Plan Commission Meeting Agenda

July 15, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 7/3/2025

AGENDA

1. **PUBLIC HEARING(S)**
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.** June 2, 2025 Meeting Minutes
6. **PLAN COMMISSION SECRETARY'S REPORT**
7. **CONTINUED BUSINESS**
8. **NEW BUSINESS**
   - **A.** Discussion and possible action to recommend to Common Council approval of (4) KW CP-2500617 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) and adoption of Resolution 2025-12 and Ordinance 2709 to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10) from Residential Estate to Suburban Commercial with PUD Overlay. (Public Hearing 6/2/2025)
   - **B.** Discussion and possible action to recommend to Common Council approval of (4) KW 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) and adoption of Ordinance 2710 that approves the rezoning from B-2 and R-3 to B-2/PUD. (Public Hearing 6/2/2025)
   - **C.** Discussion and possible action to recommend to Common Council approval of (4) KW LD-2500926 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) - 1-Lot Certified Survey Map.
   - **D.** (4) KW UA-2500927 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)- Use, Site, and Architecture Approval to convert the existing house and barn into an event venue.
   - **E.** (5) KH SG-2500799 Jaina Westphal with Lemberg Electric - 15545 W. National Avenue - Sign waiver request for additional signage at Chase Bank.

F. (4) NJ LD-2500890 Todd Battle with Zilber Property Group - 5400 S. Westridge Drive (Tax Key #'s: **1260990009 & 1260990010)** Discussion and possible action to recommend to Common Council approval of a 1-Lot Certified Survey Map.

G. (5) NJ UA-2500894 Allison Spindler with Nice Bite Ice Cream - 15375 W. National Avenue (Tax Key #: 1207.965.006) - Use, Site, and Architecture Approval to construct an ice cream parlor with outdoor seating and event space.

H. KH DCD1-2501043 Zoning Code Updates

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.

Plan Commission
MEETING MINUTES

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

MINUTES

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)

Greg Kessler introduced the Public Hearing Item to the Plan Commission.

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

- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151
- Jim Breckenfelder, 15225 W. Rogers Drive, New Berlin WI 53151
- Helen Brotz, 1800 S. Cardinal Lane, New Berlin WI 53151

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

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

- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151

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

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)

Greg Kessler introduced the Public Hearing Item to the Plan Commission:

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

- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151

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

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

- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151

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

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)

Greg Kessler introduced the Public Hearing Item to the Plan Commission.

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

- Don Mathias, 16200 W. National Avenue, New Berlin WI 53151

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

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

- Don Mathias, 16200 W. National Avenue, New Berlin WI 53151
- Joe Russ, 16800 W. Shadow Drive, New Berlin WI 53151

Mayor Ament asked if there were any questions and/or comments from the 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. There were none.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 7:09* PM and led the Pledge of Allegiance.

*The public hearing started at 6:35 PM and the Plan Commission meeting started at 7:09 PM as there were technical issues which caused a delay in the start of the meeting.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

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

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

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

5. APPROVAL OF MINUTES

A. May 5, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 4-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

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.

MOTION: Motion to table item and remove from the agenda

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Felda
Motion Passes 4-0

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)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 4-0

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)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Felda
Motion Passes 4-0

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.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius

Motion Passes 4-0

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)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Schulpius
Motion Passes 4-0

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)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Felda
Motion Passes 4-0

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.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passes 4-0

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

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Anderson
Motion Passes 4-0

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)

MOTION: Motion to Untable Item UA-2500488

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Felda
Motion Passes 4-0

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Felda
Motion Passes 4-0

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)

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 4-0

9. PENDING
None

10. COMMUNICATIONS
None

11. ADJOURN
MOTION: Motion to Adjourn at 7:31 PM

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Schulpius
Motion Passes 4-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist

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:	**Recommend to Plan Commission adoption of Resolution #2025-12 that approves the general amendments to the 2030 Comprehensive Plan Chapter 19 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 and forward to the Common Council for their review and approval by Ordinance.**

Background:

a. The applicant has simultaneously applied for Rezoning (see file #: RZ-2500618). 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 April 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.

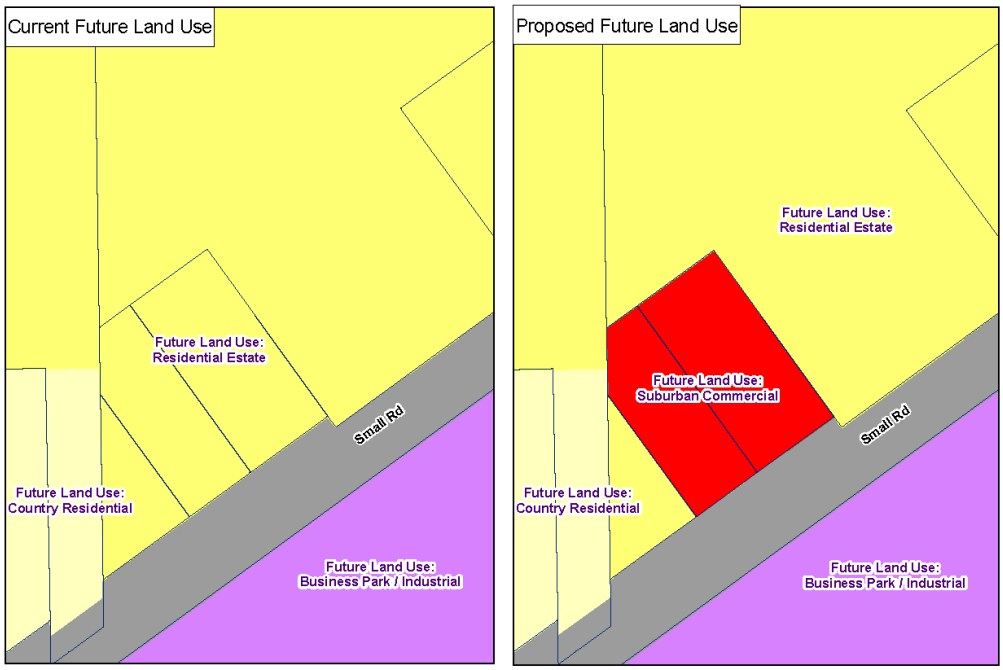
Land Use:

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: Recommend to Plan Commission adoption of Resolution #2025-12 that approves the general amendments to the 2030 Comprehensive Plan Chapter 19 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 and forward to the Common Council for their review and approval by Ordinance.

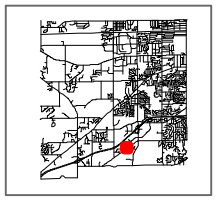
Attachments:

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
Ordinance # 2709

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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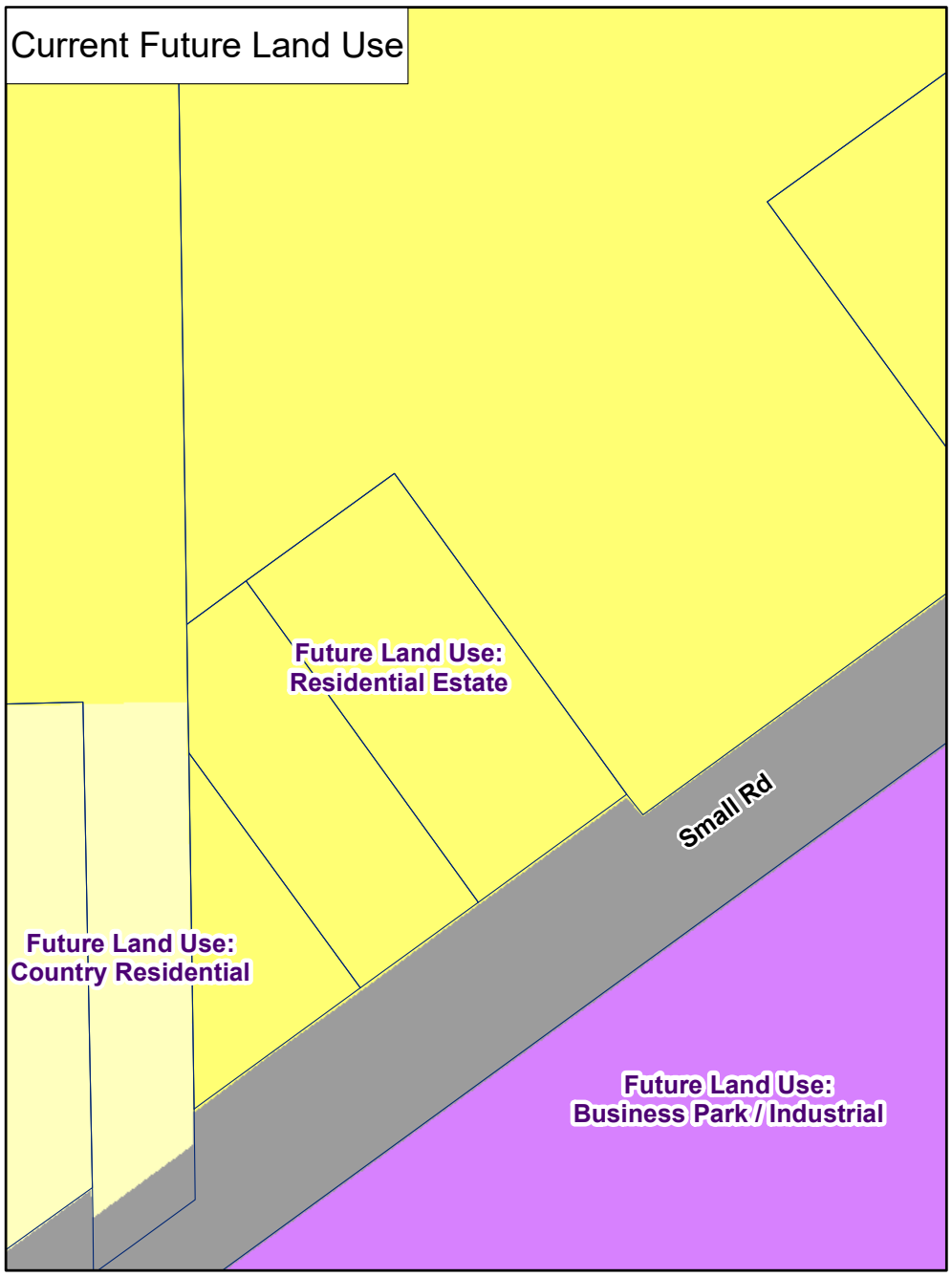

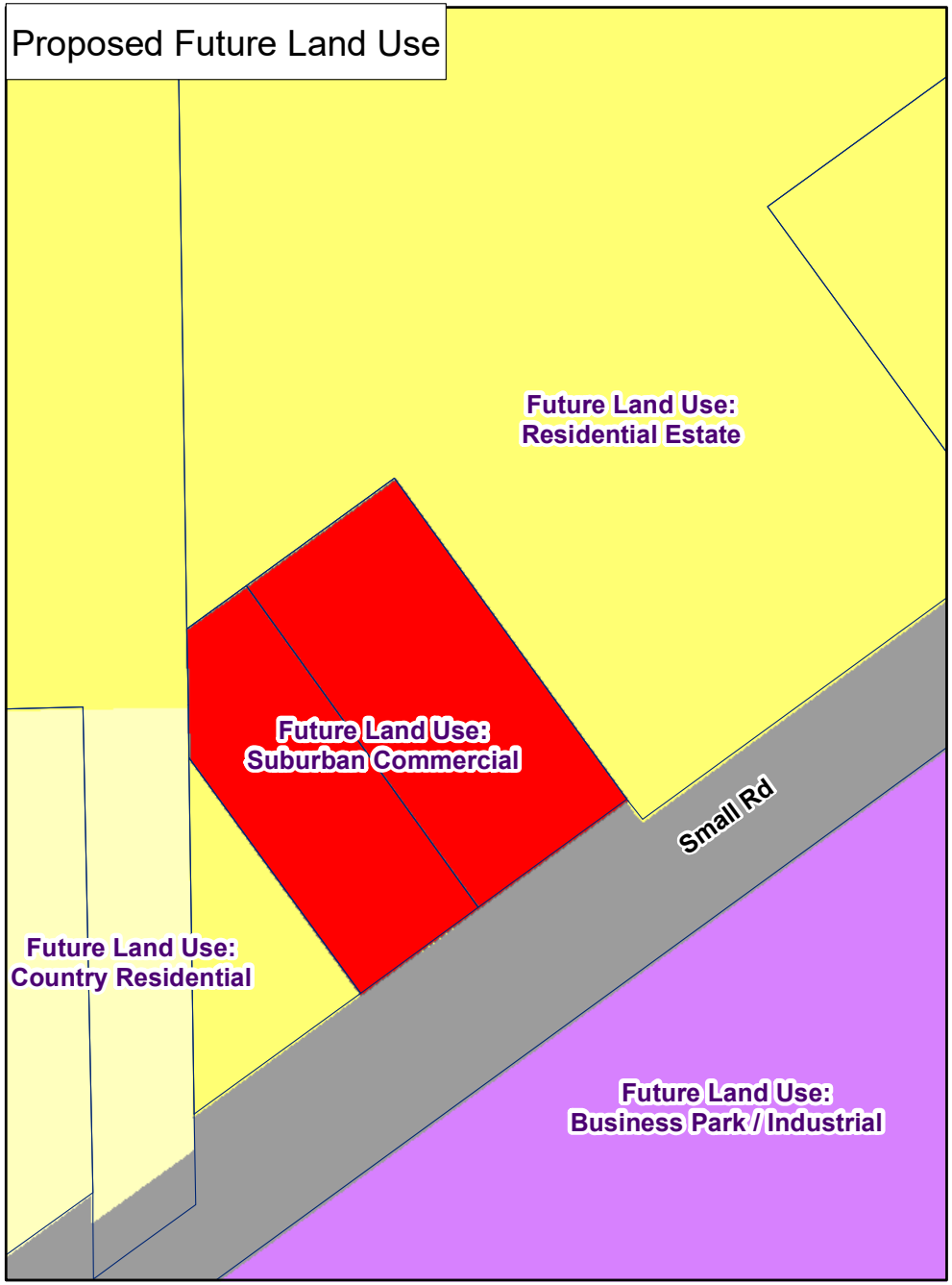

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CP-2500617
Hawthorne Hill Farm
16370 & 16380 W. Small Rd

Legend
Parcels
Road Right-of-Way

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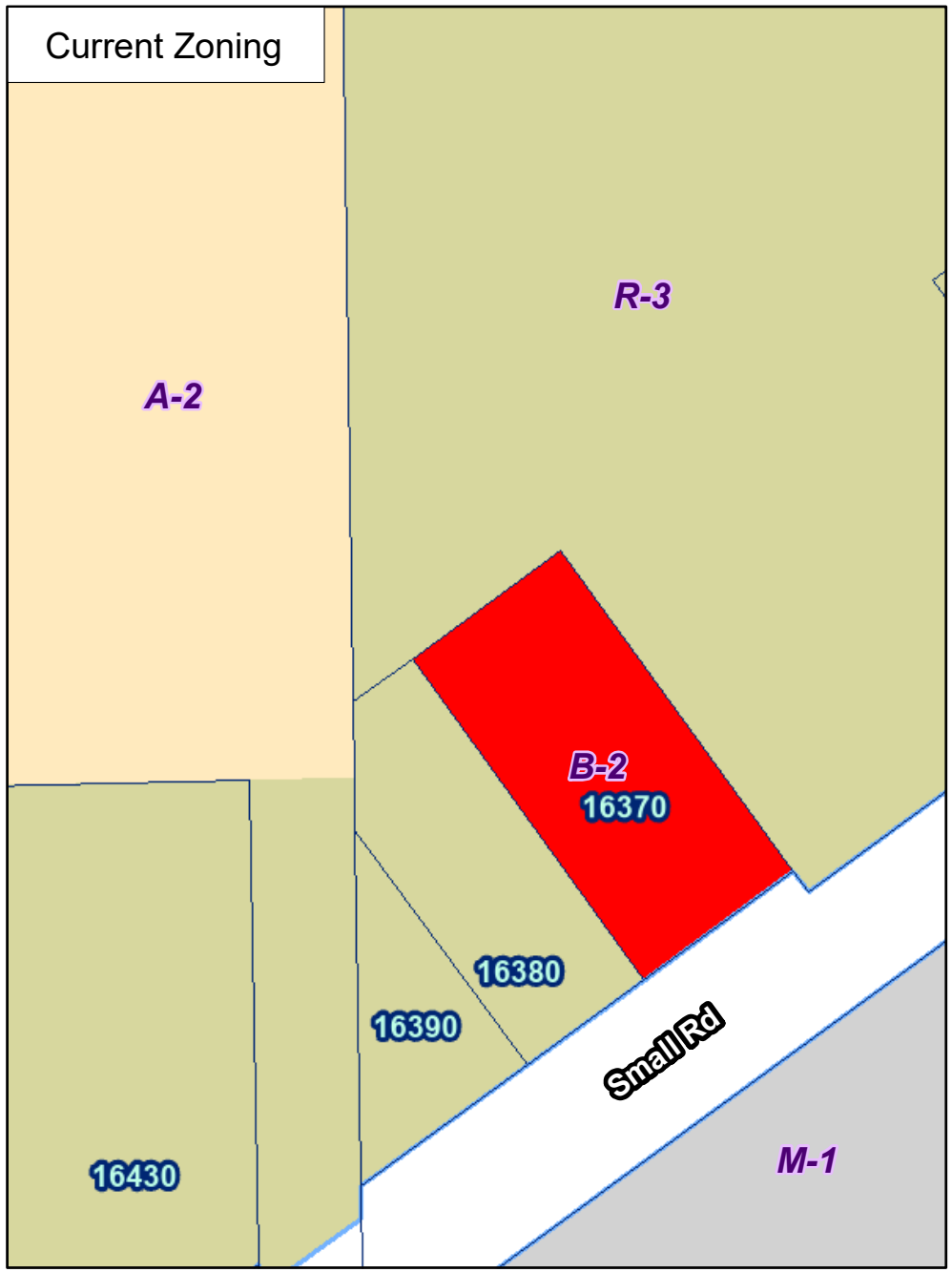

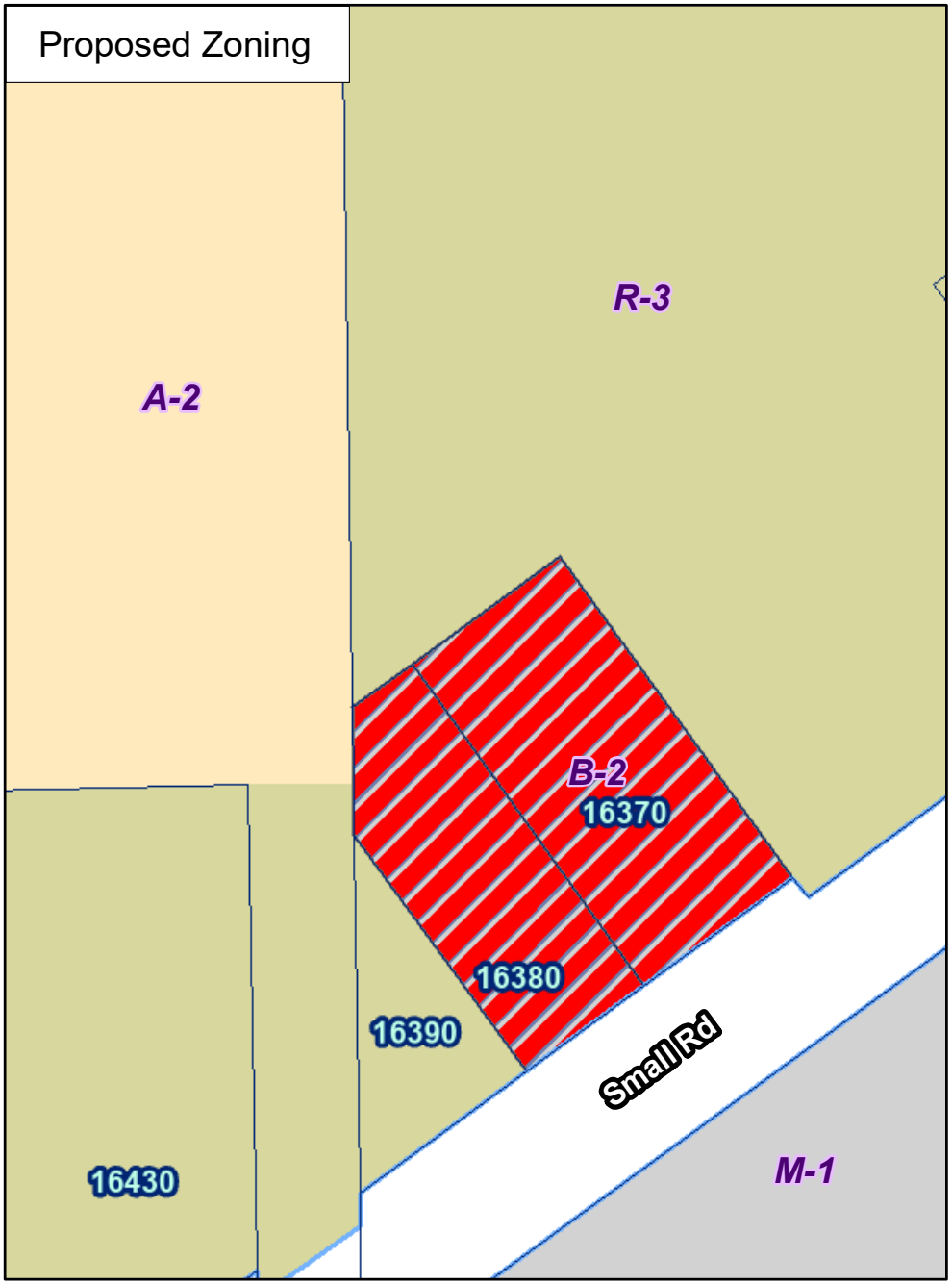

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RZ--2500618
Hawthorne Hill Farm
16370 & 16380 W. Small Rd

Legend
Parcels
Road Right-of-Way

N

0 50 100 Feet

6

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HAWTHORNE HILL FARM

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

SHEET INDEX

A-0 PROJECT INFORMATION
DRAFT CERTIFIED SURVEY MAP
DRAFT ZONING DATA

D000 EXISTING SITE CONDITIONS
SURFACE CALCULATIONS
SITE DEMO PLAN

C100 PROPOSED SITE PLAN
SITE UTILITIES
SITE DETAILS

C200 GRADING & DRAINAGE PLAN

C300 EROSION CONTROL & PHASING

C400 SITE DETAILS

C500 LANDSCAPE PLAN

E-1 SITE LIGHTING PHOTOMETRIC

E-2 BUILDING LIGHTING PHOTOMETRIC

E-3 SITE LIGHTING RENDERING

A-1 FOUNDATION PLAN

A-2 TERRACE LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
WINDOW SCHEDULE

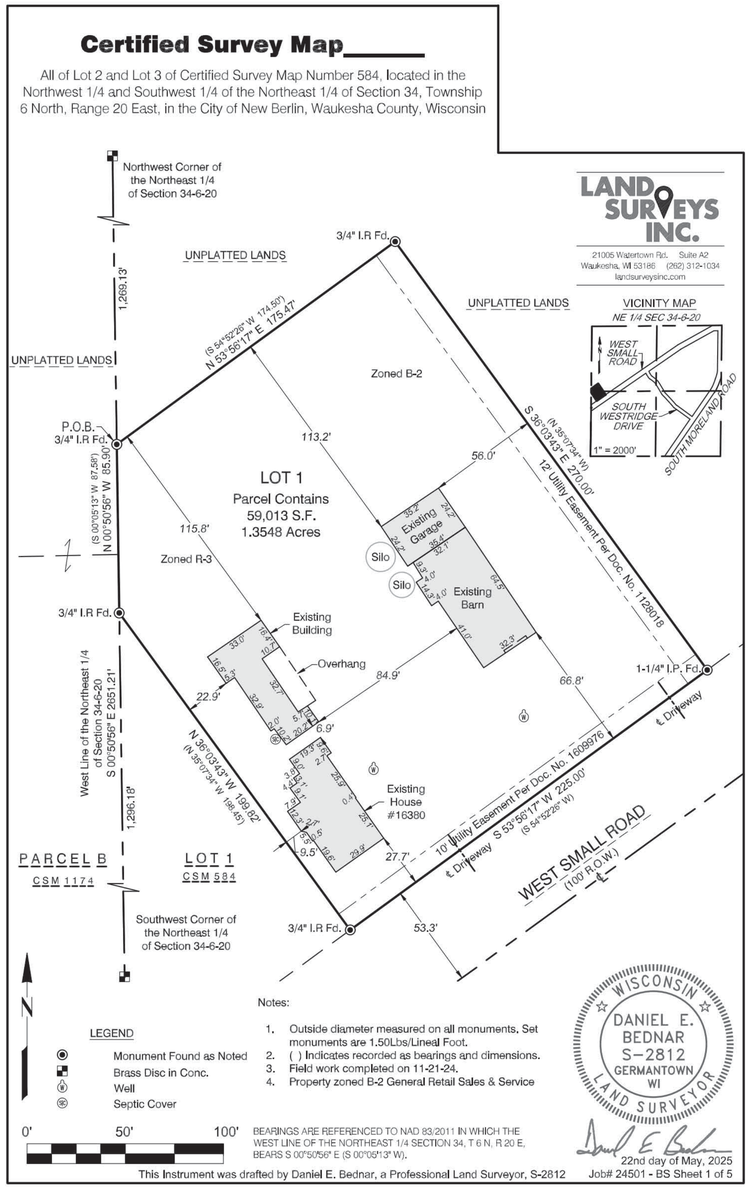
A-3 MAIN LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
DOOR SCHEDULE

A-4 2ND LEVEL FLOOR PLAN
SECOND FLOOR
INTERIOR ELEVATIONS
FIXTURE SCHEDULE

A-5 EXTERIOR ELEVATIONS - BARN

A-6 CROSS SECTION VIEWS - BARN

A-7 EXTERIOR ELEVATIONS - PAVILION



B-2/PUD: HAWTHORNE HILLS FARM PLANNED UNIT DEVELOPMENT DISTRICT

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

16380 W. Small Road
Tax Key #: 1285.994.002

Setback and yards
a. a. All buildings and structures along Small Road shall have a 25' front setback
b. b. All buildings and structures shall be setback 8', from the western property line
c. c. All buildings and structures shall be setback 15', from the eastern property line
d. d. All buildings and structures shall be setback 25', from the rear lot line
e. e. Section 275-44E(1) and (2) shall not apply for purposes of building separation

Building Height
a. a. Any new buildings shall adhere to 35' height limit.
b. b. Existing barn and home are exempt from the height requirements.

Lot Coverage
a. Table 275-34-3 shall not apply

Landscaping & Buffering
a. a. The buffer yard shall be reduced to 5' on the east and west property lines
b. b. Reserve right to review buffering, which may include fencing and/or additional landscaping

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PROJECT INFORMATION

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

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

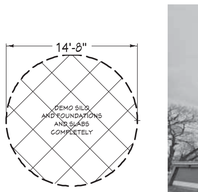
DATE:
5/30/2025

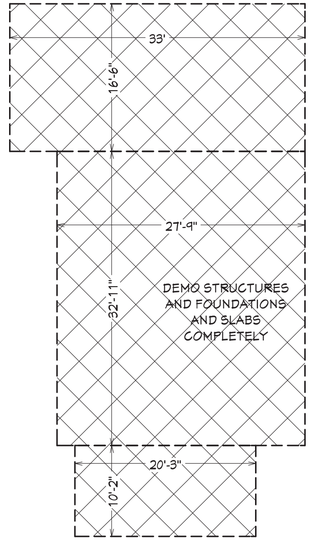
SCALE:
AS SHOWN

SHEET:
A-0

SURFACE CALCULATIONS

TYPE	EXISTING	PROPOSED
STRUCTURES	7,934 SF	4,944 SF
PAVEMENT	18,430 SF	35,052 SF
CONCRETE	1,035 SF	2,520 SF
PAVED GRAVEL	11,225 SF	0 SF
GRASS/GREEN		15,967 SF
SPARDUST PATH		3,442 SF
PERVIOUS	20,319 SF	19,459 SF
IMPERVIOUS	38,624 SF	39,484 SF
TOTAL	58,943 SF	58,943 SF
PERMEABLE	34.4%	33.0%





DEMOLITION NOTES

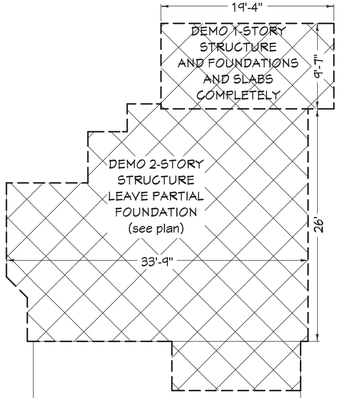
DEMO AND DISPOSE OF STRUCTURES WHERE SHOWN
PROTECT ADJACENT STRUCTURES FROM DAMAGE
SELECTIVE DEMO AT ATTACHED STRUCTURE TO REMAIN

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

REMOVE TREES WHERE INDICATED
FIREWOOD TO REMAIN ON SITE FOR OWNER

1 D000 SITE DEMO PLAN
SCALE: 1" = 30'-0"

2 D000 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: DEMOLITION PLANS

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

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

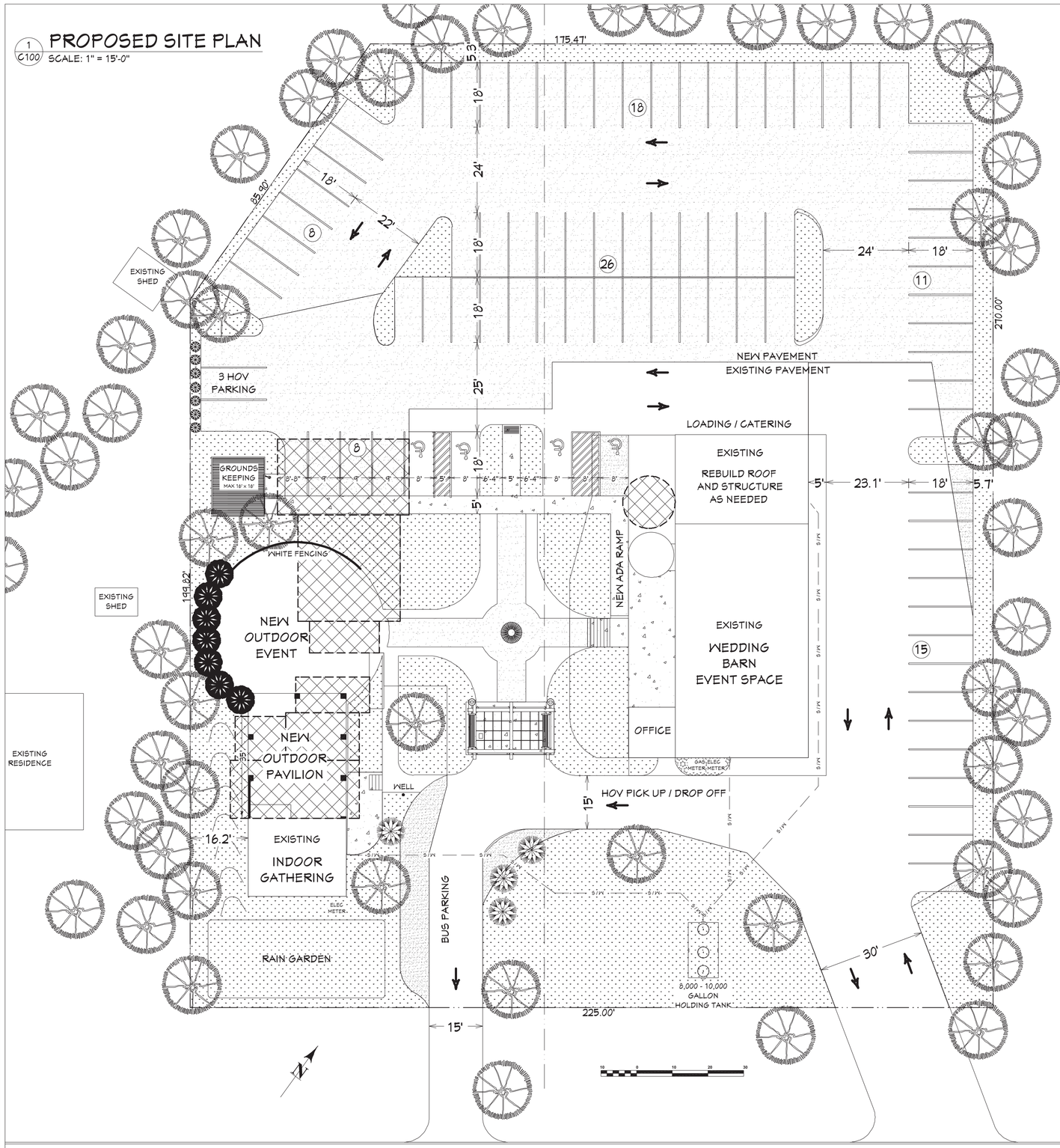
DATE:
5/30/2025

SCALE:
1" = 30'-0"

SHEET:
D000

1 C100 PROPOSED SITE PLAN

SCALE: 1" = 15'-0"



ACCESSIBLE PARKING

TYPE	TOTAL	RANGE	REQ'D
AUTO STALLS	90	76-100	4
VAN STALLS	90	1 PER 6	1

TOTAL ON SITE PARKING STALLS 90

(1) SPACE / (3) PERSONS = PARKING CAPACITY 270

OCCUPANCY LOAD CALCULATIONS

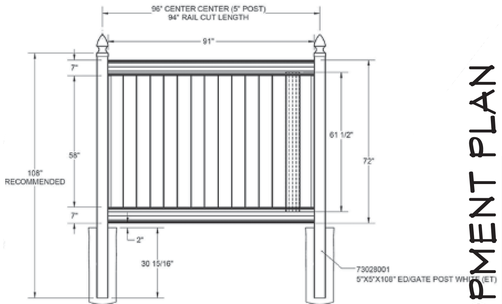
BUILDING NAME	ROOM/SPACE	AREA	SPEC OCCUPANCY	
PAVILION	INDOOR GATHERING	586 SF	15 NET	40
PAVILION	SERVER BAR	78 SF	100 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
			PAVILION TOTAL	43
BARN - 1	OFFICE	173 SF	100 GROSS	2
BARN - 1	BACK BAR	335 SF	100 GROSS	4
BARN - 1	TERRACE VENUE	1,335 SF	15 NET	89
BARN - 1	CATERER STAGING	332 SF	200 GROSS	2
BARN - 1	UTILITY	25 SF	300 GROSS	0
BARN - 1	CORRIDOR	185 SF	100 GROSS	2
BARN - 1	WOMEN	128 SF	15 NET	6
BARN - 1	MEN	120 SF	15 NET	5
BARN - 1	STAIR / CORRIDOR	183 SF	100 GROSS	2
				112
BARN - 2	BARN VENUE	2,016 SF	15 NET	135
BARN - 2	WOMEN	170 SF	15 NET	6
BARN - 2	MEN	118 SF	15 NET 5	
BARN - 2	CORRIDOR	38 SF	100 GROSS	0
BARN - 2	STAIR	130 SF	100 GROSS	2
				148
BARN - 3	LOFT VENUE	696 SF	15 NET	38
BARN - 3	STAIR	130 SF	100 GROSS	2
				40
			BARN TOTAL	300

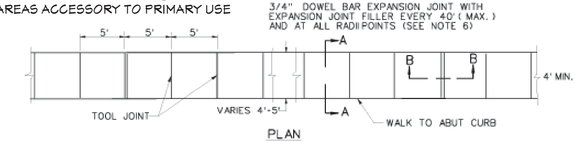
20% REDUCTION FACTOR FOR SHUTTLE / HOV - 274 PERSONS

STATED MAXIMUM CAPACITY FOR ENTIRE FACILITY @ 300
PAVILION AND OUTDOOR AREAS ACCESSORY TO PRIMARY USE

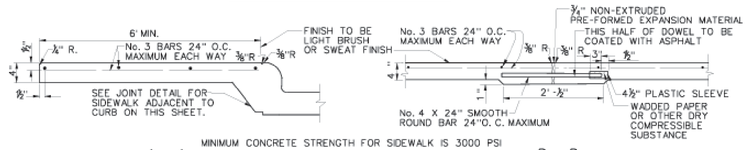
ACCESSIBLE ROUTE - EXTERIOR

SIDEWALK	WIDTH	THE MINIMUM CLEAR WIDTH OF A ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS. IF A ROUTE IS LESS THAN 60" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60" BY 60" SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200'.
	SLOPE	NO MORE THAN 1:20, CROSS SLOPE NOT TO EXCEED 1:50
	HANDRAILS	NOT REQUIRED ON THE EXTERIOR WALKS EXCEPT WHERE ADJACENT TERRAIN EXCEEDS 1:4 (25%) DOWNWARD SLOPE AWAY FROM WALK.
RAMP	WIDTH	THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36".
SURFACE	SLOPE	THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12.
	HANDRAILS	IF A RAMP RUN HAS A RISE GREATER THAN 6", OR A HORIZONTAL PROJECTION GREATER THEN 72" (6 FT.), THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE RAMP SURFACE.





PLAN
REINFORCED CONCRETE SIDEWALK



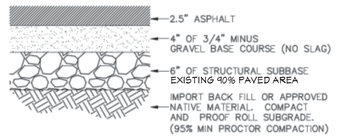
MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI

A - A
TYPICAL SECTION

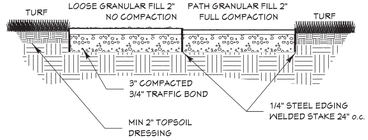
B - B
EXPANSION JOINT DETAIL

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PRELIMINARY SITE PLAN

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

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

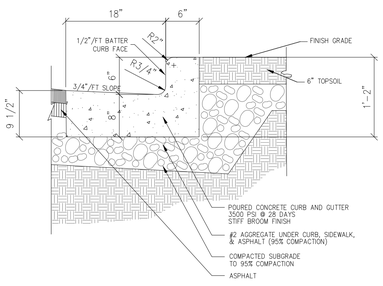
DATE: 5/30/2025

SCALE: 1" = 15'-0"

SHEET: C100

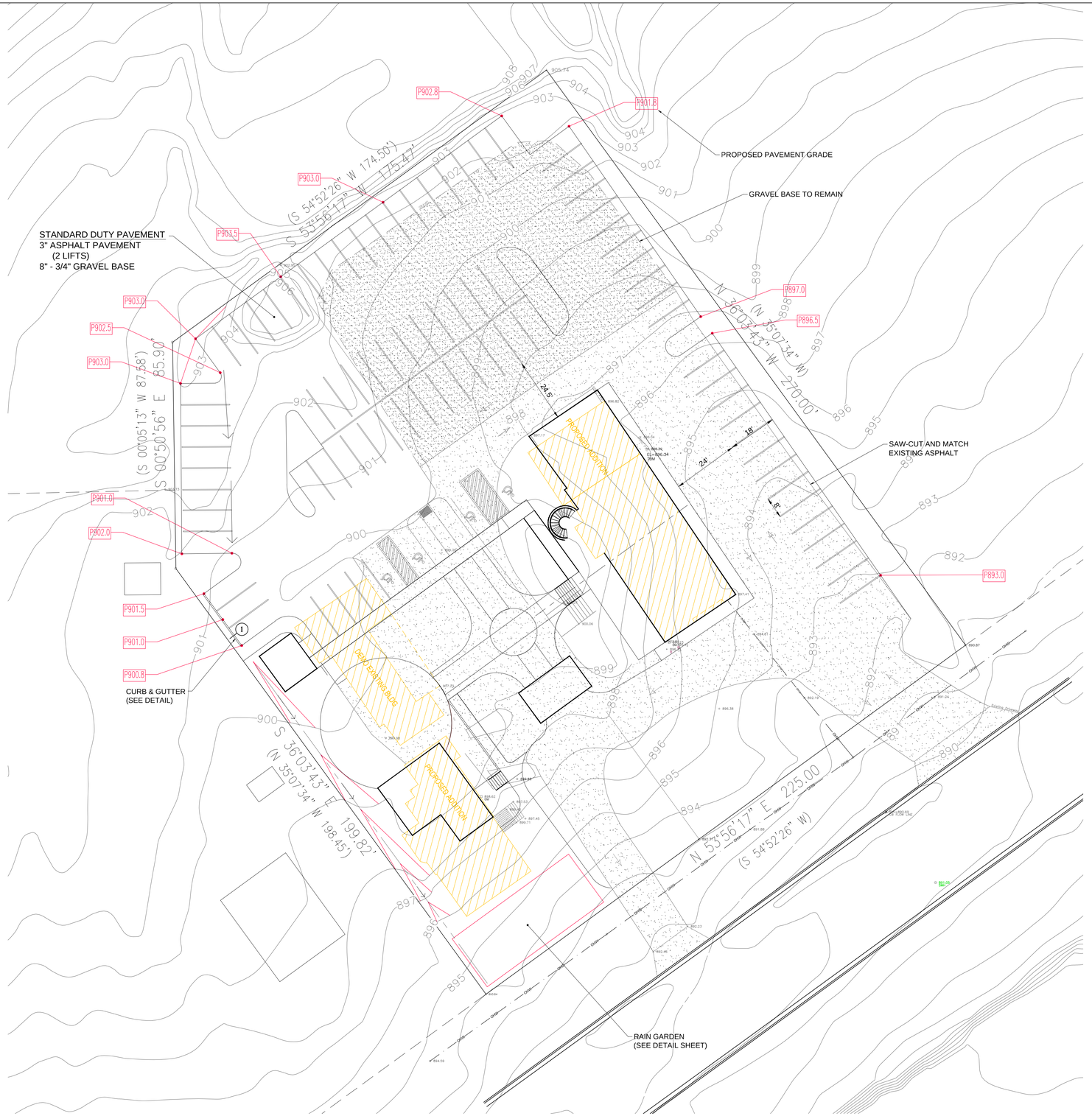
GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.



CONCRETE CURB & GUTTER 1

NO SCALE



SITE DATA TABLE		
	EXISTING	PROPOSED
PROPERTY AREA :	58,943 S.F.	58,943 S.F.
TOTAL BUILDING FLOOR AREA :	6,990 S.F.	4,944 S.F.
FLOOR AREA RATIO :		4,944 / 58,943 = 8.4%
IMPERVIOUS SURFACE AREAS (EXISTING INCLUDES GRAVEL):	30,005 S.F.	37,572 S.F.
TOTAL IMPERVIOUS AREA:	36,995 S.F.	42,516 S.F.
TOTAL OPEN SPACE RATIO:	37.2%	27.9%
NET INCREASE IN TOTAL IMPERVIOUS AREA:	58,943 - 42,516=16,427S.F.< 0.5AC (GREEN INFRASTRUCTURE NEEDED)	

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LAND SURVEYS INC.
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGER'S HOTLINE CALL BEFORE YOU DIG 811

DESCRIPTION | DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eceng.com

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

GRADING, PAVING & DRAINAGE PLAN

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE
SCALE: 1"= 20'

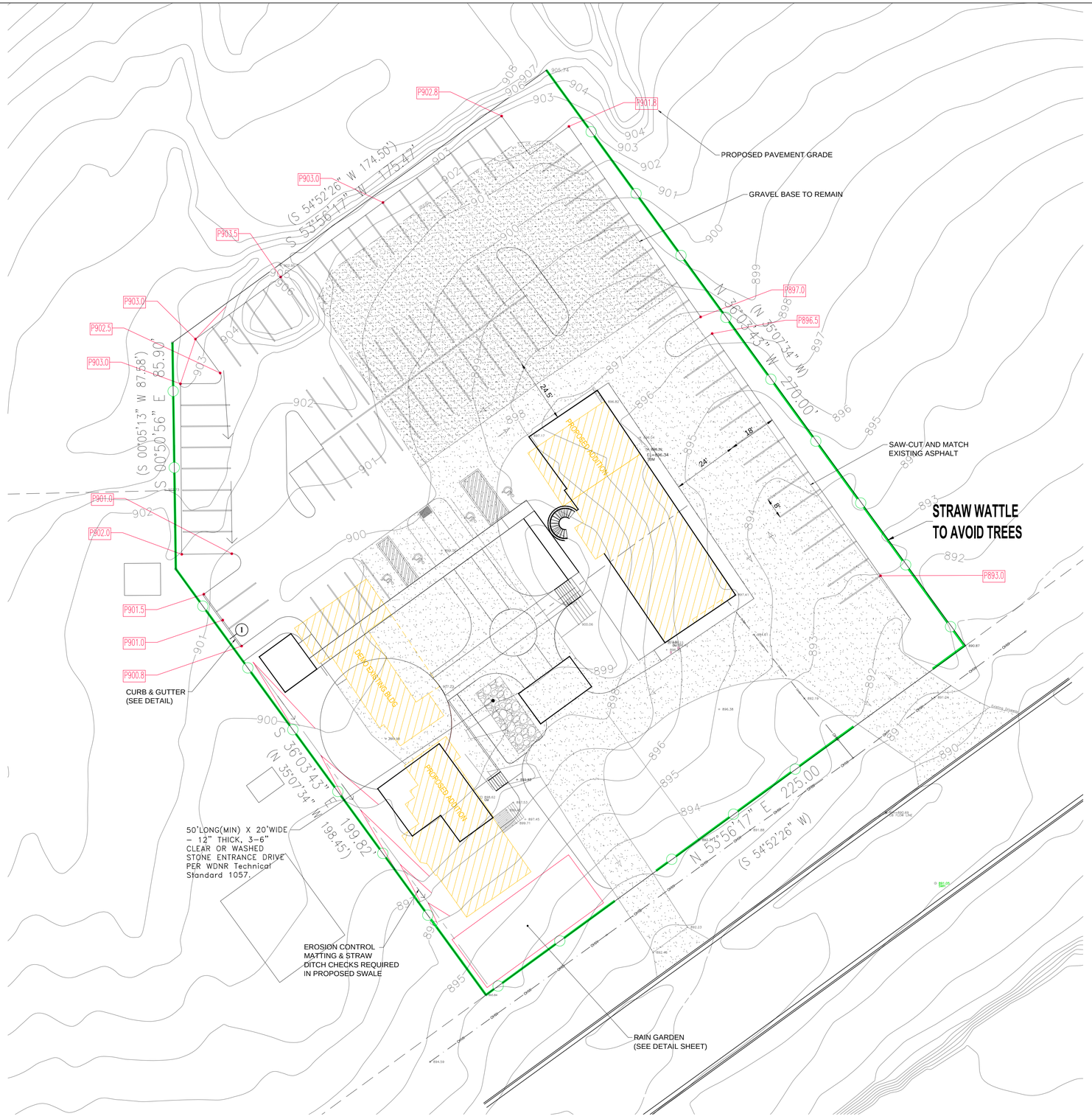
SHEET NUMBER
C200

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.

CONSTRUCTION PHASING SEQUENCING:

THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE CITY.
1. INSTALL SILT FENCE AS SHOWN ON THE PLAN.
2. EXCAVATE RAIN GARDEN. INSTALL STONE FILTER AT OUTLET TO ROADSIDE DITCH. DO NOT INSTALL BASIN ENGINEERED FILL AT THIS TIME. RESTORE ALL DISTURBED AREAS WITH EROSION CONTROL MATTING.
3. STRIP UNSUITABLE MATERIAL FROM THE STRUCTURAL AREAS; AS REQUIRED AND HAUL OFFSITE.
4. COMPLETE BUILDING, PARKING & LANDSCAPE AREAS.
5. TOPSOIL, RE-VEGETATE AND STABILIZE ALL REMAINING DISTURBED AREAS.
6. FOLLOWING SITE RESTORATION, REMOVE EXCESS SEDIMENT FROM RAIN GARDEN BOTTOM AND INSTALL ENGINEERED FILL AND RESTORE PER DETAIL.
8. AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE CITY, REMOVE ALL SILT FENCE, STONE OUTLET FILTER AND ANY OTHER TEMPORARY BMP'S.



SCALE: 1" = 20'

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LAND SURVEYS INC. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGER'S HOTLINE CALL BEFORE YOU DIG

811

DATE	DESCRIPTION

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eceng.com

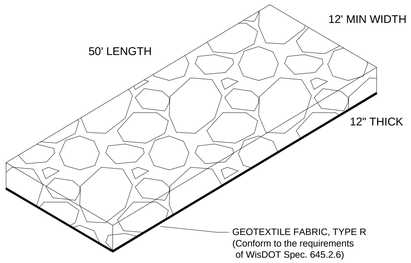
HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

EROSION CONTROL PLAN

WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

SHEET NUMBER
C300



STONE TRACKING PAD

PER WDNR TECH STANDARD 1057
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
Note 3: Select fabric type based on soil conditions and vehicles loading.
Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

PROPOSED GREEN INFRASTRUCTURE:

THE DETENTION VOLUME REQUIRED FOR THIS SITE WILL BE MET USING 1 RAIN GARDEN AS SHOWN ON PLAN. THIS PROPOSED GREEN INFRASTRUCTURE SYSTEM EXCEED THE REQUIRED UNIT DETENTION VOLUME OF THE PROPOSED IMPERVIOUS SURFACES ON THE PROPERTY.

MAINTENANCE

RAIN GARDEM MAINTENANCE TASKS	TIMELINE
EVALUATE WATERING NEEDS AND IMPLEMENT WATERING WHERE NECESSARY.	WEEKLY
HAND-WEED AND DISPOSE OF PULLED WEEDS OFF-SITE.	WEEKLY
CHECK & CLEAN ALL TRIBUTARY SWALES	MONTHLY
CHECK ALL SUBSURFACE DRAINS & CLEAR AS NEEDED	SPRING & FALL

GREEN INFRASTRUCTURE CALCULATIONS:

PROPOSED IMPERVIOUS

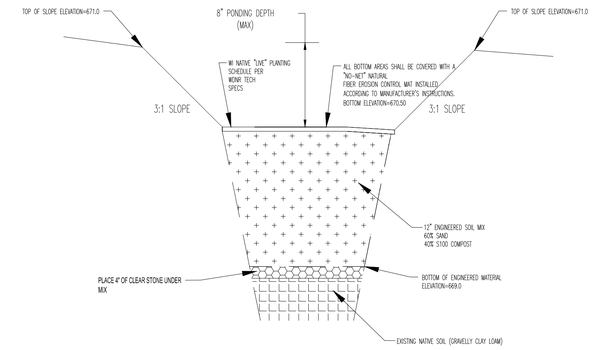
AREA	SQUARE FEET
TOTAL PROPOSED IMPERVIOUS (SF)	16,427 S.F.
DETENTION VOLUME REQUIRED (GALLONS)	**5,124 GALLONS**

(1/2" RAIN X TOTAL AREA = 685 CUBIC FEET)

GREEN INFRASTRUCTURE CAPACITY

RAIN GARDEN: (4.4 gallons per square foot)

	AREA (SQ. FT.)	UNIT DETENTION VOLUME (GAL.)
PROPOSED RAIN GARDEN	1200	5,984
TOTAL UNIT DETENTION VOLUME=		**5,984 GALLONS** (5,124 GAL. REQUIRED)



RAIN GARDEN TYPICAL CROSS-SECTION

SEDIMAX-SW™ (STRAW WATTLES)

North American Green SediMax-SW™ (Straw Wattles), are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

Straw Wattles are a temporary sediment control device and are not intended to replace Rolled Erosion Control Products (RECPs) or Hydraulic Erosion Control Products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RollMax™ or HydraMax™ Systems be used to provide effective immediate erosion control until vegetation is established. SediMax™ Systems may be used in conjunction with blankets, mats and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of SediMax Systems is dependent on storage capacity.

SEDIMAX-SW INSTALLATION STEPS:

1. Begin at the location where the wattle is to be installed by excavating a 2 to 3 in. (5-7.5 cm) deep x 9 in. (22.9 cm) wide trench along the contour of the slope. Excavated soil should be placed upslope from the anchor trench (Figure 7).

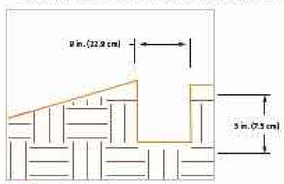


FIGURE 7

2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Wattles should tightly abut (Figure 8).

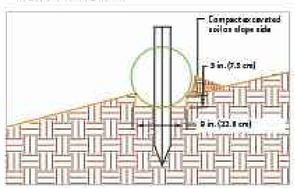


FIGURE 8

3. Secure the wattle with a minimum of 18 to 24 in. (45.7-61 cm) stakes every 3 to 4 ft (0.9 -1.2 m) and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2 to 3 in. (5-7.5 cm) of stake extending above the wattle (Figure 9). Stakes should be driven perpendicular to the slope face. Spacing of SediMax-SW on slope will vary based on the slope grade (Figure 10).

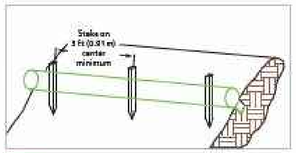


FIGURE 9

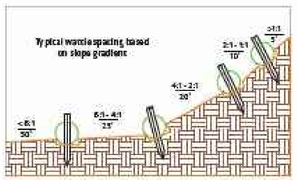
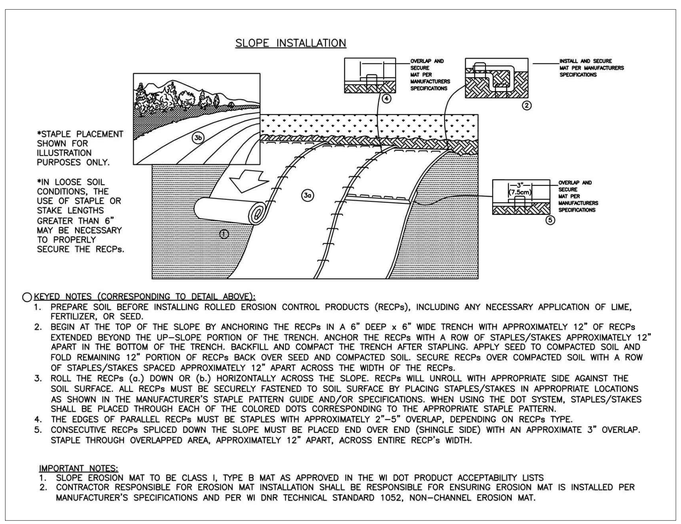


FIGURE 10

For additional installation assistance on SediMax Systems, please call **800-772-2040**, visit **nagreen.com** or e-mail **info@nagreen.com** and we will be happy to put you in touch with your erosion control specialist who can assist you.

STRAW WATTLE DETAIL



KEYED NOTES (CORRESPONDING TO DETAIL ABOVE):
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (a.) DOWN OR (b.) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE AND/OR SPECIFICATIONS. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLES WITH APPROXIMATELY 2"-5" OVERLAP, DEPENDING ON RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE SIDE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART, ACROSS ENTIRE RECP's WIDTH.

IMPORTANT NOTES:
1. SLOPE EROSION MAT TO BE CLASS I, TYPE B MAT AS APPROVED IN THE WI DOT PRODUCT ACCEPTABILITY LISTS
2. CONTRACTOR RESPONSIBLE FOR EROSION MAT INSTALLATION SHALL BE RESPONSIBLE FOR ENSURING EROSION MAT IS INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER WI DNR TECHNICAL STANDARD 1052, NON-CHANNEL EROSION MAT.

EROSION MATTING: WDNR TS-1052

DESCRIPTION	DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

DETAILS

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

SHEET NUMBER
C400

RUBY FALLS REDBUD

CLETHRA SUGARTINA HEDGE

WHITE LAVENDER BORDERS

TRICOLOR BEECH

WISTERIA AND AUTUMN CLEMATIS

RAIN GARDEN SEED MIX

4 SEASON FLOWER/PRAIRIE
MIX (1 GALLON 1' ON CENTER)

SEVEN SONS FLOWER

5 ACRE FARM
EST. 2020
LANDSCAPE DESIGN
EDIBLE • SUSTAINABLE • LOCAL

Katie Jean Fedorski
(262) 483-3901
katie.jean.fedorski@gmail.com

5 ACRE FARM
812 CHURCH ST UNIT 2
ALLENTON, WI 53002

PROJECT
HAWTHORNE HILL FARM

Brookwater Group

SCALE: 1/16"=1'-0"

PROJECT DETAILS
EVENT VENUE

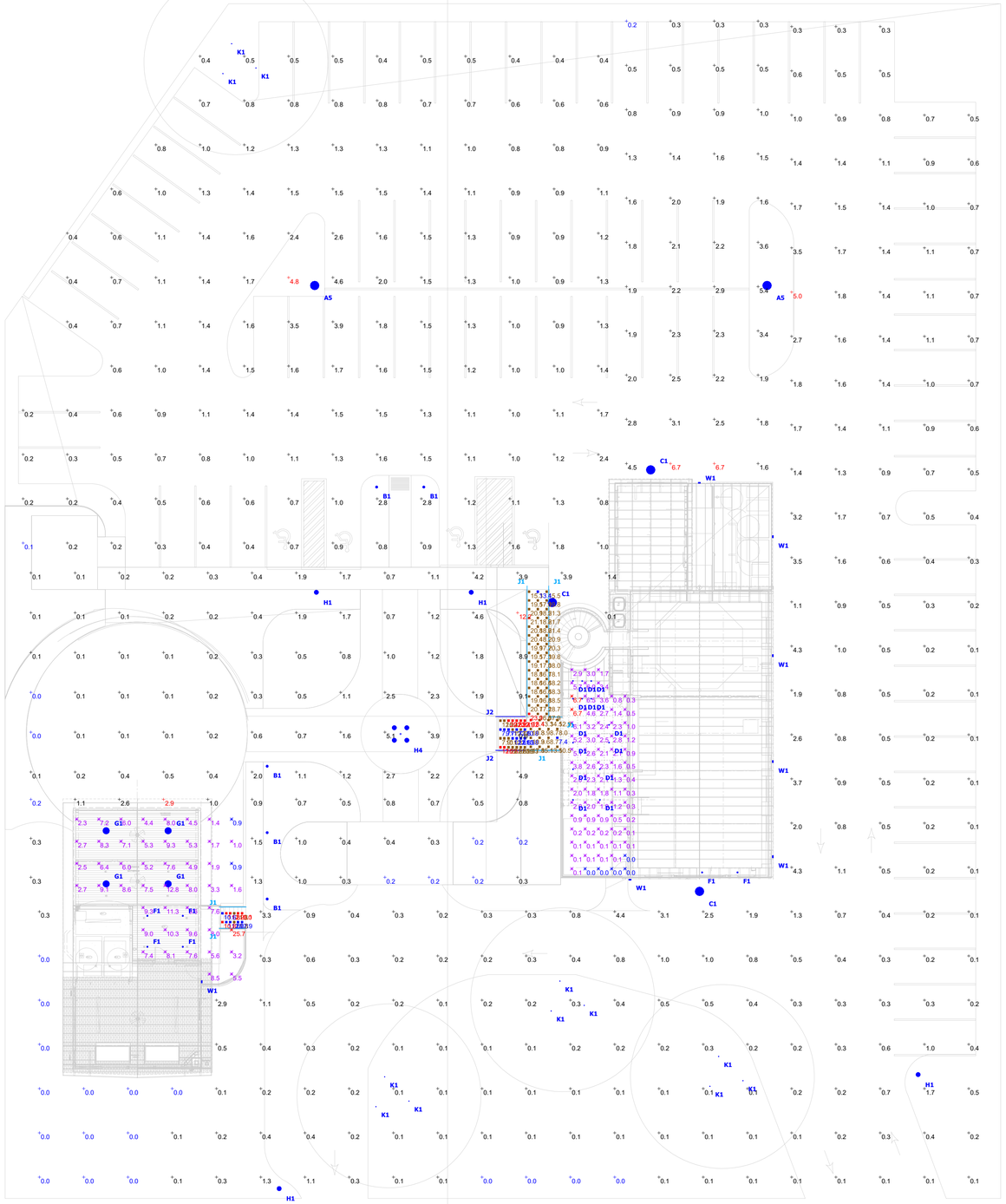
Drawn By:
Katie Jean

PROJECT ADDRESS
16570 W SMALL RD
NEW BERLIN, WI
53151

ISSUE DATE
5-29-25

DATE MODIFIED

01



Plan View
Scale - 1" = 14ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	A5	2	U.S. ARCHITECTURAL LIGHTING	GLX-VLED-VSQ-100LED-525mA-30K-120-BLACK	160W, 3000K DECORATIVE LED POST TOP AREA LIGHT, TYPE 5 DISTRIBUTION - MOUNTED TO TOP OF 20' POLE	162	160
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
	C1	3	BARN LIGHT	G-WHS18-10X-G32-NA-10X-NA-NA-NA-LED38-3000K-DL	24" WAREHOUSE SHADE WITH 38W INJTEGRAL LED AND 2' GOOSE NECK ARM	3000	38
	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
	G1	4	BARNLIGHT	BLE-S-WHS14-100-ST524-NA-100-NA-NA-NA-NA-LED16-3000K-FL	16" WAREHOUSE SHADE PENDANT WITH 16W INTEGRAL LED FLAT LENS AND 24" STEM	1250	16
	H1	4	LIVEX LIGHTS	7522-XX	DECORATIVE SINGLE POST TOP WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMP (S12447) - MOUNTED TO 6" DECORATIVE POST TO MATCH TYPE H4 (7709-XX)	2711	18.5561
	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	K1	12	HINKLEY	1536BSK-WMA27K	SMALL GROUND OR TREE MOUNTED ADJUSTABLE LANDSCAPE UPLIGHT 2700K	691	12
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
SITE CENTER AREA		1.2 fc	12.2 fc	0.0 fc	N/A	N/A
SITE PERIMETER - PARKING AND FRONT GRASSY AREA		1.0 fc	6.7 fc	0.0 fc	N/A	N/A
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

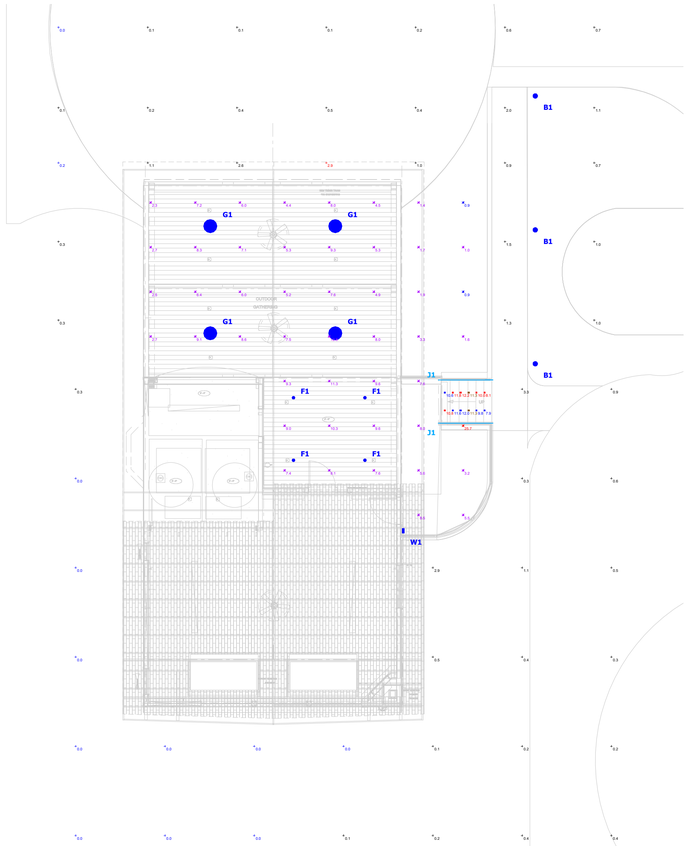
Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

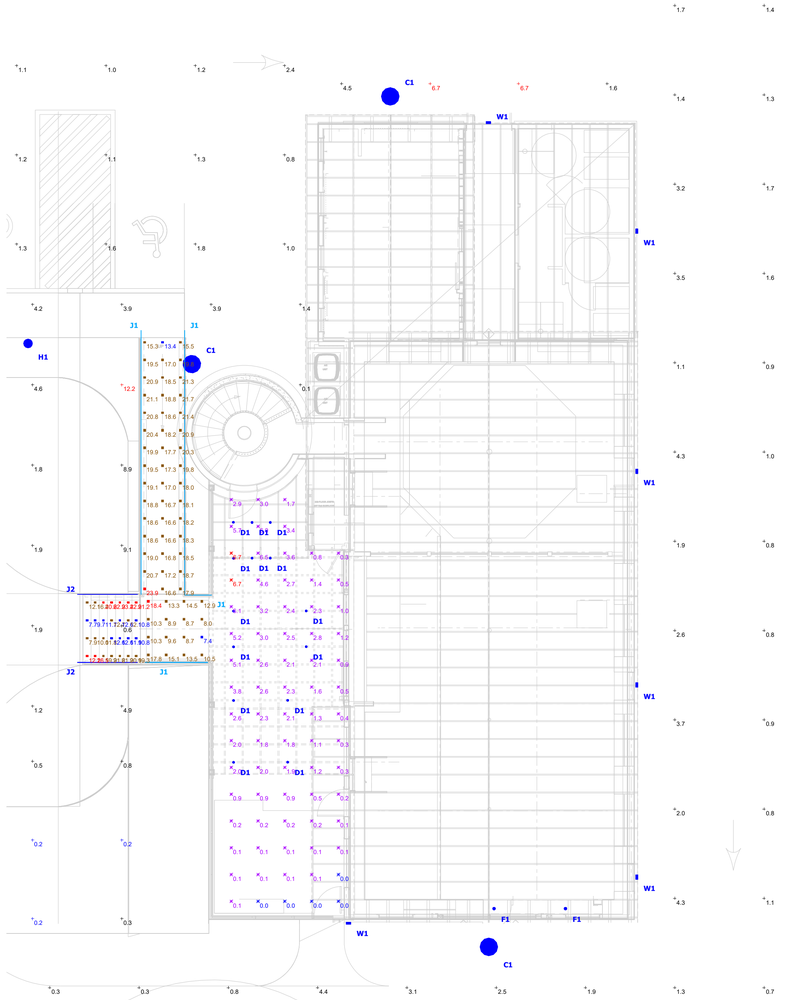
SITE LIGHTING PHOTOMETRIC

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-1



Plan View - A



Plan View - A

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
	C1	3	BARN LIGHT	G-WHS18-10X-G32-NA-10X-NA-NA-NA-LED38-3000K-DL	24" WAREHOUSE SHADE WITH 38W INJTEGRAL LED AND 2' GOOSE NECK ARM	3000	38
	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
	G1	4	BARNLIGHT	BLE-S-WHS14-100-ST524-NA-100-NA-NA-NA-NA-LED16-3000K-FL	16" WAREHOUSE SHADE PENDANT WITH 16W INTEGRAL LED FLAT LENS AND 24" STEM	1250	16
	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Plan View

Scale - 1" = 8ft

Woodland Consulting, LLC
Slinger, WI | 414-507-6011
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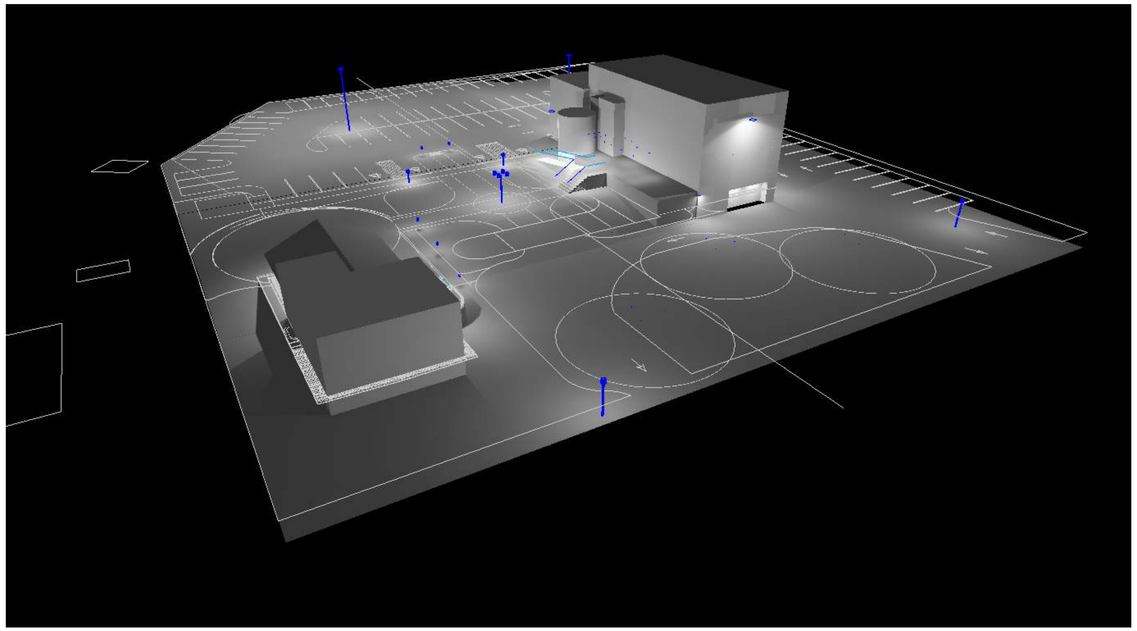
HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

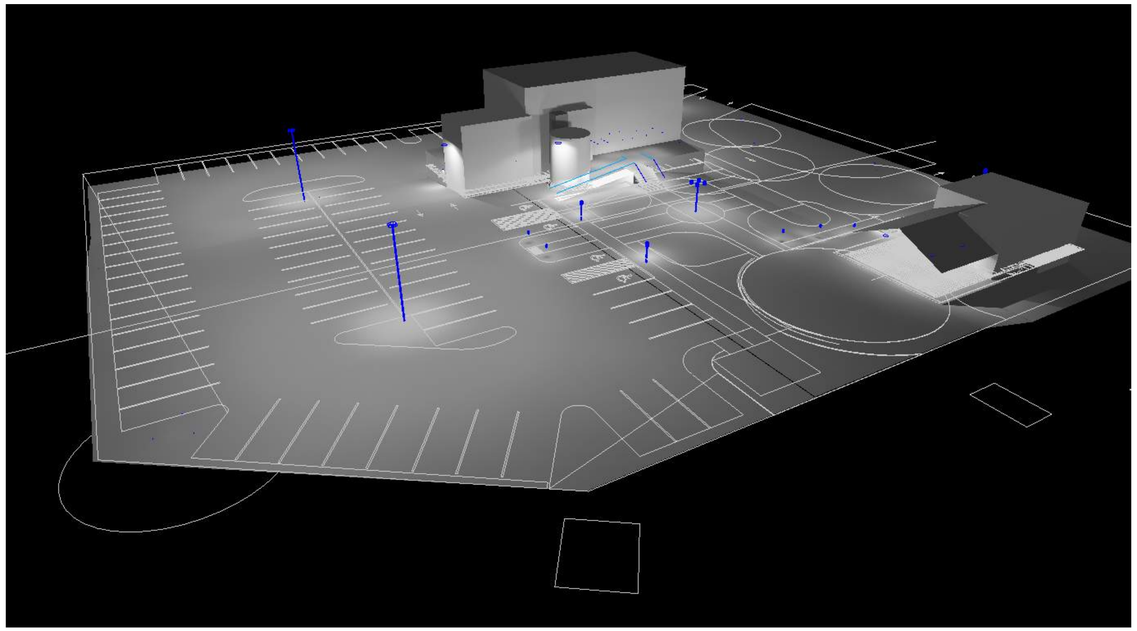
SITE LIGHTING PHOTOMETRIC - -ENLARGED PLANS

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

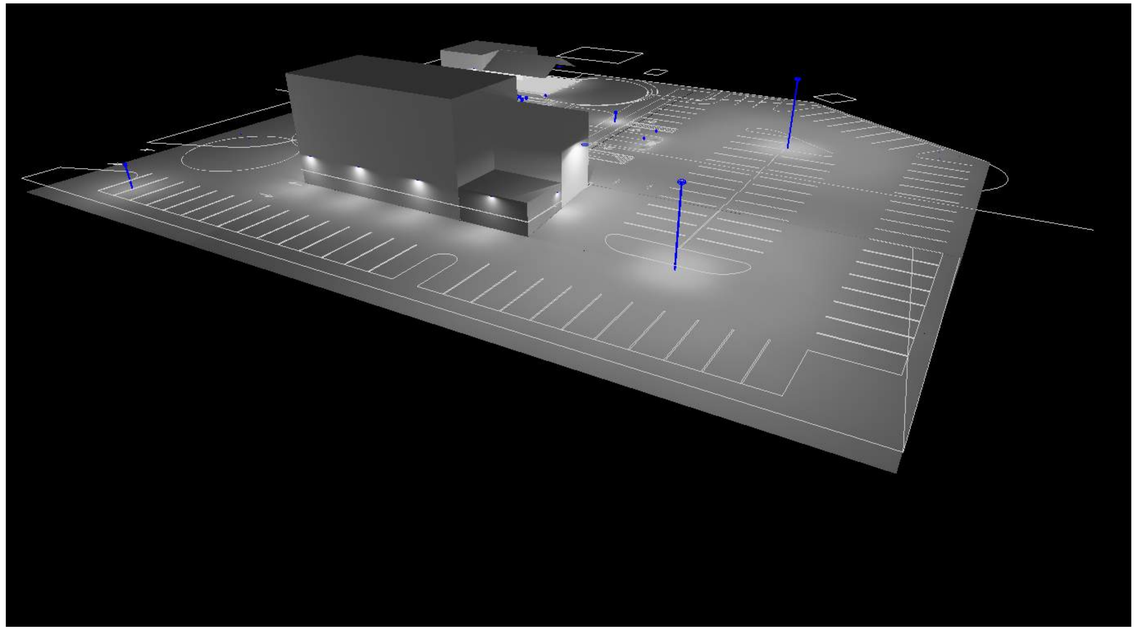
E-2



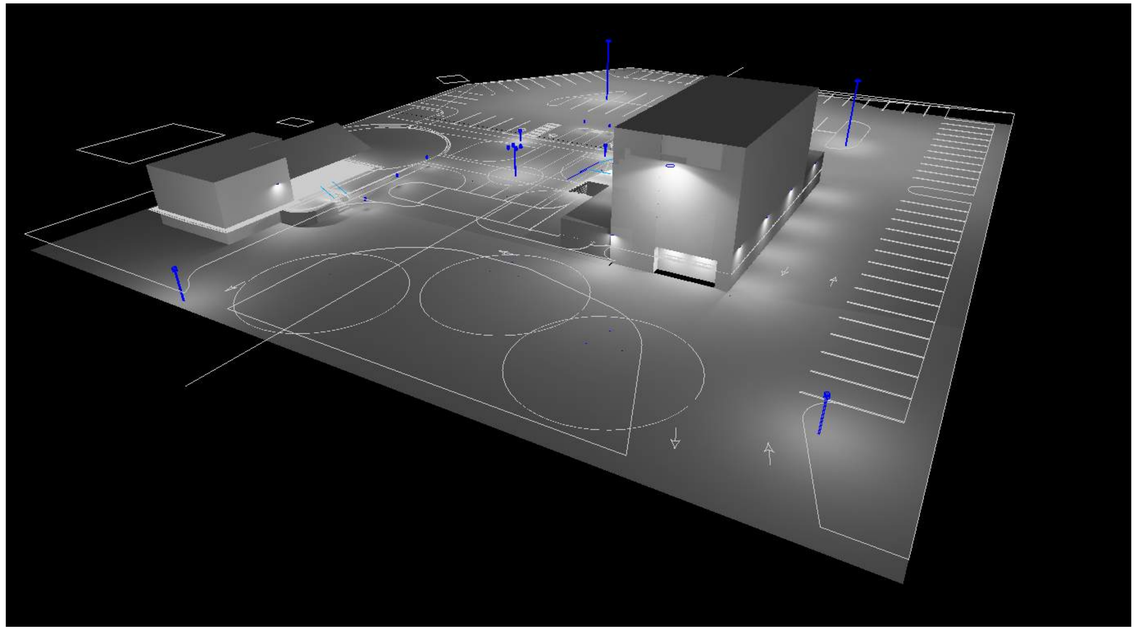
View #1



View #2



View #3



View #4

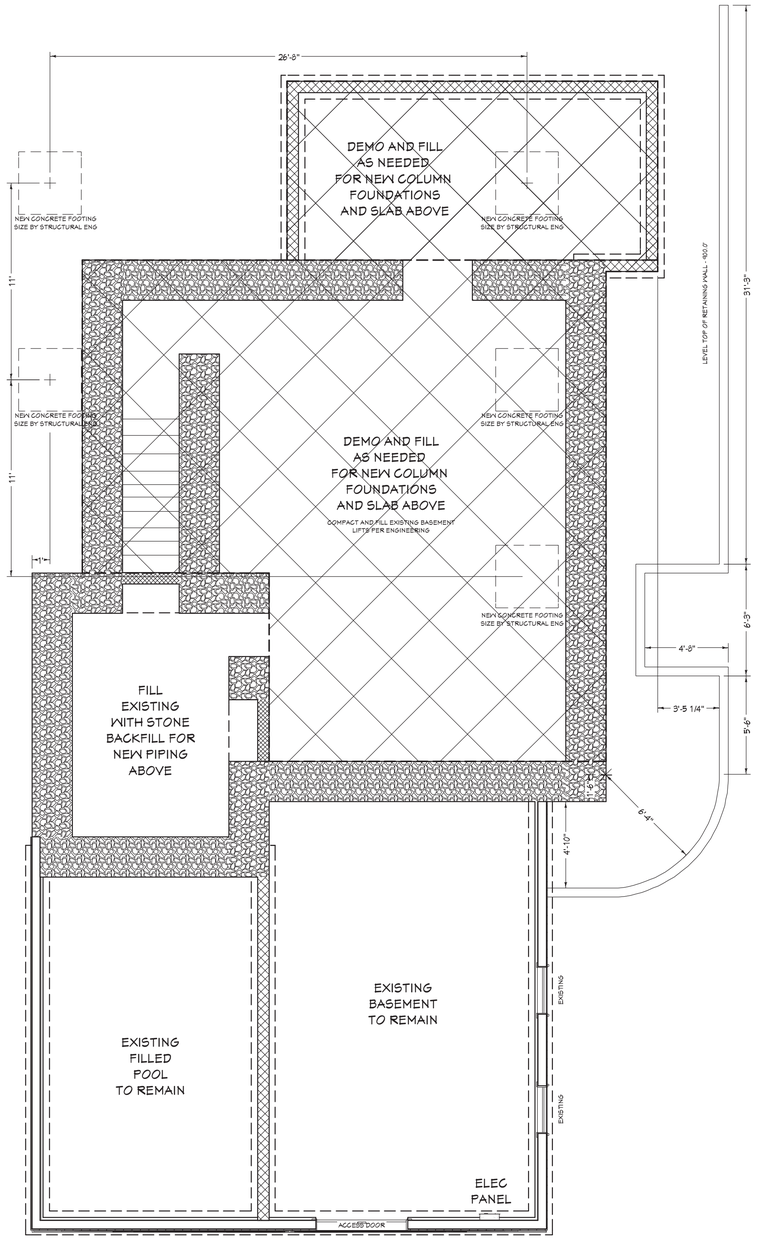
Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

SITE LIGHTING PHOTOMETRIC - - RENDERING

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-3
16

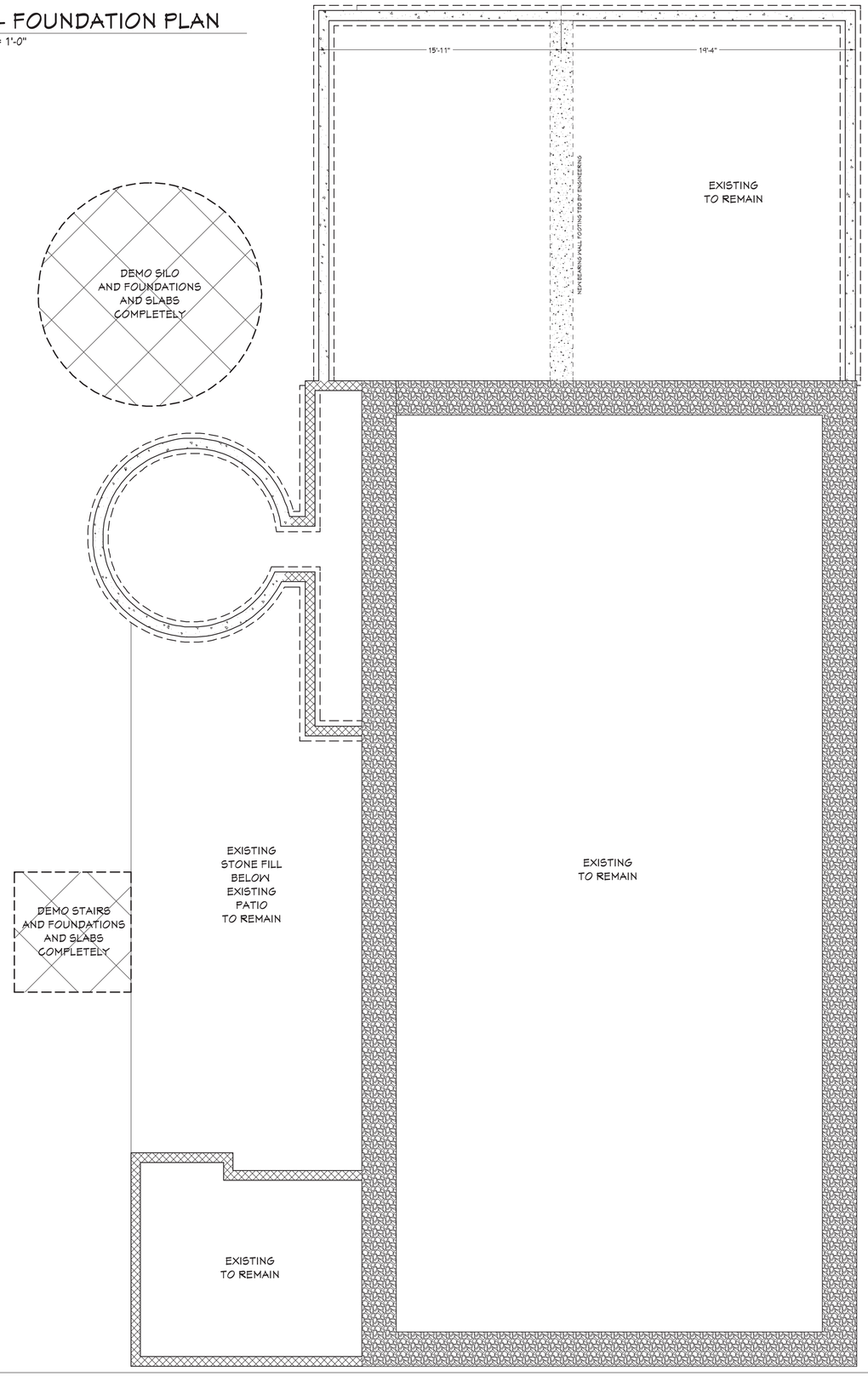


1 A4 **PAVILION - FOUNDATION PLAN**

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

2 A4 **BARN - FOUNDATION PLAN**

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



SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

SHEET TITLE: FOUNDATION DEMOLITION PLAN

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

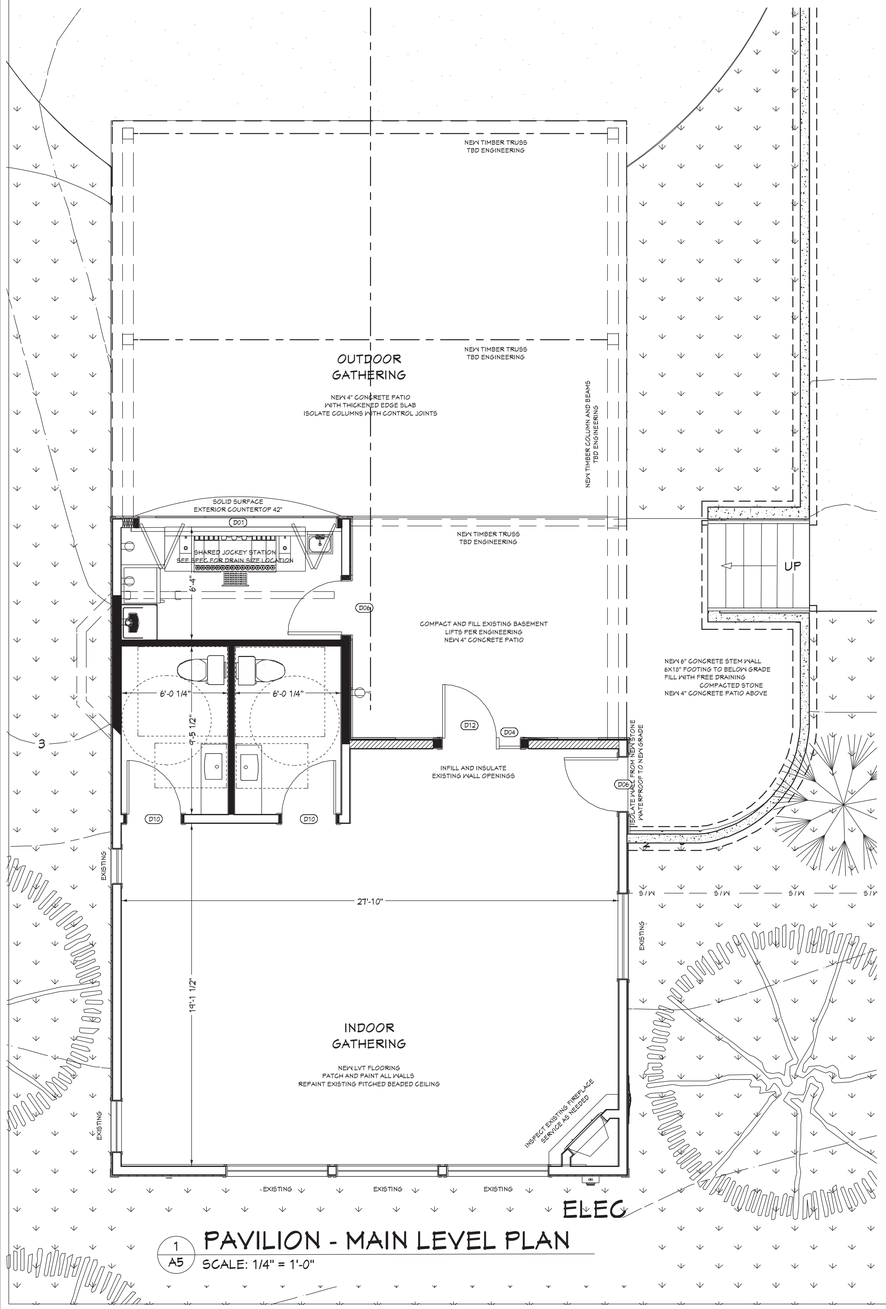
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE: 5/30/2025

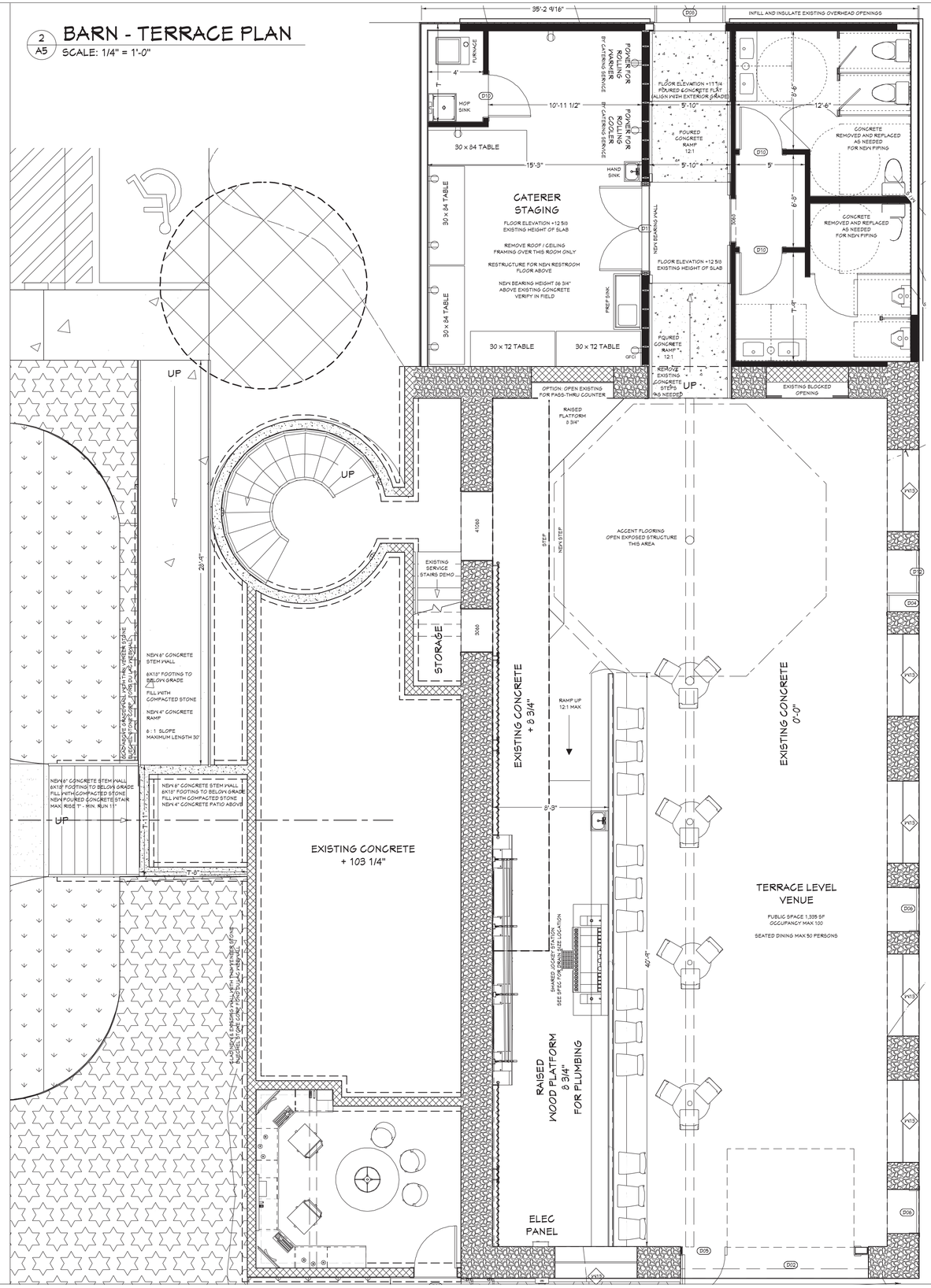
SCALE: 1/4" = 1'-0"

SHEET: A-1

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"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
TERRACE LEVEL FLOOR PLAN

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

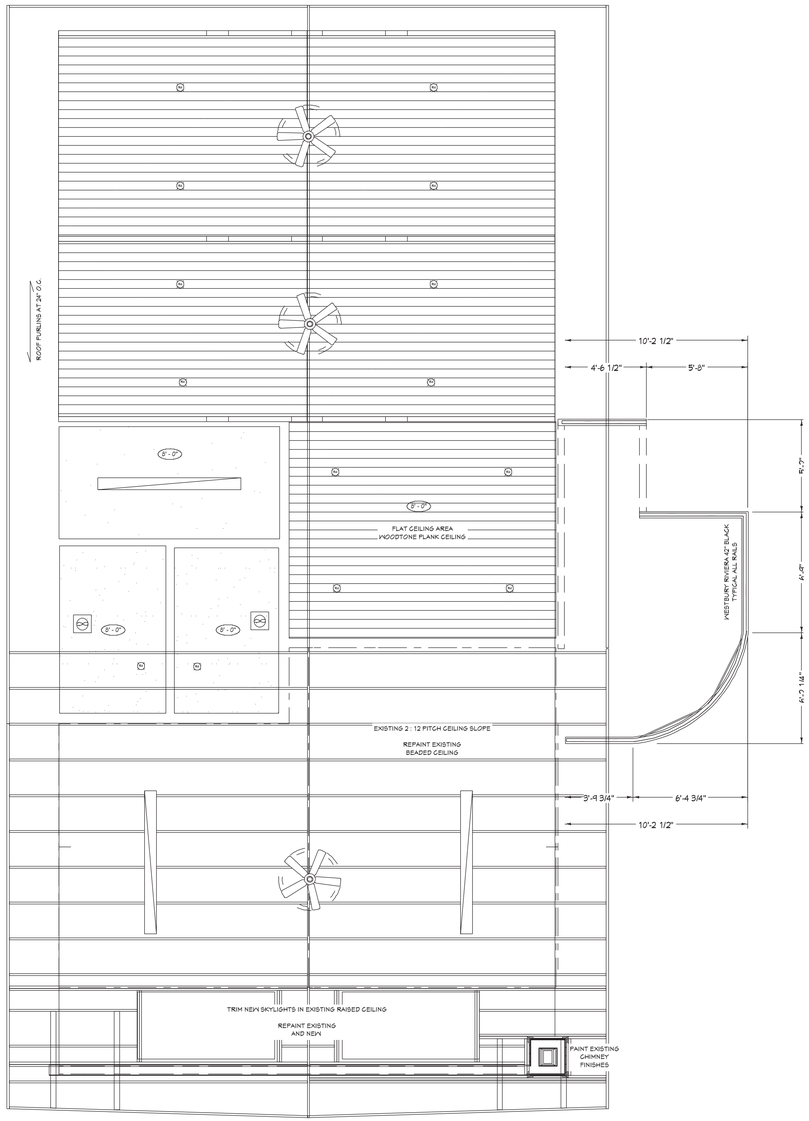
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
5/30/2025

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

SHEET:
A-2

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

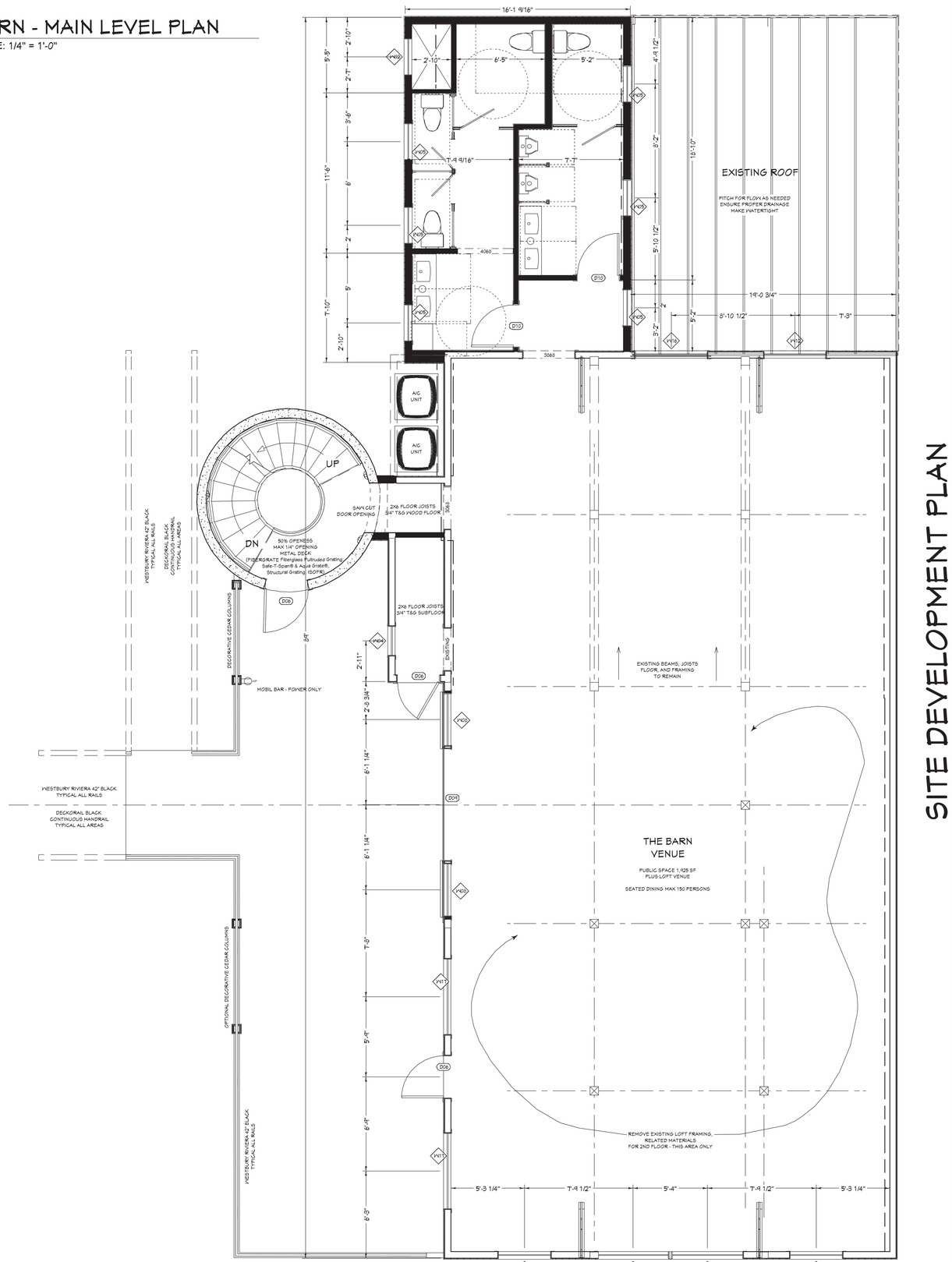


1 A6 PAVILION - CEILING PLAN

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

2 A6 BARN - MAIN LEVEL PLAN

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: MAIN LEVEL FLOOR PLAN

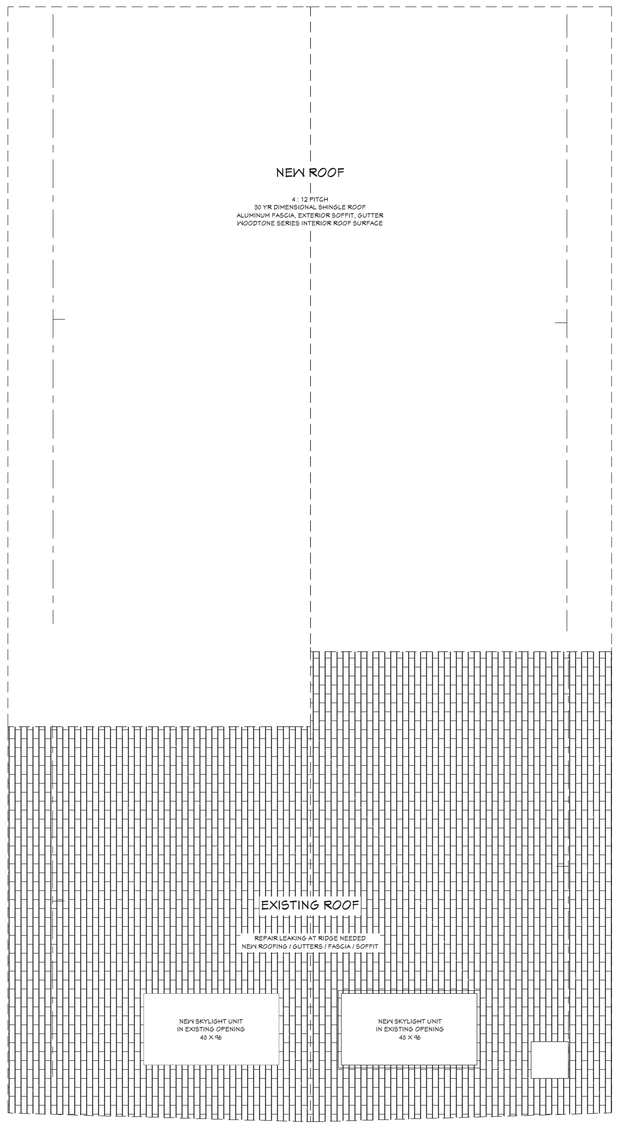
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. SMALL ROAD
NEW BERLIN, WI 53151

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

DATE: 5/30/2025

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

SHEET: A-3

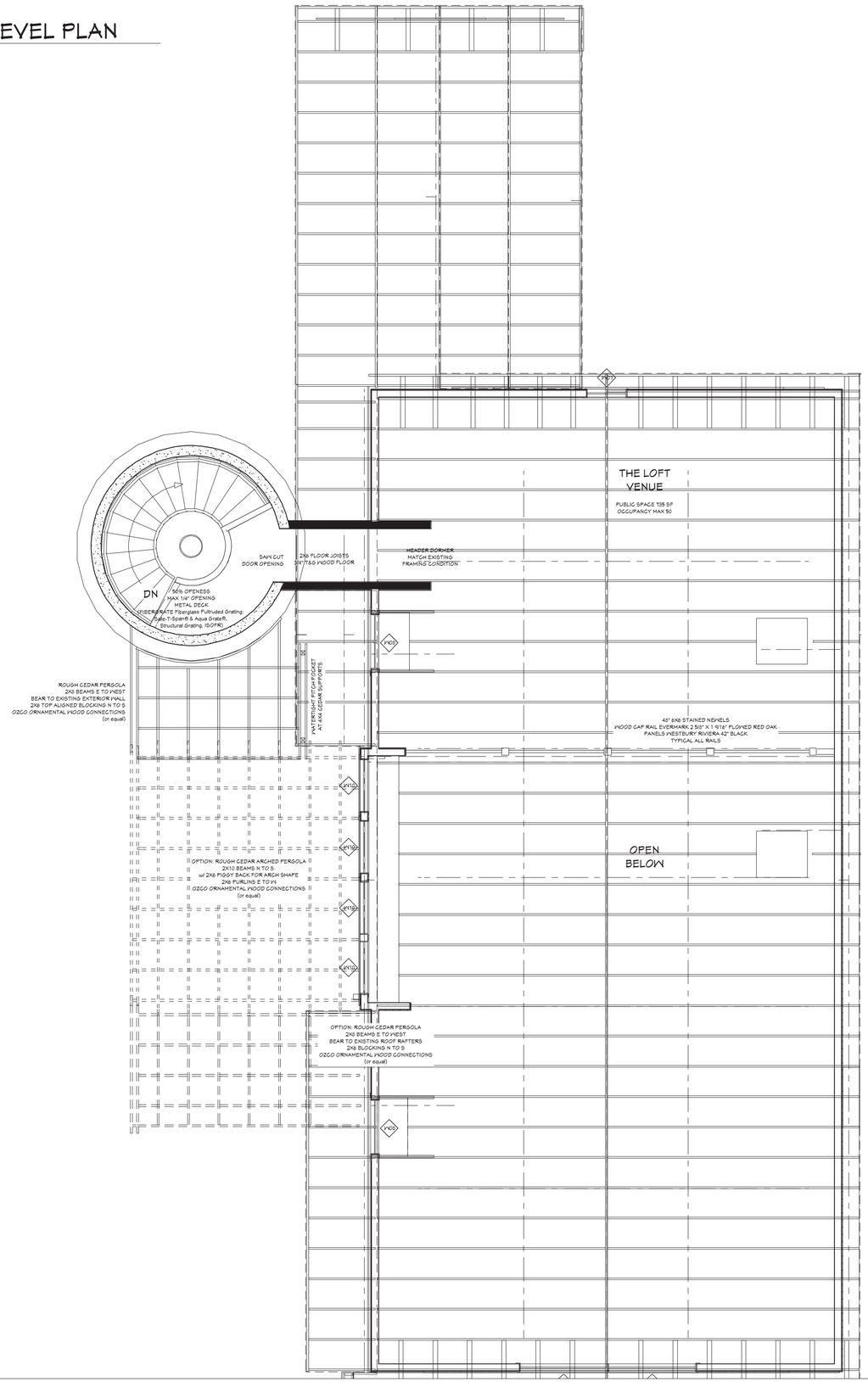


1 / A4 PAVILION - ROOF PLAN

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

2 / A4 BARN - MAIN LEVEL PLAN

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: UPPER LEVEL FLOOR PLAN

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

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

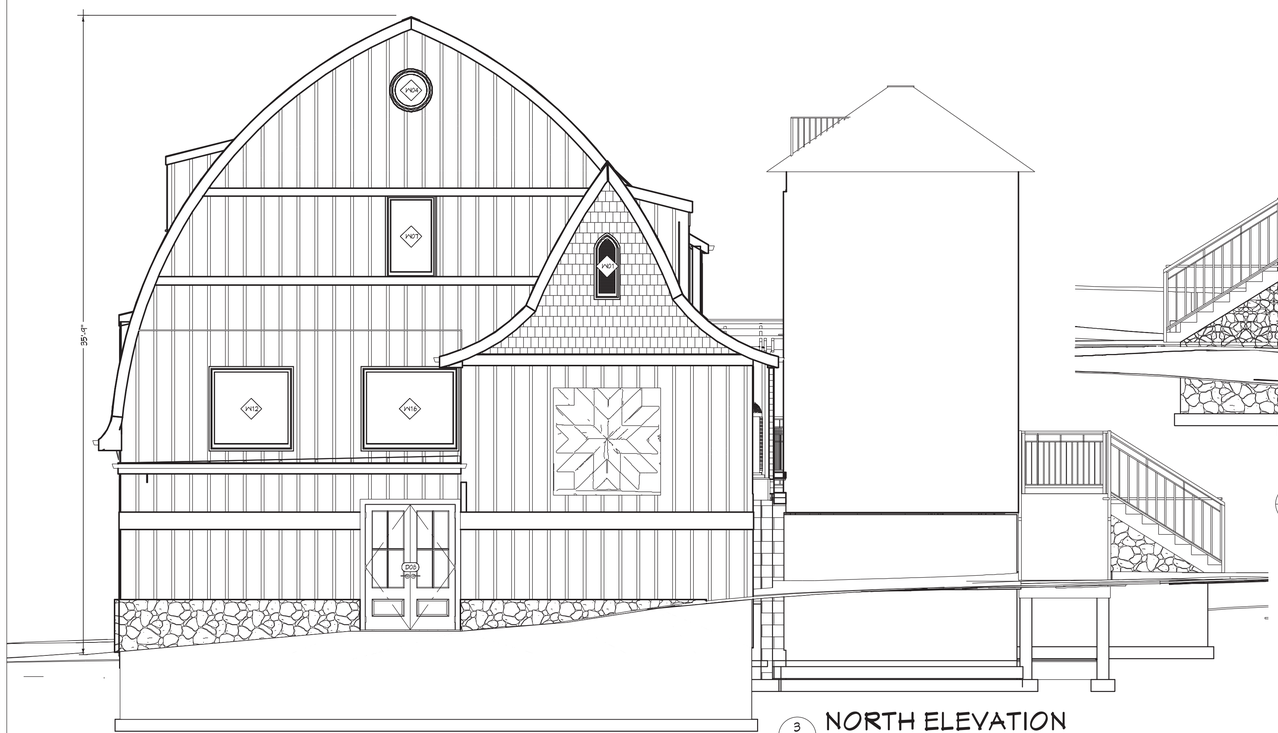
DATE:
5/30/2025

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

SHEET:
A-4

3 / A5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 / A5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 / A5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
BARN VENUE ELEVATIONS

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

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

DATE:
5/30/2025

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

SHEET:
A-5

1 / A6 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

3 / A6 **BARN LOFT SECTION**
SCALE: 1/4" = 1'-0"

2 / A6 **NORTH ADDITION SECTION**
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
BARN VENUE
CROSS SECTION
ELEVATION

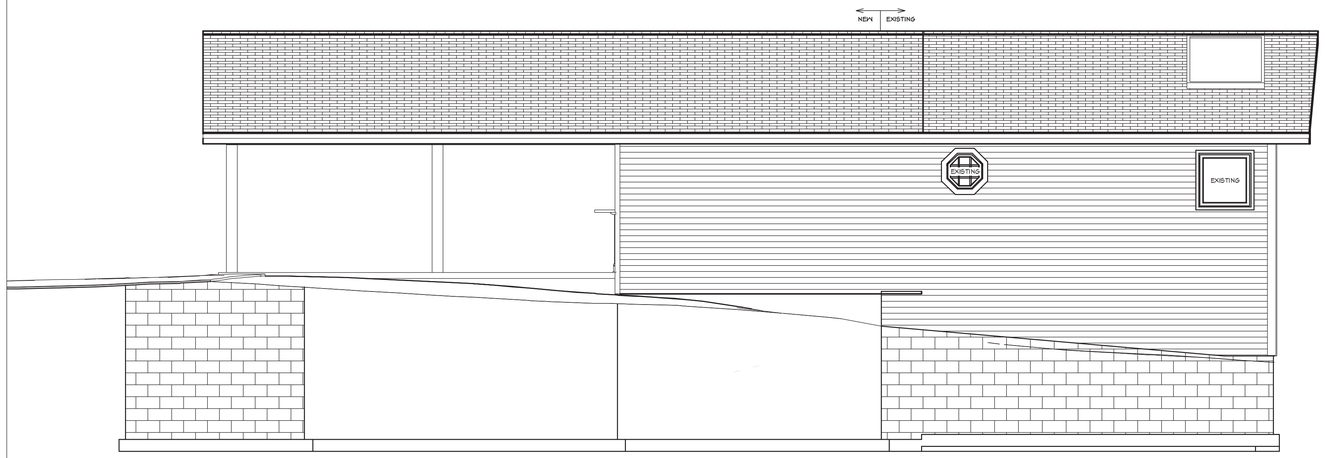
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. SMALL ROAD
NEW BERLIN, WI 53151

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

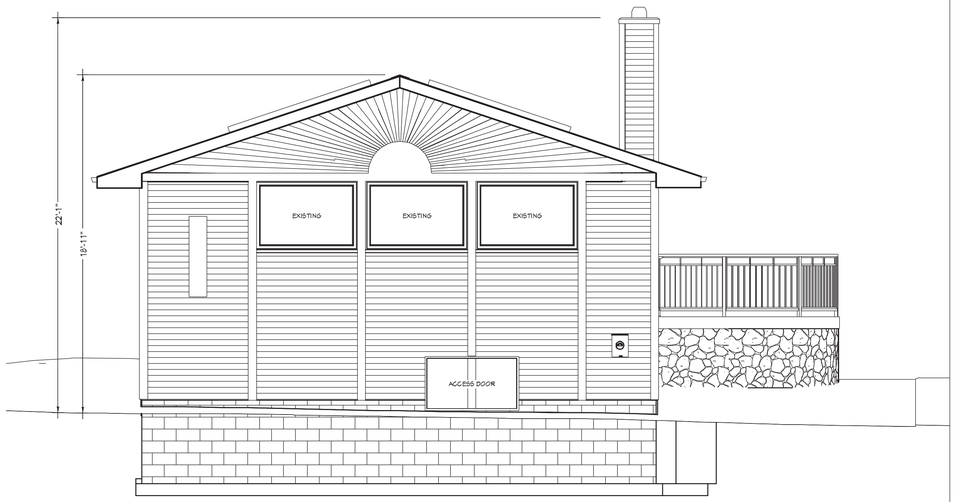
DATE:
5/30/2025

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

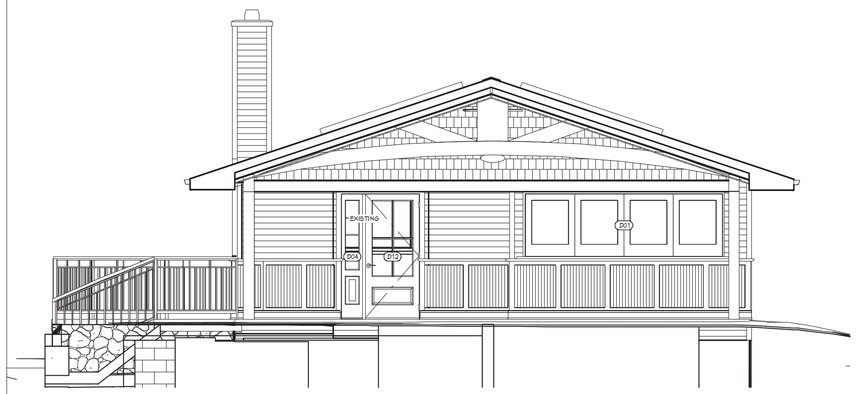
SHEET:
A-6



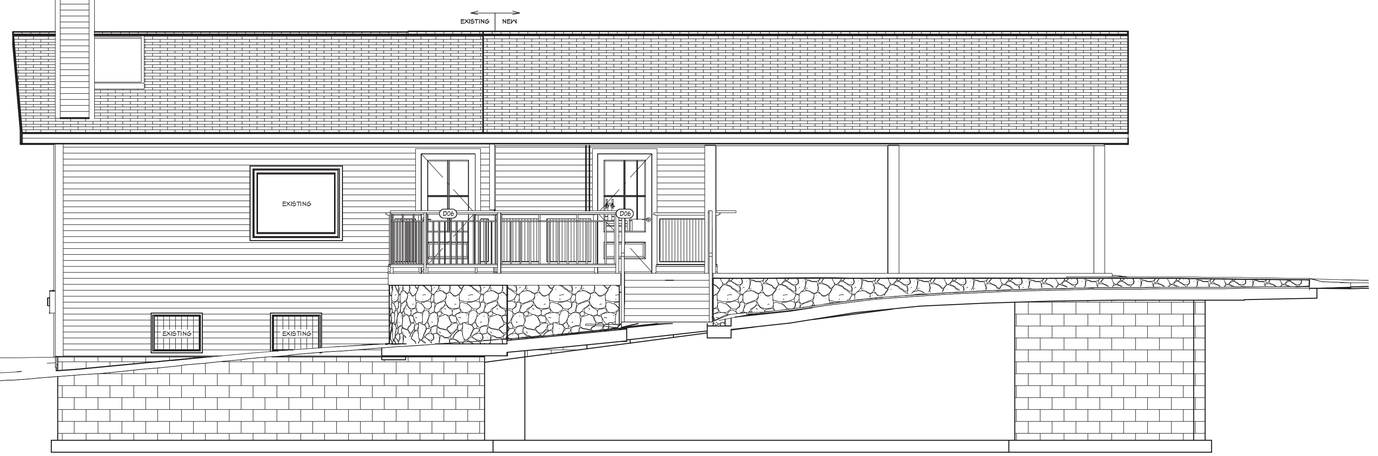
1 A7 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A7 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

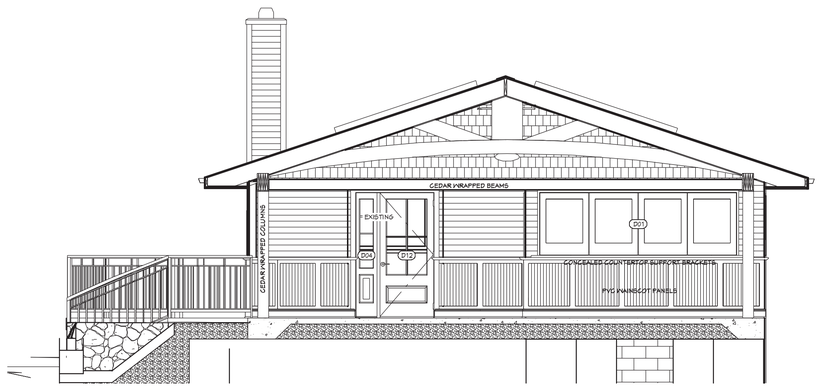


3 A7 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 A7 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

5 A7 **INDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"



6 A7 **OUTDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
PAVILION
CROSS SECTIONS
ELEVATIONS

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

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

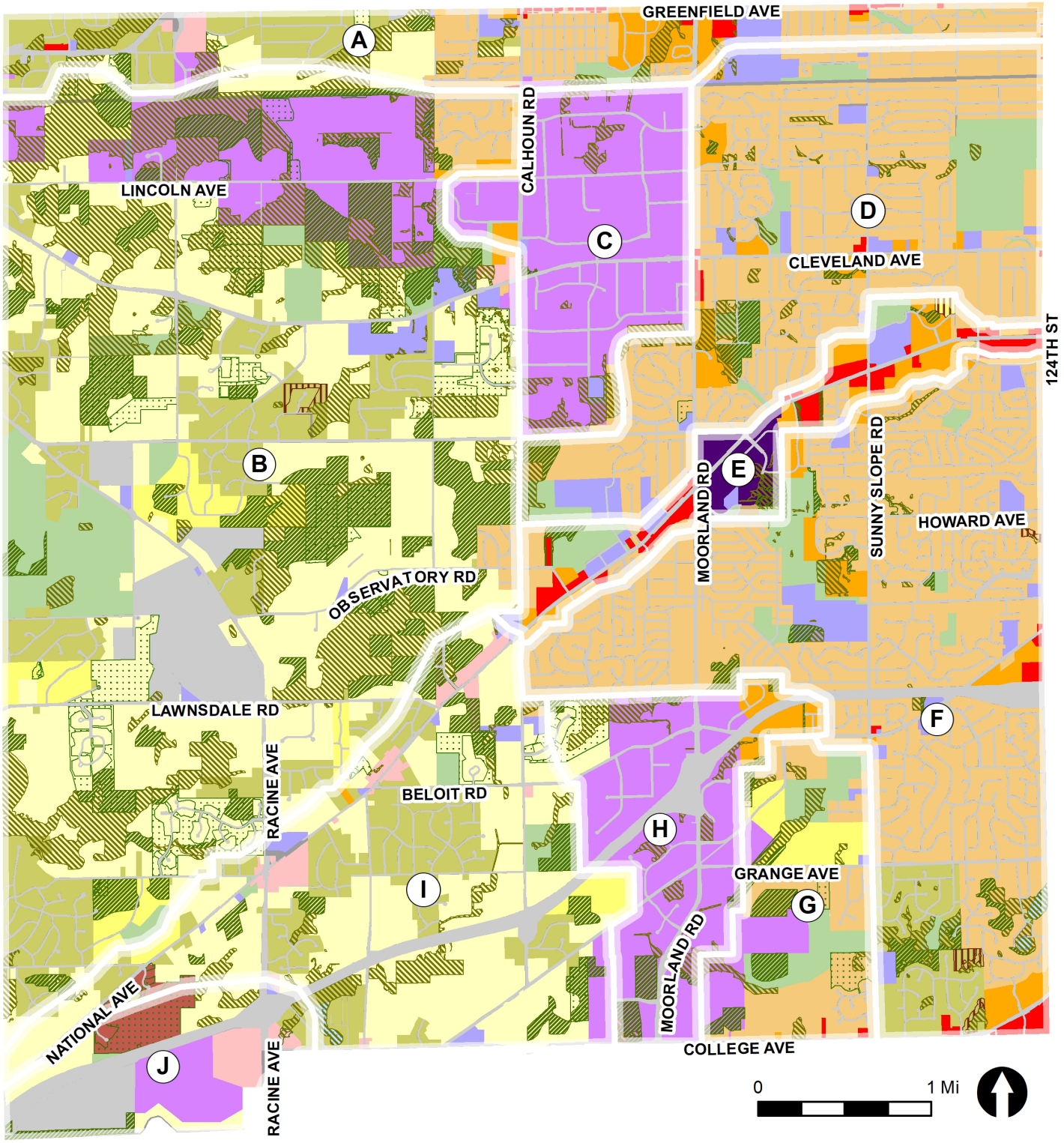
DATE:
5/30/2025

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

SHEET:
A-7

FUTURE LAND USE PLAN

with Zoned Conservancy and Neighborhood Overlay



LEGEND

- Business Park / Industrial
- City Center Mixed Use
- Suburban Commercial
- Rural Commercial
- Mixed Use Residential
- City Center Single Family Res.
- Urban Residential
- Suburban Residential
- Country Residential
- Residential Estate
- Quarry Park Residential
- Park
- Quarry
- Institutional
- Transportation
- Water

Zoned Conservancy Districts

- C-1 Upland Resource
- C-2 Shoreland Wetland
- C-3 Permanent Open Space

STATE OF WISCONSIN WAUKESHA COUNTY CITY OF NEW BERLIN

RESOLUTION NUMBER # 2025-12

A Resolution adopting the amendments to the City's 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 19 – "Neighborhood I" National Avenue West

---

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 Colin Carr with Hawthorne Hill Farm LLC, have prepared amendments to the Future Land Use Map within the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 19 – "Neighborhood I" National Avenue West 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 Colin Carr with Hawthorne Hill Farm LLC for the properties located at 16370 W. Small Road (Tax Key #:

1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002) to amend the Future Land Use from Residential Estate to Suburban Commercial. It is necessary to incorporate these Future Land Use Map amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and Chapter 19 – "Neighborhood I" National Avenue West. A copy of the 2030 Comprehensive Plan Chapters 10 & 19 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 19 – "Neighborhood I" National Avenue West, on July 15, 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 June 2, 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 # 2025-12 recommended approval of this comprehensive plan amendment on July 15, 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 19 – "Neighborhood I" National Avenue West, 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. 2709, which will constitute its adoption of the Comprehensive Plan amendments.

Passed and adopted by the Plan Commission on this 15th day of July, 2025.

APPROVED:

_____
David A. Ament, Mayor

Certified/Countersigned:

_____
Nikki Jones
Plan Commission Secretary

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

ORDINANCE NO. 2709

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 19 – "Neighborhood I" National Avenue West.

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 # 2025-12 on July 15, 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 19 – "Neighborhood I" National Avenue West, 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 Colin Carr with Hawthorne Hill Farm LLC, to amend the Future 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.

SECTION IV

The City held public hearings on June 2, 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 19 – "Neighborhood I" National Avenue West,**" which are attached hereto as Exhibit A pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION VI

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

SECTION VII

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

SECTION VIII

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

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

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

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:	**Recommend to Common Council adoption of Planned Unit Development Ordinance # 2710 that approves the rezoning of 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 (General Retail Sales and Service District) and R-3 (Suburban Single-Family Residential District) to B-2/PUD as Hawthorne Hills Farm Planned Unit Development Ordinance.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of July 15, 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: June 11, 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): 1.35 acres (See File #: LD-2500926)

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.

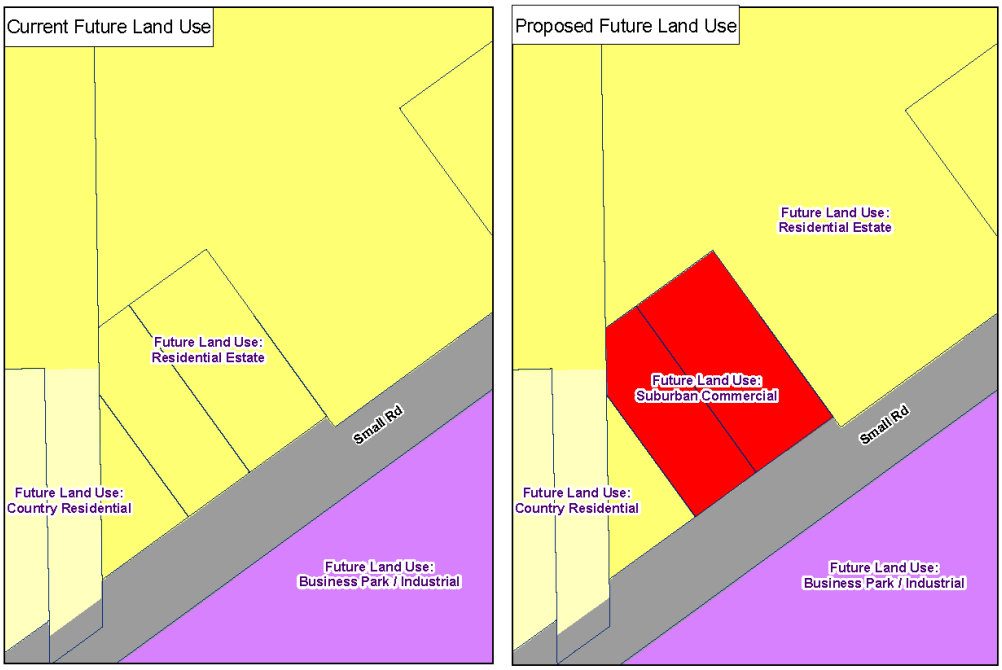
Planning Context / Vision / Development Policies:

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, held June 2, 2025.

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Yes, a Use Approval application has been submitted (See File #: UA-2500927).
Site Plan Required: Yes
Architectural Review Required: Yes, concepts attached and included in the PUD.

PROPOSED ARCHITECTURE: Concepts attached.

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: Yes, trees will be inventoried.

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. A TIA is not required.

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

PREVIOUS ACTION: (Recent History)

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).
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.

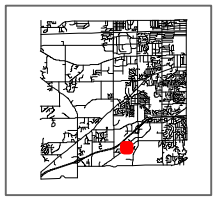
9. Based on their summary, a Planned Unit Development (PUD) Ordinance to allow for flexibility from certain Zoning Code requirements would be needed.

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Planned Unit Development Ordinance # 2710 that approves the rezoning of 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 (General Retail Sales and Service District) and R-3 (Suburban Single-Family Residential District) to B-2/PUD as Hawthorne Hills Farm Planned Unit Development Ordinance. **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

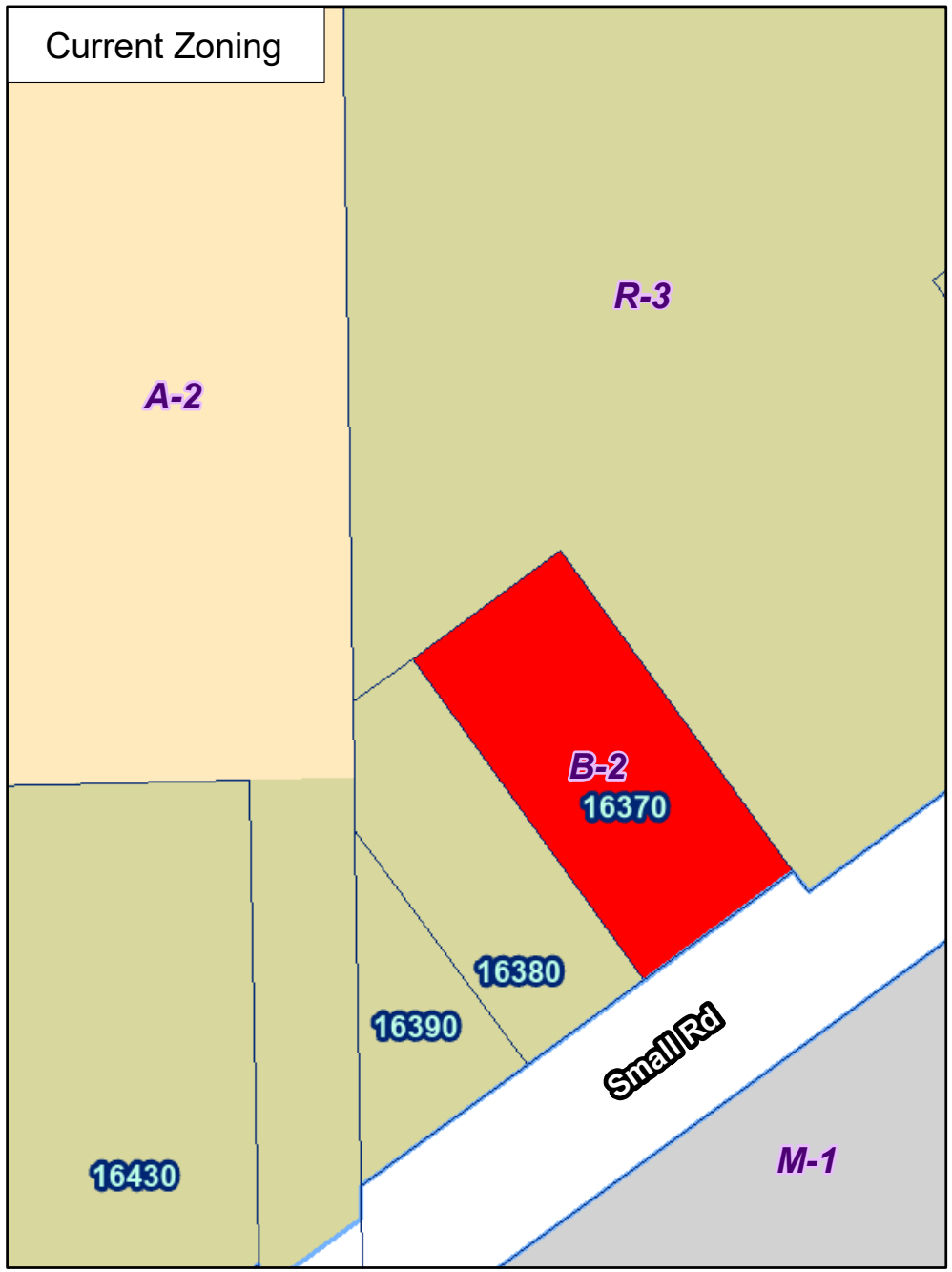
- Parcels
- Road Right-of-Way
- **FEMA Flood Zone (2023)**
- **Flood Zone**
- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries
- **Zoning Wetland Registration**
- **Wetland Registration Type**
- Registered Wetland
- Outside Wetland
- **Environmental Corridor**
- **Corridor Type**
- Isolated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

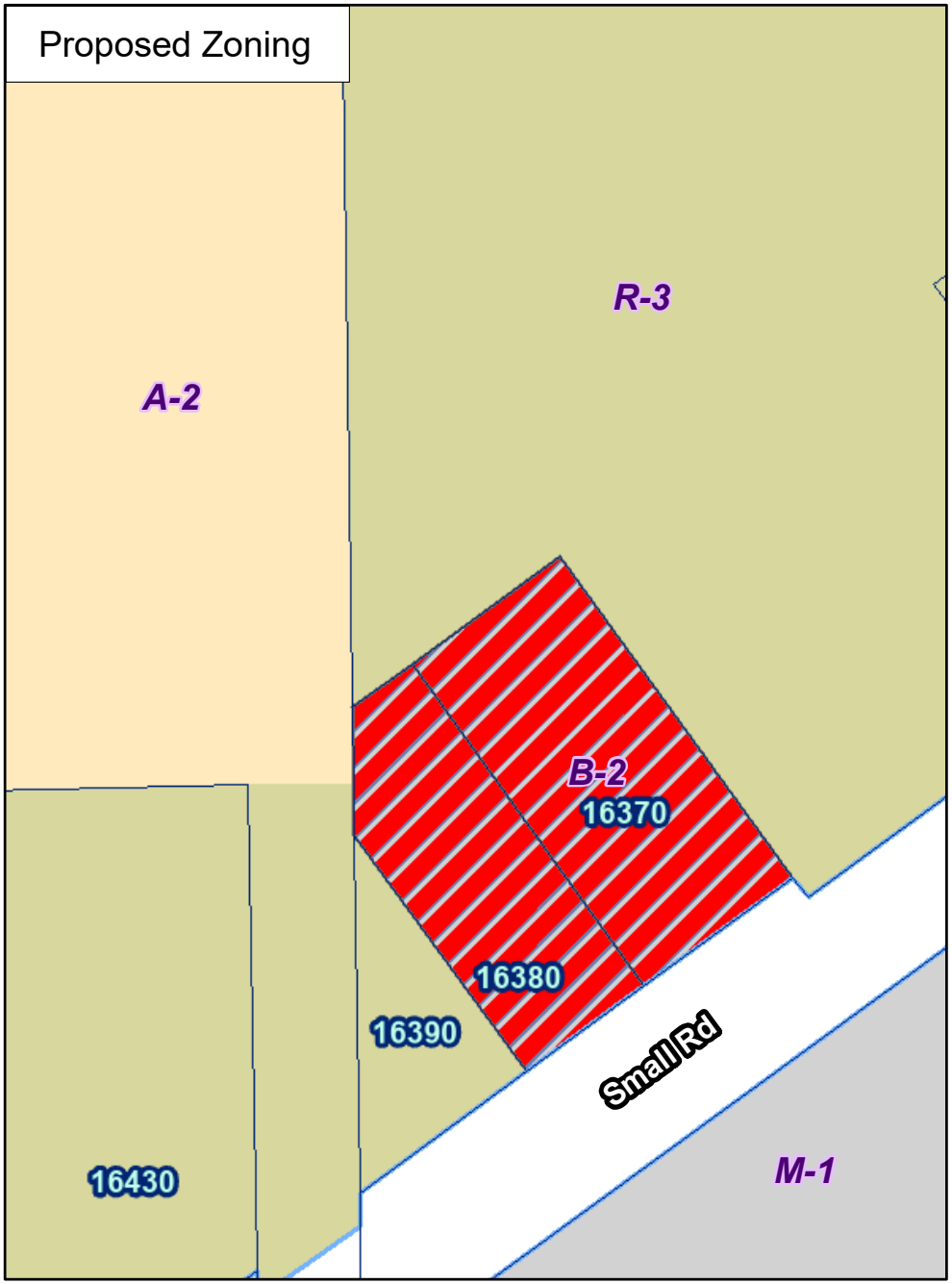
N

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

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.





City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
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-0 PROJECT INFORMATION
DRAFT CERTIFIED SURVEY MAP
DRAFT ZONING DATA

D000 EXISTING SITE CONDITIONS
SURFACE CALCULATIONS
SITE DEMO PLAN

C100 PROPOSED SITE PLAN
SITE UTILITIES
SITE DETAILS

C200 GRADING & DRAINAGE PLAN

C300 EROSION CONTROL & PHASING

C400 SITE DETAILS

C500 LANDSCAPE PLAN

E-1 SITE LIGHTING PHOTOMETRIC

E-2 BUILDING LIGHTING PHOTOMETRIC

E-3 SITE LIGHTING RENDERING

A-1 FOUNDATION PLAN

A-2 TERRACE LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
WINDOW SCHEDULE

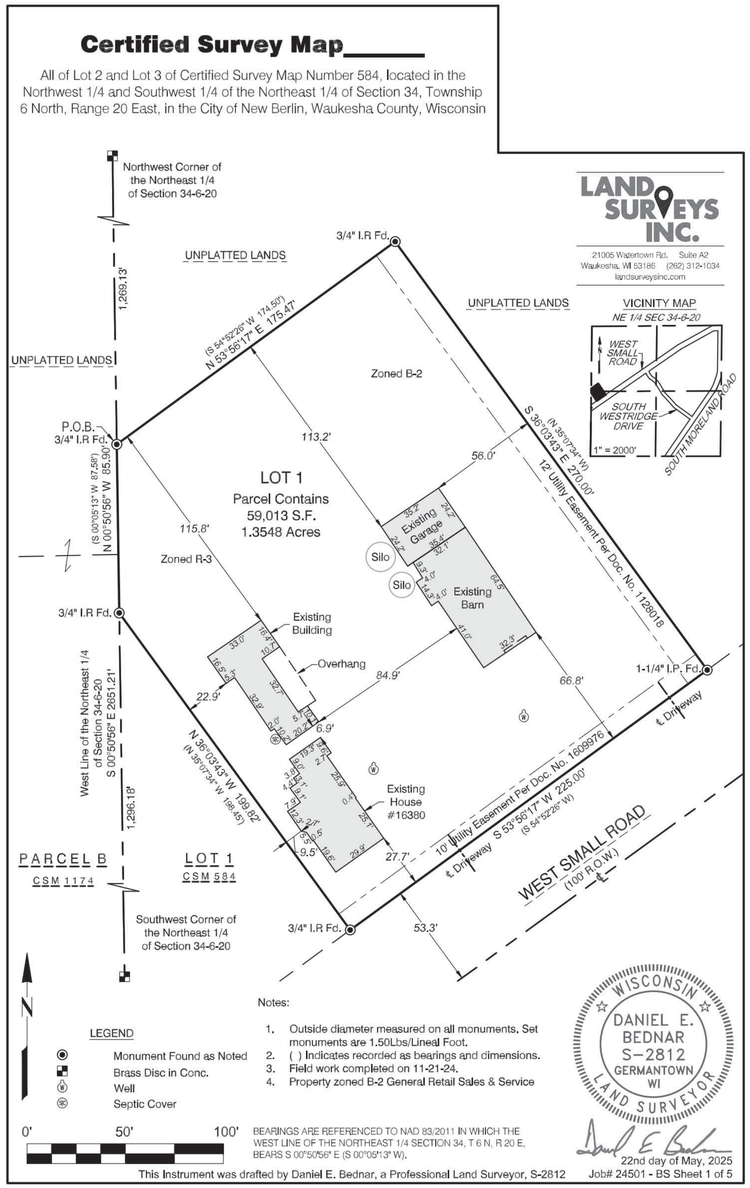
A-3 MAIN LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
DOOR SCHEDULE

A-4 2ND LEVEL FLOOR PLAN
SECOND FLOOR
INTERIOR ELEVATIONS
FIXTURE SCHEDULE

A-5 EXTERIOR ELEVATIONS - BARN

A-6 CROSS SECTION VIEWS - BARN

A-7 EXTERIOR ELEVATIONS - PAVILION



B-2/PUD: HAWTHORNE HILLS FARM PLANNED UNIT DEVELOPMENT DISTRICT

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

16380 W. Small Road
Tax Key #: 1285.994.002

Setback and yards
a. a. All buildings and structures along Small Road shall have a 25' front setback
b. b. All buildings and structures shall be setback 8', from the western property line
c. c. All buildings and structures shall be setback 15', from the eastern property line
d. d. All buildings and structures shall be setback 25', from the rear lot line
e. e. Section 275-44E(1) and (2) shall not apply for purposes of building separation

Building Height
a. a. Any new buildings shall adhere to 35' height limit.
b. b. Existing barn and home are exempt from the height requirements.

Lot Coverage
a. Table 275-34-3 shall not apply

Landscaping & Buffering
a. a. The buffer yard shall be reduced to 5' on the east and west property lines
b. b. Reserve right to review buffering, which may include fencing and/or additional landscaping

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PROJECT INFORMATION

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

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

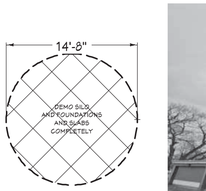
DATE:
5/30/2025

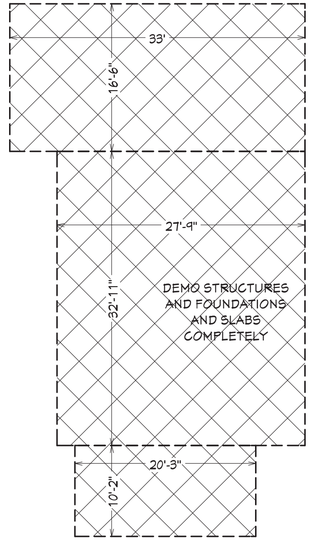
SCALE:
AS SHOWN

SHEET:
A-0

SURFACE CALCULATIONS

TYPE	EXISTING	PROPOSED
STRUCTURES	7,934 SF	4,944 SF
PAVEMENT	18,430 SF	35,052 SF
CONCRETE	1,035 SF	2,520 SF
PAVED GRAVEL	11,225 SF	0 SF
GRASS/GREEN		15,967 SF
SPARDUST PATH		3,442 SF
PERVIOUS	20,319 SF	19,459 SF
IMPERVIOUS	38,624 SF	39,484 SF
TOTAL	58,943 SF	58,943 SF
PERMEABLE	34.4%	33.0%





DEMOLITION NOTES

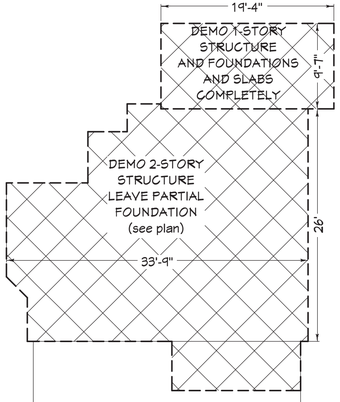
DEMO AND DISPOSE OF STRUCTURES WHERE SHOWN
PROTECT ADJACENT STRUCTURES FROM DAMAGE
SELECTIVE DEMO AT ATTACHED STRUCTURE TO REMAIN

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

REMOVE TREES WHERE INDICATED
FIREWOOD TO REMAIN ON SITE FOR OWNER

1 D000 SITE DEMO PLAN
SCALE: 1" = 30'-0"

2 D000 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: DEMOLITION PLANS

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

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

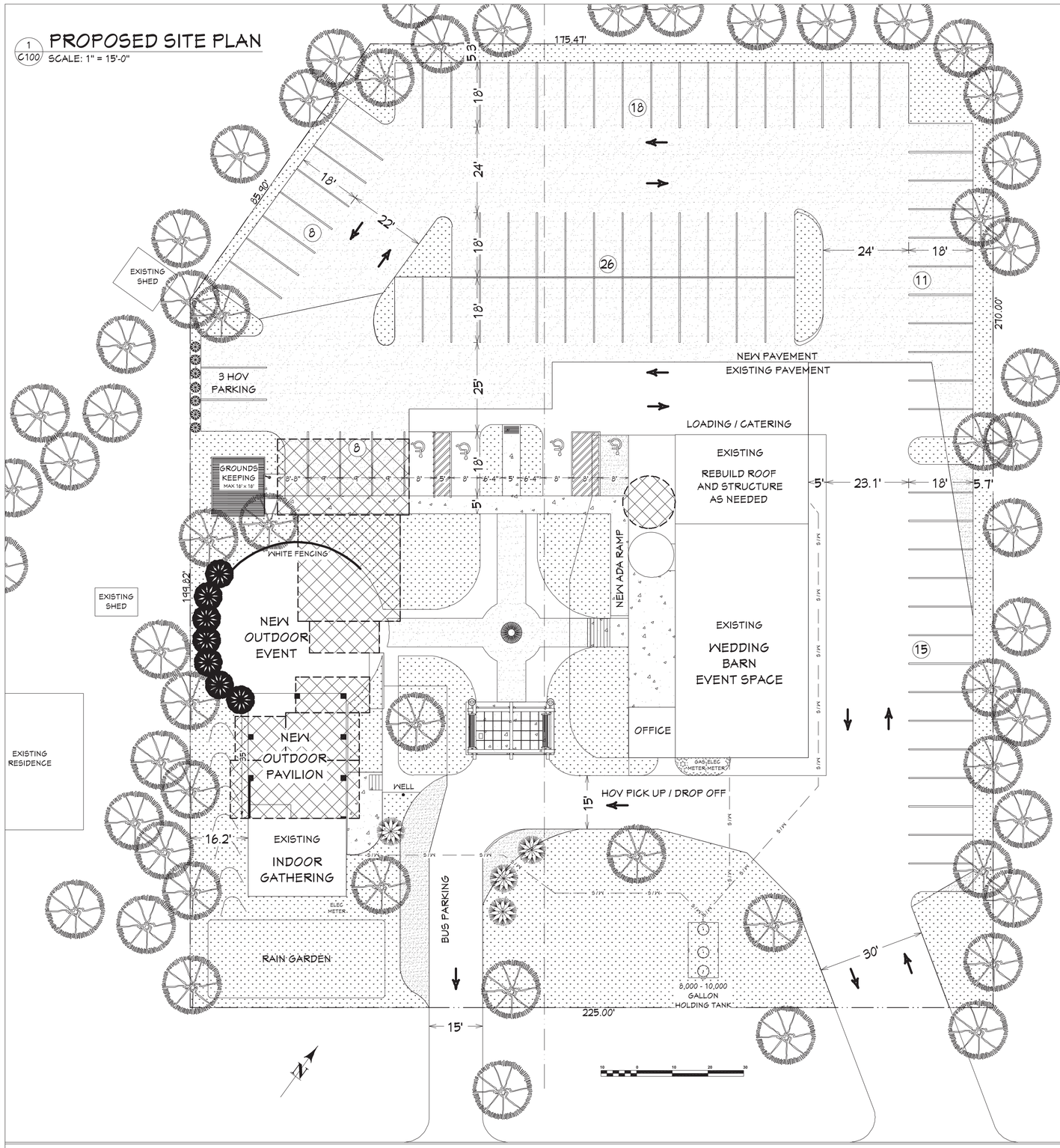
DATE:
5/30/2025

SCALE:
1" = 30'-0"

SHEET:
D000

1 C100 PROPOSED SITE PLAN

SCALE: 1" = 15'-0"



ACCESSIBLE PARKING

TYPE	TOTAL	RANGE	REQ'D
AUTO STALLS	90	76-100	4
VAN STALLS	90	1 PER 6	1

TOTAL ON SITE PARKING STALLS 90

(1) SPACE / (3) PERSONS = PARKING CAPACITY 270

OCCUPANCY LOAD CALCULATIONS

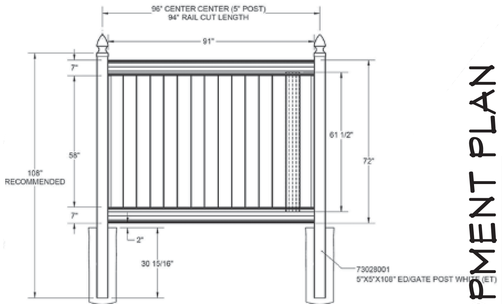
BUILDING NAME	ROOM/SPACE	AREA	SPEC OCCUPANCY	
PAVILION	INDOOR GATHERING	586 SF	15 NET	40
PAVILION	SERVER BAR	78 SF	100 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
			PAVILION TOTAL	43
BARN - 1	OFFICE	173 SF	100 GROSS	2
BARN - 1	BACK BAR	335 SF	100 GROSS	4
BARN - 1	TERRACE VENUE	1,335 SF	15 NET	89
BARN - 1	CATERER STAGING	332 SF	200 GROSS	2
BARN - 1	UTILITY	25 SF	300 GROSS	0
BARN - 1	CORRIDOR	185 SF	100 GROSS	2
BARN - 1	WOMEN	128 SF	15 NET	6
BARN - 1	MEN	120 SF	15 NET	5
BARN - 1	STAIR / CORRIDOR	183 SF	100 GROSS	2
				112
BARN - 2	BARN VENUE	2,016 SF	15 NET	135
BARN - 2	WOMEN	170 SF	15 NET	6
BARN - 2	MEN	118 SF	15 NET 5	
BARN - 2	CORRIDOR	38 SF	100 GROSS	0
BARN - 2	STAIR	130 SF	100 GROSS	2
				148
BARN - 3	LOFT VENUE	696 SF	15 NET	38
BARN - 3	STAIR	130 SF	100 GROSS	2
				40
			BARN TOTAL	300

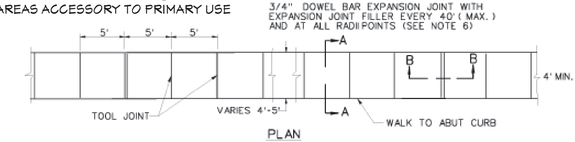
20% REDUCTION FACTOR FOR SHUTTLE / HOV - 274 PERSONS

STATED MAXIMUM CAPACITY FOR ENTIRE FACILITY @ 300
PAVILION AND OUTDOOR AREAS ACCESSORY TO PRIMARY USE

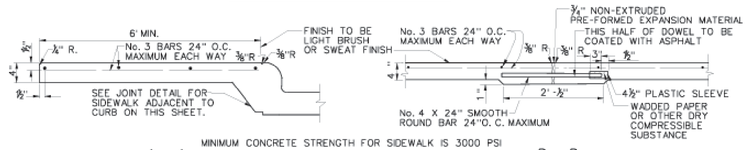
ACCESSIBLE ROUTE - EXTERIOR

SIDEWALK	WIDTH	THE MINIMUM CLEAR WIDTH OF A ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS. IF A ROUTE IS LESS THAN 60" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60" BY 60" SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200'.
	SLOPE	NO MORE THAN 1:20, CROSS SLOPE NOT TO EXCEED 1:50
	HANDRAILS	NOT REQUIRED ON THE EXTERIOR WALKS EXCEPT WHERE ADJACENT TERRAIN EXCEEDS 1:4 (25%) DOWNWARD SLOPE AWAY FROM WALK.
RAMP	WIDTH	THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36".
SURFACE	SLOPE	THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12.
	HANDRAILS	IF A RAMP RUN HAS A RISE GREATER THAN 6", OR A HORIZONTAL PROJECTION GREATER THEN 72" (6 FT.), THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE RAMP SURFACE.





PLAN
REINFORCED CONCRETE SIDEWALK



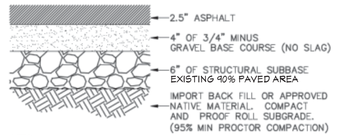
MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI

A - A
TYPICAL SECTION

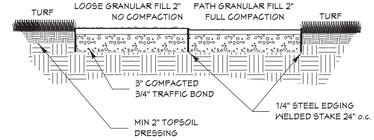
B - B
EXPANSION JOINT DETAIL

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 OPTIMUN 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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PRELIMINARY SITE PLAN

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

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

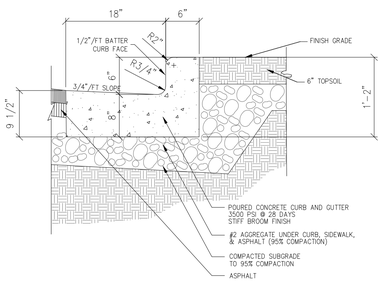
DATE:
5/30/2025

SCALE:
1" = 15'-0"

SHEET:
C100

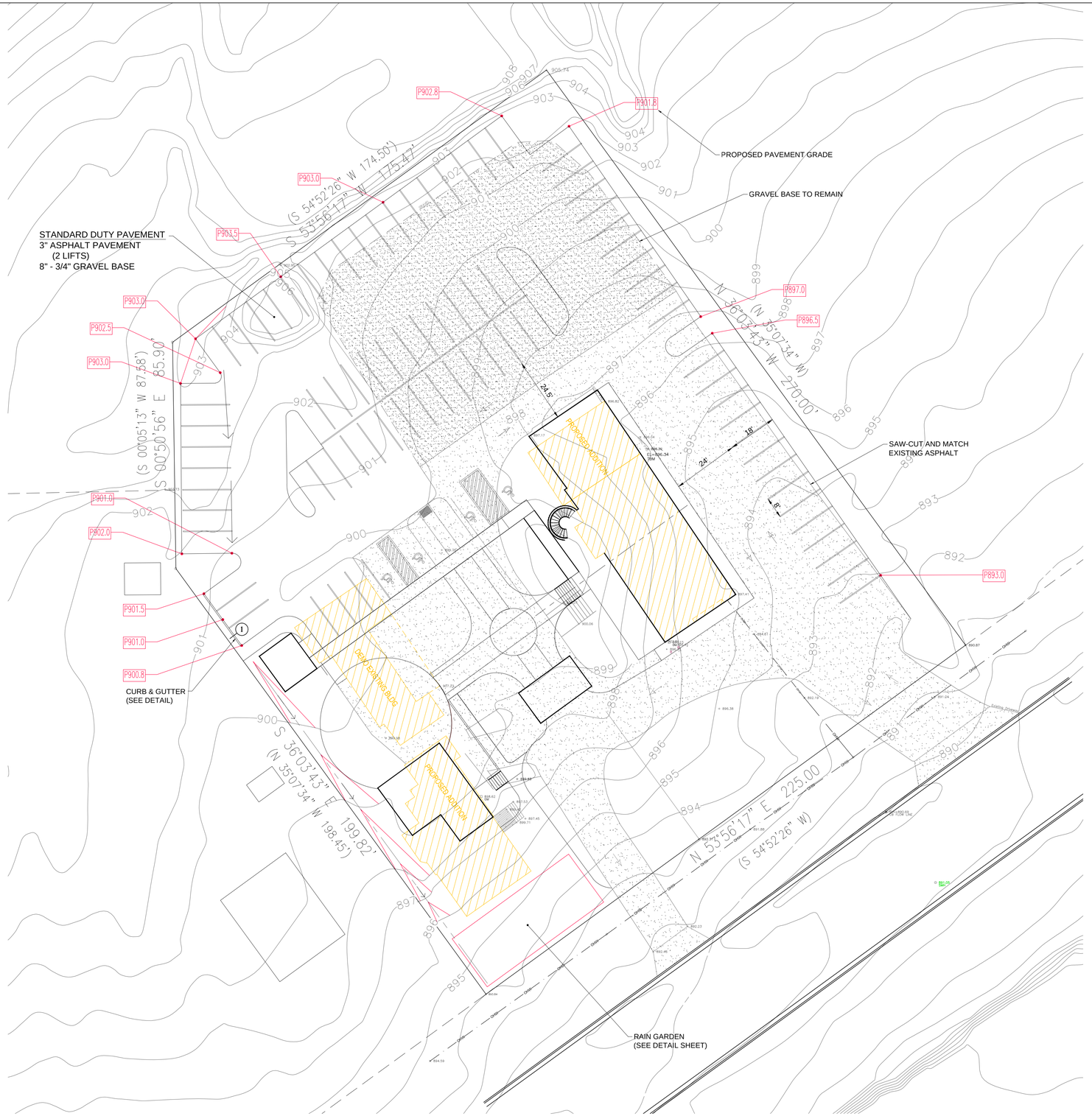
GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.



CONCRETE CURB & GUTTER 1

NO SCALE



SITE DATA TABLE		
	EXISTING	PROPOSED
PROPERTY AREA :	58,943 S.F.	58,943 S.F.
TOTAL BUILDING FLOOR AREA :	6,990 S.F.	4,944 S.F.
FLOOR AREA RATIO :		4,944 / 58,943 = 8.4%
IMPERVIOUS SURFACE AREAS (EXISTING INCLUDES GRAVEL):	30,005 S.F.	37,572 S.F.
TOTAL IMPERVIOUS AREA:	36,995 S.F.	42,516 S.F.
TOTAL OPEN SPACE RATIO:	37.2%	27.9%
NET INCREASE IN TOTAL IMPERVIOUS AREA:	58,943 - 42,516=16,427S.F.< 0.5AC (GREEN INFRASTRUCTURE NEEDED)	

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LAND SURVEYS INC.
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGER'S HOTLINE CALL BEFORE YOU DIG 811

DESCRIPTION | DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eceng.com

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

GRADING, PAVING & DRAINAGE PLAN

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE
SCALE: 1"= 20'

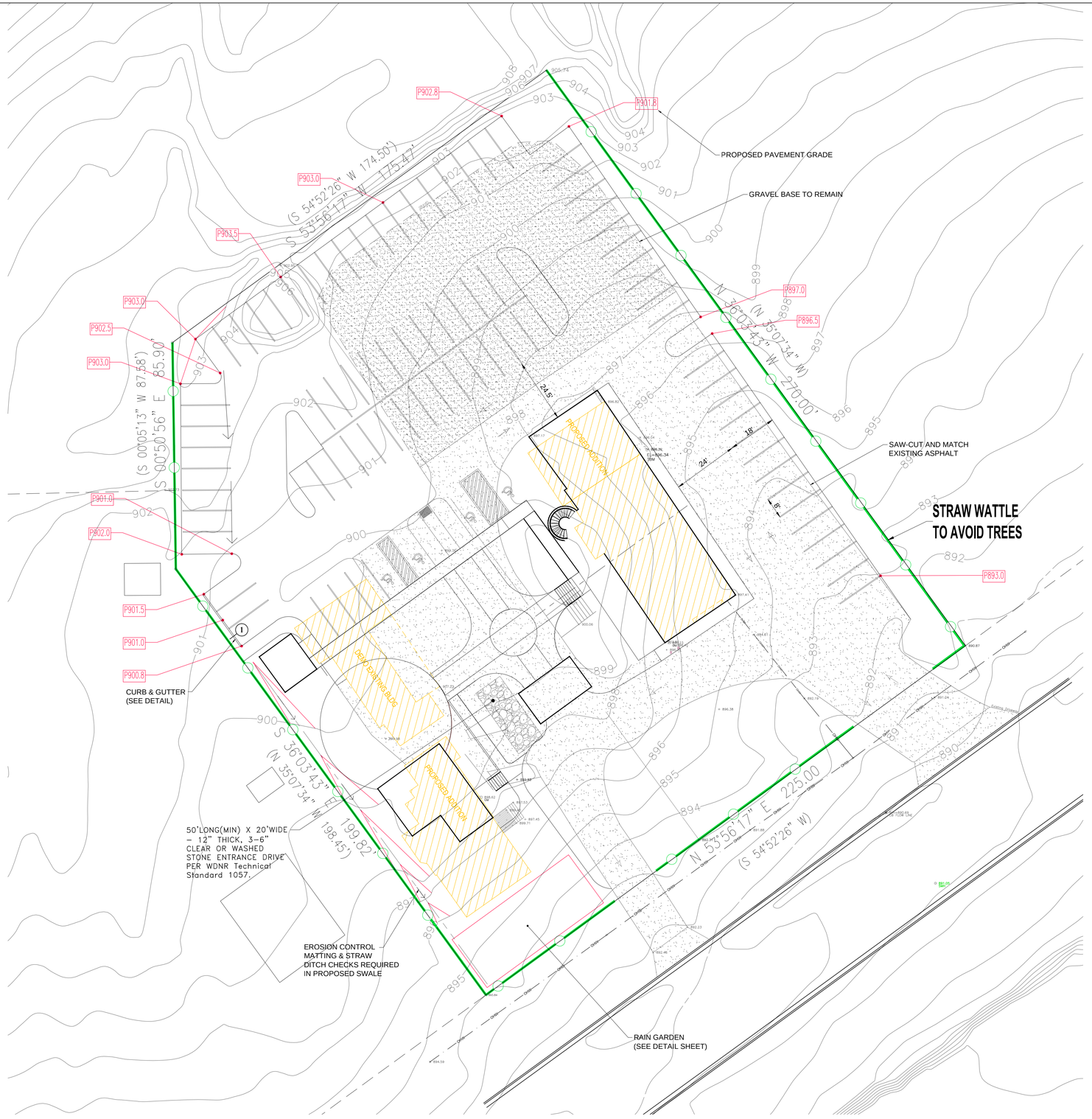
SHEET NUMBER
C200

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.

CONSTRUCTION PHASING SEQUENCING:

THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE CITY.
1. INSTALL SILT FENCE AS SHOWN ON THE PLAN.
2. EXCAVATE RAIN GARDEN. INSTALL STONE FILTER AT OUTLET TO ROADSIDE DITCH. DO NOT INSTALL BASIN ENGINEERED FILL AT THIS TIME. RESTORE ALL DISTURBED AREAS WITH EROSION CONTROL MATTING.
3. STRIP UNSUITABLE MATERIAL FROM THE STRUCTURAL AREAS; AS REQUIRED AND HAUL OFFSITE.
4. COMPLETE BUILDING, PARKING & LANDSCAPE AREAS.
5. TOPSOIL, RE-VEGETATE AND STABILIZE ALL REMAINING DISTURBED AREAS.
6. FOLLOWING SITE RESTORATION, REMOVE EXCESS SEDIMENT FROM RAIN GARDEN BOTTOM AND INSTALL ENGINEERED FILL AND RESTORE PER DETAIL.
8. AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE CITY, REMOVE ALL SILT FENCE, STONE OUTLET FILTER AND ANY OTHER TEMPORARY BMP'S.



NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LAND SURVEYS INC. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGER'S HOTLINE CALL BEFORE YOU DIG

B11

DESCRIPTION | DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

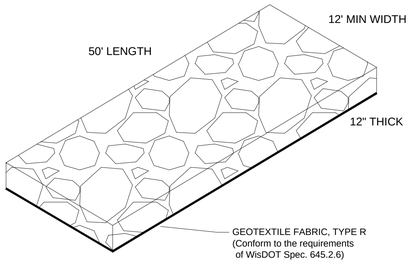
HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

EROSION CONTROL PLAN

WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

SHEET NUMBER
C300



STONE TRACKING PAD

PER WDNR TECH STANDARD 1057
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
Note 3: Select fabric type based on soil conditions and vehicles loading.
Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

PROPOSED GREEN INFRASTRUCTURE:

THE DETENTION VOLUME REQUIRED FOR THIS SITE WILL BE MET USING 1 RAIN GARDEN AS SHOWN ON PLAN. THIS PROPOSED GREEN INFRASTRUCTURE SYSTEM EXCEED THE REQUIRED UNIT DETENTION VOLUME OF THE PROPOSED IMPERVIOUS SURFACES ON THE PROPERTY.

MAINTENANCE

RAIN GARDEM MAINTENANCE TASKS	TIMELINE
EVALUATE WATERING NEEDS AND IMPLEMENT WATERING WHERE NECESSARY.	WEEKLY
HAND-WEED AND DISPOSE OF PULLED WEEDS OFF-SITE.	WEEKLY
CHECK & CLEAN ALL TRIBUTARY SWALES	MONTHLY
CHECK ALL SUBSURFACE DRAINS & CLEAR AS NEEDED	SPRING & FALL

GREEN INFRASTRUCTURE CALCULATIONS:

PROPOSED IMPERVIOUS

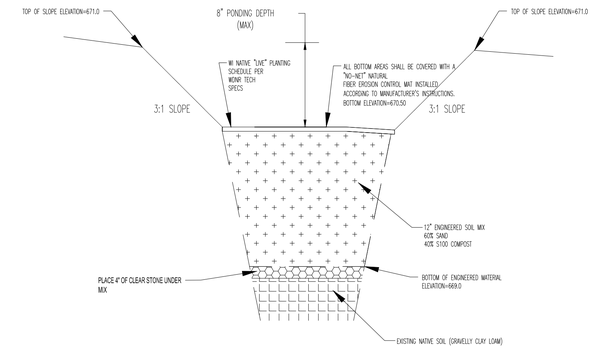
AREA	SQUARE FEET
TOTAL PROPOSED IMPERVIOUS (SF)	16,427 S.F.
DETENTION VOLUME REQUIRED (GALLONS)	**5,124 GALLONS**

(1/2" RAIN X TOTAL AREA = 685 CUBIC FEET)

GREEN INFRASTRUCTURE CAPACITY

RAIN GARDEN: (4.4 gallons per square foot)

	AREA (SQ. FT.)	UNIT DETENTION VOLUME (GAL.)
PROPOSED RAIN GARDEN	1200	5,984
TOTAL UNIT DETENTION VOLUME=		**5,984 GALLONS** (5,124 GAL. REQUIRED)



RAIN GARDEN TYPICAL CROSS-SECTION

SEDIMAX-SW™ (STRAW WATTLES)

North American Green SediMax-SW™ (Straw Wattles), are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

Straw Wattles are a temporary sediment control device and are not intended to replace Rolled Erosion Control Products (RECPs) or Hydraulic Erosion Control Products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RollMax™ or HydraMax™ Systems be used to provide effective immediate erosion control until vegetation is established. SediMax™ Systems may be used in conjunction with blankets, mats and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of SediMax Systems is dependent on storage capacity.

SEDIMAX-SW INSTALLATION STEPS:

1. Begin at the location where the wattle is to be installed by excavating a 2 to 3 in. (5-7.5 cm) deep x 9 in. (22.9 cm) wide trench along the contour of the slope. Excavated soil should be placed upslope from the anchor trench (Figure 7).

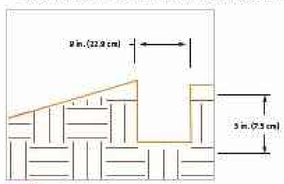


FIGURE 7

2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Wattles should tightly abut (Figure 8).

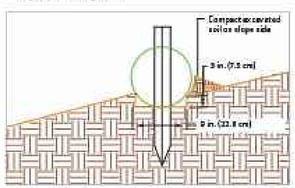


FIGURE 8

3. Secure the wattle with a minimum of 18 to 24 in. (45.7-61 cm) stakes every 3 to 4 ft (0.9 -1.2 m) and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2 to 3 in. (5-7.5 cm) of stake extending above the wattle (Figure 9). Stakes should be driven perpendicular to the slope face. Spacing of SediMax-SW on slope will vary based on the slope grade (Figure 10).

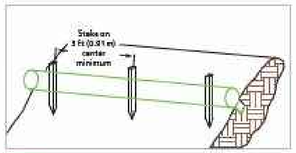


FIGURE 9

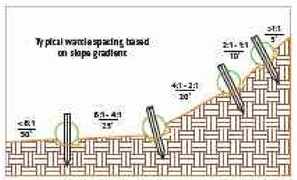
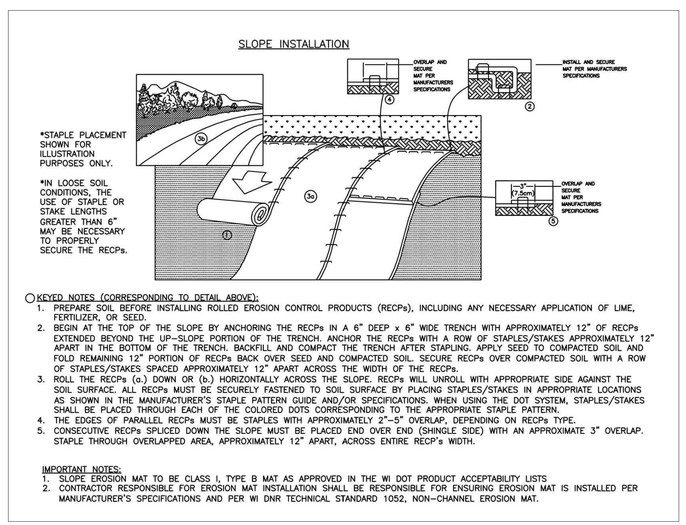


FIGURE 10

For additional installation assistance on SediMax Systems, please call **800-772-2040**, visit **nagreen.com** or e-mail **info@nagreen.com** and we will be happy to put you in touch with your erosion control specialist who can assist you.

STRAW WATTLE DETAIL



KEYED NOTES (CORRESPONDING TO DETAIL ABOVE):
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (a.) DOWN OR (b.) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE AND/OR SPECIFICATIONS. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLES WITH APPROXIMATELY 2"-5" OVERLAP, DEPENDING ON RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE SIDE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART, ACROSS ENTIRE RECP's WIDTH.

IMPORTANT NOTES:
1. SLOPE EROSION MAT TO BE CLASS I, TYPE B MAT AS APPROVED IN THE WI DOT PRODUCT ACCEPTABILITY LISTS
2. CONTRACTOR RESPONSIBLE FOR EROSION MAT INSTALLATION SHALL BE RESPONSIBLE FOR ENSURING EROSION MAT IS INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER WI DNR TECHNICAL STANDARD 1052, NON-CHANNEL EROSION MAT.

EROSION MATTING: WDNR TS-1052

DESCRIPTION | DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

DETAILS

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

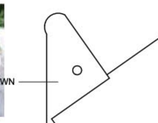
SHEET NUMBER
C400

RUBY FALLS REDBUD

CLETHRA SUGARTINA HEDGE

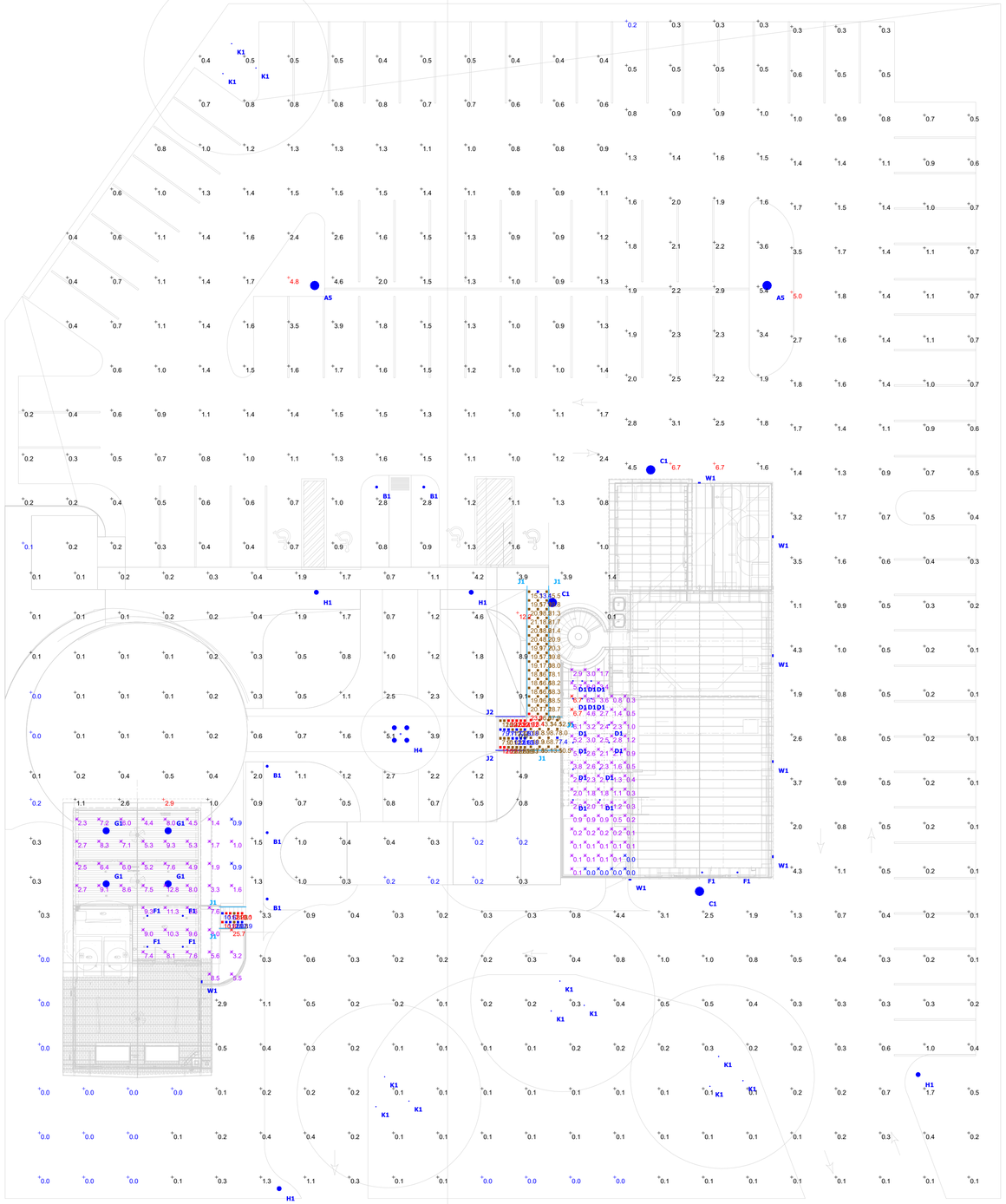
TRICOLOR BEECH

WISTERIA AND AUTUMN CLEMATIS



RAIN GARDEN SEED MIX

4 SEASON FLOWER/PRAIRIE
MIX (1 GALLON 1' ON CENTER)



Plan View
Scale - 1" = 14ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	A5	2	U.S. ARCHITECTURAL LIGHTING	GLX-VLED-VSQ-100LED-525mA-30K-120-BLACK	160W, 3000K DECORATIVE LED POST TOP AREA LIGHT, TYPE 5 DISTRIBUTION - MOUNTED TO TOP OF 20' POLE	162	160
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
	C1	3	BARN LIGHT	G-WHS18-10X-G32-NA-10X-NA-NA-NA-LED38-3000K-DL	24" WAREHOUSE SHADE WITH 38W INJTEGRAL LED AND 2' GOOSE NECK ARM	3000	38
	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
	G1	4	BARNLIGHT	BLE-S-WHS14-100-ST524-NA-100-NA-NA-NA-NA-LED16-3000K-FL	16" WAREHOUSE SHADE PENDANT WITH 16W INTEGRAL LED FLAT LENS AND 24" STEM	1250	16
	H1	4	LIVEX LIGHTS	7522-XX	DECORATIVE SINGLE POST TOP WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMP (S12447) - MOUNTED TO 6" DECORATIVE POST TO MATCH TYPE H4 (7709-XX)	2711	18.5561
	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	K1	12	HINKLEY	1536BSK-WMA27K	SMALL GROUND OR TREE MOUNTED ADJUSTABLE LANDSCAPE UPLIGHT 2700K	691	12
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
SITE CENTER AREA		1.2 fc	12.2 fc	0.0 fc	N/A	N/A
SITE PERIMETER - PARKING AND FRONT GRASSY AREA		1.0 fc	6.7 fc	0.0 fc	N/A	N/A
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

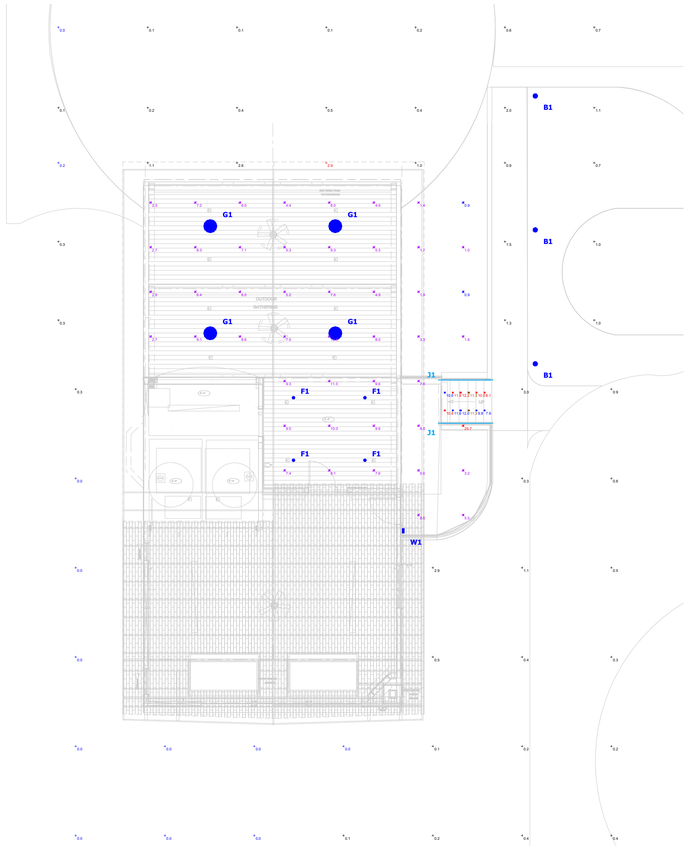
Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

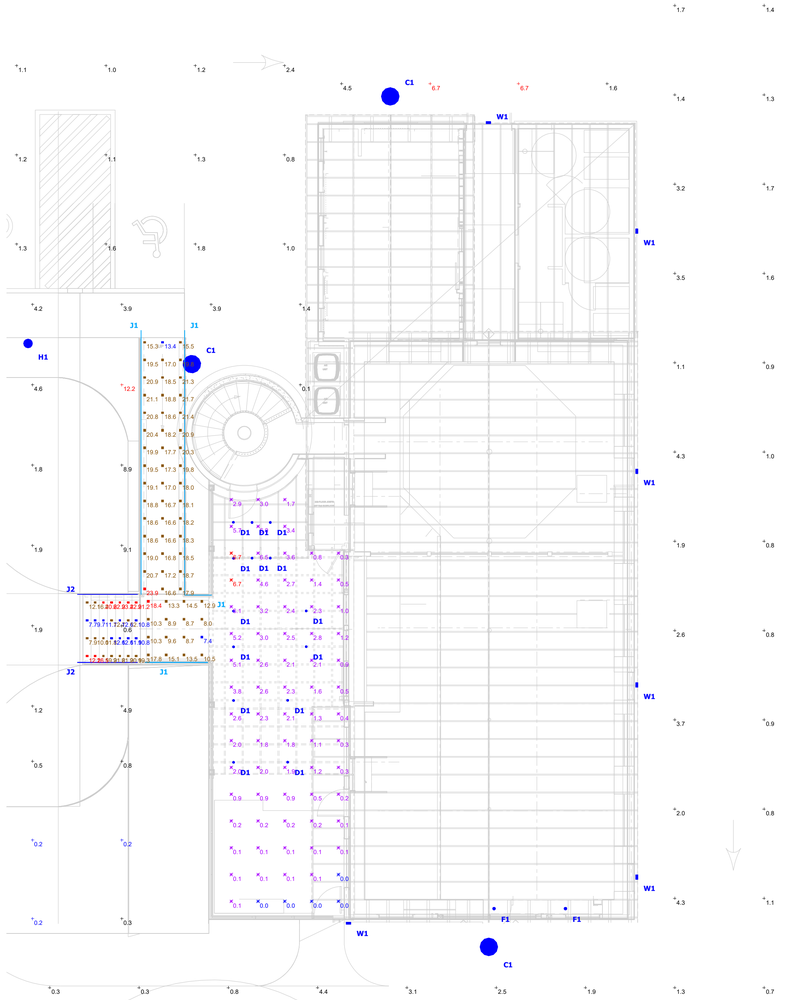
SITE LIGHTING PHOTOMETRIC

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-1



Plan View - A



Plan View - A

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
	C1	3	BARN LIGHT	G-WHS18-10X-G32-NA-10X-NA-NA-NA-LED38-3000K-DL	24" WAREHOUSE SHADE WITH 38W INJTEGRAL LED AND 2' GOOSE NECK ARM	3000	38
	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
	G1	4	BARNLIGHT	BLE-S-WHS14-100-ST524-NA-100-NA-NA-NA-NA-LED16-3000K-FL	16" WAREHOUSE SHADE PENDANT WITH 16W INTEGRAL LED FLAT LENS AND 24" STEM	1250	16
	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Plan View

Scale - 1" = 8ft

Woodland Consulting, LLC
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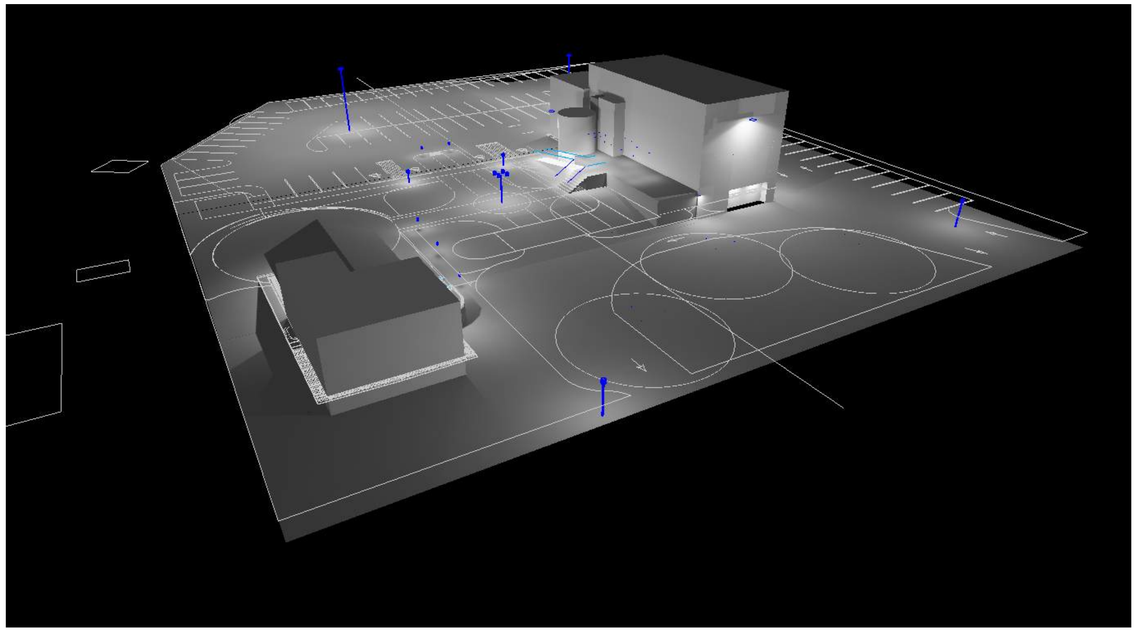
HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

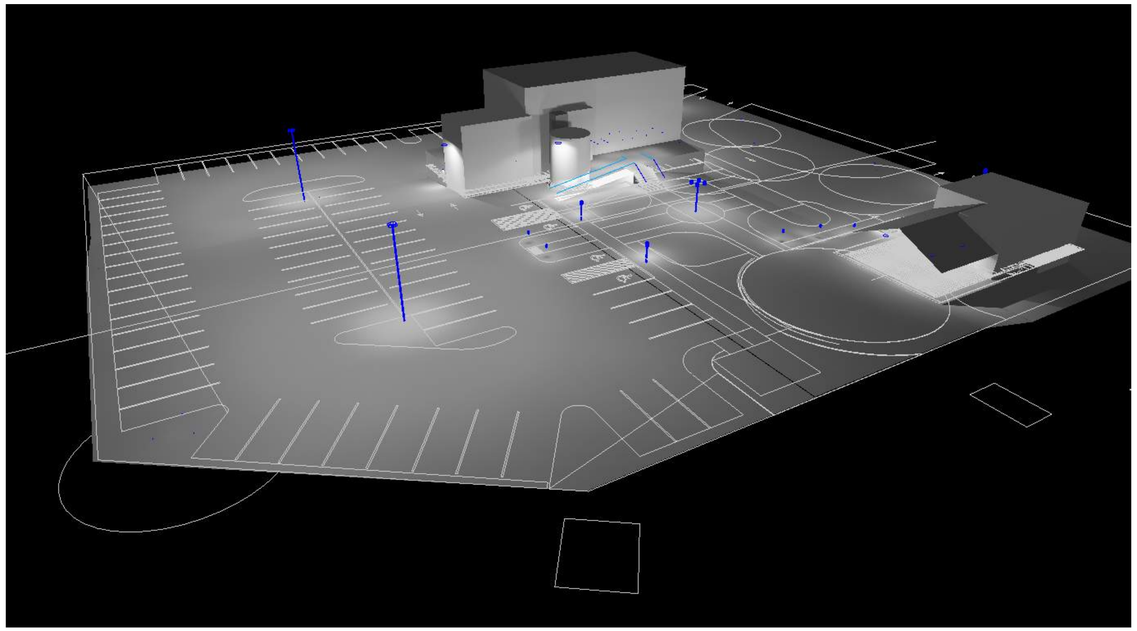
SITE LIGHTING PHOTOMETRIC - -ENLARGED PLANS

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

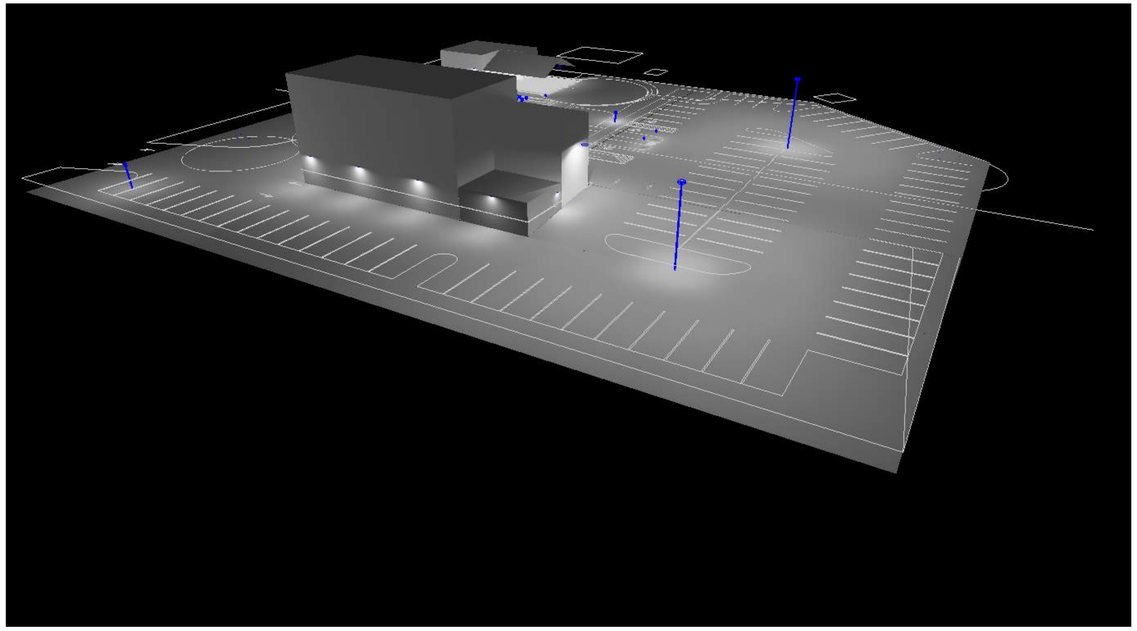
E-2



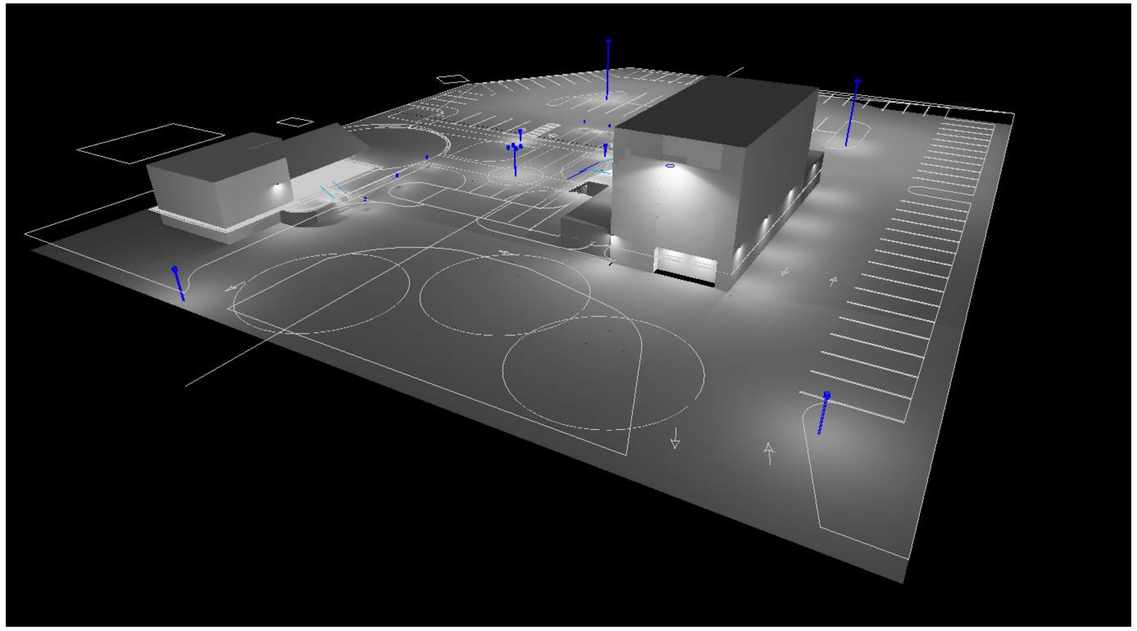
View #1



View #2



View #3



View #4

Woodland Consulting, LLC
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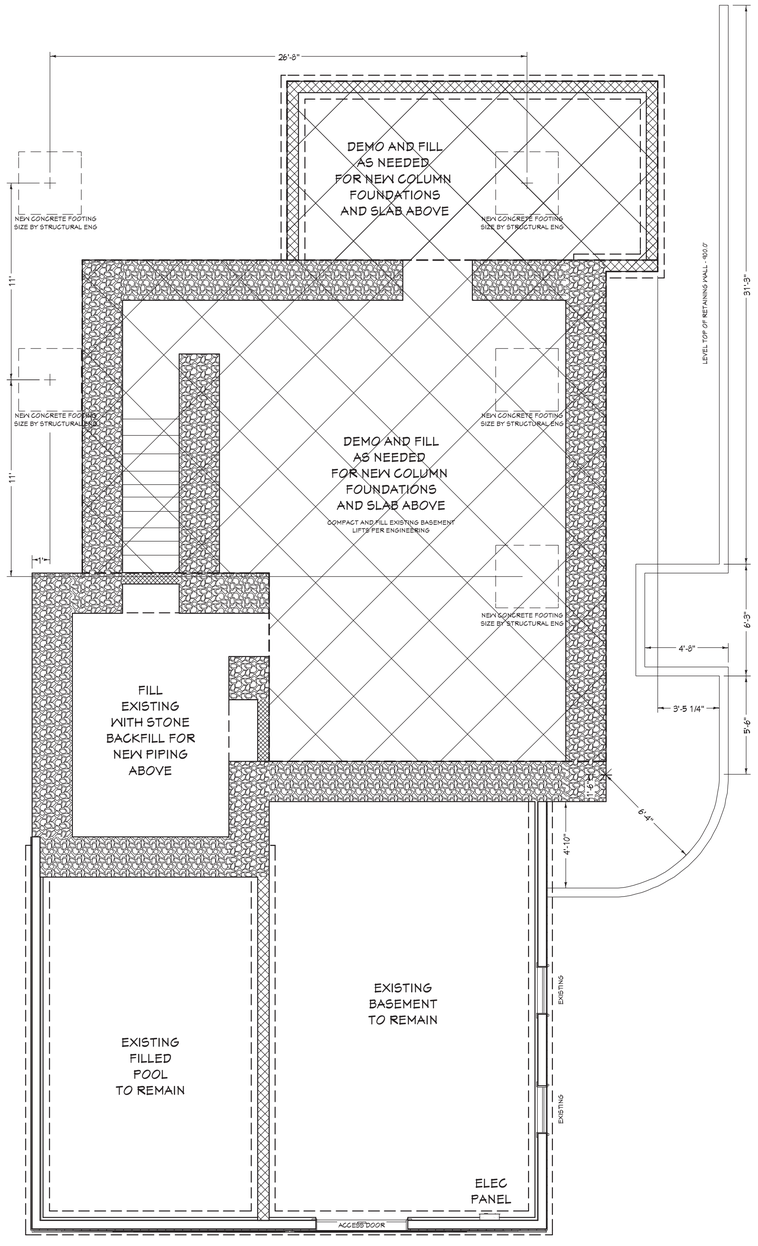
HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

SITE LIGHTING PHOTOMETRIC - - RENDERING

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-3
18

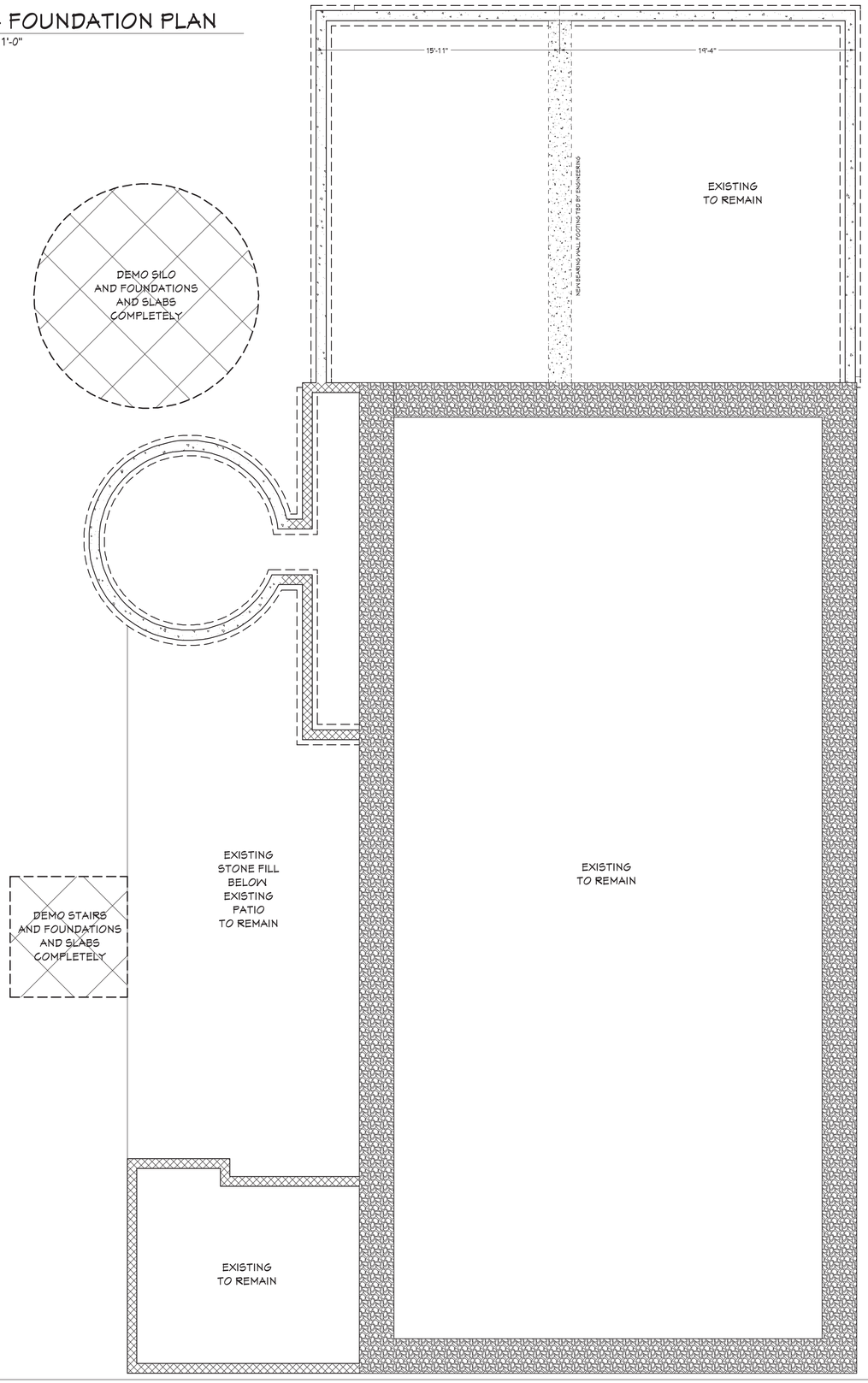


1 A4 **PAVILION - FOUNDATION PLAN**

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

2 A4 **BARN - FOUNDATION PLAN**

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
FOUNDATION DEMOLITION PLAN

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

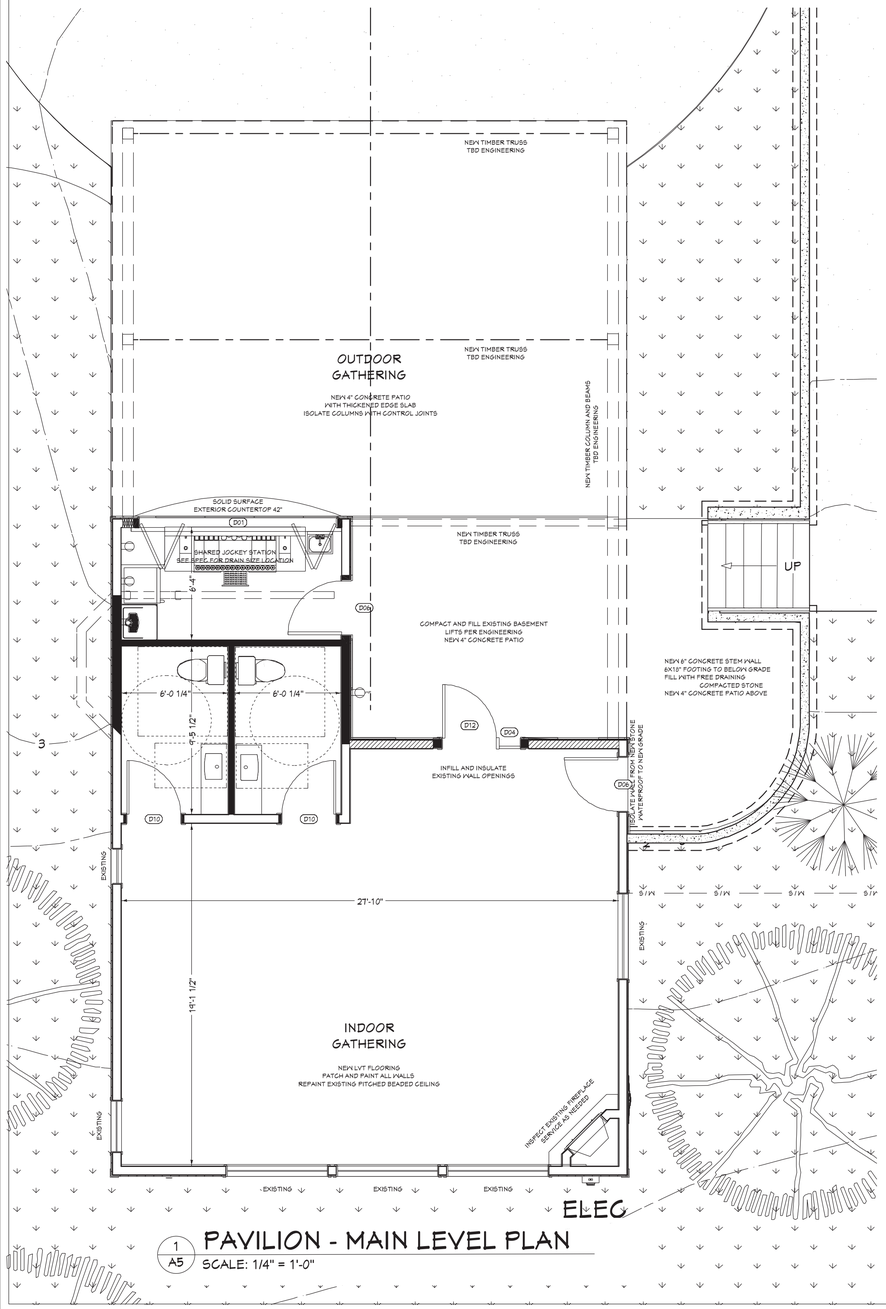
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
5/30/2025

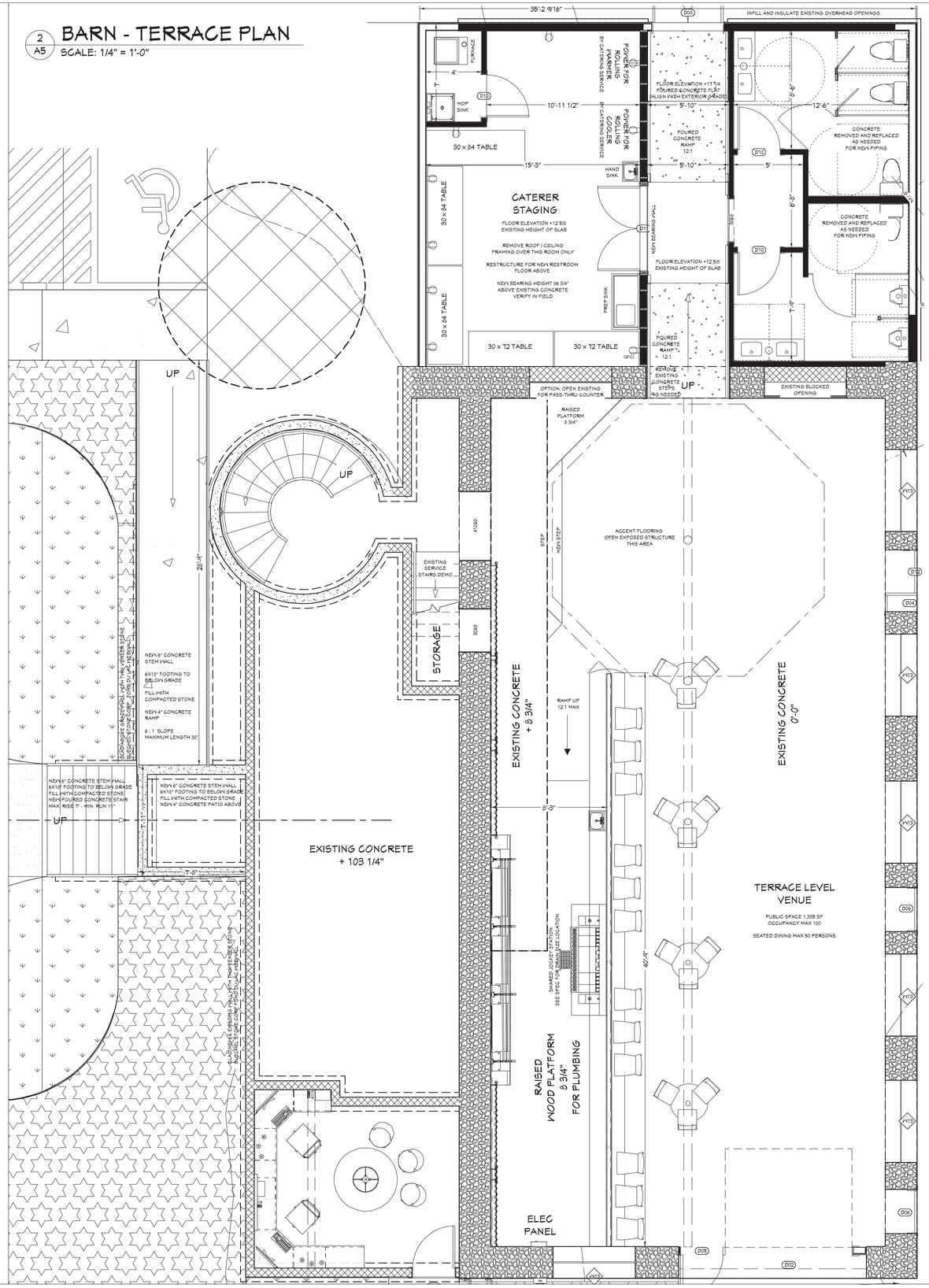
SCALE:
1/4" = 1'-0"

SHEET:
A-1

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"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
TERRACE LEVEL FLOOR PLAN

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

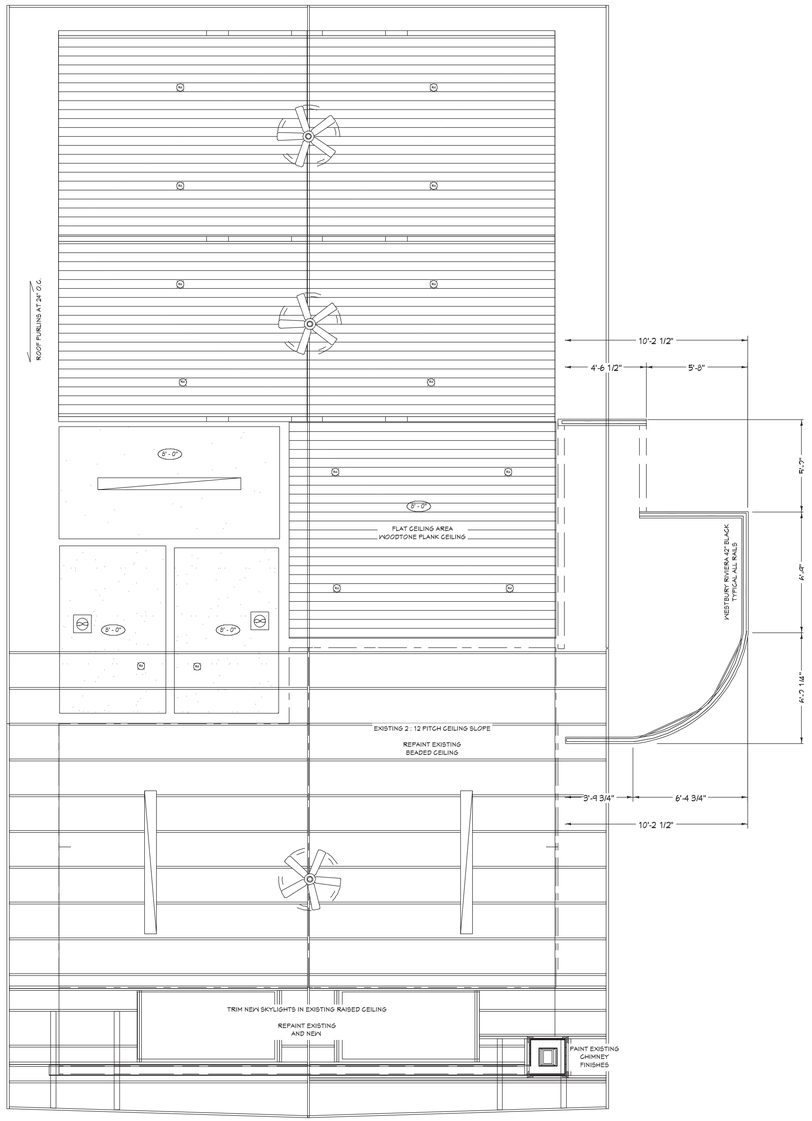
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
5/30/2025

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

SHEET:
A-2

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

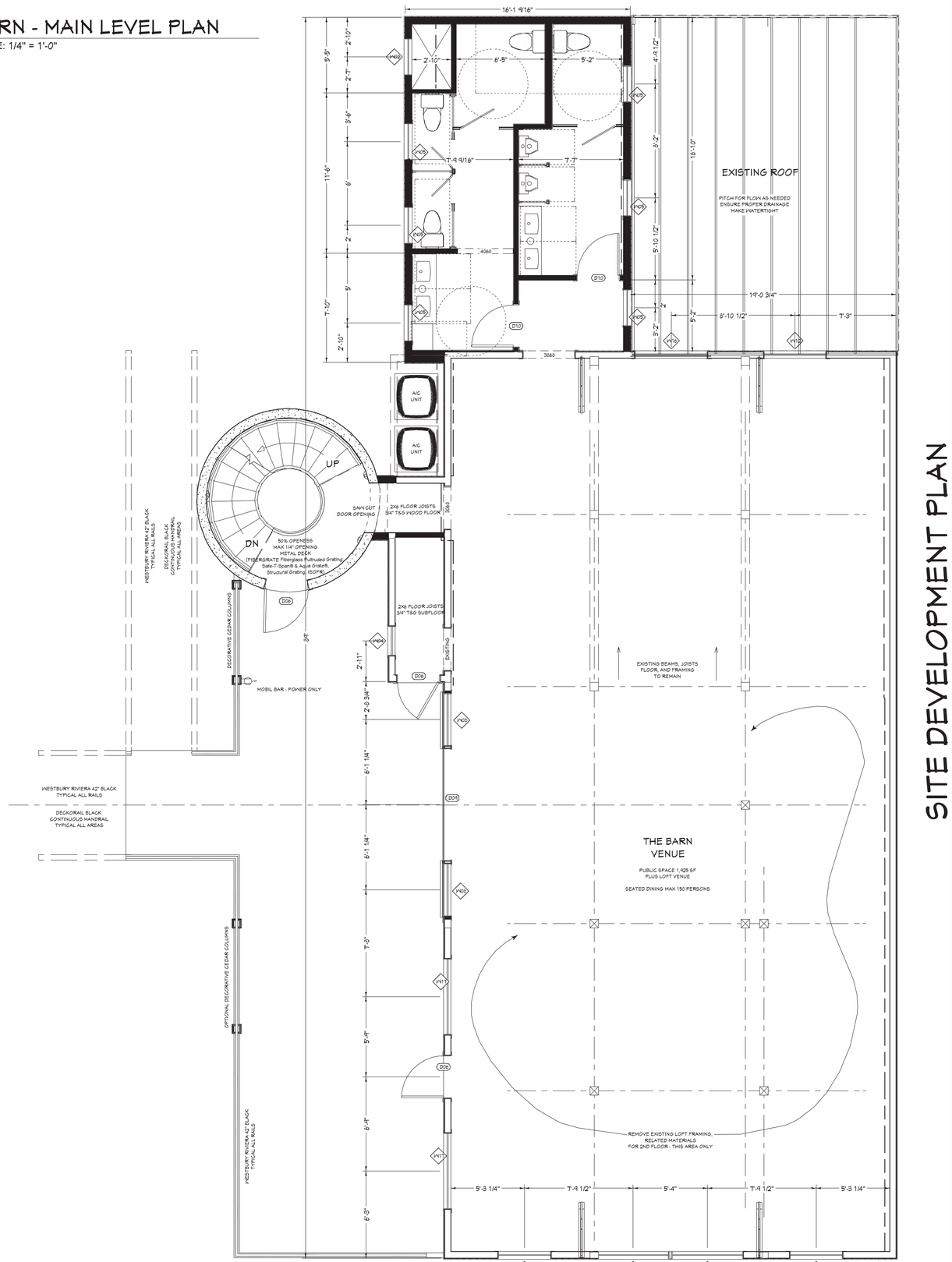


1 A6 PAVILION - CEILING PLAN

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

2 A6 BARN - MAIN LEVEL PLAN

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: MAIN LEVEL FLOOR PLAN

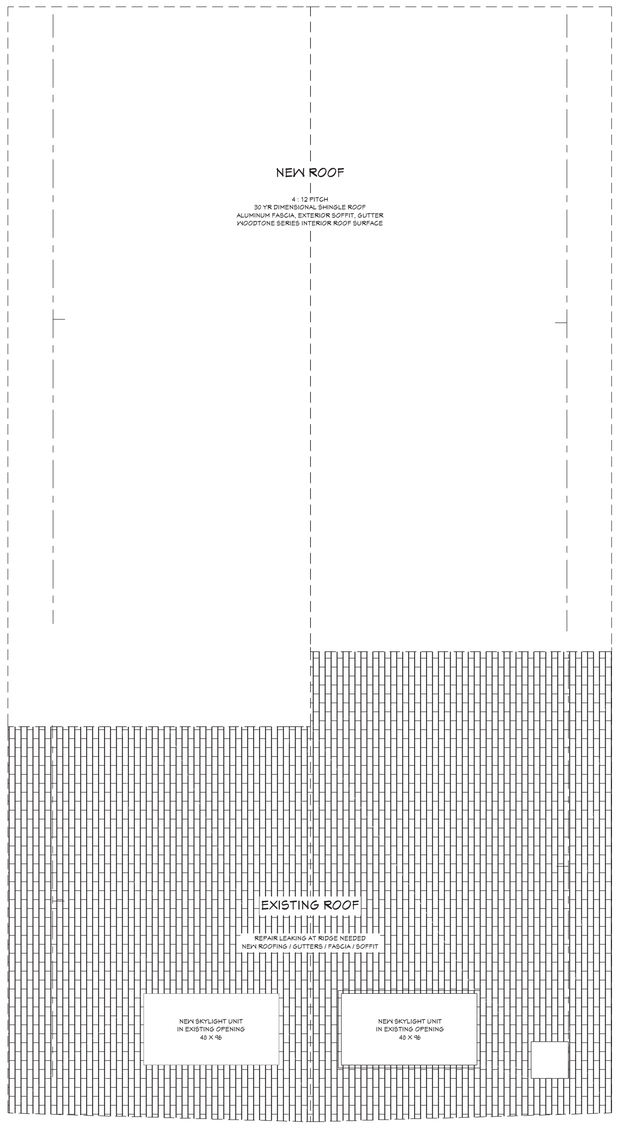
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. SMALL ROAD
NEW BERLIN, WI 53151

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

DATE: 5/30/2025

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

SHEET: A-3

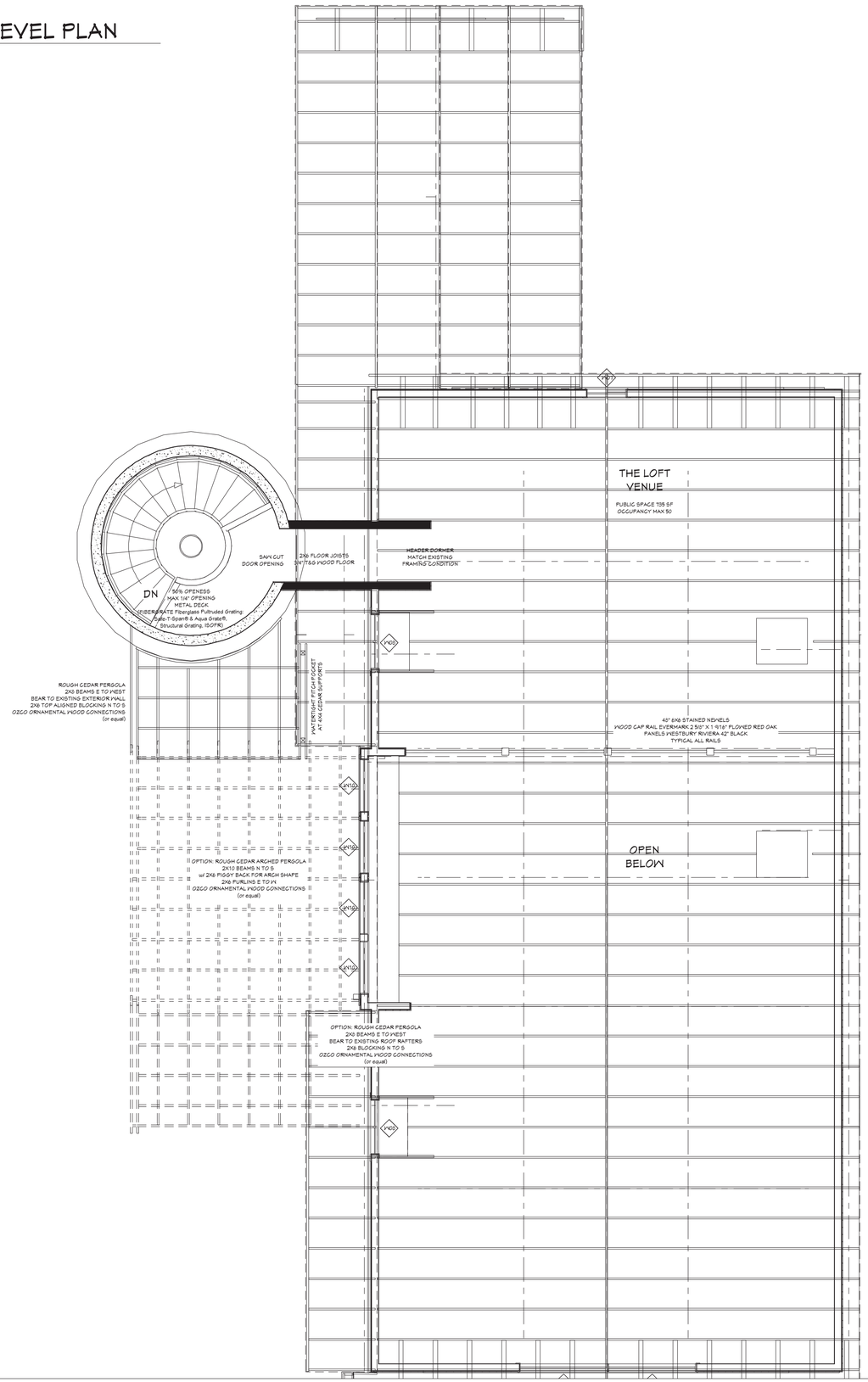


1 / A4 PAVILION - ROOF PLAN

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

2 / A4 BARN - MAIN LEVEL PLAN

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: UPPER LEVEL FLOOR PLAN

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

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

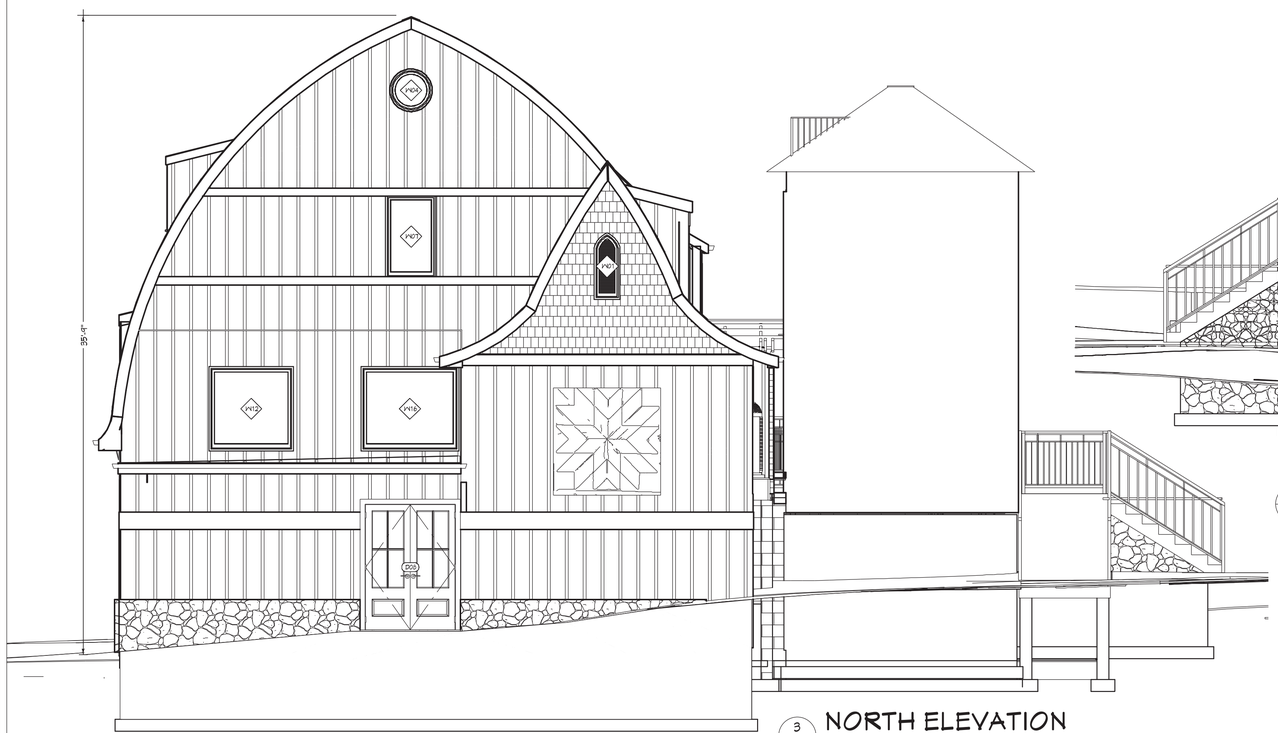
DATE:
5/30/2025

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

SHEET:
A-4

3 / A5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 / A5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 / A5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
BARN VENUE ELEVATIONS

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

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

DATE:
5/30/2025

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

SHEET:
A-5

35'-4"
26'-2"
PW3
PW3
PW3
PW2
PW3
PW3
PW3
PW3
PW3
PW3
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D6
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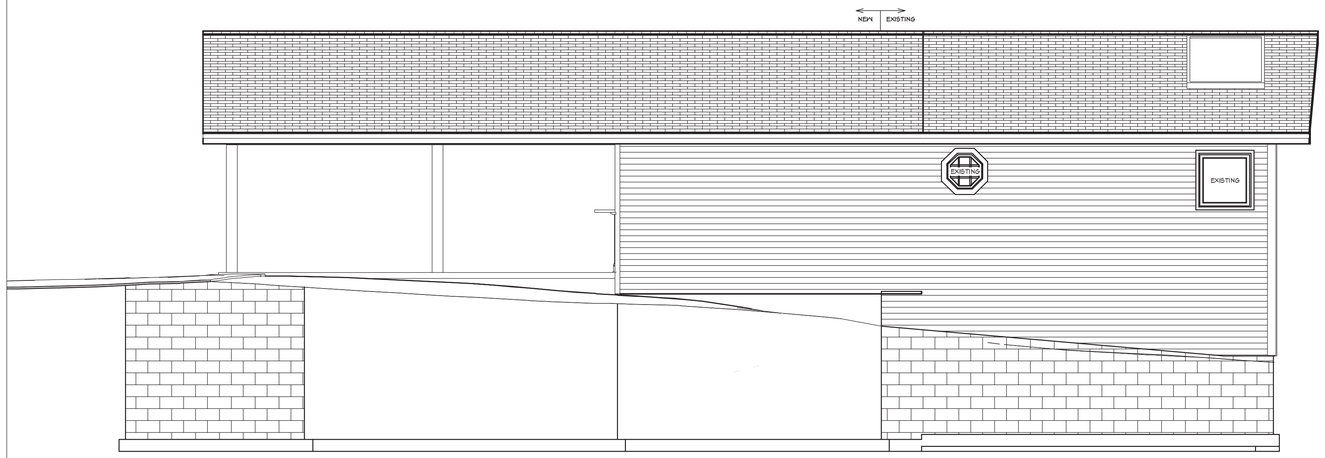
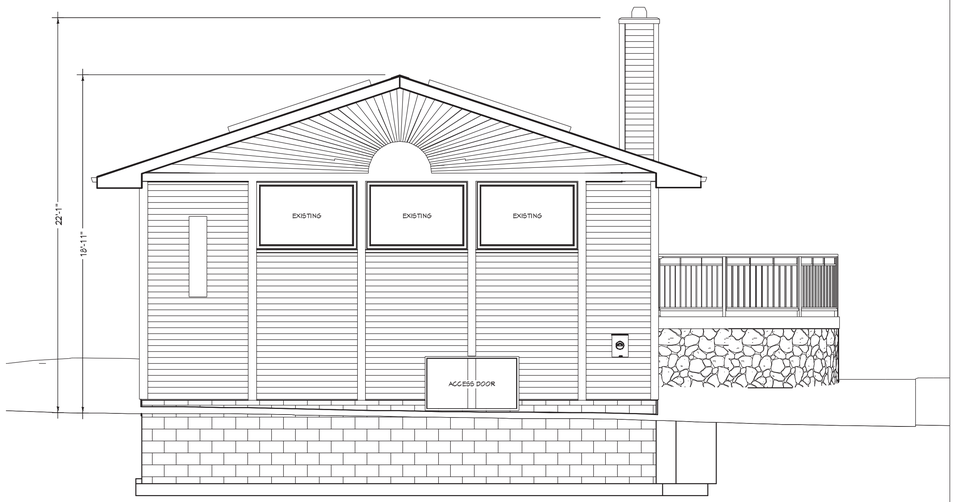
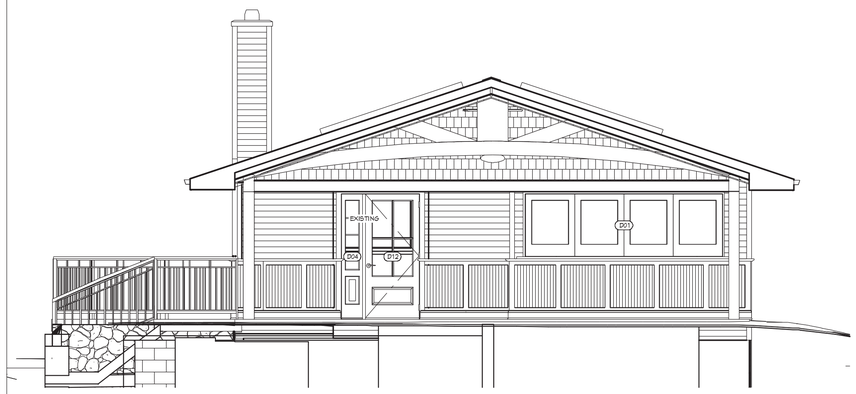
D6



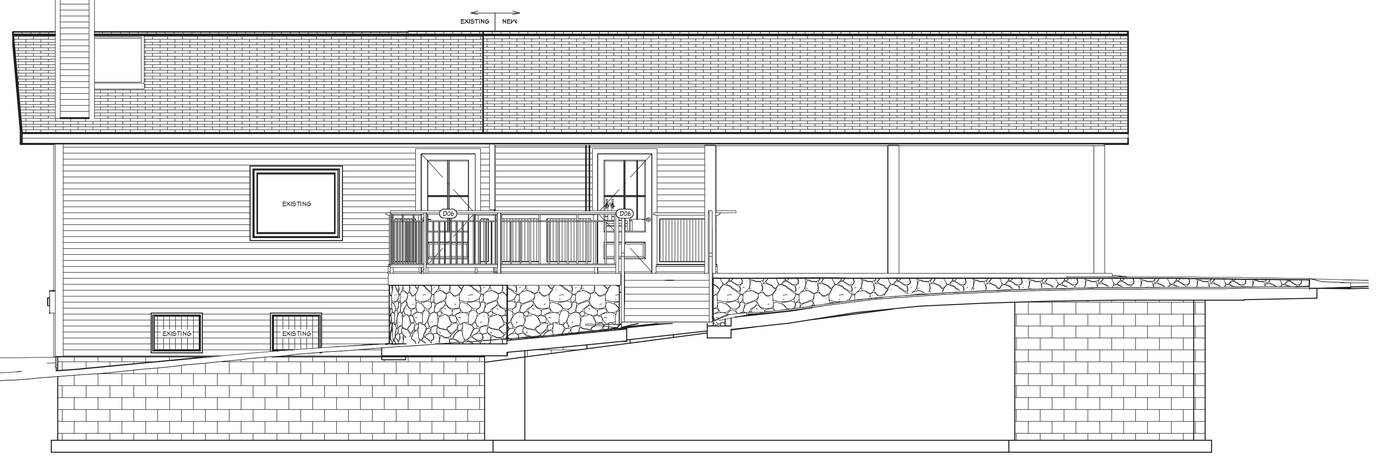
1 A7 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A7 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

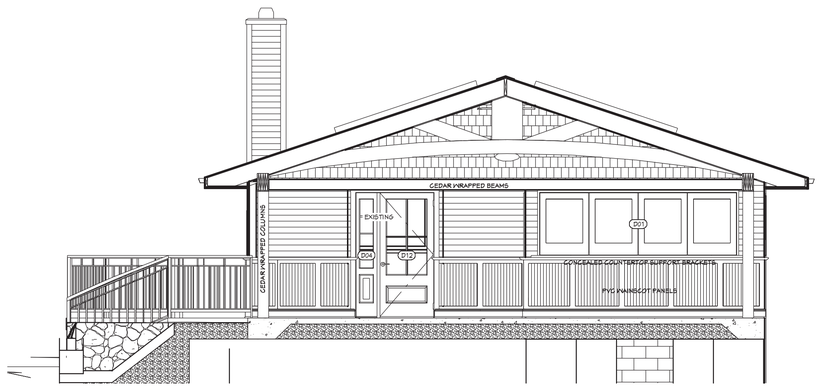


3 A7 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 A7 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

5 A7 **INDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"



6 A7 **OUTDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
PAVILION
CROSS SECTIONS
ELEVATIONS

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

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

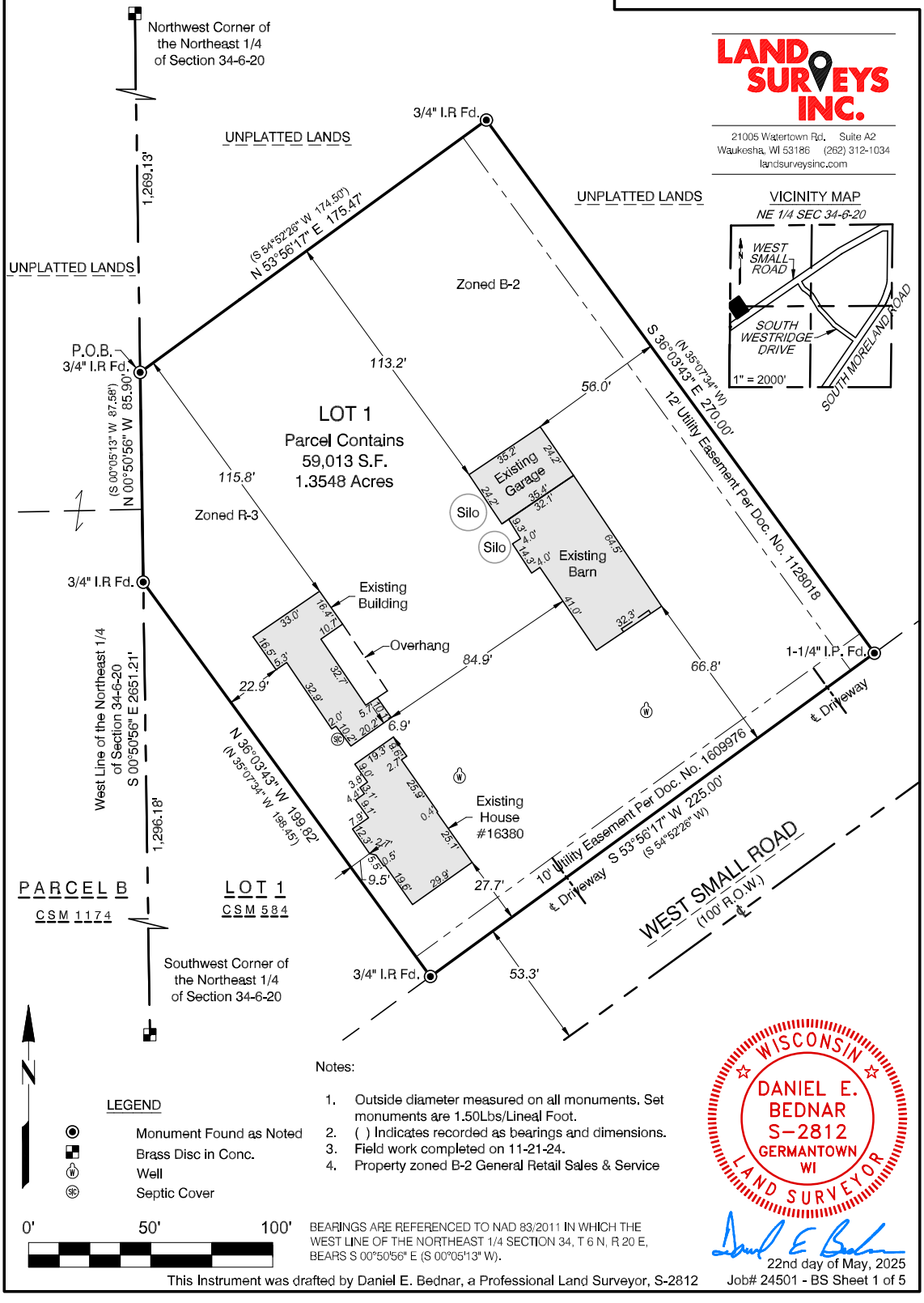
DATE:
5/30/2025

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

SHEET:
A-7

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, 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 34-6-20
WEST SMALL ROAD
SOUTH WESTRIDGE DRIVE
SOUTH MORELAND ROAD
1" = 2000'

Notes:

1. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
2. ( ) Indicates recorded as bearings and dimensions.
3. Field work completed on 11-21-24.
4. Property zoned B-2 General Retail Sales & Service

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

22nd day of May, 2025

This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

Job# 24501 - BS Sheet 1 of 5

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, 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, Divided and mapped all of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, 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 Section 34; thence South 00°50'56' East along the West line of said Section, 1269.13 feet to the Point of Beginning of the lands described hereinafter; thence North 53°56'17" East along the North line of said Certified Survey Map, 175.47 feet to a point on the East line of said Certified Survey Map; thence South 36°03'43" East along said East line, 270.00 feet to a point on the North Line of West Small Road; thence South 53°56'17" West along said North line, 225.00 feet to a point on the Westerly line of said Certified Survey Map; thence North 36°03'43" West along South Westerly line, 199.82 feet to a point on the West line of the Northeast 1/4 Section; thence North 00°50'56" West along said West line, 85.90 feet to the Point of Beginning of this description.

The gross area of said parcel contains 59,012 Square feet or 1.355 Acres of land more or less.

That I have made such survey, land division and map by the direction of Sunday's Child, LLC, a Wisconsin Limited Liability Company aka Sundays Child LLC, owner's 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 22nd day of May, 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

This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

22nd day of May, 2025
Job# 24501 - BS Sheet 2 of 5

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

CORPORATE OWNER'S CERTIFICATE:

Sunday's Child 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, as represented on this Certified Survey Map.

Sunday's Child 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 28 day of MAY, 2025.

David Loduha, Member

In the presence of:
Sunday's Child LLC
{First name Last Name} {Title}

STATE OF WISCONSIN)
) SS
County of Oneida)

Personally came before me this 28th day of May, 2025, David Loduha, Member of the above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the Member of the limited liability company, and acknowledged that he executed the foregoing instrument and acknowledged the same.

Print Name Monica M. Taddey
Notary Public, Oneida County, WI.
My Commission Expires: 7/11/2026

Monica M Taddey
Notary Public
State of Wisconsin

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

This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

22nd day of May, 2025
Job# 24501 - BS Sheet 3 of 5

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

CITY OF NEW BERLIN COMMOM COUNCIL APPROVAL:

Approved by the Common Council of the City of New Berlin on this_____ day of _____, 20_____.

_____

David Ament Mayor

_____

Rubina Medina City Clerk

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of New Berlin on this_____ day of _____, 20_____.

_____

David Ament Mayor

_____

Nikki Jones Secretary

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

22nd day of May, 2025

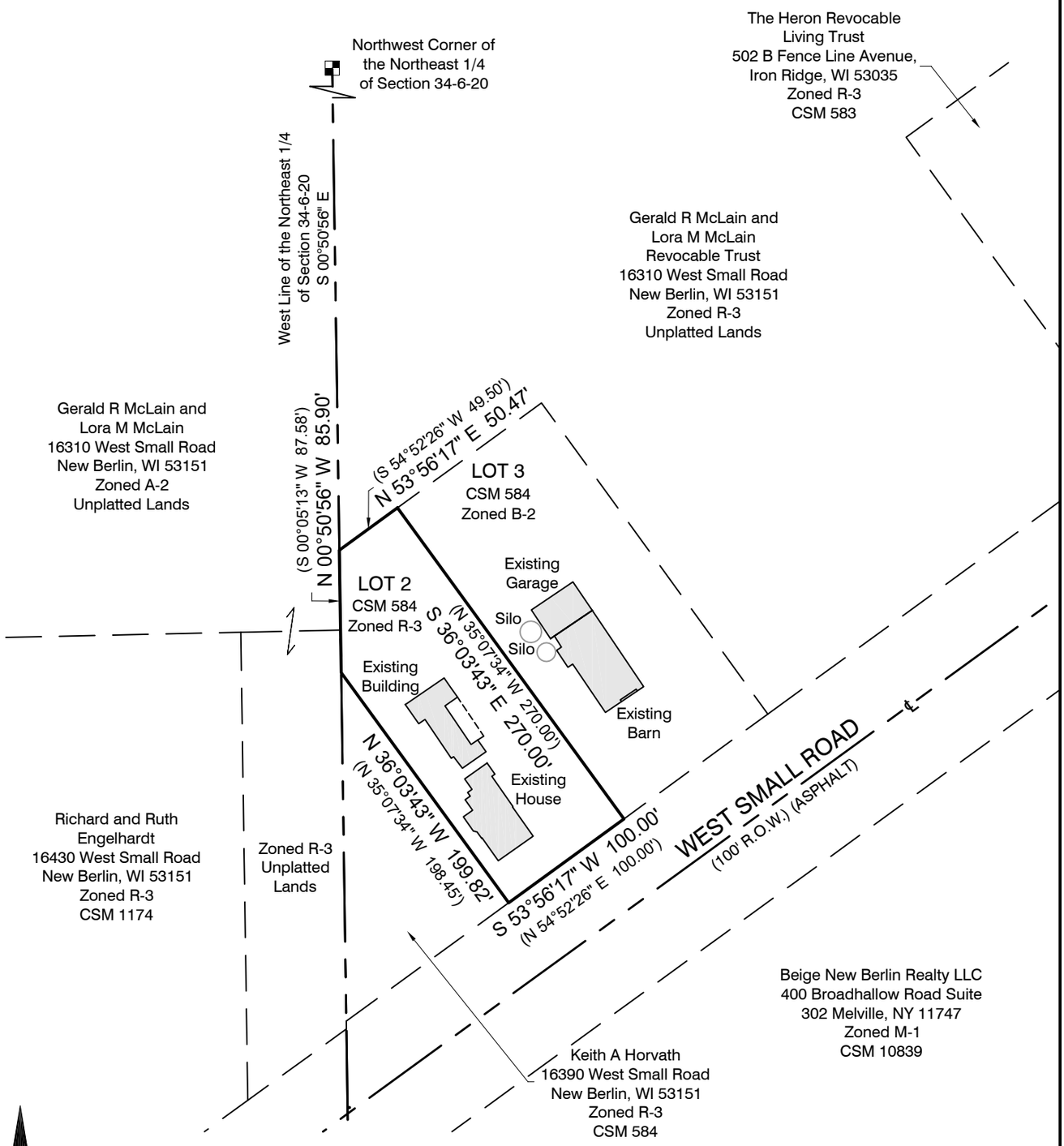
This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 24501 - BS Sheet 5 of 5

Rezone Exhibit

Property Description:

All of Lot 2 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, 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 Section 34; thence South 00°50'56' East along the West line of said Section, 1269.13 feet to the Point of Beginning of the lands described hereinafter; thence North 53°56'17" East along the North line of said Certified Survey Map, 50.47 feet to a point on the East line of said Lot 2; thence South 36°03'43" East along said East line, 270.00 feet to a point on the North Line of West Small Road; thence South 53°56'17" West along the North line, 100.00 feet to a point on the Westerly line of said Certified Survey Map; thence North 36°03'43" West along said Westerly line, 199.82 feet to a point on the West line of the Northeast 1/4 Section; thence North 00°50'56" West along said West line, 85.90 feet to the Point of Beginning of this description.



LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Drawn By: BS | Job# 24501

May 22, 2025

DRAFT

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:

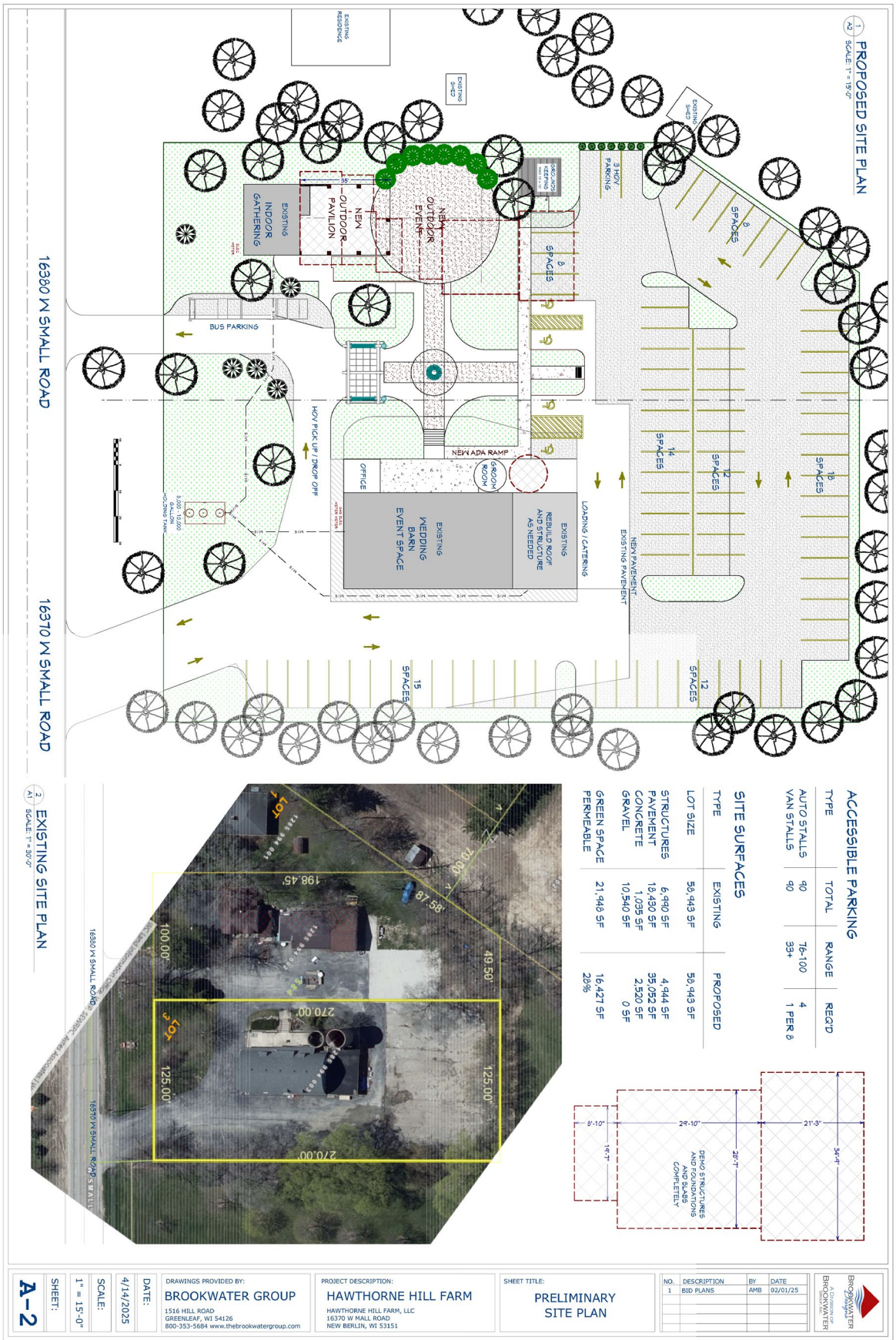
- Phase 1 – Work to be completed by end of August
  - Renovate property per site plans as drawn.
- Phase 2 - Work to be completed by end of Year 3
  - Replace shingled roof with insulated steel roof to keep the charm and character inside the barn with historic laminated rafters manufactured by Manitowoc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

No known hazard mitigation required.

APPENDIX B

HAWTHORNE HILLS FARM

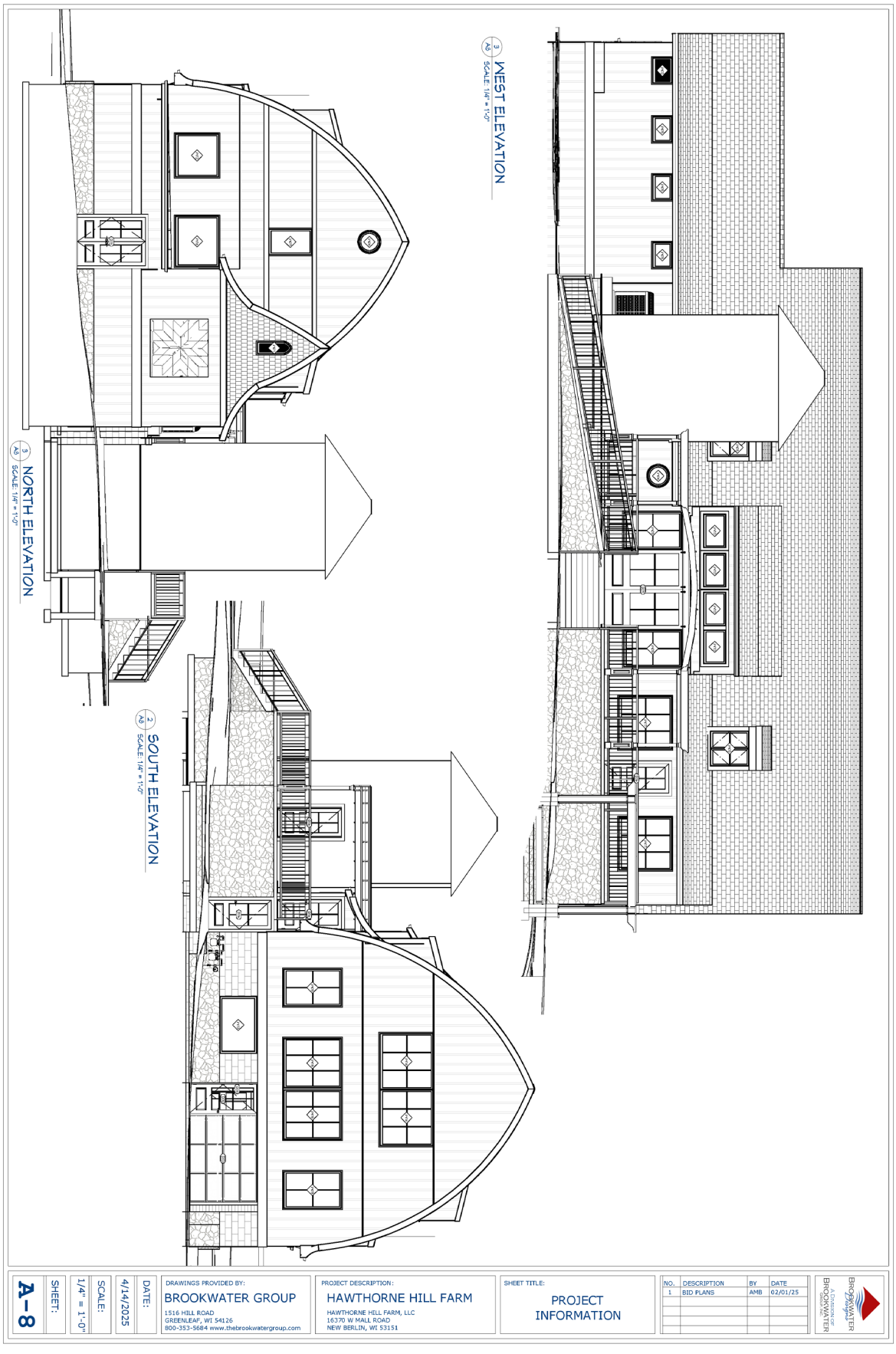
CONCEPTUAL SITE PLAN


A2 PROPOSED SITE PLAN
SCALE: 1" = 15'-0"
16380 N SMALL ROAD
16370 N SMALL ROAD
EXISTING RESIDENCE
EXISTING SHED
EXISTING SHED
EXISTING SHED
EXISTING INDOOR GATHERING
NEW OUTDOOR PAVILION
NEW OUTDOOR EVENT
GREENHOUSE KEEPING
15 HOV PARKING
8 SPACES
8 SPACES
BUS PARKING
HOV PICK UP / DROP OFF
NEW ADA RAMP
GROOM ROOM
OFFICE
EXISTING WEDDING BARN EVENT SPACE
EXISTING REBUILD ROOF AND STRUCTURE AS NEEDED
LOADING / CATERING
NEW PAVEMENT EXISTING PAVEMENT
14 SPACES
12 SPACES
10 SPACES
15 SPACES
12 SPACES
A1 EXISTING SITE PLAN
SCALE: 1" = 30'-0"
LOT 1
LOT 2
198.45'
70.00'
87.58'
100.00'
49.50'
270.00'
125.00'
125.00'
270.00'
16380 N SMALL ROAD
16370 N SMALL ROAD
ACCESSIBLE PARKING
TYPE
TOTAL
RANGE
REQ'D
AUTO STALLS
VAN STALLS
90
90
76-100
351+
4
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 PERMEABLE
21,948 SF
16,421 SF
28%
8'-10"
19'-7"
29'-10"
28'-7"
21'-3"
34'-6"
DEMO STRUCTURES AND FOUNDATIONS AND SLABS COMPLETELY
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. 1
DESCRIPTION: BID PLANS
BY: AMB
DATE: 02/01/25
BROOKWATER GROUP

APPENDIX C

HAWTHORNE HILLS FARM

CONCEPTUAL ARCHITECTURE


3 A8 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
2 A8 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
3 A8 WEST ELEVATION
SCALE: 1/4" = 1'-0"
A-8
SHEET:
1/4" = 1'-0"
SCALE:
4/14/2025
DATE:
DRAWINGS PROVIDED BY:
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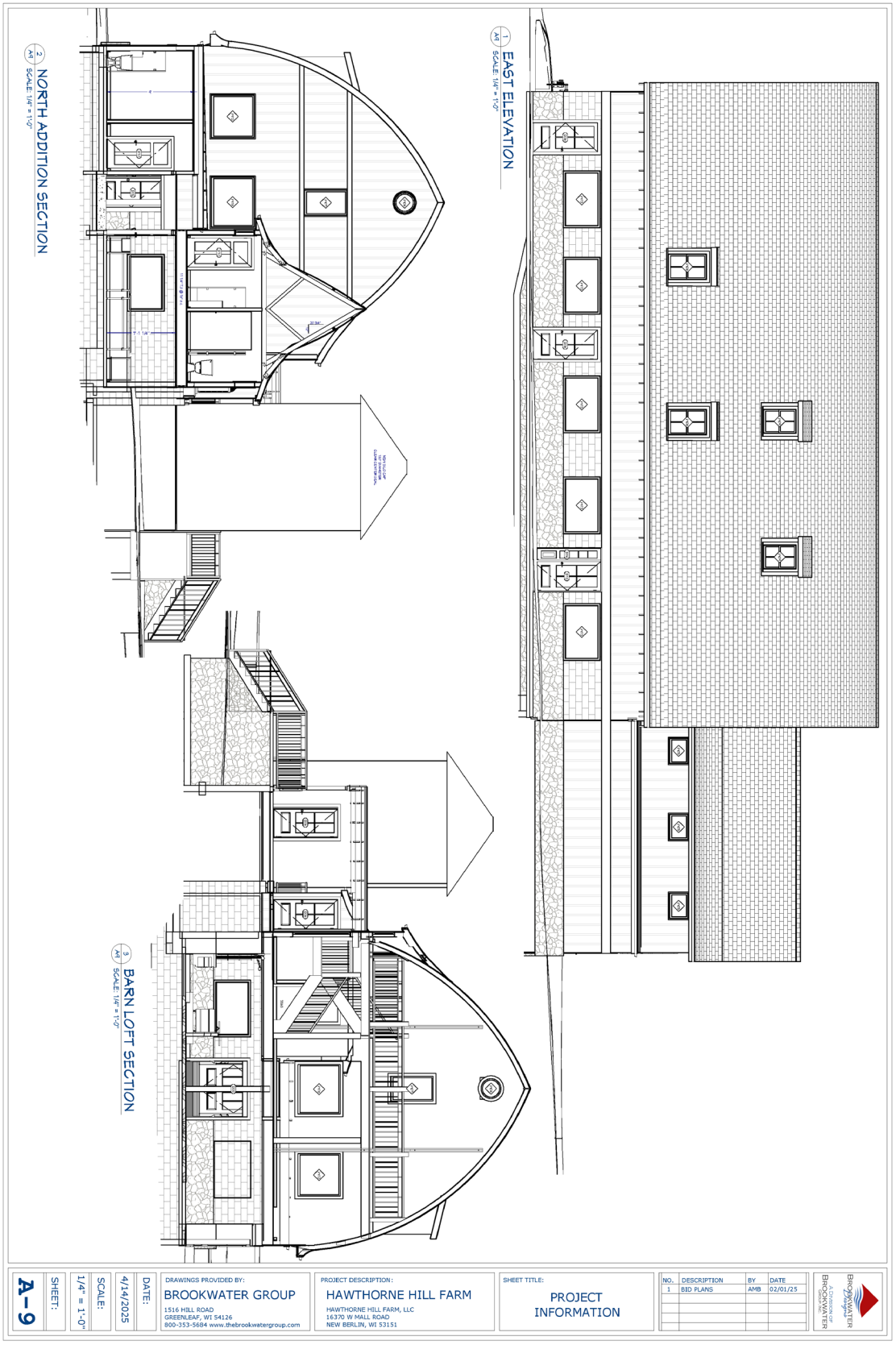
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W MALL ROAD
NEW BERLIN, WI 53151
SHEET TITLE:
PROJECT INFORMATION
NO. DESCRIPTION BY DATE
1 BID PLANS AMB 02/01/25
A DIVISION OF BROOKWATER GROUP
BROOKWATER



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

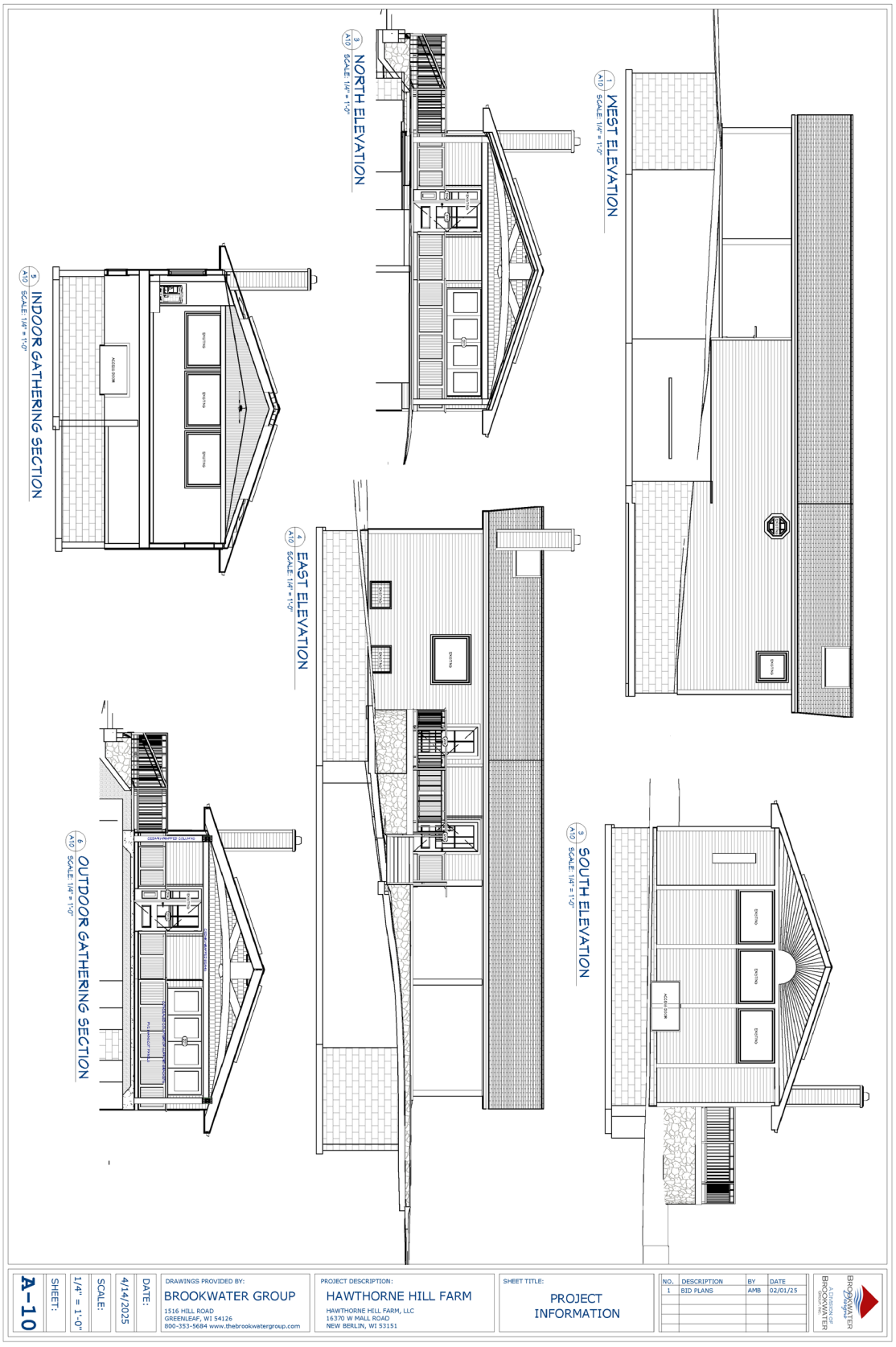
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

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"
6 A10 OUTDOOR GATHERING SECTION SCALE: 1/4" = 1'-0"
2 A10 SOUTH ELEVATION SCALE: 1/4" = 1'-0"
DRAWINGS PROVIDED BY:
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1516 HILL ROAD
GREENLEAF, WI 54126
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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
SHEET: A-10
SCALE: 1/4" = 1'-0"
DATE: 4/14/2025

SHEET:	A-11
SCALE:	1/4" = 1'-0"
DATE:	4/14/2025

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5604 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

APPENDIX D

COMPREHENSIVE PLAN

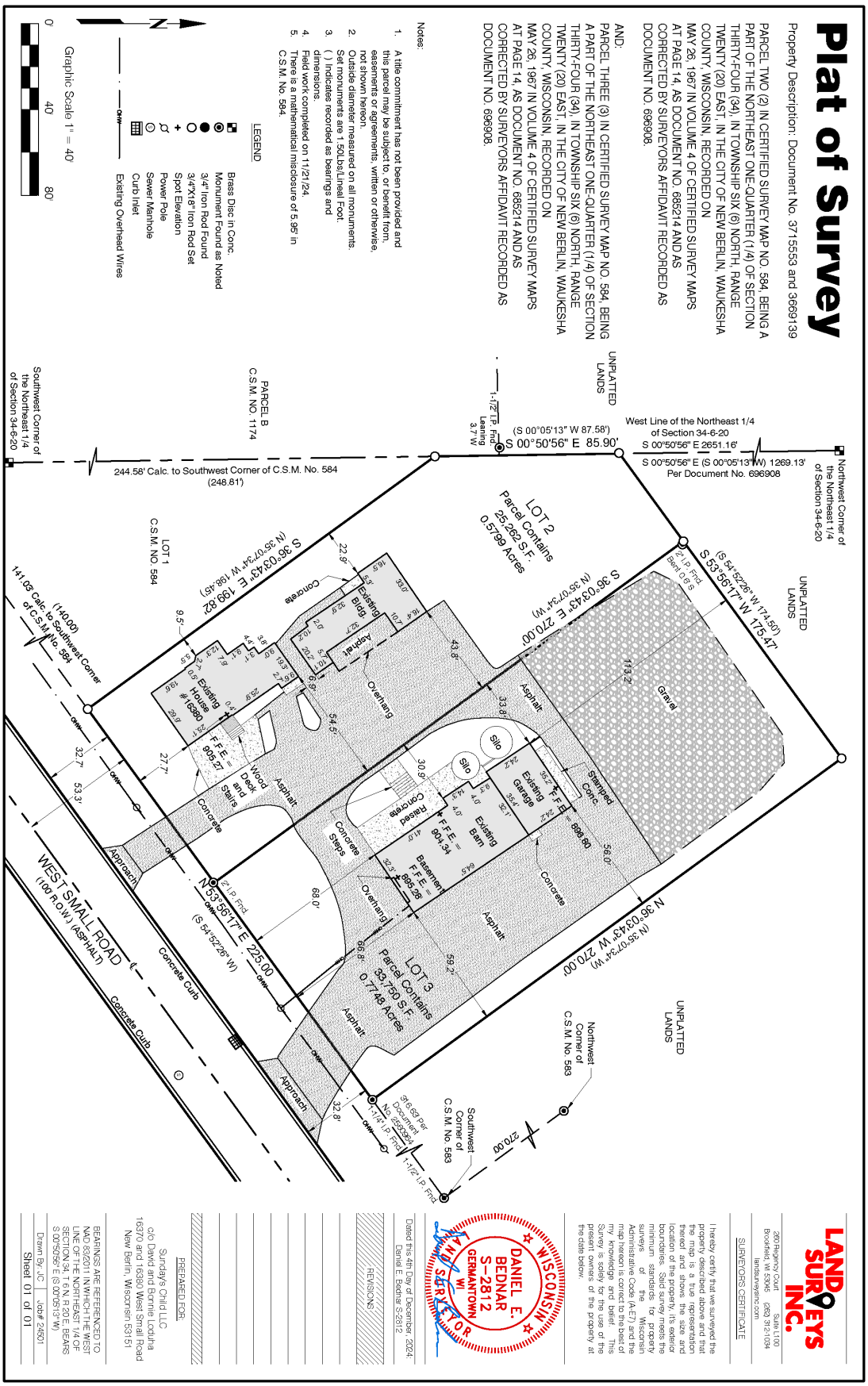
CHAPTER 19 – NEIGHBORHOOD I & CHAPTER 10 - LAND USE

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

APPENDIX E

HAWTHORNE HILLS FARM

CONCEPTUAL SURVEY


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.
3. Set monuments are 1.50 lbs/Lineal Foot.
( ) 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'
N
Southwest Corner of the Northeast 1/4 of Section 34-6-20
PARCEL B C.S.M. NO. 1174
244.58' Calc. to Southwest Corner of C.S.M. No. 584 (248.81')
UNPLATTED LANDS
1-1/2" I.P. Found Leaning 3.7' W
(S 00°05'13" W 87.58')
S 00°50'56" E 85.90'
West Line of the Northeast 1/4 of Section 34-6-20
S 00°50'56" E 2651.16'
S 00°50'56" E (S 00°05'13" W) 1269.13' Per Document No. 696908
Northwest Corner of the Northeast 1/4 of Section 34-6-20
LOT 2
Parcel Contains 25,262 S.F. 0.5799 Acres
LOT 1 C.S.M. NO. 584
S 36°03'43" E 199.82' (N 35°07'34" W 198.45')
141.09' Calc. to Southwest Corner of C.S.M. No. 584
(140.00)
(S 54°52'26" W 174.60')
S 53°56'17" W 175.47'
S 36°03'43" E 270.00' (N 35°07'34" W)
Concrete
Existing Bldg
Asphalt
Overhang
Existing House #16380
F.F.E. = 909.27
Wood Deck and Stairs
Concrete
Asphalt
Approach
Silo
Silo
Existing Garage
F.F.E. = 898.80
Stamped Conc.
Existing Barn
F.F.E. = 901.34
Raised Concrete
Basement F.F.E. = 895.26
Concrete Steps
Overhang
Asphalt
Concrete
Gravel
Asphalt
WEST SMALL ROAD (100' R.O.W.) (ASPHALT)
Concrete Curb
Concrete Curb
Approach
N 53°56'17" E 225.00'
(S 54°52'26" W)
1-1/2" I.P. Found
LOT 3
Parcel Contains 33,750 S.F. 0.7748 Acres
Asphalt
Approach
N 36°03'43" W 270.00' (N 35°07'34" W)
UNPLATTED LANDS
Northwest Corner of C.S.M. No. 583
270.00
Southwest Corner of C.S.M. No. 583
1-1/4" I.P. Found
1-1/2" I.P. Found
(S 00°50'56" E 0.00' (S 00°05'13" W))
Dated this 4th Day of December, 2024.
Daniel E. Bednar S-2812
WISCONSIN DANIEL E. BEDNAR S-2812 GERMANTOWN, WI LAND SURVEYOR
LAND SURVEYS INC.
280 Regency Court Suite 100
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.
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 NAD83(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:	**Colin Carr on behalf of Hawthorne Hill Farm LLC / 1-Lot Certified Survey Map**
LOCATION:	**16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)**
REQUEST:	**Approval of a 1-Lot Certified Survey Map**
REVIEW SCHEDULE:	**CSM Received: 5/30/2025** **Completeness Determination: 6/2/2025** **90-day time limit expires: 8/28/2025** **Final Common Council Action: 7/22/2025**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of the 1-Lot Certified Survey Map for the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002), 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. **Update spelling of Moorland Road, on page 1, vicinity map.**
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) that will meet Waukesha County requirements.**
6. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of July 15, 2025

Colin Carr on behalf of Hawthorne Hill Farm LLC / 1-Lot Certified Survey Map
16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)

DATE STAFF REPORT CREATED: June 11, 2025

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

REQUEST / DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map for the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/30/2025

DATE OF COMPLETENESS DETERMINATION: 6/2/2025

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: Yes, a CSM has been submitted.

SIZE OF DEVELOPMENT / PARCEL(S):
16370 W. Small Road (Tax Key #: 1285.994.003) – 0.77 acres
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: One single-family residential lot and one commercial lot.

PROPOSED ZONING: B-2/PUD (See file #: RZ-2500618)

PROPOSED LAND USE: One commercial lot.

PROPOSED LOT SIZE: 1.3548 acres

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): Yes

PUBLIC HEARING REQUIRED: Not for this application. Public Hearing for Comprehensive Plan and Rezoning applications was held on June 1, 2025.

CONDITIONAL USE REQUIRED: No

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

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: 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. A TIA was not required.

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: (Recent History)

1. The applicant owns both parcels and would like to combine them to create one commercial parcel.
2. Under Section 275-34B(2), in the B-2 District, the minimum lot size is 40,000 square feet and the minimum lot width requirement is 200’.
3. The applicant has simultaneously applied for a Comprehensive Plan Amendment (See File #: CP-2500617) and Rezoning (See File #: RZ-2500618). Action for these applications is anticipated for the July 15, 2025 Plan Commission meeting.
4. The applicant has also submitted a Use Approval Application (See File #: UA-2500927).

D.R.C. RECOMMENDATION: Approval of the 1-Lot Certified Survey Map for the properties located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002), subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM
Plan Set

City of New Berlin
Community Development

LD-2500926
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

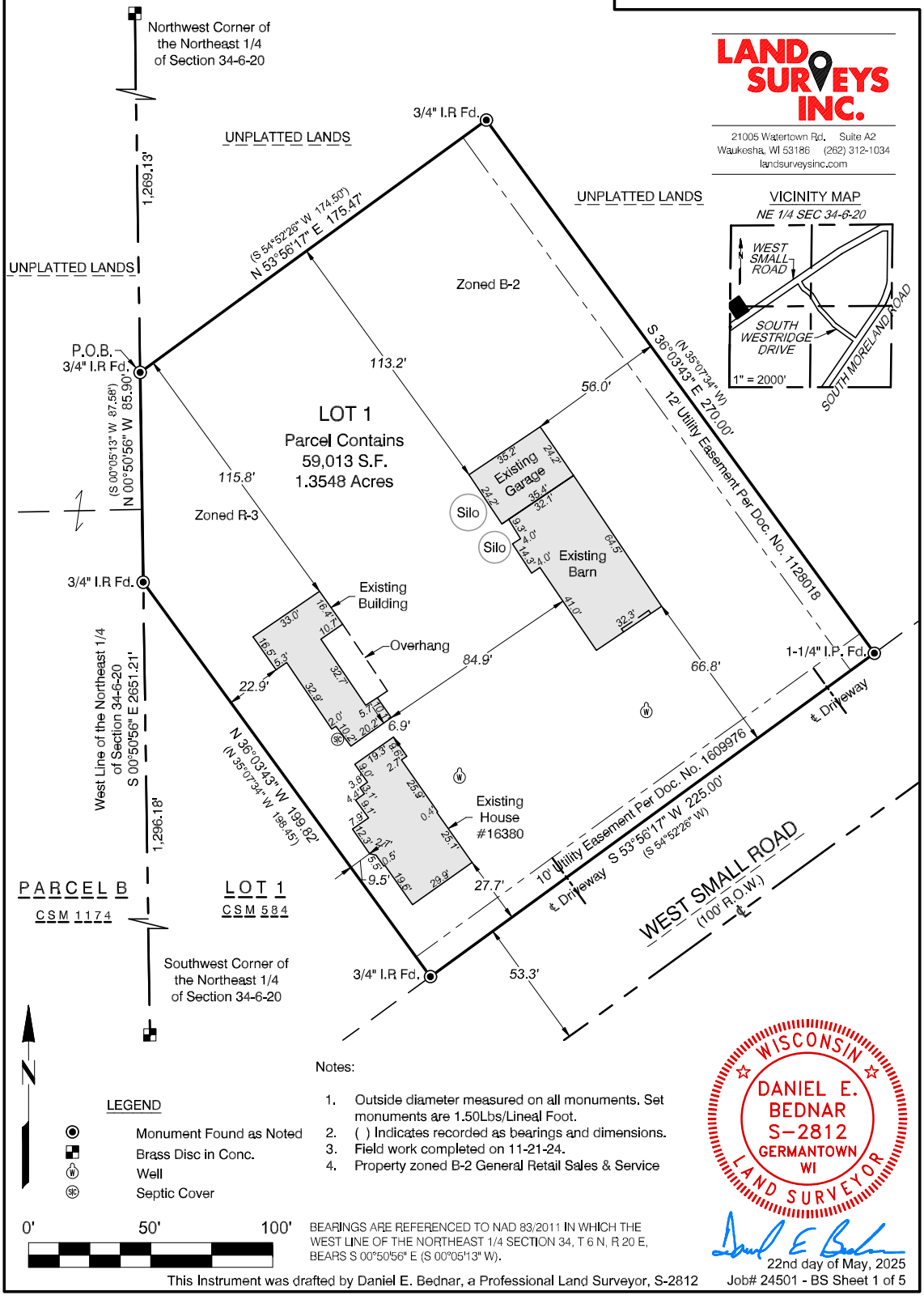
The information and depictions herein have been produced using data available through photogrametric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically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

5

Map Printed: 3/4/2025 10:32:13 AM

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin



This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

Job# 24501 - BS Sheet 1 of 5

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, 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, Divided and mapped all of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, 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 Section 34; thence South 00°50'56' East along the West line of said Section, 1269.13 feet to the Point of Beginning of the lands described hereinafter; thence North 53°56'17" East along the North line of said Certified Survey Map, 175.47 feet to a point on the East line of said Certified Survey Map; thence South 36°03'43" East along said East line, 270.00 feet to a point on the North Line of West Small Road; thence South 53°56'17" West along said North line, 225.00 feet to a point on the Westerly line of said Certified Survey Map; thence North 36°03'43" West along South Westerly line, 199.82 feet to a point on the West line of the Northeast 1/4 Section; thence North 00°50'56" West along said West line, 85.90 feet to the Point of Beginning of this description.

The gross area of said parcel contains 59,012 Square feet or 1.355 Acres of land more or less.

That I have made such survey, land division and map by the direction of Sunday's Child, LLC, a Wisconsin Limited Liability Company aka Sundays Child LLC, owner's 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 22nd day of May, 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

This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

22nd day of May, 2025
Job# 24501 - BS Sheet 2 of 5

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

CORPORATE OWNER'S CERTIFICATE:

Sunday's Child 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, as represented on this Certified Survey Map.

Sunday's Child 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 28 day of MAY, 2025.

David Loduha Member

David Loduha, Member

In the presence of:
Sunday's Child LLC
{First name Last Name} {Title}

STATE OF WISCONSIN)
) SS
County of Oneida)

Personally came before me this 28th day of May, 2025, David Loduha, Member of the above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the Member of the limited liability company, and acknowledged that he executed the foregoing instrument and acknowledged the same.

Monica M. Taddey

Print Name Monica M. Taddey
Notary Public, Oneida County, WI.
My Commission Expires: 7/11/2026

Monica M Taddey
Notary Public
State of Wisconsin

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

David E Bednar

LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

22nd day of May, 2025
This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812 Job# 24501 - BS Sheet 3 of 5

Certified Survey Map_____

All of Lot 2 and Lot 3 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin

CITY OF NEW BERLIN COMMOM COUNCIL APPROVAL:

Approved by the Common Council of the City of New Berlin on this_____ day of _____, 20_____.

_____

David Ament Mayor

_____

Rubina Medina City Clerk

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of New Berlin on this_____ day of _____, 20_____.

_____

David Ament Mayor

_____

Nikki Jones Secretary

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

22nd day of May, 2025

This Instrument was drafted by Daniel E. Bednar, a Professional Land Surveyor, S-2812

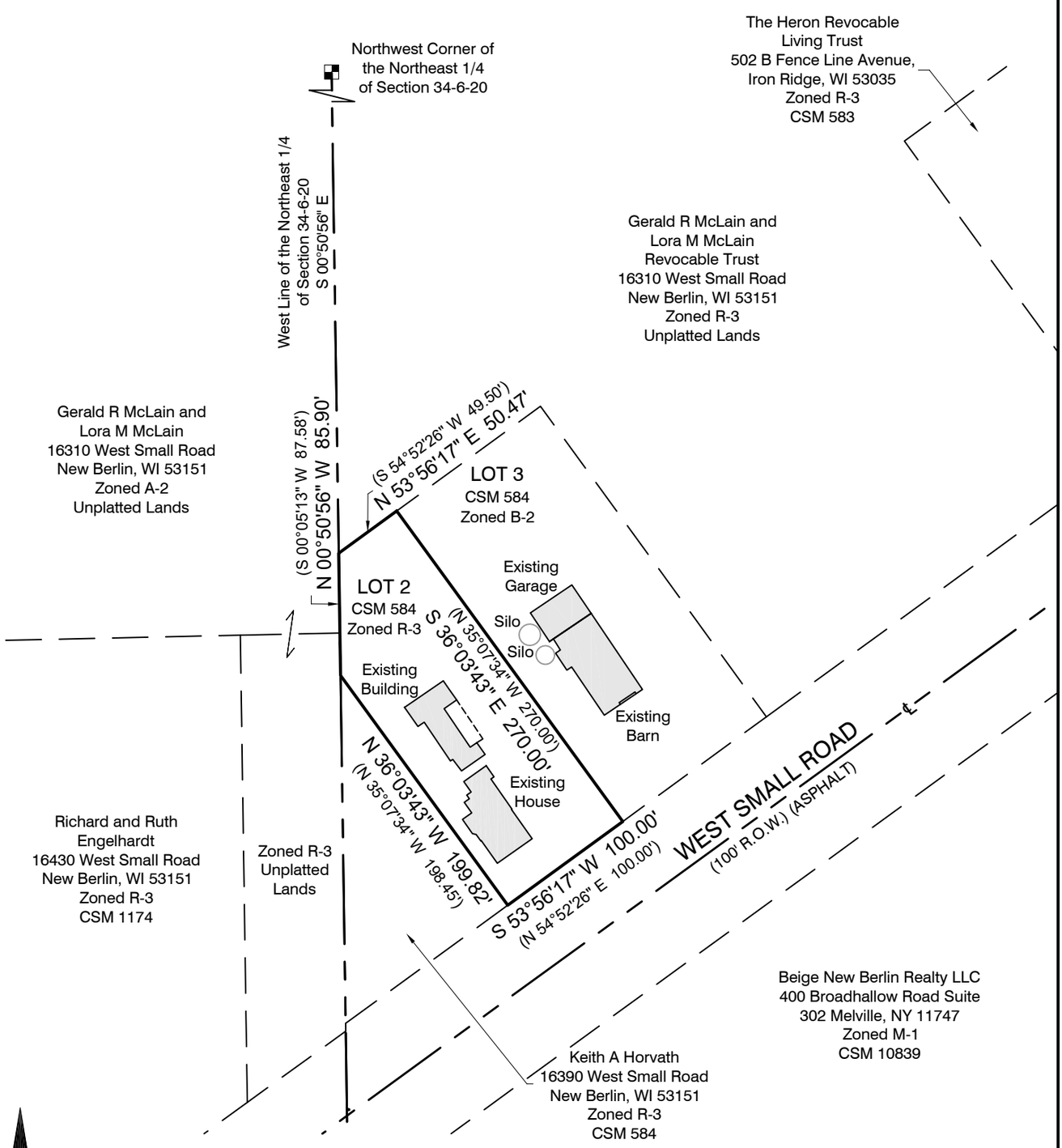
Job# 24501 - BS Sheet 5 of 5

Rezone Exhibit

Property Description:

All of Lot 2 of Certified Survey Map Number 584, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 34, 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 Section 34; thence South 00°50'56' East along the West line of said Section, 1269.13 feet to the Point of Beginning of the lands described hereinafter; thence North 53°56'17" East along the North line of said Certified Survey Map, 50.47 feet to a point on the East line of said Lot 2; thence South 36°03'43" East along said East line, 270.00 feet to a point on the North Line of West Small Road; thence South 53°56'17" West along the North line, 100.00 feet to a point on the Westerly line of said Certified Survey Map; thence North 36°03'43" West along said Westerly line, 199.82 feet to a point on the West line of the Northeast 1/4 Section; thence North 00°50'56" West along said West line, 85.90 feet to the Point of Beginning of this description.



LAND SURVEYS INC.
21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

Drawn By: BS | Job# 24501

May 22, 2025

HAWTHORNE HILL FARM

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

SHEET INDEX

A-0 PROJECT INFORMATION
DRAFT CERTIFIED SURVEY MAP
DRAFT ZONING DATA

D000 EXISTING SITE CONDITIONS
SURFACE CALCULATIONS
SITE DEMO PLAN

C100 PROPOSED SITE PLAN
SITE UTILITIES
SITE DETAILS

C200 GRADING & DRAINAGE PLAN

C300 EROSION CONTROL & PHASING

C400 SITE DETAILS

C500 LANDSCAPE PLAN

E-1 SITE LIGHTING PHOTOMETRIC

E-2 BUILDING LIGHTING PHOTOMETRIC

E-3 SITE LIGHTING RENDERING

A-1 FOUNDATION PLAN

A-2 TERRACE LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
WINDOW SCHEDULE

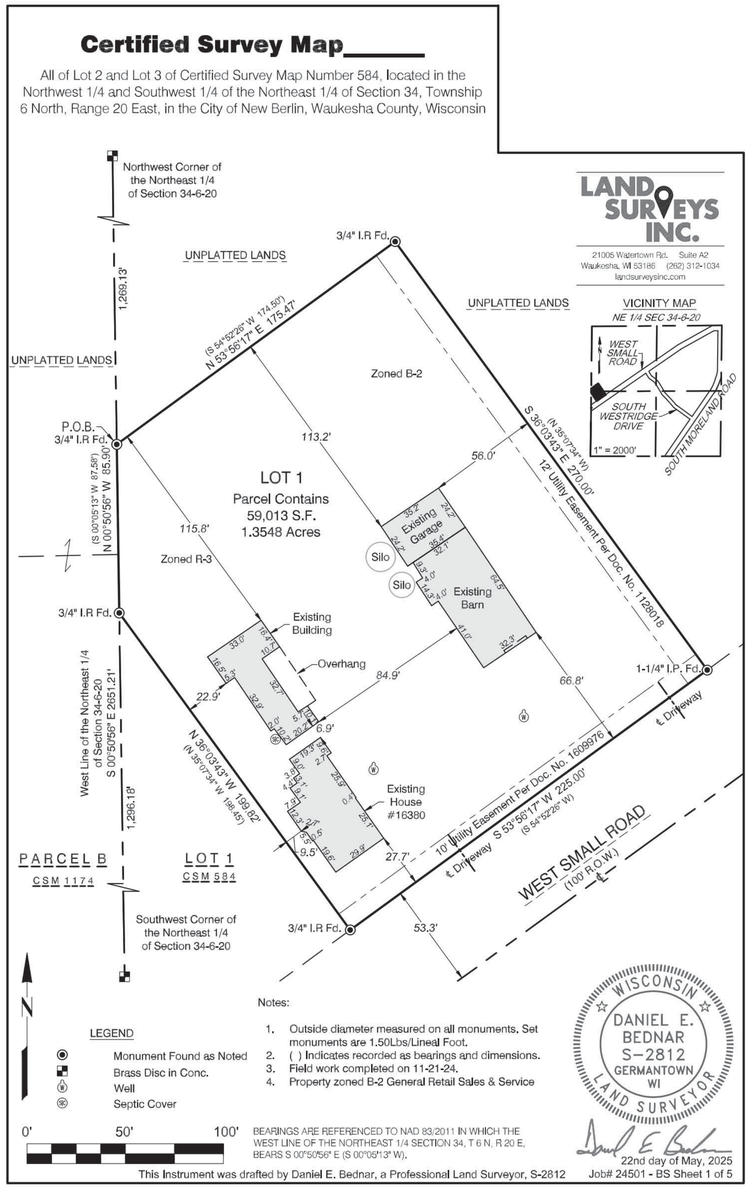
A-3 MAIN LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
DOOR SCHEDULE

A-4 2ND LEVEL FLOOR PLAN
SECOND FLOOR
INTERIOR ELEVATIONS
FIXTURE SCHEDULE

A-5 EXTERIOR ELEVATIONS - BARN

A-6 CROSS SECTION VIEWS - BARN

A-7 EXTERIOR ELEVATIONS - PAVILION



B-2/PUD: HAWTHORNE HILLS FARM PLANNED UNIT DEVELOPMENT DISTRICT

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

16380 W. Small Road
Tax Key #: 1285.994.002

Setback and yards
a. a. All buildings and structures along Small Road shall have a 25' front setback
b. b. All buildings and structures shall be setback 8', from the western property line
c. c. All buildings and structures shall be setback 15', from the eastern property line
d. d. All buildings and structures shall be setback 25', from the rear lot line
e. e. Section 275-44E(1) and (2) shall not apply for purposes of building separation

Building Height
a. a. Any new buildings shall adhere to 35' height limit.
b. b. Existing barn and home are exempt from the height requirements.

Lot Coverage
a. Table 275-34-3 shall not apply

Landscaping & Buffering
a. a. The buffer yard shall be reduced to 5' on the east and west property lines
b. b. Reserve right to review buffering, which may include fencing and/or additional landscaping

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PROJECT INFORMATION

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

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

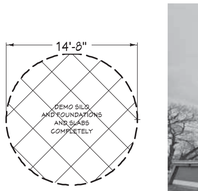
DATE:
5/30/2025

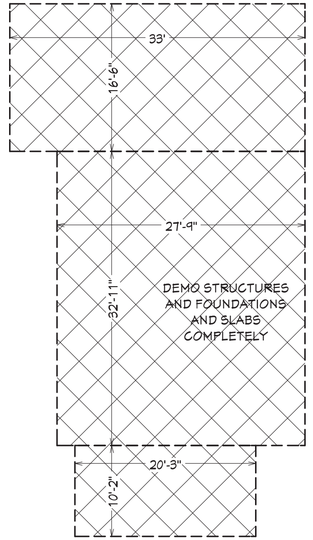
SCALE:
AS SHOWN

SHEET:
A-0

SURFACE CALCULATIONS

TYPE	EXISTING	PROPOSED
STRUCTURES	7,934 SF	4,944 SF
PAVEMENT	18,430 SF	35,052 SF
CONCRETE	1,035 SF	2,520 SF
PAVED GRAVEL	11,225 SF	0 SF
GRASS/GREEN		15,967 SF
SPARDUST PATH		3,442 SF
PERVIOUS	20,319 SF	19,459 SF
IMPERVIOUS	38,624 SF	39,484 SF
TOTAL	58,943 SF	58,943 SF
PERMEABLE	34.4%	33.0%



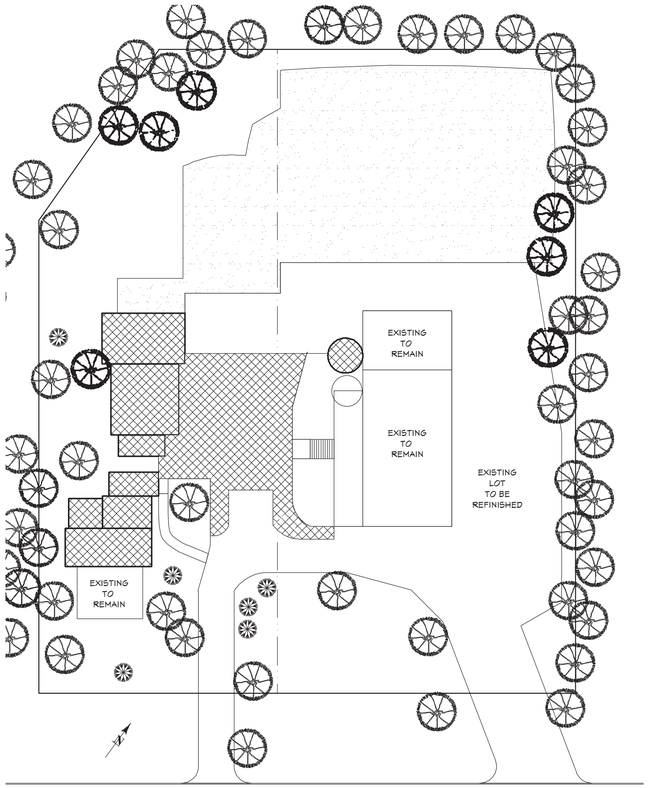


DEMOLITION NOTES

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

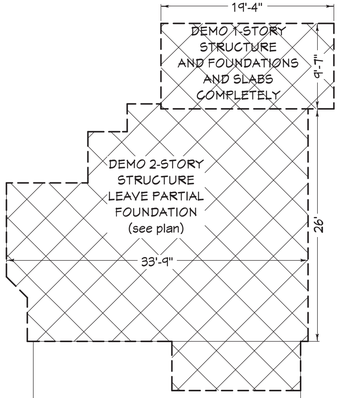
EXISTING FINISHES TO REMAIN SHALL BE PROTECTED FROM DAMAGE
EXISTING PAVING / CONCRETE TO REMAIN TO BE PROTECTED FROM DAMAGE

REMOVE TREES WHERE INDICATED
FIREWOOD TO REMAIN ON SITE FOR OWNER



1 D000 SITE DEMO PLAN
SCALE: 1" = 30'-0"

2 D000 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: DEMOLITION PLANS

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

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

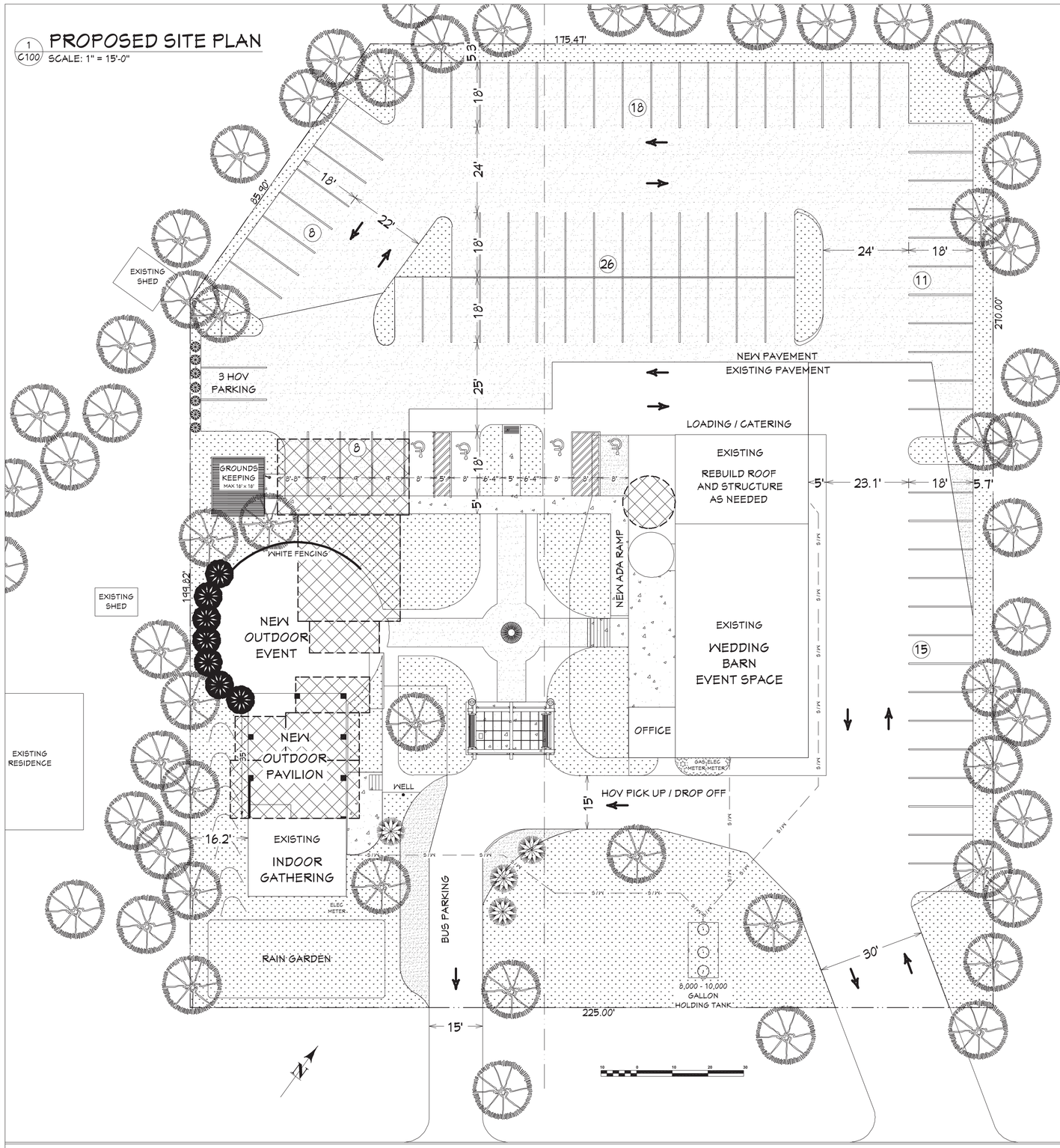
DATE:
5/30/2025

SCALE:
1" = 30'-0"

SHEET:
D000

1 C100 PROPOSED SITE PLAN

SCALE: 1" = 15'-0"



ACCESSIBLE PARKING

TYPE	TOTAL	RANGE	REQ'D
AUTO STALLS	90	76-100	4
VAN STALLS	90	1 PER 6	1

TOTAL ON SITE PARKING STALLS 90

(1) SPACE / (3) PERSONS = PARKING CAPACITY 270

OCCUPANCY LOAD CALCULATIONS

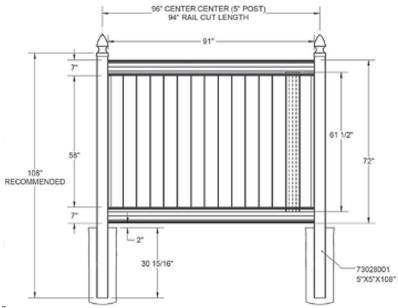
BUILDING NAME	ROOM/SPACE	AREA	SPEC OCCUPANCY	
PAVILION	INDOOR GATHERING	586 SF	15 NET	40
PAVILION	SERVER BAR	78 SF	100 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
			PAVILION TOTAL	43
BARN - 1	OFFICE	173 SF	100 GROSS	2
BARN - 1	BACK BAR	335 SF	100 GROSS	4
BARN - 1	TERRACE VENUE	1,335 SF	15 NET	89
BARN - 1	CATERER STAGING	332 SF	200 GROSS	2
BARN - 1	UTILITY	25 SF	300 GROSS	0
BARN - 1	CORRIDOR	185 SF	100 GROSS	2
BARN - 1	WOMEN	128 SF	15 NET	6
BARN - 1	MEN	120 SF	15 NET	5
BARN - 1	STAIR / CORRIDOR	183 SF	100 GROSS	2
				112
BARN - 2	BARN VENUE	2,016 SF	15 NET	135
BARN - 2	WOMEN	170 SF	15 NET	6
BARN - 2	MEN	118 SF	15 NET 5	
BARN - 2	CORRIDOR	38 SF	100 GROSS	0
BARN - 2	STAIR	130 SF	100 GROSS	2
				148
BARN - 3	LOFT VENUE	696 SF	15 NET	38
BARN - 3	STAIR	130 SF	100 GROSS	2
				40
			BARN TOTAL	300

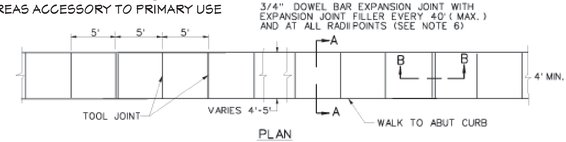
20% REDUCTION FACTOR FOR SHUTTLE / HOV - 274 PERSONS

STATED MAXIMUM CAPACITY FOR ENTIRE FACILITY @ 300
PAVILION AND OUTDOOR AREAS ACCESSORY TO PRIMARY USE

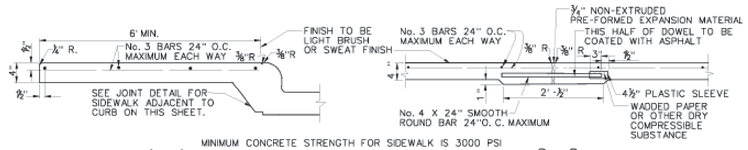
ACCESSIBLE ROUTE - EXTERIOR

SIDEWALK	WIDTH	THE MINIMUM CLEAR WIDTH OF A ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS. IF A ROUTE IS LESS THAN 60" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60" BY 60" SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200'.
	SLOPE	NO MORE THAN 1:20, CROSS SLOPE NOT TO EXCEED 1:50
	HANDRAILS	NOT REQUIRED ON THE EXTERIOR WALKS EXCEPT WHERE ADJACENT TERRAIN EXCEEDS 1:4 (25%) DOWNWARD SLOPE AWAY FROM WALK.
RAMP	WIDTH	THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36".
SURFACE	SLOPE	THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12.
	HANDRAILS	IF A RAMP RUN HAS A RISE GREATER THAN 6", OR A HORIZONTAL PROJECTION GREATER THEN 72" (6 FT.), THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE RAMP SURFACE.





PLAN
REINFORCED CONCRETE SIDEWALK



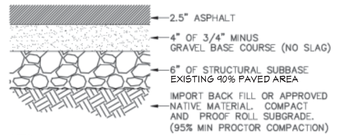
MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI

A - A
TYPICAL SECTION

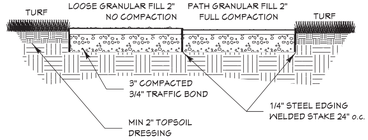
B - B
EXPANSION JOINT DETAIL

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 OPTIMUN 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



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PRELIMINARY SITE PLAN

SITE DEVELOPMENT PLAN

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

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

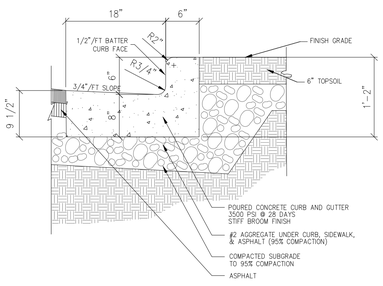
DATE:
5/30/2025

SCALE:
1" = 15'-0"

SHEET:
C100

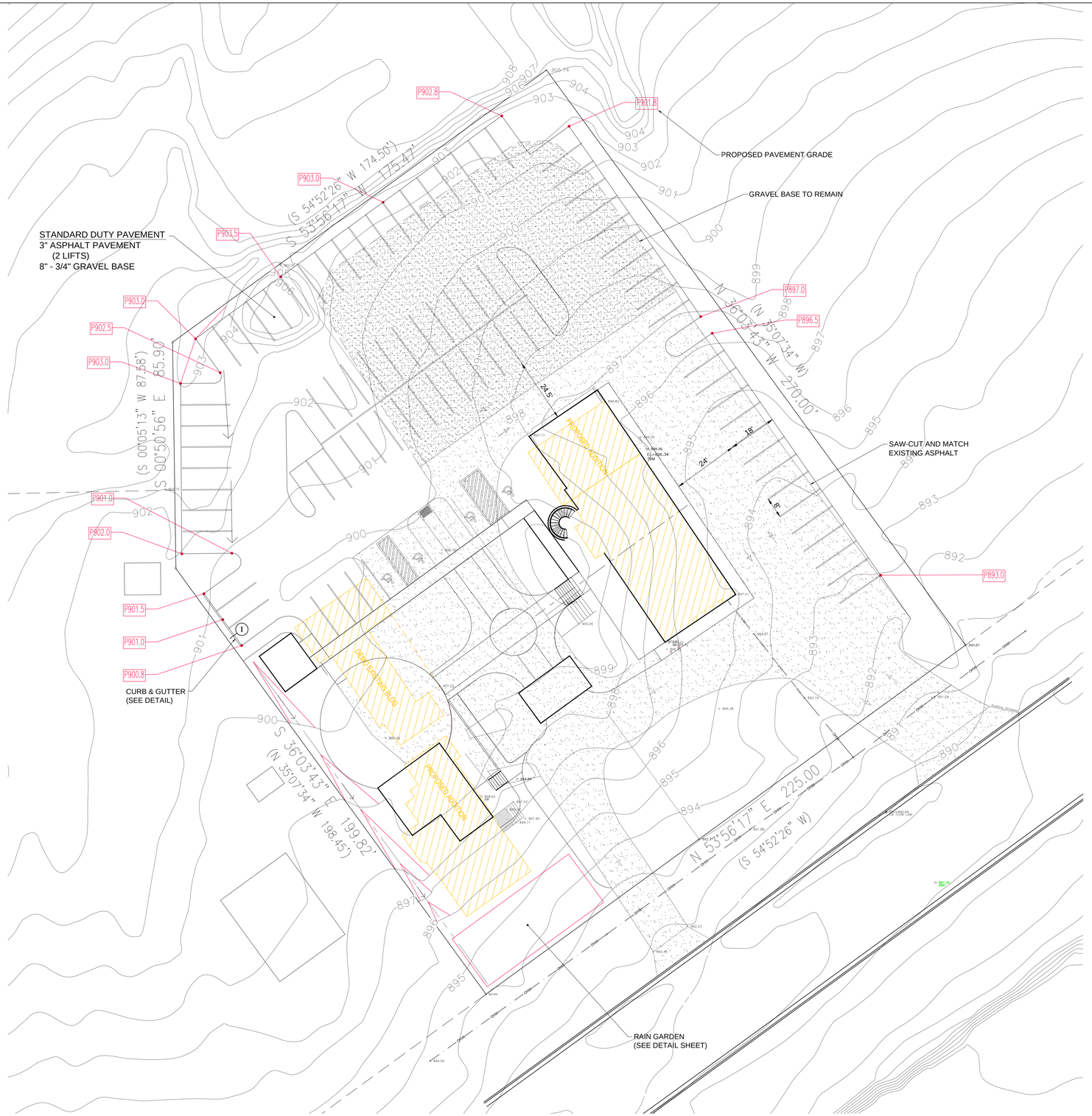
GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.



CONCRETE CURB & GUTTER 1

NO SCALE



SCALE: 1" = 20'

SITE DATA TABLE		
	EXISTING	PROPOSED
PROPERTY AREA :	58,943 S.F.	58,943 S.F.
TOTAL BUILDING FLOOR AREA :	6,990 S.F.	4,944 S.F.
FLOOR AREA RATIO :		4,944 / 58,943 = 8.4%
IMPERVIOUS SURFACE AREAS (EXISTING INCLUDES GRAVEL):	30,005 S.F.	37,572 S.F.
TOTAL IMPERVIOUS AREA:	36,995 S.F.	42,516 S.F.
TOTAL OPEN SPACE RATIO:	37.2%	27.9%
NET INCREASE IN TOTAL IMPERVIOUS AREA:	58,943 - 42,516=16,427S.F.< 0.5AC (GREEN INFRASTRUCTURE NEEDED)	

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LAND SURVEYS INC.
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGER'S HOTLINE CALL BEFORE YOU DIG 811

DESCRIPTION | DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eceng.com

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

GRADING, PAVING & DRAINAGE PLAN

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE
SCALE: 1"= 20'

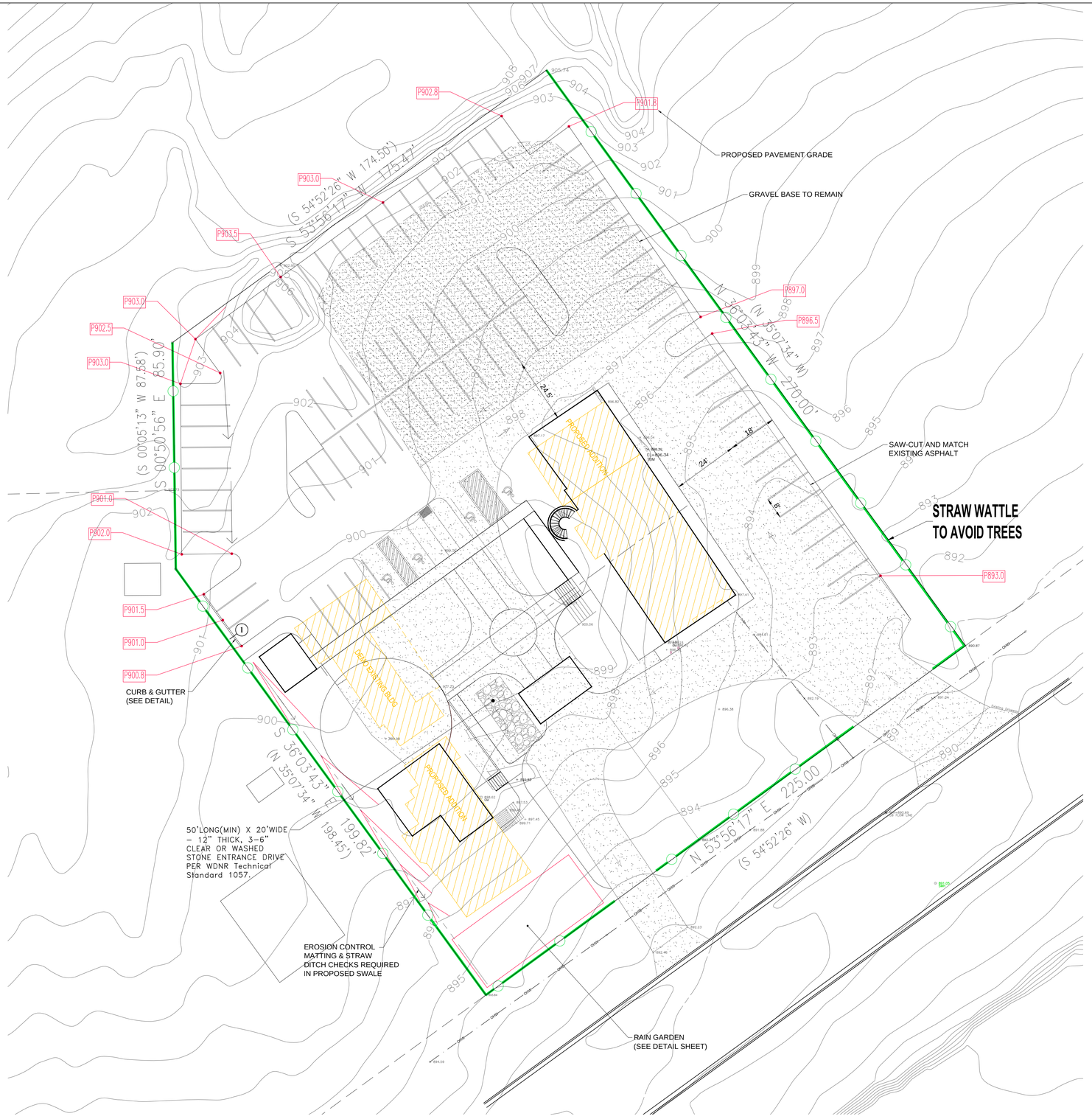
SHEET NUMBER
C200

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.

CONSTRUCTION PHASING SEQUENCING:

THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE CITY.
1. INSTALL SILT FENCE AS SHOWN ON THE PLAN.
2. EXCAVATE RAIN GARDEN. INSTALL STONE FILTER AT OUTLET TO ROADSIDE DITCH. DO NOT INSTALL BASIN ENGINEERED FILL AT THIS TIME. RESTORE ALL DISTURBED AREAS WITH EROSION CONTROL MATTING.
3. STRIP UNSUITABLE MATERIAL FROM THE STRUCTURAL AREAS; AS REQUIRED AND HAUL OFFSITE.
4. COMPLETE BUILDING, PARKING & LANDSCAPE AREAS.
5. TOPSOIL, RE-VEGETATE AND STABILIZE ALL REMAINING DISTURBED AREAS.
6. FOLLOWING SITE RESTORATION, REMOVE EXCESS SEDIMENT FROM RAIN GARDEN BOTTOM AND INSTALL ENGINEERED FILL AND RESTORE PER DETAIL.
8. AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE CITY, REMOVE ALL SILT FENCE, STONE OUTLET FILTER AND ANY OTHER TEMPORARY BMP'S.



NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

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DIGGER'S HOTLINE CALL BEFORE YOU DIG
811

DATE | DESCRIPTION

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eceng.com

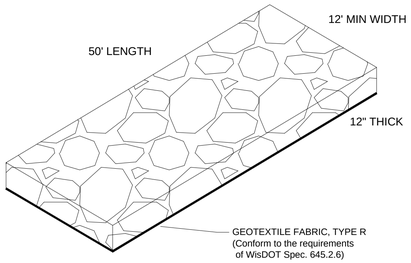
HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

EROSION CONTROL PLAN

WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

SHEET NUMBER
C300



STONE TRACKING PAD

PER WDNR TECH STANDARD 1057
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
Note 3: Select fabric type based on soil conditions and vehicles loading.
Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

PROPOSED GREEN INFRASTRUCTURE:

THE DETENTION VOLUME REQUIRED FOR THIS SITE WILL BE MET USING 1 RAIN GARDEN AS SHOWN ON PLAN. THIS PROPOSED GREEN INFRASTRUCTURE SYSTEM EXCEED THE REQUIRED UNIT DETENTION VOLUME OF THE PROPOSED IMPERVIOUS SURFACES ON THE PROPERTY.

MAINTENANCE

RAIN GARDEM MAINTENANCE TASKS	TIMELINE
EVALUATE WATERING NEEDS AND IMPLEMENT WATERING WHERE NECESSARY.	WEEKLY
HAND-WEED AND DISPOSE OF PULLED WEEDS OFF-SITE.	WEEKLY
CHECK & CLEAN ALL TRIBUTARY SWALES	MONTHLY
CHECK ALL SUBSURFACE DRAINS & CLEAR AS NEEDED	SPRING & FALL

GREEN INFRASTRUCTURE CALCULATIONS:

PROPOSED IMPERVIOUS

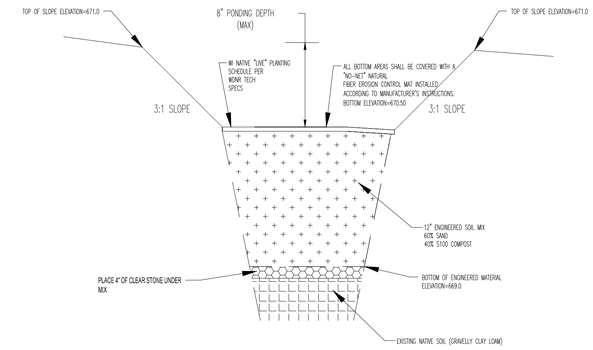
AREA	SQUARE FEET
TOTAL PROPOSED IMPERVIOUS (SF)	16,427 S.F.
DETENTION VOLUME REQUIRED (GALLONS)	**5,124 GALLONS**

(1/2" RAIN X TOTAL AREA = 685 CUBIC FEET)

GREEN INFRASTRUCTURE CAPACITY

RAIN GARDEN: (4.4 gallons per square foot)

	AREA (SQ. FT.)	UNIT DETENTION VOLUME (GAL.)
PROPOSED RAIN GARDEN	1200	5,984
TOTAL UNIT DETENTION VOLUME=		**5,984 GALLONS** (5,124 GAL. REQUIRED)



RAIN GARDEN TYPICAL CROSS-SECTION

SEDIMAX-SW™ (STRAW WATTLES)

North American Green SediMax-SW™ (Straw Wattles), are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

Straw Wattles are a temporary sediment control device and are not intended to replace Rolled Erosion Control Products (RECPs) or Hydraulic Erosion Control Products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RollMax™ or HydraMax™ Systems be used to provide effective immediate erosion control until vegetation is established. SediMax™ Systems may be used in conjunction with blankets, mats and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of SediMax Systems is dependent on storage capacity.

SEDIMAX-SW INSTALLATION STEPS:

1. Begin at the location where the wattle is to be installed by excavating a 2 to 3 in. (5-7.5 cm) deep x 9 in. (22.9 cm) wide trench along the contour of the slope. Excavated soil should be placed upslope from the anchor trench (Figure 7).

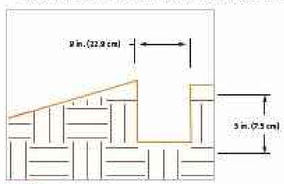


FIGURE 7

2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Wattles should tightly abut (Figure 8).

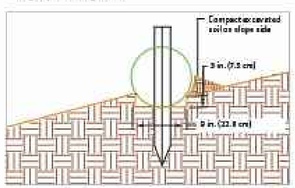


FIGURE 8

3. Secure the wattle with a minimum of 18 to 24 in. (45.7-61 cm) stakes every 3 to 4 ft (0.9 -1.2 m) and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2 to 3 in. (5-7.5 cm) of stake extending above the wattle (Figure 9). Stakes should be driven perpendicular to the slope face. Spacing of SediMax-SW on slope will vary based on the slope grade (Figure 10).

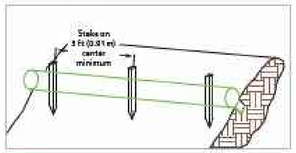


FIGURE 9

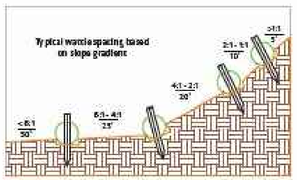
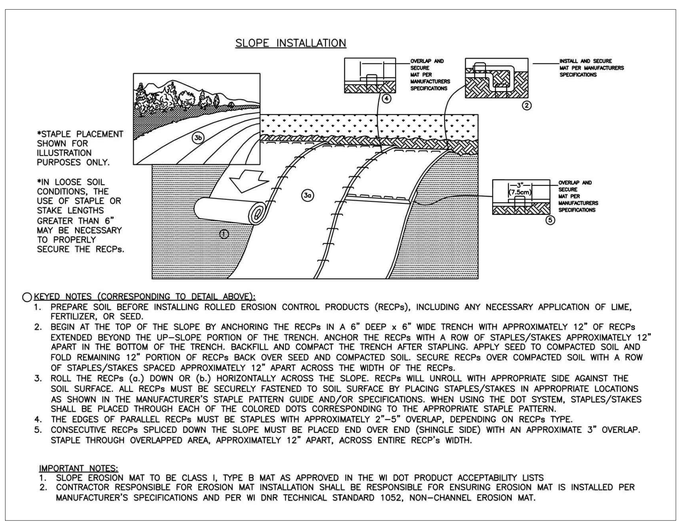


FIGURE 10

For additional installation assistance on SediMax Systems, please call **800-772-2040**, visit **nagreen.com** or e-mail **info@nagreen.com** and we will be happy to put you in touch with your erosion control specialist who can assist you.

STRAW WATTLE DETAIL



KEYED NOTES (CORRESPONDING TO DETAIL ABOVE):
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (a.) DOWN OR (b.) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE AND/OR SPECIFICATIONS. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLES WITH APPROXIMATELY 2"-5" OVERLAP, DEPENDING ON RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE SIDE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART, ACROSS ENTIRE RECP's WIDTH.

IMPORTANT NOTES:
1. SLOPE EROSION MAT TO BE CLASS I, TYPE B MAT AS APPROVED IN THE WI DOT PRODUCT ACCEPTABILITY LISTS
2. CONTRACTOR RESPONSIBLE FOR EROSION MAT INSTALLATION SHALL BE RESPONSIBLE FOR ENSURING EROSION MAT IS INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER WI DNR TECHNICAL STANDARD 1052, NON-CHANNEL EROSION MAT.

EROSION MATTING: WDNR TS-1052

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

DESCRIPTION | DATE

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

DETAILS

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

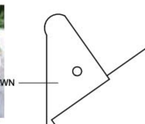
SHEET NUMBER
C400

RUBY FALLS REDBUD

CLETHRA SUGARTINA HEDGE

TRICOLOR BEECH

WISTERIA AND AUTUMN CLEMATIS



4 SEASON FLOWER/PRAIRIE
MIX (1 GALLON 1' ON CENTER)

SEVEN SONS FLOWER

RAIN GARDEN SEED MIX

5 ACRE FARM
EST. 2020
LANDSCAPE DESIGN
EDIBLE • SUSTAINABLE • LOCAL

Katie Jean Fedorski
(262) 483-3901
katie.jean.fedorski@gmail.com

5 ACRE FARM
812 CHURCH ST UNIT 2
ALLENTON, WI 53002

PROJECT
HAWTHORNE HILL FARM

Brookwater Group

SCALE: 1/16"=1'-0"

PROJECT DETAILS
EVENT VENUE

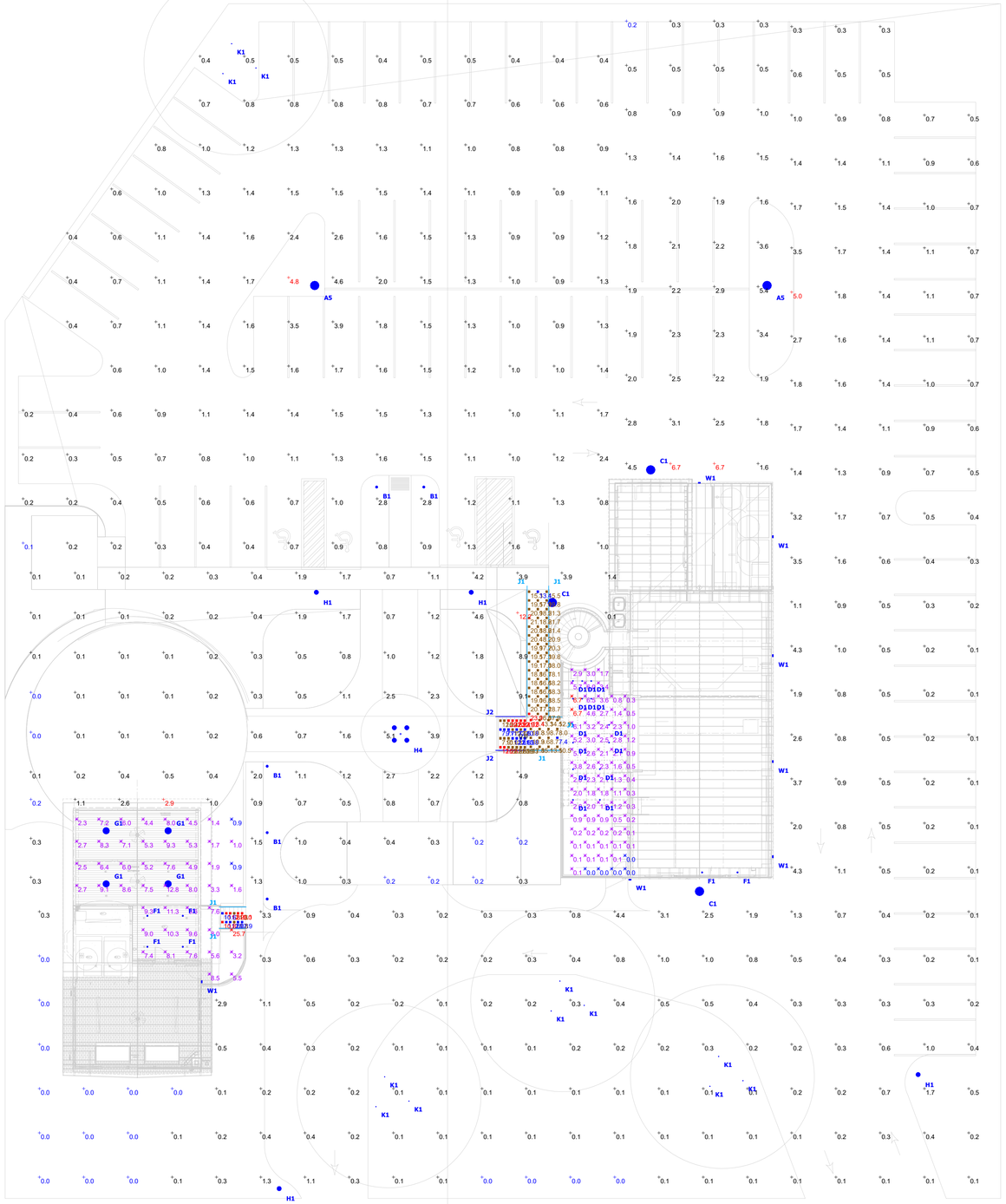
Drawn By:
Katie Jean

ISSUE DATE
5-29-25

DATE MODIFIED

PROJECT ADDRESS
16570 W SMALL RD
NEW BERLIN, WI
53151

01



Plan View
Scale - 1" = 14ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	A5	2	U.S. ARCHITECTURAL LIGHTING	GLX-VLED-VSQ-100LED-525mA-30K-120-BLACK	160W, 3000K DECORATIVE LED POST TOP AREA LIGHT, TYPE 5 DISTRIBUTION - MOUNTED TO TOP OF 20' POLE	162	160
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
	C1	3	BARN LIGHT	G-WHS18-10X-G32-NA-10X-NA-NA-NA-LED38-3000K-DL	24" WAREHOUSE SHADE WITH 38W INJTEGRAL LED AND 2' GOOSE NECK ARM	3000	38
	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
	G1	4	BARNLIGHT	BLE-S-WHS14-100-ST524-NA-100-NA-NA-NA-NA-LED16-3000K-FL	16" WAREHOUSE SHADE PENDANT WITH 16W INTEGRAL LED FLAT LENS AND 24" STEM	1250	16
	H1	4	LIVEX LIGHTS	7522-XX	DECORATIVE SINGLE POST TOP WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMP (S12447) - MOUNTED TO 6" DECORATIVE POST TO MATCH TYPE H4 (7709-XX)	2711	18.5561
	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	K1	12	HINKLEY	1536BSK-WMA27K	SMALL GROUND OR TREE MOUNTED ADJUSTABLE LANDSCAPE UPLIGHT 2700K	691	12
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
SITE CENTER AREA		1.2 fc	12.2 fc	0.0 fc	N/A	N/A
SITE PERIMETER - PARKING AND FRONT GRASSY AREA		1.0 fc	6.7 fc	0.0 fc	N/A	N/A
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

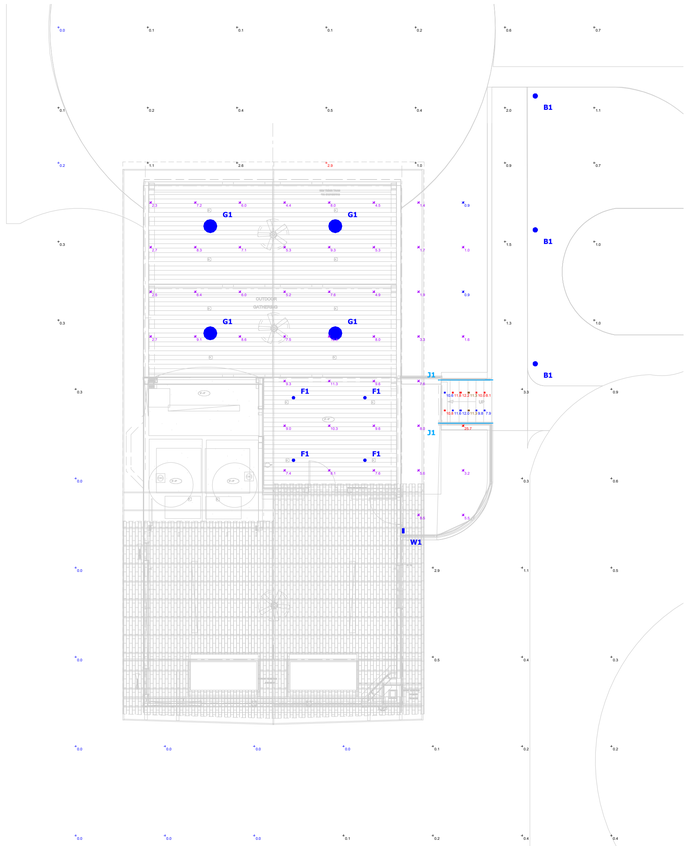
Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

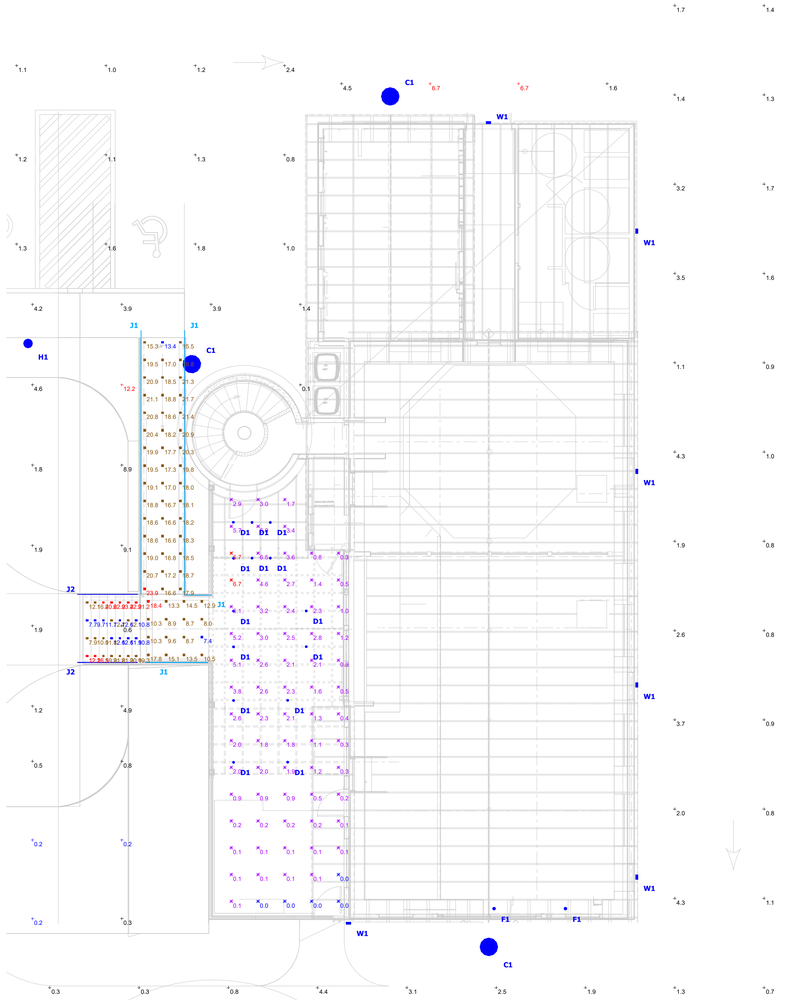
SITE LIGHTING PHOTOMETRIC

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-1



Plan View - A



Plan View - A

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
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	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
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	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Plan View

Scale - 1" = 8ft

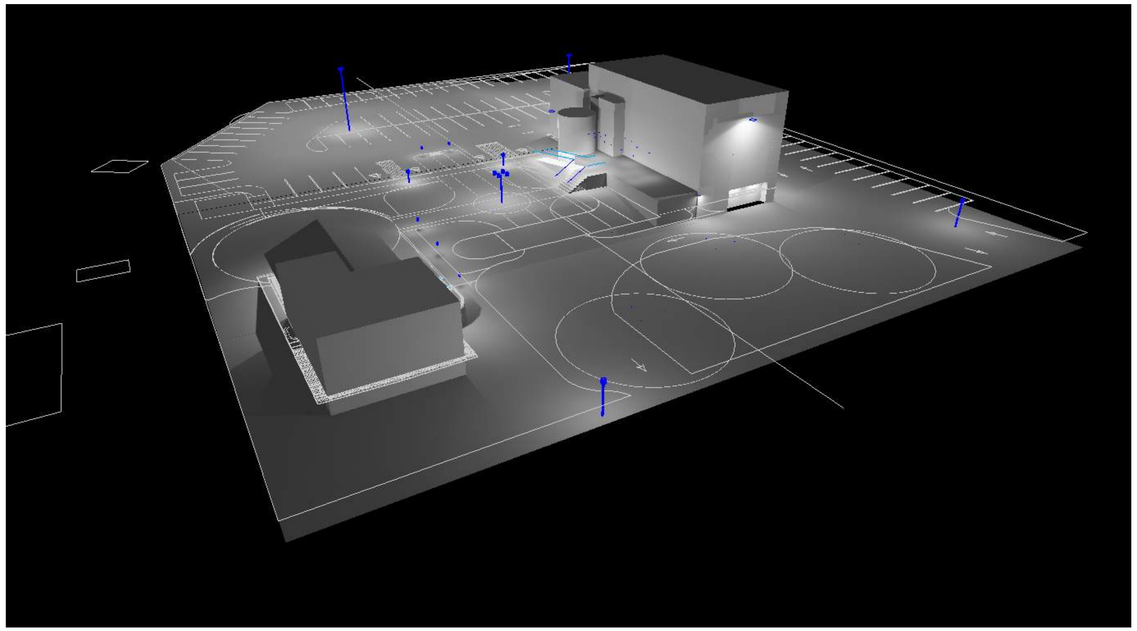
Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

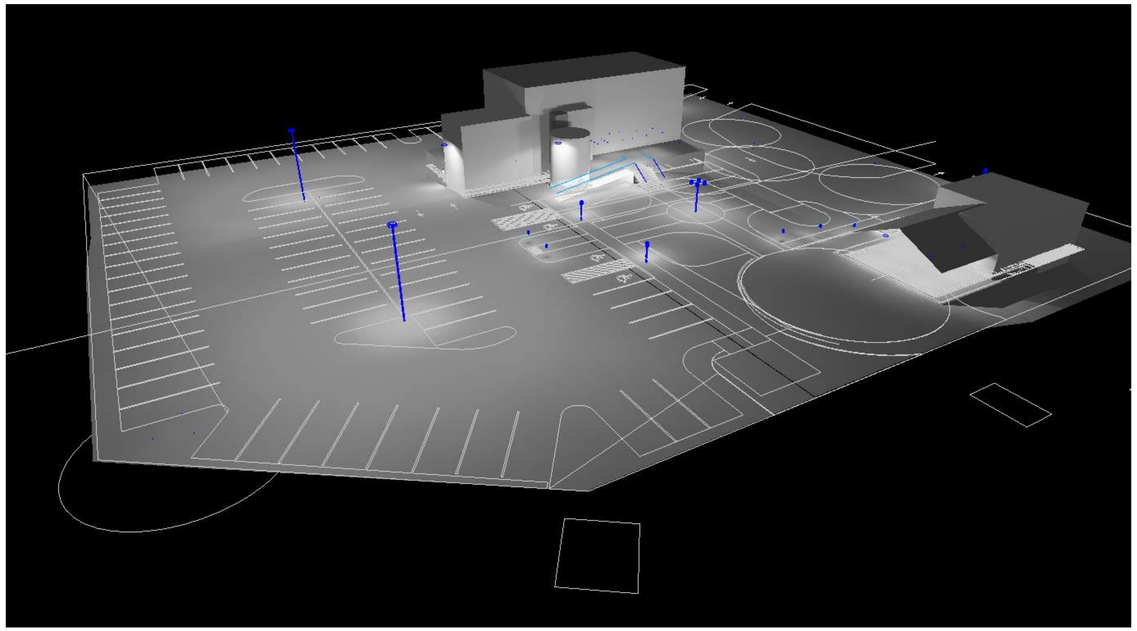
SITE LIGHTING PHOTOMETRIC - -ENLARGED PLANS

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-2



View #1



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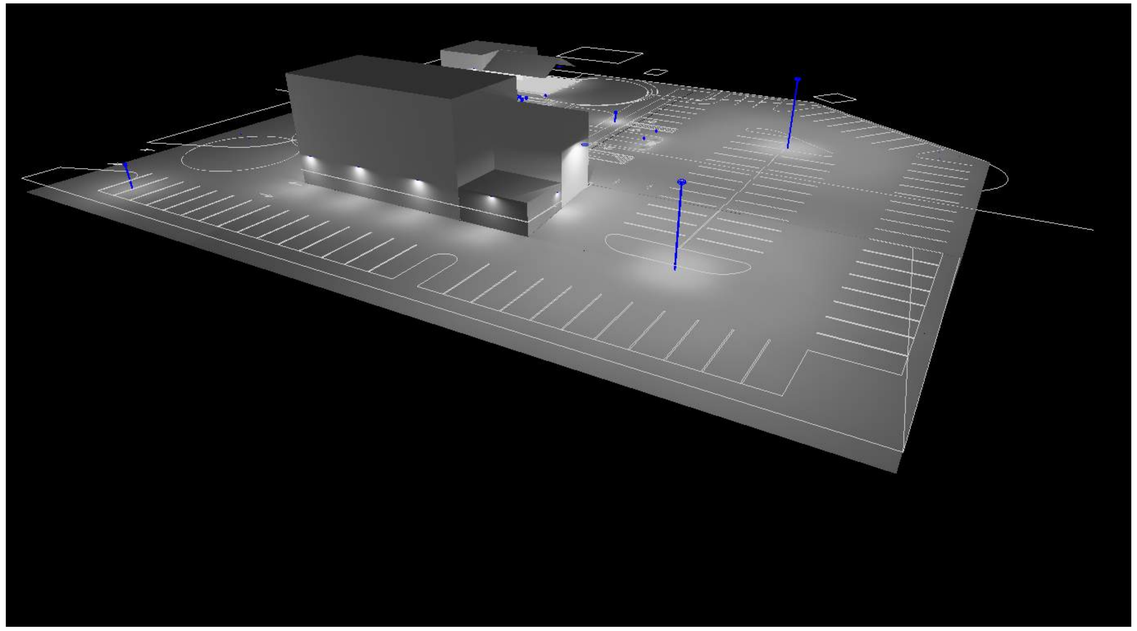

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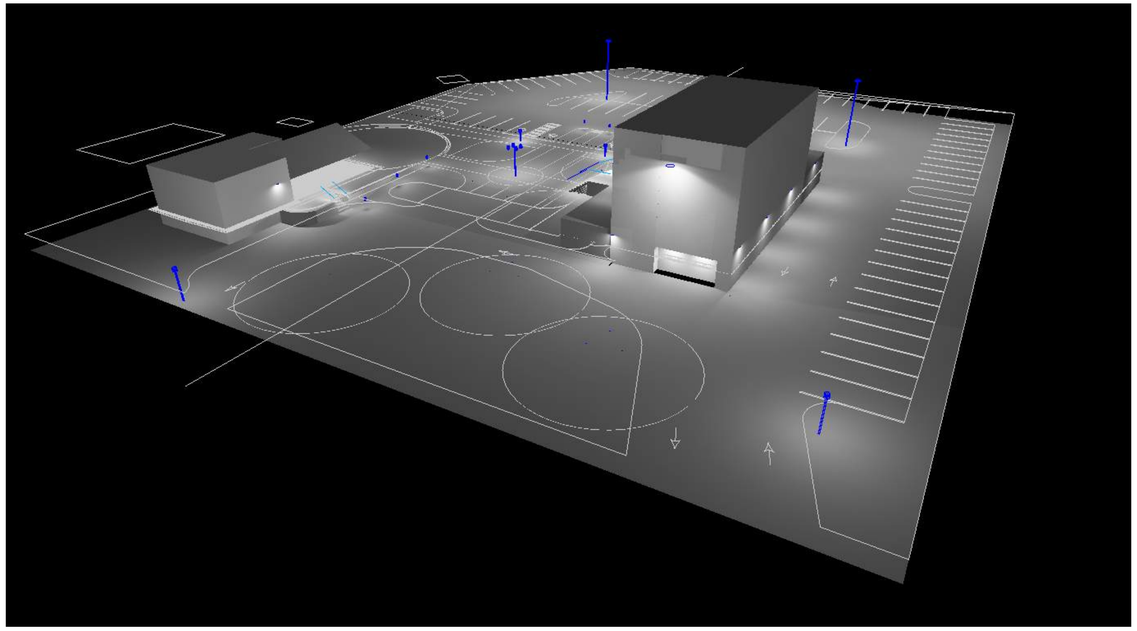


View #4

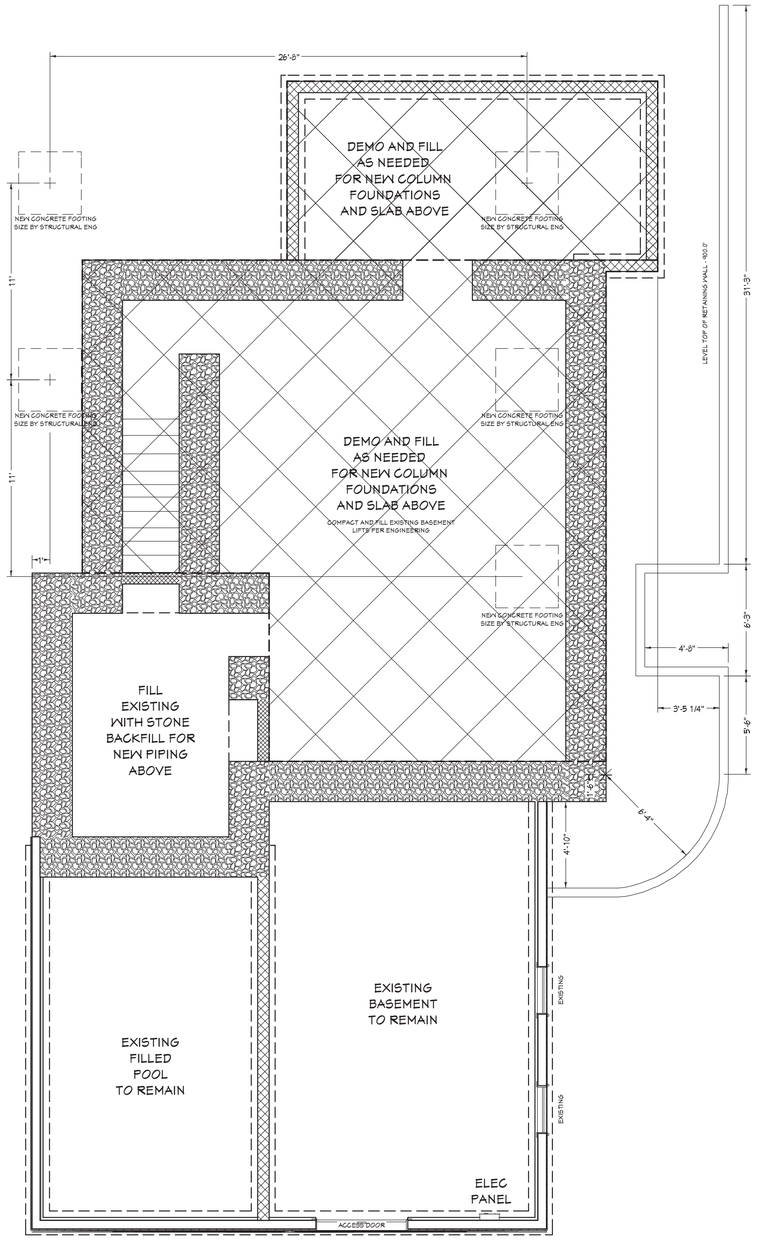
Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

SITE LIGHTING PHOTOMETRIC - - RENDERING

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-3
20

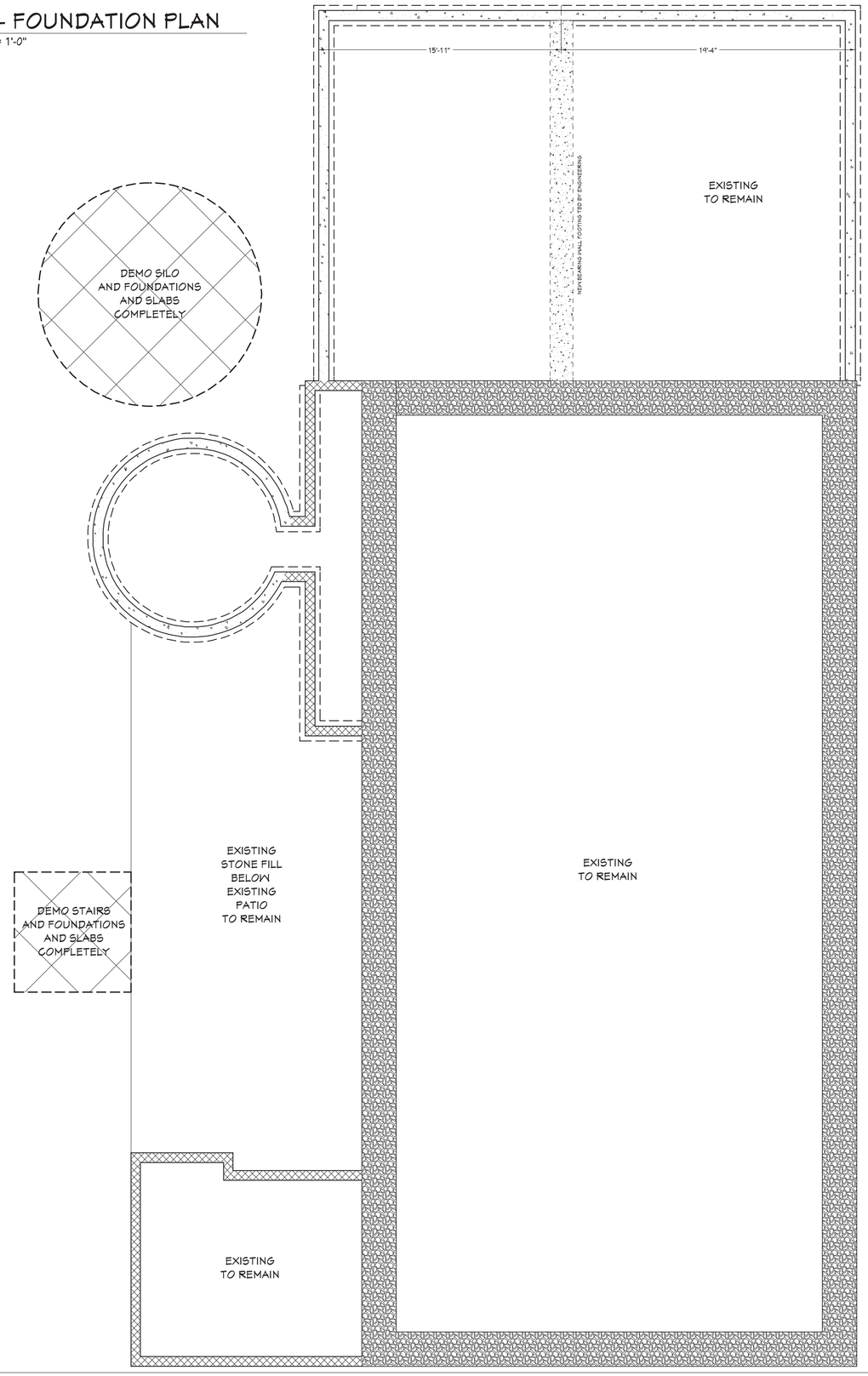


1 A4 **PAVILION - FOUNDATION PLAN**

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

2 A4 **BARN - FOUNDATION PLAN**

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
FOUNDATION DEMOLITION PLAN

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

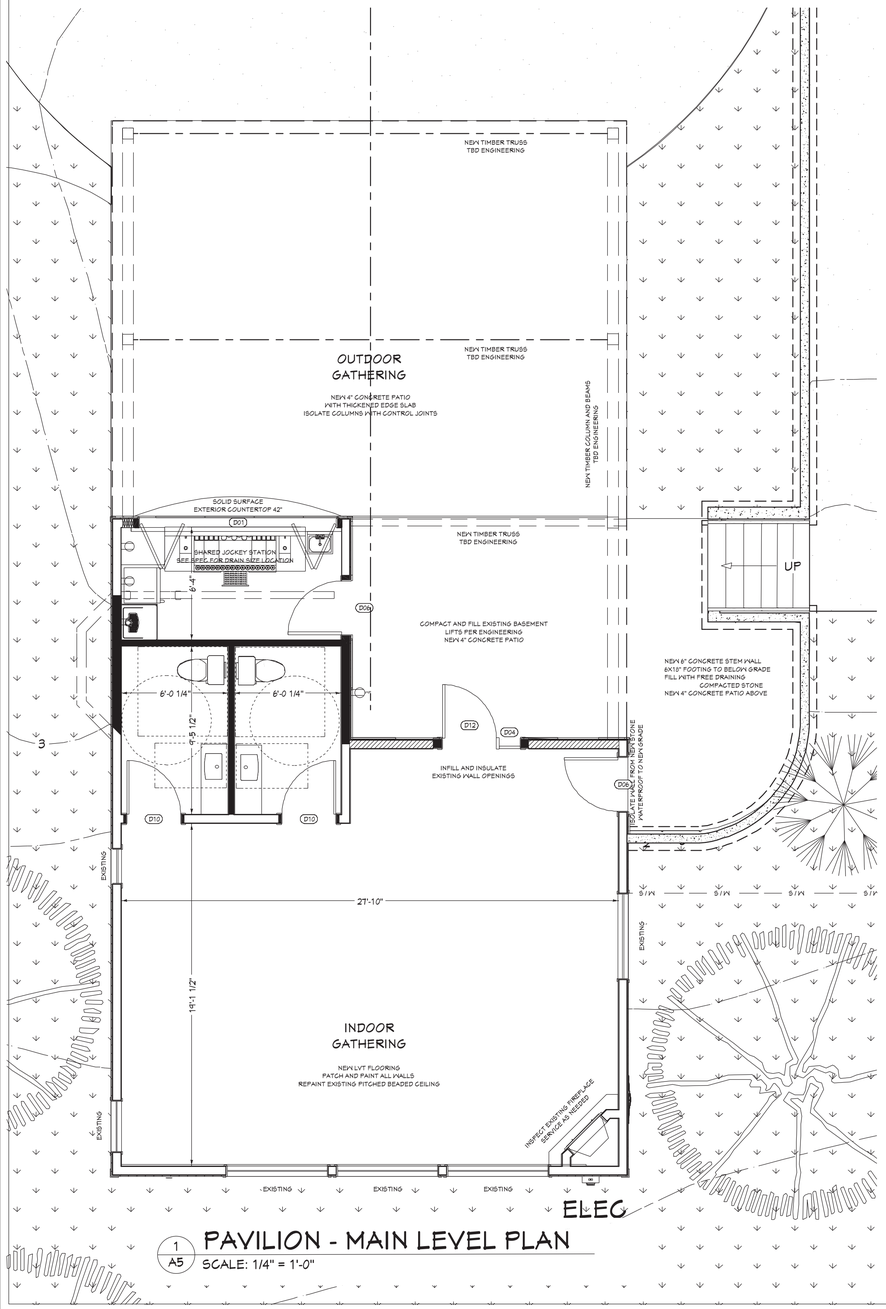
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
5/30/2025

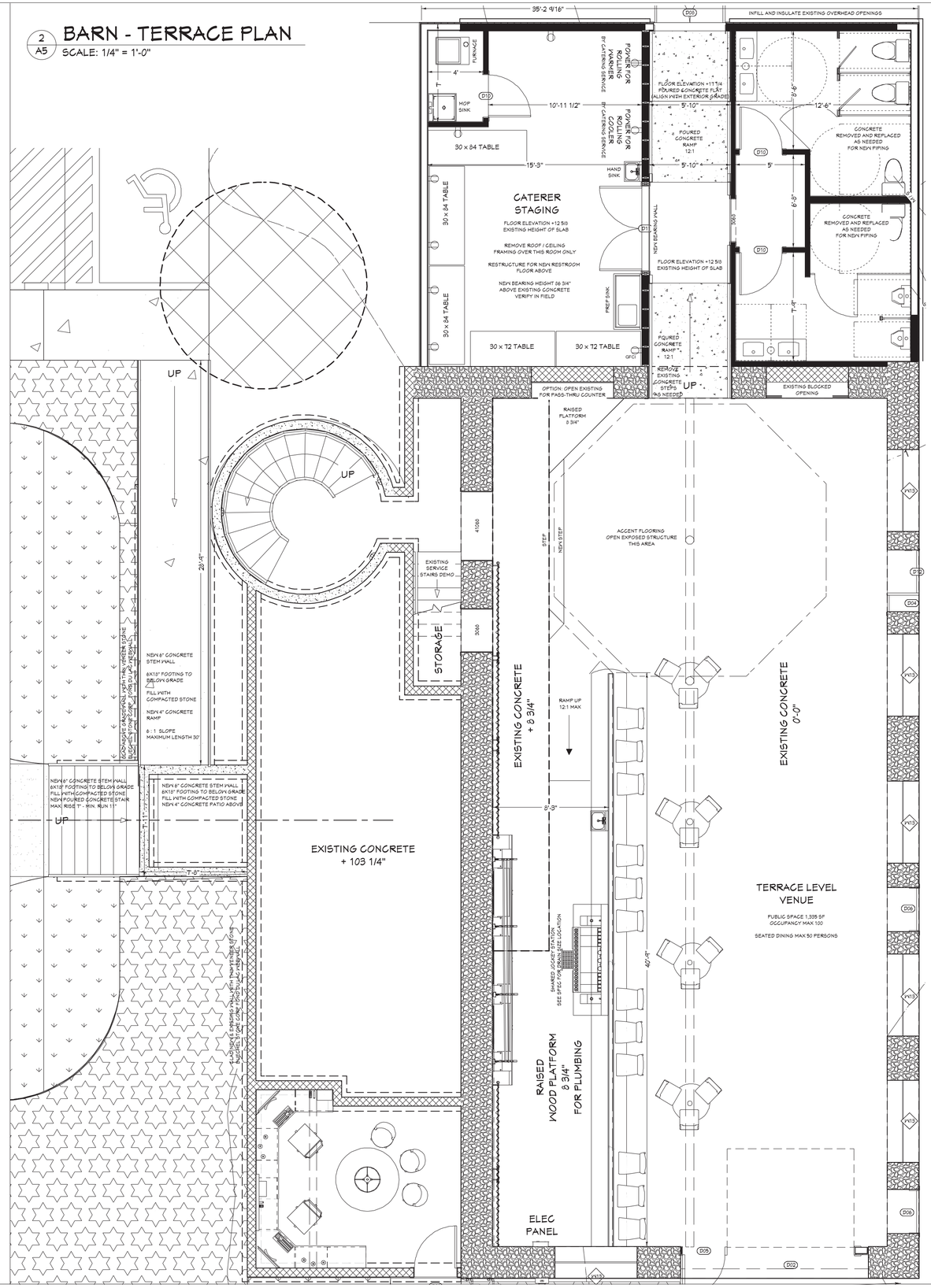
SCALE:
1/4" = 1'-0"

SHEET:
A-1

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"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
TERRACE LEVEL FLOOR PLAN

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

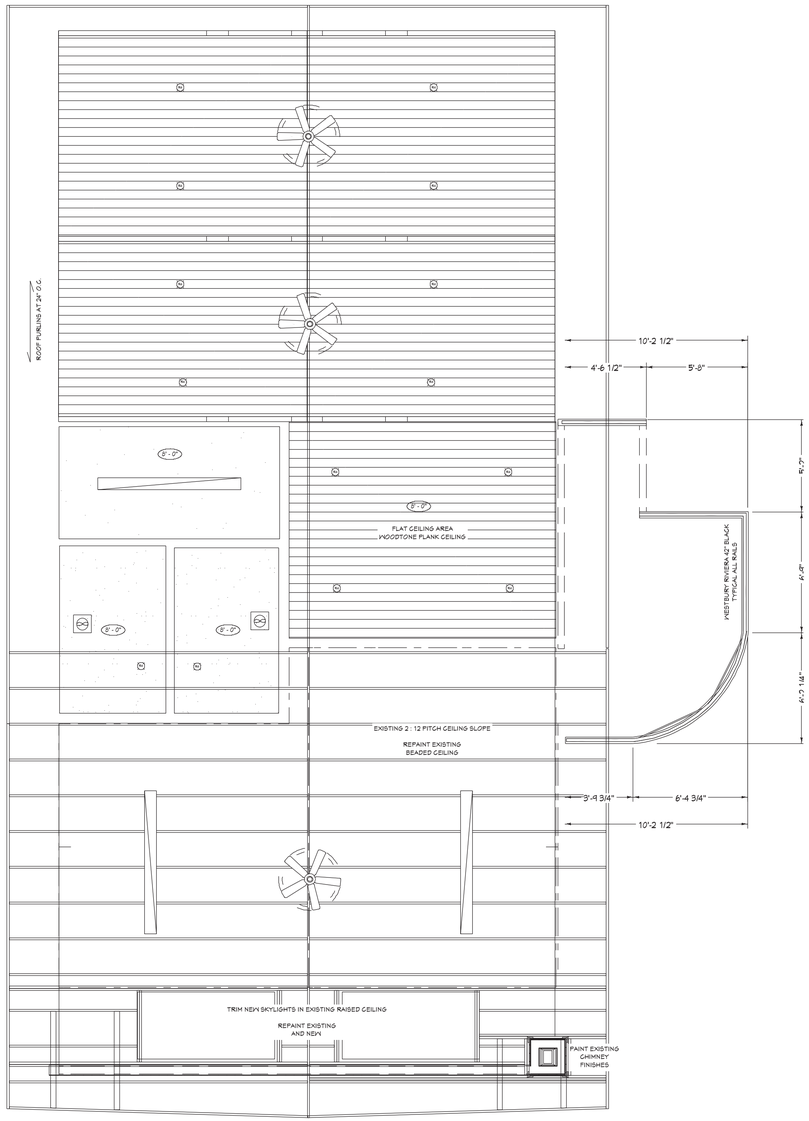
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
5/30/2025

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

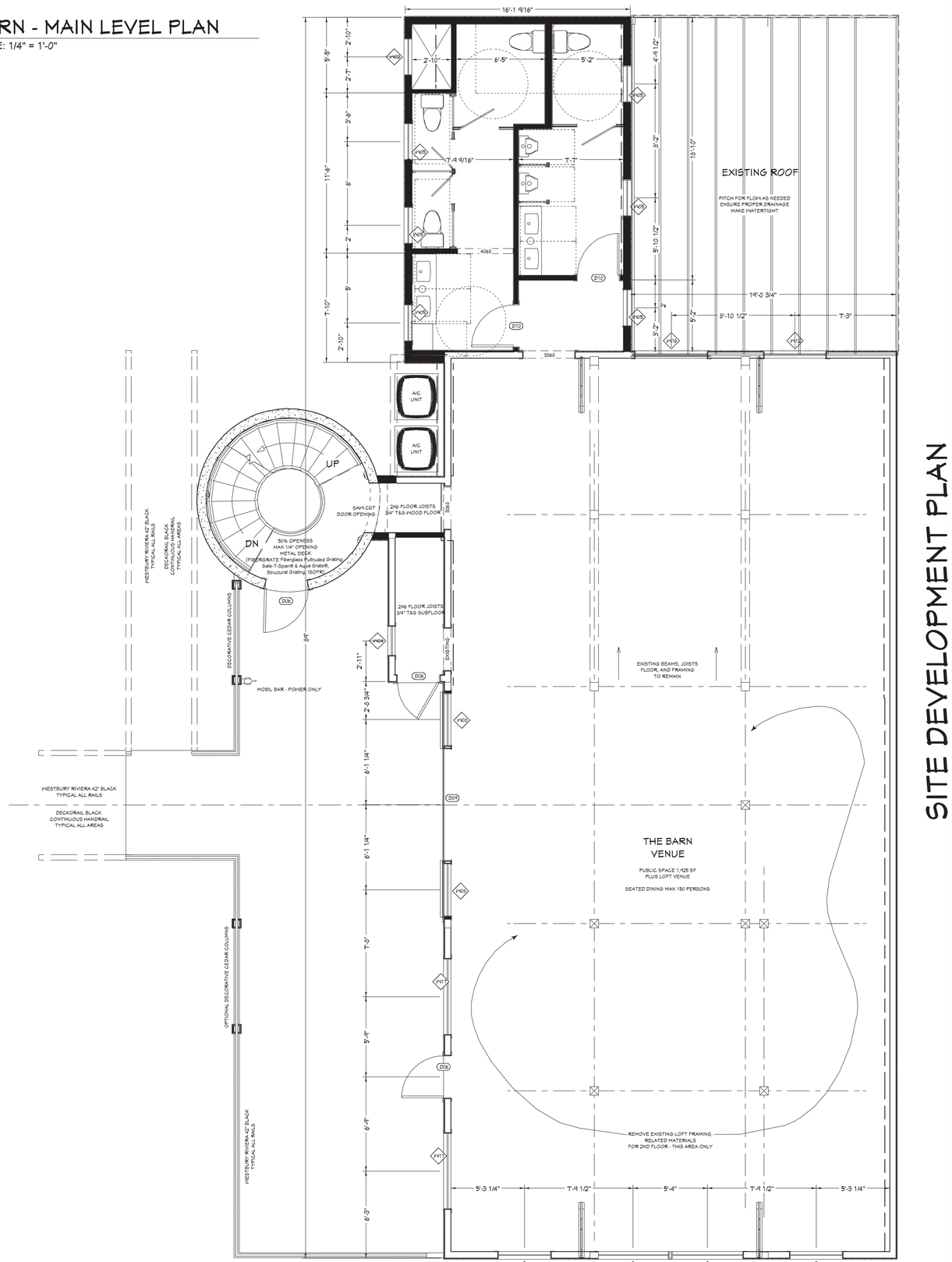
SHEET:
A-2

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"



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: MAIN LEVEL FLOOR PLAN

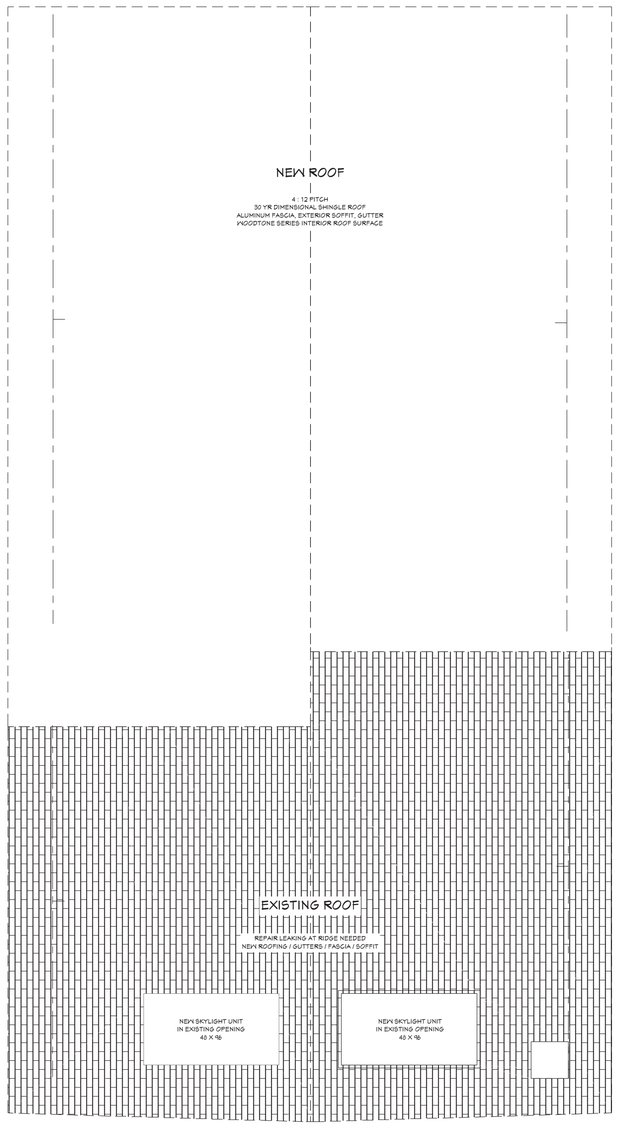
PROJECT DESCRIPTION: HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. SMALL ROAD
NEW BERLIN, WI 53151

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

DATE: 5/30/2025

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

SHEET: A-3

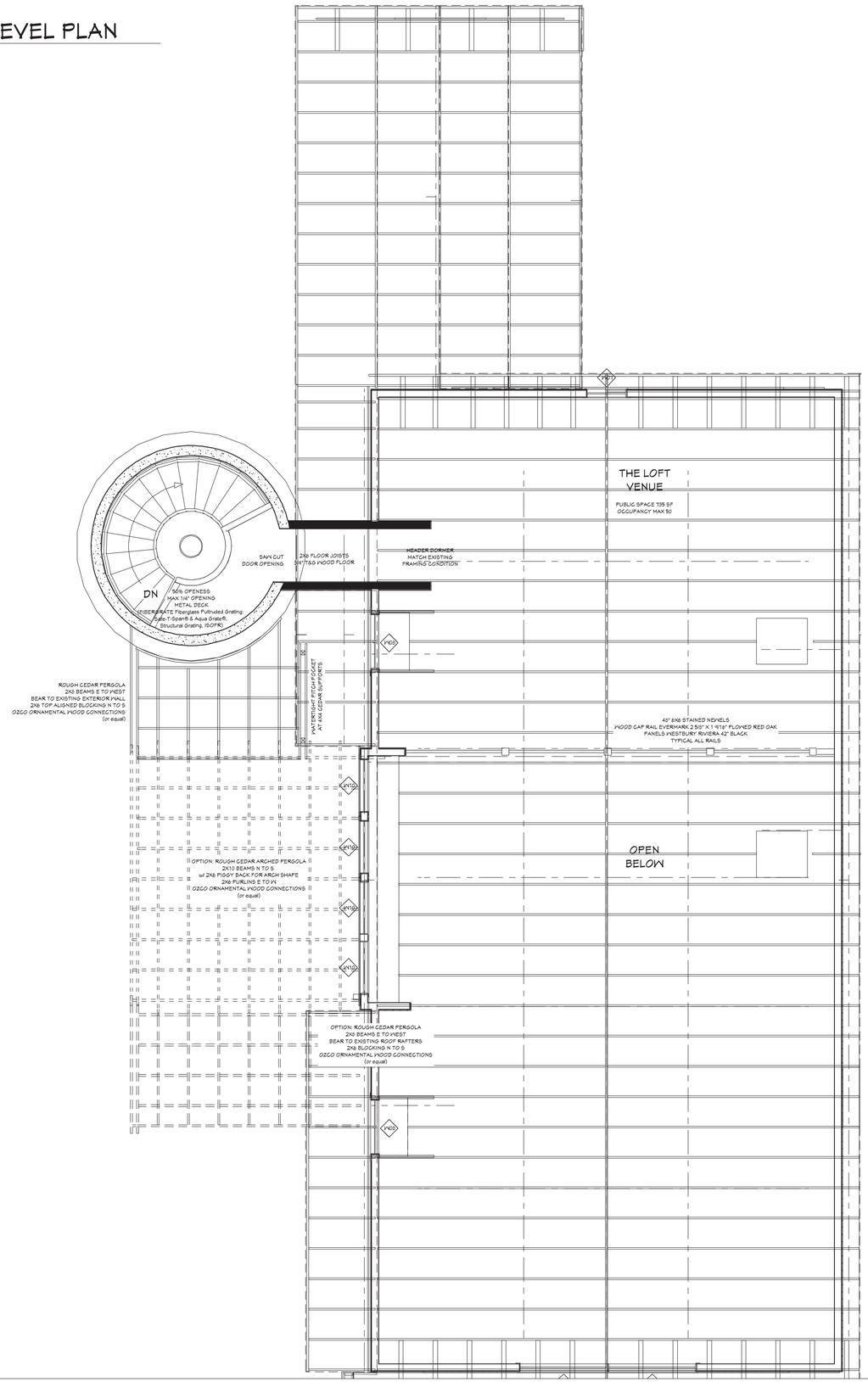


1 / A4 PAVILION - ROOF PLAN

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

2 / A4 BARN - MAIN LEVEL PLAN

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: UPPER LEVEL FLOOR PLAN

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

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

DATE:
5/30/2025

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

SHEET:
A-4

3 / A5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 / A5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

3 / A5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
BARN VENUE ELEVATIONS

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

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

DATE:
5/30/2025

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

SHEET:
A-5

1 A6 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

2 A6 **NORTH ADDITION SECTION**
SCALE: 1/4" = 1'-0"

3 A6 **BARN LOFT SECTION**
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
BARN VENUE
CROSS SECTION
ELEVATION

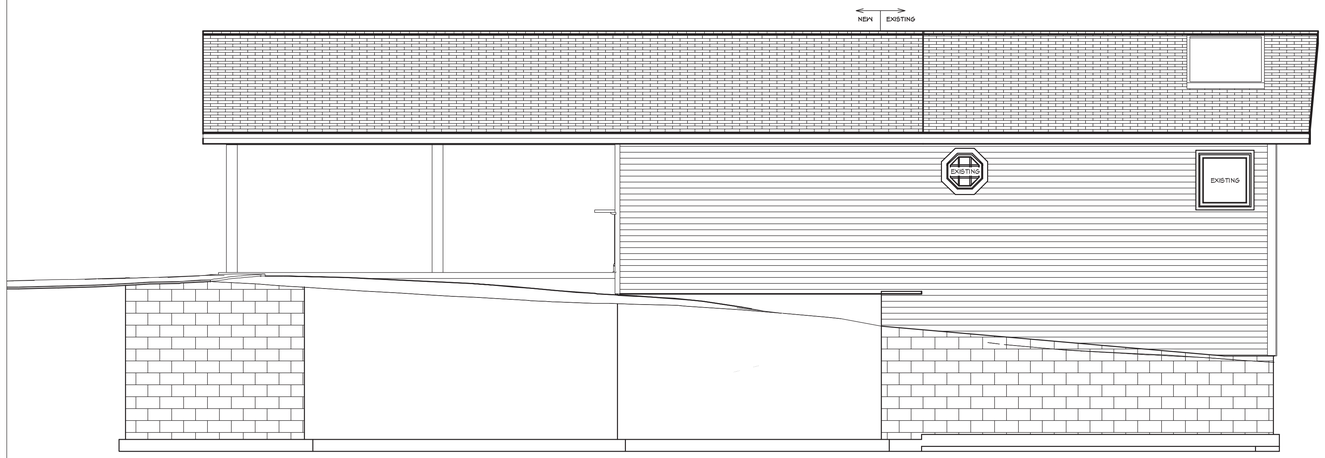
PROJECT DESCRIPTION:
HAWTHORNE HILL FARM
HAWTHORNE HILL FARM, LLC
16370 W. SMALL ROAD
NEW BERLIN, WI 53151

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

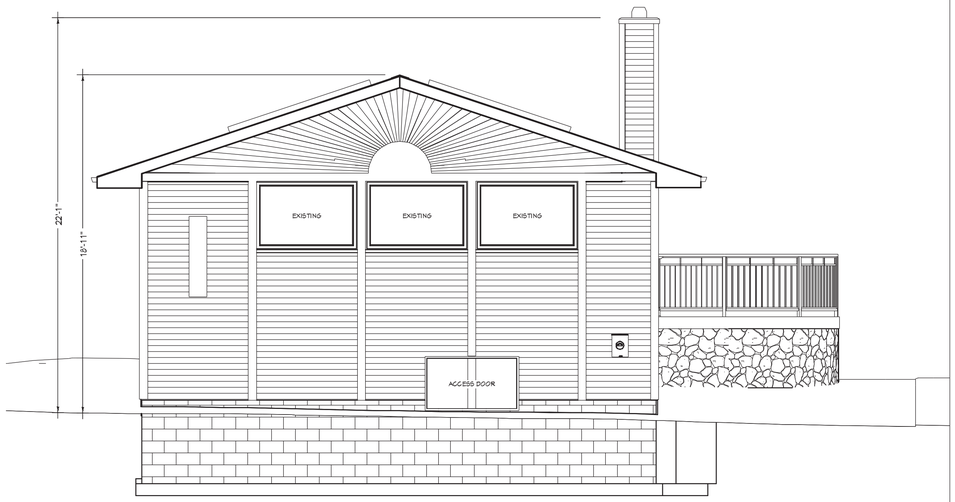
DATE:
5/30/2025

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

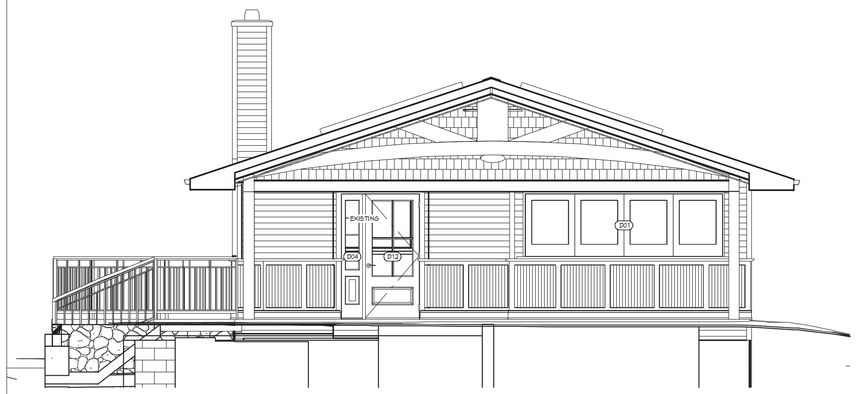
SHEET:
A-6



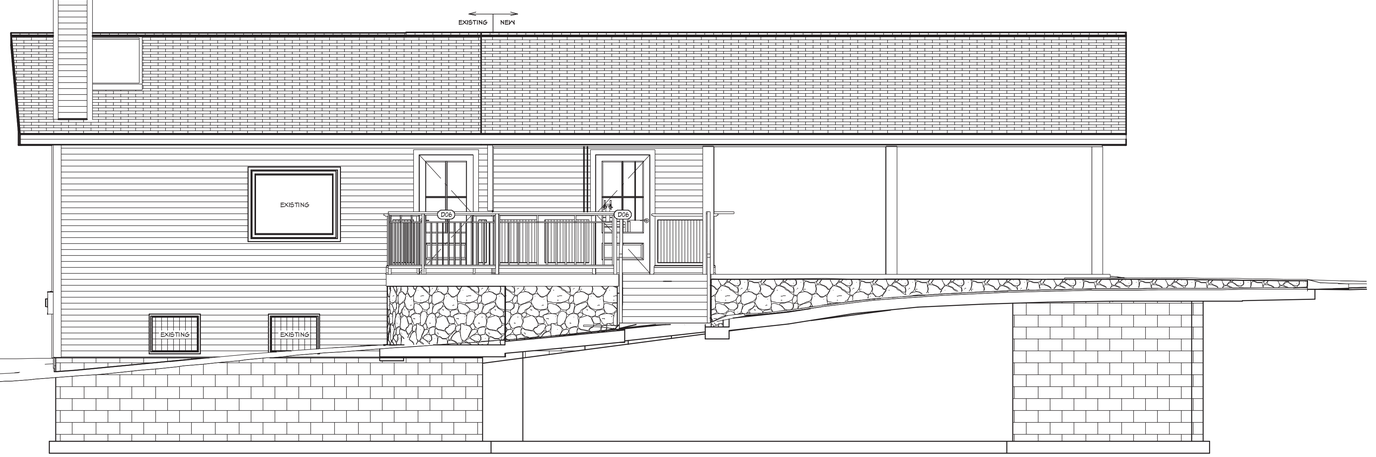
1 A7 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A7 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

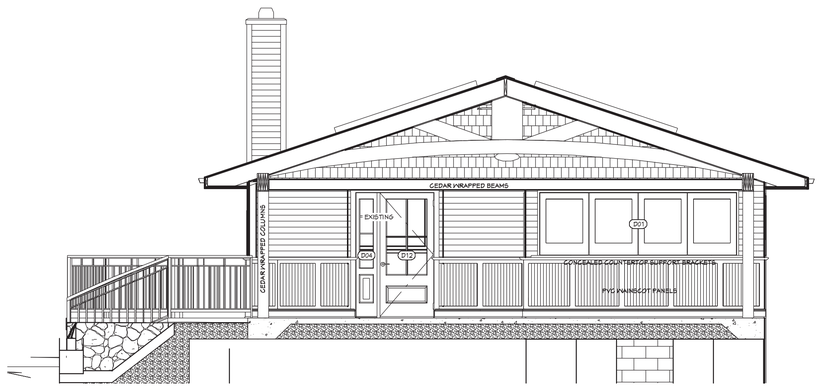


3 A7 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 A7 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

5 A7 **INDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"



6 A7 **OUTDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
PAVILION
CROSS SECTIONS
ELEVATIONS

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

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

DATE:
5/30/2025

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

SHEET:
A-7

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Colin Carr on behalf of Hawthorne Hill Farm LLC / Site Modifications**
LOCATION:	**16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)**
REQUEST:	**Use, Site and Architecture approval for site modifications located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002).**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture for site modifications located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002), subject to the application, plans on file and the following conditions:**

1. **PLANNING**
   a. **Architecture Review Committee (ARC) and Plan Commission (PC) approval required.**
   b. **Plan of Operation**
      i. **Applicant shall adhere to the general submitted plan of operation.**
      ii. **Employee and customer parking shall be contained on site.**
   c. **Plans shall meet the B-2, General Retail Sales and Service District, requirements in Section 275-34B(4) and PUD Ordinance # 2710.**
   d. **Dumpsters and roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56G of the Zoning Code. Please include this information on the drawings.**
   e. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
   f. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.**
      i. **Applicant shall provide a final 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.**
      ii. **Final landscape fee will be calculated upon final submittal.**

2. **INSPECTION**
   Inspection – State Review
   a. **Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**

b. **Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**

c. **Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**

d. **Issuance of a Zoning Permit will be required before applying for the Building Permit. Separate application and plans are required.**

e. **Plumbing: State review is required. All work must follow the State Approved Plumbing Plans.**

f. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1).**

Wrecking

g. **All work must comply with the building code requirements.**

h. **All utilities must be properly abandoned (gas, electric), provide a copy of abandonment letter from WE-Energies.**

i. **All debris must be removed from site.**

j. **Excavation to be filled with clean fill to match existing yard grades.**

k. **Site erosion control measures to be in place until site is completely stabilized.**

l. **Well and septic to be properly abandoned, a separate plumbing permit is required (provide pump report).**

m. **Call for required inspections: All debris and foundation removed (prior to clean fill) and final site stabilization.**

3. **ENGINEERING**
   a. **Provide a proposed grading plan for the site.**
   b. **Per 275-57.A.(6). The minimum area for each parking space shall be 9ft wide by 18ft long, except for designated handicapped parking.**
   c. **Per 275-57.A.(7)(g). Parking areas, including aisles, shall be set back a minimum of 10ft from the base setback line and a minimum of 5ft from other lot lines.**
      i. **The drive aisles are measuring out as 21 and 22 feet on the north side of the parking lot.**
      ii. **The 24 ft on the east side of the barn is scaling at 25.5 feet. Verfiy dimensions.**
   d. **Reference Zoning Code section 275-60.I for lighting level requirements.**
   e. **All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas.**

4. **STORMWATER**
   a. **MMSD Chapter 13 Green Infrastructure approval is required.**
   b. **Show grading for the Green Infrastructure.**
   c. **SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement**

is available online.

d. **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.**

e. **Stormwater Management Facilities Asbuilts are required to be submitted and approved prior to occupancy.**

f. **Stormwater Maintenance Agreement is required to be recorded prior to occupancy.**

5. **FIRE DEPARTMENT**
   a. **Maintain 24 feet of fire lane access.**
      a. **Measurement shown as 23.1' on preliminary site plan and 24' on erosion control plan.**
   b. **Directional signage will be needed for the area with one-way traffic. (HOV drive through).**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of July 15, 2025

Colin Carr with Hawthorne Hill Farm LLC / Use Approval
16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002)

DATE STAFF REPORT REVISED: June 11, 2025

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

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for the site modifications located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002.

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):
16370 W. Small Road (Tax Key #: 1285.994.003): 0.77 acres
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): 1.35 acres (See File #: LD-2500926)

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: Yes
Site Plan Required: Yes
Architectural Review Required: Yes

PROPOSED ARCHITECTURE: See attached plans.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: 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): Yes, shown on plans.

Woodland, Tree, and Vegetation Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed shall be shown on plans.

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. A TIA is not required.

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

PREVIOUS ACTION: (Recent History)

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 applicant is proposing to modify the site to support an event venue.
2. Parking will be reviewed on a case-by-case basis for future re-occupancies.
3. A PUD Ordinance has been requested via application (See File #: RZ-2500618). See PUD Ordinance # 2710.

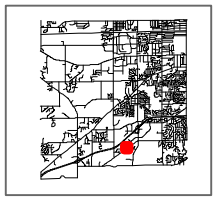
D.R.C. RECOMMENDATION: Recommend approval of the Use, Site and Architecture approval for site modifications located at 16370 W. Small Road (Tax Key #: 1285.994.003) and 16380 W. Small Road (Tax Key #: 1285.994.002), subject to the application, plans on file and the following conditions: **See Executive Summary.**

Attachments:
Location Map
Plan of Operation
Plans and Elevations

Refer to Staff Report RZ-2500618 for PUD Ordinance # 2710.

City of New Berlin
Community Development

UA-2500927
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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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 (1Catering 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.

HAWTHORNE HILL FARM

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

SHEET INDEX

A-0 PROJECT INFORMATION
DRAFT CERTIFIED SURVEY MAP
DRAFT ZONING DATA

D000 EXISTING SITE CONDITIONS
SURFACE CALCULATIONS
SITE DEMO PLAN

C100 PROPOSED SITE PLAN
SITE UTILITIES
SITE DETAILS

C200 GRADING & DRAINAGE PLAN

C300 EROSION CONTROL & PHASING

C400 SITE DETAILS

C500 LANDSCAPE PLAN

E-1 SITE LIGHTING PHOTOMETRIC

E-2 BUILDING LIGHTING PHOTOMETRIC

E-3 SITE LIGHTING RENDERING

A-1 FOUNDATION PLAN

A-2 TERRACE LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
WINDOW SCHEDULE

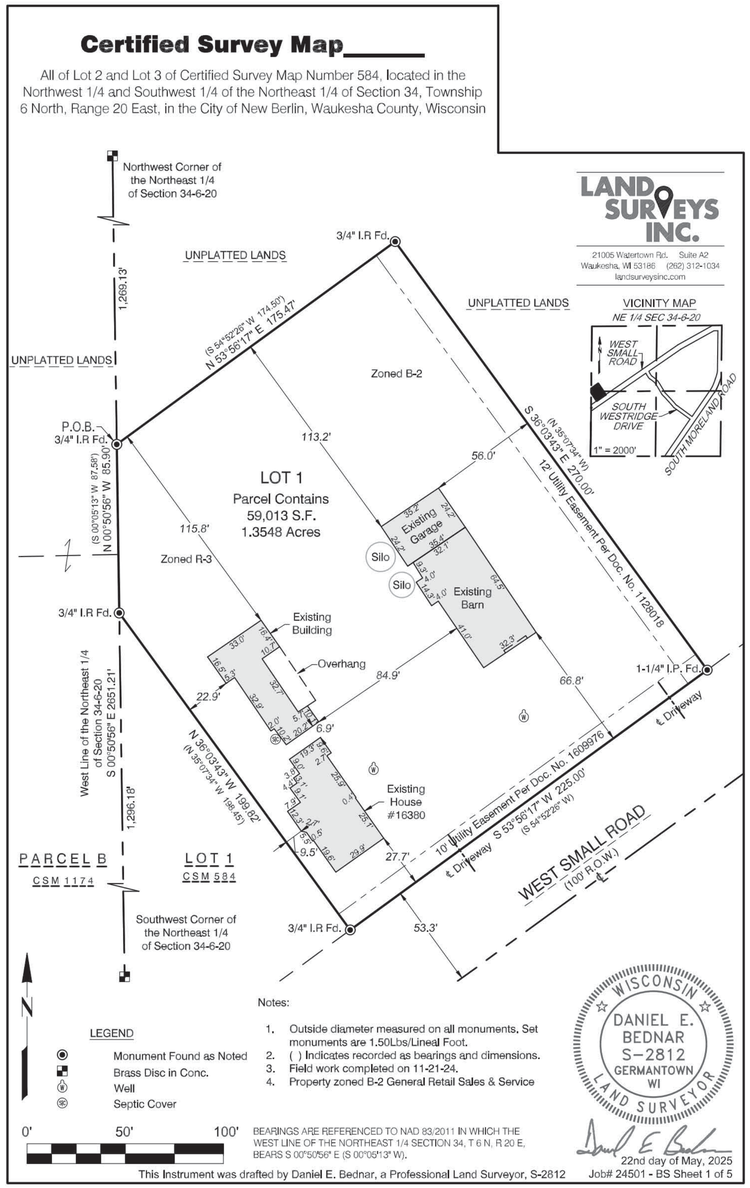
A-3 MAIN LEVEL FLOOR PLAN
REFLECTED CEILING PLAN
DOOR SCHEDULE

A-4 2ND LEVEL FLOOR PLAN
SECOND FLOOR
INTERIOR ELEVATIONS
FIXTURE SCHEDULE

A-5 EXTERIOR ELEVATIONS - BARN

A-6 CROSS SECTION VIEWS - BARN

A-7 EXTERIOR ELEVATIONS - PAVILION



B-2/PUD: HAWTHORNE HILLS FARM PLANNED UNIT DEVELOPMENT DISTRICT

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

16380 W. Small Road
Tax Key #: 1285.994.002

Setback and yards
a. a. All buildings and structures along Small Road shall have a 25' front setback
b. b. All buildings and structures shall be setback 8', from the western property line
c. c. All buildings and structures shall be setback 15', from the eastern property line
d. d. All buildings and structures shall be setback 25', from the rear lot line
e. e. Section 275-44E(1) and (2) shall not apply for purposes of building separation

Building Height
a. a. Any new buildings shall adhere to 35' height limit.
b. b. Existing barn and home are exempt from the height requirements.

Lot Coverage
a. Table 275-34-3 shall not apply

Landscaping & Buffering
a. a. The buffer yard shall be reduced to 5' on the east and west property lines
b. b. Reserve right to review buffering, which may include fencing and/or additional landscaping

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PROJECT INFORMATION

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

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

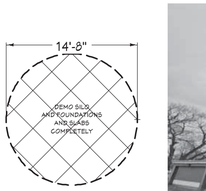
DATE:
5/30/2025

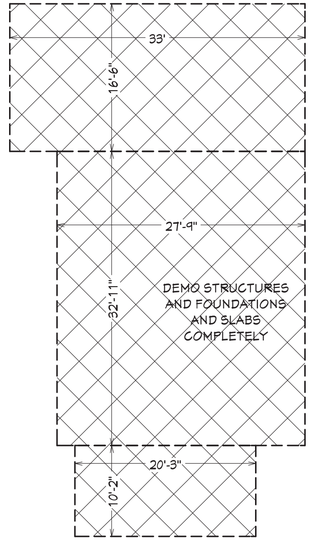
SCALE:
AS SHOWN

SHEET:
A-0

SURFACE CALCULATIONS

TYPE	EXISTING	PROPOSED
STRUCTURES	7,934 SF	4,944 SF
PAVEMENT	18,430 SF	35,052 SF
CONCRETE	1,035 SF	2,520 SF
PAVED GRAVEL	11,225 SF	0 SF
GRASS/GREEN		15,967 SF
SPARDUST PATH		3,442 SF
PERVIOUS	20,319 SF	19,459 SF
IMPERVIOUS	38,624 SF	39,484 SF
TOTAL	58,943 SF	58,943 SF
PERMEABLE	34.4%	33.0%





DEMOLITION NOTES

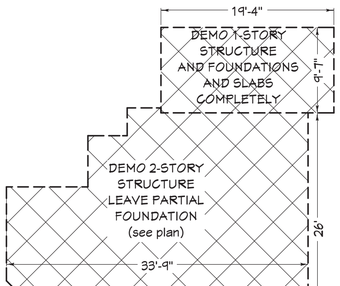
DEMO AND DISPOSE OF STRUCTURES WHERE SHOWN
PROTECT ADJACENT STRUCTURES FROM DAMAGE
SELECTIVE DEMO AT ATTACHED STRUCTURE TO REMAIN

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

REMOVE TREES WHERE INDICATED
FIREWOOD TO REMAIN ON SITE FOR OWNER

1 D000 SITE DEMO PLAN
SCALE: 1" = 30'-0"

2 D000 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



SITE DEVELOPMENT PLAN

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NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: DEMOLITION PLANS

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

DRAWINGS PROVIDED BY:
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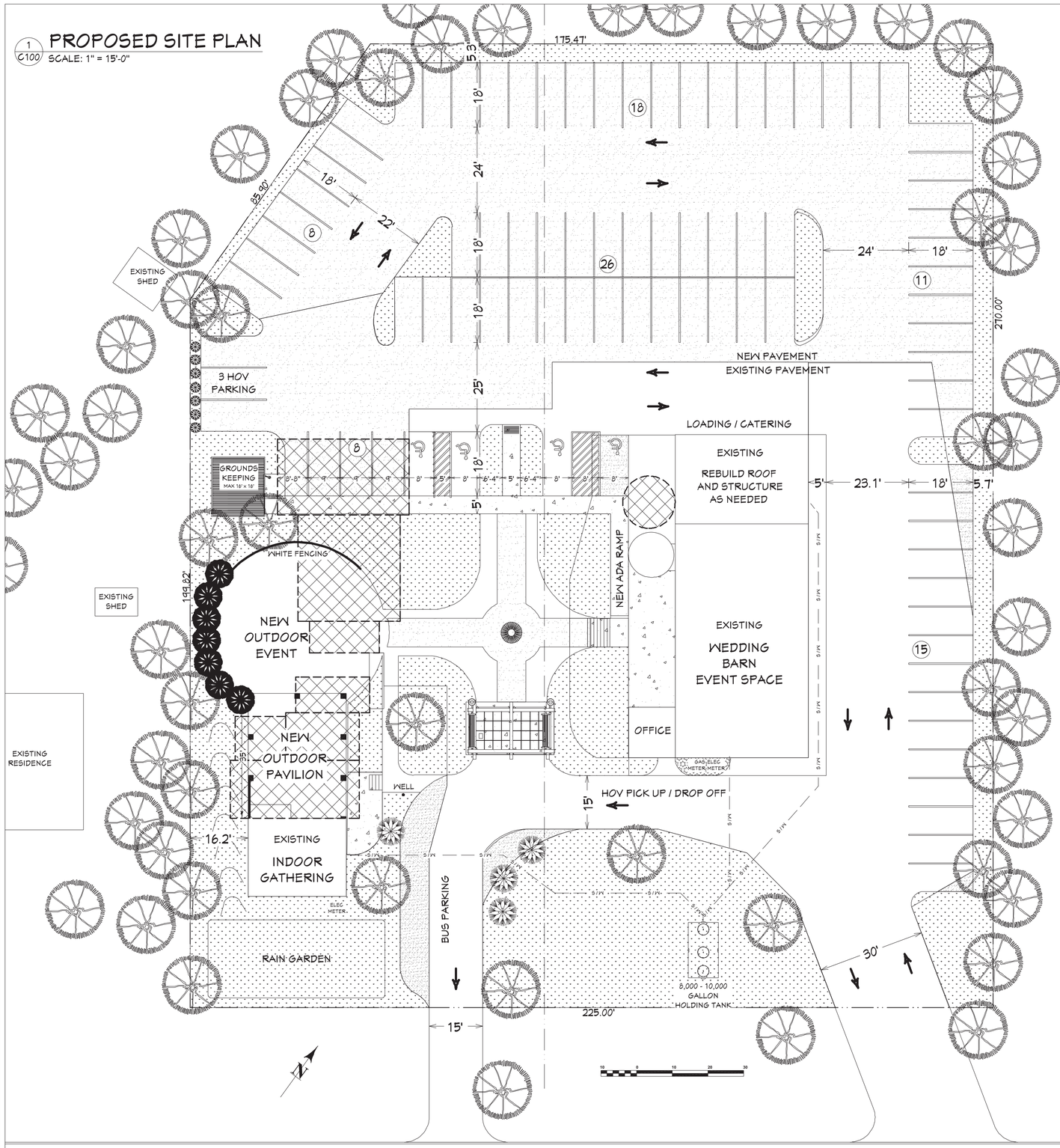
DATE:
5/30/2025

SCALE:
1" = 30'-0"

SHEET:
D000

1 C100 PROPOSED SITE PLAN

SCALE: 1" = 15'-0"



ACCESSIBLE PARKING

TYPE	TOTAL	RANGE	REQ'D
AUTO STALLS	90	76-100	4
VAN STALLS	90	1 PER 6	1

TOTAL ON SITE PARKING STALLS 90

(1) SPACE / (3) PERSONS = PARKING CAPACITY 270

OCCUPANCY LOAD CALCULATIONS

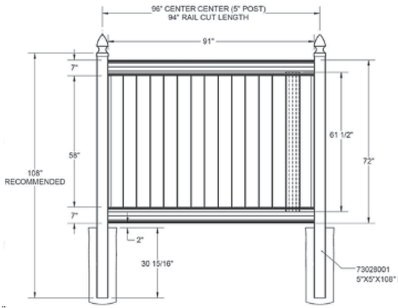
BUILDING NAME	ROOM/SPACE	AREA	SPEC OCCUPANCY	
PAVILION	INDOOR GATHERING	586 SF	15 NET	40
PAVILION	SERVER BAR	78 SF	100 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
PAVILION	UNISEX	56 SF	50 GROSS	1
			PAVILION TOTAL	43
BARN - 1	OFFICE	173 SF	100 GROSS	2
BARN - 1	BACK BAR	335 SF	100 GROSS	4
BARN - 1	TERRACE VENUE	1,335 SF	15 NET	89
BARN - 1	CATERER STAGING	332 SF	200 GROSS	2
BARN - 1	UTILITY	25 SF	300 GROSS	0
BARN - 1	CORRIDOR	185 SF	100 GROSS	2
BARN - 1	WOMEN	128 SF	15 NET	6
BARN - 1	MEN	120 SF	15 NET	5
BARN - 1	STAIR / CORRIDOR	183 SF	100 GROSS	2
				112
BARN - 2	BARN VENUE	2,016 SF	15 NET	135
BARN - 2	WOMEN	170 SF	15 NET	6
BARN - 2	MEN	118 SF	15 NET 5	
BARN - 2	CORRIDOR	38 SF	100 GROSS	0
BARN - 2	STAIR	130 SF	100 GROSS	2
				148
BARN - 3	LOFT VENUE	696 SF	15 NET	38
BARN - 3	STAIR	130 SF	100 GROSS	2
				40
			BARN TOTAL	300

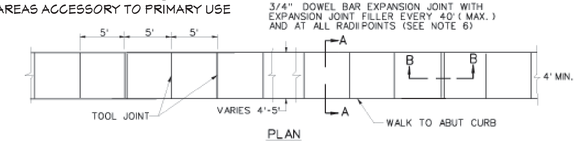
20% REDUCTION FACTOR FOR SHUTTLE / HOV - 274 PERSONS

STATED MAXIMUM CAPACITY FOR ENTIRE FACILITY @ 300
PAVILION AND OUTDOOR AREAS ACCESSORY TO PRIMARY USE

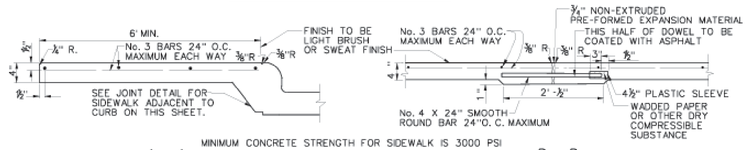
ACCESSIBLE ROUTE - EXTERIOR

SIDEWALK	WIDTH	THE MINIMUM CLEAR WIDTH OF A ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS. IF A ROUTE IS LESS THAN 60" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60" BY 60" SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200'.
	SLOPE	NO MORE THAN 1:20, CROSS SLOPE NOT TO EXCEED 1:50
	HANDRAILS	NOT REQUIRED ON THE EXTERIOR WALKS EXCEPT WHERE ADJACENT TERRAIN EXCEEDS 1:4 (25%) DOWNWARD SLOPE AWAY FROM WALK.
RAMP	WIDTH	THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36".
SURFACE	SLOPE	THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12.
	HANDRAILS	IF A RAMP RUN HAS A RISE GREATER THAN 6", OR A HORIZONTAL PROJECTION GREATER THEN 72" (6 FT.), THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE RAMP SURFACE.





PLAN
REINFORCED CONCRETE SIDEWALK



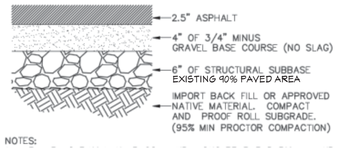
MINIMUM CONCRETE STRENGTH FOR SIDEWALK IS 3000 PSI

A - A
TYPICAL SECTION

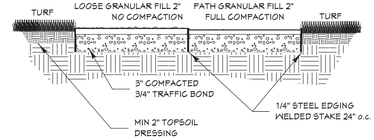
B - B
EXPANSION JOINT DETAIL

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



BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: PRELIMINARY SITE PLAN

SITE DEVELOPMENT PLAN

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

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

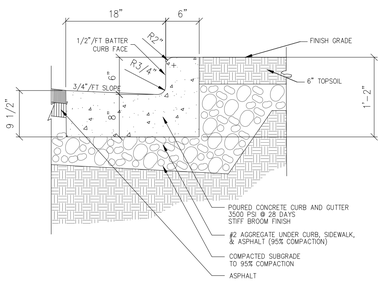
DATE:
5/30/2025

SCALE:
1" = 15'-0"

SHEET:
C100

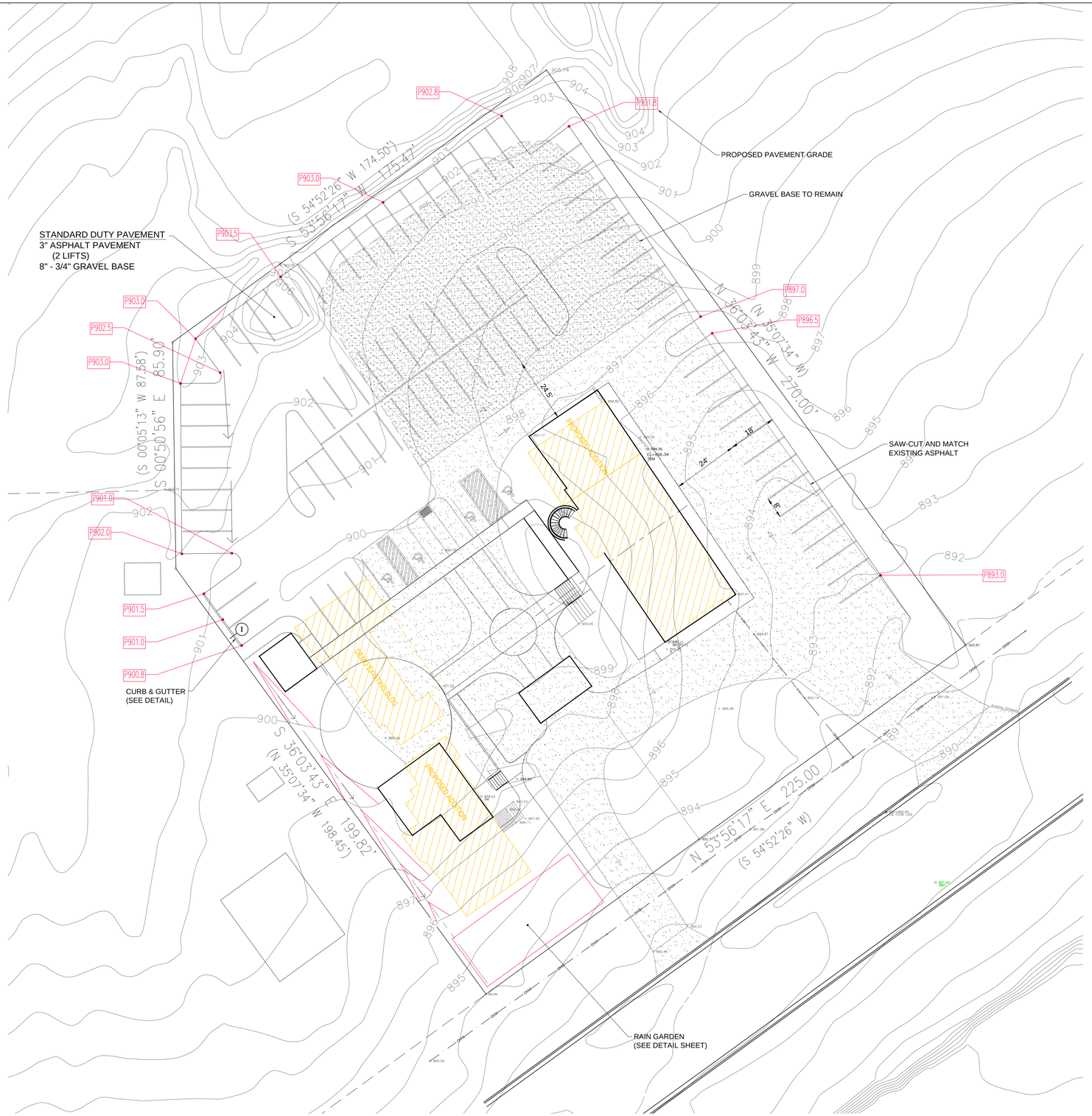
GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.



CONCRETE CURB & GUTTER 1

NO SCALE



SCALE: 1" = 20'

SITE DATA TABLE		
	EXISTING	PROPOSED
PROPERTY AREA :	58,943 S.F.	58,943 S.F.
TOTAL BUILDING FLOOR AREA :	6,990 S.F.	4,944 S.F.
FLOOR AREA RATIO :		4,944 / 58,943 = 8.4%
IMPERVIOUS SURFACE AREAS (EXISTING INCLUDES GRAVEL):	30,005 S.F.	37,572 S.F.
TOTAL IMPERVIOUS AREA:	36,995 S.F.	42,516 S.F.
TOTAL OPEN SPACE RATIO:	37.2%	27.9%
NET INCREASE IN TOTAL IMPERVIOUS AREA:	58,943 - 42,516=16,427S.F.< 0.5AC (GREEN INFRASTRUCTURE NEEDED)	

NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY LAND SURVEYS INC.
WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGER'S HOTLINE CALL BEFORE YOU DIG 811

DESCRIPTION | DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eceng.com

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

GRADING, PAVING & DRAINAGE PLAN

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE
SCALE: 1"= 20'

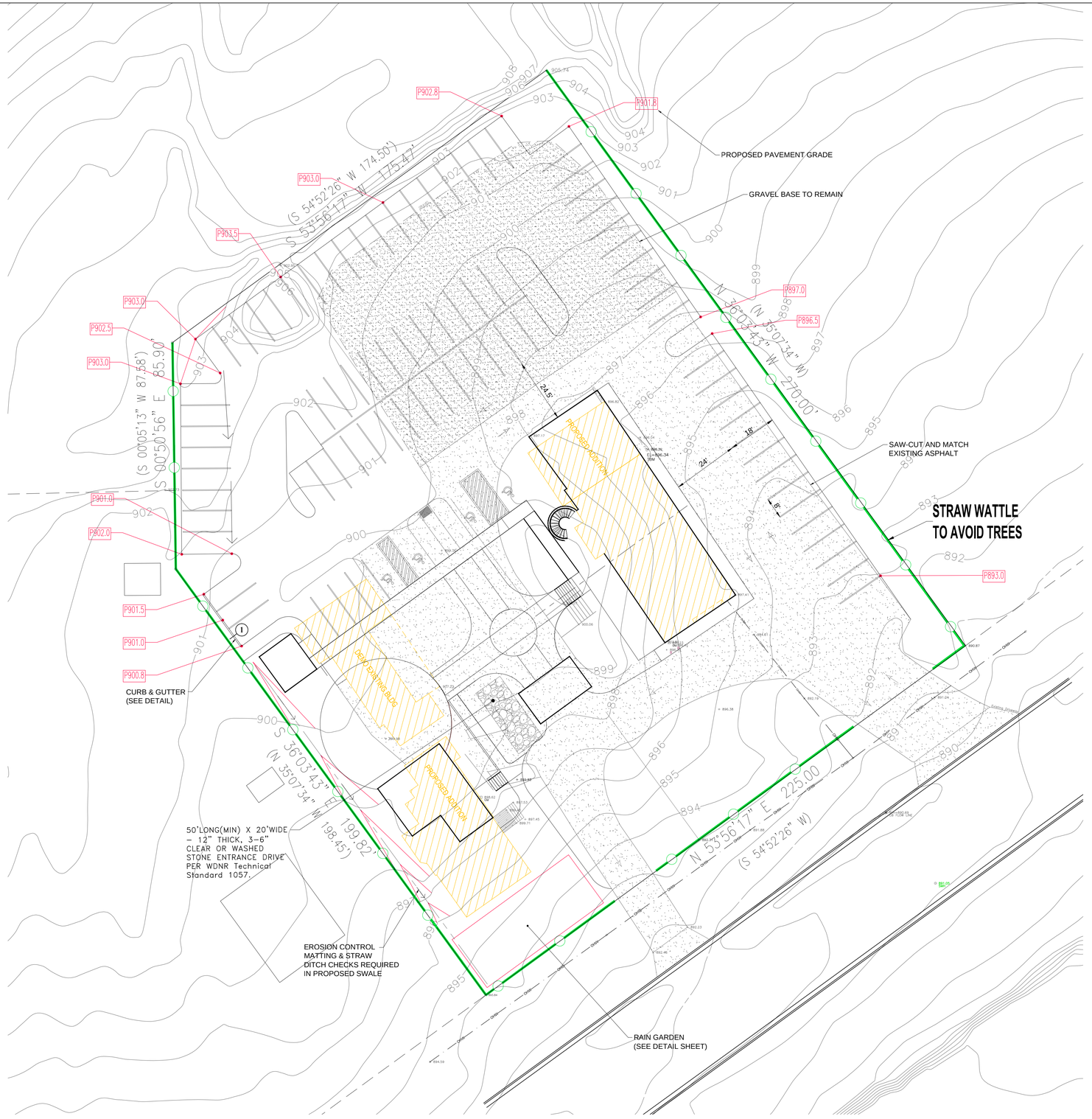
SHEET NUMBER
C200

GENERAL CONSTRUCTION SPECIFICATIONS:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; and the City of New Berlin. All permits must be obtain by the contractor prior to commencing work.
2. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth by the City of New Berlin and the Department of Natural Resources Wisconsin Technical Standards.
3. All erosion control devices (i.e., silt fence, gravel entrance, etc.) shall be installed prior to commencing construction.
4. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
5. The owner shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
6. The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground.
7. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
8. Contractor shall be responsible for maintaining the public streets. Public Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering or other appropriate methods.
9. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch per the Standard Specifications.
10. All disturbed areas shall be re-vegatated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.

CONSTRUCTION PHASING SEQUENCING:

THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE CITY.
1. INSTALL SILT FENCE AS SHOWN ON THE PLAN.
2. EXCAVATE RAIN GARDEN. INSTALL STONE FILTER AT OUTLET TO ROADSIDE DITCH. DO NOT INSTALL BASIN ENGINEERED FILL AT THIS TIME. RESTORE ALL DISTURBED AREAS WITH EROSION CONTROL MATTING.
3. STRIP UNSUITABLE MATERIAL FROM THE STRUCTURAL AREAS; AS REQUIRED AND HAUL OFFSITE.
4. COMPLETE BUILDING, PARKING & LANDSCAPE AREAS.
5. TOPSOIL, RE-VEGETATE AND STABILIZE ALL REMAINING DISTURBED AREAS.
6. FOLLOWING SITE RESTORATION, REMOVE EXCESS SEDIMENT FROM RAIN GARDEN BOTTOM AND INSTALL ENGINEERED FILL AND RESTORE PER DETAIL.
8. AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE CITY, REMOVE ALL SILT FENCE, STONE OUTLET FILTER AND ANY OTHER TEMPORARY BMP'S.



NOTE: ALL UNDERGROUND CONTRACTOR ARE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. OBTAIN ALL CITY PERMITS PRIOR TO CONSTRUCTION.

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DIGGER'S HOTLINE CALL BEFORE YOU DIG
811

DESCRIPTION | DATE

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700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eceng.com

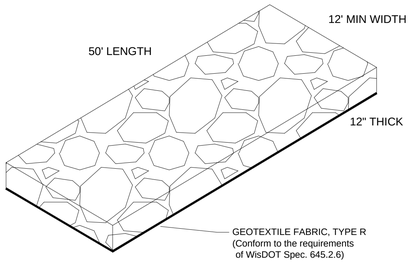
HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

EROSION CONTROL PLAN

WISCONSIN
MARK R. ELLENA E-24090 WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

SHEET NUMBER
C300



STONE TRACKING PAD

PER WDNR TECH STANDARD 1057
Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.
Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.
Note 3: Select fabric type based on soil conditions and vehicles loading.
Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.
Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

PROPOSED GREEN INFRASTRUCTURE:

THE DETENTION VOLUME REQUIRED FOR THIS SITE WILL BE MET USING 1 RAIN GARDEN AS SHOWN ON PLAN. THIS PROPOSED GREEN INFRASTRUCTURE SYSTEM EXCEED THE REQUIRED UNIT DETENTION VOLUME OF THE PROPOSED IMPERVIOUS SURFACES ON THE PROPERTY.

MAINTENANCE

RAIN GARDEM MAINTENANCE TASKS	TIMELINE
EVALUATE WATERING NEEDS AND IMPLEMENT WATERING WHERE NECESSARY.	WEEKLY
HAND-WEED AND DISPOSE OF PULLED WEEDS OFF-SITE.	WEEKLY
CHECK & CLEAN ALL TRIBUTARY SWALES	MONTHLY
CHECK ALL SUBSURFACE DRAINS & CLEAR AS NEEDED	SPRING & FALL

GREEN INFRASTRUCTURE CALCULATIONS:

PROPOSED IMPERVIOUS

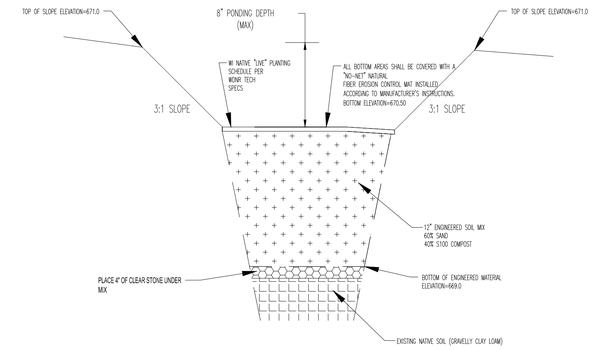
AREA	SQUARE FEET
TOTAL PROPOSED IMPERVIOUS (SF)	16,427 S.F.
DETENTION VOLUME REQUIRED (GALLONS)	**5,124 GALLONS**

(1/2" RAIN X TOTAL AREA = 685 CUBIC FEET)

GREEN INFRASTRUCTURE CAPACITY

RAIN GARDEN: (4.4 gallons per square foot)

	AREA (SQ. FT.)	UNIT DETENTION VOLUME (GAL.)
PROPOSED RAIN GARDEN	1200	5,984
TOTAL UNIT DETENTION VOLUME=		**5,984 GALLONS** (5,124 GAL. REQUIRED)



RAIN GARDEN TYPICAL CROSS-SECTION

SEDIMAX-SW™ (STRAW WATTLES)

North American Green SediMax-SW™ (Straw Wattles), are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

Straw Wattles are a temporary sediment control device and are not intended to replace Rolled Erosion Control Products (RECPs) or Hydraulic Erosion Control Products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RollMax™ or HydraMax™ Systems be used to provide effective immediate erosion control until vegetation is established. SediMax™ Systems may be used in conjunction with blankets, mats and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of SediMax Systems is dependent on storage capacity.

SEDIMAX-SW INSTALLATION STEPS:

1. Begin at the location where the wattle is to be installed by excavating a 2 to 3 in. (5-7.5 cm) deep x 9 in. (22.9 cm) wide trench along the contour of the slope. Excavated soil should be placed upslope from the anchor trench (Figure 7).

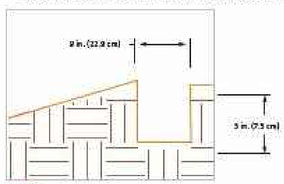


FIGURE 7

2. Place the wattle in the trench so that it contours to the soil surface. Compact soil from the excavated trench against the wattle on the uphill side. Wattles should tightly abut (Figure 8).

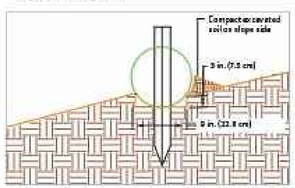


FIGURE 8

3. Secure the wattle with a minimum of 18 to 24 in. (45.7-61 cm) stakes every 3 to 4 ft (0.9 -1.2 m) and with a stake on each end. Stakes should be driven through the middle of the wattle leaving at least 2 to 3 in. (5-7.5 cm) of stake extending above the wattle (Figure 9). Stakes should be driven perpendicular to the slope face. Spacing of SediMax-SW on slope will vary based on the slope grade (Figure 10).

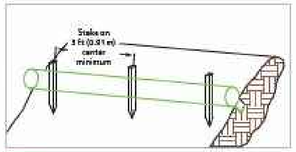


FIGURE 9

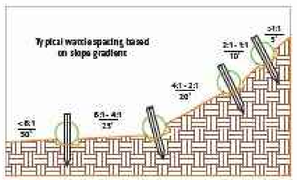
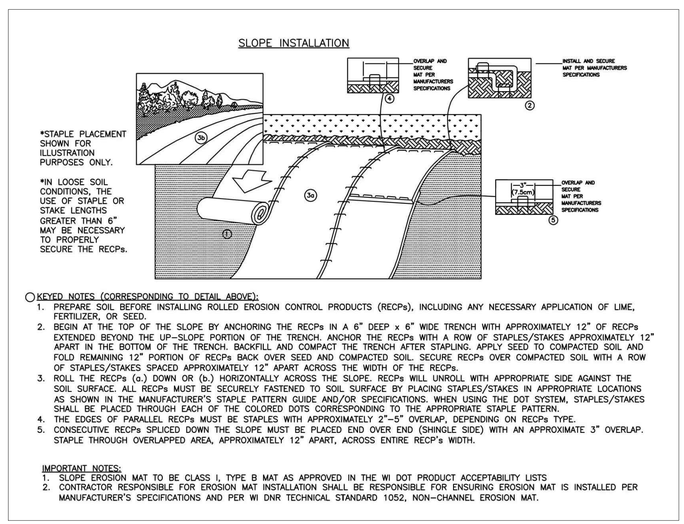


FIGURE 10

For additional installation assistance on SediMax Systems, please call **800-772-2040**, visit **nagreen.com** or e-mail **info@nagreen.com** and we will be happy to put you in touch with your erosion control specialist who can assist you.

STRAW WATTLE DETAIL



KEYED NOTES (CORRESPONDING TO DETAIL ABOVE):
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (a.) DOWN OR (b.) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE AND/OR SPECIFICATIONS. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLES WITH APPROXIMATELY 2"-5" OVERLAP, DEPENDING ON RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE SIDE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART, ACROSS ENTIRE RECP's WIDTH.

IMPORTANT NOTES:
1. SLOPE EROSION MAT TO BE CLASS I, TYPE B MAT AS APPROVED IN THE WI DOT PRODUCT ACCEPTABILITY LISTS
2. CONTRACTOR RESPONSIBLE FOR EROSION MAT INSTALLATION SHALL BE RESPONSIBLE FOR ENSURING EROSION MAT IS INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER WI DNR TECHNICAL STANDARD 1052, NON-CHANNEL EROSION MAT.

EROSION MATTING: WDNR TS-1052

DESCRIPTION	DATE

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

HAWTHORNE HILL FARM
16370 W SMALL ROAD, NEW BERLIN, WI

DETAILS

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 05-29-25
BY: MARK R. ELLENA,PE

SHEET NUMBER
C400

RUBY FALLS REDBUD

CLETHRA SUGARTINA HEDGE

TRICOLOR BEECH

WISTERIA AND AUTUMN CLEMATIS

WHITE LAVENDER BORDERS

4 SEASON FLOWER/PRAIRIE
MIX (1 GALLON 1' ON CENTER)

SEVEN SONS FLOWER

RAIN GARDEN SEED MIX

EXISTING TREE LINE

MIXED FLOWERS

BOULDERS

SWEET WOODRUFF GROUNDCOVER

LAWN

LILYTURF BORDER

MIXED FLOWERS

SILVER FRINGETREE

PARKING LOT

LILYTURF BORDER

LAWN

GUEST ENTRYWAY LIGHT FIXTUREST

LAWN

MIXED FLOWERS

PRUNUS KWANZAN

PARKING LOT

EXISTING TREE LINE

STEEL EDGING BETWEEN MATERIALS

LIGHT BEIGE SPARDUST

GREY SPARDUST

BOOMERANG TREE LILAC

ADA PARKING

LAWN

STEPS

ADA RAMP

WEDDING BARN EVENT SPACE

LAMP POST

PAVING ACCENT

BOOMERANG LILAC

GAS ELECTRIC METERS

FLOWER MIX WITH CATS PJS NEPETA BORDER

LAWN

LIGHT FEATURE

HEMLOCK MULCHED BEDS

30' EASEMENT

SPADE CUT BED EDGE

CULVERT DITCH FLOWERING LAWN

ENTRY DRIVE

SEPTIC HOLDING TANK

SPADE CUT NON PERMANENT EDGE

FLOWER MIX

CORNUS KOUSA

LAWN

FLOWER MIX

DEGROOTS SPIRE ARBORVITAE

GROUNDS KEEPING

HYDRANGEA EARLY EVOLUTION AND HEUCHERA NORTHERN EXPOSURE BORDER

OUTDOOR EVENT SPACE

GREY SPARDUST, STEEL EDGING

WHITE DAISY AND TATOR TOT ARBORVITAE BORDER

RUBY FALLS REDBUD FLOWER MIX

LAWN

OFFICE

FLOWER MIX

Label text

HIBISCUS WHITE PILLAR CATS PJS BORDER

KOREANSPICE VIBURNUM

JAPANESE WHITE PINE

FIELDSTONE BOULDERS

LAWN

WISTERIA & AUTUMN CLEMATIS

EXISTING TREE

PERGOLA

CATS PJS BORDER WITH DECORATIVE BOULDER

LAWN

BUS PARKING SLIP

EXISTING EVERGREENS

EXISTING TREE

FLAT GRADED LAWN

EXISTING TREE

LAWN

OUTDOOR PAVILLION

INDOOR GATHERING

EXISTING TREE

EXIT DRIVE

EXISTING TREE

FIELDSTONE BOULDERSA

FLOWERING LAWN NO MOW MIX IN EASEMENT SWALE

EXISTING TREE LINE

NEIGHBORING RESIDENCE

RAIN GARDEN MMSD

CULVERT DITCH

CURB

30' EASEMENT

SMALL ROAD

5 ACRE FARM
EST. 2020
LANDSCAPE DESIGN
EDIBLE • SUSTAINABLE • LOCAL

Katie Jean Fedorski
(262) 483-3901
katie.jean.fedorski@gmail.com

5 ACRE FARM
812 CHURCH ST UNIT 2
ALLENTON, WI 53002

N
E
S
W

PROJECT
HAWTHORNE HILL FARM

Brookwater Group

SCALE: 1/16"=1'-0"

PROJECT DETAILS
EVENT VENUE

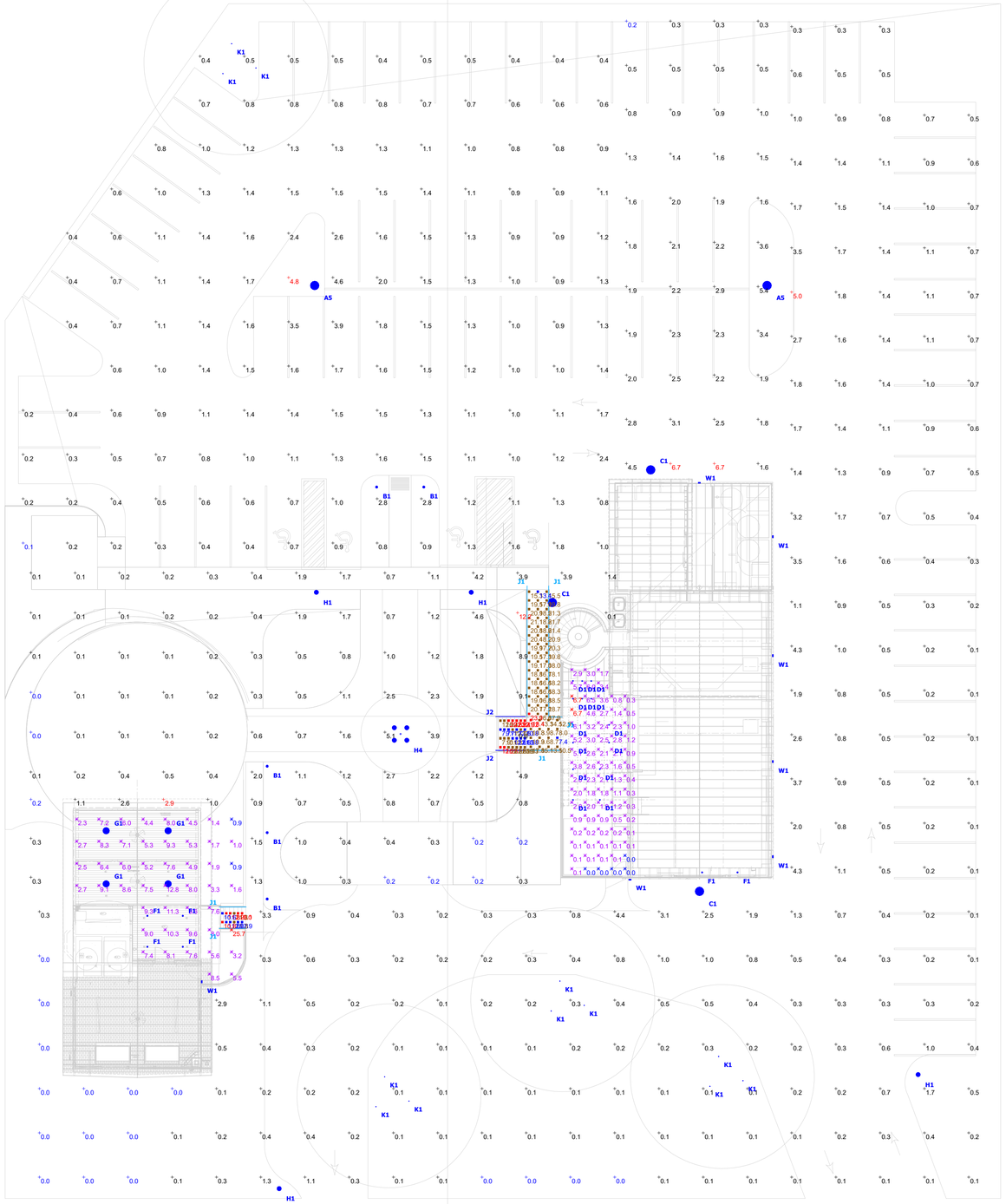
Drawn By:
Katie Jean

ISSUE DATE
5-29-25

DATE MODIFIED

PROJECT ADDRESS
16570 W SMALL RD
NEW BERLIN, WI
53151

01



Plan View
Scale - 1" = 14ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	A5	2	U.S. ARCHITECTURAL LIGHTING	GLX-VLED-VSQ-100LED-525mA-30K-120-BLACK	160W, 3000K DECORATIVE LED POST TOP AREA LIGHT, TYPE 5 DISTRIBUTION - MOUNTED TO TOP OF 20' POLE	162	160
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
	C1	3	BARN LIGHT	G-WHS18-10X-G32-NA-10X-NA-NA-NA-LED38-3000K-DL	24" WAREHOUSE SHADE WITH 38W INJTEGRAL LED AND 2' GOOSE NECK ARM	3000	38
	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
	G1	4	BARNLIGHT	BLE-S-WHS14-100-ST524-NA-100-NA-NA-NA-NA-LED16-3000K-FL	16" WAREHOUSE SHADE PENDANT WITH 16W INTEGRAL LED FLAT LENS AND 24" STEM	1250	16
	H1	4	LIVEX LIGHTS	7522-XX	DECORATIVE SINGLE POST TOP WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMP (S12447) - MOUNTED TO 6" DECORATIVE POST TO MATCH TYPE H4 (7709-XX)	2711	18.5561
	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	K1	12	HINKLEY	1536BSK-WMA27K	SMALL GROUND OR TREE MOUNTED ADJUSTABLE LANDSCAPE UPLIGHT 2700K	691	12
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
SITE CENTER AREA		1.2 fc	12.2 fc	0.0 fc	N/A	N/A
SITE PERIMETER - PARKING AND FRONT GRASSY AREA		1.0 fc	6.7 fc	0.0 fc	N/A	N/A
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

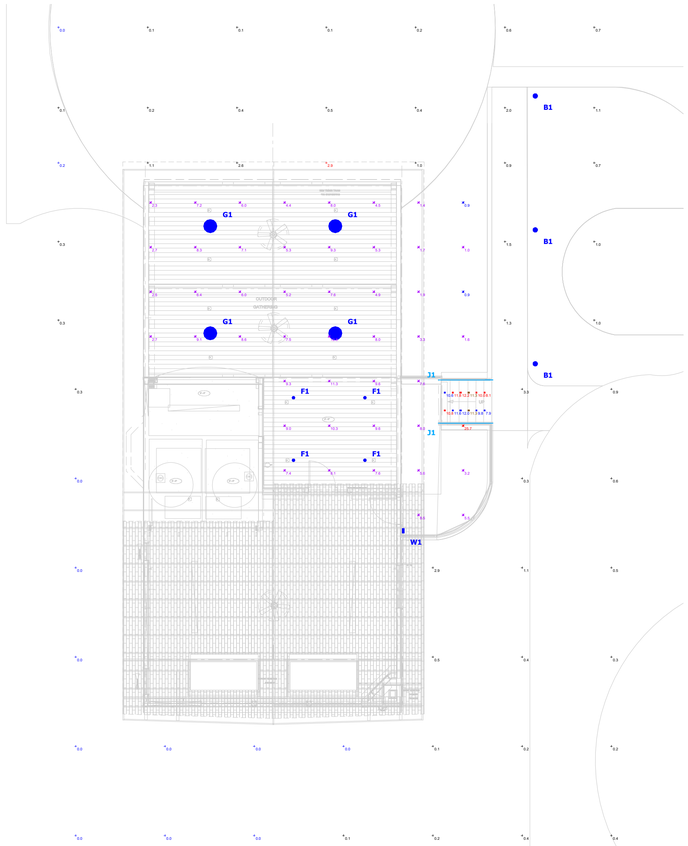
Woodland Consulting, LLC
Slinger, WI | 414-507-6011
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

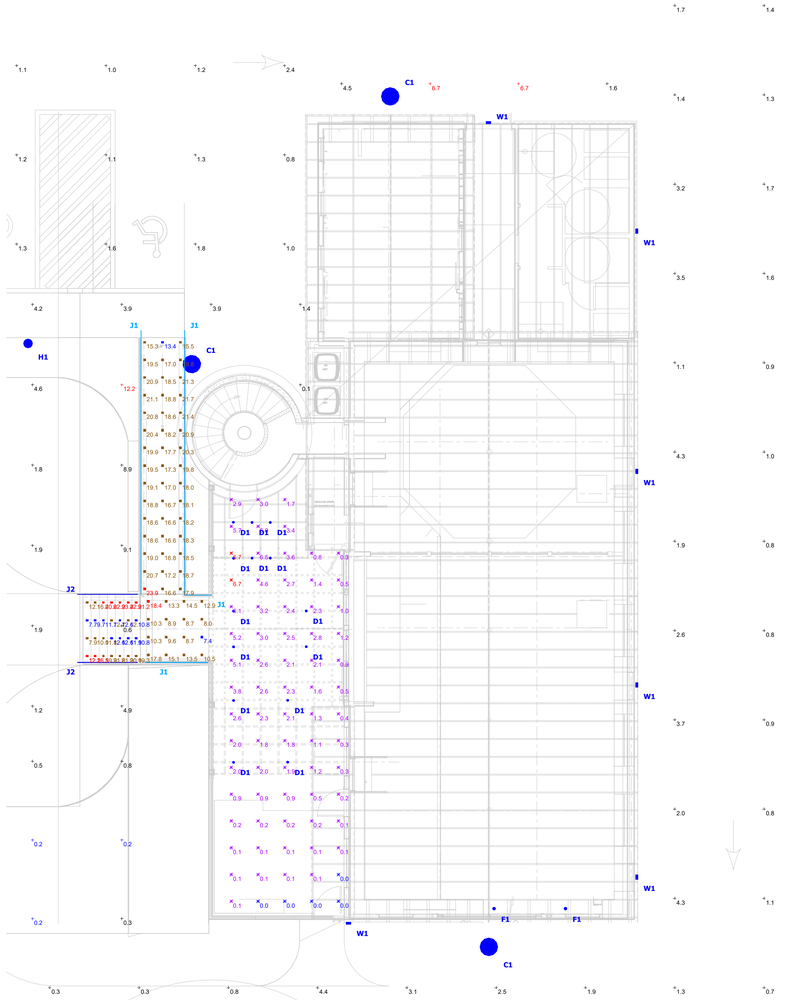
SITE LIGHTING PHOTOMETRIC

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-1



Plan View - A



Plan View - A

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST STAIR AVERAGE		15.2 fc	23.4 fc	7.7 fc	3.0:1	2.0:1
EAST STAIR LANDING		11.7 fc	18.4 fc	7.4 fc	2.5:1	1.6:1
PAVILLION AREA		6.5 fc	25.7 fc	0.9 fc	28.6:1	7.2:1
RAMP		18.7 fc	23.9 fc	13.4 fc	1.8:1	1.4:1
WEST STAIR AVERAGE		10.6 fc	12.2 fc	7.9 fc	1.5:1	1.3:1
BARN PATIO		1.8 fc	6.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	B1	5	KUZCO LIGHTING	EB490xx-BK-UNV	42", 3000K, 42" BOLLARD, SYMMETRICAL DISTRIBUTION	839	24.7
	C1	3	BARN LIGHT	G-WHS18-10X-G32-NA-10X-NA-NA-NA-LED38-3000K-DL	24" WAREHOUSE SHADE WITH 38W INJTEGRAL LED AND 2' GOOSE NECK ARM	3000	38
	D1	14	GM LIGHTING	GML-RO-B	1W RECESSED MINI DOWNLIGHT - RECESSED IN PERGOLA	86	1
	F1	6	MAXIM LIGHTING	57690-XX	5.5" DIAMETER SURFACE DOWNLIGHT DISC	898	12.3
	G1	4	BARNLIGHT	BLE-S-WHS14-100-ST524-NA-100-NA-NA-NA-NA-LED16-3000K-FL	16" WAREHOUSE SHADE PENDANT WITH 16W INTEGRAL LED FLAT LENS AND 24" STEM	1250	16
	H4	1	LIVEX LIGHTS	7711-XX	DECORATIVE QUAD POST WITH 18.5W, DIMMING SATCO FROSTED LED A21 LAMPS (S12447) - 93" HEIGHT	2711	74.2244
	J1	6	GM LIGHTING	LTR-P-WP-24V-1.5W-30K-XXFT	1.5W/FT, 3000K, WET LOCATION TAPE LIGHT IN RAILING CHANNEL - WITH DIMMABLE DRIVER	121	1.5
	J2	2	GM LIGHTING	LTR-P-WP-24V-3.0W-30K-XXFT	3.0W/FT, 3000K WET LOCATION TAPE LIGHT IN RAILING CHANNELWITH DIMMABLE DRIVER	225	3
	W1	7	AFX	POLW0708LAJDXX	ADJUSTABLE LED WALLPACK - 3000K, 15W	1881	15

Plan View

Scale - 1" = 8ft

Woodland Consulting, LLC
Slinger, WI | 414-507-6011
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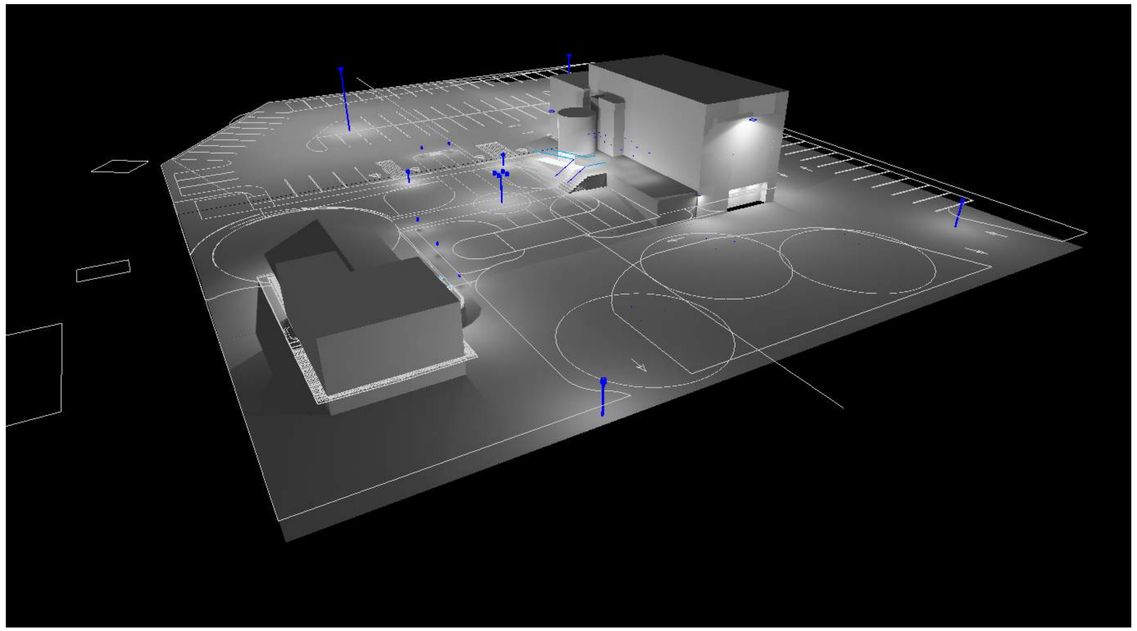
HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

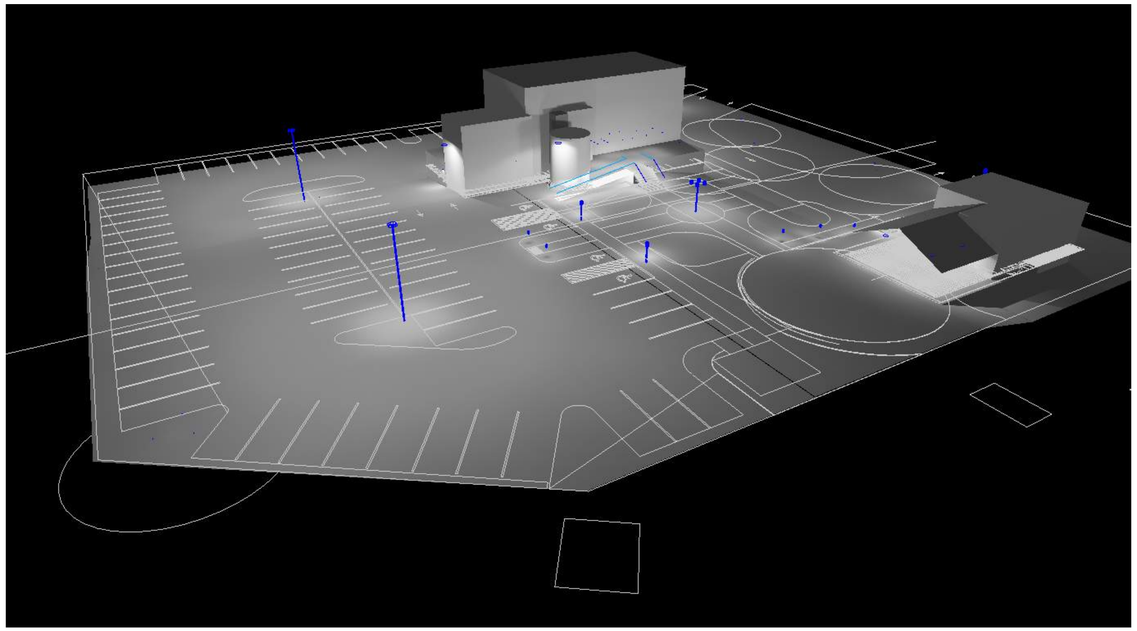
SITE LIGHTING PHOTOMETRIC - -ENLARGED PLANS

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

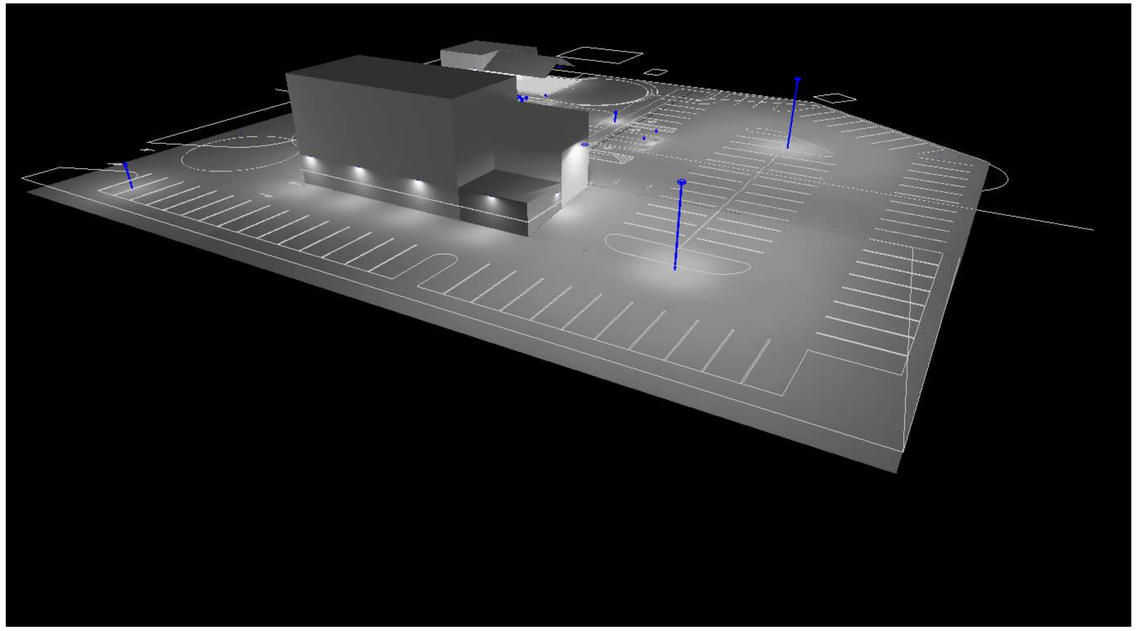
E-2



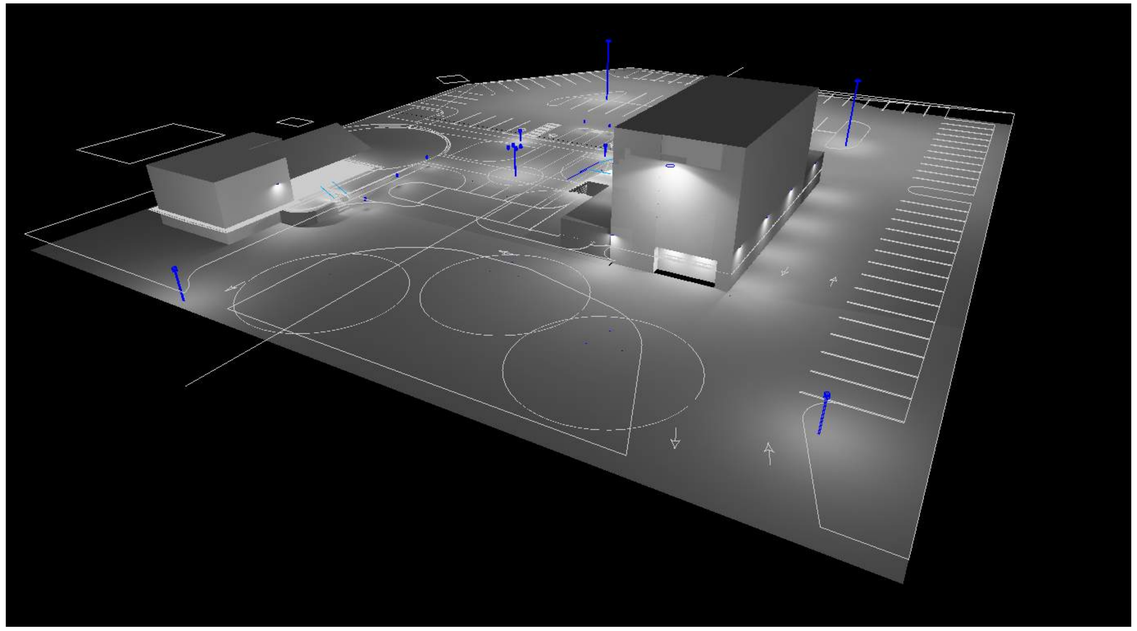
View #1



View #2



View #3



View #4

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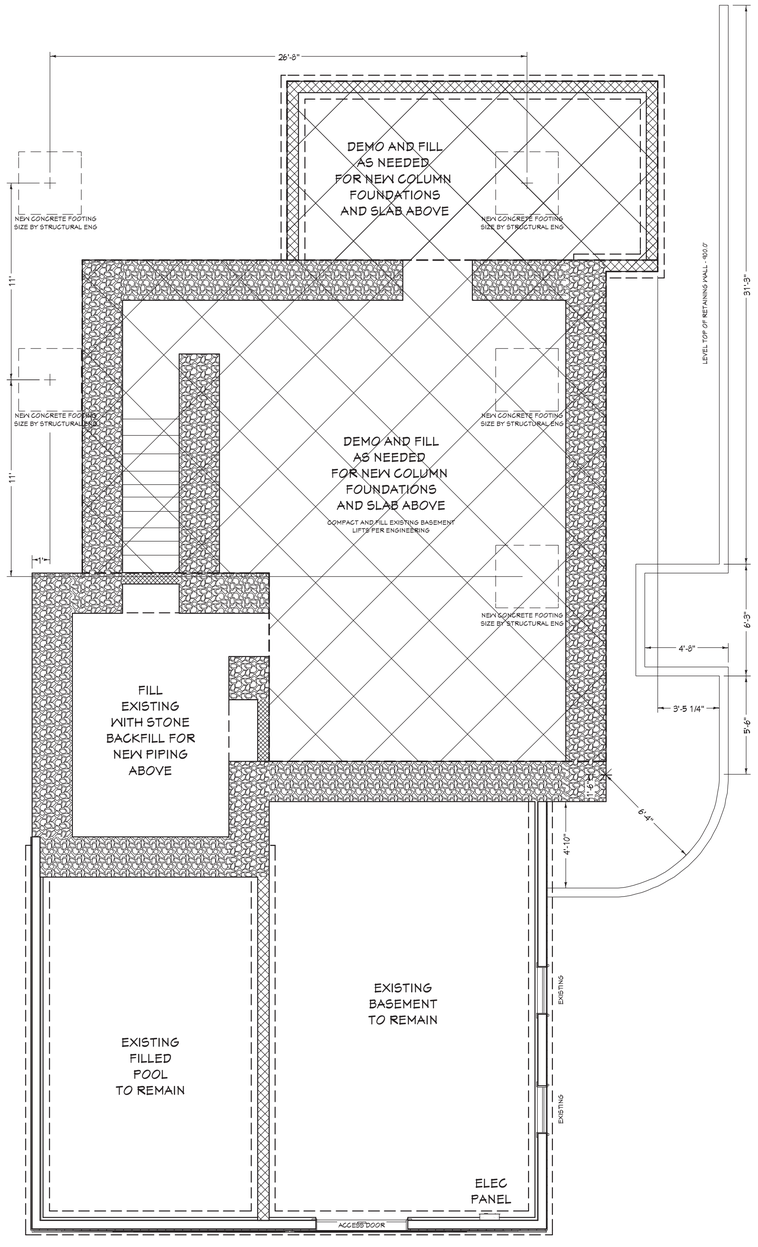
woodlandconsultingllc@gmail.com

HAWTHORN HILL FARM
16370 SMALL ROAD
NEW BERLIN, WI
SITE LIGHTING PHOTOMETRICS

SITE LIGHTING PHOTOMETRIC - - RENDERING

Designer
JAW
Date
05/30/2025
Scale
SEE PLAN

E-3
19

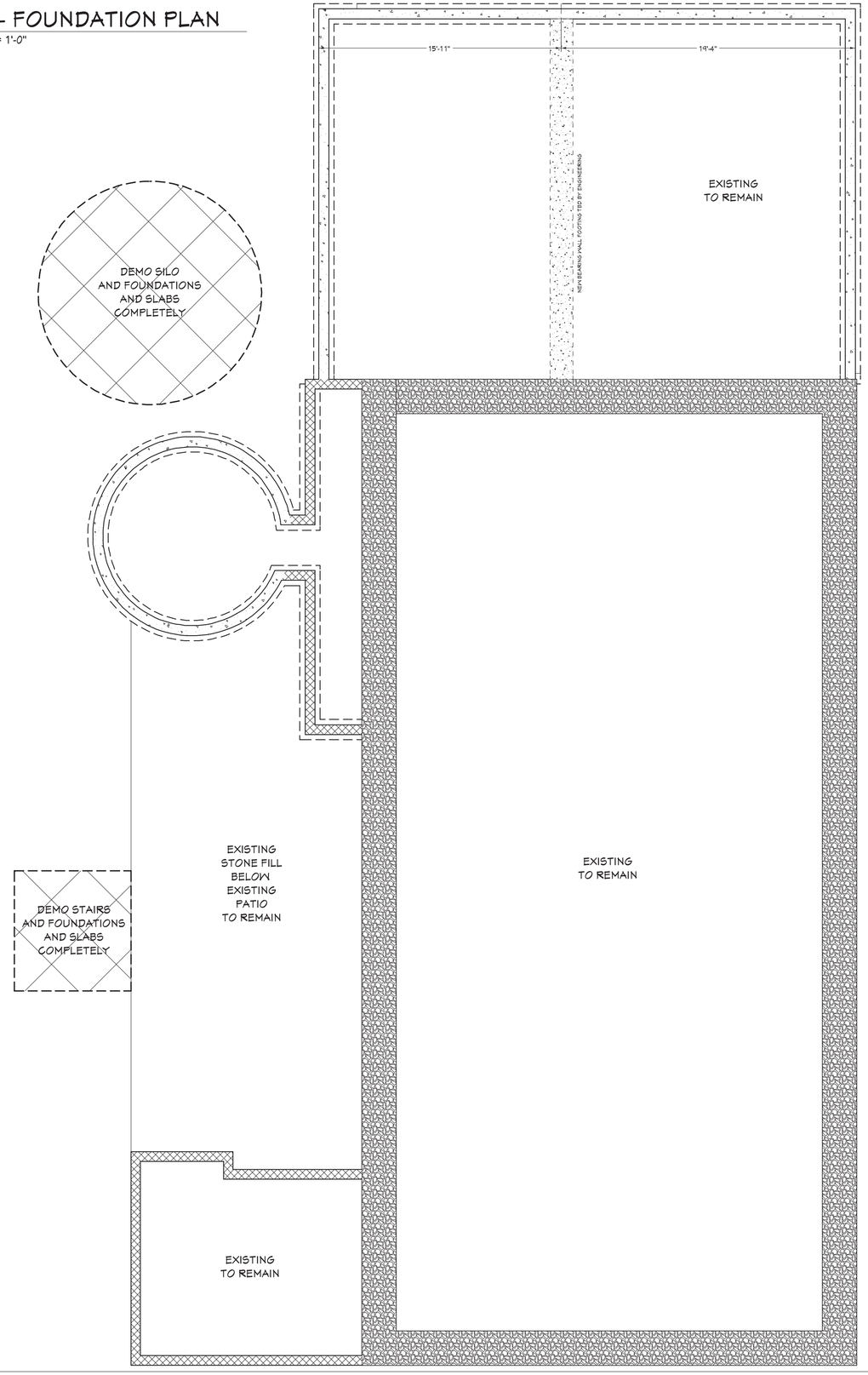


1 A4 **PAVILION - FOUNDATION PLAN**

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

2 A4 **BARN - FOUNDATION PLAN**

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



SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

SHEET TITLE: FOUNDATION DEMOLITION PLAN

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

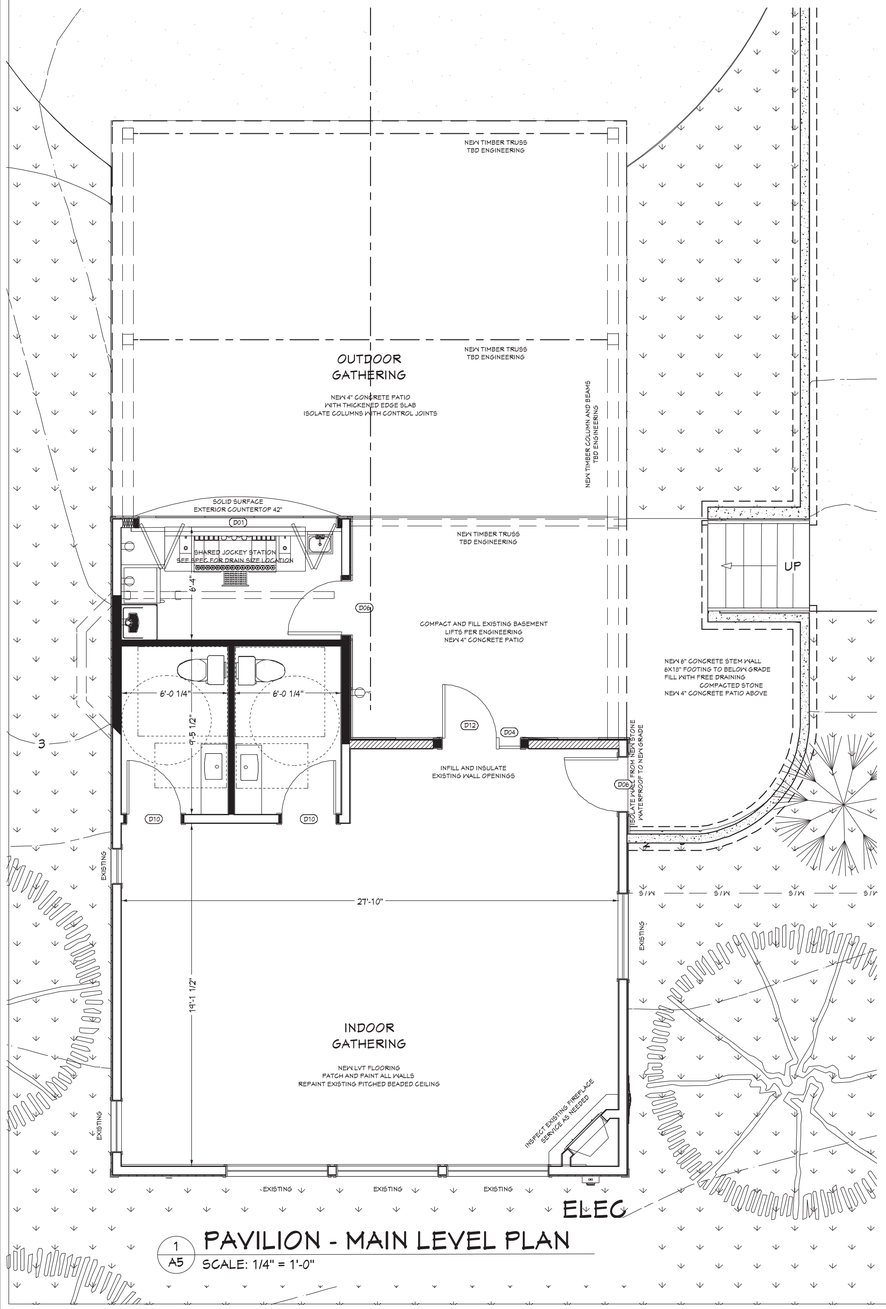
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE: 5/30/2025

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

SHEET: A-1

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"		

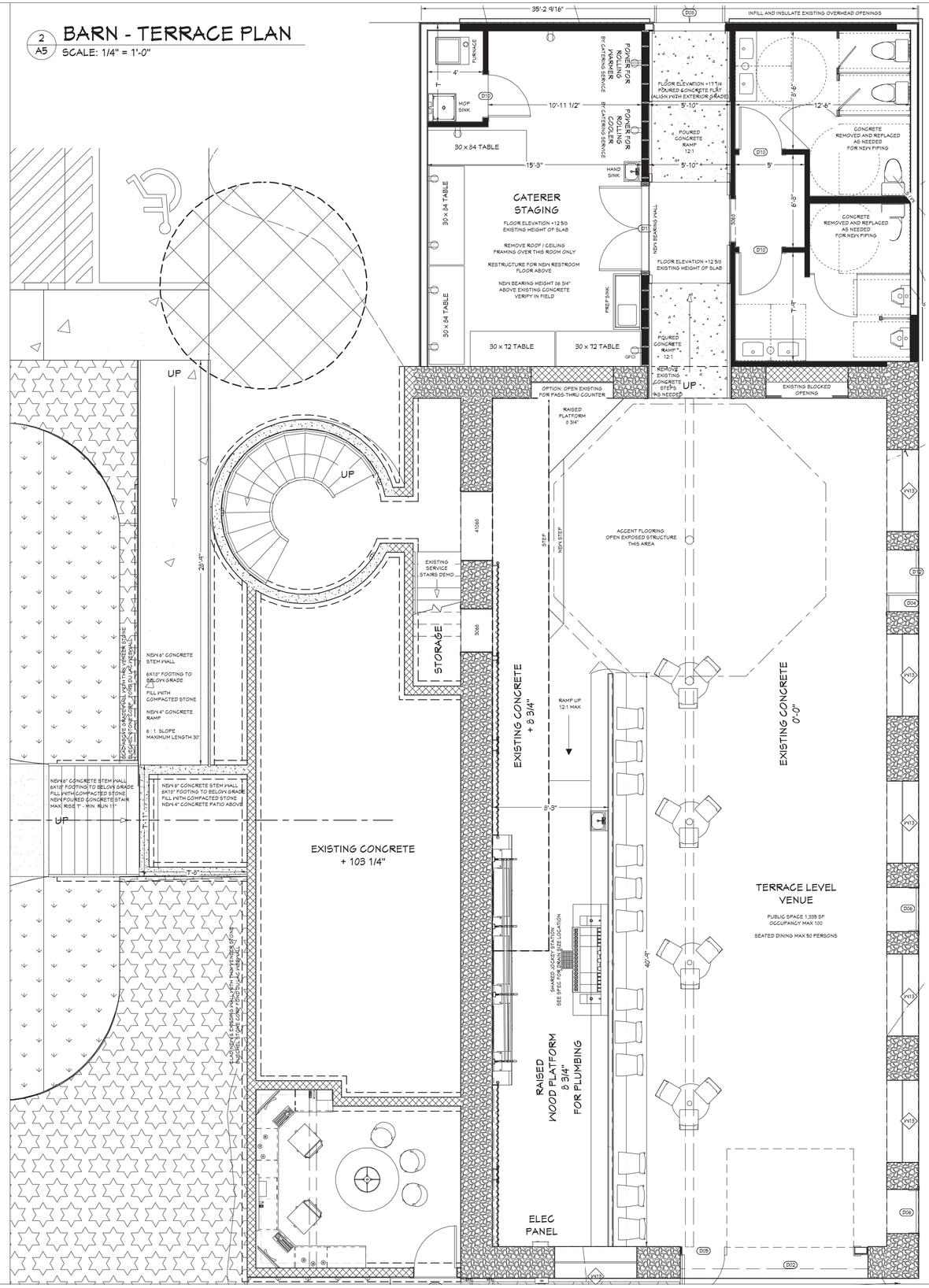


1 A5 PAVILION - MAIN LEVEL PLAN

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

2 A5 BARN - TERRACE PLAN

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
TERRACE LEVEL FLOOR PLAN

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

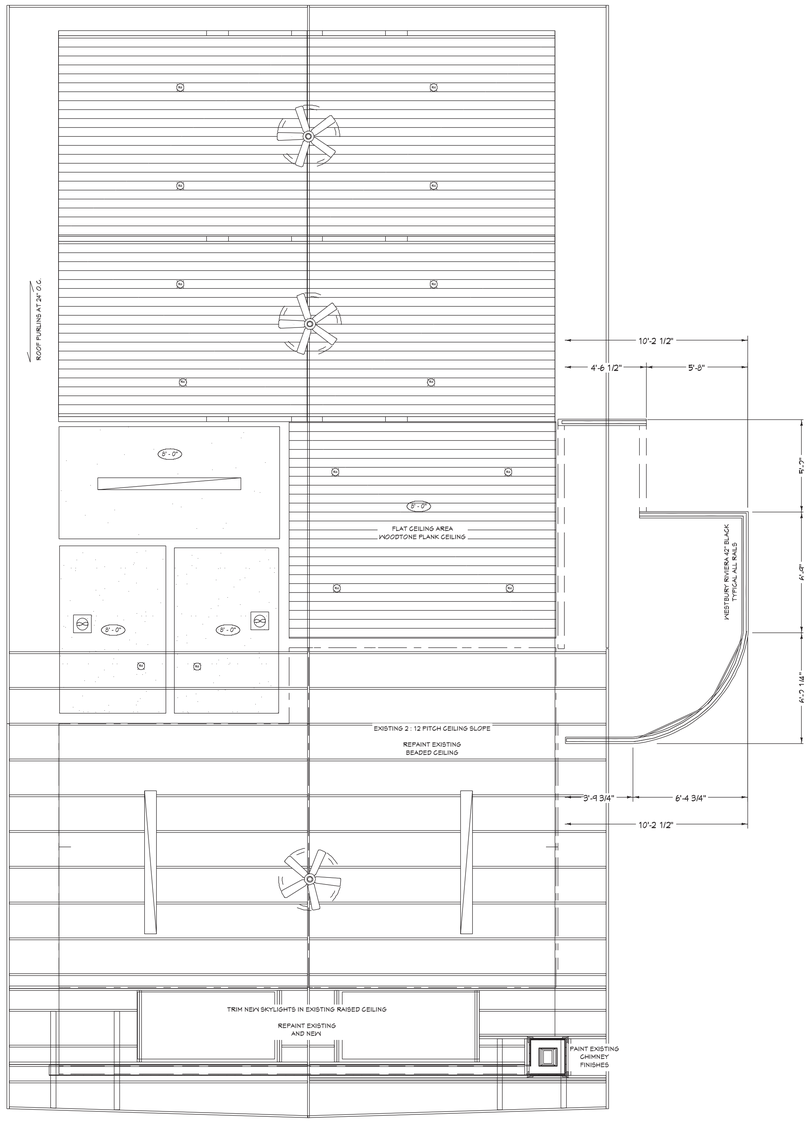
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
5/30/2025

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

SHEET:
A-2

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

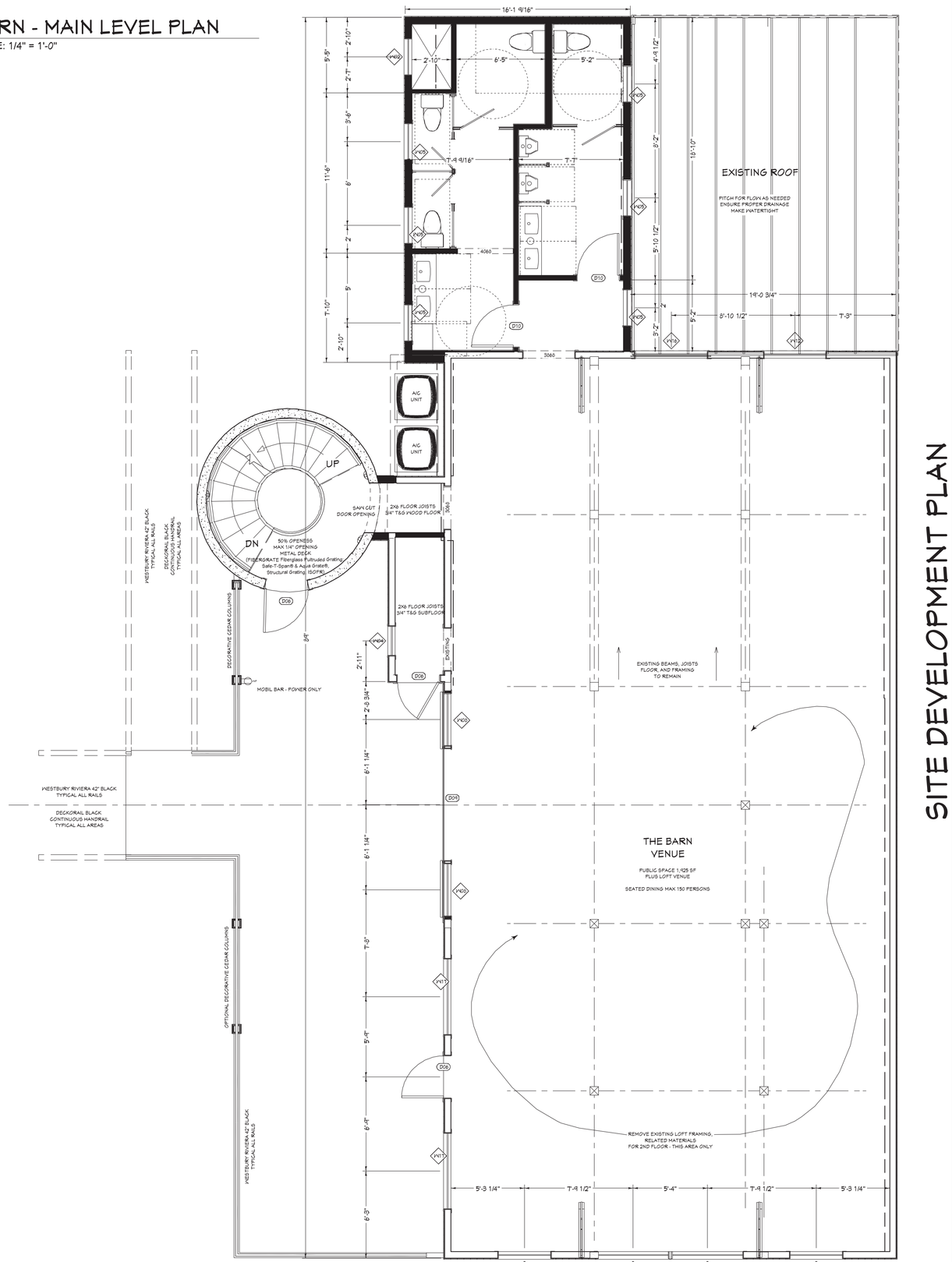


1 A6 PAVILION - CEILING PLAN

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

2 A6 BARN - MAIN LEVEL PLAN

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: MAIN LEVEL FLOOR PLAN

PROJECT DESCRIPTION: HAWTHORNE HILL FARM

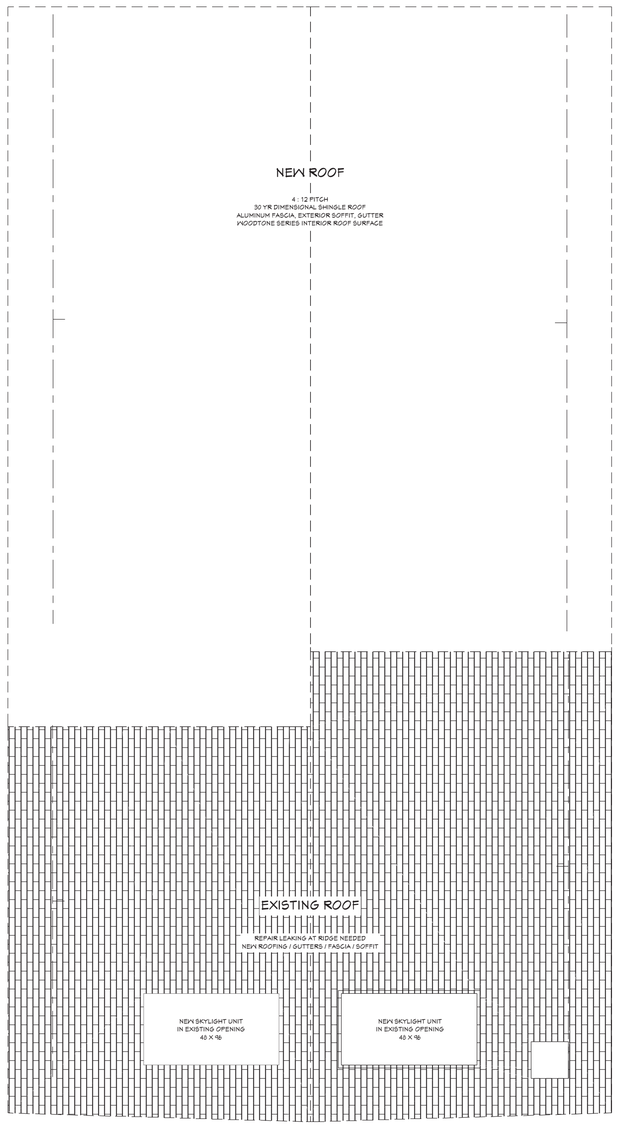
HAWTHORNE HILL FARM, LLC
16370 W. SMALL ROAD
NEW BERLIN, WI 53151

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

DATE: 5/30/2025

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

SHEET: A-3

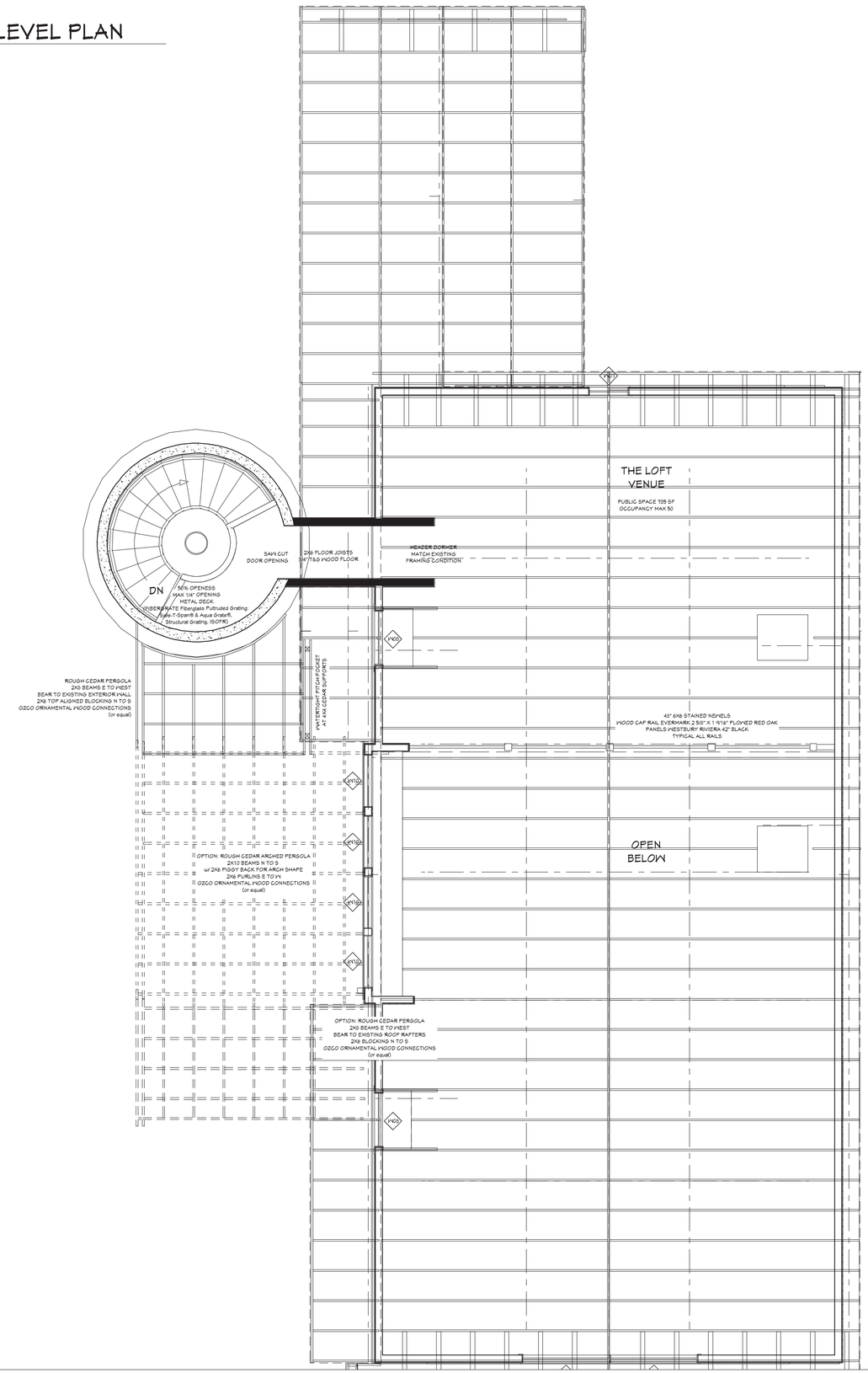


1 A4 **PAVILION - ROOF PLAN**

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

2 A4 **BARN - MAIN LEVEL PLAN**

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



SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE: UPPER LEVEL FLOOR PLAN

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

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

DATE:
5/30/2025

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

SHEET:
A-4

3 / A5 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 / A5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

3 / A5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
BARN VENUE ELEVATIONS

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

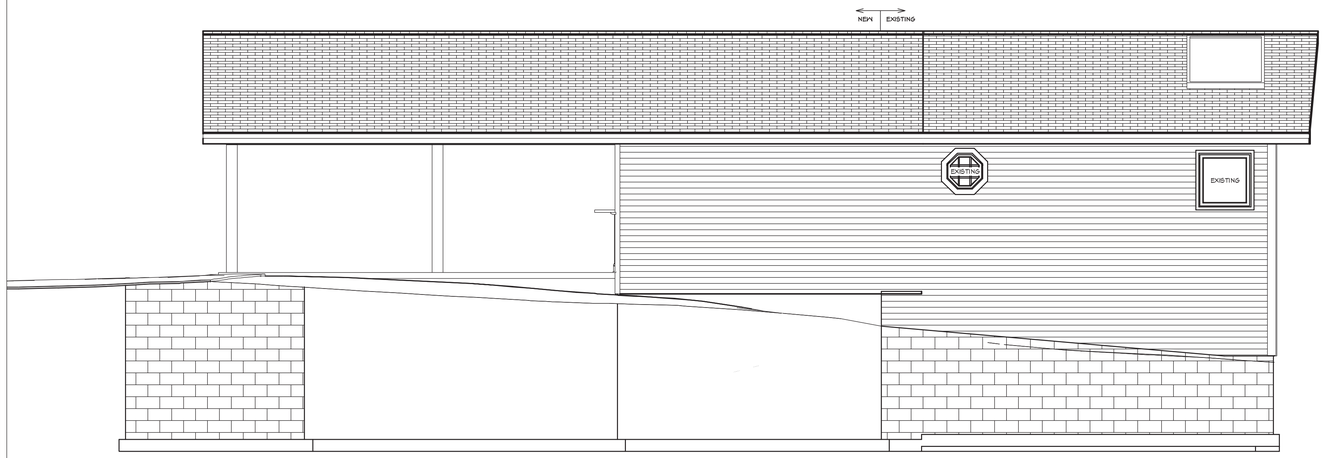
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
800-353-5684 www.thebrookwatergroup.com

DATE:
5/30/2025

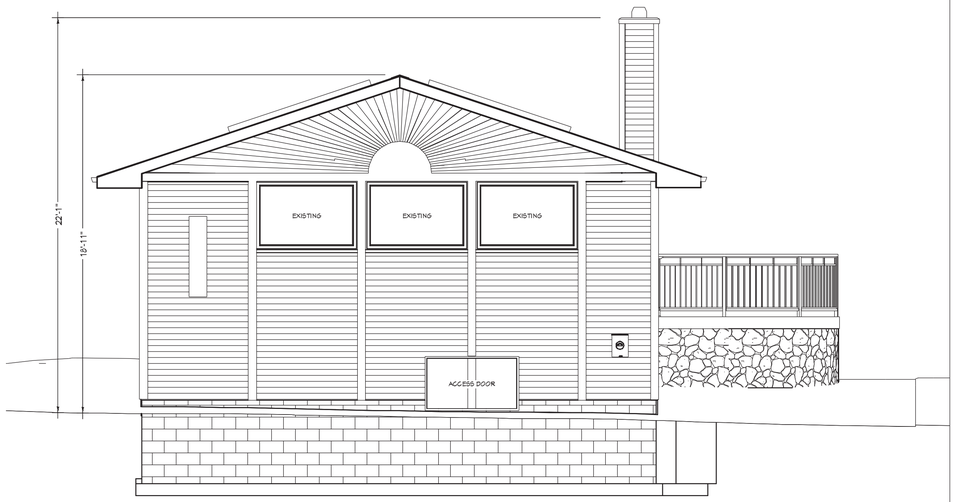
SCALE:
1/4" = 1'-0"

SHEET:
A-5

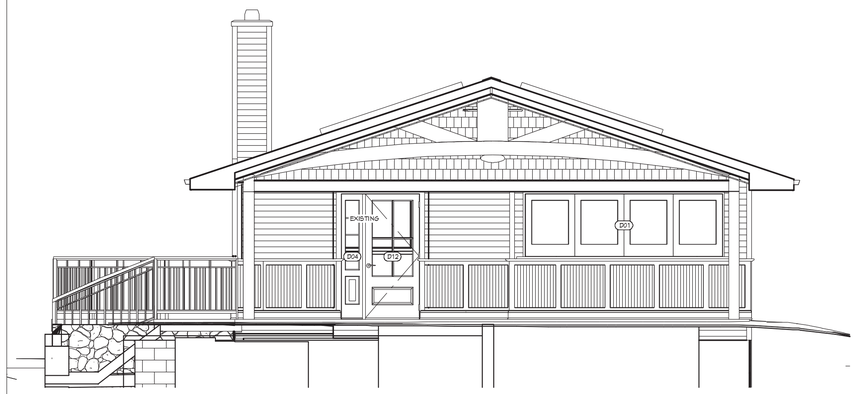
35'-4"
26'-2"
PW3
PW3
PW3
PW2
PW3
PW3
PW3



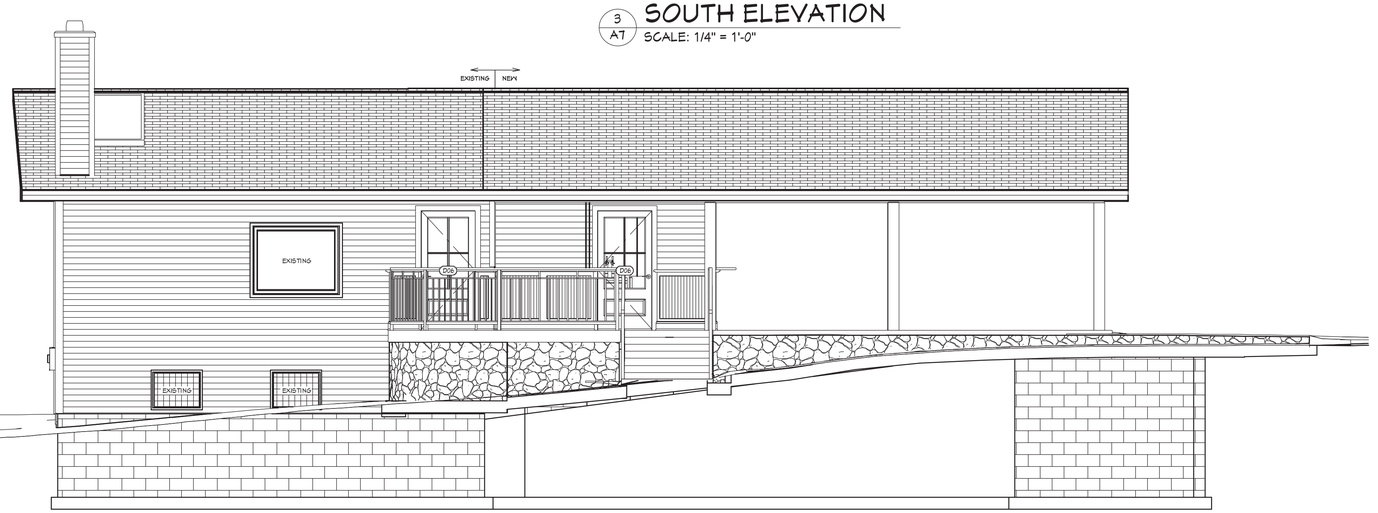
1 A7 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



3 A7 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

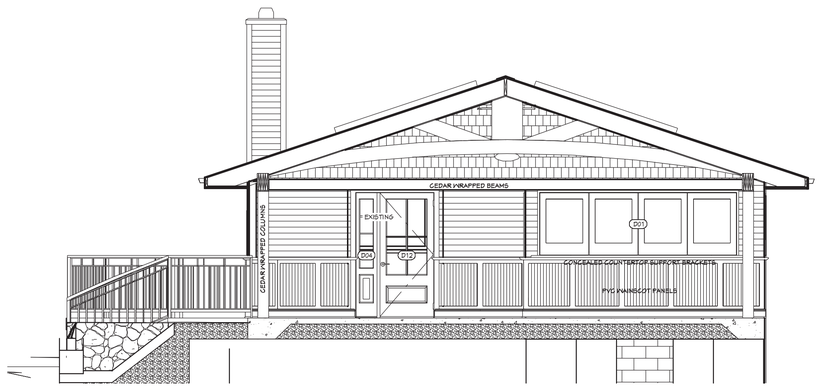


3 A7 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



4 A7 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

5 A7 **INDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"



6 A7 **OUTDOOR GATHERING SECTION**
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN

BROOKWATER Designs
A DIVISION OF BROOKWATER GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	02/01/25
2	SITE DEVELOPMENT	AMB	05/30/25

SHEET TITLE:
PAVILION
CROSS SECTIONS
ELEVATIONS

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

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

DATE:
5/30/2025

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

SHEET:
A-7

STAFF REPORT
EXECUTIVE SUMMARY

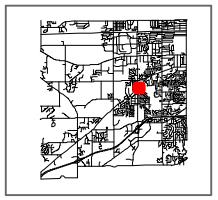
APPLICANT/PROJECT:	**Lemberg Electric / Chase Bank Sign Waiver Request**
LOCATION:	**15545 W. National Avenue**
REQUEST:	**Approval of a Waiver Request to allow for additional signage for Chase Bank located at 15545 W. National Avenue.**
D.R.C RECOMMENDATION:	**Recommend denial of a Waiver Request for Chase Bank located at 15545 W. National Avenue, subject to the application, plans on file and the following reasons:**
WAIVER REQUEST:	**Applicant is requesting a waiver from §275-61J(4)(b)[1] of the Zoning Code, which states *" There shall be a maximum number of two wall signs permitted per business."***

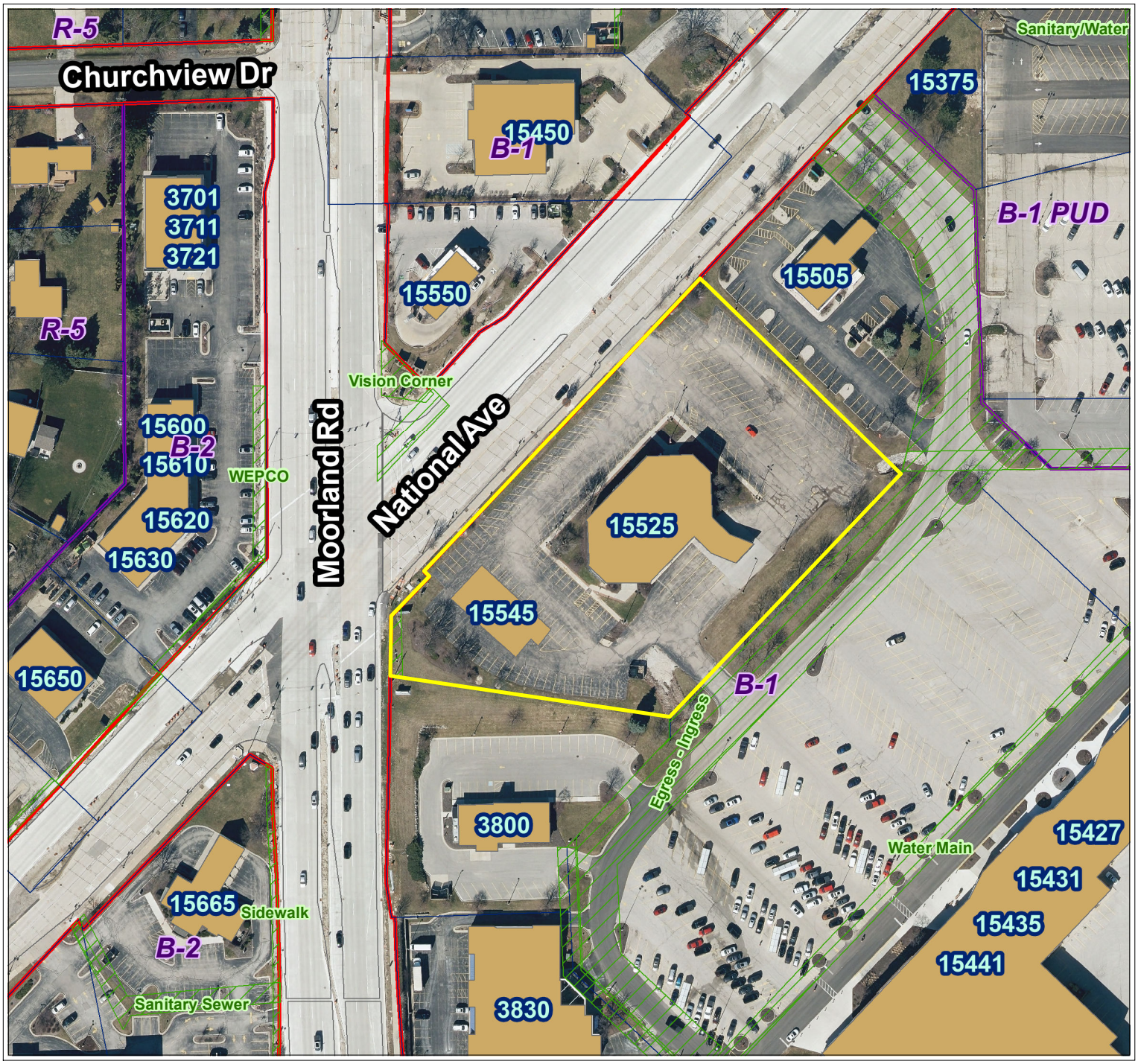
1. **A sign permit has been issued to Chase Bank for two wall signs and a monument sign (See File #: SG-2500798). The applicant is proposing two additional wall signs beyond what was previously approved and allowed by code, for a total of 4 wall signs.**
2. **Per §275-61D(5) of the Zoning Code, "An applicant may appeal a decision made by staff to the Plan Commission or the Community Development Authority (where applicable) for determination. An additional review fee as determined by the Director shall be required for any sign application that is forwarded to the Plan Commission or the Community Development Authority (where applicable) for review."**
3. **Per §275-61D(6) of the Zoning Code, "An applicant may request a waiver from the Plan Commission or Community Development Authority (where applicable) for the requirements set forth in this section." The Plan Commission may waive or modify any or all of the other requirements of this article if it determines that:**
    a. **The site or activity in question will have no appreciable off-site impact;**
    b. **Compliance with the requirement(s) is impractical or impossible due to site conditions or other circumstances beyond the control of the applicant; or**
    c. **The specific requirement is not necessary for a particular site to ensure compliance with the requirements of this chapter.**

Attachments
Location Map
Applicant Letter
Sign Package
Sign Permit # SG-2500798

City of New Berlin
Community Development

SG-2500799
Chase Bank Sign Waiver Request
15545 W. National Avenue





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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LEMBERG
4085 North 128th Street, Brookfield, WI 53005
phone 262.781.1500 · fax 262.781.1540
www.LembergElectric.com

SERVICE SIGNS DATA COMM ENERGY TECH CONSTRUCTION

April 29th, 2025

City of New Berlin-Plan Commission
3805 S. Casper Drive
New Berlin, WI 53151

RE: Plan Commission for Chase Bank Signage

To Whom It May Concern:

Lemberg Electric, on behalf of the Chase Bank, requests approval to install a total of four (4) wall signs for each elevation to brand the building.

Chase Bank is a nationwide financial institution providing financial services. Throughout the country, the well-known bank advertises their brand proudly on each elevation. Throughout many new locations, Chase Bank has grown accustomed to a letterset branding the building with their individual channel letters and unmistakable logo. This property is located on a important plot of land facing the intersection of W National Ave and S Moorland road, with a view from two different parking lots. The purpose of each letterset will brand/identify the business that occupies the building at the important road of W National Ave and S Moorland, in addition will signal to the vehicle operators throughout the parking lots as a beacon to show the business. Signage is important from each elevation for folks trying to locate the new bank via the road or parking lot. With that being said, please view the proposed sign that the customer is requesting approval for.

Thank you for your consideration of the request. Please do not hesitate to contact me directly with any questions or comments. My direct line is 414-322-0077 and my email is jwestphal@lembergelectric.com.

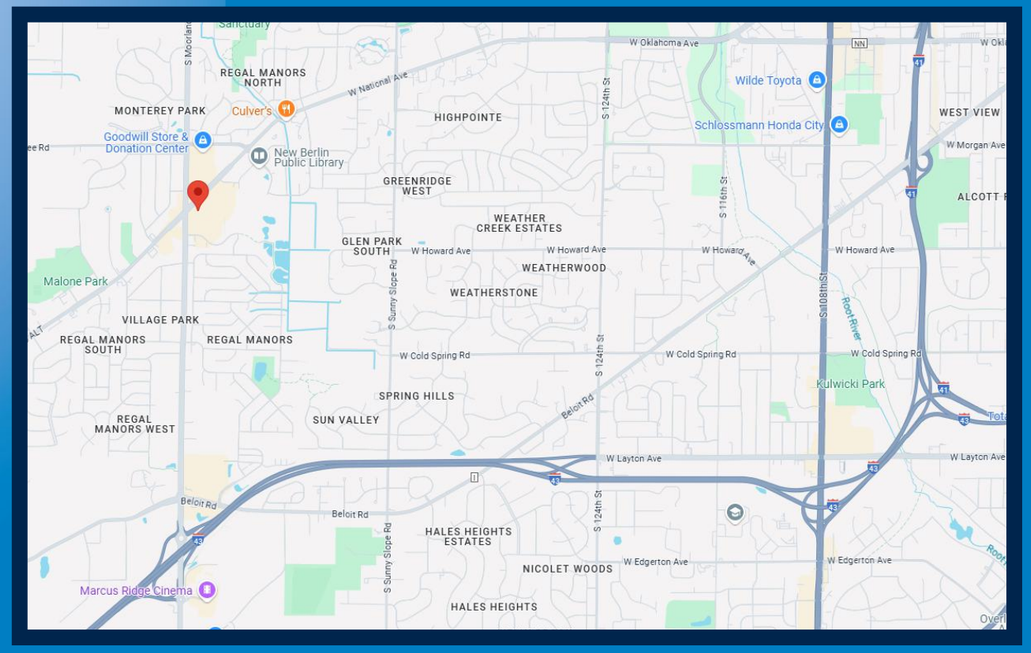
Sincerely,
Lemberg Electric Company, Inc.

Jaina Westphal

Jaina Westphal
Project Manager

CHASE

#48100R010551
New Berlin - Relo - Redev
15525 W National Ave
New Berlin, WI 53151



REVISION NOTES:

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Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com

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JP Morgan Chase Bank
#48100R010551

New Berlin - Relo - Redev
15525 W National Ave
New Berlin, WI 53151

Initial Date: 09/13/24
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature _____ Date _____

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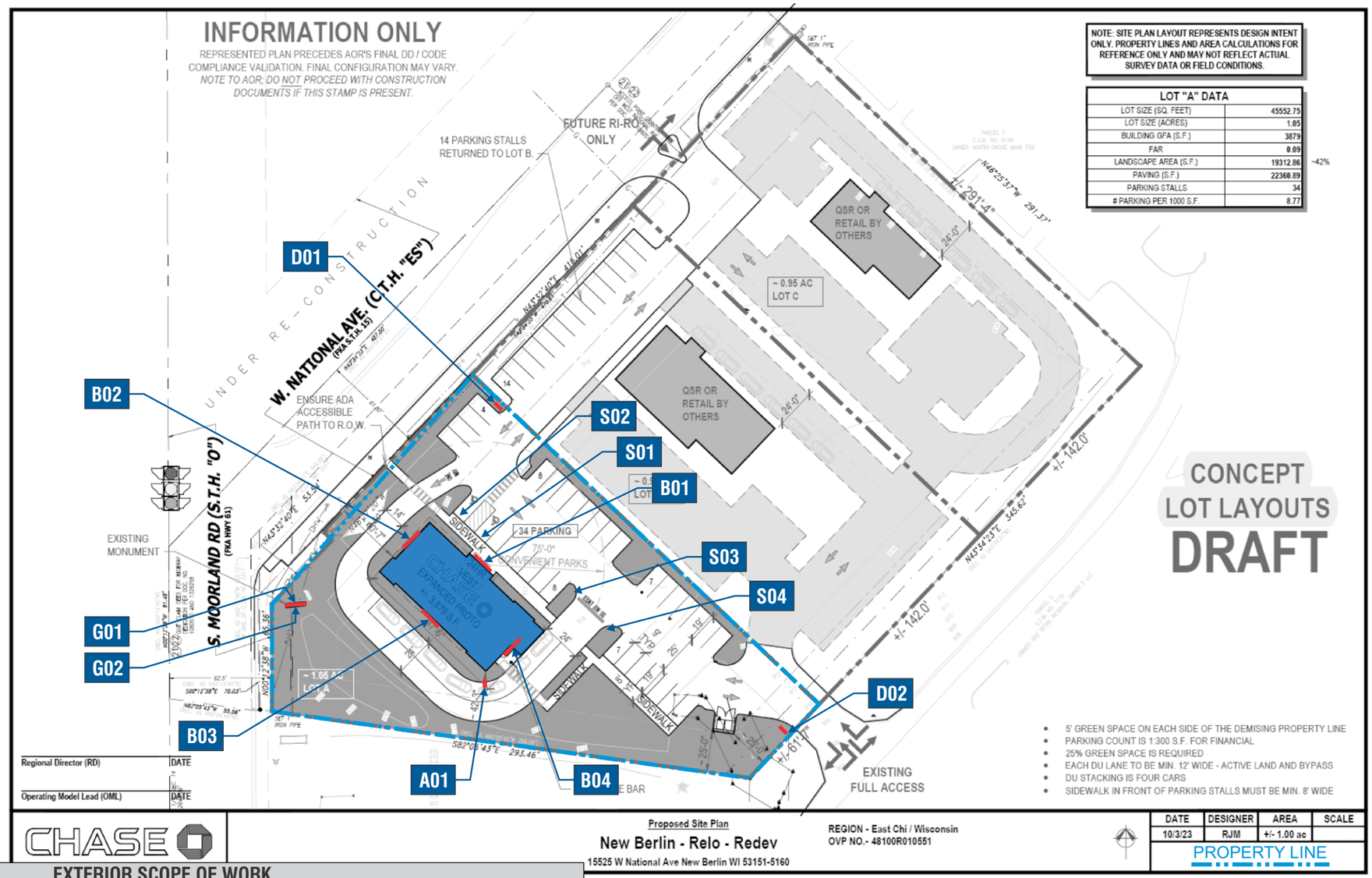
Drawing Number: 24-01701
Project ID: CHASE_48100R010551_1
Revision: PERMIT

SITE PLAN
SCALE: 1”=70’-0”



EXTERIOR SCOPE OF WORK

SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQFT
G01-2	- -	CHA-FCO-6-BLK*	New Address Num. for Existing D/F Illum. Mon. Base Reface	- -
B01	EAST	LIF-WBO-24	24” White Channel Letters & Logo - PREFERRED VARIANCE	29.7
B02	NORTH	LIF-WBO-24	24” White Channel Letters and Logo	29.7
B03	WEST	LIF-WBO-24	24” White Channel Letters and Logo	29.7
B04	SOUTH	LIF-WBO-24	24” White Channel Letters and Logo	29.7
A01	- -	HB-U-R-IMP	Headache Bar w/ Hanging Impact Bar - Right	- -
D01	- -	D-2-RE	Non-Illuminated Directional Sign	- -
D02	- -	D-2-RE	Non-Illuminated Directional Sign	- -
S01	- -	TC-P-ADA-WI-V-RE	Post Mount Handicap Stall Sign - Van Accessible	- -
S02	- -	TC-P-ADA-WI-RE	Post Mount Handicap Stall Sign	- -
S03	- -	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	- -
S04	- -	TC-P-DNE-DOT-RE	Post Mount - Do Not Enter Sign - DOT Standard	- -

SQUARE FOOTAGE	
PROPOSED SQFT:	118.8

MONUMENT & PYLON GROUND SIGNS

FINAL LOCATION TO BE CONFIRMED VIA CIVIL ENGINEERING REPORT & VERIFIED BY FIELD SURVEY

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Customer Signature Date

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Customer Signature Date

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Sign Legend / Site Plan

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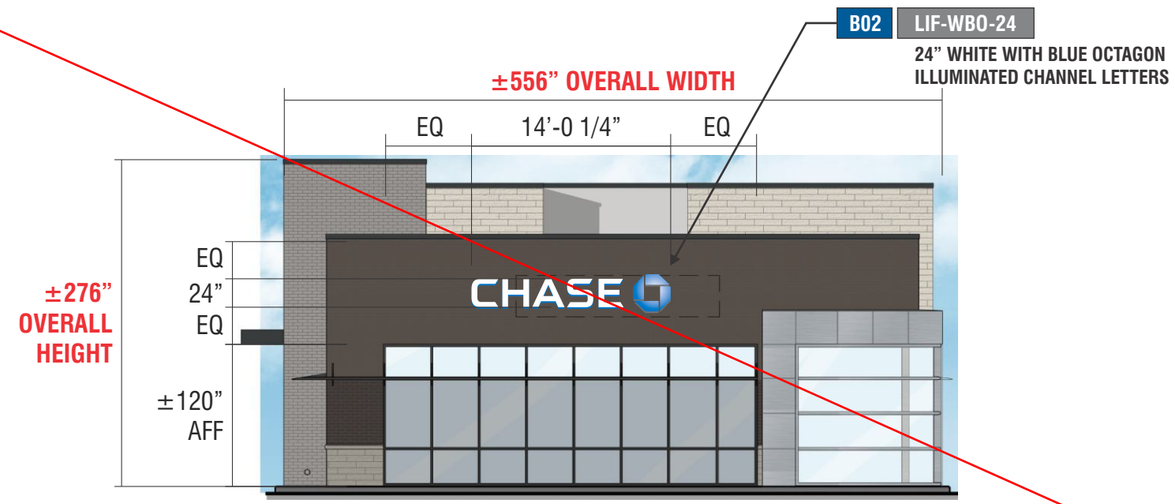
Project ID: CHASE_48100R010551_1
Revision: PERMIT

Enlarged Aerial Site

ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32”=1’-0”

SIGNAGE OVERVIEW - ALLOWED

EAST ELEVATION



NORTH ELEVATION

NOTE:
Per Zoning Ordinance of City of New Berlin, proposed architecture shall be friendly with existing surroundings. due to this requirement, Class I materials are observed in surrounding areas of the site in question.

In lieu of the "Bark" and "Ash" Nichiha Panels from 20.6 design standards, masonry in color "Midnight Black" and "Platinum" are bing proposed in addition of Harvey Cement stone in color Limestone

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MEMBER MEMBER OF

JP Morgan Chase Bank #48100R010551

New Berlin - Relo - Redev
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CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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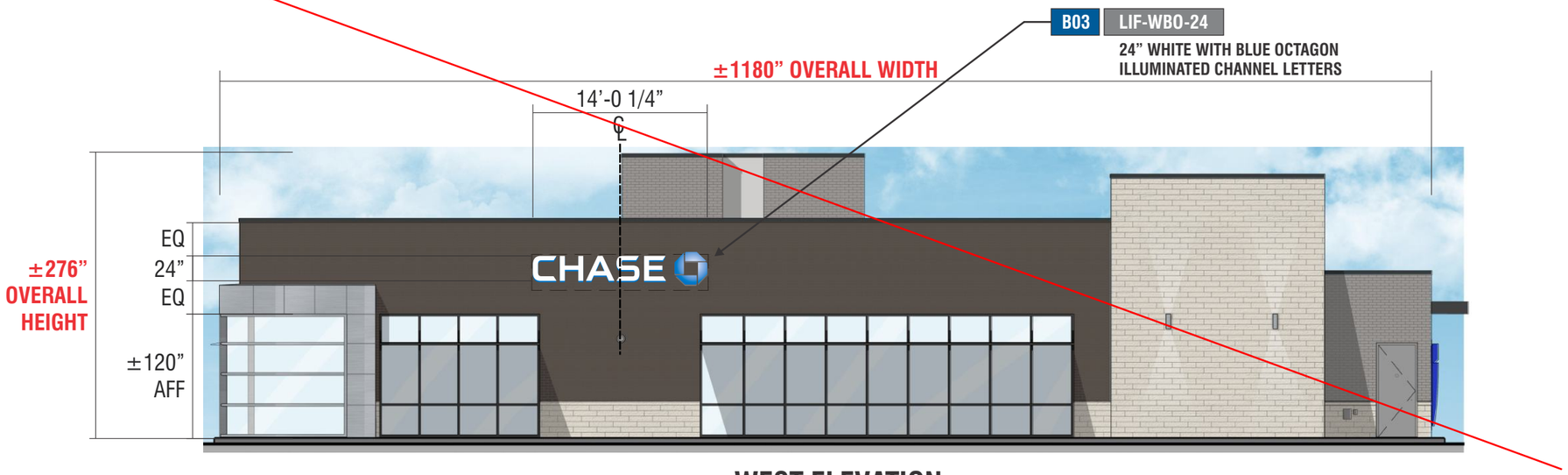
Drawing Number: 24-01701
Project ID: CHASE_48100R010551_1
Revision: PERMIT

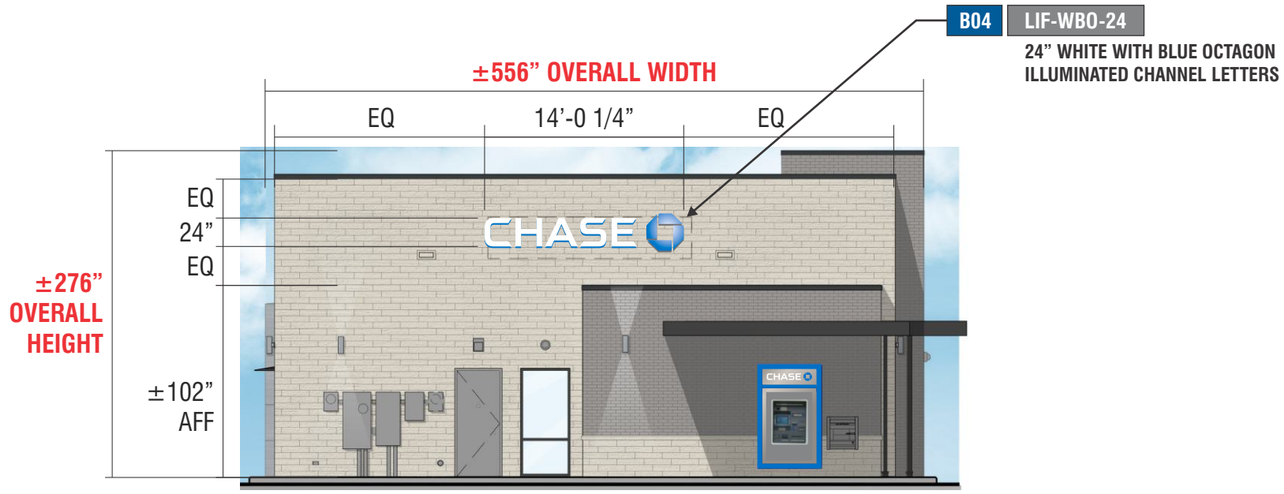
Exterior Elevations

ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32”=1’-0”

SIGNAGE OVERVIEW - ALLOWED



WEST ELEVATION



SOUTH ELEVATION

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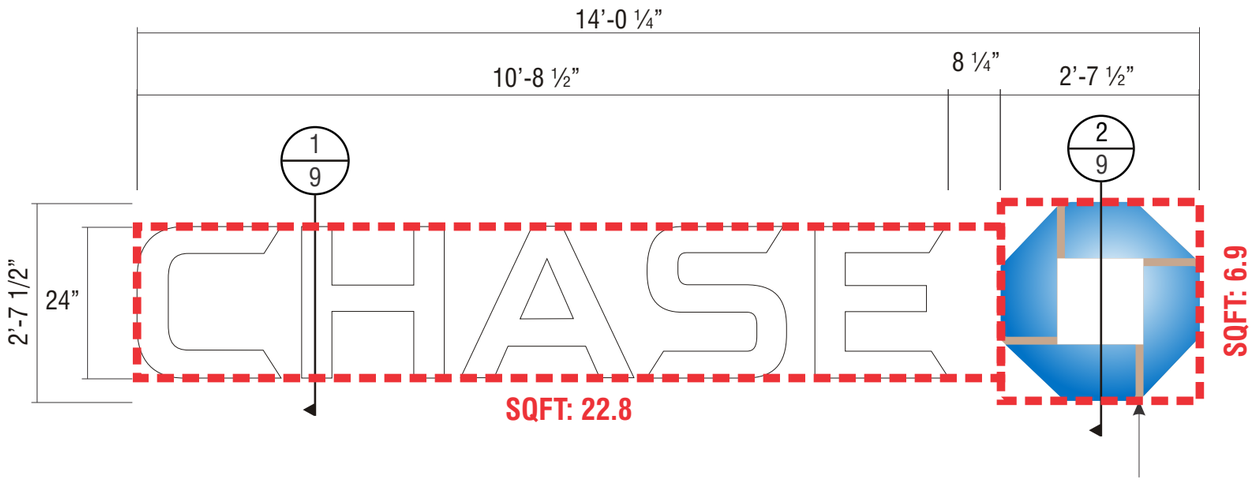
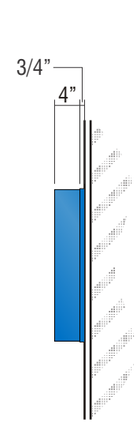
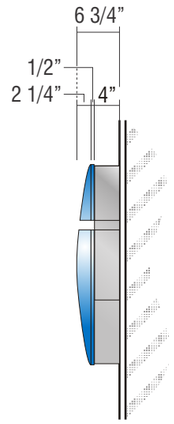


FRONT VIEW **SCALE : 1/2”=1’-0”**

PAINT OCTAGON BRIDGE
TO MATCH WALL COLOR
B01 - SW 7045 INTELLECTUAL GRAY
B02 & B03 - SW 7505 MANOR HOUSE
B04 - SW 6119 ANTIQUE WHITE



END VIEW OF LETTER 1/2”=1’-0”



END VIEW OF LOGO 1/2”=1’-0”

B01 ~~**B02**~~ ~~**B03**~~ **B04**

SIGN TYPE LIF-WBO-24 **TOTAL SQFT: 29.7**

MANUFACTURE AND INSTALL FOUR (4) SETS OF ILLUMINATED LETTERS & LOGO w/PLEX FACES & RETURNS

LETTERS:
FACE: .177” ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118” x 4” DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080” ALUM BACK WITH ¾” x .080” OUTSIDE ALUM RETURN AND ½” x 1/8” ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT
PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:
BACKS: .080” ALUM BACK WITH STACK WELDED 4” x .080” ALUM RETURNS.
LOGO CAN FACE: .080” ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE: .118” THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4” CLEAR PLEX 2ND SURFACE FACES.
PAINT: EXTERIOR PAINT MATTHEWS “CHASE NICKEL” #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.

3D VIEW OF OCTAGON

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR SURFACE FINISH

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JP Morgan Chase Bank
#48100R010551

New Berlin - Relo - Redev
15525 W National Ave
New Berlin, WI 53151

Initial Date: 09/13/24
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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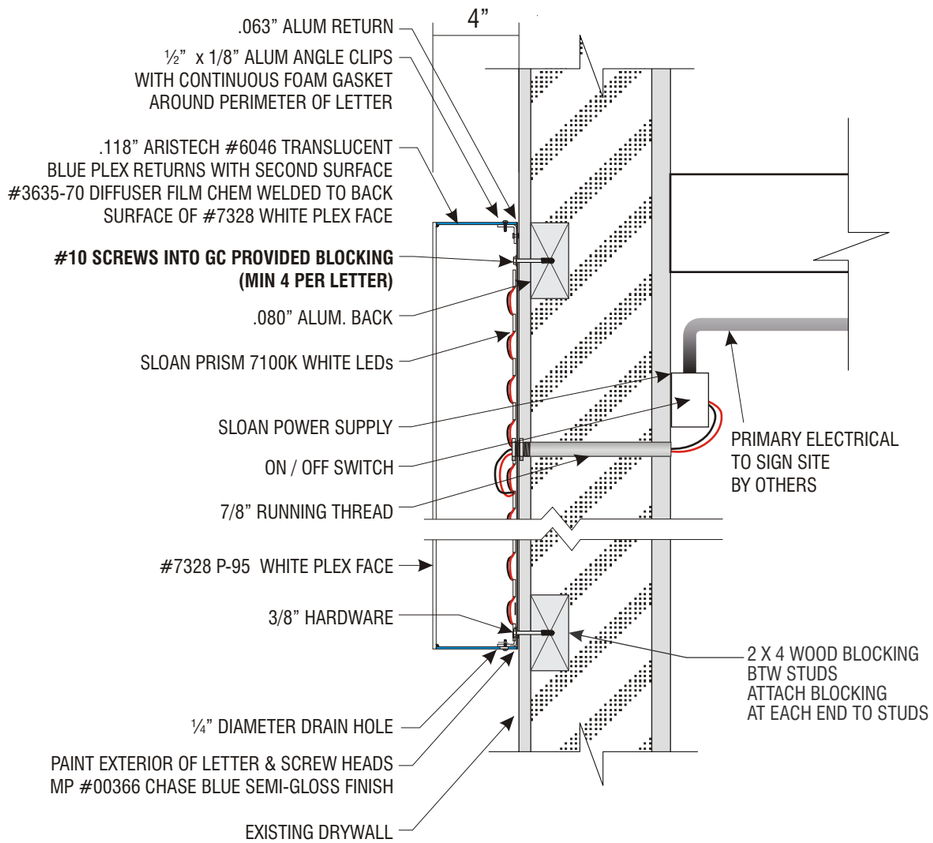
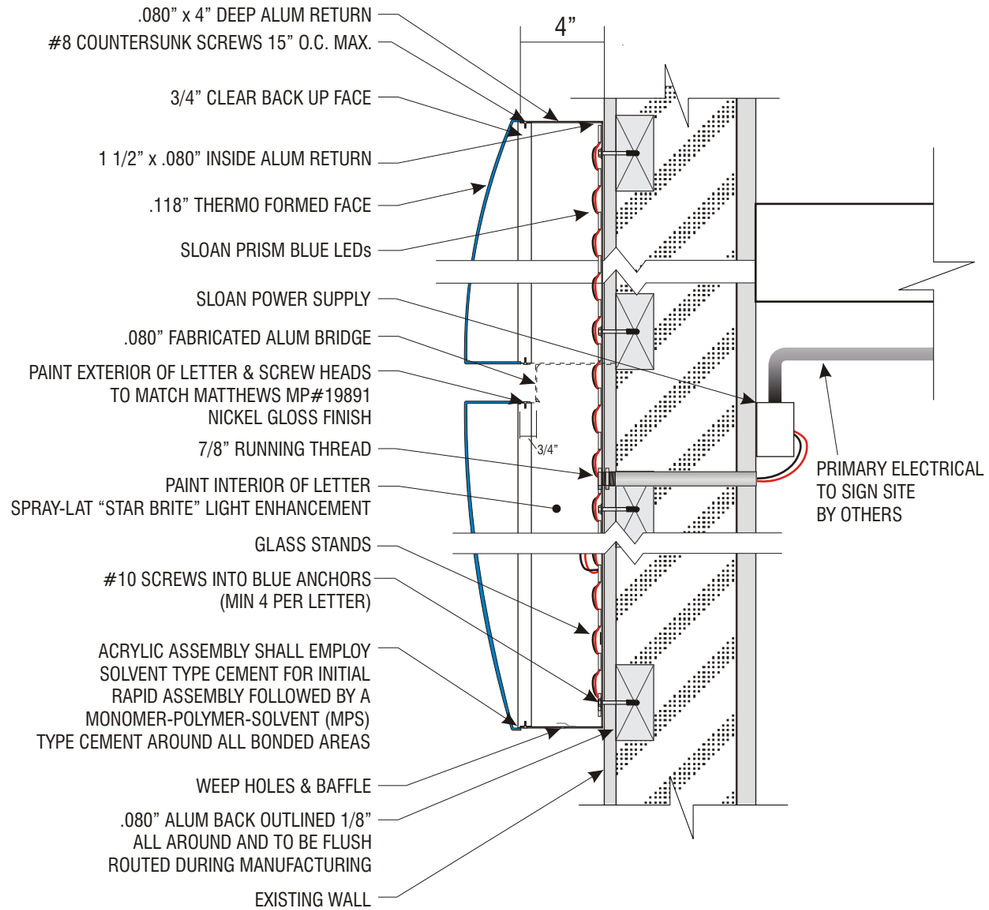
Drawing Number: 24-01701
Project ID: CHASE_48100R010551_1
Revision: PERMIT

ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



1/9 **PLEX LETTER SECTION DETAIL** **SCALE: 1 ½"=1'-0"**



2/9 **LOGO SECTION DETAIL** **SCALE: 1 ½"=1'-0"**

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JP Morgan Chase Bank #48100R010551

New Berlin - Relo - Redev
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Drawing Number:	24-01701
Project ID:	CHASE_48100R010551_1
Revision:	PERMIT

City of New Berlin Community Development
city living with a touch of country

Building Permits & Inspections • Engineering Services • GIS / LIS • Planning Services
3805 South Casper Drive
New Berlin, WI 53151
Phone: 262.797.2445
Fax: 262.780.4612
www.newberlin.org

SIGN PERMIT
SG-2500798

DATE ISSUED: 5/19/2025

EXPIRATION DATE: 5/19/2026

OWNER:
BANC ONE MILWAUKEE NA
PO BOX 8265
WICHITA FALLS, TX 76307-8265

APPLICANT:
LEMBERG ELECTRIC
4085 N 128TH ST
BROOKFIELD, WI 53005

ADDRESS: 15545 W NATIONAL AVE

FOR: SIGN - CHASE BANK **ELEC PERMIT REQUIRED**

This Permit authorizes the above establishment to install a sign at the above location in accordance with all approved plans on file, Section 275-61 of the New Berlin Municipal Code, any other applicable City, State and Federal code, and as described below:

530 PLANNING

1. APPROVED SIGN TYPE: Wall NUMBER OF FACES: 1
2. DIMENSIONS: 30 SF
3. NUMBER OF EXISTING SIGNS AT THIS SITE: 0

4. APPROVED SIGN TYPE: Wall NUMBER OF FACES: 1
5. DIMENSIONS: 30 SF
6. NUMBER OF EXISTING SIGNS AT THIS SITE: 0

7. APPROVED SIGN TYPE: Monument NUMBER OF FACES: 2
8. DIMENSIONS: 28.5 SF
9. NUMBER OF EXISTING SIGNS AT THIS SITE: 1

10. All future modifications, including face changes, structural alterations, conversions, extensions, relocations, and additional signs must be applied for, receive a Sign Permit, and must meet the provisions of Article VIII Chapter 275-61 of the New Berlin Municipal Code.
11. The sign face shall not exceed the dimensions listed above. All signs shall be constructed of material shown on plans.
12. The monument sign face shall be constructed as shown on the plans on file.
13. Any future temporary signs shall require a sign permit prior to installation.
14. The sign shall be located on the property and outside of the Ultimate-Right-of-Way.
15. Building and Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

General Requirements:
Building and Electrical Permits are required per Article III Section 275-25 of the City of New Berlin Municipal Code.

Expiration date: The Sign Permit shall be considered expired and invalid on the expiration date. The Zoning Administrator may grant a 6-month extension if requested prior to the expiration date.

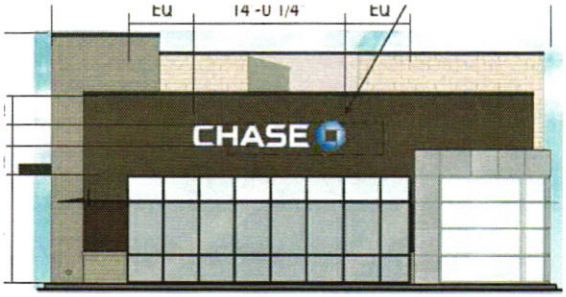
Failure to comply: Failure to comply with conditions of the Sign Permit may be enforced pursuant to Article X Section 275-66 to 275-69 of the City of New Berlin Municipal Code, or any other provision of law including but not limited to revocation of the permit, injunction, or other civil suit.

Transferability: This permit is not transferable from one business to another or from one person to another without approval from the Plan Commission.

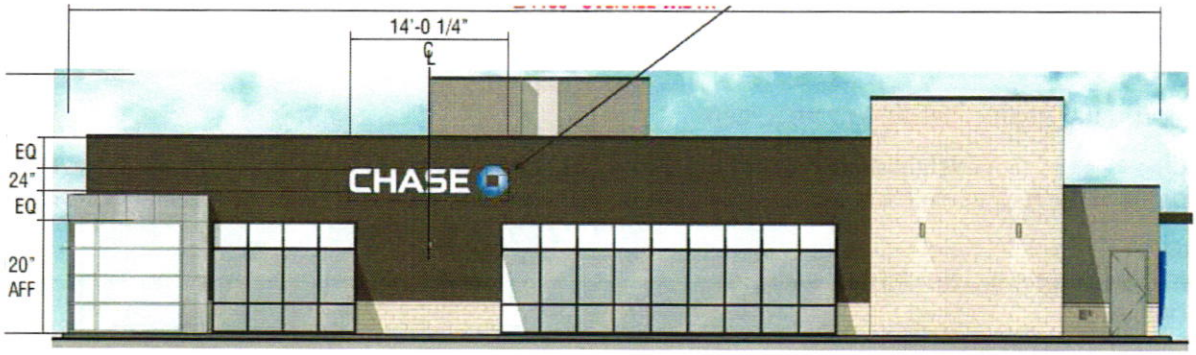
Permit authorized by:

Name Kristen Hogan
Kristen Hogan, Principal Planner

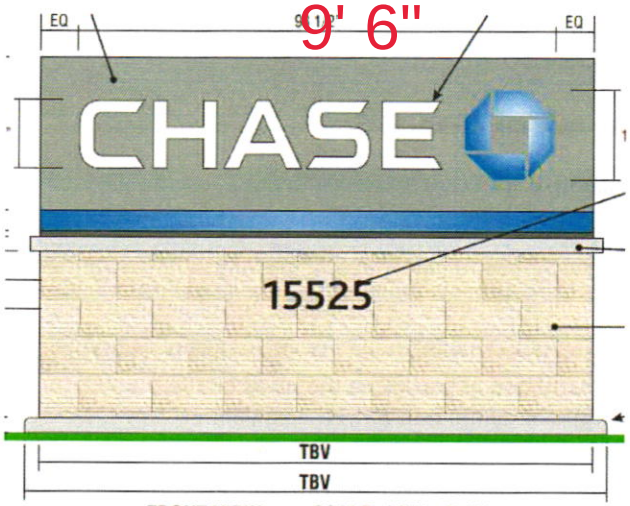
Date 5/19/2025



NORTH ELEVATION



WEST ELEVATION



FRONT VIEW SCALE: 1/2"=1'-0"

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Todd Battle with Zilber Property Group / 1-Lot Certified Survey Map**	
LOCATION:	**5400 S. Westridge Drive (Tax Key #: 1260.990.009) & Tax Key #: 1260.990.010.**	
REQUEST:	**Approval of a 1-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**5/28/2025**
	Completeness Determination:	**5/28/2025**
	90-day time limit expires:	**8/26/2025**
	Final Common Council Action:	**7/22/2025**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 5400 S. Westridge Drive (Tax Key #: 1260.990.009) & Tax Key #: 1260.990.010, 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. **Applicants and/or property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of July 15, 2025

Todd Battle with Zilber Property Group / 1-Lot Certified Survey Map
5400 S. Westridge Drive (Tax Key #: 1260.990.009) & Tax Key #: 1260.990.010

DATE STAFF REPORT PREPARED: May 30, 2025

APPLICANT / OWNER(S): Todd Battle with Zilber Property Group / Ti Investors of New Berlin IV, LLC

REQUEST / DESCRIPTION OF PROJECT: Approval of a 1-Lot Certified Survey Map for the properties located at 5400 S. Westridge Drive (Tax Key #: 1260.990.009) & Tax Key #: 1260.990.010.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/28/2025

DATE OF COMPLETENESS DETERMINATION: 5/28/2025

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): N/A
Site Visit(s): 6/12/2025

CONCEPTUAL PLAN: CSM attached.

SIZE OF DEVELOPMENT / PARCEL(S):
5400 S. Westridge Drive (Tax Key #: 1260.990.009) - 8.94 acres
Tax Key #: 1260.990.010- 2.15 acres

CURRENT ZONING: M-1 (Light Manufacturing District)

CURRENT LAND USE:
5400 S. Westridge Drive (Tax Key #: 1260.990.009) – Kornacki & Associates Inc. & Canteen Vending Group
Tax Key #: 1260.990.010- Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

PROPOSED LOT SIZE:
10.6564 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: M-1/C-2	Land Use: Business Park
South:	Zoning: M-1/C-2	Land Use: Business Park
East:	Zoning: M-1	Land Use: Business Park
West:	Zoning: M-1	Land Use: Business Park

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(4) 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: Not for the land division.
Site Plan Required: Yes, see attached CSM.
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: Site slopes to the east.

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: Yes
Basin Capacity Available: Yes
Adequate Linkage: Yes
Onsite System Required: No

WATER USAGE CALC.: No increase.

TRAFFIC IMPACT: No increase.

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

PREVIOUS ACTION:

5/18/1992	Plan Commission approved a CSM.
6/16/1992	Common Council approved a CSM.
10/2/1995	Plan Commission approved a CSM.
10/10/1995	Common Council approved a CSM.
10/16/1995	Plan Commission approved a 60,000 sq. ft. building. (U-66-95)
3/3/2008	Plan Commission approved a 24,120 sq. ft. building addition. (U-2-08)

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

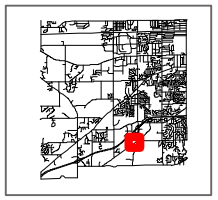
1. Per § 275-35D, the minimum lot area is 40,000 square feet and the minimum lot width is 200’ in the M-1 District. The proposed lot meets these minimum lot dimensions.

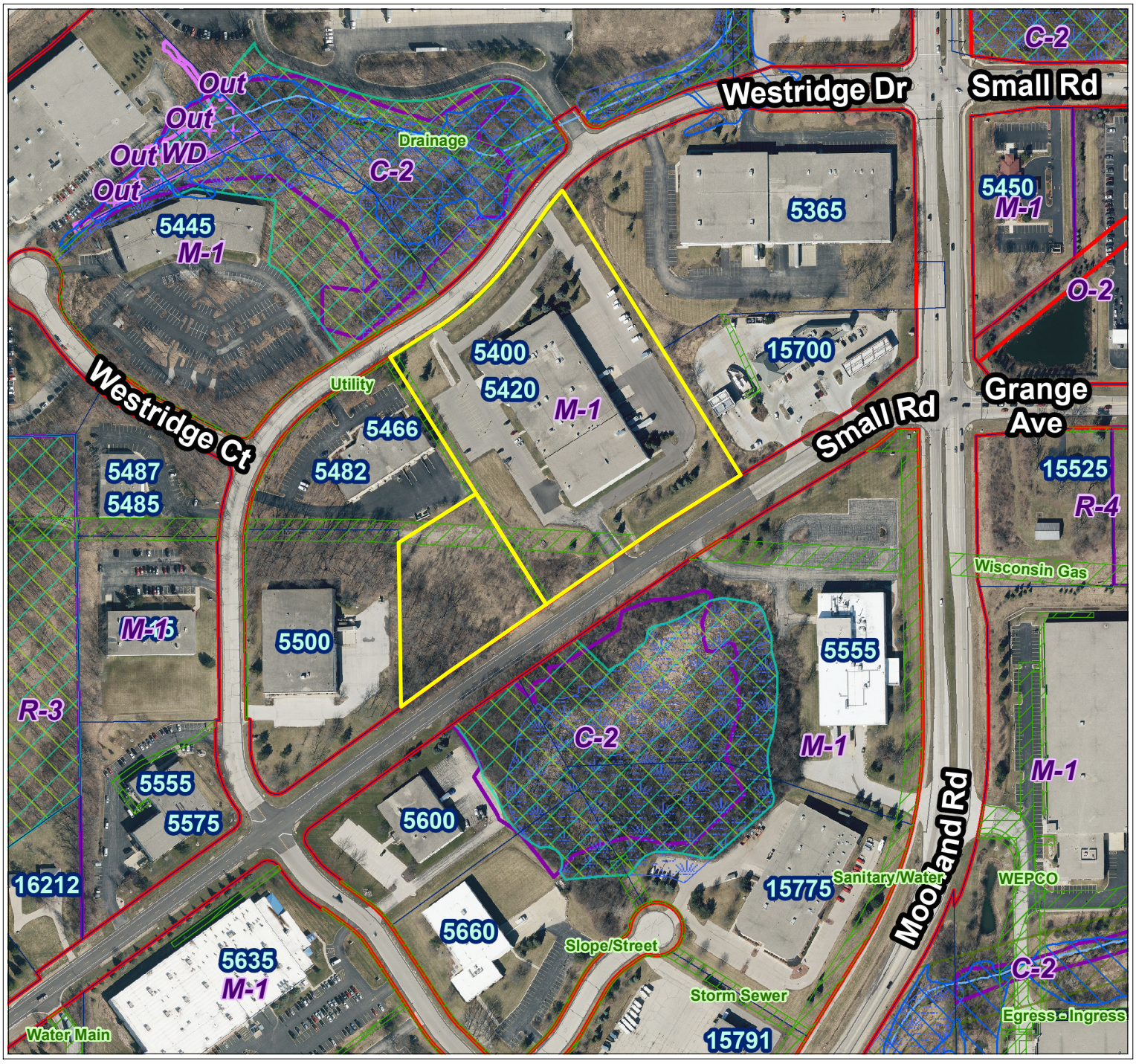
D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 5400 S. Westridge Drive (Tax Key #: 1260990009) & Tax Key #: 1260990010, subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2500890
Zilber 1-Lot CSM
5400 S. Westridge Drive (Tax Key #: 1260990009) & Tax Key #: 1260990010





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

0 125 250 Feet

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

5

Map Printed: 5/30/2025 2:08:44 PM

ZILBER
PROPERTY GROUP℠

May 20, 2025

City of New Berlin Department of Community Development
Att: Kelly Wall, Principal Planner
3805 S. Casper Drive
New Berlin, WI 53151

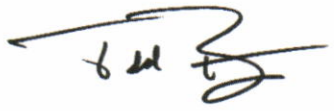
Re: 5400 S. Westridge Drive – Lot Combination

Dear Ms. Wall:

We recently acquired an industrial property in the City of New Berlin at 5400 S. Westridge Drive. During our due diligence, we noted that the property consisted of two adjacent parcels. Based on the property particulars, we have concluded that it makes sense to merge these two parcels into one. Enclosed please find a DRAFT CSM prepared by Pinnacle Engineering Group and the City's required forms, documentation, and applicable fee(s).

Please reach out to me with any questions, additional information requests, or to discuss further (todd.battle@zilber.com or 262.909.1717). Thank you.

Sincerely,



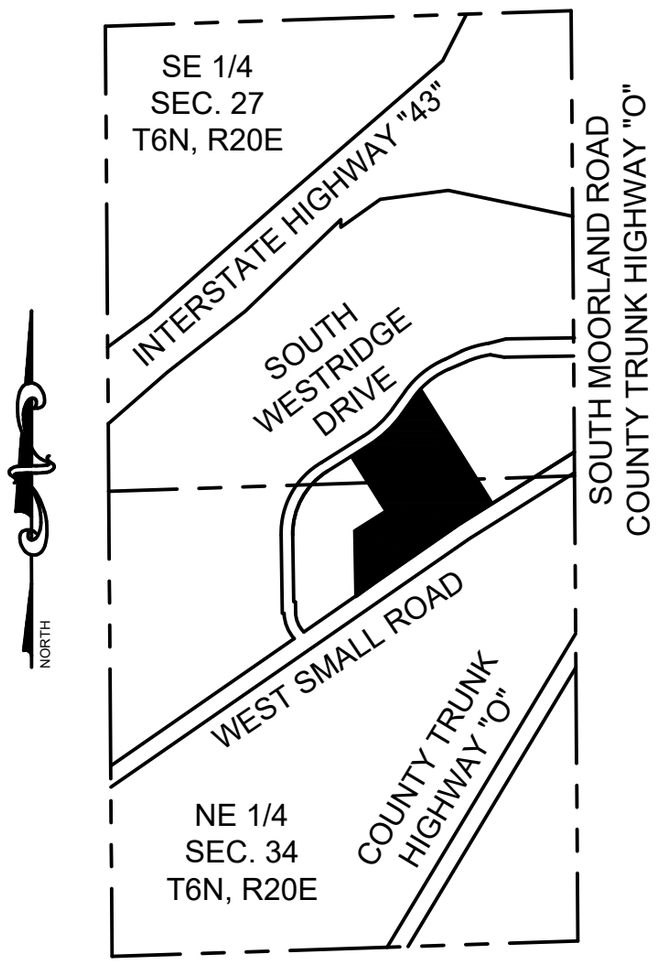
Todd Battle, Director of Industrial Investments
Zilber Property Group

Enclosures

CERTIFIED SURVEY MAP NO. _____

Parcel 9 and Parcel 10 of Certified Survey Map No. 7865, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 AND a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

VICINITY SKETCH
SCALE 1"=1000'



Subject Property
Zoning: M-1
Tax Key Number:
NBC 1260990009
NBC 1260990010

DRAFT

WISCONSIN JESSE ZOLTOWSKI S-3094 Milwaukee, WI LAND SURVEYOR

Jesse Zoltowski

MAY 13, 2025

Prepared for:
TI INVESTORS OF NEW BERLIN IV LLC
TI INVESTORS OF NEW BERLIN V LLC
710 N. Plankinton Avenue
Milwaukee, WI 53203

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 34, Township 6 North, Range 20 East which has a bearing of S88°05'09"W.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0353H with an effective date of OCTOBER 19, 2023. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain

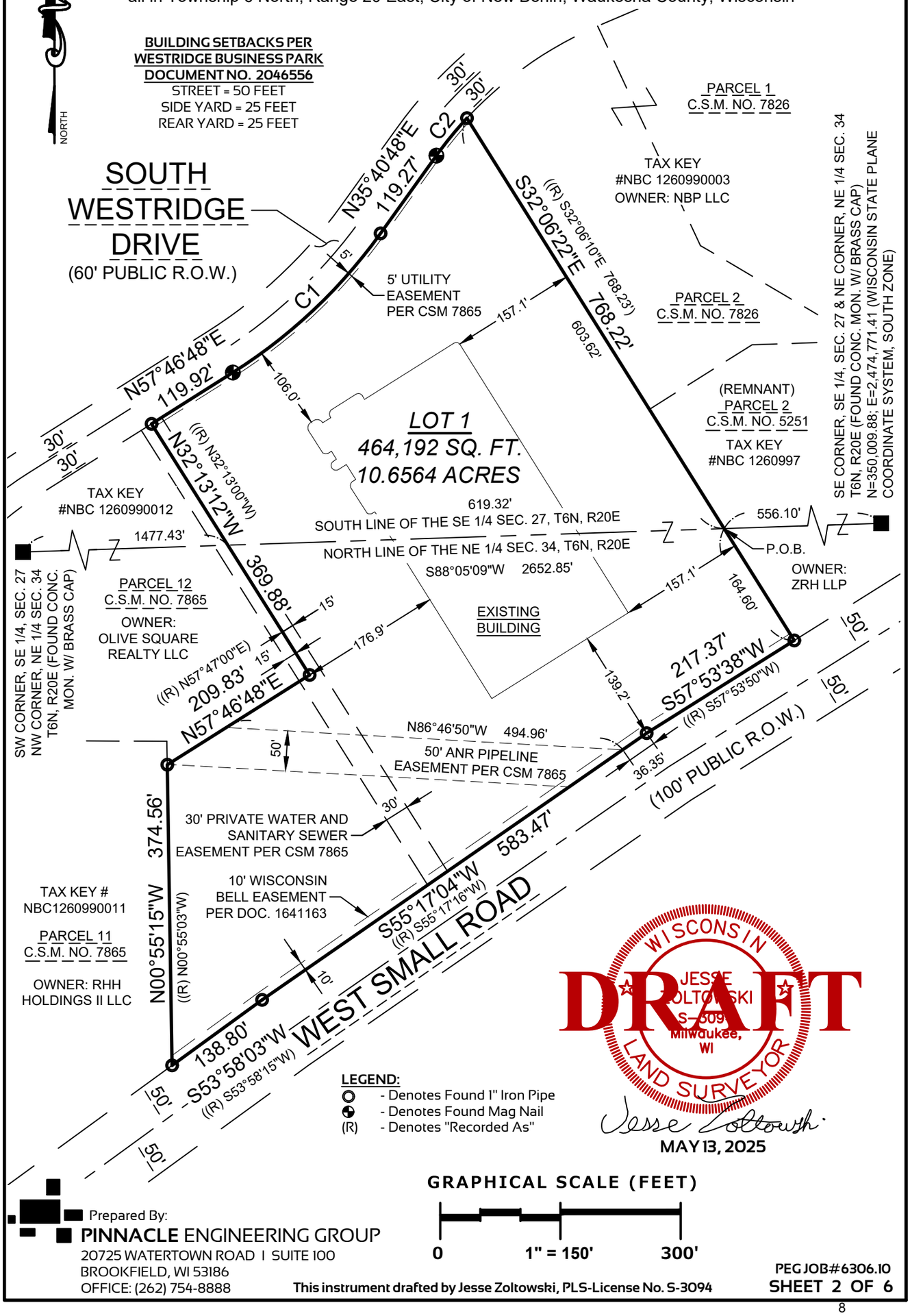
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

DRAFTED BY:ST
PEG JOB#6306.10
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

Parcel 9 and Parcel 10 of Certified Survey Map No. 7865, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 AND a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin



Prepared By:
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20725 WATERTOWN ROAD I SUITE 100
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OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6306.10

SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

Parcel 9 and Parcel 10 of Certified Survey Map No. 7865, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 AND a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped Parcel 9 and Parcel 10 of Certified Survey Map No. 7865, as recorded in the Register of Deeds office for Waukesha County as Document No. 2077772, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 AND a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 34; thence South 88°05'09" West along the north line of said Northeast 1/4, 556.10 feet to the Point of Beginning;

Thence South 32°06'22" East along the west line of Certified Survey Map No. 5251, 164.60 feet to the north right of way line of West Small Road;
Thence South 57°53'38" West along said north right of way line, 217.37 feet;
Thence South 55°17'04" West along said north right of way line, 583.47 feet;
Thence South 53°58'03" West along said north right of way line, 138.80 feet;
Thence North 00°55'15" West along the east line of Parcel 11 of Certified Survey Map No. 7865, 374.56 feet;
Thence North 57°46'48" East along the southeasterly line of Parcel 12 of Certified Survey Map No. 7865, 209.83 feet;
Thence North 32°13'12" West along the easterly line of said Parcel 12, 369.88 feet to the south right of way line of South Westridge Drive;
Thence North 57°46'48" East along said south right of way line, 119.92 feet to a point of curvature;
Thence northeasterly 254.57 feet along the arc of said curve to the left and said south right of way line, whose radius is 660.00 feet and whose chord bears North 46°43'48" East, 253.00 feet;
Thence North 35°40'48" East along said south right of way line, 119.27 feet to a point of curvature;
Thence northeasterly 60.31 feet along the arc of said curve to the right and said south right of way line, whose radius is 480.00 feet and whose chord bears North 39°16'46" East, 60.27 feet;
Thence South 32°06'22" East along the westerly line of Parcel 2 of Certified Survey Map No. 7826, 603.62 feet to the Pont of Beginning.

Containing 464,192 square feet (10.6564 acres) of land, more or less.

That I have made such survey, land division and map by the direction of TI INVESTORS OF NEW BERLIN IV LLC AND TI INVESTORS OF NEW BERLIN V LLC, owners of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of New Berlin Land Division Ordinance in surveying and mapping the land within the certified survey map.

Date: MAY 13, 2025

Jesse Zoltowski
Professional Land Surveyor S-3094

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	254.57'	660.00'	022°06'00"	N46°43'48"E	253.00'	N57°46'48"E	N35°40'48"E
(RECORDED)	(254.57')	(480.00')	(022°06'00")	(N46°44'00"E)	(253.00')		
C2	60.31'	480.00'	007°11'55"	N39°16'46"E	60.27'	N42°52'43"E	N35°40'48"E
(RECORDED)	(60.31')	(480.00')	(007°11'56")	(N39°16'58"E)	(60.27')		

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6306.10
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Parcel 9 and Parcel 10 of Certified Survey Map No. 7865, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 AND a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

OWNER'S CERTIFICATE

TI INVESTORS OF NEW BERLIN IV LLC AND TI INVESTORS OF NEW BERLIN V LLC, a Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map.

TI INVESTORS OF NEW BERLIN IV LLC AND TI INVESTORS OF NEW BERLIN V LLC, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of New Berlin

IN WITNESS WHEREOF, the said **TI INVESTORS OF NEW BERLIN IV LLC** has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: **TI INVESTORS OF NEW BERLIN IV LLC**

_____
Name (signature) - Title

IN WITNESS WHEREOF, the said **TI INVESTORS OF NEW BERLIN V LLC** has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: **TI INVESTORS OF NEW BERLIN V LLC**

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named **TI INVESTORS OF NEW BERLIN IV LLC**, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named **TI INVESTORS OF NEW BERLIN V LLC**, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

MAY 13, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6306.10
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Parcel 9 and Parcel 10 of Certified Survey Map No. 7865, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 AND a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

CONSENT OF CORPORATE MORTGAGEE - TI INVESTORS OF NEW BERLIN IV LLC

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - TI INVESTORS OF NEW BERLIN V LLC

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

MAY 13, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6306.10
SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

Parcel 9 and Parcel 10 of Certified Survey Map No. 7865, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 27 AND a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, all in Township 6 North, Range 20 East, 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 _____ , 2025.

_____ _____
Date

_____
David Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2025.

_____ _____
Date

_____
David Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

MAY 13, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6306.10
SHEET 6 OF 6

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Allison Spindler / Nice Bite Ice Cream Parlor**
LOCATION:	**15375 W. National Avenue (Tax Key #: 1207-965-006)**
REQUEST:	**Use, Site and Architecture Approval for Nice Bite Ice Cream to construct an ice cream parlor with outdoor seating and event space located at 15375 W. National Avenue (Tax Key #: 1207-965-006).**
D.R.C. RECOMMENDATION:	**Recommend approval for the Use, Site and Architecture for Nice Bite Ice Cream to construct an ice cream parlor with outdoor seating and event space located at 15375 W. National Avenue (Tax Key #: 1207-965-006) subject to the application, plans on file and the following conditions:**

1. **Planning:**
    a. **Plan of Operation:**
        i. **Applicant shall adhere to the submitted plan of operation.**
        ii. **The applicant is proposing to construct a 2,535 square foot ice cream parlor.**
        iii. **Generally open 7 days per week from mid morning to evening.**
        iv. **On an average day, the shop will have a minimum of 3 staff members working and a maximum of 8 on the busiest days.**
        v. **There will be an ice cream truck on the property.**
        vi. **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 PUD Ordinance # 2631, Section III, (9) (c) there is shared parking amongst the parcels owned respectively by Burghardtia LLC and the City even though each use would have dedicated parking as identified by their own lot configuration and plan of operation. Said shared parking shall be subject to a separate reciprocal easement and maintenance agreement between the parties.**
    c. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.**
    d. **Plans shall meet the B-1/SPO requirements outlined in Ordinance # 2631.**
    e. **Mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56.G of the Zoning Code.**
    f. **Applicant shall show any roof, ground, and wall mounted equipment on architectural plans.**
    g. **Architecture Review Committee (ARC) approval is required.**
    h. **Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.**

i. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**

j. **Applicant shall review Municipal Code Section 152-5 Direct Sellers.**

2. **Engineering:**
    a. **Sheet C300:**
        a. **There is a retaining wall for the dumpster enclosure. Whether this is a poured concrete wall or a modular block wall, a stamped engineered plan is required.**
    b. **Sheet PSP1.1:**
        a. **The lighting plan lists lights for A, B, & C. Confirm that these lights are existing and will not be removed or replaced.**
3. **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. **Zoning approval 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**
    g. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)**
4. **Storm Water Utility:**
    a. **Applicant shall check current location of existing watermain and provide updated plans to tie into watermain.**
5. **Sewer Utility:**
    a. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**
    b. **Maintain 18 inches vertical clearance when crossing any pipes and structures.**
    c. **Please call Alex Parker at New Berlin Water Utility with Questions.**
    d. **If a conflict occurs, conduits will be removed at the owner's expense.**
6. **Water Utility:**
    a. **Applicant shall check current location of existing watermain and provide updated plans to tie in.**
    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.**

7. **Fire:**

   a. **Egress and emergency lighting/signs.**

   b. **Building shall be fully sprinklered throughout per Municipal Code Section 124-11(12) (b) restaurants & (c) buildings two stories or higher. Appeals of this requirement are addressed in Municipal Code Section 124-16.**

   c. **Building shall be monitored.**

   d. **Extinguishers every 75 feet of travel.**

   e. **Maintain fire lanes of 24 feet.**

   f. **Knox box required and key(s) updated.**

   g. **Update Contract form with Fire Department.**

   h. **Name and address visible from street (front and rear).**

   i. **Max occupancy signage required on each floor.**

   j. **NFPA 1 Sec 50.7.1.5 mobile food operations shall be a minimum of 10 feet away from buildings.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of July 15, 2025

Allison Spindler with Nice Bite Ice Cream
15375 W. National Avenue (Tax Key #'s: 1207-965-003)

DATE STAFF REPORT PREPARED: June 12, 2025

APPLICANT / OWNER(S): Allison Spindler with Nice Bite Ice Cream / Nice Bite Properties LLC

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture Approval for Nice Bite Ice Cream to construct an ice cream parlor with outdoor seating and event space located at 15375 W. National Avenue (Tax Key #: 1207-965-006).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/30/2025

DATE OF COMPLETENESS DETERMINATION: 5/30/2025
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): Numerous meetings and phone calls / Site Visit(s): Several

CONCEPTUAL PLAN: Yes, see attached plans.
Recommended Y / N / Other; N/A

SIZE OF DEVELOPMENT / PARCEL(S):
2,535 sq. ft.
0.27 Acres

CURRENT ZONING: B-1/PUD (Ordinance No. 2631 City of New Berlin Redevelopment Plan / Burghardtia LLC PUD)

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE:
Ice cream parlor with outdoor seating and event space.

PROPOSED LOT SIZE(S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: B-1/B-2	Land Use: Shopping Center (US Bank/Sendik's Shopping Center)
South:	Zoning: B-1/PUD/B-1/I-1	Land Use: ARC/Commercial/Institutional (Burghardt Sporting Goods Moorland Square)
East:	Zoning: B-2	Land Use: ARC
West:	Zoning: B-1	Land Use: Commercial (Several Banks/Office Space)

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood "E": City Center Mixed Use Commercial: Yes, this request 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.*

Development Policies:

- *Emphasize building and parking orientation, with more uniform setbacks and at least some parking encouraged on the side or to the rear of buildings.*
- *Focus on completing the "retrofit" of the National Avenue/Moorland Road intersection to provide a mixed use, central point for the city. Retrofitting refers to the gradual upgrading of an area, without wholesale demolition. For example, new sidepaths, crosswalks, lighting and landscaping can be installed to enhance existing sites. Existing buildings can be renovated, and new buildings can be constructed as infill.*

Land use:

- Future Land Use Map: City Center Mixed Use Commercial

ZONING CODE (Chapter 275): Yes, this request is consistent with Sections 275-34B(1) and 275-39B(1) of the Zoning Code, along with PUD Ordinance # 2631.

PUD Ordinance # 2631 – City of New Berlin Redevelopment Plan / Burghardtia LLC PUD): Yes

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes, plans attached.
Architectural Review Required: Yes

PROPOSED ARCHITECTURE: See attached plans.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not inventoried.
Floodplain: No
Topography / Geologic: There is a steep grade change on the western portion of the lot from National Avenue to the parking lot.

BIKE & PEDESTRIAN FACILITIES: Yes, an existing sidepath is located along Moorland Road.

PARK & OPEN SPACE PLAN: None Identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): N/A
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: None.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. No proposed changes at this time.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Sewershed Capacity Available: Yes
Adequate Linkage: Yes
On-site system required: No

WATER USAGE CALCULATION: 800 GPD per new connection.

TRAFFIC IMPACT: A Traffic Impact Study was not required for this development.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION (Most recent history):

9/29/2003	Walmart re-occupied the space and added onto the building (Zoning Permit #: U-45-03). Kmart previously had occupied the building.
4/13/2020	Plan Commission held a public hearing to rezone from B-1 to B-1/PUD.
5/4/2020	Plan Commission approved the rezoning request and a 2-Lot CSM.
5/12/2020	Common Council approved the rezoning request and a 2-Lot CSM.
12/14/2020	Plan Commission approved the Use Approval for Phase I of the ARC (File #: UA-2002398).
2/7/2022	Plan Commission approved the Use Approval for Phase II of the ARC.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Per PUD Ordinance #2631, Section III (4) 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.
2. Per PUD Ordinance #2631, Section III (9)(2) Parking & Circulation:
    a. There is shared parking amongst the parcels owned respectively by Burghardtia LLC, the City and the Nice Bite Ice Cream Parlor parcel.
    b. Parking summary for this use - Inside the building:
        i. Ice Cream Parlor Space: maximum 25 patrons (seated and ordering) and 1 or 2 employees
        ii. 3-Season Room: 17 occupants

iii. Lower-level Ice Cream Prep: 3 occupants (employees)

iv. Garage/Event Space: 32 occupants (event seating is worst-case)

v. Upper-level Employee Area: 7 occupants (employees)

c. Outside space:

i. Parlor Patio: 26 people

ii. Drive-way Outdoor Seating Area: less than 50 occupants

d. The applicant does not foresee all of these spaces being fully occupied at any one time.

3. Per the Reciprocal Easement, Party Wall and Maintenance Agreement recorded as document number 4504051 on 8/24/2020, Section 4.3:

a. The parties acknowledge that the Parcel 1 Owner may develop or allow to be developed the area depicted on the Site Plan, Exhibit 2 as "Future Building Area" for an additional structure on Parcel 1. As set forth on the Site Plan, Exhibit 2, the footprint of such additional structure shall not exceed five thousand square feet and the height of such additional structure shall not exceed two stories or twenty feet above the existing grade of National Avenue. The Parcel 1 Owner agrees to harmonize the size and architecture of said structure with the existing buildings on the site.

i. Submitted plans meet these requirements.

2. The City sold the parcel to Allison & Bill Spindler February of 2024 for commercial development.

3. In addition to the shared parking lot, there is additional off and on street parking available for public use in the following locations identified in exhibit below.

4. The City site has approximately 126 parking spaces.

a. Between the City on-site spaces (126) and the Burghardt spaces (160), there is 286 spaces.

According to our calculations, which Staff based on a variety of resources including City Codes, APA policy guides, and the 3rd Edition Parking Generation – ITE, staff is confident that there will be adequate parking.

b. Since this is a mixed-use development along with the access to off-site shared parking in the City Center to the east, staff is comfortable with the parking needs for this development. In addition, there are approximately 807 parking spaces identified in the redevelopment plan. It should be noted that most are private parking spaces at this time. It would take additional conversations with business owners to allow for shared parking in those areas.

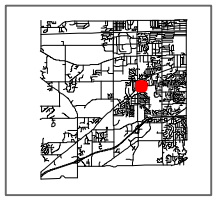
c. In addition, staff has done a preliminary analysis of off-site parking that is located within an approximate 0.2 mile walk (average of 6 minutes to walk). This would include approximately 126 spaces under City control and an additional 345 spaces that are within the City Center area and used for development, but are also considered shared parking per the PUD that governs that area. The off-site total is approximately 561 spaces.

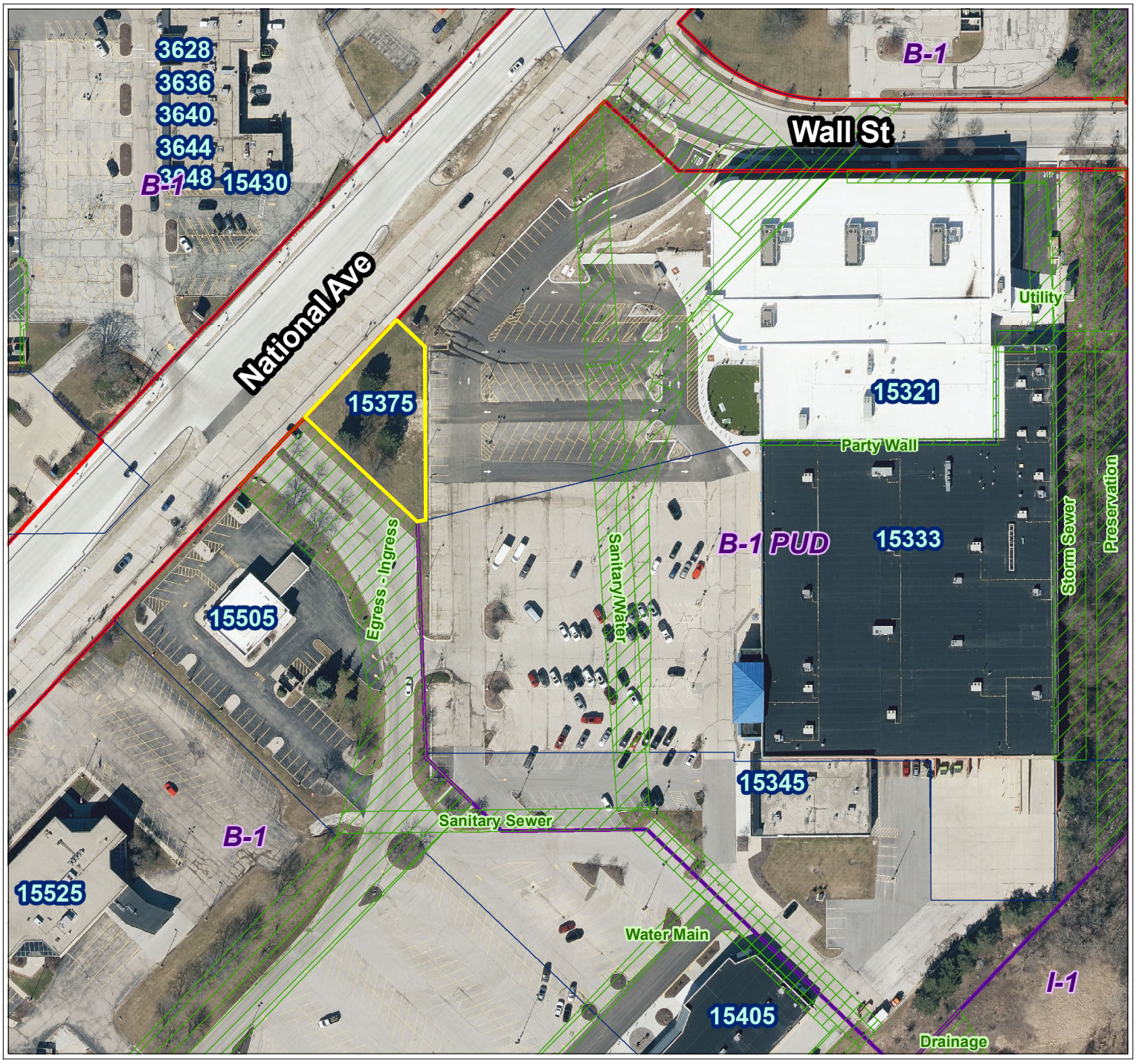
D.R.C. RECOMMENDATION: Recommend approval for the Use, Site and Architecture for Nice Bite Ice Cream to construct an ice cream parlor with outdoor seating and event space located at 15375 W. National Avenue (Tax Key #: 1207-965-006) subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Site Plan
Floor Plan
Elevations

City of New Berlin
Community Development

UA-2500894
Nice Bites
15375 W. National Avenue





Legend

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

N

0 50 100 Feet

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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The proposed use of land is for the establishment and operation of a small scale retail ice cream shop. The shop will serve a variety of classic and seasonal ice cream flavors along with a small range of bakery items that pair well with our ice cream or are indulgent on their own. The purpose is to provide a community-focused, family friendly location for residents and visitors to enjoy. We will offer both dine-in and take away services. We aim to enhance the local economy, create employment opportunities and contribute to the vibrancy of the area.

The primary activity on the premises will be the retail sale of ice cream including a small range of bakery items. Customers may order at a service counter and either take their items to go or consume on site in designated seating areas, both indoor and outdoor.

In addition to regular daily operations, the facility will include a small event space designed to accommodate small community-oriented gatherings. This space may be used for birthday parties and children's celebration activities. All events will be small-scale and held during normal business hours. Events will not include amplified music, alcohol service or activities inconsistent with a family-friendly retail environment. The event space is intended to enhance the community-serving nature of the business, not to function as standalone event venue.

Nice Bite hours are designed to accommodate typical customer demand, for ice cream durning afternoons and evening hours, particularly durning warmer months. The business will remain flexible to adjust hours seasonally based on customer traffic patterns. Operating hours will observe all major holidays.

The ice cream shop will operate with a small efficient team to meet customer needs while maintaining a welcoming and managed environment. On an average day, the shop will have a minimum of 3 staff members working and a maximum of 8 on bust days. Additional staff may be scheduled during special events or weekends to support increased customer volume or private gatherings.

The primary occupant of the space will be a small, locally owned ice cream shop operating as a single retail food establishment. Based on square footage, the total occupancy (staff+patrons+event guests) at any given time will not exceed the typical range of 30-50 people. The space will be used exclusively for ice cream production, retail service and small-scale community events.

The ice cream shop anticipates limited vehicle activity associated with its operations. No heavy trucks, tractor-trailers or large commercial vehicles are expected to regularly access the site.

The anticipated occupation date for the ice cream shop will depend on final approvals, inspections and required permitting. If delays occur due to construction, permitting or utility set up, the occupation date will be adjusted.

The ice cream shop is committed to operating in a safe clean and compliant manner to protect customers, staff and surrounding community.

PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Nice Bite Ice Cream

15375 W National Ave
New Berlin, WI 53151

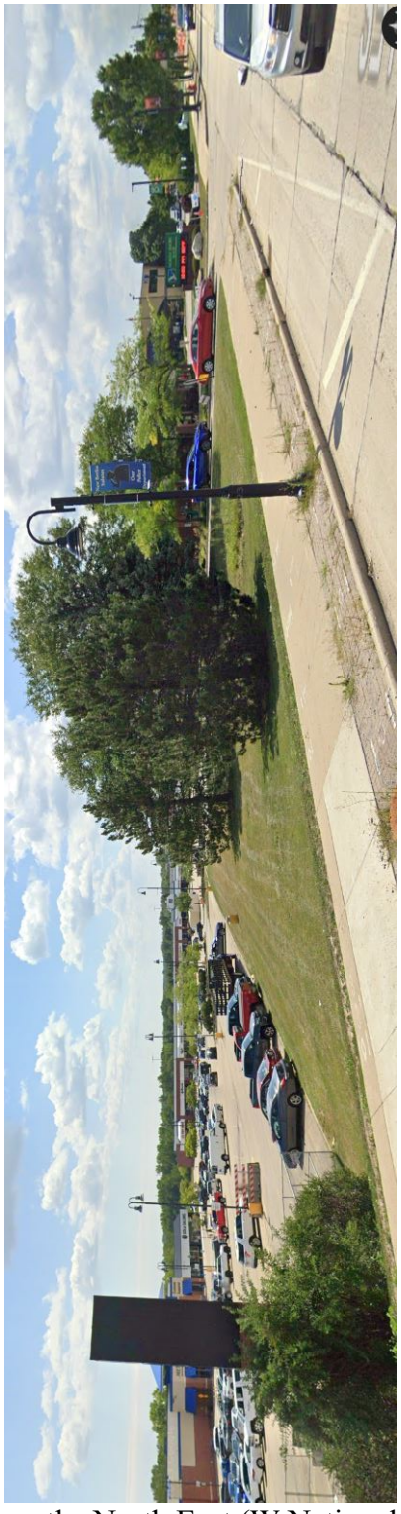
New Building

July 15, 2025

Supporting Documents for Planning Commission

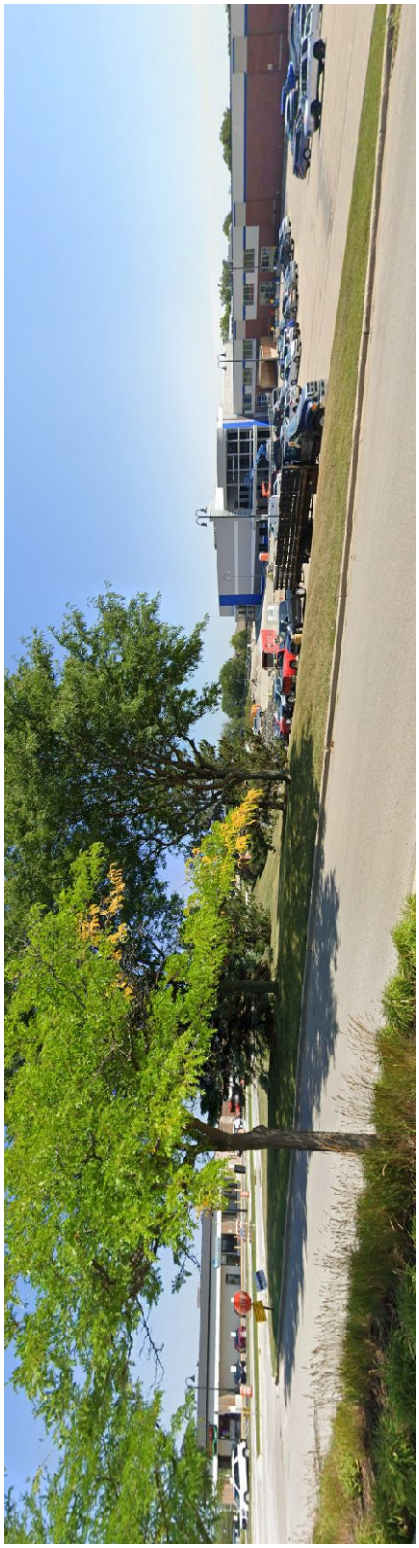
COMMERCIAL ARCHITECTS

Existing Site Photographs



View from the North East (W National Ave)

View from the South West (W National Ave)



View from driveway to West
(from North Shore Bank)

View from the South

Proposed Materials

Alum. Brake Metal, Bone White

EIFS, Off White

Cream City Brick

Cast Stone Banding - Natural White

Wooden Storefront Display – Nice Bite Ice Cream Blue

Insulated Hollow Metal Door & Frame – Mega Greige

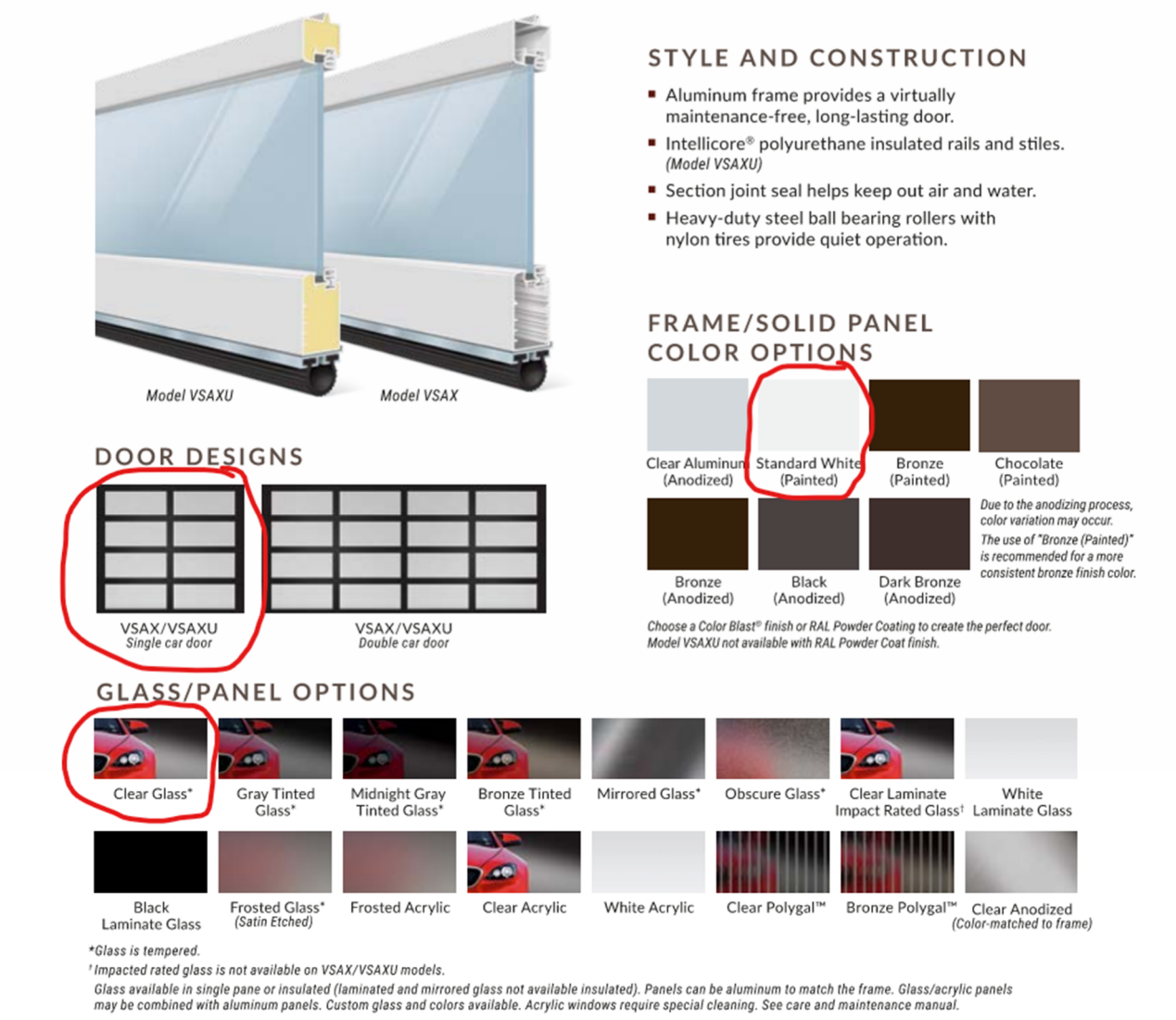
Window Casing & Garage Door Frame - White

Clear Glazing

Wall Sconce

Black

Proposed Overhead Door



Proposed overhead door at south elevation

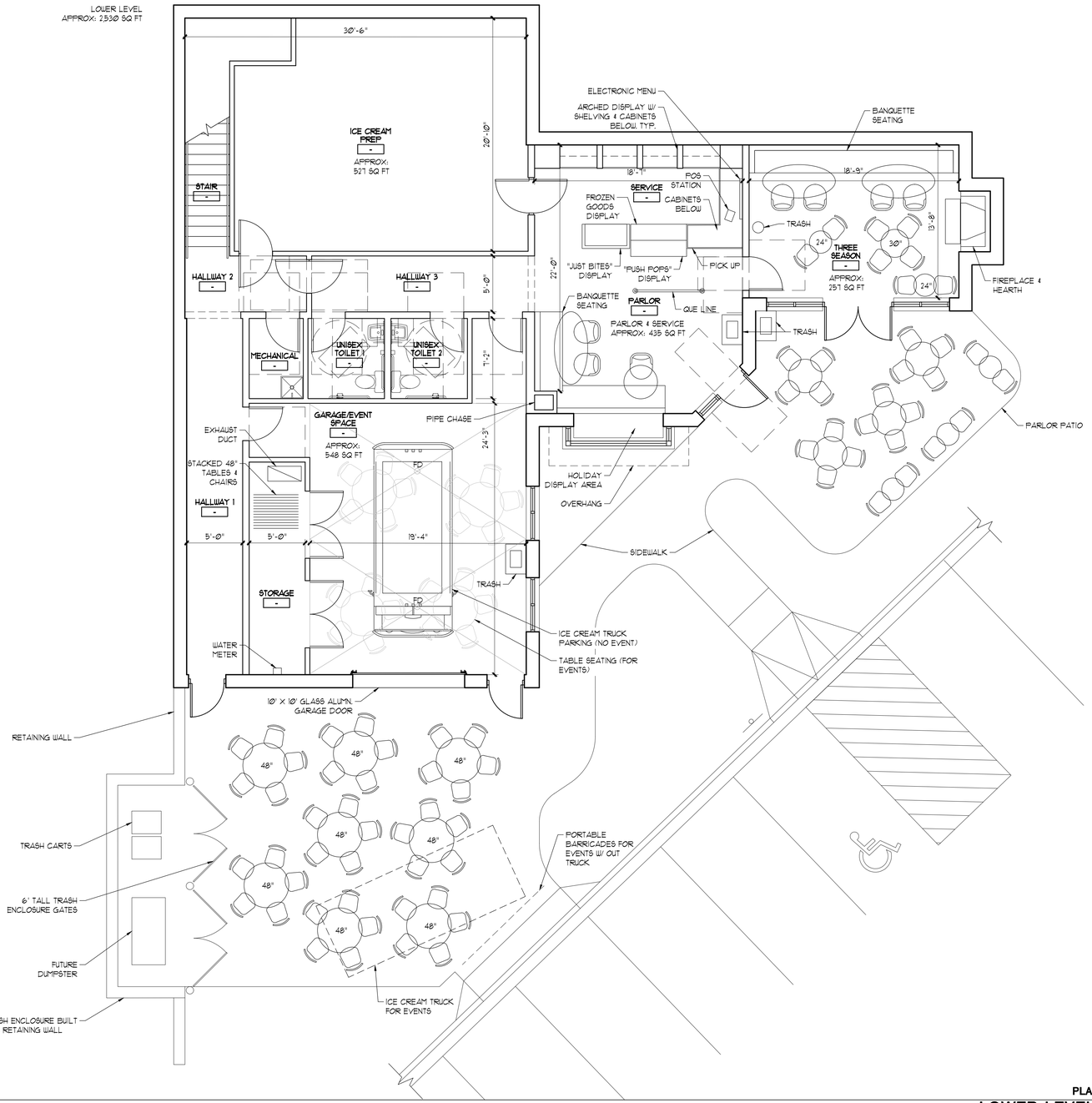
Proposed Trash Enclosure Fence

Proposed pine enclosure fence (R/T A2.1)

PLOT DATE: 5/29/2025

FILE NAME: P:_PROJECTS\NICE BITE ICE CREAM - NEW BERLIN\A01_NICE BITE ICE CREAM.DWG

LOWER LEVEL
APPROX: 2330 SQ FT



PLAN NORTH TRUE NORTH

LOWER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	05/30/25	PLANNING COMMISSION SUBMITTAL	

New Building For:

Nice Bite Ice Cream
15375 W National Ave
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:

LOWER LEVEL FLOOR PLAN

THIS BOX IS ½" x ½"

Date:	1.07.25
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Sheet:	A1.1

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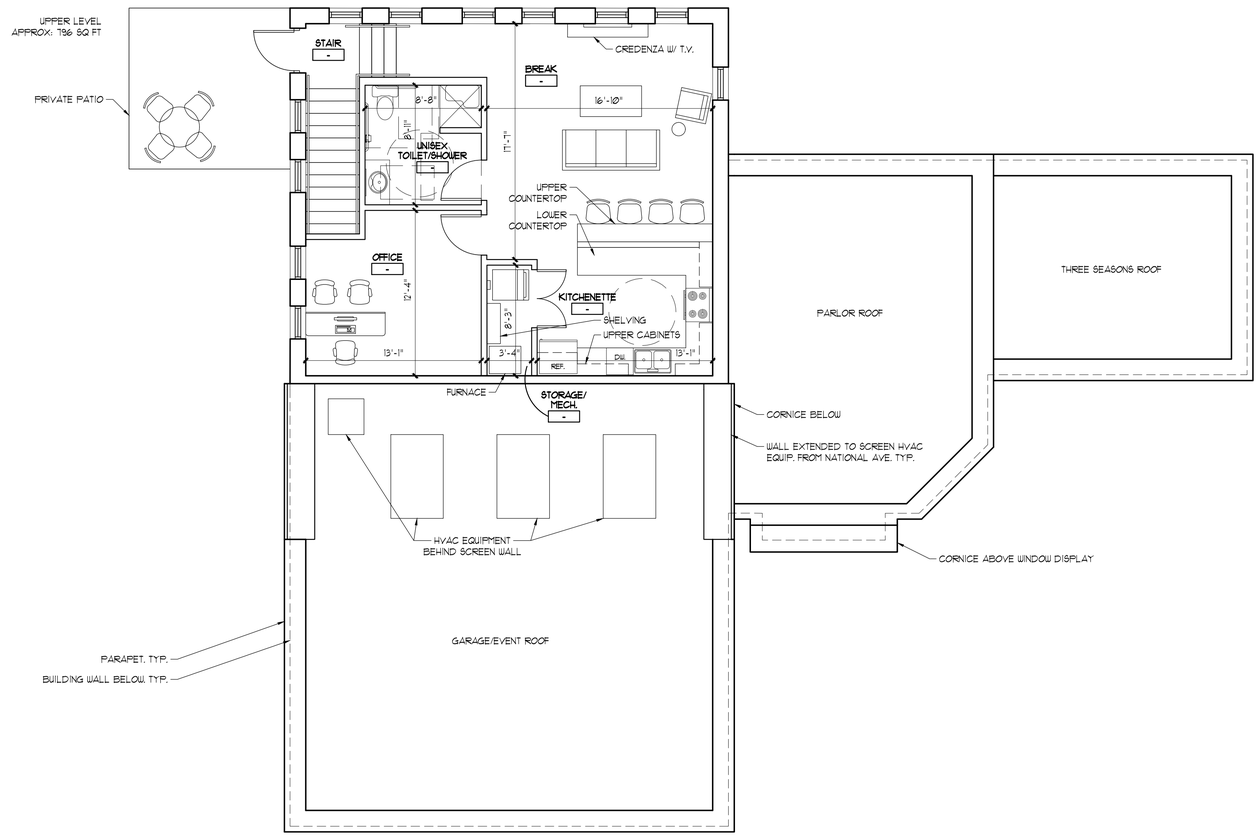
PLOT DATE: 5/29/2025



PLAN NORTH TRUE NORTH

UPPER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

1

FILE NAME: P:_PROJECTS\NICE BITE ICE CREAM - NEW BERLIN\A02_NICE BITE ICE CREAM.DWG

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New Building For:

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15375 W National Ave
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
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Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:

UPPER LEVEL FLOOR PLAN

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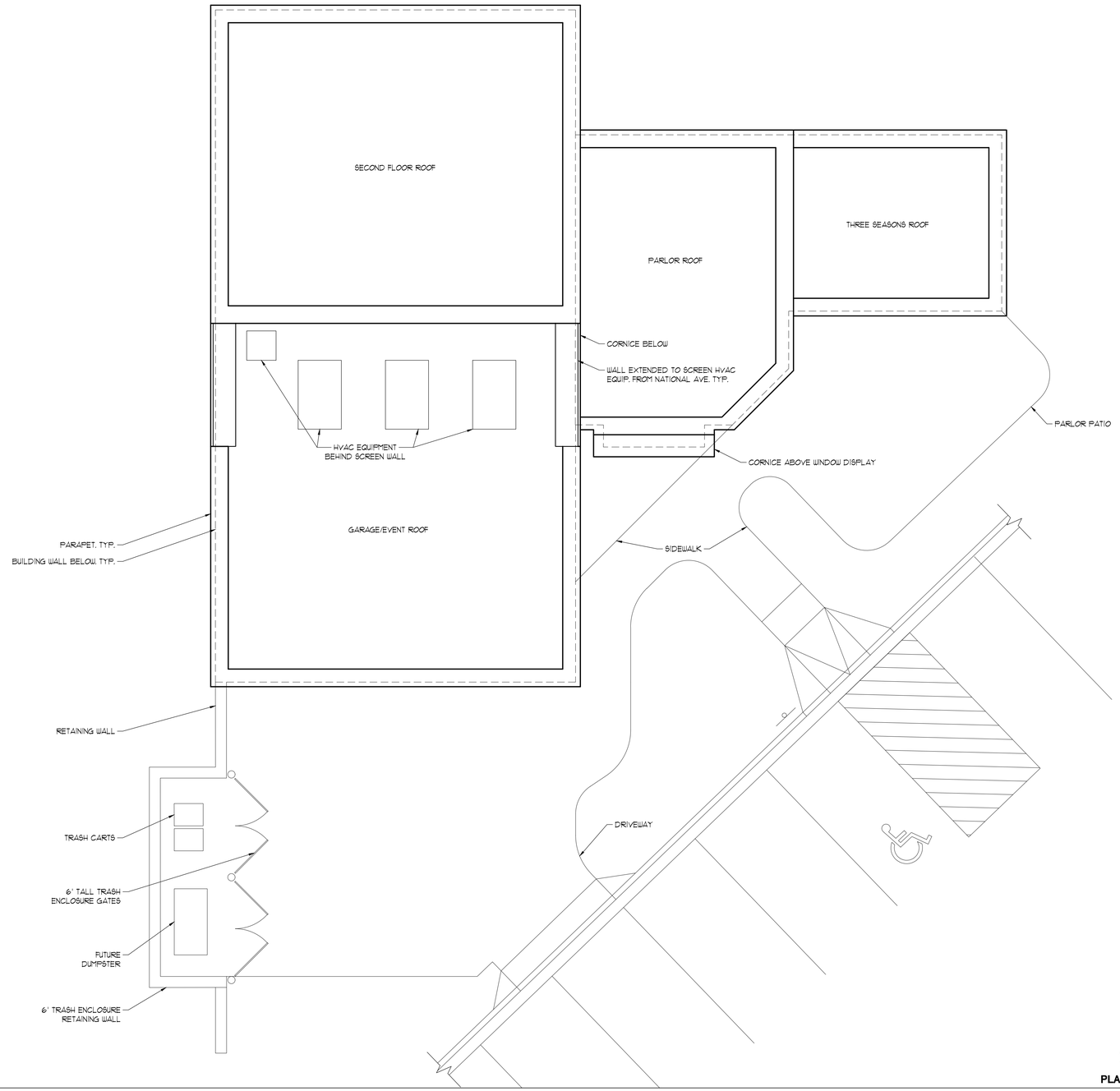

PLAN NORTH TRUE NORTH

ROOF PLAN
SCALE: 3/16" = 1'-0"

1

FILE NAME: P:_PROJECTS\NICE BITE ICE CREAM - NEW BERLIN\A103_NICE BITE ICE CREAM.DWG

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	05/30/25	PLANNING COMMISSION SUBMITTAL	

New Building For:
Nice Bite Ice Cream
15375 W National Ave
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
ROOF PLAN

THIS BOX IS ½" x ½"

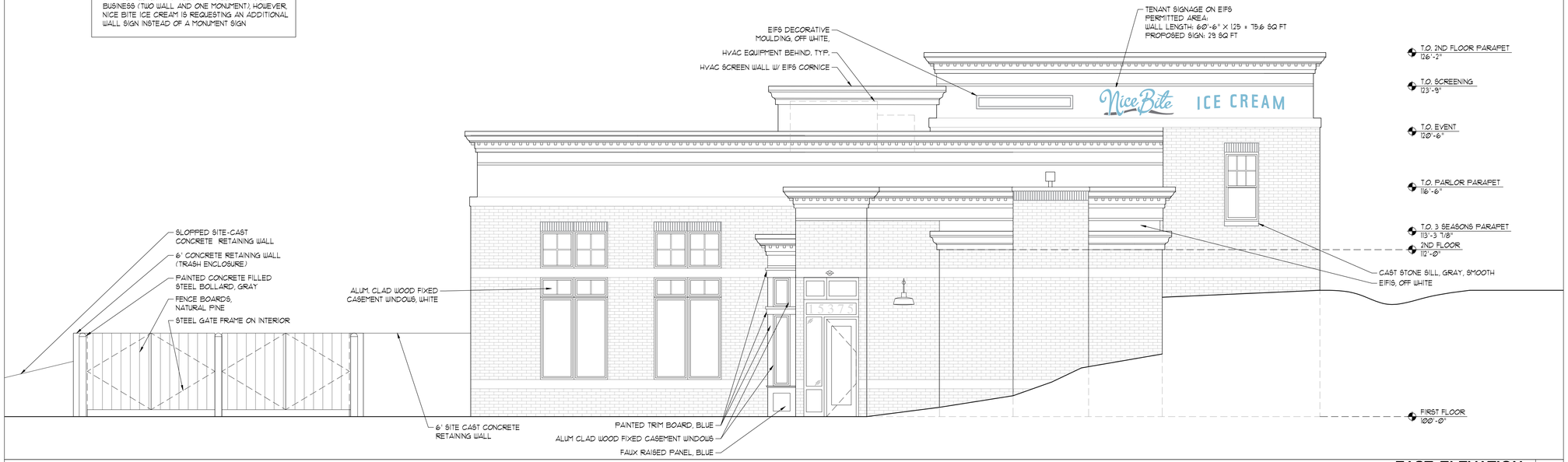
Date: 1.07.25
Scale: NOTED
Drawn: AM
Job: 25-002
Sheet: A1.3

NOT FOR CONSTRUCTION

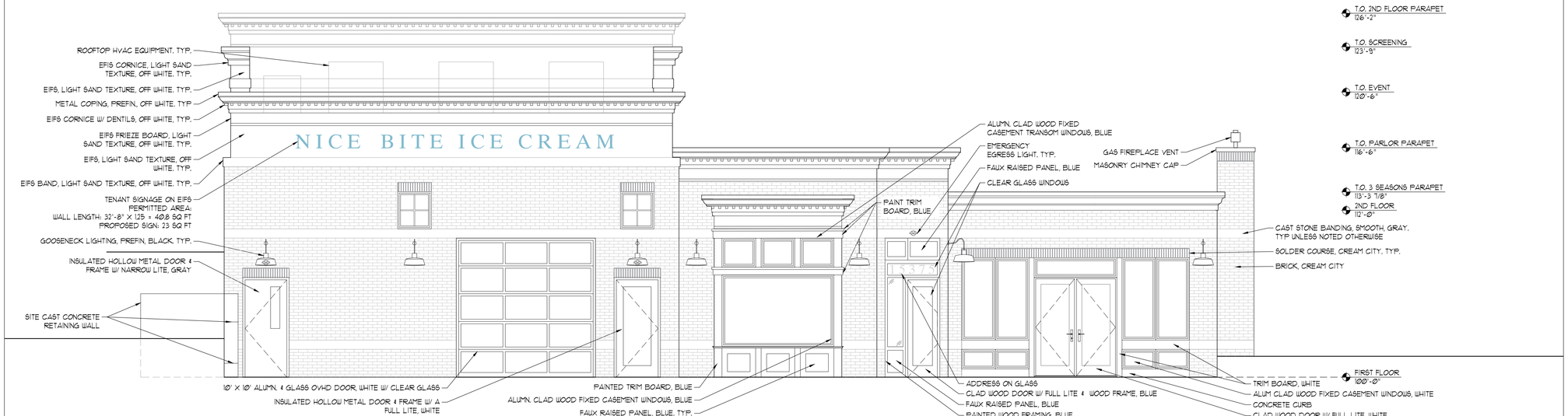
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

PLOT DATE: 5/29/2025

CITY CENTER ZONING ALLOWS THREE SIGNS PER BUSINESS (TWO WALL AND ONE MONUMENT), HOWEVER, NICE BITE ICE CREAM IS REQUESTING AN ADDITIONAL WALL SIGN INSTEAD OF A MONUMENT SIGN



EAST ELEVATION
SCALE: 1/4" = 1'-0" | 2



SOUTH ELEVATION (PARKING LOT)
SCALE: 1/4" = 1'-0" | 1

FILE NAME: P:_PROJECTS\NICE BITE ICE CREAM - NEW BERLIN\A201_NICE BITE ICE CREAM.DWG

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	05/30/25	PLANNING COMMISSION SUBMITTAL	

New Building For:
Nice Bite Ice Cream
15375 W National Ave
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11505 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:
ELEVATIONS

THIS BOX IS 1/2" x 1/2"

Date: 1.07.25
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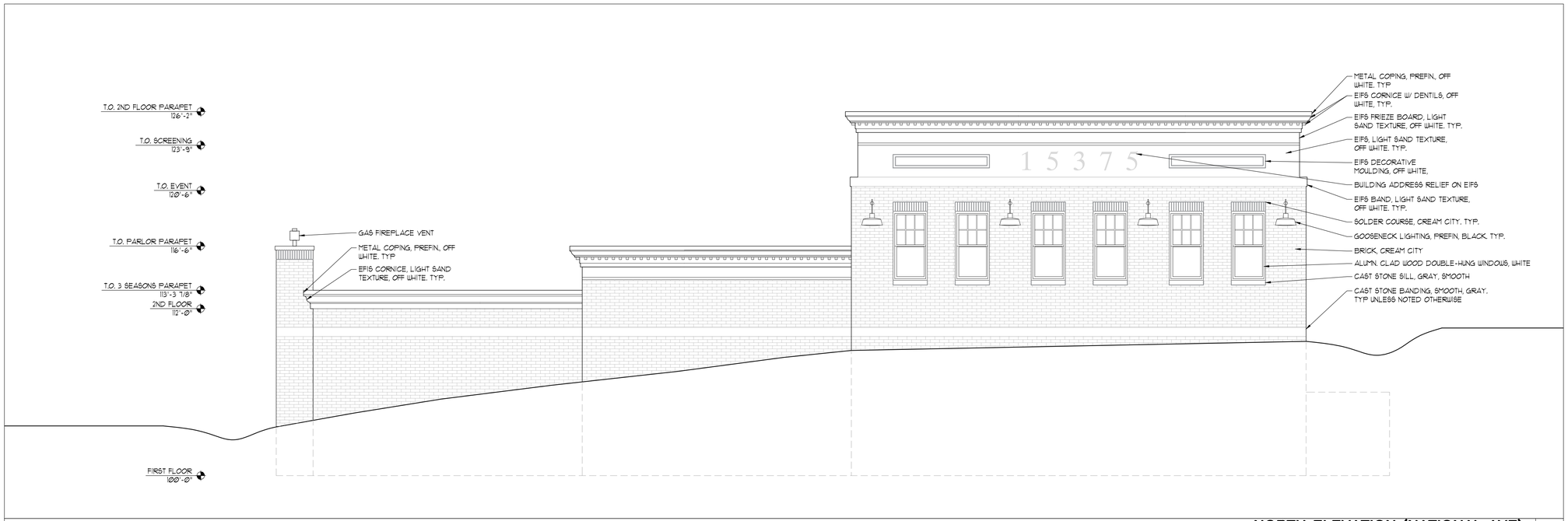
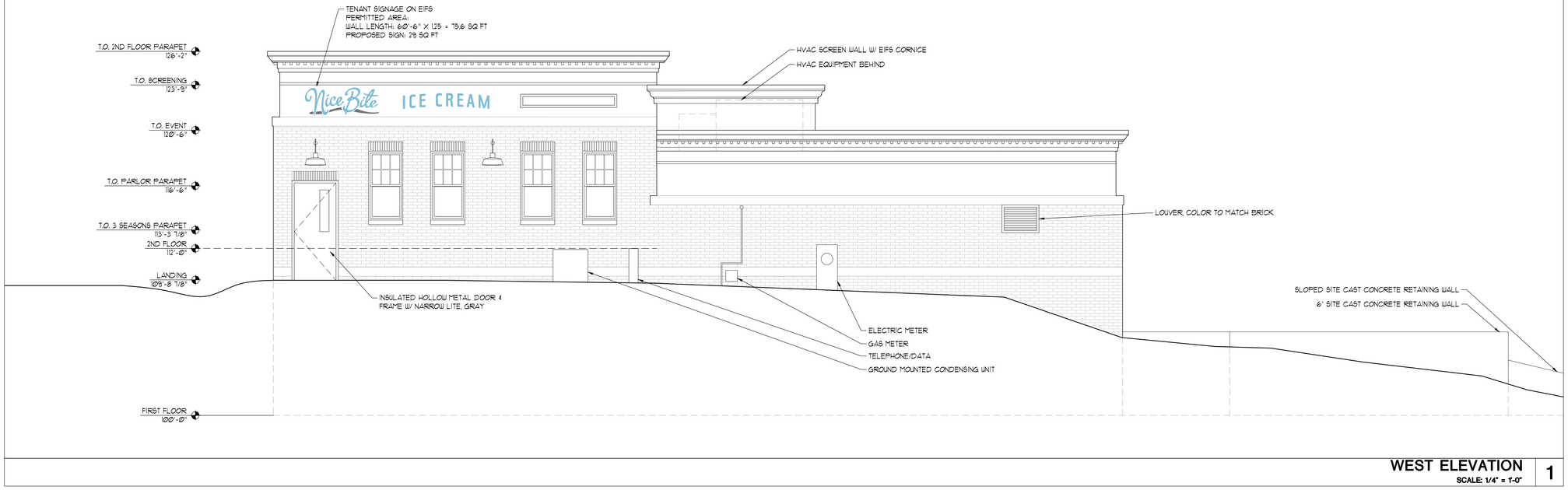
PLOT DATE: 5/29/2025



NORTH ELEVATION (NATIONAL AVE) 2

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



WEST ELEVATION 1

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

FILE NAME: P:_PROJECTS\NICE BITE ICE CREAM - NEW BERLIN\A302_NICE BITE ICE CREAM.DWG

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	05/30/25	PLANNING COMMISSION SUBMITTAL	

New Building For:

Nice Bite Ice Cream
15375 W National Ave
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:

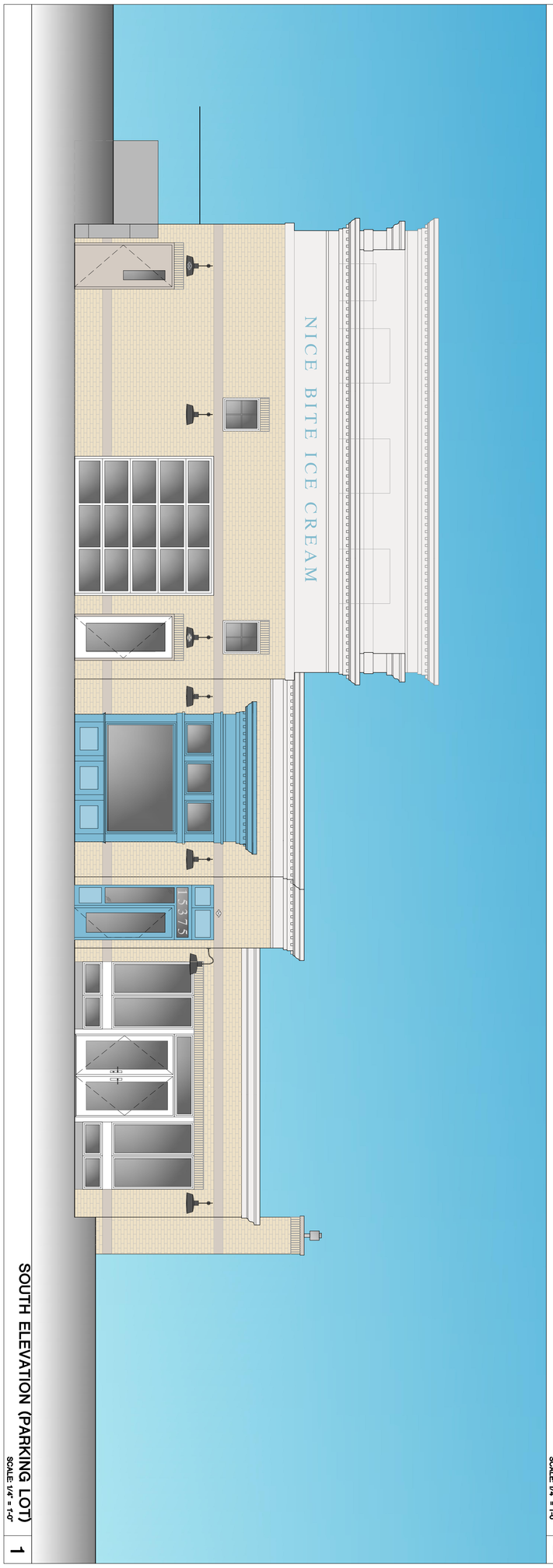
ELEVATIONS

THIS BOX IS ½" x ½"

Date:	1.07.25
Scale:	NOTED
Drawn:	AM
Job:	25-002
Sheet:	A2.2

NOT FOR CONSTRUCTION

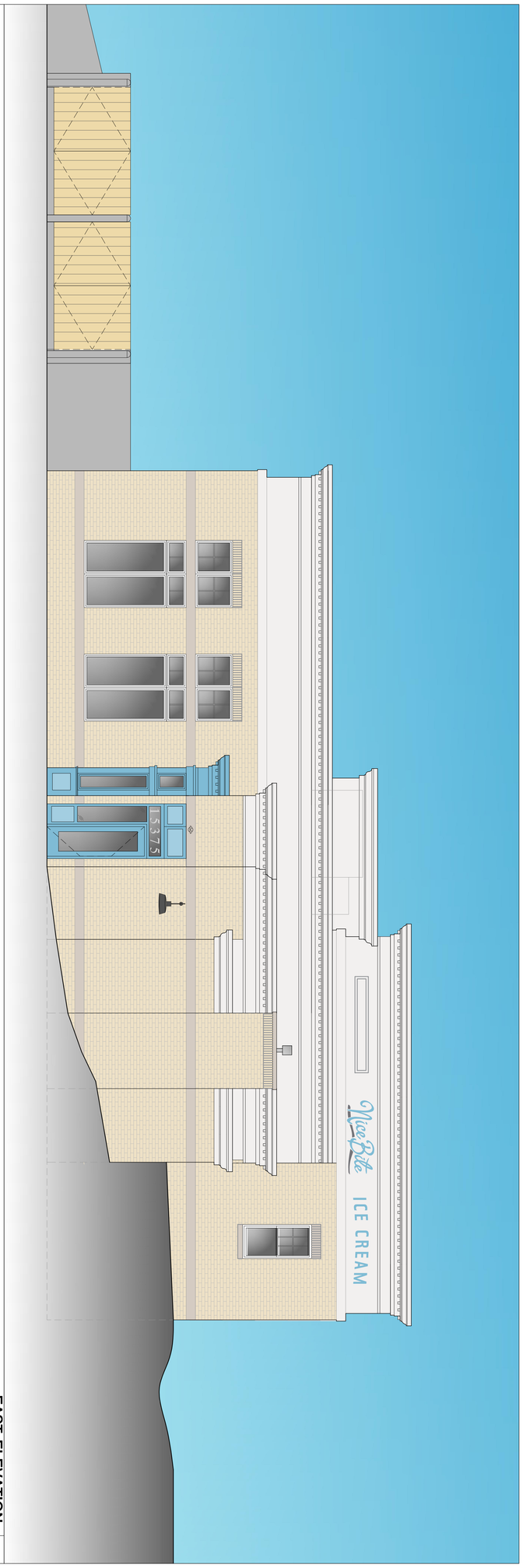
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY



SOUTH ELEVATION (PARKING LOT)

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

1



EAST ELEVATION

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

2

FULL SIZE PRINT = 24" x 36" SHEET

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Sheet: A2.1

Job: 25-002

Drawn: AM

Scale: NOTED

Date: 10.7.25

THIS BOX IS 1" x 1" IF NOT 18" x 24"

Drawing Title: ELEVATIONS

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

New Building For:

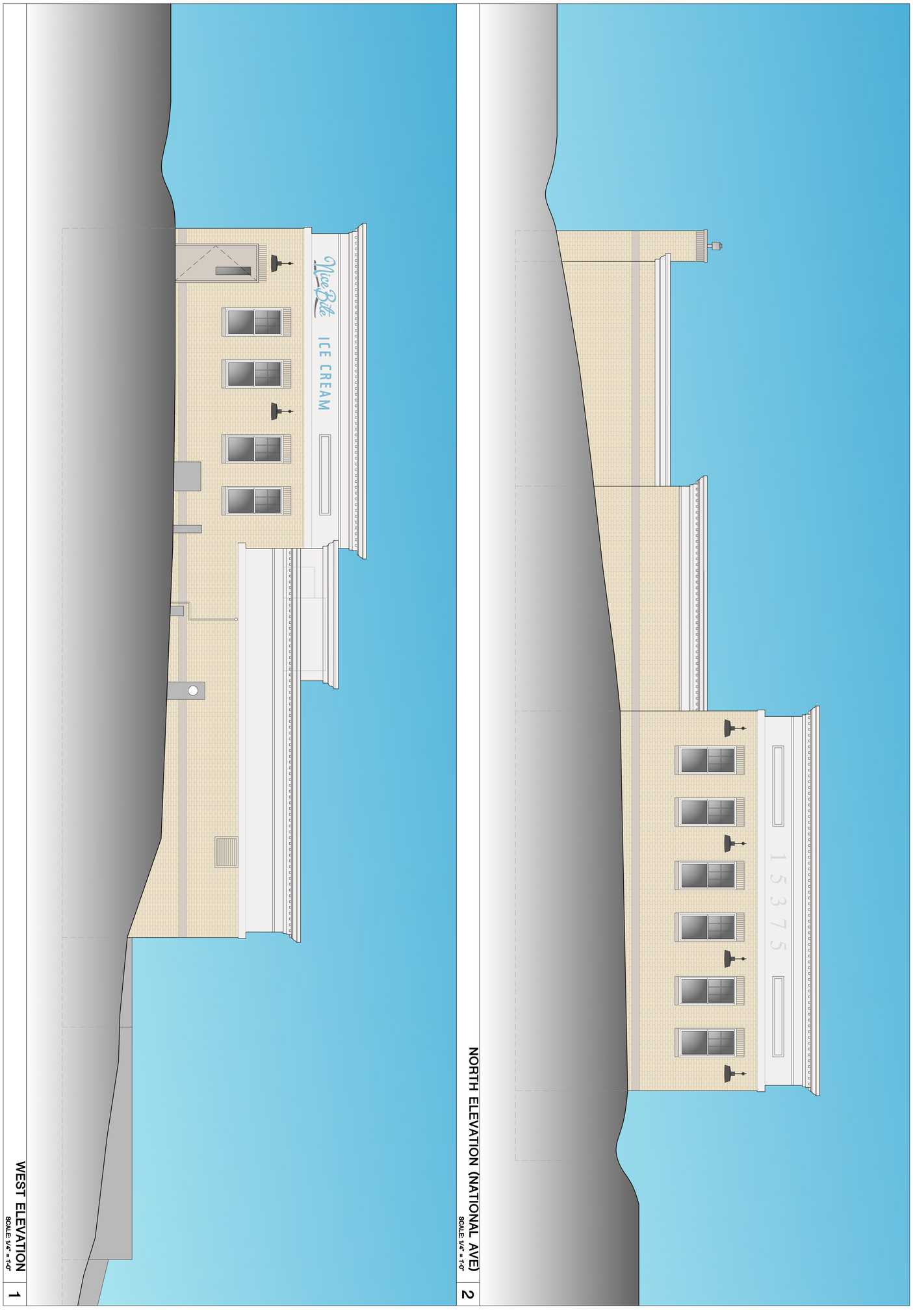
Nice Bite Ice Cream
15375 W National Ave
New Berlin, WI 53151

REV. #	REV. DATE	DESCRIPTION	REV. BY:
	05/30/25	PLANNING COMMISSION SUBMITTAL	

HALF SCALE PLOT

- PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



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

NORTH ELEVATION (NATIONAL AVE)
SCALE: 1/4" = 1'-0"
2

FULL SIZE PRINT = 24" x 36" SHEET

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Sheet: A2.2
Job: 25-002
Drawn: AM
Scale: NOTED
Date: 10/7/25
THIS BOX IS 2" x 3"
Drawing Title: ELEVATIONS

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

New Building For:
Nice Bite Ice Cream
15375 W National Ave
New Berlin, WI 53151

REV. #	REV. DATE	DESCRIPTION	REV. BY:
	05/30/25	PLANNING COMMISSION SUBMITTAL	

HALF SCALE PLOT

- PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

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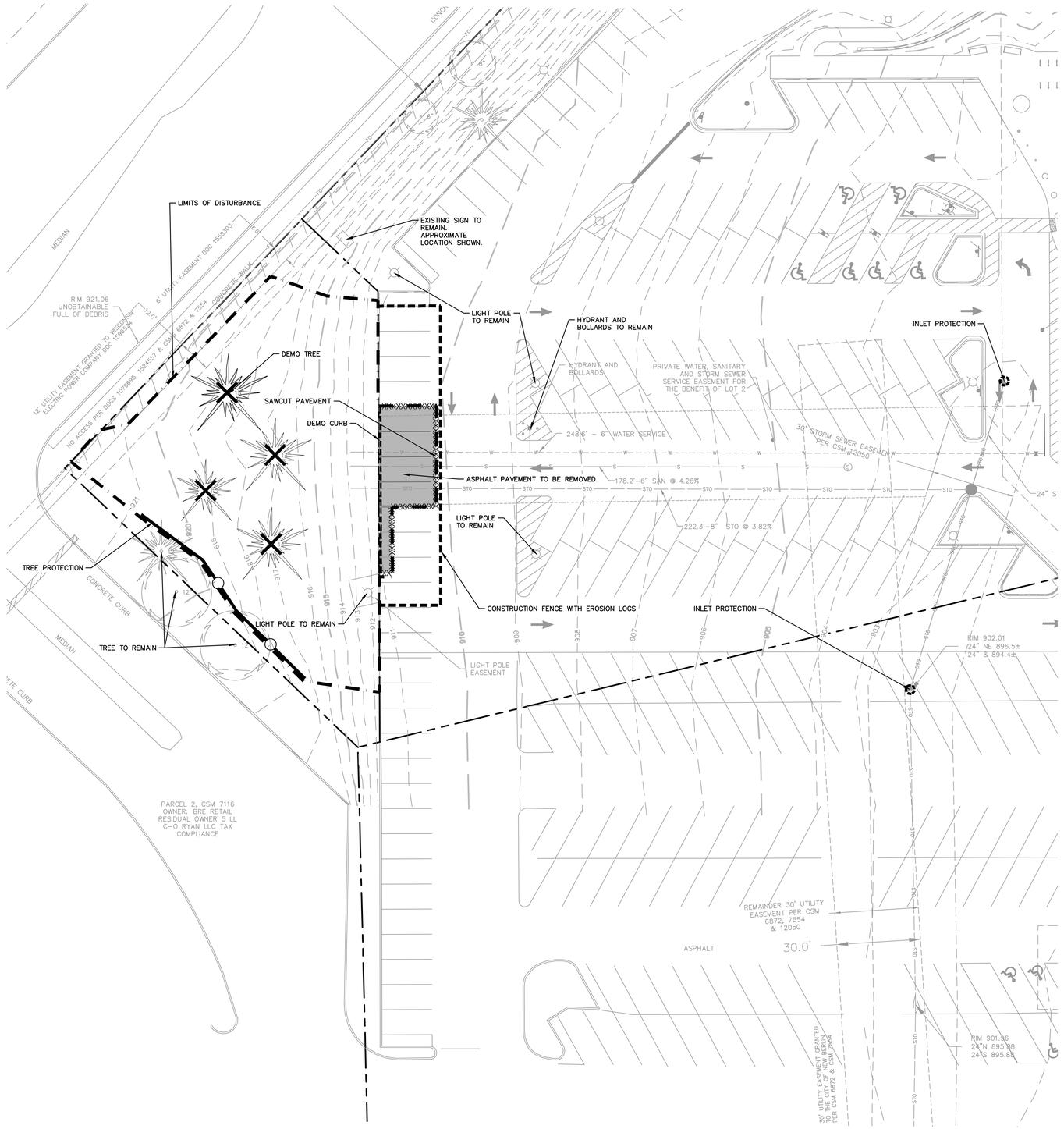
PLOT DATE: 5/28/2025



LEGEND

- PROPERTY LINE/ RIGHT OF WAY
- SAWCUT PAVEMENT
- LIMITS OF DISTURBANCE
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- TREE PROTECTION
- DEMO CURB AND GUTTER
- PROPOSED EROSION LOGS
- STORM DRAIN INLET PROTECTION
- TREE TO BE DEMO'ED

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

GENERAL NOTES:

1. EXISTING ITEMS IN BOLD ARE TO BE REMOVED.
2. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
3. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
4. INSTALL TEMPORARY CONSTRUCTION FENCE PRIOR TO ANY DEMOLITION ACTIVITY.
5. INITIAL EROSION CONTROL MEASURES (EROSION CONTROL LOGS, INLET PROTECTION) SHALL BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITY WITHIN PROJECT LIMITS.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
7. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
8. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION, ELEVATION, AND CONDITION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWING.
9. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND CITY EASEMENTS ARE TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN THE RIGHT-OF-WAY.
10. DAMAGE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

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REV. #	REV. DATE	DESCRIPTION	REV. BY:

New Building For:
Nice Bite Ice Cream
15485 W National Ave
New Berlin, WI 53151

R.A.Smith
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
CREATIVITY BEYOND ENGINEERING

PERSPECTIVE DESIGN, INC.
1120 N. Water Street
Milwaukee, WI 53202
Tel (414) 326-7100 Fax (414) 326-7125

Drawing Title:
DEMOLITION & EROSION CONTROL PLAN

THIS BOX IS 2" x 2"

Date: 05/28/25
Scale: 1" = 20'
Drawn: MAF
Job:
Sheet: C100

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FILE NAME: P:\3240047\DWG\SHEETS\3240047-DP01.DWG

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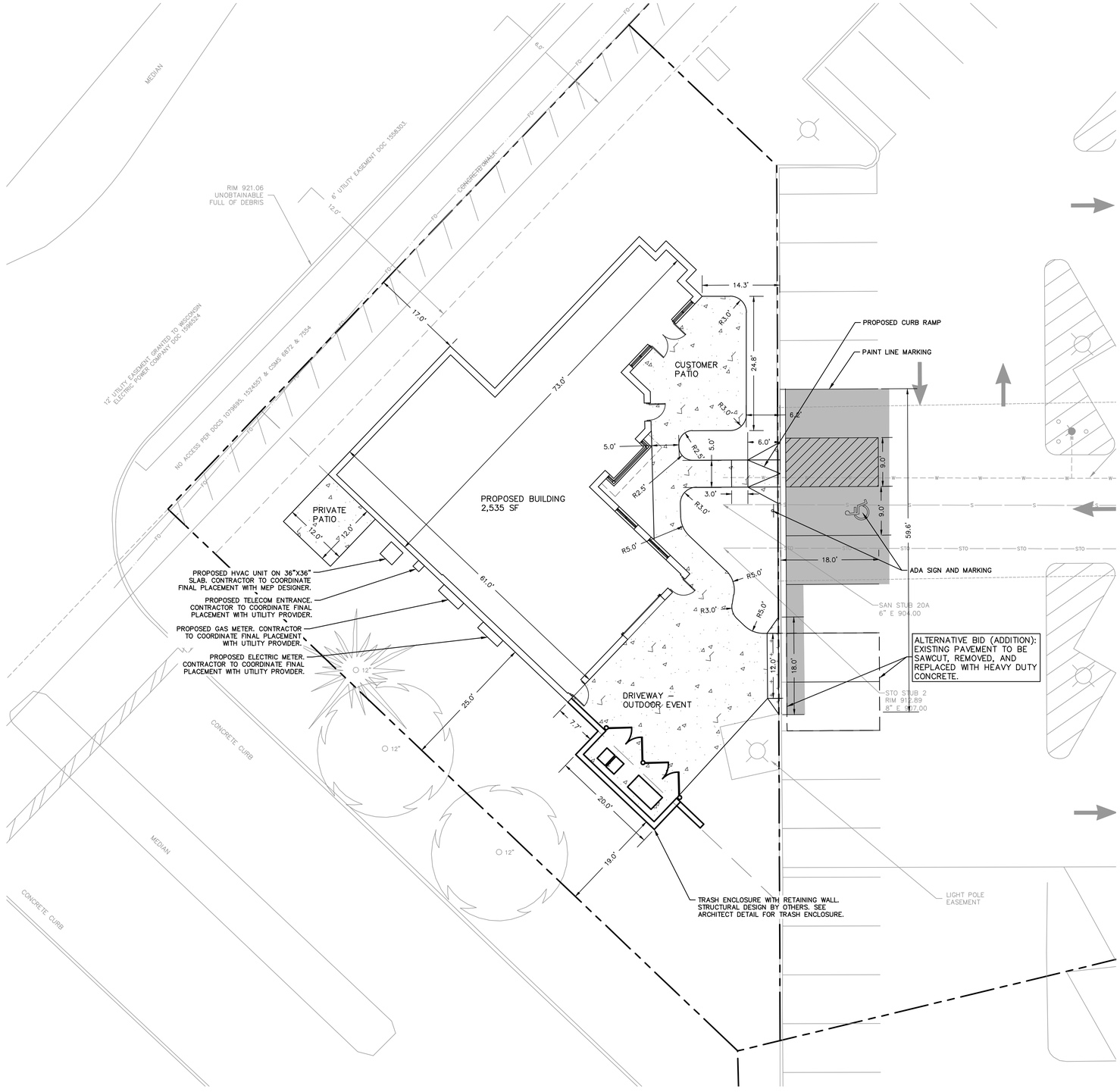
PLOT DATE: 5/28/2025



LEGEND

PROPERTY LINE

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE

N

GRAPHIC SCALE

5 0 5 10 20

(IN FEET)

SITE STATISTICS – EXISTING CONDITIONS

	SQFT	ACRES	COVERAGE
TOTAL AREA	11,892	0.27	
TOTAL PERVIOUS	11,892	0.27	100%
TOTAL IMPERVIOUS	0	0	0%

SITE STATISTICS – PROPOSED CONDITIONS

	SQFT	ACRES	COVERAGE
TOTAL AREA	11,892	0.27	
TOTAL PERVIOUS	7,228	0.17	63%
TOTAL IMPERVIOUS	4,664	0.10	37%

GENERAL NOTES:

1. EXISTING TOPOGRAPHY OBTAINED BY raSmith APRIL 13, 2020 WITH REVISIONS APRIL 29, 2020 AND MAY 7, 2020.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF NEW BERLIN EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
4. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND CITY EASEMENTS ARE TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS. NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN THE RIGHT-OF-WAY.
5. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
6. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
7. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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FULL SIZE PRINT = 24" x 36"

SHEET

REV. #	REV. DATE	DESCRIPTION	REV. BY:

New Building For:
Nice Bite Ice Cream
15485 W National Ave
New Berlin, WI 53151

raSmith
16745 W. Bluemound Road
Brookfield, WI 53005
(262) 781-1000
rasmith.com
CREATIVITY BEYOND ENGINEERING

PERSPECTIVE DESIGN, INC.
1020 N. 3rd St. | Lower
Milwaukee, WI 53203
Tel: (414) 224-7120 Fax: (414) 224-7125

Drawing Title:
SITE PLAN

THIS BOX IS 2" x 2"

Date: 05/28/25
Scale: 1" = 10'
Drawn: MAF
Job:
Sheet:
C200

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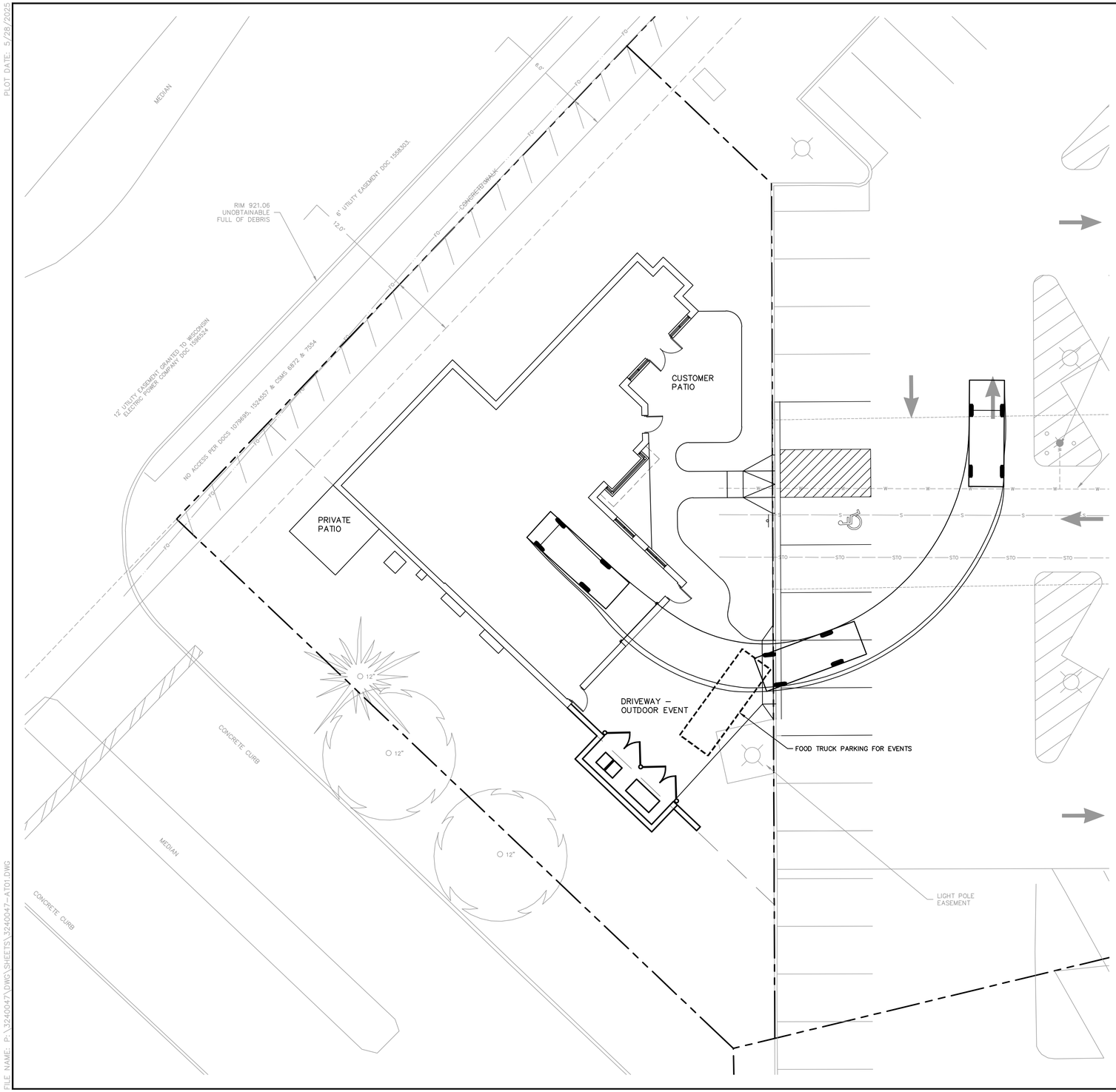
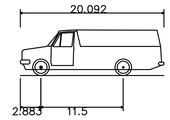
PLOT DATE: 5/28/2025



N

GRAPHIC SCALE
5 0 5 10 20
(IN FEET)



Overall Length	20.092ft
Overall Width	6.617ft
Overall Body Height	6.367ft
Min Body Ground Clearance	0.825ft
Track Width	6.617ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.300ft

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SHEET
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REV. #	REV. DATE	DESCRIPTION	REV. BY:

New Building For:
Nice Bite Ice Cream
15485 W National Ave
New Berlin, WI 53151

raSmith
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
CREATIVITY BEYOND ENGINEERING

PERSPECTIVE DESIGN, INC.
1020 N. 9th Street
Milwaukee, WI 53233
Tel 414.276-2757 Fax 414.390-4781

Drawing Title:
TRUCK TURN

THIS BOX IS 2" x 2"

Date: 05/28/25
Scale: 1" = 10'
Drawn: MAF
Job:
Sheet:
C201

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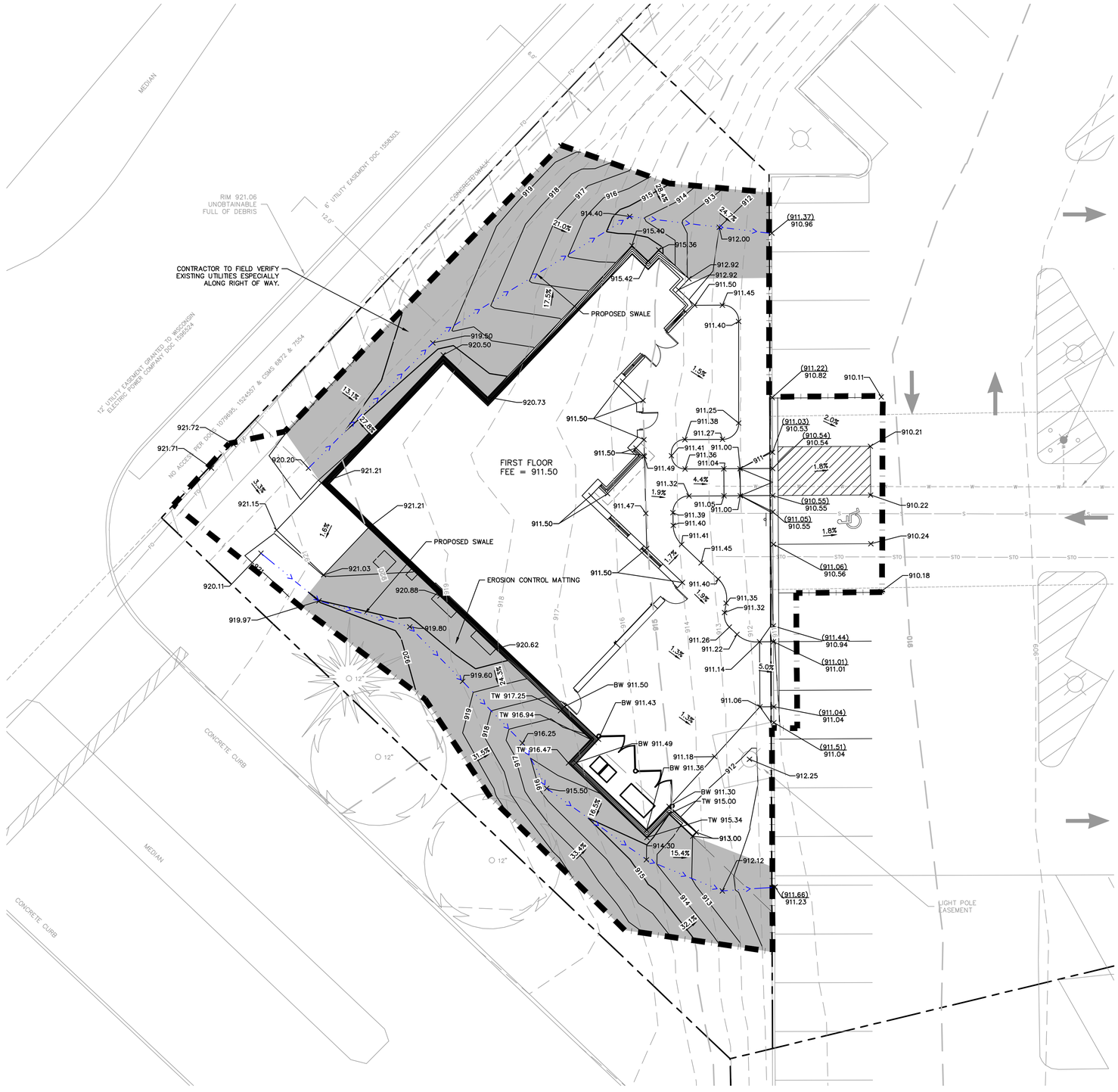
P:\3240047\Dwg\Sheets\3240047-AT01.dwg, TRUCK TURN, 5/28/2025 9:35:59 AM, maf2

PLOT DATE: 5/28/2025



LEGEND

- PROPERTY LINE
- 840.00 — EXISTING SPOT ELEVATION
- 840 — EXISTING CONTOURS
- 840 — PROPOSED CONTOURS
- 840.00 — PROPOSED SPOT GRADES
- (840.00) — PROPOSED TOP OF CURB GRADE
- TW 840.00 BW 840.00 — PROPOSED GRADE ADJACENT TO TOP/BOTTOM OF WALL
- PROPOSED STORM INLETS / MANHOLES
- LIMITS OF DISTURBANCE = 0.24 ACRES
- PROPOSED SWALE
- EROSION CONTROL MATTING

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN ANY RIGHT-OF-WAY EXCAVATION PERMITS PRIOR TO BEGINNING SITE WORK.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY CONFLICTS.
3. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
4. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
5. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
6. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY. SEE SHEET C100 FOR PLACEMENT OF EROSION CONTROL FACILITIES.
7. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
8. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
9. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND /OR PAVEMENTS TO REMAIN, MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
10. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
11. SEE LANDSCAPE PLAN BY OTHERS FOR TOPSOIL REPLACEMENT REQUIREMENTS FOR AREAS NOT PAVED THAT ARE TO BE LANDSCAPED.
12. ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

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REV. #	REV. DATE	DESCRIPTION	REV. BY:

New Building For:
Nice Bite Ice Cream
15485 W National Ave
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
Urban Design & Planning
1102 N. Main Street
Oconomowoc, WI 53066
Tel: (414) 526-2700 Fax: (414) 630-2121

R.A.SMITH
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Drawing Title:
GRADING PLAN

THIS BOX IS 2" x 2"

Date: 05/28/25
Scale: 1" = 10'
Drawn: MAF
Job:
Sheet: C300

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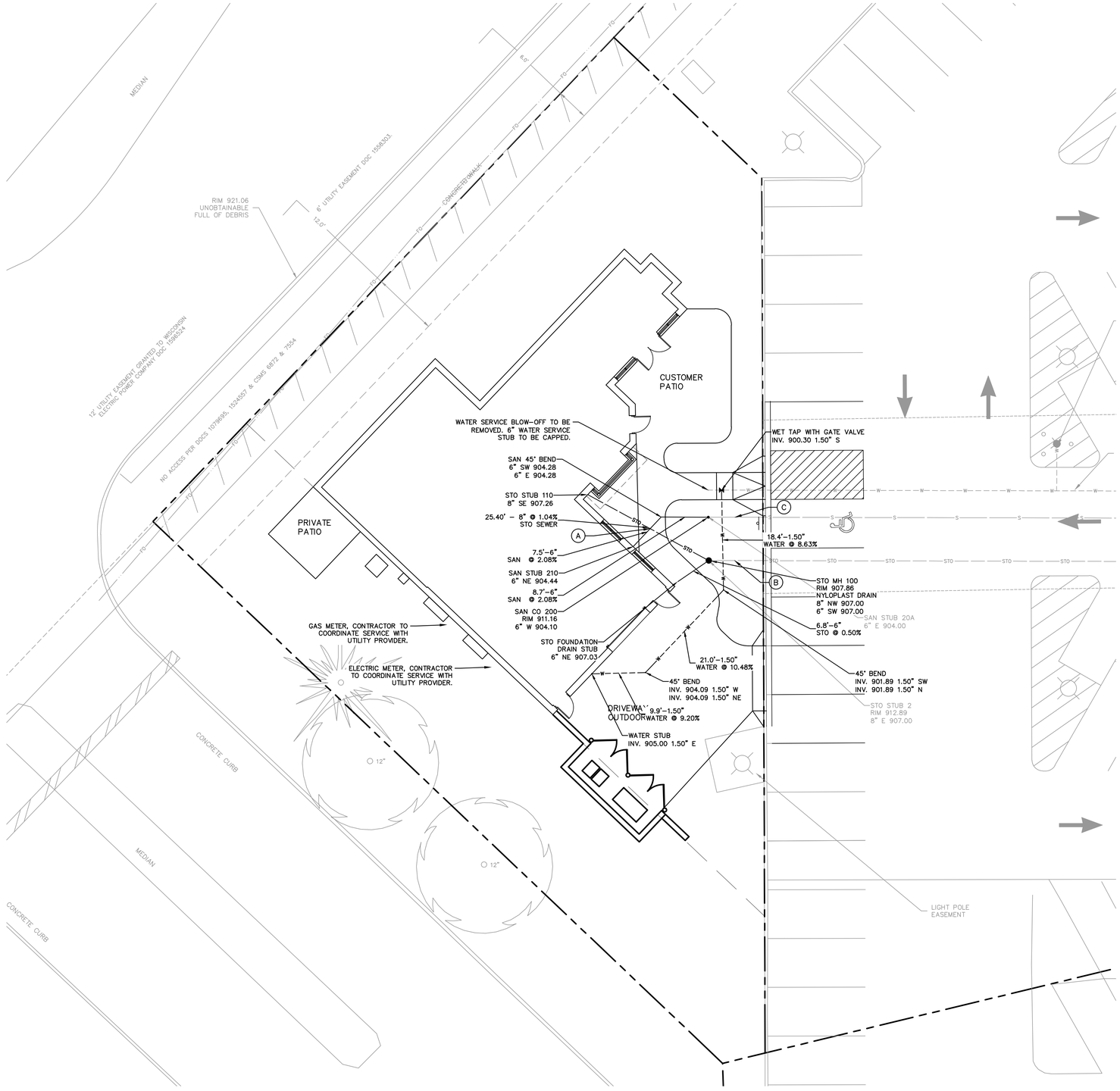
FILE NAME: P:\3240047\DWG\SHEETS\3240047-GP01.DWG

C:\3240047\Dwg\Sheets\3240047-GP01.dwg, GRADING PLAN, 5/28/2025 9:36:14 AM, maf2

PLOT DATE: 5/28/2025



LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED GAS LINE
- PROPOSED ELECTRICAL LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD WIRING
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE

N

GRAPHIC SCALE
5 0 5 10 20
(IN FEET)

GENERAL NOTES:

1. CONTRACTOR TO MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER MAIN CROSSES ABOVE SEWER. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES BELOW SEWER.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.

PIPE CROSSING TABLE							
CROSSING I.D.	BOTTOM OF TOP PIPE			TOP OF BOTTOM PIPE			SEPARATION (FT)
A	STO	PVC 8"	907.10	SAN	PVC 6"	904.86	2.24
B	STO	PVC 8"	906.80	WAT	CU 1.5"	901.69	5.11
C	SAN	PVC 6"	903.78	WAT	CU 1.5"	900.91	2.86

811 Know what's below. Call before you dig.

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REV. #	REV. DATE	DESCRIPTION	REV. BY:

New Building For:
Nice Bite Ice Cream
15485 W National Ave
New Berlin, WI 53151

R.A.Smith
16745 W. Bluemound Road
Brookfield, WI 53005
(262) 781-1000
rasmith.com
CREATIVITY BEYOND IMAGINATION

PERSPECTIVE DESIGN, INC.
1505 N. Astor Street
Milwaukee, WI 53202
Tel: 414.326.2100 Fx: 414.326.2101

Drawing Title:
UTILITY PLAN

THIS BOX IS 2" x 2"

Date: 05/28/25
Scale: 1" = 10'
Drawn: MAF
Job:
Sheet: C400

FULL SIZE PRINT = 24" x 36"

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FOR ESTIMATING AND REVIEW ONLY

FILE NAME: P:\3240047\DWG\SHEETS\3240047-UP01.DWG
P:\3240047\Dwg\Sheets\3240047-UP01.dwg, UTILITY PLAN, 5/28/2025 9:36:30 AM, maf2

This plan as an instrument of service is the property of Breezy Hill Nursery, Inc. and may not be used in whole or part without our written consent. Violators are subject to prosecution.

Emerald Green Arborvitae

Frontier Elm

State Street™ Miyabe Maple

Techny Arborvitae

Royal Star Magnolia

Sargent Tina Crabapple

Blue Star Juniper

Betula nigra 'Little King'

Bobo Hydrangea

Double Play Doozie® Spirea

Karl Foerster Reed Grass

Dwarf Burning Bush

Stella de Oro Daylily

Green Gem Boxwood

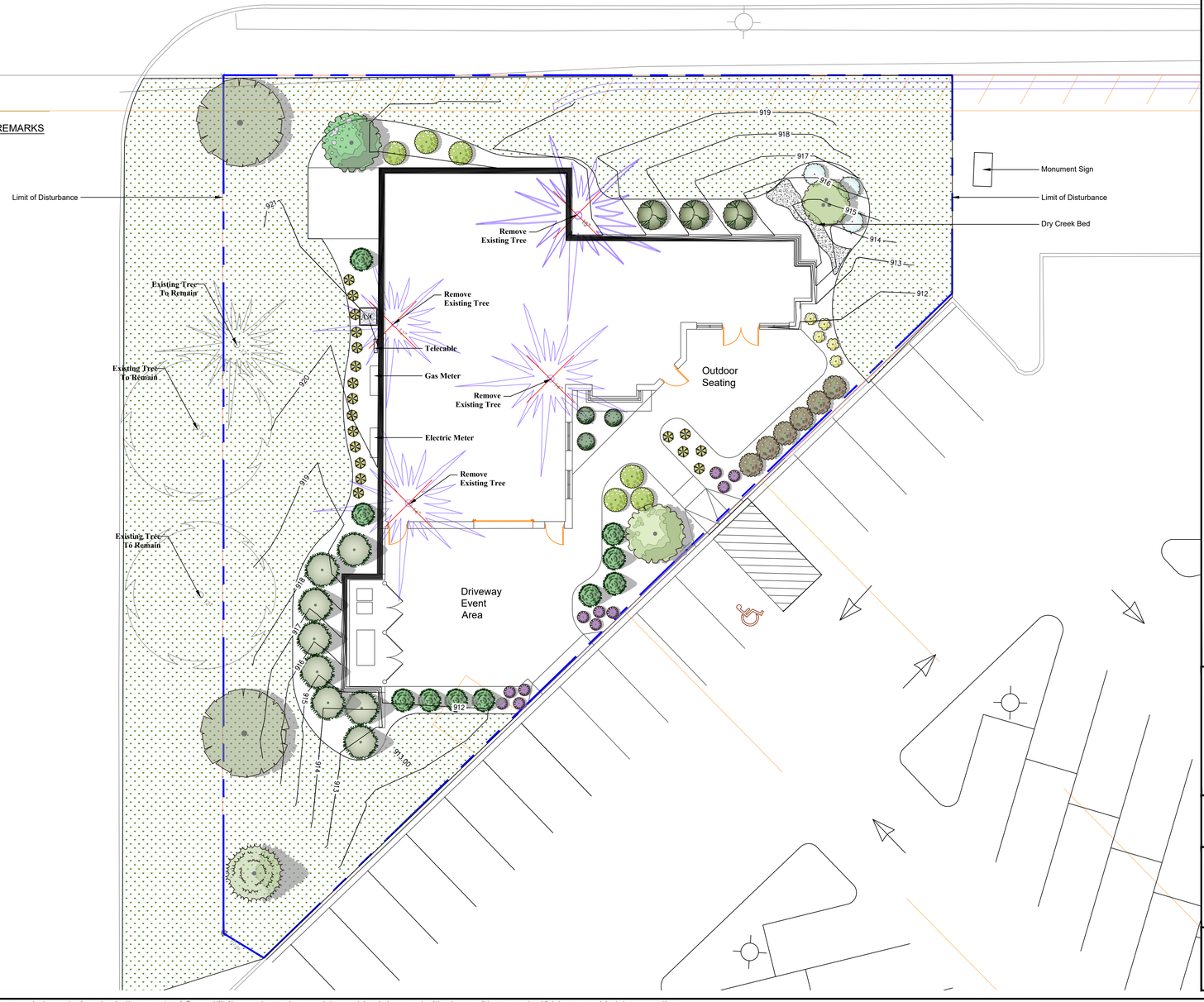
Privet Hedge

May Night Salvia

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
DECIDUOUS TREES						
	Betula nigra 'Little King'	Little King Dwarf River Birch	B & B	6'	1	
	Ulmus x 'Frontier'	Frontier Elm	B & B	2.5"Cal	2	
EVERGREEN TREES						
	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	B & B	6'	1	
	Thuja occidentalis 'Techny'	Techny Arborvitae	B & B	6'	8	
	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	B & B	6'	10	
FLOWERING TREES						
	Magnolia kobus stellata 'Royal Star'	Royal Star Magnolia	B & B	6'	1	
	Malus sargentii 'Tina'	Sargent Tina Crabapple	B & B	2.5"Cal	1	
CONIFERS						
	Buxus x 'Green Gem'	Green Gem Boxwood	B & B	24"	3	
	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal		3	
SHRUBS						
	Euonymus alatus 'Compactus'	Dwarf Burning Bush	B & B	36"	3	
	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gal		6	
	Ligustrum delavayanum	Privet	5 gal.		6	
GRASSES						
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 gal		19	
ANNUALS/PERENNIALS						
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal		5	
	Salvia x sylvestris 'May Night'	May Night Salvia	1 gal		11	

NOTE:	Required	Provided	
1 Tree / Evergreen per 20' LF Parking Lot	8	8	(3 Existing - 5 New)
1 tree every 3,600 sf of open space	1	1	
1 Shrub for every 5 LF of Parking Lot	32	36	
3 shrubs for every 3,600 sf of open space	3	3	



Breezy Hill Nursery Inc.
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SALEM, WISCONSIN 53168
N96 W21627 COUNTY LINE ROAD
MENOMONEE FALLS, WISCONSIN 53051
(262) 537-2111 (262) 537-4980 (262) 843-3886
FAX (262) 537-3434
www.breezyhillnursery.com
email: contact@breezyhillnursery.com

Nice Bite Ice Cream

15485 W. National Avenue, New Berlin, WI 53151

WISCONSIN BRADD J. EPPING 647-14 BURLINGTON, WI LANDSCAPE ARCHITECT 5/29/25

10 0 10
Scale 1" = 10'

Designed By Mike Schierl
Drawn By Kathy Feucht
Date April 21st, 2025
Revised May 29th, 2025-kf
Project #006856
Option #2

Sheet
L1

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PLOT DATE: 5/29/2025

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
◯	A	2	SIGNIFY CANADA LTD	DMS55-55W48LED4K-G3-LE3F-HS	Existing Domus LED pendant - large (DMS5x), 48 LED's, 4000K CCT, TYPE LE3F-HS OPTIC, Flat Glass Lens with House-side Shield - Sidewalk - 15' height	1	5829	1	53.6
◯	B	2	SIGNIFY CANADA LTD	DMS55-135W80LED4K-G3-LE3F-HS	Existing Domus LED pendant - large (DMS5x), 80 LED's, 4000K CCT, TYPE LE3F-HS OPTIC, Flat Glass Lens with House-side Shield - Parking Single - 23' height	1	13516	1	130.6
◯	C	8	SIGNIFY CANADA LTD	DMS55-135W80LED4K-G3-LE3F-HS	Existing Domus LED pendant - large (DMS5x), 80 LED's, 4000K CCT, TYPE LE3F-HS OPTIC, Flat Glass Lens with House-side Shield - Parking Double - 23' height	1	13516	1	130.6
◯	D	13	BARN LIGHT ELECTRIC CO.		PHOTOPIA - LMH2 - FLAT LENS - WHS - Gooseneck - 8' height	1	1983	1	27

Statistics					
Description	Symbol	Avg	Max	Max/Min	Avg/Min
Calc Zone #1	+	2.6 fc	15.2 fc	N/A	N/A

PLAN NORTH

PHOTOMETRIC LIGHTING SITE PLAN
SCALE: 1" = 20'

1

FILE NAME: P:_PROJECTS\NICE BITE ICE CREAM - NEW BERLIN\PHOTOMETRIC\PSP101_NICE BITE ICE CREAM.DWG

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	05/30/25	PLANNING COMMISSION SUBMITTAL	

New Building For:

Nice Bite Ice Cream
15375 W National Ave
New Berlin, WI 53151

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:

PHOTOMETRIC LIGHTING SITE PLAN

THIS BOX IS ½" x ½"

Date: 1.07.25
Scale: NOTED
Drawn: AM
Job: 25-002
Sheet:

PSP1.1

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STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Referral from the Assessor's Department / Chapter 275, Zoning Code Updates**
LOCATION:	**Citywide**
REQUEST:	**Plan Commission review and discussion regarding updates to Zoning Code, Chapter 275.**
D.R.C. RECOMMENDATION:	**Plan Commission review and discussion regarding updates to Zoning Code, Chapter 275.**

Background:

1. **DCD Staff have met with the Assessor's Department and Building Inspection Division to review updates to the code.**
2. **The following changes are proposed to the Zoning Code:**
    a. **§ 275-25. Building Permits.**

Next Steps:

1. **Public hearing held before Plan Commission (August 13, 2025).**
2. **Plan Commission recommendation forwarded to the Common Council for final action.**
3. **Common Council review for final action.**

Previous Action:

6/24/2025 Common Council set the public hearing date for August 13, 2025.

Attachments:

Draft Zoning Code Amendments

Sec. 275-25. - Building permits.

A. General requirement. No building or structure shall be erected, altered, relocated, moved, extended, or enlarged until a building permit has been issued by the Director, certifying that such building, as proposed, would be in compliance with the provisions of this chapter, with the current edition of the International Building Code as adopted by the state, and with the adopted City Building Code at the time of building permit issuance.

B. Application. In addition to the requirements of §§ SPS 320.04 and SPS 361.03, Wis. Adm. Code, applications for a building permit for new construction and for additions to existing construction shall include all information and supporting materials as specified by the permit application center.

1. Description and Value of Work for new construction. Prior to applying for a building permit for new construction, all applicants of building permits, except for one or two-family dwellings, shall submit a description of work and its scheduled value on a form to be furnished by the department.

C. Permit issuance. No building permit shall be issued until the Department of Community Development has issued the zoning permit/use approval and all public improvements are installed and accepted by the City or a sanitary permit has been issued by the county.

D. Recertification. Recertification of the line and grade of footings is required and shall be prepared by a registered land surveyor and submitted to the Department of Community Development prior to any further masonry construction or the pouring of footings.

E. Recertification of the lot grades. Recertification of the lot grades is required and shall be prepared by a registered land surveyor and submitted to the Department of Community Development upon completion of the project or prior to expiration of the building permit.