONS OLD TO NEW
QUOTE RESURFACING / SEALING OF EXISTING SEPARATE

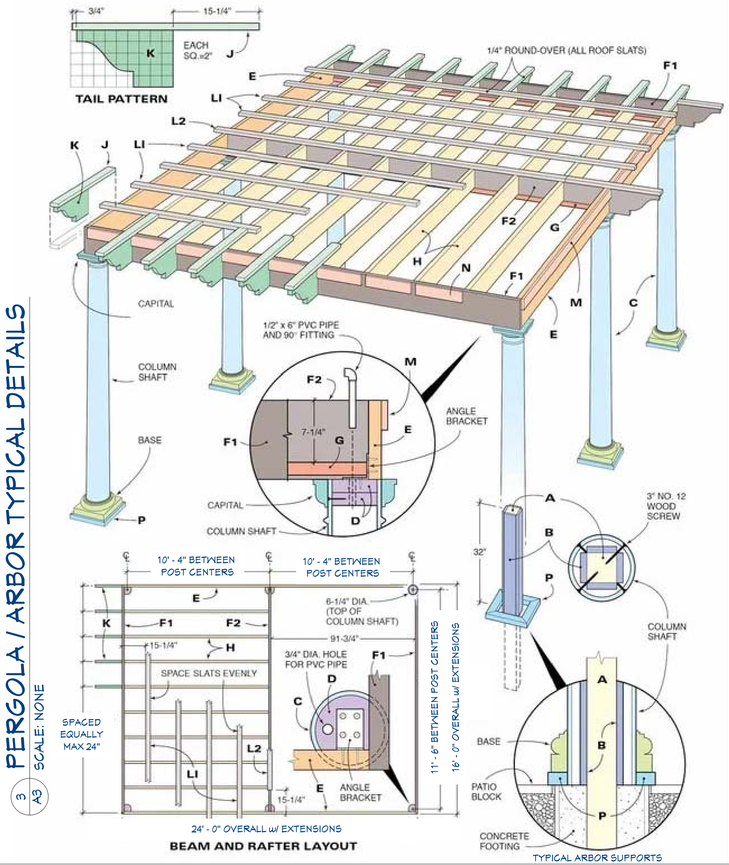


2 / A3 HARD SURFACE DETAILS

SCALE: NONE

3 / A3 PERGOLA / ARBOR TYPICAL DETAILS

SCALE: NONE



BEAM AND RAFTER LAYOUT

TYPICAL ARBOR SUPPORTS

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

SHEET TITLE: SITE IMPROVEMENTS PLAN

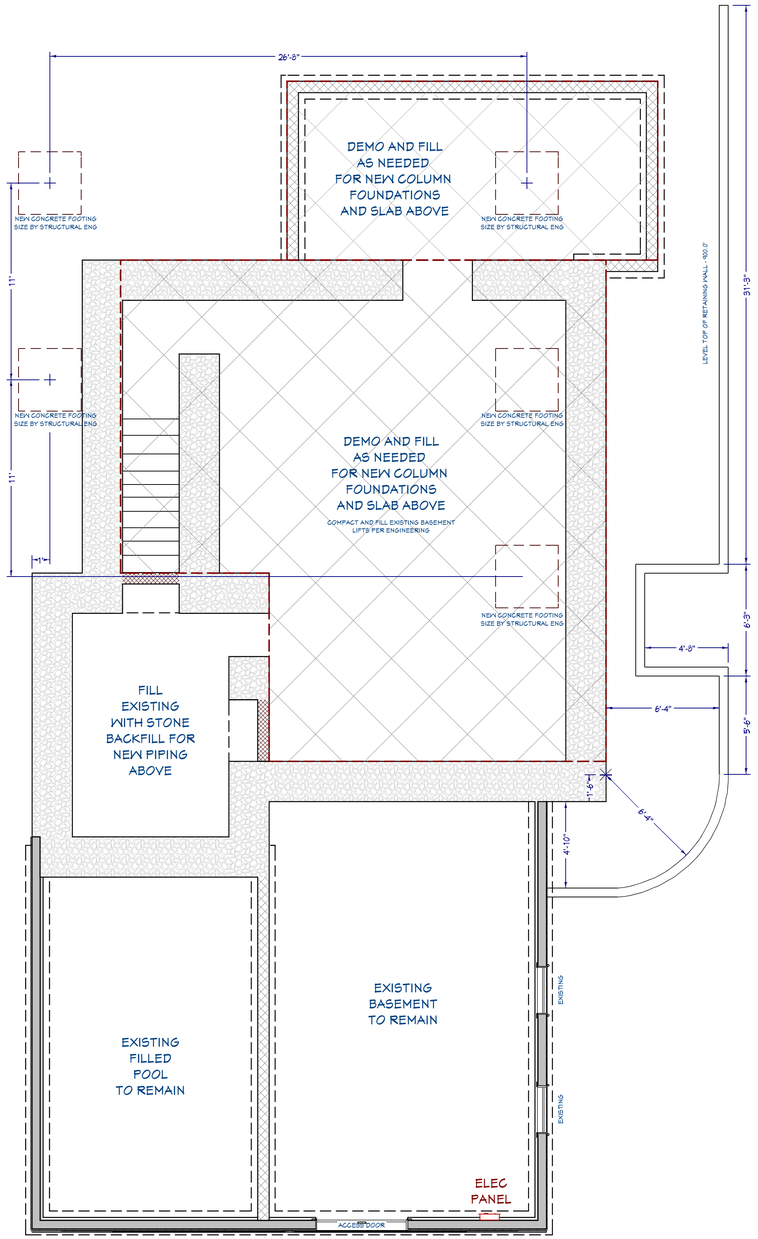
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W MALL ROAD
NEW BERLIN, WI 53151

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

DATE: 4/14/2025

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

SHEET: A-3

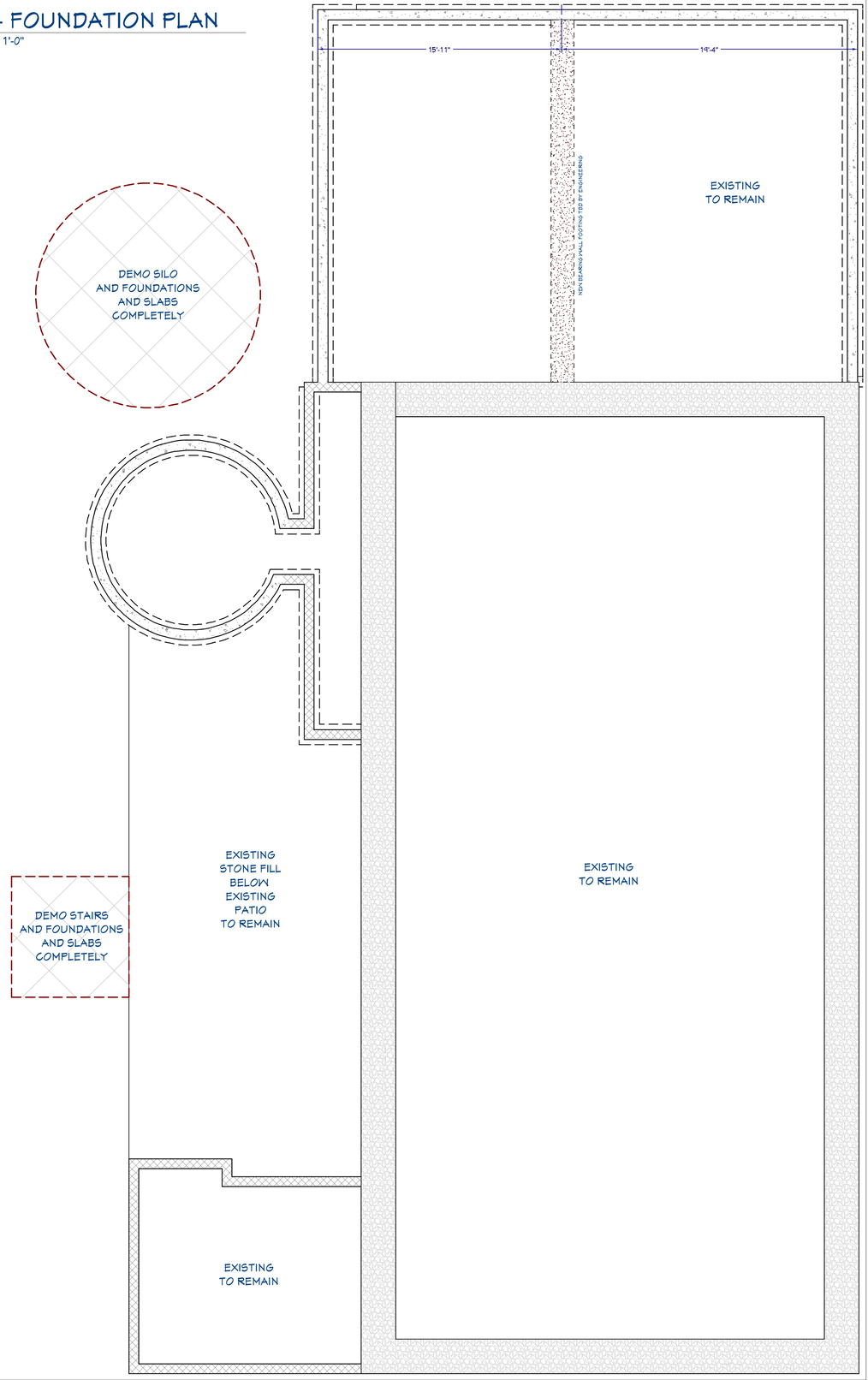


1 A4 **PAVILION - FOUNDATION PLAN**

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

2 A4 **BARN - FOUNDATION PLAN**

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



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

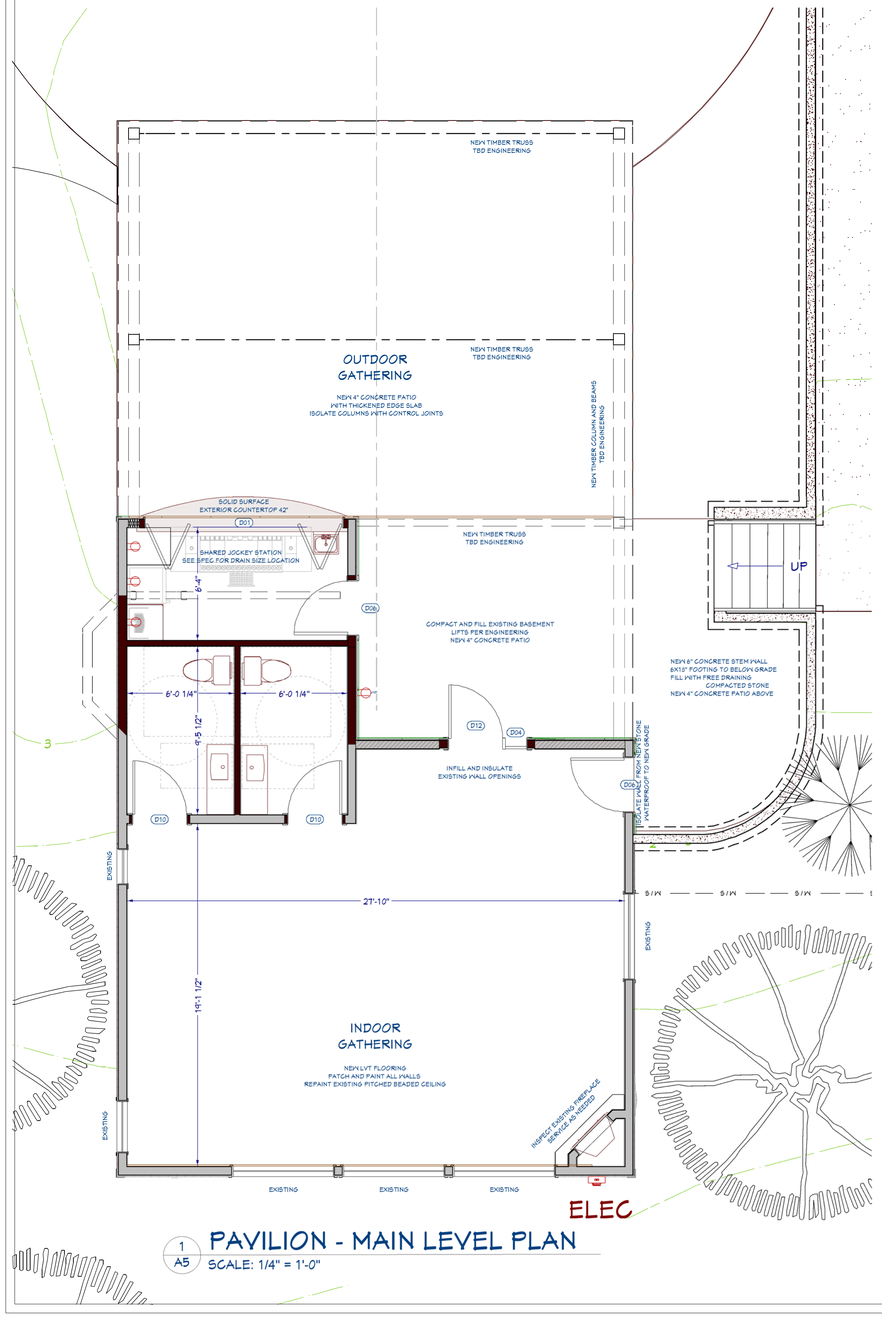
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
4/14/2025

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

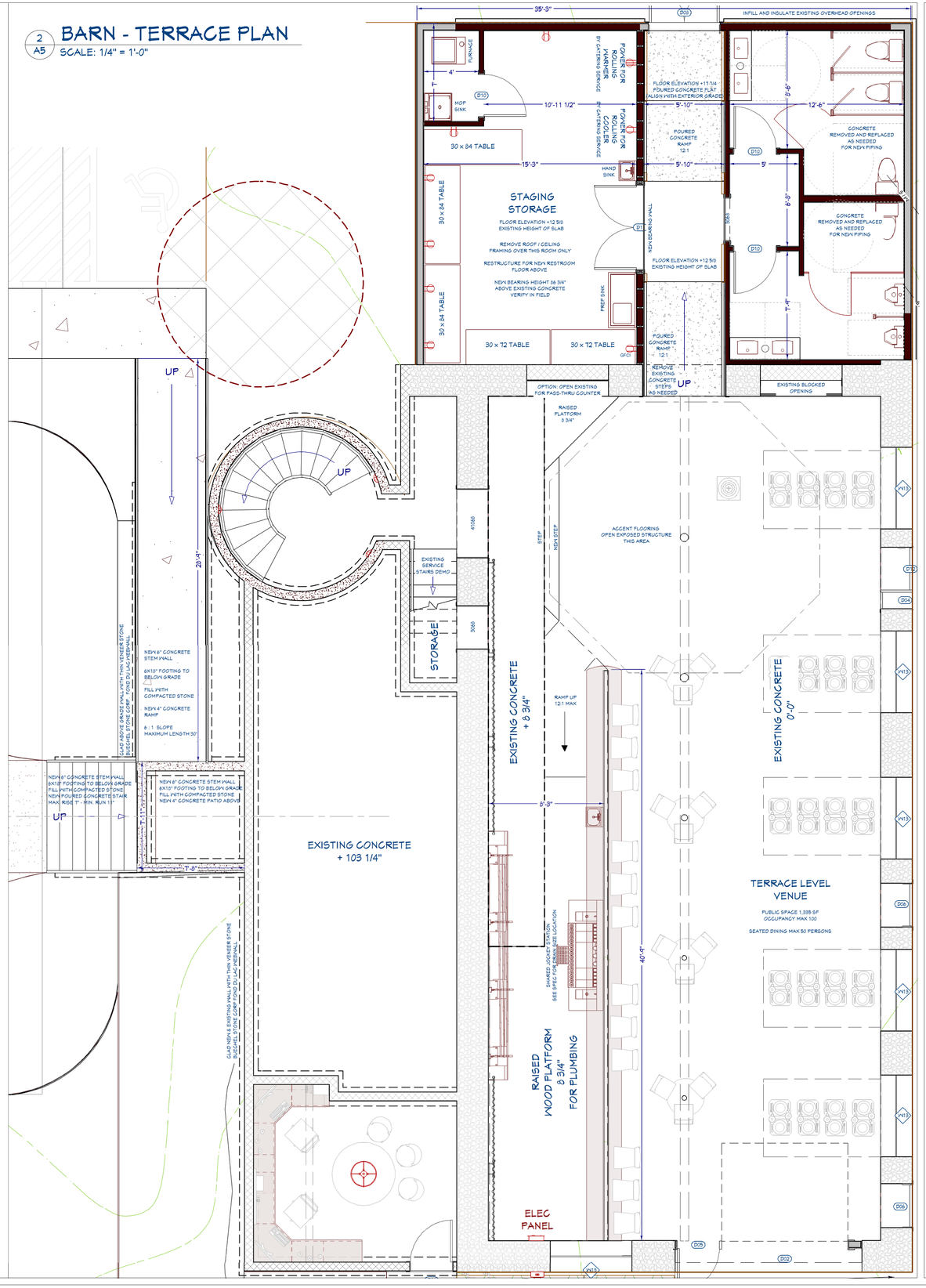
SHEET:
A-4

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	51039FX	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"



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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

SHEET TITLE:
TERRACE LEVEL
FLOOR PLAN

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

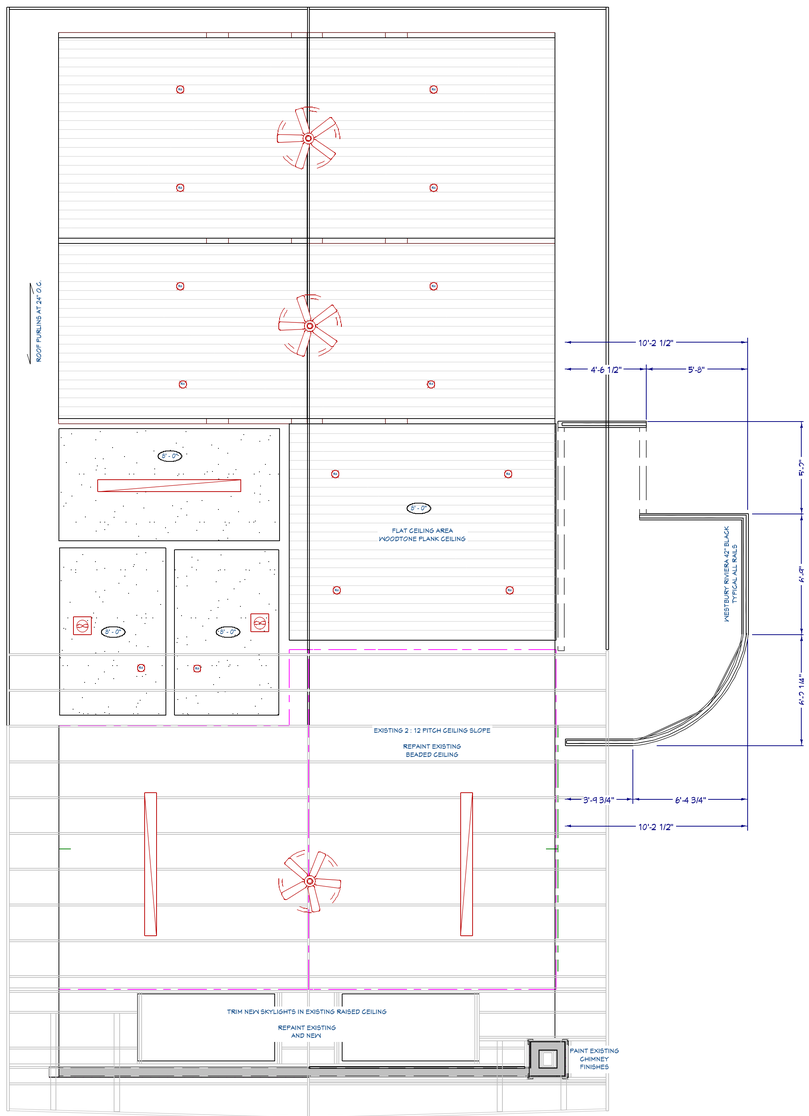
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
920-353-5684 www.thebrookwatergroup.com

DATE:
4/14/2025

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

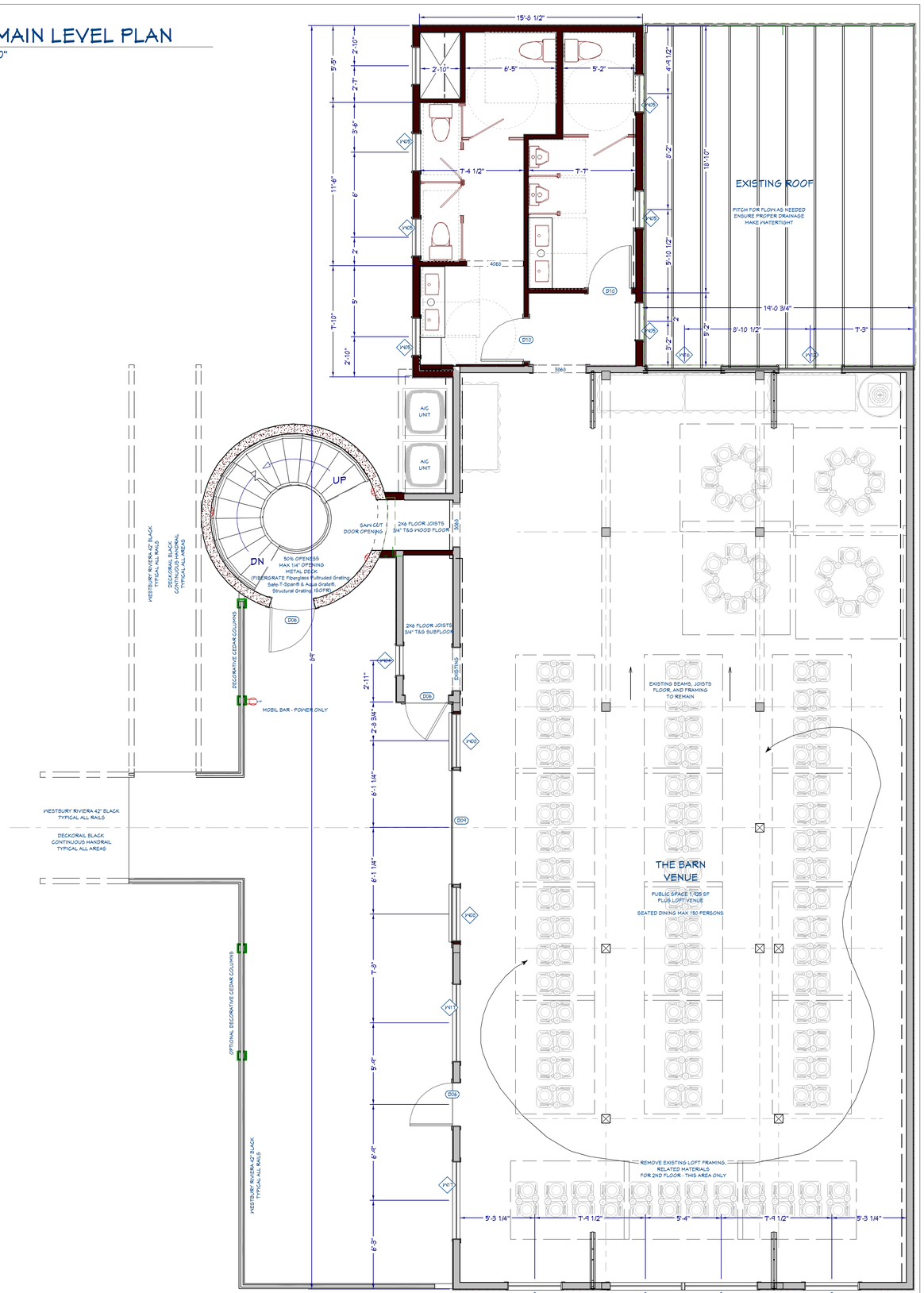


1 A6 PAVILION - CEILING PLAN

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

2 A6 BARN - MAIN LEVEL PLAN

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



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

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
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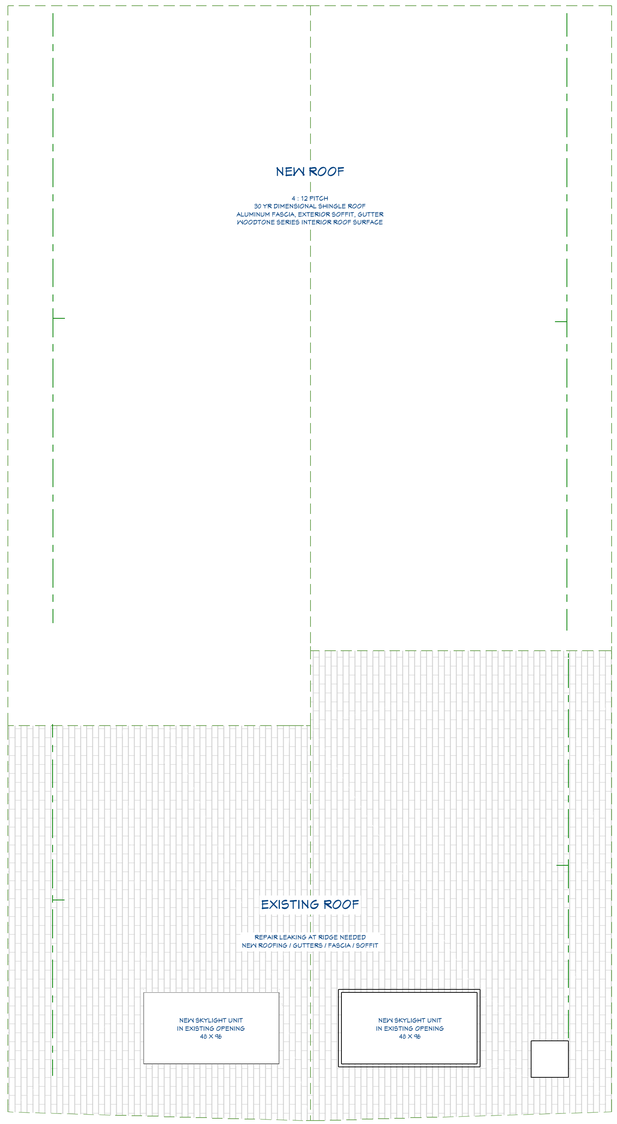
NEW BERLIN, WI 53151

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

DATE:
4/14/2025

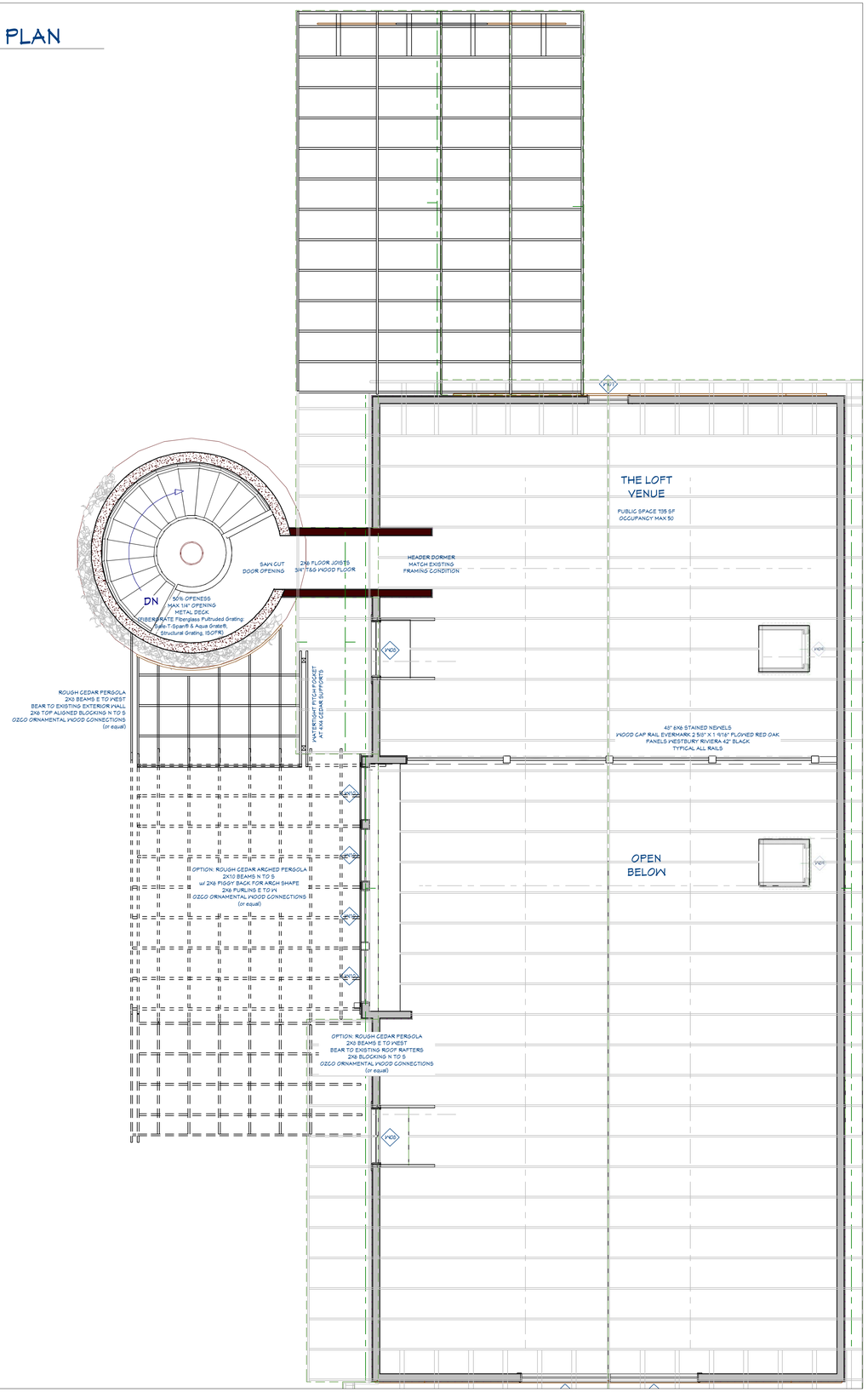
SCALE:
1/4" = 1'-0"

SHEET:
A-6



1 A7 **PAVILION - ROOF PLAN**
SCALE: 1/4" = 1'-0"

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


THE LOFT
VENUE
PUBLIC SPACE 735 SF
OCCUPANCY MAX 50
SAW CUT
DOOR OPENING
2x6 FLOOR JOISTS
SKYTAG WOOD FLOOR
HEADER DORMER
MATCH EXISTING
FRAMING CONDITION
DN
60% OPENESS
MAX 1/4" OPENING
METAL DECK
GRIP-RATE Fiberglass Pultruded Grating
Safe-T-Span® & Aqua Grate®,
Structural Grating, (GOFR)
ROUGH CEDAR PERGOLA
2X8 BEAMS E TO WEST
BEAR TO EXISTING EXTERIOR WALL
2X6 TOP ALIGNED BLOCKING N TO S
OZCO ORNAMENTAL WOOD CONNECTIONS
(or equal)
SKYLIGHT
SKYLIGHT PITCH POCKET
AT 4X4 CEDAR SUPPORTS
OPTION: ROUGH CEDAR ARCHED PERGOLA
2X10 BEAMS N TO S
w/ 2X8 PIGGY BACK FOR ARCH SHAPE
2X8 PURLINS E TO W
OZCO ORNAMENTAL WOOD CONNECTIONS
(or equal)
OPTION: ROUGH CEDAR PERGOLA
2X8 BEAMS E TO WEST
BEAR TO EXISTING ROOF RAFTERS
2X8 BLOCKING N TO S
OZCO ORNAMENTAL WOOD CONNECTIONS
(or equal)
42" 6X8 STAINED NEWELS
WOOD CAP RAIL EVERMARK 2 5/8" X 1 9/16" FLOWED RED OAK
PANELS WESTBURY RIVIERA 42" BLACK
TYPICAL ALL RAILS
OPEN
BELOW
EXT1
EXT2
EXT3
EXT4
EXT5
EXT6
EXT7
EXT8
EXT9
EXT10
EXT11
EXT12
EXT13
EXT14
EXT15
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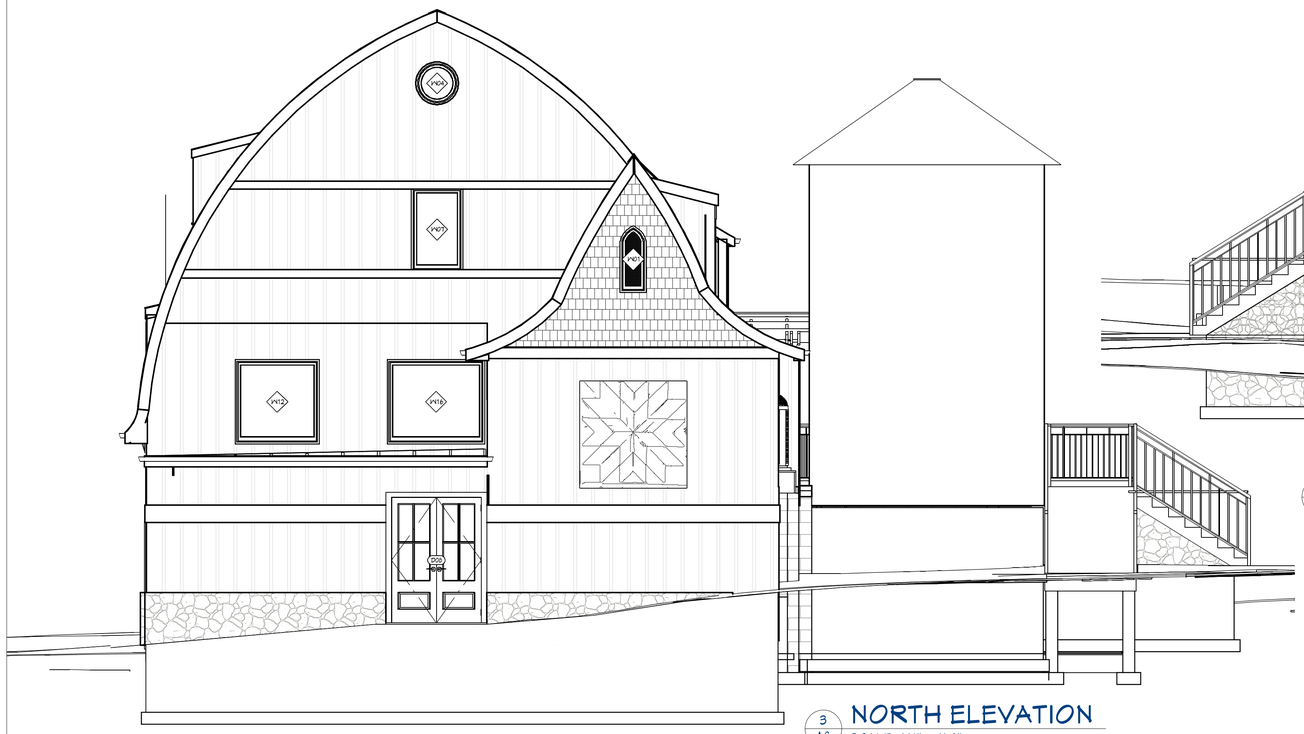
EXT37
EXT38
EXT39
EXT40



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



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



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

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HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
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NEW BERLIN, WI 53151

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1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
4/14/2025

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

SHEET:
A-8



1 / A9 **EAST ELEVATION**

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



2 / A9 **NORTH ADDITION SECTION**

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



3 / A9 **BARN LOFT SECTION**

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

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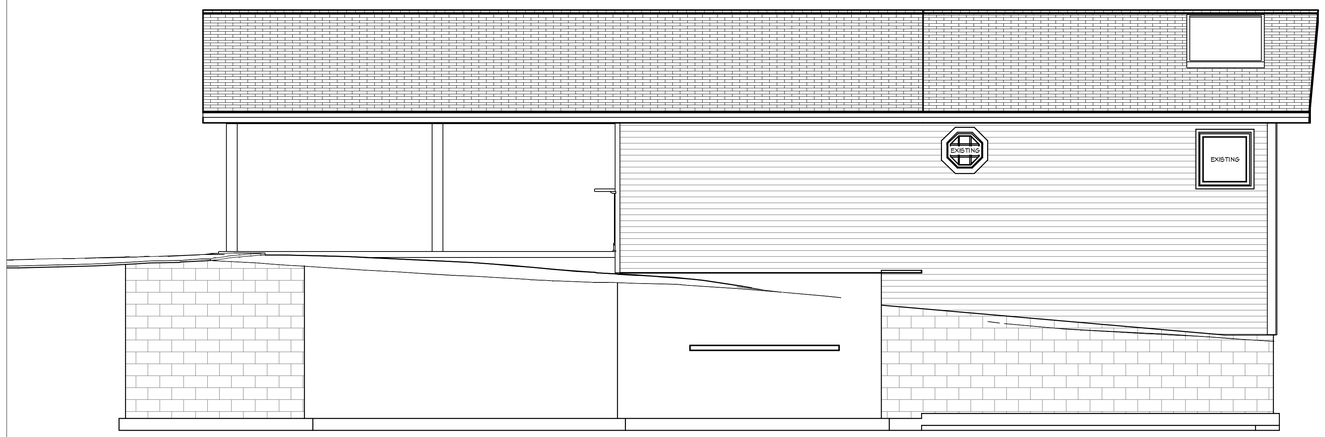
SCALE:
1/4" = 1'-0"

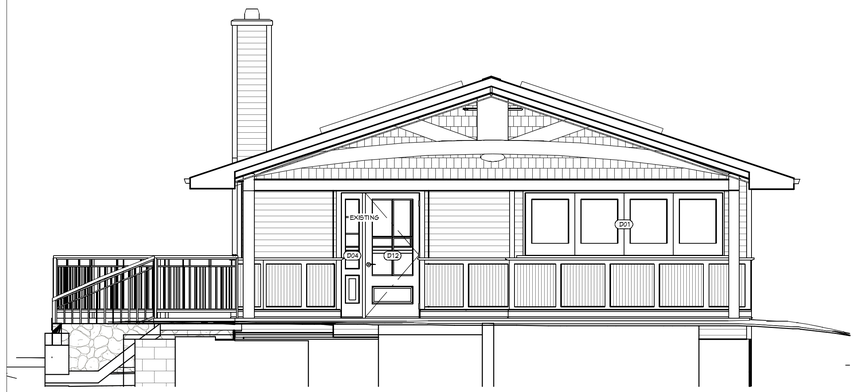
SHEET:
A-9



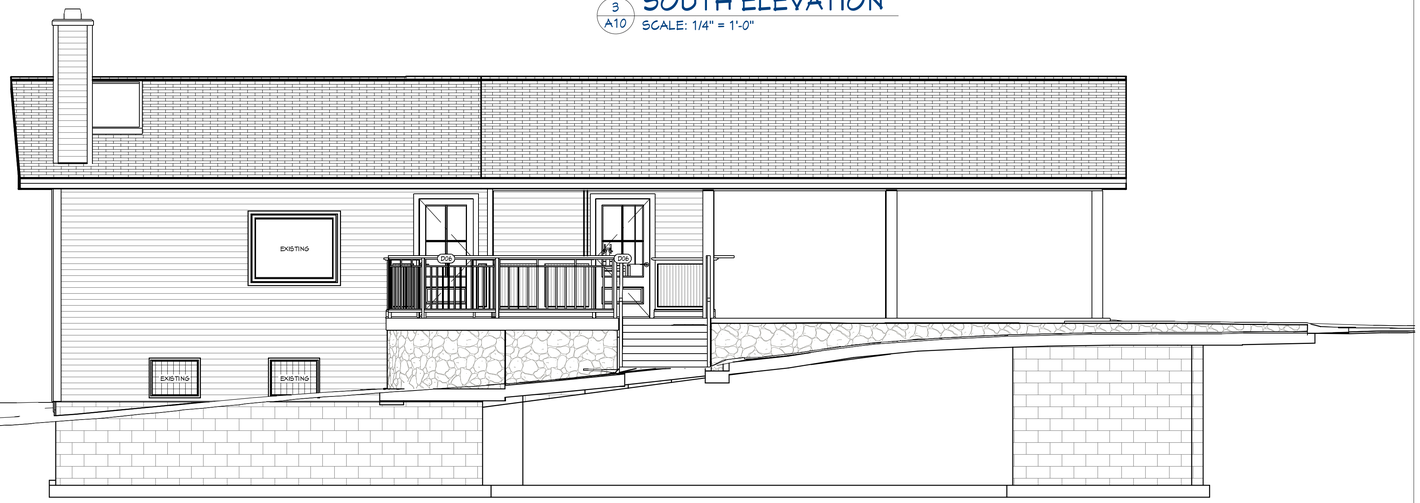
1 A10 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



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



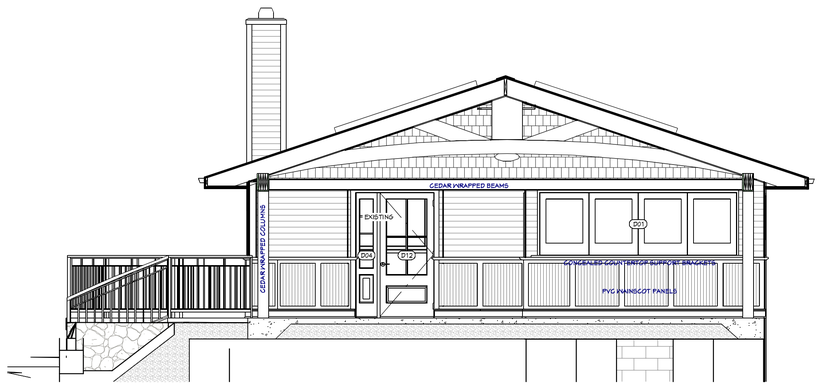
3 A10 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



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"

BROOKWATER Designs
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SHEET TITLE: PROJECT INFORMATION

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

SHEET:
A-10

























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SHEET TITLE:
PROJECT INFORMATION

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DATE:
4/14/2025

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

SHEET:
A-11

Plat of Survey

Property Description: Document No. 3715553 and 3669139

PARCEL TWO (2) IN CERTIFIED SURVEY MAP NO. 584, BEING A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY-FOUR (34), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, RECORDED ON MAY 26, 1967 IN VOLUME 4 OF CERTIFIED SURVEY MAPS AT PAGE 14, AS DOCUMENT NO. 685214 AND AS CORRECTED BY SURVEYORS AFFIDAVIT RECORDED AS DOCUMENT NO. 696908.

AND:
PARCEL THREE (3) IN CERTIFIED SURVEY MAP NO. 584, BEING A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY-FOUR (34), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, RECORDED ON MAY 26, 1967 IN VOLUME 4 OF CERTIFIED SURVEY MAPS AT PAGE 14, AS DOCUMENT NO. 685214 AND AS CORRECTED BY SURVEYORS AFFIDAVIT RECORDED AS DOCUMENT NO. 696908.

Notes:

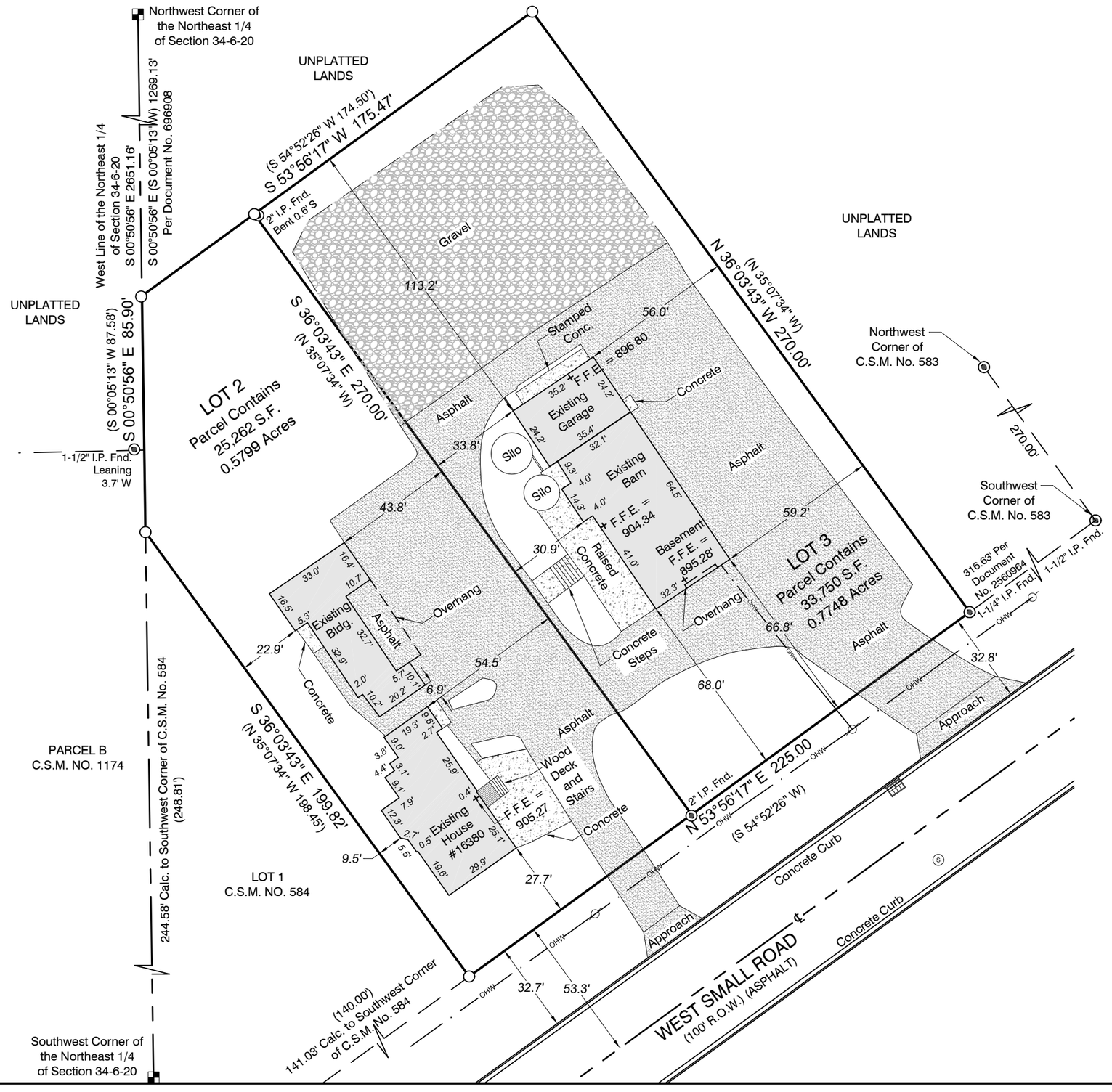
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 11/21/24.
5. There is a mathematical misclosure of 5.95' in C.S.M. No. 584.

LEGEND

- Brass Disc in Conc.
- Monument Found as Noted
- 3/4" Iron Rod Found
- 3/4"X18" Iron Rod Set
- + Spot Elevation
- Power Pole
- Sewer Manhole
- Curb Inlet
- OHW — Existing Overhead Wires

Graphic Scale 1" = 40'

0' 40' 80'



LAND SURVEYS INC.

260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

Dated this 4th Day of December, 2024:
Daniel E. Bednar S-2812

REVISIONS

PREPARED FOR:

Sunday's Child LLC
c/o David and Bonnie Loduha
16370 and 16380 West Small Road
New Berlin, Wisconsin 53151

BEARINGS ARE REFERENCED TO NAD 83/2011 IN WHICH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34, T 6 N, R 20 E, BEARS S 00°50'56" E (S 00°05'13" W)

Drawn By: JC | Job# 24501

Sheet 01 of 01

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

ORDINANCE NO. 2710

City of New Berlin Redevelopment Plan / Hawthorne Hills Farm 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. Statues 62.23 and does allow planned unit development overlays (PUD) per Section 275-39B(1) of the New Berlin Municipal Code; and

WHEREAS, Colin Carr with Hawthorne Hills Farm LLC has submitted an application for a Planned Unit Development Overlay District located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) in accordance with Sections 275-23 and 275-39(B)(1) of the New Berlin Municipal Code; and

WHEREAS, the procedure for the creation of a PUD Overlay District has been followed in compliance with Section 275-22 and 275-23 of the New Berlin Municipal Code; and

WHEREAS, a public hearing was held on June 2, 2025 before the Plan Commission, and;

WHEREAS, based upon the recommendation from the Plan Commission at a meeting held on July 15, 2025 to approve the Hawthorne Hills Farm Planned Unit Development, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ADOPTED BY THE CITY OF NEW BERLIN, the Hawthorne Hills Farm Planned Unit Development Ordinance is hereby adopted pursuant to Chapter 275-39(B)(1) of the New Berlin Municipal Code as follows:

SECTION II

Planned Unit Development Summary

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

Unless specified otherwise by this ordinance, any regulation not listed shall be regulated in accordance with the Zoning Ordinance dated June 2, 2025 and underlying zoning district Section 275-34B(2), B-2 General Retail Sales and Service District.

The parcels of land that are the subject of this ordinance are located at 16370 W. Small Road and 16380 W. Small Road in the City of New Berlin, which is legally described below. The property is approximately 1.35 acres in size.

Legal Description of Parcels to be rezoned to B-2/PUD:

16370 W. Small Road / Tax Key #: 1285.994.003

PT NE.25 SEC 34 T6N R20E DESC AS LOT 3 CSM #584 DOC #685214 CORRECTED BY SURVEYOR'S AFFIDAVIT DOC #696908 DOC #3669139

16380 W. Small Road - Tax Key #: 1285.994.002

PT NE.25 SEC 34 T6N R20E DESC AS LOT 2 C.S.M. VOL 4 PG 14 R1972 I697 DOC #3715553

SECTION III

B-2/PUD: Hawthorne Hills Farm Planned Unit Development District

The overall purpose of this PUD is to establish a set of parameters and requirements for the creation of a year-round event venue in New Berlin. Per the plan of operation, the venue will offer indoor and outdoor event space for a variety of events.

The B-2/PUD: Hawthorne Hills Farm Planned Unit Development District is intended to provide a flexible framework for the creation of a year-round event venue. The district encourages innovative land use and site design by allowing zero lot line configurations internally, promoting efficient and cohesive development. A key objective of the PUD is the preservation and adaptive reuse of existing buildings, maintaining the character and historical significance of the site while supporting a mix of complementary uses that that integrate residential, commercial, and open space elements in a unified plan.

Changes including a future name change or ownership would not require an amendment to the PUD as long as the exact same plan of operation is adhered to. Any additions or changes to the uses listed below, or not listed in the approved plan of operation, would require the applicant and/or property owner to amend this PUD. As a result, no additional uses would be approved without first amending this PUD.

Unless specified otherwise by this section, all new development shall be in accordance with the B-2 Zoning District, per Section 275-34B(2) General Retail Sales and Service District.

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

    a. Event venue adhering to the following limitations and plan of operation.

    b. Banquet Halls – located within the existing barn.

    c. Single-family home to remain and be used as part of the plan of operation.

2. Accessory Uses (As identified in applicants plan of operation) (See also Chapters 275-34C and Table 275-34-1)

    a. Mobile food truck and beverage vendors, as part of a private scheduled event, shall be exempt from 275-43 Temporary Uses and 152-5E Mobile Vendor Parking.

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

4. Prohibited Uses

    a. Outdoor live music. Amplified music at a decibel shall not exceed 70 dBA LAeq(1h).

5. Lot Area and Width (See also Chapters 275-44, 275-45, and 275-46)

6. Setback and yards (See also Chapter 275-34D and Table 275-34-2)

    a. All buildings and structures along Small Road shall have a 25’ front setback.
    b. All buildings and structures shall be setback 8’, from the western property line.
    c. All buildings and structures shall be setback 15’, from the eastern property line.

d. All buildings and structures shall be setback 25', from the rear lot line.
e. 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.
f. 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.

7. Building Height (See also Chapter 275-34D and Table 275-34-2)
a. Any new buildings shall adhere to 35' height limit.
b. Existing barn and home are exempt from the height requirements.

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

a. Table 275-34-3 shall not apply, however, through future redevelopment efforts, the City and this applicant may not be able to achieve the required amount of open space for the development. 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. Today, the current concept meets the minimum open space requirements.

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

a. If the development has not commenced, as evidenced in the securing of occupancy within two calendar years from the date of publication of this ordinance, the Hawthorne Hills Farm Planned Unit Development Overlay District ordinance shall expire and become null and void. The underlying basic use district shall be in force.

b. If the developer requires an extension of the time limits, any extension shall be requested by the developer in writing 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.

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, no site or premise shall be altered, used, changed, modified, occupied, or building permit approved until after the owner has applied for and received approval of the application for the zoning permit/use approval. An approved PUD Ordinance shall not be construed as a Zoning Permit or any other approval until the Plan Commission has granted an approval and staff has determined that all conditions of that approval have been satisfied.

11. Landscaping & Buffering (See also Chapter 275-56)

a. The buffer yard shall be reduced to 5' on the east and west property lines and the applicant shall coordinate with the property owners located at 16310 W. Small Road and 16390 W. Small Road to ensure appropriate buffering, which may include fencing and/or additional landscaping.

12. Parking & Circulation (See also Chapter 275-57)

a. The City of New Berlin reserves the right to review any substantiated complaints and forward the matter to the Plan Commission for review.

b. There shall be no parking on Small Road, all parking shall be contained on-site.

13. 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.

14. Noise (See also Chapter 275-60)

a. Amplified music at a decibel shall not exceed 70 dBA LAeq(1h).

15. Signage (See also Chapter 275-61)

a. All new signs and/or replacement of existing signs located along arterials or major thoroughfares, including Small Road, shall be placed on a monument base constructed of the same material and color or shall enhance the exterior architecture of the principal building. (Zoning Code 274-61I(1)(c)[1])

i. The width of the sign base shall be adjusted to match the width of the sign box/sign panel. The sign base shall be a minimum of 18 inches tall. The monument sign shall not exceed eight feet in height. The sign shall be set back entirely outside the ultimate right-of-way and vision triangle.

ii. Monument signs shall not exceed 32 square feet in face area per side. The face area includes all surface area of the signage box and sign face but excludes the surface area of the signage base described.

iii. Address plaque or numbers shall be required on the monument base or incorporated onto the sign face.

iv. The applicant may request a waiver from the Plan Commission for the requirement for a monument sign. If a waiver is granted, the monument sign may not be substituted for an additional wall sign.

16. Property Maintenance

a. The owner shall maintain the property in compliance with all provisions of the New Berlin Municipal Code; use, site & architectural approval. If the property is not found to be in compliance with the code, zoning / conditional use approval, or the approved plans, the city may take action to correct the situation, after providing the owner or operator with notice of the defective condition and an opportunity to cure the alleged defective condition. Costs of any such corrective action by the City shall be assessed as a special charge against the property, to be added to the property tax bill pursuant to Section 66.0627 of the Wisconsin Statutes.

SECTION IV

WHEREFORE, The B-2/PUD: Hawthorne Hill Farm Planned Unit Development Overlay District Ordinance having been approved as a Planned Unit Development on July 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 II to B-2/PUD to be named the Hawthorne Hills Farm Planned Unit Development Overlay District, pursuant to the conditions set forth herein.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2710 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 DCD shall amend the 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 July, 2025.

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

APPENDIX A

HAWTHORNE HILLS FARM

PLAN OF OPERATION

Plan of Operation

The Hawthorne Hill Farm property will be used as an upscale event space primarily targeting weddings and corporate events.

Most events will take place inside the barn space though our beautifully landscaped outdoor space will be utilized for congregating and cocktail hour during nice weather. There will also be a space for outdoor ceremonies, weather permitting.

Hawthorne Hill Farm is striving to be a year-round venue for the New Berlin community to enjoy. We intend for customers to be able to rent and utilize the property during the following hours of operation:

- 8am-10pm Sunday-Thursday
- 8am-11pm Friday and Saturday

Staff supporting our events for a 150 person wedding shall be as follows:

- 3 Bartenders (1 per 50 people)
- 1 Chef
- 1 Server
- 1 Busser

Vehicles supporting the event shall include one catering van (large cargo van) and at most one vehicle per employee (1 Catering van, 5 personal vehicles) though employees will be encouraged to carpool from location of employment to minimize added vehicles:

- 1 Catering Van (large cargo van)
- 5 Personal Employee Vehicles

Our proposed caterer, Matty's Catering, is located 2.2 miles from our property and would require 2 trips at most for a 150 person event:

- 2 Trips with Catering Van for 150 guest event
- 4.4 Miles per round trip (8.8 Miles total per event)

Renovation Work – Planned start and completion dates based on information currently available to us:

- Construction Start – May 1st 2025
- Construction Completion – August 31st, 2025

Renovation Phasing:

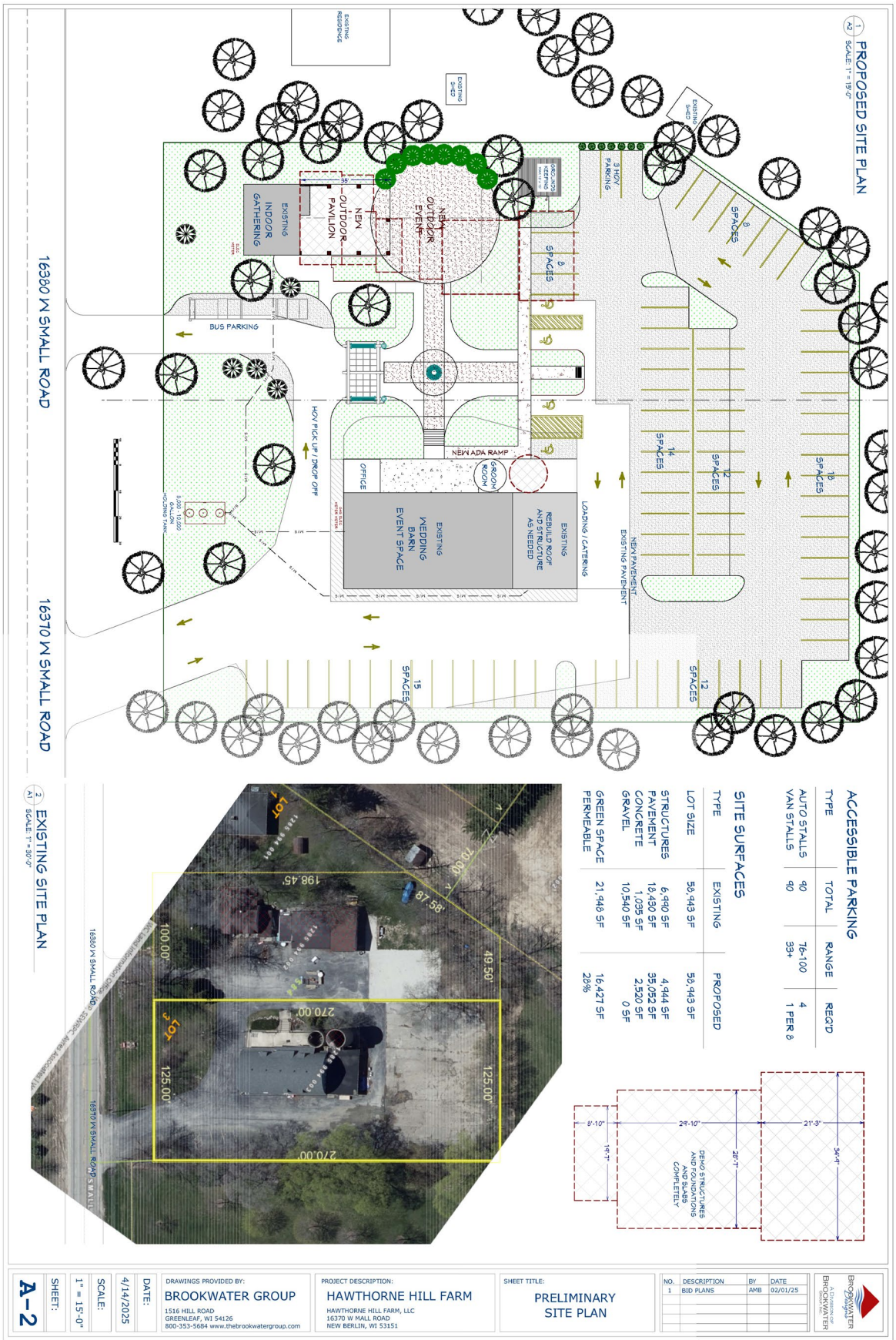
- Phase 1 – Work to be completed by end of August
  - Renovate property per site plans as drawn.
- Phase 2 - Work to be completed by end of Year 3
  - Replace shingled roof with insulated steel roof to keep the charm and character inside the barn with historic laminated rafters manufactured by Manitowoc Ship Yard.

No known hazard mitigation required.

APPENDIX B

HAWTHORNE HILLS FARM

CONCEPTUAL SITE PLAN



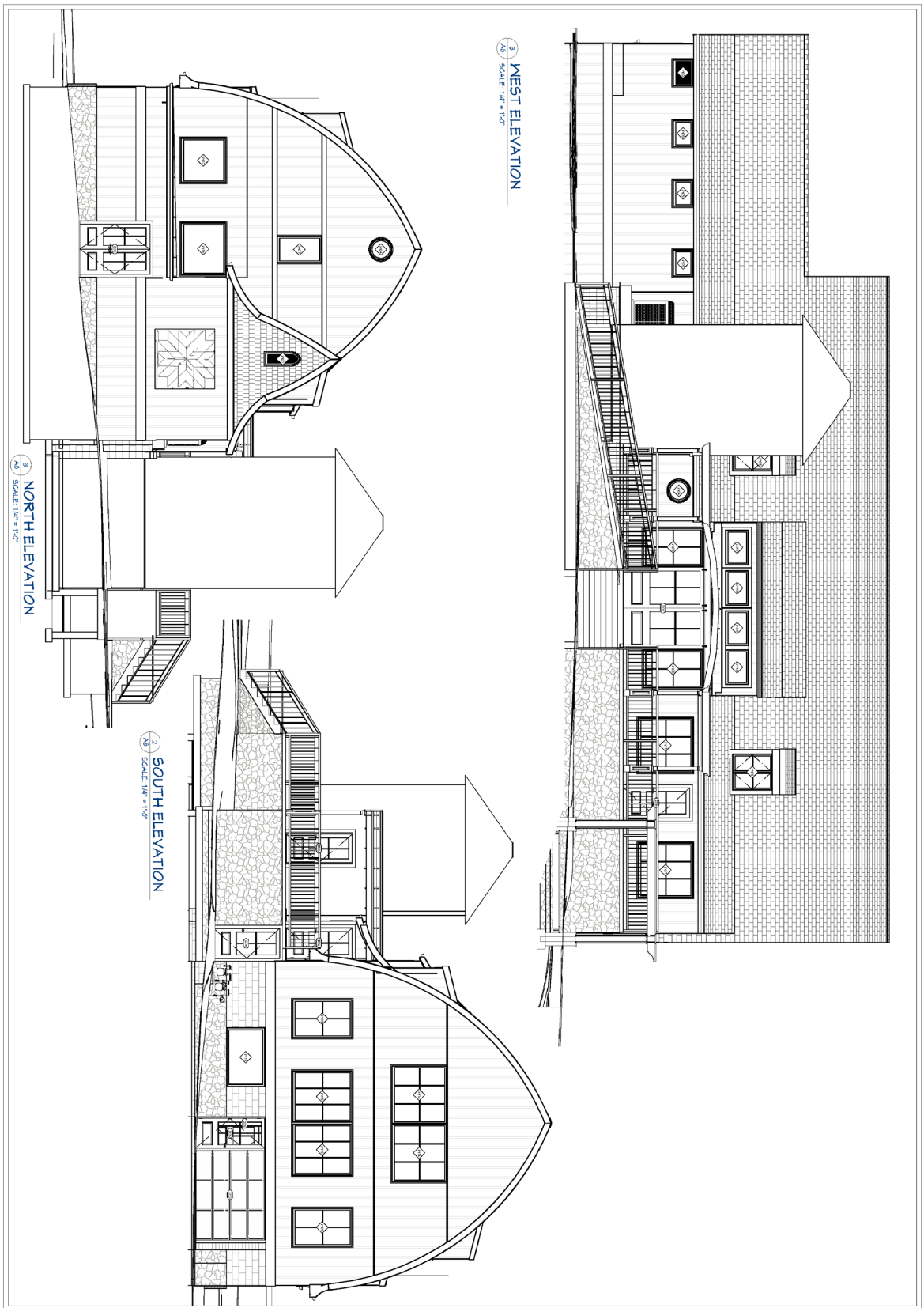
SHEET: A-2	DATE: 4/14/2025	SCALE: 1" = 15'-0"	DRAWINGS PROVIDED BY: BROOKWATER GROUP, 1516 HILL ROAD, GREENLEAF, WI 54126, 800-353-5684 www.thebrookwatergroup.com	PROJECT DESCRIPTION: HAWTHORNE HILL FARM, HAWTHORNE HILL FARM, LLC, 16370 W MALL ROAD, NEW BERLIN, WI 53151	SHEET TITLE: PRELIMINARY SITE PLAN

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

APPENDIX C

HAWTHORNE HILLS FARM

CONCEPTUAL ARCHITECTURE



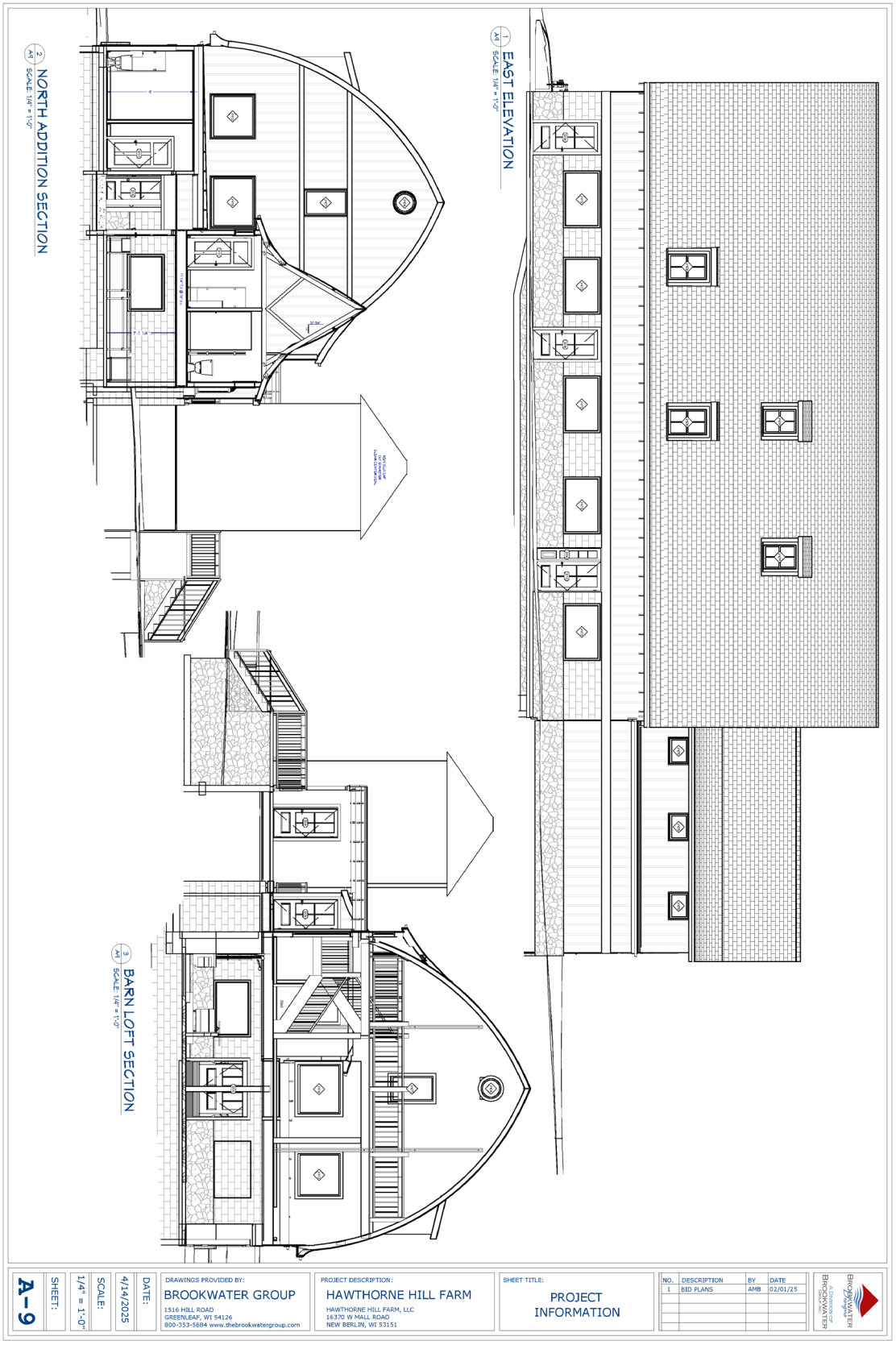
SHEET: A-8	SCALE: 1/4" = 1'-0"	DATE: 4/14/2025	DRAWINGS PROVIDED BY: BROOKWATER GROUP, 1516 HILL ROAD, GREENLEAF, WI 54126, 800-353-5684 www.thebrookwatergroup.com

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

SHEET TITLE: PROJECT INFORMATION

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

A DIVISION OF BROOKWATER GROUP LLC



SHEET:	A-9
SCALE:	1/4" = 1'-0"
DATE:	4/14/2025

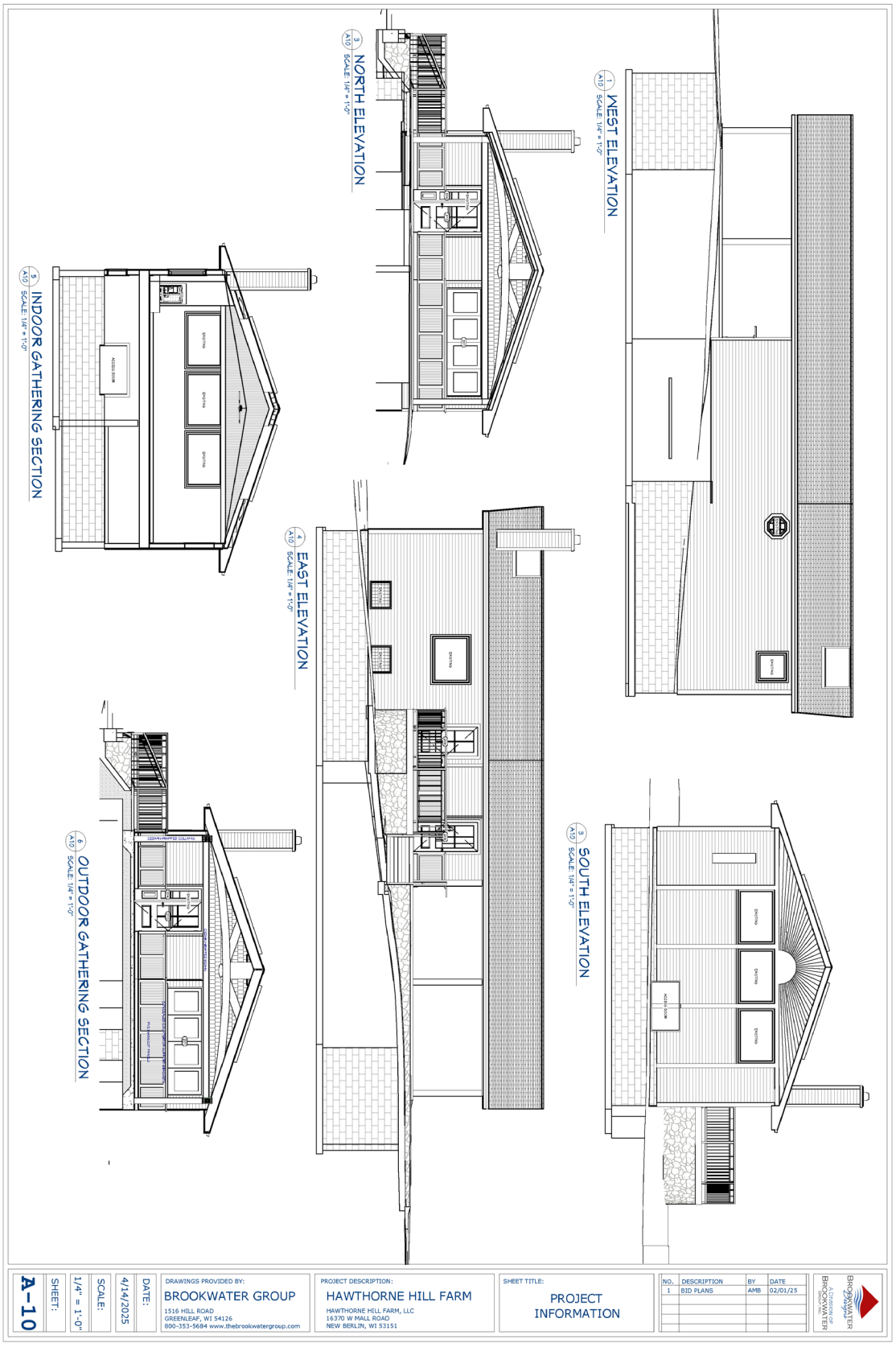
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

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

SHEET TITLE:
PROJECT INFORMATION

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

A DIVISION OF BROOKWATER


3 A10 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
1 A10 WEST ELEVATION
SCALE: 1/4" = 1'-0"
5 A10 INDOOR GATHERING SECTION
SCALE: 1/4" = 1'-0"
4 A10 EAST ELEVATION
SCALE: 1/4" = 1'-0"
2 A10 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
6 A10 OUTDOOR GATHERING SECTION
SCALE: 1/4" = 1'-0"
SHEET: A-10
SCALE: 1/4" = 1'-0"
DATE: 4/14/2025
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W MALL ROAD
NEW BERLIN, WI 53151
SHEET TITLE:
PROJECT INFORMATION
NO. DESCRIPTION BY DATE
1 BID PLANS AMB 02/01/25
BROOKWATER ARCHITECTURE
A DIVISION OF BROOKWATER



SHEET:	SCALE:	DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A-11	1/4" = 1'-0"	4/14/2025	BROOKWATER GROUP 1516 HILL ROAD GREENLEAF, WI 54126 800-353-5604 www.thebrookwatergroup.com	HAWTHORNE HILL FARM HAWTHORNE HILL FARM, LLC 16370 W MALL ROAD NEW BERLIN, WI 53151	PROJECT INFORMATION

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

APPENDIX D

COMPREHENSIVE PLAN

CHAPTER 19 – NEIGHBORHOOD I & CHAPTER 10 - LAND USE

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

APPENDIX E

HAWTHORNE HILLS FARM

CONCEPTUAL SURVEY

DRAFT

Plat of Survey

Property Description: Document No. 3715553 and 3669139

PARCEL TWO (2) IN CERTIFIED SURVEY MAP NO. 584, BEING A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY-FOUR (34), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, RECORDED ON MAY 26, 1967 IN VOLUME 4 OF CERTIFIED SURVEY MAPS AT PAGE 14, AS DOCUMENT NO. 685214 AND AS CORRECTED BY SURVEYORS AFFIDAVIT RECORDED AS DOCUMENT NO. 696908.

AND:

PARCEL THREE (3) IN CERTIFIED SURVEY MAP NO. 584, BEING A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY-FOUR (34), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, RECORDED ON MAY 26, 1967 IN VOLUME 4 OF CERTIFIED SURVEY MAPS AT PAGE 14, AS DOCUMENT NO. 685214 AND AS CORRECTED BY SURVEYORS AFFIDAVIT RECORDED AS DOCUMENT NO. 696908.

Notes:

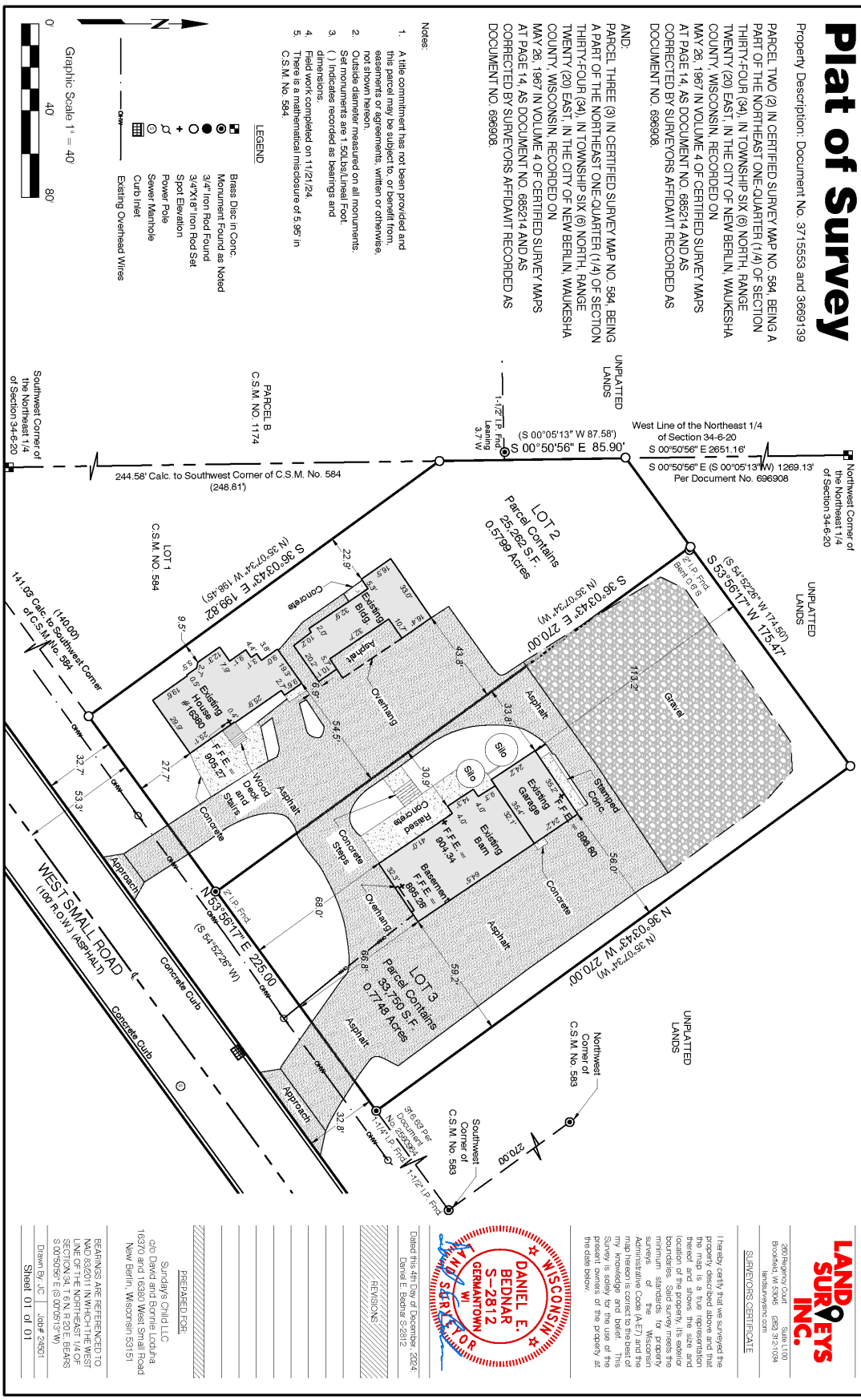
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50 lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 11/21/24.
5. There is a mathematical misclosure of 5.95' in C.S.M. No. 584.

LEGEND

- Brass Disc in Conc. Monument Found as Noted
- 3/4" Iron Rod Found
- 3/4"X18" Iron Rod Set
- Spot Elevation
- Power Pole
- Sewer Manhole
- Curb Inlet
- Existing Overhead Wires

Graphic Scale 1" = 40'

0' 40' 80'



LAND SURVEYS INC.
280 Pilgrim Court Suite 1100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of this municipality and Administrative Codes (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN DANIEL E. BEDNAR S-2812 GERMANTOWN, WI LAND SURVEYOR

Dated this 4th Day of December, 2024.
Daniel E. Bednar S-2812

REVISIONS

PREPARED FOR:

Sundays Child LLC
c/o David and Bonnie Loduha
16370 and 16380 West Small Road
New Berlin, Wisconsin 53151

BEARINGS ARE REFERENCED TO NAD 83(2011) N (WHICH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34, T.6.N. R.20.E. BEARS S 00°50'56" E (S 00°05'13" W)

Drawn By: JC Job# 24501

Sheet 01 of 01

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant**
LOCATION:	**6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)**
REQUEST:	**Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.**
D.R.C. RECOMMENDATION:	**Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Plan of operation shall be consistent with submitted plans on file. This batch plant is temporary and shall only be used to supply concrete material for the Moorland Road reconstruction project. No other projects shall be supplied by this batch plant.**
    b. **Upon project completion, all mobile batch plant equipment shall be removed from the site.**
    c. **Typical hours of Operation for Road Construction are 7am to 7pm Monday thru Friday and 8am to 5pm Saturday. Should the Plan Commission approve this permit, the batch plant hours of operation would be 6am to 7pm Monday through Saturday. The premises shall be closed on Sunday and Holidays.**
        i. **Any expansion of the hours for this batch plant shall require Plan Commission review and approval, including night time hours.**
    d. **Applicant shall sign the Zoning Permit.**
    e. **All machinery and equipment will be operated in such a fashion so as to keep the site in a reasonably dust-free condition and to minimize smoke, air pollution, noise and vibration. Compression Brake usage shall be prohibited, unless required in an emergency.**
    f. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
    g. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
    h. **The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) that will meet Waukesha County requirements. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.**
    i. **Apply and obtain appropriate electrical permit for any electrical work to be done in conjunction with this batch plant operation.**
    j. **The County and the State will provide information for the project representative to address concerns 24/7 during the course of the project.**
    k. **This permit shall expire on December 31, 2026. If the applicant needs additional time, they shall submit a written request for an extension.**

2. **Engineering:**
    a. **All material shall be contained on site.**
    b. **On days of heavy trucking, contact the City Engineer so that Mayor and Alderman of the district can be notified if necessary.**
    c. **Operator shall abide by DNR erosion control measures.**
    d. **Project trucking shall use only County and State highways.**
    e. **When the batch plant is in operation, the applicant shall use measures to keep dust and tracking minimal and under control.**
    f. **There shall be no net increase in the amount of material left behind on site when the project ends. All materials that come into the site shall be removed from the site.**
    g. **All roadways identified on the haul route are arterials and viable truck routes. Regardless, be considerate to residents and drive courteously.**
    h. **No engine breaking is allowed within City Limits by Ordinance.**
    i. **The Haul route provided does not show how the truck will get from the batch plant to I-43. The recommended route is south to Highway 164.**

3. **Streets:**
    a. **Any off-site debris tracking shall be swept clean as soon as possible.**
    b. **2 – 2A-10BC rated fire extinguishers on site.**
    c. **Maintain ingress and egress.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 2, 2025

Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)

DATE STAFF REPORT: May 6, 2025

APPLICANT / OWNER(S): Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/17/2025

DATE OF COMPLETENESS DETERMINATION: 5/17/2025
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: Yes, via phone call.
Dates of Meetings: N/A
Site Visit: May 16, 2025

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 2182-999-001 - 24.27 Acres
Tax Key #: 2182-999-013 – 35.10 Acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Johnson Sand & Gravel & Schmitz Redi-Mix

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and shop for Schmitz Redi-Mix

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-1/R-2/I-1	Land Use: Single-Family Residential/Living Word Church/I-43
South:	Zoning: C-1	Land Use: Conservancy / Tans Drive / City of Muskego
East:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel
West:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, below is a review of the social, economic and physical factors outlined in the various sections of the Plan:

Chapter 20: Neighborhood J – The Highway Interstate 43 & Racine Avenue interchange: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale.*

Development Policies:

The City recognizes the long-range potential of this area for job producing business uses.

Land use:

- *Future Land Use Map: Quarry*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined in Section 275-37B(1) of the City's Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

CONDITIONAL USE REQUIRED: Yes

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: The applicant is looking to set up a temporary mobile concrete batch plant.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetlands on Property: No, not in the vicinity of the mobile concrete batch plant.
Conservancy Districts (C-1, C-2): Yes, C-1.
NRCS Map Classification: Not Inventoried.
Floodplain: No
Topography / Geologic: Site location of the mobile concrete batch plant is fairly flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans. No trees will be disturbed.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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. There is a storm water permit for the overall Johnson Sand & Gravel site.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Sewershed Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes – applicant will utilize portable restrooms if needed.

WATER USAGE CALCULATION: Applicant is proposing to utilize water onsite either well water or from the pond.

TRAFFIC IMPACT: Slight increase is possible with this mobile temporary batch plant. See Findings section for more information.

Schmitz Redi-Mix trucks operates a batch plant at this location. DCD Staff contacted the current operator on 5/23/2023 to discuss their current operations. Their operations are consistent with what the City has on file.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION: (Specific to past Temporary Batch Plant requests for similar projects.)

5/2/2005	Plan Commission approved two temporary concrete batch plants.
7/9/2007	Plan Commission approval of CU-5-07, Johnson Sand & Gravel set up a temporary batch plant to support a WisDOT project for Moorland Road reconstruction.
1/7/2013	Plan Commission approved U-99-01 an amendment to the Schmitz Ready mix, Inc. plan of operation to allow for temporary overnight work hours.
6/5/2023	Plan Commission approved a Conditional Use request. A public hearing was held.
2/5/2024	Plan Commission reapproved the request as the project. See Finding # 4 below for history.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The zoning district is Q-1, Quarrying and Extractive District.
2. This application is for a temporary permit to conduct one (1) concrete batch plan operation. The application is seeking the approval to supply ready-mix concrete for the local WisDOT project for the reconstruction of Moorland Road
3. The site currently functions as a source of sand and gravel, operated by Johnson Sand & Gravel, Inc. providing those products to local communities.
4. Duration: The contractor set up summer of 2025 and was hoping to take it down in December of 2026. There was a possibility of needing the mobile concrete batch plant to finish up the job in the spring of 2027 if there were delays (utility, weather, etc.). See condition #1(k) in the Executive Summary for any extensions.
5. Roughly 50 production days will be required during the project.
6. Trucks coming to the site will vary daily depending on work operation and logistical needs. Smaller production days 5 to 10 trucks and larger days 15 to 25 trucks. This is a count of raw materials in (aggregate and cement) and final product out. The number of employees on site will generally be 2 to 3.
7. Hours of Operation.
    a. Schmitz Ready Mix hours of operation per their permit are 6:30 AM to 6:30 PM Monday through Friday; and Saturday's 6:30 AM to 2 PM. No Sunday's or holidays at this time.
    b. Trierweiler Construction & Supply Co. Inc. would like to have the hours for this request match the Moorland Road Project hours, generally they would start up the plant at 6:00AM and be done by 7:00PM. There is the potential for longer shifts on big production days in

efforts to advance the project schedule as much as possible. Right now, they don't anticipate any true overnight work. See Conditions for any work outside of these business hours.

8. Sample pictures of the temporary mobile batch plant:



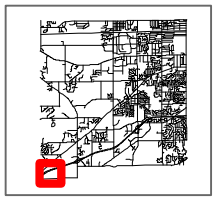


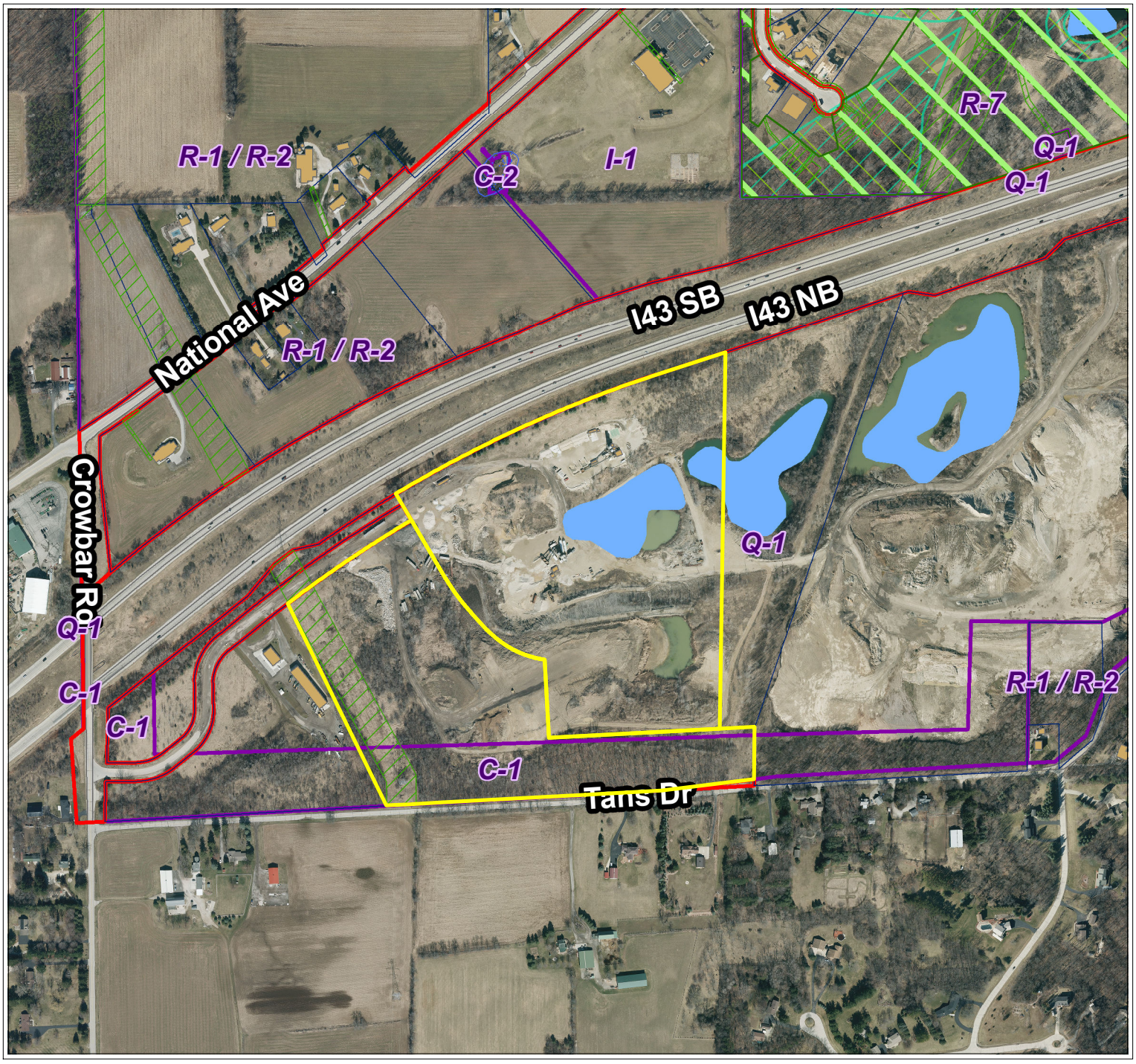
D.R.C RECOMMENDATION: Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

ATTACHMENTS:
Location Map
Plan of Operation / Site Plan

City of New Berlin
Community Development

CU-2500676
Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011) & 2182-999-013)





Legend

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

N

0 235 470 Feet

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

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

TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting



New Berlin – Conditional Use Permit

2916 South Cherry Ave
Marshfield WI 54449
(715) 387-8451

TRIERWEILER
CONSTRUCTION & SUPPLY CO. INC.
Heavy & Highway Contracting

2916 South Cherry Avenue
Marshfield, WI 54449
Phone 715-387-8451 Fax 715-384-5599

April 15th, 2025

New Berlin
Plan Commission

Subject: **Special Exception; Tax Key NBC 2182999011**

Trierweiler Construction, as agent on behalf of S & J Development (property owner), is submitting the enclosed applications, drawings, and supporting documentation for your review reguarding the proposed temporary ready mix concrete plant on a portion of the property listed above.

Contact Information

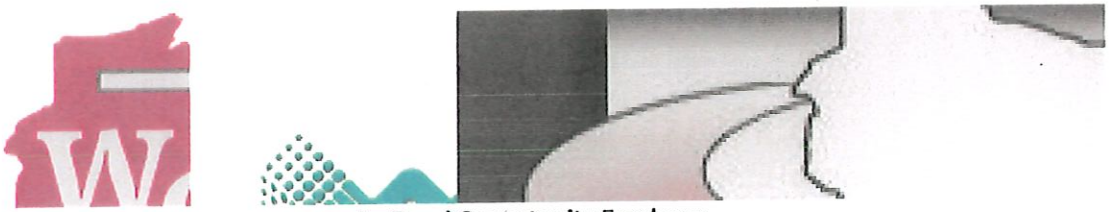
Site:
Tax Key: NBC 2182999011
Legal Description: See Attached
New Berlin, WI 53150

Property Owner:
S & J Development
W220S6700 Crowbar Dr
Muskego,WI 53150

Sincerely,

Nick Petit

Trierweiler Construction & Supply Co., Inc.
Nick Petit
715-240-0315
nick@tpaving.com



An Equal Opportunity Employer

Introduction & Intentions

Ready Mix Concrete

Ready mix concrete (RMC) is an essential building material for use in a variety of civil construction projects such as buildings, roads, bridges, and a variety of other structures. As the Wisconsin Department of Transportation (WisDOT) and a variety of other municipalities continue efforts to update and expand Mooreland Road in Waukesha County, the demand for a locally available and economical option for the production and distribution of RMC is critically important to on-time and on-budget projects to reduce the costs to taxpayers and impacts on commuters for these projects.

Based upon the availability of some ingredient aggregate materials nearby as well as the proximity to the awarded construction work, the Johnson Sand and Gravel site on Crowbar Drive offers an ideal location for the staging of a portable, temporary RMC plant to be used on the Mooreland Road construction project. Trierweiler Construction is requesting this special exception permit beginning on June 1st, 2025, to December 31st, 2026.

Sitting

The site, consisting of Tax Key NBC 2182999011, is currently being used as a gravel pit. The special exception permit area is approximately 3 acres in size, for the exact location and layout please see the attached map. No building or structure beyond the mechanical equipment is proposed as part of the application. The RMC batch plant will be temporary and portable in nature to be located adjacent to where the aggregate stockpiling is occurring.

Site Preparation

No site prep will be needed as it has a gravel floor already. Once work on the WisDOT projects is completed the temporary batch plant will be removed and the site will be left to its original condition.

Operation Description

The proposed temporary/ portable installation of an RMC plant would be utilized to mix concrete and load trucks for the Mooreland Road Project. The exact number of employees varies between 3 and 15 on the RMC operations team. Access to the site will be via the existing driveway currently in use. Parking for the operators will be adjacent to the plant. Operational periods will include generally daytime operating hours (6:00 AM – 8:00 PM) during weekdays and intermittent operation during weekends only as project demands necessitate.

Outdoor storage would consist of piles of aggregates and sand stored within the existing site. Cement materials would be stored in portable enclosed bins and handled in such a manner to minimize any dust exposure. Activities conducted outdoors at the site would include the staging, handling, and mixing of materials, loading of delivery trucks, and washout of trucks. Domestic waste generation would be handled by an onsite dumpster that is regularly emptied by a local waste management service.

Zoning and Setbacks

The plant will be sited on the property to adhere to all setbacks as set forth in the current City of New Berlin zoning regulations that govern the property. See attached mapping for the proposed location within the property.

Erosion Control/ Storm Water Management

As part of participating in WisDOT construction work, strict environmental and erosion control standards must be adhered to and are regularly monitored by WisDOT project staff. Trierweiler Construction also holds a current and valid plant specific WPDES general permit for wastewater runoff.

Noise

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 40 total days during the 1-year duration of the project to complete the concrete paving work.

Dust Control

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads to control both dust and any debris that may track on to public roadways.

Lighting

If operations occur at night, outdoor lighting will be provided by portable lighting plants for the purpose of employee visibility and safety. The lights would be operated only during periods of night-time operation and as needed for visibility and safety. To mitigate impacts to neighboring residences and roadways, the lights will be directed away from property lines, neighboring parcels, and roads.

Written Brief

The granting of the special exception for the placement of the temporary concrete batch plant is well within the spirit of the ordinance. The placement of the concrete plant will not be a nuisance to neighboring property owners, through noise, dust, or any aspect of public safety. The plant will not affect property values of neighboring properties as it will be temporary, and the property will go back to its original use once construction is completed. The property is not in a flood plain and no wetlands or forest resources will be affected by the proposed plant. Lastly, the siting of the plant at this location will provide the most effective and efficient use of taxpayer's funds by allowing the close proximity of the plant to reduce travel and trucking costs, which in turn reduces the time necessary to complete the work. The reduced cost in terms of both money and user delay due to construction is a win-win for the traveling public.

The granting of the special exception will be in the best interest of both the local population as well as the travelling public. The plant will be situated in a rural area near the project and near the WisDOT project it is intended for. This placement will greatly limit the amount of time the loaded concrete trucks are on the open road and maximize their travel directly to the project, therefore minimizing potential conflicts with the travelling public. Additionally, the drivers at Trierweiler Construction take pride in their driving with common sense and safety when on the road. The general welfare, public health, or safety of the local population will not be significantly impacted due to the placement away from a populated area along with the efforts made by Trierweiler Construction to limit dust through contained storage tanks, the use of water (as mentioned below), and emission of comparable amounts of background noise caused by the Interstate.

Trierweiler Construction makes every effort to be good neighbors, and part of being good neighbors is making our best effort to eliminate as much as possible any issues with noise, dust, smoke, and odors. The noise made by the concrete plant is comparable to the current level of noise created by normal traffic on the I43. The noise created by the other equipment and concrete trucks is similar in nature to the other construction equipment that will be operating in the gravel pit. Dust will be controlled using storage tanks for the cement and fly ash, and water in and around the plant site as needed to prevent dust. As stated below, odor will be eliminated through regular and timely emptying of the waste storage facilities by a local waste management company.

Trierweiler will follow all city and county ordinances along with any town ordinances that apply to this Conditional Use Permit.

Our request will not impact public health, safety or general welfare.

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 50 total days during the 1-year duration of the project to complete the concrete paving work.

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways

Granting this special exception to Trierweiler Construction provides an important service to the community because it is the most prudent choice to preserve taxpayer dollars. The ability to locate the temporary concrete plant as close as possible to the project allows the contractors the ability to provide the most competitive pricing to the Department of Transportation and in turn the best value to the Wisconsin taxpayers. The close location to the project also limits the amount of on road traffic by construction vehicles which minimizes any potential issues with local traffic. Lastly the efficient repair and replacement of the Moorland Road will provide economic impacts to the local communities by safer and more efficient travel, and one of the most efficient ways to complete the construction in a timely manner is the close placement of equipment and materials to the project.

Closing Statement

Trierweiler Construction (agent) on behalf of S&J Development (property owner) is submitting the enclosed Conditional Use Permit for the proposed temporary ready-mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from June 1st, 2025 to December 31st, 2026 in support of the WisDOT New Berlin – Mooreland Road projects. If you have any questions or concerns, or require additional information, or clarification, please feel free to contact me via the contact information listed on the front page.

Sincerely,

Nick Petit

Trierweiler Construction

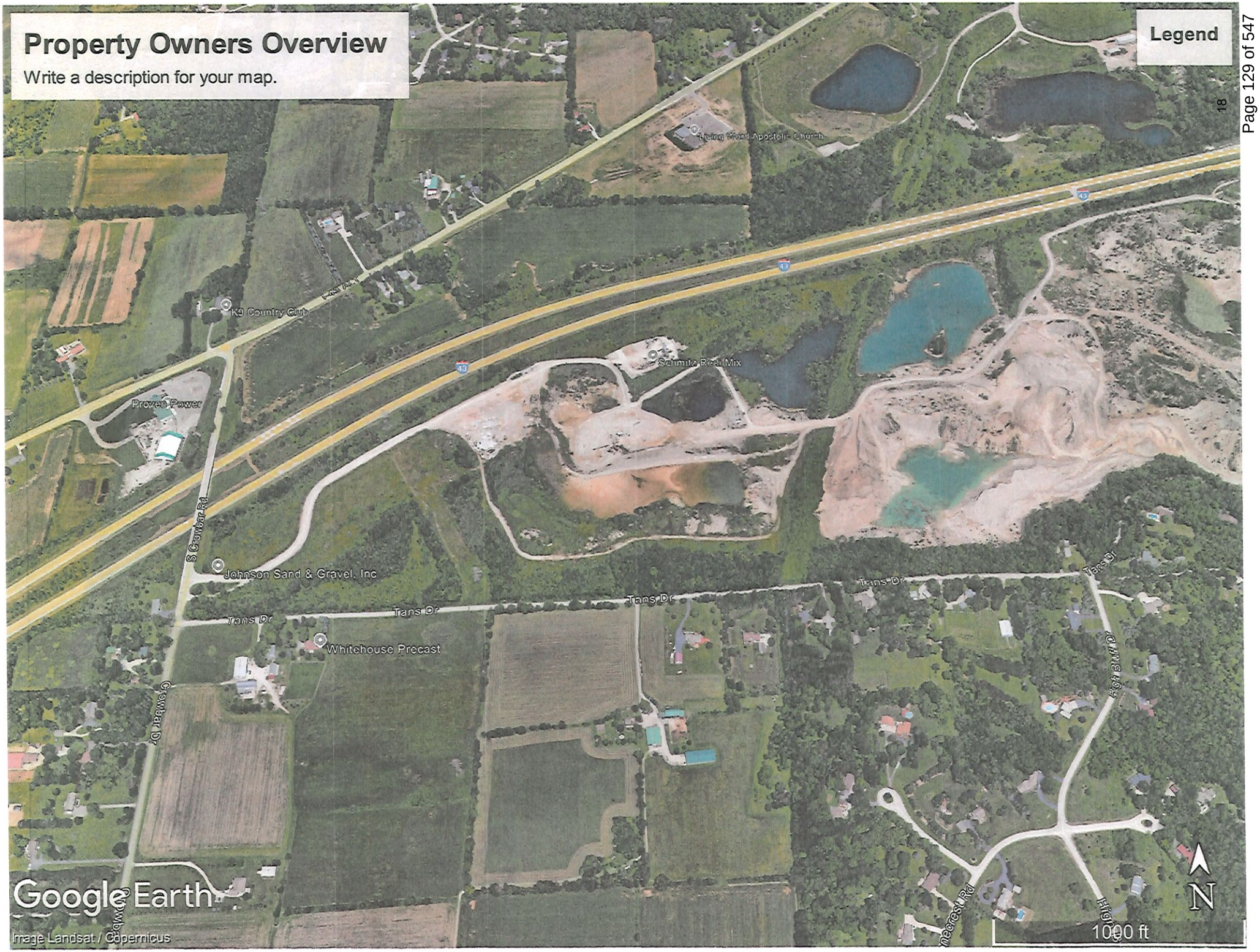
General Overview Location Map


Trierweiler Site
Write a description for your map.
Legend
TCI Plant Site
Living Word Apostolic Church
K9 Country Club
I-43 ALT
43
41
Schmitz Redi Mix
Proven Power
TCI Plant Site
Johnson Sand & Gravel, Inc
Tans Dr
Tans Dr
Tans Dr
Tans Dr
Tans Dr
Whitehouse Precast
Google Earth
Image Landsat / Copernicus
N
1000 ft

Property Owners Overview

Property Owners Overview

Write a description for your map.



Scaled Site Layout


Plant Site Layout
Write a description for your map.
Legend
Water Source For Plant
Memory Care of New Berlin
Schmitz Redi Mix
Google Earth
Image Landsat / Copernicus
500 ft
N


Surface Water Data Viewer
Wisconsin Department of Natural Resources
Search for ...
Home
Layers
Legend
Print
Basic Tools
Locate & Identify
Draw & Measure
Help & Resources
Filter layers by title ...
Home
Show Layers
Legend
Themes
Upload Data
Add Layers
Share Link
Print Map
Identify
Clear All
Sediment Inventory
Mapped Wetlands
Wetland Indicators & Soils
Wild Rice Waters
Surface Water
Administrative, Political & Cadastral
Base Maps
Ecoregions & Vegetation
Cities, Roads & Boundaries
Public Lands
Topographic Maps
USGS Quad Indexes
Imagery
Latest Leaf Off (2018 - 2021)
Latest Leaf Off Imagery
Latest Leaf On (2021 - 2022)
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New Berlin
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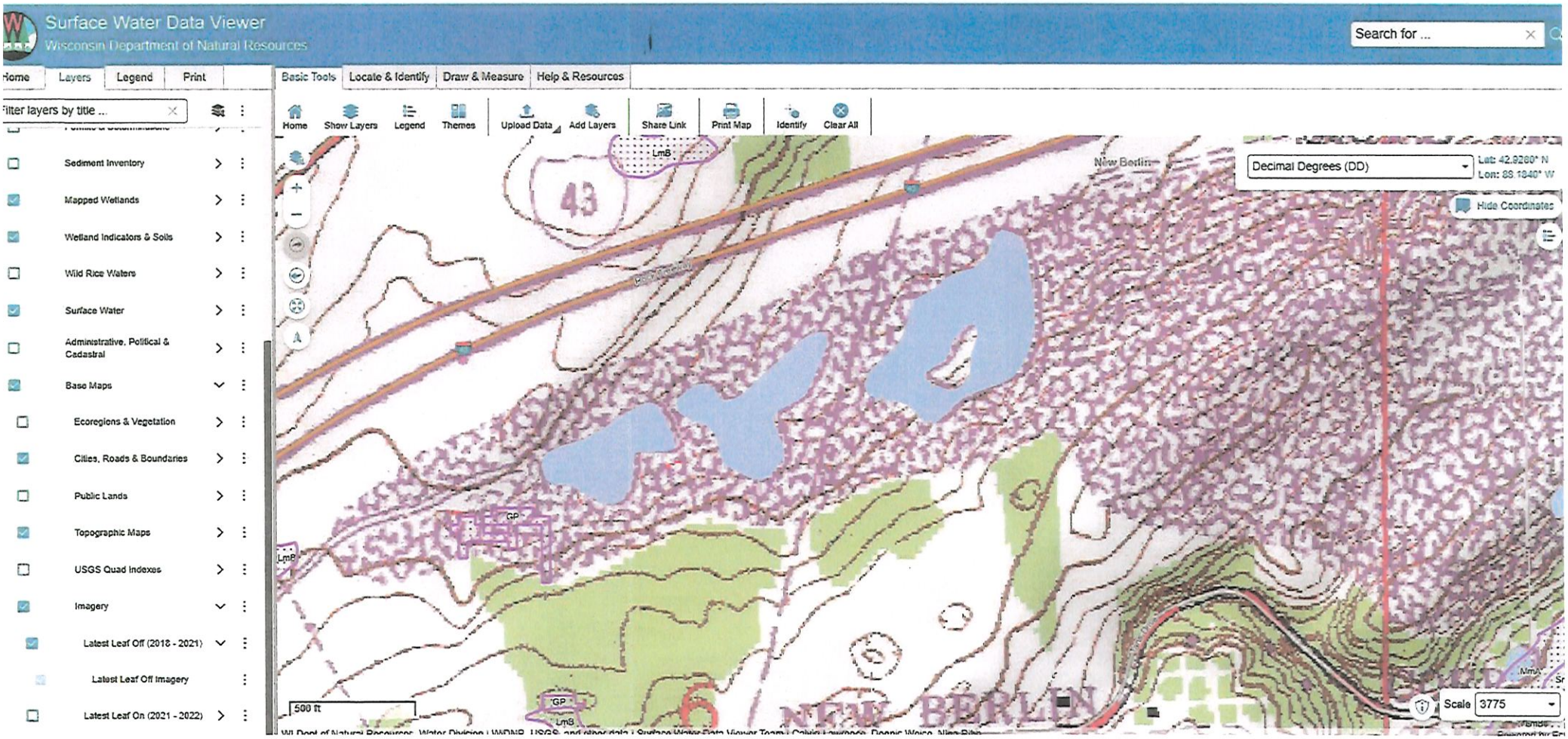
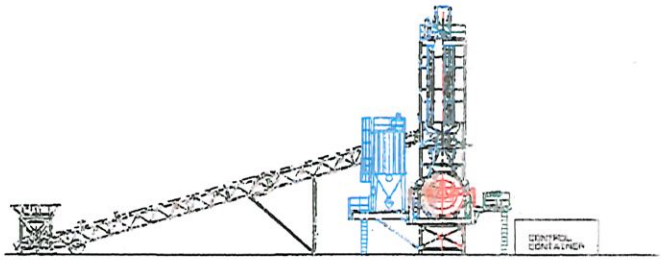
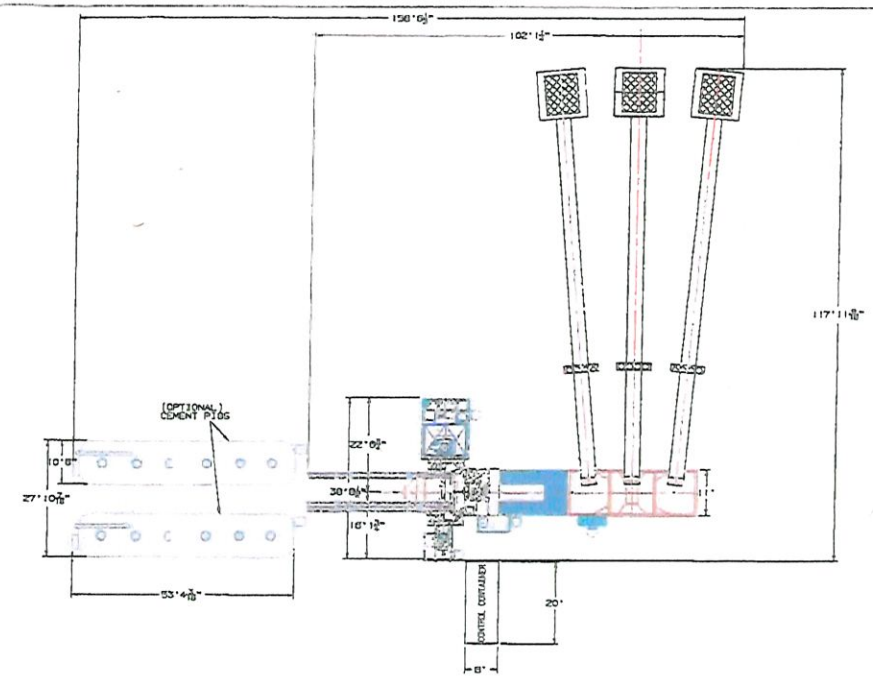
Scale 3775

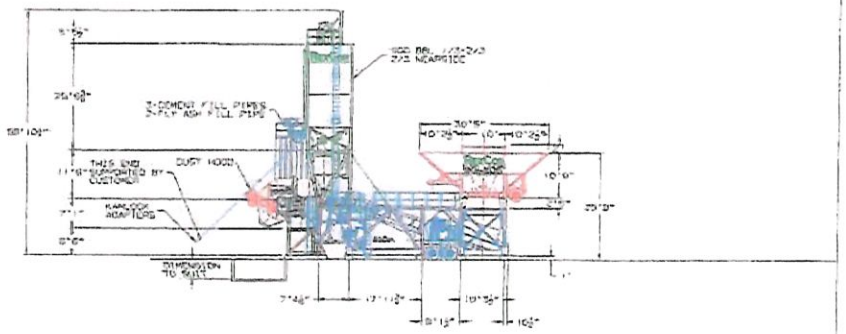
Contour Map


Surface Water Data Viewer
Wisconsin Department of Natural Resources
Search for ...
Home
Layers
Legend
Print
Basic Tools
Locate & Identify
Draw & Measure
Help & Resources
Filter layers by title ...
Home
Show Layers
Legend
Themes
Upload Data
Add Layers
Share Link
Print Map
Identify
Clear All
Sediment Inventory
Mapped Wetlands
Wetland Indicators & Soils
Wild Rice Waters
Surface Water
Administrative, Political & Cadastral
Base Maps
Ecoregions & Vegetation
Cities, Roads & Boundaries
Public Lands
Topographic Maps
USGS Quad Indexes
Imagery
Latest Leaf Off (2018 - 2021)
Latest Leaf Off Imagery
Latest Leaf On (2021 - 2022)
Decimal Degrees (DD)
Lat: 42.9280° N
Lon: 88.1840° W
Hide Coordinates
43
LmB
GP
6
NEW BERLIN
500 ft
Scale 3775

Plant Overview







TRIERWEILER CONSTRUCTION

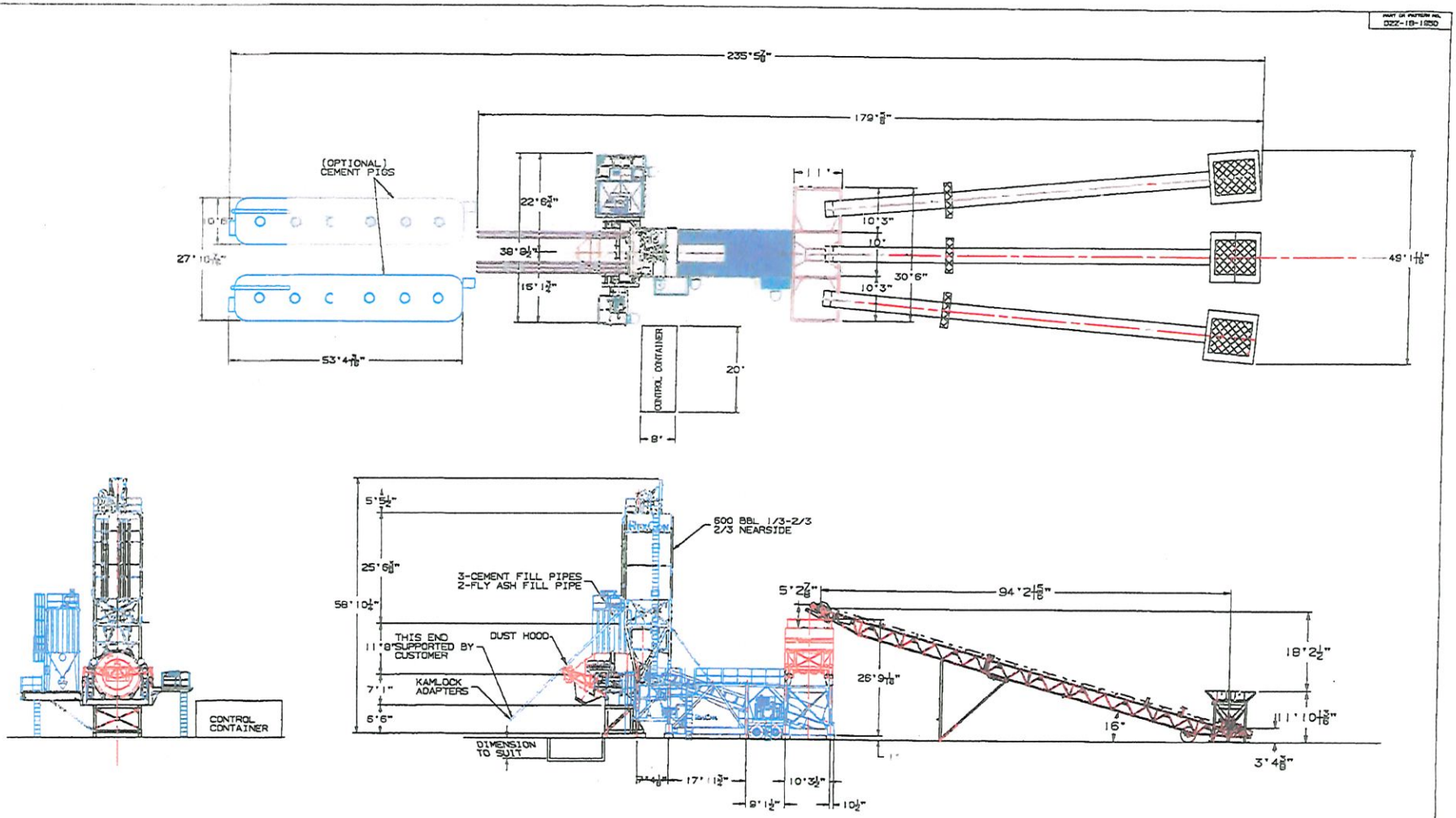
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CONFIDENTIAL ALL RIGHTS RESERVED PROPERTY OF
CEMCO, L.L.C.
BURLINGTON, WISCONSIN 53105

MODEL S
500 BBL
3 COMP AGG BIN

DZZ-18

DZZ-18-1950



TRIERWEILER CONSTRUCTION

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NOT FOR CONSTRUCTION

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BURLINGTON, WISCONSIN 53105

MODEL S
135 TON 3-COMP AGGREGATE
600 bbl SILO.

PART OR PATTERN NO. D2Z-18
DRAWING NO. D2Z-18-1950

Plan Commission
MEETING MINUTES

May 5, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

A. (7) KW CP-2500440 & RZ-2500441 Donald Gehr with Dons Holdings LLC - 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 - Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 15 – "Neighborhood E" National Avenue East Corridor) for the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 from Suburban Commercial to Urban Residential and to rezone the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key: 1237.979 from B-2 to R-4.5. (Joint Public Hearing 6:01 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:

- Jim Abbey, 3970 S. Town Road, New Berlin, WI 53151
- Barb Koeppen, 16230 W. National Avenue, New Berlin, WI 53151
- Susan Farris, 3950 S. Town Road, New Berlin, WI 53151

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

- Barb Koeppen, 16230 W. National Avenue, New Berlin, WI 53151

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.

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:

- Karen Hart, 2613 S. Brookland Road, New Berlin, WI 53151

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:33 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:
Present: Commissioner Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Mayor Ament, Commissioner Gardner
Excused: Alderperson Joseph Stribl

Staff Present: City Attorney Thomas Schmitzer, Principal Planner Kelly Wall, Deputy Director of Community Development Nikki Jones, Director of Community Development Greg Kessler, 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. April 7, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Rafel
Motion Passes 6-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. Discussion and possible action to recommend to Common Council approval of (7) KH PK-2200053 - Approval of the contracts for the 2025 Malone Park Improvement Project.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Rafel
Motion Passes 6-0

B. Discussion and possible action to recommend to Common Council approval of (3) KH PK-2500161 Lions Park - Approval of selected consultant for the design of Lions Park.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Schulpius
Motion Passes 6-0

C. (7) KW LD-2500450 Frank Grotkiewicz - 19300 W. Observatory Rd - Discussion and possible action to recommend to Common Council approval of a 2-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passes 6-0

D. (7) NJ LD-2500487 Dave Merrick with Luther Group on behalf of New Berlin Fabrication Building - 16230 W. Beloit Road. Discussion and possible action to recommend to Common Council approval of a 2-Lot Certified Survey Map.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 6-0

E. (7) NJ UA-2500488 Dave Merrick with Luther Group -16230 W. Beloit Road - Use, Site and Architecture for New Berlin Fabrication to construct an approximately 85,400 sq. ft. building.

MOTION: Motion to Table Item

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Felda
Motion Passes 6-0

9. PENDING
None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:47PM

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Gardner
Motion Passes 6-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Katie Skelton on behalf of Continental Properties / Conceptual neighborhood plan review for a 324 residential unit multi-family community and 16,500 square feet of commercial space.**
LOCATION:	**6151 S. Moorland Road**
REQUEST:	**Conceptual neighborhood plan review for a 324 residential unit multi-family community and 16,500 square feet of commercial space, located at 6151 S. Moorland Road.**
D.R.C. RECOMMENDATION:	**NO RECOMMENDATION, for discussion purposes only. Main topics to discuss with the Plan Commission:** • **Comprehensive Plan Amendment** • **Net Density** • **Covered Parking Requirement**

1. Planning:

a. The current Future Land Use designation is Business Park/Industrial. The Future Land Use designation that would align with the proposed use would be Mixed Use Residential, which allows for multi-family housing. Chapter 10 of the Comprehensive Plan defines Mixed Use Residential as *"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."*

b. The current Zoning Districts are A-1 Agricultural District, C-1 Upland Resource Conservancy Zoning, and C-2 Shoreland-Wetland Conservancy Zoning. The Zoning District that would align with the proposed use would be the Rm-1 Multiple-Family Residential District. §275-33 of the Zoning Code defines the Rm-1 Zoning District as "*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.*"

(1) Per Zoning Code §275-33B(10), *"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 publicly dedicated streets and private streets." **Proposed gross density: 9.46 units/acre (324 units/34.25 total acres).**

(a) Code Requirement, Maximum net density: 7 units/acre x 19.32 developable acres = 135 units

(b) Proposed net density: 16.77 units/acre = 324 units / 19.32 developable acres

(c) ***A Planned Unit Development (PUD) Ordinance would be needed to vary from the Zoning Code. Any PUD request for this development will need to include a special provision from the above section to pursue the project as proposed.***

(2) Per Zoning Code §275-33D, the required setbacks in the Rm-1 District are 25' front, 15' side and 50' rear. The maximum building height is 35'.

(3) Per Zoning Code §275-33D, the maximum coverage by buildings is 45% and the maximum coverage by impervious surfaces is 60%.

(4) Table 275-57-1 in the Zoning Code requires "*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*" for multiple-family dwellings.

(a) Code Requirement, Minimum # of total parking spaces required: (2 spaces x 324 units) + (1/10 space x 324 units): 681 total parking spaces

(b) Proposed # of total parking spaces: 681 total parking spaces

(5) Per Zoning Code §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.*" The Minimum number of covered parking spaces required is 1 space per unit.

(a) Code Requirement, Minimum # of covered parking spaces required: 1 space/unit x 324 units = 324 covered parking spaces

(b) Proposed # of covered parking spaces: 0 covered parking spaces

(c) ***A Planned Unit Development (PUD) Ordinance would be needed to vary from the Zoning Code. Any PUD request for this development will need to include a special provision from the above section to pursue the project as proposed.***

c. The current Zoning Districts are A-1 Agricultural District, C-1 Upland Resource Conservancy Zoning, and C-2 Shoreland-Wetland Conservancy Zoning. The Zoning District that would align with the proposed use would be the M-3 Section 34-35 Business Park Development District. §275-35 of the Zoning Code defines the M-3 Zoning District as "*The M-3 Section 34-35 Business Park Development District is intended for light manufacturing, office and business uses of a moderate scale and intensity. 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). Areas identified in Section 275-13.1 H(4) are the areas intended to be rezoned M-3."*

(1) Per Zoning Code §275-35D(8), Under the M-3 District, there are no required setbacks, but all applicable building and fire codes, landscaping, screening and buffer yards shall be met.

2. Building Inspection:

a. Inspection CU – State Review

b. Each multifamily building and club house will require an individual commercial building permit.

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. Occupancy Certificate will be issued once all the following have passed: building, HVAC, plumbing and electric, all required paperwork has been received, erosion control has been inspected, storm water inspection, engineering inspection, planning inspection & fire department.

3. Fire:

a. Fire lane access shall be 24 feet wide and marked with signage.

b. Fire hydrants required every 300' normal access means (separate hydrant layout plan shall be submitted to New Berlin Fire Department for approval).

c. All three family and larger buildings shall be sprinklered (including Clubhouse) with manual fire alarms.

d. Know boxes required for buildings and access drives.

4. Storm Water Utility:

a. WDNR NOI is required.

b. MMSD Chapter 13 approval is required.

c. SWMP and Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.

5. Engineering:

a. The property is shown as fenced and gated. It is assumed that the water and sanitary mains within the property would be private.

b. Access to College Avenue will need to be approved and permitted by Waukesha County.

c. A Traffic Impact Analysis will be required for this development along with a Traffic Impact Fee which is calculated based on trip generation.

d. Moorland Road (from Grange Avenue to College Avenue) is planned to be reconstructed in 2029 by Waukesha County, including potential intersection improvements at College Avenue and Woods Edge Road.

6. Streets:

a. It is assumed that all driveways and roadways within the development will be private and maintained privately.

b. The proposed developer would be responsible for snow removal of the sidepaths adjacent to the property along Woods Edge Road and Moorland Road.

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

a. WDNR Wetland Fill Permits

b. Tree Inventory Report & Replacement Schedule

c. Civil, Architectural, Landscaping and Photometric Plans

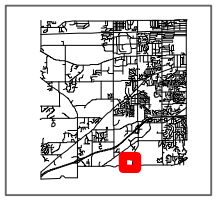
8. Mary Claire Lanser with Lanser Public Affairs LLC prepared a Door-to-Door Community Outreach Report for this development. Door-to-door canvassing was completed between January 3 and January 18, 2025. During this time, 546 homes were visited and 236 people were spoken with regarding this proposal.

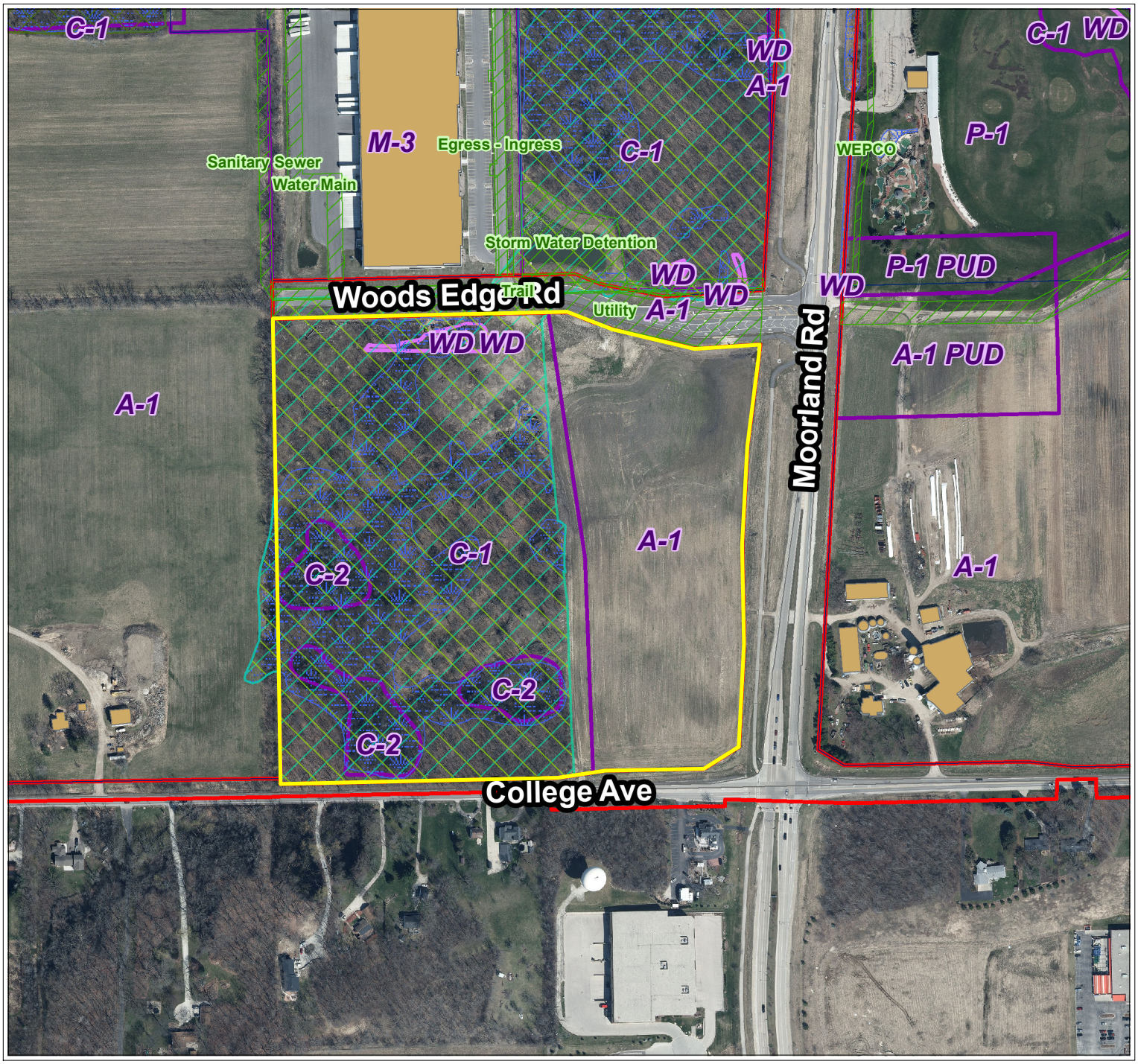
9. The applicant held a neighborhood meeting on Wednesday, January 29, 2025. Approximately 546 notices were mailed out and approximately 48 people attended the meeting.

ATTACHMENTS:
Location Map
Current Future Land Use Map
Current Zoning Map
Community Outreach Report
Plan of Operation
Concept Plans
Traffic Assessment

City of New Berlin
Community Development

UA-2402318
Continental Concept Plan
6151 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

Legend

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

N

0 145 290 Feet

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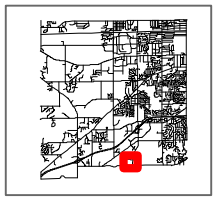
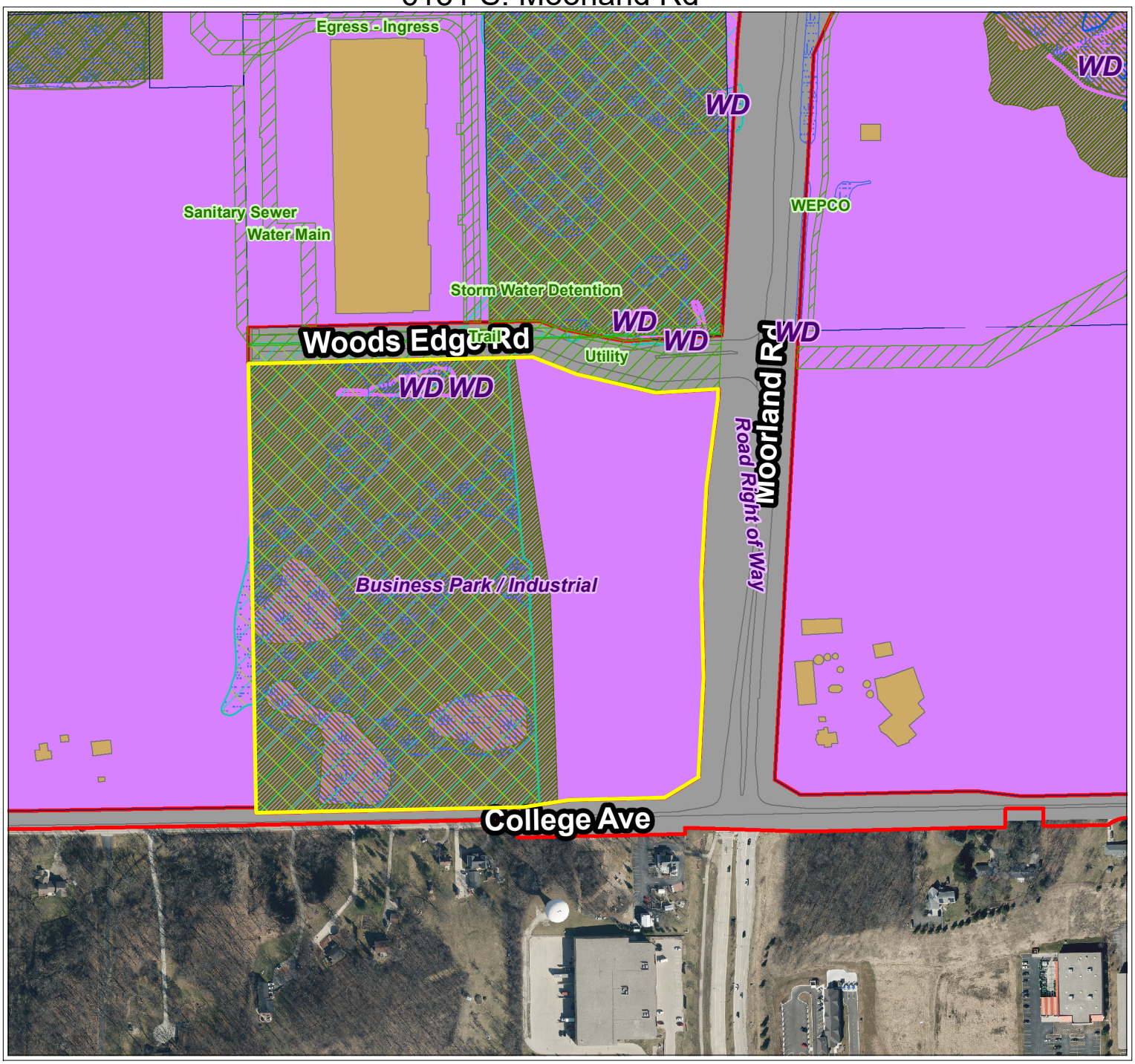
City of New Berlin
Community Development

Current Future Land Use Map
UA-2402318
Continental Concept Plan
6151 S. Moorland Rd





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Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
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- Wetland

Sewer Service Area (MMSD)

Sewershed

- Current
- Ultimate

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6

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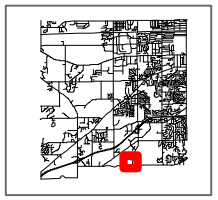
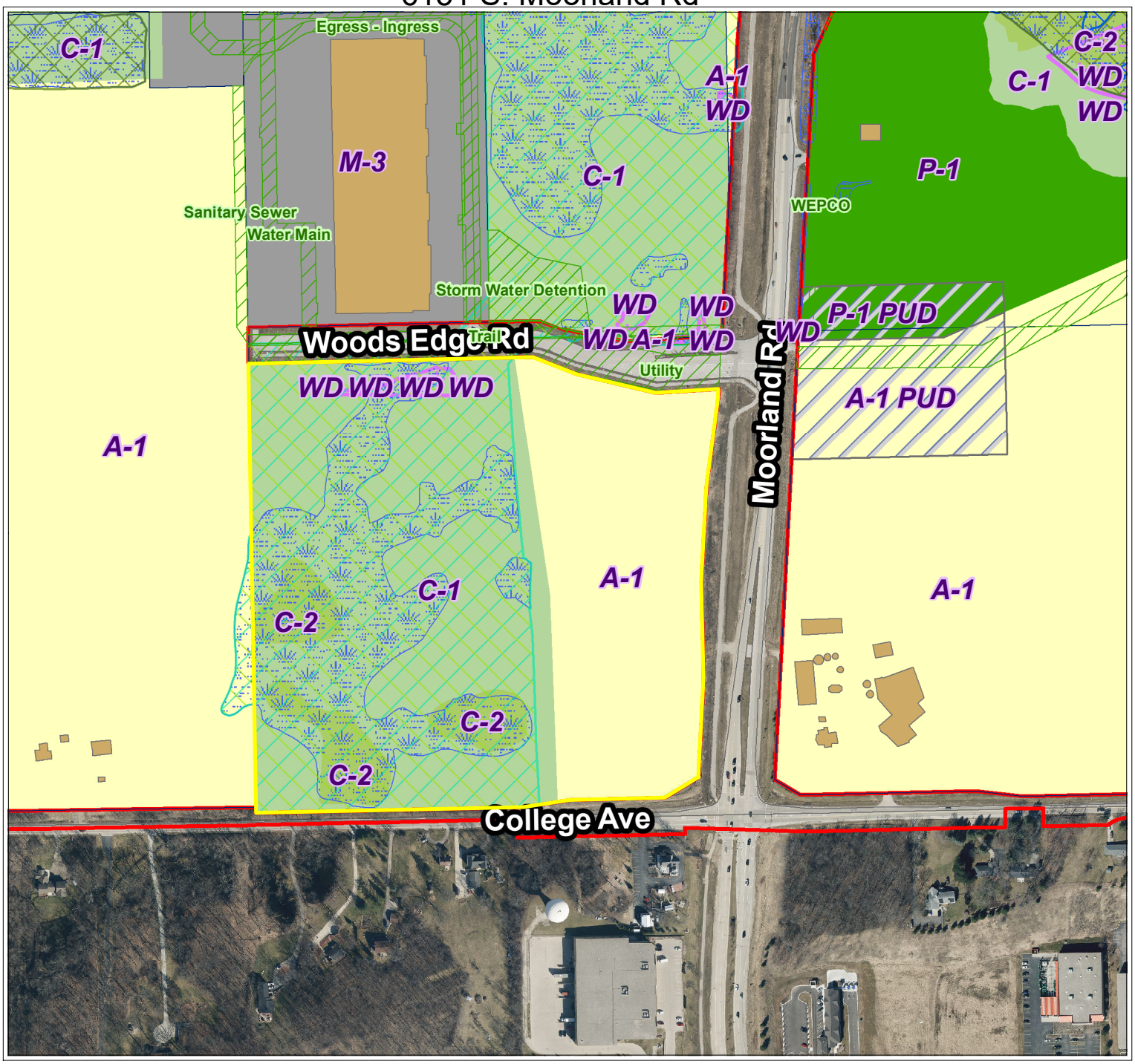
City of New Berlin
Community Development

Current Zoning Map
UA-2402318
Continental Concept Plan
6151 S. Moorland Rd





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7

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Description of Community Outreach regarding Continental Properties Applications for Land Use Plan Amendment and Rezoning, City of New Berlin

January 27, 2025

Drafted by Mary Claire Lanser

Lanser Public Affairs is a grassroots public affairs and community outreach organization retained by clients for over twenty years. The community outreach for Continental Properties followed my usual process, which demonstrates respect to everyone and to all opinions.

Details about Door to Door: Using a map of expanded outreach territory provided by city staff, a colleague and I visited 546 homes. Each of us introduced ourselves and identified the 34.25-acre site. Residents' interests varied based on their distance from the property and perceived effects development may have on their own quality of life. We referenced the open house invitation for January 29 sent by the Mayor's office via USPS, which most people acknowledged receiving. Since the letter from the city was received, there has been conversation within and between households. To the extent people wanted details, we described the upcoming applications to amend the land use plan and rezone the site to multi-family residential. We affirmed that we are hired to provide information, answer questions, write down comments, and urge people to attend the meeting. We each had as a resource a binder of illustrations and explanations. However, most people focused on the proposed location, site plan, access, anticipated monthly rents, and proximity to their homes. I gave my business card to many people in case they wanted to follow up with questions or additions to the summary I would provide to the applicant, city officials and staff, and available as public record. We distributed a cardstock flyer copy of the first page of the mailer. Everyone seemed to appreciate the personal door-to-door visits, many offering this comment. At homes where nobody answered the door, we left the flyer in plastic doorhanger bags.

Dates of Door-to-Door Canvassing: January 3,4,6,8,10,11, 15, 17, 18

Streets/Areas Visited: College Avenue, Small Road, Calhoun Road, Shadow Drive, Sundown Road and Court, Shauss Mountain Drive, Sunnyslope Road, Red Fox Crossing, Thomson Hollow, Karrington Woods, The Conservancy, Brook Hollow, High Grove, and Grange Avenue

Number of Homes Visited: 546

Number of Homes Where We Spoke with Someone: 236

Many people:

- Were mildly/not at all interested
- Didn't want information
- Felt neutral
- Didn't want to see materials other than the site plan
- Were curious about the proposal but had no specific feedback
- Might go to the city's website for information and updates
- Won't come to the info meeting
- Are generally in favor of well-planned development
- Trust the city's analysis/approval process
- Haven't yet decided how they feel about the proposal
- Felt respected by the outreach
- Were too cold to have long conversations
- Think they live too far away to be affected

Many people were openly supportive of the proposal for these general reasons:

- Taxbase
- Market rate
- Appropriate site
- Vitality and "energy" to this area
- Good design
- Satisfied with access
- Property rights/private land
- Prefer residential to industrial
- Local developer with good track record
- Will enhance New Berlin's image

- Employers need employees nearby
- Something will happen here; make it upscale
- Succession planning for farmers
- Need new apartments
- Development is good for the economy
- This is progress
- Private investment is good for the city

These specific issues came up:

- Too many people, too many cars
- Traffic volume, current and future on College and on Moorland
- Specific stories about traffic hazards and past traffic accidents, especially at rush hour
- Doesn't believe new residents won't park on College, which already gets congested with guests of Gingerbread House parking along the roadway
- Should get accident data from New Berlin and Muskego police departments
- Proposed/pending roadway improvements, timing, and jurisdiction
- Signalized intersections increase traffic
- Small Road is getting too congested
- Have they done a TIA?
- Proposed access is sufficient; good to connect with Woods Edge Road and have only emergency access onto College
- Are any improvements proposed for Sunnyslope Road?

- Market rate rentals, not subsidized/low income; rumors have circulated that proposal is for low-income tenants
- Surprised with how high rents will be and that anyone can afford this
- Has young adults ready to graduate college; this would be great for them to stay in New Berlin and there aren't enough good apartment developments nearby

- Schools: capacity, numbers of potential new students, which elementary school would be impacted
- Quality of education at our schools is decreasing

- How much will the development pay in taxes?

- Development's taxes won't be enough to fund their share of municipal services

- Questions about development timing, from groundbreaking to full occupancy

- Preference for no development on this site now or in the future, or that it be preserved as a park or open space
- Anything built here will have negative consequences, mostly more people and traffic; don't want more of either in New Berlin
- Nostalgia for New Berlin as largely rural and opposition to all previous development and everyone who arrived after they did
- Moved to New Berlin for open space, which is decreasing; would rather it revert to all rural
- New Berlin is full; there should be no more development of any kind
- Concerned about so much change, including Karrington and all subdivisions since then. Here her whole life
- Site should be donated to remain as is
- This is a tree city; no trees should be removed
- This will bring urban living to this part of secluded, natural, rural New Berlin
- Knew (former alderman) Paul Lincoln Schuebel; convinced this will cause a "cone of depression" that will cause water problems to communities to the east of New Berlin; plans to lead opposition. Wants property to stay as it is and no more development in New Berlin going forward

- Property rights and the opportunity of farmers to sell should be respected; if you own the land, like so many farmers who have cared for the land for generations, you should do whatever you want with it when you are finished farming
- Anyone opposed should buy the land themselves
- Knows the seller; after so much time, he should be allowed to "cash out"
- Would rather have residential at this location than industrial or business
- People like farms and want to live near them but then want to control what happens to them

- Appreciation for outreach but wonder why they are getting a letter and a visit – more significant a development proposal than represented?
- Who are you representing, the city or the developer?

- Which side are you on?

- People who would live here might not fit in ("transients, riff raff, all kinds")
- Young professionals moving to New Berlin will increase vibrancy and cause development of more entertainment venues and restaurants
- This is a good thing, but people already here won't see it that way
- Plans look "modern, new and unique" and will appeal to affluent young professionals, which is good for existing residents and businesses
- There is nothing to do or eat in New Berlin; maybe this will increase interest in these types of venues for young people

- New Berlin should attract senior housing developers
- Wants more retail in this part of the city
- Industrial development would pay more taxes
- This is too many units but can't elaborate on what would be a better number and the risk of this many new residents
- There are too many rental units in New Berlin now; are they at capacity?
- Why would someone earning that much rent instead of buying?
- Preference for single family or condominiums
- Master plan should always be followed
- More concerned about development along Sunnyslope and the city's new recreation site
- Multi-family development decreases single family development
- Better to have homes here than more industrial, good location for employees of current companies
- Problems with failing septic systems and wells; will more development make this worse?
- Too many farms are becoming homes. How about a park? A true downtown?
- Could density be reduced? Prefers small affordable single-family homes on ¼ acre lots with city subsidizing based upon need, like in Madison
- "Not thrilled but this is better than a Walmart, gas station or car wash"

- Where will utilities connect with the site and will sewer and water be extended to other properties to the west and northwest? (most people hope not, some with failing systems hope so)
- Can the electrical grid handle this? Will we get more outages? Does everyone need to buy a generator?

- Likes how the city hosts these meetings; good, open communication
- Is this truly early in the application/approval process or is this a "done deal"?

- In favor and doesn't want details/opposed but doesn't want to know about it
- Hope they aren't asking for TIF
- Concern about flooding
- New residents interested in learning about New Berlin, asking how to get sewer and water extended west of Calhoun
- There will be more calls to the PD; are they staffed to handle it?
- Noise

Katie Skelton
Development Director
Continental 876 Fund, LLC
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

May 6, 2025

Greg Kessler, Community Development Director
City of New Berlin Plan Commission
3805 S. Casper Drive
New Berlin, WI 53151

RE: Concept Plan Review Round 2

Continental's Development Experience

Continental Properties Company, Inc. ("Continental") is a privately held, multifamily real estate development company based in Menomonee Falls, Wisconsin. Founded in 1979, Continental has become a leading developer, owner, and operator of multifamily communities, retail centers, and hospitality properties in the United States. To date, Continental has developed over 35,000 homes, across 125 communities in 19 different states. Within the Milwaukee and Madison metro areas, Continental has developed three communities: Authentix Cottage Grove, Springs at Pleasant View, and Springs at Sun Prairie. All portfolio properties are managed and maintained by Continental employees, not a third-party operator.

Continental's development success can be attributed, in-part, to its vertically integrated team focused on exceptional market research, product design & development, construction oversight, property management, customer experience, and portfolio management. With a commitment to quality and community growth, we strive to be a trusted, long-term partner to the city, delivering lasting value through our developments.

CONTINENTAL PROPERTIES

Table of Contents

Project History & Timeline 3

Development Concept 4

Locational Characteristics 4

Site Overview 5

Density 5

Parking 5

Stormwater Management 5

Environmental Considerations 6

Site and Resident Amenities 6

Interior Design 6

Architecture and Exterior Design 7

- *Neighborhood Outreach Summary* 7
- *Comprehensive Plan Considerations* 9
- *Highest and Best Use* 12
- *Traffic* 15
- *Market Fundamentals* 17
  - *Supply & Demand* 17
  - *Resident Demographics* 19
  - *School Age Children* 20
  - *Community & Economic Benefits* 21
- *Tax Analysis* 22
- *Conclusion* 23
- *Exhibit A* 25
- *Exhibit B* 25

Project History & Timeline

The development of this project has been shaped by extensive collaboration with neighborhood stakeholders, city staff, Alderman Harenda, the Mayor, and the Plan Commission. From the initial concept to the current plan, the project team has worked diligently to address concerns regarding density, parking, landscaping, unit mix, and tree preservation. Through multiple iterations, the site plan has evolved to strike a balance between community feedback and project feasibility.

- *Initial Concept (April 2024 Staff Presentation and Mayor)*

The first iteration proposed a mix of two- and three-story buildings, excluding duplex-style units. In response to feedback, the team revised access points and adjusted the layout to minimize tree and wetland impacts while optimizing parking.

- *Update 1 (September 2024 Submittal)*

The plan was modified to include a density of 342 homes, incorporating a higher proportion of three-story buildings to enhance architectural variety. However, city staff recommended withdrawing the concept plan from the Plan Commission agenda to allow further refinement.

- *Update 2 (December 2024 Plan Commission Meeting)*

Based on prior feedback, density was reduced to 332 homes, and three two-story buildings were introduced alongside new duplex units. These changes aimed to diversify housing options and provide a smoother transition to surrounding properties.

- *Update 3 (February 2025 & March 2025 Plan Commission Submittal)*

Refines the home count to 311, incorporating three-story buildings alongside four strategically placed two-story buildings. The two-story structures were positioned at the southern edge. Buildings were also pulled back from the southern lot line to accommodate a more substantial landscape buffer. Additionally, the duplex units were removed to create a more cohesive transition between multifamily housing and the adjacent wooded and wetland areas, which naturally buffer the site from industrial land uses. This revision further reduces environmental impact by preserving more woodland and wetland areas.

- *Current Plan - Update 4 (April 2025)*

Introduces a refined site plan featuring 324 residential units across nine building pads, all configured as three-story structures. The design includes a 2-acre retail pad accommodating approximately 16,500 square feet of commercial space, enhancing walkability and access to daily conveniences. A 2:1 surface parking ratio supports resident needs while maintaining efficient land use. Architectural upgrades include enhanced building exteriors with varied color

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palettes to promote visual interest and neighborhood character. This iteration continues to prioritize cohesive community design while integrating mixed-use elements.

- *Project Timeline*
    - Neighborhood Meeting 1 – January 28th (Public feedback opportunity)
    - Concept Plan – Plan Commission Hearing – February 12th (Formal review)
    - Comprehensive Plan / PUD Application – Denied – February 14th
        - Meeting with Mayor and Staff: February 27
    - Comprehensive Plan / PUD Application – Resubmittal – Denied - March 14th
        - Meeting with Staff: March 25th
        - Meeting with Staff: April 18th
    - Architectural Review Committee – Concept Plan – Updated Elevations – June 2nd
    - Concept Plan Round 2 – Plan Commission Hearing – June 2nd
    - Comprehensive Plan / PUD Application – June
    - Plan Commission Public Hearing – July (Public hearing)
    - Plan Commission Vote – August
    - Common Council Vote –August

These iterative refinements demonstrate the project team's commitment to community engagement and thoughtful design. By integrating stakeholder concerns, the plan enhances transitions to neighboring properties, improves unit diversity, and incorporates substantial landscaping to mitigate environmental impacts while ensuring long-term project viability.

Development Concept

Locational Characteristics

The proposed development encompasses a 34.25-acre site located south of Woods Edge Road. Only Lot 3 of the CSM is included in this development, with all other denoted lots remaining separate. The subject parcel is situated within "Neighborhood H" of the City's Comprehensive Plan, which envisions achieving full build-out while transitioning from high-intensity uses in the neighborhood core to lower-intensity uses in adjacent areas. The proposed development directly supports this objective by introducing a high-quality residential community and a retail pad that harmonizes with existing commercial and industrial uses while complementing nearby residential developments. Additionally, the vision for the

South Moorland Road Corridor emphasizes sustainable site and building design while prioritizing preserving significant environmental features, including wetlands and woodlands. The Comprehensive Plan encourages flexible site design standards for residential development, fostering creativity and sustainability.

Site Overview

Density

As depicted in the proposed site plan attached as Exhibit B, the development will include 324 residences, consisting of seven three-story buildings, four two-story buildings. The resulting maximum gross density of 9.45 dwelling units per acre (du/ac) remains lower than the market average of 11.31 du/ac for comparable projects, as shown in the table below.

Density	**Acres**	**Units**	**DU/AC**
Highlands at New Berlin	18.6	158	8.48
Stonegate Apartments	22.7	232	10.22
Carriage Way Apartments	10.6	210	19.87
Deer Creek Run	13.9	112	8.06
Greenfield & Mooreland Proposal	21.4	212	9.91
Average Density			**11.31**
Continental Proposal	34.25	324	9.45

The development's mix of housing types ensures a balanced residential environment that meets various market needs while providing an appropriate transition between commercial and industrial areas and lower-density residential neighborhoods. By integrating different building forms within a thoughtfully designed community, the project enhances housing diversity while maintaining compatibility with the surrounding area.

Parking

The proposed development features a diverse housing mix, including 10% studio units, 40% one-bedroom units, 40% two-bedroom units, and 10% three-bedroom units. The development will provide 681 surface parking spaces, for 2.1:1 ratio. While the team initially aimed to achieve the parking requirements as outlined in the ordinance, engineering constraints related to grading, stormwater management, and wetland protection led to a reduction in the number of detached garages and surface stalls.

Continental places a high priority on meeting resident parking needs while addressing site constraints such as grading, wetlands, and engineering considerations. The balance between structured and surface parking ensures ample parking availability without unnecessarily increasing impervious surface area. Based on data from the portfolio and resident feedback, Continental has found that not all residents require or prioritize garages, and the proposed parking ratio provides flexibility and affordability. Furthermore, Continental has found that a 1.75 parking to unit ratio has provided abundant parking for its residents and guests.

Stormwater Management

The development includes three stormwater management basins located around the site. The ponds will serve the entirety of the development and is designed as a wet basin that will treat runoff before it enters the natural watershed.

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Environmental Considerations

The site contains 4.61 acres of wetlands, with 4.52 acres preserved, impacting only 0.09 acres. The development prioritizes environmental conservation by concentrating buildings on the eastern portion of the site to minimize wetland and woodland disturbances.

Site and Resident Amenities

The community provides ample open space to encourage both passive and active engagement among residents. The open space features include a resort-style pool, common courtyards, picnic areas, a fire pit, grilling stations, shaded seating under pergolas, and a pet playground. Pedestrian pathways throughout the community foster interaction between neighbors and help cultivate a strong sense of community.

Several amenities are available within the community. Notably, there is a 4,000+ square foot clubhouse that includes a large gathering room, a 24-hour fitness center, a kitchen, a coffee bar, and, of course, the resort-style pool. During warmer months, the garage-style door in the fitness center opens to the pool deck, creating an open-air workout experience. The pool deck features plenty of patio furniture, lounge space, grilling areas, and shaded seating. The clubhouse also houses Continental's premier in-house community management team. Additionally, the community will feature a car care center, a pet spa, storage lockers, and more pet playgrounds.

Onsite lighting has been specifically designed to minimize light spillage onto adjacent properties while ensuring adequate illumination along pedestrian paths for safety. All ground-level HVAC units are screened with landscaping, including evergreen shrubs and tall ornamental grasses for added privacy. The landscaping throughout the community complies with city ordinances and features building foundation plantings, open space plantings, and parking lot plantings.

Trash collection is managed through a valet service, which allows residents to place their trash outside their homes for pickup on designated days. The collected trash is taken to a centrally located, fully enclosed compactor that measures approximately 9 feet tall, 35 feet long, and 44 feet wide.

Interior Design

The community will contain a mixture of studios, 1-, 2-, and 3-bedroom homes in 11 residential buildings. Home floor plans offer an open-living concept with interiors that include white or dark wood cabinetry, stainless steel appliances, granite countertops, luxury wood grain flooring, and large kitchen islands in all homes. Washers and dryers are also included in each home.

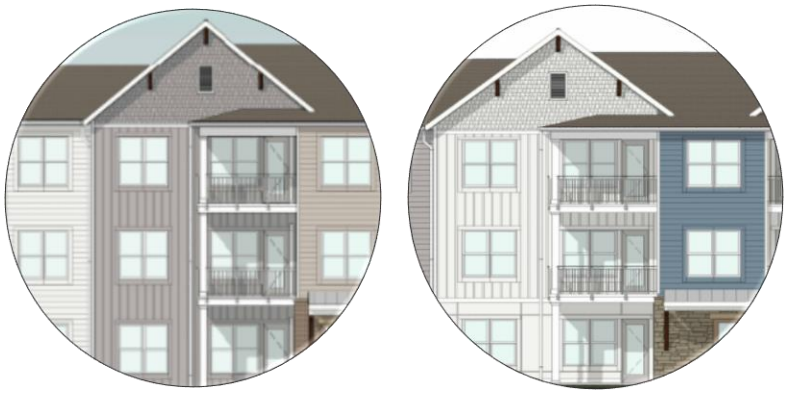
Architecture and Exterior Design

The community will consist of three-story, garden-style apartment buildings that feature both private and semi-private entries. This design sets itself apart from traditional corridor-access multifamily housing by providing residents with a townhome-style living experience.

All residential buildings are designed to be no taller than 45 feet, in compliance with the Planned Unit Development (PUD) code, which specifies that no structure may exceed this height.

The exteriors of the buildings have been thoughtfully designed to ensure visually appealing four-sided architecture throughout the community. Two varying architectural palettes have been created, each incorporating distinct rooflines, horizontal and vertical articulation, balconies, bracket accents and roof projections above each home entry.

Elevation Palette A includes a celestial blue accent with creams, whites, and greys, complemented by either stone or brick masonry.



Elevation Palette B features a burnt orange accent with dark grey and white, also complemented by either stone or brick masonry.



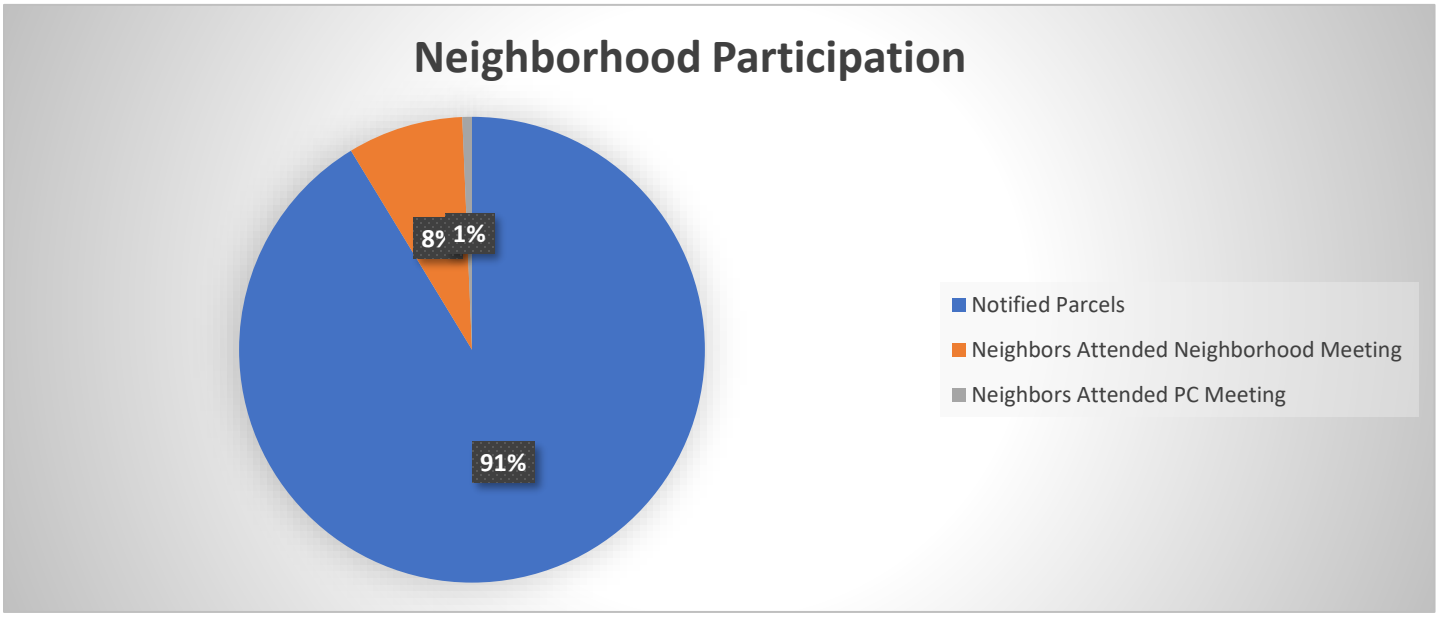
To enhance the townhome feel of the buildings, vertical color application will be used to create a visual distinction between side-by-side units. These colors will be applied to high-quality, durable materials utilized in both the primary and

ancillary buildings. The materials include Hardie board fiber cement siding applied in both board and batten and lap styles, as well as stone, brick, cedar shakes, and an abundance of windows.

The submission package includes schematic architectural elevations and floor plans that detail the design described above. The team recognizes the importance of the Architecture Design Review process and looks forward to collaborating with the City to ensure that the architectural style aligns with the code and the surrounding architecture of the area.

Neighborhood Outreach Summary

Mary Claire, a well-known and respected land use consultant in the City of New Berlin, was consulted by Continental to conduct a door-to-door outreach campaign. This approach was chosen by the development team to ensure effective communication about the proposal with community members. According to city ordinance, property owners within a 600-foot buffer were to be notified, which amounted to 112 properties. After discussing the matter with the Alderman representing this area, the team decided to extend the notification boundary to encourage greater community participation, particularly from those involved in the development of the 2015 comprehensive plan and the Moorland Road Corridor Neighborhood Plan. As a result, the outreach efforts were expanded to include 546 property owners, all of whom were notified, with 236 receiving personal visits to provide them with information about the request.



In conclusion to the outreach campaign, Mary Claire provided a report that summarizes the feedback from the neighborhood. This report and Continental's responses to the report are included as an attachment (Exhibit A). Overall, many residents appreciated being informed about the proposal, some supported the proposal, while a few expressed specific concerns.

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Common Themes of Concern

Traffic & Road Impact – Residents worry about increased congestion, road wear, and whether the surrounding infrastructure can accommodate the development without negatively affecting daily commutes.

Density & Housing Type Preferences – Some residents prefer single-family homes or condominiums over multifamily housing and are concerned about the number of rental units and whether the development aligns with New Berlin's long-term vision.

Community Character & Fit – Concerns about whether the development will blend with the existing neighborhood, maintain the area's suburban feel, and attract the "right" type of residents.

Common Themes of Support

Better Alternative to Industrial/Big-Box Development – Many see multifamily housing as a preferable option compared to industrial development or large-scale commercial projects like a Walmart.

Increased Housing Options & Economic Growth – The project will provide much-needed housing for young professionals and local employees, supporting the local economy and attracting new residents who will contribute to local businesses.

Community Engagement & Responsiveness – The development team is actively engaging with the community, incorporating feedback, and maintaining transparency throughout the planning process.

The outreach campaign indicated that while many residents appreciated the information shared, most were not interested in actively participating in future meetings or discussions. It is likely that the majority of neutral or supportive residents did not attend the neighborhood or Plan Commission meetings. As shown in the chart above, only 8% of notified residents attended the neighborhood meeting. Those who provided feedback were heard, and their concerns were addressed to find a balanced solution. Overall, the team believes the outreach efforts were successful and that the proposed development aligns with the broader community's interests in New Berlin.

Comprehensive Plan Considerations

The 2000 Comprehensive Plan projected New Berlin would need 17,336 housing units by 2020 to meet growing demand, indicating a need for 1,603 additional units. However, the city saw 17,000 units, falling 336 units short of the target. With land availability becoming increasingly constrained and demand expected to rise, the projections made in the past may no longer be sufficient.

While New Berlin had enough land to meet housing needs up to 2020, it failed to do so. As land availability continues to decrease and demand escalates, meeting future housing requirements will be more challenging. To accommodate both population growth and increasing rental demand, the city must reassess its development strategies. This could include revising zoning and land use policies to increase the supply of single-family and multifamily housing. Without these adjustments, the city risks falling behind in meeting housing demand, as rental rates continue to rise faster than current projections.

According to the Comprehensive Plan, the City's Zoning Ordinance is an essential tool for implementing the plan's recommendations. It offers a legally viable framework to increase residential land capacity and provides guidance for the Plan Commission's rezonings. The ordinance encourages higher densities based on the future land use map to accommodate growth.

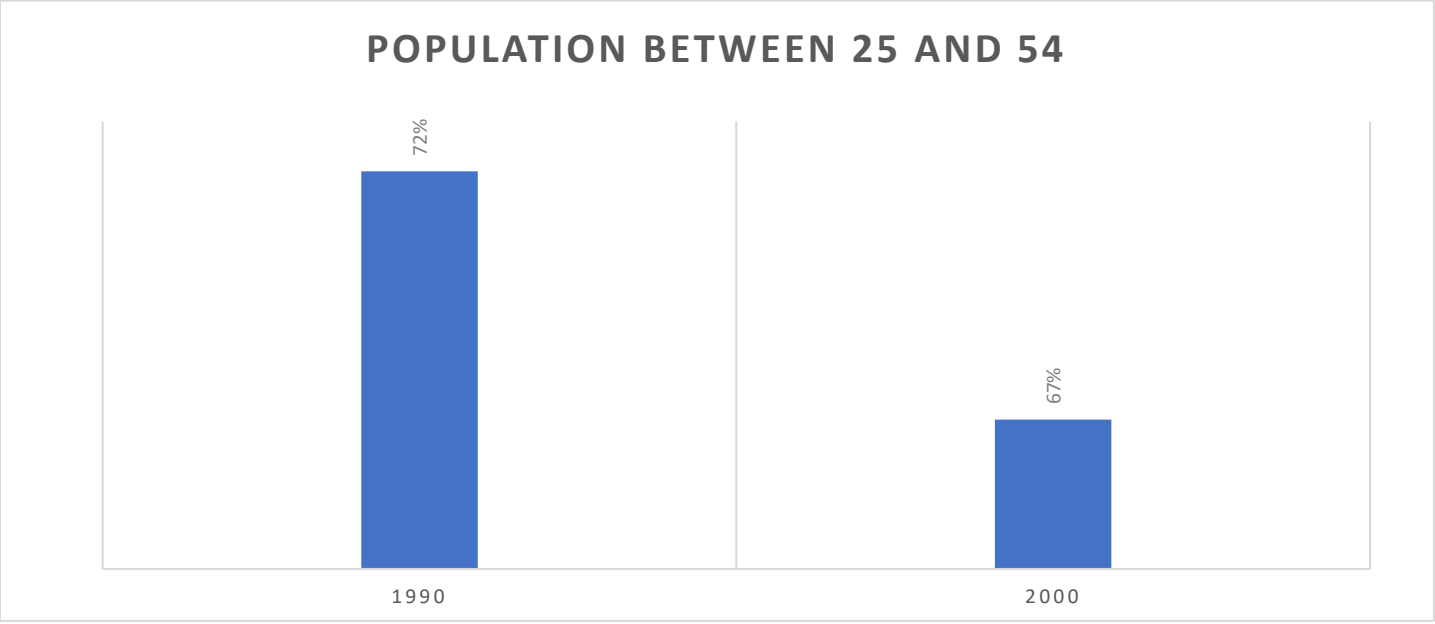
Despite these provisions, multifamily development in New Berlin has been insufficient over the past two decades. The average vintage of multifamily housing in New Berlin is 1997. The only project completed in the last 20 years are as follows:

- City Center at Deer Creek Development: 102 units (three buildings with 34 units each)
- Central Pointe Apartments: 75 units

This ongoing undersupply of multifamily housing highlights the gap between the city's actual development and its projected goals. In particular, the city's lack of multifamily housing has contributed to shifting demographic trends, with the population aging significantly. According to the Comprehensive Plan, New Berlin's largest population cohort is in the 45 to 54 age range, with nearly 50% of residents over 45 years old. This demographic shift suggests that New Berlin may increasingly face housing demands that cater to an aging population, with fewer opportunities for younger families unless affordable housing solutions are made available.

Between 1990 and 2000, the percentage of family households in New Berlin decreased from 82.49% to 75.74%, while non-family households increased from 17.51% to 24.26%. This shift towards more non-family households is likely to drive increased demand for rental housing units in the city.

This trend is further confirmed by historical data. In 1990, 72% of the population between 25 and 54 years old was in the 25 to 44 age range, but by 2000, that percentage had dropped to 67%. As the population continues to age, New Berlin will likely need to focus on providing housing options that cater to both older residents and younger families. Without sufficient multifamily housing, New Berlin may see fewer younger residents moving into the community, further impacting the diversity and vibrancy of the population.



Given this demographic shift, our proposal, The Edge at New Berlin, will provide the necessary density to meet both the current housing demand and future needs, particularly those arising from an aging population. By addressing the city's housing shortages and aligning with broader goals for population growth and housing diversity, this development will help

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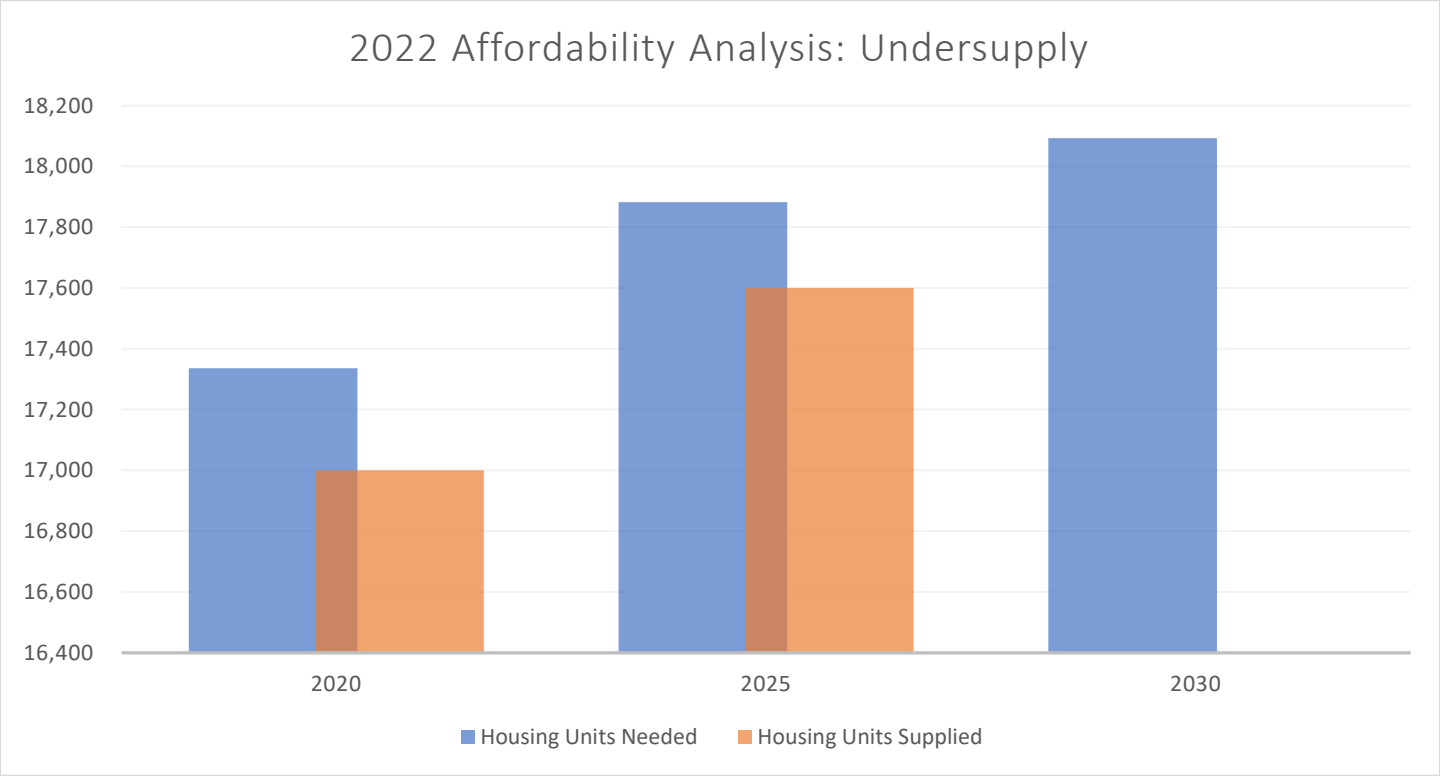
create a balanced housing supply that accommodates residents of all ages and backgrounds, ensuring New Berlin remains a vibrant and sustainable community.

The Housing Affordability Report for New Berlin highlights the city's ongoing efforts to meet housing demand and offer diverse housing options for various income levels and demographic groups. According to the report, only 20% is made up of multifamily units and apartments, which presents an opportunity for growth in the multifamily sector to better align with the changing housing needs of the community.

The city's 2022 vacancy rate reported in the Housing Affordability Report was 3.27%, which has largely been unchanged. This vacancy rate is significantly below the 5% HUD guideline for a healthy market, indicating a tight housing supply. Coupled with the projected 11.2% population growth by 2030, New Berlin is facing a growing demand for housing. However, due to limited available land and current growth trends, the city is likely to see slower growth unless adjustments are made to zoning and development strategies.

To maintain alignment with population growth trends observed from 2000 to 2020, New Berlin would require an increase of an additional 757 housing units by 2030. Factoring in the existing deficit of 336 units from the previous growth period, the total demand for housing units by 2030 would amount to 1,094. Given that we are already in 2025, it is evident that the city is lagging in fulfilling its housing supply requirements.



To meet future housing demands, particularly those of younger, non-family households (whose percentage increased from 17.51% to 24.26% between 1990 and 2000), the report suggests revising zoning regulations to reduce development time

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and costs. Modifications such as rezoning, decreasing lot sizes or streamlining the approval process could foster a more affordable and efficient development environment.

The lack of multifamily housing, as highlighted by both the Comprehensive Plan and the Housing Affordability Report, underscores the importance of revising zoning regulations to accommodate more high-density residential projects. This change would support the city's goals for diversifying housing options, meeting affordability needs, and fostering a more balanced housing supply that accommodates both family and non-family households. The proposed development, The Edge at New Berlin, is well-positioned to address these challenges by providing the necessary density and affordable rental options, helping the city meet its housing demand while supporting sustainable growth and diversity.

Highest and Best Use

In evaluating the best and highest use of this site, it is crucial to assess not only the zoning and current market conditions but also the long-term benefits to the community and the surrounding environment. The decision between industrial and mixed-use multifamily development hinges on factors such as traffic impact, environmental considerations, community engagement, and economic feasibility. This analysis will explore the advantages of multifamily development over industrial use, as well as assessing retail feasibility, highlighting key factors that make it the most advantageous option for this site and the broader New Berlin area.

- *Traffic and Infrastructure Strain*

  Industrial developments, particularly those within the M-1 Light Manufacturing and M-2 General Industrial districts, generate significant truck traffic (95 daily trips) due to shipping, deliveries, and freight operations. This creates added congestion, increased road maintenance costs, and heavier wear and tear on local streets.

  Multifamily developments, in contrast, generate predictable and lower-impact traffic patterns (5 daily trips), primarily composed of passenger vehicles rather than large trucks. This results in less noise, fewer emissions, and reduced strain on infrastructure, making it a better fit for the existing road network.

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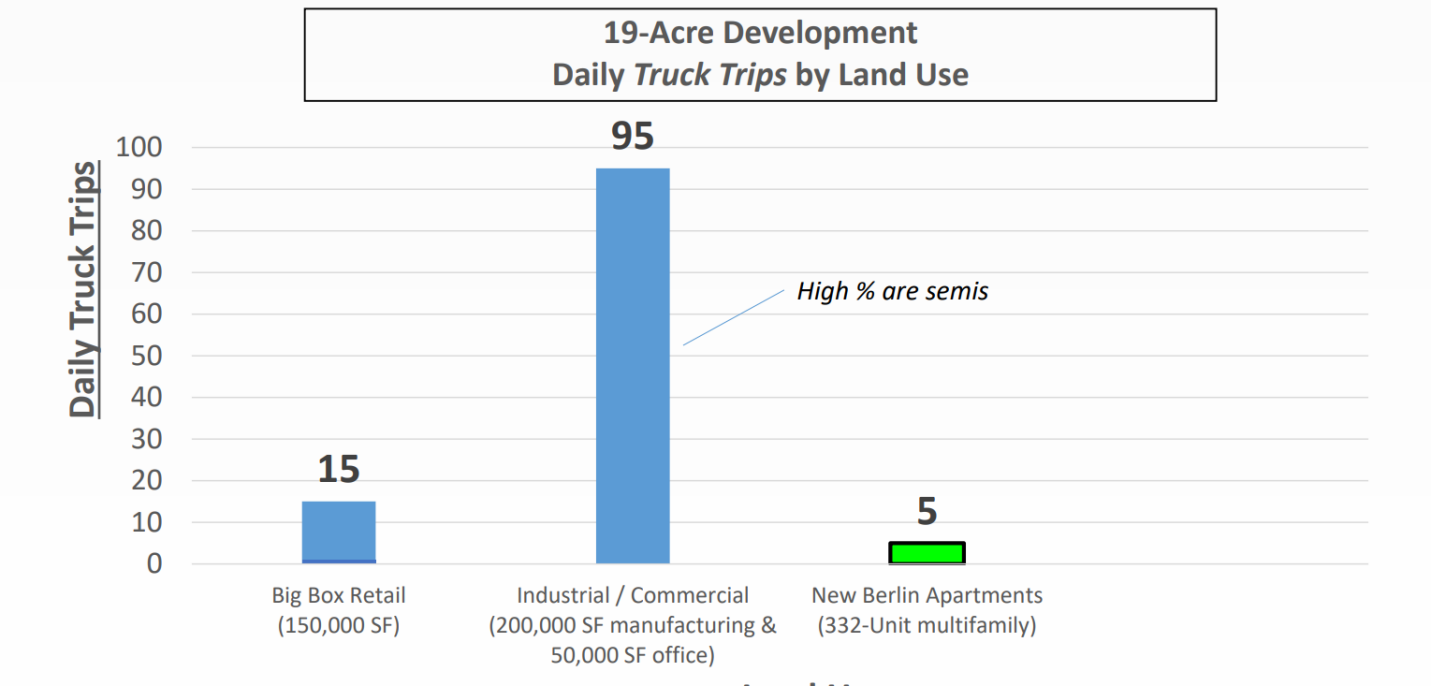

- *Noise and Environmental Concerns*

Industrial users permitted under M-1 and M-2 zoning often include metal fabrication, food and beverage production, and paper goods manufacturing, all of which create noise, odors, and industrial emissions that could negatively impact surrounding properties. Additionally, industrial sites require large impervious surface areas for parking, loading docks, and outdoor storage, leading to reduced greenspace and increased stormwater runoff.

Multifamily development, by contrast, maintains a quieter and cleaner environment with enhanced landscaping, green spaces, and stormwater management features, which contribute to the overall aesthetics and sustainability of the area.

- *Architectural Quality and Visual Impact*

The M-3 Business Park Development District allows for industrial buildings constructed with precast masonry, manufactured cementitious siding, and metal paneling. These materials, while durable, often result in monolithic warehouse-style buildings with limited architectural variation, making them less visually appealing compared to residential development.

Multifamily buildings, in contrast, utilize higher-quality materials, varied rooflines, and pedestrian-friendly design elements, leading to a more aesthetically pleasing and human-scaled development. Additionally, residential projects often incorporate landscaping, tree preservation, and community amenities, which contribute positively to the surrounding environment.

- *Community Input and Public Review*

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One of the most significant differences between industrial and multifamily development is the level of public oversight and community engagement throughout the approval process.

- Industrial Development Process:
    - Rezoning application (one public hearing)
    - Final use approval

Once an industrial user secures zoning approval, there is limited opportunity for public feedback or design modifications before construction. This streamlined process means the community has less influence over site design, traffic mitigation, or architectural aesthetics.

- Multifamily Development Process:
    - Neighborhood Meeting 1 – 1/27 (Public feedback opportunity)
    - Concept Plan – Plan Commission Hearing – 2/12 (Formal review)
    - Concept Plan 2 – Plan Commission Hearing – 6/2 (Formal review)
    - Architectural Review Board Review (Ensuring high-quality design)
    - Comprehensive Plan / PUD Application
    - Plan Commission Public Hearing – (Public hearing)
    - Plan Commission Vote
    - Common Council Vote
    - Architectural Review Board Approval(Ensuring high-quality design)
    - Final Use Approval
    - Development Agreement Negotiation (Establishing project commitments)

The multifamily process allows for multiple points of public input, design refinement, and municipal oversight, ensuring the final product is well-integrated into the community and addresses local concerns. In contrast, an industrial user could move forward with minimal community engagement and flexibility, potentially leading to undesirable land use outcomes.

- *Market and Economic Feasibility*

Industrial Development: While there is demand for industrial properties in some markets, this site may not be ideal due to its lack of direct access to major highways or logistics hubs, limiting its appeal to industrial tenants.

Multifamily Development: The demand for housing remains high in many areas. Multifamily projects provide stable, long-term tax revenue, avoid the economic volatility associated with industrial tenants, and offer a sustainable solution to housing needs.

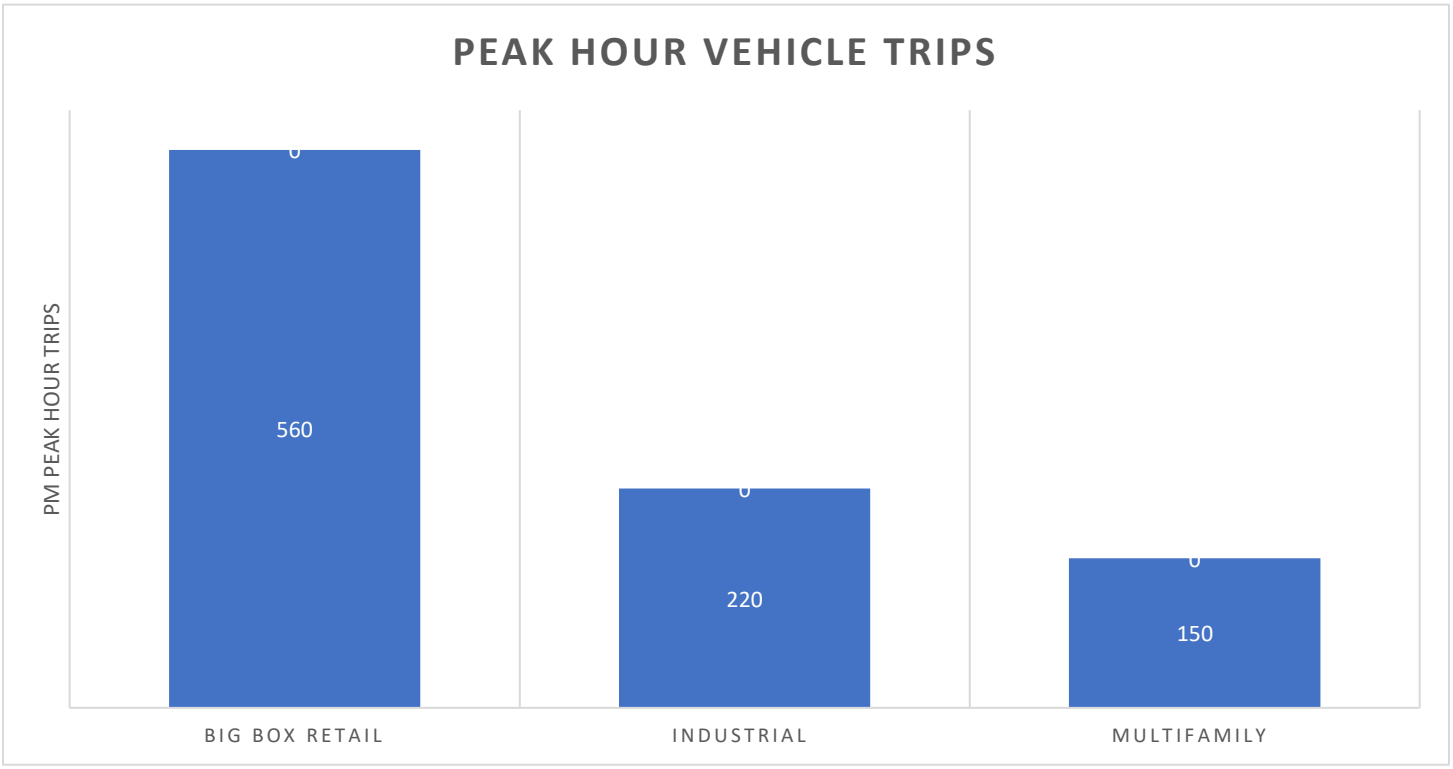
While industrial development is permitted under current zoning, it presents challenges regarding traffic, environmental impact, aesthetics, and public input. Multifamily development, in contrast, offers a more sustainable, community-oriented solution that generates stable tax revenue, reduces infrastructure strain, and enhances the quality of life for local residents. Given the market conditions and the complexities of rezoning for industrial use, multifamily development represents the best option for both the site and the surrounding community.

Traffic

To support the project's traffic analysis, several previously completed studies and roadway design plans have been reviewed. These highlight the expected traffic impacts and improvements in the surrounding area. The Briohn Industrial Traffic Impact Analysis (TIA), along with the Section 34 Comprehensive Plan and the completed improvements to Woods Edge Road, demonstrate a comprehensive approach to managing traffic in this region. These plans align with the broader regional transportation goals outlined in the Section 35 Comprehensive Plan, ensuring that the project will integrate smoothly into the existing infrastructure.

Additionally, the County O/Moorland Corridor Study and the ongoing 4-Lane Expansion project (from County HH to Grange Avenue) are key components of the area's traffic planning. These efforts are expected to accommodate future growth and the additional traffic generated by developments like this one.

The recently completed New Berlin Apartments Traffic Update provides trip generation estimates for the proposed residential development and compares it to other potential land uses for the site. Previous studies had assumed a large retail use for analysis purposes. The Institute of Transportation Engineers (ITE) Trip Generation Manual, a nationally recognized resource for Traffic Impact Analyses (TIAs), was used to estimate development traffic. The ITE database, which compiles hundreds of land uses and thousands of studies, shows that a low-rise multifamily development (defined as no more than three stories) (ITE Land Use Code 220) with 324 units is expected to generate 117 trips during the morning peak hour and 150 trips during the weekday evening peak hour. The apartments are expected to generate significantly fewer vehicular and truck trips than other assumed uses, such as big box retail or industrial/commercial.



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When compared to other possible land uses for the site, such as a 150,000-square-foot big-box retail center or 200,000 square feet of industrial/commercial space, the apartment development results in much lower traffic impacts, especially during evening peak hours. The majority of apartment traffic (65%) is anticipated to come from the north, which aligns with the location of major employment centers to the north and northeast of the site, including the nearby freeway interchange. The remaining site traffic is expected to use College Avenue (15% east, 10% west) and Moorland Road (10% south). Overall, the development is projected to have a minimal impact on the adjacent street network, with only a 2-3% increase in traffic along College Avenue.

Moreover, the recent completion of Woods Edge Road and the planned expansion of Moorland Road were designed to handle significant traffic increases, including those anticipated from potential retail uses on the development site. The existing and future roadway infrastructure is expected to have ample capacity to accommodate the relatively low volume of traffic from the apartment development. As College Avenue and Moorland Road are county highways, traffic information has been shared with Waukesha County, and no additional improvements are needed beyond those already planned in the corridor study.

An analysis of local employment trends shows that the majority of jobs in the area are concentrated to the north and northeast, particularly in Brookfield and Milwaukee, with significant employment in sectors such as healthcare, manufacturing, finance, insurance, technology, and hospitality. Within a three-mile radius of the proposed site, 48.4% of residents are employed within 10 miles, with the majority commuting toward Milwaukee, West Allis, and Wauwatosa. As such, the development is unlikely to significantly increase traffic along College Avenue.

The site benefits from excellent access to major employment hubs, including the Westridge, New Berlin, and Muskego Industrial Parks, the Bluemound Road Corridor, the Milwaukee Regional Medical Center, and Downtown Milwaukee. In total, there are 14,600 jobs within a 3-mile radius, and over 440,000 jobs are accessible within an average 22-minute commute.

To ensure an accurate traffic impact analysis, and address traffic concerns, we are conducting additional studies since the first neighborhood meeting to gather more information about the project's potential effects. One key study in progress is the Moorland Road Intersection Analysis. This includes collecting current intersection turning movement data at the intersections of Moorland Road with Woods Edge Road and College Avenue. We are also performing an operational analysis of these intersections under both existing and post-development conditions. Additionally, we are documenting the level of service at these intersections, both with and without the development, and measuring the incremental change in traffic due to the proposed development.

A College Avenue Analysis is also being conducted to assess potential impacts in greater detail. This study includes the collection of weekday daily (24-hour) traffic counts along College Avenue at two locations—one east and one west of Moorland Road—using video collection technology. One-hour AM and PM intersection turning movement counts will be gathered at the intersections of College Avenue with Small Road and Sunny Slope Road. The study will compare daily traffic levels to the capacity of the two-lane roadways and determine the intersection level of service at the College/Small and College/Sunny Slope intersections under three scenarios: (i) Year 2027 background volumes, including the planned Kirkland Crossing, (ii) Year 2027 background volumes plus the apartment development, and (iii) Year 2027 background volumes plus potential industrial or retail development. While we expect minimal traffic impacts from the apartment development along College Avenue, this additional analysis is being conducted to address concerns from neighbors regarding the need for further roadway assessment.

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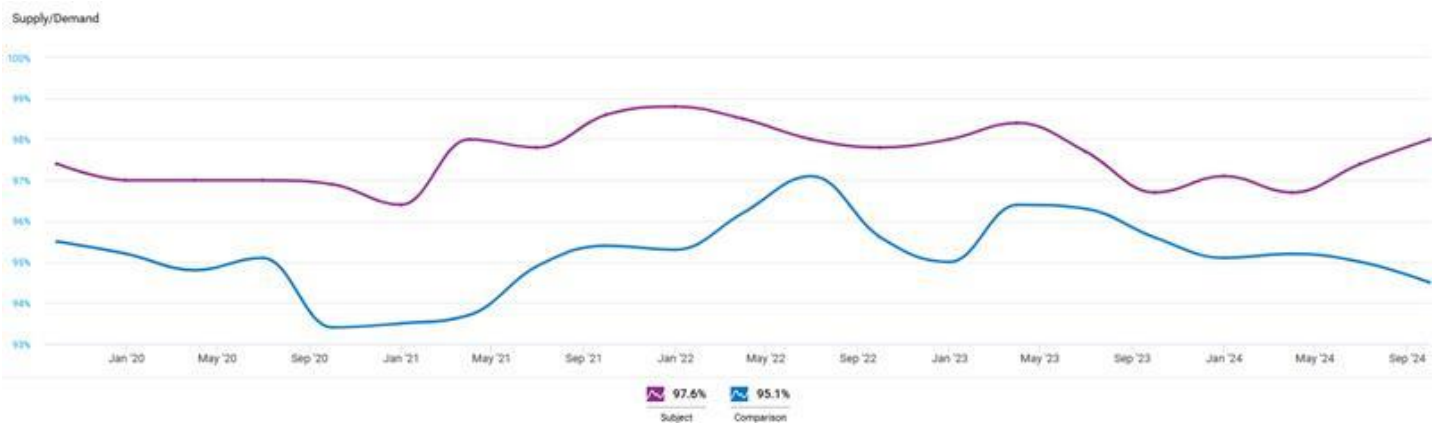
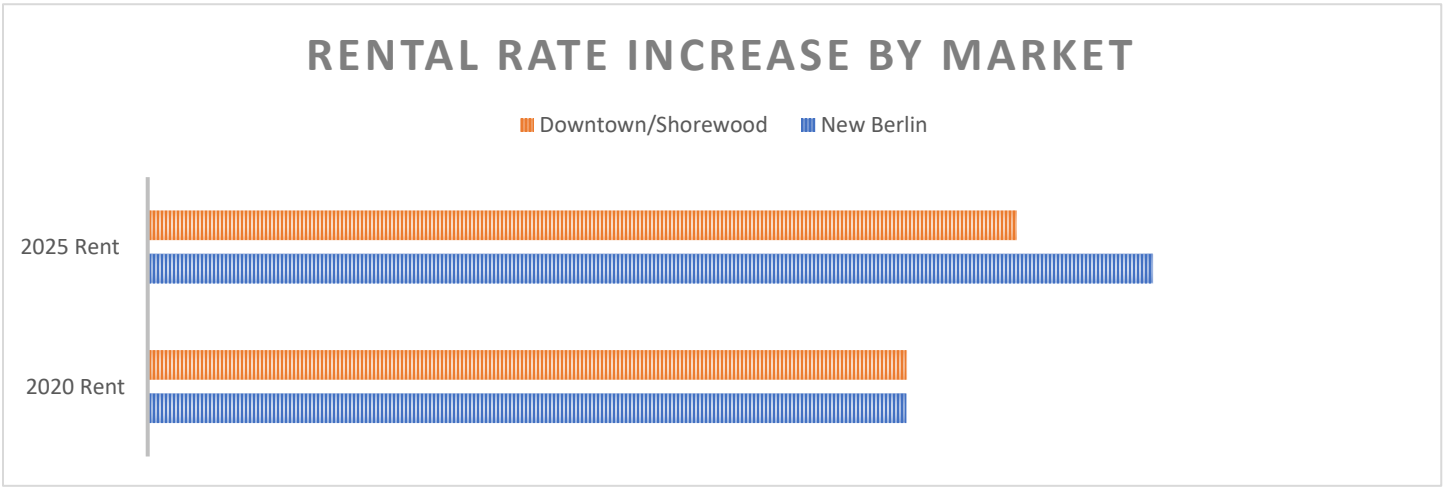
Market Fundamentals

Supply & Demand

New Berlin and the broader Milwaukee metro area exhibit strong market fundamentals that support this proposed residential development. Despite consistent demand for rental housing, New Berlin has seen minimal new multifamily construction, with five comparable rental communities averaging a vintage of 1997. This lack of modern housing options has contributed to an unsustainably high occupancy rate of 97% across 892 units, well above a balanced market. Historically, Milwaukee has ranked third among the top 50 U.S. markets with an average occupancy rate of 96.6% over the past decade, underscoring the region's overall housing demand. Below is a graphic showing the average occupancy of New Berlin (top line), compared to Milwaukee (bottom line).



New Berlin's limited housing supply has resulted in an average annual rent increase of 5.8% over the past five years. In comparison, areas such as Downtown Milwaukee and Shorewood have experienced a more moderate growth rate of only 2.75%. This is largely due to the greater availability of housing in those areas, which has helped keep rent increases in check. Consequently, renters in New Berlin now face a cost of living that is 15.75% higher than that of the broader Milwaukee Metropolitan Statistical Area (MSA).



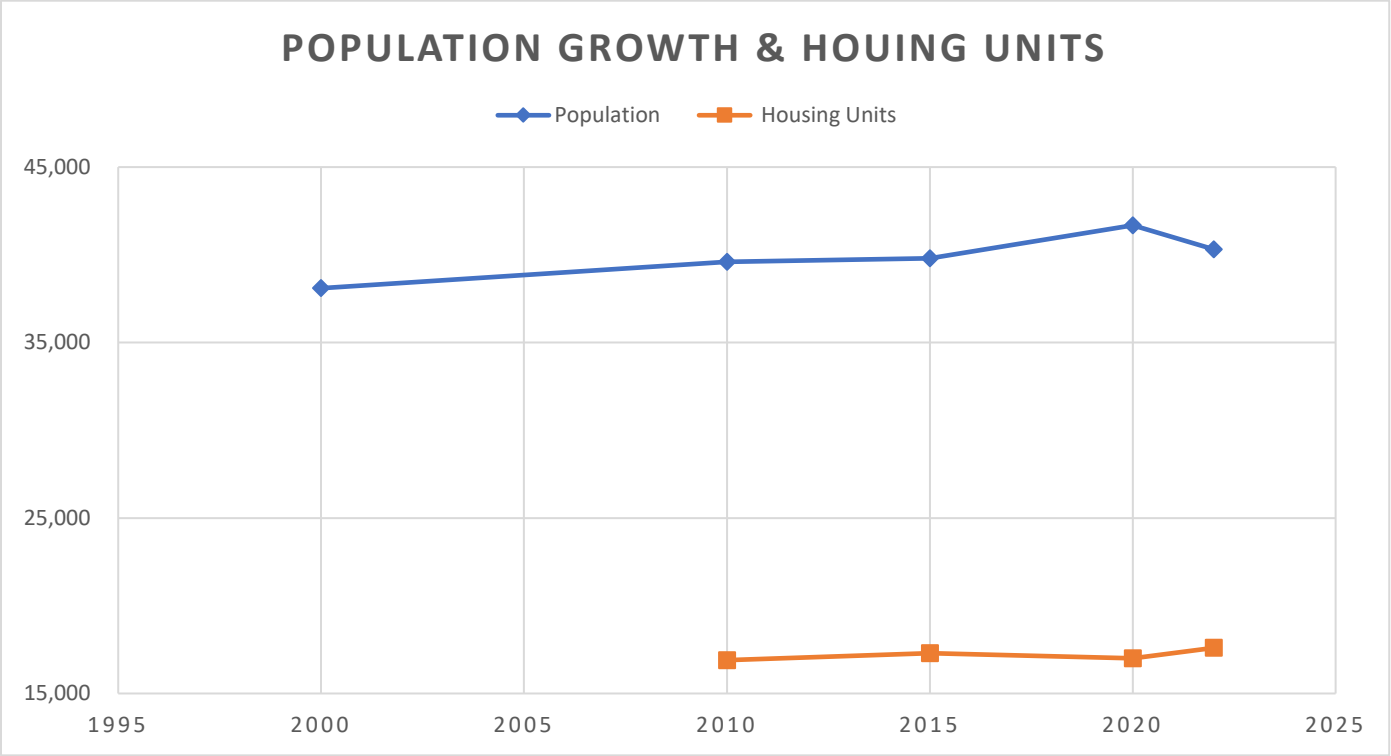
This affordability challenge extends beyond renters—without additional housing, New Berlin risks long-term negative consequences:

- *Increased Tax Burden on Homeowners*

A lack of new multifamily development shifts the tax burden disproportionately onto existing homeowners. Multifamily housing diversifies the city's tax base, reducing the pressure on single-family homeowners to fund city services and infrastructure.

- *Workforce and Economic Growth at Risk*

High housing costs push younger professionals and workforce talent to more affordable areas, making it harder for New Berlin businesses to attract and retain employees. Over time, this stagnation leads to reduced economic activity and fewer services available to residents.



The correlation between population growth and housing units in New Berlin is clear. As shown in the chart, when population declined, there were more available housing units, suggesting that a lack of new development discourages growth rather than stabilizing it. If the city continues to restrict multifamily housing, it risks repeating this trend—forcing residents to seek housing elsewhere and weakening the local economy.

- *Rising Home Prices and Barriers to Ownership*

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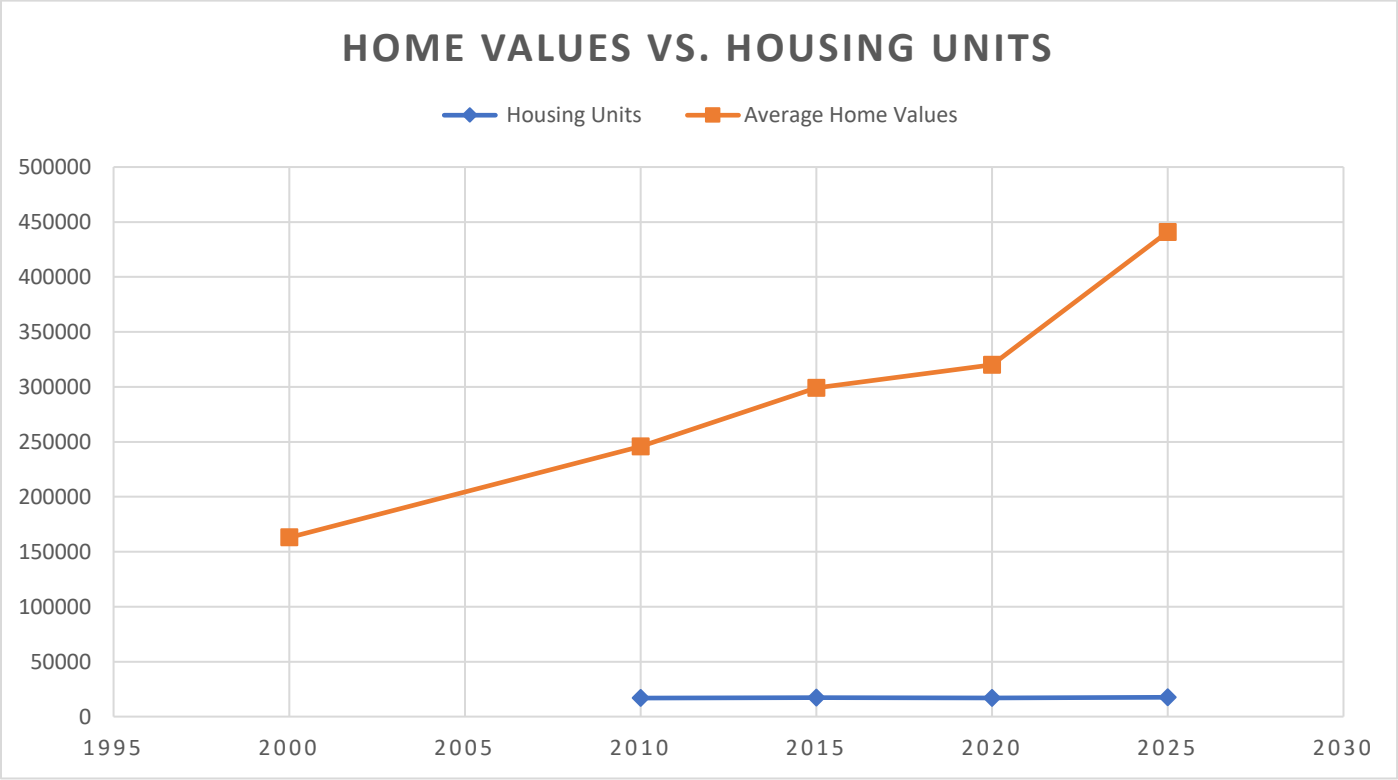
When rental options remain scarce, demand for homeownership accelerates, further driving up home values and making it even harder for first-time buyers to enter the market. Without balanced housing supply, New Berlin risks becoming increasingly inaccessible to young professionals and middle-income families. A renter paying 15.75% more to live in New Berlin compared to other Milwaukee metro communities is effectively losing $3,000 annually. Faced with this financial reality, many will choose to relocate to more affordable areas rather than absorb the unnecessary cost premium. As more renters leave, local businesses will suffer from decreased spending, and New Berlin will struggle to attract the workforce needed to sustain economic growth.



As the chart illustrates, New Berlin's average home values have continued to rise while the number of housing units has remained nearly flat. This dynamic has placed additional financial pressure and tax burden on existing and future potential residents, making homeownership less accessible and further increasing demand for rental housing. Without new multifamily development, the imbalance between supply and demand will continue to drive up housing costs, making it harder for young professionals and middle-income families to stay in the community.

The most effective way to maintain affordability and economic vibrancy is to increase housing supply. A well-planned, high-quality multifamily development will not only address existing market demand but will also contribute to a sustainable, balanced housing market that benefits both renters and homeowners.

Resident Demographics

Across Continental's current portfolio, residents exhibit a median household income of $90,000 and an average household income of $104,000. The proposed community is expected to add approximately 583 residents, with an average household size of 1.8 residents per unit. The primary renter demographic consists of young professionals (ages 20-34) and empty

nesters (ages 50+), both of whom value high-quality housing options with modern amenities and a strong sense of community.

Younger renters seek the convenience of a professionally managed property with shared amenities, while empty nesters often downsize from single-family homes but want to remain in the area near family, friends, and familiar businesses. This mix of demographics ensures that the community remains vibrant, engaged, and economically active, benefiting local businesses and service providers.

By offering a rent-to-income ratio of just 20%, significantly lower than the 32% housing burden of homeownership, this development provides an attainable and sustainable housing option for those who wish to live in New Berlin but are currently priced out due to the lack of modern rental supply.

School Age Children

The demographic trends in New Berlin, as outlined in the comprehensive plan, reveal a significant shift in household sizes, with a marked decrease in the percentage of larger households. Between 1990 and 2000, the proportion of households with three, four, and five people declined from 19%, 20.72%, and 8.25% to 16%, 17%, and 6.59%, respectively. This reduction in household size contributed to a drop in the average household size, from 2.86 persons in 1990 to 2.45 persons in 2000.

This change in household composition has notable implications for the number of school-age children in the community. As household sizes shrink, the number of children per household is likely decreasing, which could influence the demand for school facilities and services. The growing trend of smaller households suggests a potential decrease in the number of school-aged children, which may lead to a reduced need for certain educational resources. However, if the community aims to attract younger families to support local schools, it will be essential to address the demand for affordable, family-friendly housing options—especially as the area continues to grow and evolve in the coming decades.

The proposed unit mix for the project includes 162 studios and one-bedroom units, which are typically favored by single professionals or couples without children. In the current work-from-home environment, many residents in two-bedroom units are utilizing the second bedroom as a home office, further reducing the number of school-aged children per unit. However, the 27 three-bedroom units are anticipated to house a higher proportion of families with children.

Drawing on data from similar communities, we estimate that this development will add approximately 45-55 school-aged children, a figure consistent with comparable properties. Significantly, multifamily housing can play an important role in stabilizing local school enrollment, ensuring that districts with capacity concerns remain properly utilized.

How Multifamily Housing Supports Schools:

- *Maintaining Enrollment Levels*

Many suburban school districts, including those in New Berlin, face long-term enrollment declines as household sizes shrink and older homeowners remain in place. This development would introduce new families to the area, helping schools maintain stable class sizes and funding levels.

- *Increasing School Funding*

Property taxes from multifamily developments directly contribute to school funding. Because apartments generate tax revenue while housing fewer students per home than single-family homes, they provide a net fiscal benefit to the district.

- *Attracting and Retaining Young Families*

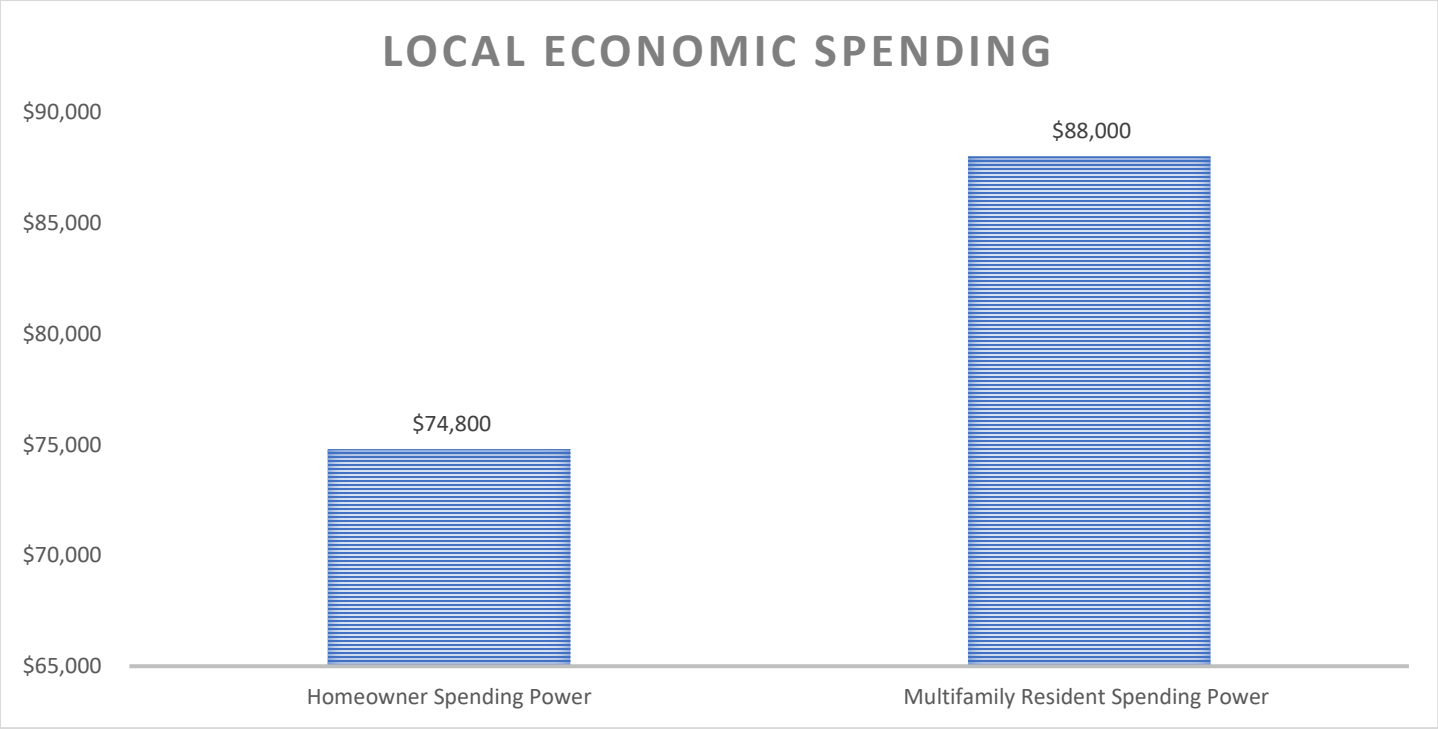
Without attainable rental housing options, many young families seeking a foothold in New Berlin will be forced to relocate elsewhere, leading to further school enrollment declines over time. Offering high-quality rental options ensures that the city remains an attractive and accessible place to live for future generations.

By expanding housing opportunities in New Berlin, this development will support the long-term health of local schools and strengthen the community by maintaining a balanced population of residents across all life stages.

Community & Economic Benefits

New Berlin's housing market demonstrates the increasing pressure on supply, with a median home price of $437,000 within a three-mile radius and a median household income of $110,000. Despite the financial ability to purchase, many residents choose to rent due to lifestyle preferences, flexibility, and affordability.

This proposed development offers an attractive alternative, with a rent-to-income ratio of just 20%, compared to the 32% housing burden of homeownership. Renting in this community would save residents an estimated $1,100 per month, or over $13,000 annually, compared to purchasing a home. This additional disposable income fuels local spending, strengthens area businesses, and contributes to New Berlin's economic growth.



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The financial and economic impact of the development extends beyond resident savings. Over the course of development, construction, and operation, the community will:

- Generate 191 jobs, including five full-time, on-site management positions.
- Contribute an estimated $26.9 million in annual local spending, supporting restaurants, retail, and service businesses.
- Attract high-income renters, with similar developments in Madison and Milwaukee seeing median household incomes exceeding $100,000 per year.

Tax Analysis

The site is located within a Tax Increment District (TID) that expires in 2037. Since the site is in a TID, the City will directly receive the financial benefit of the tax increment generated by this development. The projected approximately $9.3 million in tax increment, approximately $900,000 in annual taxes compared to the current $500 annually that the property is generating, will flow directly into the City's coffers, rather than being shared with other taxing entities. This gives the City additional flexibility to allocate funds toward crucial services like infrastructure, schools, parks, and protective services. Importantly, this proposal does not request TIF assistance, ensuring that the City will receive the full benefit of the tax increment without upfront financial commitments.

The TID is set to expire in 2037. If the City does not secure the full tax increment benefit before then, it risks losing out on future revenue. Without the TID in place, any new development will not qualify for similar incremental funding for public services and infrastructure. This situation could limit the City's ability to finance long-term projects, possibly leading to a greater dependence on other revenue sources, such as property tax increases or alternative funding mechanisms, which may be less predictable and reliable.

For comparison, an industrial user, if one could be secured, would generate only $3.3 million in tax increment, assuming no TIF assistance is requested (which is not guaranteed). Even so, industrial users often require significant incentives, which may reduce their net contribution to the City's tax base. Compared to the $9.3 million generated by the multifamily proposal, and a guarantee that no TIF assistance is required.

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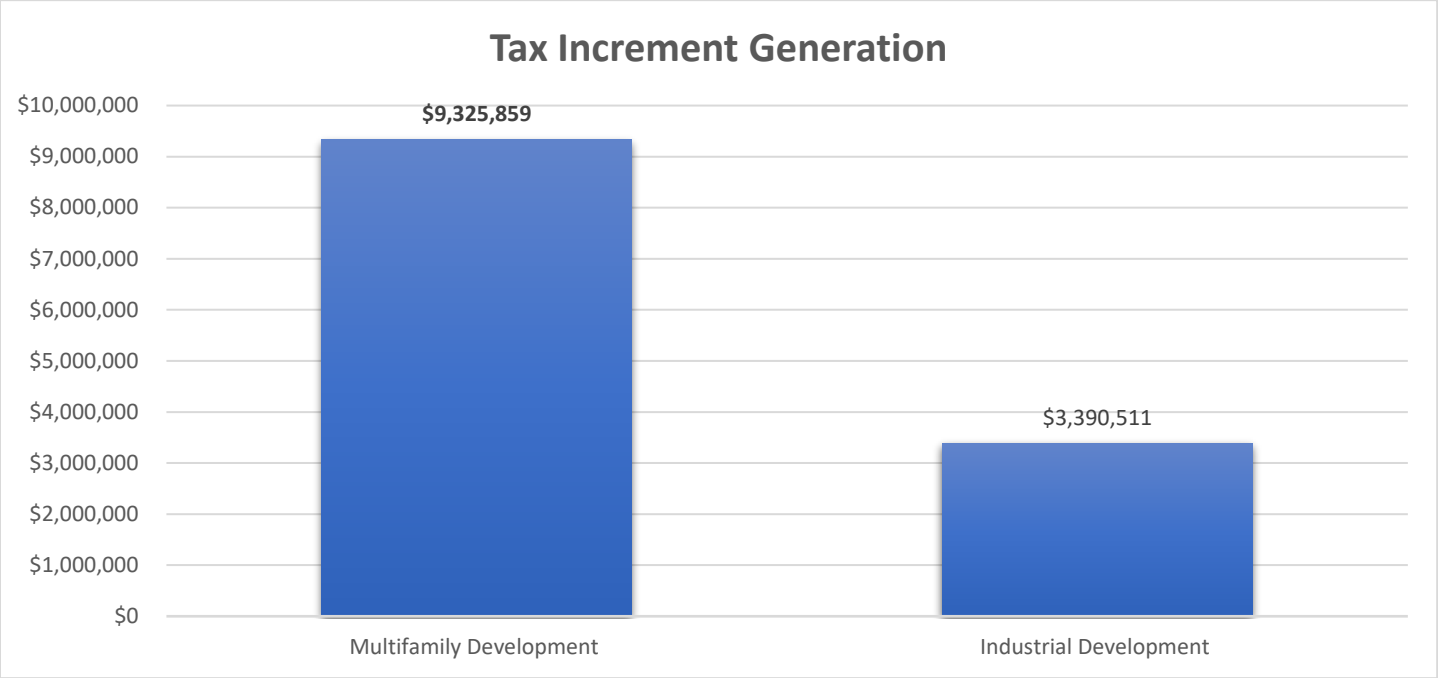

Additionally, the multifamily development would contribute $750,000 in impact fees for public services, further supporting the City's infrastructure needs.

To illustrate the benefits of the city securing the full tax increment, we present a potential scenario related to schools. In 2020, the average tax burden per school-age child in New Berlin averaged 4,430 annually. With an estimated 50 school-age children anticipated, this would lead to a total tax burden of approximately $2.2M for the life of the TIF. However, even after accounting for this tax burden, the city is projected to net $7.1 million in tax revenue from the development. This underscores a significant financial gain despite the possible increase in school-related expenses.

In summary, this multifamily development offers substantial, guaranteed financial benefits to the City without requesting TIF assistance, while also contributing to public services and infrastructure. If the City does not take advantage of this opportunity and generate tax increment from this development before 2037, it risks losing out on a valuable funding source that could be used to support schools, infrastructure, and other community services.

Conclusion

In the short term (0-5 years), as more people move farther away yet continue to commute into the municipality for work, traffic congestion worsens, leading to increased road maintenance costs. Public transportation, if available, becomes overburdened, resulting in delays and higher operational expenses. The housing market experiences a significant shift, with demand outpacing supply, causing sharp price increases for both homes and rents. This situation forces young professionals, first-time homebuyers, and middle-income families to seek housing elsewhere, while long-time residents struggle to downsize due to limited affordable options. As housing becomes increasingly unaffordable, local businesses suffer from workforce shortages, particularly in service industries reliant on moderate-wage employees who can no longer afford to live nearby. Consequently, economic growth stagnates as businesses either reduce hours, postpone expansion, or relocate to areas with more accessible housing options. Neighboring municipalities that embrace multifamily

development benefit from an influx of residents, businesses, and tax revenue, further exacerbating the economic decline of the anti-growth municipality. Without new development, tax revenue growth slows, leading to budget shortfalls and potential service cuts. This could result in property tax hikes for existing homeowners, creating political backlash.

Looking to the long term (5-20+ years), persistent housing shortages and the exodus of young professionals and families lead to a less economically dynamic community, with schools facing declining enrollment and possible closures. The local population may stagnate, reducing investment and making the area less attractive for new development. As businesses struggle to find a stable workforce, they may relocate to regions with better housing options, shrinking the commercial tax base and placing additional financial strain on homeowners. The municipality risks losing its competitive advantage, with larger employers choosing to bypass the area for more development-friendly locations. Meanwhile, traffic congestion, road wear, and pollution worsen as workers commute from farther away, increasing the need for costly road maintenance and exacerbating environmental concerns. Without new multifamily development, the community's aging housing stock becomes increasingly outdated and difficult to maintain, leading to deferred maintenance issues and declining property values. Over time, the area risks becoming a stagnant "bedroom community," characterized by limited economic activity and reduced vibrancy in retail and local amenities. This situation leaves the municipality increasingly dependent on a shrinking base of homeowners to fund public services, further limiting its potential for growth and prosperity.

In conclusion, by proactively managing growth and embracing balanced development, municipalities can secure a stronger, more resilient future. Thoughtful integration of market-rate multifamily housing offers an opportunity to maintain an affordable and competitive housing market, which, in turn, retains residents and attracts new talent. This approach supports local businesses by ensuring a stable workforce, grows the tax base to fund essential public services without placing a burden on existing residents, and mitigates long-term congestion by positioning housing closer to job centers. Additionally, this development encourages reinvestment in neighborhoods, preserving the community's vibrancy and economic strength.

We believe this proposal aligns closely with New Berlin's growth goals, providing a sustainable path forward. By diversifying the housing stock, we can attract a variety of residents and foster the economic vitality of the area. With careful attention to design, landscaping, and community impact, this project will not only address the need for quality housing but also enhance New Berlin's unique character. Furthermore, it can serve as a catalyst for future investment, attracting new services and amenities that will enrich the lives of all residents.

This development is a critical step toward supporting responsible, sustainable growth for New Berlin. We appreciate your consideration of this development opportunity and look forward to collaborating with the City of New Berlin on this exciting opportunity. Please feel free to reach out with any questions or for further discussion.

Sincerely,

Katie Skelton, Development Director
Continental 876 Fund, LLC
(262) 442- 5106
kskelton@cproperties.com

Exhibit A

Community Outreach Response Letter & Final Report Attached

Exhibit B



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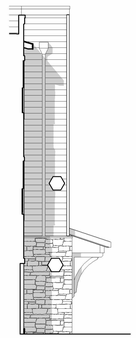
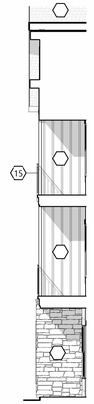
CONCEPT PLAN

NEW BERLIN - WISCONSIN

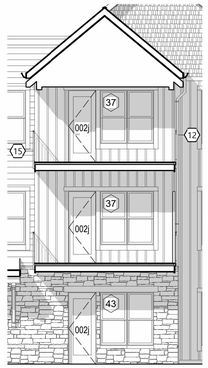
CONTINENTAL PROPERTIES



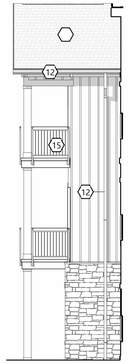
6 PARTIAL ELEVATION - F1
1/8" = 1'-0"



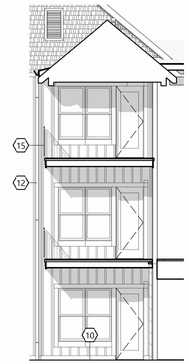
5 PARTIAL ELEVATION - F2
1/8" = 1'-0"



4 PARTIAL ELEVATION - F3
1/8" = 1'-0"



3 PARTIAL ELEVATION - F4
1/8" = 1'-0"



2 PARTIAL ELEVATION - F5
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES

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3. REFER TO EXTERIOR FINISH INDEX FOR MATERIAL/COLOR SPECIFICATIONS
4. REFER TO A-910 SERIES SHEETS FOR WINDOW AND LOUVER DETAILS.

MATERIALS LEGEND

1. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT B&B SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

2. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

3. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

4. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
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5. FIBER CEMENT LAP SIDING
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6. RIDGE VENT
COLOR TO MATCH ROOF SHINGLE

7. ASPHALT SHINGLE
MANUF.: XXX
HERITAGE SERIES - 30 YEAR
COLOR: XXX

8. FIBER CEMENT CORNER TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 3 1/2" x 3 1/2" CORNER TRIM

9. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 5 1/2" TRIM

10. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

11. FIBER CEMENT PVC TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

12. PREFINISHED 6" SEAMLESS 'K' STYLE ALUMINUM GUTTER w/ 4"x3" DOWNSPOUTS
MANUF.: XXX
COLOR: XXX

13. 8" SMOOTH ALUMINUM WRAPPED FASCIA
MANUF.: XXX
COLOR: XXX

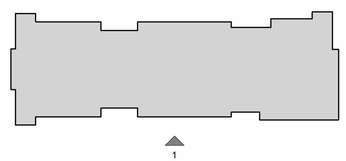
14. HOLLOW METAL DOOR (AT STAIR ENTRY)
MANUF.: XXX
COLOR: XXX

15. GUARDRAIL
VINYL-COATED, SOLID STEEL REINFORCED RAILINGS PER ELEVATIONS w/ CONCEALED FASTENERS.
COLOR: REFER TO OWNER'S FINISH SCHEDULE

LEGEND

- 11 WINDOW TYPE - SEE SHEET A600
- T PROVIDE TEMPERED GLASS IN DOOR OR WINDOW INDICATED
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.

KEY PLAN



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CONTINENTAL PROPERTIES
CONTINENTAL XXX FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

△	DESCRIPTION	DATE

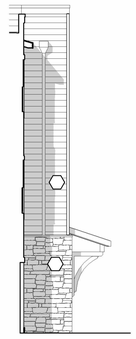
SHEET TITLE
EXTERIOR ELEVATIONS

PROPOSED DEVELOPMENT FOR:
SPRINGS PROTOTYPE
Enter address here

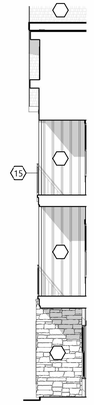
SEAL
NOT FOR CONSTRUCTION

DRAWING SET:
00000

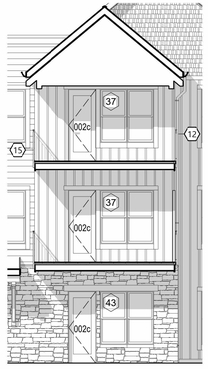
SHEET NUMBER
A200



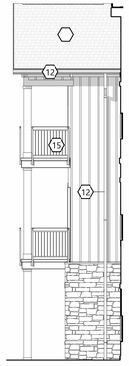
6 PARTIAL ELEVATION - F1
1/8" = 1'-0"



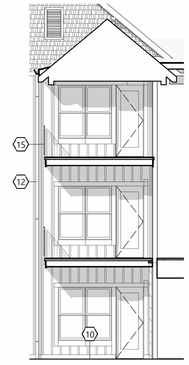
5 PARTIAL ELEVATION - F2
1/8" = 1'-0"



4 PARTIAL ELEVATION - F3
1/8" = 1'-0"



3 PARTIAL ELEVATION - F4
1/8" = 1'-0"



2 PARTIAL ELEVATION - F5
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

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4. REFER TO A-910 SERIES SHEETS FOR WINDOW AND LOUVER DETAILS.

MATERIALS LEGEND

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MANUF.: XXX
STYLE: FIBER CEMENT B&B SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

2. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

3. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

4. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
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STYLE: FIBER CEMENT LAP SIDING
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7. ASPHALT SHINGLE
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HERITAGE SERIES - 30 YEAR
COLOR: XXX

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MANUF.: XXX
COLOR: XXX
DIM.: 3 1/2" x 3 1/2" CORNER TRIM

9. FIBER CEMENT TRIM
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COLOR: XXX
DIM.: 5 1/2" TRIM

10. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

11. FIBER CEMENT PVC TRIM
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COLOR: XXX

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COLOR: XXX

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COLOR: XXX

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COLOR: REFER TO OWNER'S FINISH SCHEDULE

LEGEND

- 1t WINDOW TYPE - SEE SHEET A600
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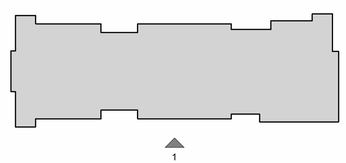
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.

KEY PLAN



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△	DESCRIPTION	DATE

SHEET TITLE
EXTERIOR ELEVATIONS

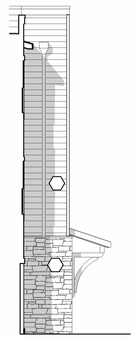
PROPOSED DEVELOPMENT FOR
SPRINGS PROTOTYPE
Enter address here

SEAL

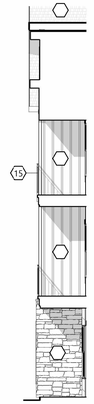
NOT FOR CONSTRUCTION

DRAWING SET:
00000

SHEET NUMBER
A200



6 PARTIAL ELEVATION - F1
1/8" = 1'-0"



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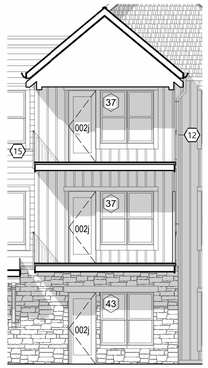

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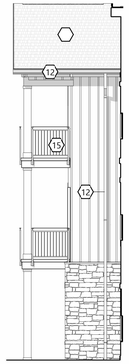

3 PARTIAL ELEVATION - F4
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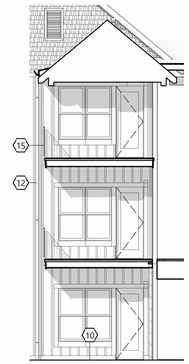

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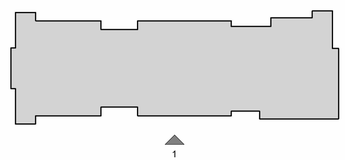
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.

KEY PLAN



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COLUMBUS, OH 43215
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CONTINENTAL PROPERTIES
CONTINENTAL XXX FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

△	DESCRIPTION	DATE

SHEET TITLE
EXTERIOR ELEVATIONS

PROPOSED DEVELOPMENT FOR:
SPRINGS PROTOTYPE
Enter address here

SEAL
NOT FOR CONSTRUCTION

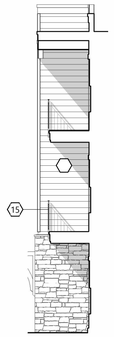
DRAWING SET:
00000

SHEET NUMBER
A200

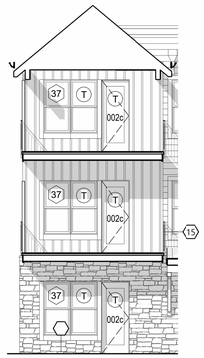




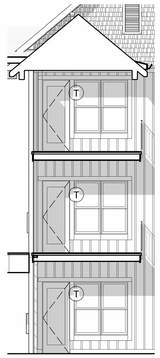
7 PARTIAL ELEVATION - B1
1/8" = 1'-0"



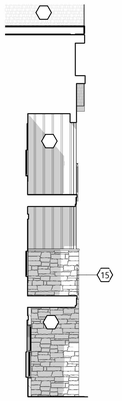
6 PARTIAL ELEVATION - B2
1/8" = 1'-0"



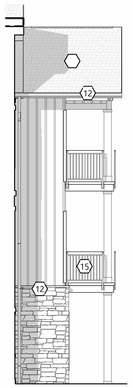
5 PARTIAL ELEVATION - B3
1/8" = 1'-0"



4 PARTIAL ELEVATION - B4
1/8" = 1'-0"

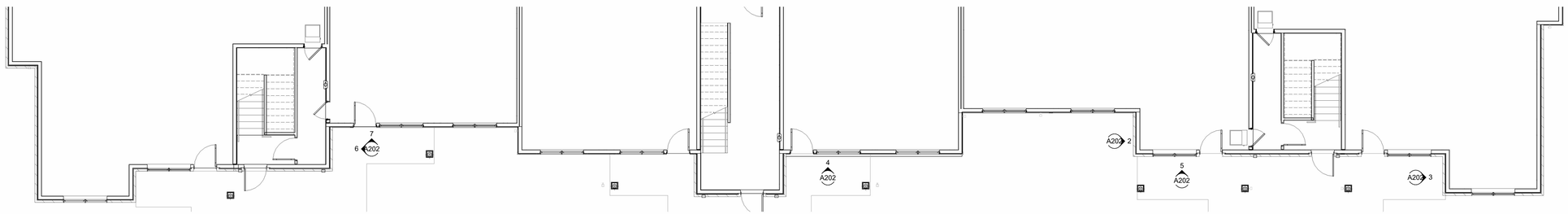


3 PARTIAL ELEVATION - B5
1/8" = 1'-0"



2 PARTIAL ELEVATION - B6
1/8" = 1'-0"





1 REAR ELEVATION
1/8" = 1'-0"

0' 1' 2' 4' 8'

ELEVATION GENERAL NOTES

1. FIRST FLOOR ELEVATION 100'= 733.55' ASL.
2. PAINT LOUVRES AND OTHER PENTRATIONS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
3. REFER TO EXTERIOR FINISH INDEX FOR MATERIAL/COLOR SPECIFICATIONS
4. REFER TO A-910 SERIES SHEETS FOR WINDOW AND LOUVER DETAILS.

MATERIALS LEGEND

1. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT B&B SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

2. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

3. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

4. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

5. FIBER CEMENT LAP SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

6. RIDGE VENT
COLOR TO MATCH ROOF SHINGLE

7. ASPHALT SHINGLE
MANUF.: XXX
HERITAGE SERIES - 30 YEAR
COLOR: XXX

8. FIBER CEMENT CORNER TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 3 1/2" x 3 1/2" CORNER TRIM

9. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 5 1/2" TRIM

10. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

11. FIBER CEMENT PVC TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

12. PREFINISHED 6" SEAMLESS 'K' STYLE
ALUMINUM GUTTER w/ 4"x3" DOWNSPOUTS
MANUF.: XXX
COLOR: XXX

13. 8" SMOOTH ALUMINUM WRAPPED FASCIA
MANUF.: XXX
COLOR: XXX

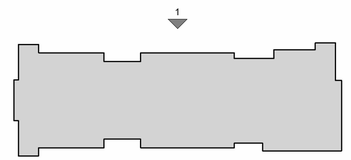
14. HOLLOW METAL DOOR (AT STAIR ENTRY)
MANUF.: XXX
COLOR: XXX

15. GUARDRAIL
VINYL-COATED, SOLID STEEL REINFORCED RAILINGS PER ELEVATIONS w/ CONCEALED FASTENERS.
COLOR: REFER TO OWNER'S FINISH SCHEDULE

LEGEND

- 1t WINDOW TYPE - SEE SHEET A600
- T PROVIDE TEMPERED GLASS IN DOOR OR WINDOW INDICATED
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.

KEY PLAN



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△	DESCRIPTION	DATE

SHEET TITLE
EXTERIOR ELEVATIONS

PROPOSED DEVELOPMENT FOR:
SPRINGS PROTOTYPE
Enter address here

SEAL

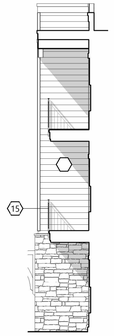
NOT FOR CONSTRUCTION

DRAWING SET:
00000

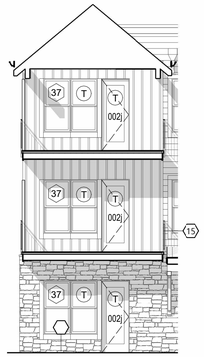
SHEET NUMBER
A202



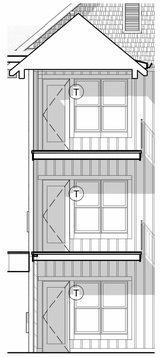
7 PARTIAL ELEVATION - B1
1/8" = 1'-0" 0' 1' 2' 4' 8'



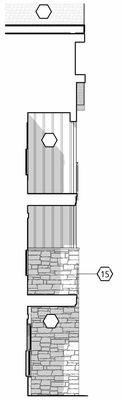
6 PARTIAL ELEVATION - B2
1/8" = 1'-0" 0' 1' 2' 4' 8'



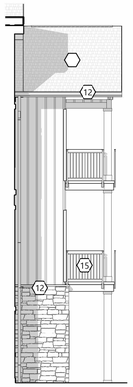
5 PARTIAL ELEVATION - B3
1/8" = 1'-0" 0' 1' 2' 4' 8'



4 PARTIAL ELEVATION - B4
1/8" = 1'-0" 0' 1' 2' 4' 8'

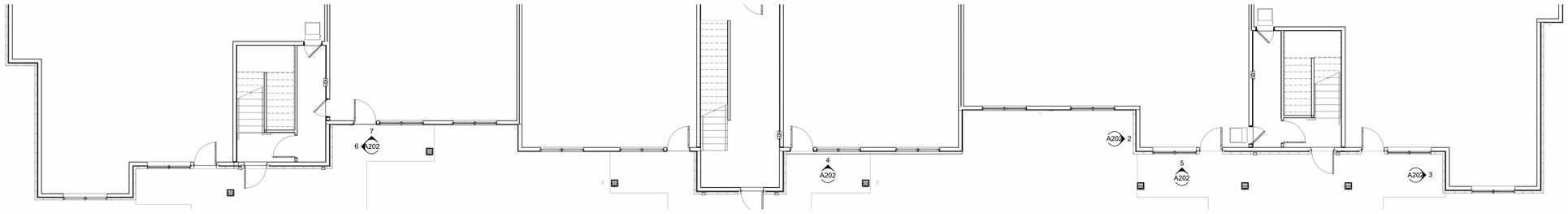


3 PARTIAL ELEVATION - B5
1/8" = 1'-0" 0' 1' 2' 4' 8'



2 PARTIAL ELEVATION - B6
1/8" = 1'-0" 0' 1' 2' 4' 8'





1 REAR ELEVATION
1/8" = 1'-0" 0' 1' 2' 4' 8'

ELEVATION GENERAL NOTES

1. FIRST FLOOR ELEVATION 100'= 733.55' ASL.
2. PAINT LOUVRES AND OTHER PENTRATIONS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
3. REFER TO EXTERIOR FINISH INDEX FOR MATERIAL/COLOR SPECIFICATIONS
4. REFER TO A-910 SERIES SHEETS FOR WINDOW AND LOUVER DETAILS.

MATERIALS LEGEND

1. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT B&B SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

2. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

3. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

4. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

5. FIBER CEMENT LAP SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

6. RIDGE VENT
COLOR TO MATCH ROOF SHINGLE

7. ASPHALT SHINGLE
MANUF.: XXX
HERITAGE SERIES - 30 YEAR
COLOR: XXX

8. FIBER CEMENT CORNER TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 3 1/2" x 3 1/2" CORNER TRIM

9. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 5 1/2" TRIM

10. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

11. FIBER CEMENT PVC TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

12. PREFINISHED 6" SEAMLESS 'K' STYLE ALUMINUM GUTTER w/ 4"x3" DOWNSPOUTS
MANUF.: XXX
COLOR: XXX

13. 8" SMOOTH ALUMINUM WRAPPED FASCIA
MANUF.: XXX
COLOR: XXX

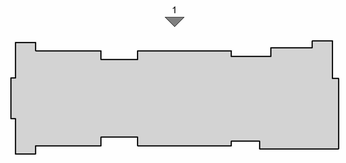
14. HOLLOW METAL DOOR (AT STAIR ENTRY)
MANUF.: XXX
COLOR: XXX

15. GUARDRAIL
VINYL-COATED, SOLID STEEL REINFORCED RAILINGS PER ELEVATIONS w/ CONCEALED FASTENERS.
COLOR: REFER TO OWNER'S FINISH SCHEDULE

LEGEND

- (11) WINDOW TYPE - SEE SHEET A600
- (T) PROVIDE TEMPERED GLASS IN DOOR OR WINDOW INDICATED
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.

KEY PLAN



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SHEET TITLE
EXTERIOR ELEVATIONS

PROPOSED DEVELOPMENT FOR
SPRINGS PROTOTYPE
Enter address here

SEAL
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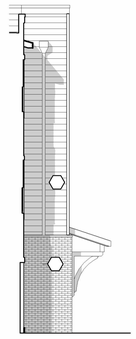
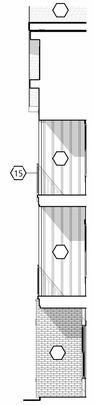
DRAWING SET:
00000

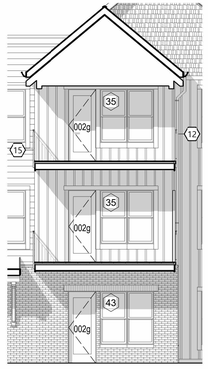
SHEET NUMBER
A202



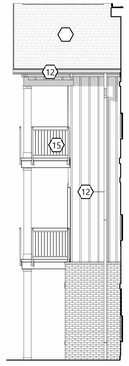
6 PARTIAL ELEVATION - F1
1/8" = 1'-0"



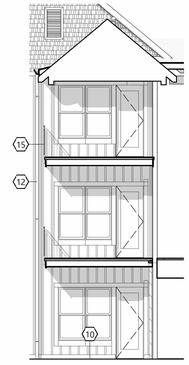
5 PARTIAL ELEVATION - F2
1/8" = 1'-0"



4 PARTIAL ELEVATION - F3
1/8" = 1'-0"



3 PARTIAL ELEVATION - F4
1/8" = 1'-0"



2 PARTIAL ELEVATION - F5
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. FIRST FLOOR ELEVATION 100'= 733.55' ASL.
2. PAINT LOUVRES AND OTHER PENTRATIONS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
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4. REFER TO A-910 SERIES SHEETS FOR WINDOW AND LOUVER DETAILS.

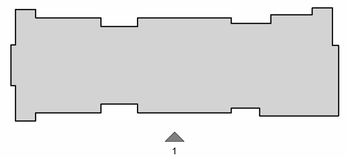
MATERIALS LEGEND

1	FIBER CEMENT B&B SIDING MANUF.: XXX STYLE: FIBER CEMENT B&B SIDING COLOR: XXX DIM.: .3125" THICK X 7" PROFILE	5	FIBER CEMENT LAP SIDING MANUF.: XXX STYLE: FIBER CEMENT LAP SIDING COLOR: XXX DIM.: .3125" THICK X 7" PROFILE	9	FIBER CEMENT TRIM MANUF.: XXX COLOR: XXX DIM.: 5 1/2" TRIM	13	8" SMOOTH ALUMINUM WRAPPED FASCIA MANUF.: XXX COLOR: XXX
2	FIBER CEMENT B&B SIDING MANUF.: XXX STYLE: FIBER CEMENT LAP SIDING COLOR: XXX DIM.: .3125" THICK X 7" PROFILE	6	RIDGE VENT COLOR TO MATCH ROOF SHINGLE	10	FIBER CEMENT TRIM MANUF.: XXX COLOR: XXX DIM.: 7 1/4" TRIM	14	HOLLOW METAL DOOR (AT STAIR ENTRY) MANUF.: XXX COLOR: XXX
3	SMOOTH FIBER CEMENT SIDING PANEL STYLE: FLAT PANEL SIDING COLOR: XXX DIM.: 4' x 8'	7	ASPHALT SHINGLE MANUF.: XXX HERITAGE SERIES - 30 YEAR COLOR: XXX	11	FIBER CEMENT PVC TRIM MANUF.: XXX COLOR: XXX DIM.: 7 1/4" TRIM	15	GUARDRAIL VINYL-COATED, SOLID STEEL REINFORCED RAILINGS PER ELEVATIONS w/ CONCEALED FASTENERS. COLOR: REFER TO OWNER'S FINISH SCHEDULE
4	SMOOTH FIBER CEMENT SIDING PANEL STYLE: FLAT PANEL SIDING COLOR: XXX DIM.: 4' x 8'	8	FIBER CEMENT CORNER TRIM MANUF.: XXX COLOR: XXX DIM.: 3 1/2" x 3 1/2" CORNER TRIM	12	PREFINISHED 6" SEAMLESS 'K' STYLE ALUMINUM GUTTER w/ 4"x3" DOWNSPOUTS MANUF.: XXX COLOR: XXX		

LEGEND

- 11 WINDOW TYPE - SEE SHEET A600
- T PROVIDE TEMPERED GLASS IN DOOR OR WINDOW INDICATED
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.

KEY PLAN



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SPRINGS PROTOTYPE
Enter address here

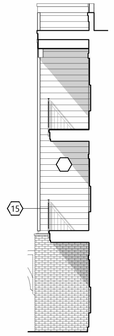
SEAL
NOT FOR CONSTRUCTION

DRAWING SET:
00000

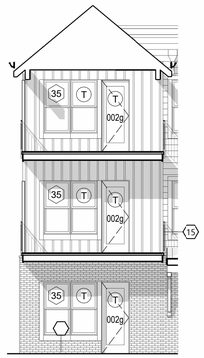
SHEET NUMBER
A200



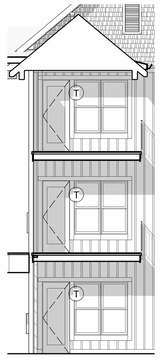
7 PARTIAL ELEVATION - B1
1/8" = 1'-0"



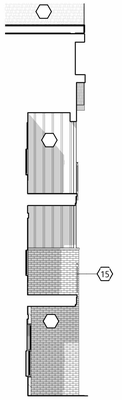
6 PARTIAL ELEVATION - B2
1/8" = 1'-0"



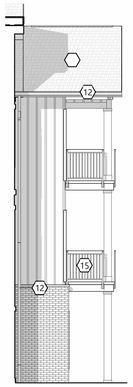
5 PARTIAL ELEVATION - B3
1/8" = 1'-0"



4 PARTIAL ELEVATION - B4
1/8" = 1'-0"

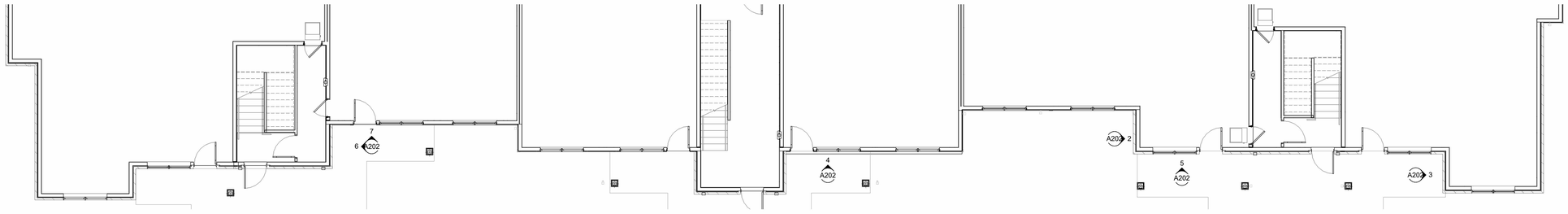


3 PARTIAL ELEVATION - B5
1/8" = 1'-0"



2 PARTIAL ELEVATION - B6
1/8" = 1'-0"





1 REAR ELEVATION
1/8" = 1'-0"

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STYLE: FIBER CEMENT B&B SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

2. FIBER CEMENT B&B SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

3. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

4. SMOOTH FIBER CEMENT SIDING PANEL
STYLE: FLAT PANEL SIDING
COLOR: XXX
DIM.: 4' x 8'

5. FIBER CEMENT LAP SIDING
MANUF.: XXX
STYLE: FIBER CEMENT LAP SIDING
COLOR: XXX
DIM.: .3125" THICK X 7" PROFILE

6. RIDGE VENT
COLOR TO MATCH ROOF SHINGLE

7. ASPHALT SHINGLE
MANUF.: XXX
HERITAGE SERIES - 30 YEAR
COLOR: XXX

8. FIBER CEMENT CORNER TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 3 1/2" x 3 1/2" CORNER TRIM

9. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 5 1/2" TRIM

10. FIBER CEMENT TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

11. FIBER CEMENT PVC TRIM
MANUF.: XXX
COLOR: XXX
DIM.: 7 1/4" TRIM

12. PREFINISHED 6" SEAMLESS 'K' STYLE ALUMINUM GUTTER w/ 4"x3" DOWNSPOUTS
MANUF.: XXX
COLOR: XXX

13. 8" SMOOTH ALUMINUM WRAPPED FASCIA
MANUF.: XXX
COLOR: XXX

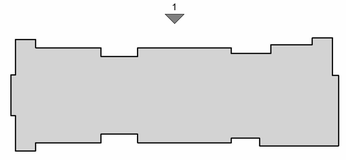
14. HOLLOW METAL DOOR (AT STAIR ENTRY)
MANUF.: XXX
COLOR: XXX

15. GUARDRAIL
VINYL-COATED, SOLID STEEL REINFORCED RAILINGS PER ELEVATIONS w/ CONCEALED FASTENERS.
COLOR: REFER TO OWNER'S FINISH SCHEDULE

LEGEND

- (11) WINDOW TYPE - SEE SHEET A600
- (T) PROVIDE TEMPERED GLASS IN DOOR OR WINDOW INDICATED
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.

KEY PLAN



meyers + associates
ARCHITECTURE · INTERIOR DESIGN
232 N. THIRD STREET, SUITE 300
COLUMBUS, OH 43215
614. 221. 9433
MEYERSARCHITECTS.COM

CONTINENTAL PROPERTIES
CONTINENTAL XXX FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

△	DESCRIPTION	DATE

SHEET TITLE
EXTERIOR ELEVATIONS

PROPOSED DEVELOPMENT FOR
SPRINGS PROTOTYPE
Enter address here

SEAL
NOT FOR CONSTRUCTION

DRAWING SET:
00000

SHEET NUMBER
A202


coffee shop









raSmith

CREATIVITY BEYOND ENGINEERING

MEMORANDUM

DATE: January 27, 2025

TO: Tammy Simonson, P.E., City of New Berlin
Nikki Jones, City of New Berlin

FR: Justin Schueler, P.E.
Shana Brummond, P.E., PTOE

CC: Katie Skelton, M.B.A., Continental Properties
Jason Mayer, PLS, Waukesha County
Matt Kocourek, P.E., raSmith

RE: Apartments at New Berlin Residential Development
Traffic Assessment
New Berlin, WI

INTRODUCTION

Continental Properties is proposing a residential development, known as *Apartments at New Berlin*, in the northwest quadrant of the S. Moorland Road (County Highway O) intersection with W. College Avenue (County Highway HH) in the City of New Berlin, as shown in Exhibit 1. The development will include 316 apartments in 11 separate buildings (located on the east half of the site) and 16 duplex units in 8 separate buildings (located in the northwest corner of the site). Significant wetlands cover a majority of the western half of the site and restrict further development. Three access points are proposed for the development site. Two driveways located along Woods Edge Drive will serve residents, and a third driveway located along College Avenue will be gated and utilized for emergency access only. A preliminary site plan is shown in Exhibit 2. A recent site aerial is shown in Exhibit 3.

The subject site has been analyzed for future development within two previously completed traffic impact studies (*Costco Wholesale Development TIA* dated June 20, 2014 and *Biohn Industrial Development TIA* dated July 25, 2017) and the traffic corridor study completed for the upcoming County O expansion project (planned for 2026). These studies have established future traffic estimates for the area, assumed a big-box retail user for the subject site, analyzed future traffic conditions and recommended roadway improvements.

raSmith has conducted a traffic assessment to estimate trip generation for the Apartments at New Berlin development, provide a trip generation comparison between the previously assumed and currently proposed land uses, summarize recently completed and proposed roadway network improvements in the vicinity of the development site, and assess the need for further study. This memorandum summarizes the procedures, findings, and recommendations of the traffic assessment.

TRIP GENERATION

Trip generation for the proposed Apartments at New Berlin development was estimated using the Institute of Transportation Engineer's (ITE's) *Trip Generation Manual, 11th Edition*. Trip generation for the previously assumed retail use (150,000 square feet big box) was obtained from the *Biohn Industrial Development TIA.* A trip generation comparison summary is shown in **Table 1** and detailed trip generation information is provided in Exhibit 4.

raSmith

Table 1
Trip Generation Comparison

Land Use	ITE Code	Size	Weekday Daily Trips	Weekday Morning Peak Hour Trips			Weekday Evening Peak Hour Trips		
				In	Out	Total	In	Out	Total
PREVIOUS Retail Development (1)			*6,370*	*105*	*55*	*160*	*265*	*295*	*560*
PROPOSED Apartments at New Berlin			2,170	30	95	125	105	55	160
Change in New Trips -/+			**-4,200**	**-75**	**+40**	**-35**	**-160**	**-240**	**-400**

(1) Trip generation for th previously assumed land use was obtained from the *Briohn Industrial Development TIA* (dated July 25, 2017).

As shown in Table 1, the Apartments at New Berlin development is expected to generate fewer trips daily (4,200 less) and during the weekday morning (35 less trips) and weekday evening (400 less trips) peak hours as compared to the previously assumed retail use.

ROADWAY NETWORK

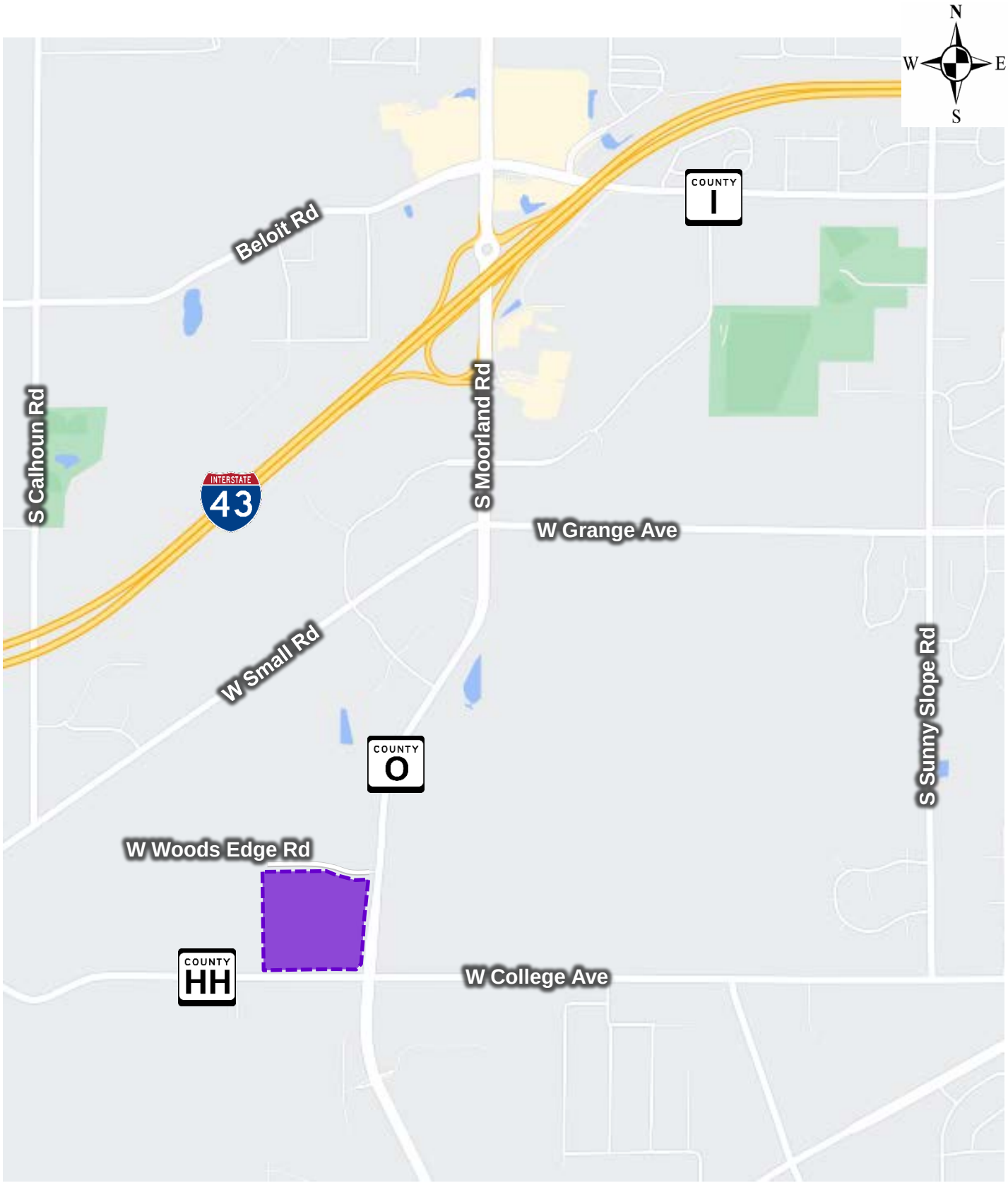
The existing transportation system in the vicinity of the development site is shown in Exhibit 5. Woods Edge Drive and its intersection with Moorland Road were constructed in 2019 as part of the Briohn Industrial development. The west leg of the intersection includes five eastbound approach lanes to Moorland Road and two westbound receiving lanes. The eastbound approach currently operates with two (exclusive left-turn lane and exclusive right-turn lane) of the five available lanes. The remaining lanes are hatched off with roadway paint markings. The intersection currently operates under traffic signal control and has significant surplus capacity (and potential for additional capacity with use of all travel lanes).

Waukesha County is planning to reconstruct and expand Moorland Road (County O) between College Avenue and Grange Avenue to provide a four-lane median divided roadway. Intersection improvements are also proposed along the corridor, including at College Avenue and Woods Edge Drive. Construction is currently planned for 2026 and will provide a significant increase in roadway capacity. The planned intersection geometrics are shown in Exhibit 6.

Roadway geometrics and traffic control assoicdated with both of the above-mentioned projects were designed to accommodate a significant level of future development traffic; including the previously assumed large retail user on the subject site.

CONCLUSIONS

The subject development site has been previously studied and was assumed as high intensity retail use. Previously implemented roadway improvements along Woods Edge Drive and the upcoming County O expansion project were designed based on the previously assumed high intensity user and the geometry is expected to easily accommodate the proposed residential development. Therefore, no additional traffic analysis or roadway improvements are recommended with the Apartments at New Berlin development. Waukesha County was contacted regarding the development and will not require a traffic study.

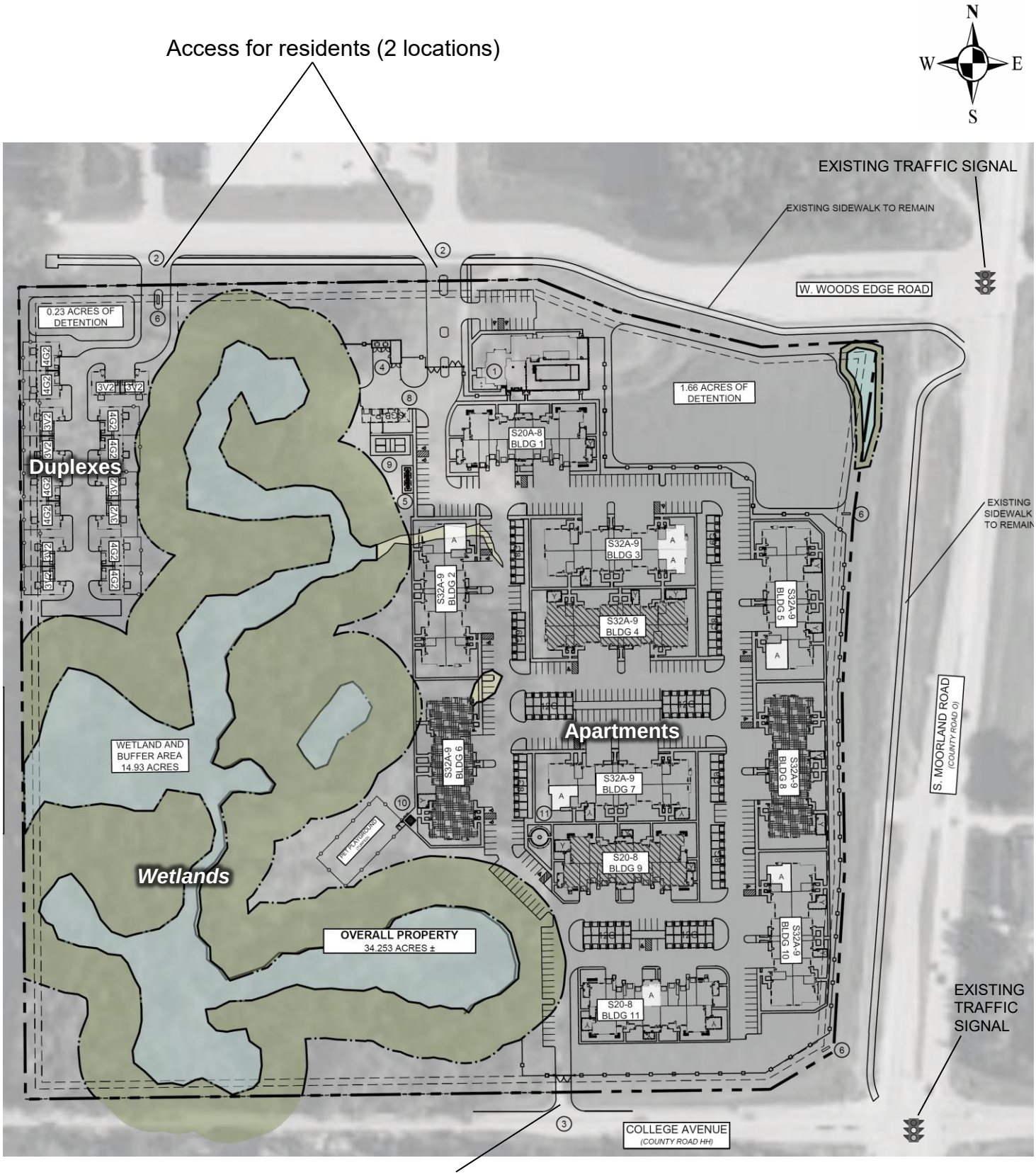


Legend

= Development Site

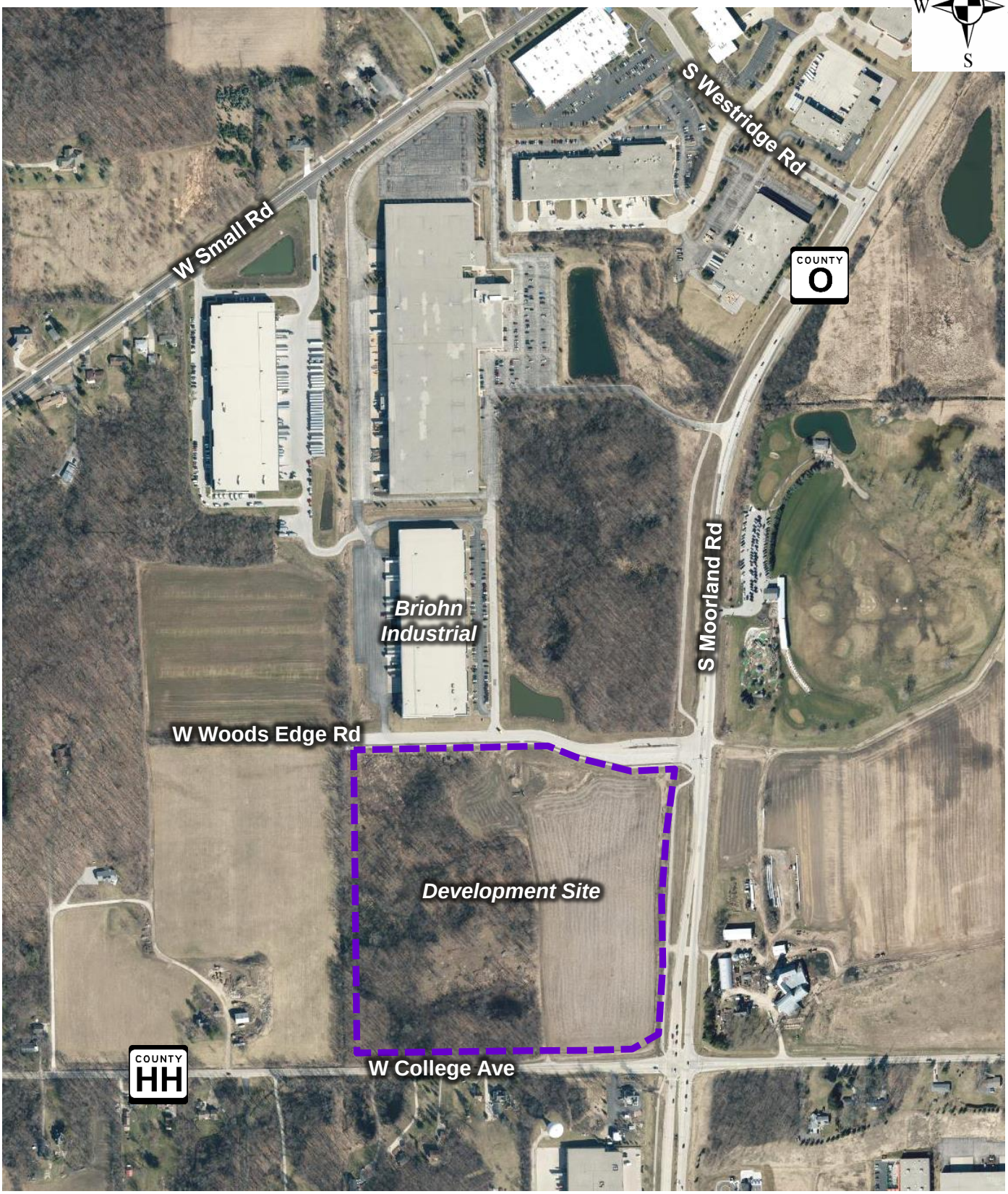
Project Location Map

Exhibit **1**



Apartments at New Berlin Preliminary Site Plan	Exhibit 2

raSmith



Legend

= Development Site Boundary

Recent Site Aerial

Exhibit **3**

PREVIOUS Retail Development

Parcel A Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Shopping Center	820	150.000 x 1,000 SF	8,840 (42.70)	125 (62%)	75 (38%)	200 FCE	375 (48%)	410 (52%)	785 FCE
Total Trips			**8,840**	**125**	**75**	**200**	**375**	**410**	**785**
Minus Linked Trips	*(820)*	*10%PM*	*(880)*	*0*	*0*	*0*	*(40)*	*(45)*	*(85)*
Total Linked Trips (Minus)			**(880)**	**0**	**0**	**0**	**(40)**	**(45)**	**(85)**
Total Driveway Trips			**7,960**	**125**	**75**	**200**	**335**	**365**	**700**
Minus Pass-by Trips	*(820)*	*20%*	*(1,590)*	*(20)*	*(20)*	*(40)*	*(70)*	*(70)*	*(140)*
Total Pass-by Trips (Minus)			**(1,590)**	**(20)**	**(20)**	**(40)**	**(70)**	**(70)**	**(140)**
Total New Trips			**6,370**	**105**	**55**	**160**	**265**	**295**	**560**

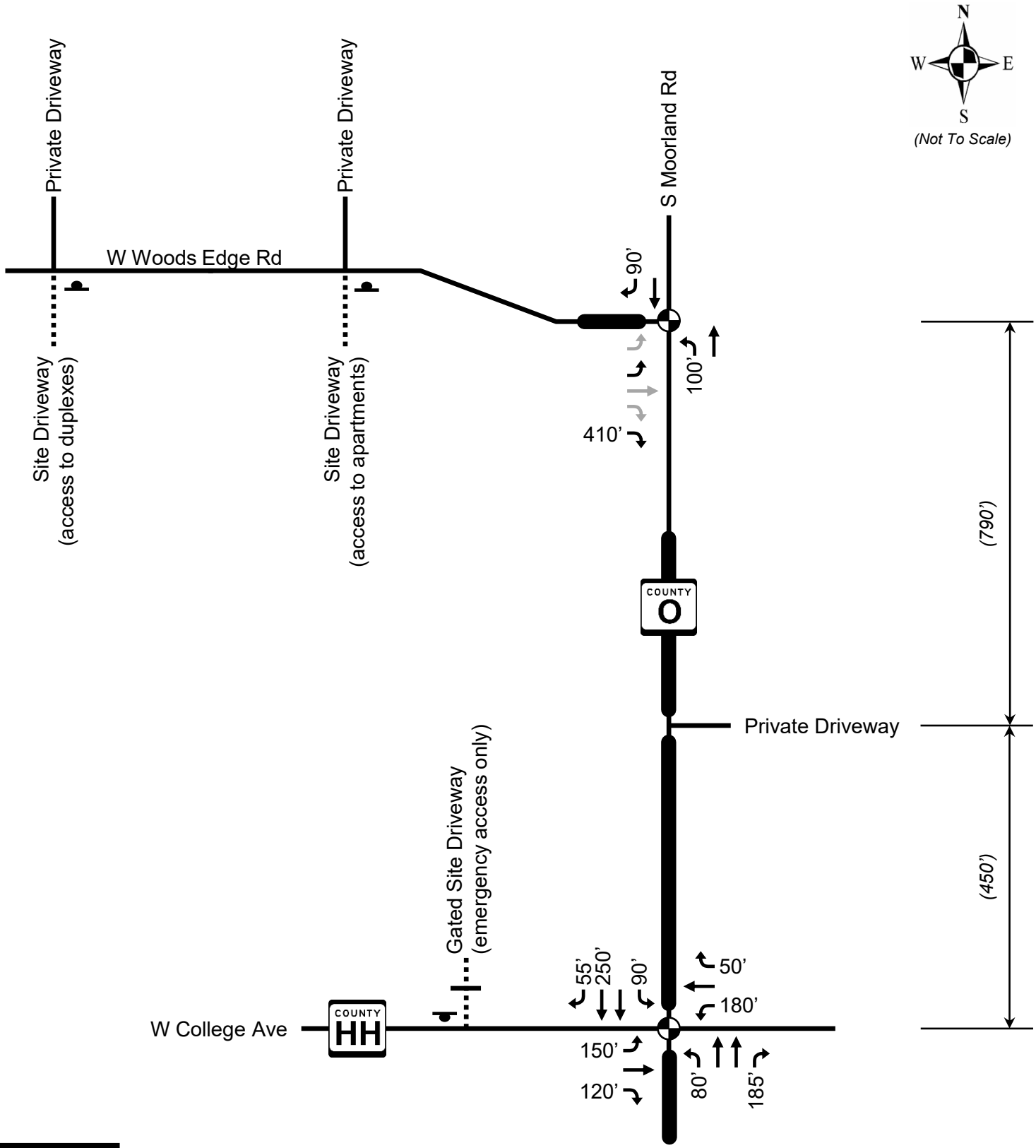
Source: *Biohn Industrial Development TIA* dated July 25, 2017

PROPOSED Apartments at New Berlin Development

Land Use	ITE Code	Size	Weekday Daily Trips	Weekday Morning Peak Hour Trips In	Out	Total	Weekday Evening Peak Hour Trips In	Out	Total
Apartments	220	316 units	2,100	30	90	120	100	55	155
Duplex	215	16 units	*70*	0	5	5	5	0	5
Total Trips			**2,170**	**30**	**95**	**125**	**105**	**55**	**160**

Source: Institute of Transportation Engineer's (ITE's) *Trip Generation Manual, 11th Edition*

Trip Generation | Exhibit **4**



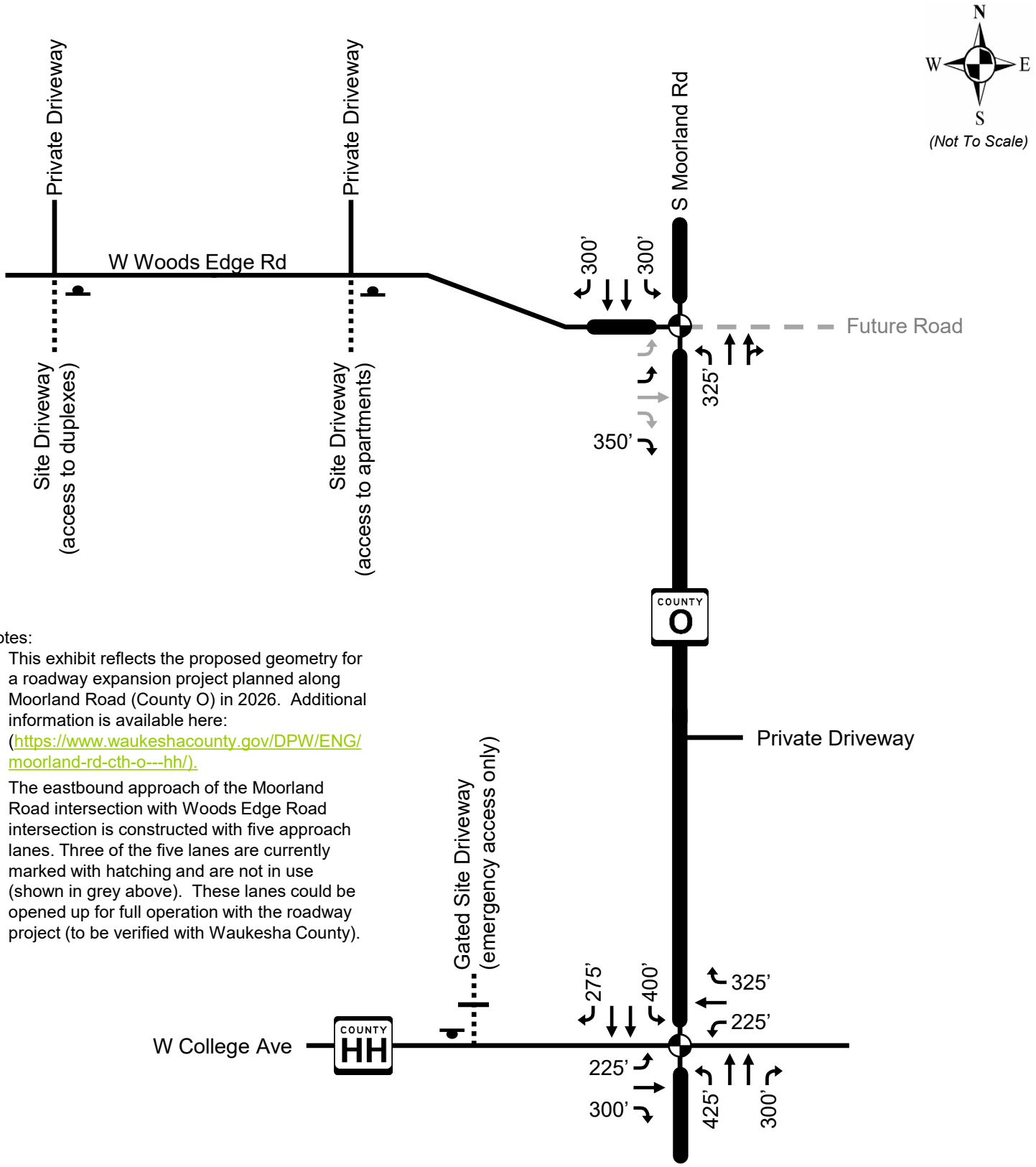
Legend

- = Traffic Signal
- = Stop Sign
- = Lane Geometry
- = Raised Median
- (XX') = Intersection Spacing, Centerline to Centerline, ft
- XX' = Turn Bay Storage Length, ft
- = Proposed Driveway
- = Lane Geometry (not in use)

Note: The eastbound approach of the Moorland Road/Woods Edge Road intersection is constructed with five approach lanes. Three of the five lanes are currently marked with hatching and are not in use (shown in grey above).

Existing Transportation System

Exhibit **5**



Notes:

- This exhibit reflects the proposed geometry for a roadway expansion project planned along Moorland Road (County O) in 2026. Additional information is available here: (https://www.waukeshacounty.gov/DPW/ENG/moorland-rd-cth-o---hh/).
- The eastbound approach of the Moorland Road intersection with Woods Edge Road intersection is constructed with five approach lanes. Three of the five lanes are currently marked with hatching and are not in use (shown in grey above). These lanes could be opened up for full operation with the roadway project (to be verified with Waukesha County).

Legend

= Traffic Signal	XX' = Turn Bay Storage Length, ft
= Stop Sign	= Proposed Driveway
= Lane Geometry	= Lane Geometry (not in use)
= Raised Median	

Year 2026 Planned Transportation System

Exhibit **6**

raSmith

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

6. Plan Commission tabled the projects based on the applicant's request on April 7, 2025.

7. Wetlands have been field verified by Eric Parker with Heartland Ecological Group and have been registered, per Section 275-37E of the Zoning Code.

8. 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 13.97 units / acre (413 units / 29.57 developable acres) OR gross density 12.23 units / acre (413 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. The applicant will provide 970 parking spaces in total.

c. Based on their summary, a Planned Unit Development (PUD) Ordinance to allow for flexibility from certain Zoning Code requirements would be needed.

9. 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.

10. 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:

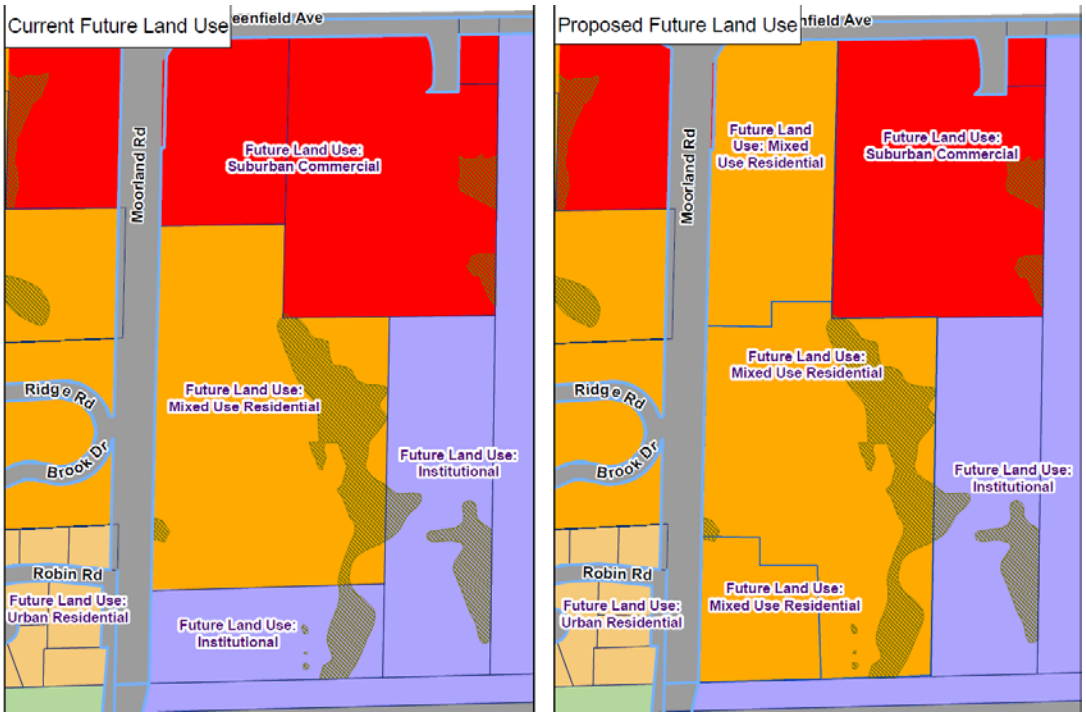
   - *Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.*
   - *Tighten non-conforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out non-conforming commercial uses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

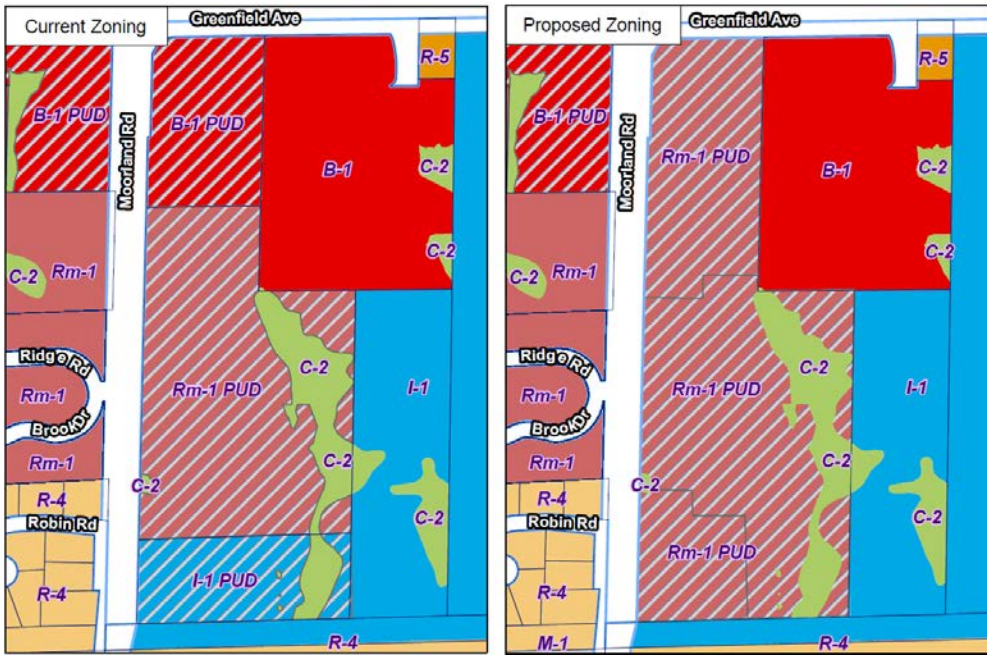
   - See request above.

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. <u>Chapter 22: Implementation:</u> 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.*
  <u>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.</u>

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.

<u>Attachments:</u>
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.*

WIMMER COMMUNITIES

April 17, 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:

In recent days, Wimmer Communities ("Wimmer" or "we") and the City of New Berlin Department of Community Development ("Department") have discussed certain design modifications to Wimmer's proposed mixed-use "town center"-style development known as The Conservancy at the southeast corner of Moorland Road and Greenfield Avenue.

Wimmer does hereby seek to amend its prior applications dated January 10, 2025 for the Comprehensive Plan Amendment and Rezoning to reflect the modified land plan and revised PUD zoning data, as further described herein and illustrated in the enclosed materials.

As discussed, Wimmer's requested design modifications would replace the initially proposed eight 4-unit buildings known as The Meadows with two 35-unit buildings (similarly referred to as "Meadows North" and "Meadows South"). Whereas the original eight 4-unit Meadows buildings were designed as two-story private walk-up style buildings with attached garages, the two new 35-unit Meadows buildings are designed as three-story buildings (two full floors and a partial third floor) with common entrances and a lower-level parking garage.

In support of Wimmer's request to amend its prior application for the Comprehensive Plan Amendment and Rezoning for The Conservancy, the following materials are enclosed with this correspondence:

- Revised Site Plan dated April 17, 2025, prepared by Mr. Christopher Jackson, P.E., P.L.S., of JSD, Inc.
- Revised Artistic Site Plan prepared by Mr. Doug Buster of Wimmer Design.
- Artistic elevation of new proposed Meadows North/Meadows South building, prepared by Mr. Buster.
- PUD Zoning Data Table (April 17, 2025 Update) prepared by Wimmer to illustrate the zoning characteristics of its Revised Multi-Family Design by comparison both to its Initial Multi-Family Design and the underlying standards of the Rm-1 Multiple-Family Residential District.
- Master Land Use Plan Data Table providing all unit counts, parking counts, and parking ratio information for Wimmer's modified development design.

Pursuant to our phone discussion with Ms. Jones on April 14th, we understand that new Development Permit Applications will not be required in support of this requested amendment to our prior applications for the Comprehensive Plan Amendment and Rezoning, nor are additional fees or deposits due at this time.

Further, we understand from the abovementioned phone discussion that the Department will accept certain revised supporting materials to follow in the near term, including our revised Development Report, architectural plans for the new Meadows buildings, and revised civil plans that reflect the proposed site design as modified.

Lastly, we understand that our amended application for the Comprehensive Plan Amendment and Rezoning will be considered at a public hearing before the Plan Commission at its meeting on June 2, 2025. We respectfully request that the Plan Commission issue its recommendation for approval of the Comprehensive Plan Amendment, Rezoning, and Land Division (which latter application remains unchanged) at its regularly scheduled meeting that same evening.

We appreciate the City's continued support for The Conservancy and for its cooperation in advancing this landmark neighborhood development with a design that optimizes its potential and ensures that it remains financially feasible, all without financial assistance from the City.

Please do not hesitate to reach out to me and Nick Wimmer with any questions or requests for additional information regarding The Conservancy.

Yours Very Truly,

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

THE CONSERVANCY

WIMMER COMMUNITIES

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
- New Town Neighborhood Concept
- Master Land Use Plan
  - Proposed CSM
- Campus Improvements
  - Site Information
  - Civil Plans
    - Site Plans
    - Grading Plan
      - Retaining Walls
    - Storm Water Plan
    - Sanitary Sewer Plan
      - Proposed Easement
    - Water Plan
      - Proposed Easement
    - Erosion Control
    - Tree Inventory
- Neighborhood Buildings
  - Conservancy Center
    - Elevations - Massing
    - Parking Level
    - Floor Plates
  - The Conservator
    - Elevations - Massing
    - Parking Level
    - Floor Plates
  - Woodlands Residences
    - Elevations - Massing
    - Parking Level
    - Floor Plates
  - Meadows Residences
    - Elevations - Massing
    - Floor Plates
  - The Conservancy Resident Club
    - Elevations - Massing
    - Floor Plates
  - Neighborhood Amenities
    - 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

THE 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.

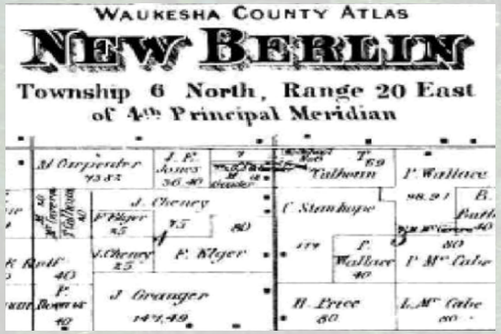
Anchoring the Conservancy at the intersection of Moorland Road and Greenfield Avenue is the dynamic Conservator, an architecturally stunning landmark, announcing your arrival to a new way of living.

WIMMER COMMUNITIES

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

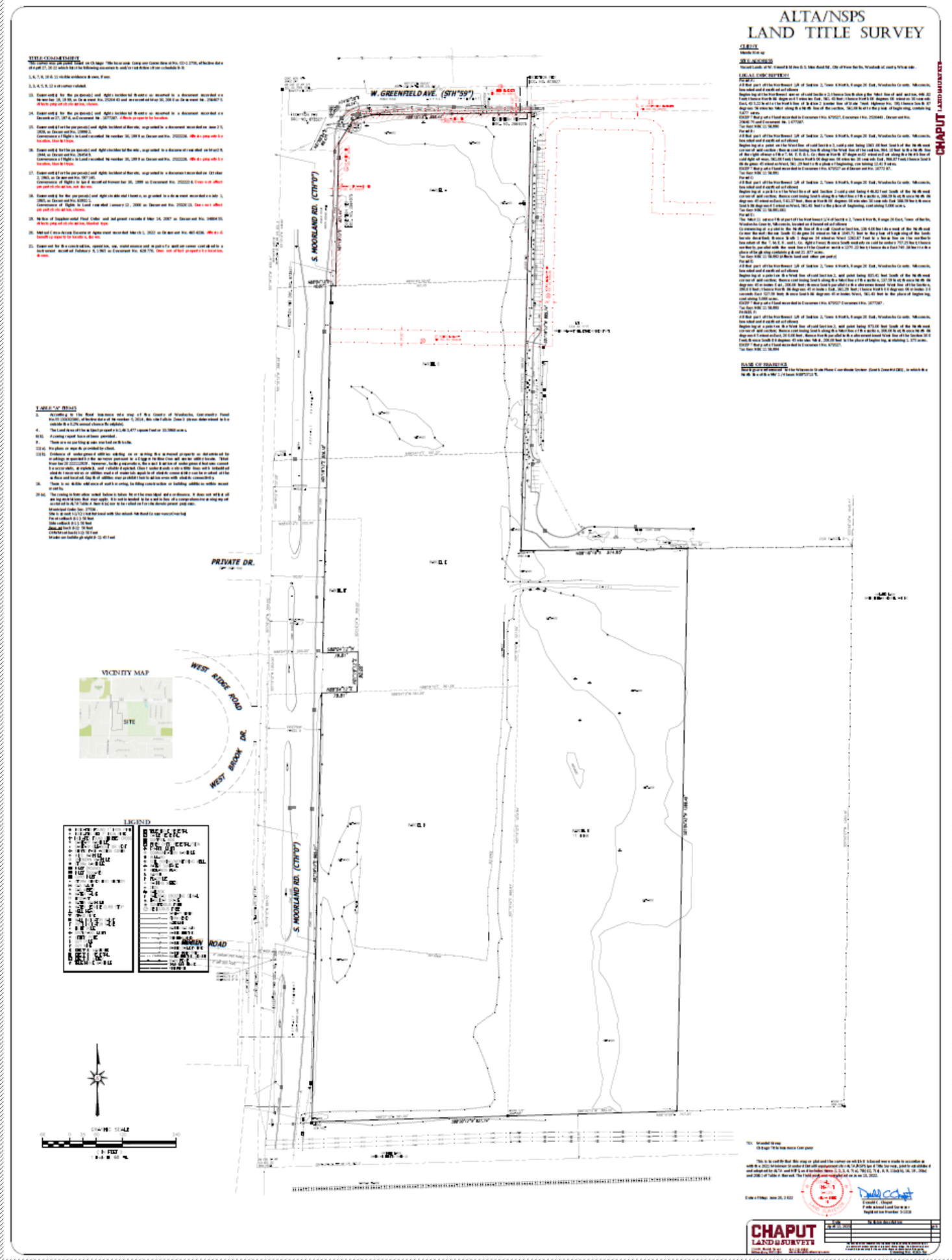
Existing Development District Property					
Address	*Tax Key*	*Business Name*	*Acreage*	*2024 Assessed Value*	*2024 Property Tax*
Unassigned Street Address	NBC 1158989001	Vacant Land	6.528	$0	$0
Unassigned Street Address	NBC 1158989002	Vacant Land	21.108	$0	$0
Unassigned Street Address	NBC 1158989003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



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

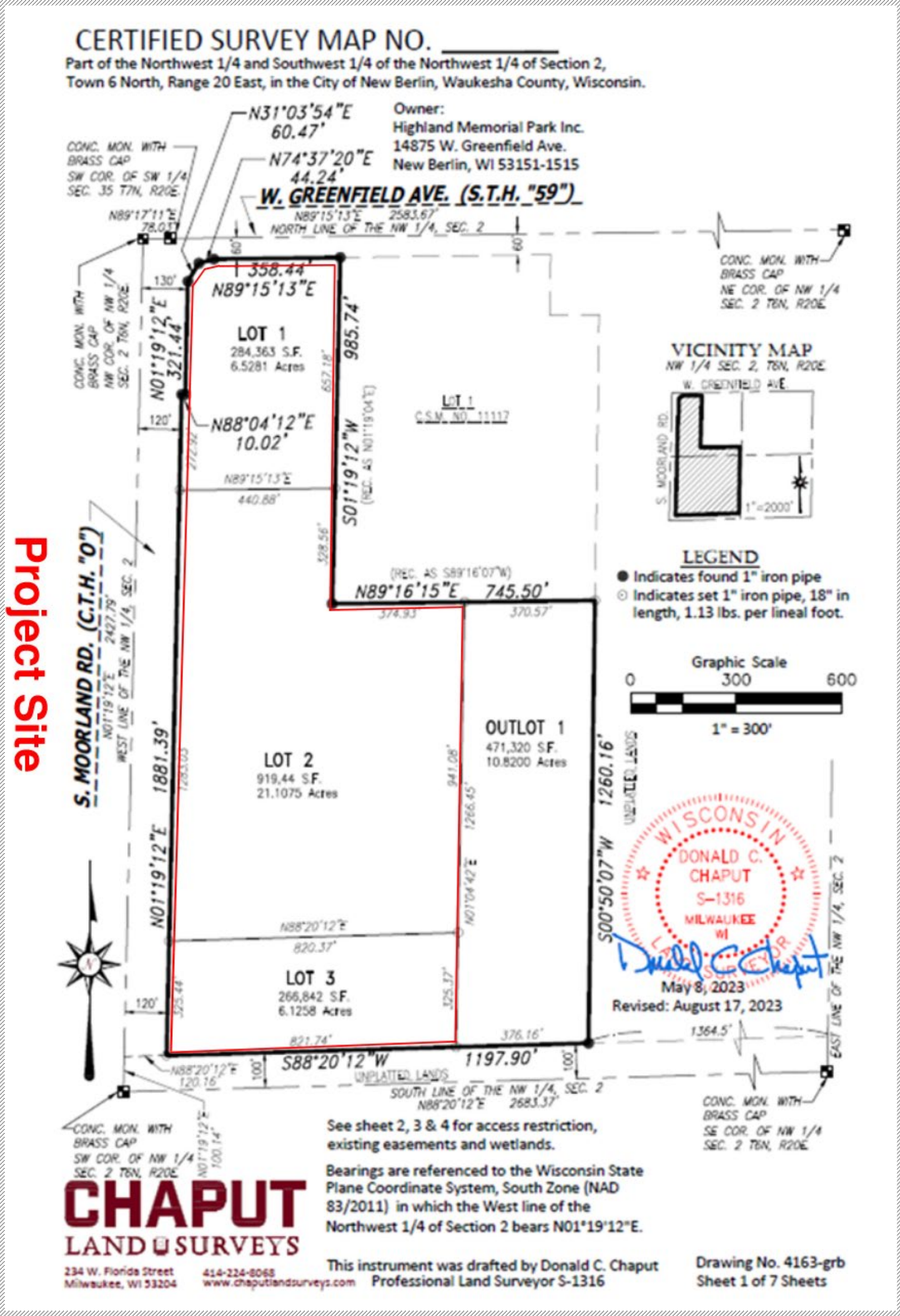
ALTA SURVEY – Prior to Aug 2024 CSM



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

Approved CSM – Recorded August 2024



Project Site

THE CONSERVANCY

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

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.

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.

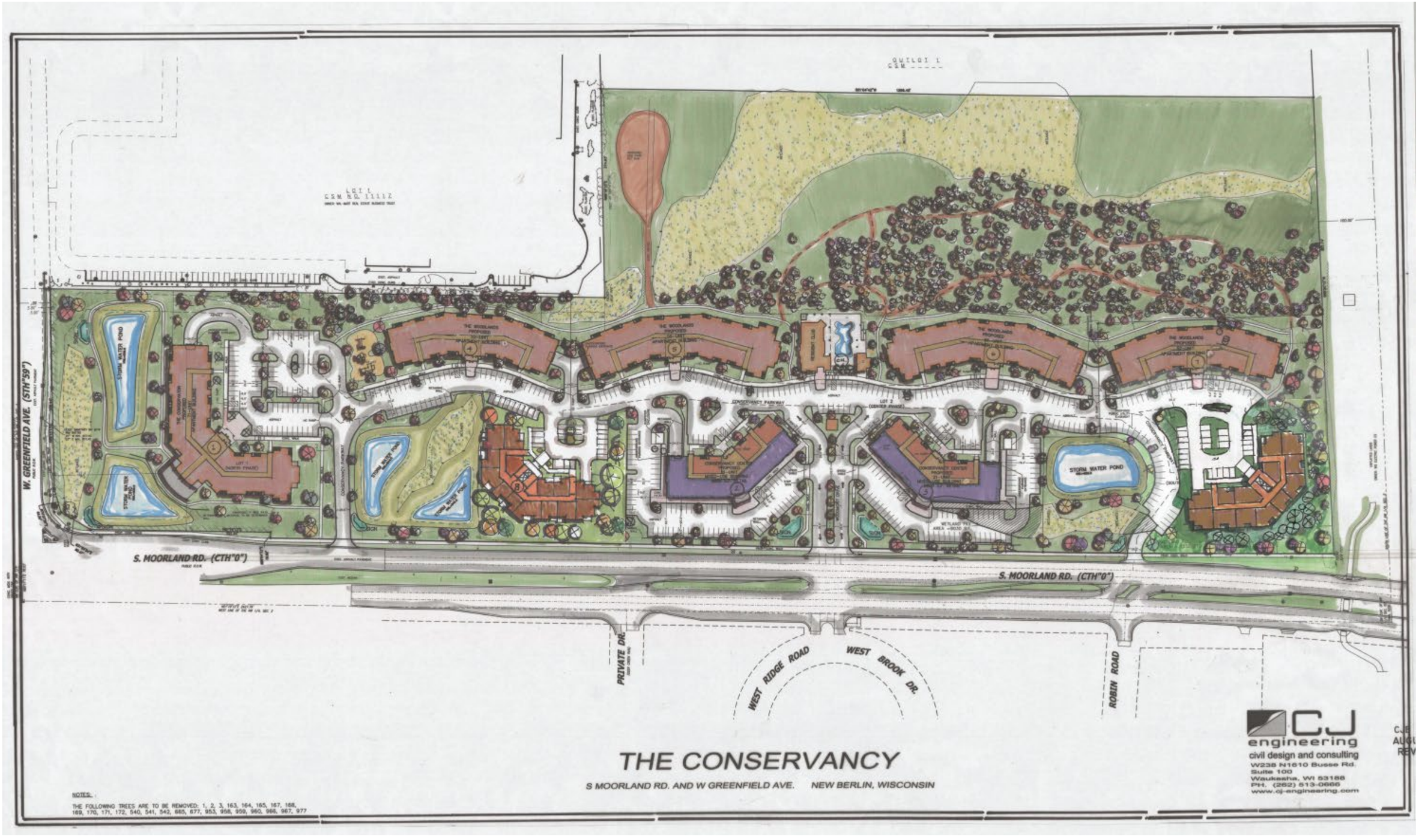
The Conservancy will fulfill these goals through preservation of woods and wetlands, while creating new park areas and private woodland paths, pedestrian walkways, playground, and connection to the New Berlin Recreation Trail . It is ideally connected to surrounding infrastructure as well as transportation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

THE
CONSERVANCY

MASTER LAND USE PLAN

- Development Data Summary Table
- Proposed CSM

WIMMER COMMUNITIES


W. GREENFIELD AVE. (STH"59")
S. MOORLAND RD. (CTH"0")
S. MOORLAND RD. (CTH"0")
PRIVATE DR.
WEST RIDGE ROAD
WEST BROOK DR.
ROBIN ROAD
STORM WATER POND
STORM WATER POND
THE CONSERVANCY
S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN
NOTES:
THE FOLLOWING TREES ARE TO BE REMOVED: 1, 2, 3, 163, 164, 165, 167, 168, 169, 170, 171, 172, 540, 541, 542, 665, 677, 953, 958, 959, 960, 966, 967, 977
CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

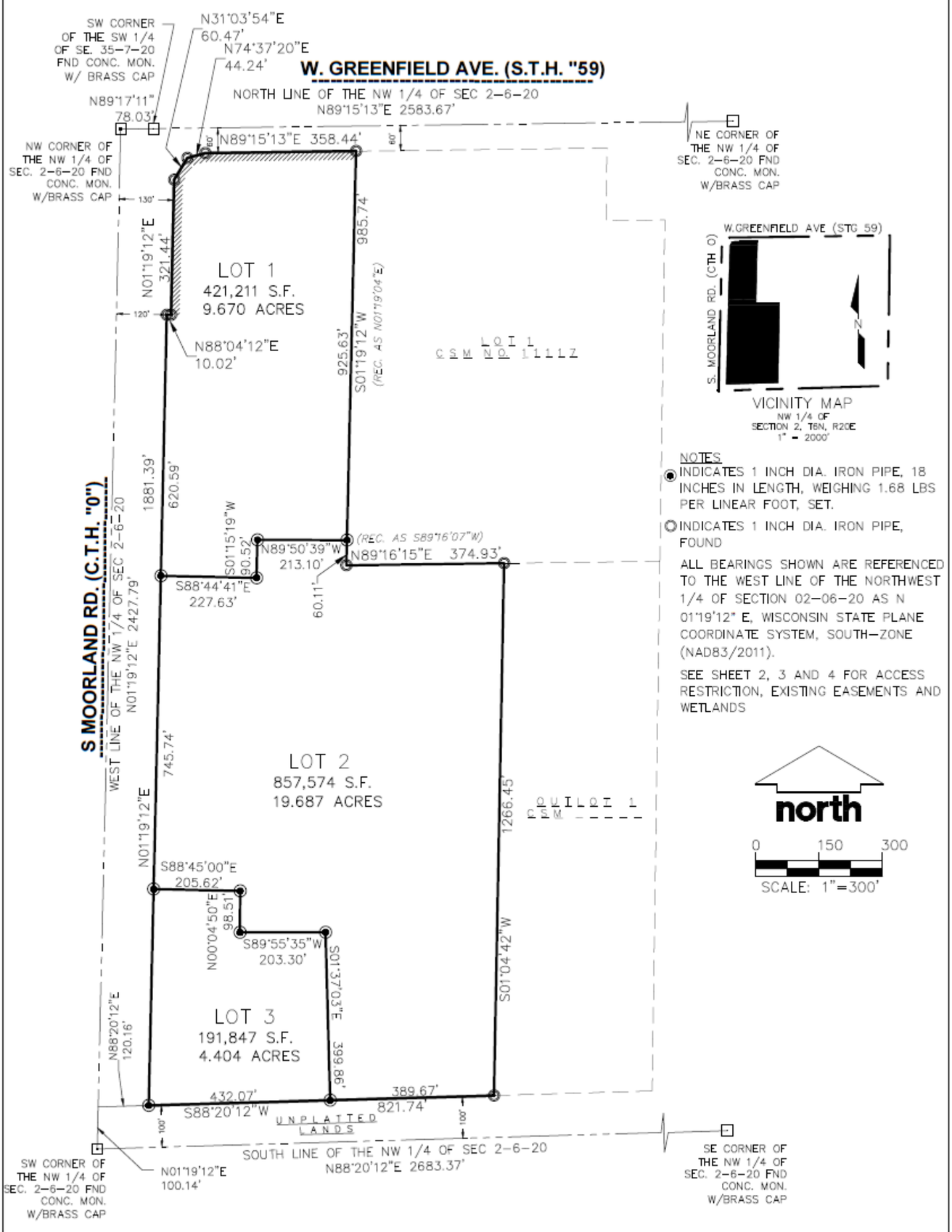
THE CONSERVANCY

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.



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

north

0 150 300

SCALE: 1"=300'

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

THE CONSERVANCY

Campus Improvements

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

SITE INFORMATION

THE 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

THE 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.

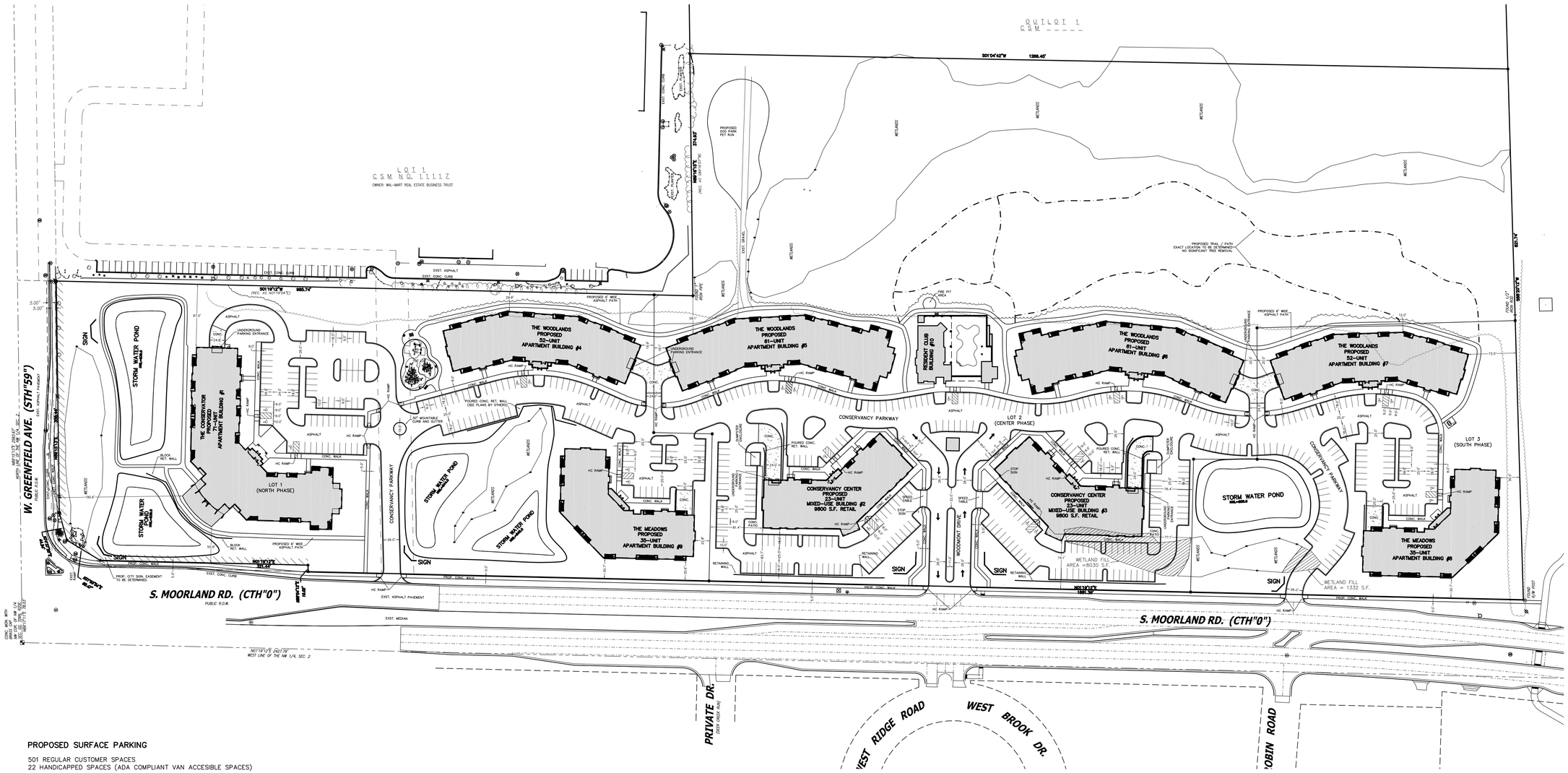
THE CONSERVANCY

CIVIL GRADING / UTILITY PLANS

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

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



PROPOSED SURFACE PARKING

501 REGULAR CUSTOMER SPACES
22 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

523 TOTAL SPACES

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	76,451	18%	97,366	11%	43,278	23%	217,095	15%
Sidewalk & Parking	91,358	22%	155,356	18%	50,727	26%	297,441	20%
Green Space Total	253,402	60%	604,852	71%	97,842	51%	956,096	65%
Unrestricted	230,083	55%	471,307	55%	91,401	48%	792,791	54%
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)	344,760	82%	760,208	89%	148,569	77%	1,253,537	85%
Acres	7.915		17.452		3.411		28.777	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.0

engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

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

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.1

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

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

THE WOODLANDS PROPOSED 61–UNIT APARTMENT BUILDING #5

RESIDENT CLUB BUILDING #10

FIRE PIT AREA

THE WOODLANDS PROPOSED 61–UNIT APARTMENT BUILDING #6

THE WOODLANDS PROPOSED 52–UNIT APARTMENT BUILDING #7

PROPOSED 6' WIDE ASPHALT PATH

UNDERGROUND PARKING ENTRANCE

FOUND 1/2" IRON ROD

S88°20'12"W

73.5'

HC RAMP

CONC. WALK

CONSERVANCY PARKWAY

LOT 2 (CENTER PHASE)

LOT 3 (SOUTH PHASE)

ASPHALT

CONC.

POURED CONC. RET. WALL

DUMPSTER ENCLOSURE

CONSERVANCY CENTER PROPOSED 23–UNIT MIXED–USE BUILDING #2 9800 S.F. RETAIL

CONSERVANCY CENTER PROPOSED 23–UNIT MIXED–USE BUILDING #3 9800 S.F. RETAIL

STOP SIGN

SPEED TABLE

WOODMONT DRIVE

STORM WATER POND
NWL=855.0

CONC. PATIO

RETAINING WALL

SIGN

WETLAND FILL AREA =8030 S.F.

WETLAND FILL AREA = 1332 S.F.

WETLANDS

THE MEADOWS PROPOSED 35–UNIT APARTMENT BUILDING #8

PROP. CONC. WALK

N01°19'12"E
1881.39'

FOUND R/W POST

S. MOORLAND RD. (CTH"0")

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.2

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

WIMMER COMMUNITIES

THE
CONSERVANCY

Residential Buildings

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



All Architectural Images For Character and Subject to Change

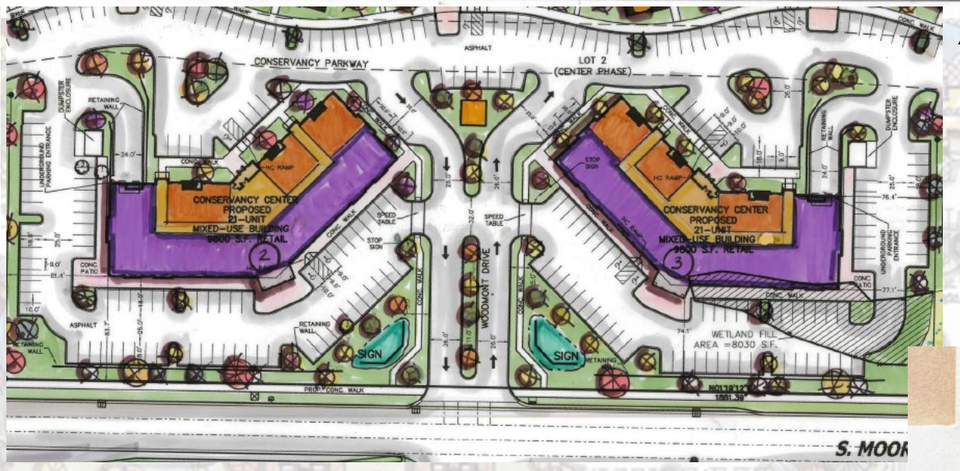
THE
CONSERVANCY

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



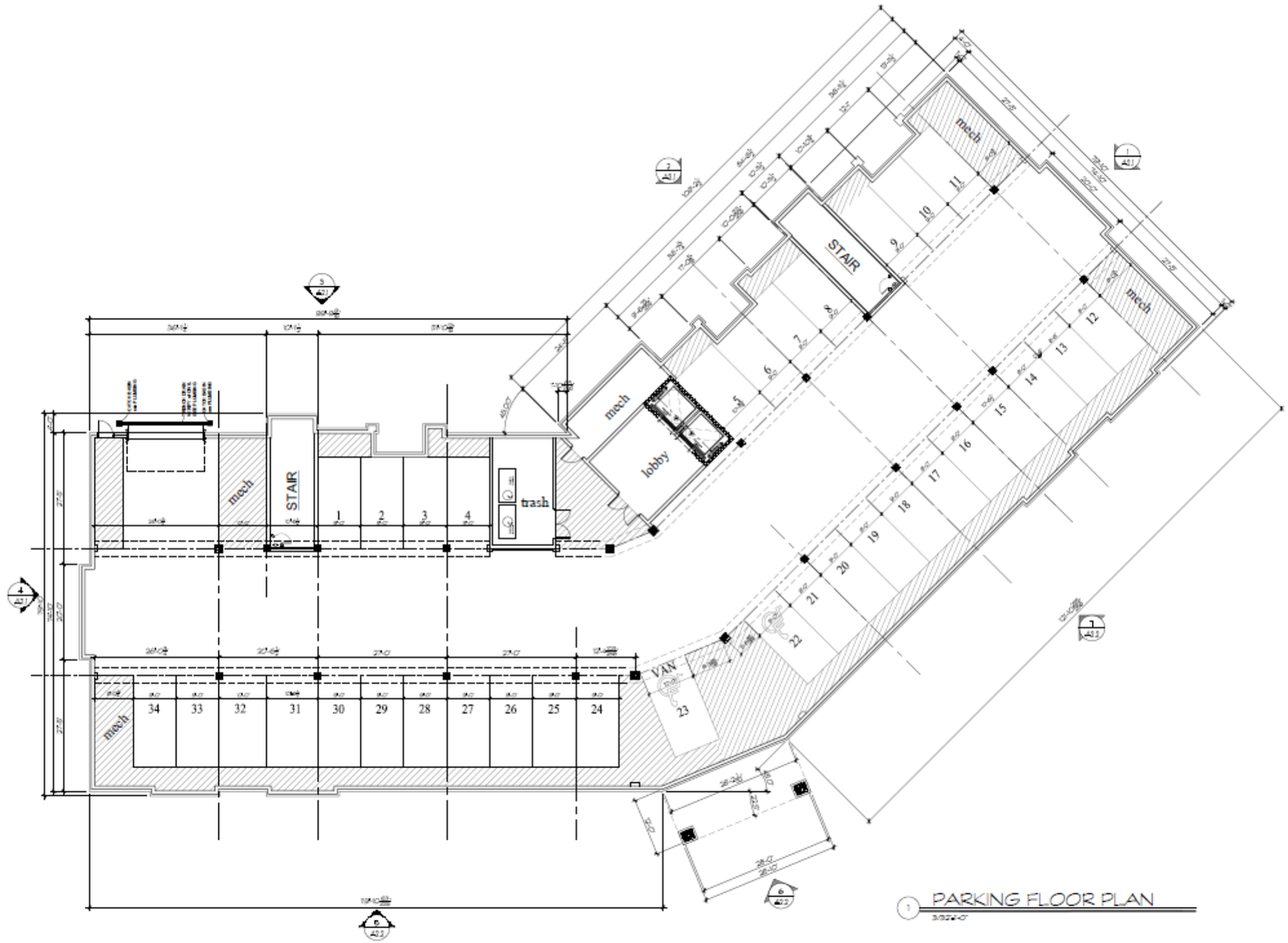


Retail – Ground Level

All Architectural Images For Character and Subject to Change







1 PARKING FLOOR PLAN

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

Building #2
The Conservancy Center

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

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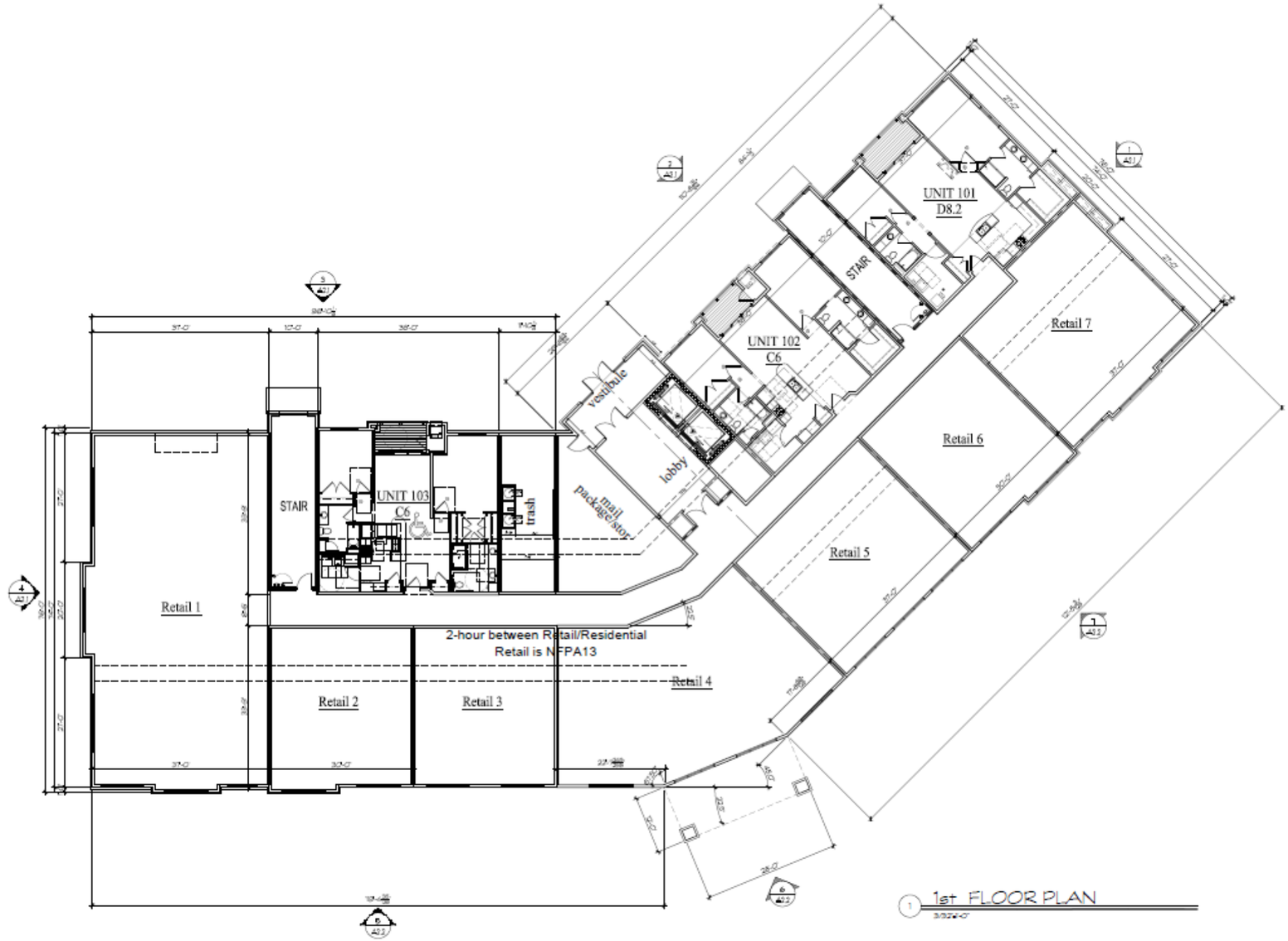
Sheet Title
Parking Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/3/2025
Job NO. 25101.002
Drawn By: dsj
Sheet No.
A1.0



1 1st 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 #2
The Conservancy Center

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

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Sheet Title
1st Floor Plan

Issued For: Date:
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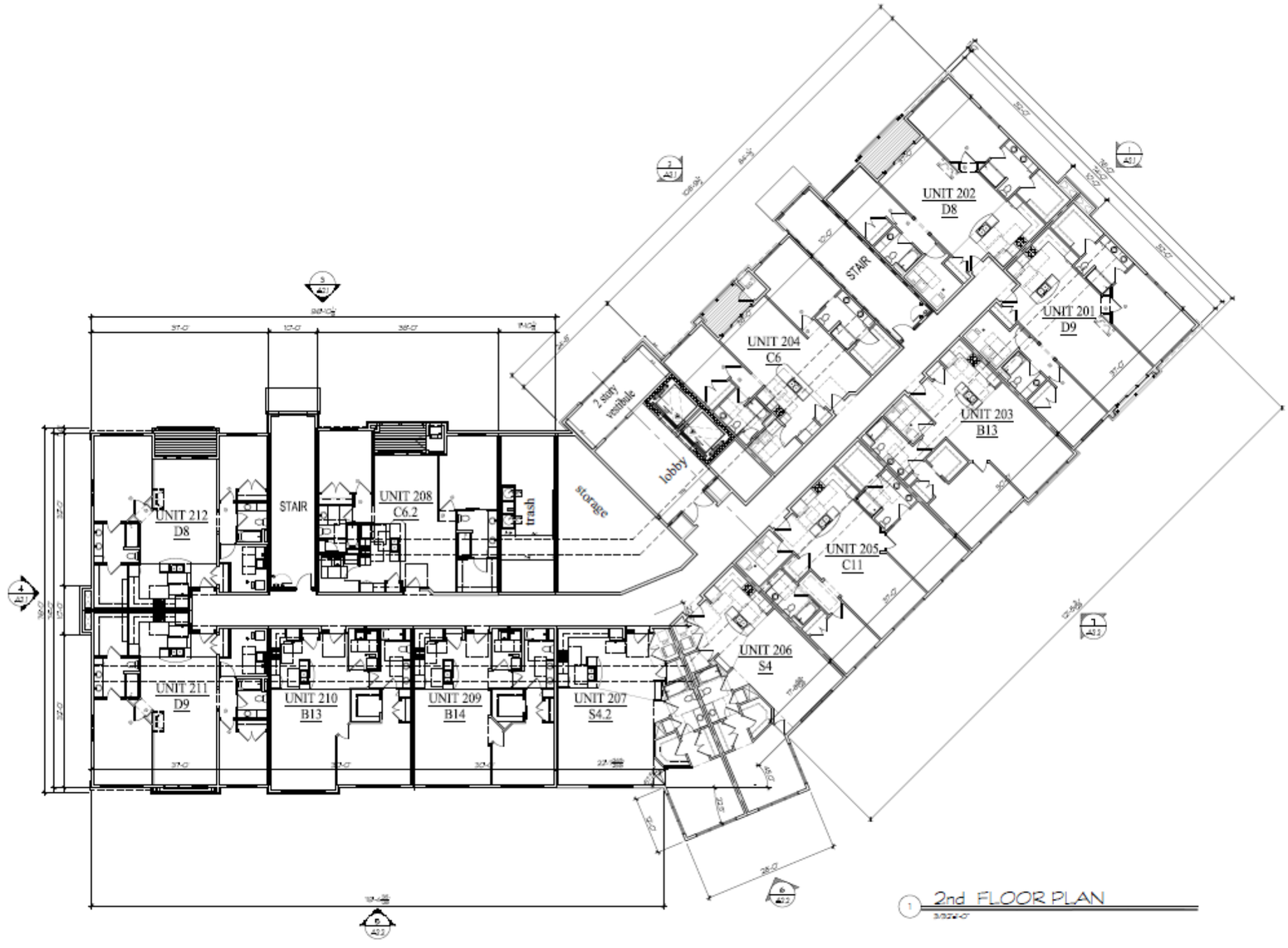
Date:	1/9/2025
Job NO.	25101.002
Drawn By:	dgj
Sheet No.	A1.1



1 2nd FLOOR PLAN

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
2nd Floor Plan

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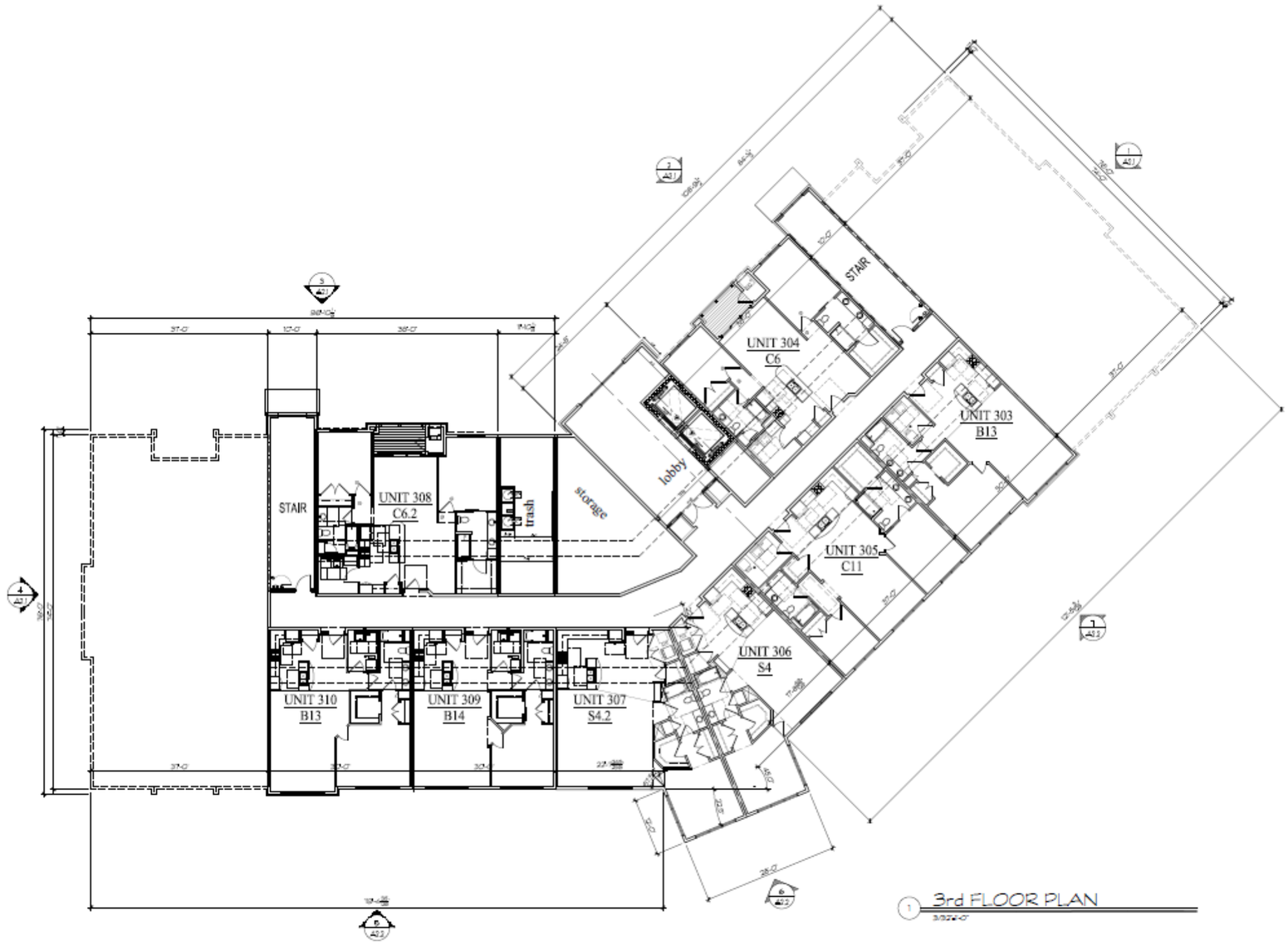
Date:	1/9/2025
Job NO.	25101.002
Drawn By:	dsj
Sheet No.	A1.2



1 3rd FLOOR PLAN

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
3rd Floor Plan

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Date: 1/3/2025
Job NO. 25101.002
Drawn By: dsj
Sheet No.
A1.3



1 SouthEast Elevation
3/32"=1'-0"



2 NorthEast Elevation
3/32"=1'-0"



3 East Elevation
3/32"=1'-0"



4 North Elevation
3/32"=1'-0"

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

Building #2
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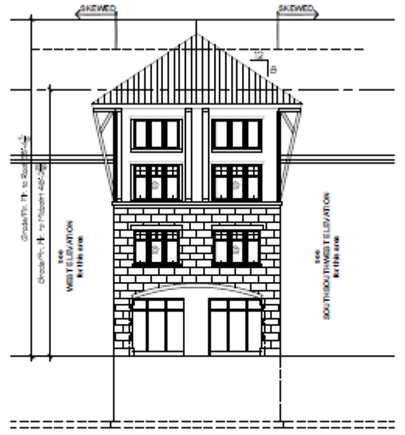
Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	1/3/2025
Job NO.	25101.002
Drawn By:	dsj
Sheet No.	A2.1



5 West Elevation
3/32"=1'-0"



6 SouthWest Elevation
3/32"=1'-0"



7 South SouthWest Elevation
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #2
The Conservancy Center

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

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

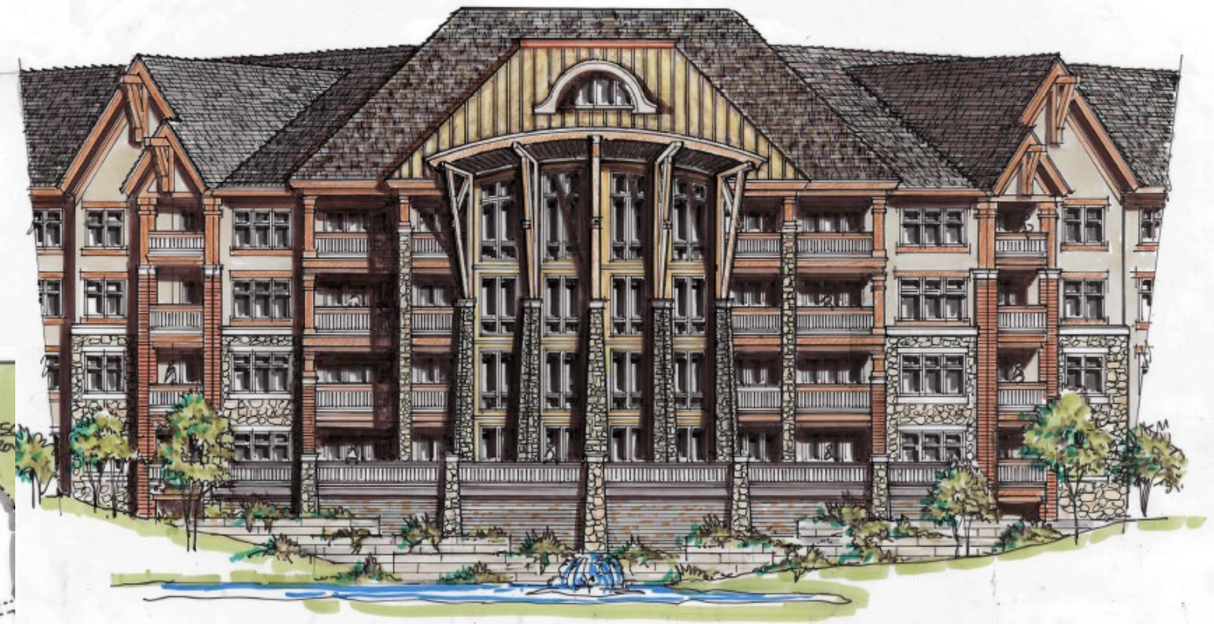
Date: 1/9/2025
Job NO. 25101.002
Drawn By: dej
Sheet No.
A2.2

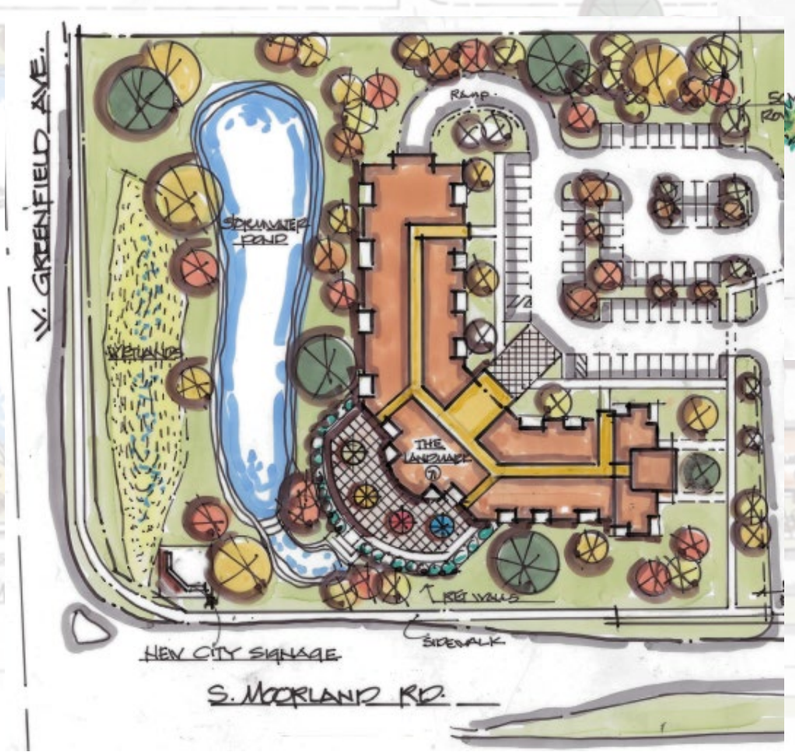
THE CONSERVANCY

All Architectural Images For Character and Subject to Change

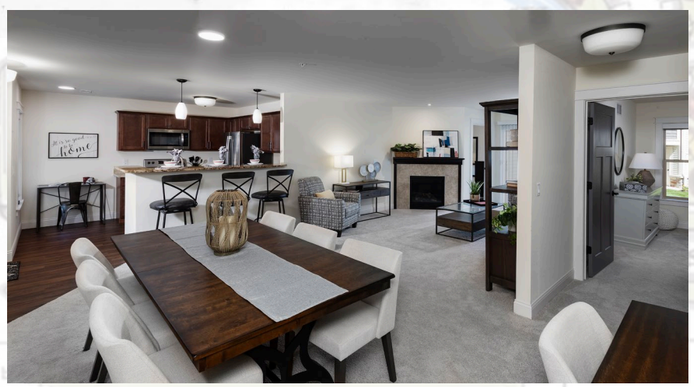
THE CONSERVATOR

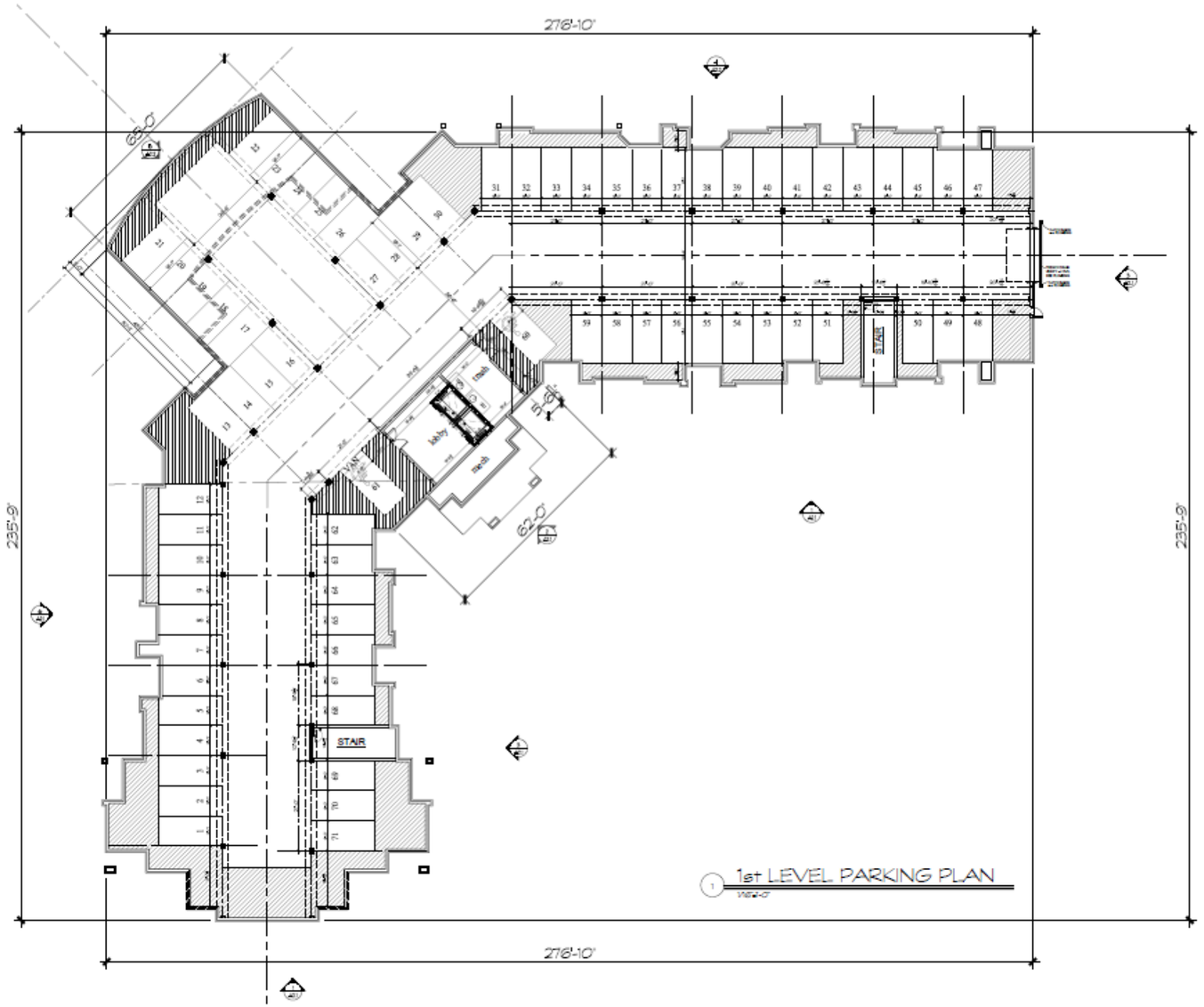
- 71 Residences
  - 28 one-bedroom
  - 43 two-bedroom
- 144 parking stalls
  - 71 garage spaces
  - 73 surface
  - Ratio 2.03 : 1











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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #1
The Conservator

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Sheet Title
1st Level
Parking Plan

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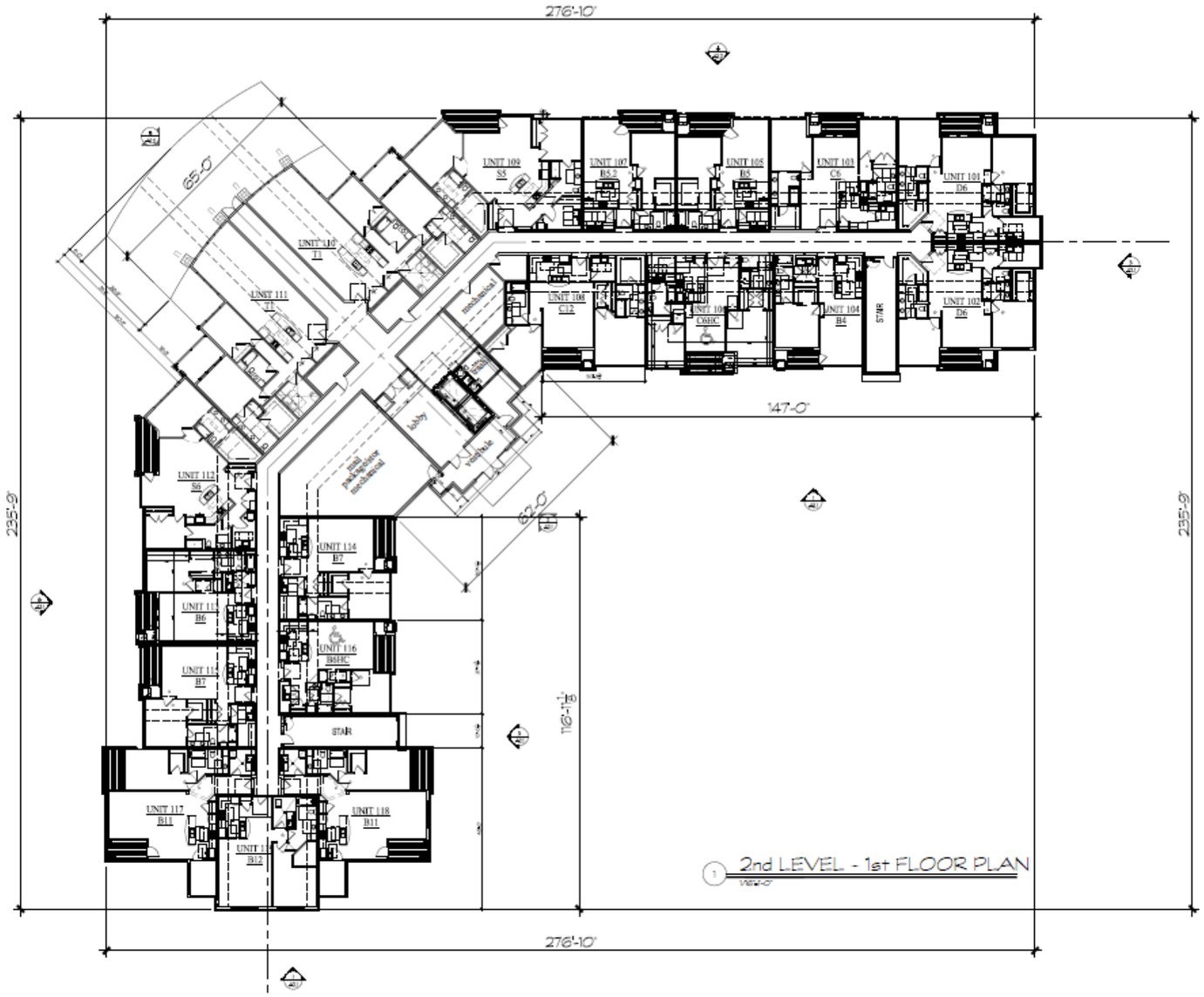
Date:

Date: 1/3/2025
Job NO.: 25101.001
Drawn By: dej
Sheet No.
A1.0



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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #1
The Conservator

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Sheet Title
2nd Level
1st Floor Plan

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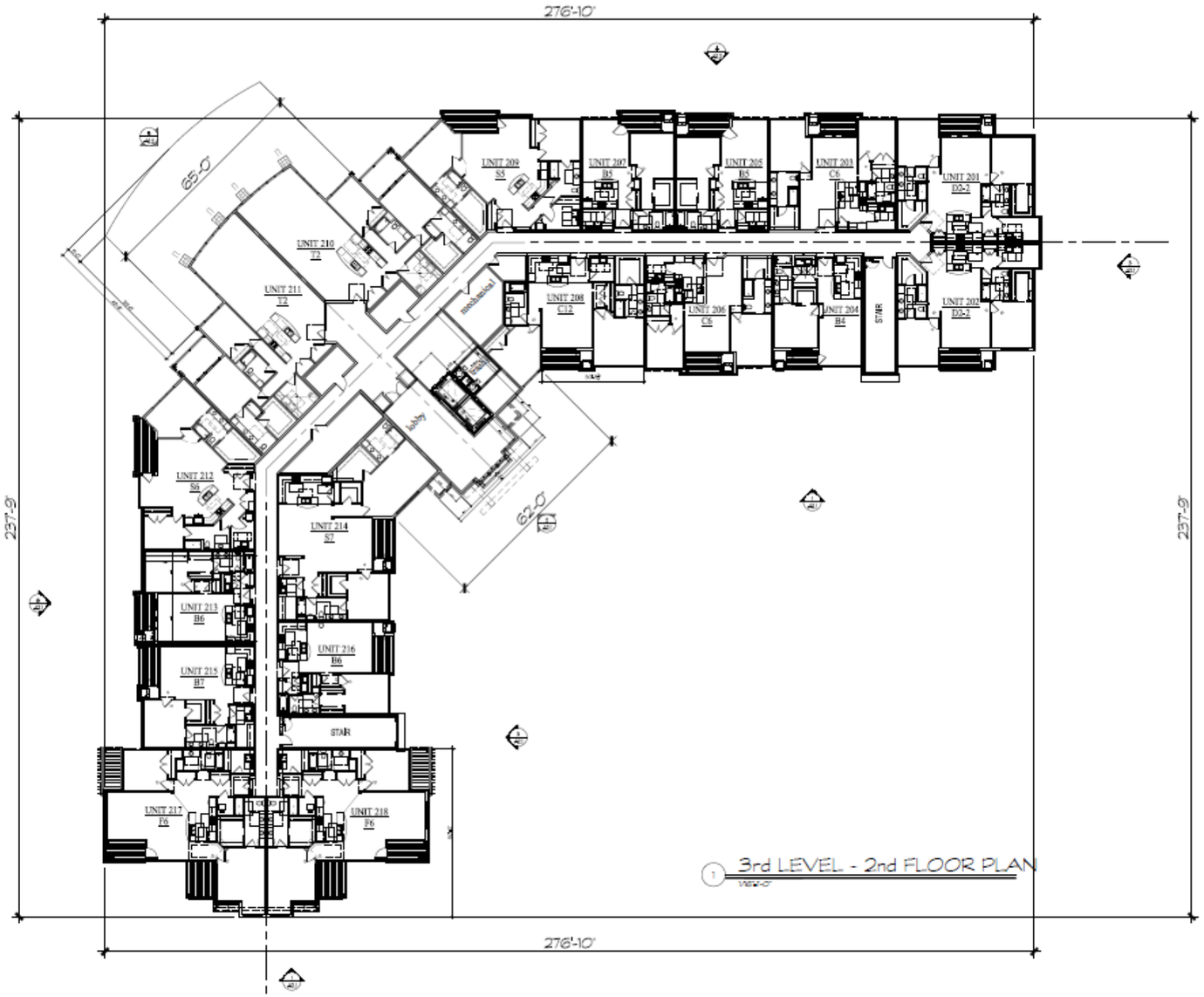
Job NO. 25101.001
Drawn By: dsj
Sheet No.
A1.1



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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2550

Building #1
The Conservator

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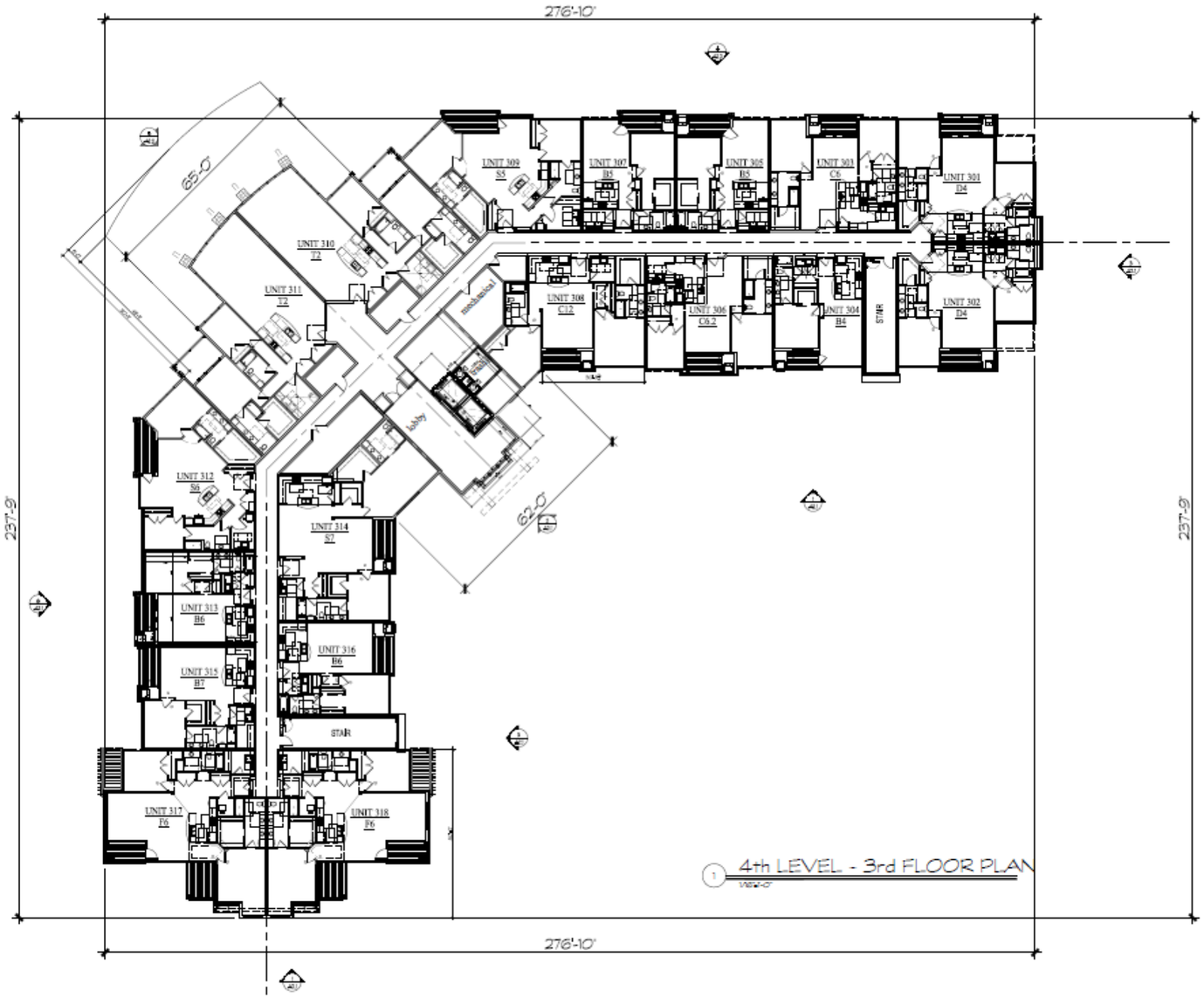
Sheet Title
3rd Level
2nd Floor Plan

Issued For: PRELIMINARY DRAWING NOT FOR CONSTRUCTION
Date:

Date:	1/8/2025
Job NO.	25101.001
Drawn By:	dgj
Sheet No.	A1.2



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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #1
The Conservator

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
4th Level
3rd Floor Plan

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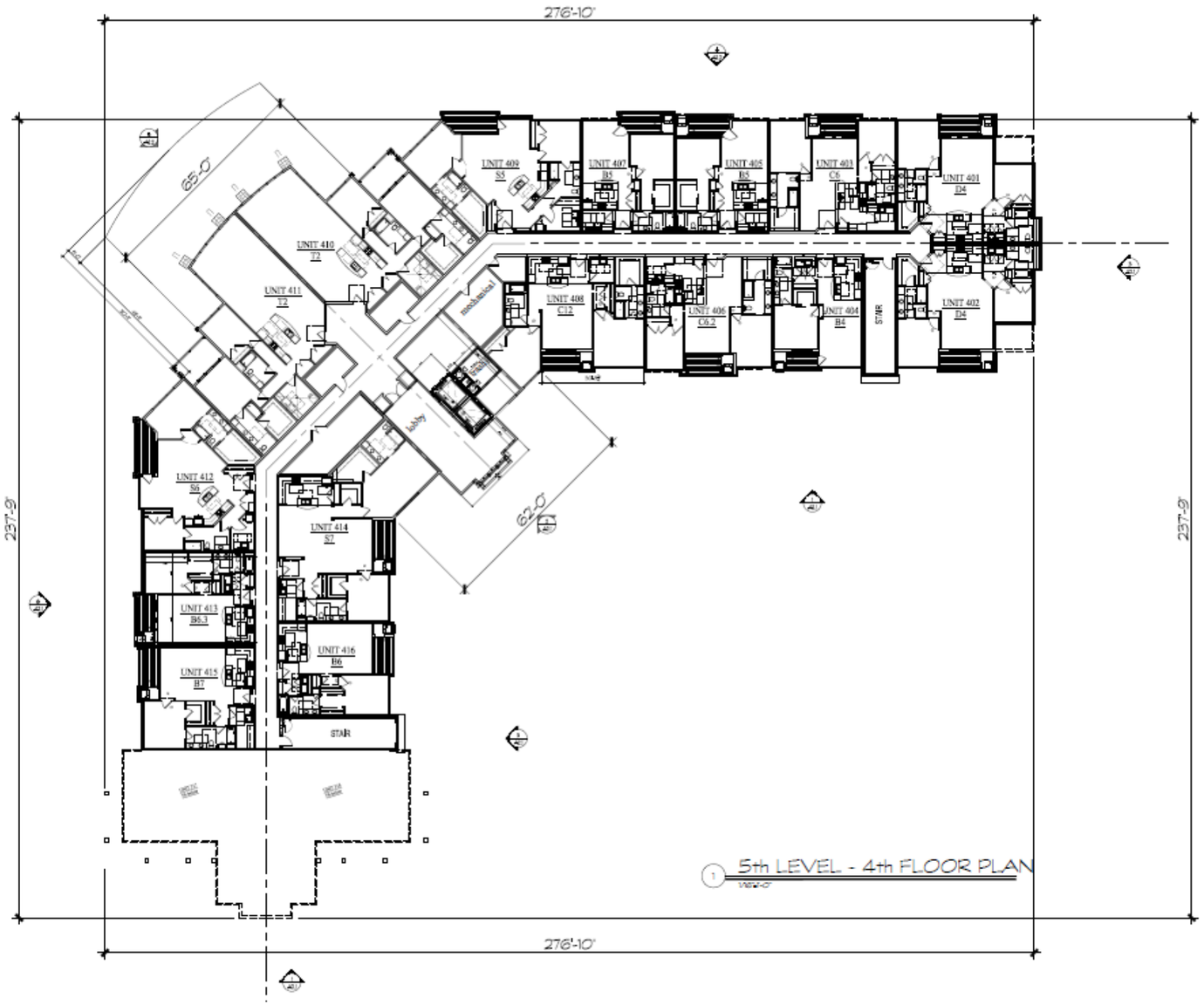
Date: 1/9/2025
Job NO.: 25101.001
Drawn By: dsj
Sheet No.
A1.3



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

Building #1
The Conservator

SO. Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
5th Level
4th Floor Plan

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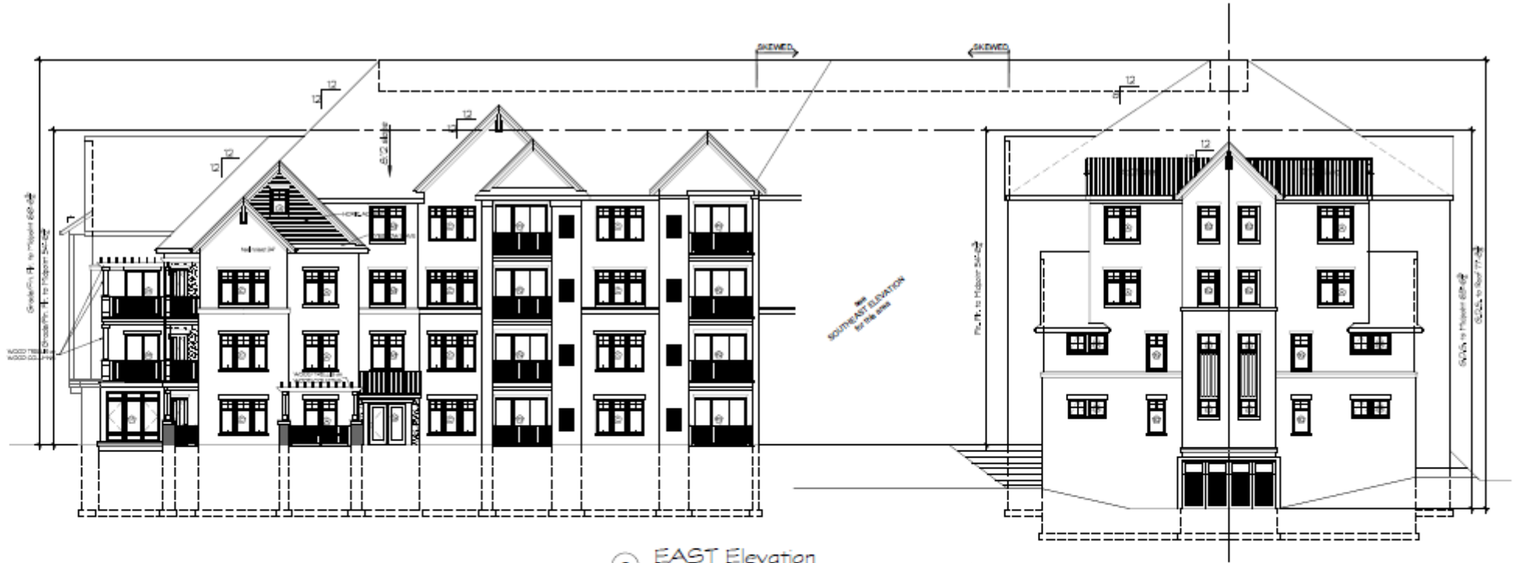
Date: 1/3/2025
Job NO. 25101.001
Drawn By: dgj
Sheet No.
A1.4



1 South Elevation
3/32"=1'-0"



3 SOUTHEAST Elevation
3/32"=1'-0"



3 EAST Elevation
3/32"=1'-0"

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

Building #1
The Conservator

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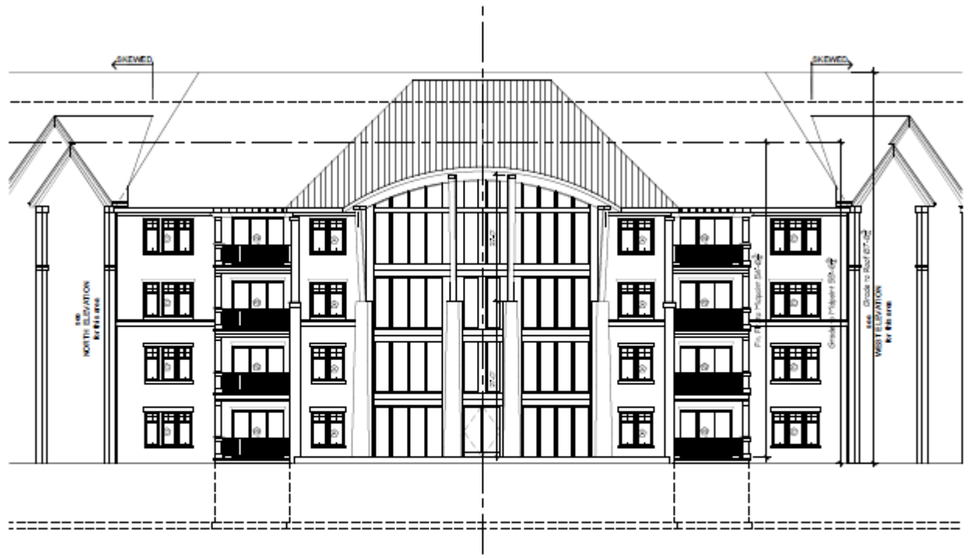
Sheet Title
Exterior Elevations

Issued For: PRELIMINARY DRAWING NOT FOR CONSTRUCTION
Date:

Date:	1/3/2025
Job NO.	25101.001
Drawn By:	dgj
Sheet No.	A2.1



4 NORTH Elevation
3/32"=1'-0"



5 NORTHWEST Elevation
3/32"=1'-0"



3 WEST Elevation
3/32"=1'-0"

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Sheet Title: Exterior Elevations

Issued For: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

Date: 1/9/2025
Job NO. 25101.001
Drawn By: dsj
Sheet No. A2.2

THE
CONSERVANCY

WOODLANDS RESIDENCES

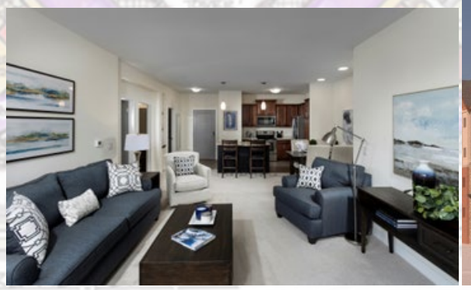
- 226 Residences
  - 114 one-bedroom
  - 112 two-bedroom
- 431 parking stalls
  - 230 underground
  - 201 surface
  - Ratio 1.91 : 1





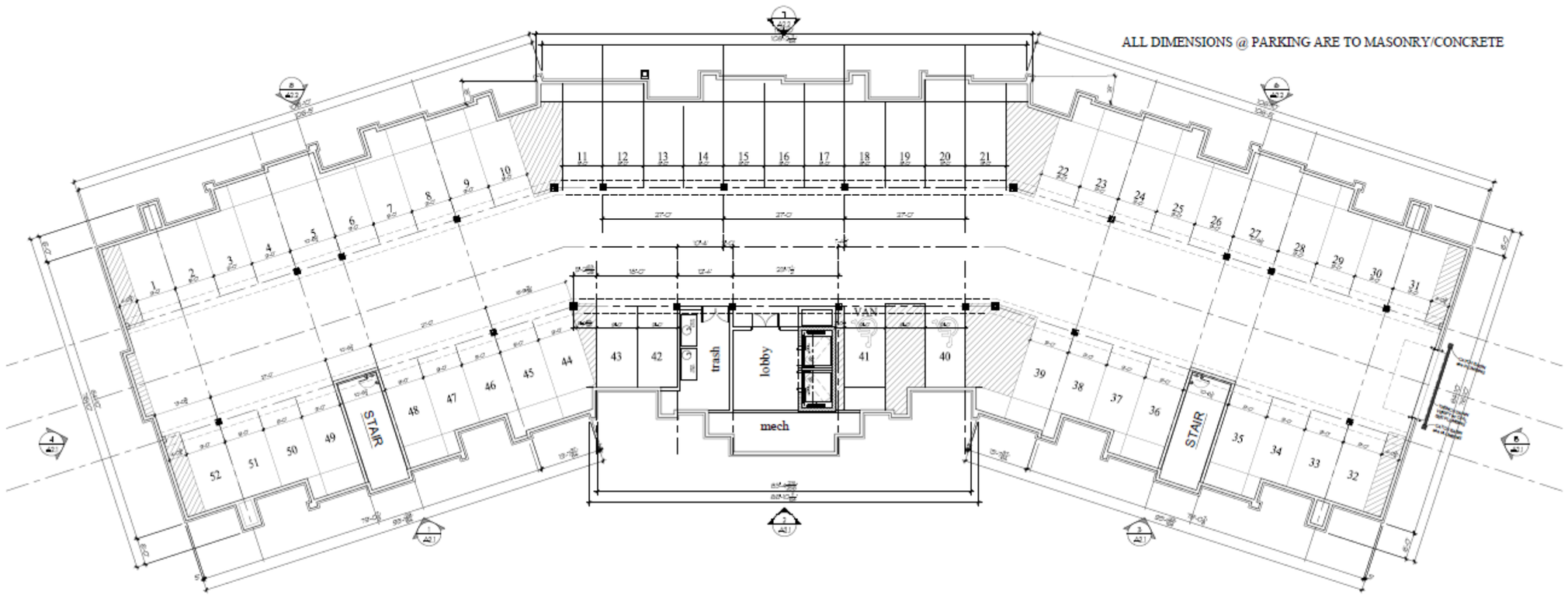


All Architectural Images For Character and Subject to Change





ALL DIMENSIONS @ PARKING ARE TO MASONRY/CONCRETE



1 PARKING FLOOR PLAN

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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")
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Sheet Title
Parking Floor Plan

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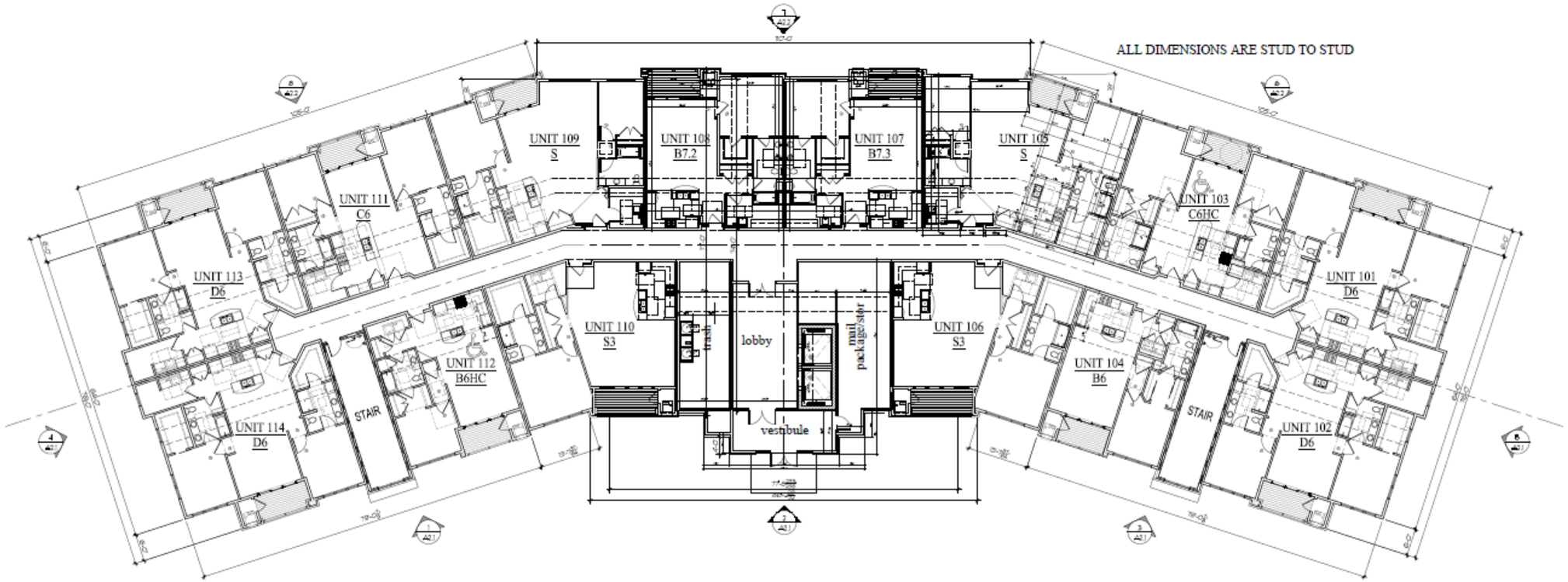
Date: 1/2/2025
Job NO. 25101.004
Drawn By: dgj
Sheet No.
A1.0

ALL DIMENSIONS ARE STUD TO STUD



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

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

Building #4
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Sheet Title
1st Floor Plan

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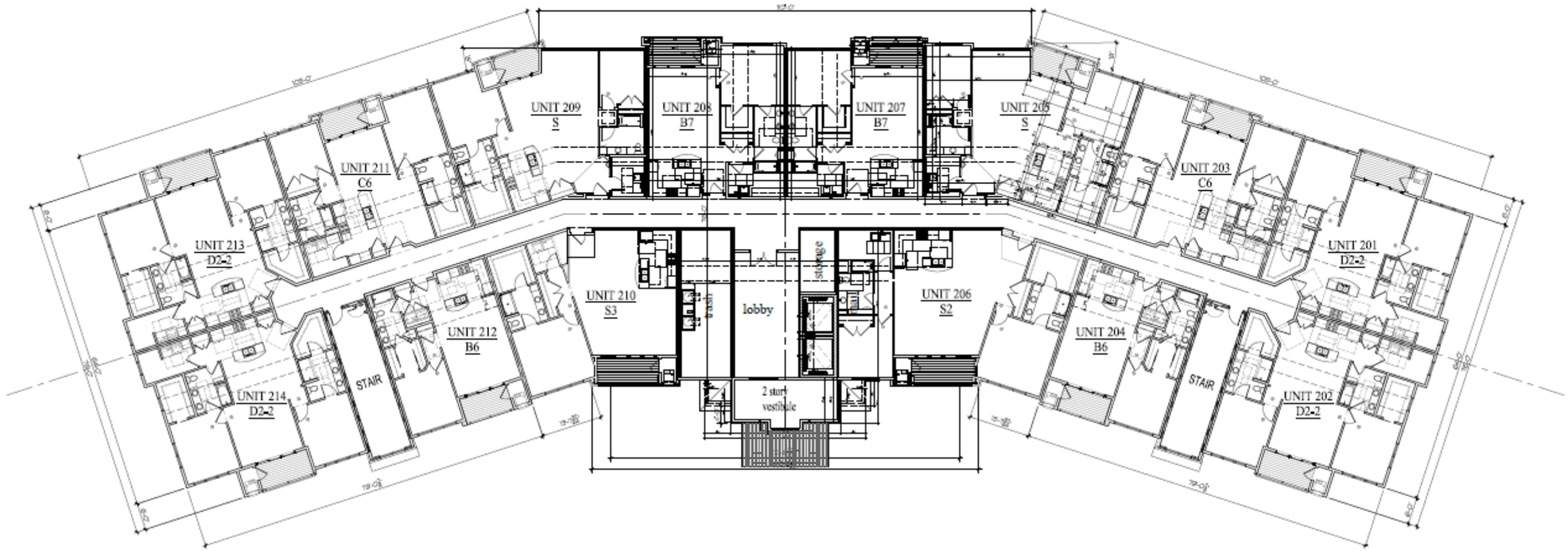
Date:	1/2/2025
Job NO.	25101.004
Drawn By:	dgj
Sheet No.	A1.1



1 2nd FLOOR PLAN

3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-909-2530

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Woodlands @ The Conservancy

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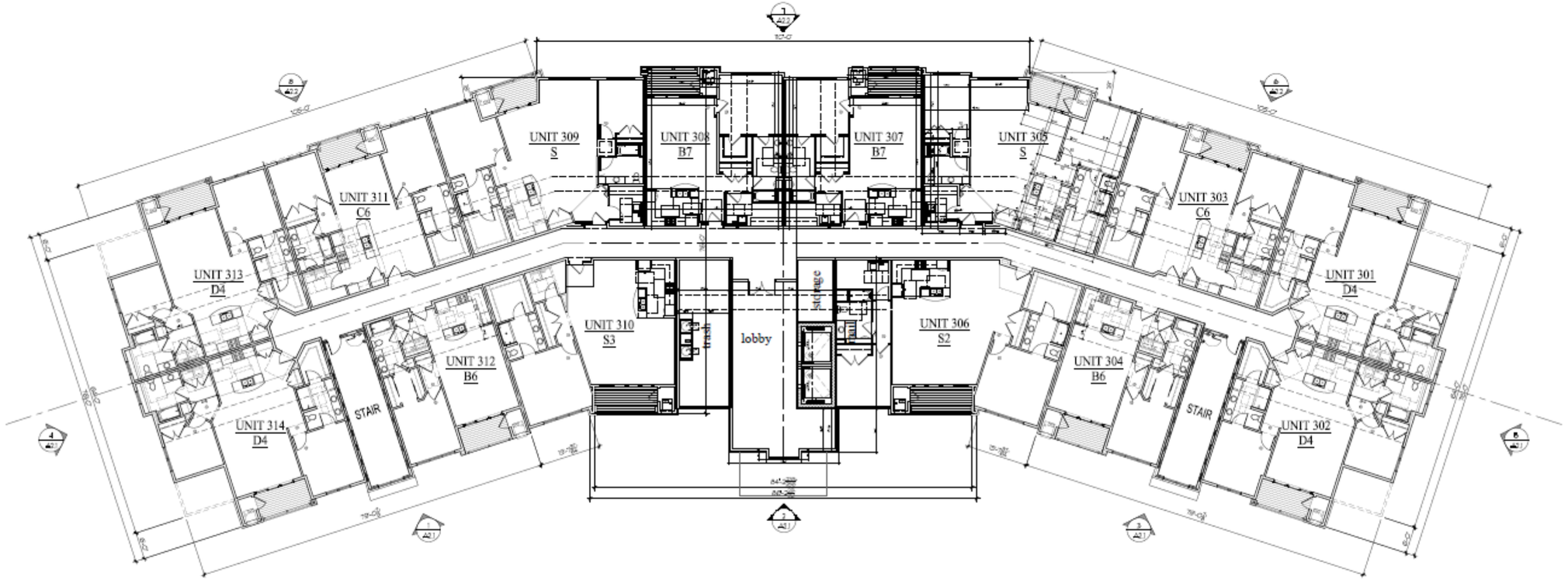
Sheet Title
2nd Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/2/2025
Job NO.: 25101.004
Drawn By: dgj
Sheet No.
A1.2



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

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
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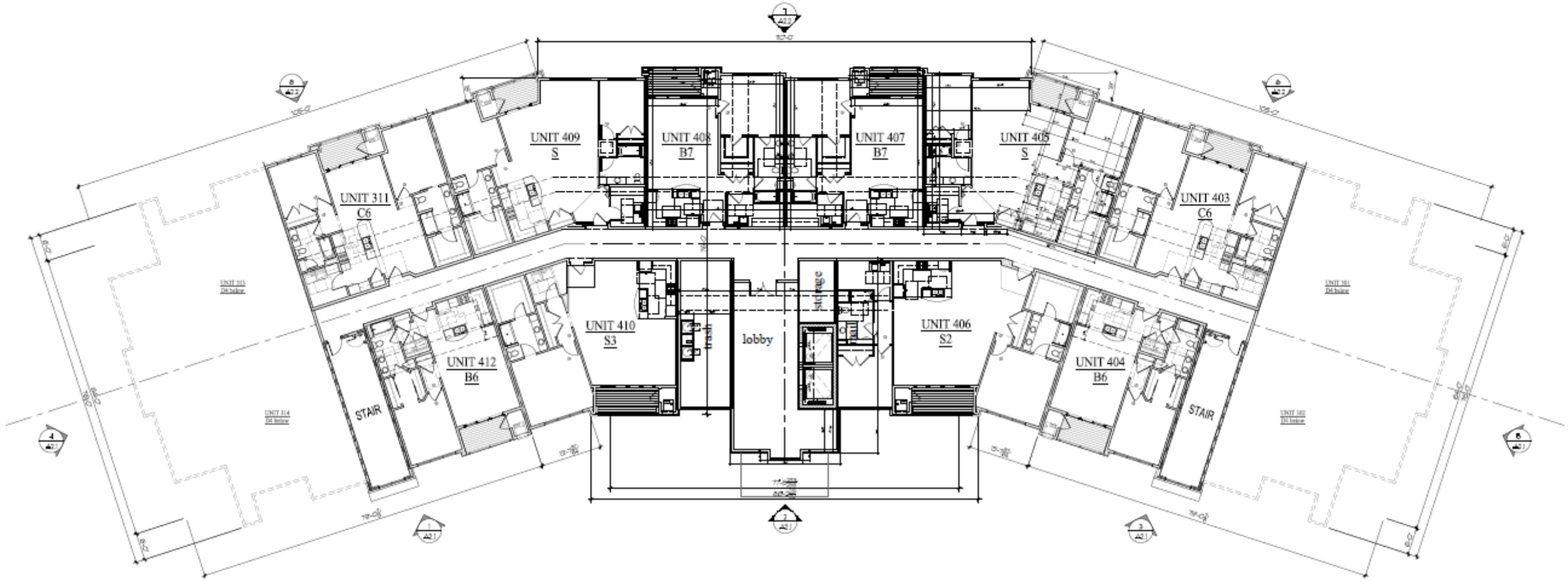
Sheet Title
3rd Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/2/2025
Job NO. 25101.004
Drawn By: dsj
Sheet No.
A1.3



1 4th FLOOR PLAN

TDI ASSOCIATES, INC.
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WIND LAKE, WISCONSIN 53185
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Sheet Title
4th Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

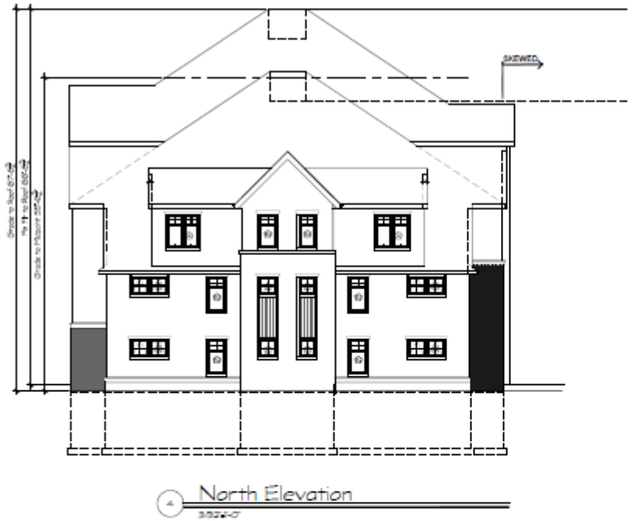
Date: 1/2/2025
Job NO: 25101.004
Drawn By: dgj
Sheet No.
A1.4



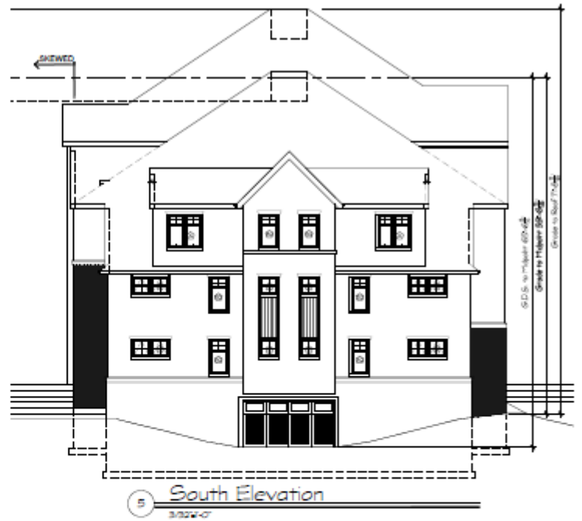
1 North West Elevation
3/32"=1'-0"

3 West Elevation
3/32"=1'-0"

2 South West Elevation
3/32"=1'-0"



4 North Elevation
3/32"=1'-0"



5 South Elevation
3/32"=1'-0"

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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

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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
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Date: 1/2/2025
Job NO.: 25101.004
Drawn By: dlj
Sheet No.
A2.1



6 South East Elevation
3/32"=1'-0"

7 East Elevation
3/32"=1'-0"

8 North East Elevation
3/32"=1'-0"

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ARCHITECTURE & PLANNING
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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Issued For: Date:
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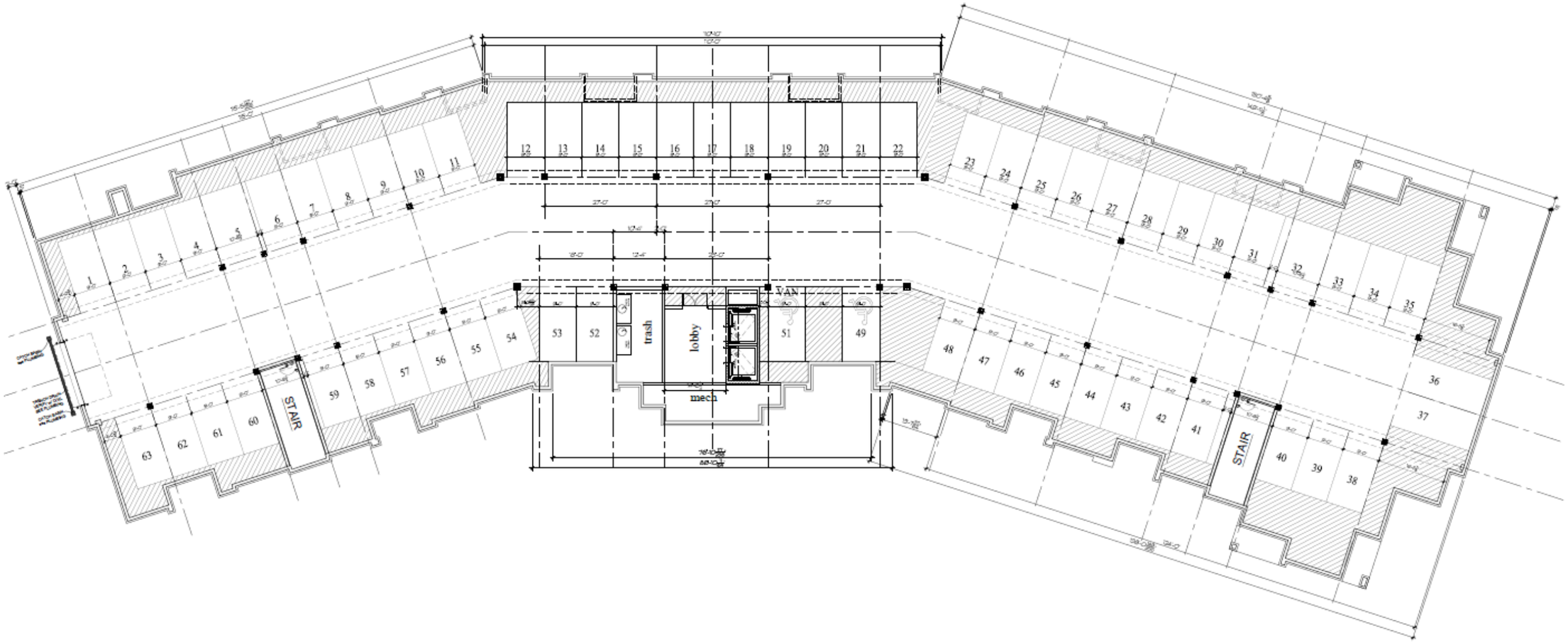
Date: 1/2/2025
Job NO. 25101.004
Drawn By: dsj
Sheet No.
A2.2



1 PARKING FLOOR PLAN

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

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Woodlands @ The Conservancy

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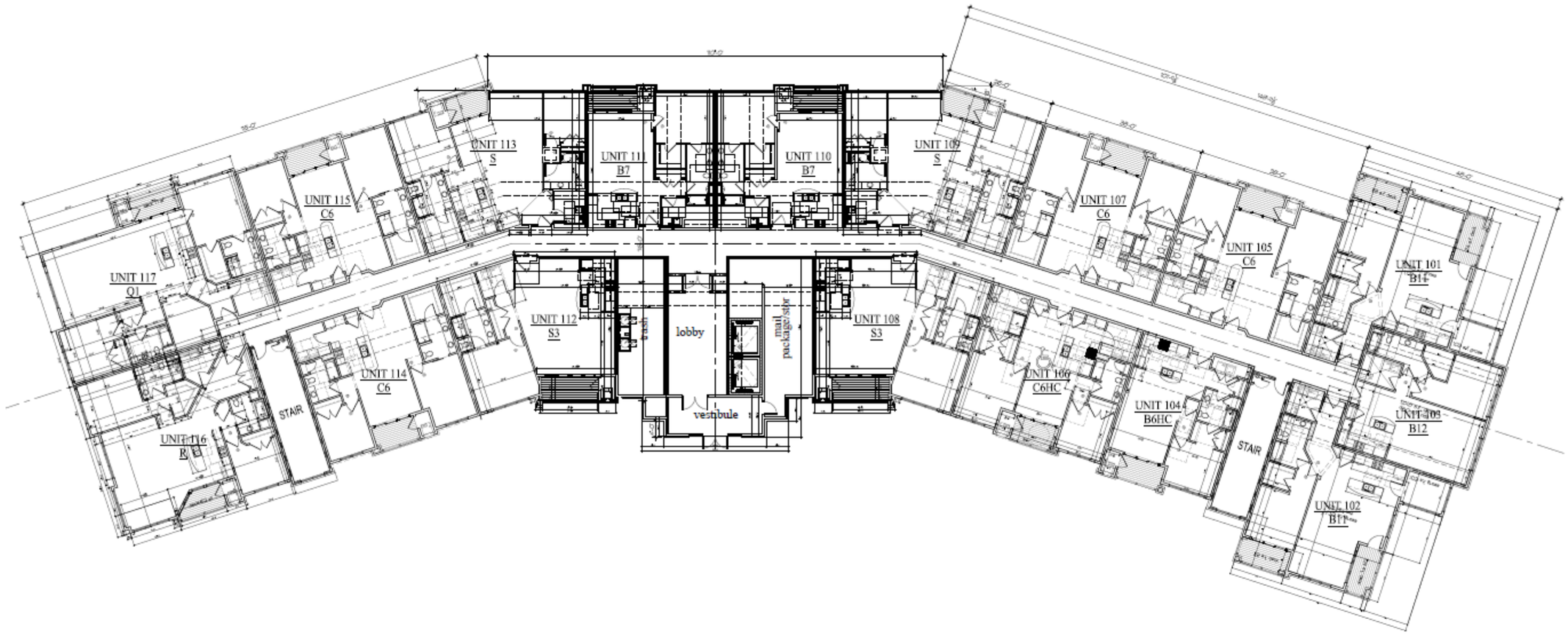
Sheet Title: Parking Floor Plan

Issued For: PRELIMINARY DRAWING NOT FOR CONSTRUCTION
Date:

Date: 1/9/2025
Job NO. 25101.005
Drawn By: dsj
Sheet No. A1.0



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

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-889-2530

Building #5
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Sheet Title
1st Floor Plan

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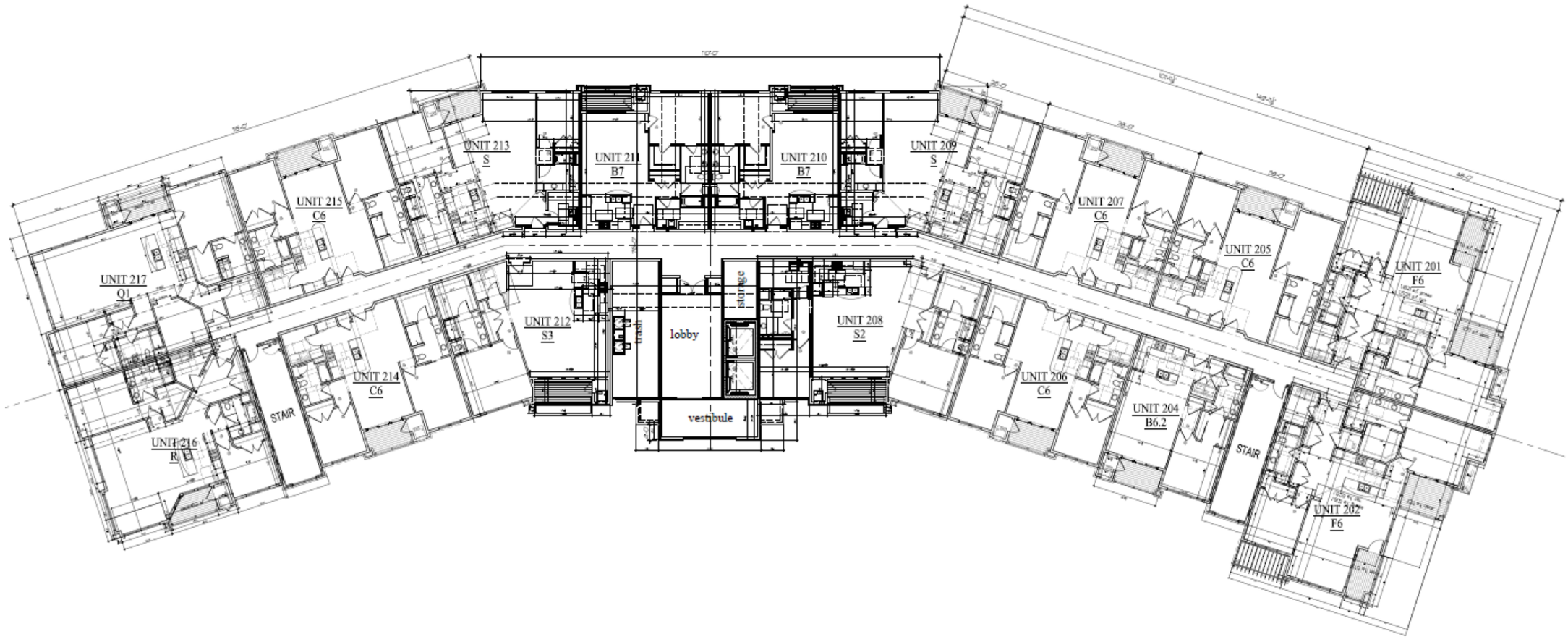
Date: 1/3/2025
Job NO. 25101.005
Drawn By: dbj
Sheet No.
A1.1



1 2nd FLOOR PLAN

3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
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Sheet Title
2nd Floor Plan

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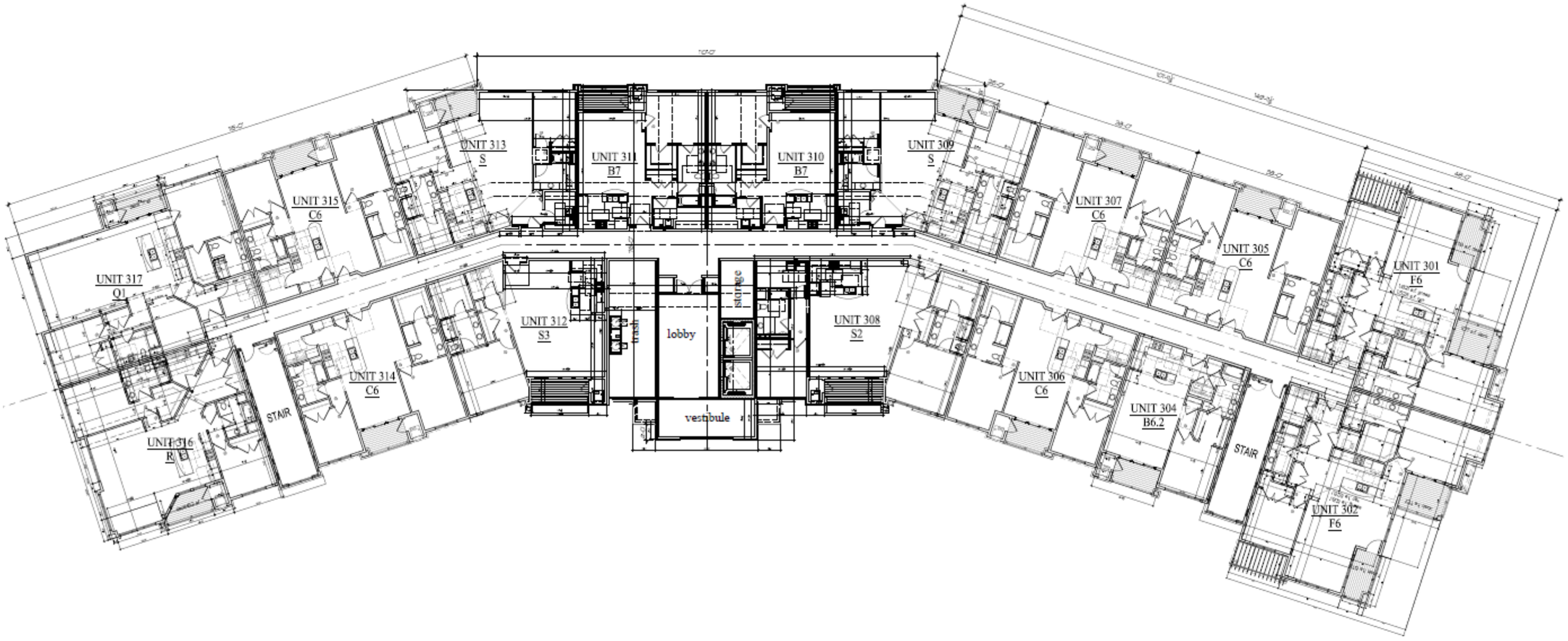
NOT FOR CONSTRUCTION

Date:	1/8/2025
Job NO.:	25101.005
Drawn By:	dgj
Sheet No.	A1.2



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

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Sheet Title
3rd Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
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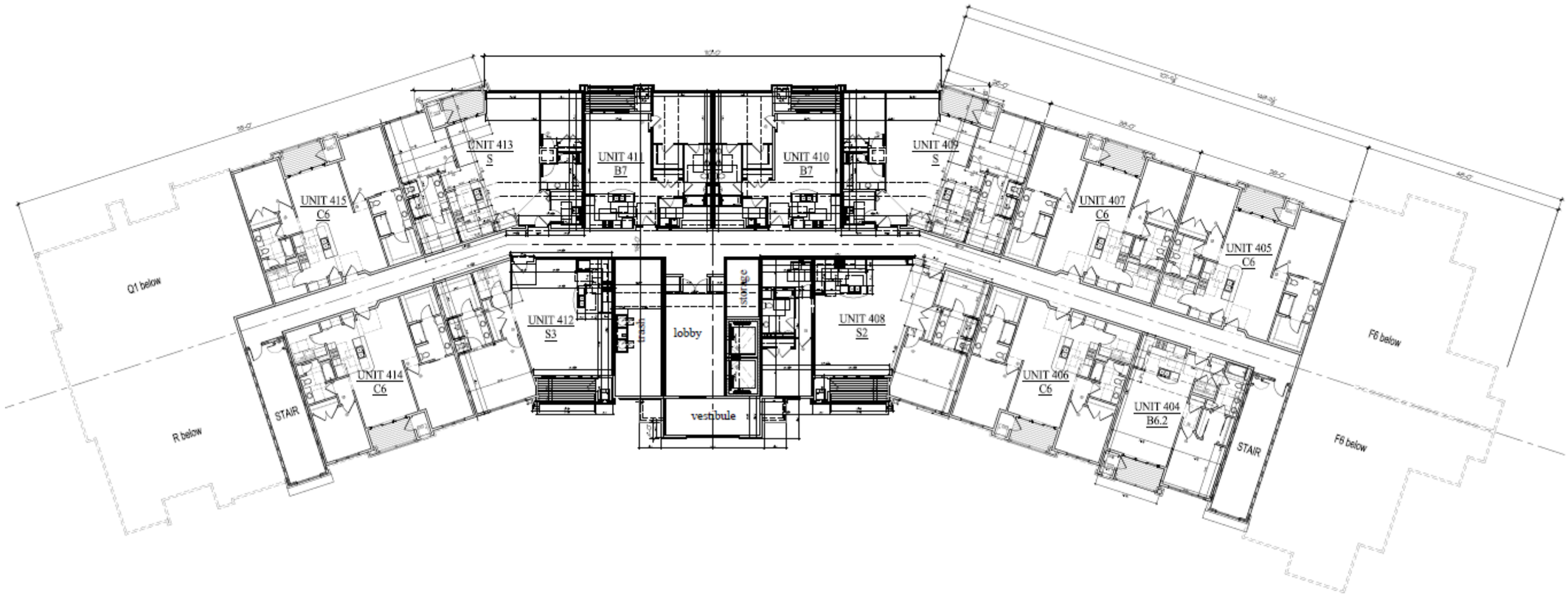
Date:	1/3/2025
Job NO.	25101.005
Drawn By:	dgj
Sheet No.	A1.3



1 4th FLOOR PLAN
3/32"=1'-0"

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
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Sheet Title
4th Floor Plan

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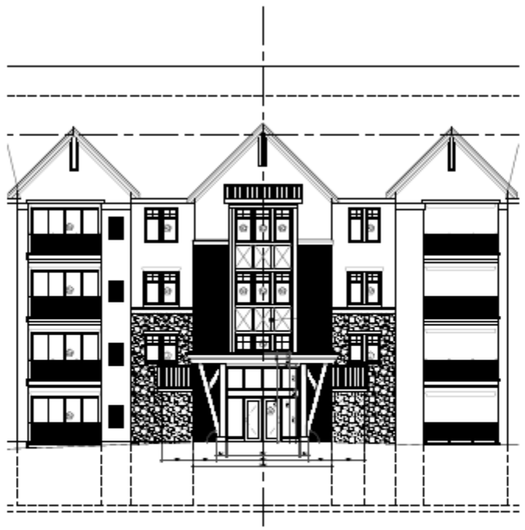
NOT FOR CONSTRUCTION

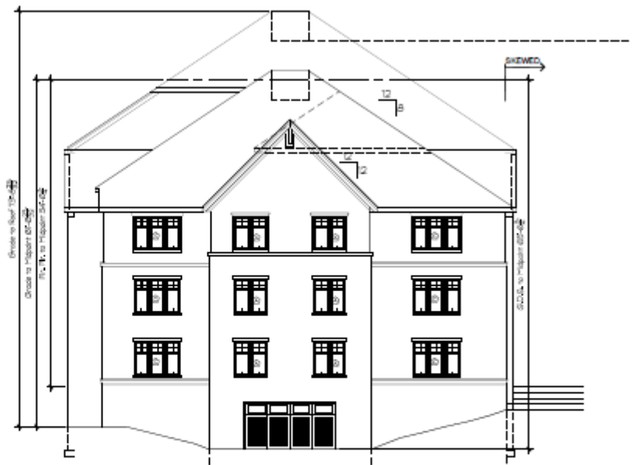
Date: 1/3/2025
Job NO.: 25101.005
Drawn By: dgj
Sheet No.
A1.4



1 North West Elevation
3/32"=1'-0"



2 West Elevation
3/32"=1'-0"



4 North Elevation
3/32"=1'-0"



3 South West Elevation
3/32"=1'-0"



5 South Elevation
3/32"=1'-0"

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Sheet Title
Exterior Elevations

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Date:	1/3/2025
Job NO.:	25101.005
Drawn By:	dsj
Sheet No.	A2.1



6 South East Elevation
3/32"=1'-0"



7 East Elevation
3/32"=1'-0"



8 North East Elevation
3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
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Exterior Elevations

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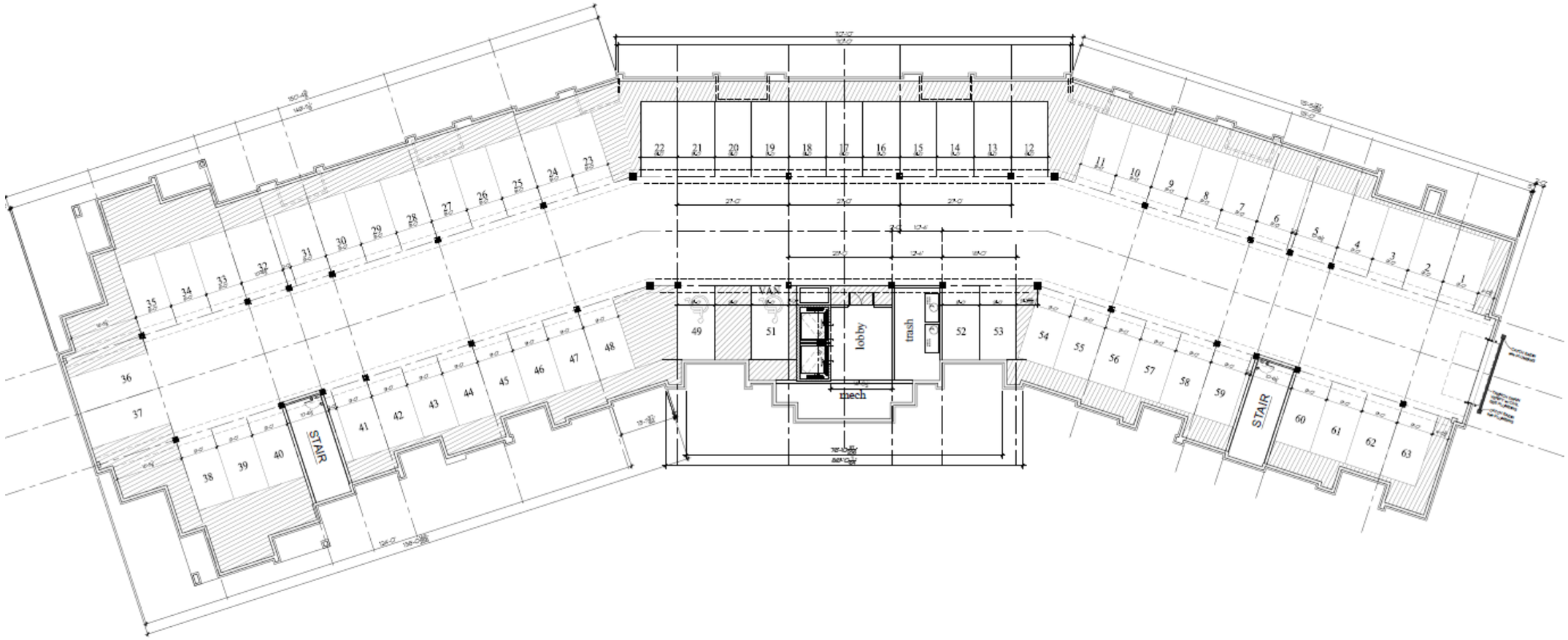
Date: 1/3/2025
Job NO.: 25101.005
Drawn By: dg
Sheet No.
A2.2



PARKING FLOOR PLAN
3/32"=1'

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25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-909-2530

Building #6
Woodlands @ The Conservancy

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Sheet Title
Parking Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
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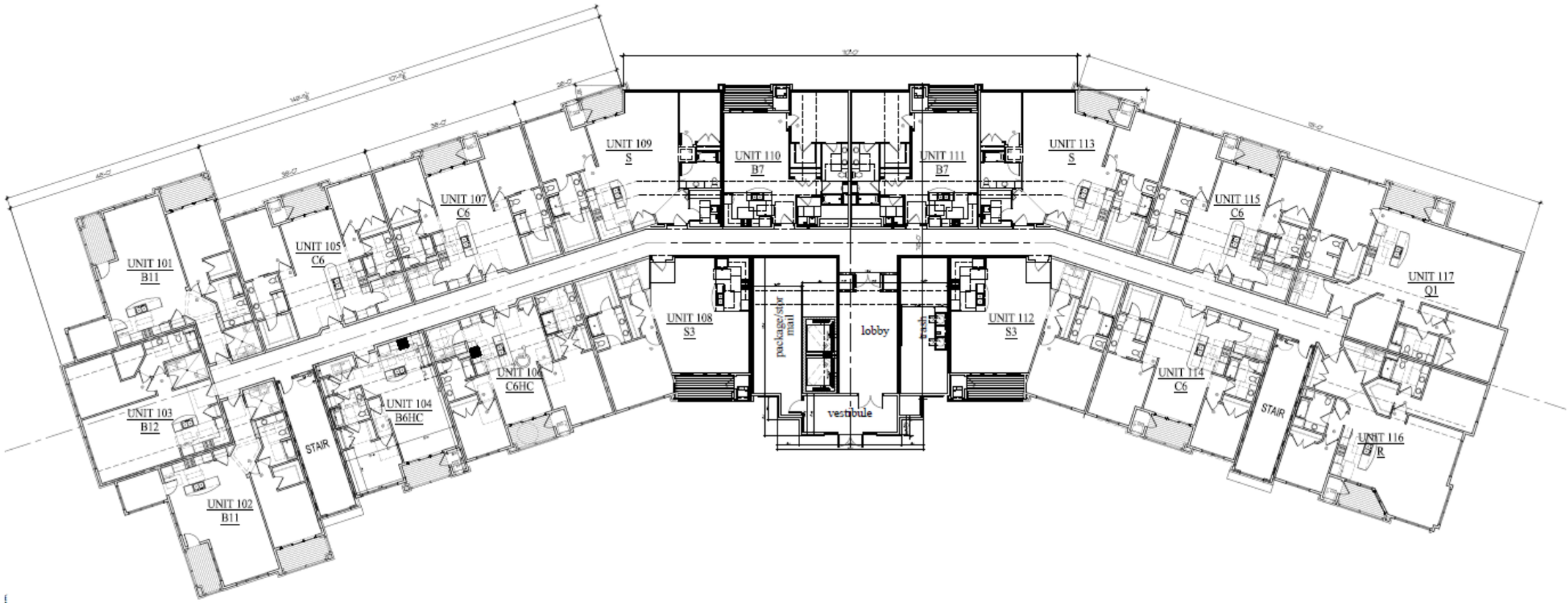
Date: 1/3/2025
Job NO.: 25101.006
Drawn By: dlg
Sheet No.
A1.0



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

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

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Sheet Title
1st Floor Plan

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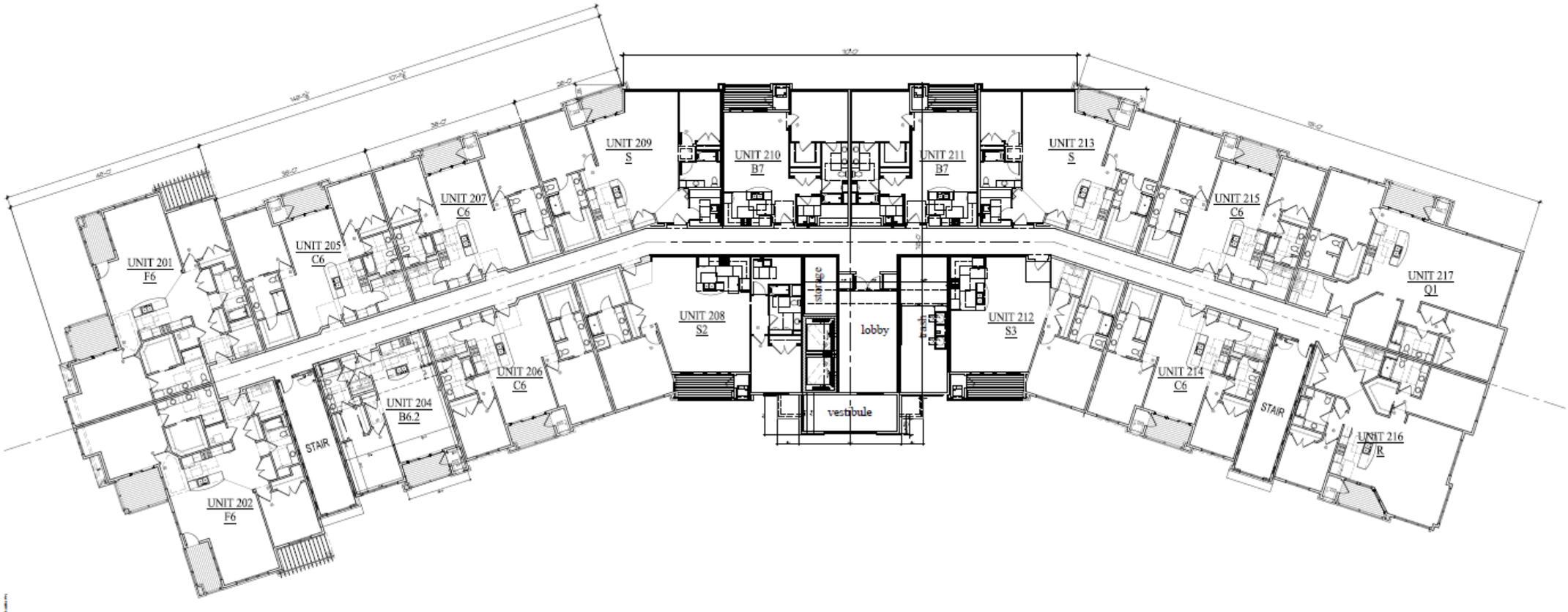
Date: 1/9/2025
Job NO: 25101.006
Drawn By: dgj
Sheet No.
A1.1



1 2nd FLOOR PLAN

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

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Sheet Title
2nd Floor Plan

Issued For: Date:
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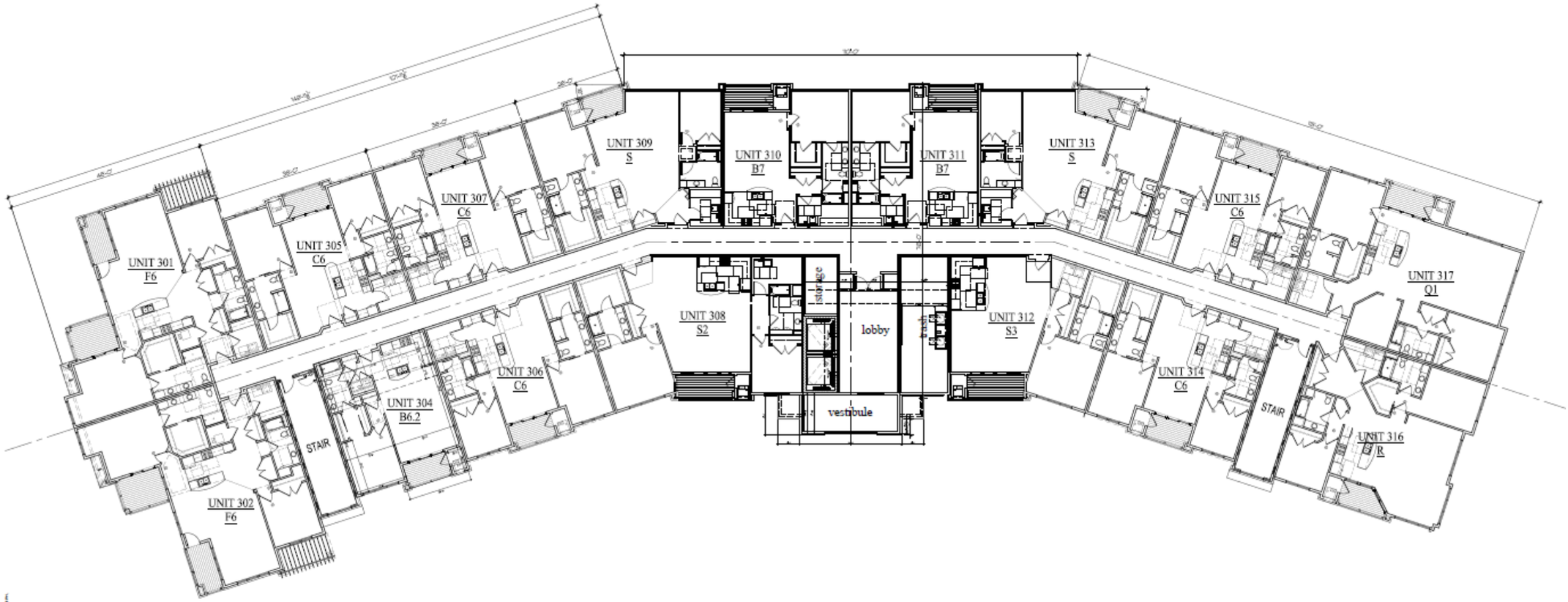
Date: 1/3/2025
Job NO: 25101.006
Drawn By: dcj
Sheet No.
A1.2



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

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WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

Building #6
Woodlands @ The Conservancy

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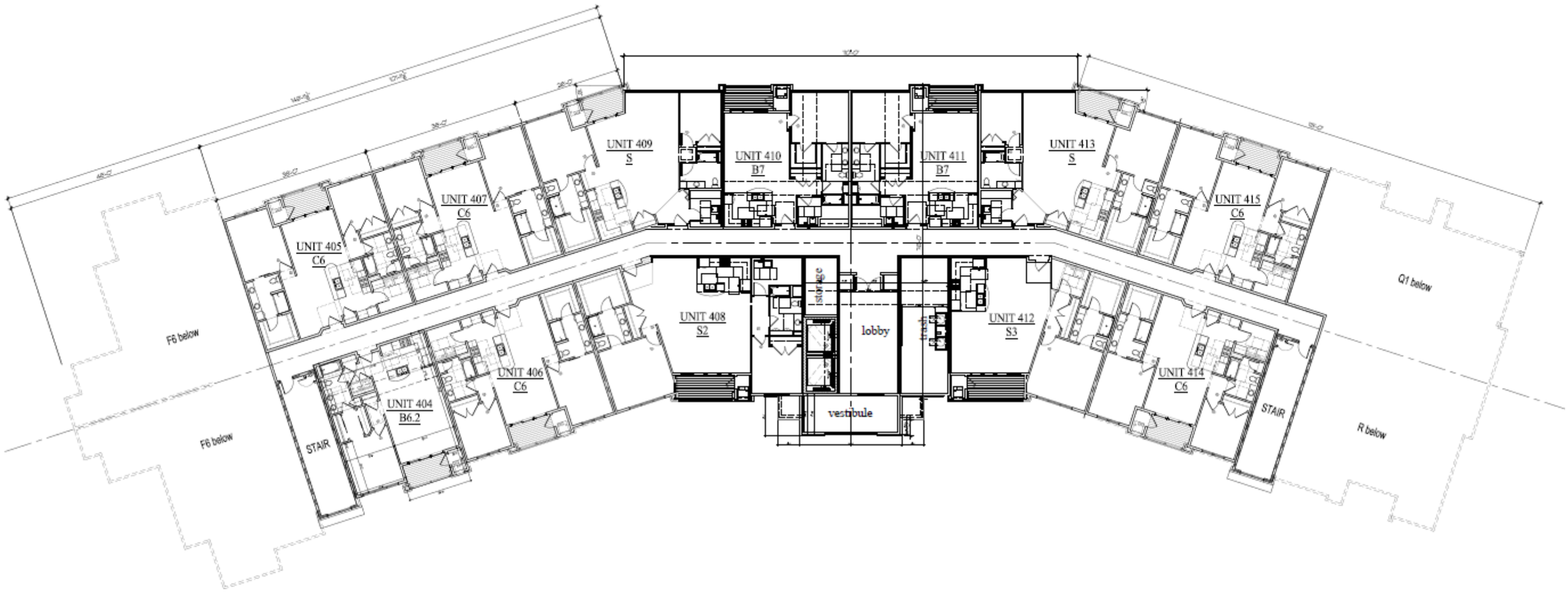
Sheet Title: 3rd Floor Plan

Issued For: PRELIMINARY DRAWING NOT FOR CONSTRUCTION
Date:

Date: 1/3/2025
Job NO: 25101.006
Drawn By: dcj
Sheet No: A1.3



1 4th FLOOR PLAN
3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
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Sheet Title
4th Floor Plan

Issued For: Date:
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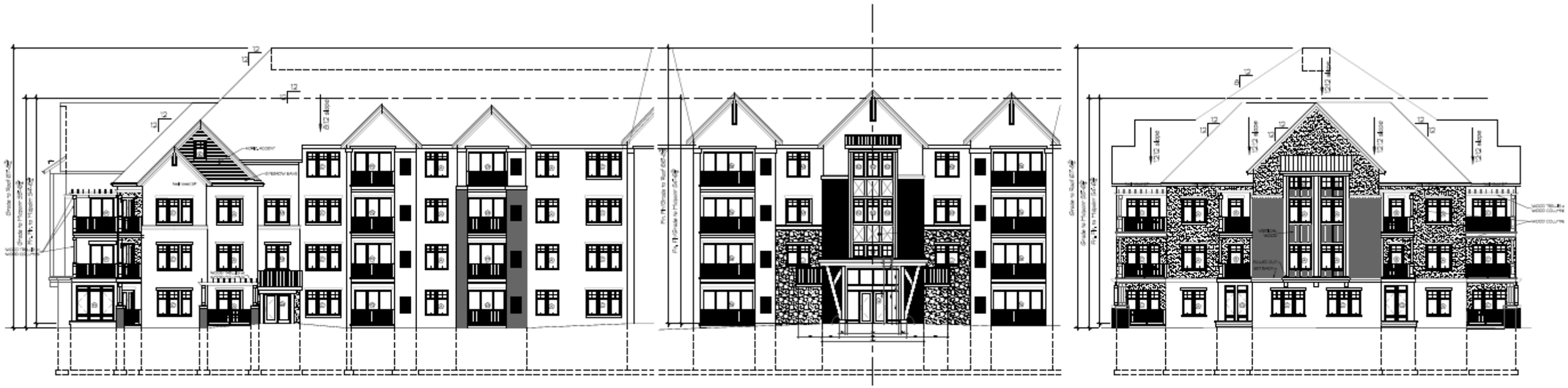
Date: 1/9/2025
Job NO.: 25101.006
Drawn By: dsj
Sheet No.
A1.4



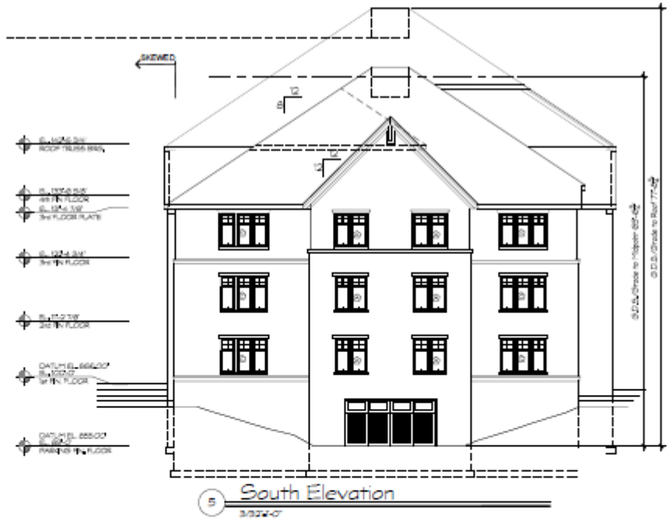
1 North West Elevation
3/32"=1'-0"

2 West Elevation
3/32"=1'-0"

4 North Elevation
3/32"=1'-0"



3 South West Elevation
3/32"=1'-0"



5 South Elevation
3/32"=1'-0"

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WIND LAKE, WISCONSIN 53185
PHONE 262-909-2530

Building #6
Woodlands @ The Conservancy

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Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date:	1/3/2025
Job NO.	25101.006
Drawn By:	dg
Sheet No.	A2.1



6 South East Elevation
3/32"=1'-0"



7 East Elevation
3/32"=1'-0"



8 North East Elevation
3/32"=1'-0"

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

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Woodlands @ The Conservancy

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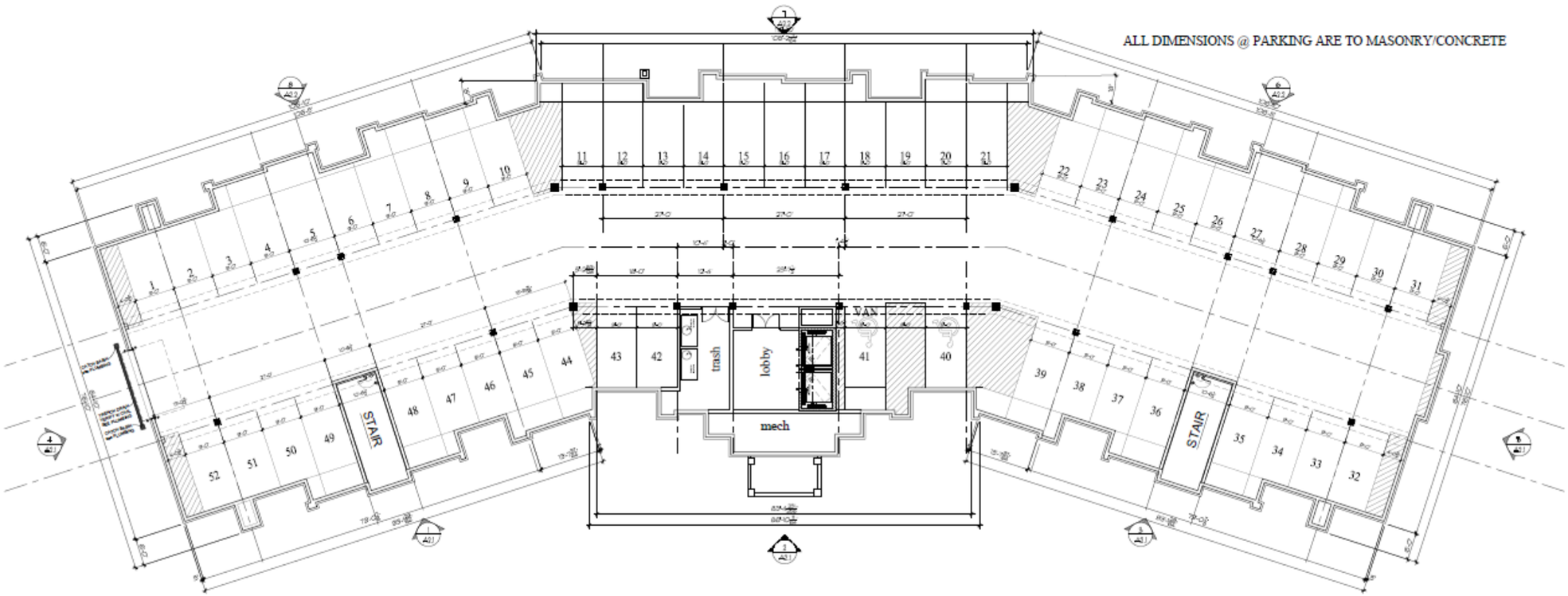
Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/3/2025
Job NO. 25101.006
Drawn By: dcj
Sheet No.
A2.2

ALL DIMENSIONS @ PARKING ARE TO MASONRY/CONCRETE



1 PARKING FLOOR PLAN

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

Building #7
Woodlands @ The Conservancy

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Sheet Title
Parking Floor Plan

Issued For: Date:
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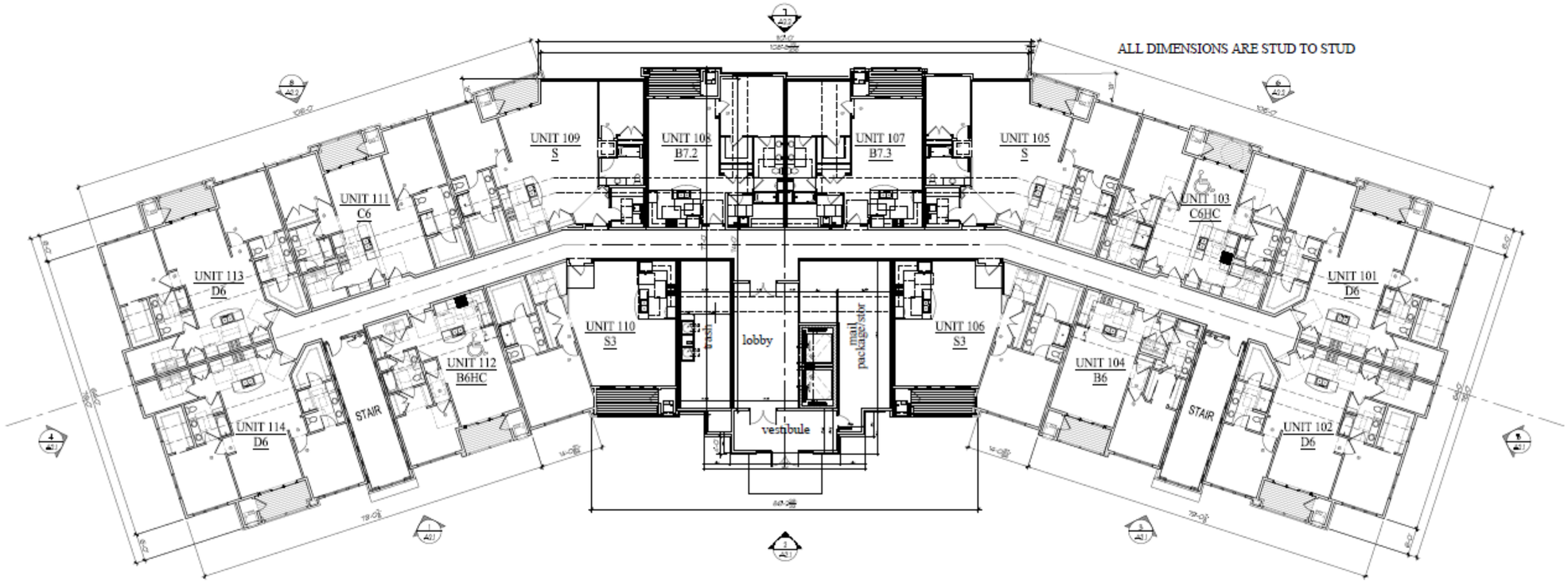
NOT FOR CONSTRUCTION

Date: 1/3/2025
Job NO.: 25101.007
Drawn By: dgj
Sheet No.
A1.0

ALL DIMENSIONS ARE STUD TO STUD



1 1st 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 #7
Woodlands @ The Conservancy

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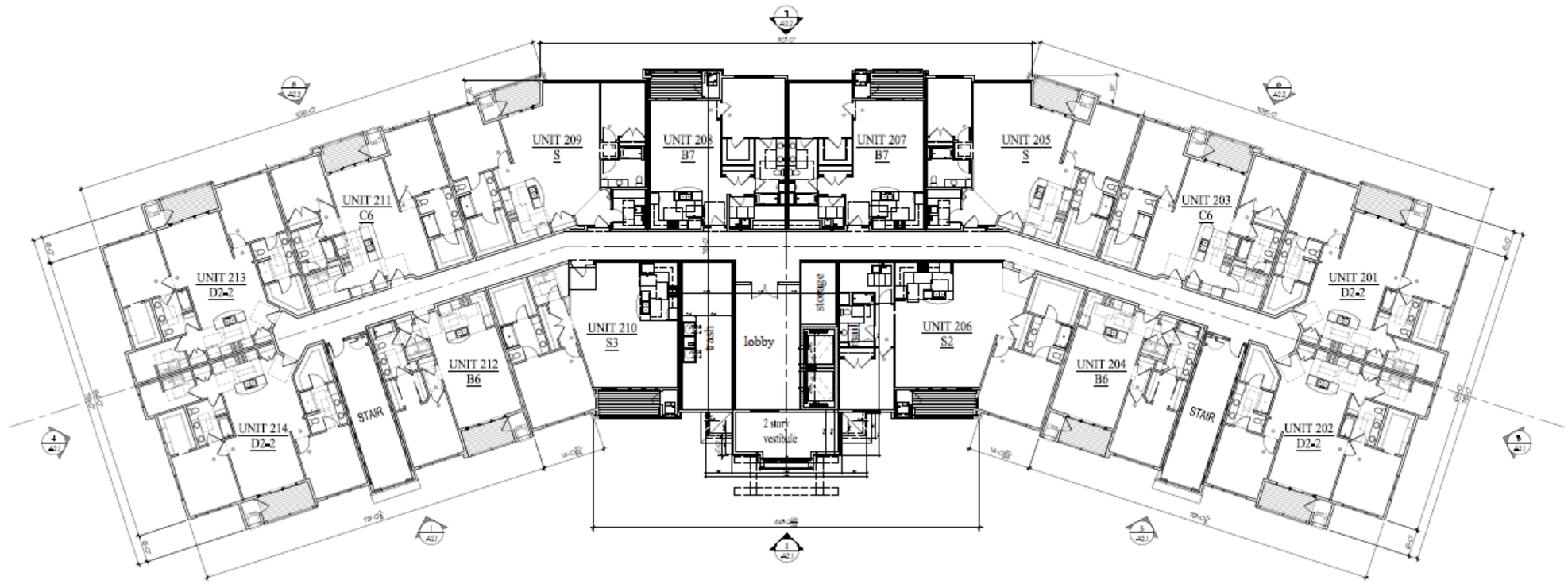
Sheet Title
1st Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/9/2025
Job NO. 25101.007
Drawn By: dg
Sheet No.
A1.1



1 2nd FLOOR PLAN

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-909-2530

Building #7
Woodlands @ The Conservancy

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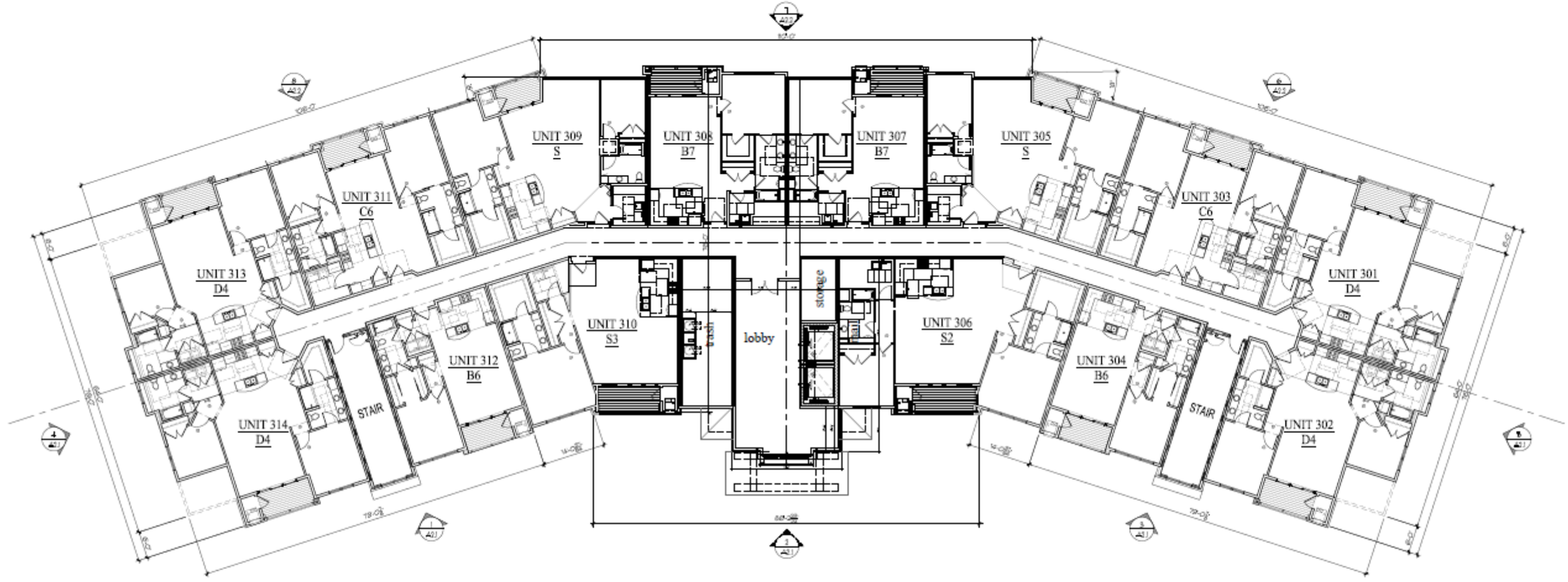
Sheet Title
2nd Floor Plan

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/8/2025
Job NO: 25101.007
Drawn By: dgj
Sheet No.
A1.2



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 #7
Woodlands @ The Conservancy

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

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Sheet Title
3rd Floor Plan

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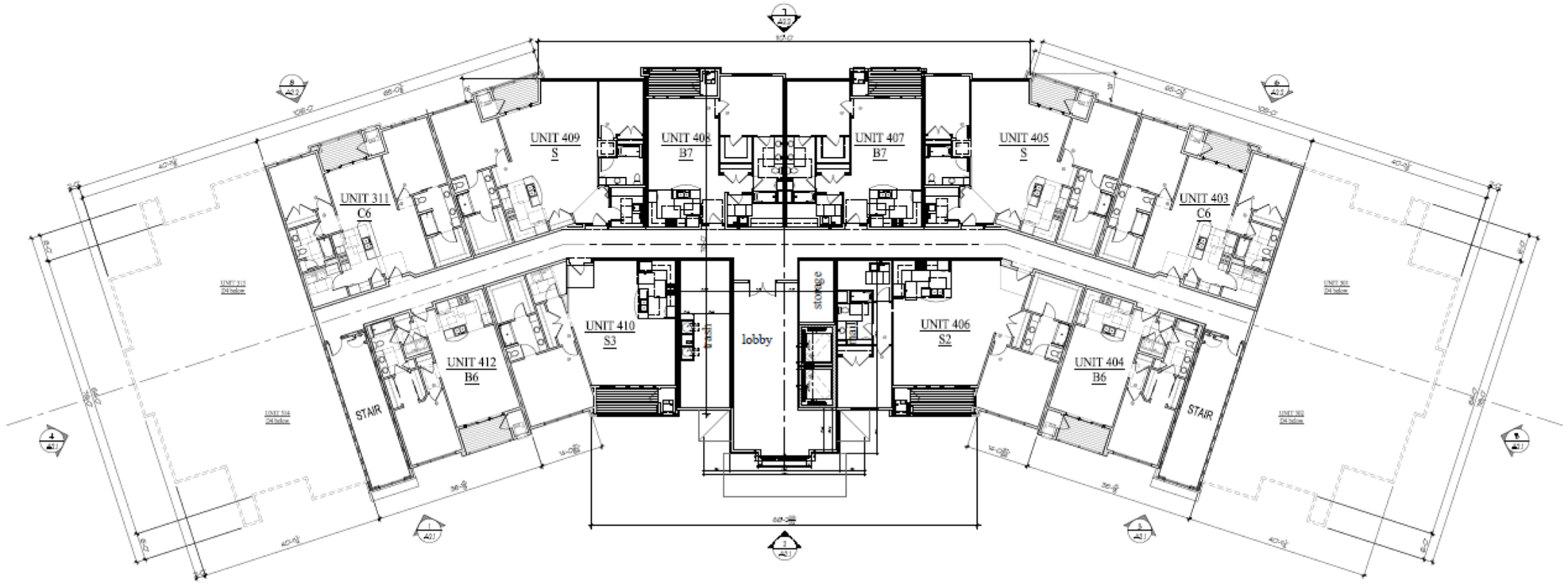
NOT FOR CONSTRUCTION

Date: 1/3/2025
Job NO.: 25101.007
Drawn By: dcj
Sheet No.
A1.3



1 4th FLOOR PLAN

3/32"=1'-0"

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Sheet Title
4th Floor Plan

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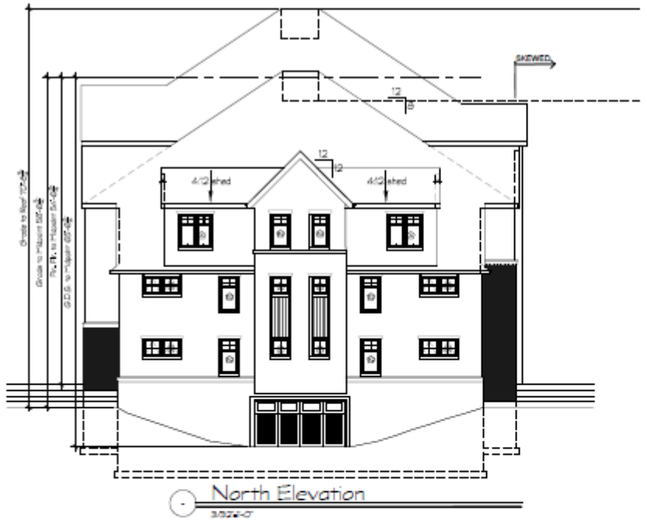
Date: 1/3/2025
Job NO. 25101.007
Drawn By: dsj
Sheet No.
A1.4



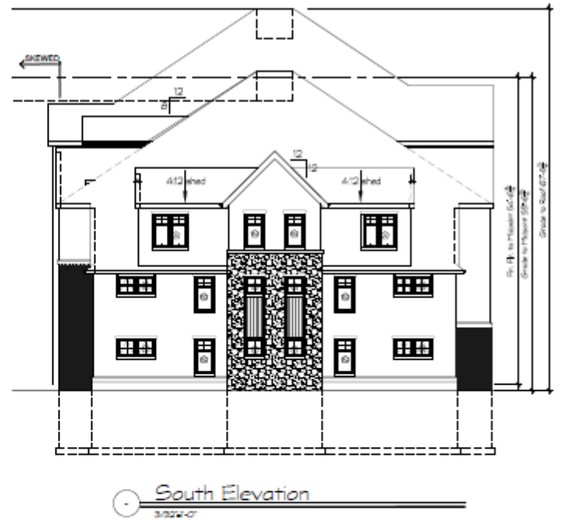
North West Elevation
3/32"=1'-0"

West Elevation
3/32"=1'-0"

South West Elevation
3/32"=1'-0"



North Elevation
3/32"=1'-0"



South Elevation
3/32"=1'-0"

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Sheet Title
Exterior Elevations

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PRELIMINARY DRAWING
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Date: 1/3/2025
Job NO.: 25101.007
Drawn By: dbj
Sheet No.
A2.1



South East Elevation
3/32"=1'-0"

East Elevation
3/32"=1'-0"

North East Elevation
3/32"=1'-0"

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Exterior Elevations

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PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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

THE CONSERVANCY

RESIDENT CLUB









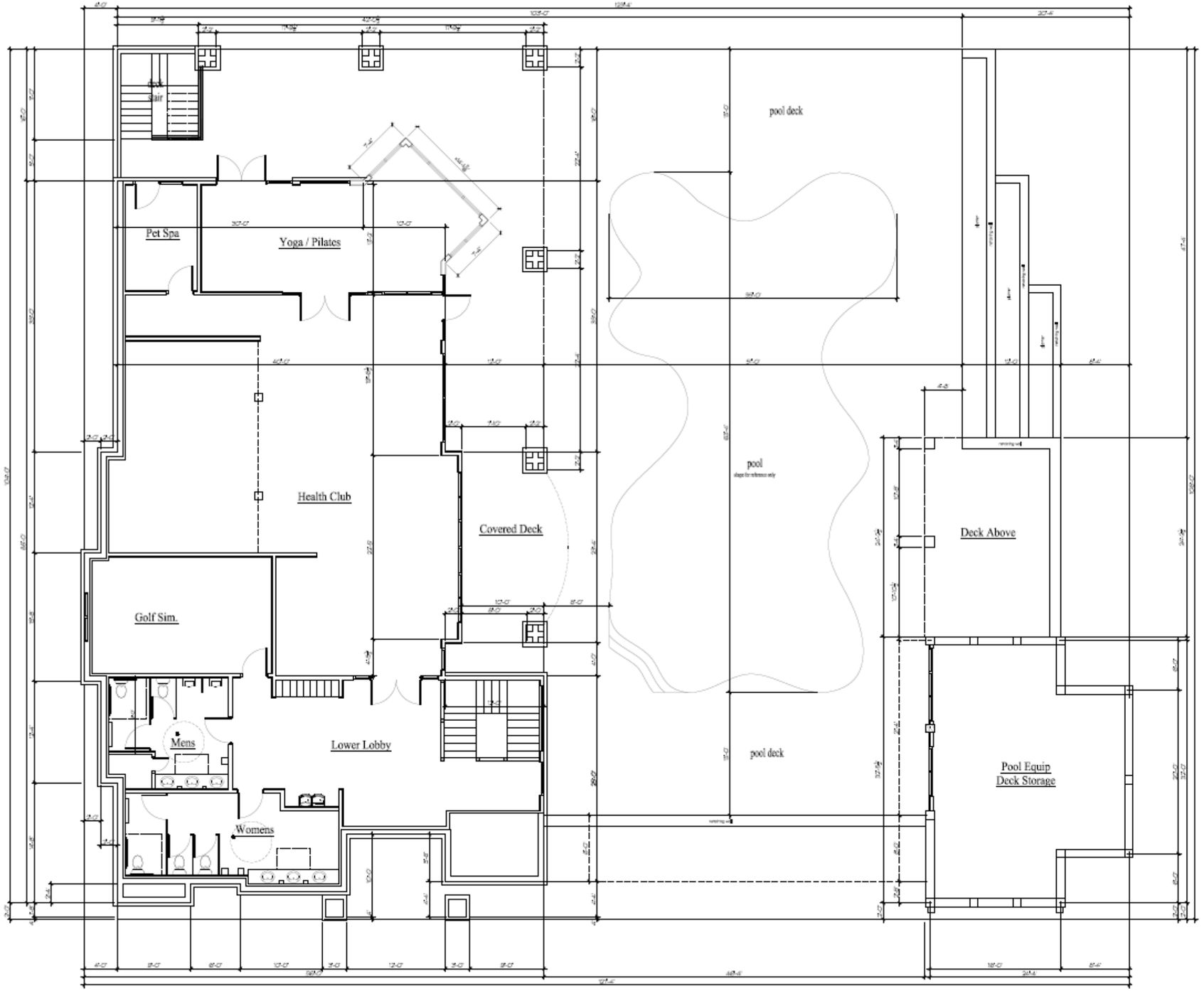


Resident Club Features:

- ❑ 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.



OVERALL LOWER LEVEL FLOOR PLAN

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262•895•2530

Residence Club
@ The Conservancy

90 Moorland Rd(CTH "O") & W. Greenfield Ave.(STH"59")
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Sheet Title
Overall Lower Level Floor Plan

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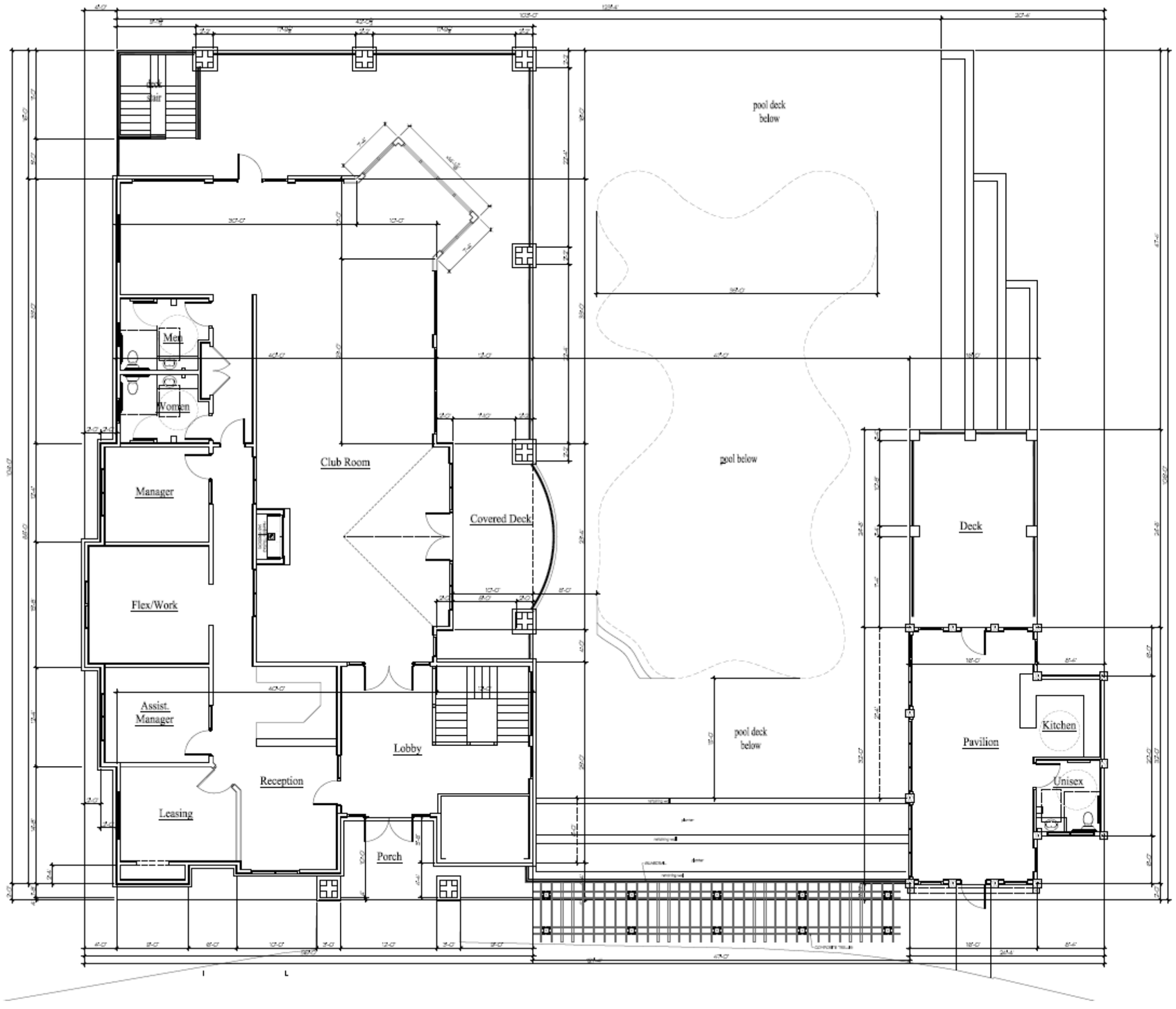
NOT FOR CONSTRUCTION

Date:	1/3/2025
Job NO.:	25101.100
Drawn By:	dsj
Sheet No.	A1.0



OVERALL MAIN LEVEL FLOOR PLAN

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

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WIND LAKE, WISCONSIN 53185
PHONE 262-909-2530

Residence Club
@ The Conservancy

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Sheet Title
Overall Main Level Floor Plan

Issued For: Date:

PRELIMINARY DRAWING
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Date: 1/3/2025
Job NO. 25101.100
Drawn By: dgj
Sheet No.
A1.1



West Elevation



South Elevation

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ARCHITECTURE & PLANNING
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PHONE 262-409-2530

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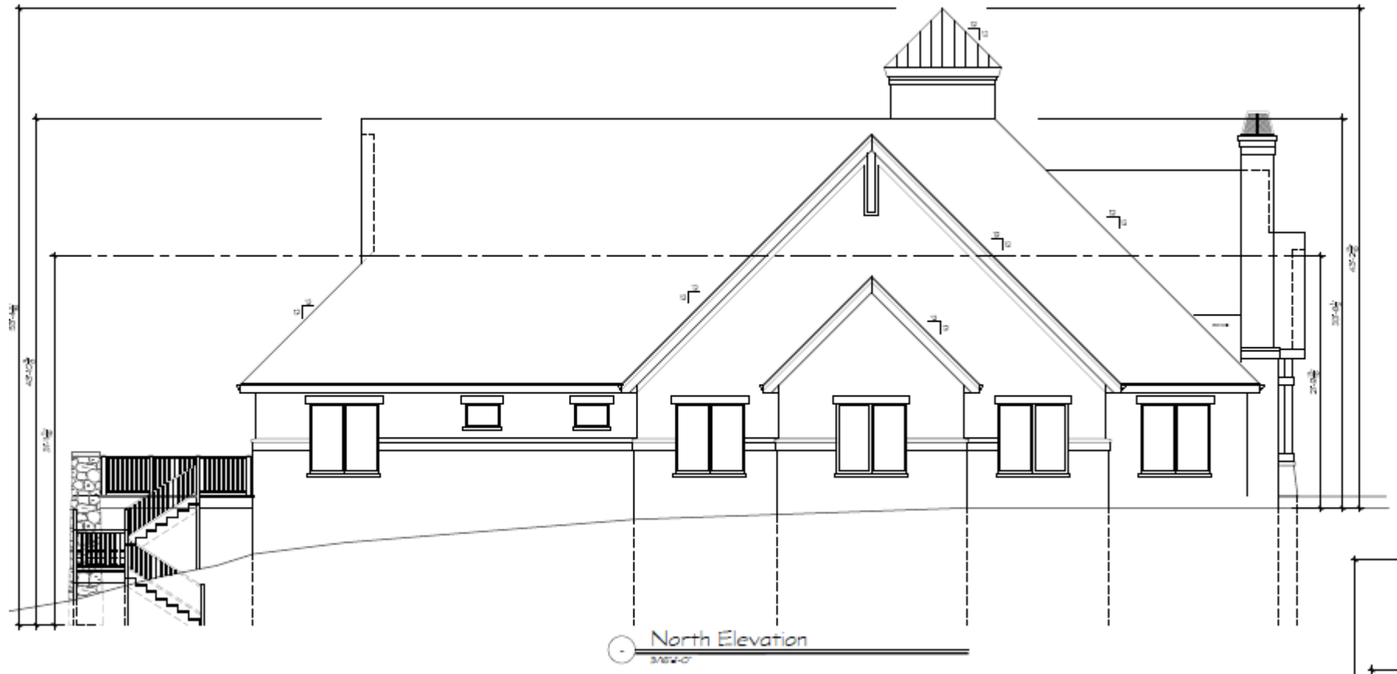
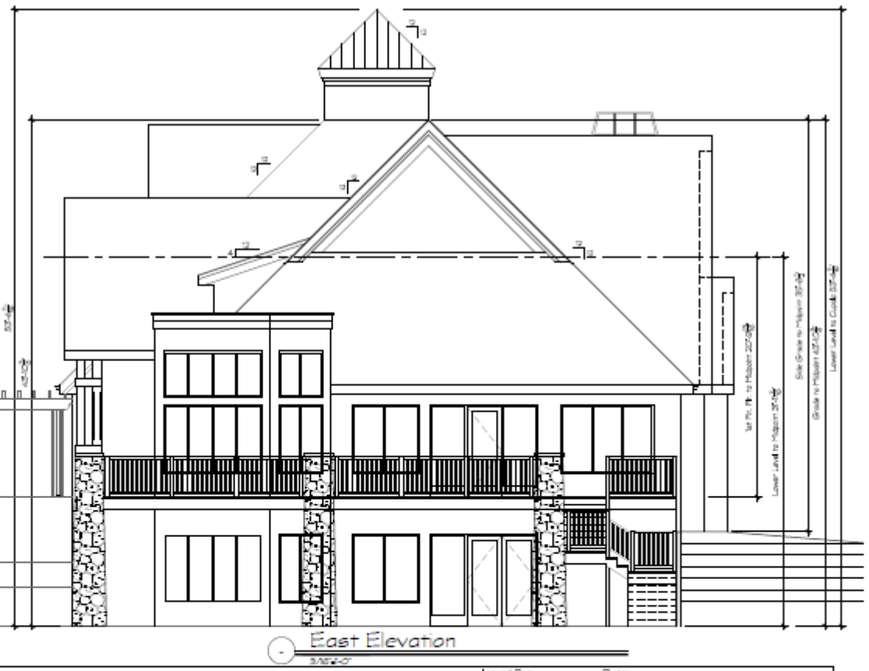
Sheet Title
Exterior Elevations

Issued For: Date:
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Date: 1/8/2025
Job NO.: 25101.100
Drawn By: dgj
Sheet No.
A2.1



North Elevation



East Elevation

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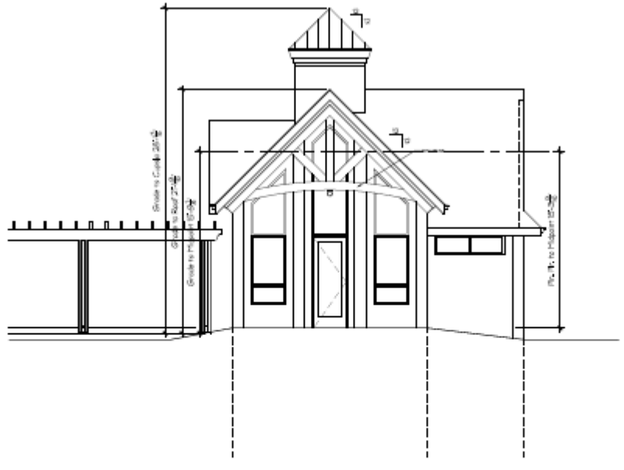
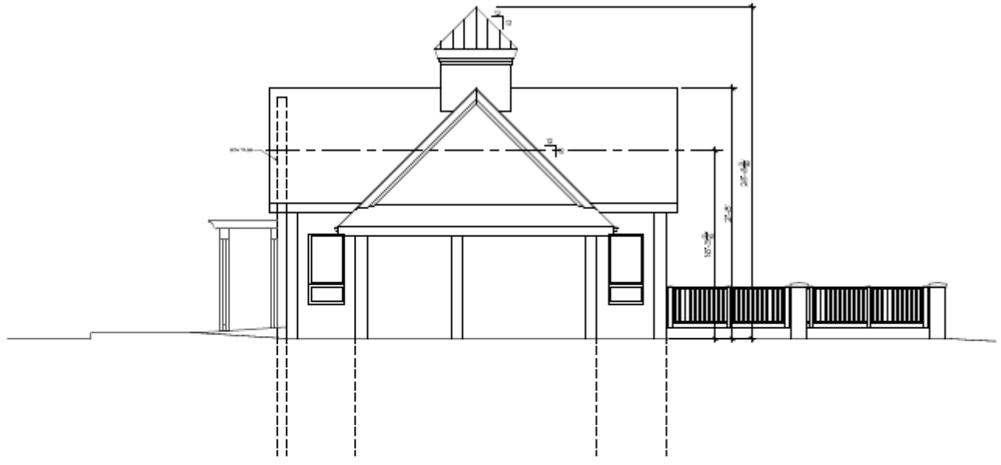
Date:	1/8/2025
Job NO.	25101.100
Drawn By:	dgj
Sheet No.	A2.2



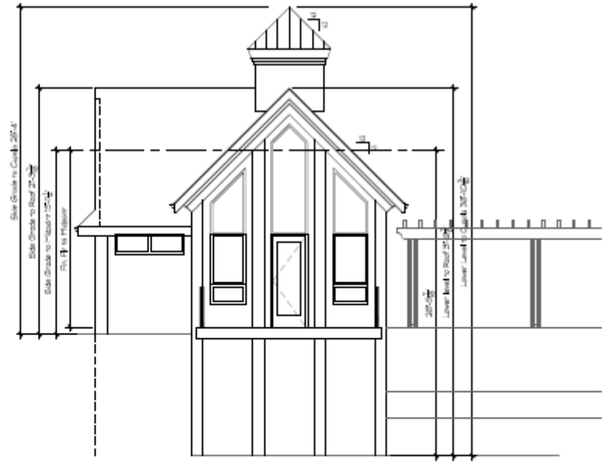
North Elevation - Pavilion



West Elevation - Pavilion



South Elevation - Pavilion



East Elevation - Pavilion

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ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
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Sheet Title
Exterior Elevations
@ Pavilion

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Date:	1/9/2026
Job NO.	25101.100
Drawn By:	dsj
Sheet No.	A2.3

THE
CONSERVANCY

CAMPUS AMENITIES



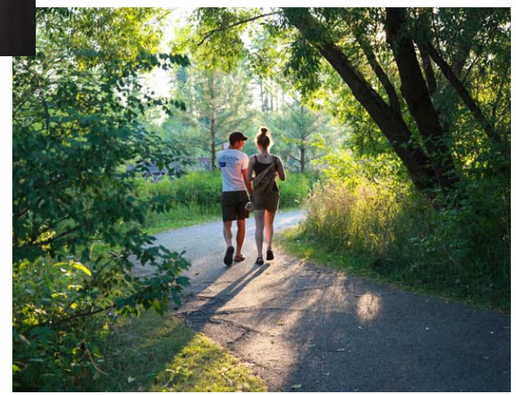








- Hardwood Forest Reserve
- Conservancy Walk
- Neighborhood open greens, Ponds and wetlands preservation
- Resident Club with Pool and Fitness Center
- New Berlin Recreation Trail
- Pet Run
- Walkable sidewalk on site





THE 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:	$65,740,300
Increase:	$65,740,300

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

THE CONSERVANCY

DEVELOPMENT TIMETABLE

The following Construction Schedule is anticipated:

ANTICIPATED CONSTRUCTION TIMETABLE

Building No.	Units	Name	Commencement	Completion
Moorland Road Reconstruction			April 2026	November 2026
Site Work			August 2025	June 2026
Phase I - Center				
2/3	46	Conservancy Center	June 2026	September 2027
5/6	122	Woodland Residences	August 2026	November 2027
16	-	Resident Club	September 2026	September 2027
Lease-Up Stabilization of 168 Units:			September 2027	June 2028
Phase II - South				
7	52	Woodland Residences	July 2027	September 2028
12 - 15	16	Meadow Residences	September 2027	September 2028
Lease-Up Stabilization of 68 Units:			September 2028	July 2029
Phase III - North				
1	71	The Conservator	June 2028	December 2029
4	52	Woodland Residences	July 2028	September 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.

THE 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.







WIMMER CARES



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.

THE CONSERVANCY

Appendix

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

The Conservancy - Rm-1 Multiple-Family Residential

CONCEPT DESIGN & ZONING INFORMATION

4/17/2025

Regulation	Uses	Density	Minimum Lot Area	Minimum Lot Width	Setbacks					Lot Coverage	Minimum Floor Area	Building Height		Building Separation	Usable Open Space	Unit Sizes				Off-Street Parking		
					Front	Side	Rear	Shore	Wetlands			Min	Max			Studios	1BR	2BR	3BR	Attached	Total	Guest
RM-1 Zoning District Multiple Family Residential District	Multi-Family = Permitted Amenity Uses = Not specified Not closer than 120 feet to single family residential lands	Maximum of 7 units per zoned acre	Larger of: 6,500 s.f per unit OR 20,000 s.f.	120 ft	25 ft. Minimum	15 ft. Minimum	50 ft. Minimum	50 ft. Minimum	All Impervious Surfaces 30 ft. Minimum	Buildings: 45% (Max) Impervious Surfaces: 60% (Max) Open Space & Landscaping: 40% (Min.)	2,000 s.f per Building or 2,200 s.f. per Building without Basement	None	35 ft. to Midpoint	30 ft. Minimum	Not Specified	500 s.f. Minimum	650 s.f. Minimum	800 s.f. Minimum	1,000 s.f. Minimum	1.0 per unit (Minimum) Part of Total	Apartments 2.0 per unit (Minimum) Plus Guest Resident Club Required: 1 space/200 SF Actual: 0.45 space/200 SF	0.1 space per unit (Minimum)
Initial Multi-Family Design	375 Multi-Family Units Approximately 9,800 SF Resident Club South Property Line is approximately 200 ft. from nearest Single Family Residential Lands	Total Units: 375 29.57 Acres 12.68 Units per acre (exclusive of C-2 zoned areas and entrance to Woodmont Dr.)	Lot 1: 9.670 acres Lot 2: 19.71 acres Lot 3: 4.39 acres Total: 33.761 acres / 1,470,629 SF 3,922 s.f. per unit	North/South Lot 1: Approx 1,003 ft. Lot 2: Approx 746 ft Lot 3: Approx. 515 ft Total Lot Width at Street: 2,264 ft	Moorland External: 22 ft Internal: 25 ft	External: 35 ft Internal: 15 ft	External: 28 ft Internal: 12 ft	Not Applicable	8 ft at Parking lot West of Bldg 4	Buildings: 13% Impervious Surfaces: 21% Open Space & Landscaping: 66%	3,160 s.f. (4-Unit Meadows Buildings)		First Floor to Mid-Point of Roof: 54' - 6 3/4" (Conservator and Woodlands) Exterior Grade Entry to Mid-Point of Roof: 62' - 0 3/4" (Conservator) Underground Garage Entry to Mid-Point of Roof: 65' - 6 3/4" (Conservator and Woodlands)	27 ft. at Resident Club to Woodlands No. 3	33.76 Total Acres 3.75 Acres of Wetlands --- 30.01 Usable Acres (11.43 Acres of Buildings & Impervious Surface 18.58 Acres of Woodland & Open Space)	n/a	855 s.f. gross	1,230 s.f. gross	1,532 s.f. gross	1.07 per unit	2.02 per unit (2.12 per unit incl. Guest)	0.101 space per unit
Revised Multi-Family Design	413 Multi-Family Residential Units Approximately 9,800 SF Resident Club South Property Line is approximately 200 ft. from nearest Single Family Residential Lands	Total Units: 413 29.57 Acres 13.97 Units per PUD-zoned acre (exclusive of C-2 zoned areas and entrance to Woodmont Dr.)	Lot 1: 9.670 acres Lot 2: 19.71 acres Lot 3: 4.39 acres Total: 33.761 acres / 1,470,629 SF 3,560.85 s.f. per unit	North/South Lot 1: Approx 1,003 ft. Lot 2: Approx 746 ft Lot 3: Approx. 515 ft Total Lot Width at Street: 2,264 ft	Moorland External: 40 ft Internal: 25 ft	External: 35 ft Internal: 15 ft	External: 28 ft Internal: 12 ft	Not Applicable	8 ft at Parking lot West of Bldg 4	Buildings: 15% Impervious Surfaces: 20% Open Space & Landscaping: 65%	56,624 s.f. (35-Unit Meadows Buildings)		First Floor to Mid-Point of Roof: 54' - 6 3/4" (Conservator and Woodlands) Exterior Grade Entry to Mid-Point of Roof: 62' - 0 3/4" (Conservator) Underground Garage Entry to Mid-Point of Roof: 65' - 6 3/4" (Conservator and Woodlands)	27 ft. at Resident Club to Woodlands No. 3	33.76 Total Acres 3.75 Acres of Wetlands --- 30.01 Usable Acres (11.81 Acres of Buildings & Impervious Surface 18.20 Acres of Woodland & Open Space)	n/a	855 s.f. gross	1,230 s.f. gross	1,532 s.f. gross	1.08 per unit	1.96 per unit (2.06 per unit incl. Guest)	0.101 space per unit
Current Retail Design	Approximately 19,600 SF of Ground Floor Retail within Two Mixed-Use Residential Buildings (Approximately 9,800 SF of Retail per Building)																			N/A	Req: 1 Space per 200 SF Actual: 1 Space per 200 SF	N/A

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 are based on City's determination that proposed Retail constitutes "Personal Services" use under Table 275-75-1. Please see Staff Report, File # UA-2402003, PC Date: 10/07/2024

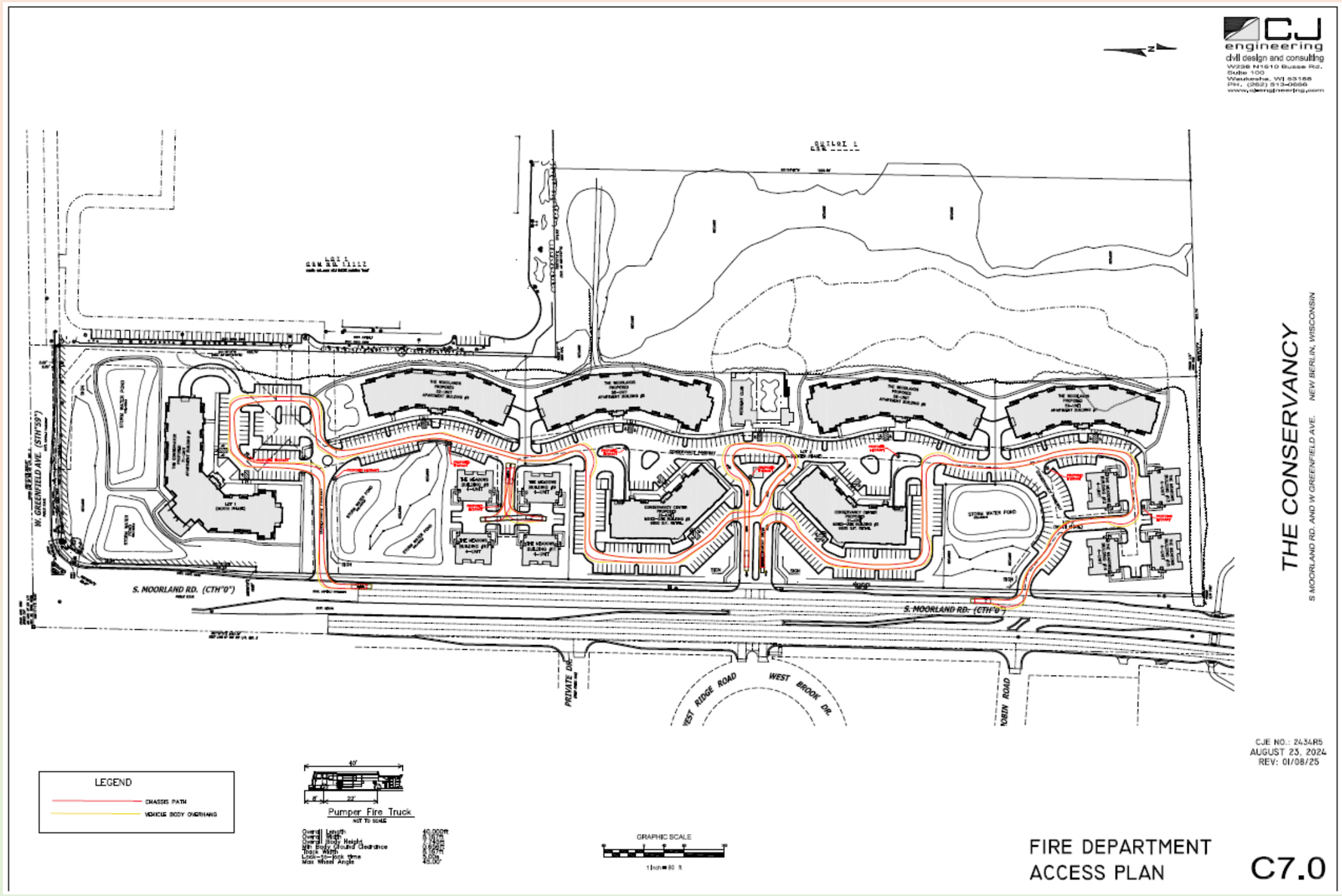
NOTE: Staff Report cited above also determined that Resident Club constitutes "Personal Services" use. As proposed, parking ratio at Resident Club is 0.45 space per 200 SF.

Community Benefits - Initial Proposal vs. Revised Proposal

	Current	Initial Proposal	Revised Proposal
Neighborhood Value Increase	$0	$65,547,956	$71,690,948
Property Tax	$0	$990,242	$1,079,876
New Housing Fee Paid by the Project	N/A	$854,408	$940,425
New Housing Fee Credit Request	N/A	$750,000	$0

THE CONSERVANCY

Fire Department Access Plan



THE CONSERVANCY

Conceptual Entry Monument





Site Entrance



Residence Club Building 16



Residence Club Building 16



Residence Club Pool

The Woodlands Building 4



Conservancy Center Building 2



The Woodlands Building 5



The Conservator Building 1

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 betwee
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.

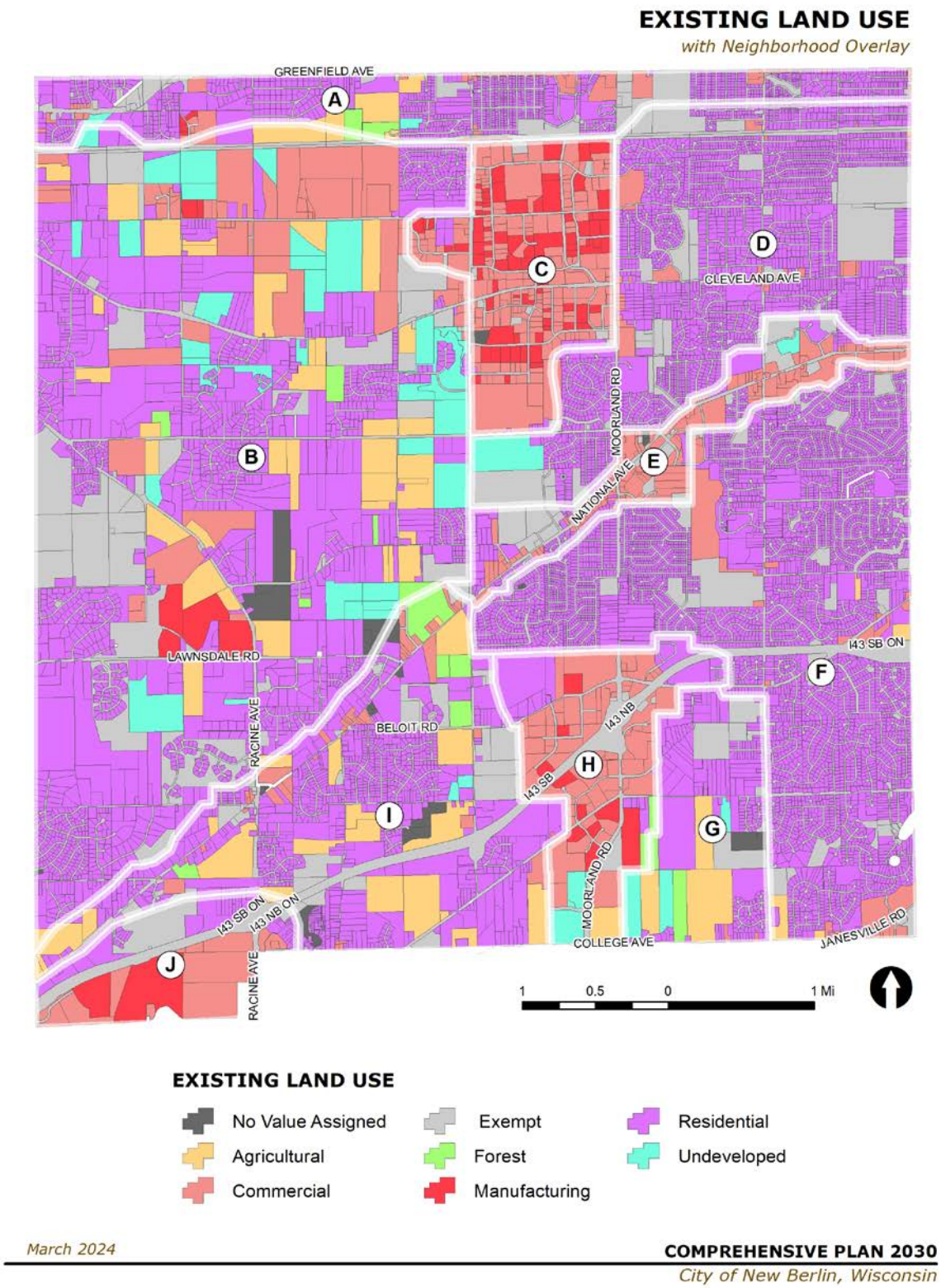


Figure 10.2. Existing Land Use Map of the City of New Berlin. UPDATE MAP IF PUD IS APPROVED.

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 polices 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.

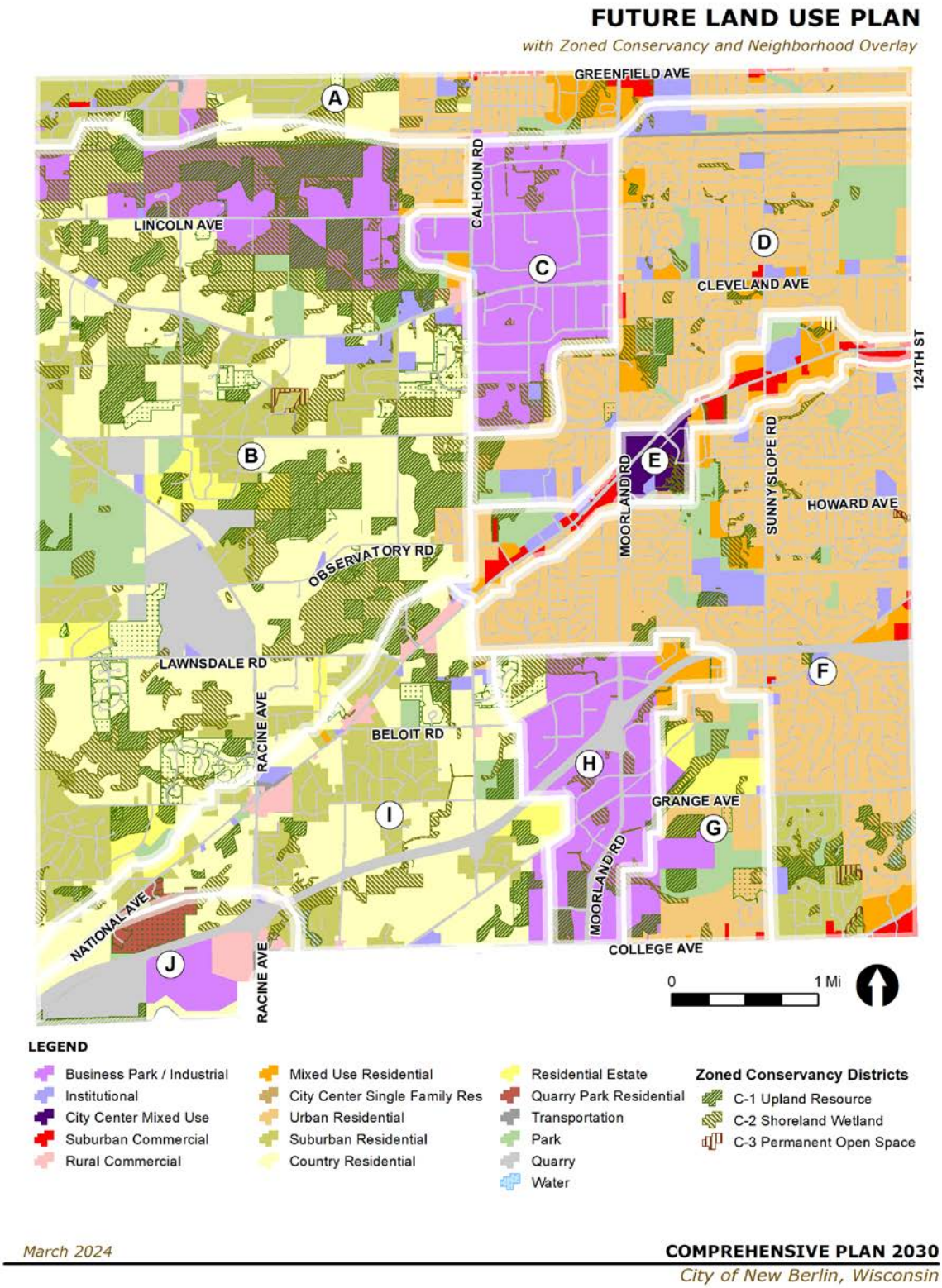


Figure 10.3. Future Land Use Map for the City of New Berlin. UPDATE MAP IF PUD & COMP. PLAN IS AMENDMENT IS APPROVED.

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.

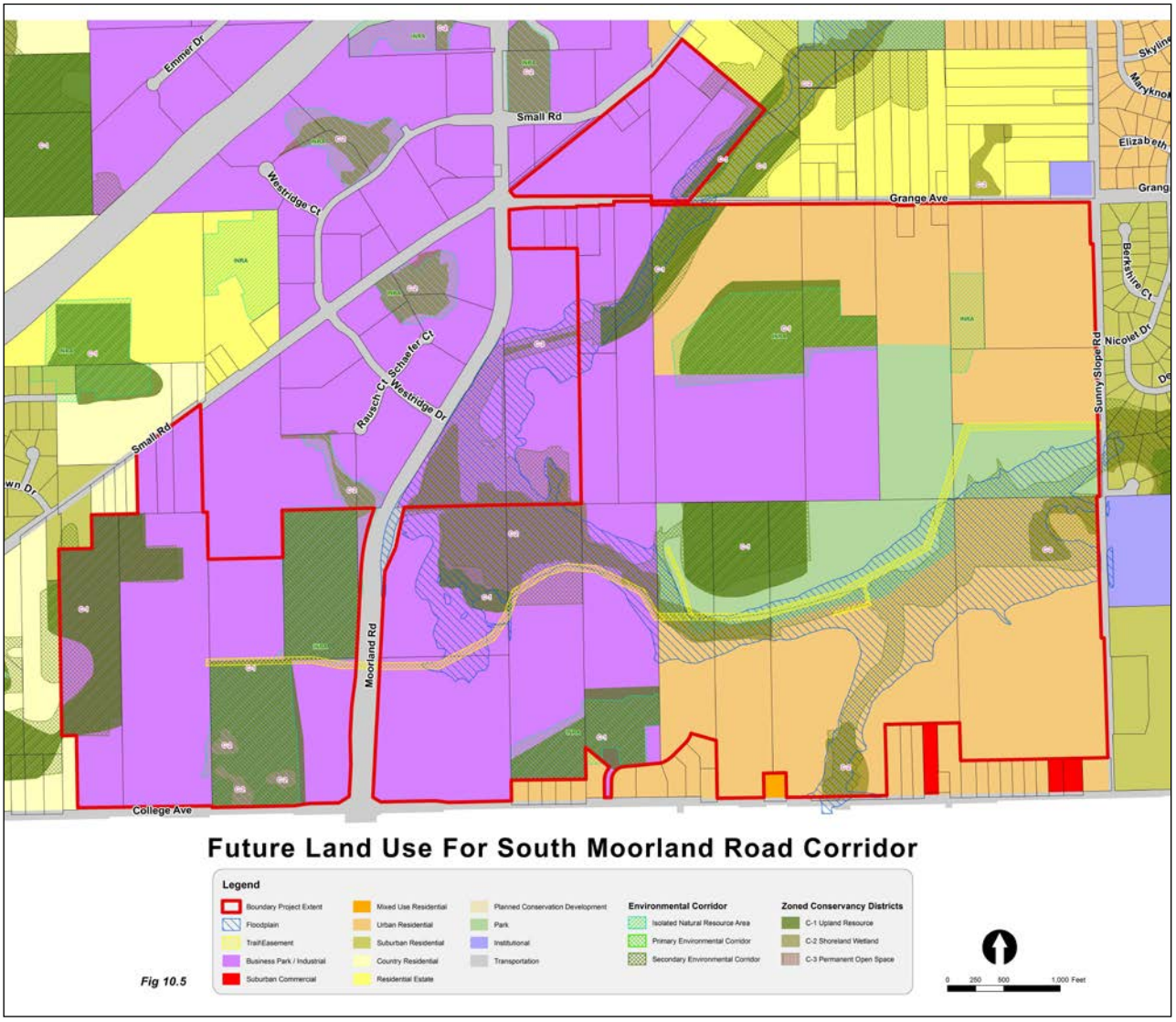


Figure 10.4 Future Land Use Map for South Moorland Road Corridor.

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, floodpain, 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.

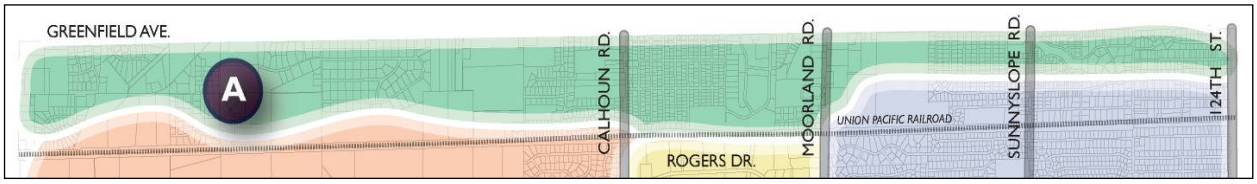


Figure 11.1. Neighborhood A Context Map.

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.

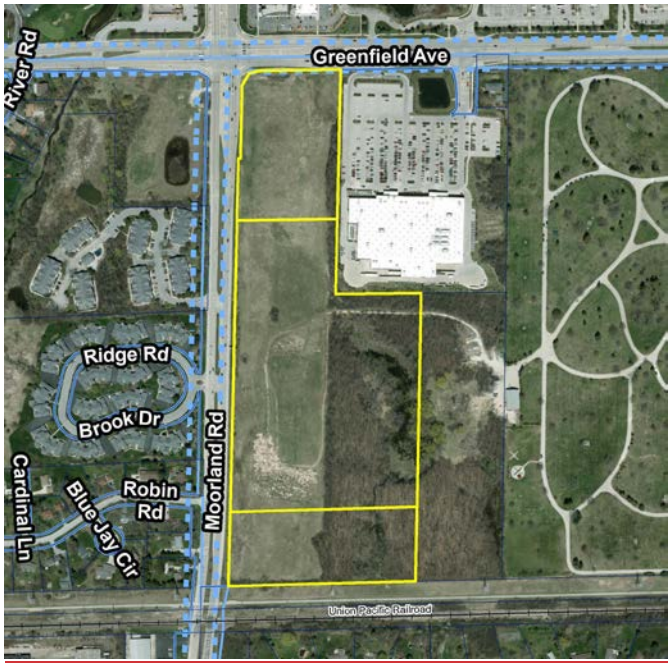


Figure 11.5 - North Moorland Road Corridor Map.

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~~to in 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 a~~nd~~ pedestrian connection<u>s</u> to <u>adjacent developments</u>~~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~~ parcel<u>s</u> having tax key #<u>'s</u>: <u>1158.989.002 and 1158.989.004</u>~~1158-992~~ located directly behind the Walmart parcel. This <u>area</u>~~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.

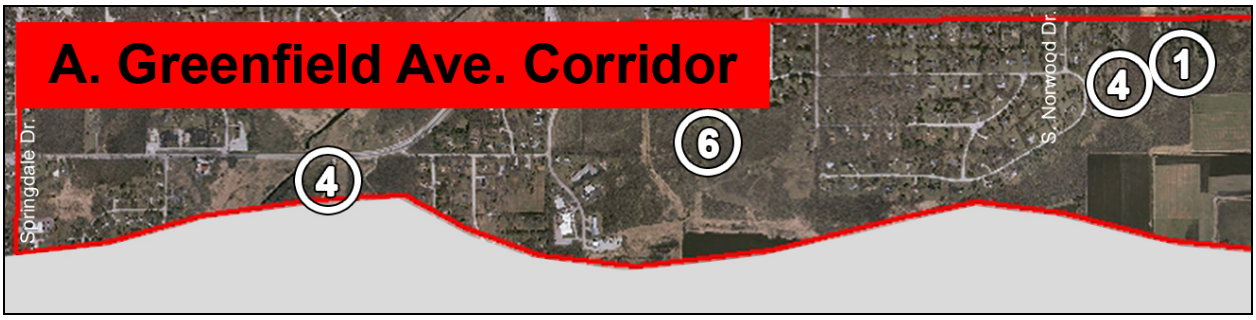


Figure 11.11. Best Management Practices Map from Springdale Drive to east of South Norwood Drive.
Source: Applied Ecological Services, Inc.



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.

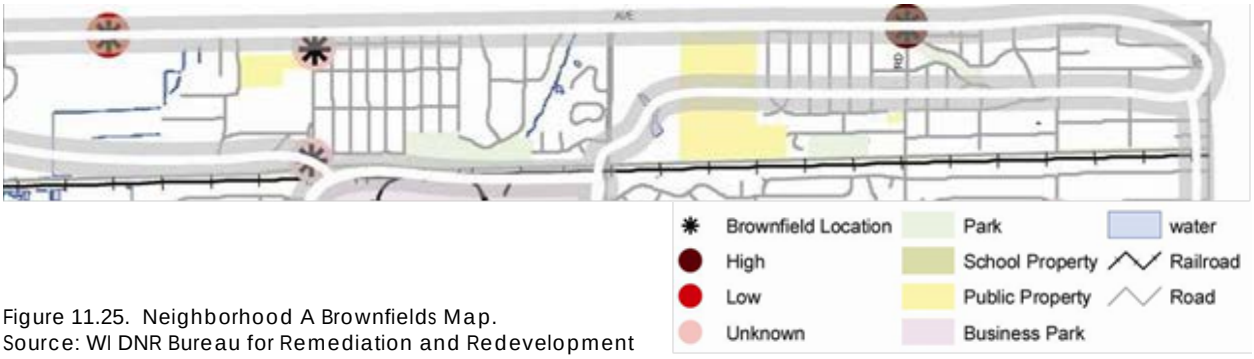


Figure 11.25. Neighborhood A Brownfields Map.
Source: WI DNR Bureau for Remediation and Redevelopment

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.

LAND USE

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.

STATE OF WISCONSIN WAUKESHA COUNTY CITY OF NEW BERLIN

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

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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 June 2, 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 June 2, 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 2nd day of June, 2025.

APPROVED:

_____
David A. Ament, Mayor

Certified/Countersigned:

_____
Nikki Jones
Plan Commission Secretary

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

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 June 2, 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 10th day of June, 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 June 2, 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 June 10, 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:	**Public hearing and 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:	**Public hearing and 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 June 2, 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 REVISED: May 8, 2025

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

REQUEST / DESCRIPTION OF PROJECT:
Public hearing and 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.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 1/9/2025; Revised submittal 4/17/2025

DATE OF COMPLETENESS DETERMINATION: 1/9/2025, Revised submittal 4/17/2025

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Numerous meetings, most recent on 4/10/2025.
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 13.97 units / acre (413 units / 29.57 developable acres) OR gross density 12.23 units / acre (413 units / 33.761 acres).

AJACENT ZONING AND LAND USE:

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

Conformance with Comprehensive Plan and Municipal Code: Yes
Chapter 11: Neighborhood A: Greenfield Avenue:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- *Future Land Use Map:* 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, amendment to the PUD ordinance requires a public hearing.

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. No action taken.

Recent Action:

4/10/2023 Neighborhood Meeting regarding concept plan (File UA-2300419).
4/13/2023 Plan Commission review of concept plan.
4/25/2023 Common Council reviewed an RAS for the potential sale of City property located at 1640 S. Moorland Road / Tax Key # 1158-989 (along Moorland Road across from Robin Trial).
710/2023 Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
8/14/2023 Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
8/29/2023 Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
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.
4/7/2025 Plan Commission tabled the projects based on the applicant's request.

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 413 multi-family units. Previously they proposed 375 multi-family units. The plans were amended to remove the eight 4-Family buildings (32 units) along Moorland Road and replace that portion of the development with two 34-unit buildings (68 units between the two).
    b. Applicant will provide approximately 850 spaces for the residential portion. Plans indicate 445 spaces will be within garages and 405 spaces of surface parking. Parking shall meet Zoning Code Section Table 275-57-1.
    c. 98 spaces will be provided for the retail portion of the development.
    d. 22 spaces will be provided for the club house.
    e. Total parking - 970 spaces.
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: Public hearing and 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.**

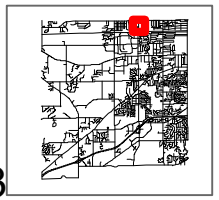
ATTACHMENTS:
Location Map
Zoning Comparison Map
Applicant Letter
Draft PUD Ordinance # 2701

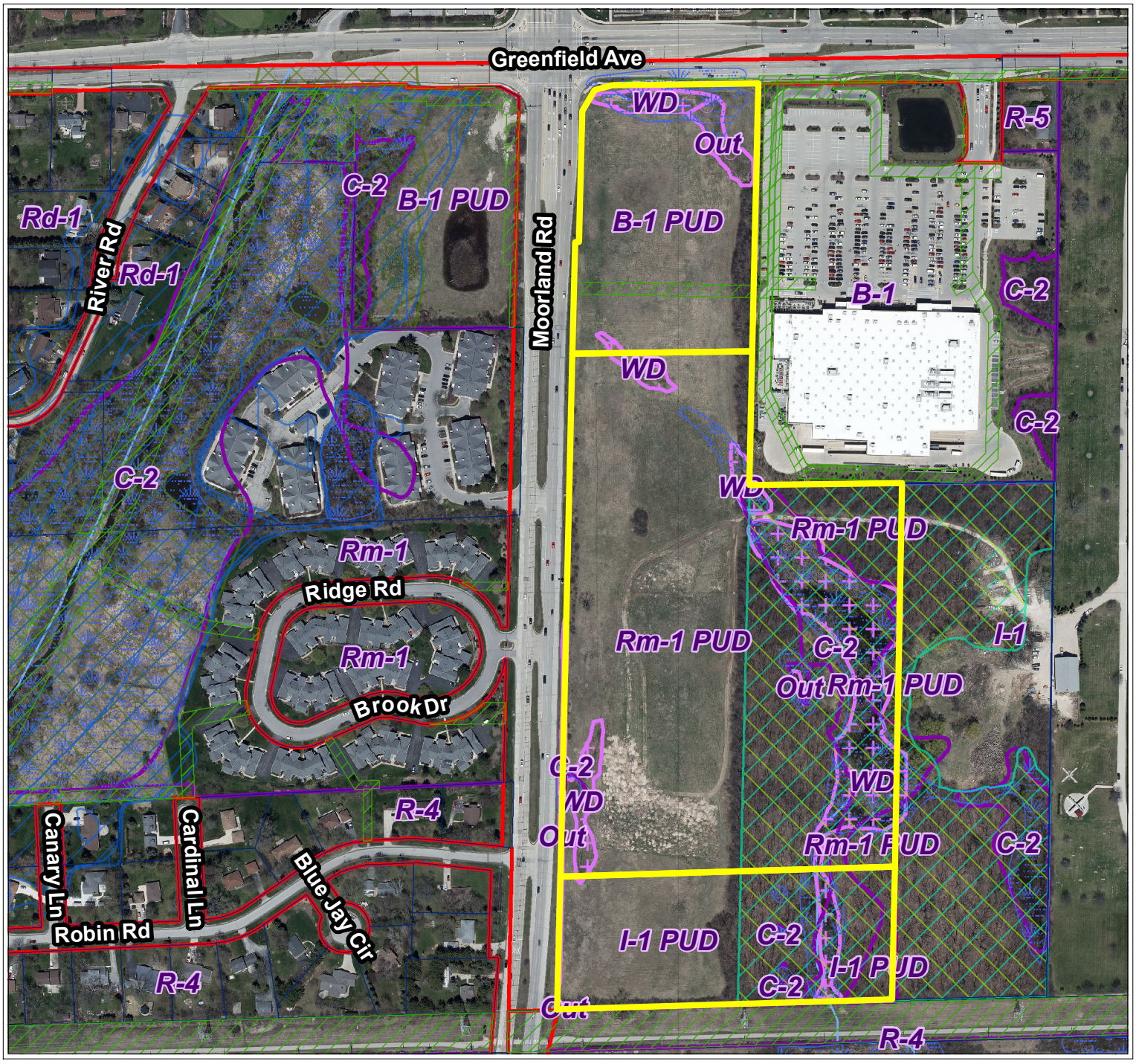
See Comprehensive Plan Staff Report - File #: CP-2500070 for copies of the documents below:
- Comprehensive Plan Chapter 10 – Land Use
- Comprehensive Plan Chapter 11 – Neighborhood A

See City's website for the document below:
- Development Plan / Detailed Plans

City of New Berlin
Community Development

CP-2500070, RZ-2500071 & LD-2500072
The Conservancy Development
1640 S. Moorland Road
Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003





Legend

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

N

0 130 260 Feet

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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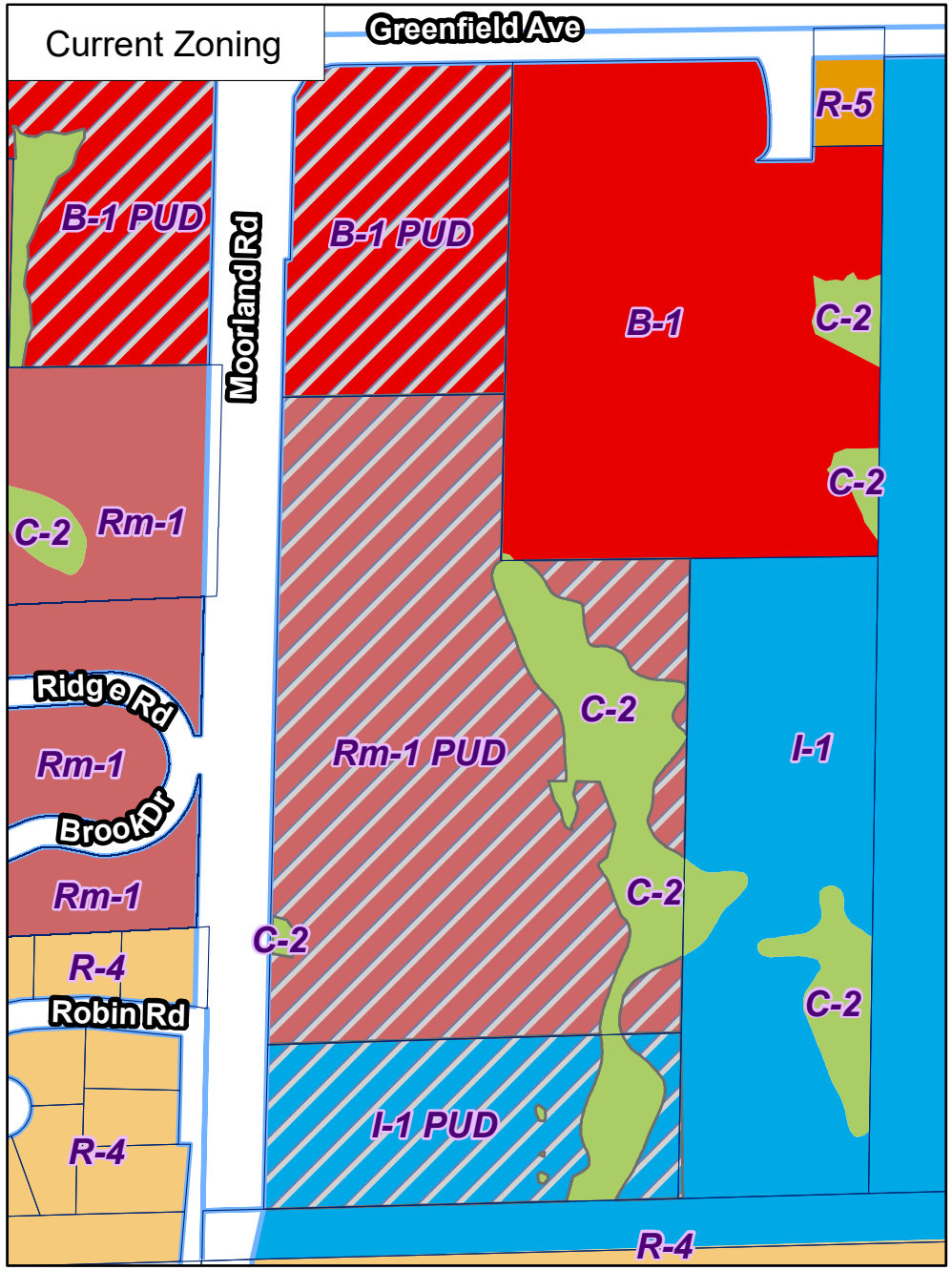

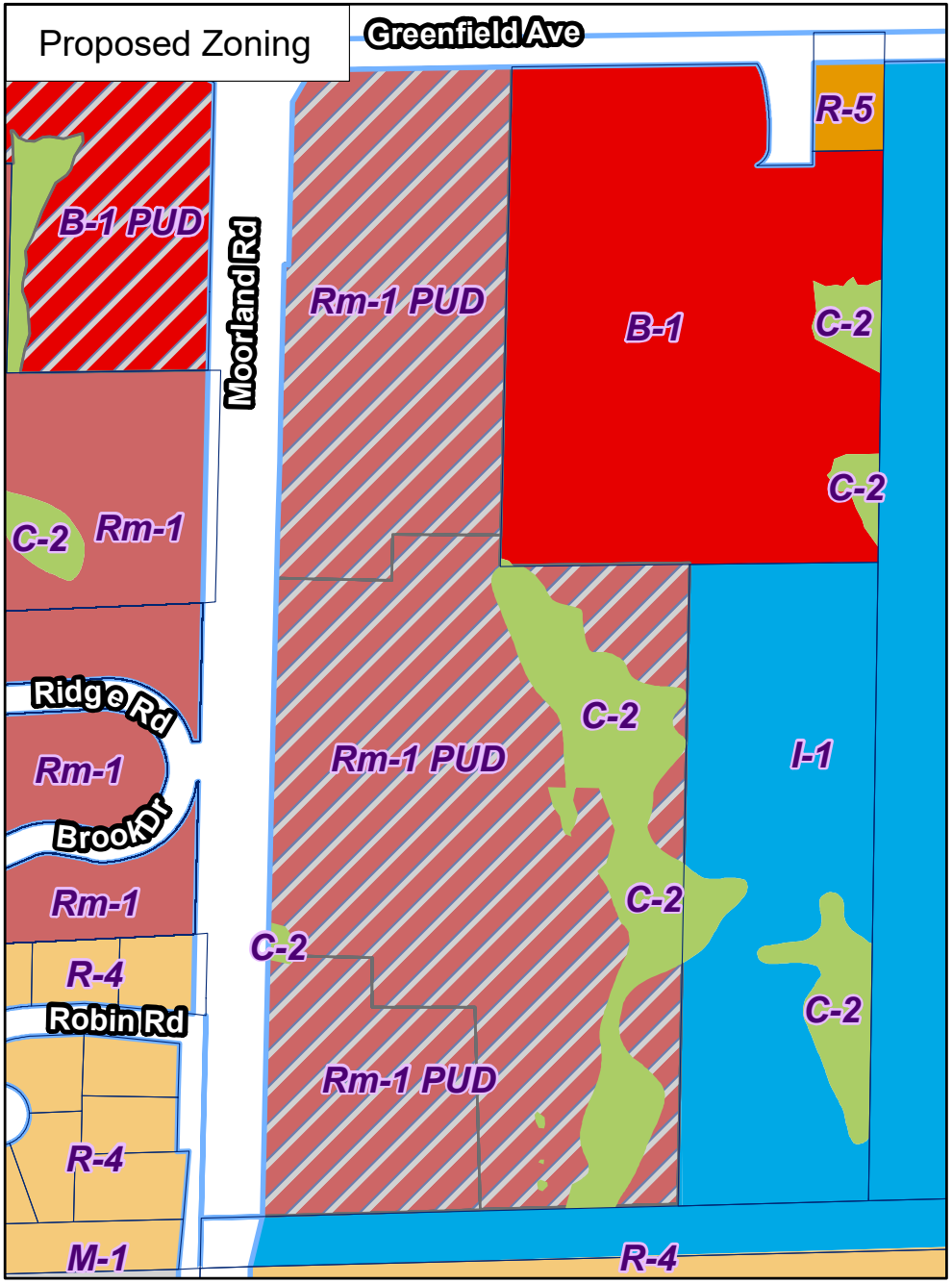

City of New Berlin
Community Development

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RZ-2500071
The Conservancy
1640 S. Moorland Rd

Legend
Parcels
Road Right-of-Way

N

0 170 340 Feet
9

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WIMMER COMMUNITIES

April 17, 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:

In recent days, Wimmer Communities ("Wimmer" or "we") and the City of New Berlin Department of Community Development ("Department") have discussed certain design modifications to Wimmer's proposed mixed-use "town center"-style development known as The Conservancy at the southeast corner of Moorland Road and Greenfield Avenue.

Wimmer does hereby seek to amend its prior applications dated January 10, 2025 for the Comprehensive Plan Amendment and Rezoning to reflect the modified land plan and revised PUD zoning data, as further described herein and illustrated in the enclosed materials.

As discussed, Wimmer's requested design modifications would replace the initially proposed eight 4-unit buildings known as The Meadows with two 35-unit buildings (similarly referred to as "Meadows North" and "Meadows South"). Whereas the original eight 4-unit Meadows buildings were designed as two-story private walk-up style buildings with attached garages, the two new 35-unit Meadows buildings are designed as three-story buildings (two full floors and a partial third floor) with common entrances and a lower-level parking garage.

In support of Wimmer's request to amend its prior application for the Comprehensive Plan Amendment and Rezoning for The Conservancy, the following materials are enclosed with this correspondence:

- Revised Site Plan dated April 17, 2025, prepared by Mr. Christopher Jackson, P.E., P.L.S., of JSD, Inc.
- Revised Artistic Site Plan prepared by Mr. Doug Buster of Wimmer Design.
- Artistic elevation of new proposed Meadows North/Meadows South building, prepared by Mr. Buster.
- PUD Zoning Data Table (April 17, 2025 Update) prepared by Wimmer to illustrate the zoning characteristics of its Revised Multi-Family Design by comparison both to its Initial Multi-Family Design and the underlying standards of the Rm-1 Multiple-Family Residential District.
- Master Land Use Plan Data Table providing all unit counts, parking counts, and parking ratio information for Wimmer's modified development design.

Pursuant to our phone discussion with Ms. Jones on April 14th, we understand that new Development Permit Applications will not be required in support of this requested amendment to our prior applications for the Comprehensive Plan Amendment and Rezoning, nor are additional fees or deposits due at this time.

Further, we understand from the abovementioned phone discussion that the Department will accept certain revised supporting materials to follow in the near term, including our revised Development Report, architectural plans for the new Meadows buildings, and revised civil plans that reflect the proposed site design as modified.

Lastly, we understand that our amended application for the Comprehensive Plan Amendment and Rezoning will be considered at a public hearing before the Plan Commission at its meeting on June 2, 2025. We respectfully request that the Plan Commission issue its recommendation for approval of the Comprehensive Plan Amendment, Rezoning, and Land Division (which latter application remains unchanged) at its regularly scheduled meeting that same evening.

We appreciate the City's continued support for The Conservancy and for its cooperation in advancing this landmark neighborhood development with a design that optimizes its potential and ensures that it remains financially feasible, all without financial assistance from the City.

Please do not hesitate to reach out to me and Nick Wimmer with any questions or requests for additional information regarding The Conservancy.

Yours Very Truly,

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

The Conservancy - Rm-1 Multiple-Family Residential

CONCEPT DESIGN & ZONING INFORMATION

4/17/2025

Regulation	Uses	Density	Minimum Lot Area	Minimum Lot Width	Setbacks					Lot Coverage	Minimum Floor Area	Building Height		Building Separation	Usable Open Space	Unit Sizes				Off-Street Parking		
					Front	Side	Rear	Shore	Wetlands			Min	Max			Studios	1BR	2BR	3BR	Attached	Total	Guest
RM-1 Zoning District Multiple Family Residential District	Multi-Family = Permitted Amenity Uses = Not specified Not closer than 120 feet to single family residential lands	Maximum of 7 units per zoned acre	Larger of: 6,500 s.f per unit OR 20,000 s.f.	120 ft	25 ft. Minimum	15 ft. Minimum	50 ft. Minimum	50 ft. Minimum	All Impervious Surfaces 30 ft. Minimum	Buildings: 45% (Max) Impervious Surfaces: 60% (Max) Open Space & Landscaping: 40% (Min.)	2,000 s.f per Building or 2,200 s.f. per Building without Basement	None	35 ft. to Midpoint	30 ft. Minimum	Not Specified	500 s.f. Minimum	650 s.f. Minimum	800 s.f. Minimum	1,000 s.f. Minimum	1.0 per unit (Minimum) Part of Total	Apartments 2.0 per unit (Minimum) Plus Guest Resident Club Required: 1 space/200 SF Actual: 0.45 space/200 SF	0.1 space per unit (Minimum)
Initial Multi-Family Design	375 Multi-Family Units Approximately 9,800 SF Resident Club South Property Line is approximately 200 ft. from nearest Single Family Residential Lands	Total Units: 375 29.57 Acres 12.68 Units per acre (exclusive of C-2 zoned areas and entrance to Woodmont Dr.)	Lot 1: 9.670 acres Lot 2: 19.71 acres Lot 3: 4.39 acres Total: 33.761 acres / 1,470,629 SF 3,922 s.f. per unit	North/South Lot 1: Approx 1,003 ft. Lot 2: Approx 746 ft Lot 3: Approx. 515 ft Total Lot Width at Street: 2,264 ft	Moorland External: 22 ft Internal: 25 ft	External: 35 ft Internal: 15 ft	External: 28 ft Internal: 12 ft	Not Applicable	8 ft at Parking lot West of Bldg 4	Buildings: 13% Impervious Surfaces: 21% Open Space & Landscaping: 66%	3,160 s.f. (4-Unit Meadows Buildings)		First Floor to Mid-Point of Roof: 54' - 6 3/4" (Conservator and Woodlands) Exterior Grade Entry to Mid-Point of Roof: 62' - 0 3/4" (Conservator) Underground Garage Entry to Mid-Point of Roof: 65' - 6 3/4" (Conservator and Woodlands)	27 ft. at Resident Club to Woodlands No. 3	33.76 Total Acres 3.75 Acres of Wetlands --- 30.01 Usable Acres (11.43 Acres of Buildings & Impervious Surface 18.58 Acres of Woodland & Open Space)	n/a	855 s.f. gross	1,230 s.f. gross	1,532 s.f. gross	1.07 per unit	2.02 per unit (2.12 per unit incl. Guest)	0.101 space per unit
Revised Multi-Family Design	413 Multi-Family Residential Units Approximately 9,800 SF Resident Club South Property Line is approximately 200 ft. from nearest Single Family Residential Lands	Total Units: 413 29.57 Acres 13.97 Units per PUD-zoned acre (exclusive of C-2 zoned areas and entrance to Woodmont Dr.)	Lot 1: 9.670 acres Lot 2: 19.71 acres Lot 3: 4.39 acres Total: 33.761 acres / 1,470,629 SF 3,560.85 s.f. per unit	North/South Lot 1: Approx 1,003 ft. Lot 2: Approx 746 ft Lot 3: Approx. 515 ft Total Lot Width at Street: 2,264 ft	Moorland External: 40 ft Internal: 25 ft	External: 35 ft Internal: 15 ft	External: 28 ft Internal: 12 ft	Not Applicable	8 ft at Parking lot West of Bldg 4	Buildings: 15% Impervious Surfaces: 20% Open Space & Landscaping: 65%	56,624 s.f. (35-Unit Meadows Buildings)		First Floor to Mid-Point of Roof: 54' - 6 3/4" (Conservator and Woodlands) Exterior Grade Entry to Mid-Point of Roof: 62' - 0 3/4" (Conservator) Underground Garage Entry to Mid-Point of Roof: 65' - 6 3/4" (Conservator and Woodlands)	27 ft. at Resident Club to Woodlands No. 3	33.76 Total Acres 3.75 Acres of Wetlands --- 30.01 Usable Acres (11.81 Acres of Buildings & Impervious Surface 18.20 Acres of Woodland & Open Space)	n/a	855 s.f. gross	1,230 s.f. gross	1,532 s.f. gross	1.08 per unit	1.96 per unit (2.06 per unit incl. Guest)	0.101 space per unit
Current Retail Design	Approximately 19,600 SF of Ground Floor Retail within Two Mixed-Use Residential Buildings (Approximately 9,800 SF of Retail per Building)																			N/A	Req: 1 Space per 200 SF Actual: 1 Space per 200 SF	N/A

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 are based on City's determination that proposed 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.

Community Benefits - Initial Proposal vs. Revised Proposal

	Current	Initial Proposal	Revised Proposal
Neighborhood Value Increase	$0	$65,547,956	$71,690,948
Property Tax	$0	$990,242	$1,079,876
New Housing Fee Paid by the Project	N/A	$854,408	$940,425
New Housing Fee Credit Request	N/A	$750,000	$0

STATE OF WISCONSIN **WAUKESHA COUNTY** **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. Statues 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; an additional public was held on June 2, 2025 to review changes to the initial PUD and;

WHEREAS, following the aforementioned public hearing the Plan Commission at a meeting held on June 2~~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 hearings wereas held on March 3, 2025 and June 2, 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 413~~375~~ units on 33.76 acres (12~~1~~.23~~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 34~~-~~Family buildings shall not exceed 55'~~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 0.101spaces 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 June 10, 2025~~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 June 10, 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, & C-2/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 10th day of June 2025.

APPROVED:

_____
David A. Ament, Mayor

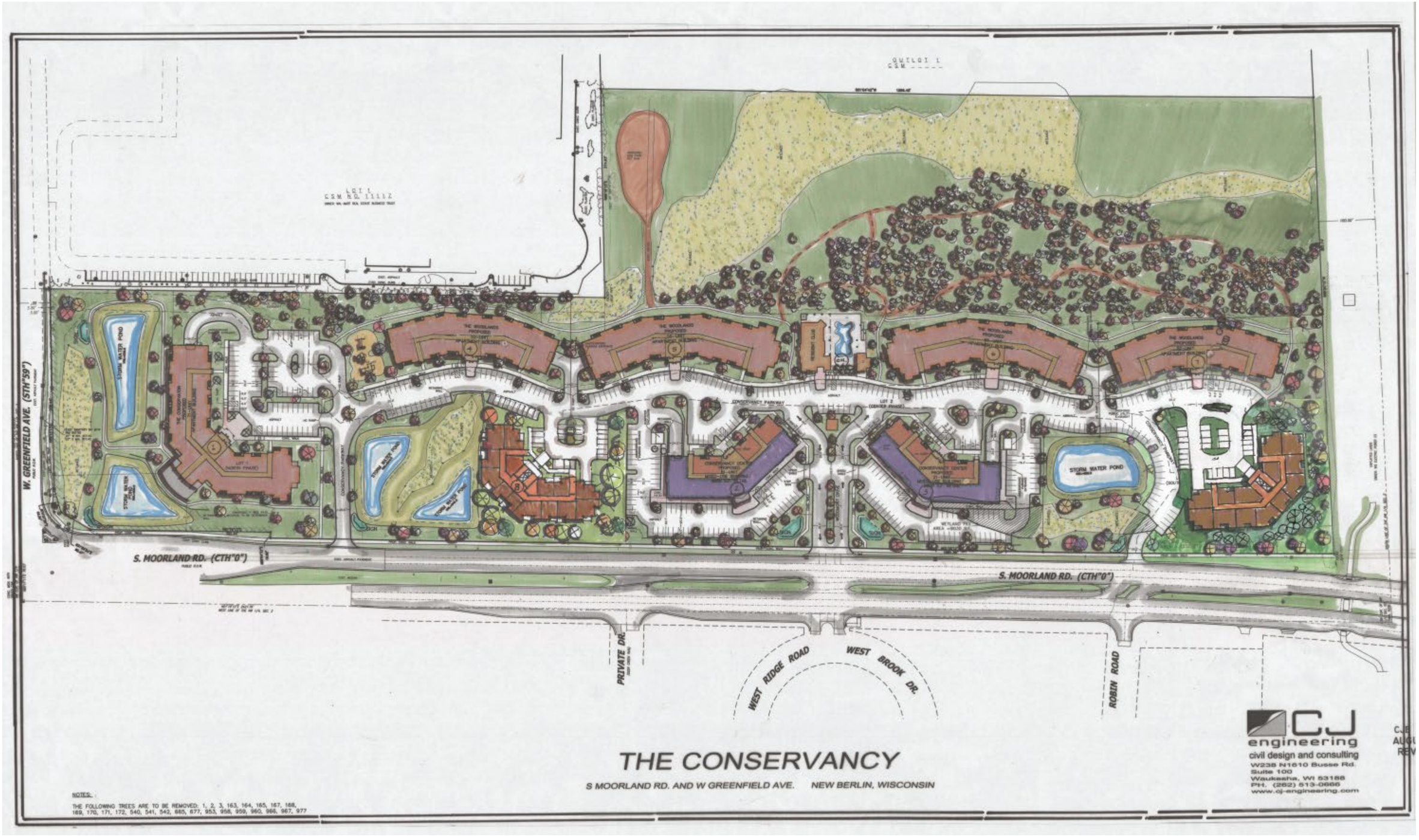
Countersigned:

_____
Rubina Medina, City Clerk

APPENDIX A

Conceptual Master Plan

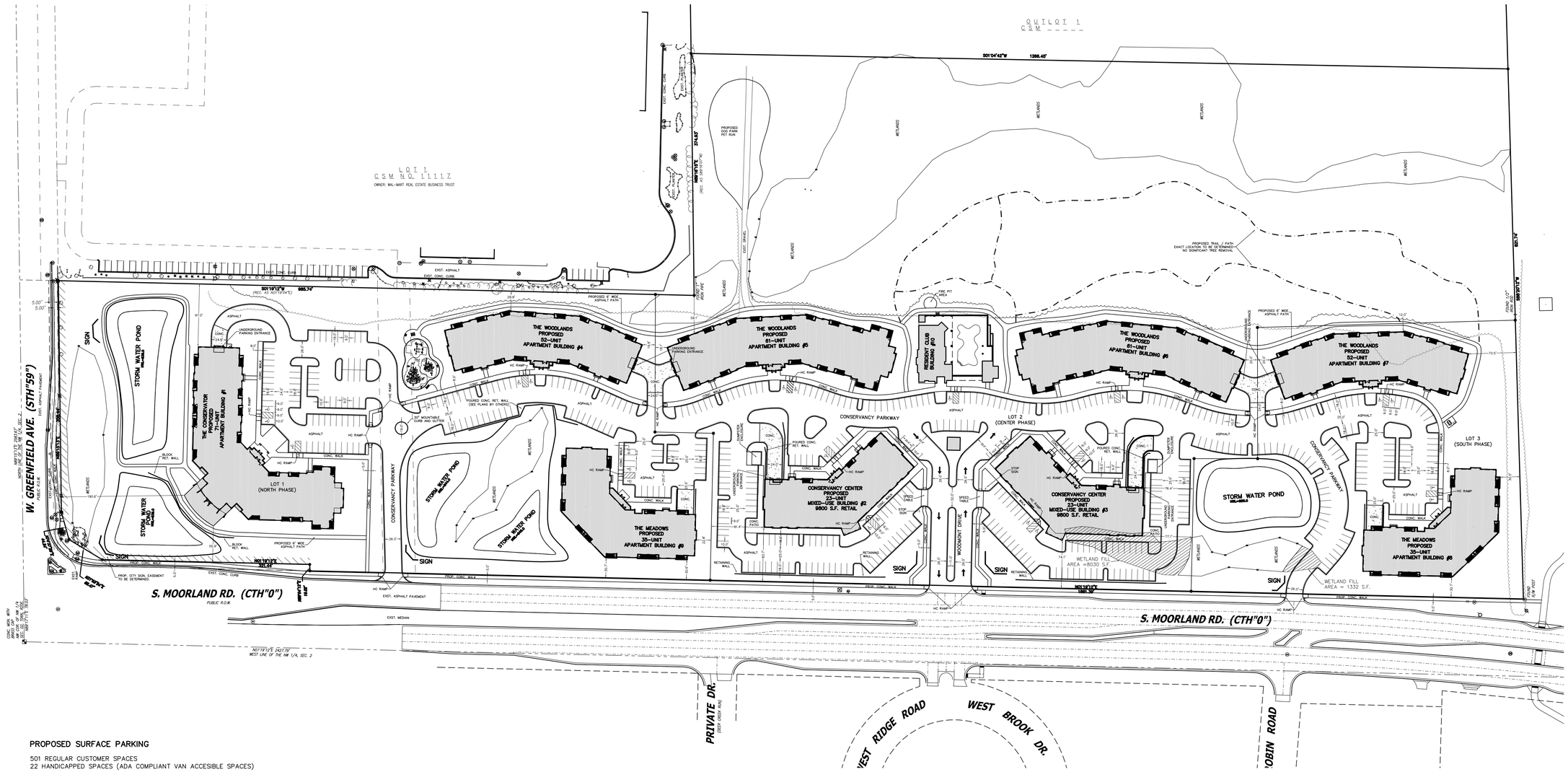
"CONCEPTUAL ONLY"


W. GREENFIELD AVE. (STH"59")
S. MOORLAND RD. (CTH"0")
S. MOORLAND RD. (CTH"0")
PRIVATE DR.
WEST RIDGE ROAD
WEST BROOK DR.
ROBIN ROAD
STORM WATER POND
STORM WATER POND
CONSERVANCY PARKWAY
THE CONSERVANCY
S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN
NOTES:
THE FOLLOWING TREES ARE TO BE REMOVED: 1, 2, 3, 163, 164, 165, 167, 168, 169, 170, 171, 172, 540, 541, 542, 665, 677, 953, 958, 959, 960, 966, 967, 977
CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

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



PROPOSED SURFACE PARKING

501 REGULAR CUSTOMER SPACES
22 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

523 TOTAL SPACES

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	76,451	18%	97,366	11%	43,278	23%	217,095	15%
Sidewalk & Parking	91,358	22%	155,356	18%	50,727	26%	297,441	20%
Green Space Total	253,402	60%	604,852	71%	97,842	51%	956,096	65%
Unrestricted	230,083	55%	471,307	55%	91,401	48%	792,791	54%
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)	344,760	82%	760,208	89%	148,569	77%	1,253,537	85%
Acres	7.915		17.452		3.411		28.777	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.0

engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

THE CONSERVANCY

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

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.1

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJ engineering
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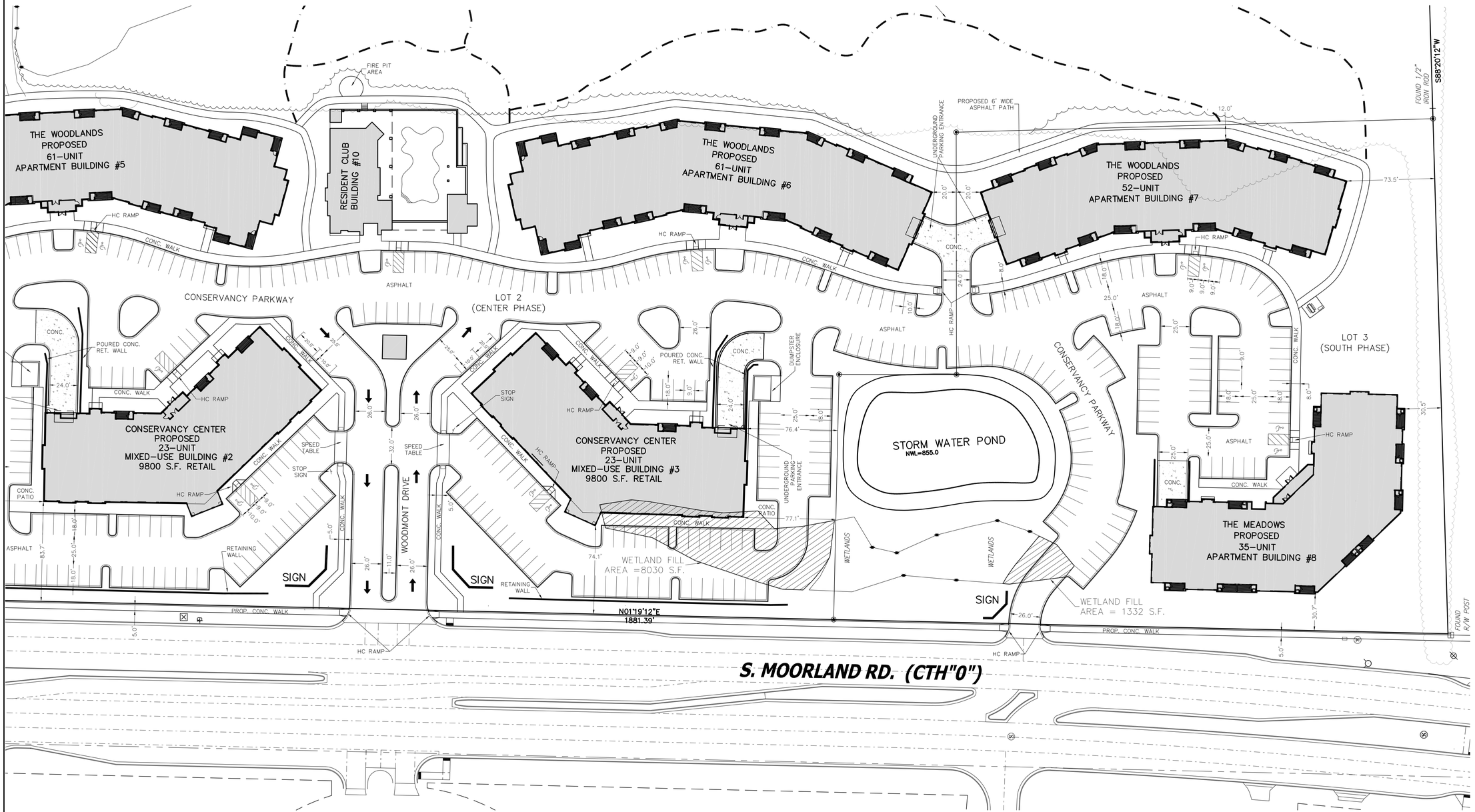
THE CONSERVANCY

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



GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 04/17/25

SITE PLAN C1.2

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

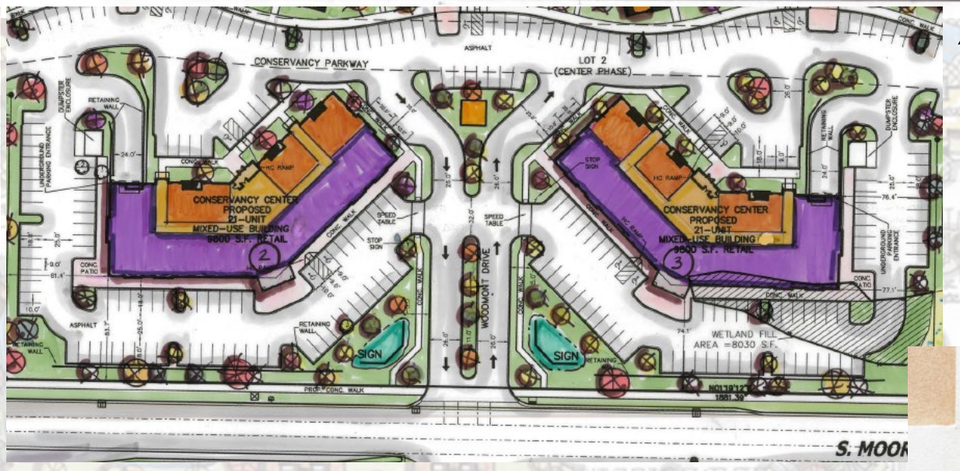
"CONCEPTUAL ONLY"

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





Retail – Ground Level

All Architectural Images For Character and Subject to Change



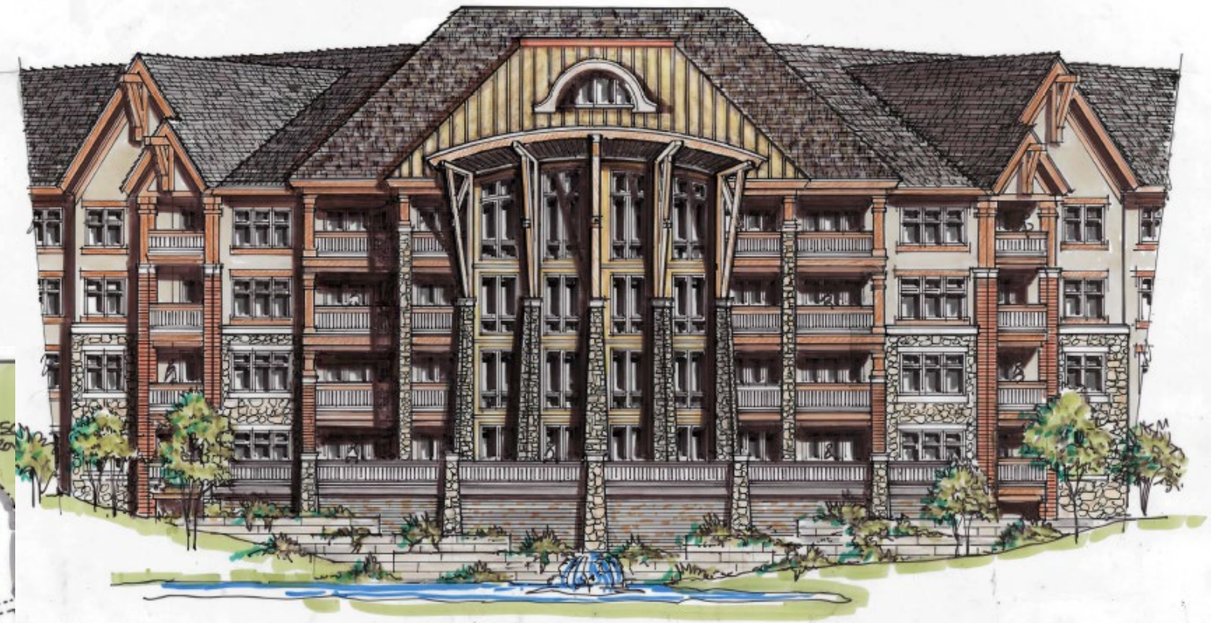


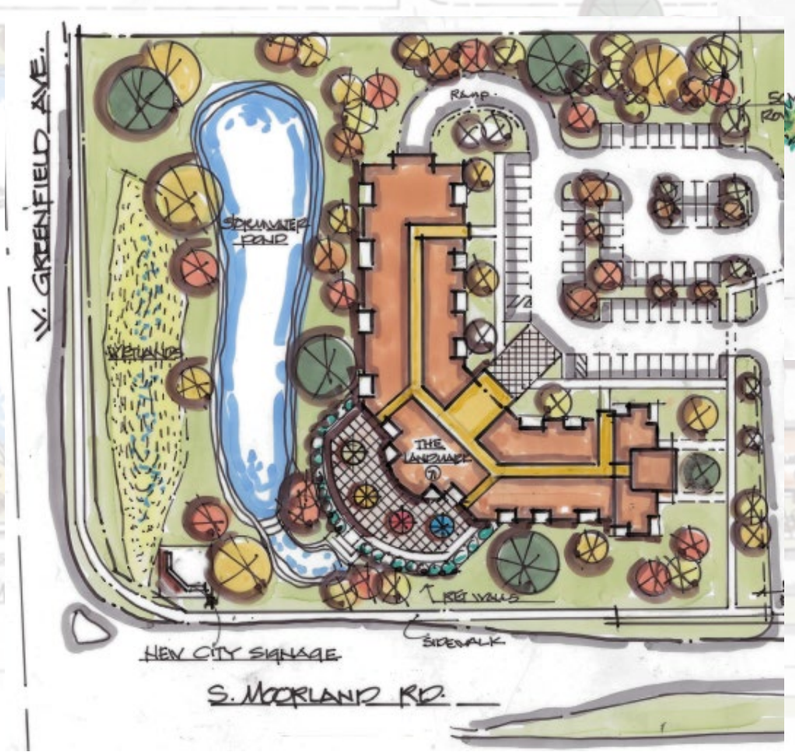
THE CONSERVANCY

All Architectural Images For Character and Subject to Change

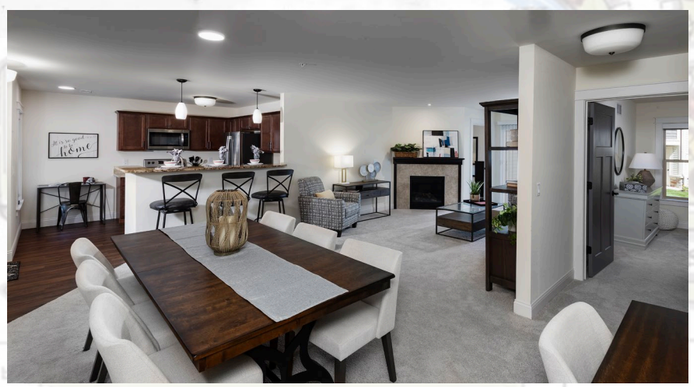
THE CONSERVATOR

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









THE
CONSERVANCY

WOODLANDS RESIDENCES

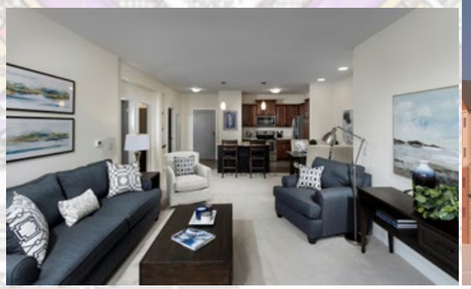
- 226 Residences
  - 114 one-bedroom
  - 112 two-bedroom
- 431 parking stalls
  - 230 underground
  - 201 surface
  - Ratio 1.91 : 1







All Architectural Images For Character and Subject to Change





THE CONSERVANCY

RESIDENT CLUB











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.

THE
CONSERVANCY

CAMPUS AMENITIES



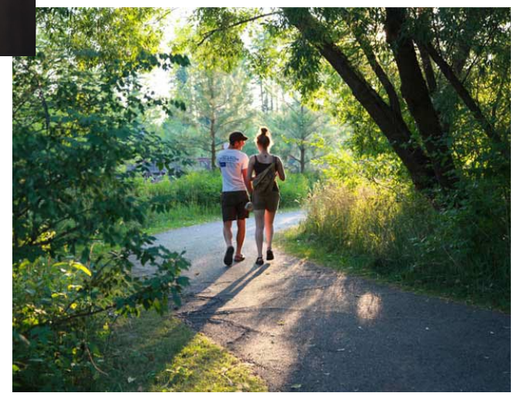








- Hardwood Forest Reserve
- Conservancy Walk
- Neighborhood open greens, Ponds and wetlands preservation
- Resident Club with Pool and Fitness Center
- New Berlin Recreation Trail
- Pet Run
- Walkable sidewalk on site





THE CONSERVANCY





Site Entrance



Residence Club Building 16



Residence Club Building 16

Residence Club Pool

The Woodlands Building 4



Conservancy Center Building 2



The Woodlands Building 5



The Conservator Building 1

APPENDIX D

Welcome to New Berlin Concepts

“CONCEPTUAL ONLY”

EXHIBIT B

Representative Signs





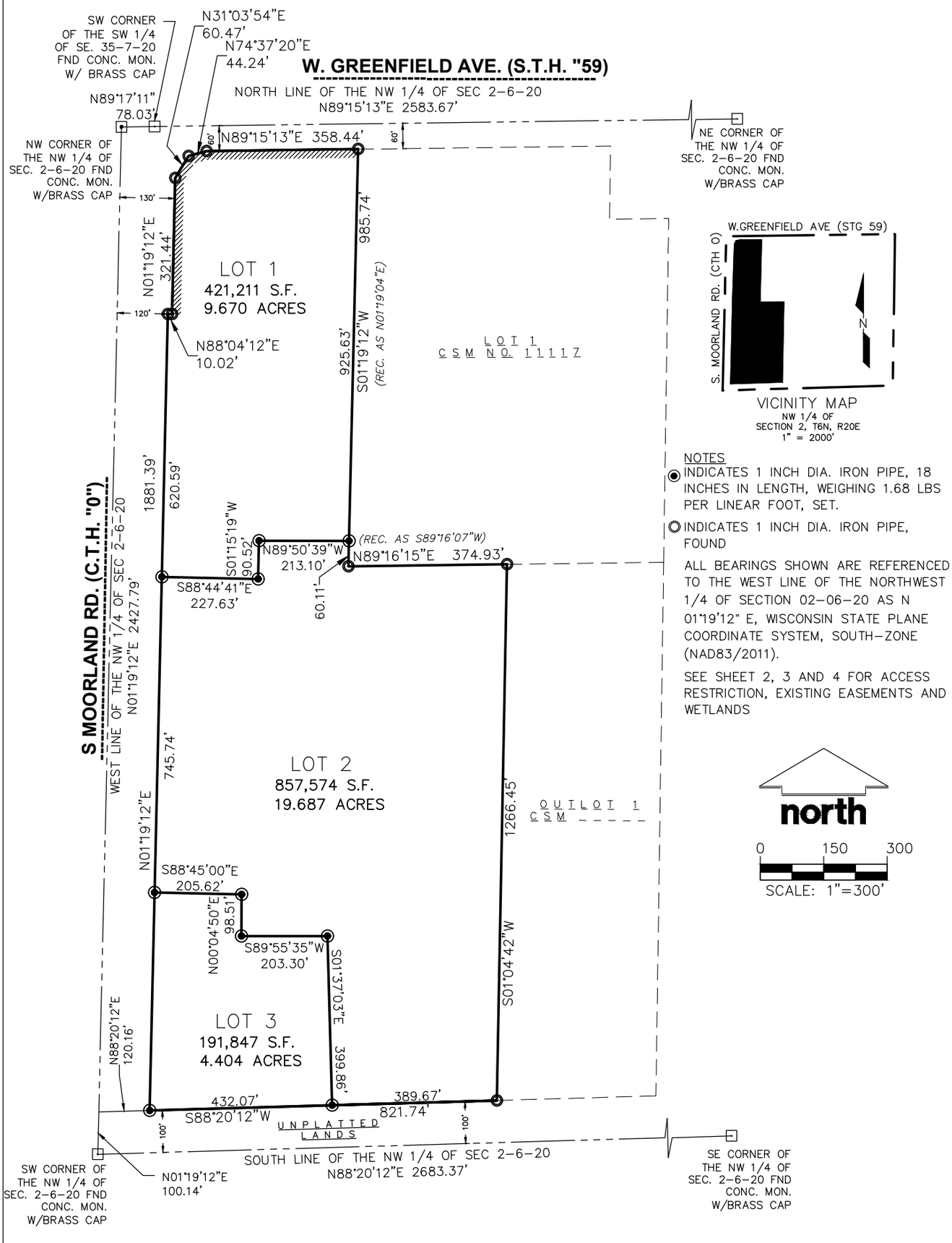
APPENDIX D

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

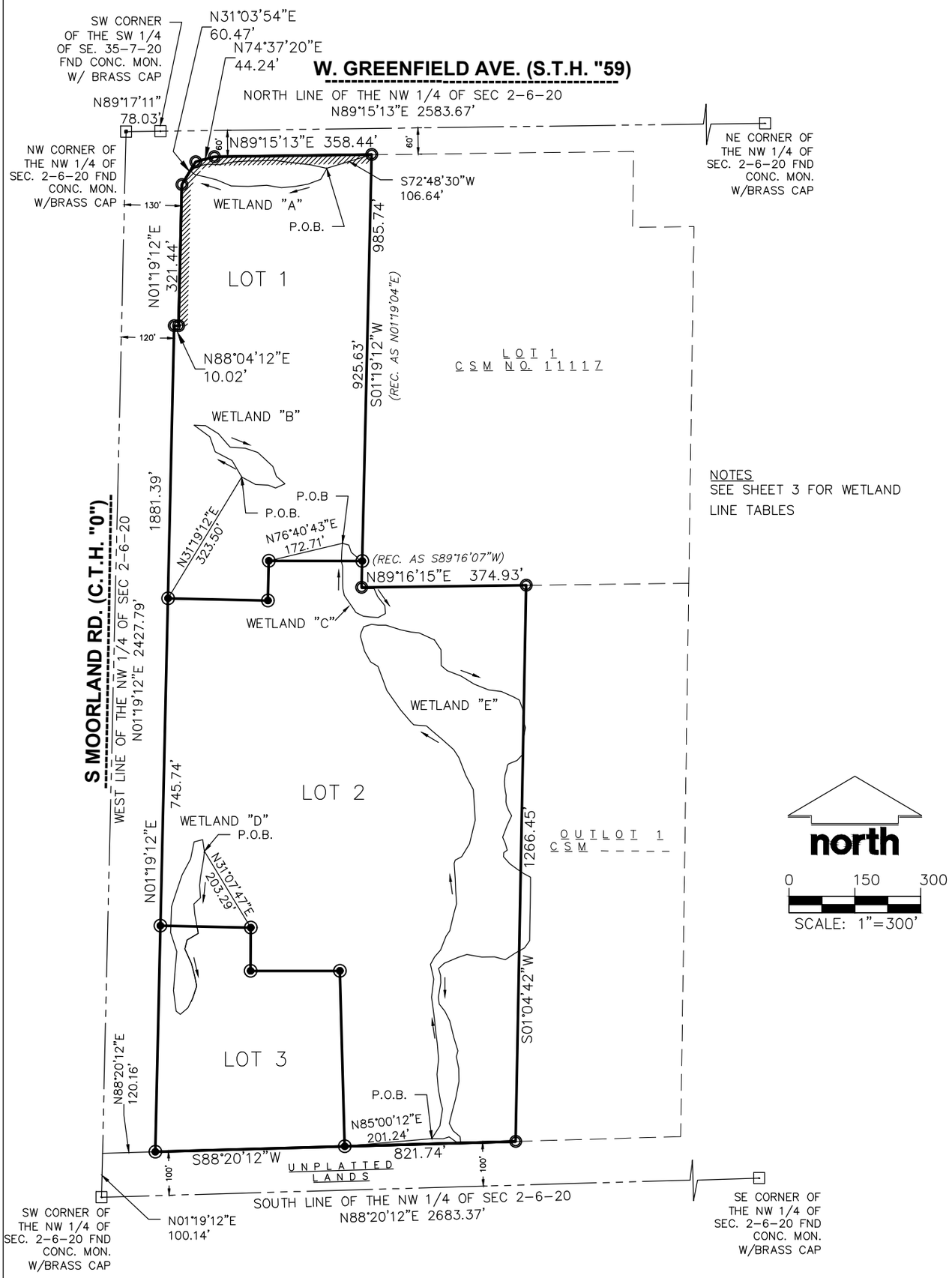
THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

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



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

SHEET 2 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 (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

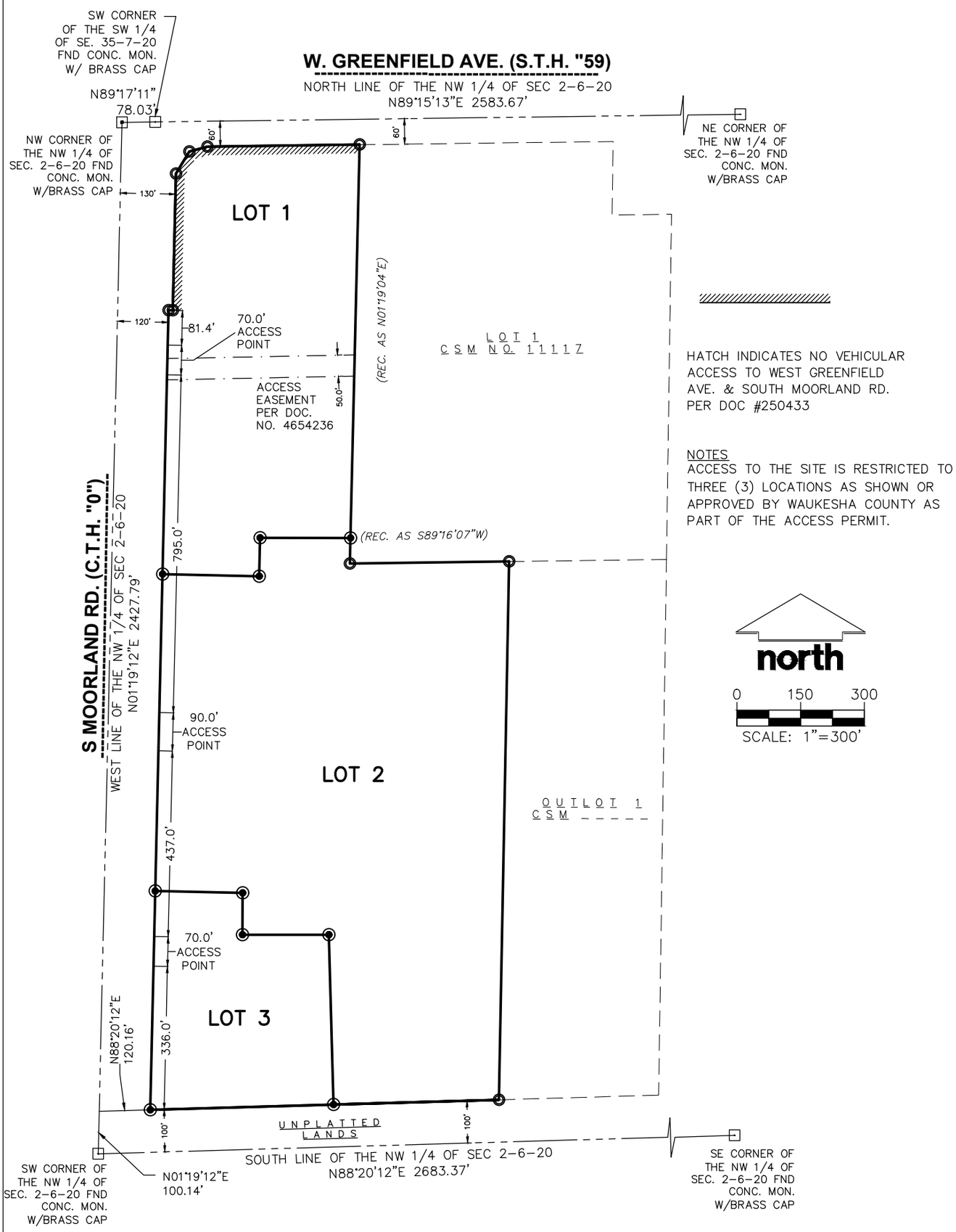
WETLAND "D" LINE TABLE		
LINE	BEARING	LENGTH
L61	S05°59'40"W	15.290
L62	S09°39'06"W	44.240
L63	S06°12'34"W	18.580
L64	S03°22'47"E	28.850
L65	S47°20'45"W	20.140
L66	S04°18'48"E	23.310
L67	S10°19'22"E	44.450
L68	S59°10'45"W	29.640
L69	S12°40'22"W	21.020
L70	S24°01'08"E	36.800
L71	S14°10'48"E	29.730
L72	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



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

SHEET 4 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.

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

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

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

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851 **SHEET 6 OF 6**

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:	**6/10/2025**
	60-day extension expires:	**6/8/2025**
	5-day extension expires:	**6/13/2025**
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 June 2, 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 REVISED: May 8, 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 13.97 units / acre (413 units / 29.57 developable acres) OR gross density 12.23 units / acre (413 units / 33.761 acres).

ADJACENT ZONING AND LAND USE:

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

Conformance with Comprehensive Plan and Municipal Code: Yes
Chapter 11: Neighborhood A: Greenfield Avenue:

Planning Context / Vision / Development Policies:

Vision:

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

Development Policies:

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

Land Use:

- *Future Land Use Map:* 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).
710/2023	Plan Commission held a public hearing (File CP-2300808 & RZ-2300810).
8/14/2023	Plan Commission approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
8/29/2023	Common Council approved File RZ-2300810 for PUD Ordinance #: 2679 & File CP-2300808 for Ordinance 2678 adoption of Resolution 23-14).
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.
4/7/2025	Plan Commission tabled this request.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

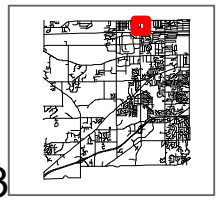
1. The applicant has submitted an application for a Comprehensive Plan Amendment (see file #: CP-2500070) and Rezoning/PPUD request. (see file #: RZ-2500071).
2. The applicant is requesting a PUD. A copy of the draft PUD is attached to the rezoning staff report.
3. Applicant shall coordinate with City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

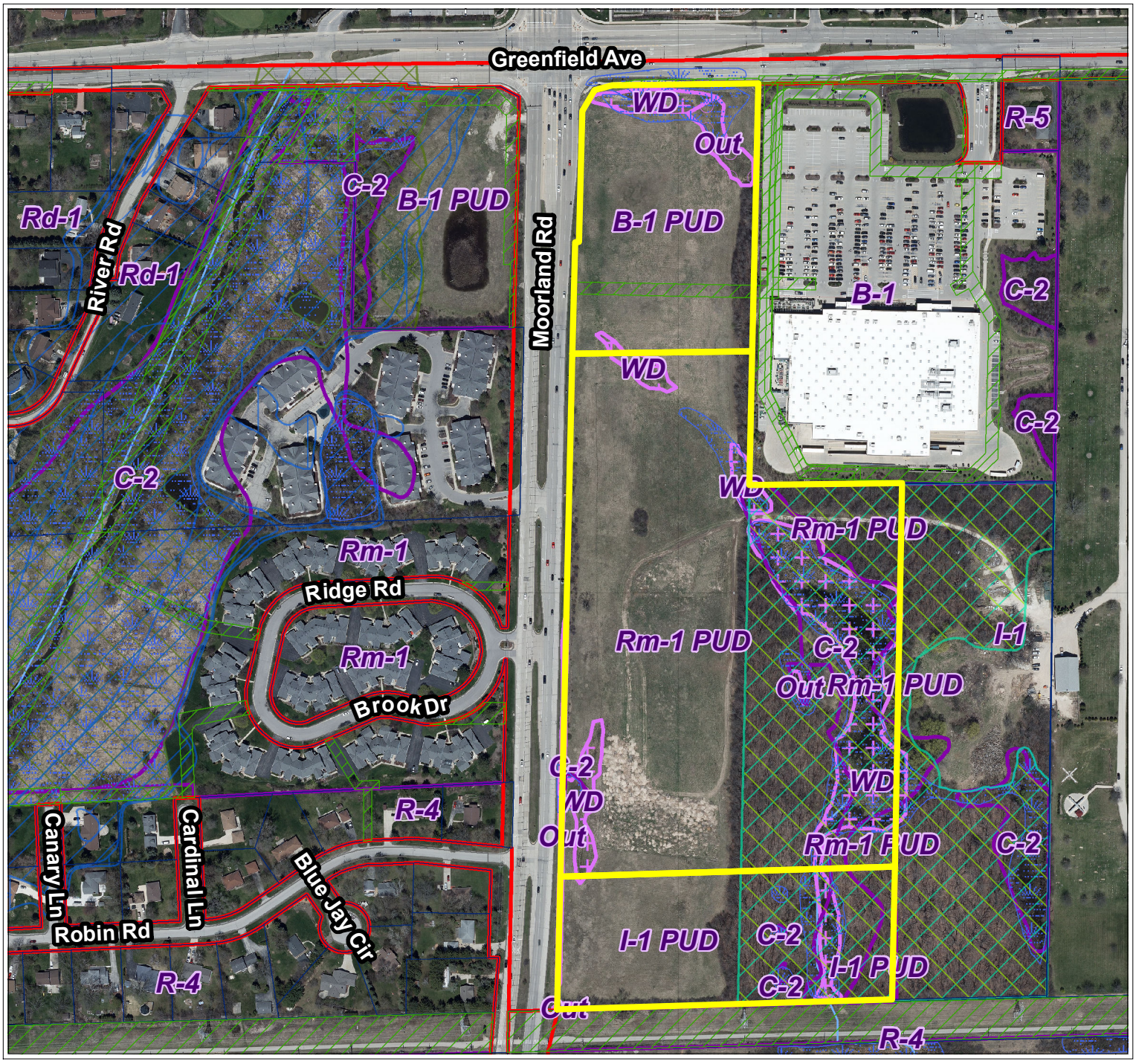
D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the properties located at 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003, subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Applicant Letter
CSM

City of New Berlin
Community Development

CP-2500070, RZ-2500071 & LD-2500072
The Conservancy Development
1640 S. Moorland Road
Tax Keys #'s: 1158.989.001, 1158.989.002 & 1158.989.003





Legend

- Parcels
- Road Right-of-Way

Floodplain DFIRM (FEMA 2014)

Flood Zone

- FEMA DFIRM - Zone A
- FEMA DFIRM - Zone AE
- FEMA DFIRM - 0.2% Annual Chance
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

N

0 130 260 Feet

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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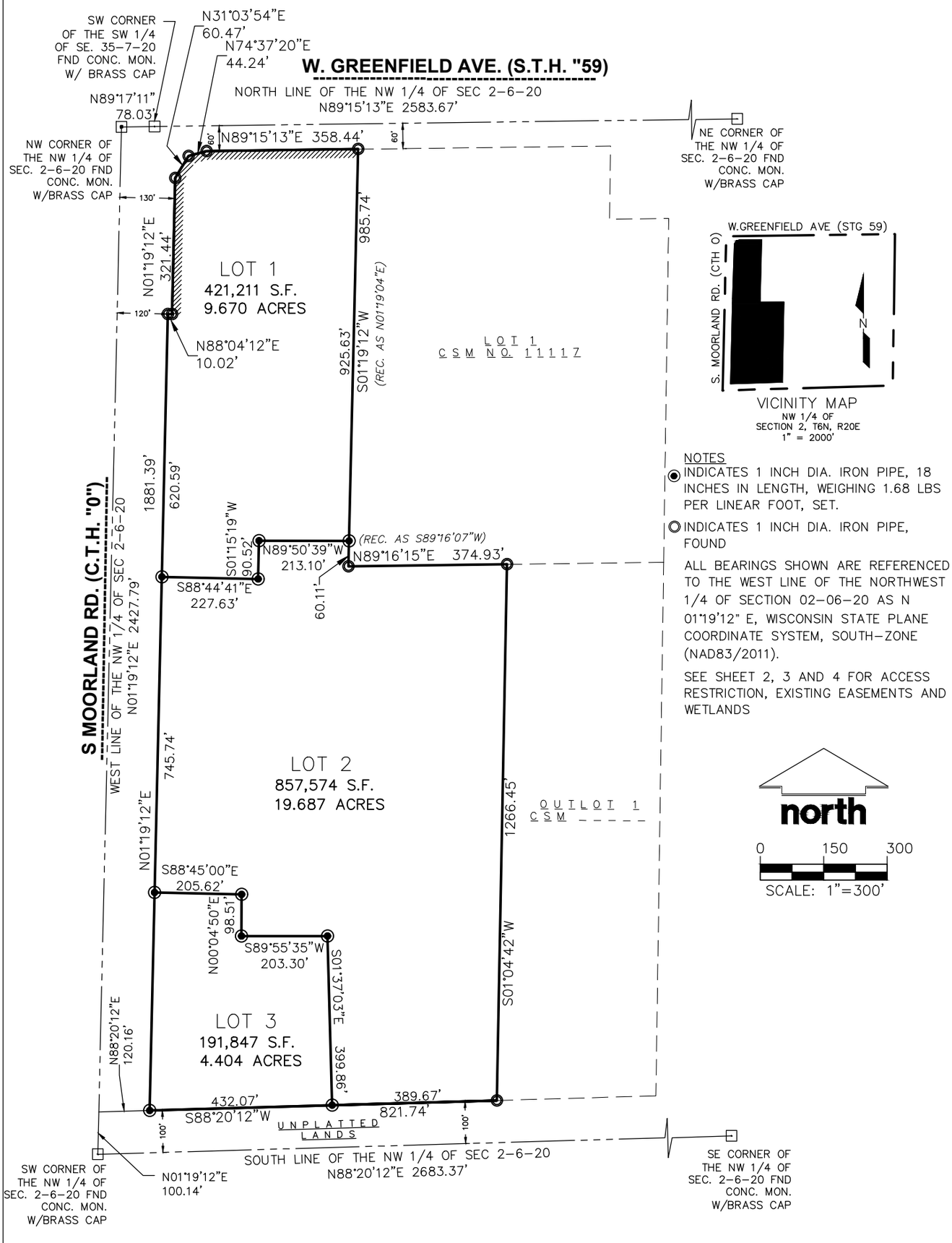
Map Printed: 2/20/2025 5:27:32 PM

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

CERTIFIED SURVEY MAP NO. _____

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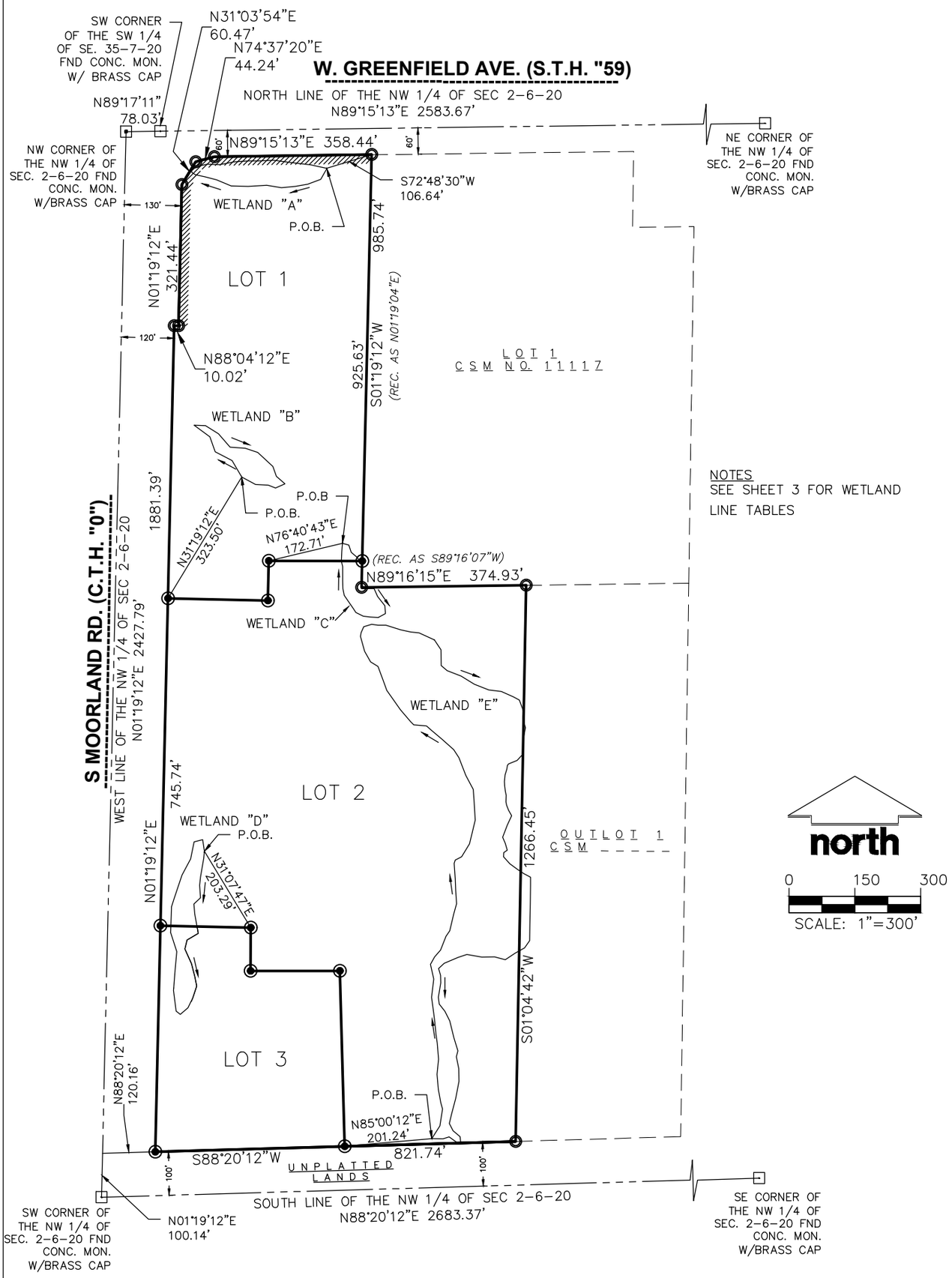
WETLANDS



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SHEET 2 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 (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

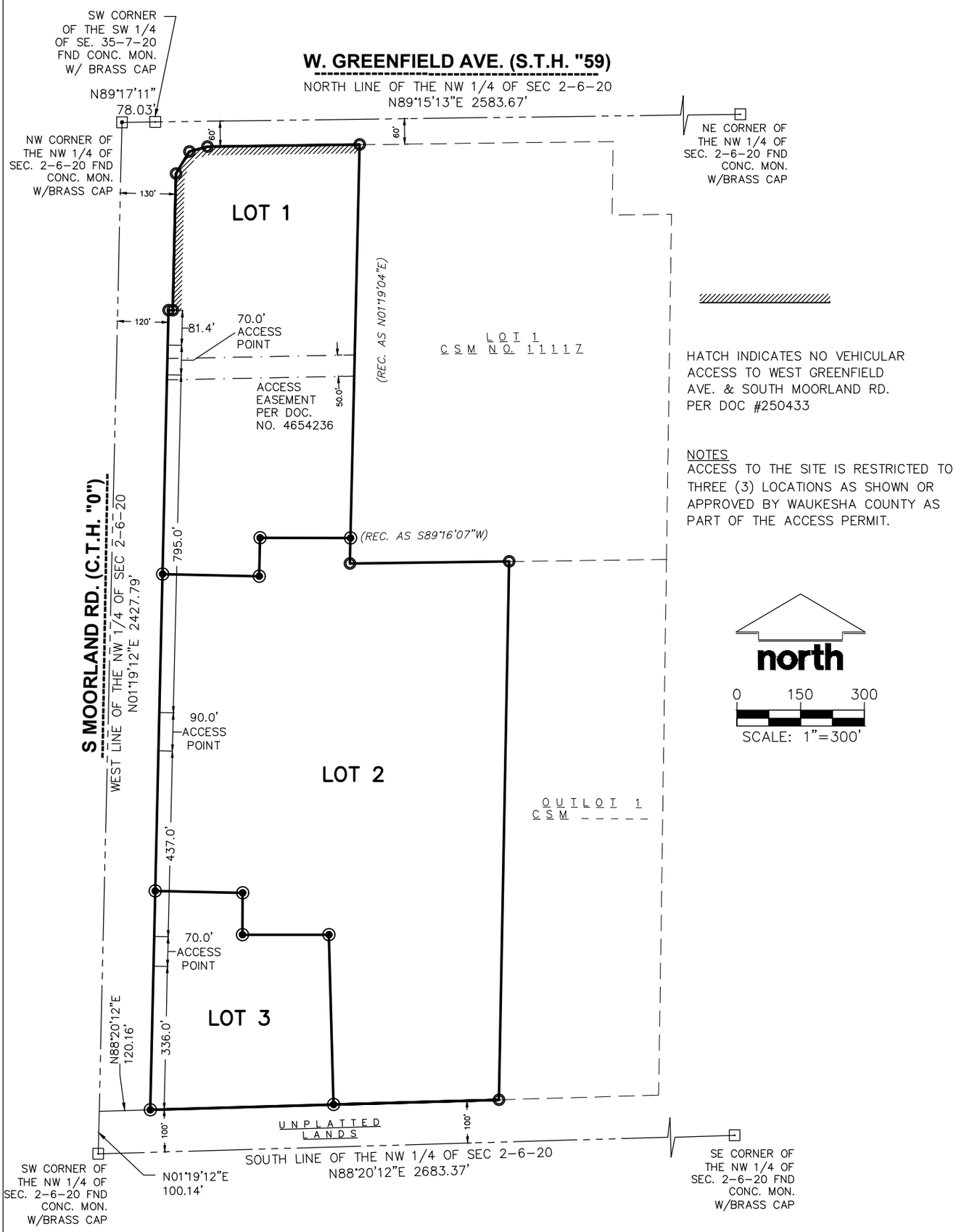
WETLAND "D" LINE TABLE		
LINE	BEARING	LENGTH
L61	S05°59'40"W	15.290
L62	S09°39'06"W	44.240
L63	S06°12'34"W	18.580
L64	S03°22'47"E	28.850
L65	S47°20'45"W	20.140
L66	S04°18'48"E	23.310
L67	S10°19'22"E	44.450
L68	S59°10'45"W	29.640
L69	S12°40'22"W	21.020
L70	S24°01'08"E	36.800
L71	S14°10'48"E	29.730
L72	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



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

SHEET 4 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.

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

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

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

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851 **SHEET 6 OF 6**

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Donald R. Gehr III on behalf of Don's Holdings LLC / 2030 Comprehensive Plan Amendments**
LOCATION:	**16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979**
CURRENT FUTURE LAND USE:	**Suburban Commercial**
PROPOSED FUTURE LAND USE:	**Urban Residential**
CURRENT ZONING:	**B-2 (General Retail Sales and Service District)**
REQUEST:	**A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 15 – "Neighborhood E" National Avenue East Corridor) for the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from Suburban Commercial to Urban Residential.**
D.R.C. RECOMMENDATION:	**Recommend to Plan Commission adoption of Resolution #2025-11 that approves the general amendments to the 2030 Comprehensive Plan Chapter 10 and Chapter 15 including the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from Suburban Commercial to Urban Residential and forward to the Common Council for their review and approval by Ordinance.**

Background:

1. The applicant has simultaneously applied for Rezoning (see file #: RZ-2500441) and 2-Lot CSM (see file #: LD-2500442). Action for these applications is anticipated for the June 2, 2025 Plan Commission meeting.
    a. This request is consistent with the proposed rezoning of the property to R-4.5 (Medium-Density Single-Family Residential District).

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

1. **Chapter 15: Neighborhood E: National Avenue East Corridor:** Yes, this submittal meets the intent of this Chapter.

    Planning Context / Vision / Development Policies:
    Vision:
    - *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Public streetscape improvements should be coordinated with private landscaping and site design.*

- *Pedestrian access between the National Avenue corridor and nearby residential areas should be increased.*

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 (Existing) / Urban Residential (Proposed)

2. **<u>Chapter 10: Land Use:</u>**

• 2030 Future Land Use Map: Suburban Commercial

• Proposed Future Land Use Map Suggestion: Urban Residential



3. **<u>Chapter 22: Implementation:</u>** 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 #2025-11 that approves the general amendments to the 2030 Comprehensive Plan Chapter 10 and Chapter 15 including the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from Suburban Commercial to Urban Residential and forward to the Common Council for their review and approval by Ordinance.

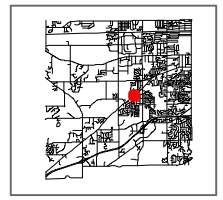
Attachments:
Location Map
Future Land Use Comparison Map
Rezoning Comparison Map
CSM

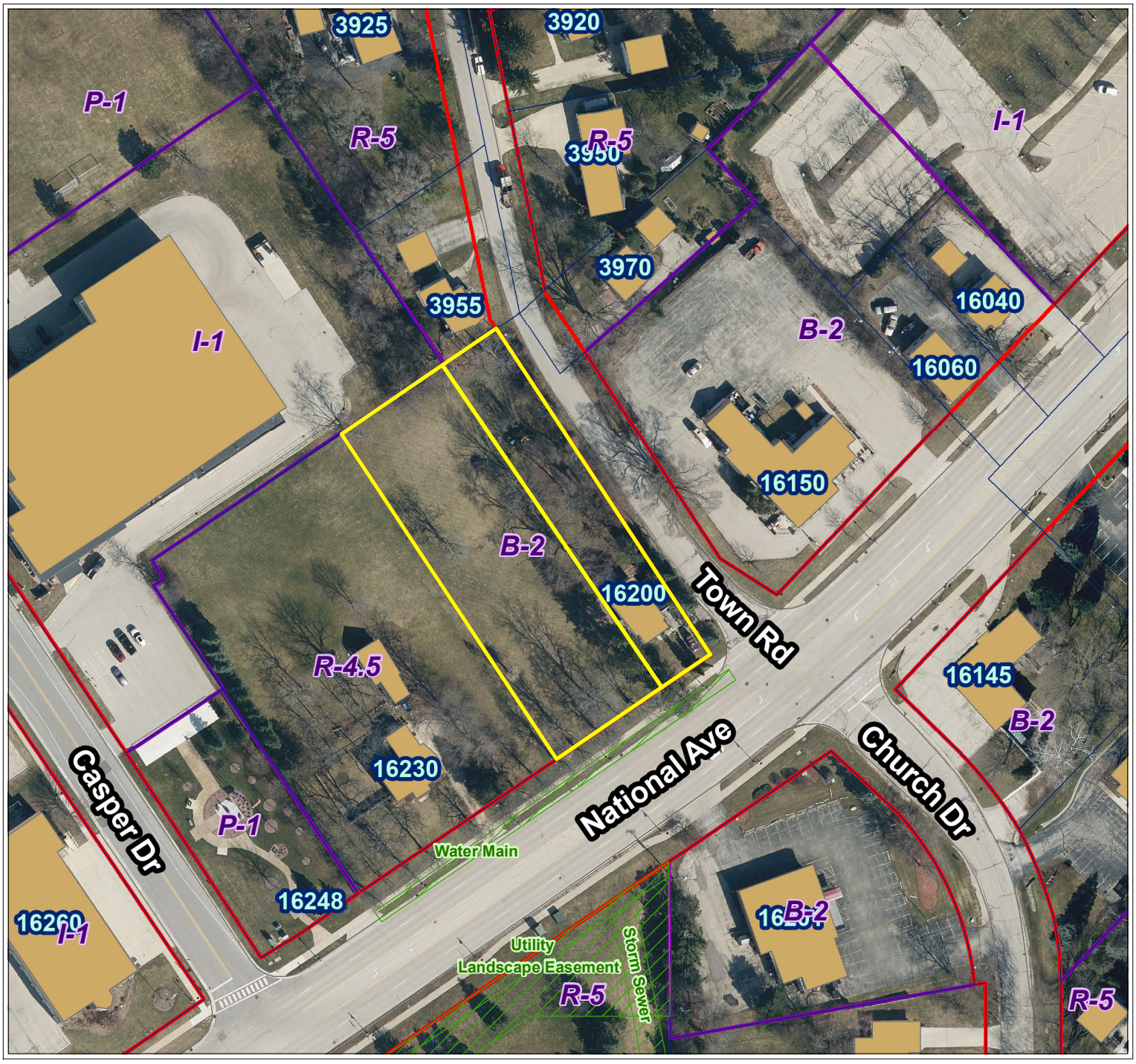
Draft Chapter 10 – Land Use Plan – Revised FLU Map

Resolution # 2025-11 *(draft)*
Ordinance # 2707 *(draft)*

City of New Berlin
Community Development

CP-2500440
Don's Holdings LLC
16200 W National Ave & Tax Key #: 1237.979





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

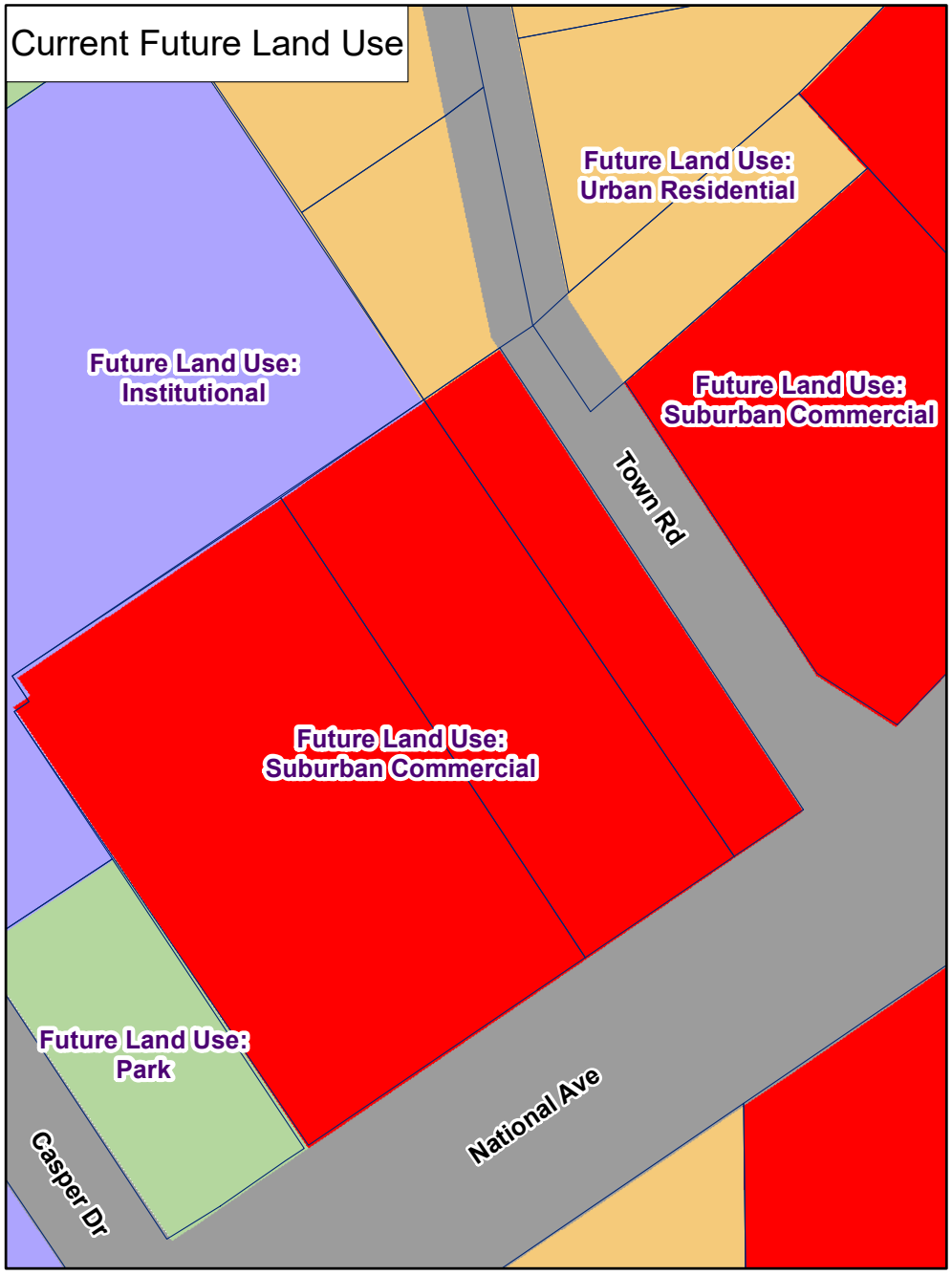
Legend

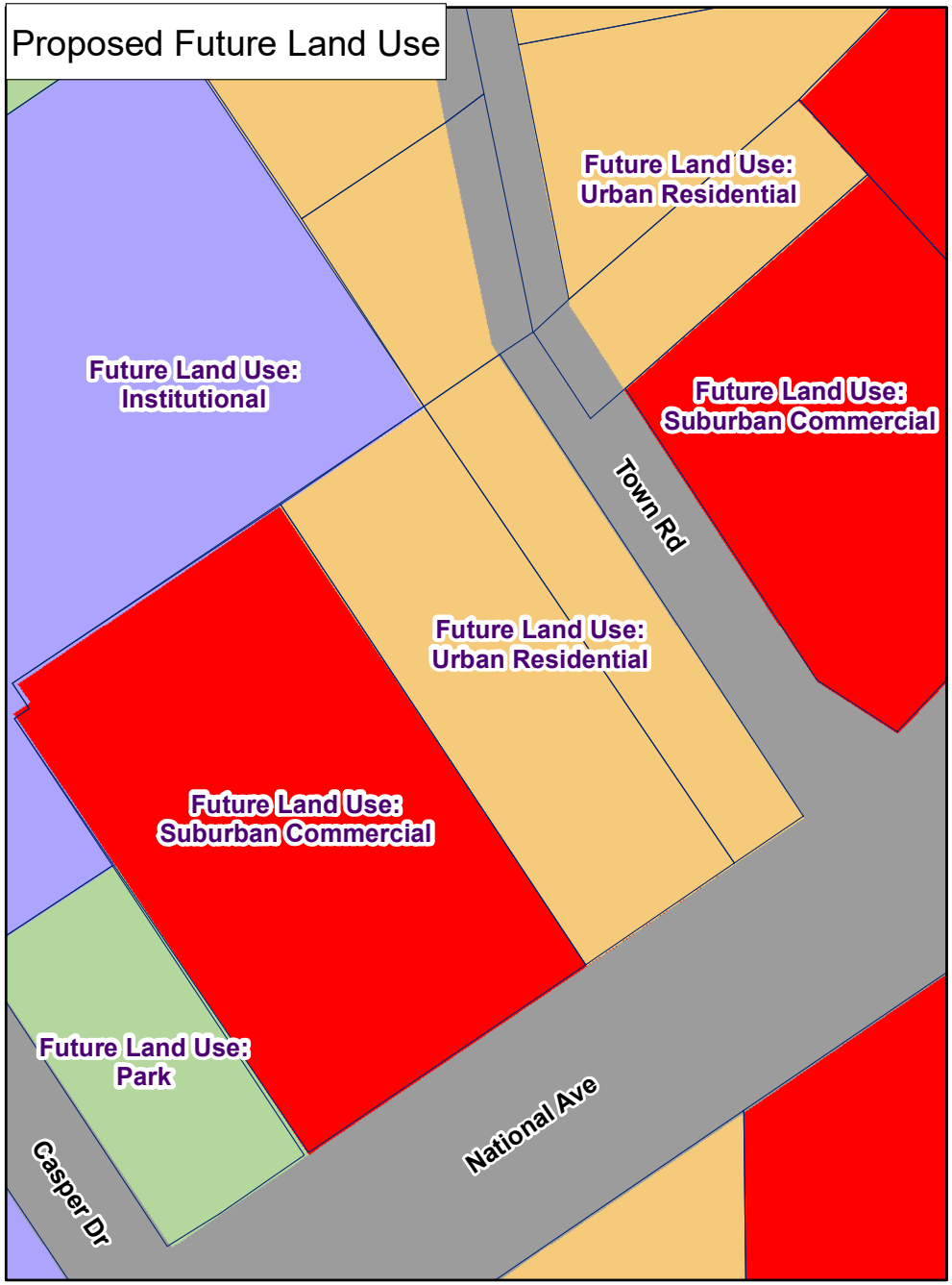
- Parcels
- Road Right-of-Way
- FEMA Flood Zone (2023)
- Flood Zone
- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries
- Zoning Wetland Registration
- Wetland Registration Type
- Registered Wetland
- Outside Wetland
- Environmental Corridor
- Corridor Type
- Isolated Natural Resource Area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

N

0 45 90 Feet

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





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CP-2500440
Don's Holdings LLC
16200 W. National Ave

Legend
Parcels
Road Right-of-Way

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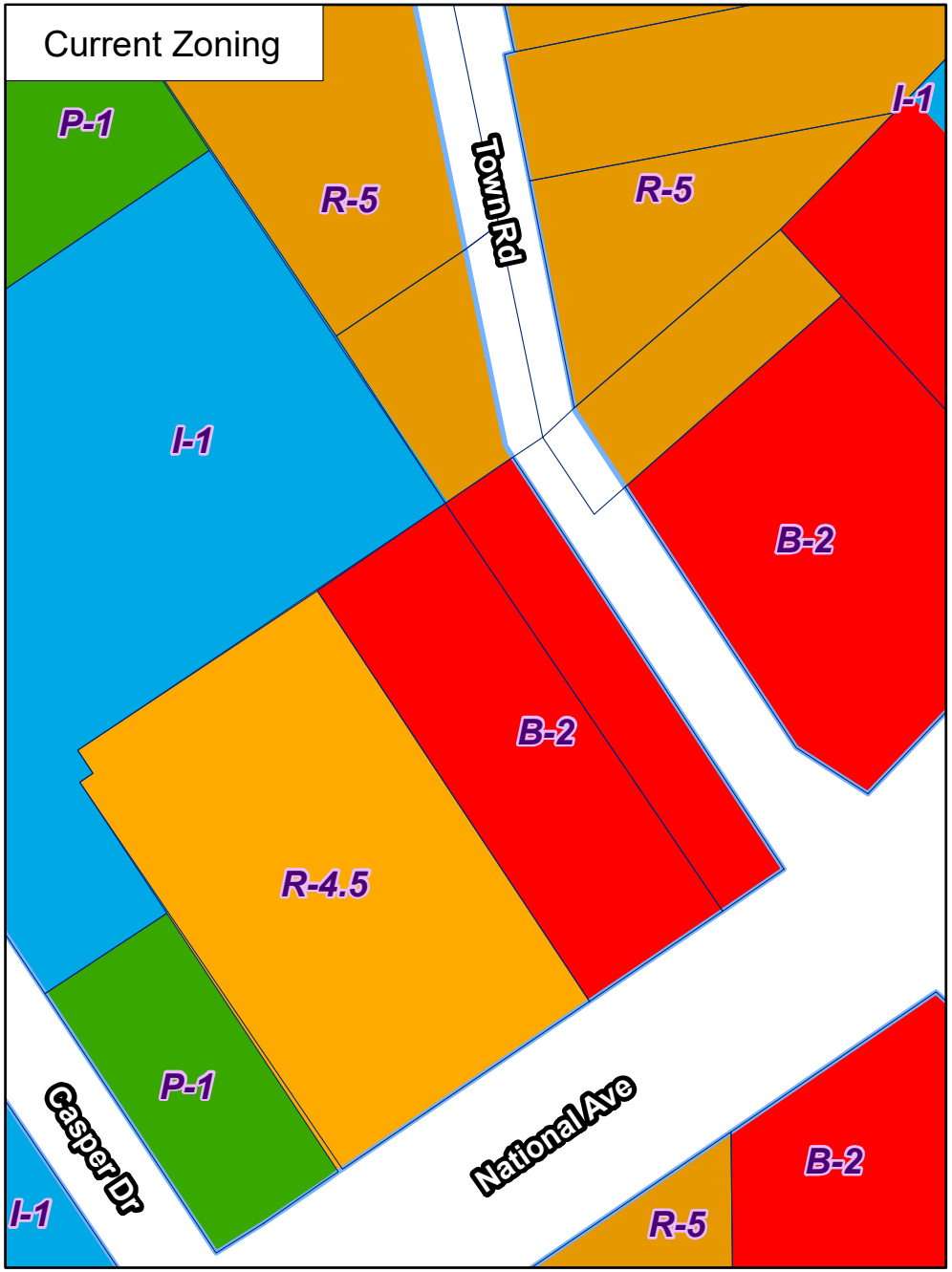
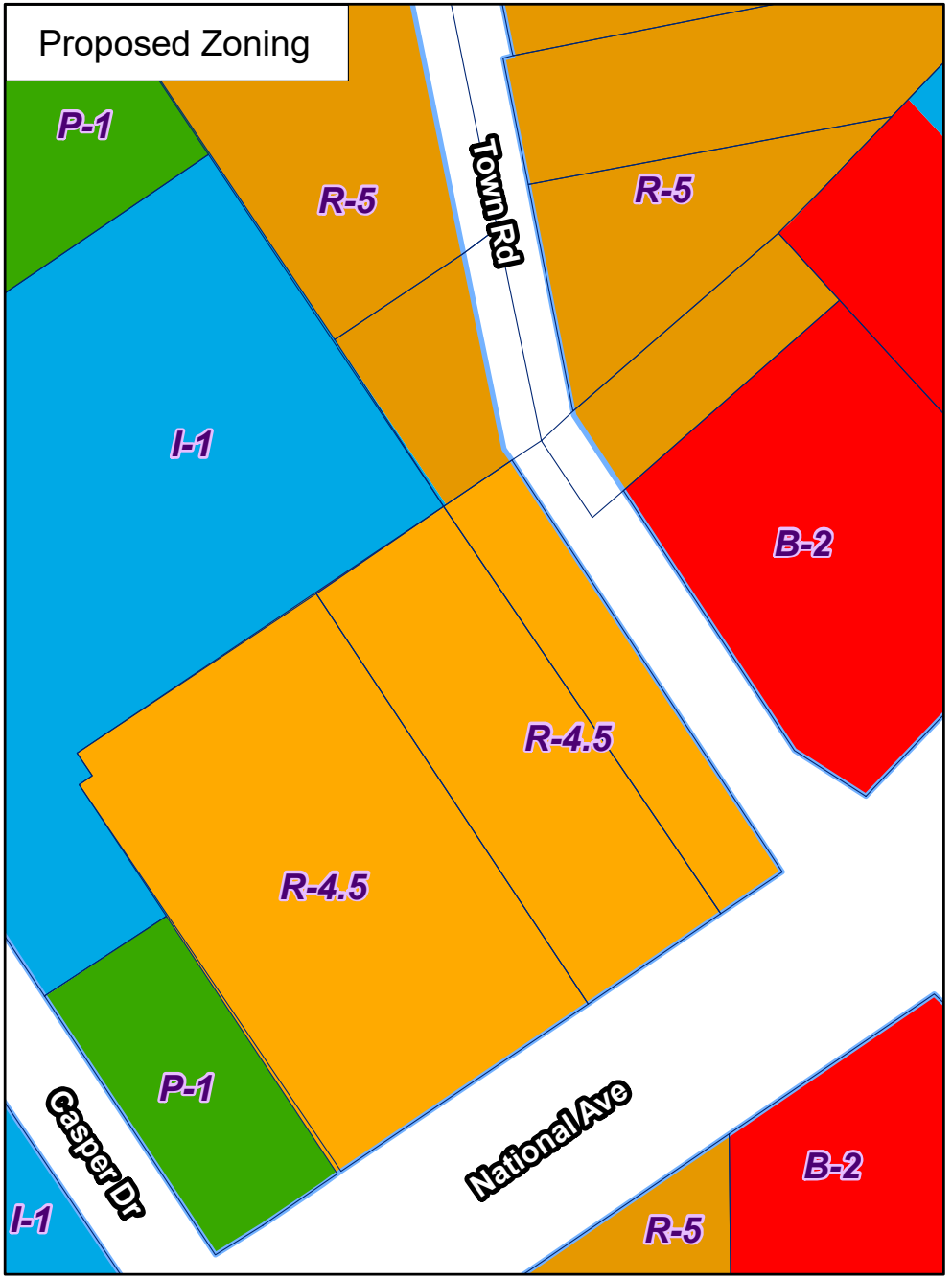




City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

RZ-2500441
Don's Holdings LLC
16200 W. National Ave

Legend
Parcels
Road Right-of-Way

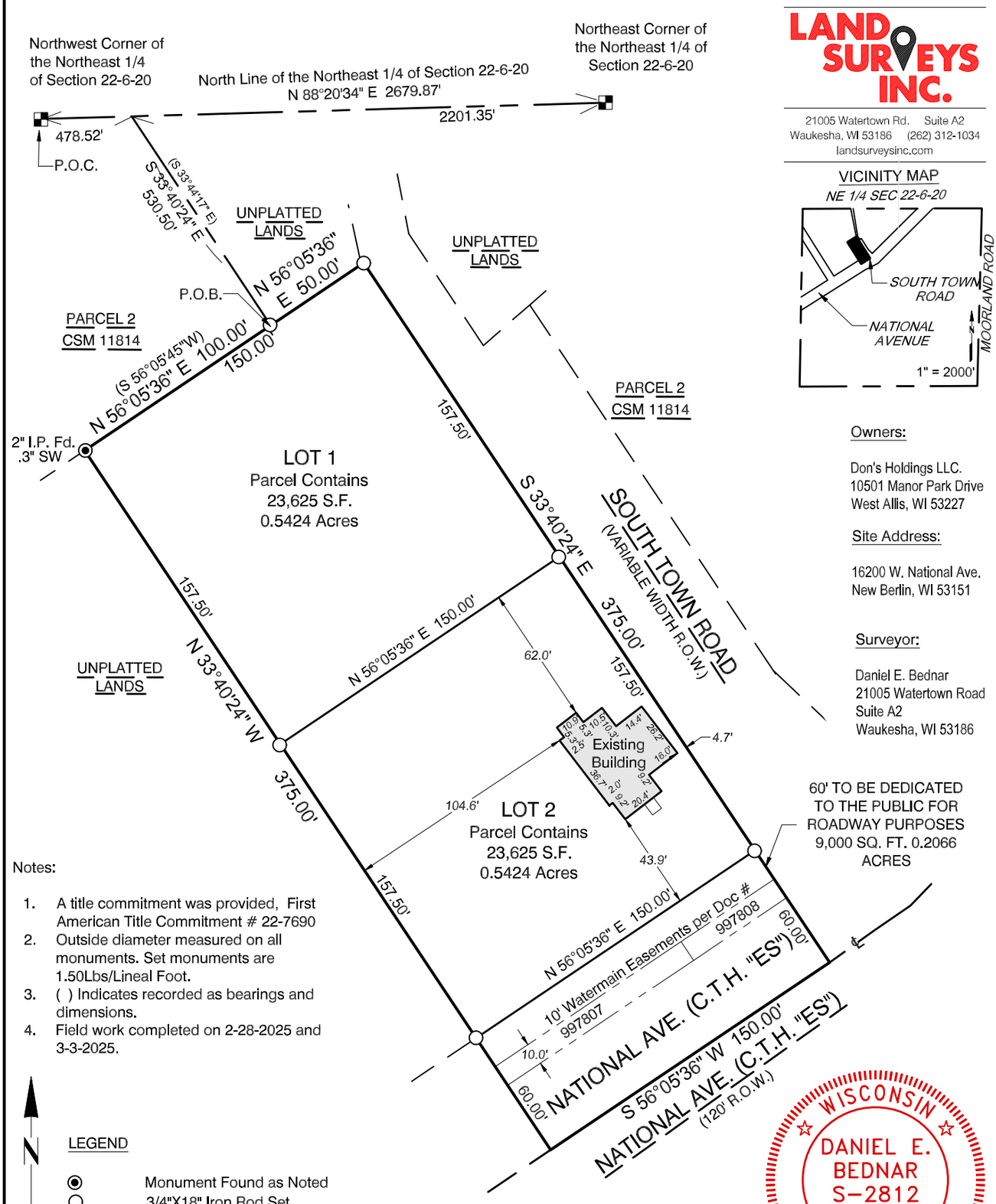
N

0 50 100 Feet
6

P:\DCD\Projects\RZ\RZ-2500441 Dons Holdings LLC\GIS\Zoning Comp Map.mxd

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin



LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

VICINITY MAP
NE 1/4 SEC 22-6-20

Owners:

Don's Holdings LLC.
10501 Manor Park Drive
West Allis, WI 53227

Site Address:

16200 W. National Ave.
New Berlin, WI 53151

Surveyor:

Daniel E. Bednar
21005 Watertown Road
Suite A2
Waukesha, WI 53186

Notes:

1. A title commitment was provided, First American Title Commitment # 22-7690
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 2-28-2025 and 3-3-2025.

LEGEND

- ◉ Monument Found as Noted
- ○ 3/4"X18" Iron Rod Set
- ■ Brass Disc in Conc.

0' 60' 120'

BEARINGS ARE REFERENCED TO NAD 83/2011 IN WHICH THE NORTH LINE OF THE NE 1/4 SECTION, T 6 N, R 20 E, BEARS N 88°20'34" E.

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 1 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Daniel E. Bednar, Professional Land Surveyor, do hereby certify:

That I have surveyed, dvided and mapped a parcel in part of the Northwest 1/4 of the Northeast 1/ 4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described and follows:

Commencing at the Northwest Corner of the Northeast 1/4 of said Section; thence North 88°20'34' East along the North line of said Section, 478.52 feet to a point on the East line of Certified Survey Map Number 11814; thence South 33°40'24" East along said East line, 530.50 feet to the Southeast corner of said Certified Survey Map, and the Point of Beginning of lands described hereafter; thence North 56°05'36" East, 50.00 feet to a point on the Westerly Right-of-Way line of South Town Road; thence South 33°40'24" East along said Westerly line, 375.00 feet to a point on the Centerline of National Avenue; thence South 56°05'36" West along said Centerline, 150.00 feet to a point; thence North 33°40'24" West, 375.00 feet to a point on the South line said Certified Survey Map Number 11814; thence North 55°05'36" East along said South line, 100.00 feet to the point of beginning of this description.

The gross area of said parcel contains 56,250 Square feet or 1.2913 Acres of land more or less.

That I have made such survey, land division and map by the direction of Don's Holdings LLC. , owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the City of New Berlin in surveying, dividing and mapping same.

Dated this 17th day of March, 2025.

Daniel E. Bednar, PLS
Professional Land Surveyor S-2812

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

14th day of March, 2025
This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 2 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

CORPORATE OWNER'S CERTIFICATE:

Don's Holdings LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

Don's Holdings LLC, does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the City of New Berlin, this _____ day of _____, 20_____.

_____

Donald R. Gehr III, Managing Partner

In the presence of:
Don's Holdings LLC
{First name Last Name} {Title}

STATE OF WISCONSIN)
)ss.
County of {County})

Personally came before me this_____ day of_____, 20_____, {First Name Last Name} {Title} and {First Name Last Name} {Title} of the above named corporation, to me known as the person(s) who executed the foregoing instrument, and to me known to be the {Title and Title respectively} of the corporation, and acknowledged that {they, he, or she} executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 3 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of New Berlin on this_____ day of _____, 20_____.

_____

David Ament, Plan Commission Chairman

_____

Nikki Jones, Secretary

COMMON COUNCIL APPROVAL:

This Certified Survey Map, in the City of New Berlin, is hereby approved by the Common Council on this _____day of _____. 20_____.

_____

David Ament, Mayor

_____

Rubina Medina, City Clerk

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 4 of 4

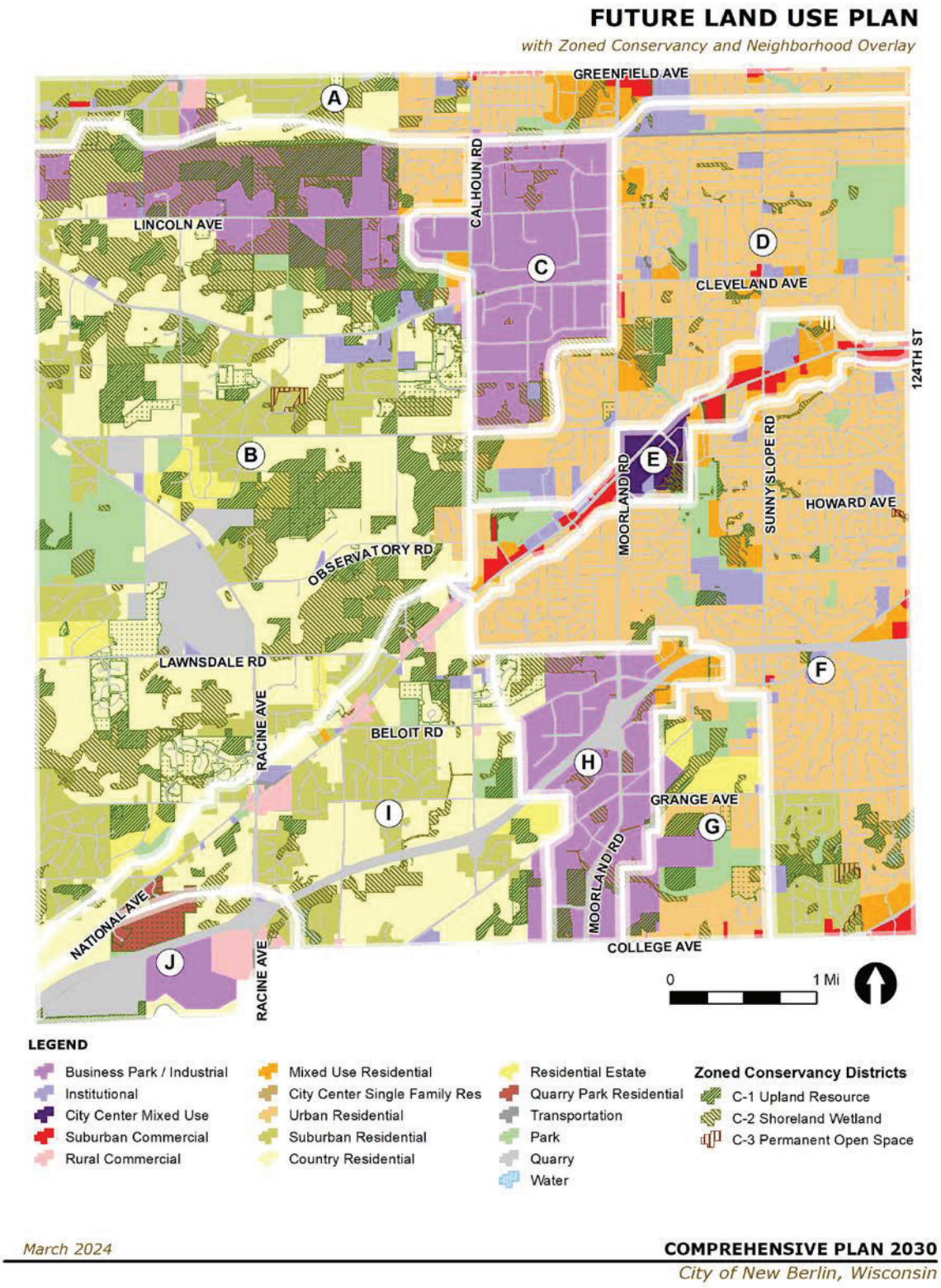


Figure 10.3. Future Land Use Map for the City of New Berlin. UPDATE MAP IF COMPREHENSIVE PLAN IS AMENDMENT IS APPROVED.

STATE OF WISCONSIN WAUKESHA COUNTY CITY OF NEW BERLIN

RESOLUTION NUMBER # 2025-11

A Resolution adopting the amendments to the City's 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 15 – "Neighborhood E" National Avenue East Corridor

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.newberlinwi.gov, 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 Donald R Gehr III with Don's Holdings LLC, have prepared amendments to the Future Land Use Map within the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 15 – "Neighborhood E" National Avenue East Corridor 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 Donald R Gehr III with Don's Holdings LLC for the properties located at 16200 W. National Avenue (Tax Key #:

1237.980) and Tax Key #: 1237.979 to amend the Future Land Use from Suburban Commercial to Urban 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 15 – "Neighborhood E" National Avenue East Corridor. A copy of the 2030 Comprehensive Plan Chapters 10 & 15 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 15 – "Neighborhood E" National Avenue East Corridor, on June 2, 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 May 5, 2025.

WHEREAS, the Plan Commission of the City of New Berlin by a #-# vote of the Commissioners present and voting recorded in its official minutes, adopted Resolution # 2025-11recommended approval of this comprehensive plan amendment on June 2, 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 15 – "Neighborhood E" National Avenue East Corridor, 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. 2707, which will constitute its adoption of the Comprehensive Plan amendments.

Passed and adopted by the Plan Commission on this 2nd day of June, 2025.

APPROVED:

_____
David A. Ament, Mayor

Certified/Countersigned:

_____
Nikki Jones
Plan Commission Secretary

DRAFT

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

ORDINANCE NO. 2707

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 15 – "Neighborhood E" National Avenue East Corridor.

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 # 2025-11 on June 2, 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 15 – "Neighborhood E" National Avenue East Corridor, 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 Donald R Gehr III with Don's Holdings LLC, to amend the Future Land Use for the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from Suburban Commercial to Urban Residential.

SECTION IV

The City held public hearings on May 5, 2025 on these Comprehensive Plan amendments, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

DRAFT

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 15 – "Neighborhood E" National Avenue East Corridor,**" 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 10th day of June, 2205.

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

DRAFT

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Donald R. Gehr III on behalf of Don's Holdings LLC / Rezoning**
LOCATION:	**16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979**
REQUEST:	**Request to rezone the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from B-2 to R-4.5.**
D.R.C. RECOMMENDATION:	**Recommend to Common Council adoption of Ordinance # 2708 that approves the rezoning of the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from B-2 to R-4.5.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of June 2, 2025

Donald R. Gehr III on behalf of Don's Holdings LLC / Rezoning
16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979

DATE STAFF REPORT PREPARED: May 14, 2025

APPLICANT / OWNER(S): Donald R. Gehr III on behalf of Don's Holdings LLC / Don's Holdings LLC

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from B-2 to R-4.5.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 3/19/2025

DATE OF COMPLETENESS DETERMINATION: 3/19/2025

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): Various calls and visits at the front counter.
Site Visit(s): 4/14/2025

CONCEPTUAL PLAN: A 2-Lot CSM has been submitted. (See File # LD-2500442)

SIZE OF DEVELOPMENT / PARCEL(S):
Existing -16200 W. National Avenue (Tax Key #: 1237.980): 0.36 acres
Existing - Tax Key #: 1237.979: 0.72 acres

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

CURRENT LAND USE: Residential / Vacant

PROPOSED ZONING: R-4.5 (Medium-Density Single-Family Residential)

PROPOSED LAND USE: Residential

PROPOSED LOT SIZE(S): (See File # LD-2500442)
Lot 1 - 0.5424 acres (After CSM is recorded)
Lot 2 - 16200 W. National Avenue (Tax Key #: 1237.980): 0.5424 acres (After CSM is recorded)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-5 & I-1	Land Use: Single-Family Residential / Utility Building
South:	Zoning: B-2	Land Use: Commercial (Armeli's Restaurant)
East:	Zoning: B-2 & R-5	Land Use: Commercial (Former Asia Restaurant) / Single-Family Residential
West:	Zoning: R-4.5	Land Use: Single-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

Chapter 15: Neighborhood "E": National Avenue East Corridor: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Public streetscape improvements should be coordinated with private landscaping and site design.*
- *Pedestrian access between the National Avenue corridor and nearby residential areas should be increased.*

Land Use:

- *Future Land Use Map: Suburban Commercial*
- *2030 Future Land Use Map Suggestion: Urban Residential* (See File #: CP-2500440)



ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(5) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

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

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: The site slopes slightly to the northwest.

BIKE & PEDESTRIAN FACILITIES 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 Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. No changes proposed at this time.

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

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Yes
Onsite System Required: No

WATER USAGE CALC.: 250 GPD per new connection average.

TRAFFIC IMPACT: There will be no net increase in the number of lots with the proposed land division (See File #: LD-2500442). The ITE estimates the following for a single-family lot:
Weekday AM Peak – 0.77 trips per unit
Weekday PM Peak –1.02 trips per unit
Weekend Peak –0.93 trips per unit

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

PREVIOUS ACTION:

1936	Existing home constructed.
3/18/1988	Addition to home.

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 the area as Suburban Commercial. The applicant has filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2500440) to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land) from Suburban Commercial to Urban 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 is currently served by public sanitary sewer and water facilities.

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

    Yes, the proposed rezoning is compliant.

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

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

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

    Yes, the proposed rezoning is compliant.

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

    No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan, as proposed to be amended with application # CP-2500440.

    g. The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.

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

2. The applicant has simultaneously applied for a Comprehensive Plan Amendment (See File #: CP-2500440) and 2-Lot CSM (See File #: LD-2500442). Action for these applications is anticipated for the June 2, 2025 Plan Commission meeting.
3. Per §275-33, the minimum lot area is 15,000 square feet and the minimum lot width is 100' in the R-4.5 District. Minimum lot width for a corner lot is 120'.
4. Per Table 275-33-3, the minimum home size in the R-4.5 District is 1,200 square feet.

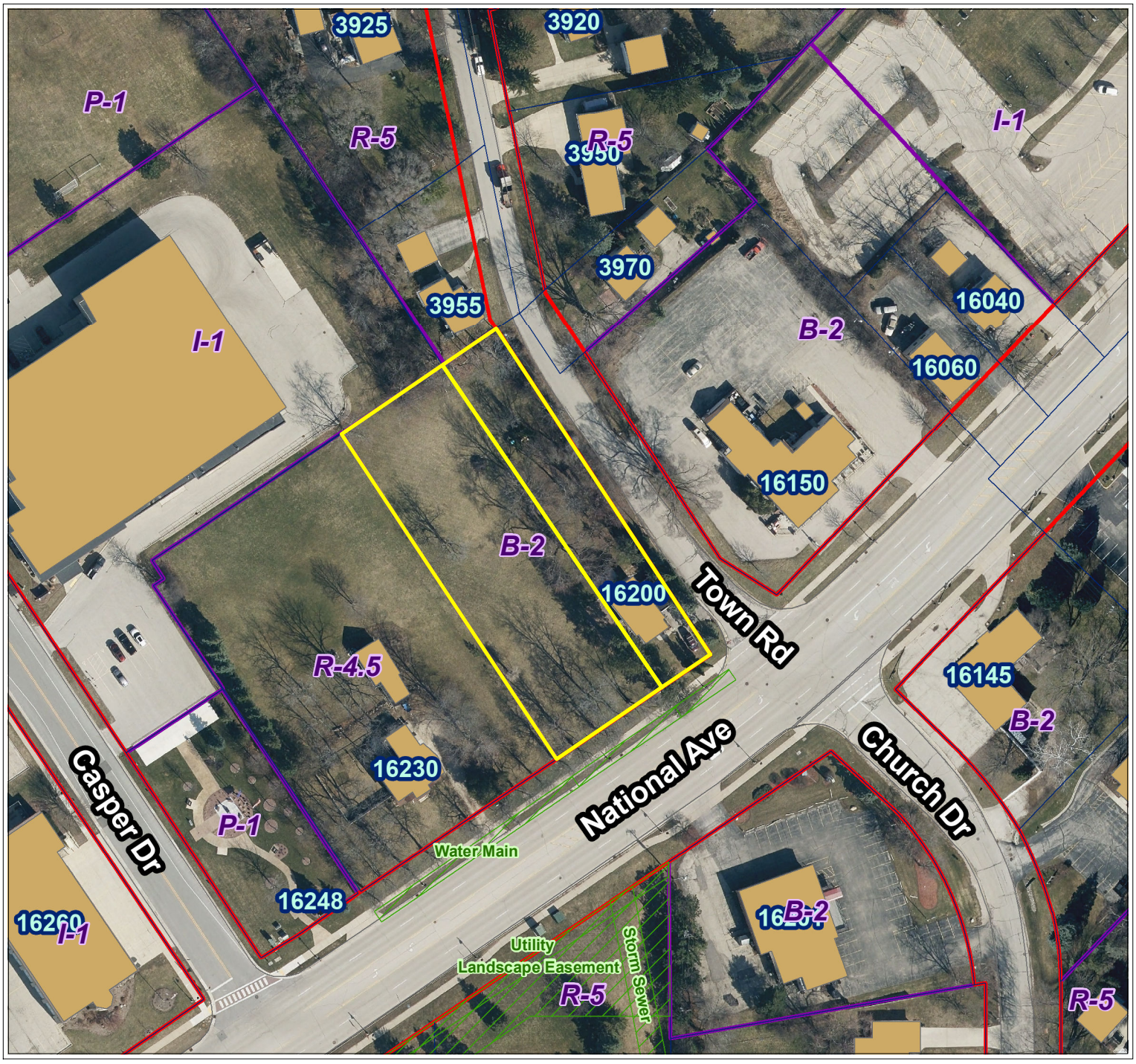
D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Ordinance #2708 that approves the rezoning of the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from B-2 to R-4.5: **See Executive Summary.**

ATTACHMENTS:
Location Map
Zoning Comparison Map
CSM

Ordinance # 2708 *(draft)*

City of New Berlin
Community Development

RZ-2500441
Don's Holdings LLC
16200 W National Ave & Tax Key #: 1237.979



City of New Berlin
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Legend

- Parcels
- Road Right-of-Way
- FEMA Flood Zone (2023)
- Flood Zone
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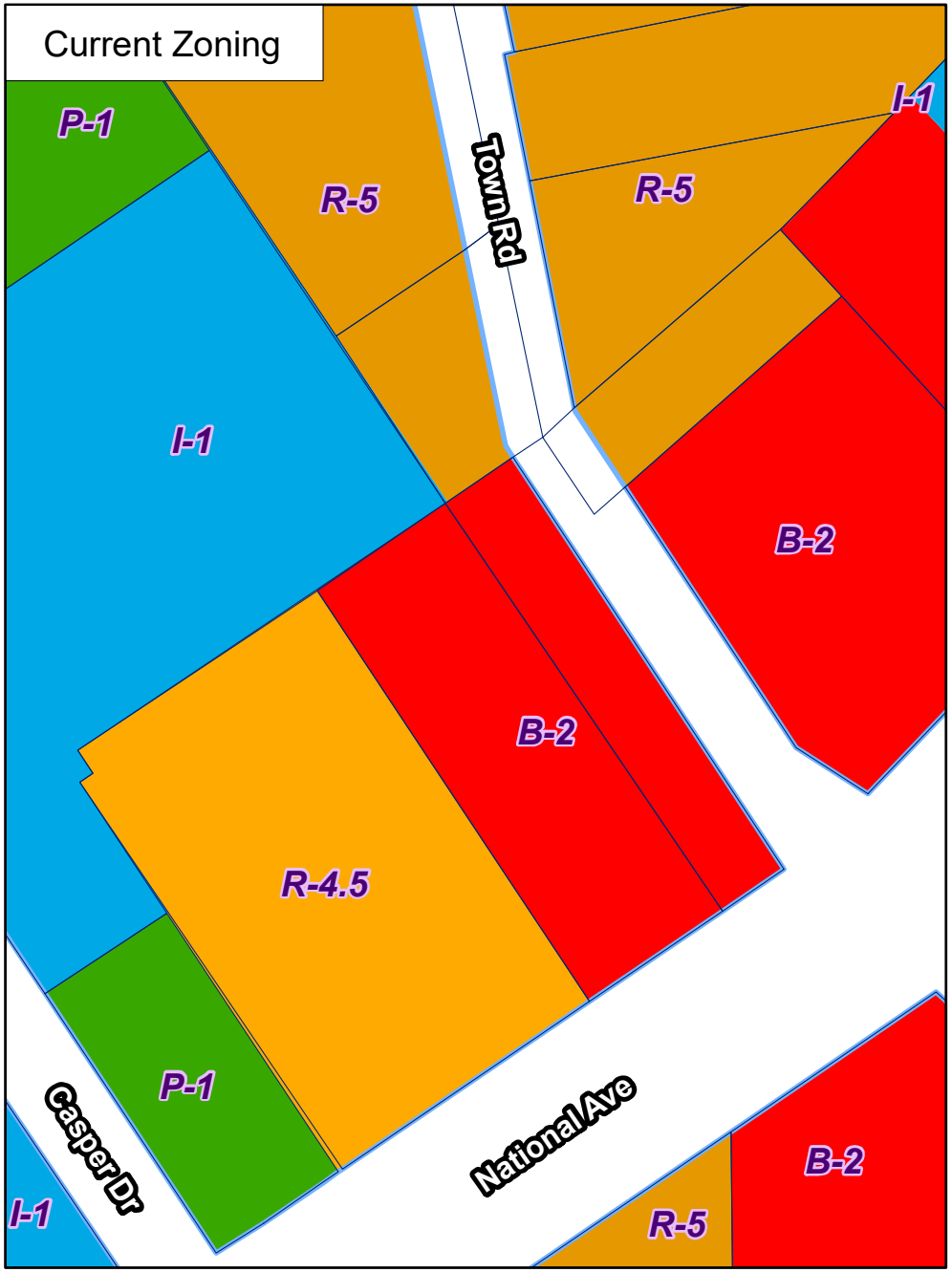

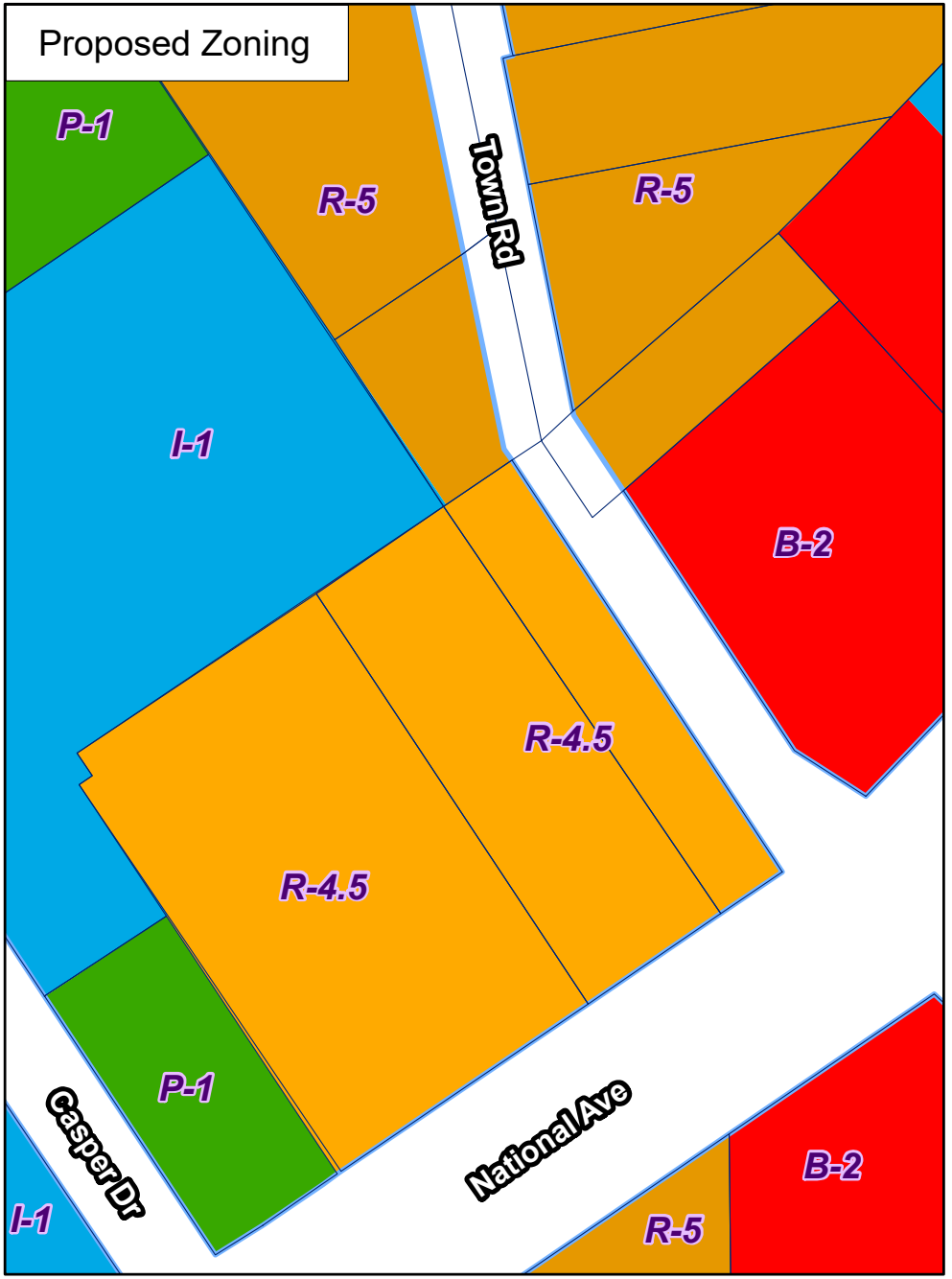

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RZ-2500441
Don's Holdings LLC
16200 W. National Ave

Legend
Parcels
Road Right-of-Way

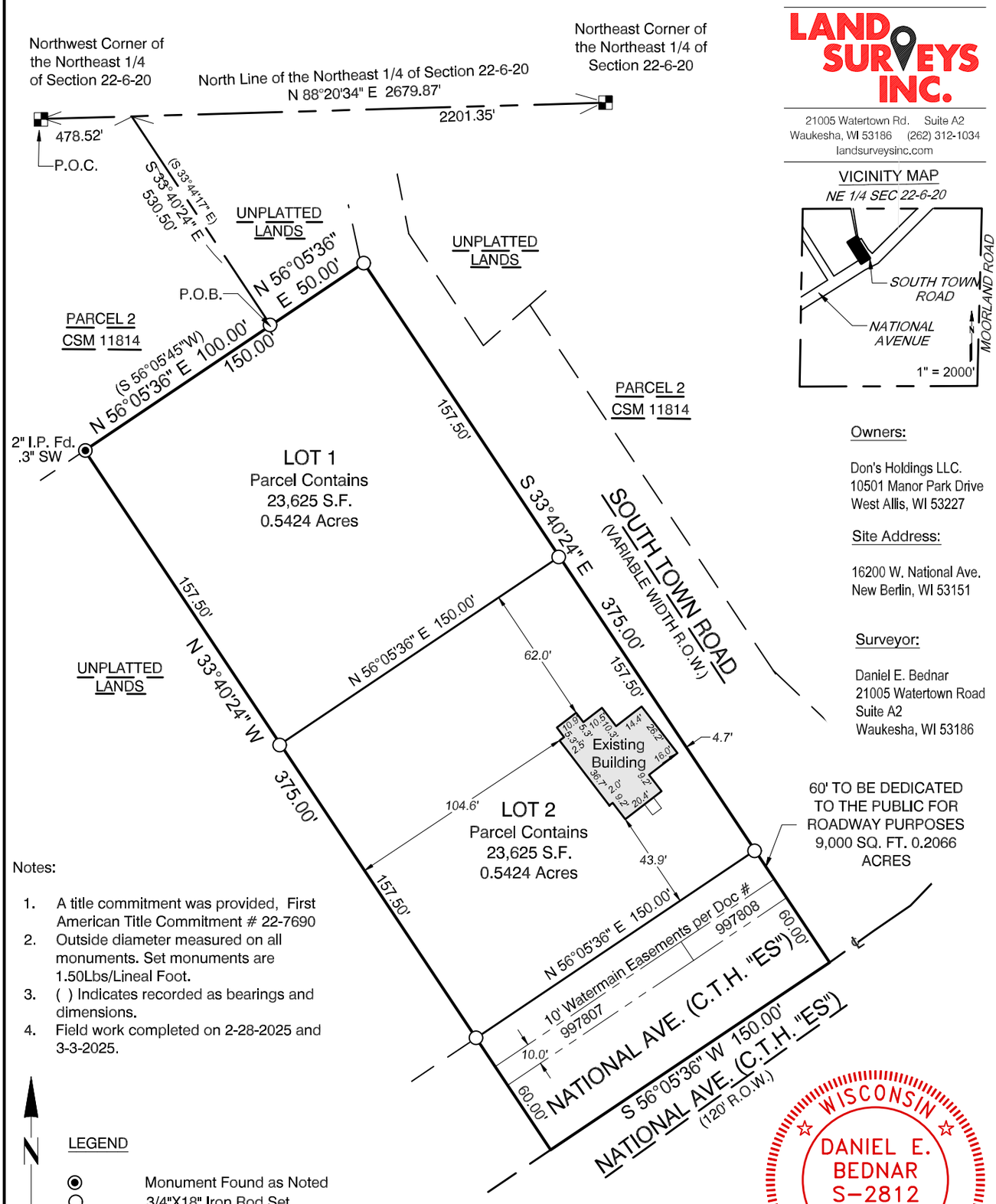
N

0 50 100 Feet
8

P:\DCD\Projects\RZ\RZ-2500441 Dons Holdings LLC\GIS\Zoning Comp Map.mxd

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin



LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

VICINITY MAP
NE 1/4 SEC 22-6-20

Owners:

Don's Holdings LLC.
10501 Manor Park Drive
West Allis, WI 53227

Site Address:

16200 W. National Ave.
New Berlin, WI 53151

Surveyor:

Daniel E. Bednar
21005 Watertown Road
Suite A2
Waukesha, WI 53186

Notes:

1. A title commitment was provided, First American Title Commitment # 22-7690
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 2-28-2025 and 3-3-2025.

LEGEND

- ◉ Monument Found as Noted
- ○ 3/4"X18" Iron Rod Set
- ■ Brass Disc in Conc.

0' 60' 120'

BEARINGS ARE REFERENCED TO NAD 83/2011 IN WHICH THE NORTH LINE OF THE NE 1/4 SECTION, T 6 N, R 20 E, BEARS N 88°20'34" E.

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 1 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Daniel E. Bednar, Professional Land Surveyor, do hereby certify:

That I have surveyed, dvided and mapped a parcel in part of the Northwest 1/4 of the Northeast 1/ 4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described and follows:

Commencing at the Northwest Corner of the Northeast 1/4 of said Section; thence North 88°20'34' East along the North line of said Section, 478.52 feet to a point on the East line of Certified Survey Map Number 11814; thence South 33°40'24" East along said East line, 530.50 feet to the Southeast corner of said Certified Survey Map, and the Point of Beginning of lands described hereafter; thence North 56°05'36" East, 50.00 feet to a point on the Westerly Right-of-Way line of South Town Road; thence South 33°40'24" East along said Westerly line, 375.00 feet to a point on the Centerline of National Avenue; thence South 56°05'36" West along said Centerline, 150.00 feet to a point; thence North 33°40'24" West, 375.00 feet to a point on the South line said Certified Survey Map Number 11814; thence North 55°05'36" East along said South line, 100.00 feet to the point of beginning of this description.

The gross area of said parcel contains 56,250 Square feet or 1.2913 Acres of land more or less.

That I have made such survey, land division and map by the direction of Don's Holdings LLC. , owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the City of New Berlin in surveying, dividing and mapping same.

Dated this 17th day of March, 2025.

Daniel E. Bednar, PLS
Professional Land Surveyor S-2812



LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

14th day of March, 2025
This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 2 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

CORPORATE OWNER'S CERTIFICATE:

Don's Holdings LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

Don's Holdings LLC, does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the City of New Berlin, this _____ day of _____, 20_____.

_____

Donald R. Gehr III, Managing Partner

In the presence of:
Don's Holdings LLC
{First name Last Name} {Title}

STATE OF WISCONSIN)
)ss.
County of {County})

Personally came before me this_____ day of_____, 20_____, {First Name Last Name} {Title} and {First Name Last Name} {Title} of the above named corporation, to me known as the person(s) who executed the foregoing instrument, and to me known to be the {Title and Title respectively} of the corporation, and acknowledged that {they, he, or she} executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 3 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of New Berlin on this_____ day of _____, 20_____.

_____

David Ament, Plan Commission Chairman

_____

Nikki Jones, Secretary

COMMON COUNCIL APPROVAL:

This Certified Survey Map, in the City of New Berlin, is hereby approved by the Common Council on this _____day of _____. 20_____.

_____

David Ament, Mayor

_____

Rubina Medina, City Clerk

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 4 of 4

STATE OF WISCONSIN WAUKESHA COUNTY CITY OF NEW BERLIN

ORDINANCE NO. 2708

Ordinance to rezone from B-2 (General Retail Sales and Service District) to R-4.5 (Medium-Density Single-Family Residential District)

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

SECTION I

The City of New Berlin, having received a petition from Donald R. Gehr III on behalf of Don's Holdings LLC to rezone the property located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979 from B-2 to R-4.5:

EXISTING LEGAL DESCRIPTIONS:

16200 W. National Avenue (Tax Key #: 1237.980)

PT NW1/4 OF NE1/4 SEC 22 T6N R20E; COM WHRE ELY LINE OF KOEPPEN LAND INTRSCTS CNTRLNE OF JANESVILLE & MUKWONAGO ROAD; NLY ALNG ELY LINE OF KOEPPEN LAND 375 FT; ELY & PARALLEL WITH CNTRLNE OF JANESVILLE & MUKWONAGO ROAD 50 FT; SLY & PARALLEL WITH ELY LINE OF KOEPPEN LAND 375 FT TO CNTRLNE OF ROAD; WLY 50 FT ALNG CNTRLNE TO BGN :: EX ROAD

Tax Key #: 1237.979

PT NE1/4 SEC 22 T6N R20E; COM AT NW CRNR; E ALNG N LINE OF SEC 476.95 FT; S32°01'E 531.35 FT TO BGN; S32°01'E 375.00 FT TO CNTRLNE OF JANESVILLE/MUKWONAGO ROAD; S57°45'W ALNG SAID CNTRLNE 100.00 FT; N32°01'W 375.00 FT; N57°45'E & PARALLEL TO CNTRLNE 100.00 FT TO BGN :: EX ROAD

LANDS TO BE REZONED FROM B-2 to R-4.5:

16200 W. National Avenue (Tax Key #: 1237.980)

PT NW1/4 OF NE1/4 SEC 22 T6N R20E; COM WHRE ELY LINE OF KOEPPEN LAND INTRSCTS CNTRLNE OF JANESVILLE & MUKWONAGO ROAD; NLY ALNG ELY LINE OF KOEPPEN LAND 375 FT; ELY & PARALLEL WITH CNTRLNE OF JANESVILLE & MUKWONAGO ROAD 50 FT; SLY & PARALLEL WITH ELY LINE OF KOEPPEN LAND 375 FT TO CNTRLNE OF ROAD; WLY 50 FT ALNG CNTRLNE TO BGN :: EX ROAD

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SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on May 5, 2025 and recommended approval of said rezoning on June 2, 2025 subject to the application, plans on file, and an ordinance approved by the City Attorney, and the matter having been considered and the rezoning approved on June 10, 2025 by the Common Council.

SECTION III

The Common Council of the City of New Berlin does hereby approve the rezoning of the lands in the above-described property from B-2 to R-4.5 subject to the application and plans on file.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2708 on behalf of the City of New Berlin.

SECTION IV

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.

SECTION V

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

SECTION VI

This ordinance shall take effect upon passage and publication of a summary notice as required by law, 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.

PASSED AND ADOPTED by the Common Council this 10th day of June 2025.

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

DRAFT

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Donald R. Gehr III on behalf of Don's Holdings LLC / 2-Lot Certified Survey Map**	
LOCATION:	**16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979**	
REQUEST:	**Approval of a 2-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**3/19/2025**
	Completeness Determination:	**3/19/2025**
	90-day time limit expires:	**6/17/2025**
	Final Common Council Action:	**6/10/2025**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of a 2-Lot Certified Survey Map for the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979, 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.**
    a. **Parcel 2, east of the subject parcel, should reference CSM 139, not 11814 as shown. Please update prior to submitting final CSM.**
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-2500440) and Rezoning (see file #: RZ-2500441) is required prior to action on the Certified Survey Map.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of June 2, 2025

Donald R. Gehr III on behalf of Don's Holdings LLC / 2-Lot Certified Survey Map
16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979

DATE STAFF REPORT PREPARED: May 14, 2025

APPLICANT / OWNER(S): Donald R. Gehr III on behalf of Don's Holdings LLC / Don's Holdings LLC

REQUEST / DESCRIPTION OF PROJECT: Approval of the 2-Lot Certified Survey Map for the properties located at 16200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 3/19/2025

DATE OF COMPLETENESS DETERMINATION: 3/19/2025

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): Various calls and emails
Site Visit(s): 4/11/2025

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):
Existing -16200 W. National Avenue (Tax Key #: 1237.980): 0.36 acres
Existing - Tax Key #: 1237.979: 0.72 acres

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

CURRENT LAND USE: Residential / Vacant

PROPOSED ZONING: R-4.5 (Medium-Density Single-Family Residential)

PROPOSED LAND USE: Residential

PROPOSED LOT SIZE(S):
Lot 1 - 0.5424 acres (After CSM is recorded)
Lot 2 - 16200 W. National Avenue (Tax Key #: 1237.980): 0.5424 acres (After CSM is recorded)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-5 & I-1	Land Use: Single-Family Residential / Utility Building
South:	Zoning: B-2	Land Use: Commercial (Armeli's Restaurant)
East:	Zoning: B-2 & R-5	Land Use: Commercial (Former Asia Restaurant) / Single-Family Residential
West:	Zoning: R-4.5	Land Use: Single-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

Chapter 15: Neighborhood "E": National Avenue East Corridor: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Public streetscape improvements should be coordinated with private landscaping and site design.*
- *Pedestrian access between the National Avenue corridor and nearby residential areas should be increased.*

Land Use:

- *Future Land Use Map: Suburban Commercial*
- *2030 Future Land Use Map Suggestion: Urban Residential* (See File #: CP-2500440)



ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-33B(5) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: See file # RZ-2500441.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: A joint public hearing was held on May 5, 2025 for the Comprehensive Plan Amendment (see file #: CP-2500440) and Rezoning (File # RZ-2500441).

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

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: The site slopes slightly to the northwest.

BIKE & PEDESTRIAN FACILITIES 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 Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. No changes proposed at this time.

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

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Yes
Onsite System Required: No

WATER USAGE CALC.: 250 GPD per new connection average.

TRAFFIC IMPACT: There will be no net increase in the number of lots with the proposed land division (See File #: LD-2500442). The ITE estimates the following for a single-family lot:
Weekday AM Peak –0.77 trips per unit
Weekday PM Peak –1.02 trips per unit
Weekend Peak –0.93 trips per unit

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

PREVIOUS ACTION:
1936 Existing home constructed.

3/18/1988 Addition to home.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

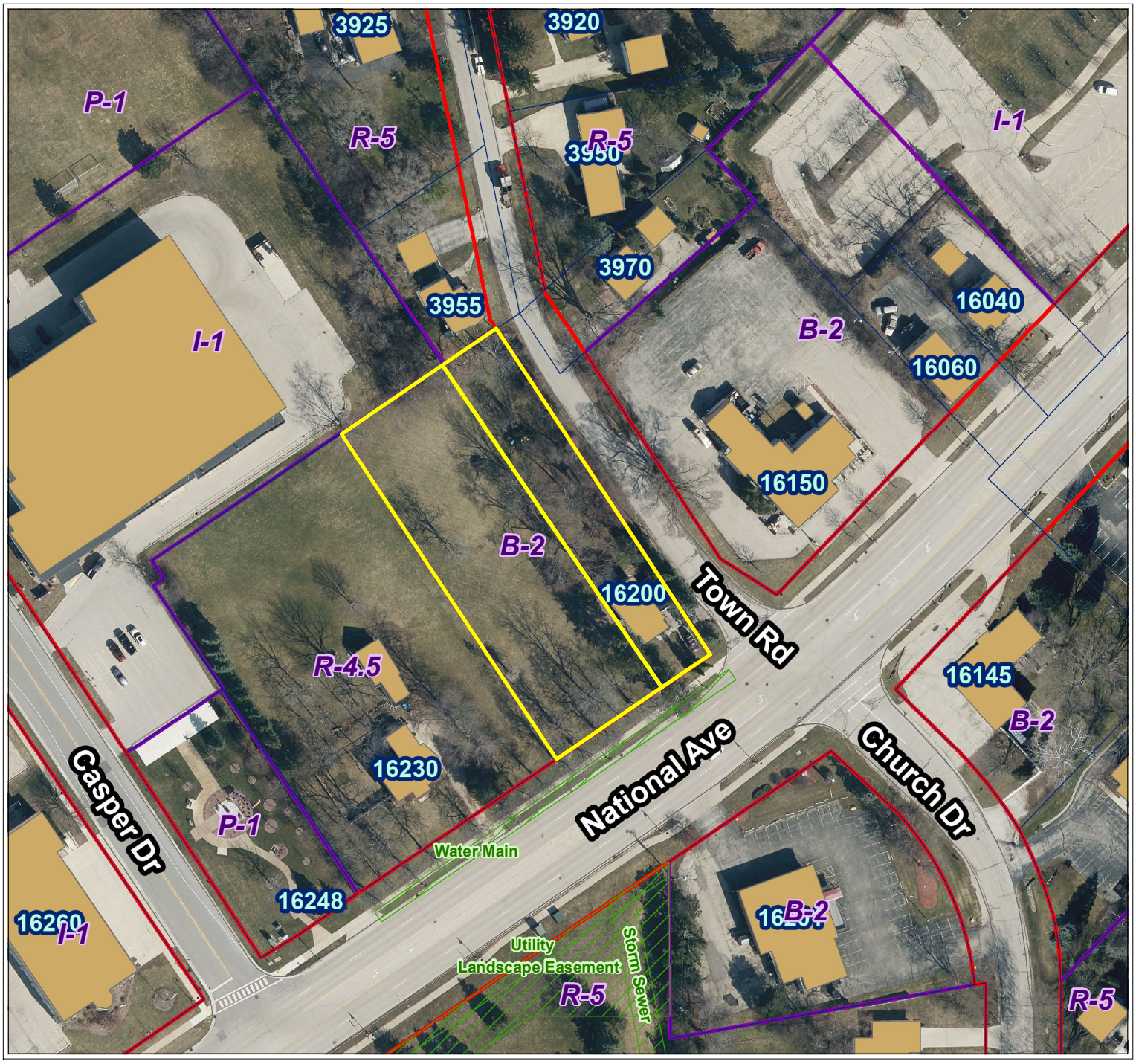
1. The applicant has simultaneously applied for a Comprehensive Plan Amendment (see file #: CP-2500440) and Rezoning (see file #: RZ-2500441). Action for these applications is anticipated for the June 2, 2025 Plan Commission meeting.
2. Per §275-33, the minimum lot area is 15,000 square feet and the minimum lot width is 100' in the R-4.5 District. Minimum lot width for a corner lot is 120'.
3. Per Table 275-33-3, the minimum home size in the R-4.5 District is 1,200 square feet.

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 2-Lot Certified Survey Map for the properties located at 116200 W. National Avenue (Tax Key #: 1237.980) and Tax Key #: 1237.979, subject to the application, plans on file and the following conditions: See Executive Summary.

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2500442
Don's Holdings LLC
16200 W National Ave & Tax Key #: 1237.979



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N

0 45 90 Feet

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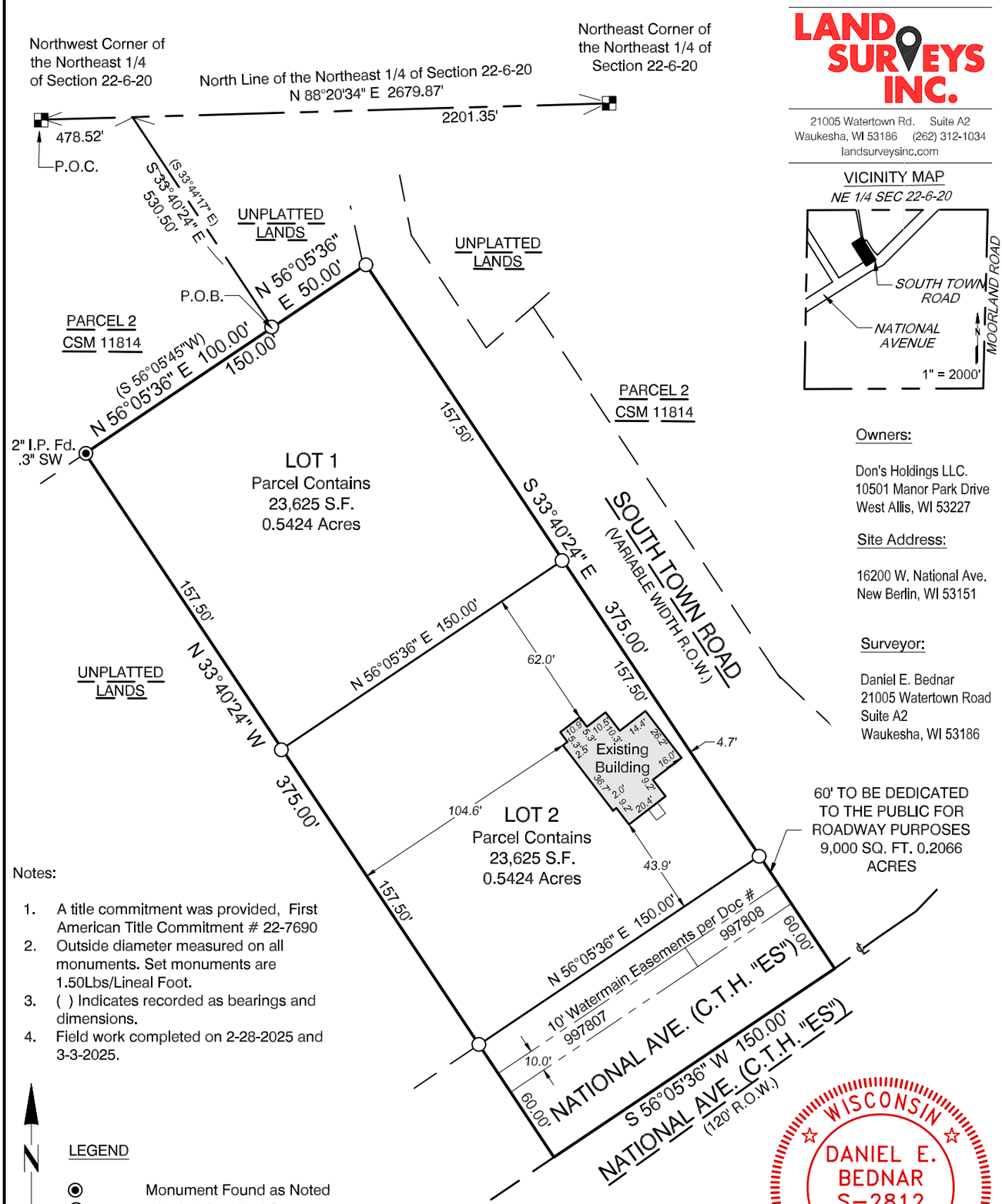
Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin



LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

VICINITY MAP
NE 1/4 SEC 22-6-20

Owners:

Don's Holdings LLC.
10501 Manor Park Drive
West Allis, WI 53227

Site Address:

16200 W. National Ave.
New Berlin, WI 53151

Surveyor:

Daniel E. Bednar
21005 Watertown Road
Suite A2
Waukesha, WI 53186

Notes:

1. A title commitment was provided, First American Title Commitment # 22-7690
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 2-28-2025 and 3-3-2025.

LEGEND

- ◉ Monument Found as Noted
- ○ 3/4"X18" Iron Rod Set
- ■ Brass Disc in Conc.

0' 60' 120'

BEARINGS ARE REFERENCED TO NAD 83/2011 IN WHICH THE NORTH LINE OF THE NE 1/4 SECTION, T 6 N, R 20 E, BEARS N 88°20'34" E.

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 1 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Daniel E. Bednar, Professional Land Surveyor, do hereby certify:

That I have surveyed, dvided and mapped a parcel in part of the Northwest 1/4 of the Northeast 1/ 4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described and follows:

Commencing at the Northwest Corner of the Northeast 1/4 of said Section; thence North 88°20'34' East along the North line of said Section, 478.52 feet to a point on the East line of Certified Survey Map Number 11814; thence South 33°40'24" East along said East line, 530.50 feet to the Southeast corner of said Certified Survey Map, and the Point of Beginning of lands described hereafter; thence North 56°05'36" East, 50.00 feet to a point on the Westerly Right-of-Way line of South Town Road; thence South 33°40'24" East along said Westerly line, 375.00 feet to a point on the Centerline of National Avenue; thence South 56°05'36" West along said Centerline, 150.00 feet to a point; thence North 33°40'24" West, 375.00 feet to a point on the South line said Certified Survey Map Number 11814; thence North 55°05'36" East along said South line, 100.00 feet to the point of beginning of this description.

The gross area of said parcel contains 56,250 Square feet or 1.2913 Acres of land more or less.

That I have made such survey, land division and map by the direction of Don's Holdings LLC. , owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the City of New Berlin in surveying, dividing and mapping same.

Dated this 17th day of March, 2025.

Daniel E. Bednar, PLS
Professional Land Surveyor S-2812

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

14th day of March, 2025
This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 2 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

CORPORATE OWNER'S CERTIFICATE:

Don's Holdings LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

Don's Holdings LLC, does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the City of New Berlin, this _____ day of _____, 20_____.

_____

Donald R. Gehr III, Managing Partner

In the presence of:
Don's Holdings LLC
{First name Last Name} {Title}

STATE OF WISCONSIN)
)ss.
County of {County})

Personally came before me this_____ day of_____, 20_____, {First Name Last Name} {Title} and {First Name Last Name} {Title} of the above named corporation, to me known as the person(s) who executed the foregoing instrument, and to me known to be the {Title and Title respectively} of the corporation, and acknowledged that {they, he, or she} executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 3 of 4

Certified Survey Map_____

That part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of New Berlin on this_____ day of _____, 20_____.

_____

David Ament, Plan Commission Chairman

_____

Nikki Jones, Secretary

COMMON COUNCIL APPROVAL:

This Certified Survey Map, in the City of New Berlin, is hereby approved by the Common Council on this _____day of _____. 20_____.

_____

David Ament, Mayor

_____

Rubina Medina, City Clerk

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

17th day of March, 2025

This Instrument was drafted under the supervision of Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 25062 - JS Sheet 4 of 4

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Ryan Janssen with Ryan's Buying LLC / 3-Lot Certified Survey Map**	
LOCATION:	**5245 S. Martin Road**	
REQUEST:	**Approval of a 3-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**4/17/2025**
	Completeness Determination:	**4/21/2025**
	90-day time limit expires:	**7/16/2025**
	Final Common Council Action:	**6/10/2025**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of a 3-Lot Certified Survey Map for the property located at 5245 S. Martin Road, 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. **The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) for each lot that is created that will meet Waukesha County requirements. POWTS shall be located fully within the property limits.**
6. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
7. **Payment of the Public Site and Open Space fee of $3,875.20 (2 lot x $1,937.60/lot) is required prior to the City signing the CSM.**
8. **Property lines shall be staked and iron pipes flagged.**
9. **Outlot 1 is owned by the City of New Berlin for Storm water purposes. The drainage path to this pond is through all three of these parcels and shall not be obstructed. This information should be disclosed to all future property owners.**
10. **No driveway access to National Ave.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of June 2, 2025

Ryan Janssen with Ryan's Buying LLC / 3-Lot Certified Survey Map
5245 S. Martin Road

DATE STAFF REPORT PREPARED: 5/8/2025

APPLICANT / OWNER(S): Ryan Janssen with Ryan's Buying LLC / David Rindt

REQUEST / DESCRIPTION OF PROJECT: Approval of a 3-Lot Certified Survey Map for the property located at 5245 S. Martin Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/17/2025

DATE OF COMPLETENESS DETERMINATION: 4/21/2025

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): N/A
Site Visit(s): 5/16/2025

CONCEPTUAL PLAN: No

SIZE OF DEVELOPMENT / PARCEL(S): 15.27 acres

CURRENT ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District)

CURRENT LAND USE: Residential

PROPOSED ZONING: N/A

PROPOSED LAND USE: Residential

PROPOSED LOT SIZE:
Lot 1: 5.002 acres
Lot 2: 5.006 acres
Lot 3: 5.254 acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning:	Rm-1, R-1/R-2, I-1	Land Use:	Multi-Family, Single-Family Residential, Institutional
South:	Zoning:	R-3	Land Use:	Single-Family Residential
East:	Zoning:	R-3	Land Use:	Single-Family Residential
West:	Zoning:	R-3	Land Use:	Single-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 19: Neighborhood I – National Avenue West:
Vision:

- Any development should occur gradually as a mix of lower density single-family development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood oriented retail.

Development Policies:

- The allowable base density, before incentives or bonuses, is one dwelling unit per five acres for new developments, with a requirement that an applicant demonstrate the capability of providing Private On-site Wastewater Treatment Systems (POWTS) that satisfy County and State regulations. Applicants should refer to the City Zoning and Development Code for regulations relating to this standard.

Land use:

- Future Land Use Map: Country Residential

ZONING CODE (Chapter 275): Yes, this request is consistent with §275-33B(1) of the Zoning Code.

DEVELOPMENT CODE (Chapter 235): Yes

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

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

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No. The site was delineated by Heartland Ecological Group and determined that there were no wetlands present.
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: Site slopes to the south.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: N/A

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

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Basin Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes

WATER USAGE CALC.: N/A

TRAFFIC IMPACT: TIA is not required.

SCHOOL DISTRICT IMPACT: 0.92 total estimated students
Elementary – 0.46 students (2 lots * 0.23 students)
Middle – 0.22 students (2 lots * 0.11 students)
High School – 0.24 students (2 lots * 0.12 students)
Notice Sent to Affected School District(s): No

PREVIOUS ACTION:
7/23/2012 Plan Commission approval 2 Lot CSM.
8/28/2012 Common Council approval 2 Lot CSM.

CONSISTENCY WITH PREVIOUS ACTION: Yes

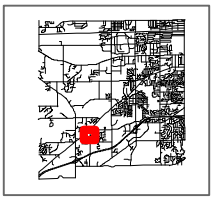
FINDINGS:
1. Per §275-33D, the minimum lot area is 5 acres and the minimum lot width is 200' in the R-1/R-2 District. The proposed lots meet the minimum lot dimensions.
2. The site was delineated by Heartland Ecological Group and determined that there were no wetlands present. A report will be submitted to the City stating this determination.

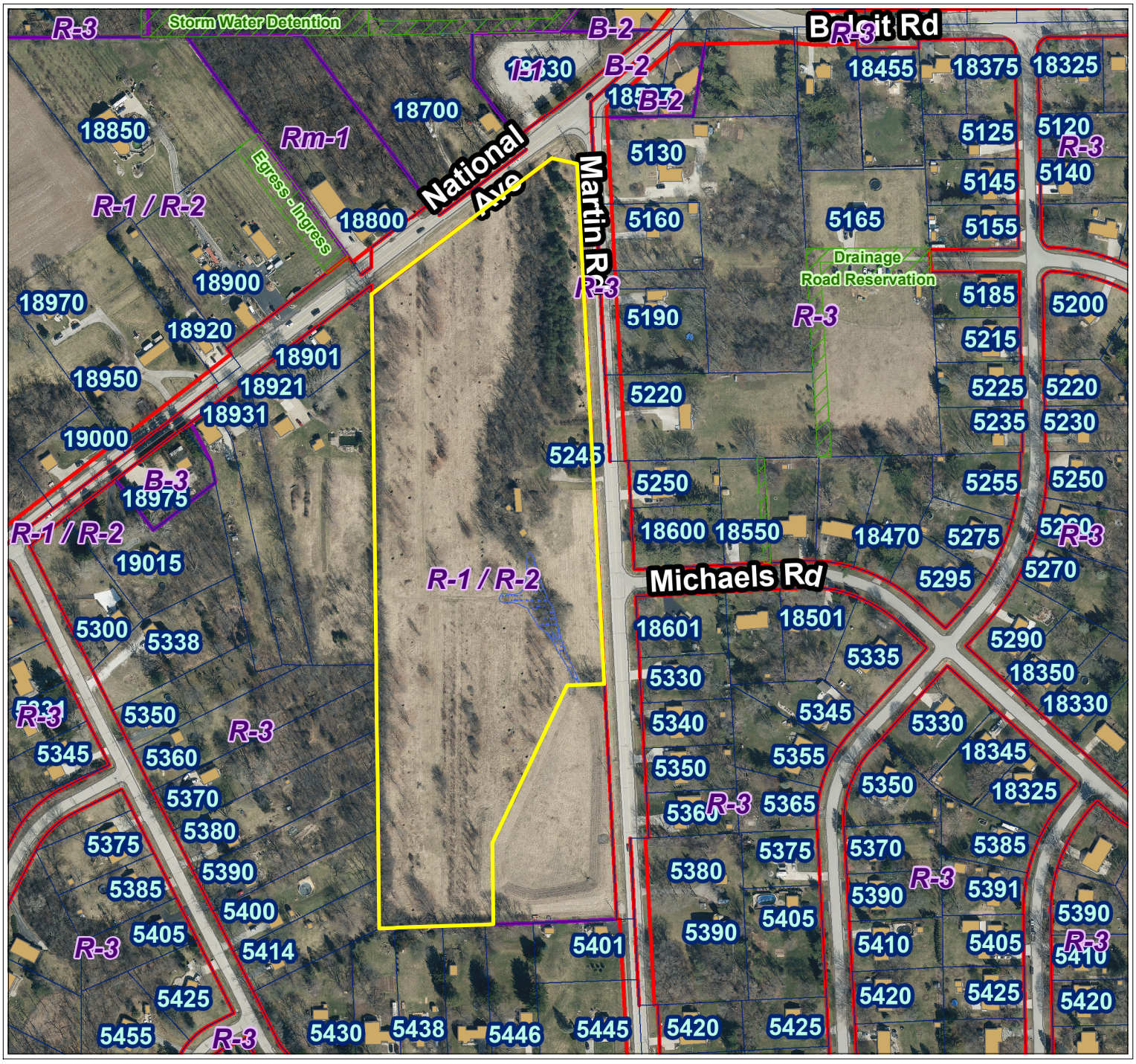
D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the property located at 5245 S. Martin Road, subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2500647
Janssen 3-Lot CSM
5245 S. Martin Road





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

Legend

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

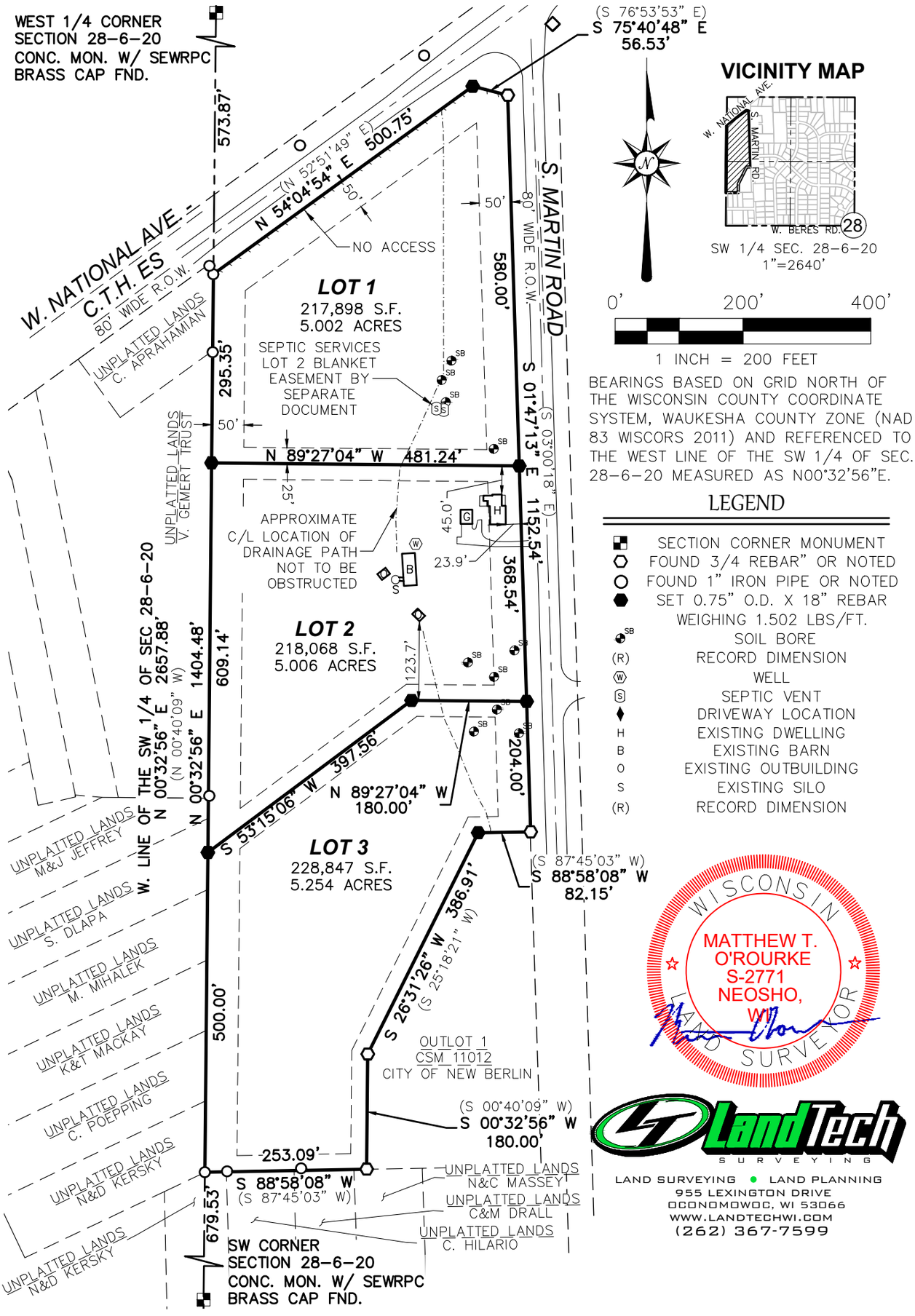
N

0 120 240 Feet

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

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CSM 11012 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, OCTOBER 9, 2012, IN V. 107, P. 257-259, AS DOCUMENT NO. 3956973, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



VICINITY MAP

SW 1/4 SEC. 28-6-20
1"=2640'

0' 200' 400'

1 INCH = 200 FEET

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SEC. 28-6-20 MEASURED AS N00°32'56"E.

LEGEND

■	SECTION CORNER MONUMENT
⬠	FOUND 3/4 REBAR" OR NOTED
○	FOUND 1" IRON PIPE OR NOTED
⬢	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
SB	SOIL BORE
(R)	RECORD DIMENSION
W	WELL
S	SEPTIC VENT
♦	DRIVEWAY LOCATION
H	EXISTING DWELLING
B	EXISTING BARN
O	EXISTING OUTBUILDING
S	EXISTING SILO
(R)	RECORD DIMENSION

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
LAND SURVEYOR

LandTech SURVEYING

LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

PREPARED FOR:
RYAN'S BUYING LLC
PO BOX 510087
NEW BERLIN, WI 53151

REV 05/19/2025
REV 05/14/2025
DATED 04/14/2025
JOB# 25073
SHEET 1 OF 3

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

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CSM 11012 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, OCTOBER 9, 2012, IN V. 107, P. 257-259, AS DOCUMENT NO. 3956973, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 1 OF CSM 11012 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, OCTOBER 9, 2012, IN V. 107, P. 257–259, AS DOCUMENT NO. 3956973, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

LOT 1 OF CSM 11012 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, OCTOBER 9, 2012, IN V. 107, P. 257–259, AS DOCUMENT NO. 3956973, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

LANDS AS DESCRIBED HAVING AN AREA OF 664,813 SQUARE FEET OR 15.262 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE RYAN'S BUYING, LLC OWNER OF SAID LANDS.

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

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

DATED THIS _____ DAY OF_____, 20_____.

_____
MATTHEW T. O'ROURKE, S–2771

NOTES:

- EXISTING ZONING: R–1/R–2, CONVENTIONAL SUBDIVISION/CERTIFIED SURVEY MAP
- BUILDING SETBACKS: FRONT = 50, REAR = 50, SIDE = 25.
- W. NATIONAL AVENUE (C.T.H. ES) ESTABLISHED AS CONTROLLED ACCESS HIGHWAY PER DOC. NO. 431711.
- THERE IS NO DRIVEWAY/VEHICULAR ACCESS FROM LOT 1 TO NATIONAL AVENUE.

REV 05/19/2025
REV 05/14/2025
DATED 04/14/2025
JOB# 25073
SHEET 2 OF 3

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CSM 11012 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, OCTOBER 9, 2012, IN V. 107, P. 257-259, AS DOCUMENT NO. 3956973, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE;

AS OWNER RYAN'S BUYING, LLC WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

_____
RYAN JANSSEN – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED RYAN'S BUYING, LLC, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL

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

THIS _____DAY OF _____, 20_____.

_____ _____
DAVID A. AMENT, MAYOR/CHAIRMAN NIKKI JONES, PLAN COMMISSION SECRETARY,

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON

THIS _____DAY OF _____, 20_____.

_____ _____
DAVID A. AMENT, MAYOR RUBINA R. MEDINA, CITY CLERK

REV 05/19/2025
REV 05/14/2025
DATED 04/14/2025
JOB# 25073
SHEET 3 OF 3

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Dave Merrick with Luther Group / New Berlin Fabrication Building**
LOCATION:	**16230 W. Beloit Road (Tax Key #: 1257.997)**
REQUEST:	**Use, Site and Architecture approval for the construction of an ~85,400 square foot industrial building located at 16230 W. Beloit Road.**
D.R.C. RECOMMENDATION:	**Use, Site and Architecture approval for the construction of an ~85,400 square foot industrial building, along with the Waiver Request, located at 16230 W. Beloit Road, subject to the application, plans on file and the following conditions:**

1. **PLANNING**
    a. **Architecture Review Committee (ARC) approval required.**
    b. **Applicant shall adhere to Easement Document # 4175206 which outlines the required 55' shared access.**
    c. **Plan of Operation**
        i. **Applicant shall adhere to the general submitted plan of operation.**
            i. **Hours of operation: 6 am – 4:30 pm, Daily.**
            ii. **Number of employees: 100 employees over time.**
        ii. **The applicant is proposing to construct an ~85,400 square foot industrial building.**
        iii. **Employee and customer parking shall be contained on site.**
        iv. **Per § 275-24, all future tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to leasing or occupying space within this development. All future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.**
    b. **Per § 275-57A(3), the minimum number of required parking spaces is 122.5 for this building/use. Table 275-57-1 sets forth the minimum number of parking spaces required for each use unless the applicant follows § 275-57A(2)(f):**
        i. **Office (in industrial building): 3,448 SF x 1 space / 300 SF = 11.4 spaces**
        ii. **Manufacturing: 46,668 SF x 1 space / 500 SF = 93.3 spaces**
        iii. **Warehousing / Storage: 35,289 SF x 1 space / 2,000 SF = 17.6 spaces**
        iv. **<u>Required parking per the Zoning Code is 122.5 spaces</u>**
        v. **The applicant is proposing to install 100 parking spaces for this project.**
        vi. **After review, staff can support approval of a 15% reduction in the number**

of parking spaces from 122.5 spaces to 104 spaces. See Finding # 9 in Finding's Section of this report.

vii. **A Plan Commission waiver would be required to reduce the parking by 4 more spaces beyond what the DCD staff is able to grant. From 104 spaces to 100 spaces. Staff can support this wavier based on the parking study prepared by TADi and the comparison work TADi was able to perform at the existing Muskego location. See Finding's 9 and 10 in the Finding's Section of this report.**

d. **Plans shall meet the requirements of § 275-35B, O-2 Business Park Development District.**

e. **Dumpsters and roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with § 275-56G of the Zoning Code. Please include this information on the drawings. Provide a detail for the dumpster enclosure.**

f. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**

g. **Per § 275-57B(5)(a), In the O-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.**

   a. **Applicant has requested as part of their plan of operation to allow for up to 5 mobile medical units to be parked in the loading dock area as they are being completed and waiting to be shipped.**

h. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of § 275-53 through 275-56 of the City's Zoning Code.**

   i. **Applicant has provided a list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in § 275-54B(6) of the Zoning Code. Please see the staff letter outlining the tree replacement schedule for your project. Consider using larger / taller trees to bring down the replacement fee.**

   ii. **Final landscape fee will be calculated upon final submittal.**

   iii. **Per § 275-56F, a 40' substantial bufferyard is required for this proposed development, as it is adjacent to a single-family residential use.**

2. **INSPECTION**

   a. **Inspection CU – State Review**

   b. **Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**

   c. **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.**

   d. **Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**

e. **Issuance of a Zoning Permit will be 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. All work must follow the State Approved Plumbing Plans.**

g. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1).**

3. **ENGINEERING**

a. **A Development Agreement is required.**

b. **A Waukesha County work within the right-of-way permit will be required to make the utility connections within the right-of-way.**

c. **The final Civil plans do not have the retaining wall designs. This informaiton shall be provided prior to issuance of the permit.**

d. **Sheet C-5:**

i. **Per § 275-55A(5)(b)[3], Retaining walls should not exceed 48 inches in height unless designed by a professional engineer or installed according to manufacturer's specifications. The retaining wall design is required prior to issuance of the Zoning Permit.**

ii. **Walls exceeding seven feet in height shall require a professional structural engineer on site overseeing the construction of the retaining wall.**

iii. **Per § 275-55A(5)(c), All retaining wall structures, including tiebacks, are to be located outside of the base setback line.**

4. **STORM WATER UTILITY**

a. **Existing Conditions Model (2557.00_SWMP_2025-04-30_Reduced) connect 3S (fabrication site) to 6L (outlet) provide the summary and details for each node for all storms.**

b. **Provide the 2-year and 100-year volumetric calcs for 6L.**

c. **Remove Existing Volumetric Analysis (2557.00_SWMP). This model is not needed.**

d. **Proposed Conditions Model (2557.00_SWMP_2025-04-30_Reduced).**

e. **The bioretention emergency outlet structure detail is showing 36” while the model is showing 48”.**

f. **Provide the same as requested for the existing conditions model (summary and details for each node for all storms), and then there is no need to submit the separate model report for just the 8L (outlet).**

g. **Provide the 2-year and 100-year volumetrics calcs for 8L (this is okay as submitted, but if you remove the 8L model, re-provide based on the main model.**

h. **Revise the tables in the narrative to reflect the changes made above.**

i. **Further review of the SWMP will proceed when the SWMP is revised.**

j. **WDNR NOI is required.**

k. **MMSD Chapter 13 approval is required.**

l. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate**

agreement is available online.

m. **Asbuilt plans of the Stormwater Management facilities are required per DH Section VI.D.7. If the stormwater management facilities are used for erosion control during construction, an asbuilt is required after construction of the facilities, and a recertification/asbuilt is required prior to Occupancy.**

n. **Stormwater Management Facilities Asbuilts are required to be submitted and approved prior to occupancy.**

o. **Stormwater Maintenance Agreement is required to be recorded prior to occupancy.**

5. **SEWER UTILITY**

   a. **Sanitary sewer extension is required to the western lot line. A Development Agreement is required.**

   b. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

   c. **Maintain 18 inches vertical clearance when crossing any pipes and structures.**

   d. **Please call Alex Parker at New Berlin Water Utility with questions.**

   e. **If a conflict occurs, conduits will be removed at the owner's expense.**

6. **WATER UTILITY**

   a. **8" gate valve shall be mounted to anchor tee off existing water main.**

   b. **8" gate valve not 6".**

   c. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**

   d. **Maintain 18 inches vertical clearance when crossing any pipes and structures.**

   e. **Please call Alex Parker at New Berlin Water Utility with questions.**

   f. **If a conflict occurs, conduits will be removed at the owner's expense.**

7. **FIRE DEPARTMENT**

   a. **Maintain fire sprinkler coverage throughout, per NFPA 12, Local Code 124-11.A.2 & 11.A.12 (WI State approved plans).**

   b. **Sprinkler system shall be monitored.**

   c. **Audio/visual upon waterflow activation.**

   d. **Manual fire alarm system throughout, per NFPA72 (WI state approved plans).**

   e. **Egress/emergency lighting throughout.**

   f. **Unobstructed access to FDC.**

   g. **Provide fire extinguishers every 75' of travel.**

   h. **Name and address on front and rear doors, visible from street.**

   i. **Provide current key(s) for required**

   j. **Maintain 24' fire access width for fire lane.**

   k. **Additional hydrant(s) needed.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 2, 2025

Dave Merrick with Luther Group / New Berlin Fabrication Building
16230 W. Beloit Road

DATE STAFF REPORT REVISED: May 19, 2025

APPLICANT / OWNER(S): Dave Merrick with Luther Group / New Berlin Fabrication Building / DIL Partners, LLC & Nbb Partners, LLC

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for the construction of an ~85,400 square foot industrial building, along with the Waiver Request, located at 16230 W. Beloit Road (Tax Key #: 1257.997).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 3/21/2025

DATE OF COMPLETENESS DETERMINATION: 3/25/2025
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Most recent meeting on 3/7/2025
Site Visit(s): 4/22/25

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): Current parcel size 12.03 acres

CURRENT ZONING: O-2 (Business Park Development District), R-4 (Low-Density Single-Family Residential District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Vacant, with shared access drive to Spincraft

PROPOSED ZONING: N/A

PROPOSED LAND USE: New Berlin Fabrication Building / Headquarters

PROPOSED LOT SIZE (S): (After CSM LD-2500487 is recorded)
Proposed Lot 1: 16230 W. Beloit Road - 12.8241 Acres
Proposed Lot 2: 16100 W. Beloit Road – 9.7432 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-5	Land Use: Single-Family Residential
South:	Zoning: M-1	Land Use: Business Park
East:	Zoning: O-2/C-2/R-4	Land Use: Spincraft/Froedtert/Children's
West:	Zoning: O-2/C-2/R-4	Land Use: Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood "H": Westridge & Moorland Road: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *Westridge/Towne Corporate Business Park should be expanded as a major economic center for the City. The Business Park should continue to set an example of high standards in architecture, site planning, and sustainable practices. Primary uses should promote light manufacturing and office complexes. Hotels, clinics, entertainment (i.e. restaurants, shopping center, and cinemas), and retail should serve as supporting uses.*

Land use:

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

ZONING CODE (Chapter 275): Yes, this request is consistent with § 275-35B(2) of the Zoning Code.

SUBDIVISION CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes
Architectural Review Required: Yes, this item will be reviewed at the June 2, 2025 Architectural Review Committee meeting.

PROPOSED ARCHITECTURE: The building is proposed to be constructed of precast concrete panels.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes
Wetland on Property: Yes, Heartland Ecological completed an assured wetland delineation on 11/3/2023. Wetlands will be registered on the City's Zoning Map.
Conservancy Districts (C-1, C-2): Yes
NRCS Map Classification: Not inventoried.
Floodplain: No
Topography / Geologic: This site slopes to the west.

BIKE & PEDESTRIAN FACILITIES: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Yes, a tree inventory has been prepared.
Woodland, Tree, and Vegetation Protection: Yes, a tree inventory has been prepared.
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been prepared.

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. A report has been prepared and submitted with this project.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Sewershed Capacity Available: Yes
Adequate Linkage: Yes
On-site system required: No

WATER USAGE CALCULATION: Will be reviewed at the time of building permit.

TRAFFIC IMPACT: The County required an update to the previous TIA regarding geometrics. See Finding's section of this staff report.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

16100 W. Beloit Road

7/9/2001	Plan Commission gave conceptual approval for a 55,543 SF office and warehouse building (project did not move forward).
8/20/2001	Plan Commission forwarded a recommendation for Common Council approval of a 2-Lot CSM.
8/28/2001	Common Council approved a 2-Lot CSM.
10/3/2005	Plan Commission approved a 160,000 SF speculative industrial building (Project did not move forward).
5/4/2015	Plan Commission approved the 74,000 SF building that was occupied by Spincraft.
2/26/2020	Plan Commission approved a 30,000 SF building addition for Spincraft. (Project for addition did not move forward).

16230 W. Beloit Road

10/11/1952	Single Family home permit (home was demolished 6/18/2008)
4/7/2021	An temporary permit was issued for Super Western to use the site for staging.
5/5/2025	Plan Commission tabled this item.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant is proposing to construct an ~85,400 square foot industrial building. Applicant's letter is attached.
    a. Per § 275-41E(1), *Light industrial uses. Light industrial uses may be allowed as an accessory use in the O-2 District when they are in the same building or on the same lot as the corporate headquarters or manufacturing office of a business.*
    b. Per § 275-41E(2), *Warehouses. Warehouses may be allowed as an accessory use in the O-2 District when they are in the same building or on the same lot as the corporate headquarters or manufacturing office of a business.*
2. The building setbacks of the O-2 Zoning District are: 50' Front, 25' Side, and 25' Rear.
3. Per § 275-56F, a 40' bufferyard is required for this proposed development, as it is adjacent to a single-family residential use.
4. Future tenant will be required to apply for and receive re-occupancy permit prior to occupancy of

the building.

5. Heartland Ecological completed a wetland an assured wetland determination on 11/3/2023.
6. A Conservation Easement may be required in the future if further development occurs. Environmentally sensitive lands are protected by registered wetlands and floodplains.
7. A Development Agreement is required for this project.
8. A Traffic Impact Analysis (TIA) was prepared by TADi and submitted to the City and County on April 25, 2025. The report determined the development does not adversely affect road Level of Service and therefore no improvements are recommended.
9. Per § 275-57A(3), the minimum number of required parking spaces is 122.5 for this building/use. Table 275-57-1 sets forth the minimum number of parking spaces required for each use unless the applicant follows § 275-57A(2)(f):
    a. Office (in industrial building): 3,448 SF x 1 space / 300 SF = 11.4 spaces
    b. Manufacturing: 46,668 SF x 1 space / 500 SF = 93.3 spaces
    c. Warehousing / Storage: 35,289 SF x 1 space / 2,000 SF = 17.6 spaces
    d. Required parking per the Zoning Code is 122.5 spaces
    e. **The applicant is proposing to install 100 parking spaces for this project.**
    f. After review, staff can support approval of a 15% reduction in the number of parking spaces from 122.5 spaces to 104 spaces. See Finding # 9 below.
    g. A Plan Commission wavier would be required to reduce the parking by 4 more spaces beyond what the DCD staff is able to grant. From 104 spaces to 100 spaces. Staff can support this wavier based on the parking study prepared by TADi and the comparison work TADi was able to perform at the existing Muskego location. See Finding's #'s 9 and 10 below.
10. Per Zoning Code Section 275-A(2)(f*), Independent parking space study. An applicant may choose to prepare an independent parking space study in order to better accommodate reduced parking spaces. DCD staff may approve up to a 15% reduction; however, any reductions greater than 15% shall require Plan Commission approval. Requirements shall include the following (*See Finding # 10 below.)*:*
    a. Section 275-A(2)(f)*[1] Estimates of parking demand based on recommendations of the Institute of Traffic Engineers Manual (ITE), Urban Land Institute, or other acceptable estimates as approved by the Community Development Director; and/or*
    b. Section 275-A(2)(f)*[2] Reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by the source of the data used to develop the recommendations.*
11. *TADi CGS Premier Parking Study – Recommendations & Conclusion:*
    a. The expected peak parking demand for the proposed New Berlin site based on the ITE Parking Generation Manual is 184 spaces based on square footage of the future building and 156 spaces based on future employees. However, after accounting for typical operations of the Muskego site, which is much lower than the ITE Parking Generation numbers for employee counts, the parking demand for the New Berlin site is expected to be 98 vehicle spaces (including ADA spaces). Therefore, it is recommended that the parking lot at the New Berlin site accommodate 98 parking spaces along with the semi-truck/loading spaces necessary for the typical operations of the business. As previously mentioned, the New Berlin site will have limited amount of client and vendor visits;

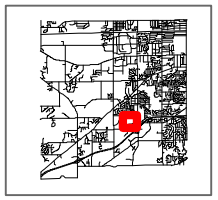
therefore, a parking supply of 98 spaces is expected to accommodate the peak parking demand with additional spaces available for snow storage, maintenance vehicles, etc.

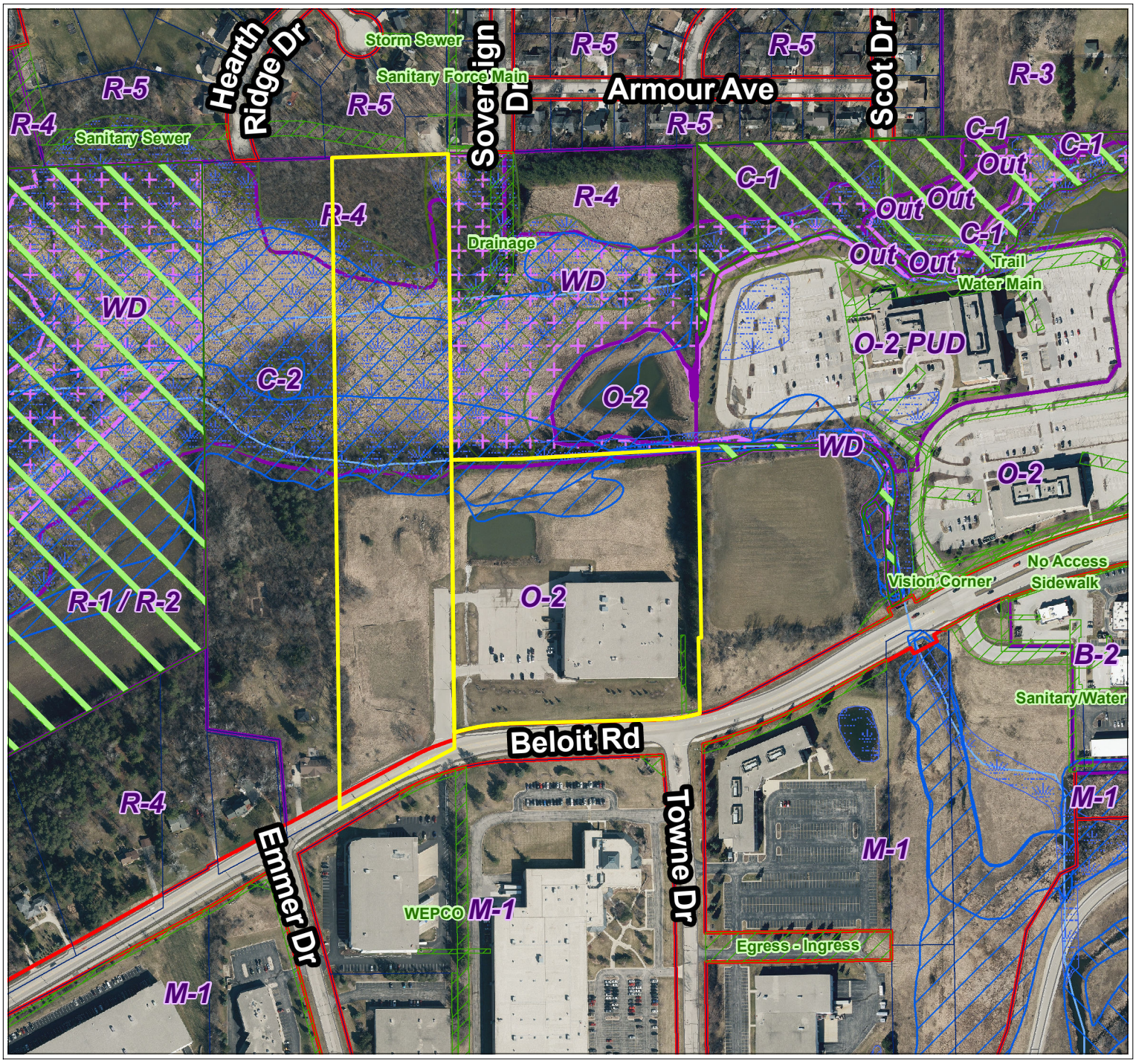
D.R.C. RECOMMENDATION: Use, Site and Architecture approval for the construction of an ~85,400 square foot industrial building, along with the Waiver Request, located at 16230 W. Beloit Road, subject to the application, plans on file and the following conditions: **See Executive Summary.**

Attachments:
Location Map
Plan of Operation
Additional Parking Space / Building Floor Plan
Plans and Elevations
CGS Premier Parking Study dated May 9, 2025
Additional Parking Space / Building Floor Plan

City of New Berlin
Community Development

LD-2500487 & UA-2500488
New Berlin Fabrication Building
16230 W. Beloit Rd. (Tax Key #:'s: 1257.997 & 1257.998.006)





Legend

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

N

0 145 290 Feet

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 Commission, City of New Berlin

3805 S Casper Drive
New Berlin, WI 53151

Dear Members of the Plan Commission,

My name is Brad Thomas, Vice President of Product Development for CGS Premier. I am writing to inform you about an exciting initiative by **Mobile Healthcare Innovations**, a new business that is aimed at enhancing medical accessibility throughout the country. CGS Premier has already started development of some of the mobile medical units that Mobile Healthcare Innovations is planning to manufacture on a larger scale at a new facility within the City of New Berlin. The proposed location at 16230 W Beloit Road will serve as Mobile Healthcare Innovations headquarters and will add many skilled jobs to the community.

Initial estimates allow for 45 mobile units to be built per year, with 15 under various stages of construction within the building during a 4 month build cycle. Our construction process will require skilled employees, with an average of 2-3 employees dedicated to each unit throughout the build. Production operations will run five days a week, beginning at 6:00 AM. This schedule will allow us to efficiently manage production while ensuring high-quality standards in the construction of the mobile units and at the same time minimize traffic impact during times of peak volume. Due to the footprint of the mobile units, a large amount of space within the new facility is required for each unit to maximize construction efficiencies along with providing storage spaces for large parts & long lead time materials.

We believe that these mobile medical units will significantly contribute to providing essential healthcare services to underserved populations. As we move forward with our operational plans, we are committed to compliance with all local regulations and maintaining open communication with the Plan Commission and the community.

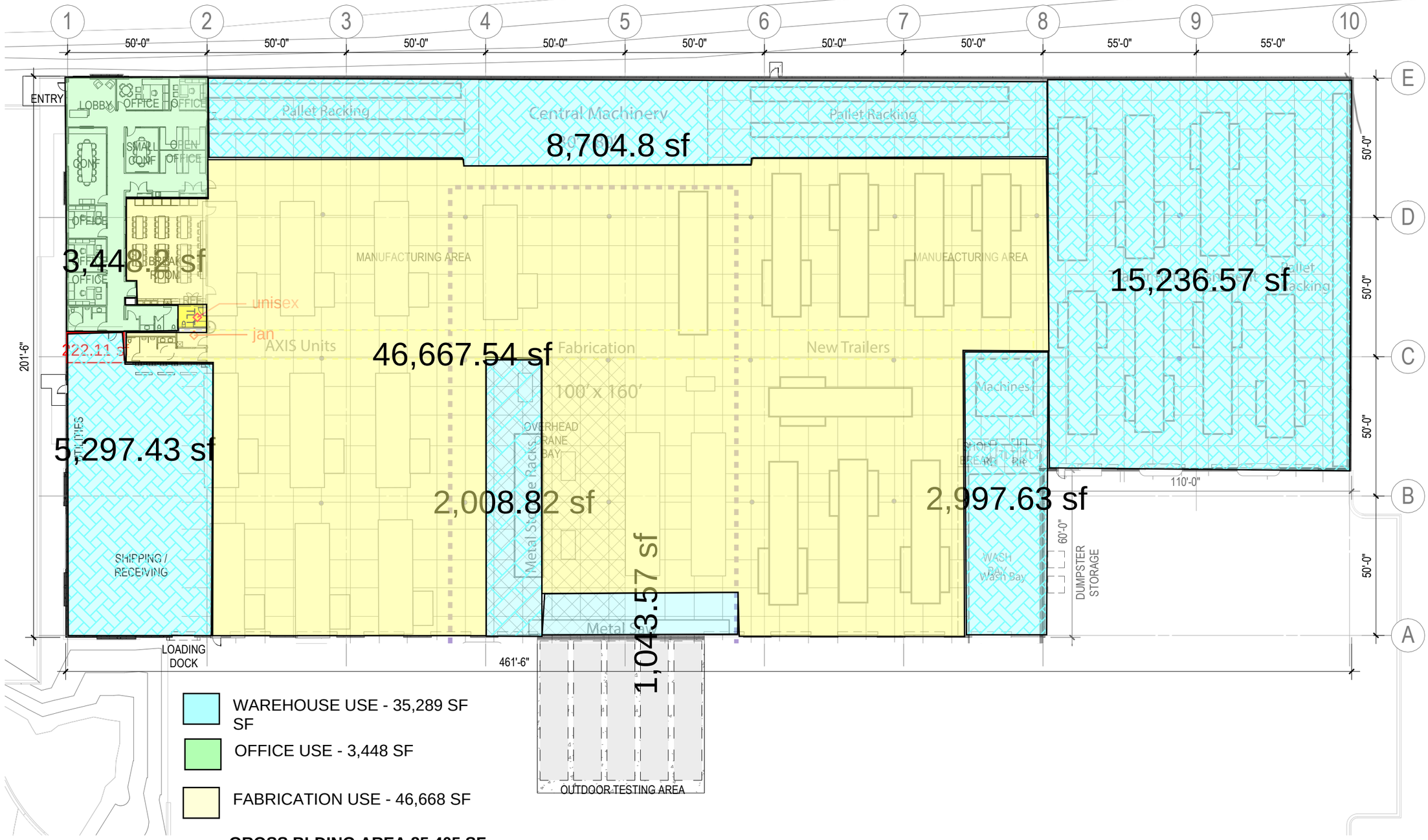
Thank you for your attention to this important project. We look forward to your support and guidance as we embark on this endeavor.

Sincerely,

Brad Thomas
Vice President of Product Development

Table 275-57-1

		Required Parking	
	Square Feet	**Spaces**	
Warehouse/Storage (1 space/2000 SF)	35,289	17.6	Does not include shop toilets
Office (1 space/300 SF)	3,448	11.5	Office area does not include break room
Manufacturing (1 space/500 SF)	46,668	93.3	Manufacturing includes toilet rooms & break area
	85,405	**122.5**	
Parking provided on site plan		100	
Deficit		22.5	
	122.5	Parking Requirement	
	104.1	After 15% DCD parking waiver	



1ST FLR PLAN

eu:a

N

0' 8' 16' 32' 64'

SCALE: 1/32" = 1'-0"

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NEW BERLIN FABRICATION BUILDING

625044-01
04/17/2025



NEW BERLIN FABRICATION BUILDING

16230 BELOIT ROAD

DRAWING INDEX

ARCHITECTURAL SHEETS

COVER SHEET
1ST FLR PLAN
BUILDING ELEVATIONS & MATERIALS
BUILDING ELEVATIONS
ARCHITECTURAL SITE SECTION
SITE ENTRY PERSPECTIVE VIEW
SE PERSPECTIVE VIEW
SW PERSPECTIVE VIEW
NE PERSPECTIVE VIEW

CIVIL / SITE SHEETS

COVER SHEET
GENERAL NOTES
EXISTING CONDITIONS & DEMOLITION PLAN
SITE DIMENSIONAL & PAVING PLAN
GRADING PLAN
EROSION CONTROL PLAN
STORM SEWER PLAN
UTILITY PLAN
PUBLIC UTILITY PLAN & PROFILE
CONSTRUCTION DETAILS
CONSTRUCTION DETAILS
LANDSCAPE OVERVIEW
LANDSCAPE ENLARGEMENT
LANDSCAPE GENERAL NOTES & DETAILS
NATIVE PLANTINGS NOTES
LANDSCAPE CODE CHARTS

SITE LIGHTING PLAN
LIGHTING CUT SHEETS

DEVELOPMENT APPROVAL

DEVELOPMENT USE APPROVAL PACKAGE

Issue Date: 5/9/2025 **PROJECT NUMBER: 625044-01**

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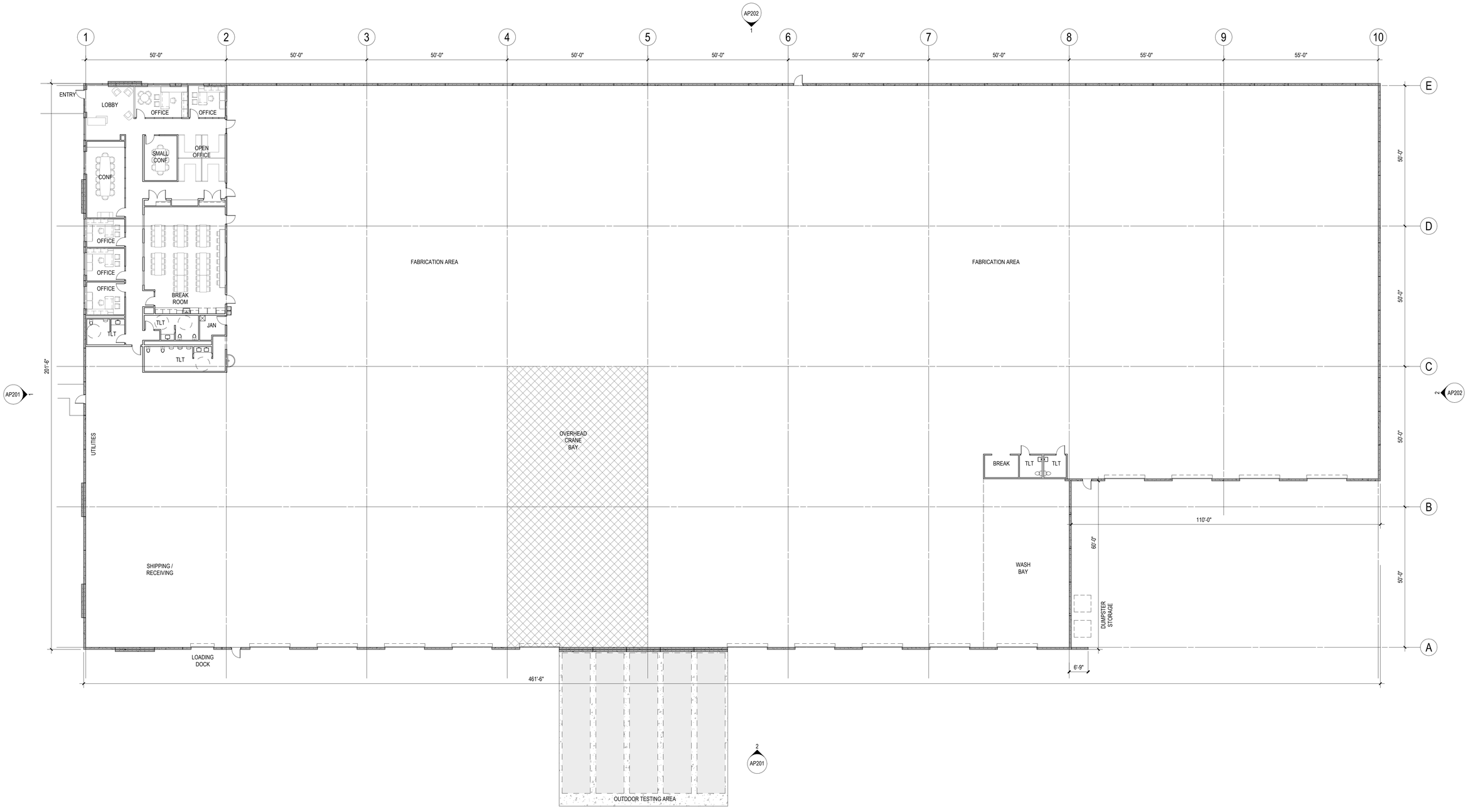

0' 4' 8' 16' 32'

N

SCALE: 1/16" = 1'-0"

1ST FLR PLAN

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NEW BERLIN FABRICATION BUILDING

625044-01
05/09/2025



PC-1



PC-2



PC-3



PC-4

PRECAST WALL PANEL-
SMOOTH FINISH, PAINTED



MTL-1
PAC-CLAD 'STONE WHITE'
OR SIMILAR

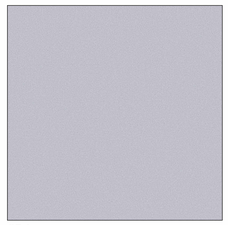


MTL-2
PAC-CLAD 'SLATE GRAY'
OR SIMILAR

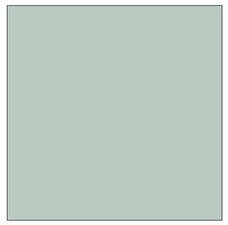
PREFINISHED METAL PARAPET CAP TRIM
FINISH - MATCH ADJACENT PRECAST, TYP.



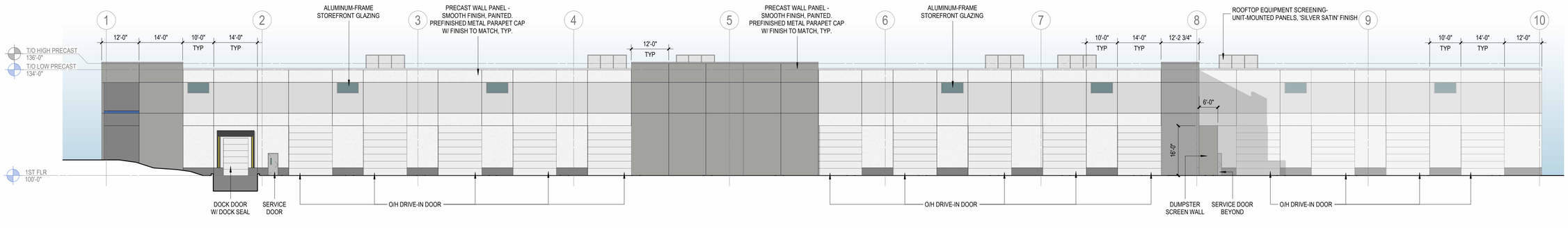
MTL-3
PREFINISHED METAL CANOPY
FINISH - PAC-CLAD 'BERKSHIRE BLUE'
OR SIMILAR



SF-1
STOREFRONT ALUMINUM FRAMING
FINISH - CLEAR ANODIZED

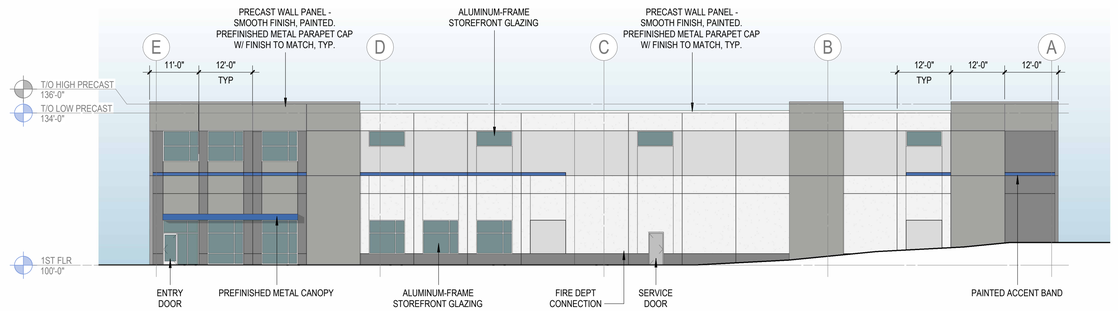


GL-1
STOREFRONT CLEAR GLAZING



EAST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

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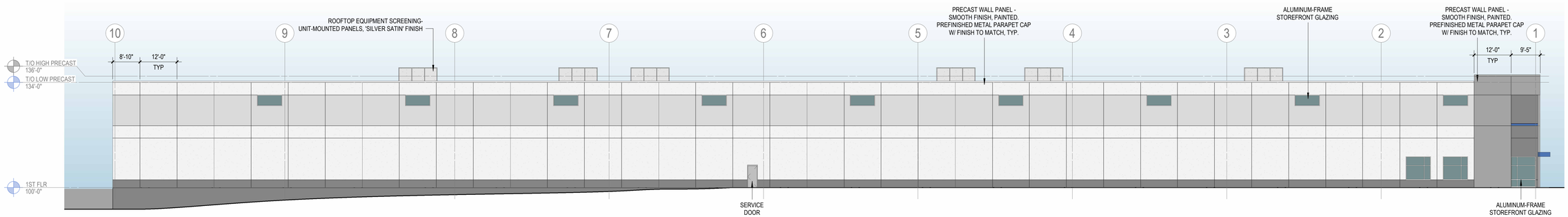
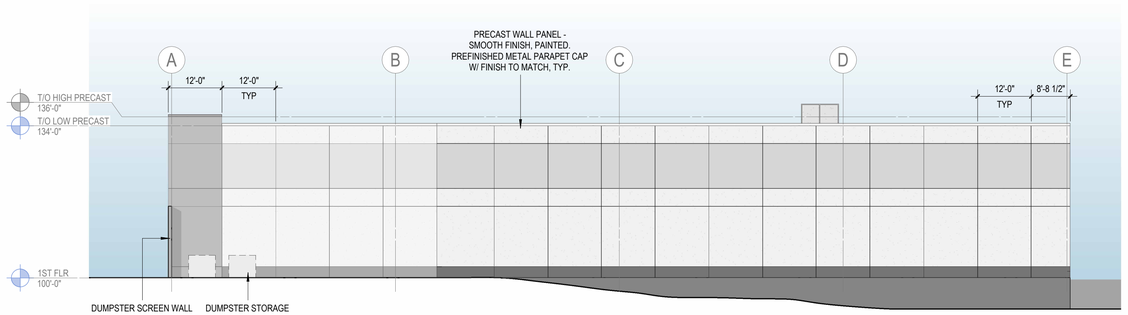


WEST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

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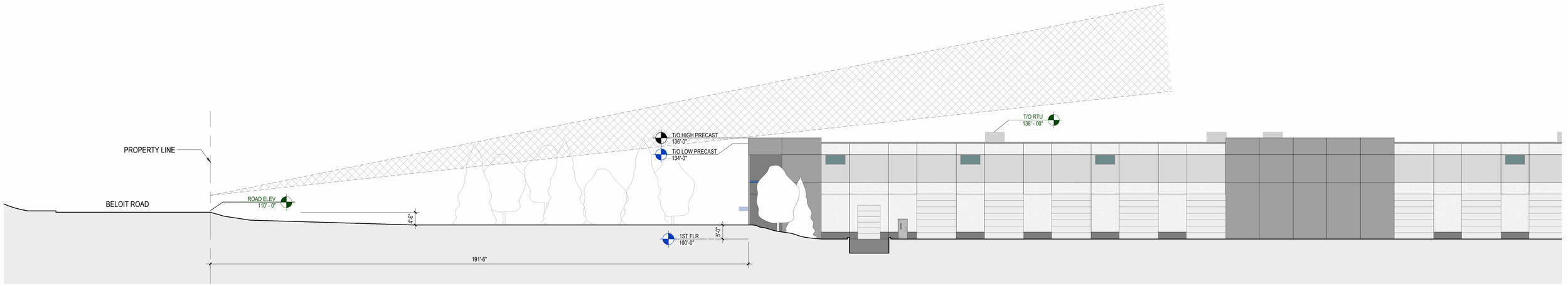

ARCHITECTURAL SITE SECTION

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NEW BERLIN FABRICATION BUILDING

625044-01
05/09/2025



SITE ENTRY PERSPECTIVE VIEW

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SE PERSPECTIVE VIEW

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SW PERSPECTIVE VIEW

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NE PERSPECTIVE VIEW

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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR

NEW BERLIN FABRICATION BUILDING

NEW BERLIN, WI

PLANS PREPARED FOR
LUTHER GROUP
780 ELM GROVE ROAD, SUITE 120
ELM GROVE, WISCONSIN 53122

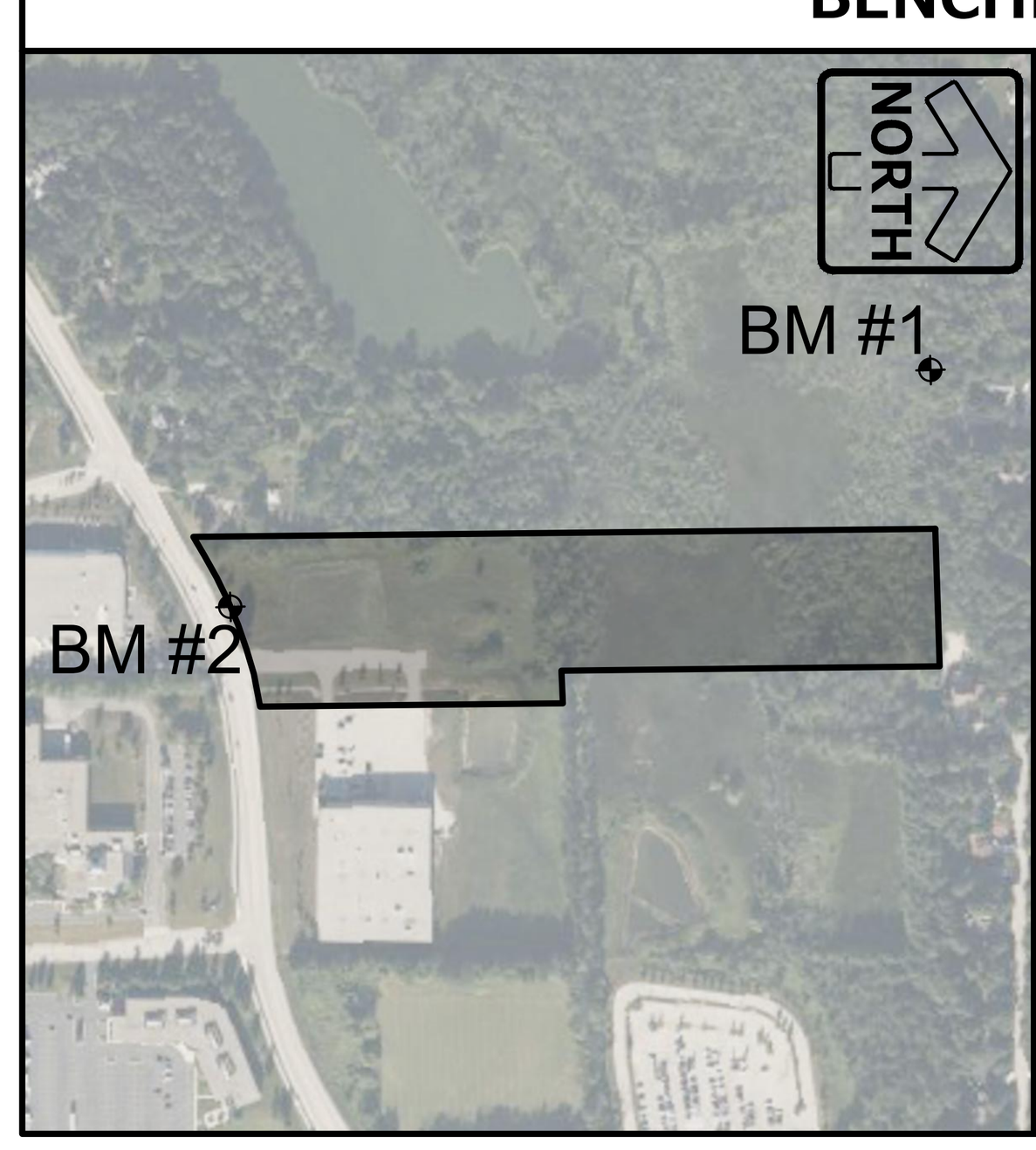
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	× (750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NSI	NATIVE SOIL INTERFACE
C	LONG CHORD OF CURVE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
D	DEGREE OF CURVE	R	RADIUS
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FG	FINISHED GRADE	ST	STORM SEWER
FL	FLOW LINE	T	TANGENCY OF CURVE
FP	FLOODPLAIN	TB	TOP OF BANK
FR	FRAME	TC	TOP OF CURB
FW	FLOODWAY	TF	TOP OF FOUNDATION
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

BENCHMARKS



NOTE

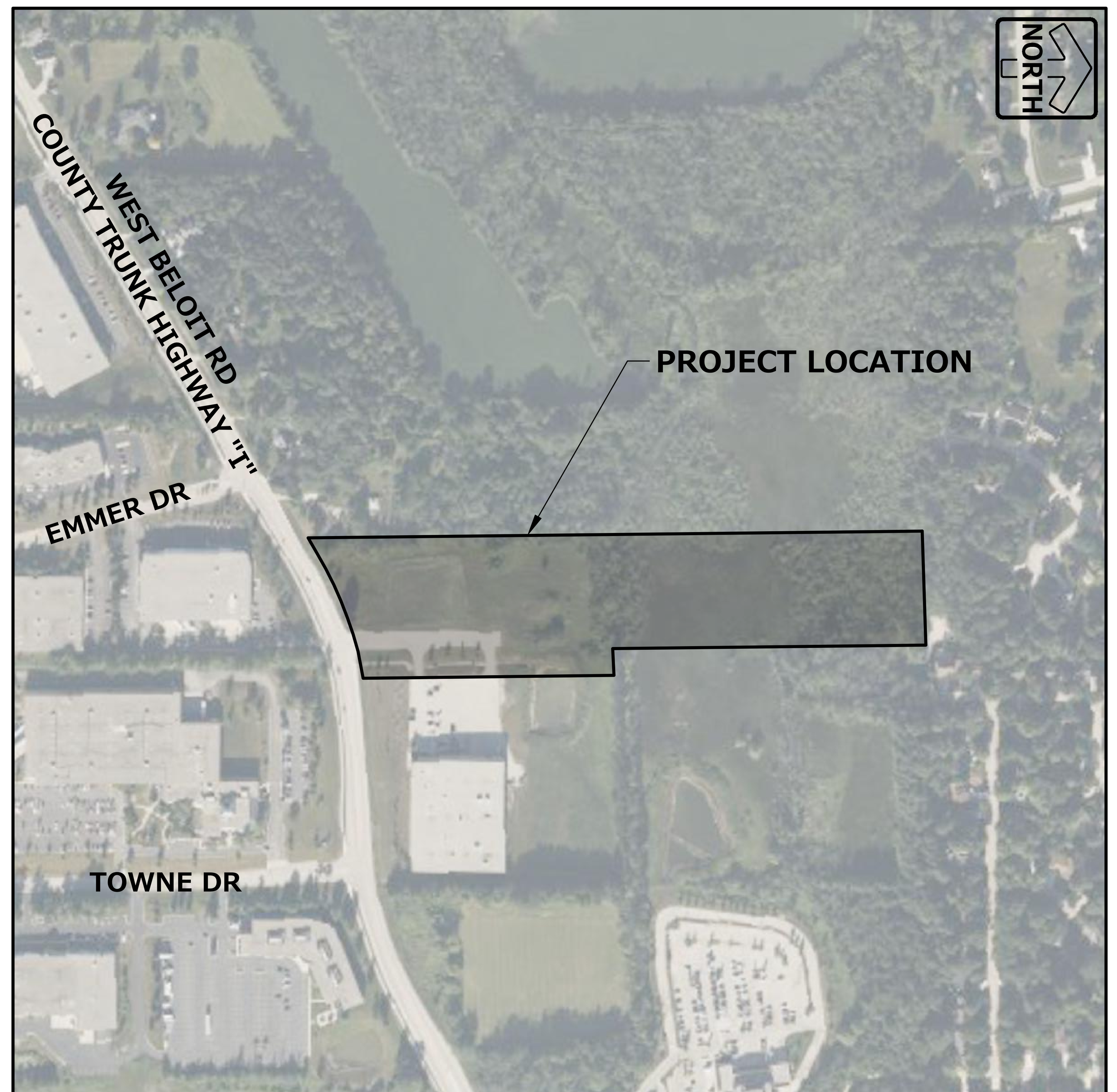
NORTH AMERICAN VERTICAL DATUM OF 1988(12), (NAVD88)

REFERENCE BENCHMARK

1. CONCRETE MONUMENT WITH BRASS CAP AT NORTHEAST CORNER OF THE NE 1/4 S27, T6N, R20E, ELEV = 873.58

SITE BENCHMARKS

2. NW FLANGE BOLT ON HYDRANT, ELEV = 875.65



LOCATION MAP
SCALE 1" = 300'

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	SITE DIMENSONAL & PAVING PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	UTILITY PLAN
C-8	PUBLIC UTILITY PLAN & PROFILE
C-9 - C-11	CONSTRUCTION DETAILS
L-2	LANDSCAPE OVERVIEW & TREE PLAN
L-3	LANDSCAPE ENLARGEMENT
L-5	LANDSCAPE GENERAL NOTES & DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TIE BARS
7. DOWEL BARS
8. DOWEL BAR BASKETS

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. SUBGRADE STABILIZATION (IF APPLICABLE)

PROJECT TEAM CONTACTS

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GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT FOR THIS SITE HAS NOT BEEN PREPARED AT THIS TIME. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE CITY, CITY ENGINEER, CITY BUILDING INSPECTOR, OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE CITY OFFICES. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

EXPIRATION DATE: JULY 31, 2026

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

DRAFTED: DFL DESIGNED: AFH REVIEWED: TGM

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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CHICAGO I MILWAUKEE : NATIONWIDE

NEW BERLIN FABRICATION BUILDING
16230 BELOIT ROAD
NEW BERLIN, WI

COVER SHEET

REVISIONS

1	CITY COMMENTS	05/09/25

PEG JOB No. 2557.00-WI
PEG PM TGM
START DATE 03/20/25
SCALE NTS

SHEET **C-1** OF **C-11**

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COVER SHEET

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THESE PLANS ARE DESIGNED AND COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

SITE AND DIMENSIONAL PLAN NOTES

1. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE CITY OF NEW BERLIN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. PAVEMENT DESIGN SHALL BE AS INDICATED ON TEMPLATE EXHIBIT DRAWINGS, TENANTS PAVEMENT DESIGN GUIDELINES, AND PROTOTYPICAL DETAILS PROVIDED CONTRACTOR SHALL USE WHITE EPOXY STRIPING ON ASPHALT AND YELLOW EPOXY STRIPING ON CONCRETE.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING EPOXY FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING EPOXY AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
    - 16.1. CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER,THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
    - 16.2. WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE.CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
    - 16.3. GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
    - 16.4. CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
    - 16.5. BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
    - 16.6. SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
    - 16.7. ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
    - 16.8. SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
17. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
18. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.
19. TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13C01. PLACE IN CURB AND GUTTER PER WISDOT 8D01.

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGELINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
    - 4.1. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF NEW BERLIN AND WAKEUSHA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLANS.
17. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
18. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

GENERAL UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF NEW BERLIN STANDARDS AND SPECIFICATIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, EXCEPT FOR THOSE UTILITIES IDENTIFIED AS PUBLIC.
8. THE CONTRACTOR SHALL CONTACT THE CITY OF NEW BERLIN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. TRACER WIRE: COPPERHEAD TRACER WIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL (GREEN) SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING. TRACER WIRE FOR WATER MAIN SHALL BE INSTALLED WITH #12-GAUGE TRACER WIRE AND SHALL TERMINATE IN TRACER WIRE ACCESS BOXES AT ALL FIRE HYDRANTS.
14. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6.5 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (IF ANY).
15. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES

1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

2. HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
3. INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. SEE CONSTRUCTION DETAILS FOR FRAME AND GRATE TYPES. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
4. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
5. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES AND COVERS - SEE CONSTRUCTION DETAILS.
6. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER. 15. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

WATER MAIN NOTES

1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150 OR 200, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
2. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
3. HYDRANTS - HYDRANTS SHALL CONFORM TO THE CITY OF NEW BERLIN STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: WATEROUS PACER WITH WATER SERIES 2500 VALVES.
4. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
5. ALL DUCTILE FITTINGS, VALVES, AND VALVE BOXES SHALL CONFORM WITH ALL CITY OF NEW BERLIN STANDARD SPECIFICATIONS FOR DEVELOPMENT AND SHALL BE TRIPLE WRAPPED AND SECURELY TAPED AROUND WITH POLYETHYLENE AS SPECIFIED IN CHAPTER 4.4.4 AND 8.21.0 OF THE "STANDARD SPECIFICATIONS".
6. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS".
7. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
8. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
9. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

SANITARY SEWER NOTES

1. PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35 (UP TO 15' OF COVER) & SDR-26 (GREATER THAN 15'), WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
2. BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).
3. BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
4. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS."
5. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
6. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
7. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
8. MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL STANDARDS AND SPECIFICATIONS OF THE CITY OF NEW BERLIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
9. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661.

EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
    - 8.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 8.2. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 8.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROU

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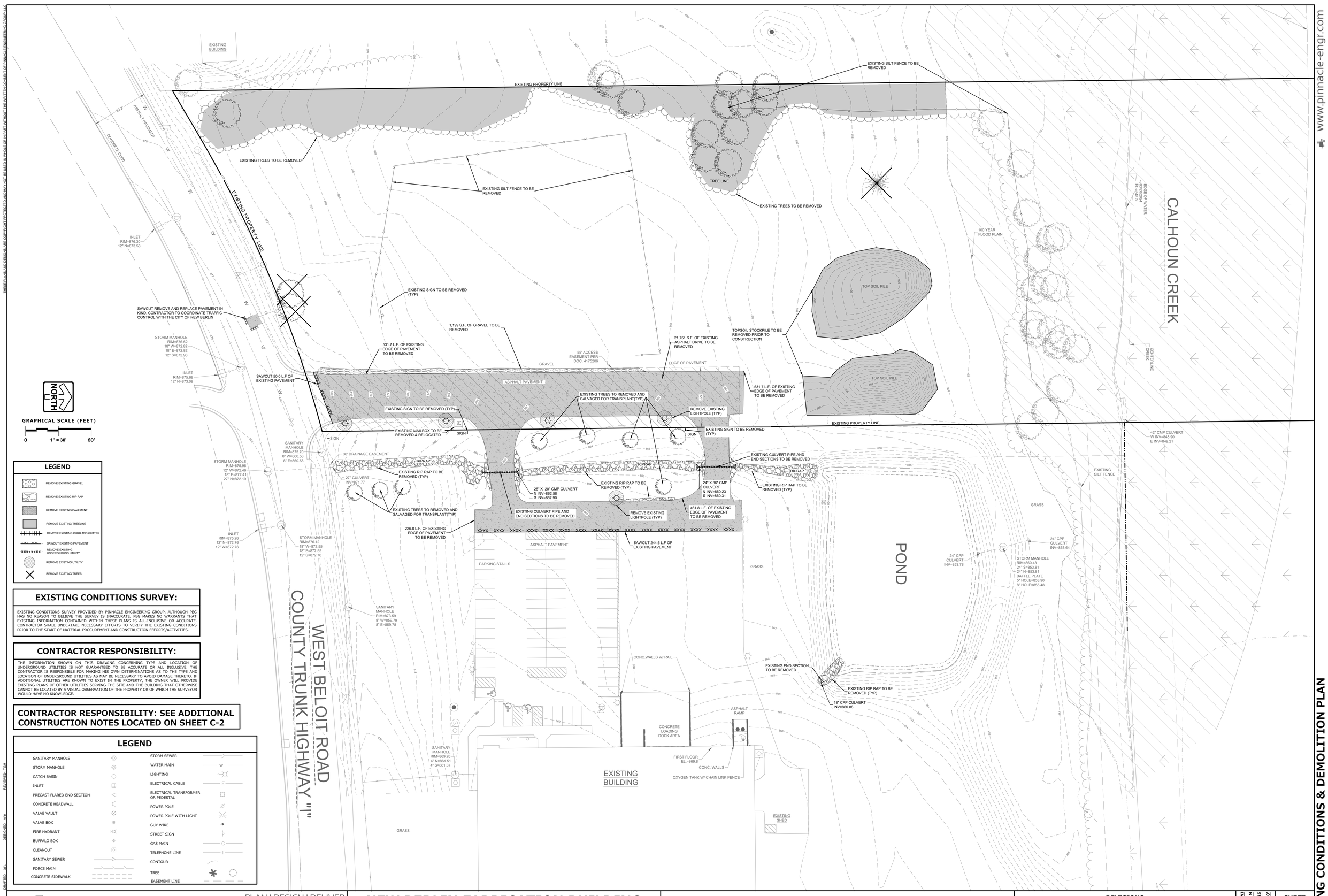

LEGEND

- REMOVE EXISTING GRAVEL
- REMOVE EXISTING RIP RAP
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING TREELINE
- REMOVE EXISTING CURB AND GUTTER
- SAWCUT EXISTING PAVEMENT
- REMOVE EXISTING UNDERGROUND UTILITY
- REMOVE EXISTING UTILITY
- REMOVE EXISTING TREES

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

DRAWN: DEL
DESIGNED: ARH
REVIEWED: TGM

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CHICAGO | MILWAUKEE | NATIONWIDE

NEW BERLIN FABRICATION BUILDING
16230 BELOIT ROAD
NEW BERLIN, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

1	CITY COMMENTS	05/09/25

PEG JOB No. 2557.00-WI
PEG PM: TGM
START DATE: 03/20/25
SCALE: 1" = 30'

SHEET
C-3
OF
C-11

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EXISTING CONDITIONS & DEMOLITION PLAN

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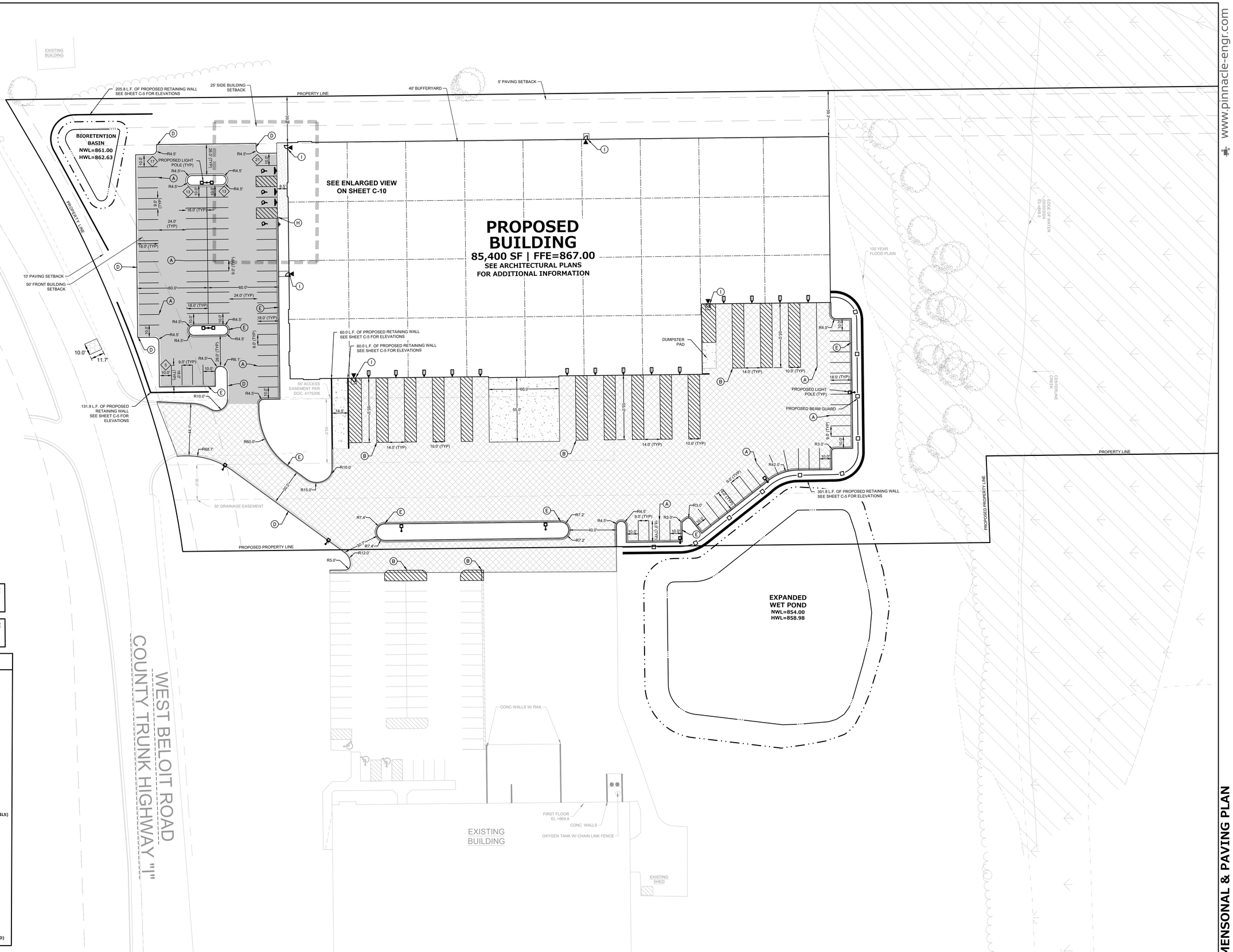

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

SITE DATA

SITE AREA:	11.58 AC (504,860 S.F.)
DISTURBANCE LIMITS:	1.59 AC (69,412 S.F.)
PARKING STALLS:	100 STALLS (4 ADA)
BUILDING AREA:	1.96 AC (85,400 S.F)
GRASS AREA:	8.51 AC (370,173 S.F.)
TOTAL IMPERVIOUS AREA:	3.07 AC (134,147 S.F.)
GREEN SPACE (%)	73.3%

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL RETAINING WALLS EXCEEDING 4' IN HEIGHT ARE REQUIRED TO BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER

ALL RETAINING WALLS EXCEEDING 7' IN HEIGHT ARE REQUIRED TO HAVE A PROFESSIONAL STRUCTURAL ENGINEER ON-SITE OVERSEEING INSTALLATION

LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 9" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 4 LT 58-28 S
    - 2" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 12" - 1 ¼" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  - 4 ½" HMA PAVEMENT (2 LIFTS)
    - 2 ½" BINDER COURSE - 4 LT 58-28 S
    - 2" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE BUILDING SIDEWALK**
  - 6" CRUSHED AGGREGATE BASE COURSE (1 ¼" DENSE GRADED LIMSTONE)
  - 5" PCC
- **HEAVY DUTY CONCRETE PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1 1/4 " DENSE GRADED LIMESTONE)
  - 6" AVERAGE THICKNESS PCC (4000 PSI)
- **PAVEMENT IN PUBLIC R.O.W**
  - MATCH CITY OF NEW BERLIN SPECIFICATIONS

(A) 4" SOLID STRIPE (REFER TO C-10 FOR DETAILS)
(B) 4" DIAGONAL AT 45° SPACED 2' O.C. (REFER TO C-10 FOR DETAILS)
(C) 30" CURB & GUTTER (REFER TO C-9 FOR DETAILS)
(D) 18" CURB & GUTTER (REFER TO C-10 FOR DETAILS)
(E) 18" REVERSE CURB & GUTTER (REFER TO C-10 FOR DETAILS)
(F) ADA STALL INSIGNIA (REFER TO C-10 FOR DETAILS)
(G) TAPER CURB HEAD (REFER TO C-9 FOR DETAILS)
(H) INTEGRAL CURB AND GUTTER REFER TO C-10 FOR DETAILS)
(I) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(J) ADA PARKING STALL SIGNAGE WITH BOLLARD
DRIVE IN DOOR
MAN DOOR
(X) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

REVIEWED: TGM
DESIGNED: AHH
DRAFTED: DPL

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SITE DIMENSONAL & PAVING PLAN

REVISIONS

1	CITY COMMENTS	05/09/25			

PEG JOB No: 2557.00-WI
PEG PM: TGH
START DATE: 03/20/25
SCALE: 1" = 30'

SHEET C-4 OF C-11

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SITE DIMENSONAL & PAVING PLAN

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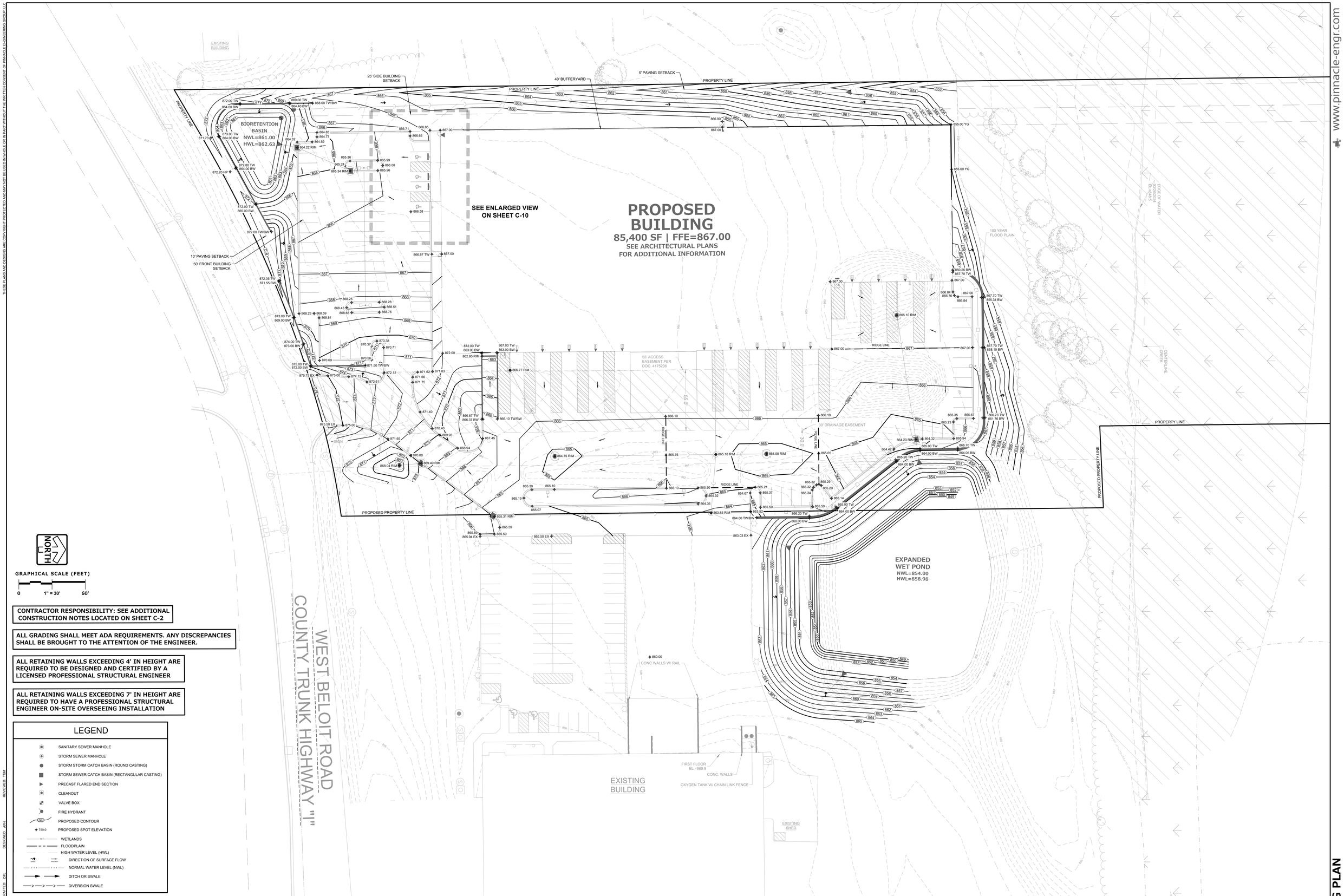

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

ALL RETAINING WALLS EXCEEDING 4' IN HEIGHT ARE REQUIRED TO BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER

ALL RETAINING WALLS EXCEEDING 7' IN HEIGHT ARE REQUIRED TO HAVE A PROFESSIONAL STRUCTURAL ENGINEER ON-SITE OVERSEEING INSTALLATION

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE

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GRADING PLAN

REVISIONS

1	CITY COMMENTS	05/09/25

PEG JOB No. 2557.00-WI
PEG PM TGM
START DATE 03/20/25
SCALE 1" = 30'

SHEET C-5 OF C-11

GRADING PLAN

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EXISTING BUILDING

25' SIDE BUILDING SETBACK

STRAW WATTLE DITCH CHECK (SEE DETAIL ON SHEET C-9)

40' BUFFERYARD

5' PAVING SETBACK

PROPERTY LINE

BIORETENTION BASIN
NWL=861.00
HWL=862.63

LEVEL SPREADER (SEE DETAIL ON SHEET C-10)

INLET PROTECTION (TYP) (SEE DETAIL ON SHEET C-9)

PROPERTY LINE

10' PAVING SETBACK

50' FRONT BUILDING SETBACK

PROPOSED BUILDING

85,400 SF | FFE=867.00

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

PROPOSED SILT FENCE (SEE DETAIL ON SHEET C-9)

INLET PROTECTION (TYP) (SEE DETAIL ON SHEET C-9)

PROVIDE INLET PROTECTION FOR ALL TRENCH DRAIN SECTIONS

RIDGE LINE

55' ACCESS EASEMENT PER DOC. 4175206

55.0'

CONSTRUCTION ENTRANCE (SEE DETAIL ON SHEET C-9)

SIGN

INLET PROTECTION (TYP) (SEE DETAIL ON SHEET C-9)

RIDGE LINE

30' DRAINAGE EASEMENT

RIDGE LINE

MEDIUM RIPRAP

PROPOSED PROPERTY LINE

100 YEAR FLOOD PLAIN

EDGE OF WATER 03/20/2024 El.=860.5

CENTERLINE CREEK

PROPERTY LINE

PROPOSED PROPERTY LINE

EXISTING SILT FENCE

EXPANDED WET POND
NWL=854.00
HWL=858.98

PROPOSED RIPRAP (SEE DETAIL ON SHEET C-9)

CONC. WALLS W/ RAIL

WEST BELOIT ROAD
COUNTY TRUNK HIGHWAY "I"

FIRST FLOOR EL.=869.8

CONC. WALLS

OXYGEN TANK W/ CHAIN LINK FENCE

EXISTING BUILDING

EXISTING SHED

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE
- SF SILT FENCE
- TYPE D INLET PROTECTION
- STRAW WADDLE DITCH CHECK
- LEVEL SPREADER
- CONSTRUCTION ENTRANCE
- HYDROSEED
- EROSION CONTROL BLANKET

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES.
2. DEMOLITION AND REMOVALS OF BUILDING(S), PAVEMENTS, AND LANDSCAPING.
3. CONDUCT ROUGH GRADING EFFORTS.
4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
5. INSTALL UTILITY PIPING & STRUCTURES.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

REVIEWED: TGM
DESIGNED: APH
DRAWN: DFL

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CHICAGO | MILWAUKEE | NATIONWIDE

NEW BERLIN FABRICATION BUILDING

16230 BELOIT ROAD
NEW BERLIN, WI

EROSION CONTROL PLAN

REVISIONS

1	CITY COMMENTS	05/09/25			

PEG JOB No. 2557.00-WI
PEG BY: TGM
START DATE: 03/20/25
SCALE: 1" = 30'

SHEET C-6 OF C-11

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EROSION CONTROL PLAN

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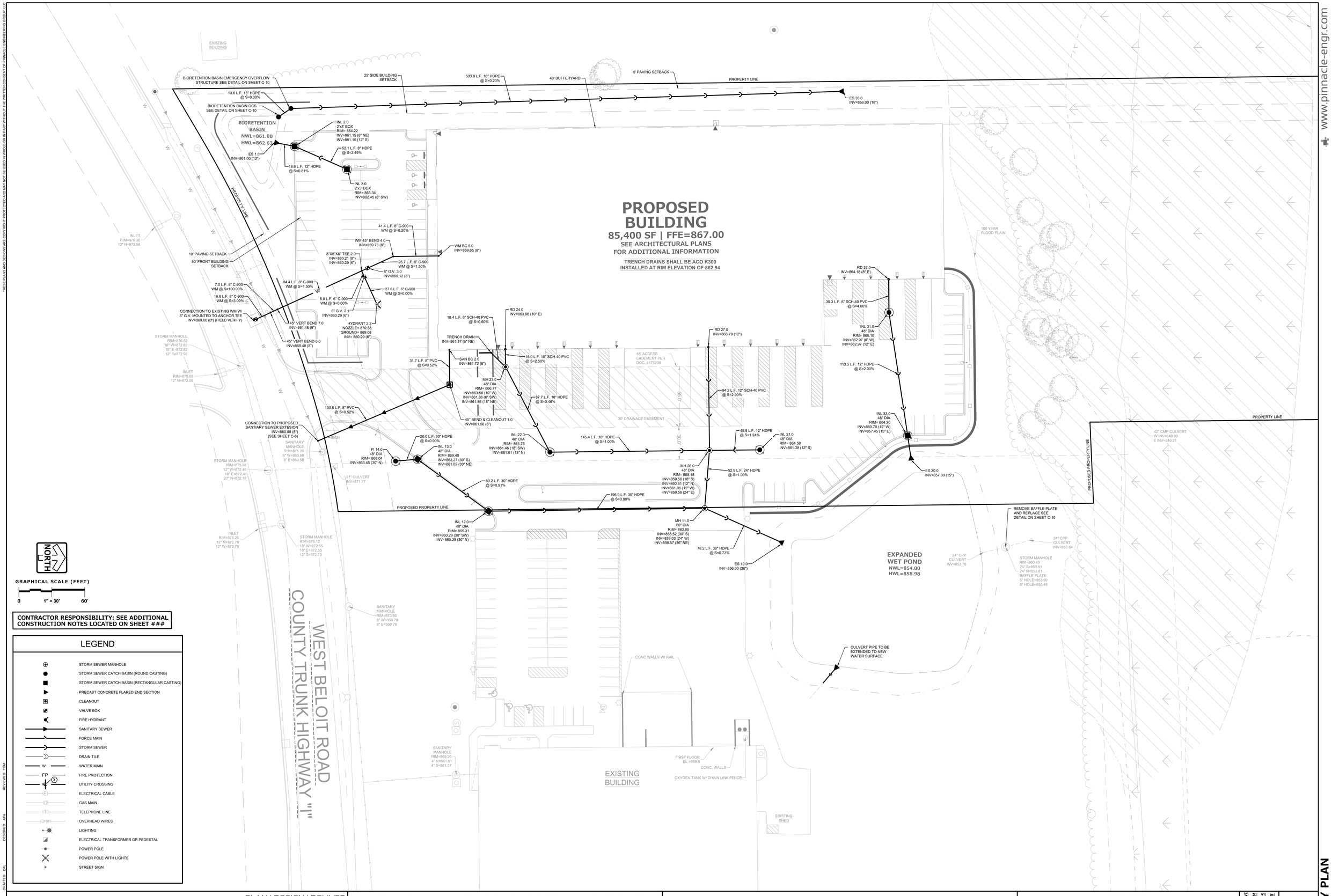

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET ###

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- E — ELECTRICAL CABLE
- G — GAS MAIN
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

DRAWN: RDL DESIGNED: AKH REVIEWED: TGM

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NEW BERLIN, WI

UTILITY PLAN

REVISIONS

1	CITY COMMENTS	05/09/25			

PEG JOB No. 2557.00-WI
PEG PM TGM
START DATE 03/20/25
SCALE 1" = 30'

SHEET C-7 OF C-11

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UTILITY PLAN

Z:\PROJECTS\2021\2557.00-WI\CAD\SHEETS\2557.00 STORM SEWER PLAN.DWG

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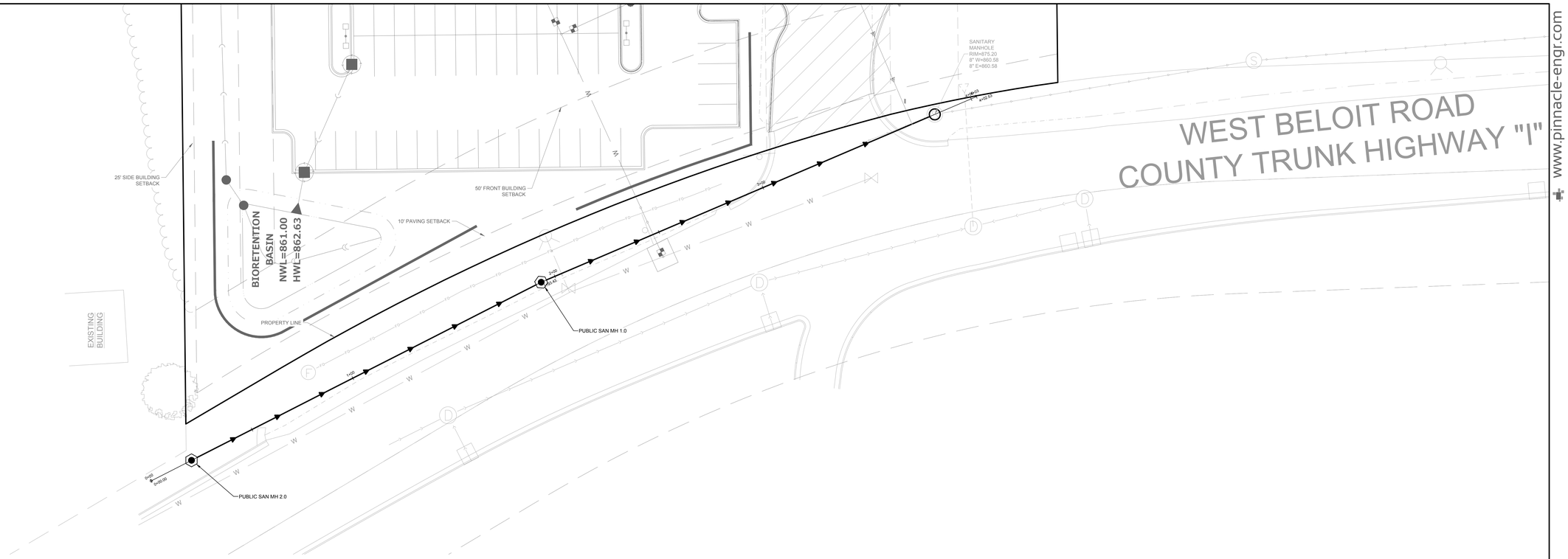

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

1" = 2'

0 1" = 20'

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PUBLIC UTILITY PLAN & PROFILE

REVISIONS

1	CITY COMMENTS	05/09/25			

PEG JOB No. 2557.00-WI
PEG PM TGM
START DATE 03/20/25
SCALE 1" = 20'

SHEET C-8 OF C-11

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REVIEWED: TGM

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER, IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE,

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS), IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES,

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES, IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF, THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS, THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW,

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT,

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP, RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION,

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

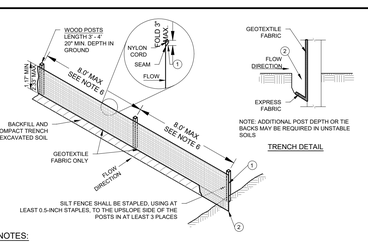
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE, CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	D	*	*			
SODDING			E	*	*	*	*	*	*			

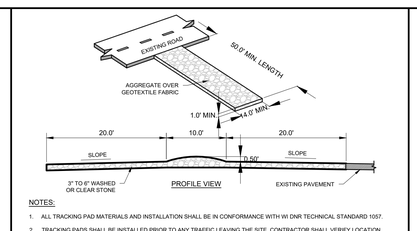
A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (6-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

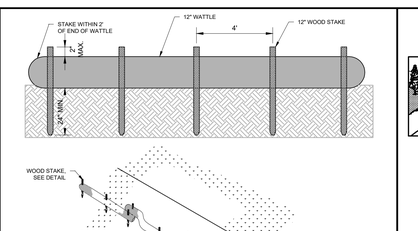
SILT FENCE



NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE



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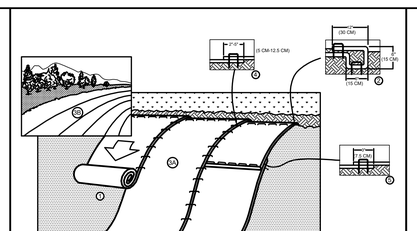
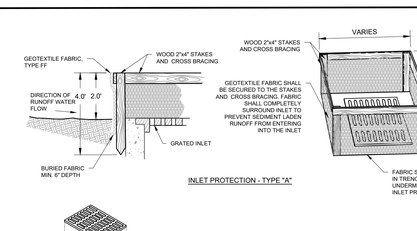
STRAW WATTLE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION


VARIES
GEOTEXTILE FABRIC, TYPE FF
WOOD 2"x4" STAKES AND CROSS BRACING
DIRECTION OF RUNOFF WATER FLOW
4.0'
2.0'
GEOTEXTILE FABRIC SHALL BE SECURED TO THE STAKES AND CROSS BRACING. FABRIC SHALL COMPLETELY SURROUND INLET TO

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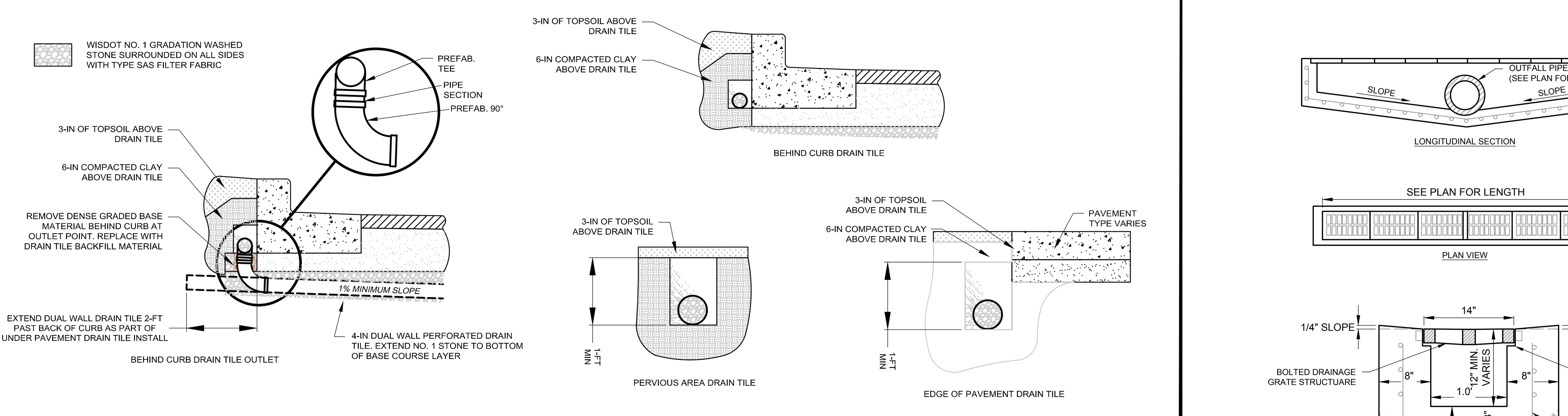


DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIAL [illegible]

2. [illegible]

3. [illegible]

4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE: [illegible]

5. [illegible]

6. [illegible]

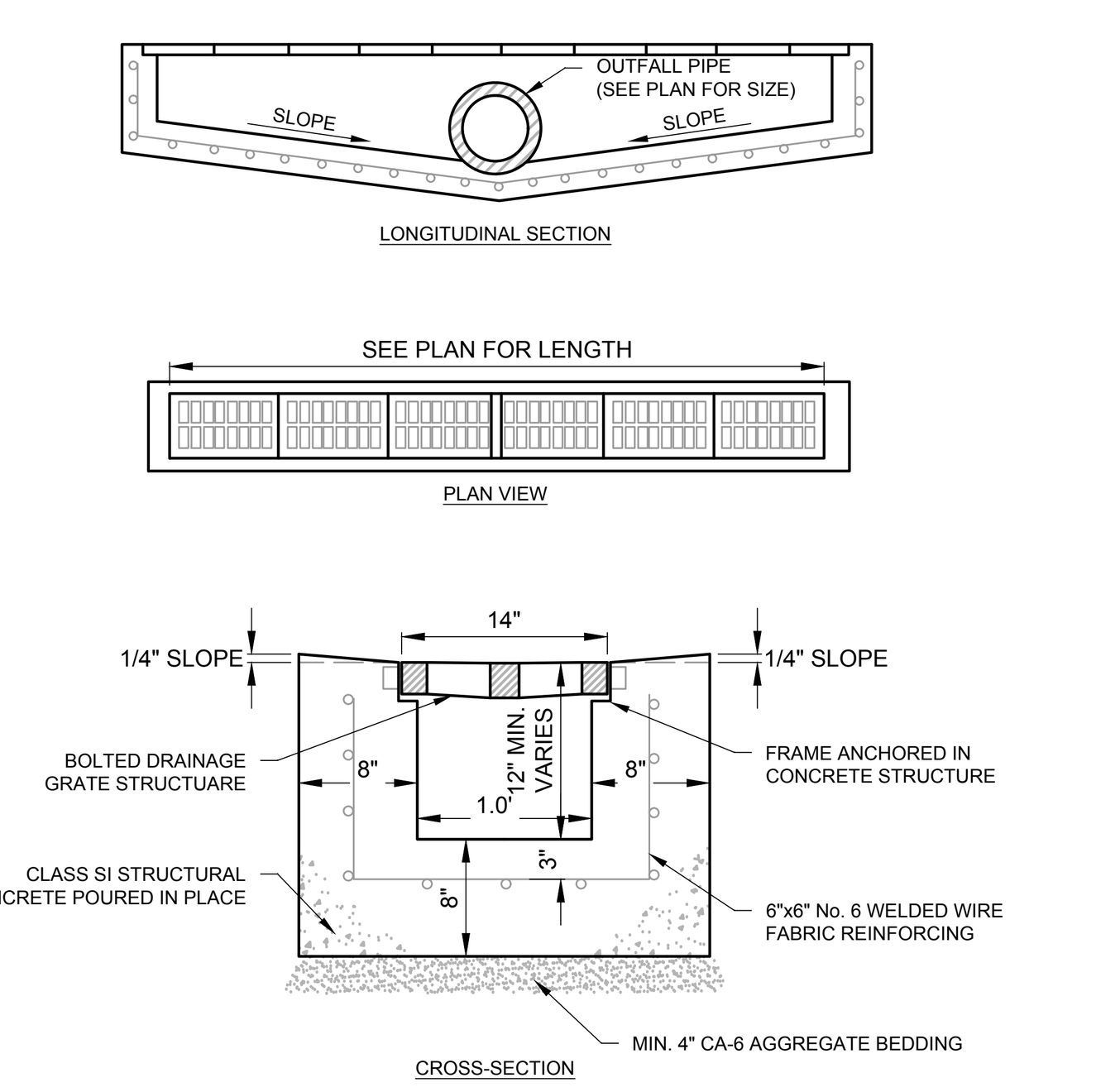
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.

8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.

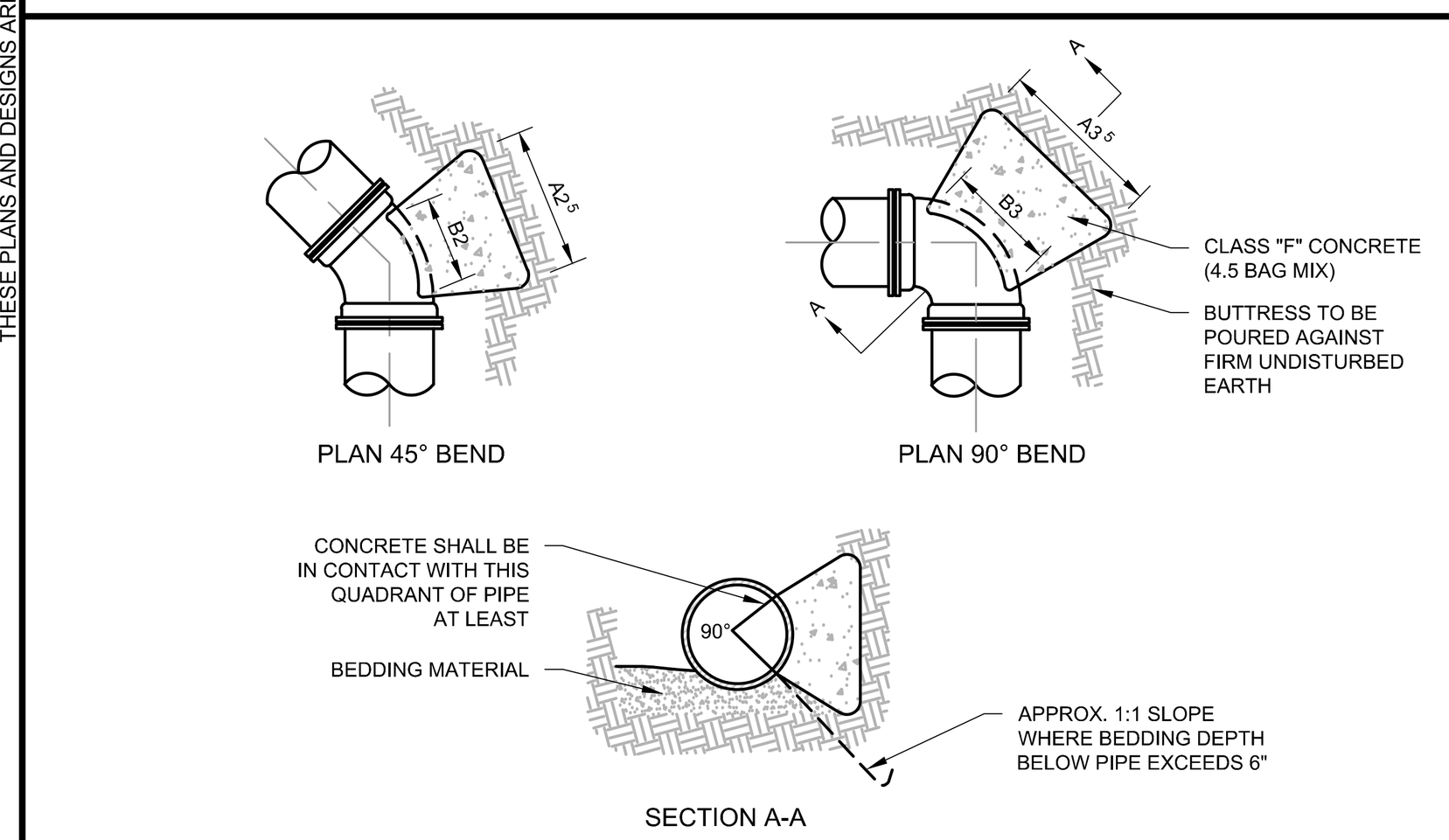
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.

10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

DRAINTILE



TRENCH DRAIN SECTION

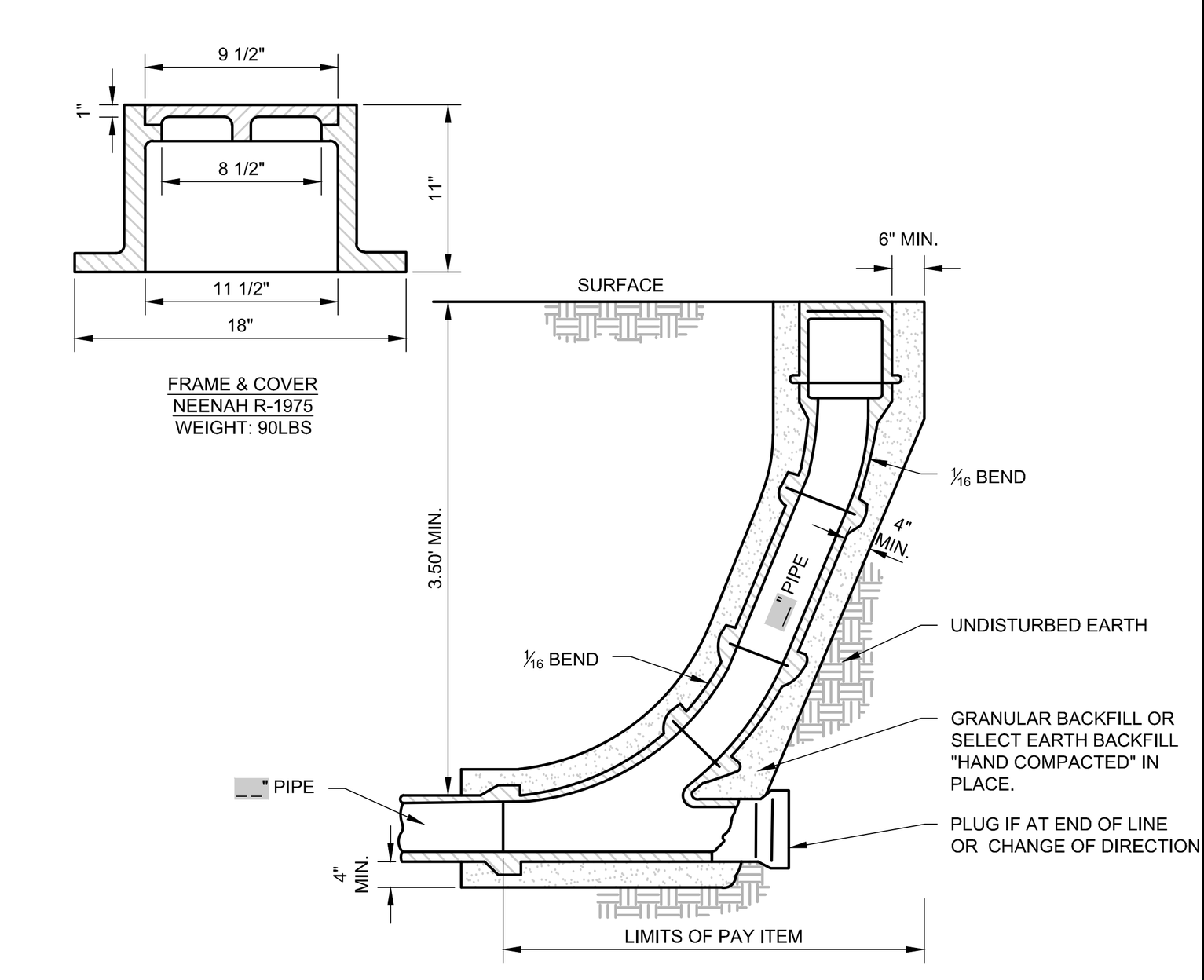


PIPE	22 1/2° BENDS		45° BENDS		90° BENDS	
SIZE	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

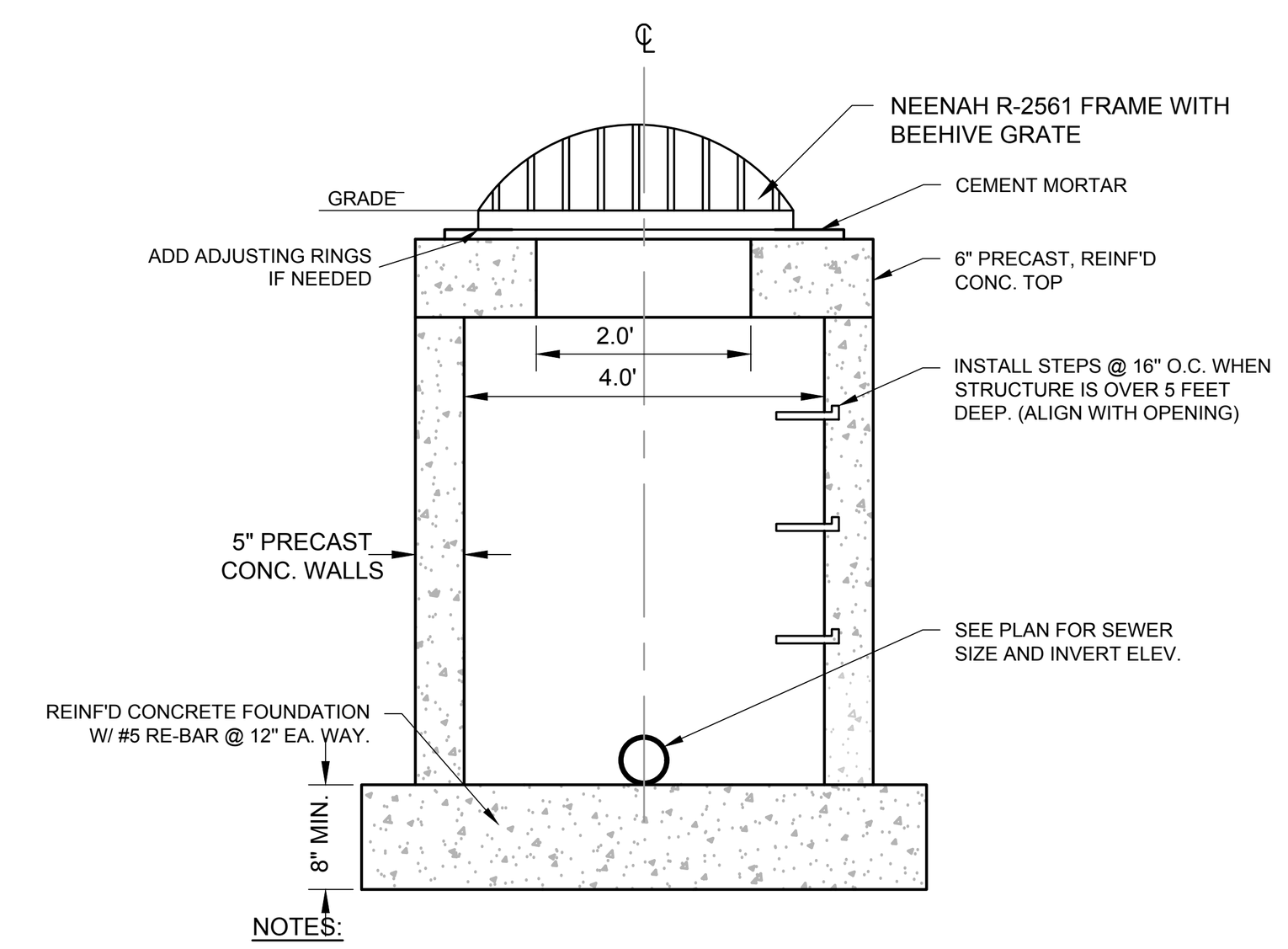
NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK



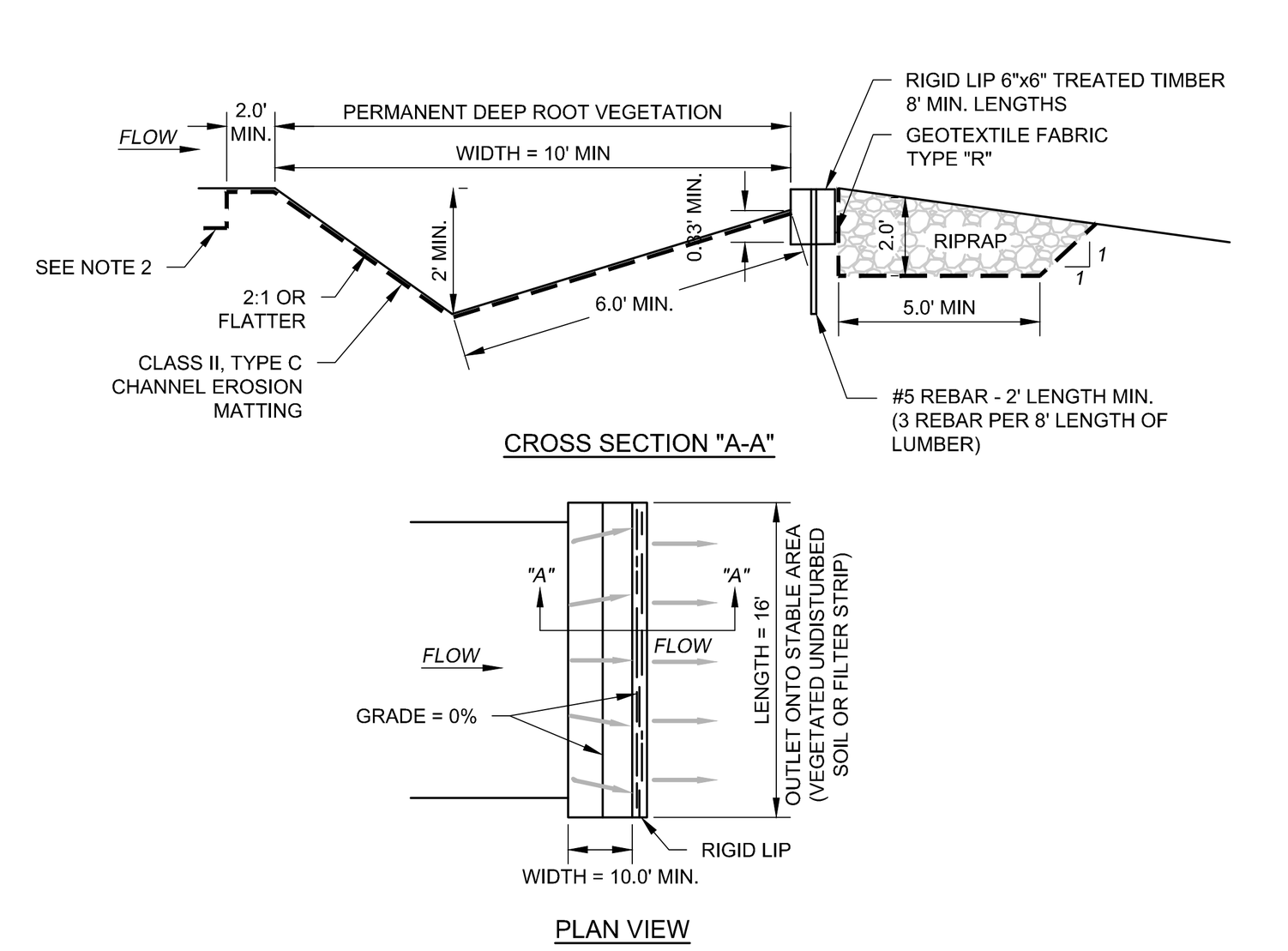
SANITARY SEWER CLEANOUT STRUCTURE



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

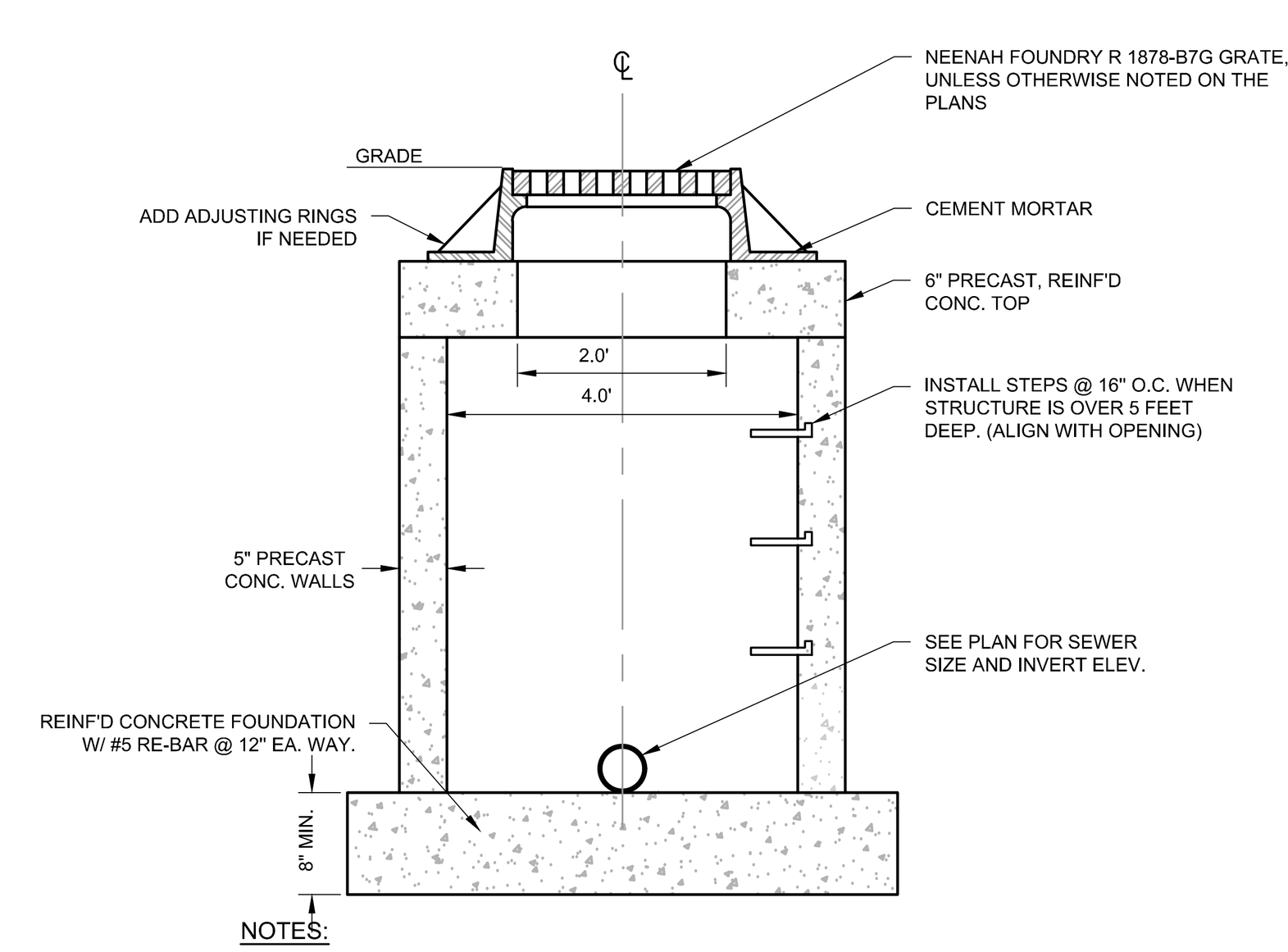
FIELD INLET



NOTES:

1. LEVEL SPREADER SHALL BE CONSTRUCTED UPON FINAL STABILIZATION OF CONSTRIBUTING AREAS.
2. EROSION MATTING SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH & IN ACCORDANCE WITH MANUFACTURER GUIDELINES. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
3. ENDS OF SPREADER SHALL BE TIED INTO HIGHER GROUND (2' MIN) TO PREVENT FLOW AROUND THE LEVEL SPREADER.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

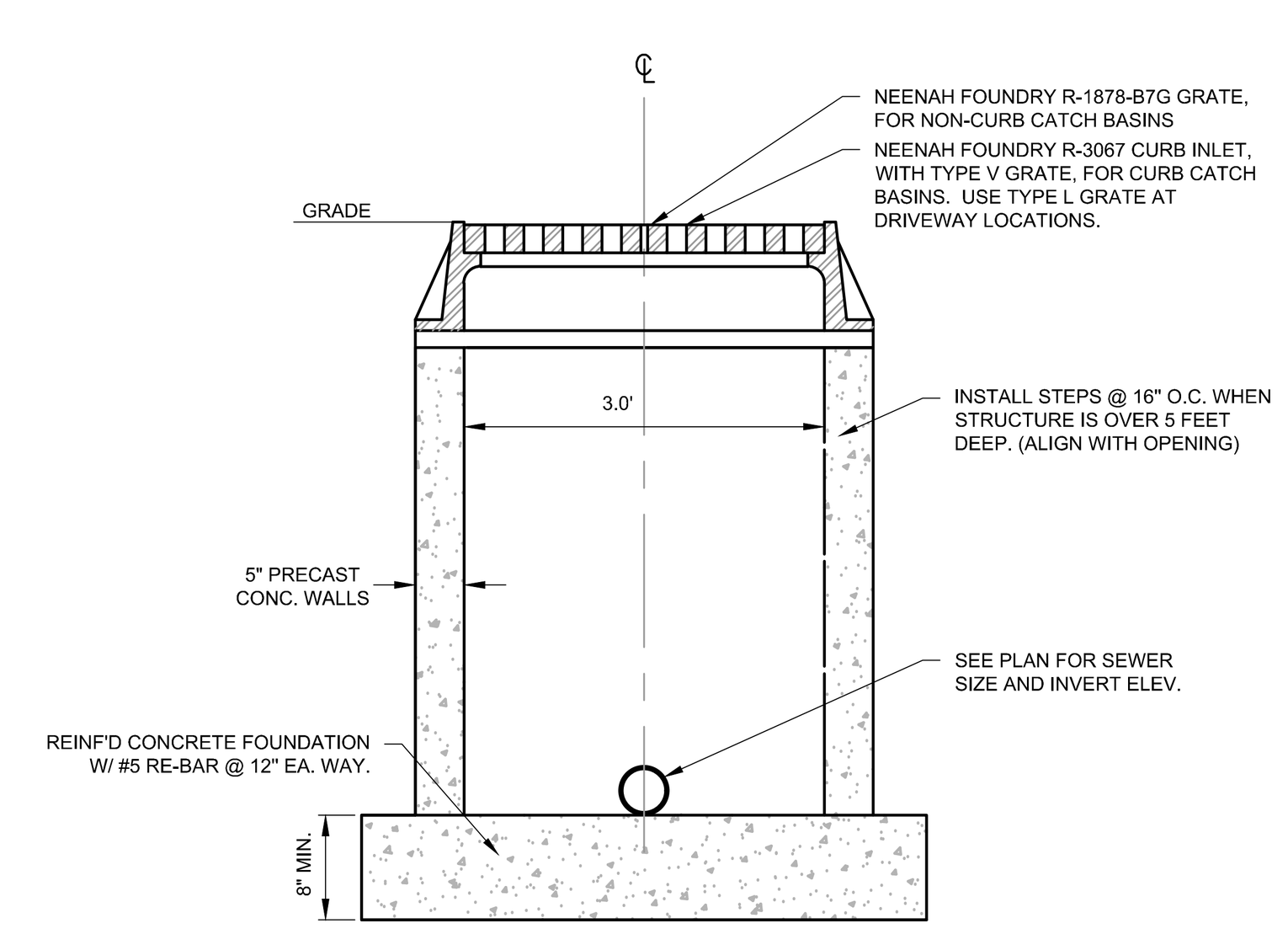
LEVEL SPREADER



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

INLET



NOTES:

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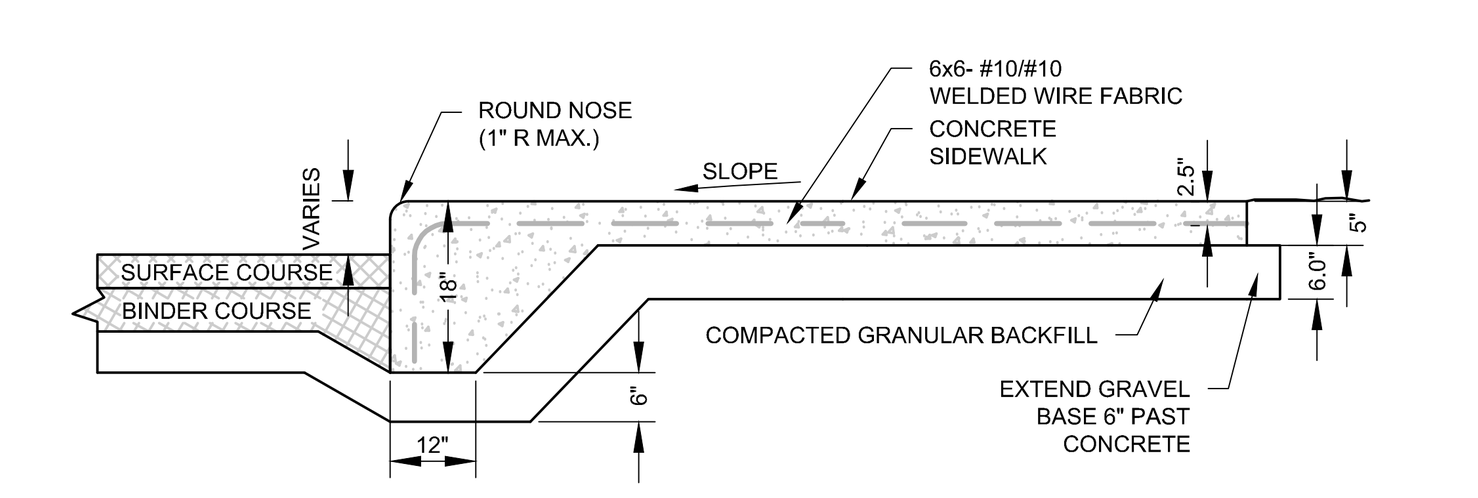
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.

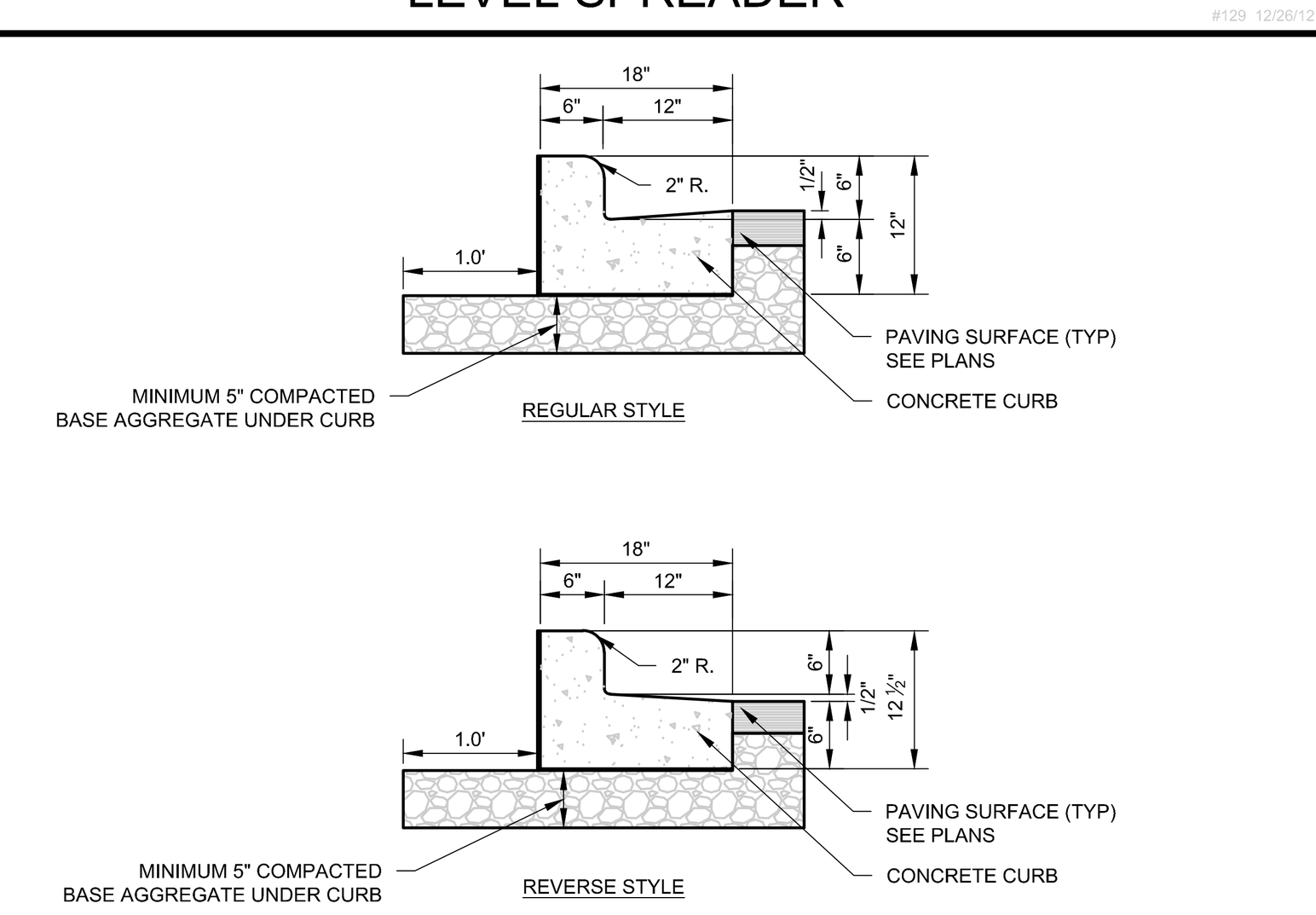
2' x 3' INLET



INTEGRAL CURB AND SIDEWALK

LEGEND

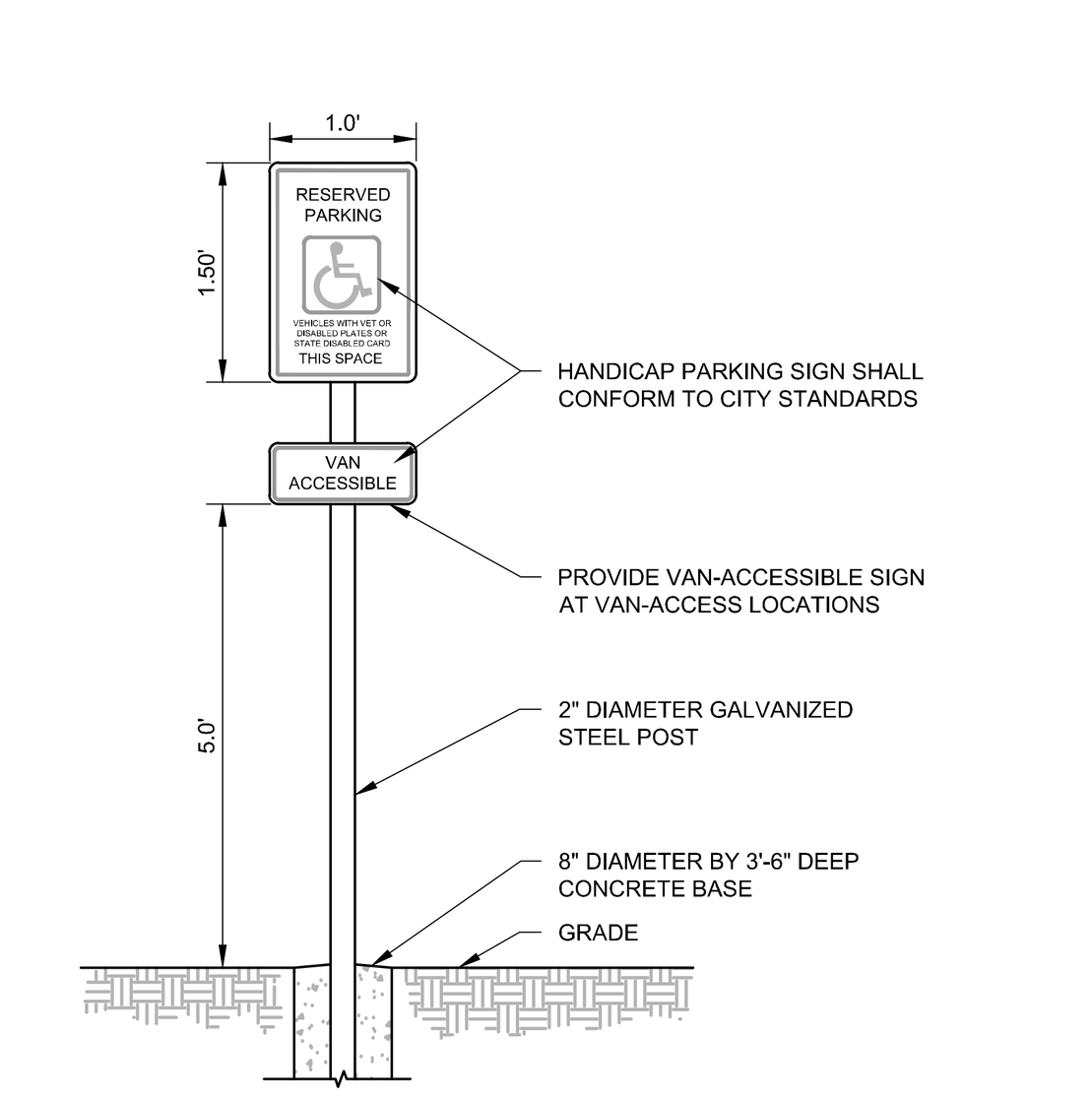
A	4" SOLID WHITE STRIPE
B	4" DIAGONAL AT 45° SPACED 2' O.C.
C	ADA PARKING STALL SIGNAGE (SEE DETAIL)
D	VAN ACCESSIBLE ADA PARKING STALL SIGNAGE
E	CONCRETE WHEEL STOP
F	ADA STALL INSIGNIA
G	INTEGRAL CURB & GUTTER



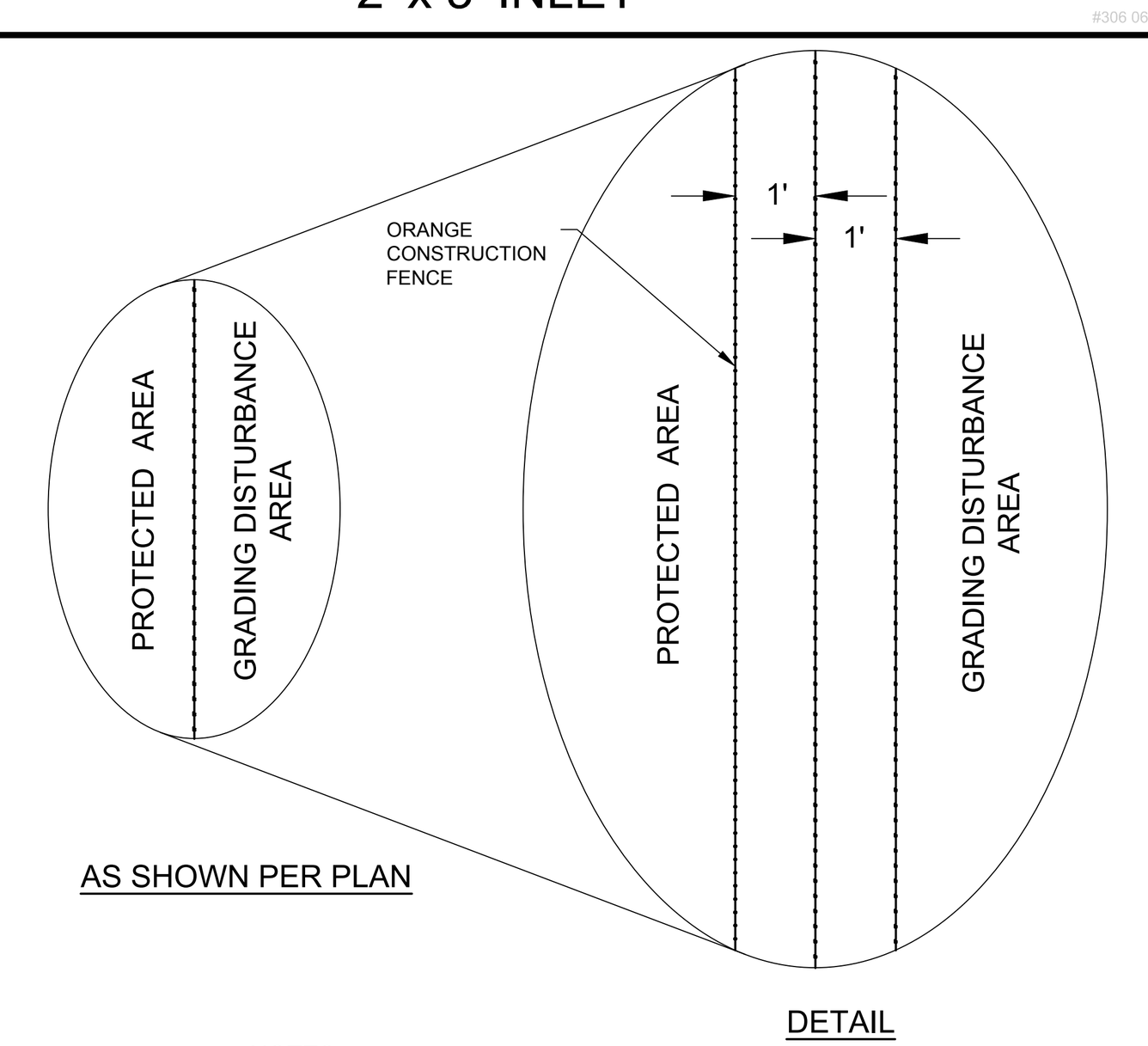
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB



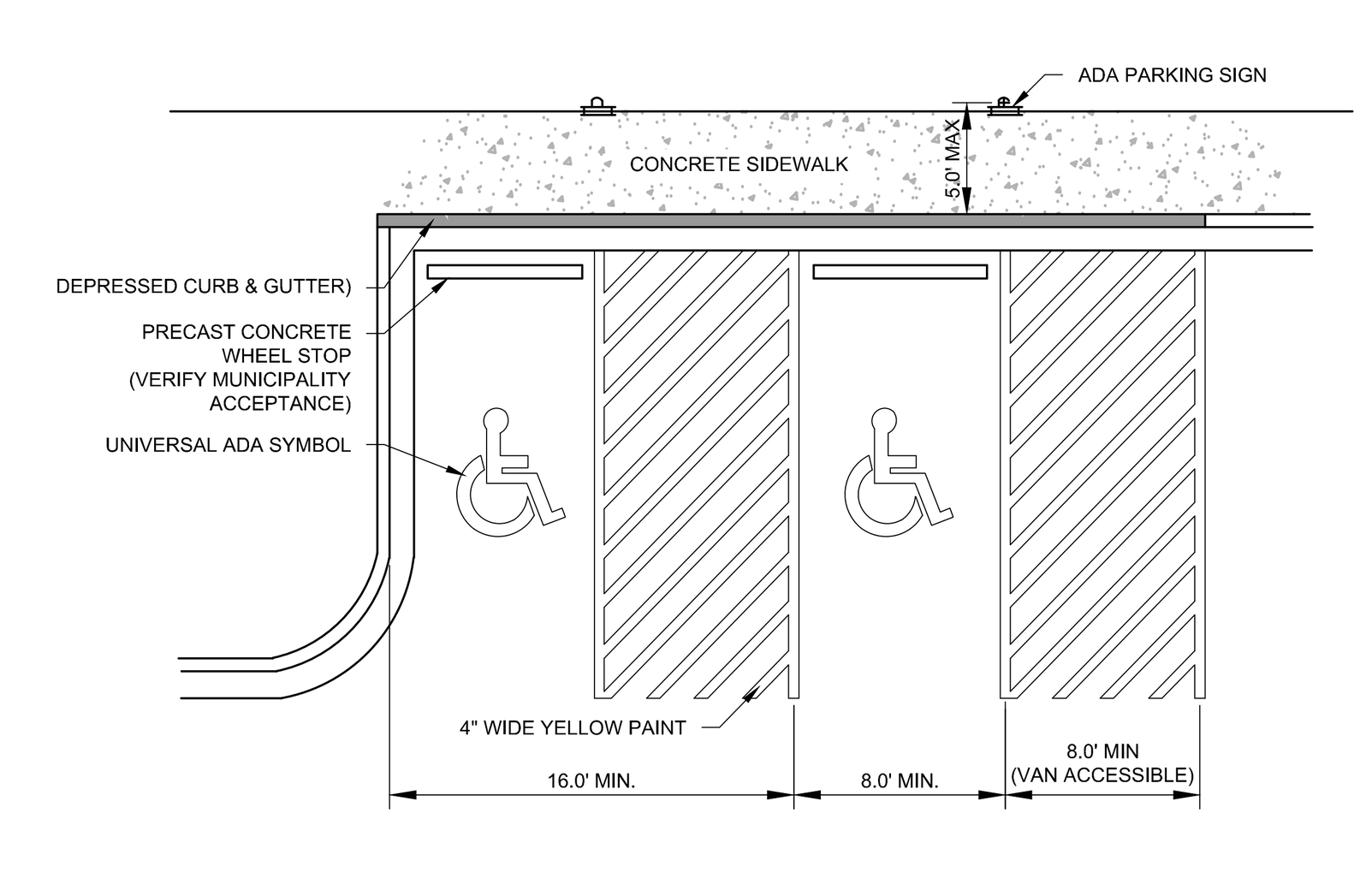
ADA SIGN



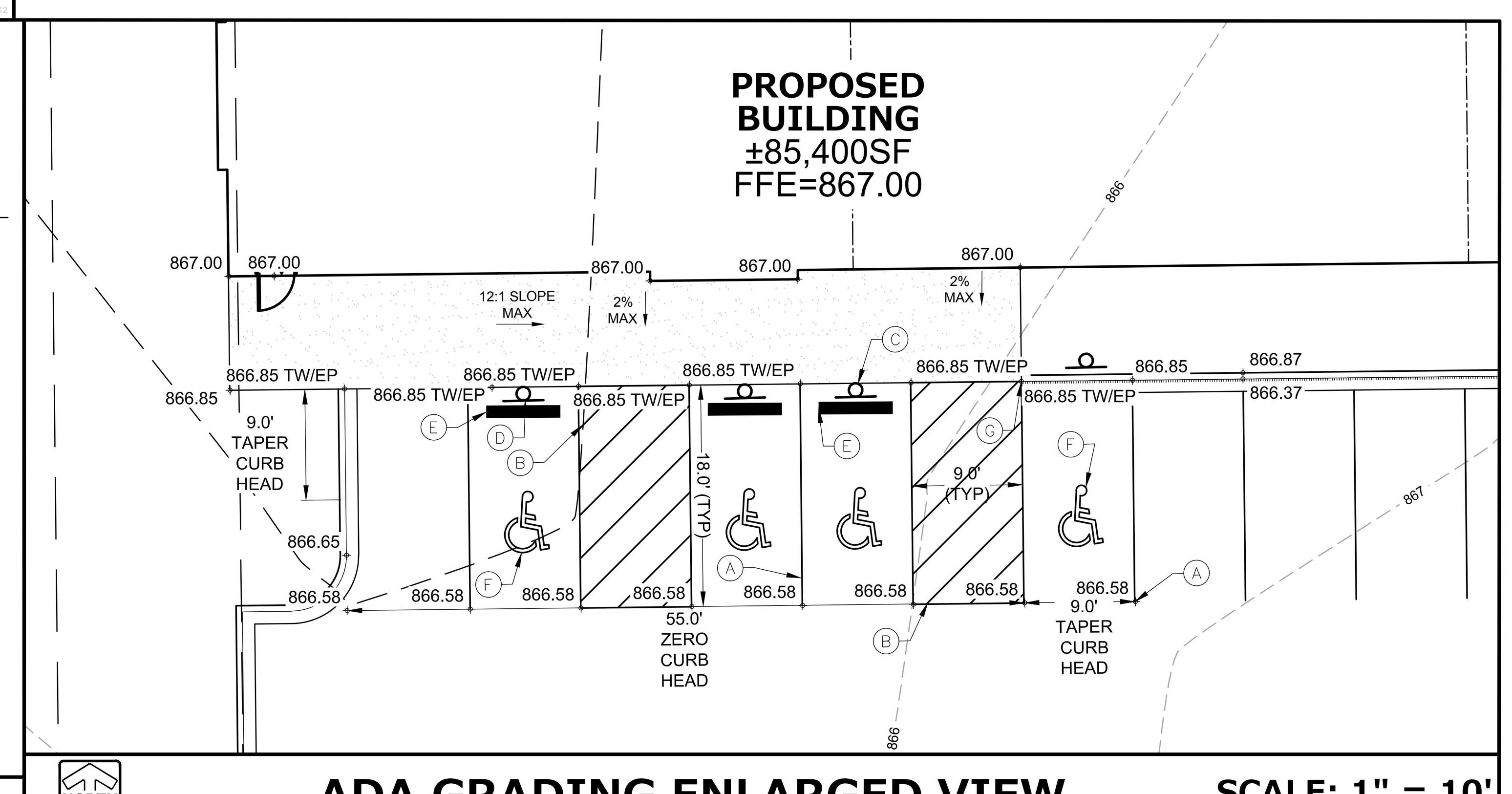
NOTES:

1. PROTECTION FENCING INDICATES INSTALLATION OF A LINE OF CONSTRUCTION FENCE AND TWO LINES OF SILT FENCING.
2. BORDER PROTECTED AREA WITH CONSTRUCTION FENCE TO ENSURE NO ACCESS TO ISOLATED NATURAL RESOURCE AREA.
3. INSTALL SILT FENCE ACCORDING TO DETAIL AND WDNR TECHNICAL STANDARD 1056.

PROTECTION FENCE



ADA PARKING STRIPING



ADA GRADING ENLARGED VIEW

SCALE: 1" = 10'

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CHICAGO | MILWAUKEE : NATIONWIDE

NEW BERLIN FABRICATION BUILDING
16230 BELOIT ROAD
NEW BERLIN, WI

CONSTRUCTION DETAILS

REVISIONS

1	CITY COMMENTS	05/09/25

PEG JOB No. 2557.00-WI
PEG PM TGM
START DATE 03/20/25
SCALE NTS

SHEET C-10 OF C-11

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CONSTRUCTION DETAILS

DRAFTED: DFL DESIGNED: AFH REVIEWED: TGM

Z:\PROJECTS\2021\2557.00-WI\CAD\SHEETS\2557.00 CONSTRUCTION DETAILS.DWG

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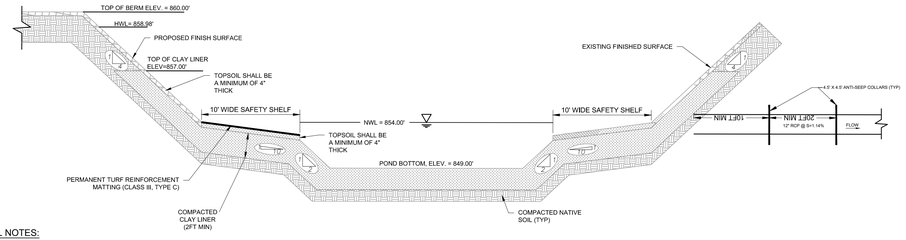
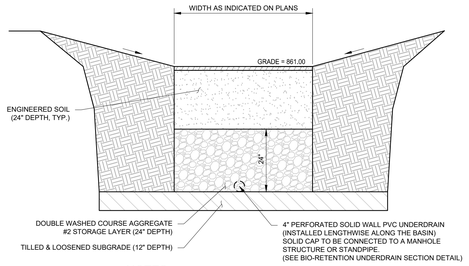


GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL HAVE RUBBER GASKETS
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

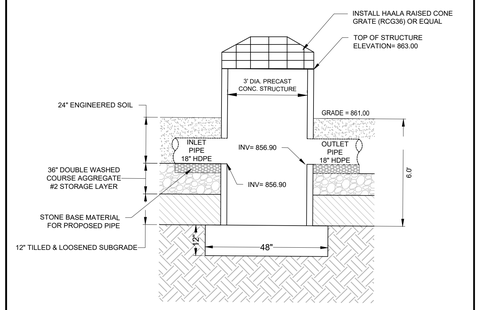
EXPANDED POND CROSS SECTION



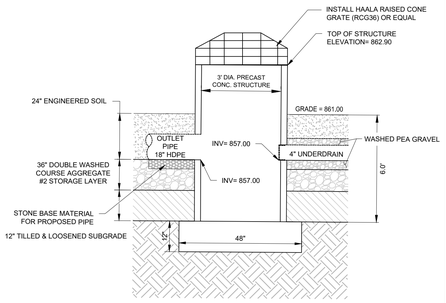
NOTES:

1. SEE LANDSCAPE PLAN FOR BASIN PLANTINGS AND STABILIZATION METHODS NOT SHOWN IN THIS DETAIL.

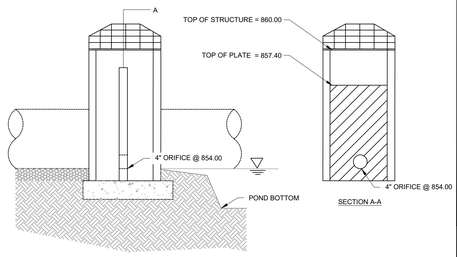
PROPOSED BIOFILTRATION BASIN DETAIL



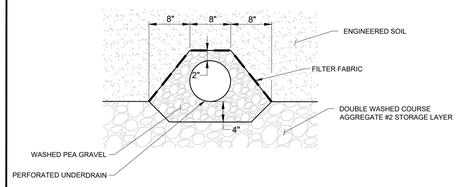
BIOFILTRATION BASIN EMERGENCY OUTLET STRUCTURE



BIOFILTRATION BASIN OUTLET STRUCTURE



EXISTING POND OUTLET STRUCTURE - BAFFLE PLATE



BIOFILTRATION UNDERDRAIN SECTION

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DRAFTED: DFL
DESIGNED: AFH
REVIEWED: TGM

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PEC PM: TGM
START DATE: 03/20/25
SCALE: NTS

SHEET
C-11
OF
C-11

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CONSTRUCTION DETAILS

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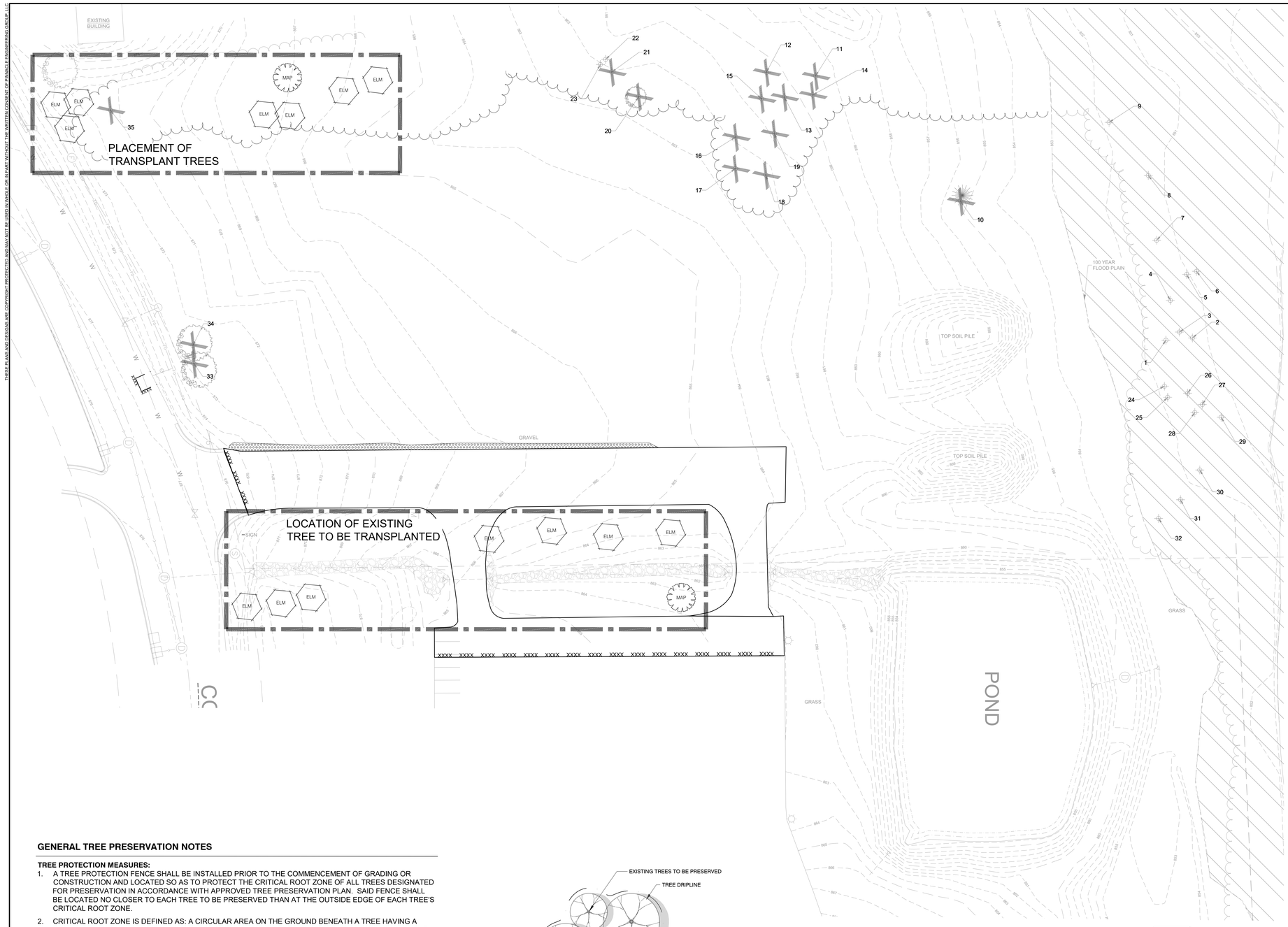


TREE INVENTORY KEY	
	DECIDUOUS TREES TO BE REMOVED
	EVERGREEN TREES TO BE REMOVED
30	TREES WITHIN THE TREELINE TO BE REMOVED
30	TREES WITHIN THE TREELINE
	DECIDUOUS TREES

NOTES

- TREES NOT ON THE PROPERTY OR IN THE R.O.W. WERE NOT INVENTORIED.

Tree Number	Diameter Inches	Tree Species	Tree Condition	Single / Multistem	Remove
1	5	Ulmus - Elm	Good	Single Stem	
2	12	Ulmus - Elm	Good	Single Stem	
3	7	Ulmus - Elm	Good	Single Stem	
4	5	Ulmus - Elm	Good	Single Stem	
5	7	Juglans - Black Walnut	Good	Single Stem	
6	6	Ulmus - Elm	Good	Single Stem	
7	6	Ulmus - Elm	Good	Single Stem	
8	5	Ulmus - Elm	Good	Single Stem	
9	6	Ulmus - Elm	Good	Single Stem	
10	19	Pinus - Pine	Good	Single Stem	Yes
11	15	Juglans - Black Walnut	Good	Single Stem	Yes
12	33	Acer - Maple	Poor	Single Stem	Yes
13	12	Juglans - Black Walnut	Good	Single Stem	Yes
14	11	Juglans - Black Walnut	Good	Single Stem	Yes
15	17	Juglans - Black Walnut	Good	Single Stem	Yes
16	9	Juglans - Black Walnut	Good	Single Stem	Yes
17	6	Juglans - Black Walnut	Good	Single Stem	Yes
18	17	Juglans - Black Walnut	Good	Single Stem	Yes
19	9	Juglans - Black Walnut	Good	Single Stem	Yes
20	10	Juglans - Black Walnut	Good	Single Stem	Yes
21	9	Ulmus - Elm	Good	Single Stem	Yes
22	13	Juglans - Black Walnut	Good	Single Stem	
23	8	Ulmus - Elm	Fair	Single Stem	
24	6	Ulmus - Elm	Good	Single Stem	
25	9	Ulmus - Elm	Good	Single Stem	
26	9	Ulmus - Elm	Good	Single Stem	
27	7	Juglans - Black Walnut	Good	Single Stem	
28	5	Ulmus - Elm	Good	Single Stem	
29	9	Ulmus - Elm	Good	Single Stem	
30	25	Ulmus - Elm	Good	Multi-Stem	
31	9	Juglans - Black Walnut	Good	Single Stem	
32	24	Acer - Maple	Good	Multi-Stem	
33	36	Acer - Maple	Good	Single Stem	Yes
34	25	Acer - Maple	Good	Single Stem	Yes
35	20	Acer - Maple	Good	Single Stem	Yes

Required Tree replacement		Number of 2.5" cal trees
Size of deciduous tree removed:		
5-7"	1	3
8-11"	5	45
12"+	8	96
2.5" deciduous tree replacenment total		144
Size of evergreen tree removed:		8' conifers
10' ht	1	3
8' evergreen tree replacenment total		3

TREE TRANSPLANT KEY	
ELM	5 TREES TO BE TRANSPLANTED WITH A TREE SPADE - ALSO ON LANDSCAPE PLANS
MAP	1 TREE TO BE TRANSPLANTED WITH A TREE SPADE - ALSO ON LANDSCAPE PLANS

NORTH

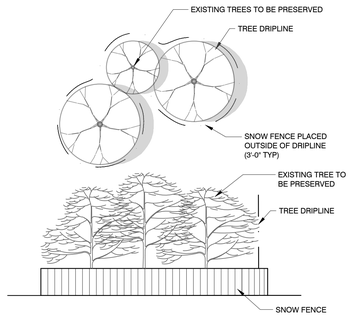
GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

GENERAL TREE PRESERVATION NOTES

TREE PROTECTION MEASURES:

1. A TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF GRADING OR CONSTRUCTION AND LOCATED SO AS TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH APPROVED TREE PRESERVATION PLAN. SAID FENCE SHALL BE LOCATED NO CLOSER TO EACH TREE TO BE PRESERVED THAN AT THE OUTSIDE EDGE OF EACH TREE'S CRITICAL ROOT ZONE.
2. CRITICAL ROOT ZONE IS DEFINED AS: A CIRCULAR AREA ON THE GROUND BENEATH A TREE HAVING A RADIUS EQUAL TO ONE FOOT (1') FOR EVERY ONE INCH (1") OF TREE DIAMETER AT BREAST HEIGHT. THE CIRCULAR AREA NEED NOT BE EXACTLY CENTERED AROUND THE TREE, BUT IT SHALL BE POSITIONED SO THAT NO DISTURBANCE OCCURS CLOSER TO THE TREE THAN ONE-HALF (1/2) THE RADIUS OF THE CIRCLE.
3. TREE PROTECTION FENCING SHALL CONSIST OF BRIGHTLY COLORED PLASTIC MESH OR SNOW FENCING A MINIMUM OF FORTY EIGHT INCHES (48") IN HEIGHT. IT SHALL BE SECURELY ATTACHED TO METAL FENCE POSTS THAT ARE DRIVEN INTO THE GROUND AND THAT ARE SPACED NO MORE THAN EIGHT FEET (8') APART.
4. NO ENCROACHMENT, GRADING, TRENCHING, FILLING, COMPACTION, WASTE DUMPING, CONCRETE WASHOUT, CHANGE IN SOIL CHEMISTRY, OR STORAGE OF MATERIALS, EQUIPMENT OR VEHICLES SHALL OCCUR WITHIN THE FENCED AREAS.
5. WHEN ROOTS TWO INCHES (2") IN DIAMETER AND GREATER MUST BE SEVERED, THE ENDS SHALL BE CUT CLEANLY WITH A SAW UNDER THE SUPERVISION OR DIRECTION OF AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE TO PREVENT THE ONSET OF DECAY. IF THEY ARE ACCIDENTALLY BROKEN OR CRUSHED, THE ROOT SHALL BE SAW CUT ABOVE THE RAGGED END. IN ALL CASES, THE CUT ROOTS SHALL BE IMMEDIATELY BURIED, MULCHED, OR OTHERWISE KEPT MOIST TO PRESERVE VIABILITY.
6. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION, AS DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
7. SUPPLEMENTAL WATERING OF PROTECTED TREES WILL BE NEEDED DURING SUMMER MONTHS OR DROUGHT CONDITIONS.



1 TREE PROTECTION

1 1/2" = 1'-0" 3293-05

REVIEWED: DJB
DESIGNED: DSJ
DRAFTED: DSJ

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NEW BERLIN FABRICATION BUILDING
16230 BELOIT ROAD
NEW BERLIN, WI

EXISTING TREE INVENTORY & TREE TRANSPLANTS

REVISIONS

1	CITY COMMENTS	05/09/25	

PEG JOB No. 2557.00-WI
PEG PM TGH
START DATE 03/20/25
SCALE 1" = 30'

SHEET L-1 OF L-5

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EXISTING TREE INVENTORY & TREE TRANSPLANTS

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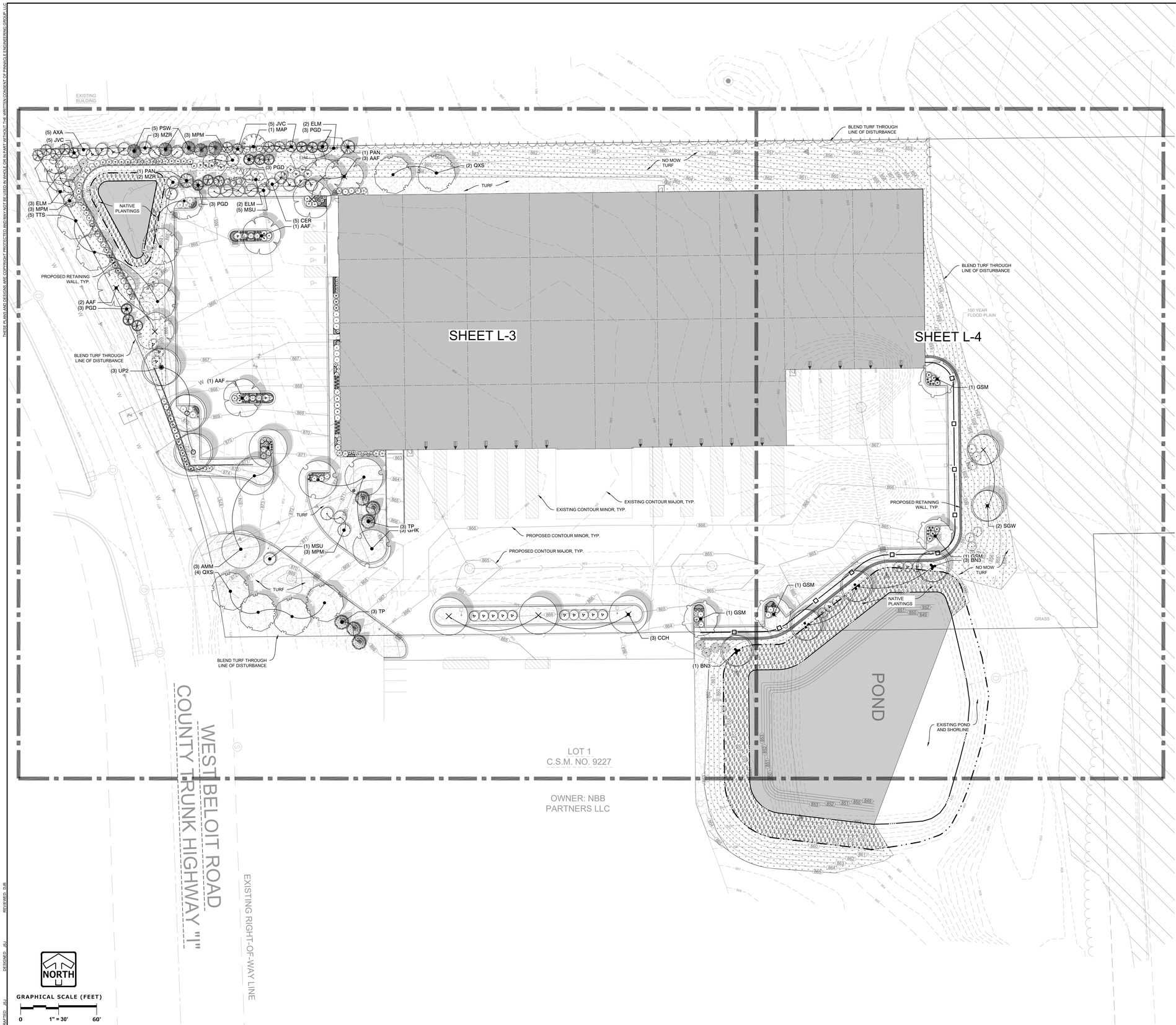

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AAF	7	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	4" Cal.	50' T x 40' W
AMM	3	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple	4" Cal.	55' T x 45' W
BN3	4	Betula nigra 'Heritage'	Heritage River Birch	10` Ht.	40' T x 40' W
CCH	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	50' T x 40' W
GSM	4	Gleditsia triacanthos i 'Shademaster'	Shademaster Locust	2.5" Cal.	55' T x 50' W
GHK	3	Gymnocladus dioica 'McKBranched'	Decaf Kentucky Coffee Tree	2.5" Cal.	50' T x 40' W
QXS	6	Quercus x schuetti	Schuetti Oak	2.5" Cal.	70' T x 65' W
SGW	2	Salix x sepulcralis 'Tristis'	Golden Weeping Willow	4" Cal.	40' T x 40' W
TTS	5	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	60' T x 35' W
UP2	3	Ulmus x 'Morton Glossy'	Triumph Elm	2.5" Cal.	55' T x 40' W
EVERGREEN TREES					
JVC	10	Juniperus virginiana	Eastern Red Cedar	8` Ht.	35' T x 17' W
PAN	2	Picea abies	Norway Spruce	8` Ht.	60' T x 28' W
PGD	12	Picea glauca 'Densata'	Black Hills Spruce	6` Ht.	30' T x 15' W
PSW	5	Pinus strobus	White Pine	6` Ht.	60' T x 30' W
TP	6	Thuja pilcata x 'Standishii'	Green Giant Western Arborvitae	8` Ht.	45' T x 14' W
ORNAMENTAL TREES					
AXA	5	Amelanchier x 'Autumn Brilliance'	`Autumn Brilliance` Serviceberry	7` Ht.	20' T x 20' W
CER	5	Cercis canadensis	Eastern Redbud Multi-stem	7` Ht.	25' T x 25' W
MPM	9	Malus x 'Prairie Maid'	Prairie Maid Crabapple	2" Cal.	20' T x 25' W
MSU	6	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple	2" Cal.	25' T x 25' W
MZR	5	Malus x `Zumi'	Redbud Crab Apple	2" Cal.	18' T x 20' W
TRANSPLANT EXISTING					
MAP	1	Acer	Maple	Transplant	
ELM	7	Ulmus	Elm	Transplant	
SHRUBS					
AAB	3	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	5 gal.	7' T x 6' W
CPP	6	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush	5 gal.	8' T x 8' W
CS2	2	Clethra alnifolia 'Novacleein'	Summer Sparkler™ Summersweet	5 gal.	5' T x 5' W
CAF	6	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal.	3' T x 3' W
CW	7	Cotinus coggygria 'NCC01'	Winecraft Black Smoke Tree	5 gal.	6' T x 6' W
CSN	3	Cotinus coggygria 'Nordine'	Nordine Smokebush	5 gal.	10' T x 10' W
HT2	3	Heptacodium miconioides 'SMNHMRF'	Temple of Bloom Seven Son Flower	5 gal.	15' T x 10' W
HA2	5	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal.	4' T x 5' W
HVS	8	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	5 gal.	6' T x 5' W
HAR	6	Hydrangea paniculata 'SMHPS'	Razzleberri Hydrangea	5 gal.	3' T x 3' W
HLP	2	Hydrangea paniculata 'SMNHPH'	Little Lime Punch Hydrangea	5 gal.	5' T x 5' W
PCG	7	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	5 gal.	7' T x 6' W
RBR	5	Rosa rugosa 'Blanc de Coubert'	Blanc de Coubert Rugosa Rose	5 gal.	5' T x 5' W
RPP	17	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	5 gal.	5' T x 5' W
RCC	2	Rosa x 'Coral Cove'	Coral Cove Rose	5 gal.	3' T x 3' W
SHW	6	Salix integra 'Hakuro-nishiki'	Hakuro-nishiki Willow	5 gal.	10' T x 10' W
SPA	3	Salix purpurea 'Canyon Blue'	Arctic Blue Leaf Willow	5 gal.	5' T x 5' W
SDK	11	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	5' T x 5' W
SOP	3	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac	5 gal.	4' T x 3' W
WWR	17	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	5 gal.	5' T x 5' W
EVERGREEN SHRUBS					
JCI	17	Juniperus chinensis 'Iowa'	Iowa Juniper	5 gal.	12' T x 5' W
JSG	19	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	5' T x 6' W
JB2	3	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	5 gal.	1' T x 4' W
JSB	9	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	1' T x 6' W
JM	7	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5 gal.	20' T x 8' W
JGO	12	Juniperus virginiana 'Grey Owl'	Grey Owl Redcedar	5 gal.	3' T x 5' W
JEF	10	Juniperus virginiana 'J.N. Select Green'	Emerald Feather Eastern Redcedar	5 gal.	25' T x10' W
PPM	3	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.	5' T x 5' W
PSM	1	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.	3' T x 3' W
TTE	3	Thuja occidentalis 'BailJohn'	Technito Arborvitae	5 gal.	12' T x 5' W
TFC	3	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	5 gal.	2' T x 3' W
ORNAMENTAL GRASSES					
CKF	24	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	36" T x 24" W
COD	10	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.	24" T x 24" W
DSD	5	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	1 gal.	36" T x 30" W
MLK	6	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 24" W
MSM	14	Miscanthus sinensis 'Malepartus'	Malepartus Miscanthus	1 gal.	48" T x 30" W
PNW	11	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	48" T x 30" W
SBB	20	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	1 gal.	36" T x 26" W
STA	4	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 gal.	18" T x 18" W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PERENNIALS					
ASB2	11	Achillea millefolium 'Summer Berries' 24" T x 18" W	Summer Berries Mix Common Yarrow	4.5" cont.	20" o.c.
CVZ	12	Coreopsis verticillata 'Zagreb' 20" T x 16" W	Zagreb Coreopsis	4.5" cont.	16" o.c.
DXP	19	Dianthus x 'WP Passion' 9" T x 12" W	Scent First Passion Dianthus	4.5" cont.	12" o.c.
EXR	11	Echinacea x 'IFECSSRA' 36" T x 24" W	SunSeekers Rainbow Coneflower	4.5" cont.	24" o.c.
HGS	3	Hosta x `Gold Standard` 20" T x 30" W	Gold Standard Hosta	4.5" cont.	25" o.c.
LGF2	12	Leucanthemum superbum 'Goldfinch' 18" T x 22" W	Goldfinch Shasta Daisy	4.5" cont.	22" o.c.
NPB	12	Nepeta x faassenii 'Purrsian Blue' 14" T x 24" W	Purrsian Blue Catmint	4.5" cont.	24" o.c.
PLS	12	Perovskia atriplicifolia 'Little Spire' 24" T x 24" W	Little Spire Russian Sage	4.5" cont.	22" o.c.
SA4	11	Sedum x 'Autumn Fire' 24" T x 18" W	Autumn Fire Sedum	4.5" Cont.	17" o.c.

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS				
	9,742 sf	Native Plantings	Agrecol Rainwater Renewal Seed Mix	seed
	26,577 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	seed
	39,613 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	seed

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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NEW BERLIN, WI

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

1	CITY COMMENTS	05/09/25			

PEC JOB NO: 2557.00-WI
PEC PM: TGM
START DATE: 03/20/25
SCALE: 1" = 30'

SHEET L-2 OF L-5

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LANDSCAPE OVERVIEW & TREE PLAN

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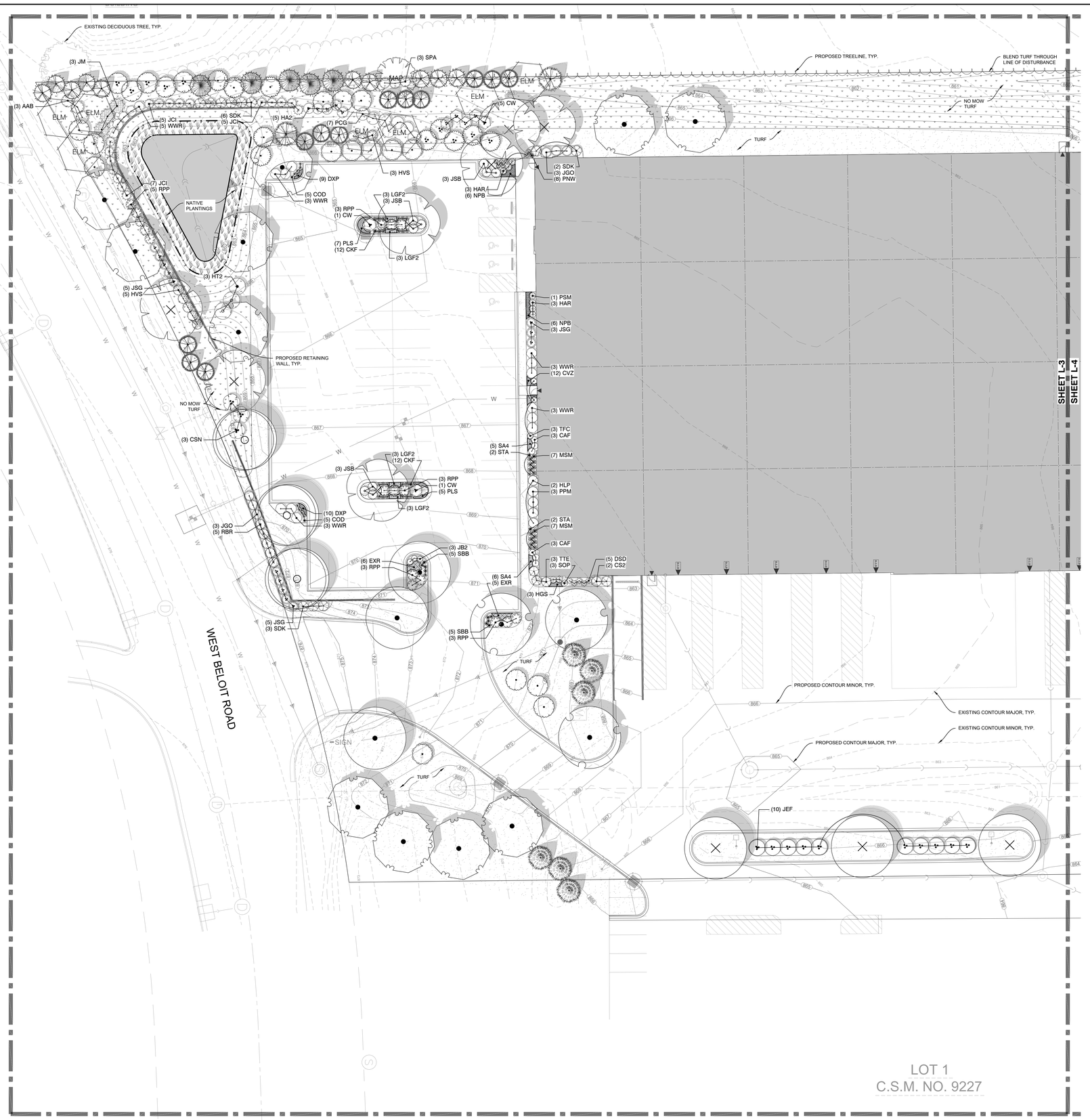

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AAF	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
AMM	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
BN3	Betula nigra 'Heritage'	Heritage River Birch
CCH	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
GSM	Gleditsia triacanthos i 'Shademaster'	Shademaster Locust
GHK	Gymnocladus dioica 'McKBranched'	Decaf Kentucky Coffee Tree
QXS	Quercus x schuetti	Schuetti Oak
SGW	Salix x sepulcralis 'Tristis'	Golden Weeping Willow
TTS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
UP2	Ulmus x 'Morton Glossy'	Triumph Elm
EVERGREEN TREES		
JVC	Juniperus virginiana	Eastern Red Cedar
PAN	Picea abies	Norway Spruce
PGD	Picea glauca 'Densata'	Black Hills Spruce
PSW	Pinus strobus	White Pine
TP	Thuja pilcata x 'Standishii'	Green Giant Western Arborvitae
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AXA	Amelanchier x 'Autumn Brilliance'	`Autumn Brilliance` Serviceberry
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MPM	Malus x 'Prairie Maid'	Prairie Maid Crabapple
MSU	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
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ELM	Ulmus	Elm
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CW	Cotinus coggygria 'NCC01'	Winecraft Black Smoke Tree
CSN	Cotinus coggygria 'Nordine'	Nordine Smokebush
HT2	Heptacodium miconioides 'SMNHMRF'	Temple of Bloom Seven Son Flower
HA2	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HVS	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
HAR	Hydrangea paniculata 'SMHPS'	Razzleberri Hydrangea
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RBR	Rosa rugosa 'Blanc de Coubert'	Blanc de Coubert Rugosa Rose
RPP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
RCC	Rosa x 'Coral Cove'	Coral Cove Rose
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SOP	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac
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PPM	Pinus mugo 'Pumilio'	Dwarf Mugo Pine
PSM	Pinus mugo 'Slowmound'	Slowmound Mugo Pine
TTE	Thuja occidentalis 'BailJohn'	Technito Arborvitae
TFC	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
ORNAMENTAL GRASSES		
CKF	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
COD	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass
DSD	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass
MLK	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass
MSM	Miscanthus sinensis 'Malepartus'	Malepartus Miscanthus
PNW	Panicum virgatum 'Northwind'	Northwind Switch Grass
SBB	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
STA	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed
PERENNIALS		
ASB2	Achillea millefolium 'Summer Berries'	Summer Berries Mix Common Yarrow
CVZ	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis
DXP	Dianthus x 'WP Passion'	Scent First Passion Dianthus
EXR	Echinacea x 'IFECSSRA'	SunSeekers Rainbow Coneflower
HGS	Hosta x ' Gold Standard '	Gold Standard Hosta
LGF2	Leucanthemum superbum 'Goldfinch'	Goldfinch Shasta Daisy
NPB	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint
PLS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SA4	Sedum x 'Autumn Fire'	Autumn Fire Sedum
SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Native Plantings	Agrecol Rainwater Renewal Seed Mix
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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LANDSCAPE ENLARGEMENT

REVISIONS

1	CITY COMMENTS	05/09/25			

PEG JOB No. 2557.00-WI
TEM
PEG PM
START DATE 03/20/25
SCALE 1" = 20'

SHEET L-3 OF L-5

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LANDSCAPE ENLARGEMENT

Z:\PROJECTS\2021\2557.00-WI\CAD\SHEETS\2557.00 LANDSCAPE PLAN.DWG

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PLANT KEY		
CODE	BOTANICAL NAME	COMMON NAME
TREES		
AAF	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
AMM	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Maple
BN3	Betula nigra 'Heritage'	Heritage River Birch
CCH	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
GSM	Gleditsia triacanthos i 'Shademaster'	Shademaster Locust
GHK	Gymnocladus dioica 'McKBranched'	Decaf Kentucky Coffee Tree
QXS	Quercus x schuetti	Schuetti Oak
SGW	Salix x sepulcralis 'Tristis'	Golden Weeping Willow
TTS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
UP2	Ulmus x 'Morton Glossy'	Triumph Elm
EVERGREEN TREES		
JVC	Juniperus virginiana	Eastern Red Cedar
PAN	Picea abies	Norway Spruce
PGD	Picea glauca 'Densata'	Black Hills Spruce
PSW	Pinus strobus	White Pine
TP	Thuja pilcata x 'Standishii'	Green Giant Western Arborvitae
ORNAMENTAL TREES		
AXA	Amelanchier x 'Autumn Brilliance'	`Autumn Brilliance` Serviceberry
CER	Cercis canadensis	Eastern Redbud Multi-stem
MPM	Malus x 'Prairie Maid'	Prairie Maid Crabapple
MSU	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
MZR	Malus x 'Zumi'	Redbud Crab Apple
TRANSPLANT EXISTING		
MAP	Acer	Maple
ELM	Ulmus	Elm
SHRUBS		
AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CPP	Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush
CS2	Clethra alnifolia 'Novacleein'	Summer Sparkler™ Summersweet
CAF	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood
CW	Cotinus coggygria 'NCC01'	Winecraft Black Smoke Tree
CSN	Cotinus coggygria 'Nordine'	Nordine Smokebush
HT2	Heptacodium miconioides 'SMNHMRF'	Temple of Bloom Seven Son Flower
HA2	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea
HVS	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
HAR	Hydrangea paniculata 'SMHPS'	Razzleberri Hydrangea
HLP	Hydrangea paniculata 'SMNHPH'	Little Lime Punch Hydrangea
PCG	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
RBR	Rosa rugosa 'Blanc de Coubert'	Blanc de Coubert Rugosa Rose
RPP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose
RCC	Rosa x 'Coral Cove'	Coral Cove Rose
SHW	Salix integra 'Hakuro-nishiki'	Hakuro-nishiki Willow
SPA	Salix purpurea 'Canyon Blue'	Arctic Blue Leaf Willow
SDK	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SOP	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac
WWR	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
EVERGREEN SHRUBS		
JCI	Juniperus chinensis 'Iowa'	Iowa Juniper
JSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper
JB2	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper
JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper
JM	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
JGO	Juniperus virginiana 'Grey Owl'	Grey Owl Redcedar
JEF	Juniperus virginiana 'J.N. Select Green'	Emerald Feather Eastern Redcedar
PPM	Pinus mugo 'Pumilio'	Dwarf Mugo Pine
PSM	Pinus mugo 'Slowmound'	Slowmound Mugo Pine
TTE	Thuja occidentalis 'BailJohn'	Technito Arborvitae
TFC	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
ORNAMENTAL GRASSES		
CKF	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
COD	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass
DSD	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass
MLK	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass
MSM	Miscanthus sinensis 'Malepartus'	Malepartus Miscanthus
PNW	Panicum virgatum 'Northwind'	Northwind Switch Grass
SBB	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem
STA	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed
PERENNIALS		
ASB2	Achillea millefolium 'Summer Berries'	Summer Berries Mix Common Yarrow
CVZ	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis
DXP	Dianthus x 'WP Passion'	Scent First Passion Dianthus
EXR	Echinacea x 'IFECSSRA'	SunSeekers Rainbow Coneflower
HGS	Hosta x ' Gold Standard '	Gold Standard Hosta
LGF2	Leucanthemum superbum 'Goldfinch'	Goldfinch Shasta Daisy
NPB	Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint
PLS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SA4	Sedum x 'Autumn Fire'	Autumn Fire Sedum
SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Native Plantings	Agrecol Rainwater Renewal Seed Mix
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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ENGINEERING | NATURAL RESOURCES | SURVEYING

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LANDSCAPE ENLARGEMENT

REVISIONS

1	CITY COMMENTS	05/09/25

PEG JOB No. 2557.00-WI
PEG PM TEH
START DATE 03/20/25
SCALE 1" = 20'

SHEET L-4 OF L-5

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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼-INCH TO ½-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

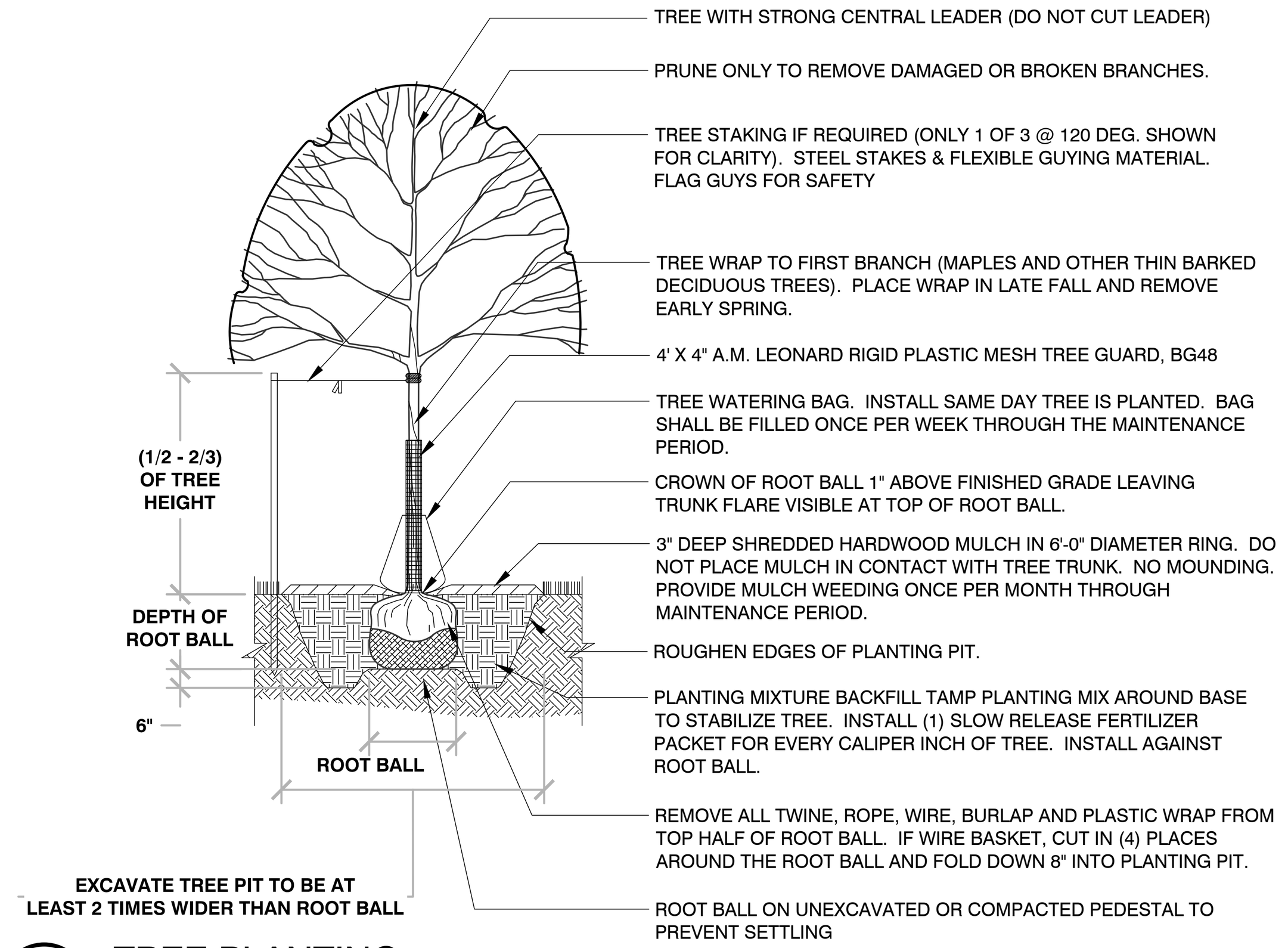
1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

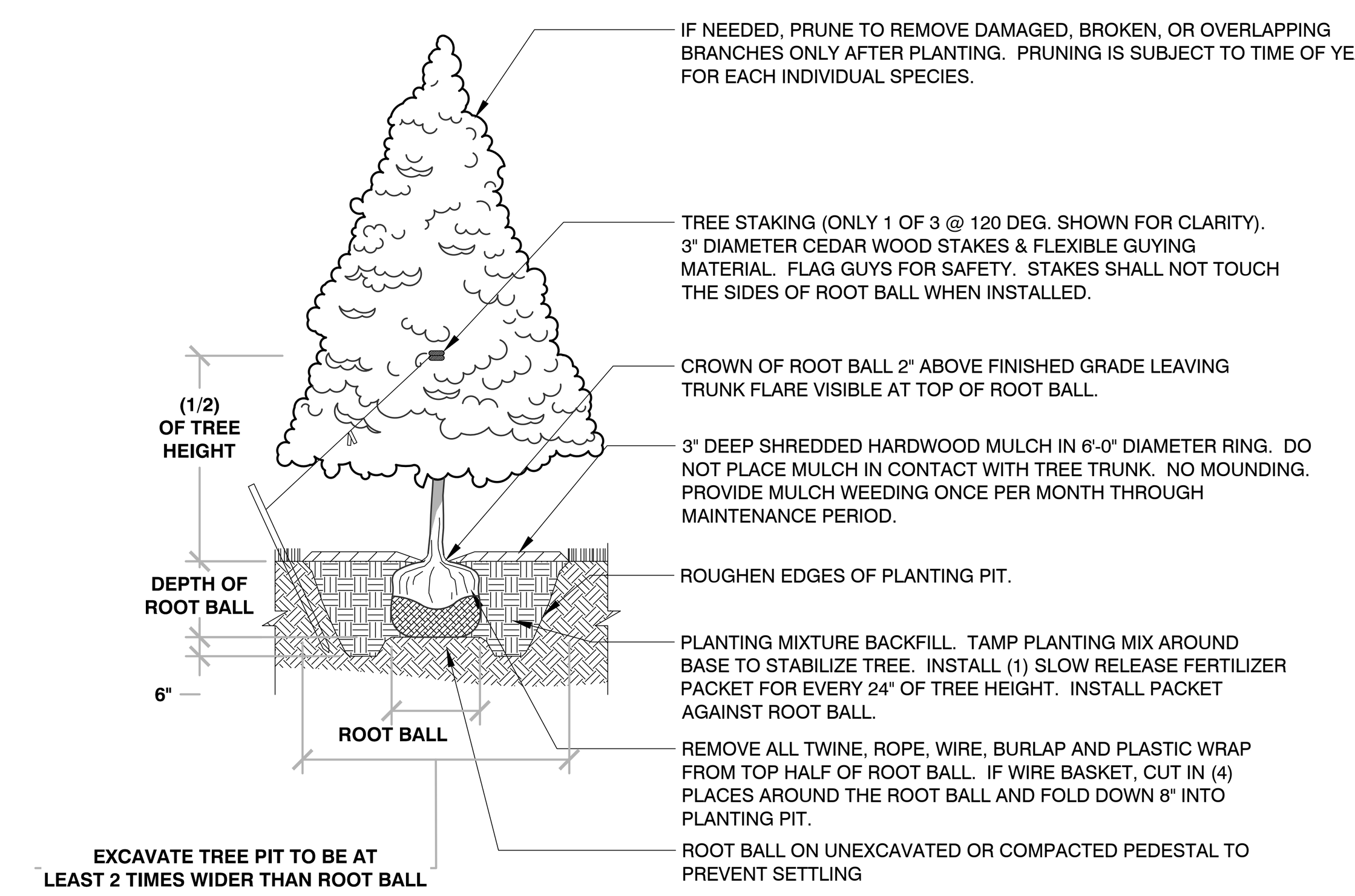
3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

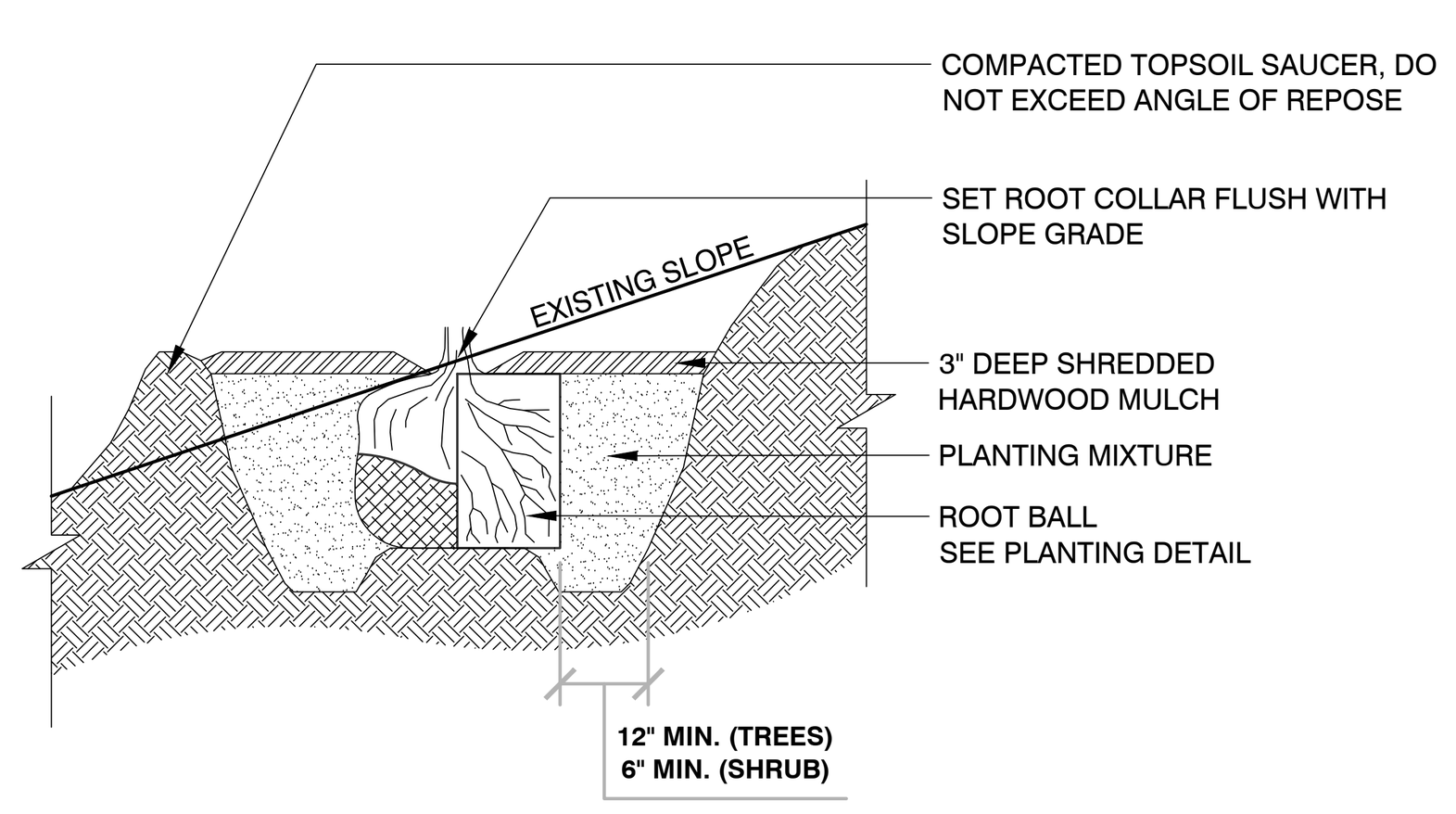
LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
OPEN SPACE 71,530 SQ FT		
• TREE 1/3600 SQ FT	20	40
• SHRUBS 3/3600 SQ FT	60	76
* NOTE: PARKING LOT TREES & SHRUBS NOT INCLUDED IN THIS SECTION * EXTRA TREES WERE ADDED FOR EXISTING TREE REPLACEMENT		
PLANTINGS SIZES:		
• TREE TOTAL 48	4" 50%	24
	2" 50%	24
• EVERGREEN TREE TOTAL 35	8' 50%	18
	6' 50%	17
BUFFERS 240 FT OF TYPE D		
• TREES	36	36
• EVERGREEN TREES	29	29
• SHRUBS	58	58
PARKING INTERIOR 12 ISLANDS		
• TREES 1/ISLAND	12	12
• SHRUBS 3/ISLAND	36	40



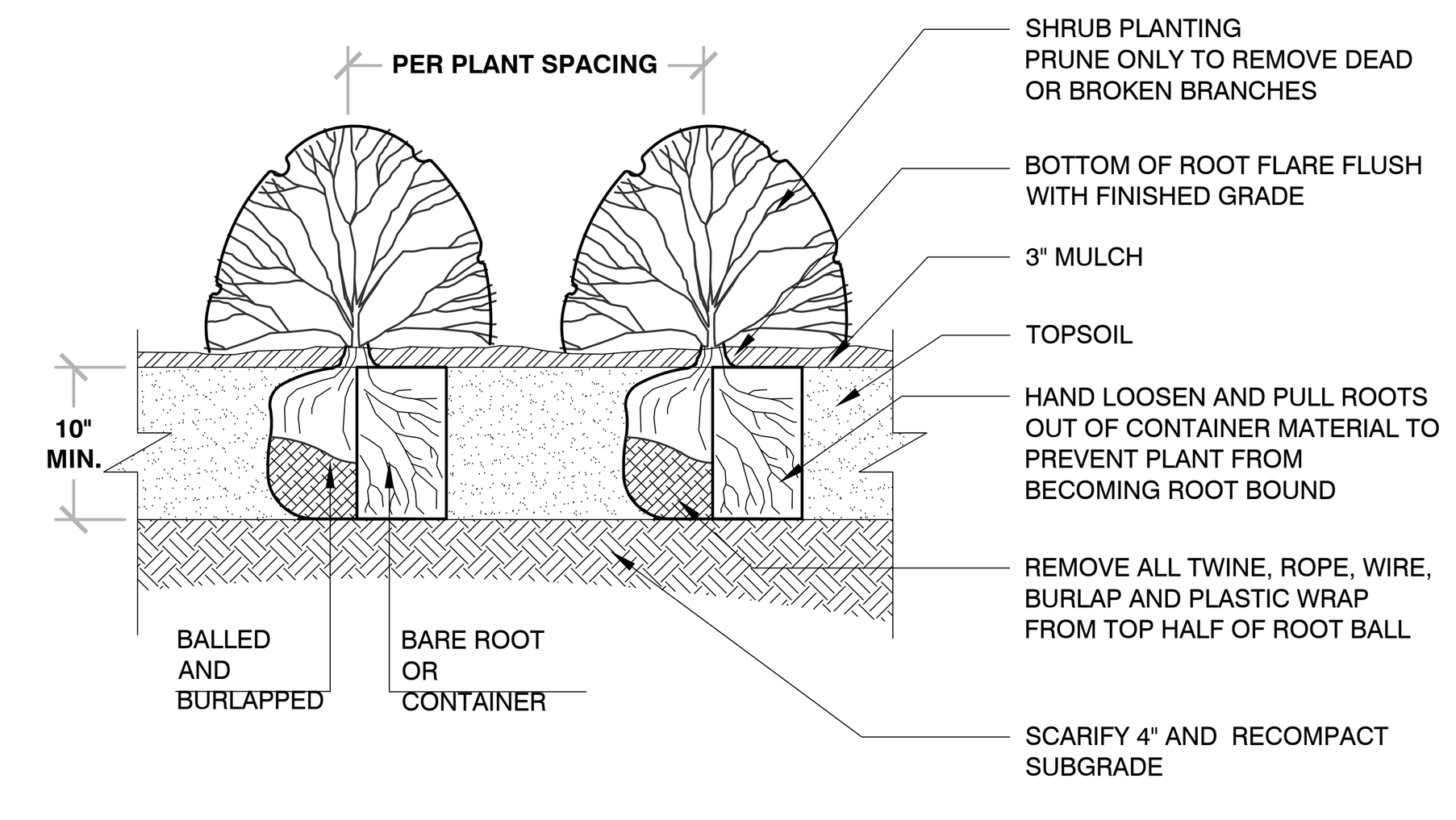
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

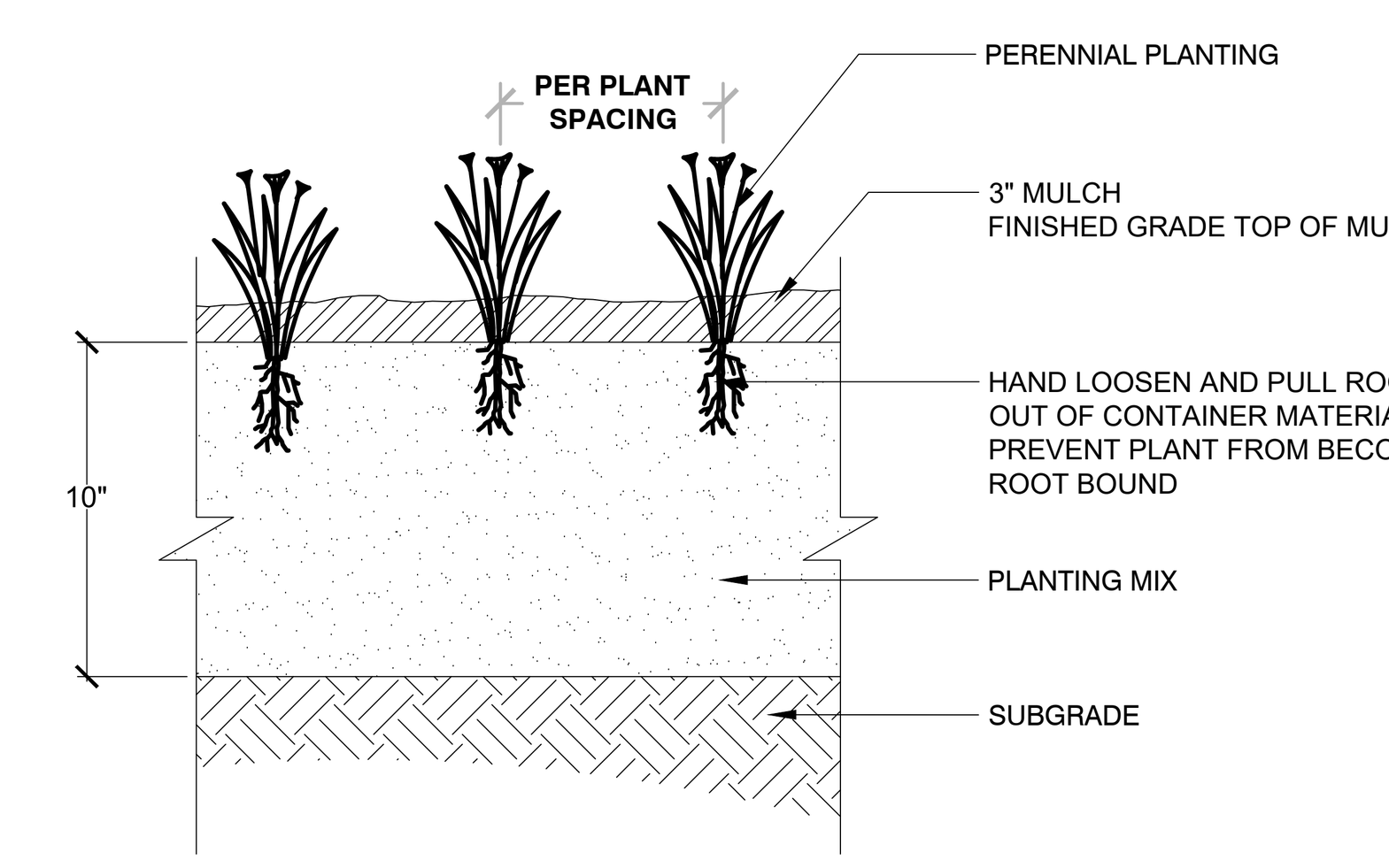


3 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

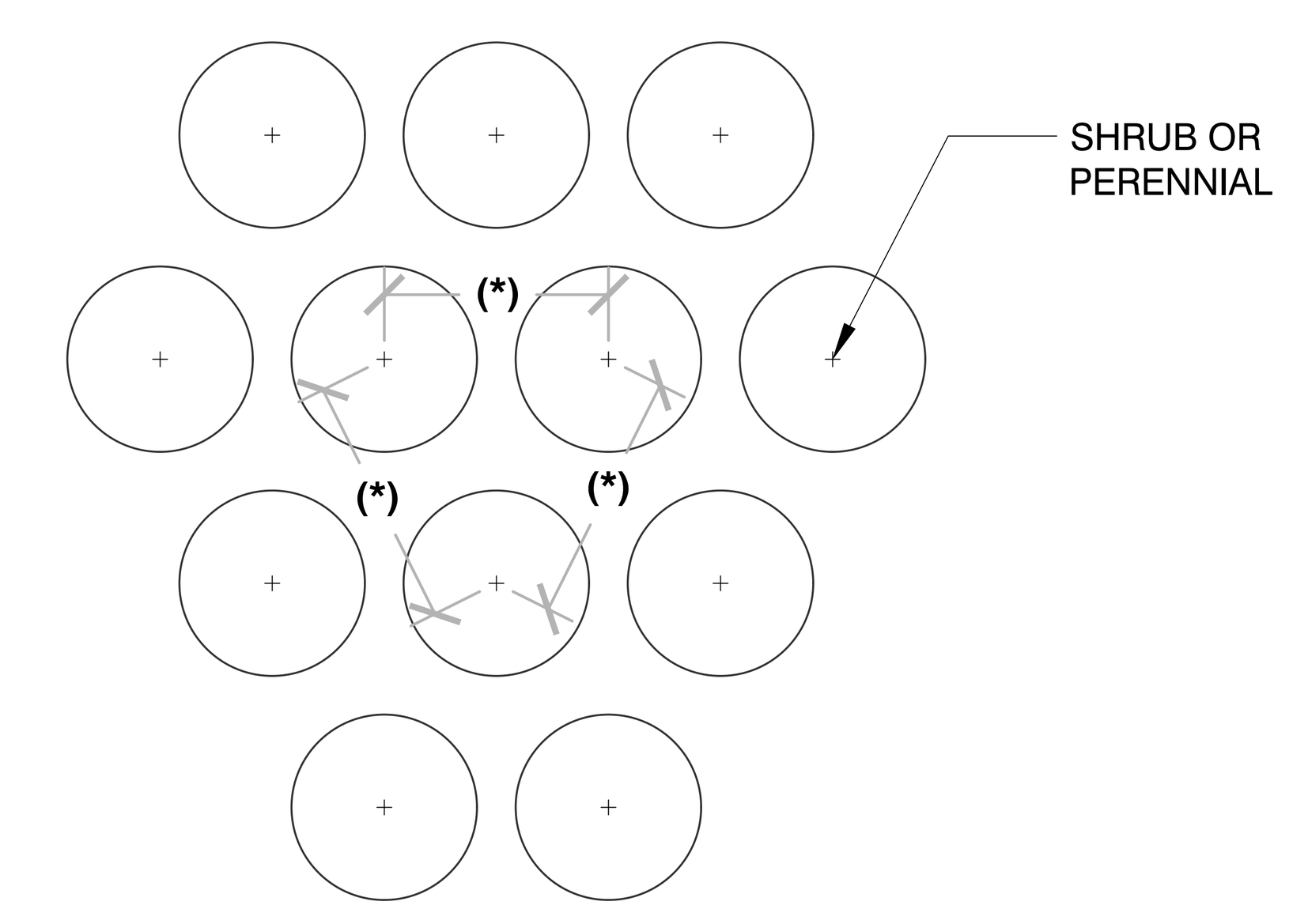


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

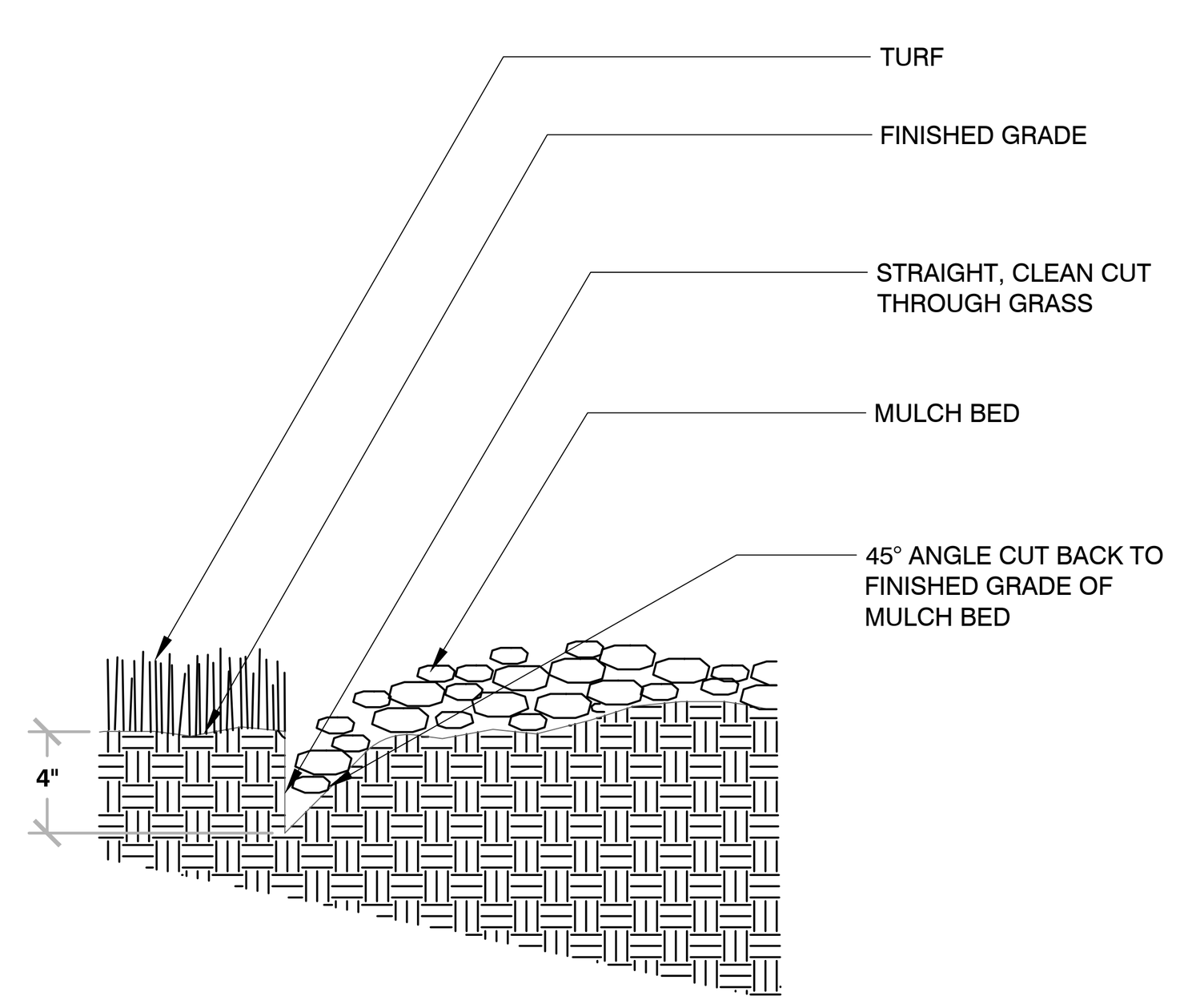


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

DRAFTED: JSJ DESIGNED: JSJ REVIEWED: DJB

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
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CHICAGO I MILWAUKEE : NATIONWIDE

NEW BERLIN FABRICATION BUILDING
16230 BELOIT ROAD
NEW BERLIN, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS		
1	CITY COMMENTS	05/09/25

PEG JOB No. 2557.00-WI
PEG PM TGM
START DATE 03/20/25
SCALE VARIES

SHEET L-5 OF L-5

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LANDSCAPE GENERAL NOTES & DETAILS

Z:\PROJECTS\2021\2557.00-WI\CAD\SHEETS\2557.00 LANDSCAPE PLAN.DWG

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	O4	7	RAB Lighting Inc.	A22 4T@150W4000K	TYPE 4 AREA LIGHT	LED 4000K	1	21764	0.9	143.6
	O5(2)	2	RAB Lighting Inc.	A22 5T@150W4000K	TWIN TYPE 5 AREA LIGHTS	LED 4000K	1	22677	0.9	287.2
	O4W	5	RAB Lighting Inc.	A22 4T@150W4000K	TYPE 4 AREA LIGHT (WALL MOUNTED)	LED 4000K	1	21764	0.9	143.6
	OD	5	RAB Lighting Inc.	SLIM15N @13W	FULL CUT-OFF WALLPACK	LED 4000K	1	1398	0.9	12.3

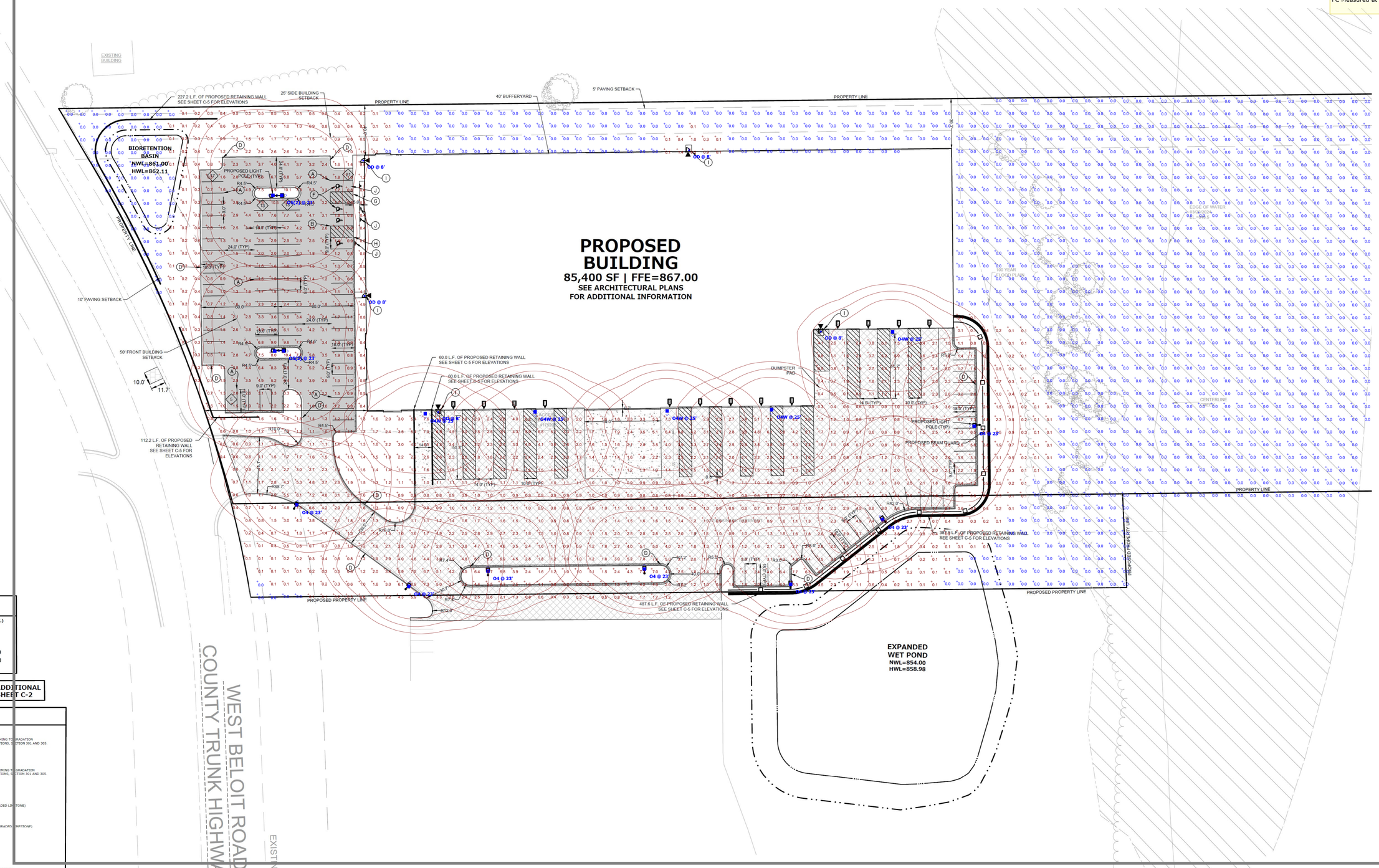
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	1.1 fc	13.6 fc	0.0 fc	N/A	N/A

Note

Pole Mounting Height = 23' AFG
(20' Pole + 3' Base)
Building Mounted = 25' & 8' AFG

FC Measured at 0' AFG



Plan View
Scale - 1" = 35ft

CGS LUTHER GROUP
SITE
REV2

Designer
TDL
Date
05/06/2025
Scale
Not to Scale
Drawing No.

Summary

PS4-11-20D2



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:
Suitable for wet locations

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Height:
20 ft

Weight:
137 lbs

Gauge:
11

Wall Thickness:
1/8"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:
70MPH 10.7 ft/360 lb.
80MPH 7.0 ft/350 lb.
90MPH 4.3 ft/350 lb.
100MPH 2.5 ft/350 lb.
110MPH 1.1 ft/350 lb.
120MPH 0.1 ft/340lb

Other

Terms of Sale:
Pole Terms of Sale is available online.

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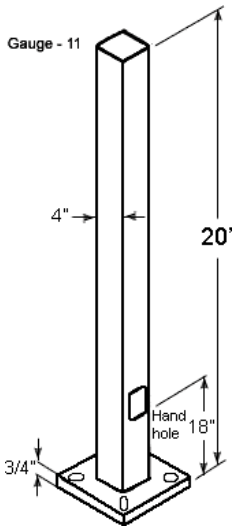
Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

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A22-150X



Color: Bronze

Weight: 15.0 lbs

Project:	**Type:** O5(2) & O4
Prepared By:	**Date:**

Driver Info

Type	Constant
120V	1.25A/1.00A/0.83A
208V	0.72A/0.58A/0.48A
240V	0.63A/0.50A/0.83A
277V	0.54A/0.43A/0.36A
Input Watts	99.4-151.4W

LED Info

Watts	150/120/100W
Color Temp	N/A
Color Accuracy	N/A
L70 Lifespan	N/A
Lumens	15,009-22,117 lm
Efficacy	132.4-163.1 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
150W/120W/100W (factory default: 150W)
Color Temperature Selectable:
3000K, 4000K and 5000K (factory default:4000K)
Optics Adjustable:
Type III, Type IV and Type V i(factory default: Type III)

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4ft (1.2m) of the ground.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP66 for dust and water

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-MZV4GY

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
150W: Replaces up to 400W Metal Halide (MH) or 400W High Pressure Sodium (HPS)
120W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)

Electrical

Driver:
Constant Current, Class 1, 120-277V, 50/60 Hz:
150W: 120V: 1.25A, 208V: 0.72A, 240V: 0.63A, 277V: 0.54A
120W: 120V: 1.0A, 208V: 0.58A, 240V: 0.5A, 277V: 0.43A
100W: 120V: 0.83A, 208V: 0.48A, 240V: 0.42A, 277V: 0.36A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
4.16% at 120V, 6.59% at 277V

Power Factor:
99.8% at 120V, 96.3% at 277V

7-Pin Receptacle with Shorting Cap:
ANSI C136.41 7-pin receptacle, compatible with wireless control systems

Photocell:
120V-277V 3-Pin Twistlock photocell included. Photocell is compatible with 120V - 277V.

Surge Protection:
6kV

Construction

IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

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Technical Specifications (continued)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum

Effective Projected Area:
1 Fixture: 0.4
2 Fixtures: 0.8
3 Fixtures: 1.4
4 Fixtures: 1.4

Mounting:
Adjustable universal pole mount (standard).
Slipfitter and wall mount accessory available.

Finish:
Formulated for high durability and long-lasting color

Gaskets:
High-temperature silicone gaskets

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:
Type 3
150W: B3 U0 G3
120W: B3 U0 G3
100W: B3 U0 G2

Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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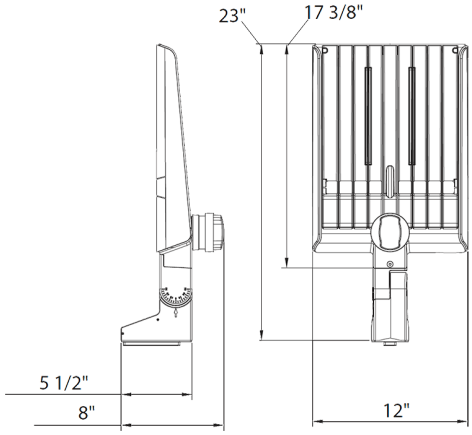
Dimensions



Features

- DLC Premium listed
- Adjustable Universal Pole Mount
- Includes three (3) Interchangeable Lenses (Types III, IV, V)
- 7-Pin Receptacle with Shorting Cap + 3-Pin Twistlock Photocell
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family		Optics	Wattages	Mounting	Color Temp	Finish	Voltage	Options
A22	–		150X					
		Blank = Type III	**150X =** 150/120/100W	**Blank =** Universal Adjustable Pole Mount	**Blank =** 3000K/4000K/5000K CCT Adjustable	**Blank =** Bronze	**Blank =** 120-277V, 0-10V Dimming	**Blank =** 7-Pin Receptacle with Shorting Cap + 3-Pin Twistlock Photocell

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SLIM15N



Color: Bronze

Weight: 2.0 lbs

Project:	**Type:** OD
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.30A/0.21A/0.11A
208V	N/A
240V	N/A
277V	N/A
Input Watts	34.4/24.3/12.3W

LED Info

Watts	34/25/13W
Color Temp	4000K
Color Accuracy	84/85/85 CRI
L70 Lifespan	50,000 Hours
Lumens	3,695/2,711/1,398 lm
Efficacy	107.4/111.6/113.7 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
34/25/13 (factory default 34W)

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-IFESPR

Performance

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
34W: Replaces up to 150W Metal Halide (MH) or 100W High Pressure Sodium (HPS)

25W: Replaces up to 100W Metal Halide (MH) or 100W High Pressure Sodium (HPS)

13W: Replaces up to 70W Metal Halide (MH) or 50W High Pressure Sodium (HPS)

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum / Polycarbonate

Lens:
Polycarbonate lens

Reflector:
Mirror finish on polycarbonate

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Installation

Mounting:
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Electrical

Driver:
Integrated driver, 60 Hz, 120V:
34W: 0.30A
25W: 0.21A
13W: 0.11A

THD:
12.56% at 120V

Power Factor:
99.2% at 120V

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Technical Specifications (continued)

Surge Protection:
4kV

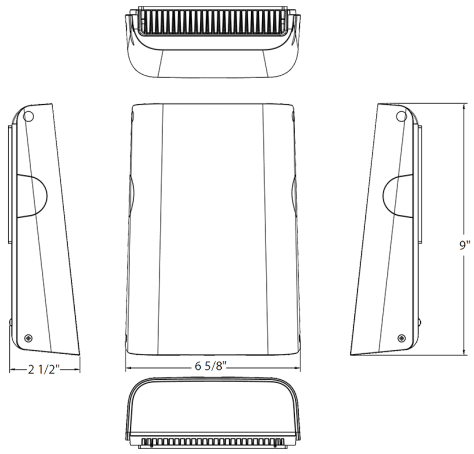
Optical

BUG Rating:
34W: B1 U0 G1
25W: B1 U0 G1
13W: B1 U0 G0

Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- Selectable Wattages
- Full cutoff
- 120V
- 5-Year, limited warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver
SLIM15		N		
	Blank = 34/25/13W	**Blank =** 5000K **N =** 4000K **Y =** 3000K	**Blank =** Bronze **W =** White	**Blank =** 120V

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A22WM



Color: Bronze

Weight: 1.4 lbs

Project:	**Type:** O4W
Prepared By:	**Date:**

Driver Info

Type	N/A
120V	N/A
208V	N/A
240V	N/A
277V	N/A
Input Watts	N/A

LED Info

Watts	N/A
Color Temp	5000K
Color Accuracy	N/A
L70 Lifespan	100,000 Hours
Lumens	N/A
Efficacy	N/A

Technical Specifications

Performance

Description :
Wall Mount

Other

Compatible Products:
A22

Construction

Finish:
Formulated for high durability and long-lasting color

Compliance

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

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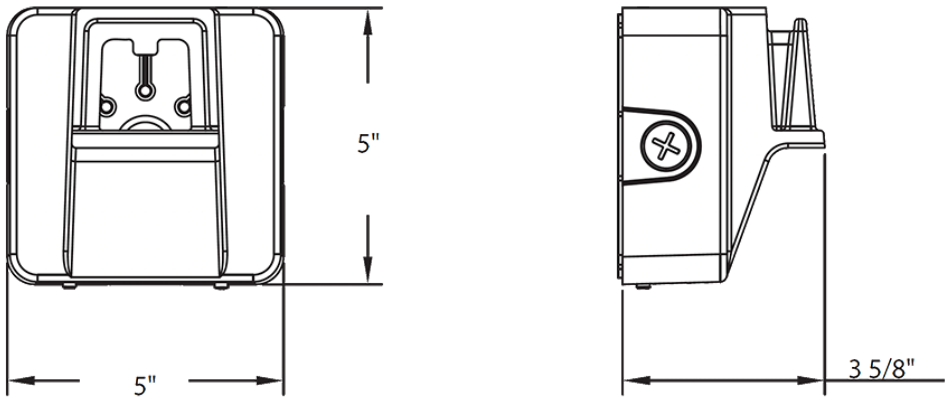
Dimensions



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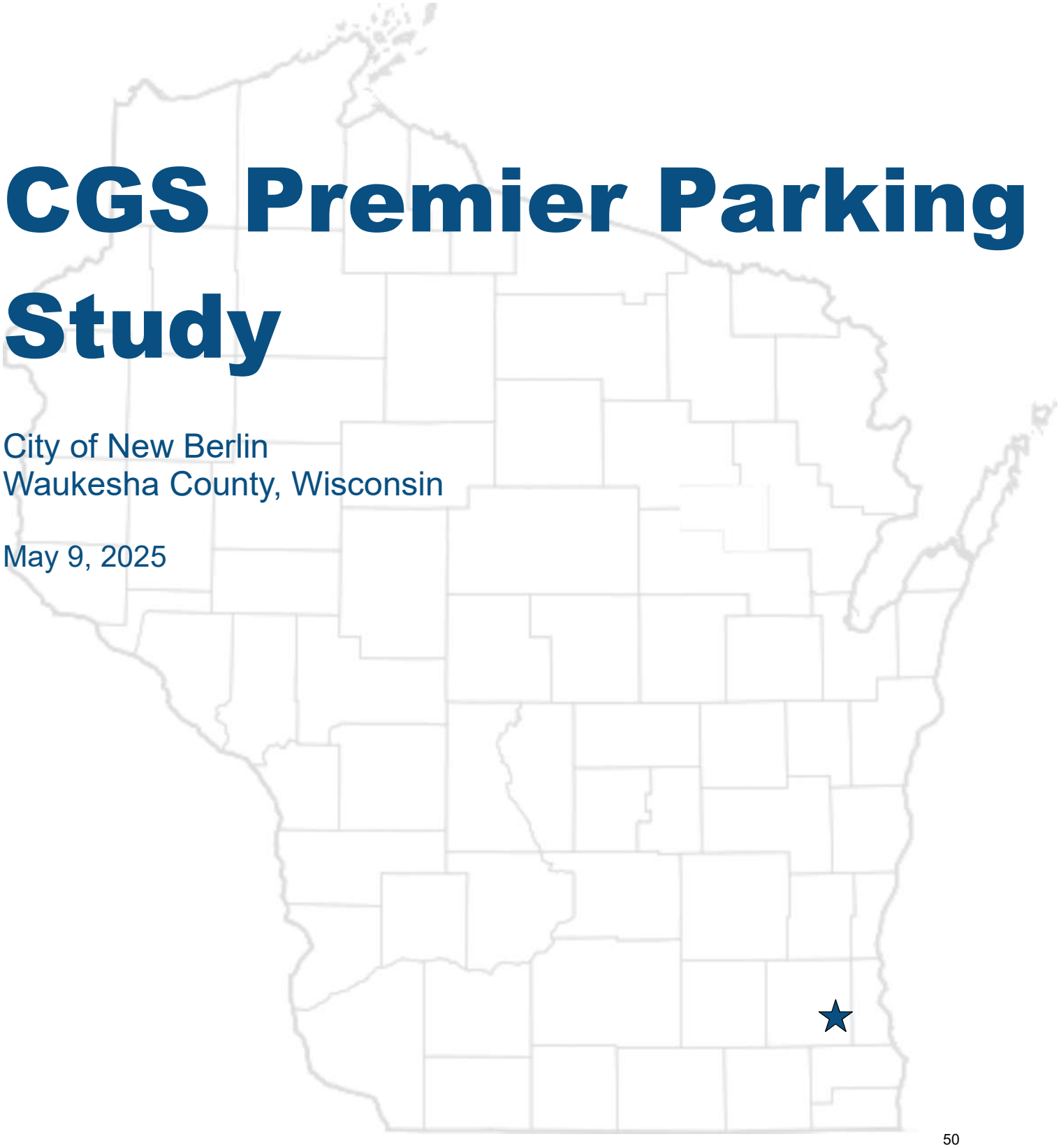
TRAFFIC ANALYSIS & DESIGN, INC.

P.O. Box 128
Cedarburg, WI 53012
800.605.3091
www.tadi-us.com

CGS Premier Parking Study

City of New Berlin
Waukesha County, Wisconsin

May 9, 2025



PARKING STUDY FOR:

CGS PREMIER

CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

DATE SUBMITTED: May 9, 2025

PREPARED FOR:
Pinnacle Engineering Group
20725 Watertown Road, Suite 100
Brookfield, WI 53186
Phone: (262) 754-8972
Contact Person: Mark Seidl, P.E.

PREPARED BY:
TADI
PO Box 128
Cedarburg, WI 53012
Phone: (614) 483-1297
Contact Persons: Dan Bieberitz, P.E., PTOE

CGS Premier New Berlin Site
Traffic Parking Study
Table of Contents

LIST OF EXHIBITS.....1
LIST OF APPENDICES.....1
CHAPTER I – INTRODUCTION.....2
CHAPTER II – EXISTING PARKING CONDITIONS.....2
CHAPTER III – PARKING ANALYSIS.....2
CHAPTER IV – RECOMMENDATIONS & CONCLUSION.....4

LIST OF EXHIBITS

Exhibit 1.....Conceptual Site Plan
Exhibit 2.....Existing Muskego Site & Count Summary

LIST OF APPENDICES

Appendix A.....ITE Parking Generation Sheets
Appendix B.....Existing Parking Lot Counts

CHAPTER I – INTRODUCTION

Traffic Analysis & Design, Inc. (TADI) has been retained to provide parking consulting services for CGS Premier's site in New Berlin. This study will focus on the current parking demand at the existing site in Muskego and the expected parking demand for the second site on Beloit Road in New Berlin. The parking demand at the Muskego site will be used as a comparison to the New Berlin site, as well as review of national standards to forecast the adequacy of the future parking needs of the project. A map showing the concept plan for the New Berlin site is shown in Exhibit 1.

CHAPTER II – EXISTING PARKING CONDITIONS

The existing CGS Premier site is approximately 65,000 square feet with 60 employees and has 65 vehicle parking spaces and approximately 30 truck/larger vehicle spaces.

TADI conducted parking supply and occupancy counts on Monday, May 5, 2025, at the existing Muskego site (S64W15585 Commerce Center Parkway). The counts included a breakdown between cars and trucks. Exhibit 2 shows an aerial of the existing CGS Premier site in Muskego and existing count data.

An 85-percent per hour occupancy was utilized in the study to determine if a parking lot was considered "full", which is the national standard. A parking lot is considered "full" when the occupancy rate (number of spaces filled/vacant spaces) is 85-percent or greater. This is because some spaces are not usable for all patrons (e.g., accessible spaces, spaces designated for specific users, poorly parked vehicles taking up two spaces, snow storage covering spaces, etc.).

A summary of the existing parking demand for the existing Muskego site is shown in Table 1.

Table 1
Weekday Counts on Monday, May 5, 2025

CGS Site Muskego	Total Parking Spaces Available *	Car Spaces Occupied	Truck Spaces Occupied	% Total Occupied
8:30 AM	95	62	17	**83%**
10:00 AM	95	65	18	**87%**
3:30 PM	95	60	15	**79%**

* Includes both car and truck parking spaces.

As shown in Table 1, there are currently 95 available parking spaces at the Muskego site and the peak hour had 83 of those spaces occupied (including truck occupied spaces). This results in an 87% occupancy rate for all parking spaces.

CHAPTER III – PARKING ANALYSIS

CGS Premier is proposing a new building on Beloit Road (County Hwy I) in New Berlin. The new building will be approximately 85,400 SF and is expected to have up to 90 employees once fully employed.

To address any proposed future parking supply for to the proposed development site, it is necessary to identify the expected hourly parking demands generated by the proposed development. The parking demands expected to be generated by the proposed redevelopment

were calculated based on the existing Muskego site and the parking demand rates published in the Institute of Transportation Engineer's (ITE) *Parking Generation Manual, 6th Edition, 2023.* Since both square footage of the new building and expected employees at full staff are known, two different database types (square footage & employees) were investigated for parking demand. The following is a summary of the data included in the ITE Manual:

ITE LU CODE 110 – General Light Industrial

Using Square Foot of Building

Number of Study Sites:	30 sites
Average Size of Study Sites:	26,000 sq. ft.
Average Rate:	0.67 vehicles per 1,000 sq. ft.
Standard Deviation:	0.58
Range of parking demand rates:	0.11-7.89 vehicles per 1,000 sq. ft.
33rd Percentile parking demand:	0.55 vehicles per 1,000 sq. ft.
85th Percentile parking demand:	2.18 vehicles per 1,000 sq. ft.

Using Employee Number

Number of Study Sites:	29 sites
Average Size of Study Sites:	23 employees
Average Rate:	0.76 vehicles per employee
Standard Deviation:	0.33
Range of parking demand rates:	0.23-3.00 vehicles per employee
33rd Percentile parking demand:	0.67 vehicles per employee
85th Percentile parking demand:	1.73 vehicles per employee

The expected future parking demand based on the ITE Parking Generation Manual rates for the full build out of the proposed redevelopment is shown in Table 2.

Table 2
ITE Parking Generation Calculations

Database Type	ITE Code	Proposed Size/Employees	Parking Demand (Avg)	Parking Demand (33rd)	Parking Demand (85th)
Square Feet	110	84.500 x 1,000 SF	57	46	184
Employees	110	90	68	60	156

ITE Parking Generation, 6th Edition

As shown in Table 2, based on the parking demand data provided for the two types of databases, the square footage of the new building shows a higher demand for parking, with a parking demand to be 184 spaces for the peak condition (85th percentile), while the number of employees has a parking demand of 156 spaces. However, it is important to point out that the ITE data has a large range of parking demand with these studies, ranging from 0.23 to 3.0 parking spaces per employee. In addition, the majority of the parking studies were of facilities of less than 50 employees, which may be skewing the data for larger industrial sites (the New Berlin ultimate buildout site is 90 employees).

An ITE Parking Generation Manual rate analysis was also completed for the existing Muskego site to determine how the existing parking demand compares to the ITE Parking Generation Manual. Table 3 shows the existing parking counts (demand) and the ITE Parking Generation rate of the existing Muskego site.

Table 3
Muskego Site: Existing Parking Count vs. ITE Parking Generation

Database Type	ITE Code	Existing Size/Employees	Parking Demand (Avg)	Parking Demand (33rd)	Parking Demand (85th)
Square Feet	110	65.000 x 1,000 SF	44	36	142
Employees	110	60	46	40	104
Existing Counts*	-	-	-	-	65

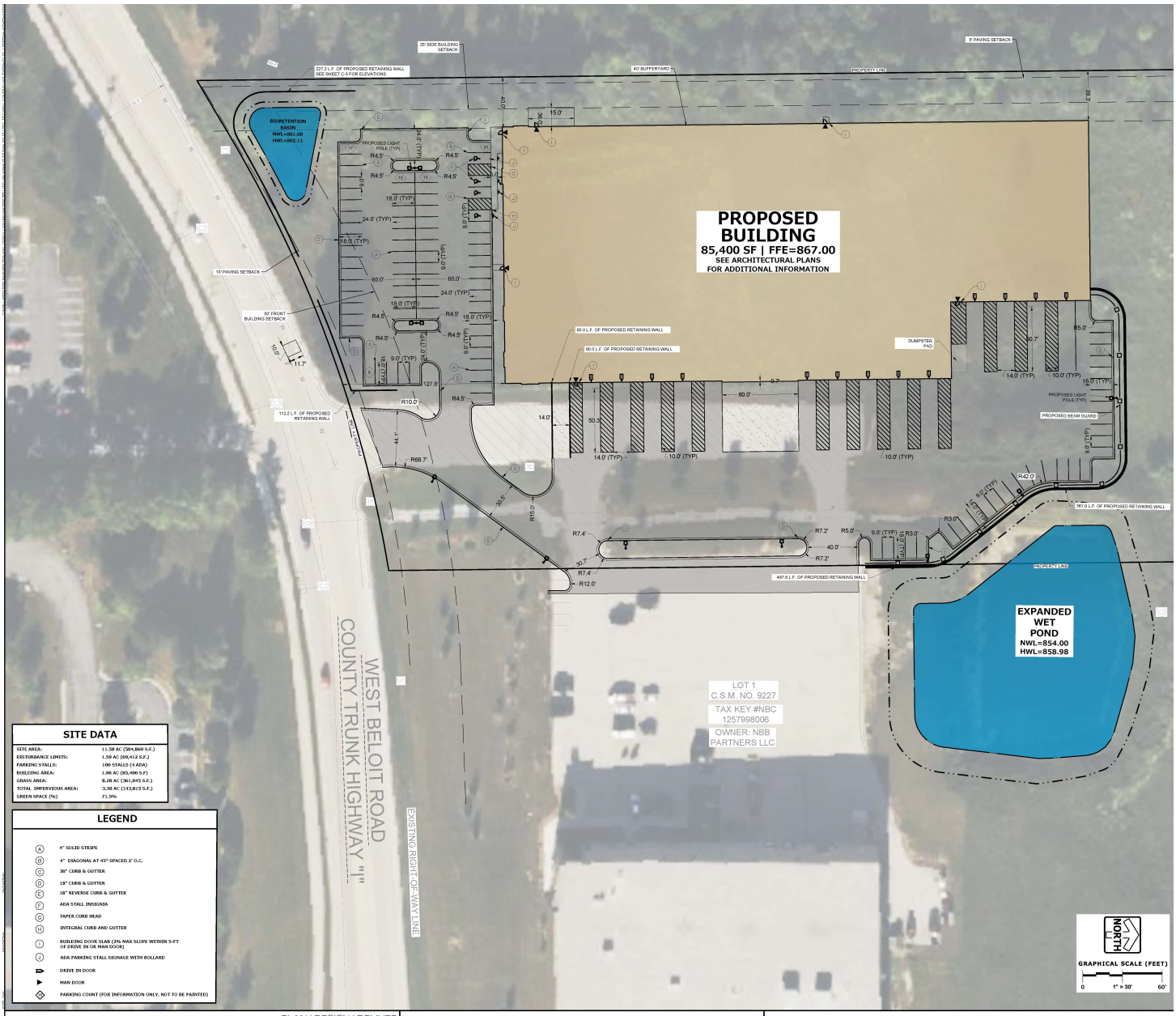
*Based on highest count taken in the day; only includes car demand (trucks not included).

As shown in Table 3, the existing parking count at the Muskego site shows a demand of 65 vehicles, which is 46% of the ITE 85th percentile rate under square footage of building. By applying the same percentage (46%) demand at the proposed New Berlin site using square footage of the building, the future 85th percentile parking demand is expected to be 85 vehicles (184 x 0.46). If comparing the ITE 85th percentile rate parking demand for number of employees to the existing counts at the Muskego site, the parking demand is 62.5% of the ITE 85th percentile rate for employees. This would translate to a parking demand of 98 parking spaces at the New Berlin site (156 x 0.625). This does not include the truck parking demand, but only the employee/visitor demand.

In addition, the New Berlin site will have limited amount of client and vendor visits whereas the Muskego site currently has client and vendor visits. Therefore, a parking supply of 98 parking spaces should provide ample parking for the New Berlin site.

CHAPTER IV – RECOMMENDATIONS & CONCLUSION

The expected peak parking demand for the proposed New Berlin site based on the *ITE Parking Generation Manual* is 184 spaces based on square footage of the future building and 156 spaces based on future employees. However, after accounting the for typical operations of the Muskego site, which is much lower than the *ITE Parking Generation* numbers for employee counts, the parking demand for the New Berlin site is expected to be 98 vehicle spaces (including ADA spaces). Therefore, it is recommended that the parking lot at the New Berlin site accommodate 98 parking spaces along with the semi-truck/loading spaces necessary for the typical operations of the business. As previously mentioned, the New Berlin site will have limited amount of client and vendor visits; therefore, a parking supply of 98 spaces is expected to accommodate the peak parking demand with additional spaces available for snow storage, maintenance vehicles, etc.



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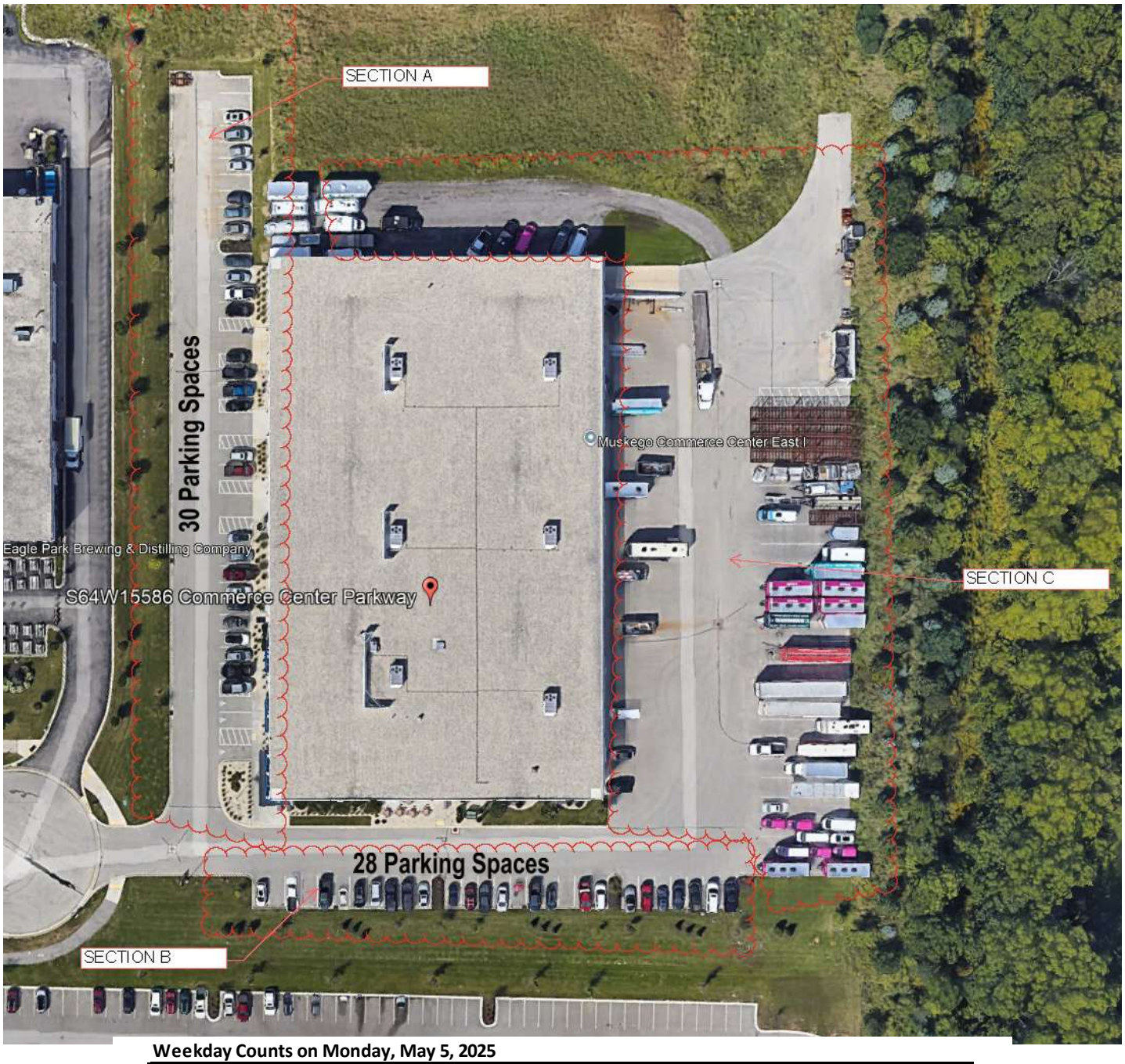
NEW BERLIN FABRICATION BUILDING
5805 COUNTY HIGHWAY Q
NEW BERLIN, WI

SITE PLAN EXHIBIT

TRAFFIC ANALYSIS & DESIGN, INC.
3471; 5/07/25

EXHIBIT 1
CONCEPTUAL SITE PLAN

NEW BERLIN, WISCONSIN



Weekday Counts on Monday, May 5, 2025

CGS Site Muskego	Sections A & B Total Spaces	Section A Occupied	Section B Occupied	Section C		Total (Cars Only)	Total (All Vehicles)
				Cars Occupied	Trucks Occupied		
8:30 AM	58	27	27	8	17	62	79
10:00 AM	58	29	26	10	18	65	83
3:30 PM	58	29	24	7	15	60	75

TRAFFIC ANALYSIS & DESIGN, INC.
3471; 5/07/25

N

EXHIBIT 2
EXISTING MUSKEGO SITE & COUNT SUMMARY

NEW BERLIN, WISCONSIN

Appendix A
ITE Parking Generation Sheets

Land Use: 110 General Light Industrial

Description

A general light industrial site is typically a single-tenant site devoted to light industrial activities such as printing, material testing, assembly, fabrication, packaging, and processing materials.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 29 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	0
5:00 a.m.	2
6:00 a.m.	15
7:00 a.m.	41
8:00 a.m.	83
9:00 a.m.	100
10:00 a.m.	99
11:00 a.m.	98
12:00 p.m.	94
1:00 p.m.	90
2:00 p.m.	94
3:00 p.m.	88
4:00 p.m.	69
5:00 p.m.	49
6:00 p.m.	9
7:00 p.m.	3
8:00 p.m.	3
9:00 p.m.	3
10:00 p.m.	0
11:00 p.m.	0

Additional Data

The number of employees for this land use was the total number of employees working on all shifts. Facilities with employees that work on shifts may peak at different hours. It is unclear from the data collected for this land use whether the parking demand counts occurred during, prior to, or after shift changes at the study sites.

The average parking supply ratio for the three study sites with parking supply information is 1.0 spaces per 1,000 square feet GFA. The average peak parking occupancy at these three sites is 82 percent.

For the 29 study sites with information on both facility square footage and site acreage, there is an average of 4,700 square feet GFA per acre.

The sites were surveyed in the 1990s and the 2010s in Texas and Washington.

Source Numbers

151, 560, 561

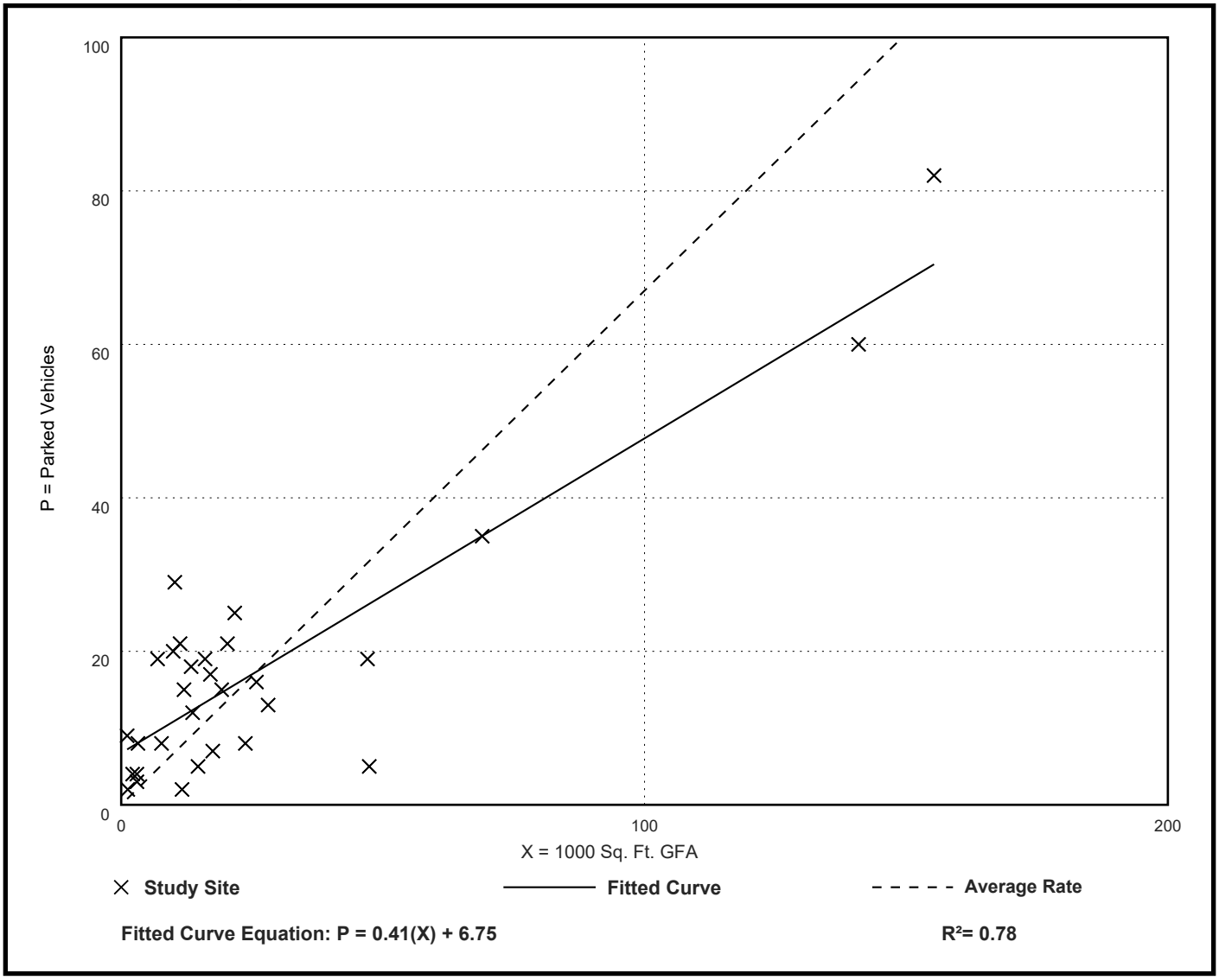
General Light Industrial
(110)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 26

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.67	0.11 - 7.89	0.55 / 2.18	0.46 - 0.88	0.58 (87%)

Data Plot and Equation



Fitted Curve Equation: P = 0.41(X) + 6.75

R^2= 0.78

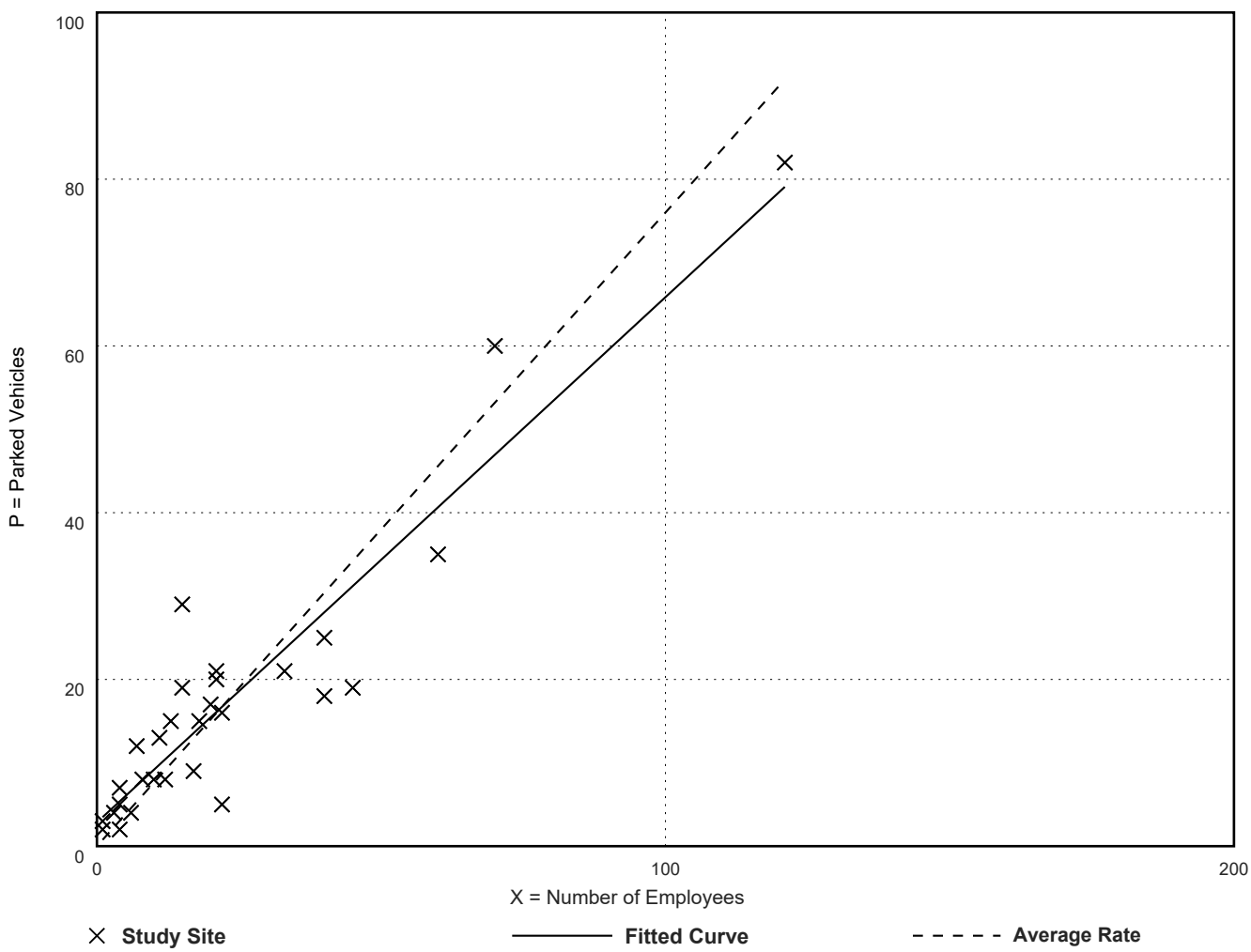
General Light Industrial
(110)

Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Employees: 23

Peak Period Parking Demand per Employee

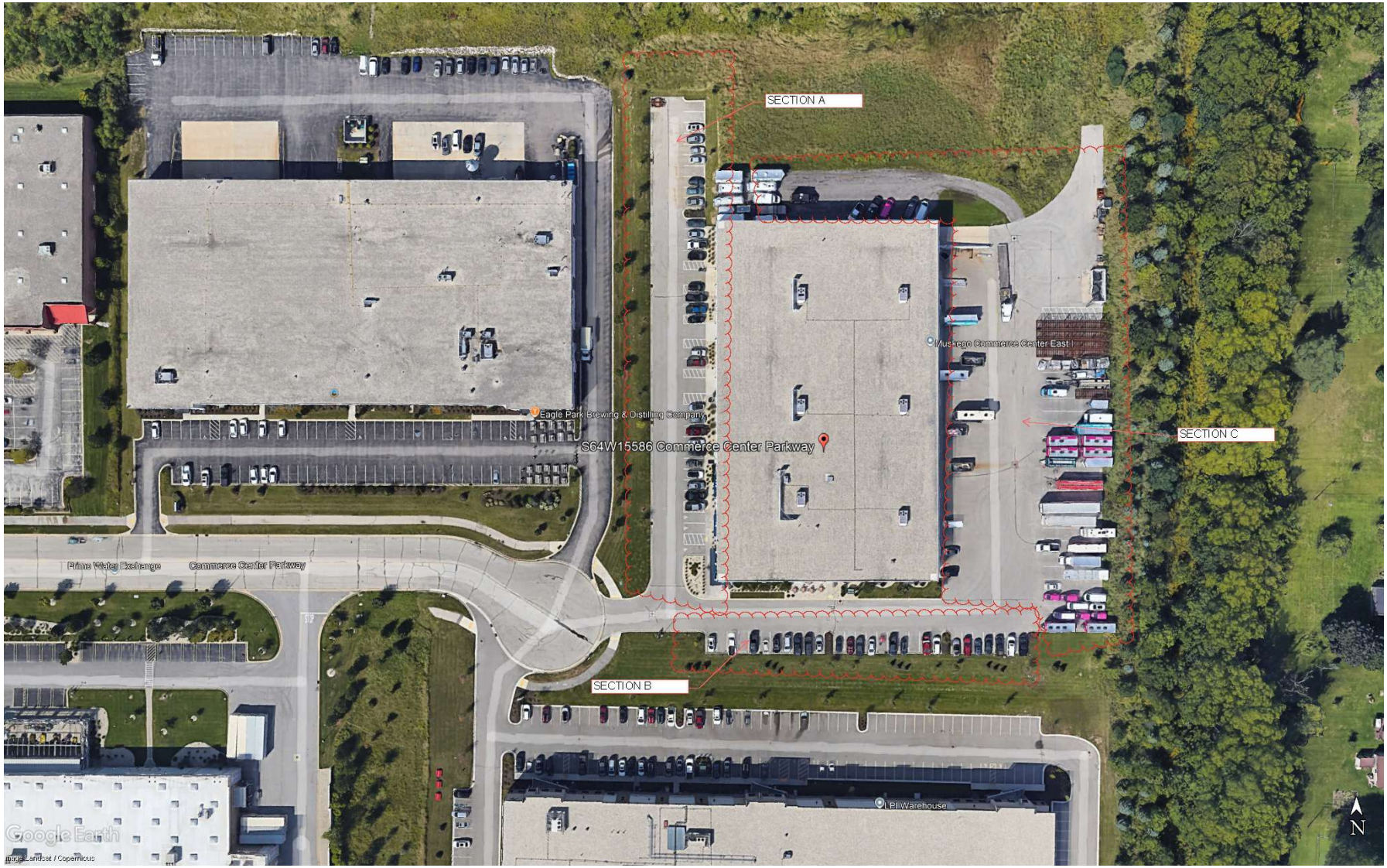
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.76	0.23 - 3.00	0.67 / 1.73	0.64 - 0.88	0.33 (43%)

Data Plot and Equation



Fitted Curve Equation: P = 0.63(X) + 2.85 **R^2= 0.87**

Appendix B
Existing Parking Lot Counts



Existing Muskego Site – Parking Map

TADI
TRAFFIC ANALYSIS & DESIGN, INC.
CALCULATION SHEET

PROJECT				JOB NO.
Muskego parking Study				3471
SUBJECT				SHEET NO. OF
ORIGINATED BY	DATE	CHECKED BY	DATE	CALC. NO. / REV. NO.
Amy S	Monday May 5, 2025			

Sections → / Times ↓	A	B	C
8 – 8:30 AM	27	27	8 cars, 3 trucks
9:30 – 10 AM	29	26	10 cars, 4 trucks
2 – 3:30 PM	29	24	7 cars, 1 trucks

↳ 14 semi-trailers parked in back also

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant**
LOCATION:	**6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)**
REQUEST:	**Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.**
D.R.C. RECOMMENDATION:	**Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Plan of operation shall be consistent with submitted plans on file. This batch plant is temporary and shall only be used to supply concrete material for the Moorland Road reconstruction project. No other projects shall be supplied by this batch plant.**
    b. **Upon project completion, all mobile batch plant equipment shall be removed from the site.**
    c. **Typical hours of Operation for Road Construction are 7am to 7pm Monday thru Friday and 8am to 5pm Saturday. Should the Plan Commission approve this permit, the batch plant hours of operation would be 6am to 7pm Monday through Saturday. The premises shall be closed on Sunday and Holidays.**
        i. **Any expansion of the hours for this batch plant shall require Plan Commission review and approval, including night time hours.**
    d. **Applicant shall sign the Zoning Permit.**
    e. **All machinery and equipment will be operated in such a fashion so as to keep the site in a reasonably dust-free condition and to minimize smoke, air pollution, noise and vibration. Compression Brake usage shall be prohibited, unless required in an emergency.**
    f. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
    g. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
    h. **The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) that will meet Waukesha County requirements. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.**
    i. **Apply and obtain appropriate electrical permit for any electrical work to be done in conjunction with this batch plant operation.**
    j. **The County and the State will provide information for the project representative to address concerns 24/7 during the course of the project.**
    k. **This permit shall expire on December 31, 2026. If the applicant needs additional time, they shall submit a written request for an extension.**

2. **Engineering:**
    a. **All material shall be contained on site.**
    b. **On days of heavy trucking, contact the City Engineer so that Mayor and Alderman of the district can be notified if necessary.**
    c. **Operator shall abide by DNR erosion control measures.**
    d. **Project trucking shall use only County and State highways.**
    e. **When the batch plant is in operation, the applicant shall use measures to keep dust and tracking minimal and under control.**
    f. **There shall be no net increase in the amount of material left behind on site when the project ends. All materials that come into the site shall be removed from the site.**
    g. **All roadways identified on the haul route are arterials and viable truck routes. Regardless, be considerate to residents and drive courteously.**
    h. **No engine breaking is allowed within City Limits by Ordinance.**
    i. **The Haul route provided does not show how the truck will get from the batch plant to I-43. The recommended route is south to Highway 164.**

3. **Streets:**
    a. **Any off-site debris tracking shall be swept clean as soon as possible.**
    b. **2 – 2A-10BC rated fire extinguishers on site.**
    c. **Maintain ingress and egress.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 2, 2025

Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)

DATE STAFF REPORT: May 6, 2025

APPLICANT / OWNER(S): Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/17/2025

DATE OF COMPLETENESS DETERMINATION: 5/17/2025
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: Yes, via phone call.
Dates of Meetings: N/A
Site Visit: May 16, 2025

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 2182-999-001 - 24.27 Acres
Tax Key #: 2182-999-013 – 35.10 Acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Johnson Sand & Gravel & Schmitz Redi-Mix

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and shop for Schmitz Redi-Mix

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-1/R-2/I-1	Land Use: Single-Family Residential/Living Word Church/I-43
South:	Zoning: C-1	Land Use: Conservancy / Tans Drive / City of Muskego
East:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel
West:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, below is a review of the social, economic and physical factors outlined in the various sections of the Plan:

Chapter 20: Neighborhood J – The Highway Interstate 43 & Racine Avenue interchange: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale.*

Development Policies:

The City recognizes the long-range potential of this area for job producing business uses.

Land use:

- *Future Land Use Map: Quarry*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined in Section 275-37B(1) of the City's Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

CONDITIONAL USE REQUIRED: Yes

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: The applicant is looking to set up a temporary mobile concrete batch plant.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetlands on Property: No, not in the vicinity of the mobile concrete batch plant.
Conservancy Districts (C-1, C-2): Yes, C-1.
NRCS Map Classification: Not Inventoried.
Floodplain: No
Topography / Geologic: Site location of the mobile concrete batch plant is fairly flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans. No trees will be disturbed.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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. There is a storm water permit for the overall Johnson Sand & Gravel site.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Sewershed Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes – applicant will utilize portable restrooms if needed.

WATER USAGE CALCULATION: Applicant is proposing to utilize water onsite either well water or from the pond.

TRAFFIC IMPACT: Slight increase is possible with this mobile temporary batch plant. See Findings section for more information.

Schmitz Redi-Mix trucks operates a batch plant at this location. DCD Staff contacted the current operator on 5/23/2023 to discuss their current operations. Their operations are consistent with what the City has on file.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION: (Specific to past Temporary Batch Plant requests for similar projects.)

5/2/2005	Plan Commission approved two temporary concrete batch plants.
7/9/2007	Plan Commission approval of CU-5-07, Johnson Sand & Gravel set up a temporary batch plant to support a WisDOT project for Moorland Road reconstruction.
1/7/2013	Plan Commission approved U-99-01 an amendment to the Schmitz Ready mix, Inc. plan of operation to allow for temporary overnight work hours.
6/5/2023	Plan Commission approved a Conditional Use request. A public hearing was held.
2/5/2024	Plan Commission reapproved the request as the project. See Finding # 4 below for history.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The zoning district is Q-1, Quarrying and Extractive District.
2. This application is for a temporary permit to conduct one (1) concrete batch plan operation. The application is seeking the approval to supply ready-mix concrete for the local WisDOT project for the reconstruction of Moorland Road
3. The site currently functions as a source of sand and gravel, operated by Johnson Sand & Gravel, Inc. providing those products to local communities.
4. Duration: The contractor set up summer of 2025 and was hoping to take it down in December of 2026. There was a possibility of needing the mobile concrete batch plant to finish up the job in the spring of 2027 if there were delays (utility, weather, etc.). See condition #1(k) in the Executive Summary for any extensions.
5. Roughly 50 production days will be required during the project.
6. Trucks coming to the site will vary daily depending on work operation and logistical needs. Smaller production days 5 to 10 trucks and larger days 15 to 25 trucks. This is a count of raw materials in (aggregate and cement) and final product out. The number of employees on site will generally be 2 to 3.
7. Hours of Operation.
    a. Schmitz Ready Mix hours of operation per their permit are 6:30 AM to 6:30 PM Monday through Friday; and Saturday's 6:30 AM to 2 PM. No Sunday's or holidays at this time.
    b. Trierweiler Construction & Supply Co. Inc. would like to have the hours for this request match the Moorland Road Project hours, generally they would start up the plant at 6:00AM and be done by 7:00PM. There is the potential for longer shifts on big production days in

efforts to advance the project schedule as much as possible. Right now, they don't anticipate any true overnight work. See Conditions for any work outside of these business hours.

8. Sample pictures of the temporary mobile batch plant:



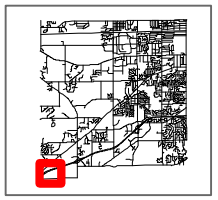


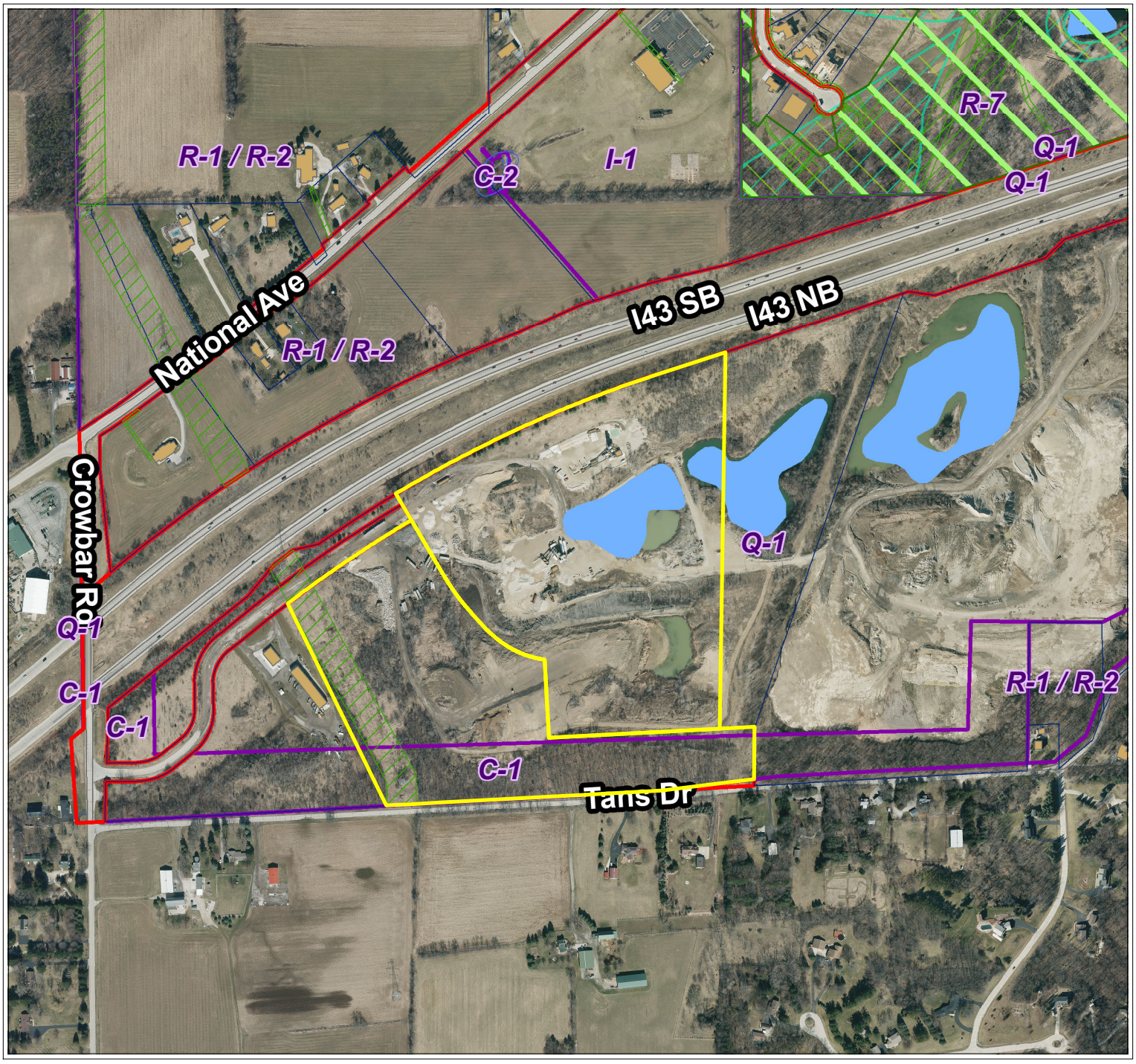
D.R.C RECOMMENDATION: Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

ATTACHMENTS:
Location Map
Plan of Operation / Site Plan

City of New Berlin
Community Development

CU-2500676
Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011) & 2182-999-013)





Legend

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

N

0 235 470 Feet

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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TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting



New Berlin – Conditional Use Permit

2916 South Cherry Ave
Marshfield WI 54449
(715) 387-8451

TRIERWEILER
CONSTRUCTION & SUPPLY CO. INC.
Heavy & Highway Contracting

2916 South Cherry Avenue
Marshfield, WI 54449
Phone 715-387-8451 Fax 715-384-5599

April 15th, 2025

New Berlin
Plan Commission

Subject: **Special Exception; Tax Key NBC 2182999011**

Trierweiler Construction, as agent on behalf of S & J Development (property owner), is submitting the enclosed applications, drawings, and supporting documentation for your review reguarding the proposed temporary ready mix concrete plant on a portion of the property listed above.

Contact Information

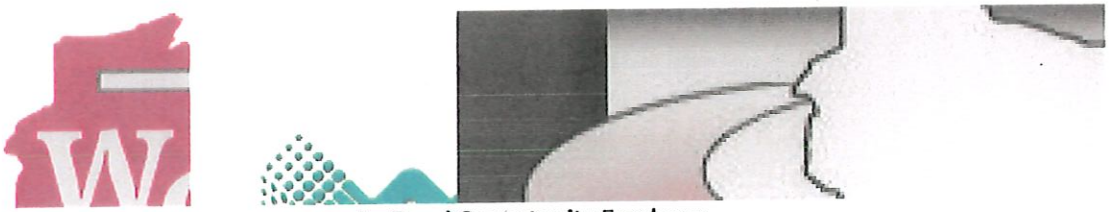
Site:
Tax Key: NBC 2182999011
Legal Description: See Attached
New Berlin, WI 53150

Property Owner:
S & J Development
W220S6700 Crowbar Dr
Muskego,WI 53150

Sincerely,

Nick Petit

Trierweiler Construction & Supply Co., Inc.
Nick Petit
715-240-0315
nick@tpaving.com



An Equal Opportunity Employer

Introduction & Intentions

Ready Mix Concrete

Ready mix concrete (RMC) is an essential building material for use in a variety of civil construction projects such as buildings, roads, bridges, and a variety of other structures. As the Wisconsin Department of Transportation (WisDOT) and a variety of other municipalities continue efforts to update and expand Mooreland Road in Waukesha County, the demand for a locally available and economical option for the production and distribution of RMC is critically important to on-time and on-budget projects to reduce the costs to taxpayers and impacts on commuters for these projects.

Based upon the availability of some ingredient aggregate materials nearby as well as the proximity to the awarded construction work, the Johnson Sand and Gravel site on Crowbar Drive offers an ideal location for the staging of a portable, temporary RMC plant to be used on the Mooreland Road construction project. Trierweiler Construction is requesting this special exception permit beginning on June 1st, 2025, to December 31st, 2026.

Sitting

The site, consisting of Tax Key NBC 2182999011, is currently being used as a gravel pit. The special exception permit area is approximately 3 acres in size, for the exact location and layout please see the attached map. No building or structure beyond the mechanical equipment is proposed as part of the application. The RMC batch plant will be temporary and portable in nature to be located adjacent to where the aggregate stockpiling is occurring.

Site Preparation

No site prep will be needed as it has a gravel floor already. Once work on the WisDOT projects is completed the temporary batch plant will be removed and the site will be left to its original condition.

Operation Description

The proposed temporary/ portable installation of an RMC plant would be utilized to mix concrete and load trucks for the Mooreland Road Project. The exact number of employees varies between 3 and 15 on the RMC operations team. Access to the site will be via the existing driveway currently in use. Parking for the operators will be adjacent to the plant. Operational periods will include generally daytime operating hours (6:00 AM – 8:00 PM) during weekdays and intermittent operation during weekends only as project demands necessitate.

Outdoor storage would consist of piles of aggregates and sand stored within the existing site. Cement materials would be stored in portable enclosed bins and handled in such a manner to minimize any dust exposure. Activities conducted outdoors at the site would include the staging, handling, and mixing of materials, loading of delivery trucks, and washout of trucks. Domestic waste generation would be handled by an onsite dumpster that is regularly emptied by a local waste management service.

Zoning and Setbacks

The plant will be sited on the property to adhere to all setbacks as set forth in the current City of New Berlin zoning regulations that govern the property. See attached mapping for the proposed location within the property.

Erosion Control/ Storm Water Management

As part of participating in WisDOT construction work, strict environmental and erosion control standards must be adhered to and are regularly monitored by WisDOT project staff. Trierweiler Construction also holds a current and valid plant specific WPDES general permit for wastewater runoff.

Noise

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 40 total days during the 1-year duration of the project to complete the concrete paving work.

Dust Control

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads to control both dust and any debris that may track on to public roadways.

Lighting

If operations occur at night, outdoor lighting will be provided by portable lighting plants for the purpose of employee visibility and safety. The lights would be operated only during periods of night-time operation and as needed for visibility and safety. To mitigate impacts to neighboring residences and roadways, the lights will be directed away from property lines, neighboring parcels, and roads.

Written Brief

The granting of the special exception for the placement of the temporary concrete batch plant is well within the spirit of the ordinance. The placement of the concrete plant will not be a nuisance to neighboring property owners, through noise, dust, or any aspect of public safety. The plant will not affect property values of neighboring properties as it will be temporary, and the property will go back to its original use once construction is completed. The property is not in a flood plain and no wetlands or forest resources will be affected by the proposed plant. Lastly, the siting of the plant at this location will provide the most effective and efficient use of taxpayer's funds by allowing the close proximity of the plant to reduce travel and trucking costs, which in turn reduces the time necessary to complete the work. The reduced cost in terms of both money and user delay due to construction is a win-win for the traveling public.

The granting of the special exception will be in the best interest of both the local population as well as the travelling public. The plant will be situated in a rural area near the project and near the WisDOT project it is intended for. This placement will greatly limit the amount of time the loaded concrete trucks are on the open road and maximize their travel directly to the project, therefore minimizing potential conflicts with the travelling public. Additionally, the drivers at Trierweiler Construction take pride in their driving with common sense and safety when on the road. The general welfare, public health, or safety of the local population will not be significantly impacted due to the placement away from a populated area along with the efforts made by Trierweiler Construction to limit dust through contained storage tanks, the use of water (as mentioned below), and emission of comparable amounts of background noise caused by the Interstate.

Trierweiler Construction makes every effort to be good neighbors, and part of being good neighbors is making our best effort to eliminate as much as possible any issues with noise, dust, smoke, and odors. The noise made by the concrete plant is comparable to the current level of noise created by normal traffic on the I43. The noise created by the other equipment and concrete trucks is similar in nature to the other construction equipment that will be operating in the gravel pit. Dust will be controlled using storage tanks for the cement and fly ash, and water in and around the plant site as needed to prevent dust. As stated below, odor will be eliminated through regular and timely emptying of the waste storage facilities by a local waste management company.

Trierweiler will follow all city and county ordinances along with any town ordinances that apply to this Conditional Use Permit.

Our request will not impact public health, safety or general welfare.

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 50 total days during the 1-year duration of the project to complete the concrete paving work.

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways

Granting this special exception to Trierweiler Construction provides an important service to the community because it is the most prudent choice to preserve taxpayer dollars. The ability to locate the temporary concrete plant as close as possible to the project allows the contractors the ability to provide the most competitive pricing to the Department of Transportation and in turn the best value to the Wisconsin taxpayers. The close location to the project also limits the amount of on road traffic by construction vehicles which minimizes any potential issues with local traffic. Lastly the efficient repair and replacement of the Moorland Road will provide economic impacts to the local communities by safer and more efficient travel, and one of the most efficient ways to complete the construction in a timely manner is the close placement of equipment and materials to the project.

Closing Statement

Trierweiler Construction (agent) on behalf of S&J Development (property owner) is submitting the enclosed Conditional Use Permit for the proposed temporary ready-mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from June 1st, 2025 to December 31st, 2026 in support of the WisDOT New Berlin – Mooreland Road projects. If you have any questions or concerns, or require additional information, or clarification, please feel free to contact me via the contact information listed on the front page.

Sincerely,

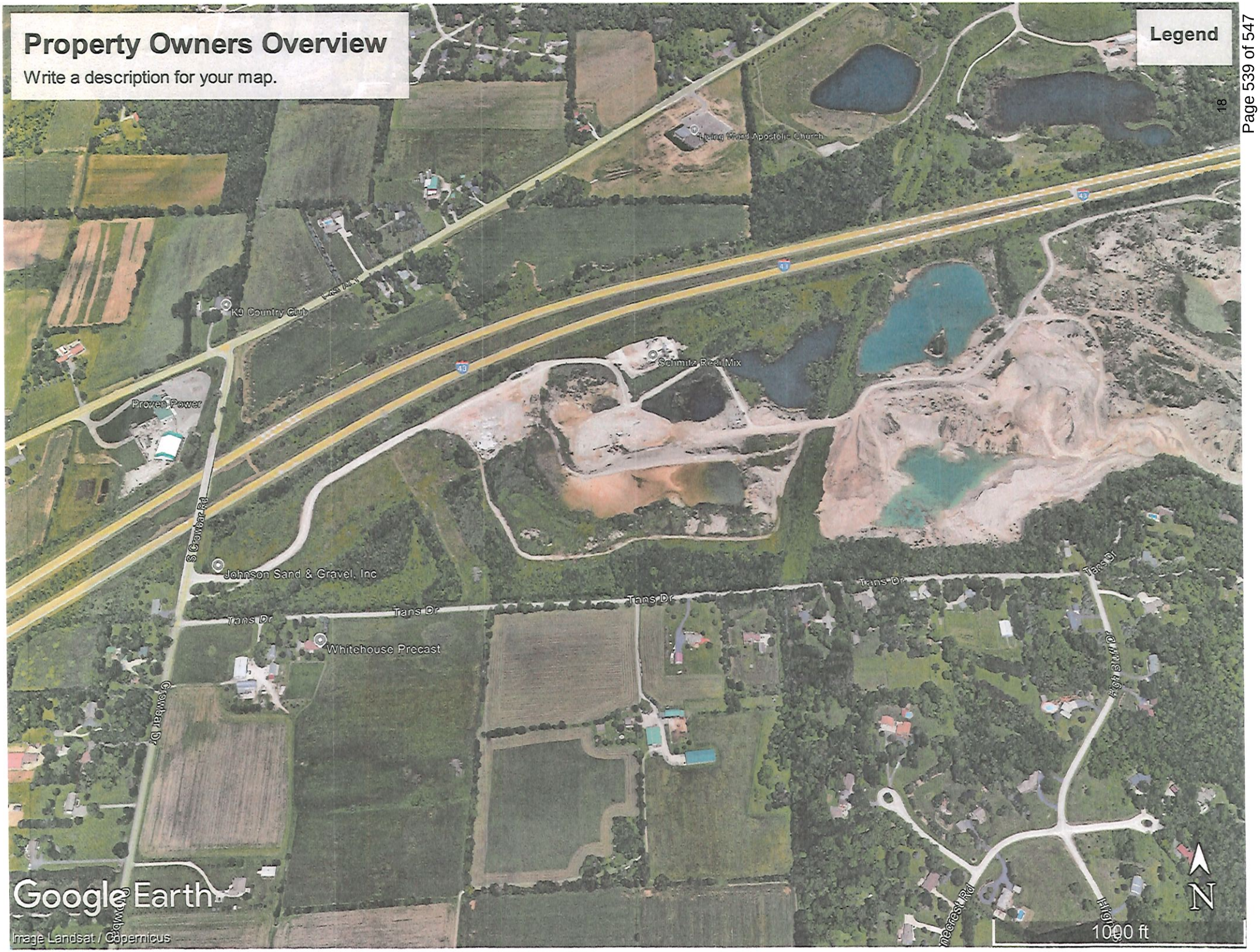
Nick Petit

Trierweiler Construction

General Overview Location Map


Trierweiler Site
Write a description for your map.
Legend
TCI Plant Site
Living Word Apostolic Church
K9 Country Club
Schmitz Redi Mix
Proven Power
TCI Plant Site
Johnson Sand & Gravel, Inc
Tans Dr
Tans Dr
Tans Dr
Tans Dr
Tans Dr
Whitehouse Precast
Google Earth
Image Landsat / Copernicus
N
1000 ft

Property Owners Overview


Property Owners Overview
Write a description for your map.
Legend
Living Word Apostolic Church
K9 Country Club
Schmitz Redi Mix
Proven Power
S Crowbar Rd
Johnson Sand & Gravel, Inc
Tans Dr
Whitehouse Precast
Crowbar Dr
High Bluff Dr
Google Earth
Image Landsat / Copernicus
1000 ft
N

Scaled Site Layout

Plant Site Layout

Write a description for your map.




Surface Water Data Viewer
Wisconsin Department of Natural Resources
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Clear All
Sediment Inventory
Mapped Wetlands
Wetland Indicators & Soils
Wild Rice Waters
Surface Water
Administrative, Political & Cadastral
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Cities, Roads & Boundaries
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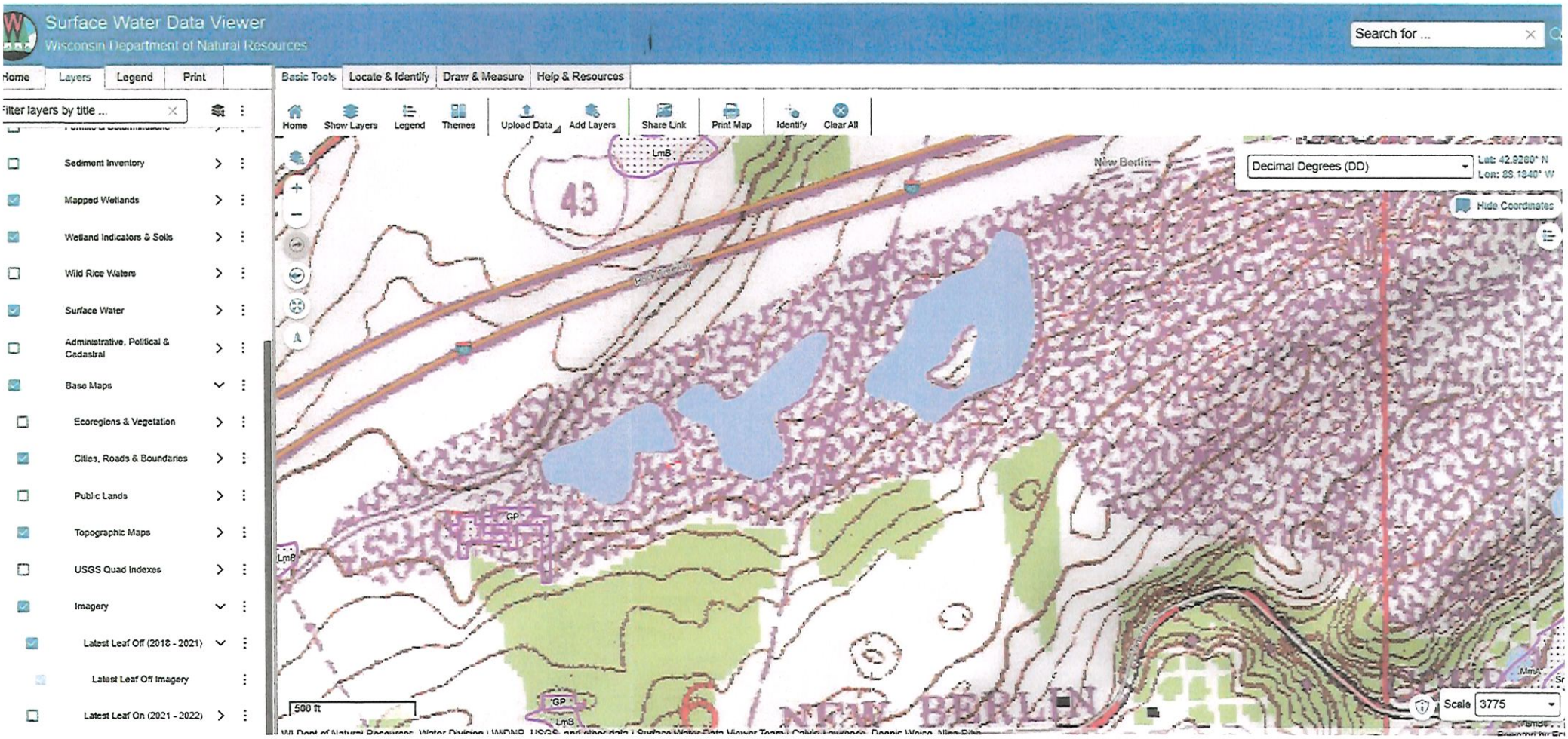
USGS Quad Indexes
Imagery
Latest Leaf Off (2018 - 2021)
Latest Leaf Off Imagery
Latest Leaf On (2021 - 2022)
LmB
GP
New Berlin
Decimal Degrees (DD)
Hide Coordin
500 ft
Scale 3775

Contour Map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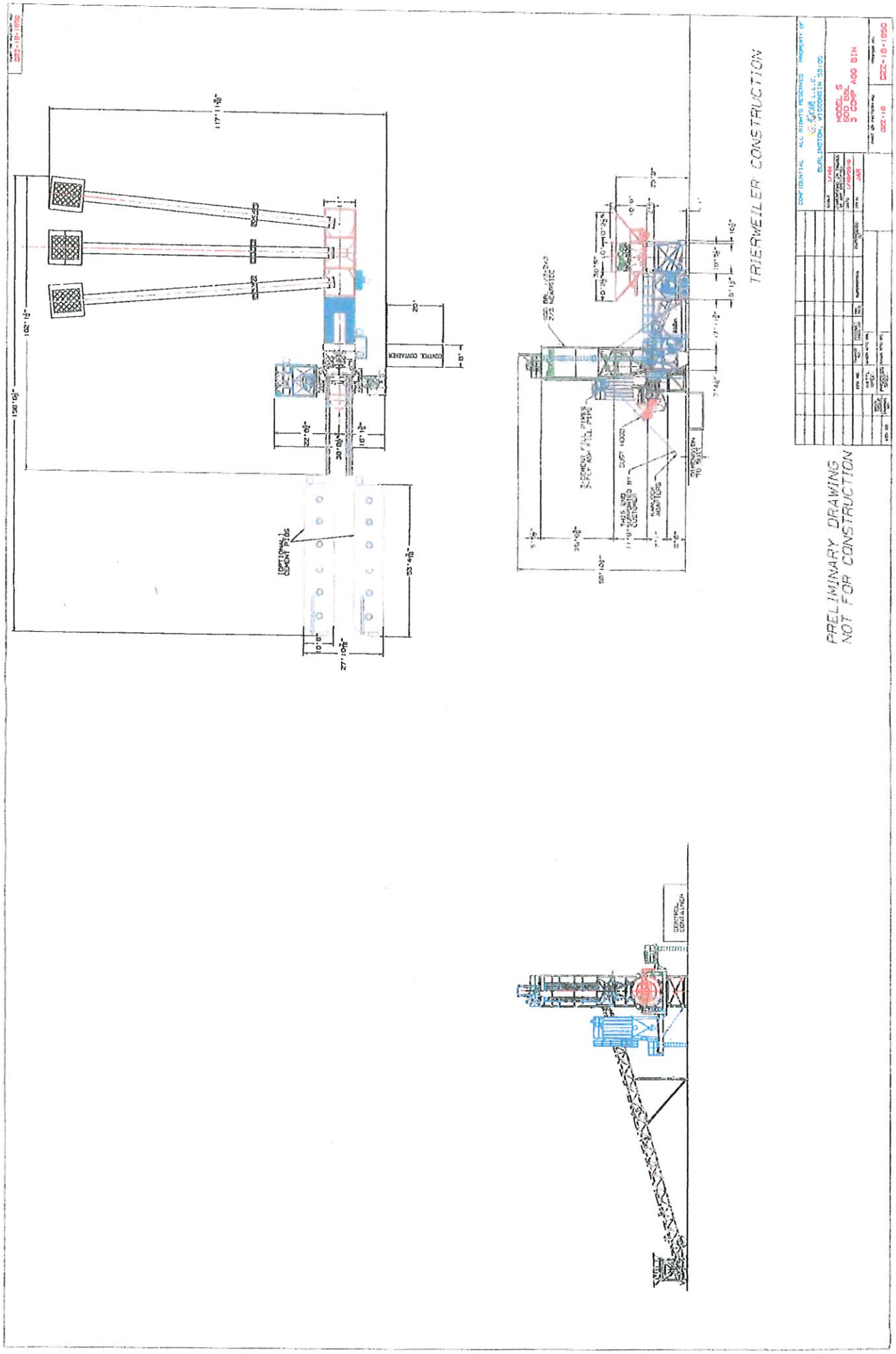
Topographic Maps
USGS Quad Indexes
Imagery
Latest Leaf Off (2018 - 2021)
Latest Leaf Off Imagery
Latest Leaf On (2021 - 2022)
Decimal Degrees (DD)
Hide Coordinates
43
LmB
GP
500 ft
NEW BERLIN
Scale 3775

Plant Overview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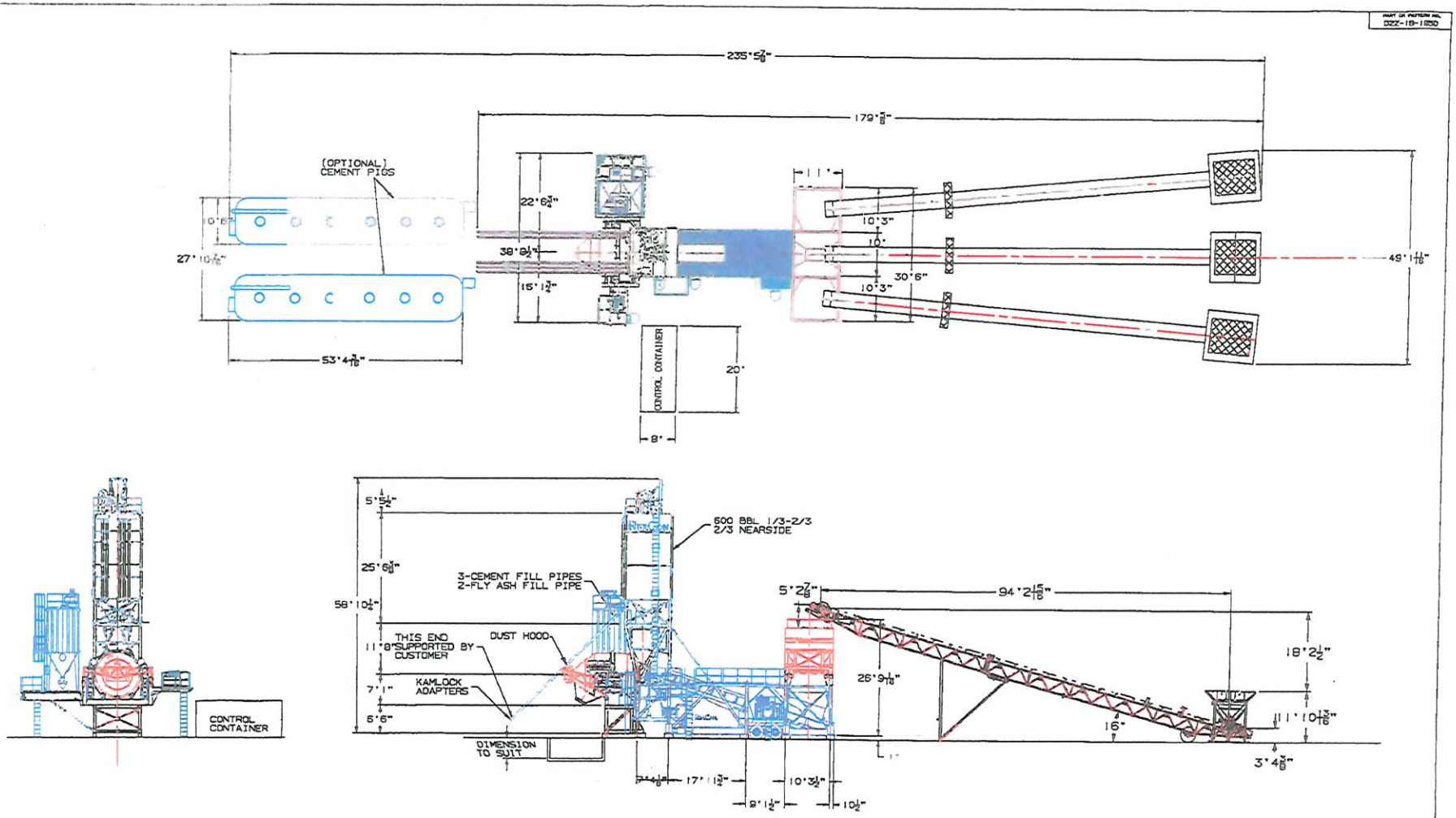
MODEL S
800 BBL
3 COMP AGG BIN
D2Z-18-1950



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BURLINGTON, WISCONSIN 53105

SCALE 3/32"=1'-0"
DATE 1-19-15
DRN. JAR

MODEL S
135 TON 3-COMP AGGREGATE
600 bbl SILO.

PART OR PATTERN NO. D2Z-18
DRAWING NO. D2Z-18-1950