

Board of Public Works Meeting Agenda



September 15, 2025 - 5:30 PM
Council Chambers
3805 S. Casper Dr.

Published September 12, 2025

AGENDA

1. PRIVILEGE OF THE FLOOR

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

2. CALL TO ORDER

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. August 18, 2025 Meeting Minutes

5. OLD BUSINESS

6. NEW BUSINESS

A. ITEM 09-25 Discussion and Recommendation to the Common Council the Approval of the Development Agreement for Public Improvements at The Conservancy, LLC. located at 1750 S. Moorland Road

7. UPDATES

A. RD-25-01 Roadway Rehabilitation

8. 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.

Board of Public Works MEETING MINUTES



August 18, 2025 - 4:30 PM
Council Chambers
3805 S. Casper Dr.

MINUTES

1. PRIVILEGE OF THE FLOOR

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

There was none

2. CALL TO ORDER

Mayor Ament called the meeting to order at 4:32 PM.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:

Present: Board Member Seidl, Mayor Ament, Alderperson Maxey, Alderperson Horbinski, Alderperson Hopkins

Staff Present: City Engineer Tammy Simonson, 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.

4. APPROVAL OF MINUTES

A. June 16, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Alderman Horbinski
Second by: Alderman Maxey
Motion Passes 5-0

5. OLD BUSINESS

6. NEW BUSINESS

A. Discussion and possible recommendation to Common Council to write a letter of support for a CMAQ funding request to construct a roundabout at the intersection of CTH Y and CTH HH.

MOTION: Motion to DENY the request as presented

VOTE: Motion by: Alderman Horbinski
Second by: Commissioner Seidl

Motion Passes to DENY the item 5-0

- B. 2025 Pavement Evaluation Report & 5-Year Roadway Construction Plan

City Engineer Tammy Simonson provided an update to the Board of Public Works Commission.

7. UPDATES

- A. RD-25-01 Roadway Maintenance

- B. 2722-08-71 Moorland Road

8. ADJOURN

MOTION: Motion to Adjourn at 5:05 PM

VOTE: Motion by: Commissioner Seidl
Second by: Alderman Maxey
Motion Passes 5-0

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT: Nicolas X. Wimmer with Wimmer Communities on behalf of The Conservancy, LLC.

PROJECT: Development Agreement for Public Improvements for The Conservancy, LLC. at 1750 S. Moorland Road

LOCATION: 1750 S. Moorland Road

REQUEST: Approval of the Development Agreement for Public Improvements at The Conservancy, LLC. property located at 1750 S. Moorland Road

DRC RECOMMENDATION: Recommend to the Common Council the Approval of the Development Agreement for Public Improvements at The Conservancy, LLC. located at 1750 S. Moorland Road

1. The Developer is proposing to construct a new multi-use neighborhood town center-style development with 7 apartment buildings and 2 mixed use retail/residential buildings.
2. The proposal was approved by the Plan Commission on August 13, 2025.
3. The Developer is proposing to construct the following public improvements:
 - Sanitary system
 - Water system
 - Storm Drainage System
 - Sidewalk
 - A "Welcome to New Berlin" Monument sign
4. The Developer will provide a surety instrument for 105% of the cost to construct the public utility.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF PUBLIC WORKS STAFF REPORT**

Meeting of September 15, 2025

Development Agreement for Public Improvements at The Conservancy, LLC.

DATE STAFF REPORT PREPARED: September 12, 2025

APPLICANT / OWNER(S): Nicolas X. Wimmer with Wimmer Communities on behalf of The Conservancy, LLC.

NAME OF DEVELOPMENT: The Conservancy, LLC.

TYPE OF DEVELOPMENT: Construction of a new multi-use neighborhood town center-style development with 7 apartment buildings and 2 mixed use retail/residential buildings. Public improvements include sanitary sewer main extension and associated appurtenances.

NUMBER OF ACRES: 33.76 acres

CURRENT ZONING: Rm-1 PUD

PLAN COMMISSION APPROVAL DATE: August 13, 2025

SUMMARY OF INFRASTRUCTURE:

Sanitary System	2,440 LF
Water System	2,110 EA
Storm Drainage System	5,908 LF
Sidewalk	2,140 LF
"Welcome to New Berlin" sign	1 Each

ESTIMATED AMOUNT OF SURETY INSTRUMENT: 120% of project cost

DCD RECOMMENDATION: Recommend to the Common Council the Approval of the Development Agreement for Public Improvements at The Conservancy, LLC. located at 1750 S. Moorland Road

ATTACHMENT:

Development Agreement
Civil Plans

Development Agreement

This Development Agreement (this "AGREEMENT") is entered into this ____ day of _____, 20__, by and between [The Conservancy, LLC](#), its successors, assigns and future owners of the PROPERTY, hereinafter referred to as (the "DEVELOPER") and the CITY OF NEW BERLIN, a Wisconsin municipal corporation (the "CITY").

RECITALS

WHEREAS, DEVELOPER is the owner of approximately [33.76](#) acres of land in the CITY, said land described on [Exhibit A](#) attached hereto (the "PROPERTY");

AND, WHEREAS, DEVELOPER desires to develop the PROPERTY for [retail and residential purposes](#) under the name [The Conservancy](#) (the "DEVELOPMENT"), which includes certain public improvements described on [Exhibit B](#) attached hereto (the "PUBLIC IMPROVEMENTS");

AND, WHEREAS, said land is currently zoned Rm-1/PUD and C-2/PUD and the proposed DEVELOPMENT conforms to said zoning classification,

AND, WHEREAS, the CITY Plan [Commission](#) on [August 13, 2025](#) has approved of the DEVELOPMENT with conditions;

AND, WHEREAS, the CITY Board of Public Works on [September 15, 2025](#), recommended approval of the AGREEMENT and the CITY Common Council on [September 23, 2025](#), approved the AGREEMENT.

AND, WHEREAS, it is now necessary that DEVELOPER and CITY enter into an AGREEMENT relative to the manner and method by which the PUBLIC IMPROVEMENTS will be developed;

NOW, THEREFORE, DEVELOPER and CITY agree as follows:

I. GENERAL

- A. DEVELOPER has prepared plans for the PUBLIC IMPROVEMENTS, which plans have been presented to and approved by the CITY.
- B. [A Certified Survey Map \(CSM\) substantially conforming to the criteria of State Statutes and CITY Ordinances](#), constituting the DEVELOPMENT, has been or shall be recorded at DEVELOPER's sole expense.

City of New Berlin
Tamara Simonson
3805 S Casper Dr
New Berlin, WI 53151

Tax Key No. NBC 1158.989.001
NBC 1158.989.002
NBC 1158.989.003

- C. Prior to start of construction of the PUBLIC IMPROVEMENTS, DEVELOPER shall provide insurance policy endorsements to the CITY naming the CITY as additional insured on a primary and noncontributory basis with respect to Comprehensive General Liability coverage for the PUBLIC IMPROVEMENTS work performed by DEVELOPER. The comprehensive general liability coverage will carry limits of not less than \$1M per occurrence and \$2M in the aggregate. The coverage shall be issued on an occurrence basis for this project. In addition, the DEVELOPER shall carry liability coverage for all vehicles and hired and non-owned vehicles with limits acceptable to the CITY. The DEVELOPER shall carry Workers Compensation coverage with statutory limits. The policies shall be written by an insurance company licensed to do business in Wisconsin. DEVELOPER shall provide not less than 30 days written notice to the CITY prior to change, modification or termination of said policy. Such notice provisions shall be in the unconditional affirmative, phrases such as “shall endeavor to notify” are unacceptable and shall be rejected.

II. SEQUENCE OF DEVELOPMENT

- A. CONSTRUCTION PLAN APPROVALS
- B. DEVELOPMENT AGREEMENT APPROVALS AND SURETIES
- C. PRE-CONSTRUCTION MEETING
- D. EROSION CONTROL AND STORMWATER BEST MANAGEMENT PRACTICES
- E. GRADING
- F. SANITARY SYSTEM*
- G. WATER SYSTEM*
- H. STORM DRAINAGE SYSTEM*
- I. ROAD SYSTEM*
- J. PRIVATE UTILITIES (Electric, Gas, Telephone, CATV, etc.)
- K. RESTORATION
- L. RECORD DRAWINGS AND CERTIFICATIONS
- M. EASEMENT RECORDING

*Adequate public facilities shall be installed either prior to or concurrently with construction of each building pad at which DEVELOPER has applied for a building permit in order for the building permit to be issued for that specific building.

III. GRADING AND EROSION CONTROL

- A. COMPLIANCE
 - 1. DEVELOPER shall secure proper Erosion Control Permits to implement the approved Erosion Control Plan.
 - 2. Erosion Control Methods shall be those required by the erosion control ordinances as adopted by the CITY, County, or State. The Primary Contractor shall be responsible for maintaining erosion control in accordance with the Erosion Control Permit during construction.
 - 3. DEVELOPER shall be responsible for pre-grading and maintaining grades within the DEVELOPMENT in accordance with the approved DEVELOPER's

Grading Plan.

B. INSPECTION and MAINTENANCE

1. Oversight of all construction and maintenance shall be performed under the direction of the Department of Community Development (DCD), at the DEVELOPER's sole expense.
2. All erosion control measures shall be maintained in accordance with the Erosion Control Permits.
3. DEVELOPER, at his/her sole expense, shall be responsible for removing erosion control measures as directed by the DCD.

IV. SANITARY SYSTEM

A. AVAILABILITY

1. Each and every building in the DEVELOPMENT shall be served by a sanitary sewer main and lateral at DEVELOPER's sole expense and connected to the CITY Wastewater Utility in accordance with plans and specifications approved by the City Engineer, the Utility Department and all other regulatory agencies.
2. All buildings or units in the DEVELOPMENT will be individually served with private laterals. In the event it is later determined that the locations or size of such laterals are insufficient to service certain parcels or units of land within the project, the owner(s) of such parcel(s) may install laterals subject to CITY approval which will be paid for by the property owner.
3. DEVELOPER shall provide for the extension of the sanitary sewer system in accordance with the Site Development Plan approved by the DCD and the Utility Department by laying sanitary sewer mains and laterals in public right-of-way and/or public easement as directed by the City Engineer and the Utility Department.

B. CAPACITY OF THE SYSTEM

1. The system shall conform to the Sanitary Sewer Plan of the CITY and have a capacity sufficient to meet the needs of the DEVELOPMENT and each building therein, and as directed by the City Engineer and the Utility Department.

C. INSPECTION OF THE SYSTEM

1. Oversight of all construction shall be performed under the direction of the DCD, at the DEVELOPER's sole expense.

D. OWNERSHIP OF SANITARY SEWER SYSTEM

1. Upon CITY's final acceptance of the sanitary sewer system, those portions of the sanitary sewer system located in the public right-of-way and/or public easement shall be dedicated by the DEVELOPER to the CITY and shall thereafter be maintained and serviced by the CITY.

E. SANITARY SEWER SERVICE CHARGES

1. Upon issuance of an Occupancy Permit by the CITY for each completed building in the DEVELOPMENT, said completed building shall be subject to all sanitary sewer service charges and/or assessments in the same amount and collected in the same manner as are sanitary sewer service charges and/or

assessments for all other parts of the CITY served by the same wastewater treatment facilities.

V. WATER SYSTEM

A. AVAILABILITY

1. Each and every building in the DEVELOPMENT shall be served by water main and a lateral installed at DEVELOPER's sole expense and connected to the New Berlin Water Utility in accordance with plans and specifications approved by the DCD, the Utility Department and all other agencies.
2. All buildings or units in the DEVELOPMENT will be individually served with private laterals. In the event it is later determined that the locations, pressure or size of such laterals are insufficient to service certain parcels or units of land within the project, the owner(s) of such parcel(s) may install laterals subject to CITY approval which will be paid for by the property owner.
3. DEVELOPER shall provide for the extension of the water system in accordance with the Site Development Plan approved by the DCD and the Utility Department by laying water mains in public right-of-way and/or public easement as directed by the City Engineer and the Utility Department and shown on the plans.
4. Each commercial lease space shall be independently metered per CITY code.

B. CAPACITY OF THE SYSTEM

1. The water system shall conform to the Water Plan of the CITY and have a capacity sufficient to meet the needs of the DEVELOPMENT and each building therein and as directed by the City Engineer and the Utility Department.

C. INSPECTION

1. Oversight of all construction shall be performed under the direction of the DCD, at the DEVELOPER's sole expense.

D. OWNERSHIP

1. Upon CITY's final acceptance of the water system, those portions of the water system located in the public right-of-way and/or public easement shall be dedicated by the DEVELOPER to the CITY and shall thereafter be maintained and serviced by the CITY.

E. WATER UTILITY CHARGES

1. Upon issuance of an Occupancy Permit by the CITY for each completed building in the DEVELOPMENT, said completed building shall be subject to all water service charges and/or assessments in the same amount and collected in the same manner as are water service charges and/or assessments for all other parts of the CITY served by CITY water.

VI. STORM DRAINAGE SYSTEM

A. COMPONENTS

1. Storm drainage shall be provided by means of storm sewers, culverts, ditches, Stormwater Best Management Practices (BMP's), and appurtenances in the public right-of-way and/or in drainage easements where required and/or within

natural areas (where applicable and permitted), all in accordance with storm drainage plans prepared by DEVELOPER and approved by the DCD and entirely at the DEVELOPER's sole expense. All storm drainage shall be in conformance with the approved Stormwater Management Plan.

B. CONSTRUCTION

1. The DEVELOPER shall be responsible for the planning, design and construction of facilities for storm drainage (the Storm Drainage System) until such stormwater exits the exterior perimeter line of the DEVELOPMENT or until it reaches a point, outside of and adjacent to the PROPERTY from which point such stormwater passes into, or through specified conduits or channels. Such design shall be reviewed and approved by the DCD prior to construction.
2. The design and construction plan for the Storm Drainage System shall be reviewed and approved by DCD prior to construction.
3. Nothing in this paragraph shall be deemed to limit the DEVELOPER's responsibility to adjacent owners for discharged water. Should any claim be made against the CITY for increased water discharge or altered drainage patterns from the project, DEVELOPER shall indemnify, defend and hold harmless the CITY paying all costs thereof (including but not limited to actual attorney fees) and further indemnify the CITY from any loss or damage based upon a claim arising from water allegedly discharged within or from the site, except if the loss or damage was caused by the negligence or willful misconduct of the CITY.
4. Major drainage improvements shall be constructed during the first phase of the DEVELOPMENT including but not limited to the BMP's and necessary downstream improvements.
5. All normal maintenance and/or repair of the Storm Drainage System shall be the obligation of the DEVELOPER. The DCD, at its sole discretion, may require the DEVELOPER to restore the Storm Drainage System to its original condition should its function diminish through disrepair or other causes.
6. The DCD may periodically inspect the Storm Drainage System upon reasonable notice. Should maintenance and/or repair work not be completed in a timely manner to the CITY's reasonable satisfaction, the CITY shall have the authority to complete said work and charge all reasonable costs, including but not limited to engineering, administration costs and legal costs, to the DEVELOPER of the land set forth in the legal description on Exhibit A with each owner assessed an undivided fractional ownership of the expense as a lien against their property.

C. OWNERSHIP

1. The components of the Storm Drainage System in public rights of way and public easements shall be dedicated to the CITY. When dedicated to the CITY upon approval and final acceptance by the CITY, system components shall become the property of the CITY and thereafter be maintained by the CITY.
2. The Storm Drainage System and private drainage easements shall remain in the sole ownership and responsibility of DEVELOPER even if they are located within easements for access or maintenance.
3. Development of this parcel is subject to the Stormwater Management Plan

established for the DEVELOPMENT. All landowners and/or owners of land within the DEVELOPMENT are and shall be jointly and severally responsible for the Storm Drainage System within the DEVELOPMENT. In the event the DEVELOPER default(s) in its duty to maintain the Storm Drainage System, as reasonably determined by the CITY, each of the property owners will be responsible for a pro-rata share of the costs of the maintenance and/or repair of the Storm Drainage System. Should the CITY have to perform repairs and/or maintenance, all of the direct and indirect costs thereof shall become a lien against the DEVELOPER with each owner assessed an undivided fractional ownership of the expense.

D. INSPECTION

1. Oversight of all construction shall be performed under the direction of the DCD, at the DEVELOPER's sole expense.

E. STORMWATER CHARGES

1. Upon issuance of an Occupancy Permit by the CITY for each completed building in the DEVELOPMENT, said completed building shall be subject to the Stormwater Utility fee in the same amount and collected in the same manner as are Stormwater Utility fees for all other parts of the CITY.

VII. **PUBLIC ROADWAYS**

If the DEVELOPMENT will not be served by Public Roadways, this Section includes the following language:

A. There are no Public Roadways being constructed as part of the DEVELOPMENT.

B. STREET SIGNS

1. Street Names shall be in conformance with the CITY's policies.
2. Street signs shall be installed by the DEVELOPER concurrent with placement of the binder course or the parking lot being opened to the public.

C. STREET LIGHTING

1. DEVELOPER shall pay for the cost of street lighting, as set forth in the approved plan.

D. RELOCATION OF PRIVATE UTILITIES

1. To the extent the CITY incurs any expense for private utilities to move their private infrastructure in the public right-of-way necessitated by the DEVELOPMENT, the DEVELOPER shall be responsible for those costs.

VIII. **SURETY INSTRUMENTS**

A. Prior to signing of this AGREEMENT by the CITY, DEVELOPER shall deposit with the CITY a surety instrument in accordance with §235-22 of the Municipal Code in the amount of 120% of the estimated cost of all the PUBLIC IMPROVEMENTS as approved by the CITY in a form approved by the City Attorney.

1. Public Site Grading – N/A

2. Public Road System – N/A
3. Public Sanitary System
4. Public Water System
5. Public Storm Drainage System – N/A
6. Public Sidewalk in Moorland Road Right-of-Way
7. “Welcome to City of New Berlin” Monument Sign, pursuant to that certain “Real Estate Purchase Agreement” dated August 20, 2024 and recorded on August 23, 2024 in the Waukesha County Register of Deeds as Document No. 4780925.

B. PERMITTED REDUCTIONS TO SURETY

1. Interim Reduction (Utilities)
 - a. Upon request, an interim surety reduction to 50% per Utility may be made once the utility is fully installed and operable.
2. Preliminary Acceptance Reduction (Non-Subdivision)
 - a. The surety shall be reduced to 10% of the itemized amount of each of the PUBLIC IMPROVEMENTS (Sanitary System, Water System, Public Sidewalk, and “Welcome to City of New Berlin” Monument Sign), upon the request of DEVELOPER as each of these PUBLIC IMPROVEMENTS receive preliminary acceptance by the CITY.
3. Return of Surety (Non-Subdivision).
 - a. 12-months after preliminary acceptance, the CITY will conduct a final inspection. The DEVELOPER shall make all necessary repairs. After repairs are made and approved, the CITY will issue final acceptance and return the surety to the DEVELOPER’S financial institution.

C. CASH PAYMENTS FOR:

1. Reasonable administrative fees including but not limited to engineering, inspection, and legal fees incurred to date of approval as billed by an itemized statement and to be paid within fourteen (14) days of receipt of invoice.

D. Street signs, if DEVELOPER elects to purchase the same from CITY.PUBLIC SITES AND OPEN SPACES

1. In order to conform to the provisions of Section 235-34 C (3) of the Municipal Code, DEVELOPER agrees to pay Public Site and Open Space Fees, required prior to the CITY signing the CSM. These fees are in addition to any connection fees required by the CITY prior to individual building permits being granted.

E. MISCELLANEOUS

1. DEVELOPER shall be responsible for any other items, as reasonably required in writing by the CITY, necessary to accomplish the intent of this AGREEMENT.

X. DEED RESTRICTIONS

- A. This AGREEMENT shall be recorded in the office of the Registrar of Deeds of

Waukesha County, Wisconsin by the DEVELOPER at the expense of the DEVELOPER and the use and occupancy of all lots therein shall be subject to the terms and provisions of this AGREEMENT. A copy shall be provided to the CITY.

- B. Any other restrictions desired by the DEVELOPER, but not required by the CITY may be recorded at the DEVELOPER's option. The CITY will not be responsible for the enforcement of those restrictions.

XI. ACCEPTANCE OF PUBLIC IMPROVEMENTS

- A. All PUBLIC IMPROVEMENTS required by the CITY within the DEVELOPMENT are the DEVELOPER's sole responsibility.
- B. The DEVELOPER shall take all necessary action so as to have all PUBLIC IMPROVEMENTS of the DEVELOPMENT specified in the AGREEMENT installed and approved within two years following the date of commencing construction for each of the PUBLIC IMPROVEMENTS.
- C. After completing the required PUBLIC IMPROVEMENTS, the DEVELOPER shall provide a complete accounting of expenditures to the CITY.
- D. PUBLIC IMPROVEMENTS shall be accepted by the CITY when the DEVELOPER has met and satisfied each of the terms and conditions of this AGREEMENT, permits, applicable ordinances of the CITY, and the requirements of the CITY's Development Handbook.
- E. Preliminary Acceptance:
 - 1. When all PUBLIC IMPROVEMENTS have been installed per the CITY's Development Handbook and tested and all punch list items have been corrected and all requirements have been satisfied by the DEVELOPER and approved by the CITY.
 - 2. Required Documentation: The following list shall not be considered all-inclusive, but rather a guide to what is typically required.
 - a. As-builts for Stormwater Best Management Practices
 - b. Itemized as-built construction cost list for Public Infrastructure
 - c. Easement Documents recorded
 - d. All Inspection invoices are paid to date
- F. Final Acceptance:
 - 1. 12-months after preliminary acceptance, the CITY will conduct an inspection of the systems and prepare a punch list of items that need correction.
 - 2. Final Acceptance will be granted after all punch list items have been corrected by the DEVELOPER and approved by the CITY, and paragraph D above has been satisfied.
 - 3. Required Documentation: The following list shall not be considered all-inclusive, but rather a guide to what is typically required.
 - a. Removal of erosion control measures serving those Public Improvements

that are the subject of Final Acceptance.

- b. As-builts for Utilities
- c. All Inspection invoices are paid
- d. Lien waivers submitted

XII. GENERAL CONDITIONS

- A. DEVELOPER further agrees to abide by such further orders or directions as may be reasonably given by the CITY and/or it's Boards and Commissions, as may be necessary to implement and carry out the terms and intent of this AGREEMENT, provided such further orders or directions are usually and customarily required of like developments similarly stated.
- B. It is expressly understood and agreed that the terms of this AGREEMENT are covenants running with the land and binding on DEVELOPER and CITY. The terms of the AGREEMENT regarding insurance, warranty and surety obligations shall survive the expiration of this AGREEMENT, In accordance with the warranty provisions that exist following CITY's final acceptance of the improvements and the requirements for notification of the termination of the insurance and sureties.
- C. The signatory DEVELOPER shall not dissolve it's Corporation, LLC, or other business group designation, without written notification to the CITY, more specifically the CITY Engineer, a minimum of 60 days prior to the dissolution. The written notification shall include a plan for meeting the requirements of the AGREEMENT and the identity and contact information for the person(s)/entity that will be the subsequent responsible party.
- D. DEVELOPER shall be responsible for the repair to existing roadways and infrastructure for damage proximately caused as a result of its construction activities.
- E. DEVELOPER is required to have the public utilities (sanitary system, water system, & storm drainage system) located and marked in the field until the final as-built drawings for the utilities are approved by the CITY. As a courtesy, the New Berlin Utility Department will forward by e-mail any locate requests that are received for the DEVELOPMENT. DEVELOPER shall provide the New Berlin Utility Department with a regular business hours phone number, e-mail address, and an after business hours phone or pager number, so Emergency Locate requests can be forwarded, as necessary.
- F. DEVELOPER and subsequent owners of lots shall promptly remove all construction debris including, but not limited to, paper, plastic, insulation, packaging, etc. and will take adequate measures to keep all debris on the lot site to prevent littering adjoining properties.
- G. Streets shall be swept daily as needed to remove silt, stone, ground or other materials which have been tracked or eroded onto the streets. The DCD may periodically inspect the streets for debris and determine if street sweeping is required. Reasonable efforts will be made to contact the responsible party to get the impacted streets swept. Should street sweeping not be completed in a timely manner to the DCD's reasonable satisfaction, the CITY shall have the authority to complete said work and charge all reasonable costs for the street sweeping to the responsible party. In the event that said costs are not promptly paid, the CITY may assess those charges against the property within this DEVELOPMENT as a special charge for current services pursuant

to Wis Stat Sec. 66.0627.

- H. DEVELOPER agrees, to the fullest extent permitted by law, to indemnify and hold the CITY harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by the DEVELOPER's negligent or intentional acts, errors or omissions in the performance of its obligations under this AGREEMENT and those of its contractors/subcontractors or anyone for whom the DEVELOPER is legally liable. Neither party will be responsible to the other for consequential damages including, but not limited to, loss of profit, loss of investment or business interruption.
- I. DEVELOPER or its successor or assignee shall be responsible for maintenance of rights-of-way up to the edge of the roadways adjoining the DEVELOPMENT to include grass cutting and any litter removal consistent with the landscaping of the DEVELOPMENT. Failure to maintain this area shall subject the DEVELOPMENT to charges by the CITY.
- J. Setbacks, height restrictions, and locations of all structures shall be as regulated by PUD Ordinance #2701 approved by the CITY.
- K. All conditions of approval for the DEVELOPMENT by the [Plan Commission](#) and/or Common Council shall be followed.
- L. Except for the specific responsibilities and obligations retained by the DEVELOPMENT hereunder, CITY shall provide to the DEVELOPMENT and its occupants the same governmental services, as are generally provided to other residents, residences, and citizens of the CITY.
- M. Neither the CITY's own inspection nor the CITY's acceptance of DEVELOPER's dedication to the CITY shall be deemed a waiver of the DEVELOPER's obligation to construct the Water, Sanitary, Storm Drainage, and [Public Sidewalk in the Moorland Road Right-of-Way according to the requirements of the CITY's Development Handbook that are in current effect at the time of DEVELOPER'S construction of the aforementioned Public Improvements.](#)

XIII. SPECIAL CONDITIONS

- A. Fire or emergency protection services are available to the DEVELOPMENT.
- B. Snow and ice removal from private roadways, drives or parking lots shall not be placed in public roadways or rights-of-way.
- C. DEVELOPER shall be responsible for submitting a Stormwater Management Practice Maintenance Agreement in accordance with the requirements of the CITY Zoning Code. DEVELOPER shall also be responsible for recording the document, in a form that is acceptable to the CITY, at the Waukesha County Register of Deeds so that the Agreement is binding upon all subsequent owners of lands within the DEVELOPMENT.
- D. The Stormwater Management BMP's are to be maintained per the approved Stormwater Management Practice Maintenance Agreement referred to above.
- E. This DEVELOPMENT has an approved PUD which has provisions specific to this parcel per Ordinance No. 2701, adopted June 10, 2025.
- F. The DEVELOPER is required to coordinate with Waukesha County Department of Public Works for improvements within the Moorland Road Right-of-Way as a condition

of the Zoning permit.

G. The DEVELOPER shall be responsible for snow and ice removal on sidewalks adjacent to the development.

Drafted by: Tamara M. Simonson, P.E., City Engineer

CERTIFICATION

I, Rubina Medina , duly appointed as City Clerk for the City of New Berlin, do hereby certify that the attached plans and maps are true and correct copy of the original and if they are not legible or readable, a copy of the original is available at the City of New Berlin Engineering Department.

Document: _____

File Number: _____

Date: _____

Name: Rubina Medina

Signature: _____

Title: City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Lot 1, Lot 2, and Lot 3 of Certified Survey Map No. 12592, recorded in the Office of the Register of Deeds for Waukesha County on August 22, 2024 as Document No. 4780733, being part of the Northwest ¼ and Southwest ¼ of the Northwest ¼ of Section 2, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

EXHIBIT B

DESCRIPTION OF PUBLIC IMPROVEMENTS

1. Public Sanitary System
 - a. Sanitary Sewer mains
 - b. Concrete Manholes
 - c. Sanitary laterals
2. Public Water System
 - a. Water mains
 - b. Hydrants
 - c. Valves and Tees
3. Sidewalk
 - a. Stone Base
 - b. Concrete Sidewalk
 - c. Pedestrian Ramps
4. "Welcome to New Berlin" Sign

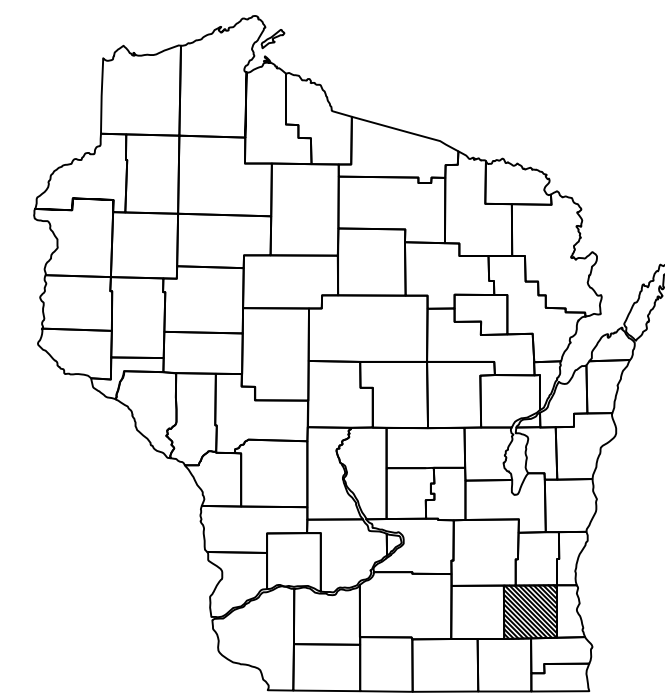
SHEET INDEX		
	1 OF 22	COVER SHEET
C1.0	2 OF 22	SITE PLAN
C1.1	3 OF 22	SITE PLAN – NORTH HALF
C1.2	4 OF 22	SITE PLAN – SOUTH HALF
C2.0	5 OF 22	GRADING PLAN
C2.1	6 OF 22	GRADING PLAN – NORTH HALF
C2.2	7 OF 22	GRADING PLAN – SOUTH HALF
C3.0	8 OF 22	STORM SEWER PLAN
C3.1	9 OF 22	STORM SEWER PLAN – NORTH HALF
C3.2	10 OF 22	STORM SEWER PLAN – SOUTH HALF
C4.0	11 OF 22	SANITARY AND WATER PLAN
C4.1	12 OF 22	SANITARY AND WATER PLAN – NORTH HALF
C4.2	13 OF 22	SANITARY AND WATER PLAN – SOUTH HALF
C4.3	14 OF 22	PUBLIC WATER AND SANITARY P&P SHEET 1
C4.4	15 OF 22	PUBLIC WATER AND SANITARY P&P SHEET 2
C4.5	16 OF 22	PUBLIC WATER AND SANITARY P&P SHEET 3
C4.6	17 OF 22	PUBLIC WATER AND SANITARY P&P SHEET 4
C4.7	18 OF 22	PUBLIC WATER AND SANITARY P&P SHEET 5
C5.0	19 OF 22	EROSION CONTROL PLAN
C6.0	20 OF 22	SITE DETAIL SHEET
C6.1	21 OF 22	SITE DETAIL SHEET
C7.0	22 OF 22	FIRE DEPARTMENT ACCESS PLAN

THE CONSERVANCY

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

OWNER:
 THE CONSERVANCY, LLC
 5300 S. 108TH STREET, SUITE 1
 HALES CORNERS, WI 53130

ENGINEER:
 CJ ENGINEERING, LLC
 CHRIS JACKSON, PE
 W238 N1610 BUSSE RD.
 SUITE 100
 WAUKESHA, WI 53188
 EMAIL: CHRISTOPHER.JACKSON@JSDINC.COM
 PHONE: (262) 513-0666



CJE NO.: CJE2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

ORIGINAL PLANS PREPARED BY

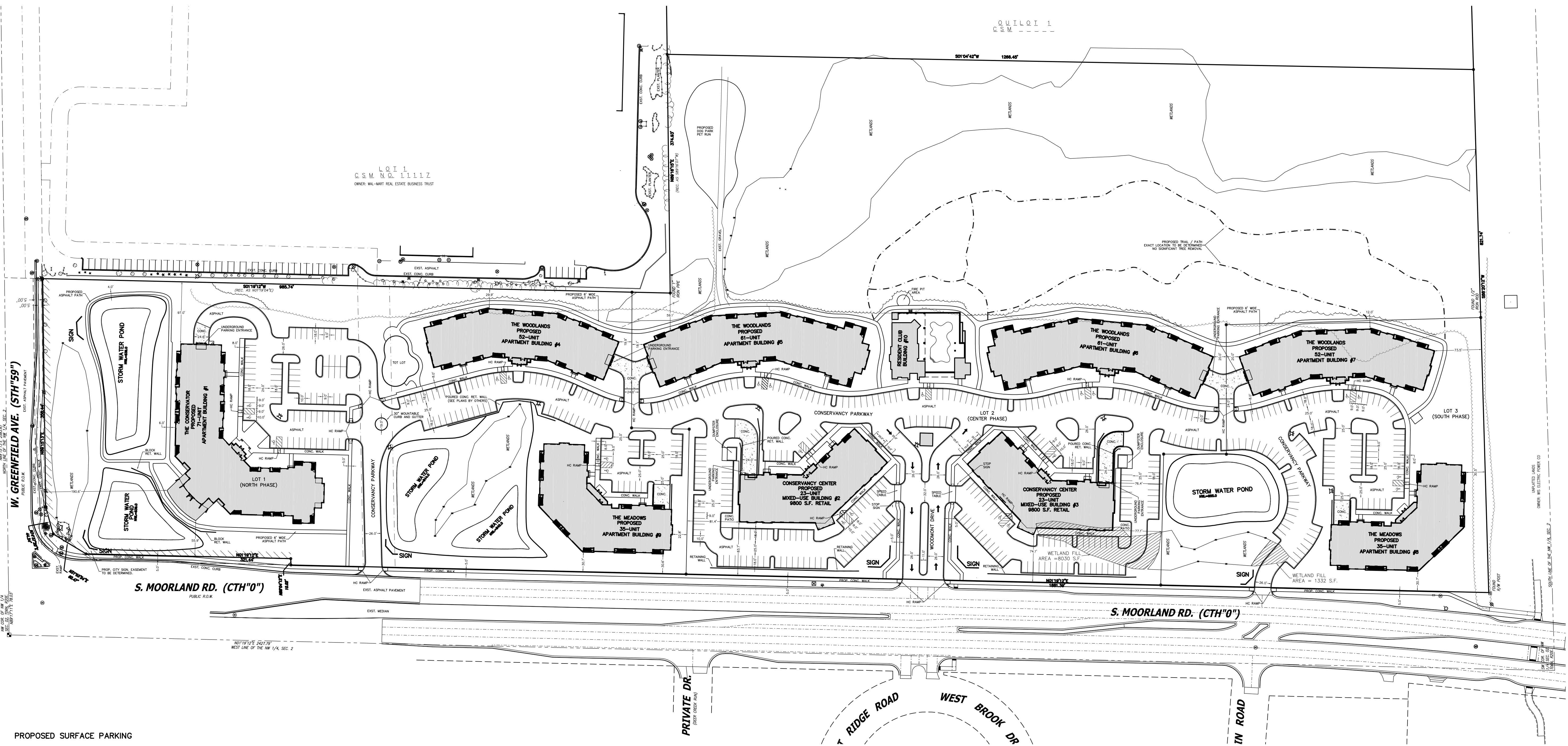
DATE: _____

LEGAL DESCRIPTION:

A REDIVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN, CONTAINING: 1,470,632 SQUARE FEET OR 33.761 ACRES

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 02-06-20 AS N 01°19'12" E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH-ZONE (NAD83/2011).
2. ELEVATIONS ARE AT NAVD 1988.

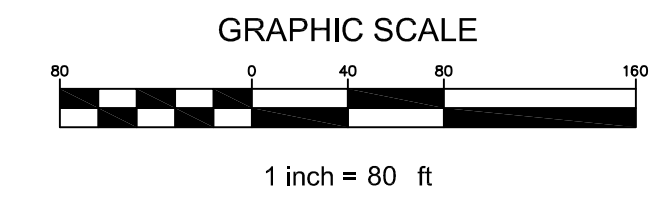


THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

PROPOSED SURFACE PARKING
 501 REGULAR CUSTOMER SPACES
 22 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESSIBLE SPACES)
 523 TOTAL SPACES

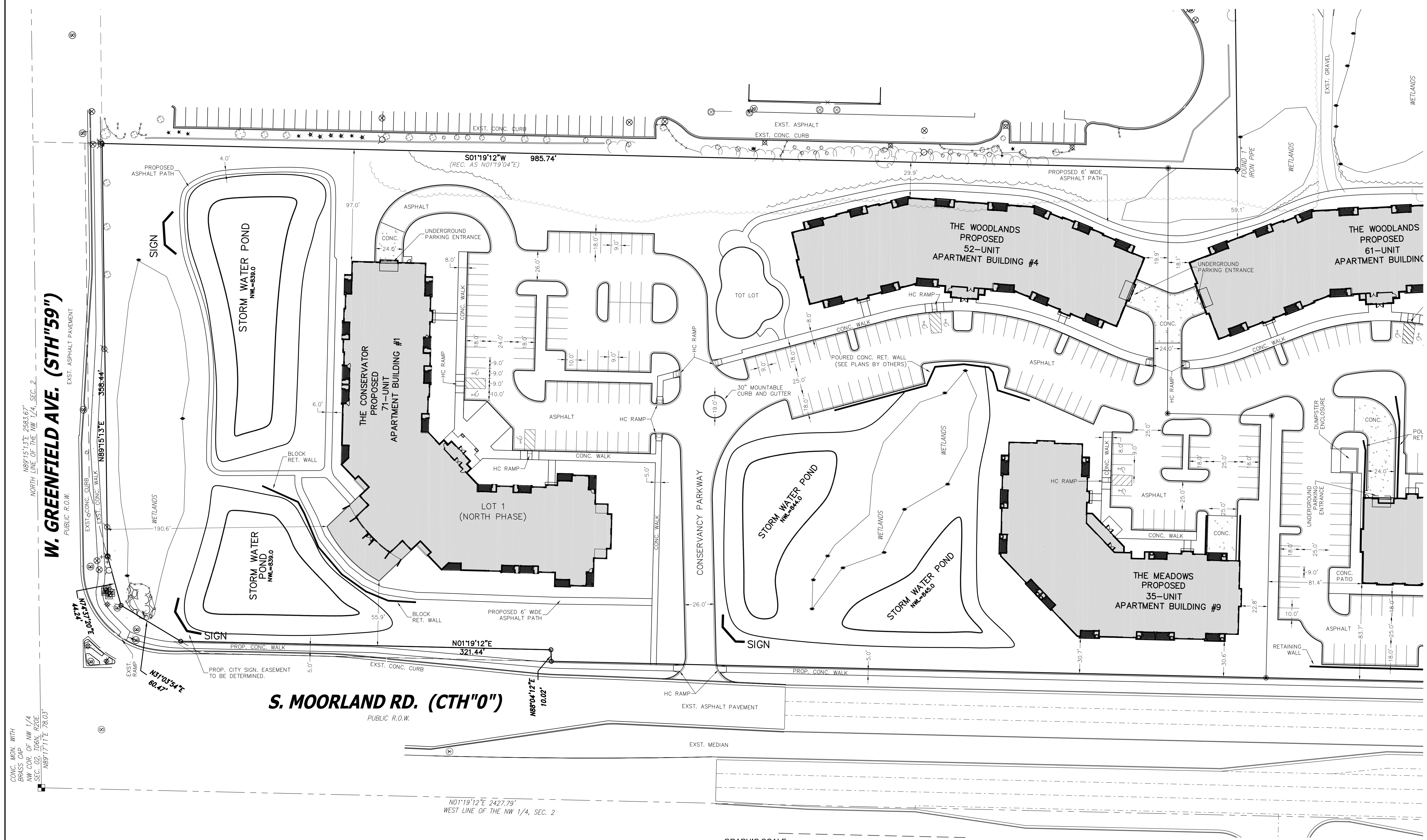
	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	76,451	18%	97,366	11%	43,278	23%	217,095	15%
Sidewalk & Parking	91,358	22%	155,356	18%	50,727	26%	297,441	20%
Green Space Total	253,402	60%	604,852	71%	97,842	51%	956,096	65%
Unrestricted	230,083	55%	471,307	55%	91,401	48%	792,791	54%
Wetlands	23,319	6%	133,545	16%	6,441	3%	163,305	11%
Total Site	421,211	100%	857,574	100%	191,847	100%	1,470,632	100%
Acres	9.670		19.687		4.404		33.761	
Open Space(1)	344,760	82%	760,208	89%	148,569	77%	1,253,537	85%
Acres	7.915		17.452		3.411		28.777	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space



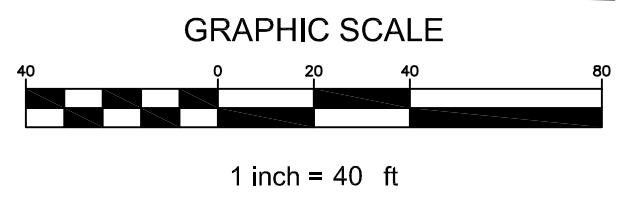
CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

SITE PLAN C1.0

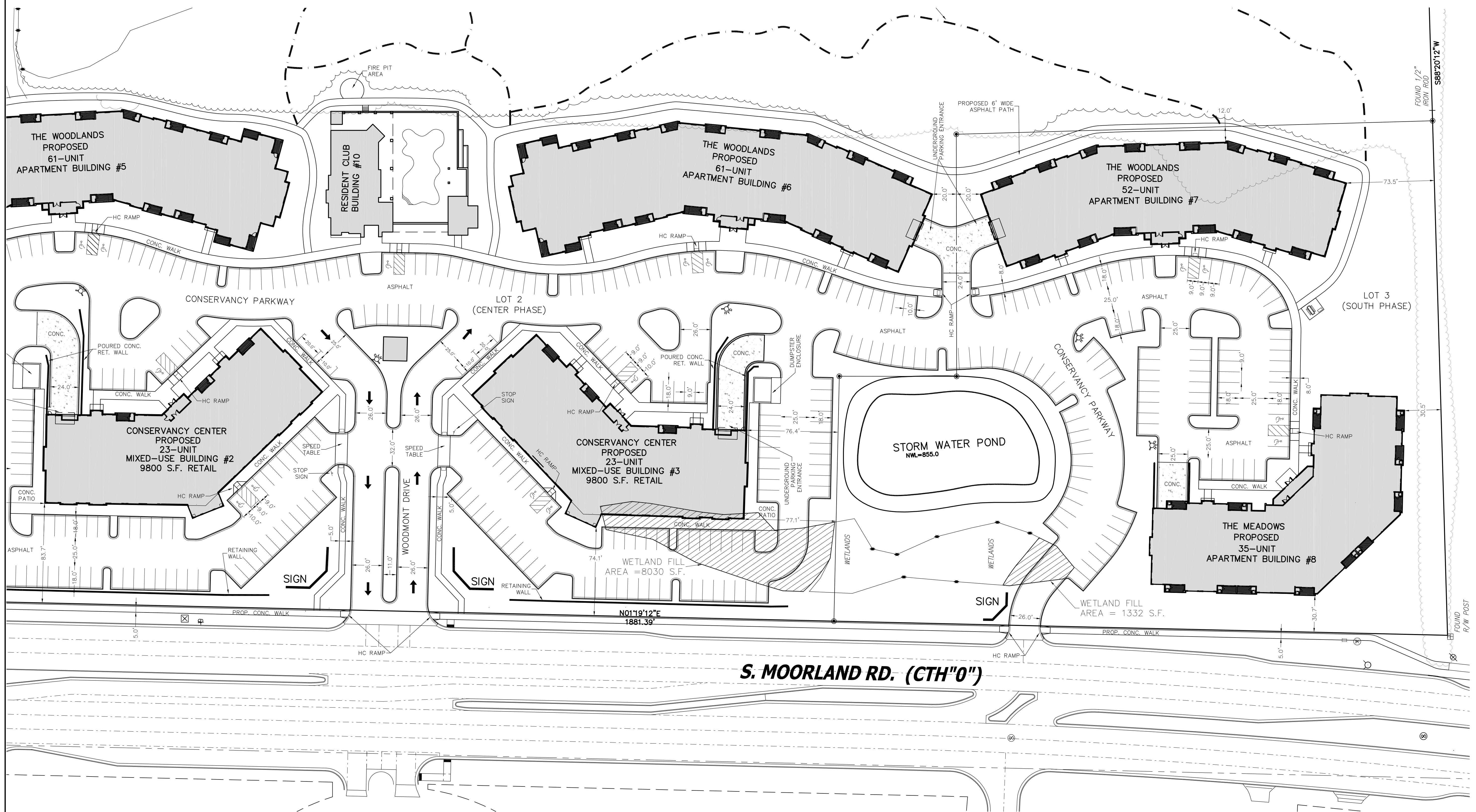


THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

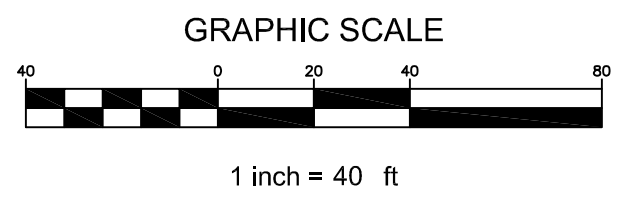
CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25



SITE PLAN C1.1

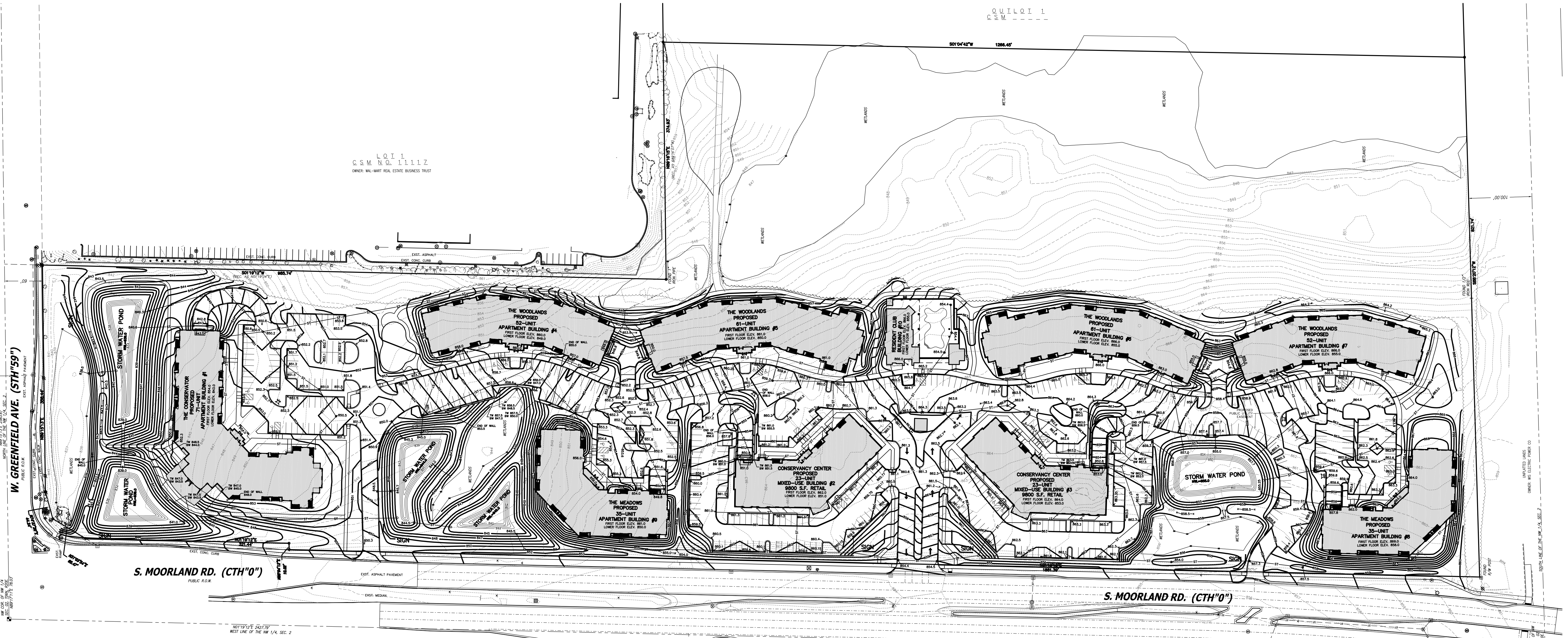


THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN



CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

SITE PLAN C1.2

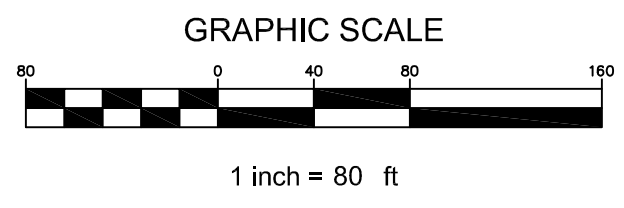


THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

www.Diggers-hotline.com
DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511

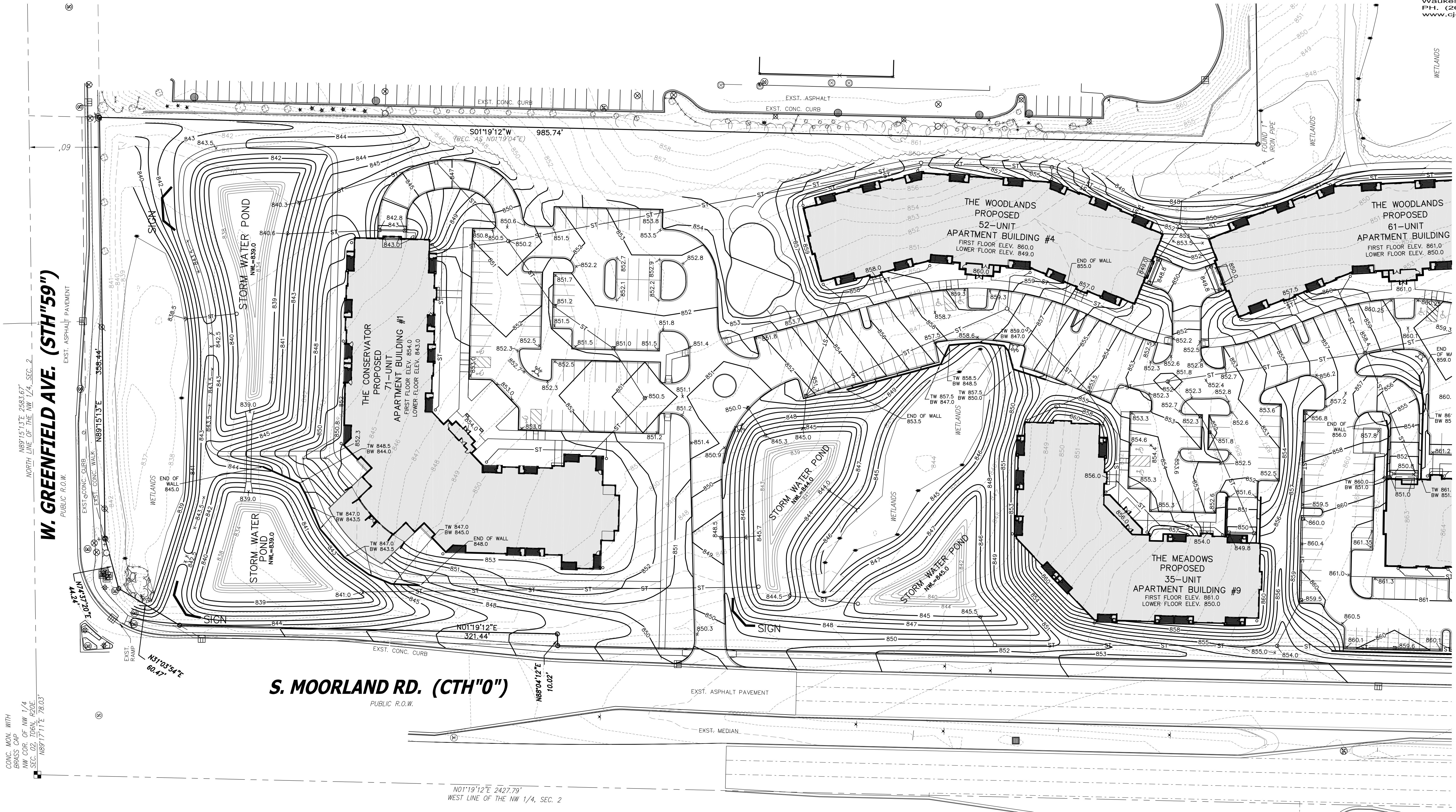
LEGEND	
860	EXISTING CONTOUR
855	PROPOSED CONTOUR
X-856.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER

- NOTES:**
1. EXISTING CONDITIONS BASED ON SURVEY BY CHAPUT LAND SURVEYS.
 2. DISTURBED AREA = 21.70 ACRES
 3. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY, MMSD CHAPTER 13 AND NR 131 WILL BE PROVIDED BY FOUR PROPOSED STORM WATER PONDS LOCATED ON THE SITE.
 4. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.
 5. THE PROJECT INCLUDES FILLING 9424 S.F. OF WETLANDS, SUBJECT TO WI DNR PERMIT AND APPROVAL.



CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

SITE GRADING PLAN C2.0

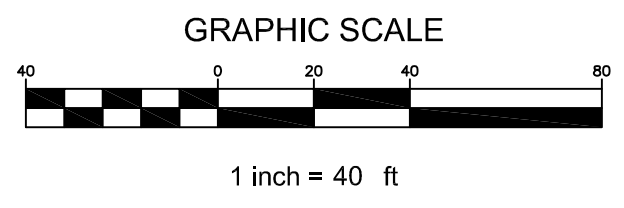


W. GREENFIELD AVE. (STH"59")
 EXIST. ASPHALT PAVEMENT
 PUBLIC R.O.W.

S. MOORLAND RD. (CTH"0")
 PUBLIC R.O.W.

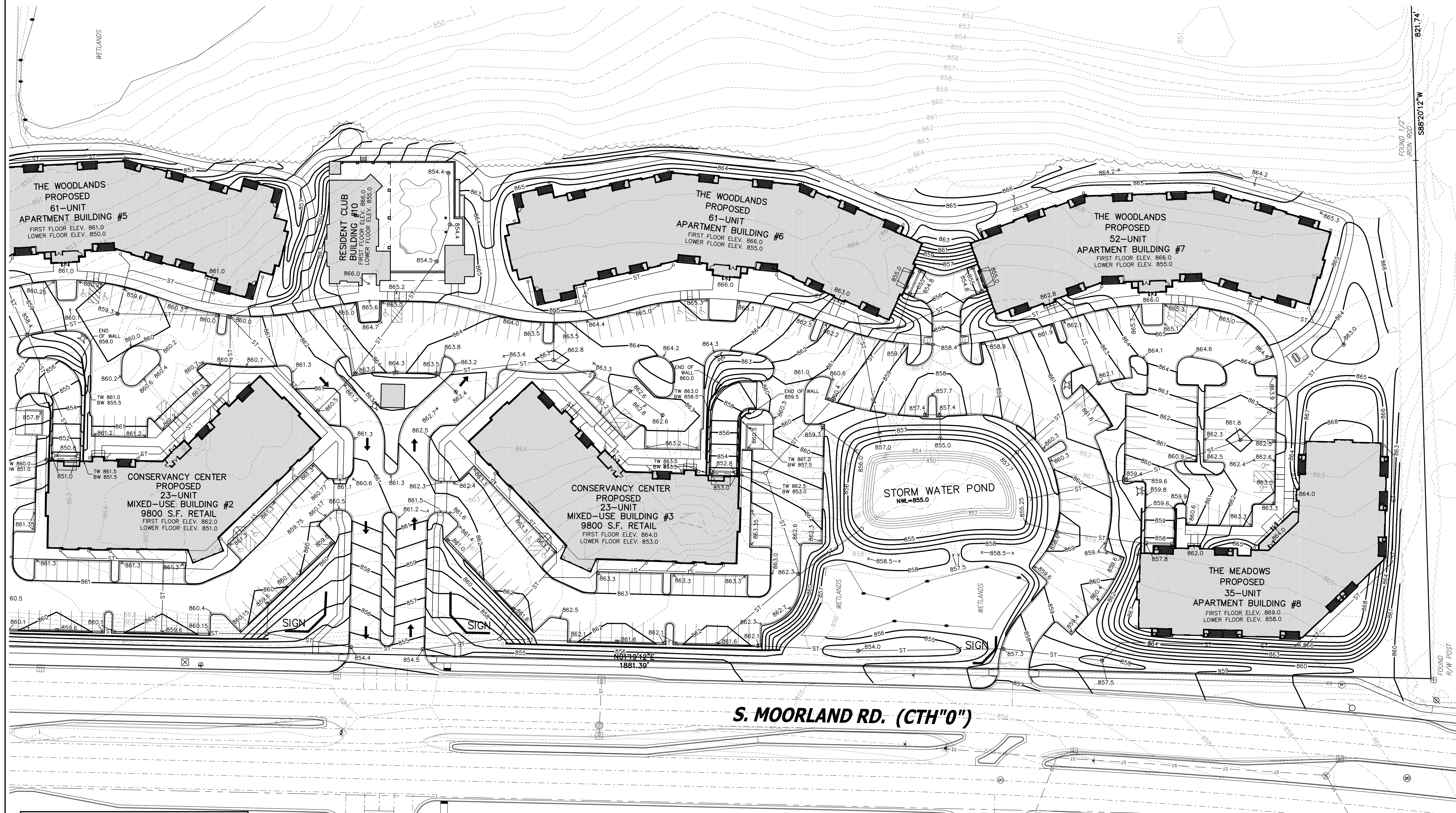
THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

LEGEND	
--- 860 ---	EXISTING CONTOUR
— 855 —	PROPOSED CONTOUR
x—856.5	PROPOSED GRADE
---	EXISTING STORM SEWER
—ST—	PROPOSED STORM SEWER



CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

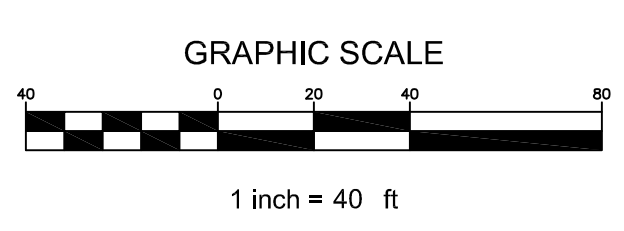
SITE GRADING PLAN C2.1



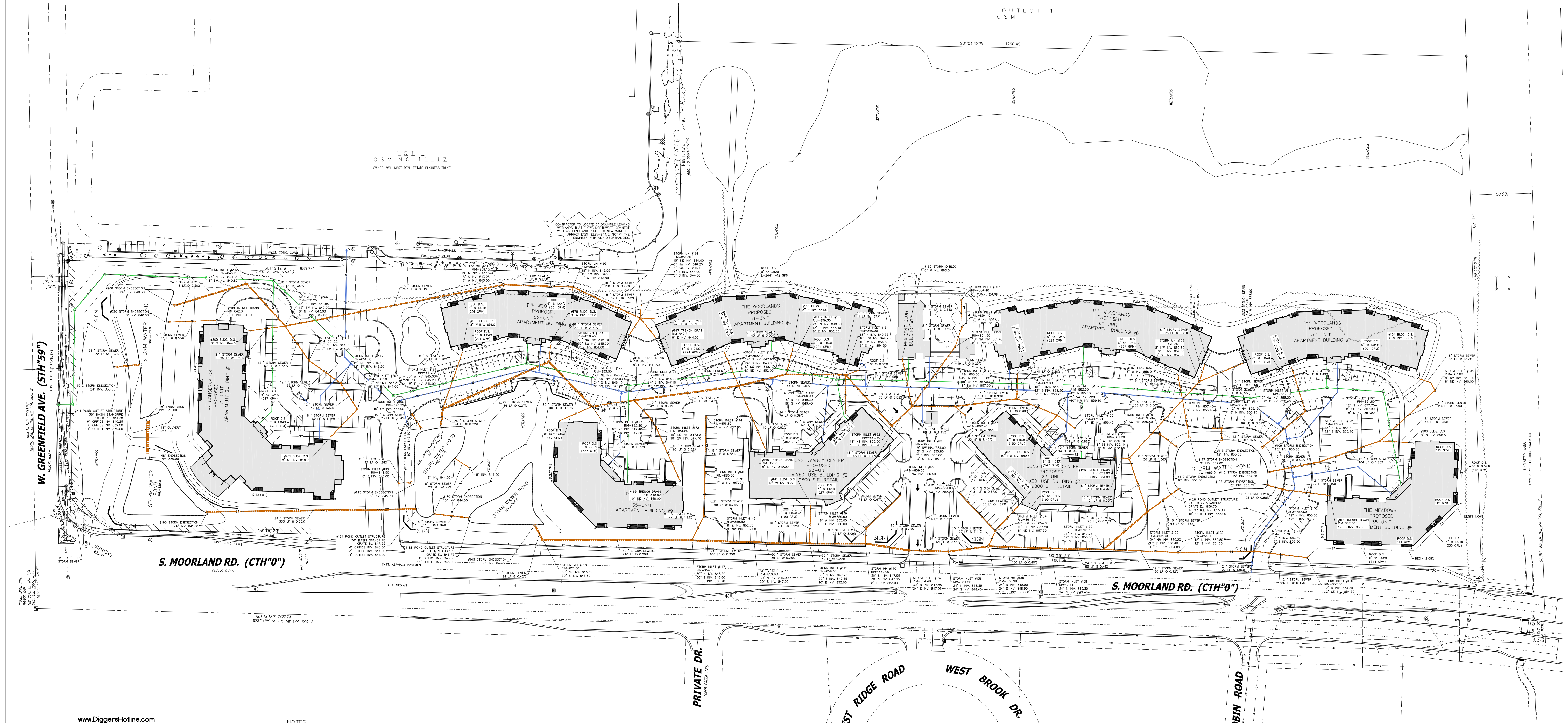
THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

LEGEND	
	860 EXISTING CONTOUR
	855 PROPOSED CONTOUR
	x-856.5 PROPOSED GRADE
	ST EXISTING STORM SEWER
	ST PROPOSED STORM SEWER



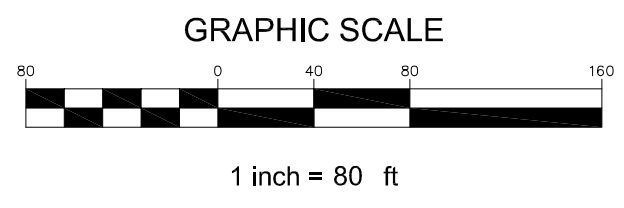
SITE GRADING PLAN C2.2



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

www.DiggersHotline.com
DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511

- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 4. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADSN-12 HDPE
 SANITARY SEWER: PVC ASTM D3034, SDR 35
 WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)
 *MATERIAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.
 5. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2).

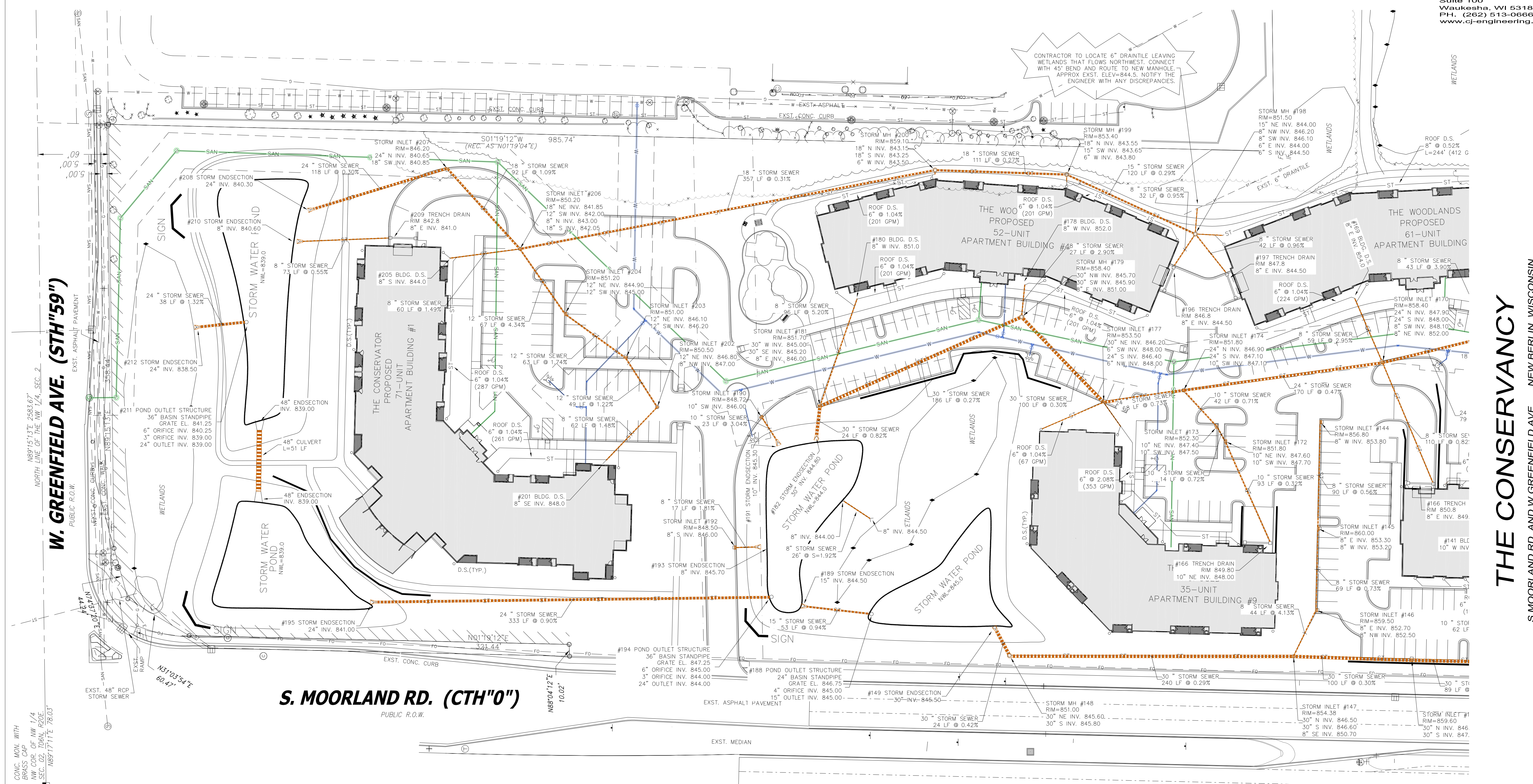


LEGEND

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

SITE STORM SEWER PLAN
C3.0

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25



W. GREENFIELD AVE. (STH"59")

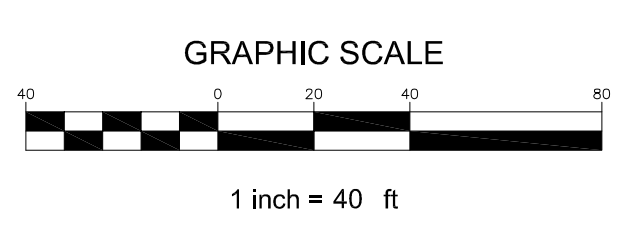
S. MOORLAND RD. (CTH"0")

THE CONSERVANCY

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

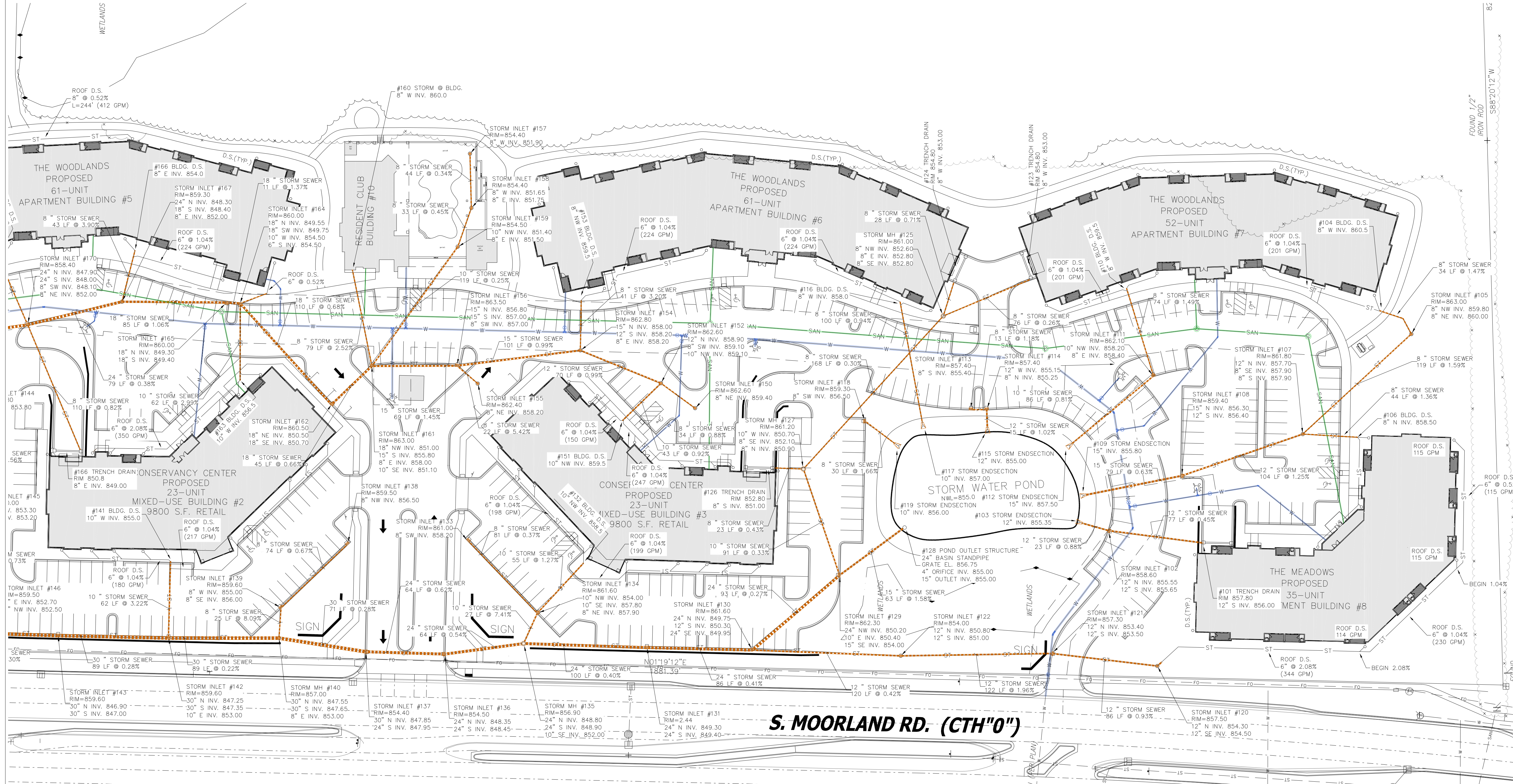
LEGEND

ST	EXISTING STORM SEWER
ST (dashed)	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN (dashed)	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W (dashed)	PROPOSED WATER MAIN
G	BURIED GAS MAIN
OH	OVER HEAD WIRE
E	BURIED ELECTRIC



CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

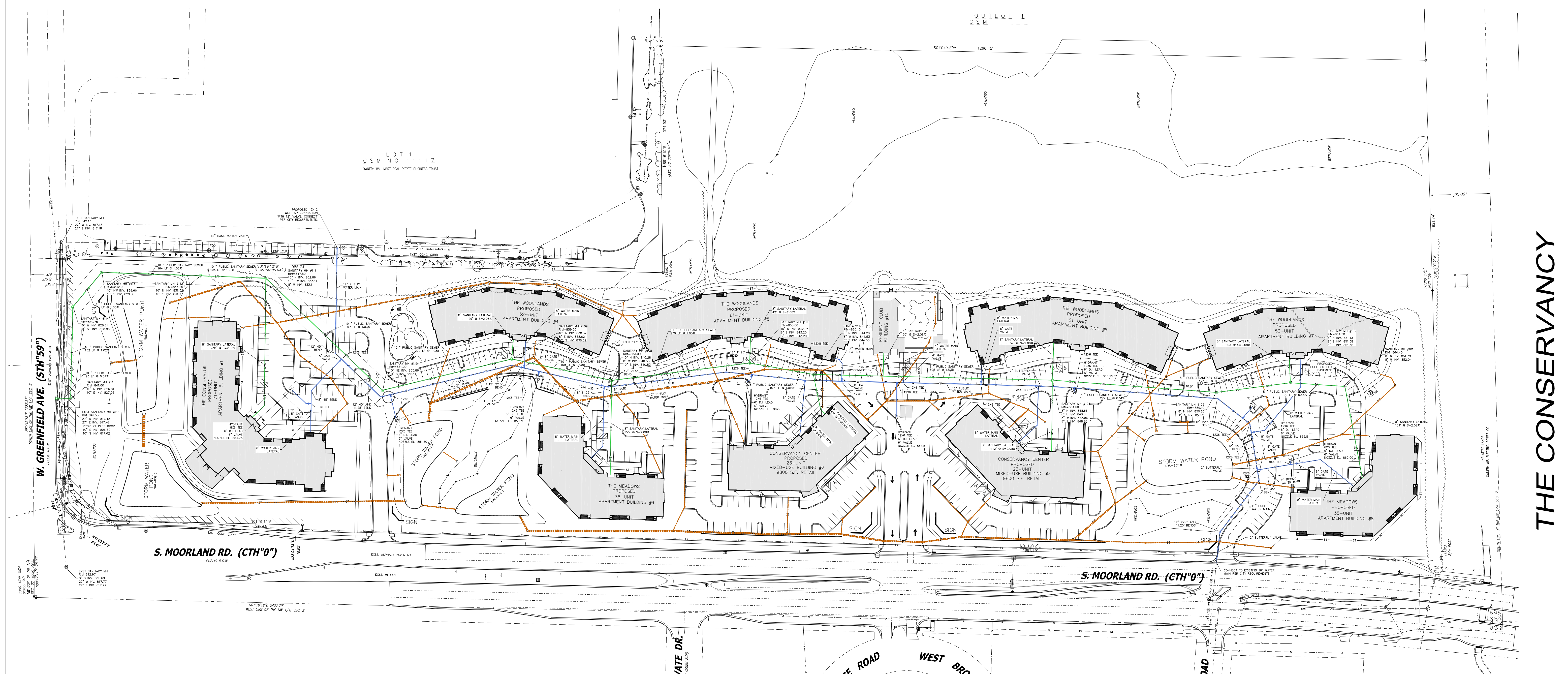
SITE STORM SEWER PLAN C3.1



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

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

SITE STORM SEWER PLAN
C3.2

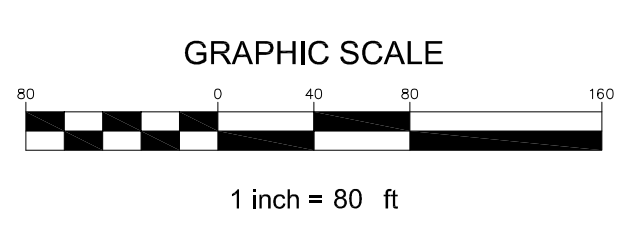


THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

www.DiggersHotline.com
DIGGERS HOTLINE
 DIAL 811 OR (800) 242-8511

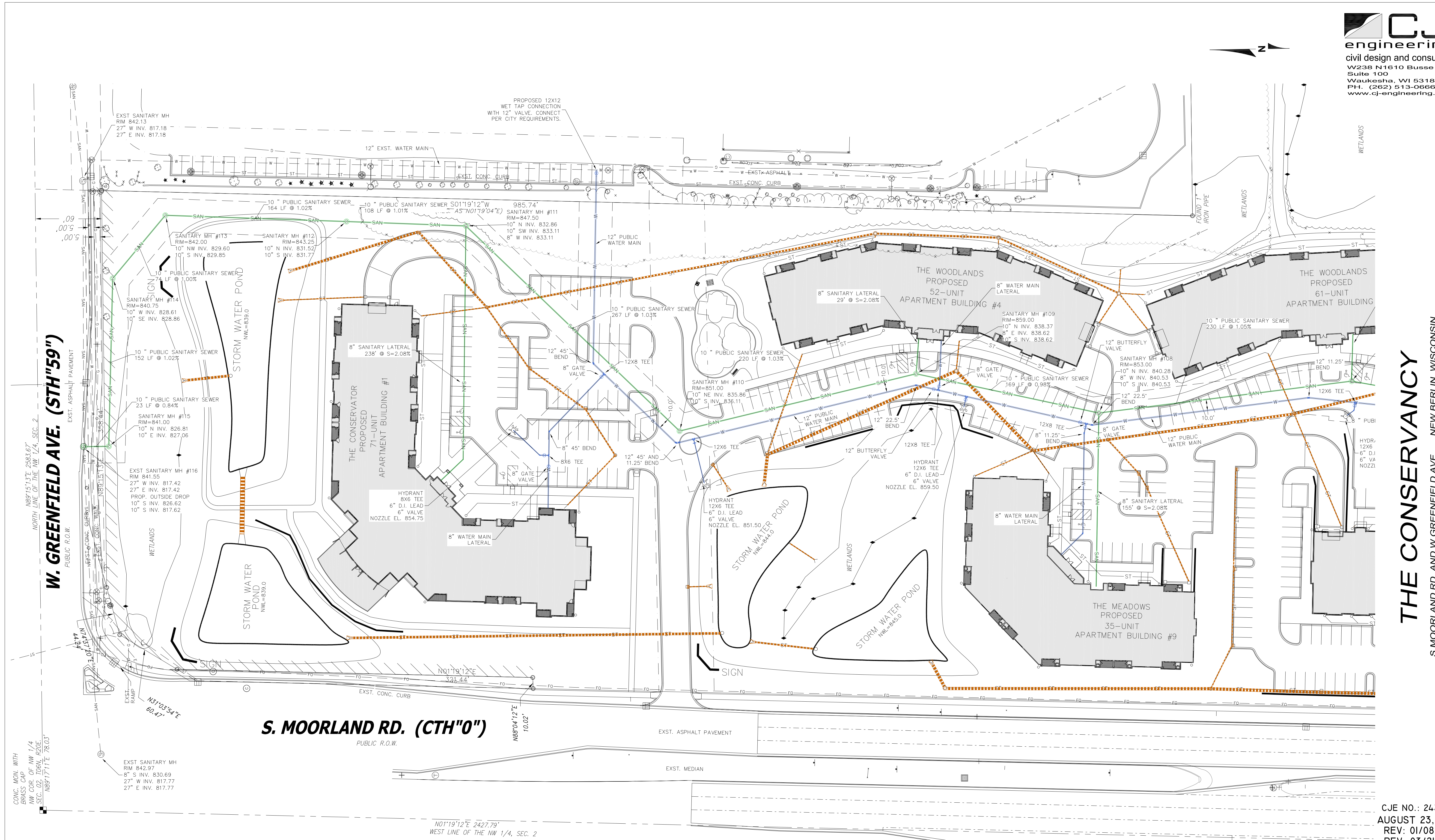
LEGEND	
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	BURIED GAS MAIN
	OVER HEAD WIRE
	BURIED ELECTRIC

- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
 4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 5. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADSN-12 HDPE
 SANITARY SEWER: PVC ASTM D3034, SDR 35
 *WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)
 *MATERIAL PER CITY REQUIREMENT, CONTRACTOR TO VERIFY.
 6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.
 7. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2).



SITE WATER AND SANITARY PLAN
C4.0

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25



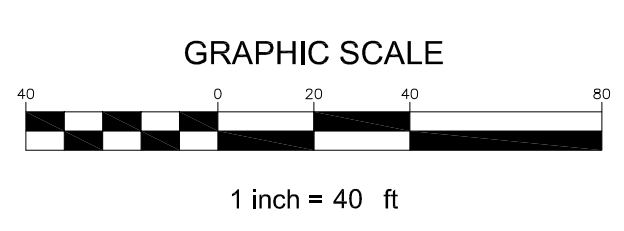
W. GREENFIELD AVE. (STH"59")

S. MOORLAND RD. (CTH"0")

THE CONSERVANCY

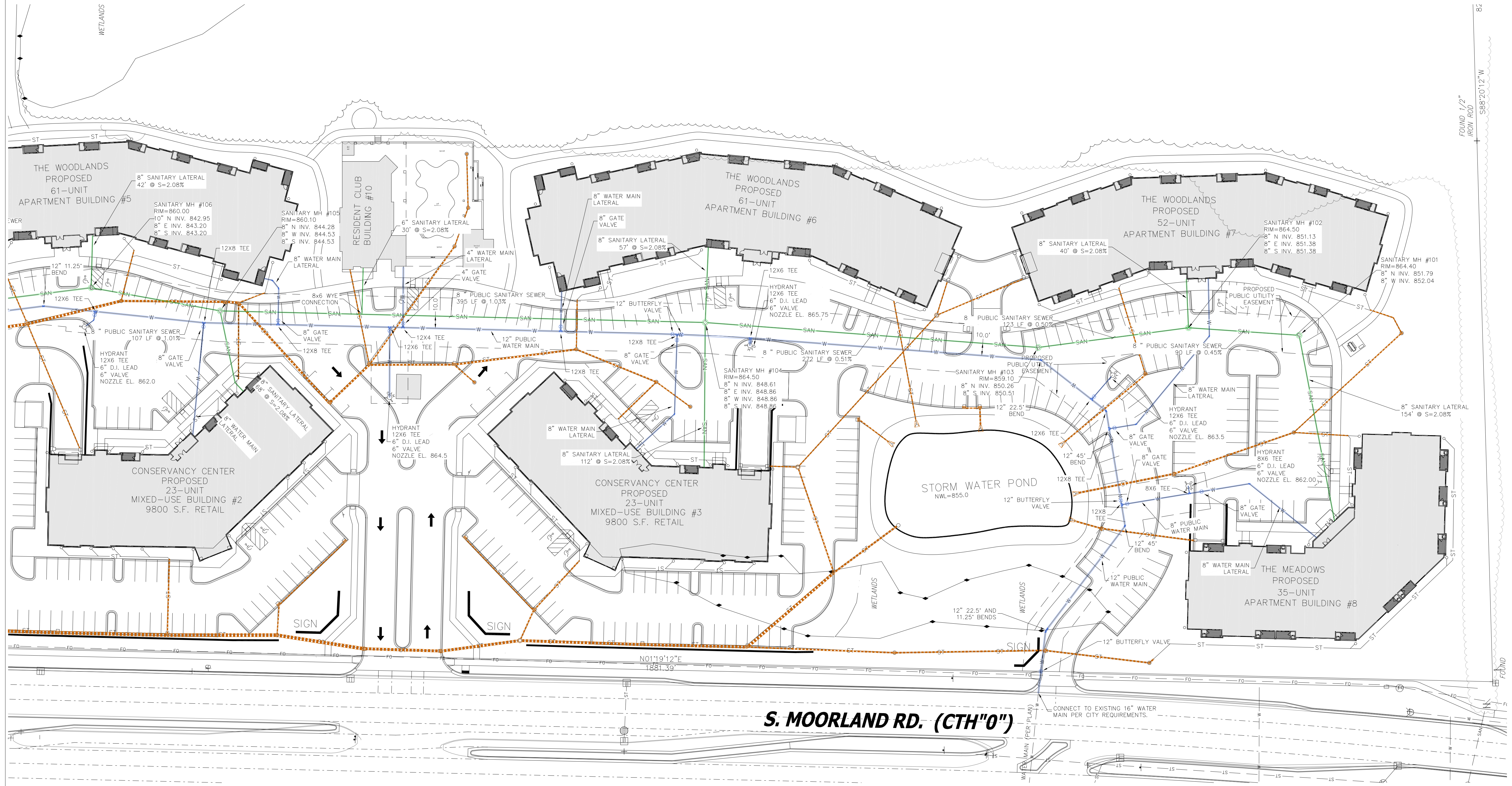
S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

LEGEND	
--- ST ---	EXISTING STORM SEWER
--- SAN ---	EXISTING SANITARY SEWER
--- W ---	EXISTING WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC
--- SAN ---	PROPOSED STORM SEWER
--- SAN ---	PROPOSED SANITARY SEWER
--- W ---	PROPOSED WATER MAIN



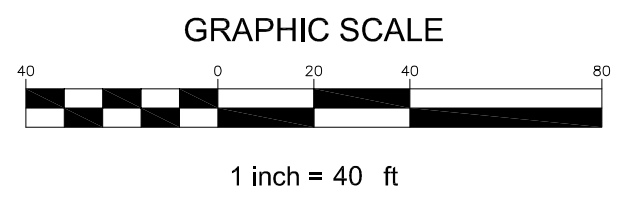
SITE WATER AND SANITARY PLAN **C4.1**

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25



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

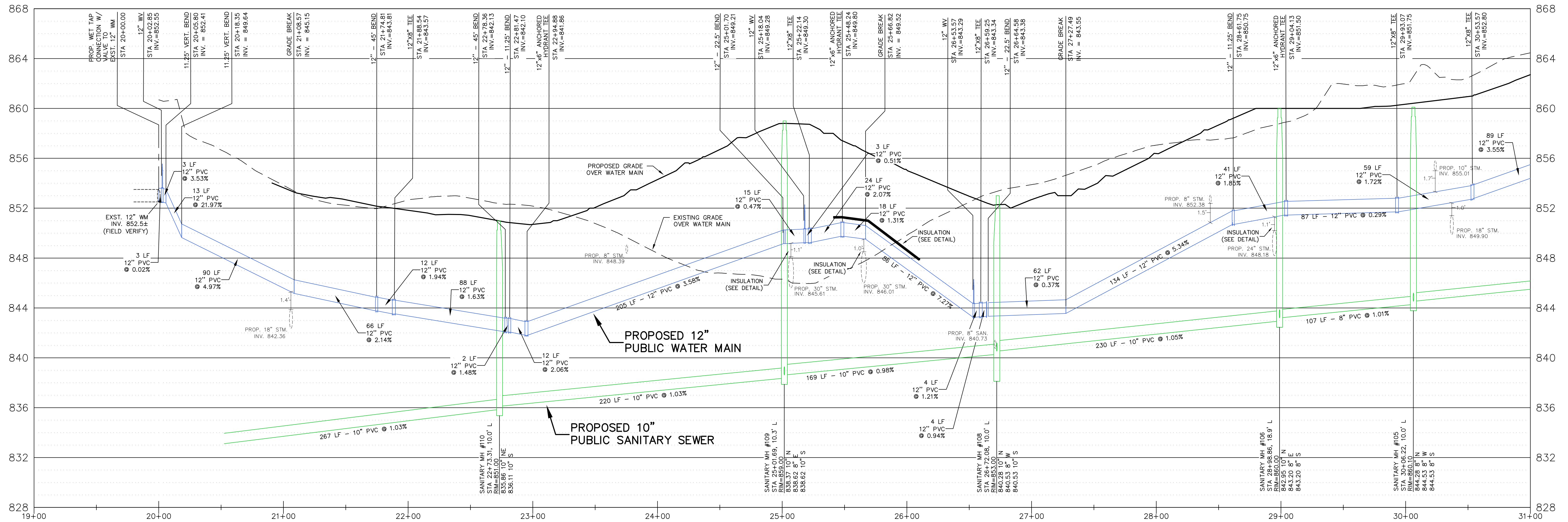
LEGEND	
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
E	OVER HEAD WIRE
E	BURIED ELECTRIC



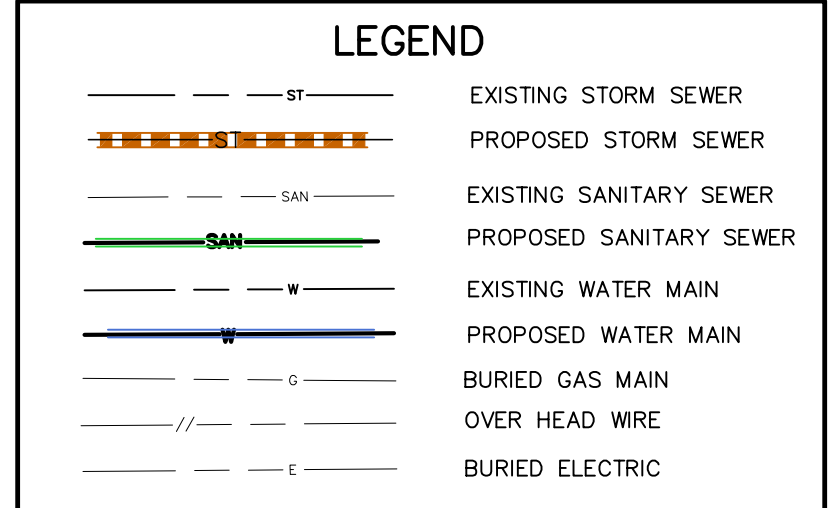
**SITE WATER AND
 SANITARY PLAN**

C4.2

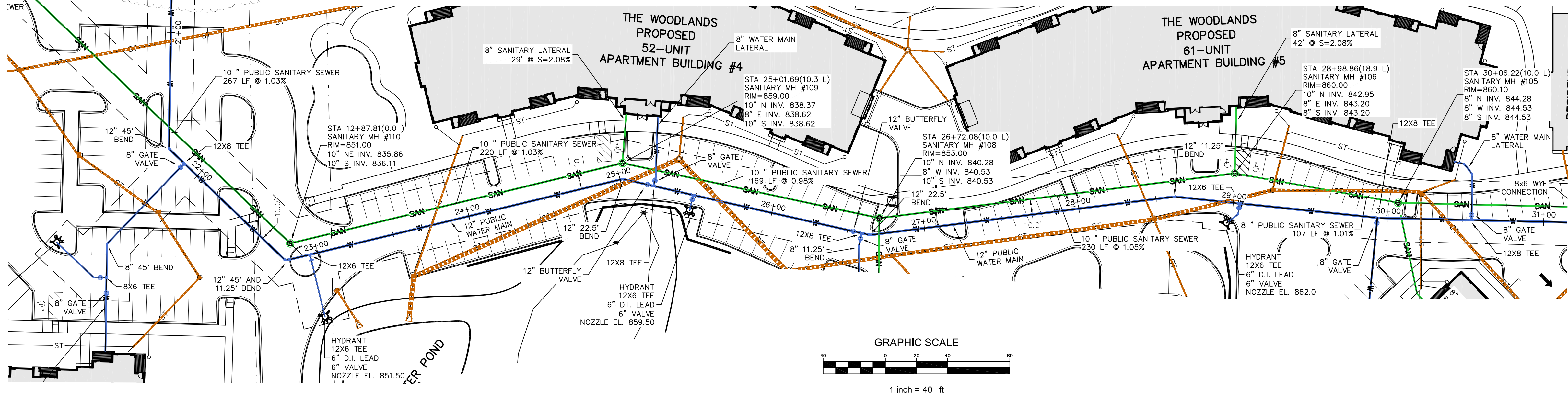
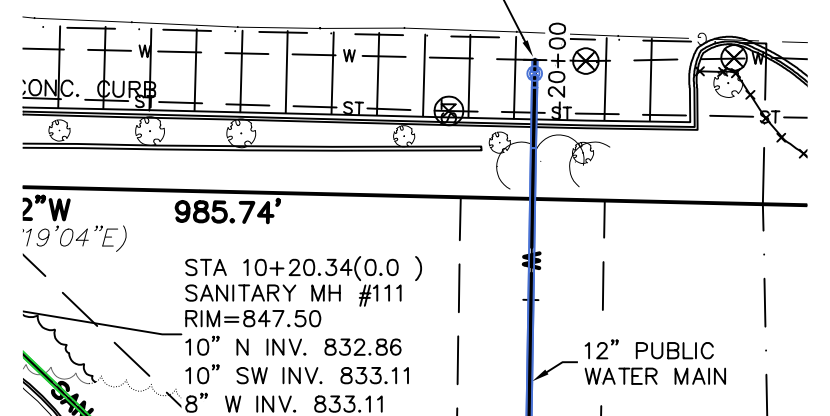
CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25



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



PROPOSED 12X12 WET TAP CONNECTION WITH 12" VALVE. CONNECT PER CITY REQUIREMENTS.



CJE NO.: CJE2434R6

REVISIONS:
A.R.P. 03-21-2025
A.R.P. 06-06-2025

CITY OF NEW BERLIN

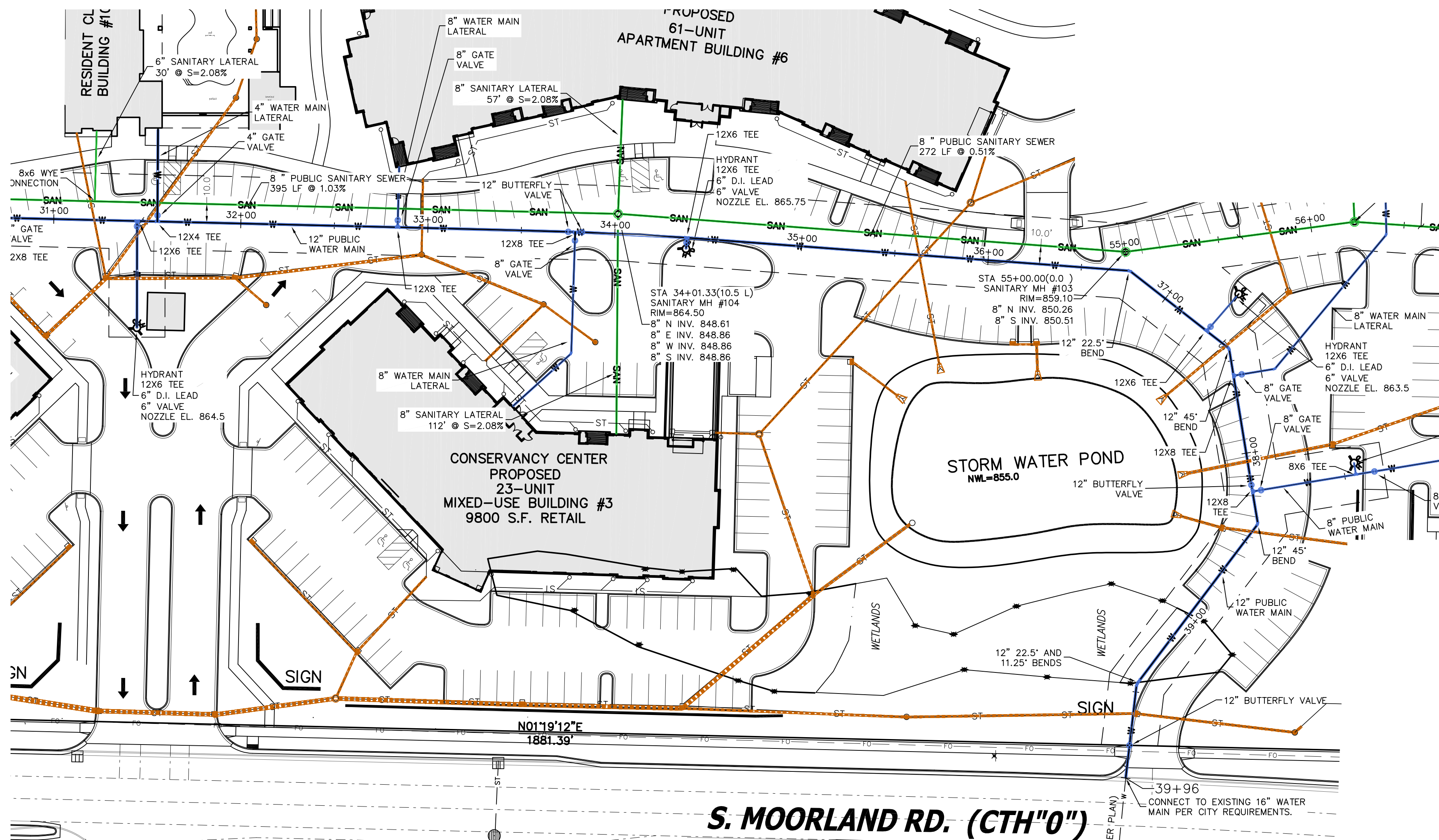
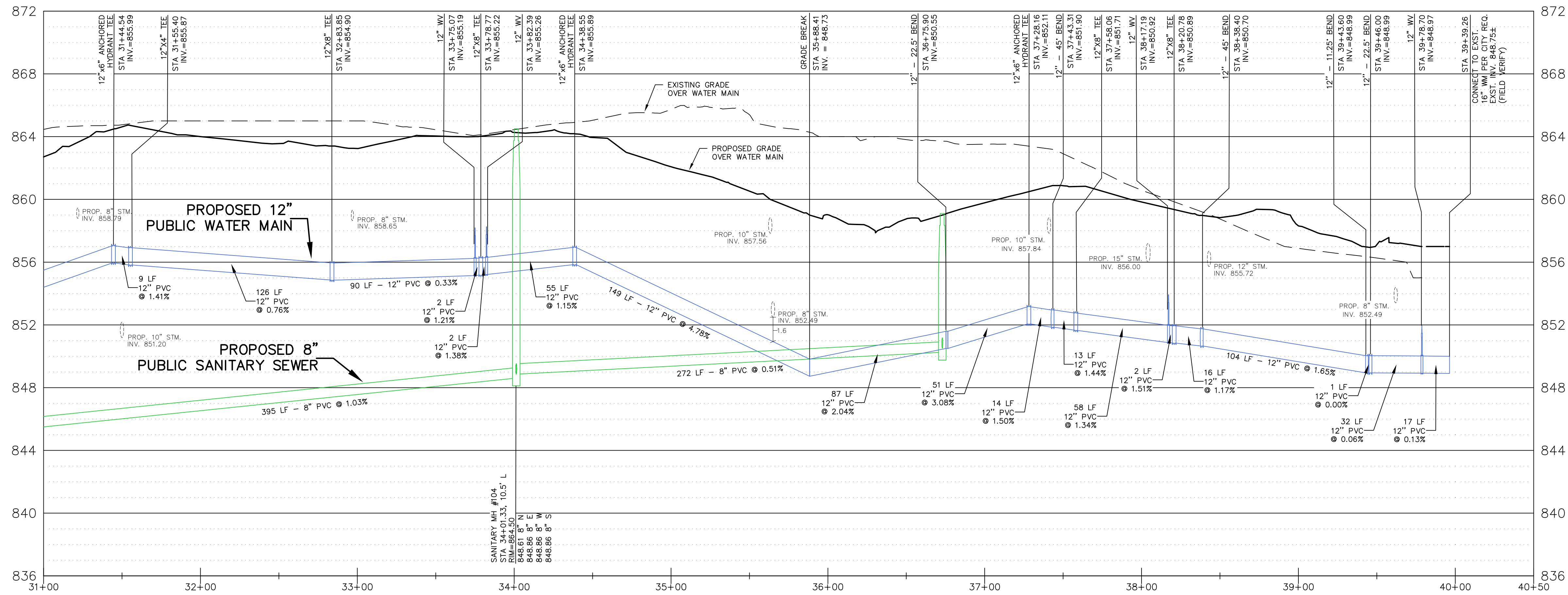
 civil design and consulting
 Suite 100
 WAUKESHA, WI 53198
 www.cj-engineering.com
 PH. (262) 513-0666

**PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY**

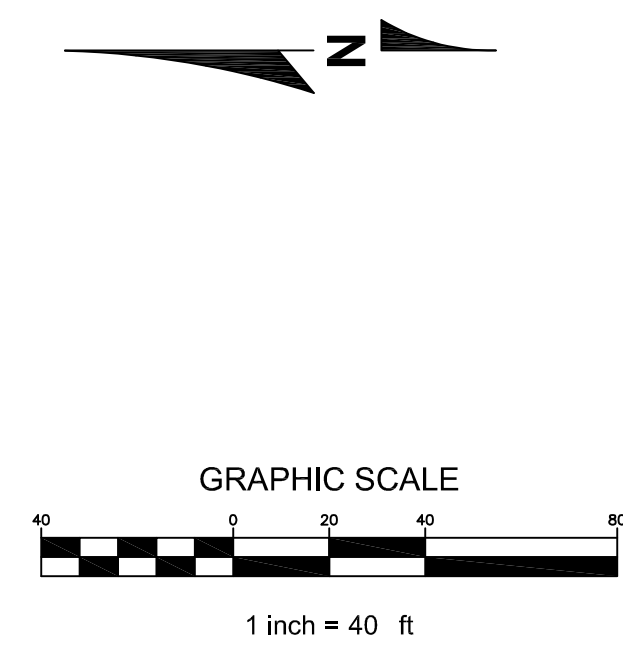
APPROVED BY:

CITY ENGINEER	DATE	DWG BY
SCALE:	DATE:	CHKD. BY:
HORIZ. 1"=40'	01-08-2025	A. FODELLA
VERT. 1"=4'	CJE JOB NO.:	C. JACKSON
	CJE2434R6	

C4.3



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



LEGEND

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

REVISIONS:
A.R.P. 03-21-2025
A.R.P. 06-06-2025

CITY OF NEW BERLIN

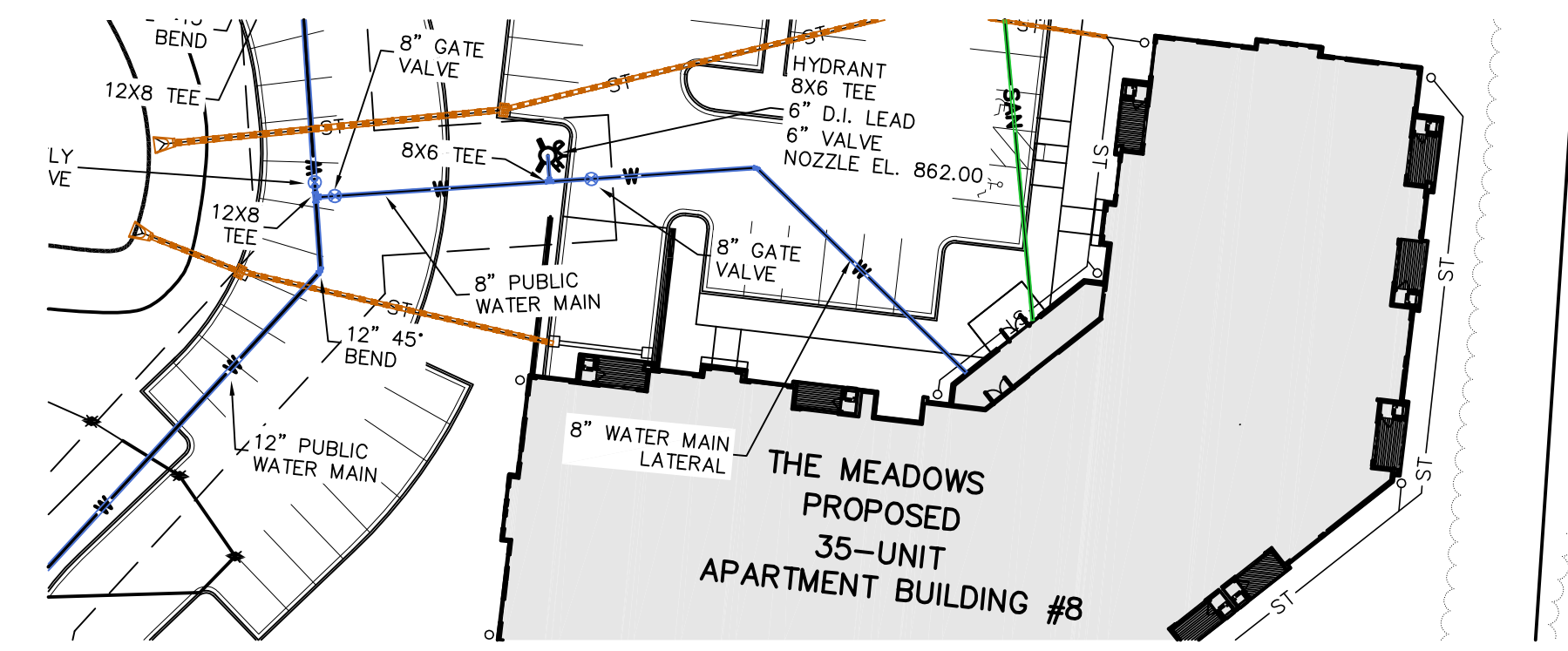
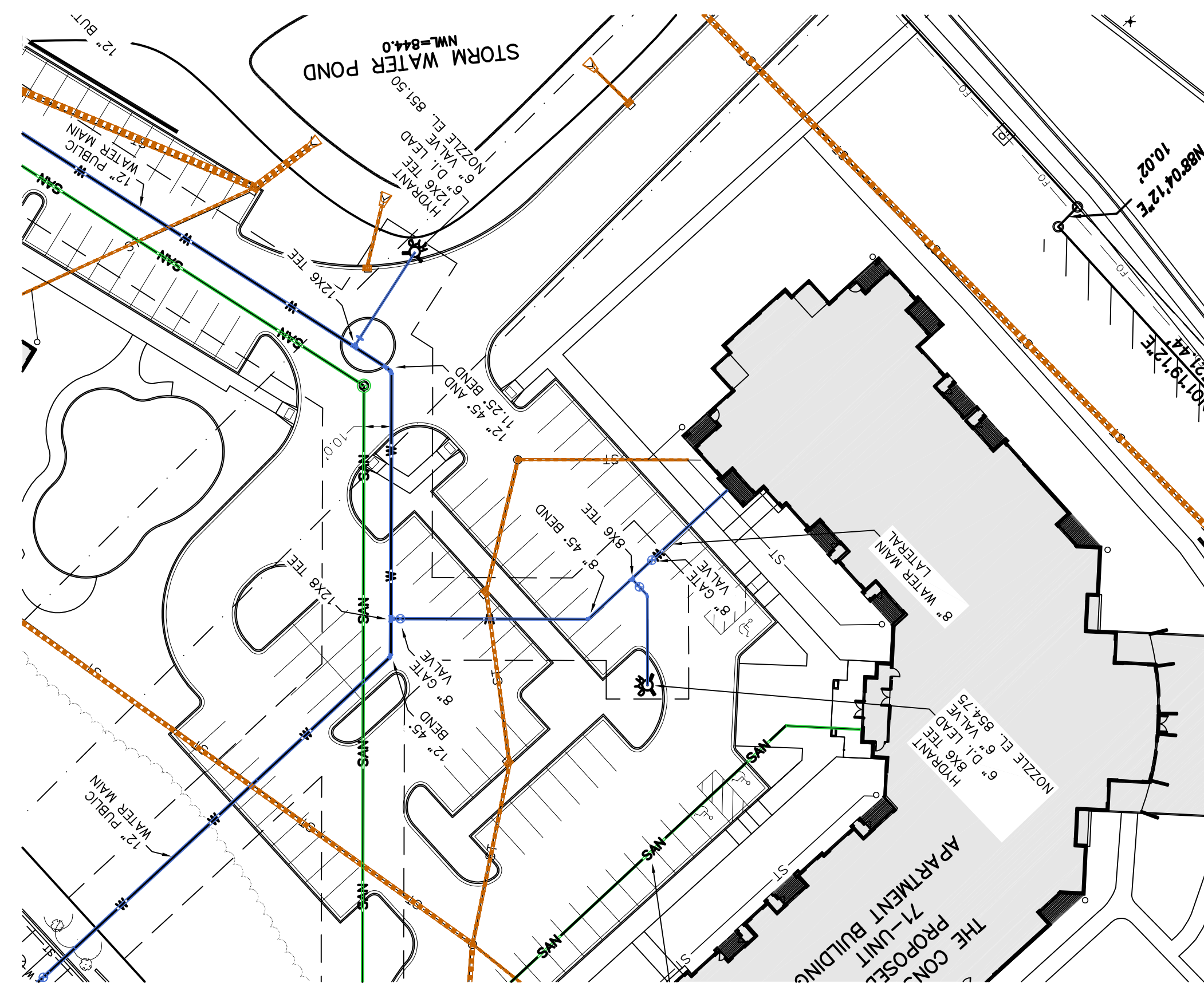
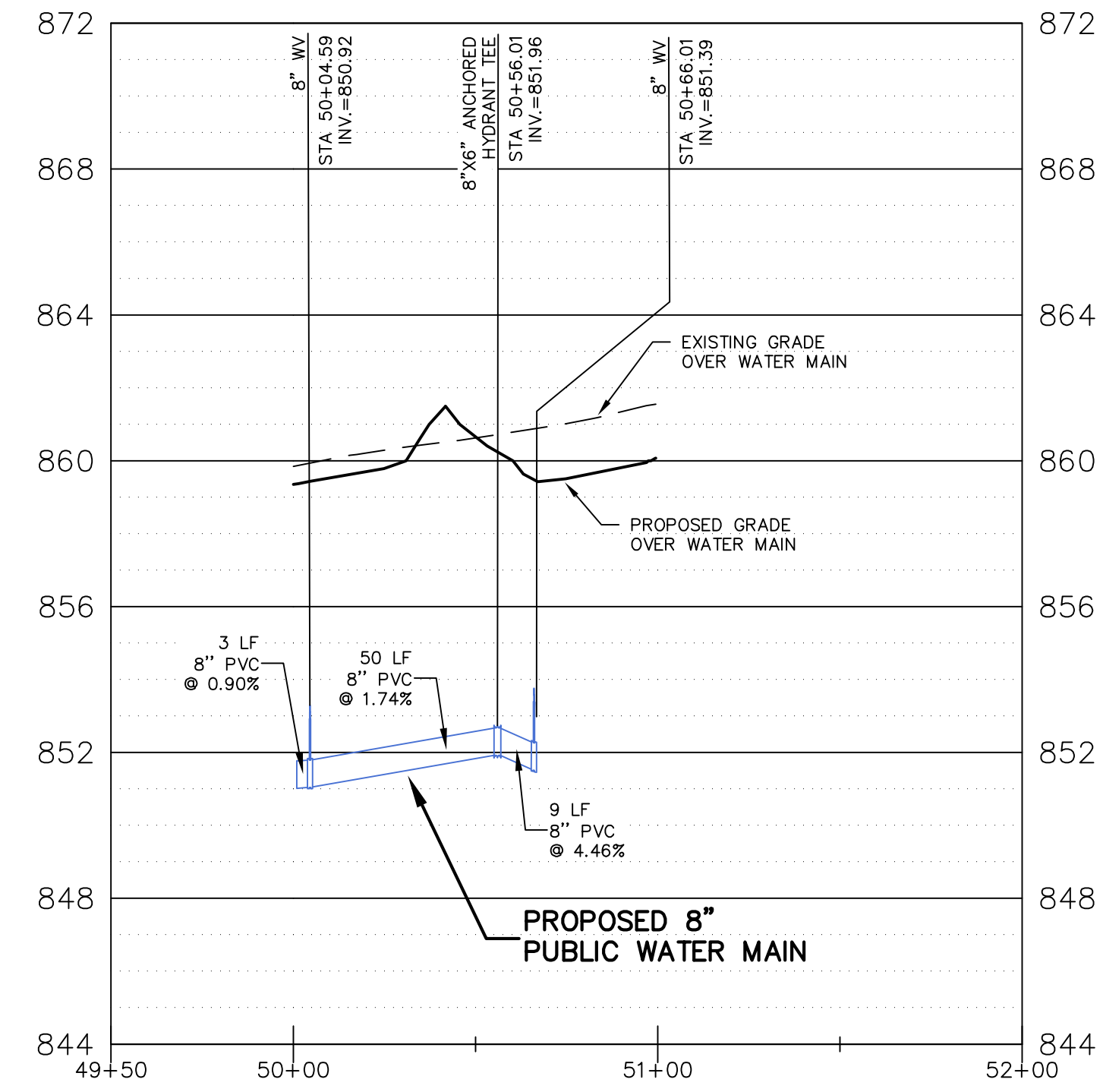
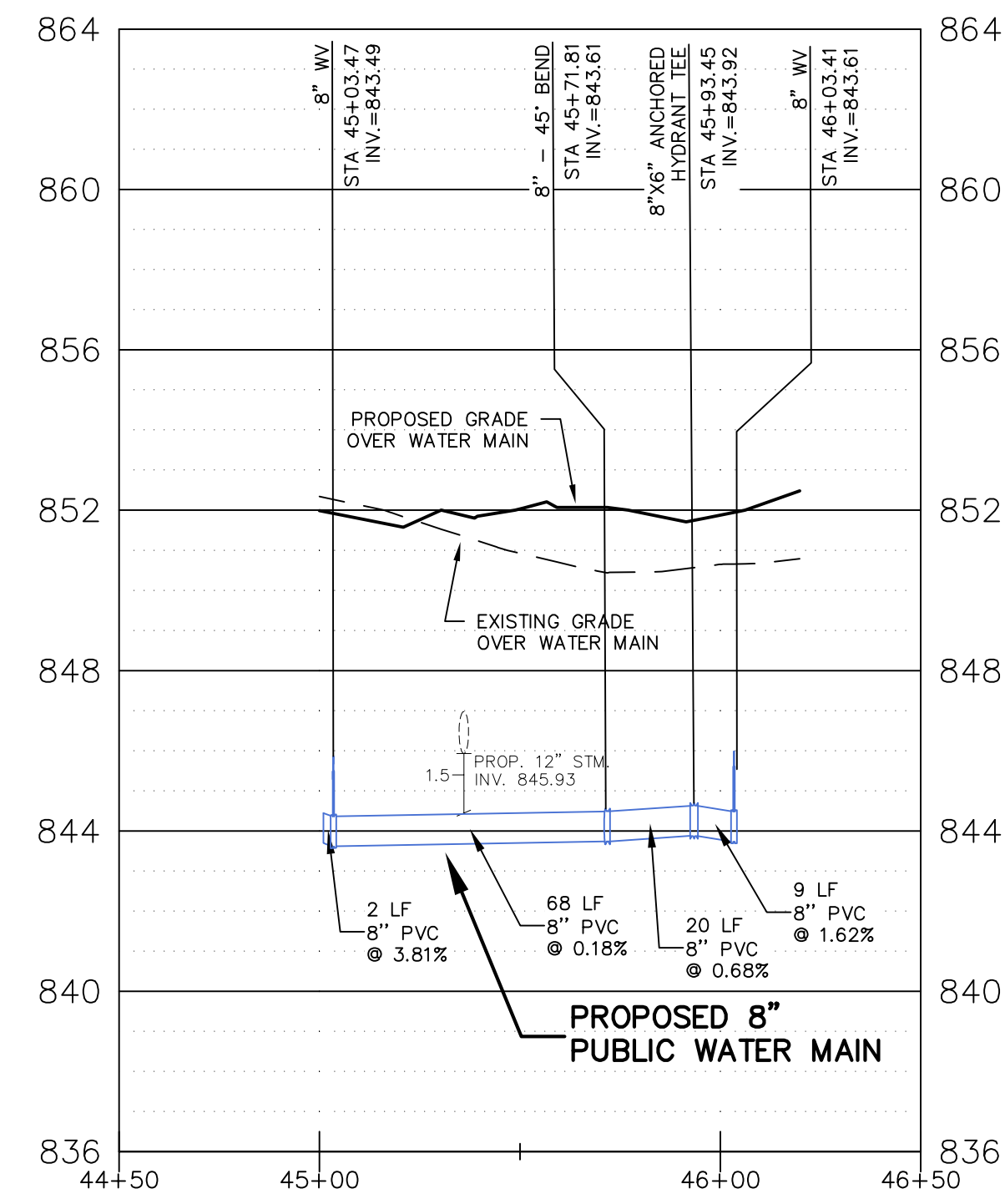
CJ engineering
civil design and consulting
Suite 100
WALKESSHA, WI 53188
www.cj-engineering.com

**PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY**

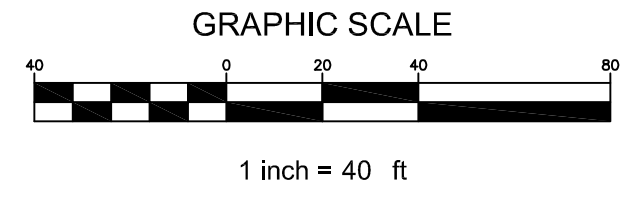
APPROVED BY:

CITY ENGINEER	DATE	DWG. BY
SCALE:	DATE:	CHKD. BY:
HORIZ. 1"=40'	01-08-2025	A. POBELLA
VERT. 1"=4'	CJE JOB NO.:	C. JACKSON
	CJE2434R6	

C4.4



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



N

LEGEND	
--- ST ---	EXISTING STORM SEWER
--- SAN ---	EXISTING SANITARY SEWER
--- W ---	EXISTING WATER MAIN
--- G ---	BURIED GAS MAIN
--- E ---	BURIED ELECTRIC
---	OVER HEAD WIRE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN

REVISIONS:
A.R.P. 03-21-2025
A.R.P. 06-06-2025

CJE NO.: CJE2434R6

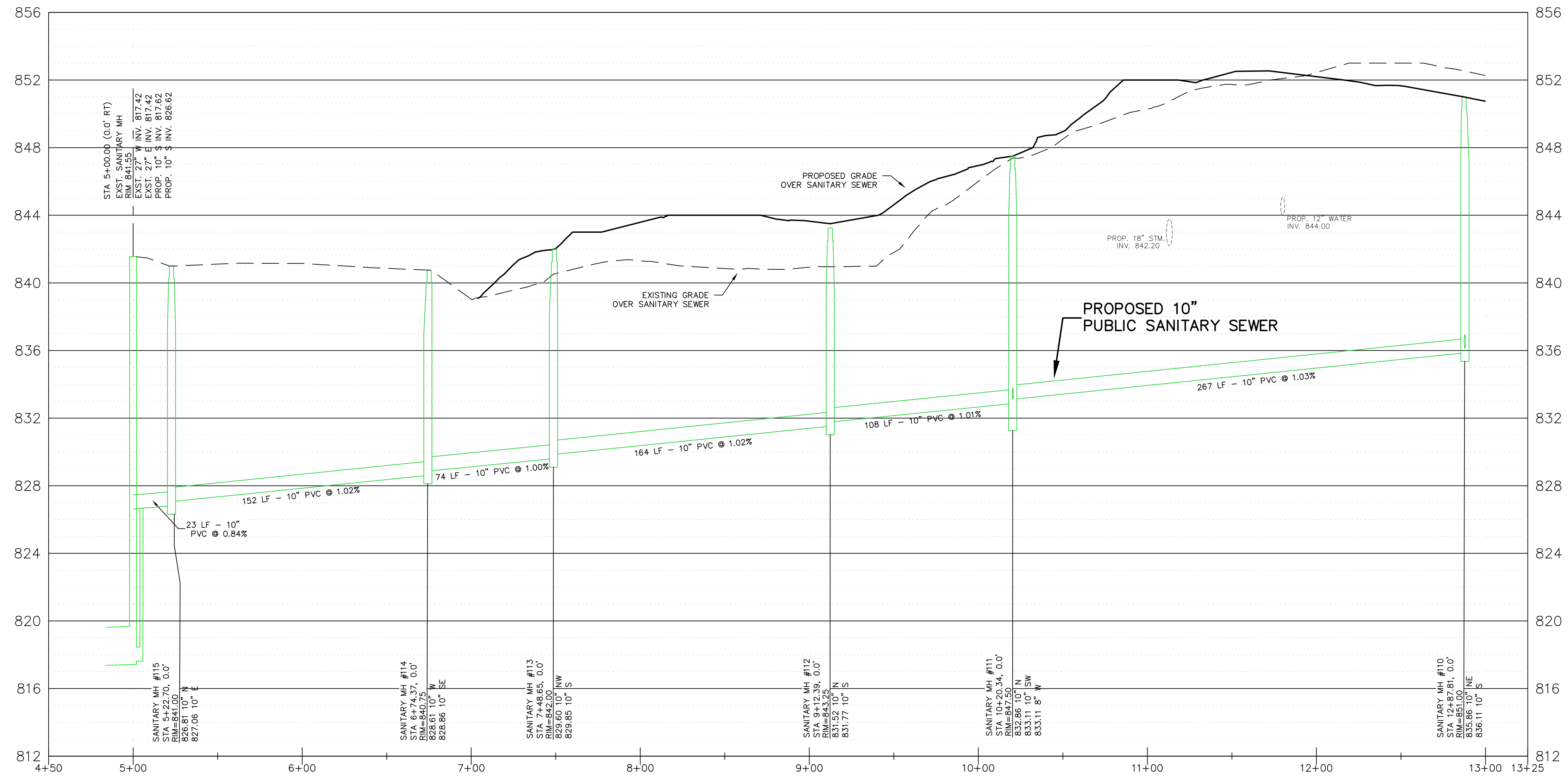
CITY OF NEW BERLIN

CJ engineering
civil design and consulting

W238N1610 BUSSE RD.
SUITE 100
WAUKESHA, WI 53198
PH. (262) 513-0666
www.cj-engineering.com

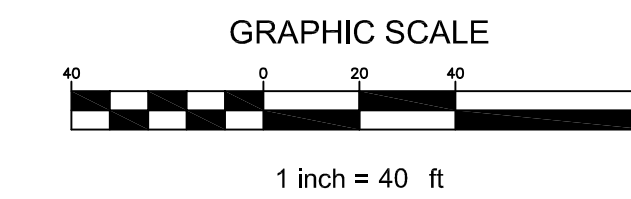
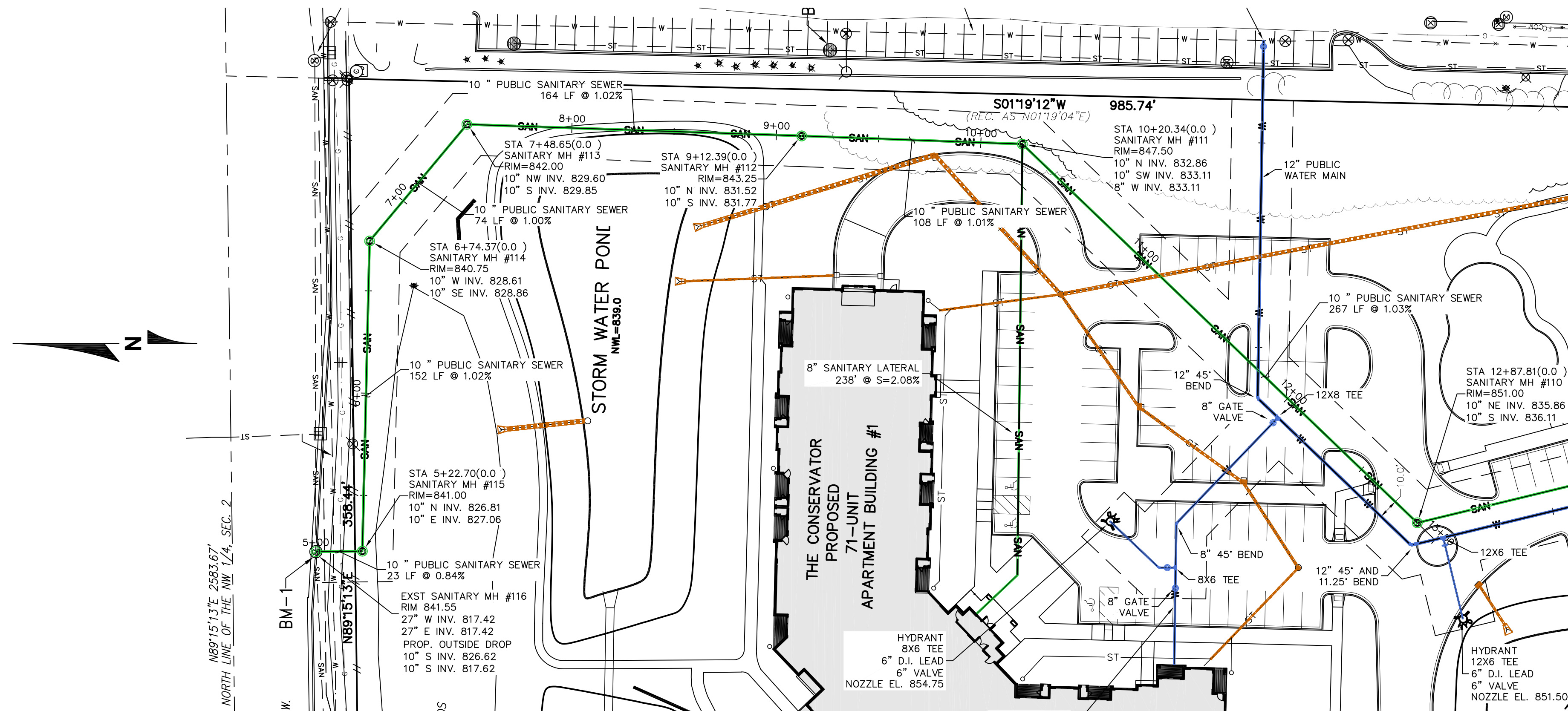
**PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY**

APPROVED BY:		C4.5
CITY ENGINEER	DATE	
SCALE:	DATE:	
HORIZ. 1"=40'	01-08-2025	
VERT. 1"=4'	CJE JOB NO.:	CHK'D. BY:
	CJE2434R6	C. JACKSON



UTILITY NOTES

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



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

CJE NO.: CJE2434R6

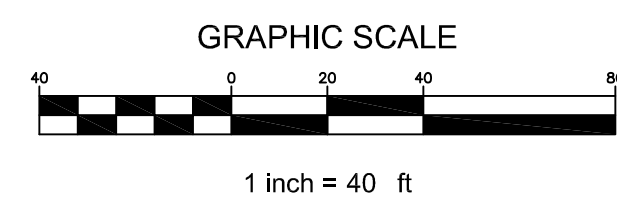
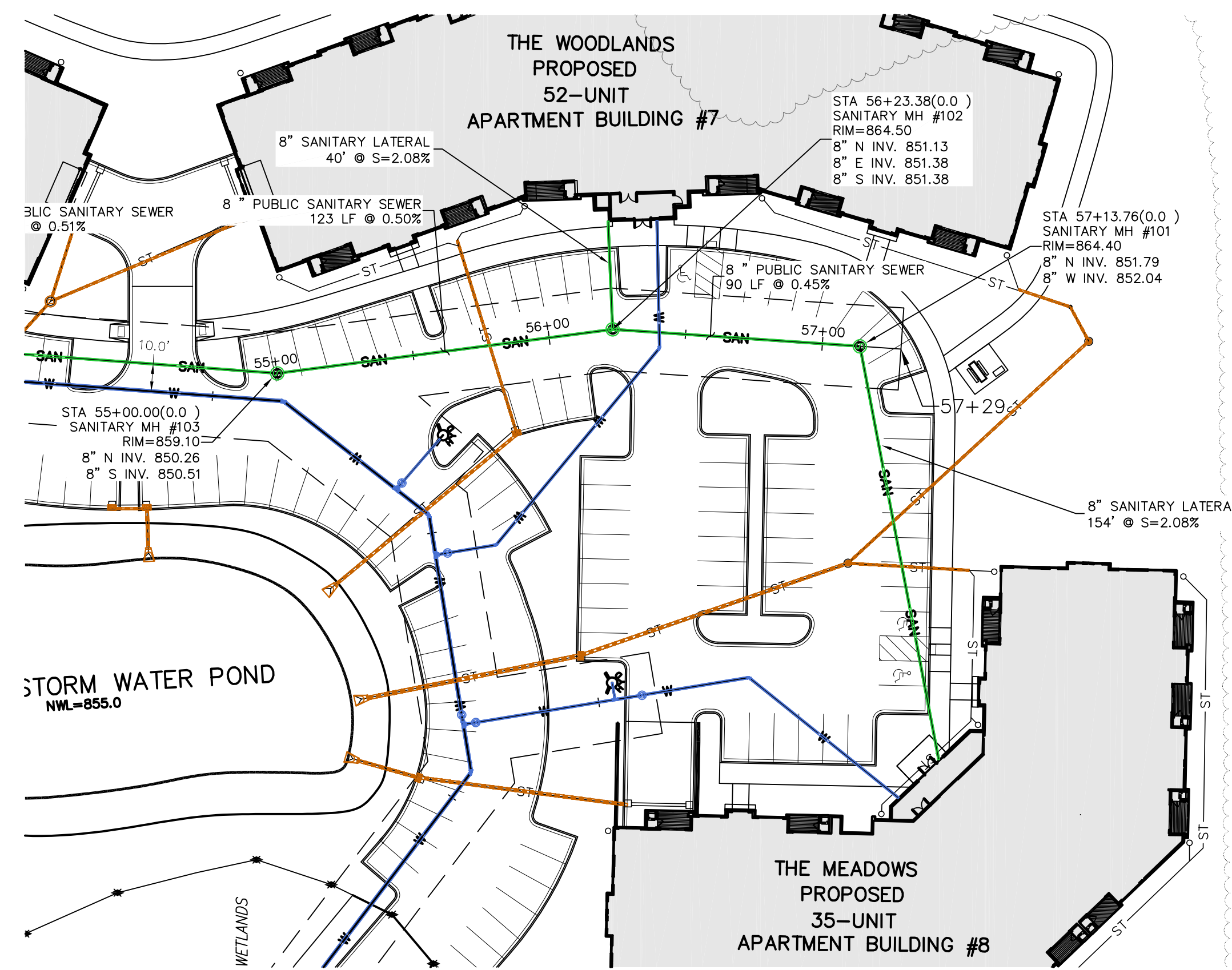
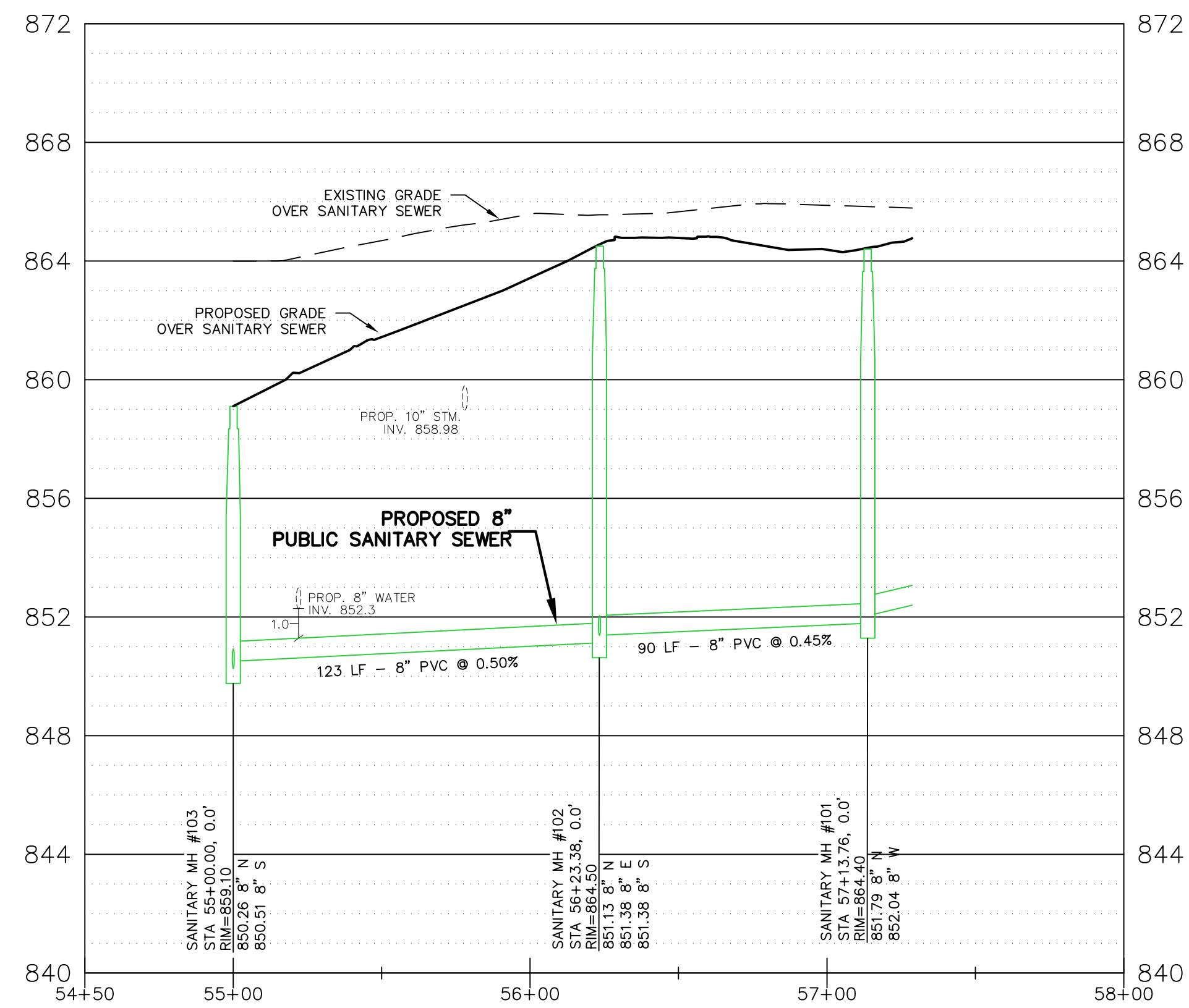
REVISIONS:
A.R.P. 03-21-2025
A.R.P. 06-06-2025

CITY OF NEW BERLIN

CJ engineering
civil design and consulting
v238n1610 BUSSE RD.
SUITE 100
WALKESSHA, WI 53188
www.cj-engineering.com
PH. (262) 513-0666

PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY

APPROVED BY:		C4.6
CITY ENGINEER	DATE	
SCALE:	DATE:	
HORIZ. 1"=40'	01-08-2025	
VERT. 1"=4'	CJE JOB NO.:	CHK'D. BY:
	CJE2434R6	C. JACKSON



UTILITY NOTES

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

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

REVISIONS:
A.R.P. 03-21-2025
A.R.P. 06-06-2025

CJE NO.: CJE2434R6

CITY OF NEW BERLIN

CJ engineering
civil design and consulting
10238N1610 BUSSE RD.
SUITE 100
WAUKEGISHA, WI 53198
www.cj-engineering.com
PH. (262) 513-0666

PUBLIC WATER MAIN & SANITARY SEWER
THE CONSERVANCY

APPROVED BY:

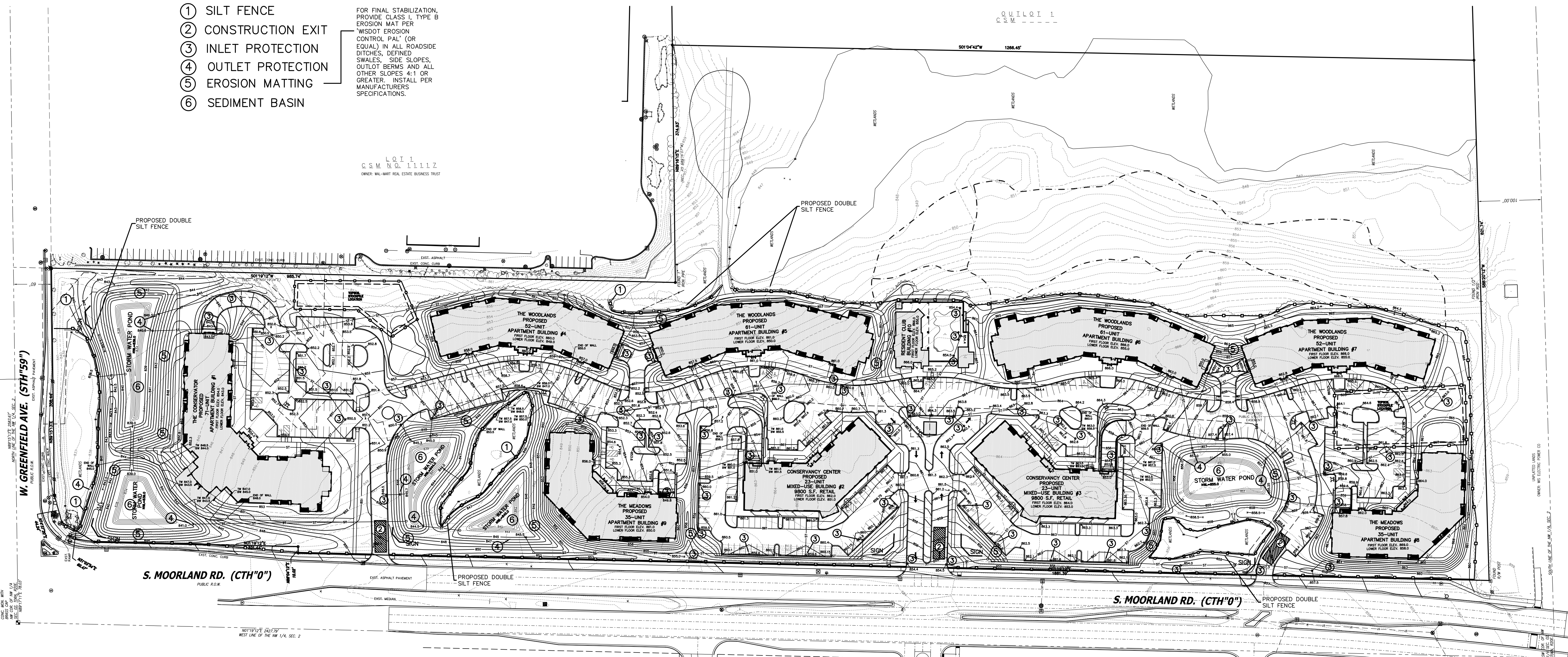
CITY ENGINEER	DATE	DWG BY:
SCALE:	DATE:	A. PODELLA
HORIZ. 1"=40'	01-08-2025	
VERT. 1"=4'	CJE JOB NO.:	CHK'D. BY:
	CJE2434R6	C. JACKSON

C4.7



EROSION CONTROL PRACTICES

- ① SILT FENCE
 - ② CONSTRUCTION EXIT
 - ③ INLET PROTECTION
 - ④ OUTLET PROTECTION
 - ⑤ EROSION MATTING
 - ⑥ SEDIMENT BASIN
- FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLET BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE AND CONSTRUCTION FENCE.
4. STRIP AND STOCK PILE TOP SOIL SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
5. INSTALL STORM WATER BASINS TO USE AS SEDIMENT BASINS COMPLETE WITH OUTLETS:
 - A. ROUGH GRADE AND OVER EXCAVATE BOTTOM OF BASINS.
 - B. INSTALL OUTLET STRUCTURE AND PIPES.
 - C. CONSTRUCT DIVERSION BERMS AND SWALES TO DIRECT THE RUNOFF TO THE BASINS.
6. ROUGH GRADE SITE.
7. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
10. INSTALL OUTLET PROTECTION.
11. INSTALL BASE COURSE OF PAVEMENT.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW BERLIN STANDARDS AND WDNR CPS TECHNICAL STANDARDS.
 2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.
- SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING
- DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):
3. DISTURBED AREA: 21.70 ACRES
 4. CONSTRUCTION FENCE AND SIGNAGE TO BE PLACED AS BUFFER ADJACENT TO WETLAND AREAS. CRITICAL LOCATIONS SHOWN ON PLAN.
 5. SINCE THE STORM WATER MANAGEMENT DEVICES ARE TO BE USED AS SEDIMENT CONTROL DEVICES FOR EROSION CONTROL DURING CONSTRUCTION, A CERTIFICATION IS REQUIRED PRIOR TO BUILDING PERMIT AND A RECERTIFICATION IS REQUIRED PRIOR TO OCCUPANCY.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

PRESCRIPTIVE COMPLIANCE AREAS:
PER WDNR NR15111 WS ADM. CODE
MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20%

SLOPE AREA GRASS TO SEDIMENT BASIN OR SEDIMENT TRAP	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT. 15TH

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Ogts	131*	95
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

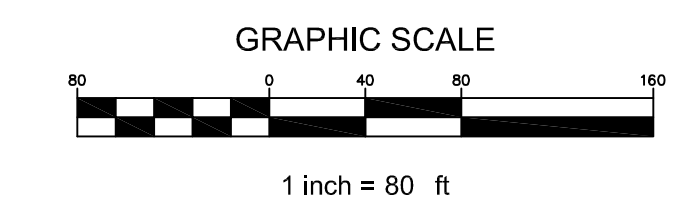
LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

860	EXISTING CONTOUR
855	PROPOSED CONTOUR
X-856.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
○	PROPOSED SILT FENCE



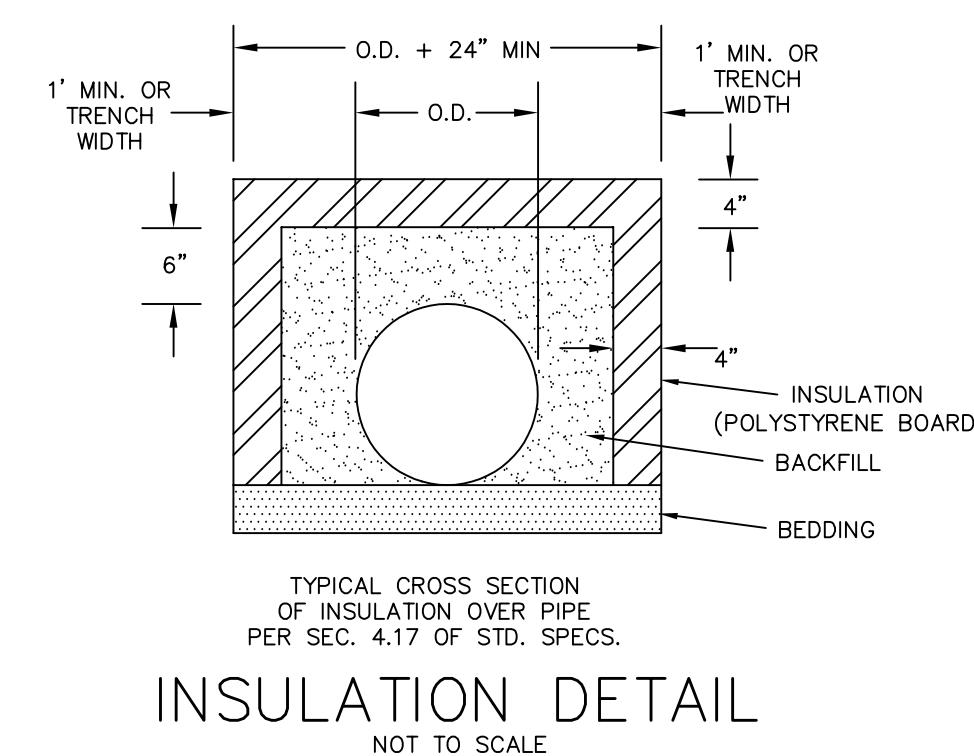
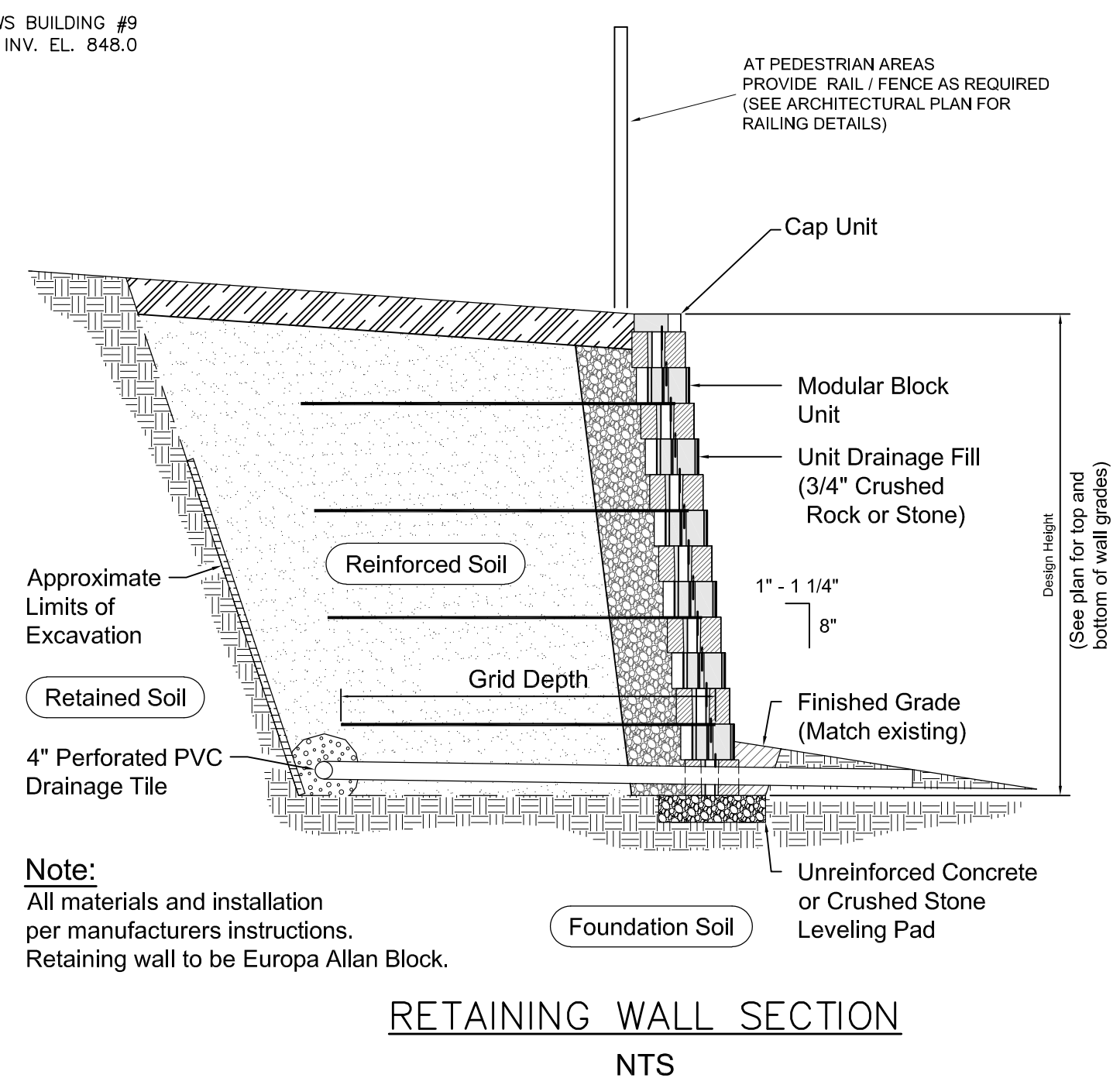
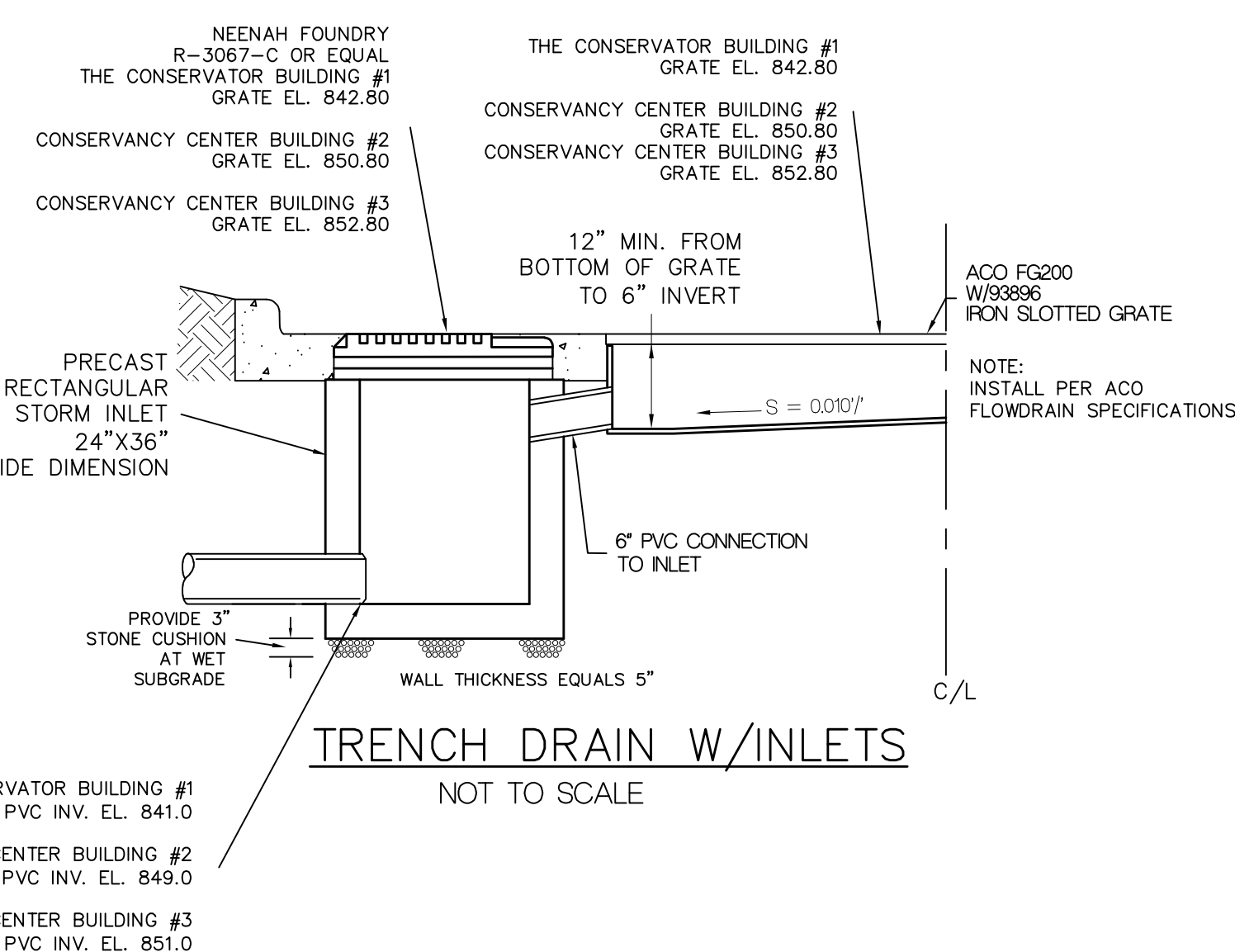
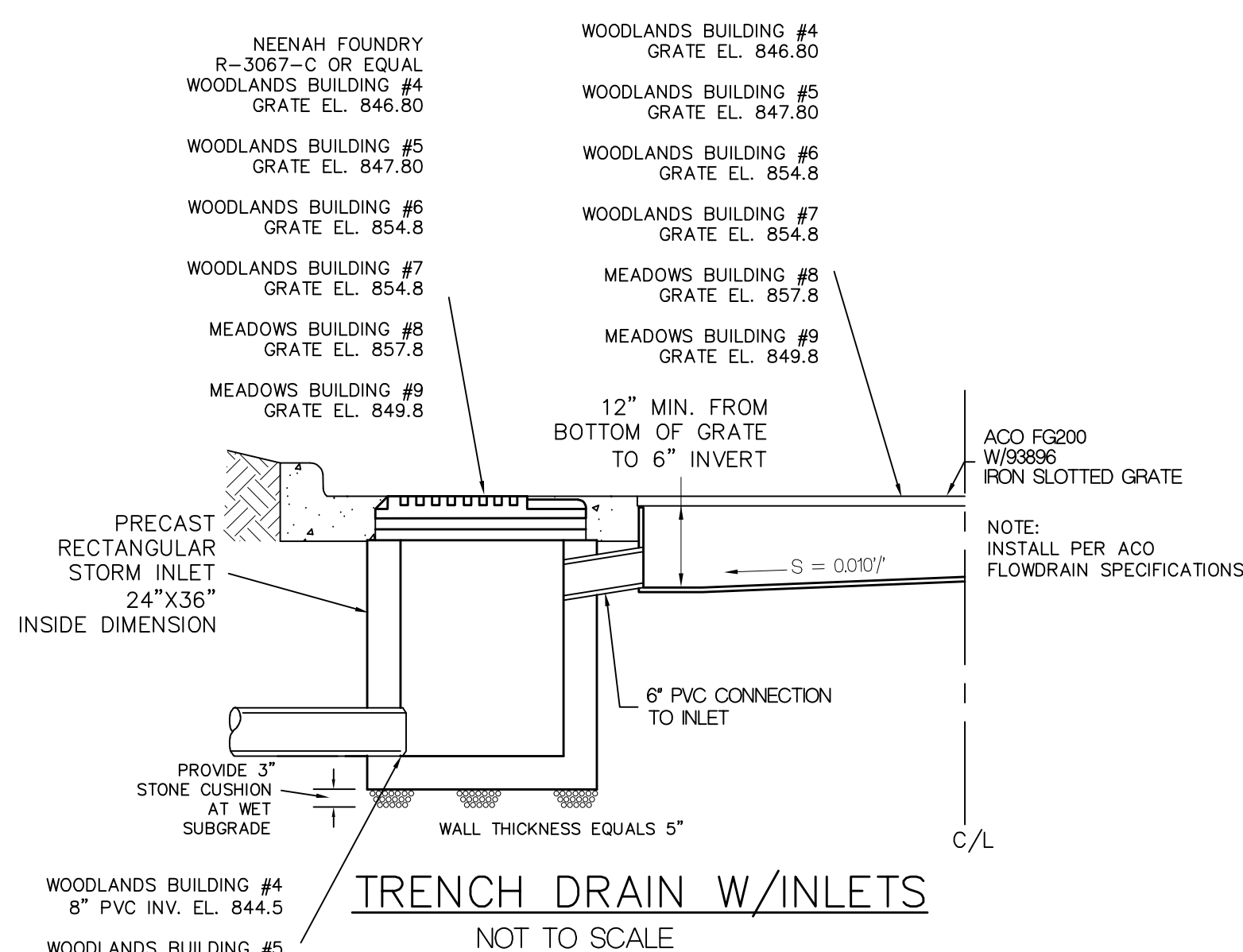
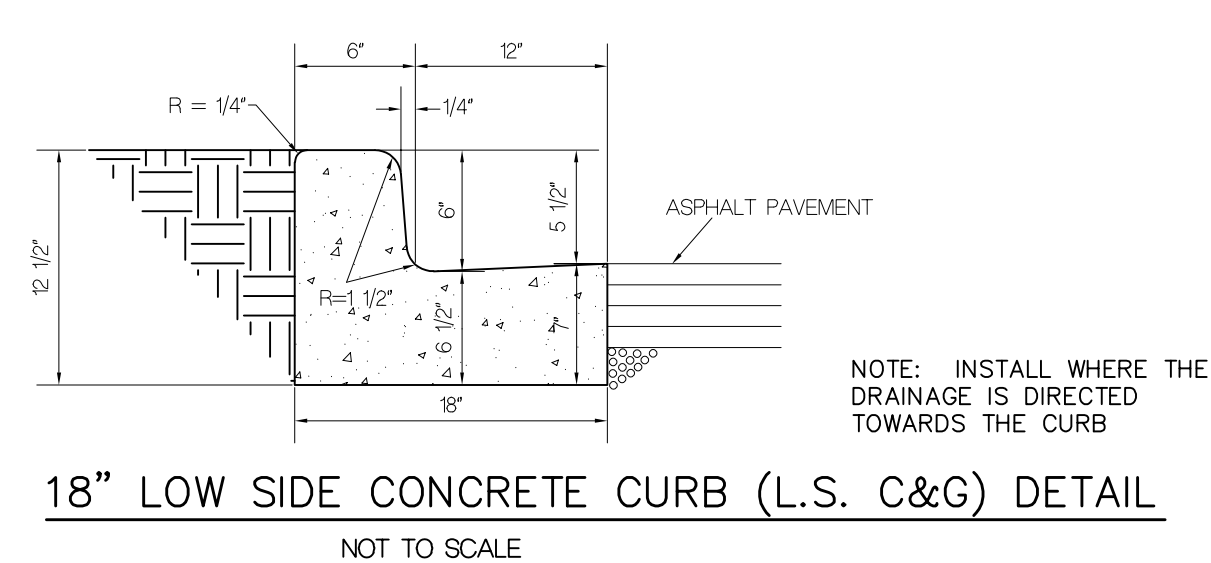
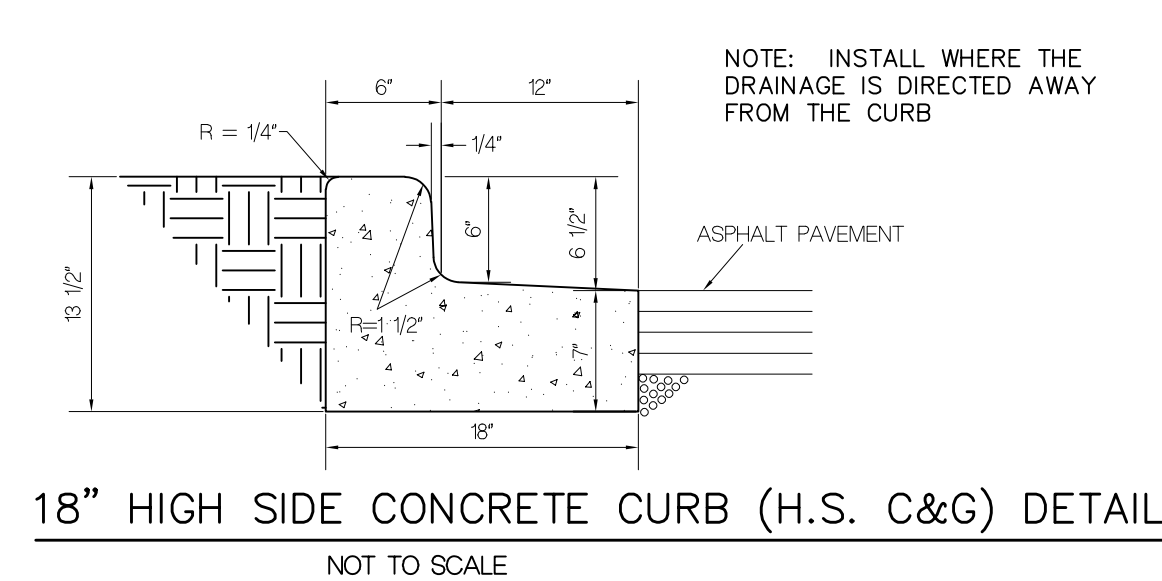
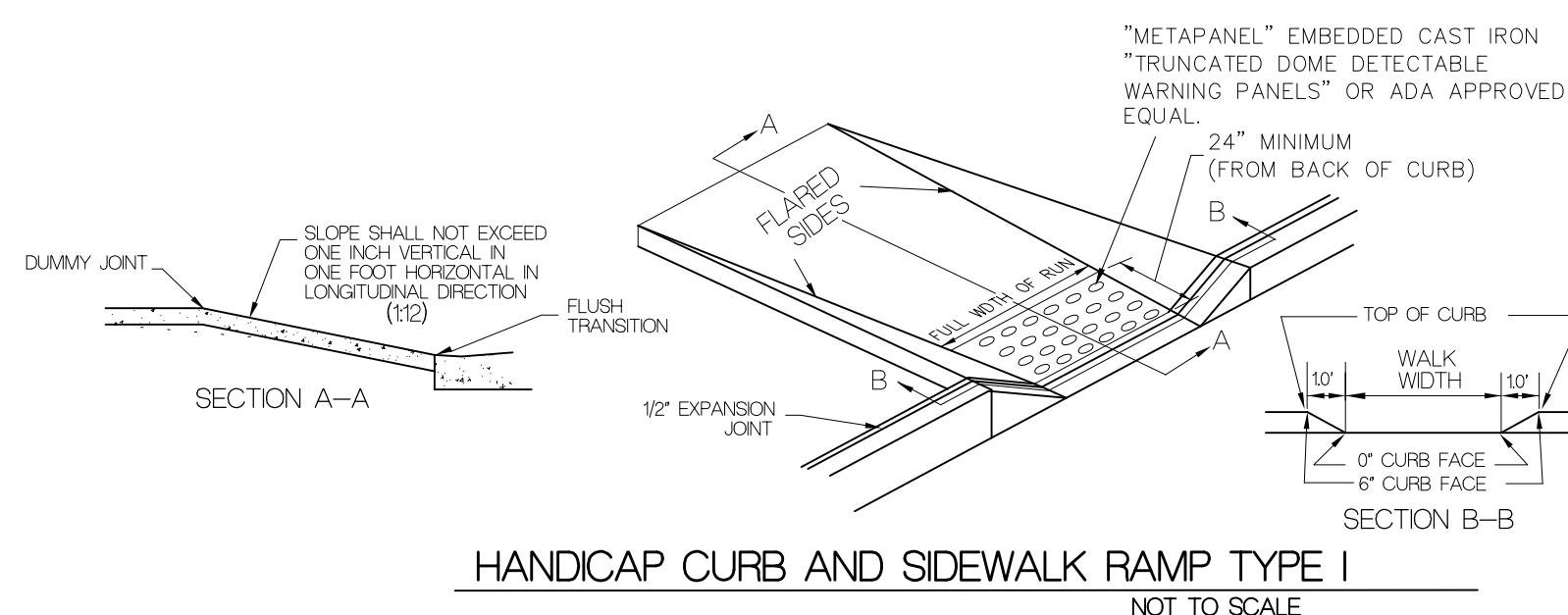
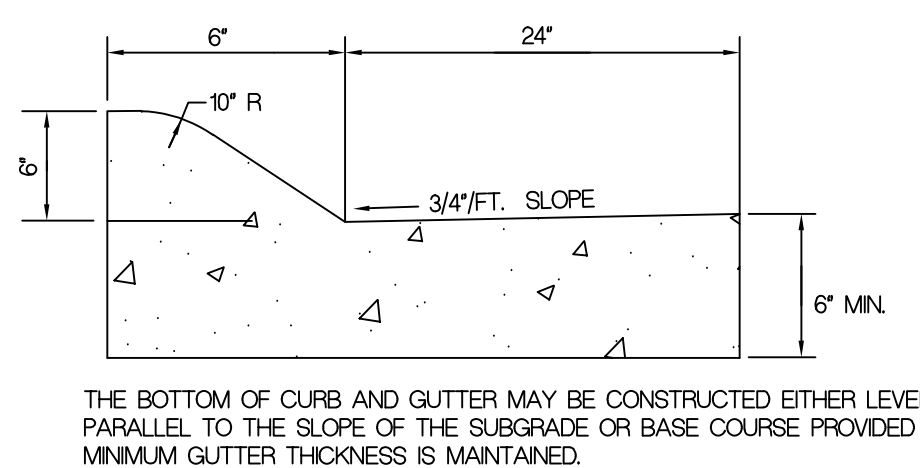
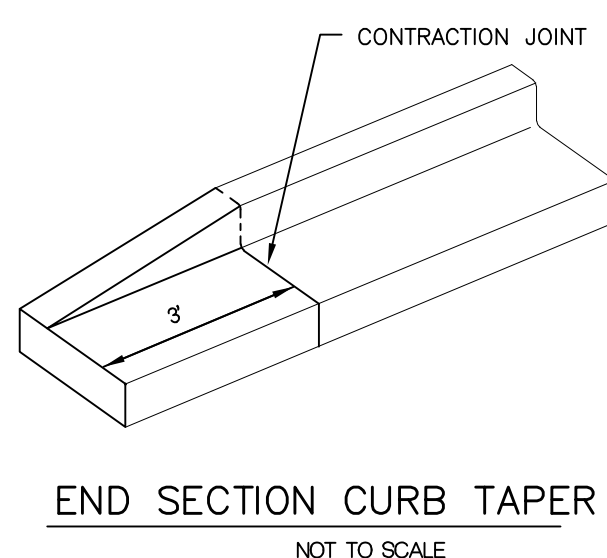
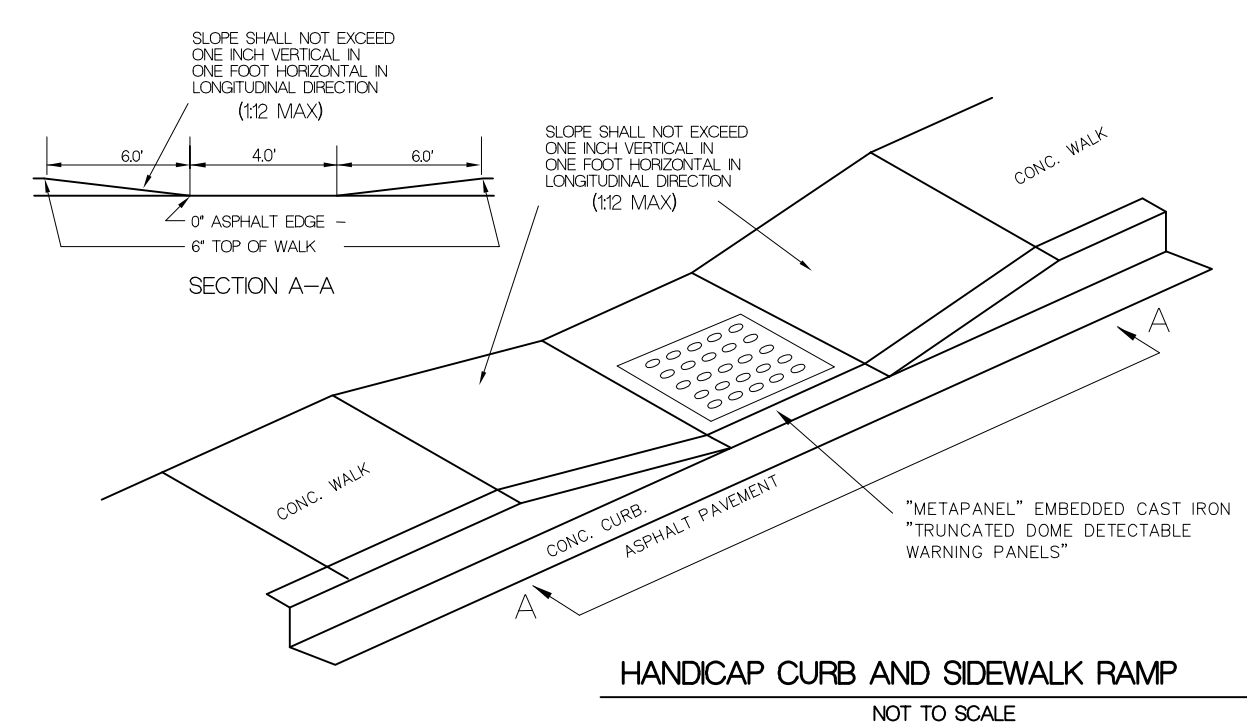
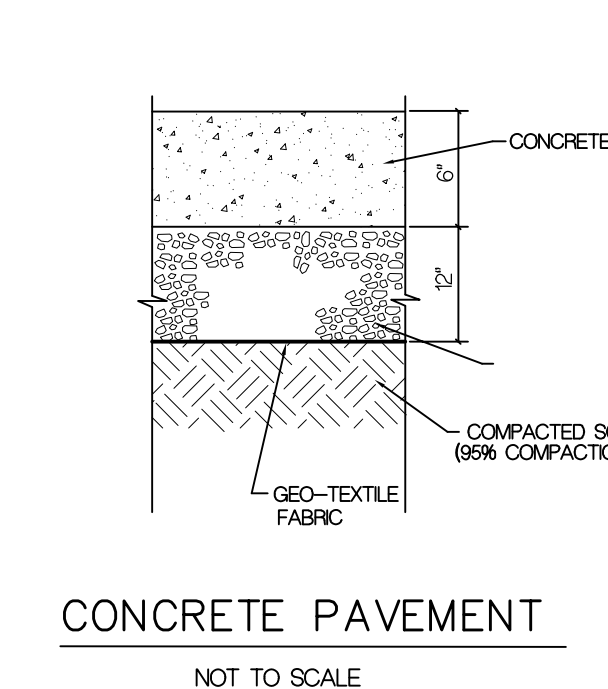
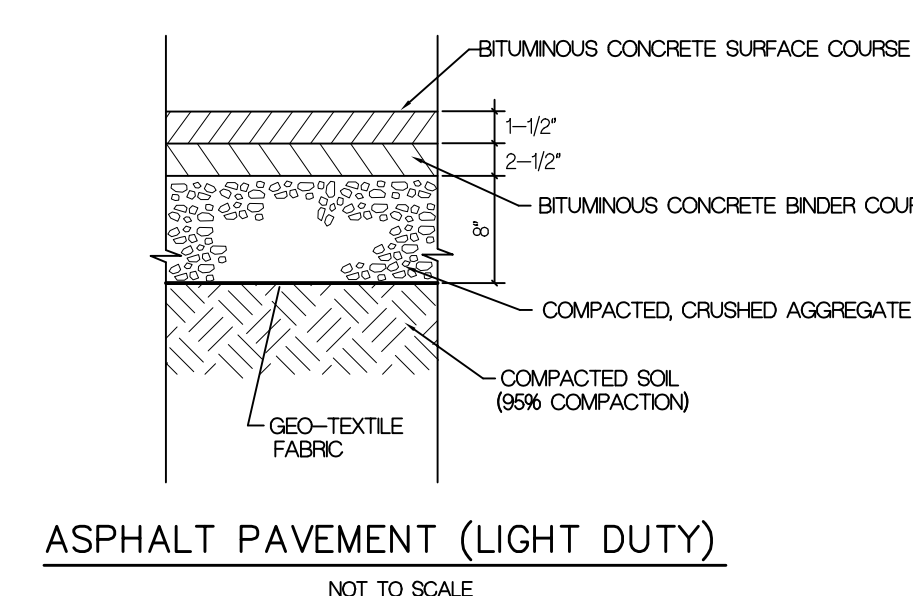
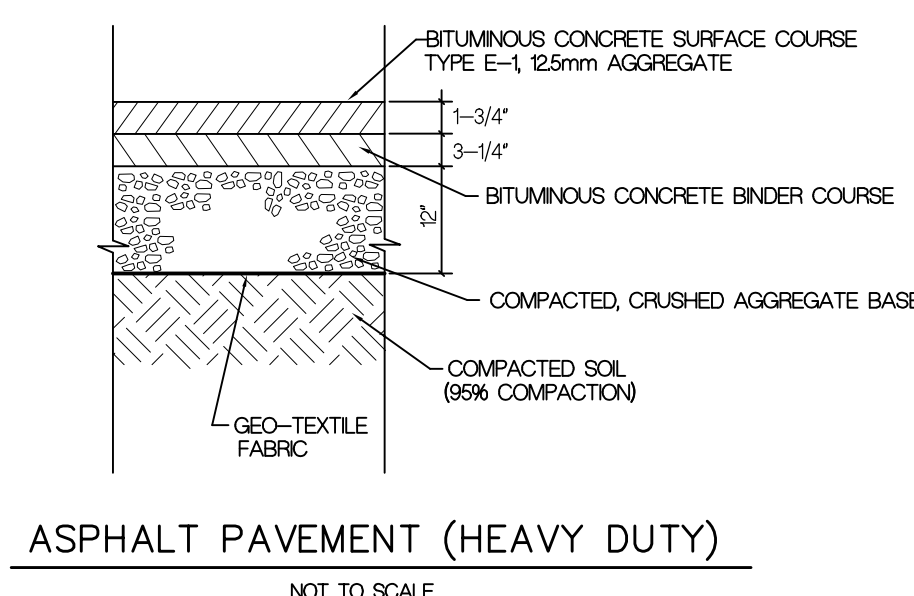
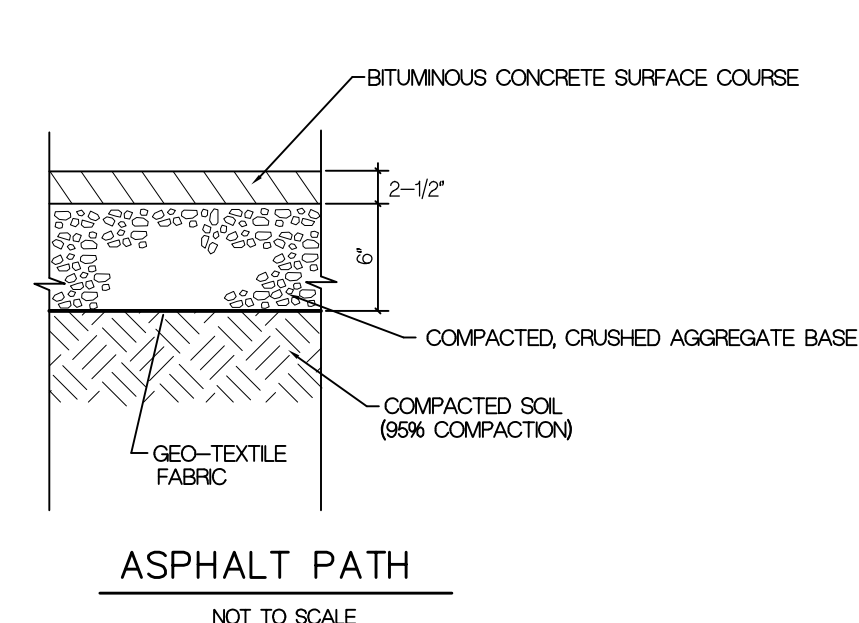
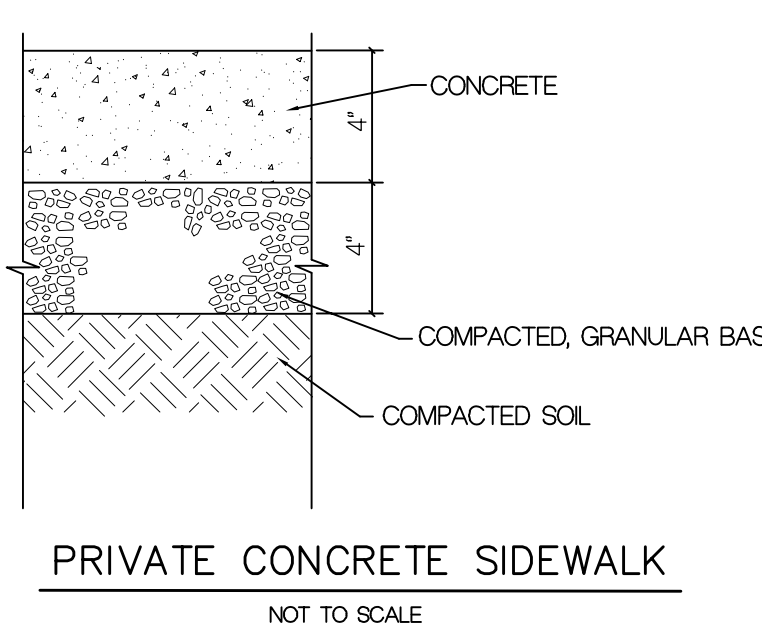
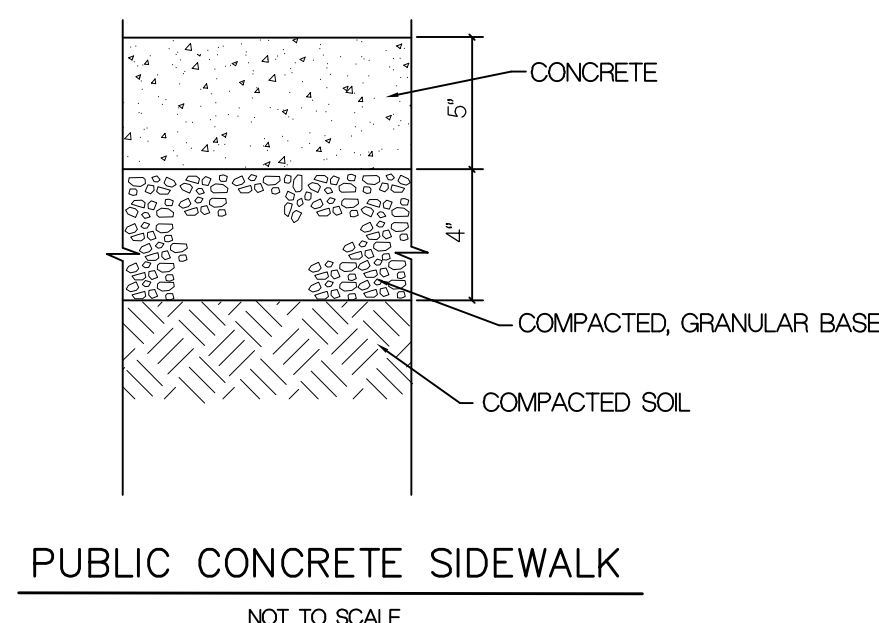
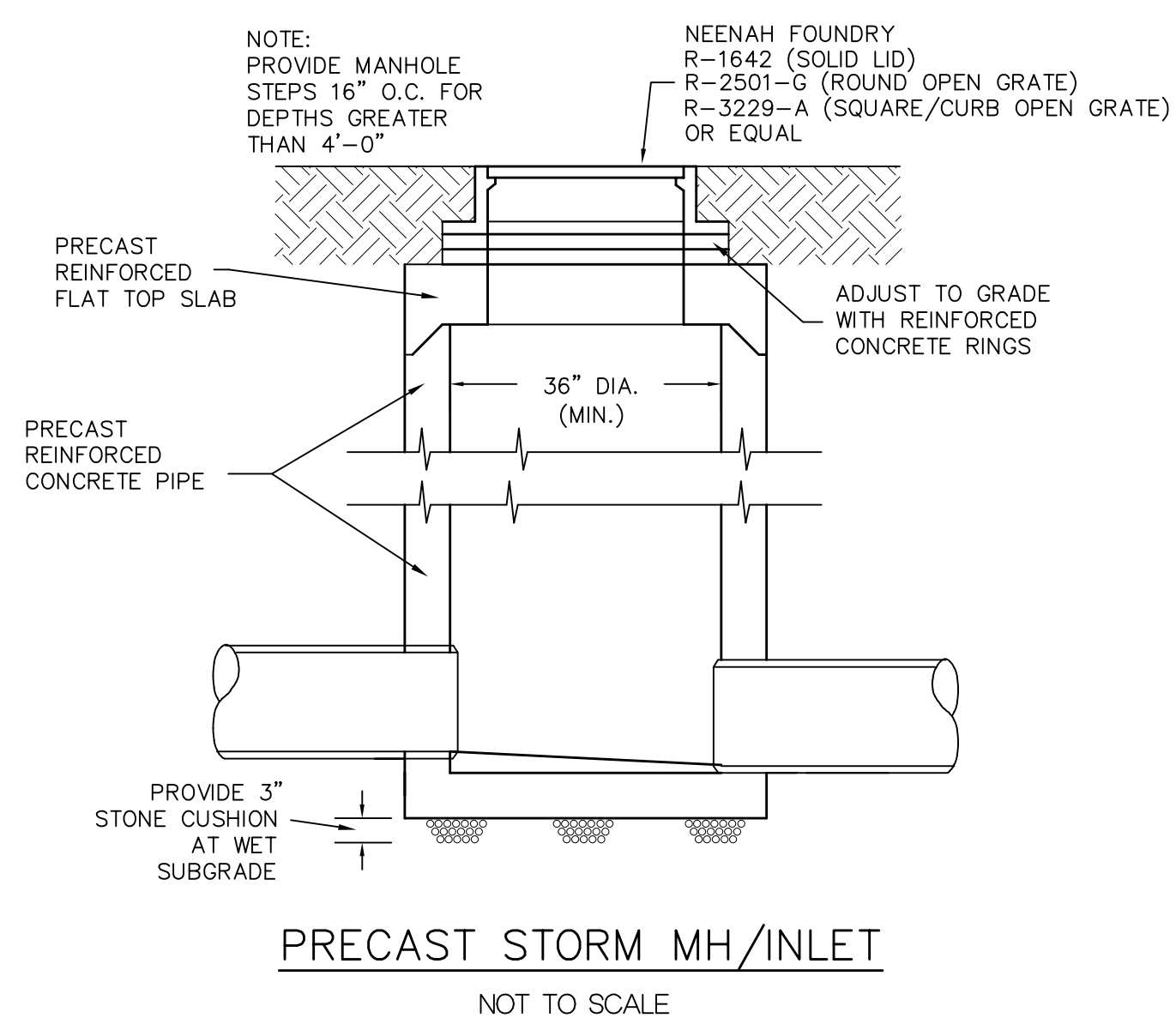
SITE EROSION CONTROL PLAN

CJE NO.: 2434R6
AUGUST 23, 2024
REV: 01/08/25
REV: 03/21/25
REV: 06/06/25

C5.0

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

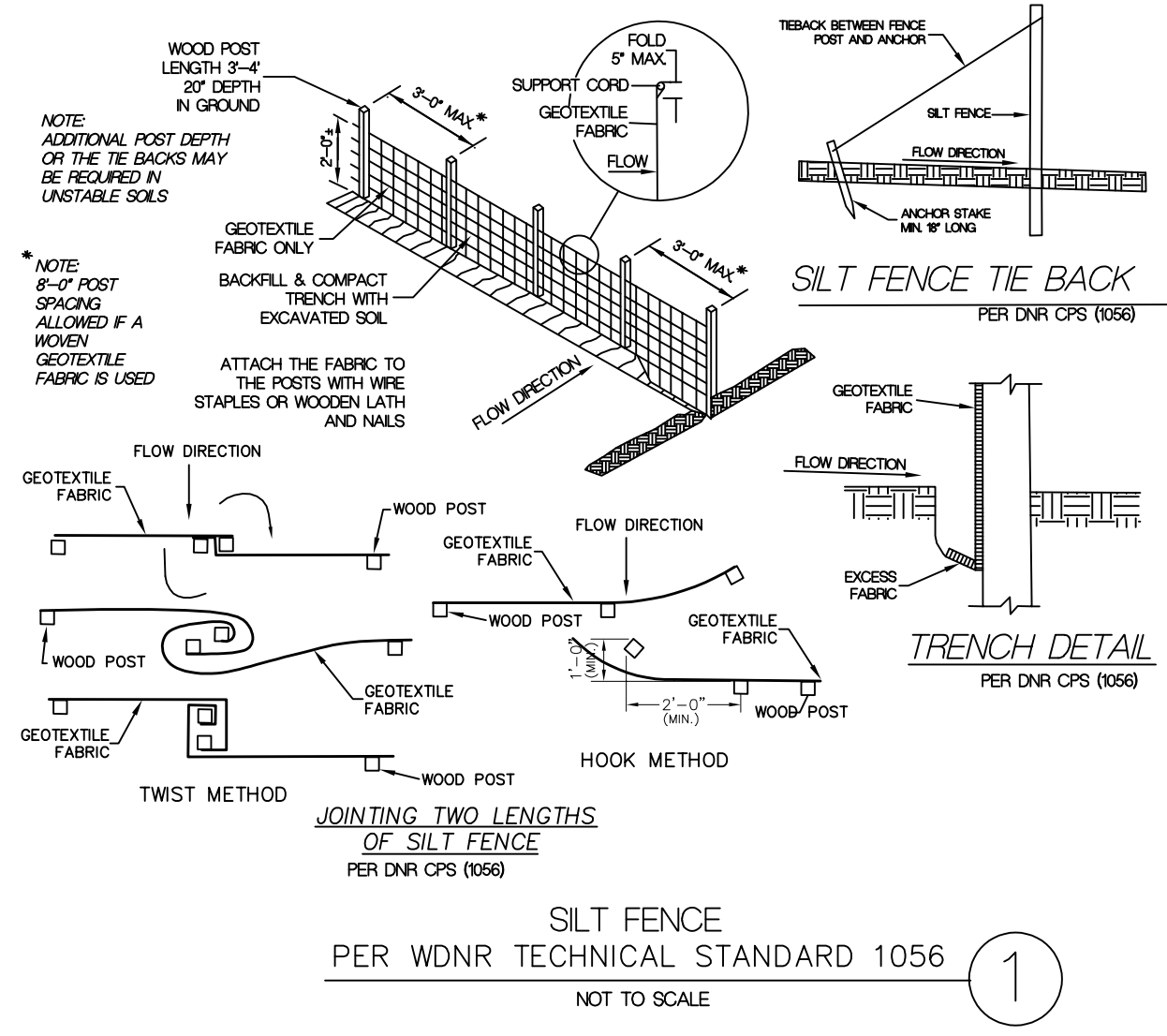
NOTE:
 THE SIZE OF INLETS AND MANHOLES WILL VARY DEPENDING ON SEWER SIZES AND NUMBER OF CONNECTIONS. SHOP DRAWINGS WITH STRUCTURE SIZE TO BE PROVIDED BY CONTRACTOR.



Note:
 All materials and installation per manufacturers instructions. Retaining wall to be Europa Allan Block.

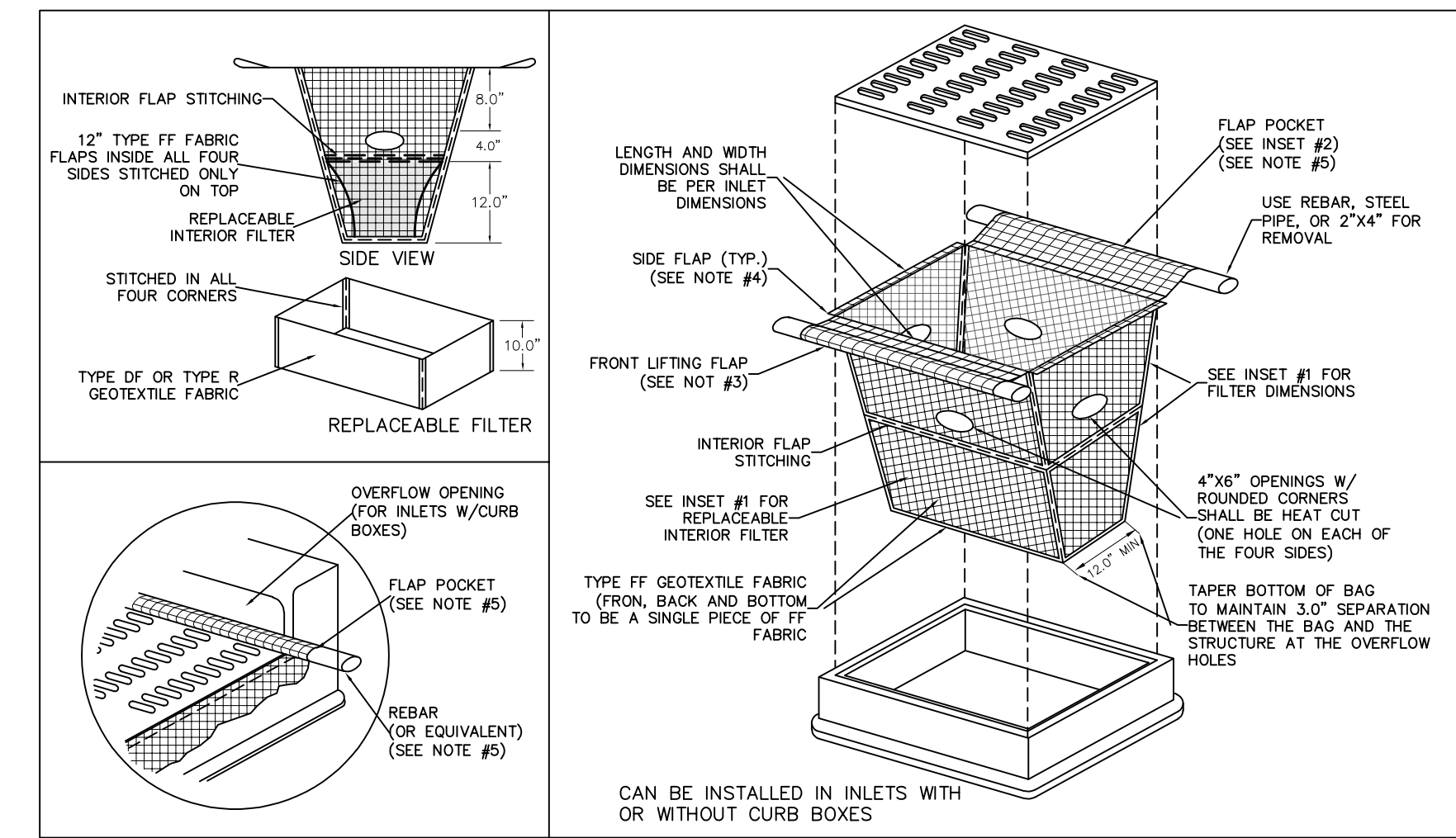
THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25



SILT FENCE CONSTRUCTION SPECIFICATIONS
 PER DNR CPS (1056)

- CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
- LOCATE POSTS PER DNR CPS (1056)
- WHEN JOINTS ARE NECESSARY REFER TO DNR CPS (1056)
- FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH - 50 LB./LIN. IN. (MIN.) - AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
- THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
- THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
- POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
- USE WIRE REINFORCEMENT IN UNSTABILIZED MINOR SWALES, DITCHES AND DIVERSIONS.
- USE WSDOT APPROVED SILT FENCE

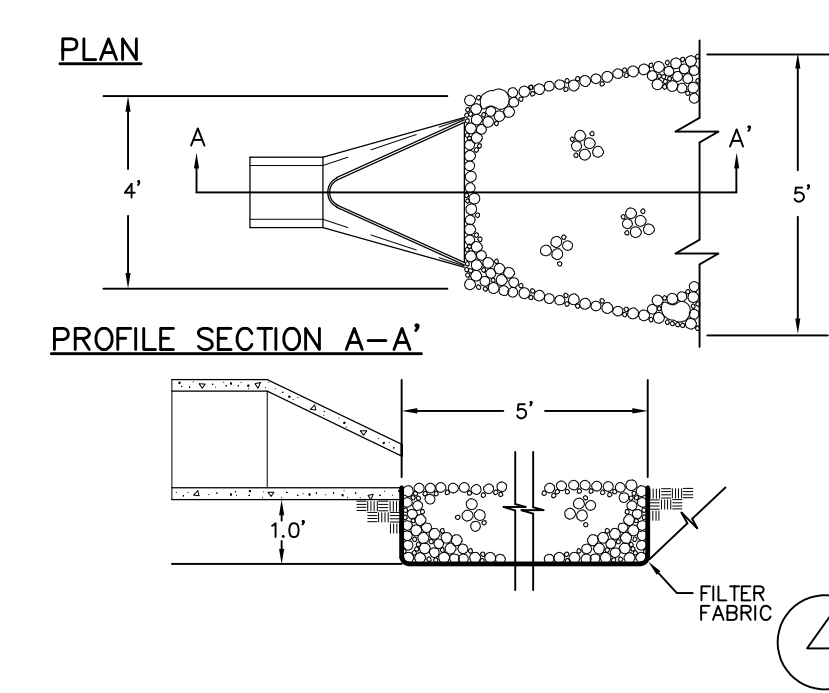


NOTES:

- TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
- GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
- FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

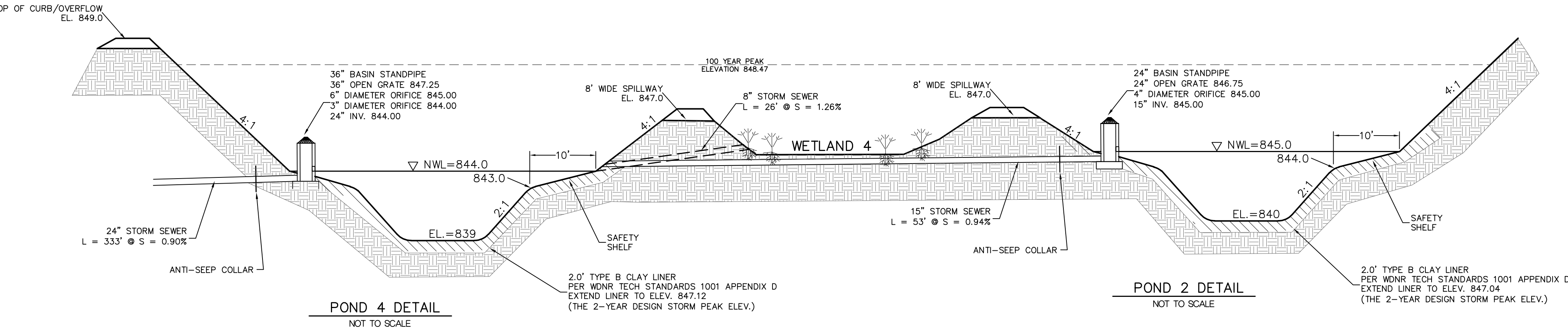
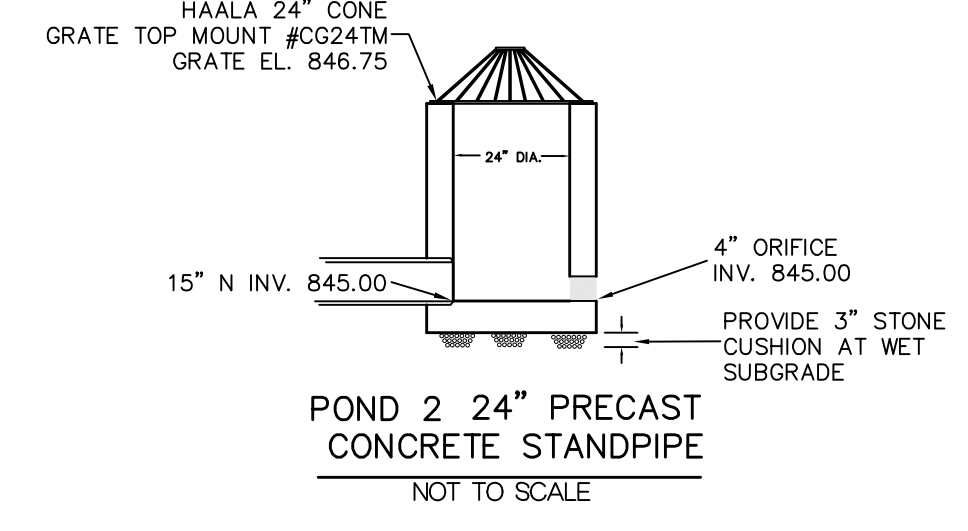
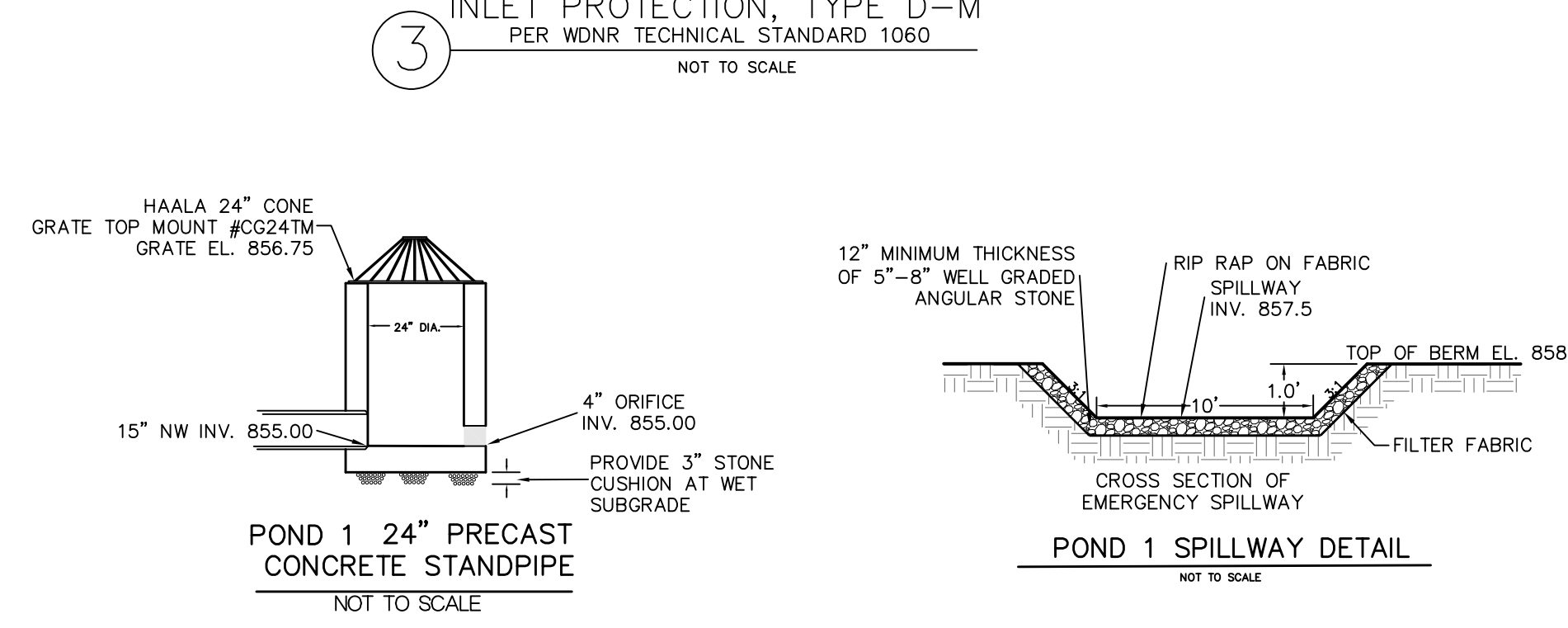
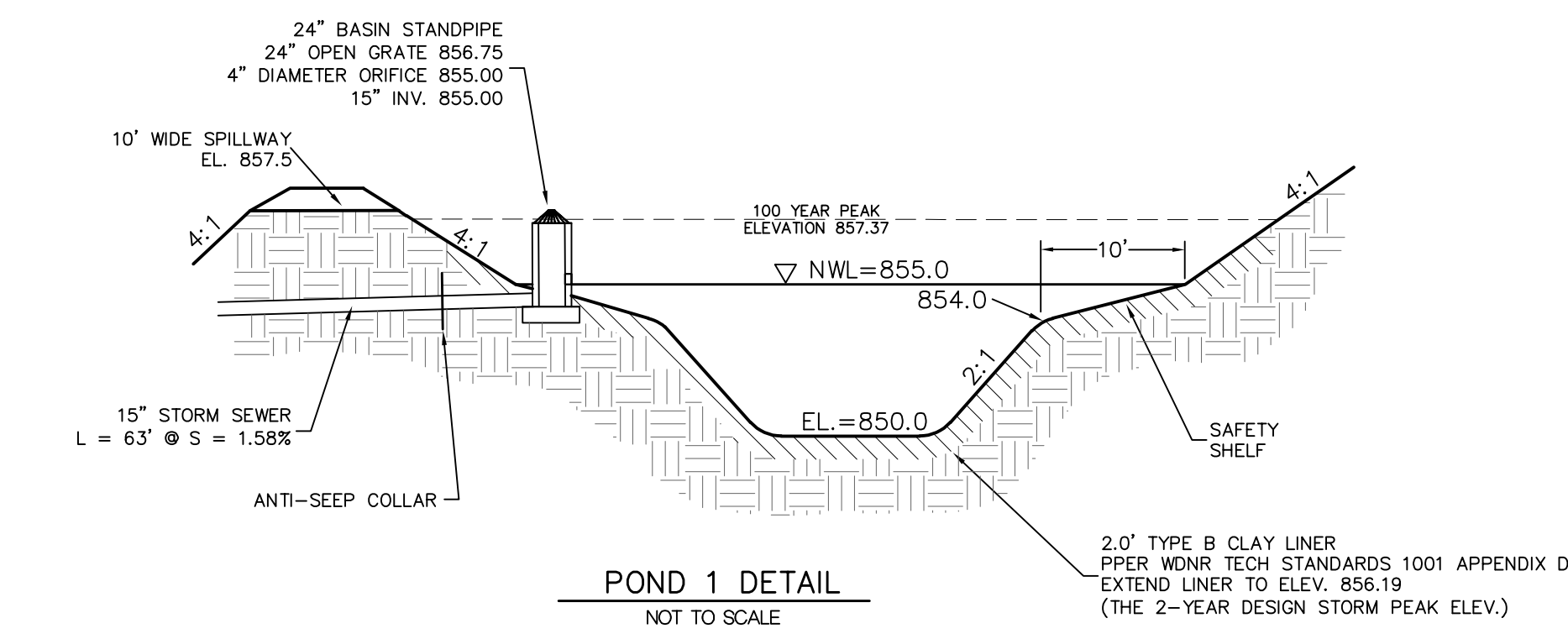
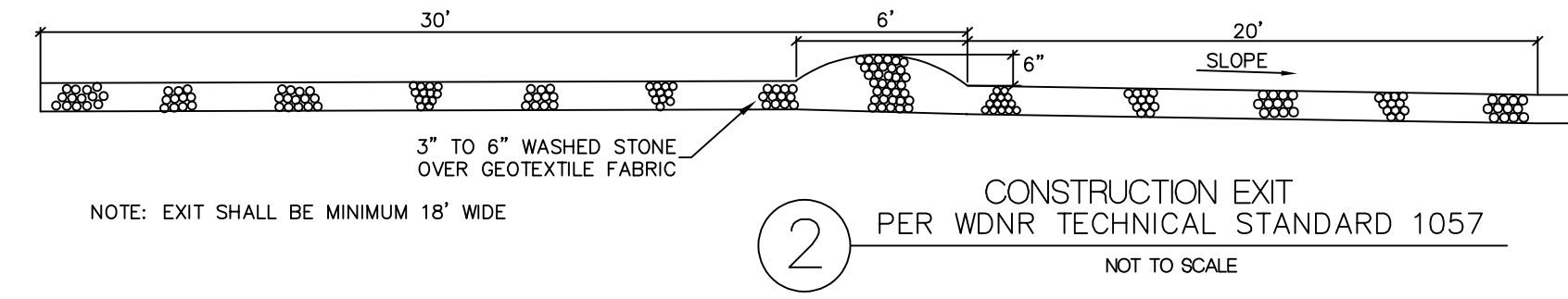
MAINTENANCE NOTES:

- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE.
- MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

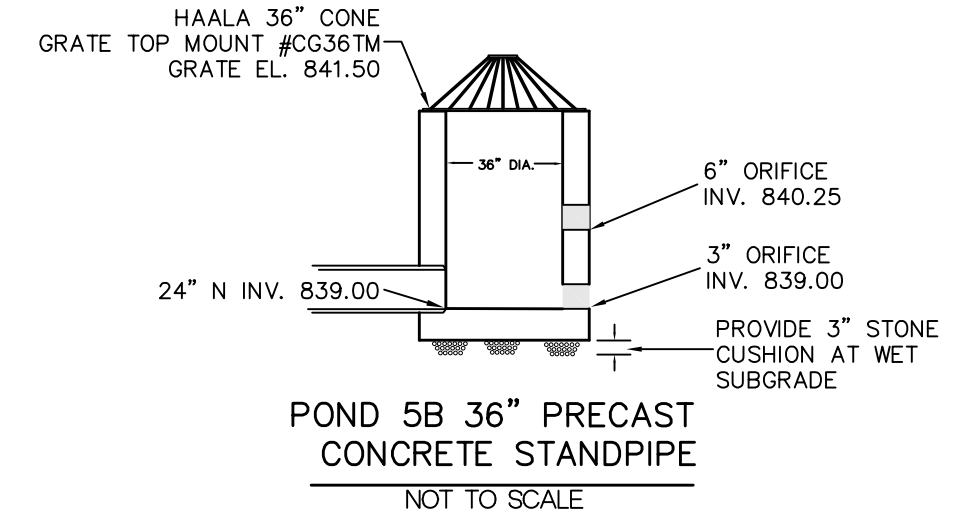
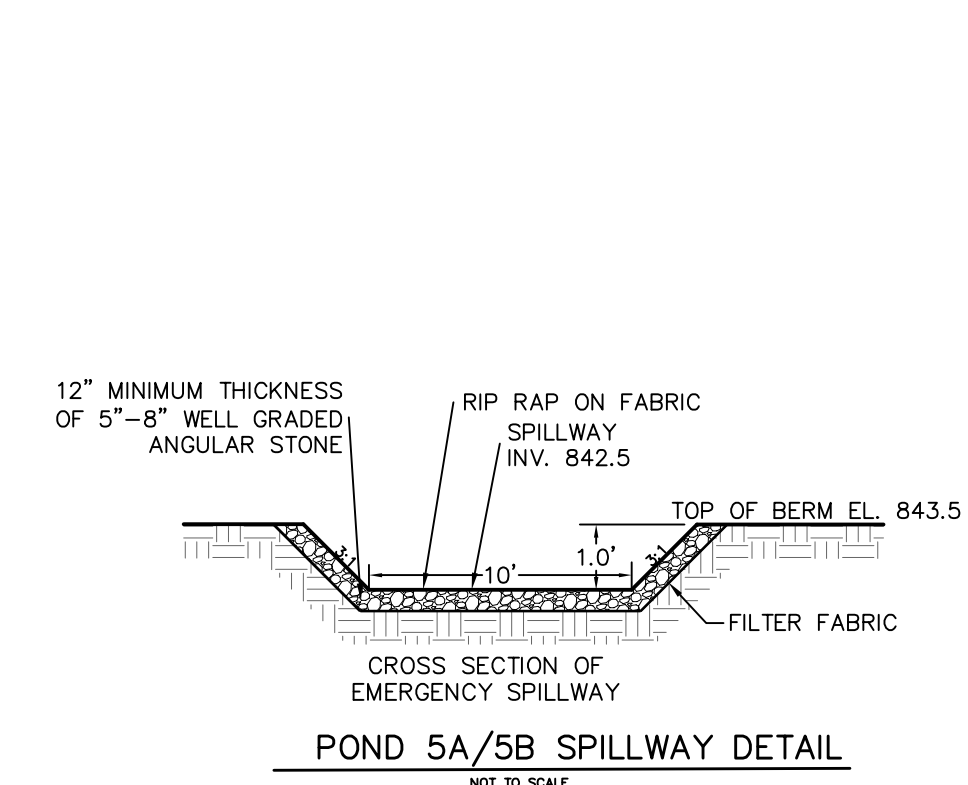
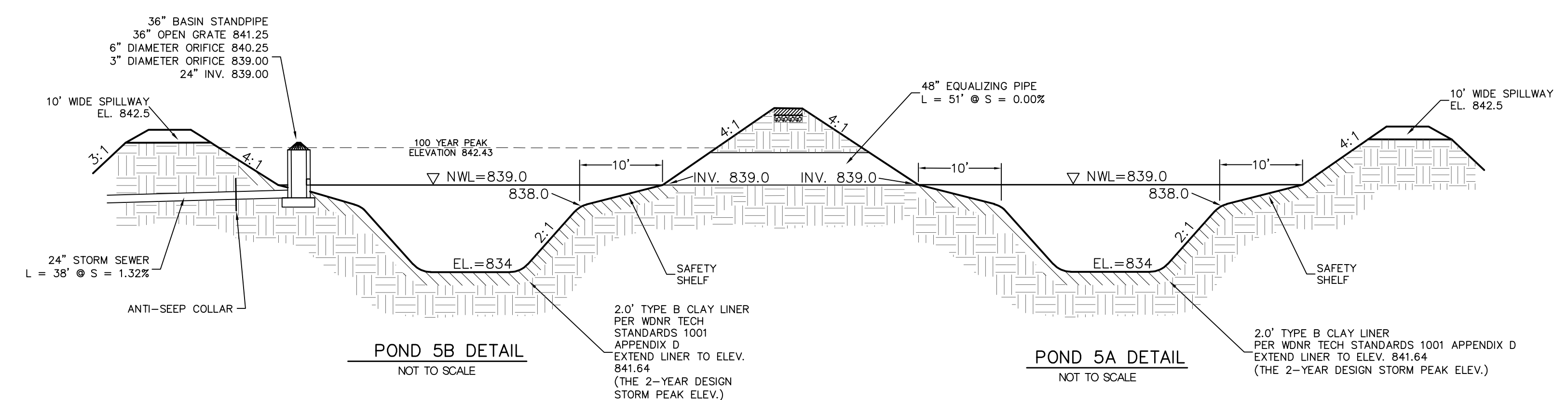


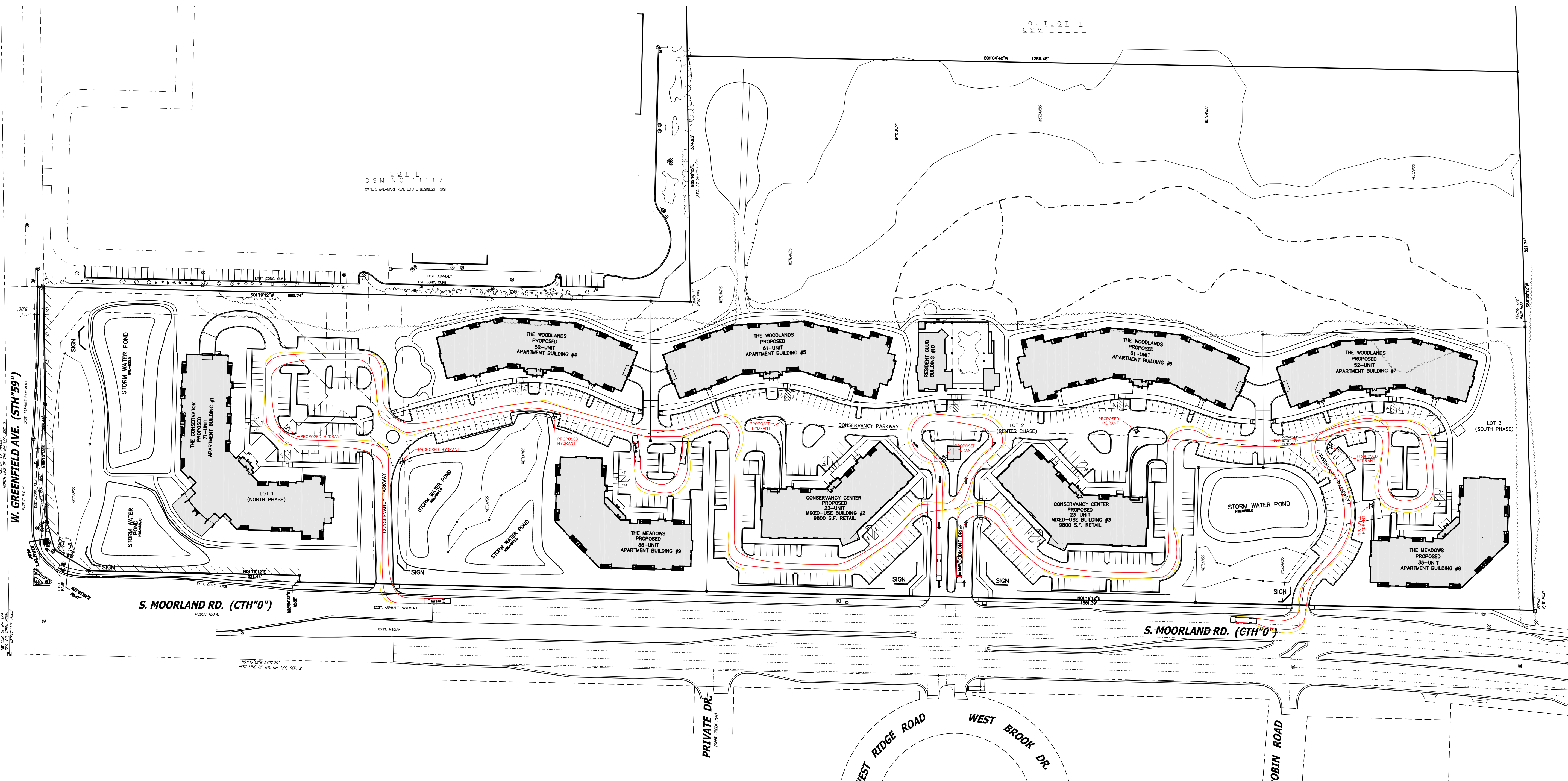
CONSTRUCTION SPECIFICATIONS

- EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
- PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
- EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
- PLACE RIP RAP ON ZERO GRADE - TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
- RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
- IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.



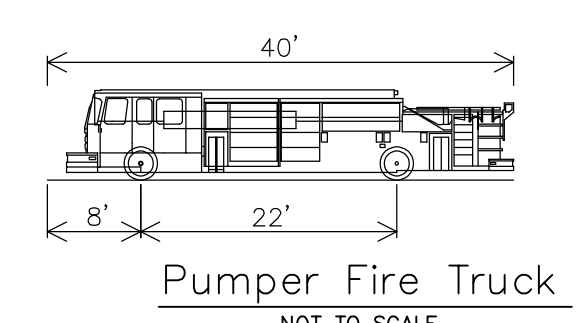
PONDS 2, 3, AND 4 DETAIL
 NOT TO SCALE



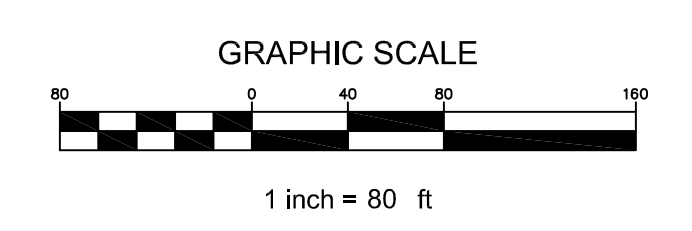


THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

LEGEND	
	CHASSIS PATH
	VEHICLE BODY OVERHANG



Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	16.7ft
Lock-to-lock time	0.00s
Max Wheel Angle	45.00°



**FIRE DEPARTMENT
 ACCESS PLAN**

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 03/21/25
 REV: 06/06/25

C7.0