



Plan Commission Meeting Agenda

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

Published: 9.26.2025

AGENDA

1. PUBLIC HEARING(S)

- A. (3) NJ RZ-2501502 Theodore Balistreri with PLM - 21040 W. Lincoln Avenue (Tax Key #: 1176.993) - Rezone from B-2 & C-2 to M-1 & C-2.

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. August 13, 2025 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

8. NEW BUSINESS

A.

Discussion and possible recommendation to the Common Council to approve Ordinance # 2713, an ordinance to amend the Zoning Code, as outlined in the staff report DCD1-2501043 Zoning Code Updates. (Public Hearing 8/13/2025)

B.

Discussion and possible recommendation to the Common Council to approve Ordinance # 2714, an ordinance to rezone from A-1 to R-1/R-2, as outlined in the staff report (7) KH RZ-2501137 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) (Public Hearing 8/13/2025)

C.

Discussion and possible recommendation to the Common Council to approve (7) KH LD-2501138 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) - 3-Lot Certified Survey Map.

D.

Discussion and possible action to recommend to Common Council approval of (1) KH LD-2501457 Yoni Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - 2-Lot Certified Survey Map.

E.

(3) NJ UA-2501629 Ted and Hunter Larson with Greenfield Professional Building Concept - 21477 W. Greenfield Avenue (Tax Key #: 1174.983) - Conceptual Use, Site and Architecture for an office building.

9. PENDING
10. COMMUNICATIONS
11. ADJOURN

Additional Information

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

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ted Balistreri with PLM III, LLC / Rezoning

LOCATION: 21040 W. Lincoln Avenue (Tax Key #: 1176.993)

REQUEST: Request to rezone the property located at 21040 W. Lincoln Avenue (Tax Key #: 1176.993) from B-2 & C-2 to M-1 & C-2.

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

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of October 6, 2025

Ted Balistreri with PLM III, LLC / Rezoning
21040 W. Lincoln Avenue (Tax Key #: 1176.993)

DATE STAFF REPORT PREPARED: August 29, 2025

APPLICANT / OWNER(S): Ted Balistreri with PLM III, LLC / Matthew Geier

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at 21040 W. Lincoln Avenue (Tax Key #: 1176.993) from B-2 & C-2 to M-1 & C-2.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/30/2025

DATE OF COMPLETENESS DETERMINATION: 8/15/2025

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 8/15/2025

Staff Site Visit: 9/12/2025

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 33.88 acres

CURRENT ZONING: B-2 (General Retail & Service District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Agricultural & farmhouse.

PROPOSED ZONING: M-1 (Light Industrial District) & C-2 (Shoreland Wetland Holding District)

PROPOSED LAND USE: Light Industrial

PROPOSED LOT SIZES: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: C-1 & C-2

Land Use: American Transmission Co, LLC -Substation

South: Zoning: A-2 & C-2

Land Use: Single-Family Residential / Vacant

East: Zoning: I-1 & C-2

Land Use: American Transmission Co, LLC -Substation

West: Zoning: R-1/R-2 & C-2

Land Use: Single-Family Residential & Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation 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:

- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *While agricultural uses are encouraged to remain, it is recognized that the area may develop for residential conservation subdivisions. Residential uses shall be permitted and accommodated pursuant to these policies. As agricultural lands transition to residential developments, the subdivision design should incorporate farming and agriculture uses as viable open space options.*
- *Where development may occur, encourage rural open space subdivisions that preserve the rural character and sensitive natural areas. Regulations have been developed that require open spaces to be incorporated into these subdivisions, while allowing smaller lots to be clustered on lands most suited for development. Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.*
- *The allowable base density, before incentives or bonuses, is one dwelling unit per five acres for new developments, with a requirement that an applicant demonstrate the capability of providing private on-site wastewater treatments systems that satisfy County and State regulations. Applicants should refer to the City Zoning and Development Code for regulations relating to this standard.*
- *While it is recognized that State regulations for private on-site sewage treatment systems may evolve over time, it is the policy of the City of New Berlin that these possible changes do not affect this maximum allowable density.*
- *Explore and implement amenities that are consistent with a rural theme, such as equestrian facilities, trails, bed and breakfasts, nature preserves, parks, community gardens, agricultural businesses, and others.*

Land Use

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

ZONING CODE (Chapter 275): The lots meet the requirements in §275-35B(4).

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No, concept plan submitted.

Site Plan Required: No, concept plan submitted.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor.

Wetland On Property: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Evergreen Consultants LLC in August 2025.

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes

Topography / Geologic: Site is relatively flat and slopes away from Lincoln Avenue towards the north.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Evergreen Consultants LLC in August 2025.

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.: Will be determined at the time of building permit.

TRAFFIC IMPACT: Will be determined at the time of Use, Site and Architecture approval for any future users.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

Over the years the property had a farm house and the accessory building was used to board horses.

6/4/1998 Zoning Permit issued for a screen and haul topsoil operation.

R-5-02 Registered wetlands.

2/27/2002 U-13-02 for a commercial pole barn. Permit was never issued.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

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

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

The rezoning request is consistent with the Future Land Use Map in the City's Comprehensive Plan, which identifies this area as Business Park Industrial.

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

Yes, the proposed rezoning is compliant. This property is not served by public sanitary sewer and water facilities.

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

Yes, the proposed development 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.

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

Yes, the proposed rezoning is compliant.

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

No, it will not be spot zoning and will be consistent with the Comprehensive Plan.

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

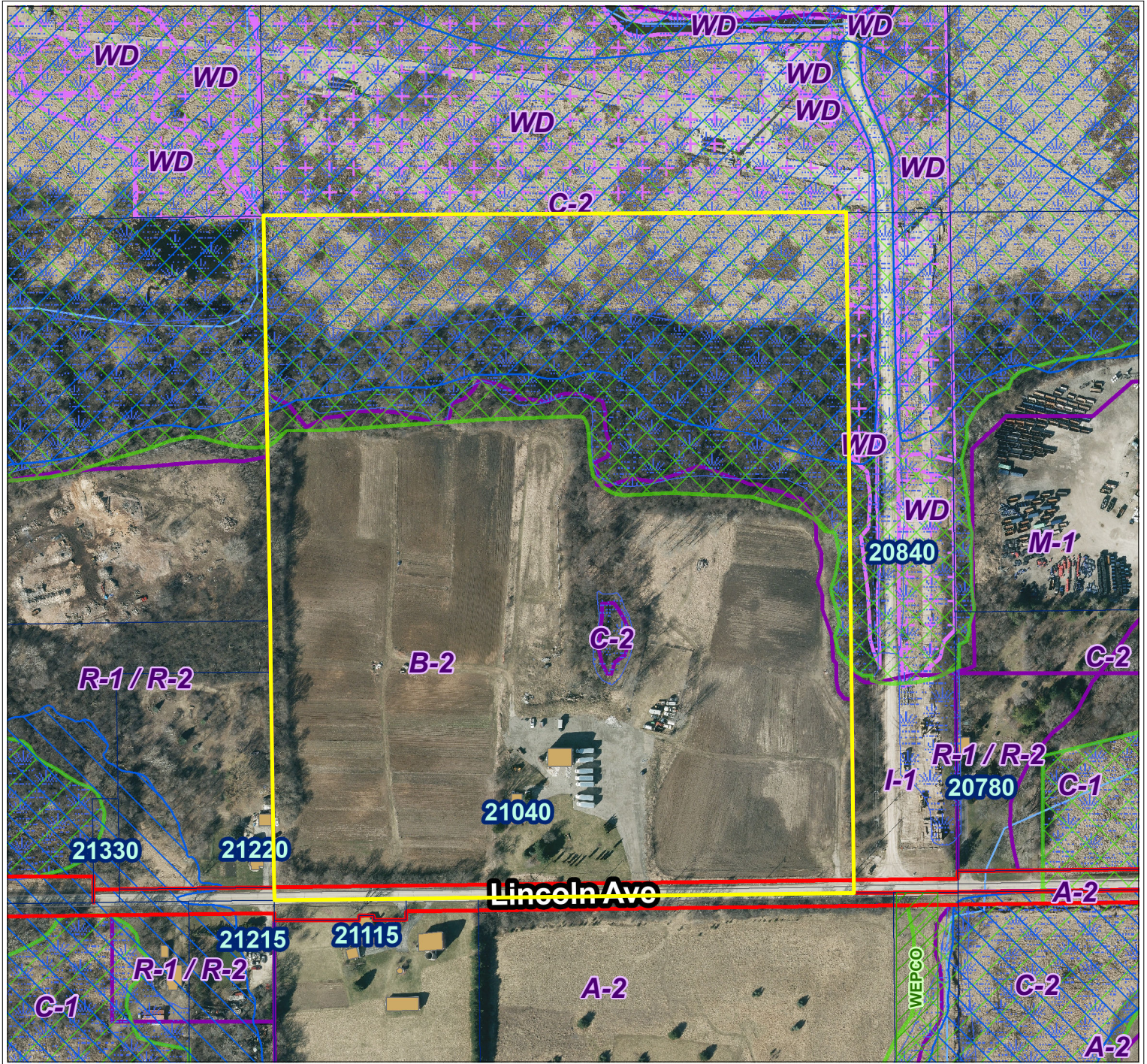
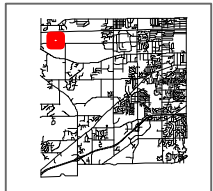
Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.

2. Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Evergreen Consultants LLC in August 2025.
3. Conservation Easement may be required with future Use Approval or CSM applications.
4. **The City currently doesn't have any active re-occupancy permits on file for this property. There appears to be an illegal business operation at this location. A letter will be sent from Code Compliance.**

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


















ATTACHMENTS:

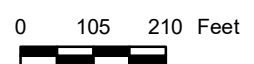
Location Map
Zoning Comparison Map
Plan of Operation Letter
Concept Plan



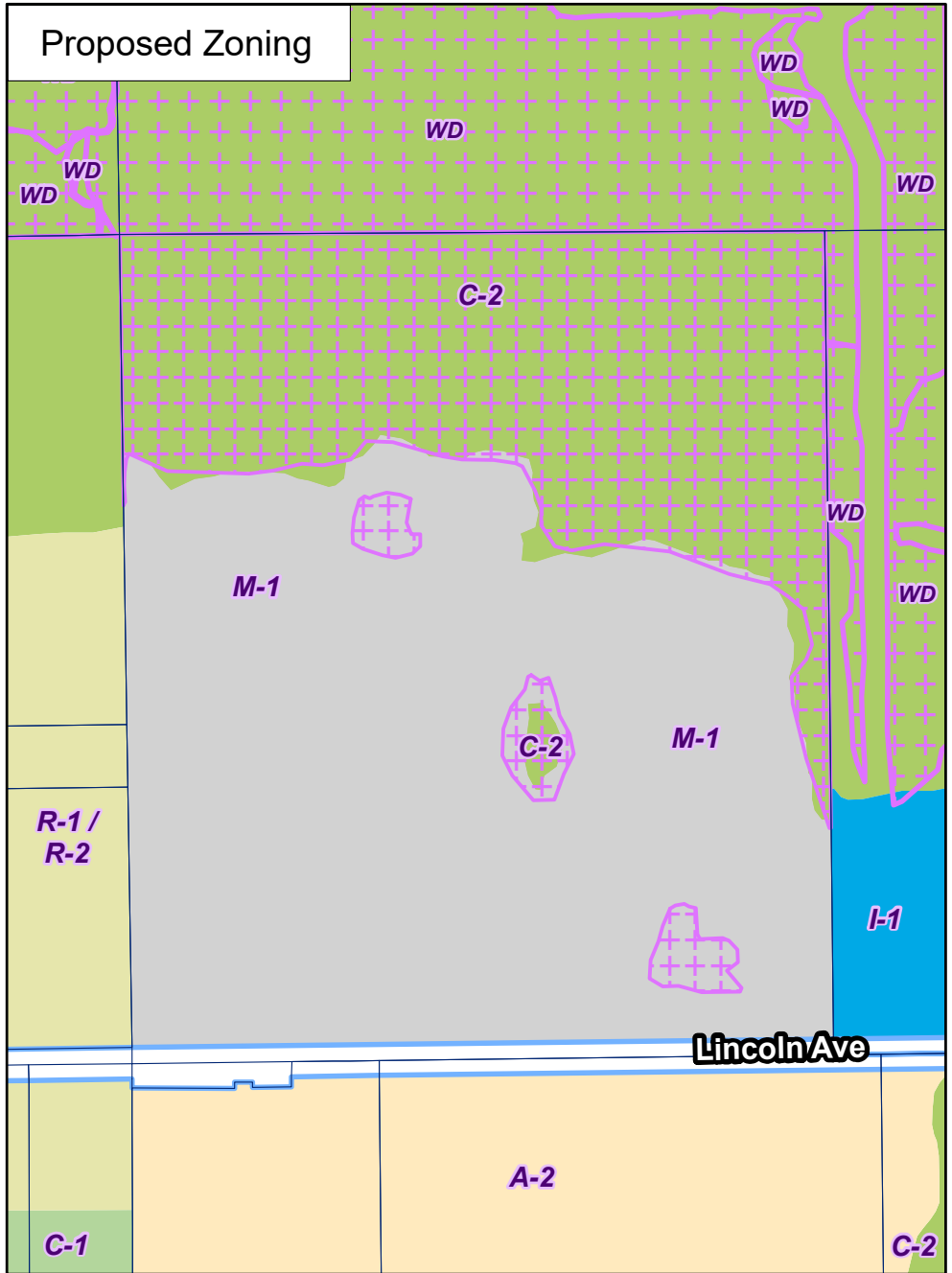
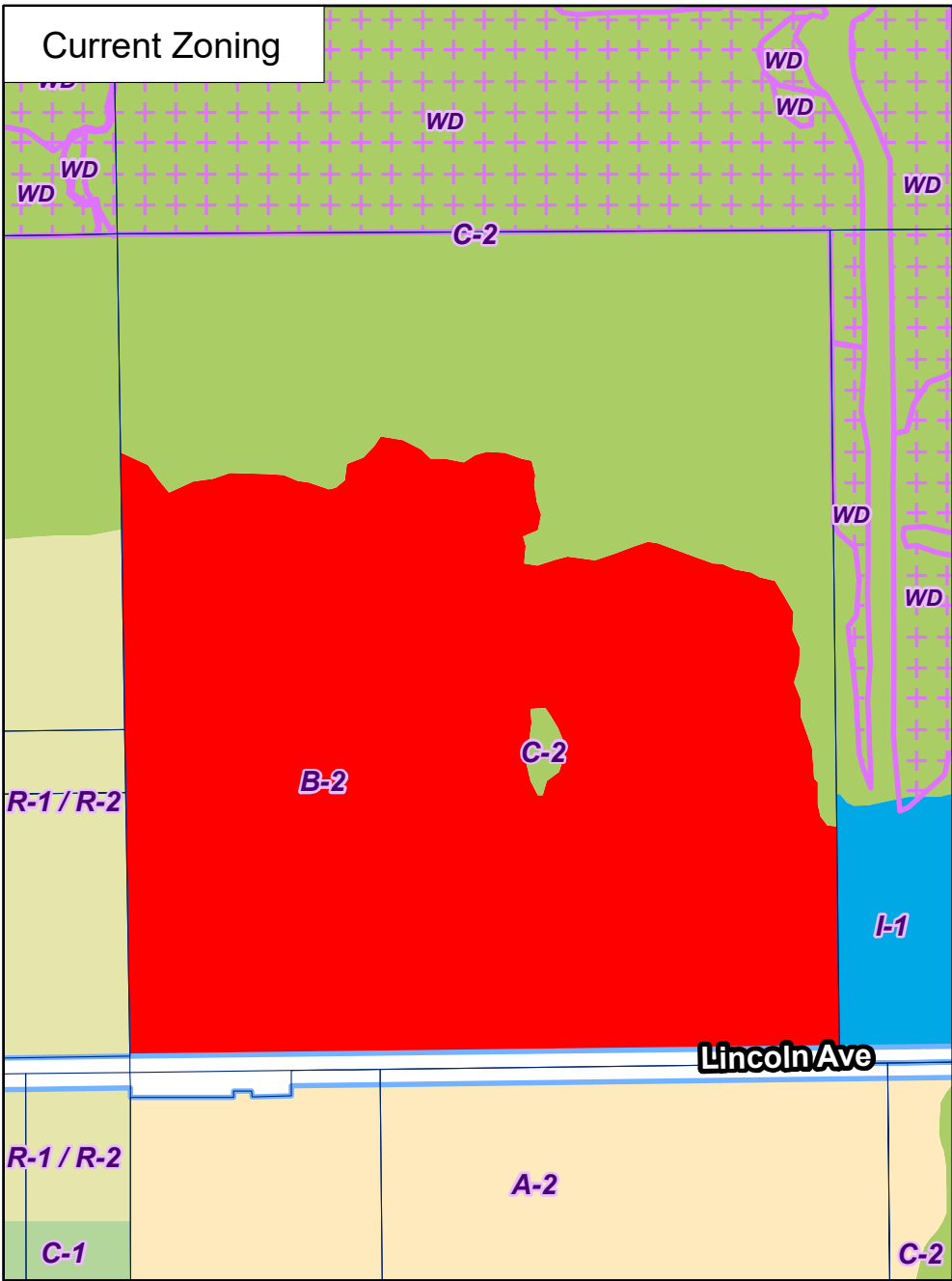
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org


Legend

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



The information and depictions herein have been produced using data available through photogrammetric 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-2501502
PLM III LLC
21040 W Lincoln Ave

Legend

- Parcel
- Wetland Registration Type
- Registered Wetland



 0 130 260 Feet


 7

Rezoning Application Description
New Berlin Contractor Services Development

(Applicant: PLM III, LLC)
21040 W Lincoln Ave
New Berlin, WI 53146

Planning Commission Submittal: August 18, 2025

Tax Bill Legal Description: SW1/4 OF SE1/4 SEC 6 T6N R20E : EX E 200 FT DESC IN DOC #0503740

This project is being undertaken to rezone a 33.24 acres property from B-2/C-2 to M-1/C-2, for a property located on the north side and west end of Lincoln Avenue, just east of Springdale Road. The existing B-2 zoning of this property is an "island" of B-2 zoning in this stretch of land along the north side of Lincoln Avenue, between 179th Street to the east and Springdale Road to the west. The majority of the developable land along the north side of Lincoln Avenue in this area is currently zoned M-1. The purpose of this rezoning is to change the zoning of this property to bring it into alignment with the zoning of the adjacent properties to the east, along the north side of Lincoln Avenue.

In addition, the current New Berlin Comprehensive Plan shows the majority of the developable land in this area, along the north side of Lincoln Avenue, as being Business Park / Industrial use. The rezoning of this property will bring it into alignment with the zoning of the other commercial/industrial properties to the east and will also make it consistent with the intended future land use as shown in the current Comprehensive Plan.

The developer is aware that the site may not currently be served by public water and sewer but does not anticipate those services will be necessary for the intended future use of the property. West Lincoln Avenue is already a paved public road and natural gas and electrical service are already available at this property. There will not be an unreasonable burden to the City to provide services, such as sewer, water, electric, natural gas, schools, police, fire protection or transportation. Similar uses on adjacent parcels are already operating with the infrastructure that already exists along West Lincoln Avenue, and we intend to operate this site in a similar manner.

The developer is aware that there are environmentally sensitive areas on the perimeter of this property that are currently zoned C-2 Conservancy and is not requesting that those perimeter C-2 zoned areas be changed. During the future Use Approval process, we will provide the

necessary engineering documents to show that sensitive areas are protected as required by the City of New Berlin and Department of Natural Resources (DNR) technical standards and requirements. If any mitigation becomes necessary at a later date, it will be done in accordance with the required technical standards and will be approved by all authorities that have jurisdiction, including the City of New Berlin and the DNR. Soil erosion will be minimized through appropriate best practices and technical standard requirements, as will be demonstrated with engineering documents during a future Use Approval application process.

Finally, while no end-users (lessees) have been identified for the property at this time, the intended use of the property for contractor service offices, which will also likely include appropriately screened contractor yards for construction vehicles, equipment and inventory, is consistent with neighboring M-1 zoned properties and the Comprehensive Plan. Zoning this property to M-1 is the appropriate level of action to bring it into alignment with the Comprehensive Plan and surrounding uses and zoning. The proposed use is consistent with the other users along West Lincoln Avenue and the approved uses in the M-1 zoning district. The developer realizes that a future submittal to the City of New Berlin Planning Commission will be required for Use Approval to show the future site development and building architecture plans.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LANDS

C.S.M. NO 2712
TAX KEY: 1176997
GRAPHICAL SCALE (FEET)
0 1" = 60' 120'



SUBJECT TO FUTURE APPROVALS UNDER TREE ORDINANCE

SUBJECT TO FUTURE WETLAND FILL PERMIT APPLICATION

FUTURE CHAINLINK SCREENING / SECURITY FENCE

UNPLATTED LANDS
TAX KEY #NBC 117

TAX KEY #NBC 1175990

TREELINE

APPROXIMATE STORM WATER POND 1

APPROXIMATE STORM WATER POND 2

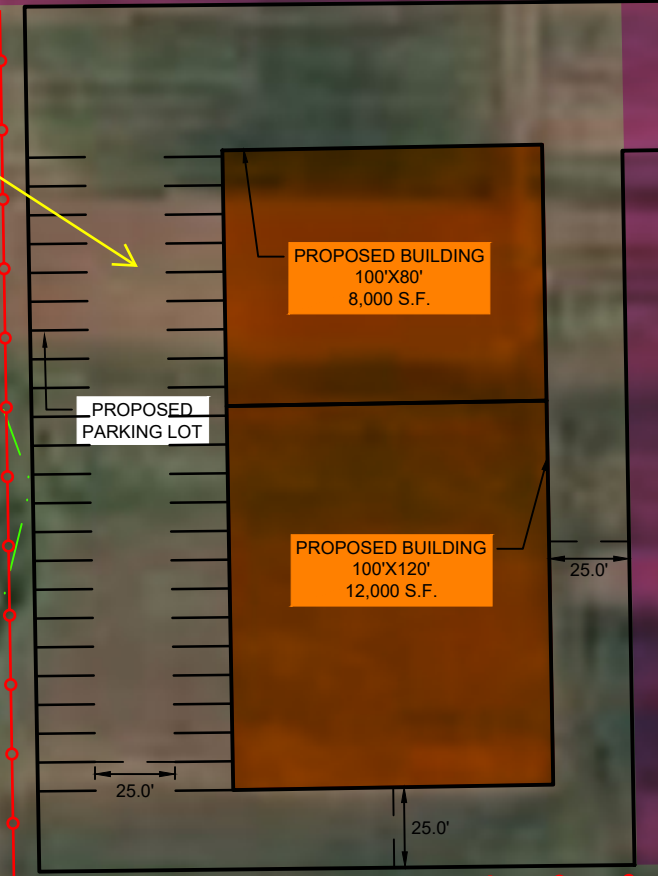
TAX KEY #NBC 1175989001

TENANT 1

DEVELOPMENT AREA

DEVELOPMENT AREA

LOT 1
C.S.M. NO. 5880



FUTURE TENANT 3

POSSIBLE FUTURE BUILDING

UNPLATTED LANDS

FUTURE TENANT 2

SUBJECT TO FUTURE WETLAND FILL PERMIT APPLICATION

TAX KEY #NBC 1176997

TAX KEY #NBC 1175989

EXISTING STRUCTURES TO REMAIN FOR FUTURE USE (SUBJECT TO PERMITS AND APPROVALS)

SCREENING / LANDSCAPING. DRIVEWAY AND ACCESS GATE LOCATIONS T.B.D.

S89°17'19"W 1117.96'

S00°41'07"E 1313.2'

N00°53'56"W 1320.63'

WEST LINCOLN AVENUE

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

WEST LINCOLN INDUSTRIAL

NEW BERLIN, WI

CONCEPT PLAN

REVISIONS

NO.	DATE	DESCRIPTION

REG. JOB NO. 6669.00
REG. PM. JLL
START DATE 9-2-25
SCALE 1"=60'

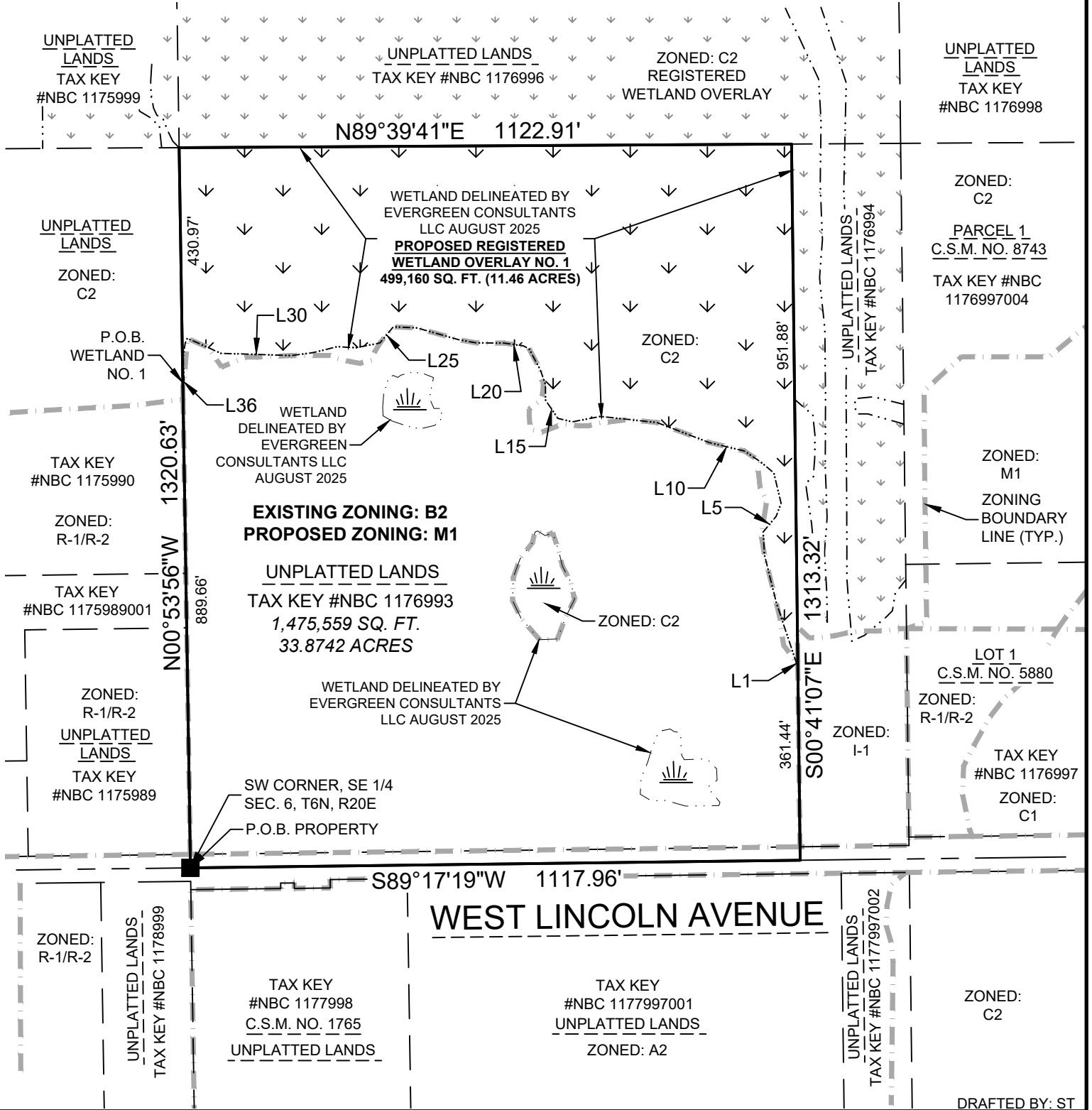
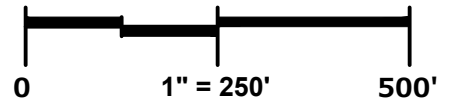
SHEET X-1.0
X-1.0

www.pinnacle-engr.com

CONCEPT PLAN



GRAPHICAL SCALE (FEET)



DRAFTED BY: ST

Plan Commission MEETING MINUTES



August 13, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

A. KH DCD1-2501043 Zoning Code Updates

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

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

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

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

B. (7) KH RZ-2501137 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) - Rezone from A-1 to R-1/R-2

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

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

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

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

2. PRIVILEGE OF THE FLOOR

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

Mayor Ament asked if there was anyone who wanted to address the Plan Commission. Comments were given by:

- Ashley Ziebell, 1881 4-Mile Road, Grand Rapids - MI, with Progressive Companies on behalf of Christian Brothers Automotive

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:14 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:

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

Excused: Commissioner Brian Felda

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

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

5. APPROVAL OF MINUTES

A. July 15, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

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

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. (1) KH UA-2501052 LaMacchia Group on behalf of TruStone Financial Credit Union - 12800 W. National Ave - Use, Site and Architecture Approval for a 3,400 sq. ft. building

MOTION: Motion to Approve as Presented

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

B. (4) NJ Discussion and possible action to recommend to Common Council approval of LD-2501018 Tamara Cooper - 5810 S. Racine Avenue (Tax Key #: 1277.987) & Tax Key #: 1277.987.001- 2-Lot Certified Survey Map - lot line adjustment.

MOTION: Motion to Approve as Presented

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

C. (1) GK/NJ UA-2500541 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) - Use, Site and Architecture Approval to construct a neighborhood development consistent with PUD Ordinance #2701, The Conservancy Neighborhood Development Plan.

MOTION: Motion to Approve as Presented

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

- D.** (7) KW Discussion and possible action to recommend to Common Council approval of LD-2501123 John Horning with Shorewest Realtors - 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001) - 1-Lot Certified Survey Map.

MOTION: Motion to Approve as Presented

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

- E.** (7) KW UA-2501124 John Horning with Shorewest Realtors - 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001) - Use, Site and Architecture Approval to construct a new office building for Shorewest Realtors.

MOTION: Motion to Approve as Presented

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

- F.** (5) KW UA-2501125 LaToya Moten with Christian Brothers Automotive - 15260 W. Beloit Road (Tax Key #: 1254.996) - Use, Site and Architecture Approval to construct an automotive service center.

MOTION: Motion to Approve as Presented

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

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:29 PM

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

**Respectfully Submitted,
Joelle Erickson, Community Relations Specialist**

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Referral from the Assessor's Department / Chapter 275, Zoning Code Updates

LOCATION: Citywide

REQUEST: Plan Commission recommend to the Common Council adoption of Ordinance # 2713 that approves the updates to the Zoning Code, Chapter 275.

D.R.C. RECOMMENDATION: Plan Commission recommend to the Common Council adoption of Ordinance # 2713 that approves the updates to the 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. Plan Commission recommendation forwarded to the Common Council for final action.
2. Common Council review for final action.

Previous Action:

6/24/2025 Common Council set the public hearing date for August 13, 2025.

7/15/2025 Introduce to the Plan Commission.

8/13/2025 Public hearing held before Plan Commission.

Attachments:

Draft Zoning Code Amendments
Ordinance # 2713

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 cost 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.

ORDINANCE NO. 2713

ORDINANCE TO AMEND CHAPTER 275 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF NEW BERLIN

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

SECTION I

Section 275-25B of the Zoning Code of the City of New Berlin is hereby amended to read as follows:

- 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 cost on a form to be furnished by the department.

SECTION II

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

SECTION III

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

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances of the City of New Berlin, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council this 14th day of October, 2025.

APPROVED:

David Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: John Jewell, Jewell Homes LLC / Rezoning

LOCATION: Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road)

REQUEST: Request to rezone the property located at Tax Key #: 1213.996 from A-1 to R-1/R-2.

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Ordinance # 2714 that approves the rezoning of the property located at Tax Key #: 1213.996 from A-1 to R-1/R-2.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of October 6, 2025

John Jewell, Jewell Homes LLC / Rezoning
Tax Key #: 1213.996 (northwest corner of Coffee Road and Calhoun Road)

DATE STAFF REPORT PREPARED: August 14, 2025

APPLICANT / OWNER(S): John Jewell with Jewell Homes LLC / Koeffler Living Trust

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road) from A-1 to R-1/R-2.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/30/2025

DATE OF COMPLETENESS DETERMINATION: 7/1/2025

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 1/6/2025

Staff Site Visit: 7/28/2025

CONCEPTUAL PLAN: A 3-Lot CSM has been submitted (See File # LD-2501138).

SIZE OF DEVELOPMENT / PARCEL(S): 18.2 acres

CURRENT ZONING: A-1 (Agricultural District)

CURRENT LAND USE: Agricultural

PROPOSED ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District)

PROPOSED LAND USE: Single-family residential

PROPOSED LOT SIZES: See File # LD-2501138 (after CSM is recorded)

Lot 1 5.017 acres

Lot 2 5.016 acres

Lot 3 8.171 acres

PROPOSED DENSITY: 1 lot per 5 acres

ADJACENT ZONING AND LAND USE:

North: Zoning: C-2

Land Use: Vacant

South: Zoning: A-1 & C-1

Land Use: Agricultural

East: Zoning: A-1

Land Use: Agricultural

West: Zoning: R-1/R-2 & C-1

Land Use: Single-Family Residential & Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation 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:

- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *While agricultural uses are encouraged to remain, it is recognized that the area may develop for residential conservation subdivisions. Residential uses shall be permitted and accommodated pursuant to these policies. As agricultural lands transition to residential developments, the subdivision design should incorporate farming and agriculture uses as viable open space options.*
- *Where development may occur, encourage rural open space subdivisions that preserve the rural character and sensitive natural areas. Regulations have been developed that require open spaces to be incorporated into these subdivisions, while allowing smaller lots to be clustered on lands most suited for development. Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.*
- *The allowable base density, before incentives or bonuses, is one dwelling unit per five acres for new developments, with a requirement that an applicant demonstrate the capability of providing private on-site wastewater treatments systems that satisfy County and State regulations. Applicants should refer to the City Zoning and Development Code for regulations relating to this standard.*
- *While it is recognized that State regulations for private on-site sewage treatment systems may evolve over time, it is the policy of the City of New Berlin that these possible changes do not affect this maximum allowable density.*
- *Explore and implement amenities that are consistent with a rural theme, such as equestrian facilities, trails, bed and breakfasts, nature preserves, parks, community gardens, agricultural businesses, and others.*

Land Use

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): The lots meet the requirements in §275-33B(1).

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes, a public hearing was held August 13, 2025.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on June 11, 2025.

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes, a very small portion of the proposed Lot 3 is in Floodplain Zone AE.

Topography / Geologic: Site is relatively flat.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on June 11, 2025.

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.: Estimated 250 GPD per new single-family lot. Private wells will be required.

TRAFFIC IMPACT: ITE Manual estimates the following for single-family development:

Weekday AM Peak – 0.77 trips per lot = 2 trips

Weekday PM Peak – 1.02 trips per lot = 3 trips

Weekend Peak – 0.93 trips per lot = 3 trips

SCHOOL DISTRICT IMPACT: 2 new lots x 0.46 students/lot = 1 estimated student

Elementary School (0.23 students/lot)

Middle School (0.11 students/lot)

High School (0.12 students/lot)

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

8/13/2025 Public Hearing before the Plan Commission (RZ-2501137)

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in §275-22(F):
 - a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;
The rezoning request is consistent with the Future Land Use Map in the City's Comprehensive Plan, which identifies this area as Country Residential.
 - b. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
Yes, the proposed rezoning is compliant. This property is not served by public sanitary sewer and water facilities.
 - c. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;
Yes, the proposed development 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.
 - e. The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;
Yes, the proposed rezoning is compliant.
 - f. The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and
No, it will not be spot zoning and will be consistent with the Comprehensive Plan.
 - g. The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.
Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.
2. The applicant has simultaneously applied for a 3-Lot CSM (See File # LD-2501138).
3. Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on June 11, 2025.

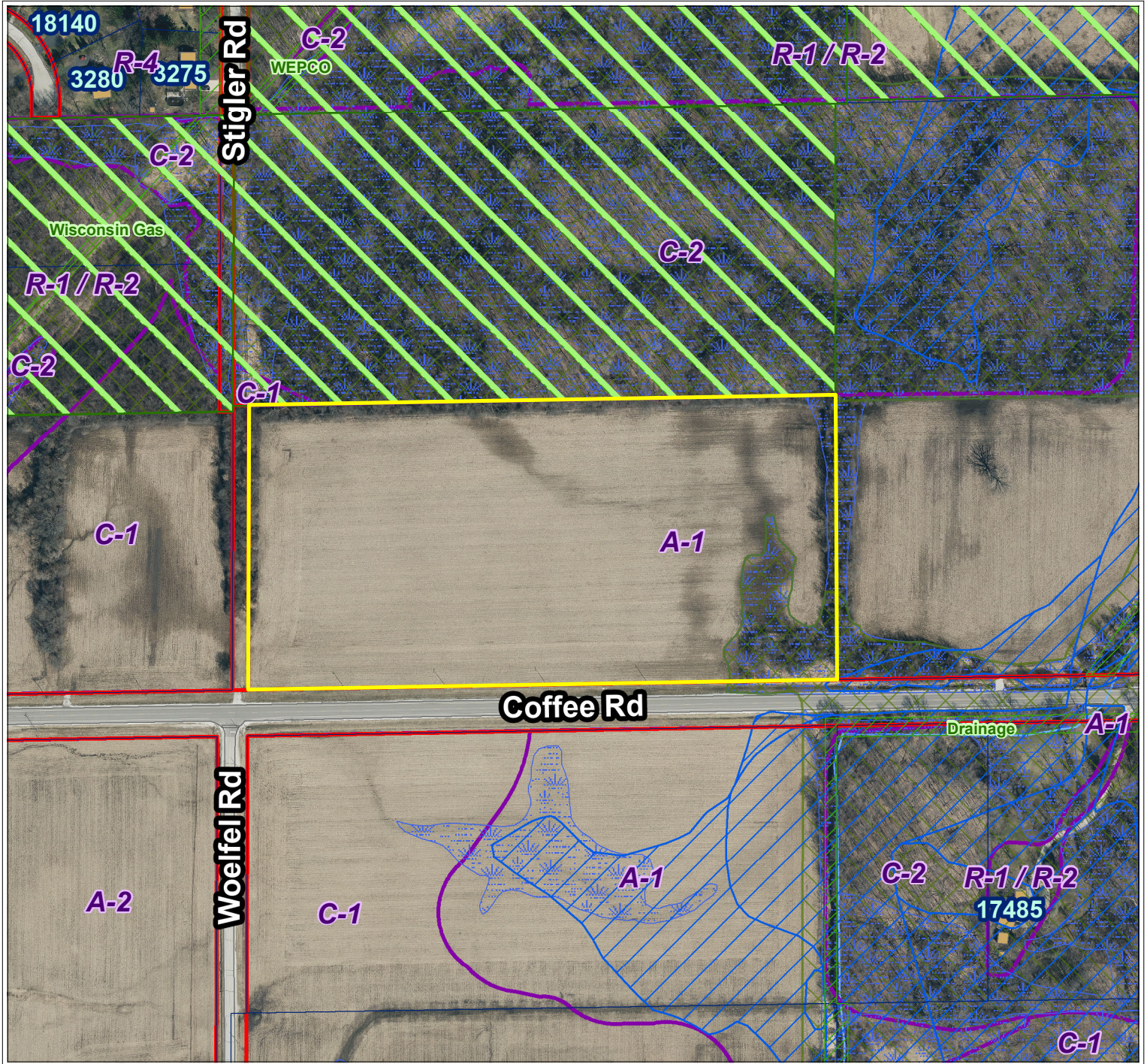
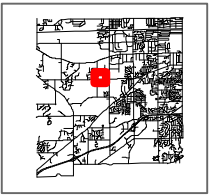
D.R.C. RECOMMENDATION:

Recommend to Common Council adoption of Ordinance # 2714 that approves the rezoning of the property located at Tax Key #: 1213.996 from A-1 to R-1/R-2. **See Executive Summary.**

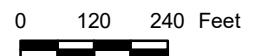
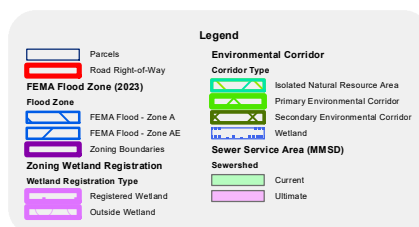
ATTACHMENTS:

Location Map
Zoning Comparison Map
CSM
Draft Ordinance # 2714

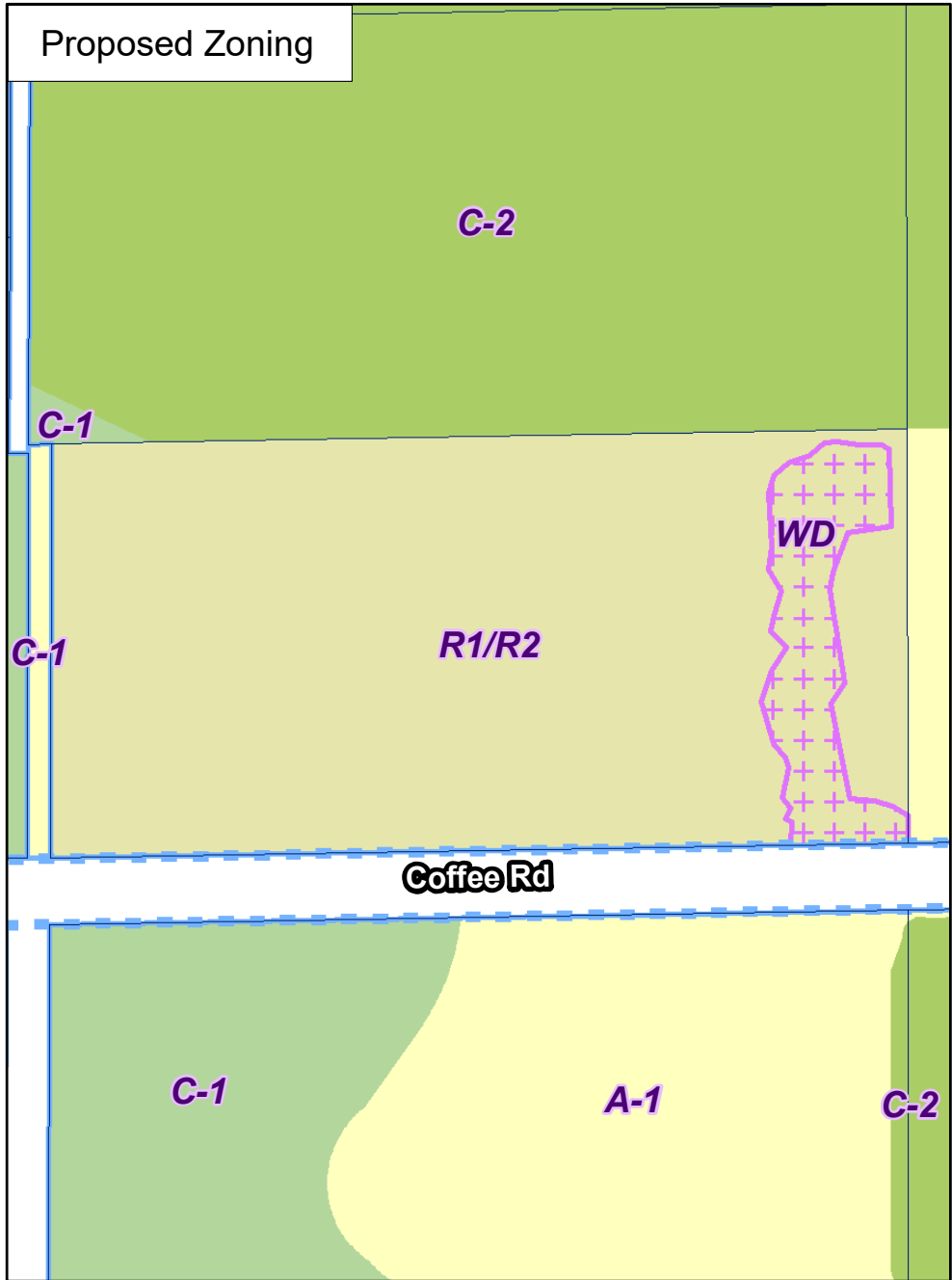
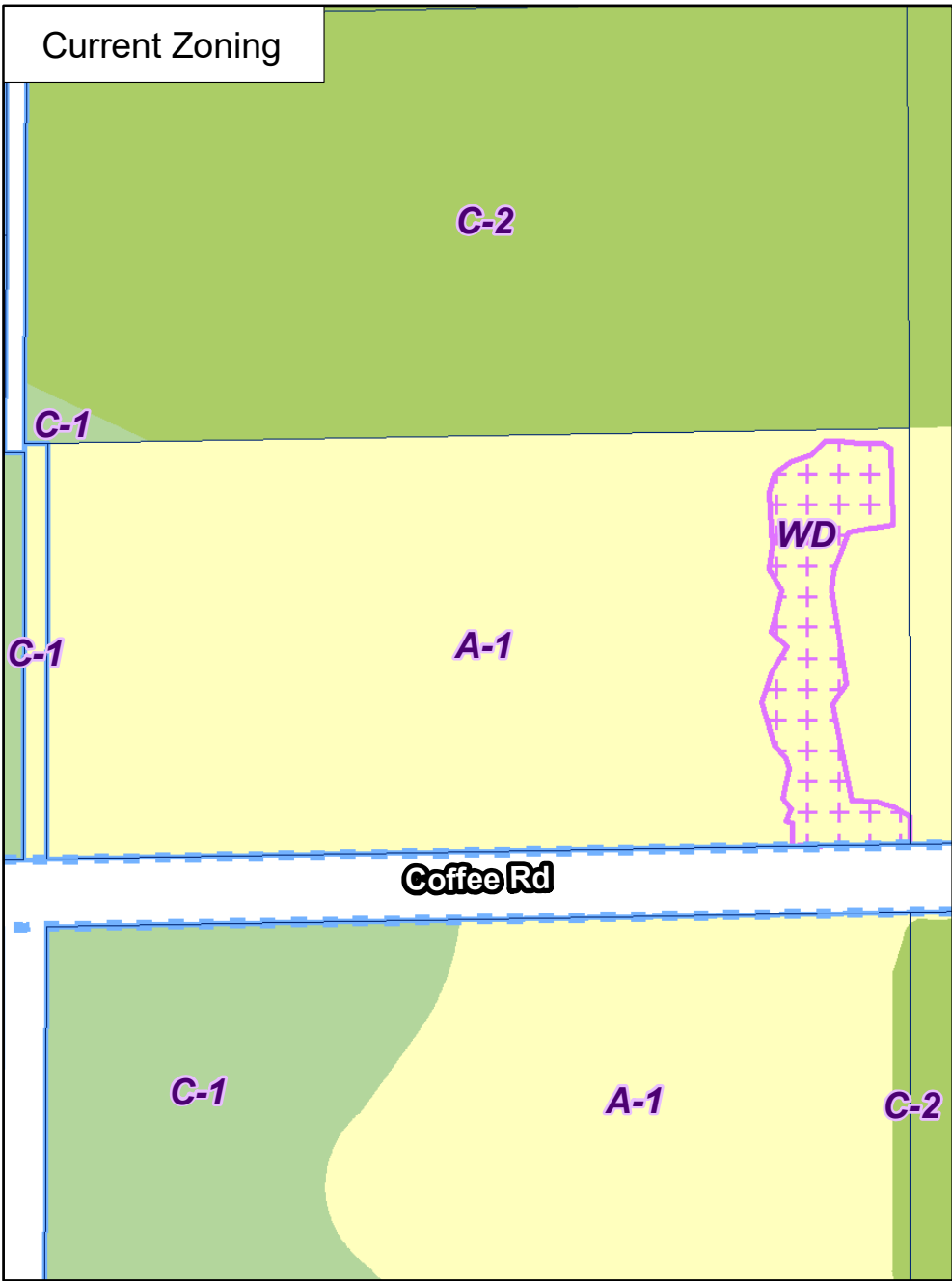
RZ-2501137 & LD-2501138 Jewell Rezoning and 3-Lot CSM Tax Key #: 1213.996



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


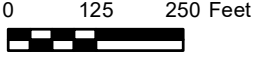


The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The information and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically 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.



Legend

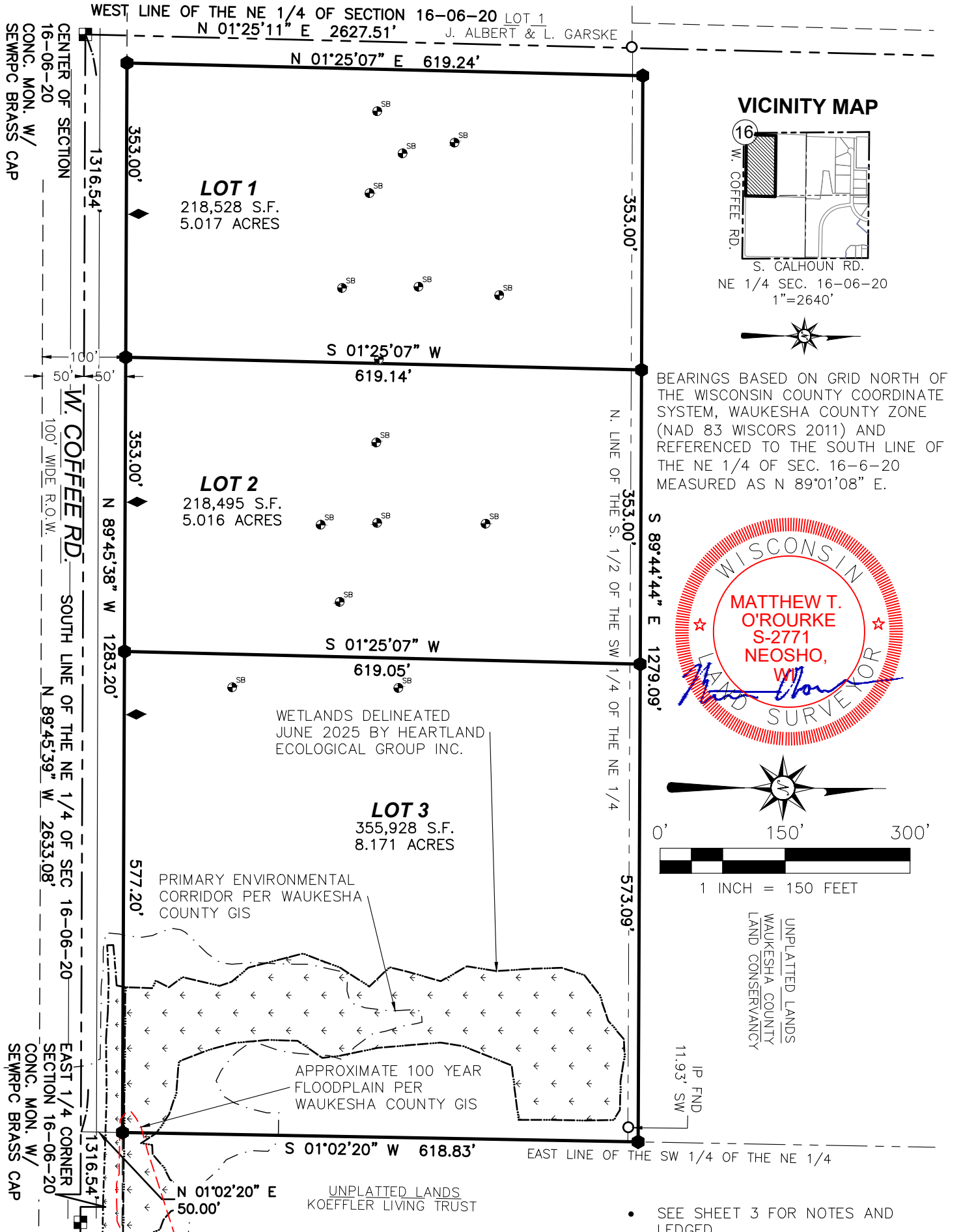
-  Parcels
-  Road Right-of-Way

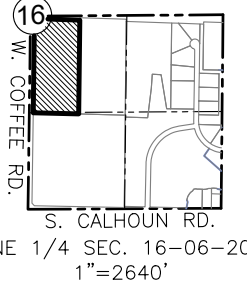
 7

PRELIMINARY

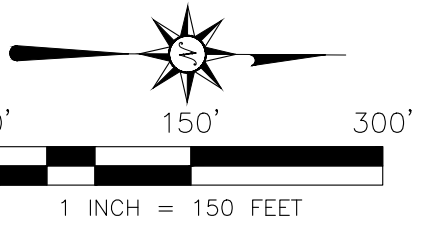
WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE SOUTH LINE OF THE NE 1/4 OF SEC. 16-6-20 MEASURED AS N 89°01'08" E.



UNPLATTED LANDS
 WAUKESHA COUNTY
 LAND CONSERVANCY

• SEE SHEET 3 FOR NOTES AND LEDGED.



PREPARED FOR:
 JOHN JEWELL AND EVAN DITTMAR
 S75W17237 JANESVILLE RD.
 MUSKEGO, WI 53150

LAND SURVEYING • LAND PLANNING
 955 LEXINGTON DRIVE
 OGDONMOWDC, WI 53066
 WWW.LANDTECHWI.COM
 (262) 367-7599

DATED 06/30/2025
 JOB# 25162
 SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°45'39" W ALONG THE SOUTH LINE OF THE NE 1/4 SECTION OF SAID SECTION, 1316.54 FEET; THENCE N 01°02'20" E TO A POINT ON THE NORTH RIGHT-OF-WAY OF WEST COFFEE ROAD, 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°45'38" W ALONG THE NORTH RIGHT-OF-WAY OF WEST COFFEE ROAD, 1283.20 FEET; THENCE N 01°25'07" E, 619.24 FEET; THENCE S 89°44'44" E, 1279.09 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE S 01°02'20" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, 618.83 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 792,951 SQUARE FEET OR 18.204 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF JOHN JEWELL AND EVAN DITTMAR, OWNER OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

WETLAND/FLOODPLAIN AND ENVIRONMENTAL CORRIDOR RESTRICTIONS







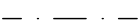

THOSE AREAS IDENTIFIED AS WETLAND, FLOODPLAIN AND PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON
PAGE 1 OF 5 ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC, IS PROHIBITED WITHIN THE CONSERVANCY/WETLAND/FLOODPLAIN AREA AND SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE SECONDARY ENVIRONMENTAL CORRIDOR AREA.
3. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
4. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
5. THE CONSTRUCTION OF BUILDINGS OR ACCESSORY USES ARE PROHIBITED WITHIN THE WETLAND AND FLOODPLAIN AND PER THE CONSERVATION EASEMENT PROVISIONS.

NOTES:

- 100 YEAR FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0332H, MAP REVISED JUNE 26, 2025. FLOODPLAIN ELEVATION DETERMINED FROM FEMA INSURANCE STILL WATER ELEVATION CHART 1% FLOOD CHANCE.

LEGEND

	SECTION CORNER MONUMENT
	FOUND 1" IRON PIPE OR NOTED
	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
	SOIL BORE
	DRIVEWAY LOCATION
	WETLANDS
	PEC
	FLOODPLAIN

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

_____, 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, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF JOHN JEWELL AND EVAN DITTMAR, OWNER.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20_____.

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE: _____ DATE _____

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNERS WE JOHN JEWELL AND EVAN DITTMAR, HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JOHN JEWELL

EVAN DITTMAR

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED JOHN JEWELL AND EVAN DITTMAR, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN COMMISSION

THIS _____ DAY OF _____, 20_____.

DAVID A. AMENT, MAYOR/CHAIRMAN

NIKKI JONES, PLAN COMMISSION SECRETARY,

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON

THIS _____ DAY OF _____, 20_____.

DAVID A. AMENT, MAYOR

RUBINA R. MEDINA, CITY CLERK

ORDINANCE NO. 2714

Ordinance to rezone from A-1 (Agricultural District) to R-1/R-2 (Rural Conservation Single-Family Residential District)

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

SECTION I

The City of New Berlin, having received a petition from John Jewell to rezone the property located at Tax Key #: 1213.996 (northwest corner of Coffee Road and Calhoun Road) from A-1 to R-1/R-2:

LEGAL DESCRIPTION:

S.50 SW.25 NE.25 ALSO A STRIP OF LAND .75 RD WIDE & 80 RD LG ON S SIDE N.50 SW.25 NE.25 SEC 16 T6N R20E 3/8 AC EXC 2 ROD R/W ON W LINE R1504 I256 EXC .51 AC AWARD OF DAMAGES FOR ROAD ROW DOC #3954270 REC 10/01/2012

SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on August 13, 2025 and recommended approval of said rezoning on October 6, 2025 subject to the application, plans on file, and an ordinance approved by the City Attorney, and the matter having been considered and the rezoning approved on October 14, 2025 by the Common Council.

SECTION III

The Common Council of the City of New Berlin does hereby approve the rezoning of the lands in the above-described property from A-1 to R-1/R-2 subject to the application and plans on file.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2714 on behalf of the City of New Berlin.

SECTION IV

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

SECTION V

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

SECTION VI

This ordinance shall take effect upon passage and publication of a summary notice as required by law, and the City Clerk shall so amend the Code of Ordinances and zoning map of the City of New Berlin and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council this 14th day of October 2025.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

DRAFT

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: John Jewell / 3-Lot Certified Survey Map

LOCATION: Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road)

REQUEST: Approval of a 3-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	6/30/2025
Completeness Determination:	7/1/2025
90-day time limit expires:	9/29/2025
Final Common Council Action:	10/14/2025
30-day extension expires:	10/29/2025

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the property located at Tax Key #: 1213.996, subject to the application, plans on file and the following conditions:

1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.
2. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.
3. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
4. Applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.
5. Approval of the rezoning request (see file #: RZ-2501137) is required prior to action on the Certified Survey Map.
6. Payment of the Public Site and Open Space fee of \$3,875.20 (\$1,937.60/lot x 2 new lots) is required prior to the City signing the CSM.
7. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.
8. The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) for each lot that is created that will meet Waukesha County requirements.
9. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.
10. The written legal description lines 5 and 6 should read the east line of the southwest 1/4 of the northeast 1/4 of Section 16. Please add "the northeast 1/4 of" to both lines.
11. A Conservation Easement may be required at the time of building permit.

DETAILS IN ATTACHED STAFF REPORT:

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

Meetings of October 6, 2025

John Jewell / 3-Lot Certified Survey Map
Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road)

DATE STAFF REPORT PREPARED: August 14, 2025

APPLICANT / OWNER(S): John Jewell with Jewell Homes LLC / Koeffler Living Trust

REQUEST / DESCRIPTION OF PROJECT: Approval of a 3-Lot Certified Survey Map for the property located at Tax Key #: 1213.996 (northeast of the intersection at Coffee Road and Woelfel Road).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 6/30/2025

DATE OF COMPLETENESS DETERMINATION: 7/1/2025

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 1/6/2025

Staff Site Visit: 7/28/2025

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 18.2 acres

CURRENT ZONING: A-1 (Agricultural District)

CURRENT LAND USE: Agricultural

PROPOSED ZONING: R-1/R-2 (Rural Conservation Single-Family Residential District). See file # RZ-2501137.

PROPOSED LAND USE: Single-family residential

PROPOSED LOT SIZES:

Lot 1 5.017 acres

Lot 2 5.016 acres

Lot 3 8.171 acres

PROPOSED DENSITY: 1 lot per 5 acres

ADJACENT ZONING AND LAND USE:

North: Zoning: C-2

Land Use: Vacant

South: Zoning: A-1 & C-1

Land Use: Agricultural

East: Zoning: A-1

Land Use: Agricultural

West: Zoning: R-1/R-2 & C-1

Land Use: Single-Family Residential & Agricultural

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. Any development shall occur as a mix of conservation 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:

- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *While agricultural uses are encouraged to remain, it is recognized that the area may develop for residential conservation subdivisions. Residential uses shall be permitted and accommodated pursuant to these policies. As agricultural lands transition to residential developments, the subdivision design should incorporate farming and agriculture uses as viable open space options.*
- *Where development may occur, encourage rural open space subdivisions that preserve the rural character and sensitive natural areas. Regulations have been developed that require open spaces to be incorporated into these subdivisions, while allowing smaller lots to be clustered on lands most suited for development. Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.*
- *The allowable base density, before incentives or bonuses, is one dwelling unit per five acres for new developments, with a requirement that an applicant demonstrate the capability of providing private on-site wastewater treatments systems that satisfy County and State regulations. Applicants should refer to the City Zoning and Development Code for regulations relating to this standard.*
- *While it is recognized that State regulations for private on-site sewage treatment systems may evolve over time, it is the policy of the City of New Berlin that these possible changes do not affect this maximum allowable density.*
- *Explore and implement amenities that are consistent with a rural theme, such as equestrian facilities, trails, bed and breakfasts, nature preserves, parks, community gardens, agricultural businesses, and others.*

Land Use

- *Future Land Use Map: Country Residential*

ZONING CODE (Chapter 275): The lots meet the requirements in §275-33B(1).

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes, see file # RZ-2501137.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Not for the CSM. A Public Hearing was held on August 13, 2025 for the rezoning. See File # RZ-2501137.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on June 11, 2025.

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes, a very small portion of the proposed Lot 3 is in Floodplain Zone AE.

Topography / Geologic: Site is relatively flat.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on June 11, 2025.

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.: Estimated 250 GPD per new single-family lot. Private wells will be required.

TRAFFIC IMPACT: ITE Manual estimates the following for single-family development:

Weekday AM Peak – 0.77 trips per lot = 2 trips

Weekday PM Peak – 1.02 trips per lot = 3 trips

Weekend Peak – 0.93 trips per lot = 3 trips

SCHOOL DISTRICT IMPACT: 2 new lots x 0.46 students/lot = 1 estimated student

Elementary School (0.23 students/lot)

Middle School (0.11 students/lot)

High School (0.12 students/lot)

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

8/13/2025 Public Hearing before the Plan Commission (RZ-2501137)

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant has simultaneously applied for a rezoning (See File # RZ-2501137).
2. Per Section 275-33D of the Zoning Code, the minimum lot area is 5 acres and the minimum lot width is 200' in the R-1/R-2 District. The proposed lots meet the minimum lot dimensions.
3. Wetlands have been registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services on June 11, 2025.
4. A Conservation Easement may be required at the time of building permit.

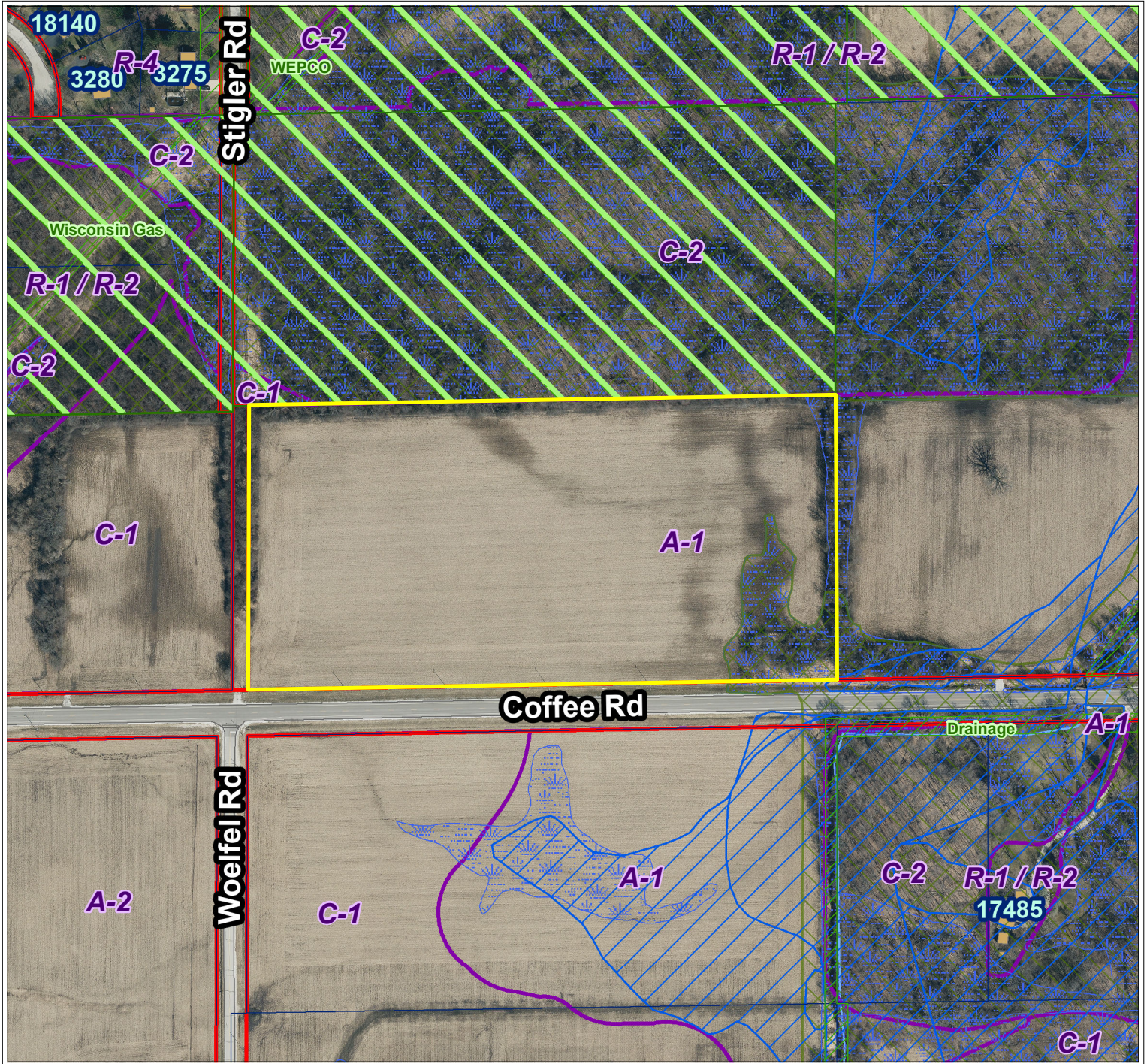
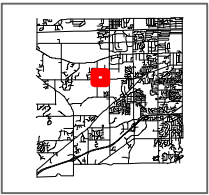
D.R.C. RECOMMENDATION:

Recommend to Common Council approval of a 3-Lot Certified Survey Map for the property located at Tax Key #: 1213.996, subject to the application, plans on file and the following conditions: **See Executive Summary.**

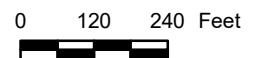
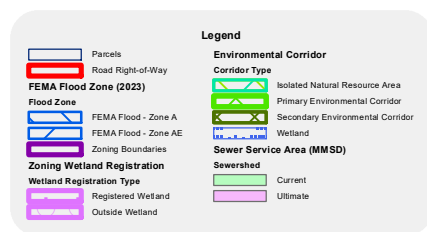
ATTACHMENTS:

Location Map
CSM

RZ-2501137 & LD-2501138 Jewell Rezoning and 3-Lot CSM Tax Key #: 1213.996



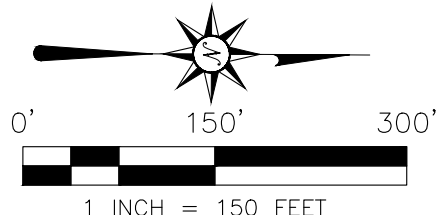
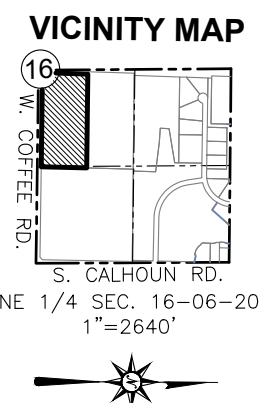
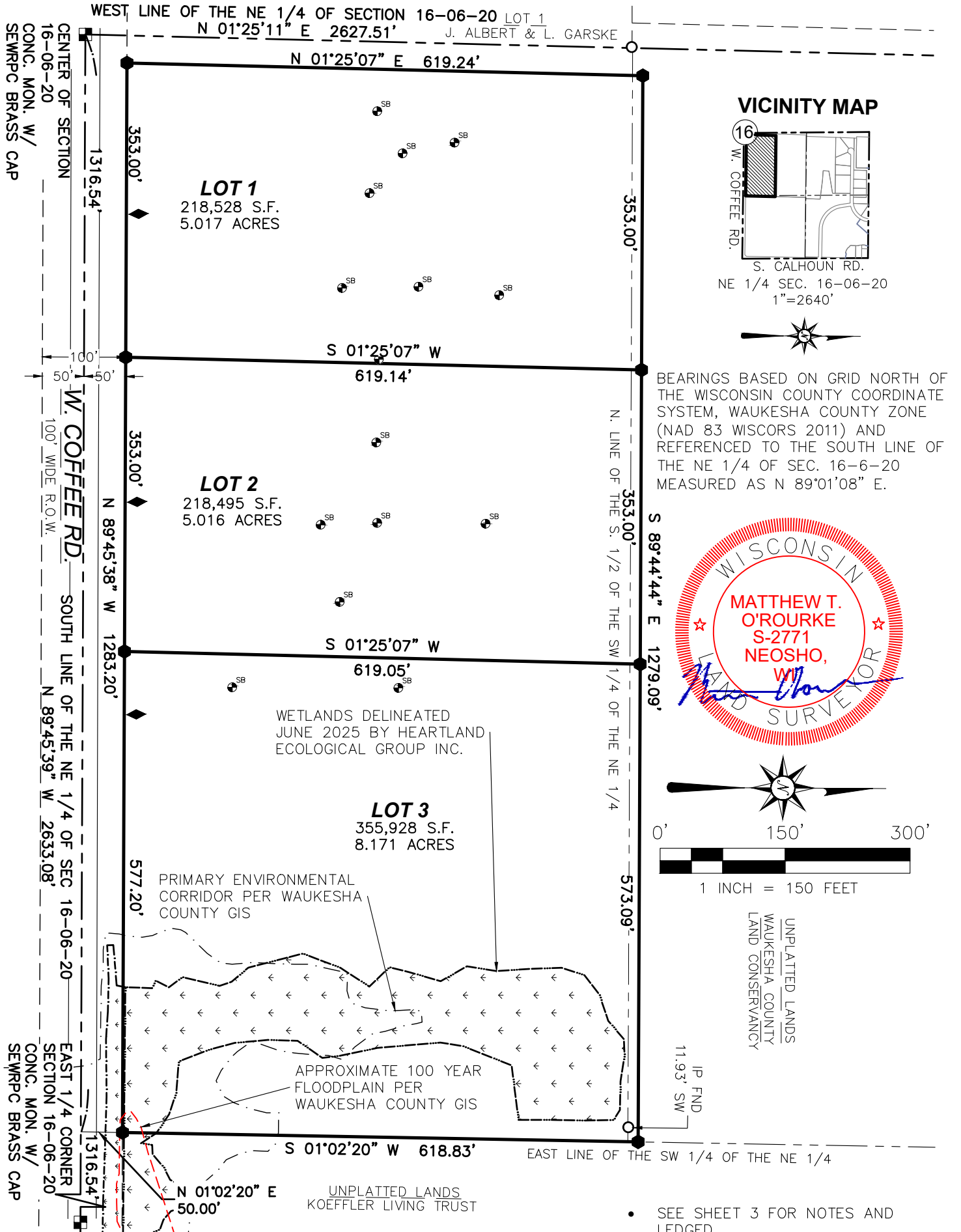
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The information 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.

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN



PREPARED FOR:
 JOHN JEWELL AND EVAN DITTMAR
 S75W17237 JANESVILLE RD.
 MUSKEGO, WI 53150

LAND SURVEYING • LAND PLANNING
 955 LEXINGTON DRIVE
 OGDONMOWDC, WI 53066
 WWW.LANDTECHWI.COM
 (262) 367-7599

DATED 06/30/2025
 JOB# 25162
 SHEET 1 OF 5

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING PART OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN,
WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°45'39" W
ALONG THE SOUTH LINE OF THE NE 1/4 SECTION OF SAID SECTION, 1316.54 FEET; THENCE N 01°02'20" E TO A
POINT ON THE NORTH RIGHT-OF-WAY OF WEST COFFEE ROAD, 50.00 FEET TO THE POINT OF BEGINNING; THENCE
N 89°45'38" W ALONG THE NORTH RIGHT-OF-WAY OF WEST COFFEE ROAD, 1283.20 FEET; THENCE N 01°25'07" E,
619.24 FEET; THENCE S 89°44'44" E, 1279.09 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16;
THENCE S 01°02'20" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, 618.83 FEET TO THE POINT
OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 792,951 SQUARE FEET OR 18.204 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF JOHN JEWELL AND EVAN DITTMAR, OWNER OF SAID LANDS.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION
CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

WETLAND/FLOODPLAIN AND ENVIRONMENTAL CORRIDOR RESTRICTIONS







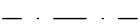

THOSE AREAS IDENTIFIED AS WETLAND, FLOODPLAIN AND PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON
PAGE 1 OF 5 ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC, IS PROHIBITED WITHIN THE CONSERVANCY/WETLAND/FLOODPLAIN AREA AND SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE SECONDARY ENVIRONMENTAL CORRIDOR AREA.
3. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
4. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
5. THE CONSTRUCTION OF BUILDINGS OR ACCESSORY USES ARE PROHIBITED WITHIN THE WETLAND AND FLOODPLAIN AND PER THE CONSERVATION EASEMENT PROVISIONS.

NOTES:

- 100 YEAR FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0332H, MAP REVISED JUNE 26, 2025. FLOODPLAIN ELEVATION DETERMINED FROM FEMA INSURANCE STILL WATER ELEVATION CHART 1% FLOOD CHANCE.

LEGEND

	SECTION CORNER MONUMENT
	FOUND 1" IRON PIPE OR NOTED
	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
	SOIL BORE
	DRIVEWAY LOCATION
	WETLANDS
	PEC
	FLOODPLAIN

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

_____, 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, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF JOHN JEWELL AND EVAN DITTMAR, OWNER.

IN WITNESS WHEREOF, _____

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20_____.

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE: _____ DATE _____

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNERS WE JOHN JEWELL AND EVAN DITTMAR, HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JOHN JEWELL

EVAN DITTMAR

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED JOHN JEWELL AND EVAN DITTMAR, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN COMMISSION

THIS _____ DAY OF _____, 20_____.

DAVID A. AMENT, MAYOR/CHAIRMAN

NIKKI JONES, PLAN COMMISSION SECRETARY,

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON

THIS _____ DAY OF _____, 20_____.

DAVID A. AMENT, MAYOR

RUBINA R. MEDINA, CITY CLERK

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Yoni Zvi / 2-Lot Certified Survey Map

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

REQUEST: Approval of a 2-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	08/08/2025
Completeness Determination:	08/12/2025
90-day time limit expires:	11/10/2025
Final Common Council Action:	10/14/2025

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 2-Lot Certified Survey Map for the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001), 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. The applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.
5. Modify the following note on the face of the CSM:
 - a. The shared property lines of Lot 1 and Lot 2 were granted approval of a 0' parking setback by the City of New Berlin via application # LD-2501457.
6. Further site plan review will be required at the time of future development.
7. A shared parking agreement is required at the time of application for a Use Approval.
8. Per 275-58C(2)(b) and 275-58C(2)(c) of the Zoning Code, provide a Traffic Impact Analysis that analyzes the potential for an access restriction because a right turn lane is not possible in relation to the signal, queueing required for the drive-through based on the proposed occupant, and the rezoning. It shall be submitted at the time of an application for a Use Approval.
9. Per 275-57E(1), Driveways shall be set back a minimum of 5 feet from all side lot lines, except in the case of an approved joint or shared driveway. A shared access easement shall be shown on the CSM.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of October 6, 2025

Yonatan Zvi / 2-Lot Certified Survey Map

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

DATE STAFF REPORT PREPARED: September 8, 2025

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

REQUEST / DESCRIPTION OF PROJECT: Approval of a 2-Lot Certified Survey Map for the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 8/8/2025

DATE OF COMPLETENESS DETERMINATION: 8/12/2025

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 12/7/23, 12/13/23, 2/6/24, 5/13/24, as well as numerous phone calls
Site Visit(s): 4/15/24

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):

0.75 acres 15201 W. Greenfield Avenue (Tax Key #: 1158.998)
15.83 acres 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

CURRENT ZONING:

Lot 1 B-1 (Shopping Center District)
Lot 2 B-2 (General Retail Sales and Service District)

CURRENT LAND USE:

Lot 1 Commercial
Lot 2 Vacant

PROPOSED LOT SIZES:

Lot 1 15.35 acres
Lot 2 1.00 acres

PROPOSED ZONING: N/A

PROPOSED LAND USE: Commercial

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: Commercial	Land Use: Commercial (City of Brookfield)
South: Zoning: R-m-1 PUD, I-1	Land Use: Vacant
East: Zoning: I-1	Land Use: Cemetery
West: Zoning: B-1 PUD, Rm-1 PUD	Land Use: Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 11: Neighborhood A: Greenfield Avenue:

Vision:

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

Development Policies:

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

Land Use:

- Future Land Use Map: Suburban Commercial

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

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

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

Site Plan Required: Yes, see attached CSM.

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

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

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

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

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

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

TRAFFIC IMPACT: N/A for the CSM.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION (15201 W. GREENFIELD AVENUE):

1955	Building permit for home.
5/6/2024	Plan Commission public hearing for Comprehensive Plan Amendment CP-2400415. Plan Commission public hearing for Rezoning RZ-2400416.
6/3/2024	Plan Commission recommend approval of Comprehensive Plan Amendment CP-2400415 via Resolution # 2024-10. Plan Commission recommend approval of Rezoning RZ-2400416. Plan Commission recommend approval of 2-lot land division LD-2400417.
6/11/2024	Common Council approval of Comprehensive Plan Amendment CP-2400415 via Ordinance # 2694. Common Council approval of Rezoning RZ-2400416 via Ordinance # 2695. Common Council approval of 2-lot land division LD-2400417.

PREVIOUS ACTION (15205 W. GREENFIELD AVENUE):

1/7/2013 Plan Commission public hearing for Comprehensive Plan Amendment CP-12-001.
1/7/2013 Plan Commission public hearing for Rezoning RZ-12-006.
5/6/2013 Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-01.
5/6/2013 Plan Commission recommend approval of Rezoning RZ-12-006.
5/6/2013 Plan Commission recommend approval of Land Division LD-12-006.
5/14/2013 Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2504.
5/14/2013 Common Council approval of Rezoning RZ-12-006 via Ordinance # 2505.
5/14/2013 Common Council approval of Land Division LD-12-006.
7/1/2013 Plan Commission approval of Use, Site and Architecture UA-13-035.
8/12/2013 Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-02.
8/12/2013 Plan Commission recommend approval of Rezoning RZ-12-006.
8/12/2013 Plan Commission recommend approval of Land Division LD-12-006.
8/27/2013 Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2510.
8/27/2013 Common Council approval of Rezoning RZ-12-006 via Ordinance # 2509.
8/27/2013 Common Council approval of Land Division LD-12-006.
5/6/2024 Plan Commission public hearing for Rezoning RZ-2400416.
6/3/2024 Plan Commission recommend approval of Rezoning RZ-2400416.
Plan Commission recommend approval of 2-lot land division LD-2400417.
6/11/2024 Common Council approval of Rezoning RZ-2400416 via Ordinance # 2695.
Common Council approval of 2-lot land division LD-2400417.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Comprehensive Plan Amendment, Rezoning and Land Division applications were approved by the Common Council at the June 11, 2024 meeting. The Certified Survey Map was not recorded at the County, therefore the approval expired after 1 year. This application is a resubmittal of that same request.
2. A shared parking agreement with Walmart is required.
3. Per 275-57E(1), Driveways shall be set back a minimum of 5 feet from all side lot lines, except in the case of an approved joint or shared driveway. A shared access agreement with Walmart is required.
4. A future Use Approval submittal is anticipated to request a 0' parking setback from the lot lines.
5. Lot 1 (Walmart - 15205 W. Greenfield Avenue)
 - a. The existing principal use for Lot 1 is Commercial. Walmart occupies the building. Lot 1 will continue as a commercial use.
 - b. Per §275-34D, the minimum lot area is 10 acres and the minimum lot width is 200' in the B-1 District. Proposed Lot 1 meets the minimum lot dimensions.
6. Lot 2 (Vacant - 15201 W. Greenfield Avenue)
 - a. The property owner of Lot 2 intends to develop the vacant lot for Commercial Use, with the possibility of a quick service restaurant with a drive thru option. The existing water lateral servicing Lot 2 shall be abandoned at Greenfield Ave.
 - b. Per §275-34D, the minimum lot area is 40,000 square feet and the minimum lot width is

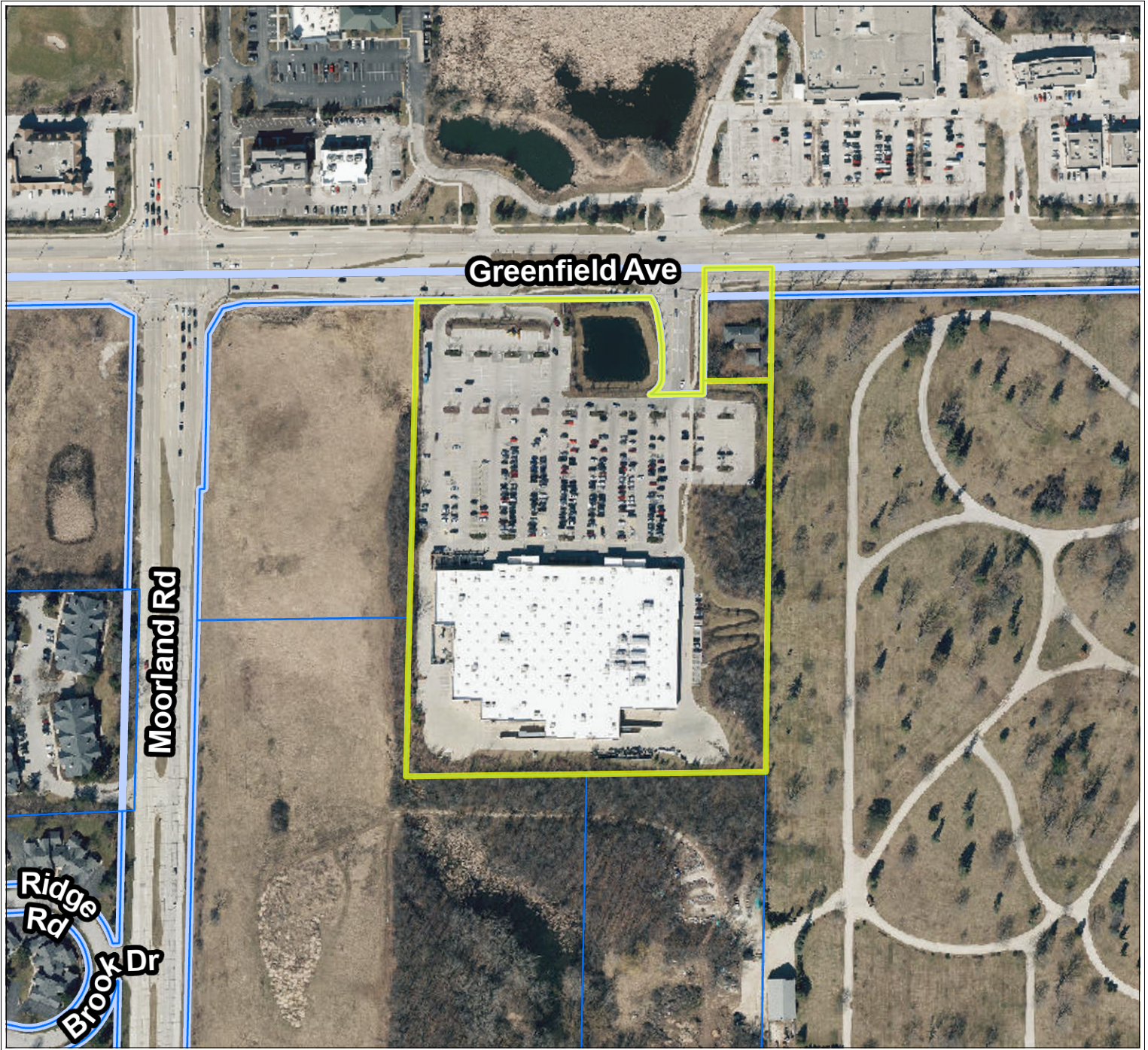
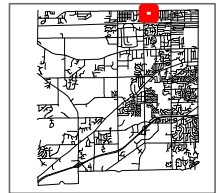
200' in the B-2 District. Proposed Lot 2 meets the minimum lot area and is not making the lot width any more non-conforming.

D.R.C. RECOMMENDATION:

















Recommend to Common Council approval of a 2-Lot Certified Survey Map for the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001), subject to the application, plans on file and the following conditions: **See Executive Summary.**

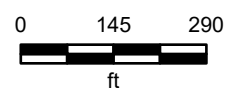
ATTACHMENTS:

Location Map
CSM



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

- | | |
|--|---|
|  Parcels |  Wetland |
|  Road Right-of-Way |  Zoning Wetland Registration |
|  Conservation Easement |  Registered Wetland |
|  Environmental Corridor |  Outside Wetland |
| Floodplain FEMA DFIRM | |
|  FEMA DFIRM - Zone A |  Zoning Overlay |
|  FEMA DFIRM - Zone AE |  PUD |
|  FEMA DFIRM - 0.2% Chance |  Special Conditions Apply |
| |  SPO |
| |  Zoning Boundaries |



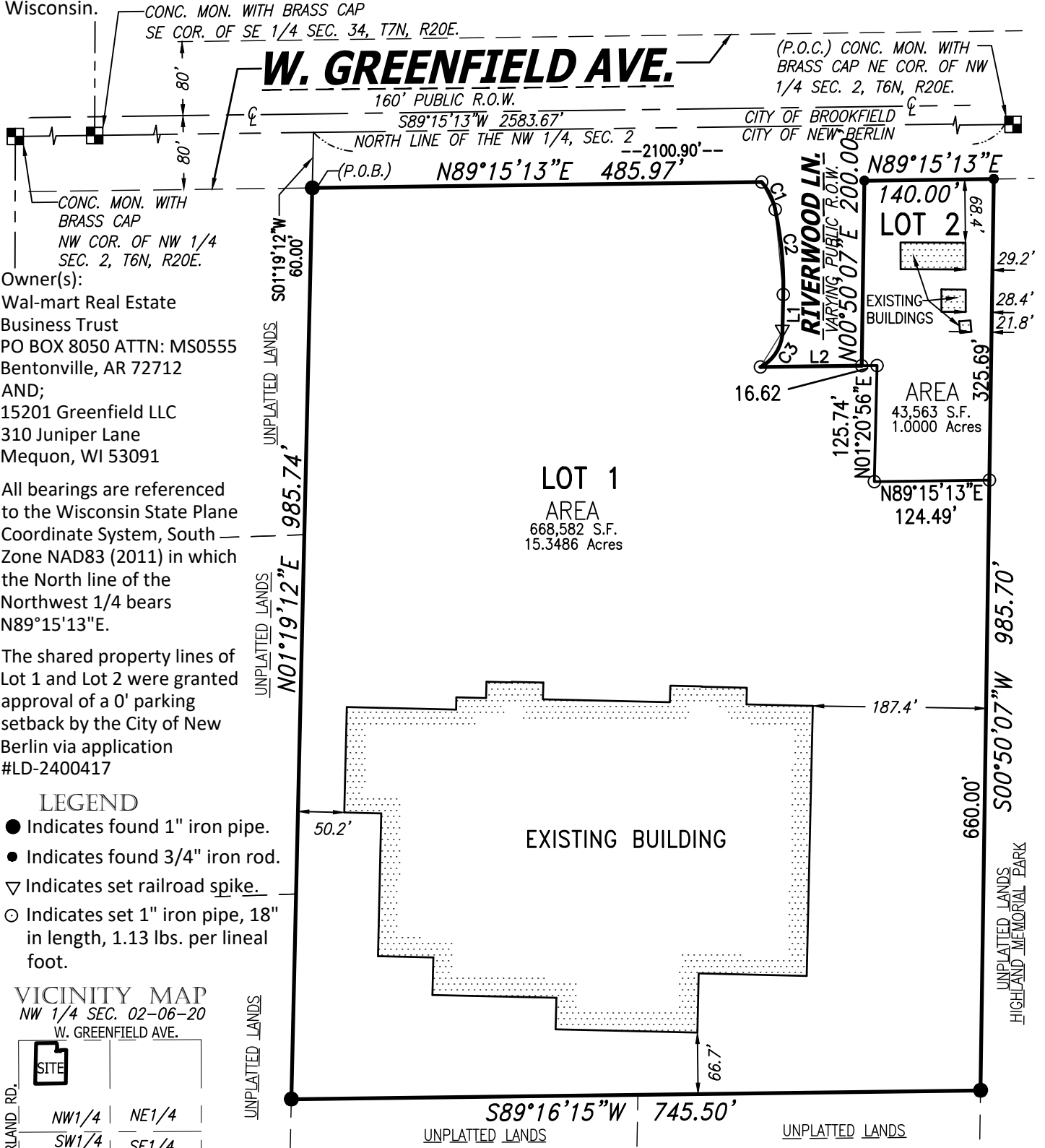
Scale is estimate - not survey

The information and depictions herein have been produced using data available through photogrammetric 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.

CERTIFIED SURVEY

MAP NO. _____

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



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

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

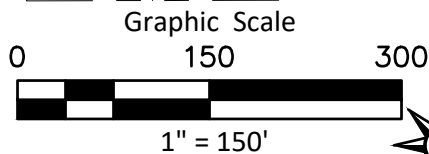
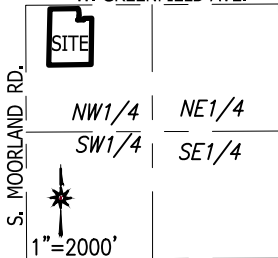
The shared property lines of Lot 1 and Lot 2 were granted approval of a 0' parking setback by the City of New Berlin via application #LD-2400417

LEGEND

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

VICINITY MAP

NW 1/4 SEC. 02-06-20
 W. GREENFIELD AVE.



Lot 1 shall retain use and maintenance of the parking and stormwater management features installed on Lot 2 as part of application #UA-13-035 approved by the City of New Berlin

CURVE DATA

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

LINE TABLE

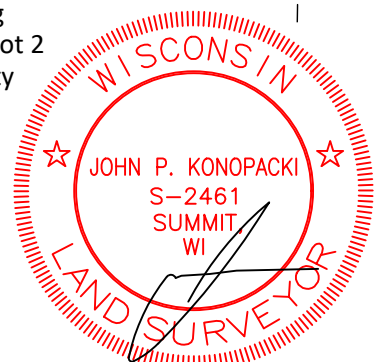
LINE	BEARING	DIST.
L1	S01°19'19"W	39.85'
L2	N89°15'22"E	109.55'

CHAPUT

LAND SURVEYS

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

This instrument was drafted by John P. Konopacki
 Professional Land Surveyor S-2461

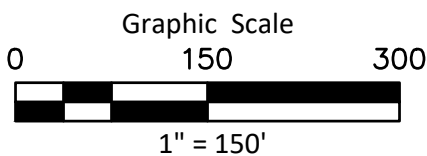
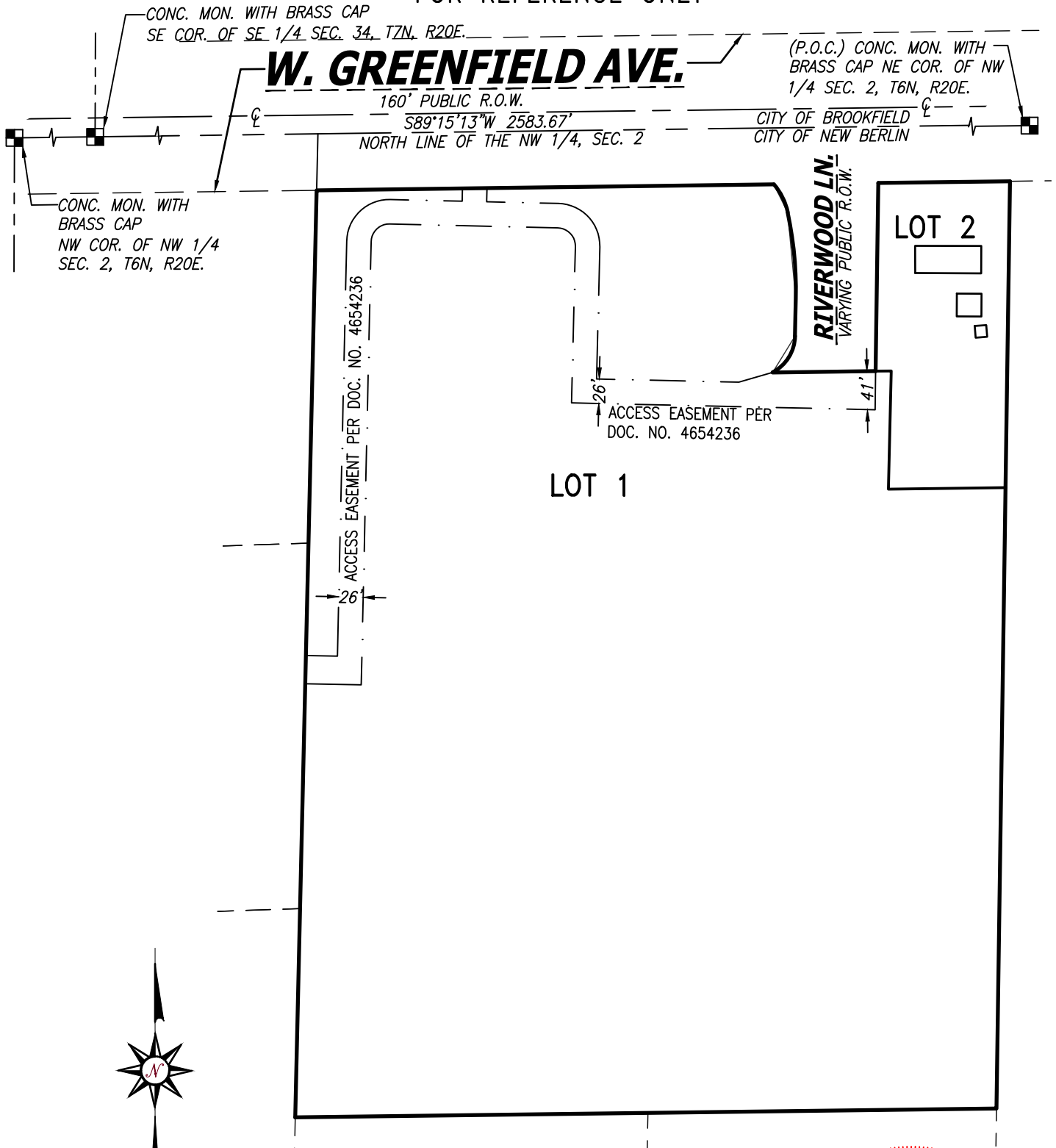


Date: August 6th, 2025
 Survey No. 5397.00-tjs
 Sheet 1 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

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

EXISTING EASEMENT DETAILS FOR REFERENCE ONLY



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

The shared property lines of Lot 1 and Lot 2 were granted approval of a 0' parking setback by the City of New Berlin via application #LD-2400417.

Lot 1 shall retain use and maintenance of the parking and stormwater management features installed on Lot 2 as part of application #UA-13-035 approved by the City of New Berlin.



This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: August 6th, 2025
Survey No. 5397.00-tjs
Sheet 2 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
WAUKESHA COUNTY}

I, JOHN P. KONOPACKI, Professional Land Surveyor, do hereby certify:

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

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

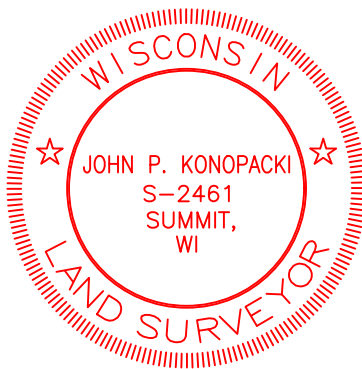
Thence North 89°15'13" East parallel with the North line of said Section 485.97 feet to a point on the West line of Riverwood Lane; thence Southeasterly along said West line 33.52 feet along an arc of a curve, whose radius is 67.50 feet, whose center lies to the Southwest, and whose chord bears South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

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

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

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

August 6th, 2025
DATE





JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461



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

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: August 6th, 2025
Survey No. 5397.00-tjs
Sheet 3 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

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

CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
_____ COUNTY }

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

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

IN WITNESS WHEREOF, 15201 GREENFIELD LLC., has caused these present to be signed by the hand of _____, on this _____, day of _____, 2025.

15201 GREENFIELD LLC.

By: _____

Its: _____

STATE OF _____ }
 :SS
_____ COUNTY }

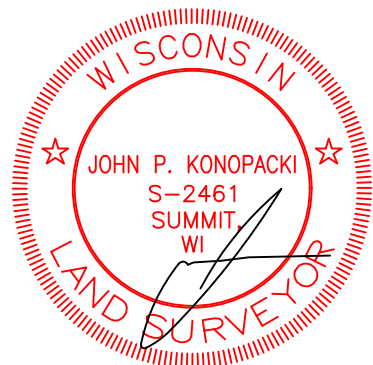
Personally came before me this _____ day of _____, 2025, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

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

(Notary Seal)



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

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: August 6th, 2025
Survey No. 5397.00-tjs
Sheet 5 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

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

CONSENT OF CORPORATE MORTGAGEE

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

By _____ Its

Name: _____

Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ___ day of _____, 2025, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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



CHAPUT
LAND SURVEYS

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

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: August 6th, 2025
Survey No. 5397.00-tjs
Sheet 6 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

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

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this ____ day of _____, 2025.

DAVID AMENT, CHAIRPERSON, MAYOR

NIKKI JONES, SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of New Berlin this ____ day of _____, 2025.

DAVID AMENT, COUNCIL PRESIDENT

RUBINA MEDINA, CITY CLERK



CHAPUT
LAND SURVEYS

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

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: August 6th, 2025
Survey No. 5397.00-tjs
Sheet 7 of 7 Sheets

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ted and Hunter Larsen / Greenfield Avenue Professional Office Building

LOCATION: 21477 W. Greenfield Avenue (Tax Key #: 1174.983)

REQUEST: Conceptual plan review for a professional office building located at 21477 W. Greenfield Avenue.

D.R.C. RECOMMENDATION: **NO RECOMMENDATION**, for discussion purposes only. Main topics to discuss with the Plan Commission:

- Use
- Architecture
- Parking

1. Planning:

a. Please see applicant's plan of operation letter attached. The applicant's proposed use of the property would be an office multi-tenant building.

b. Comprehensive Plan –

The current Future Land Use designation is Suburban Residential.

(1) The Suburban Residential designation reflects the rural setting of the existing residential areas on the western half of the City. Lots in this category are generally located in existing subdivisions that have already been developed at higher densities than the surrounding Country Residential area. The Suburban Residential areas are typically served by private on-site sewerage disposal systems and private wells. On average, lots are 35,000 square feet in this district. New development may occur as infill development, but are not expansions to the existing subdivisions. Infill development is the development of vacant lots within existing subdivisions.

(2) The corresponding zoning district is R-3, Suburban Single- Family Residential District.

The future land use designation for this property was Rural Commercial in the City's previously adopted "Growth and Development Master Plan." Staff research has not found any specific conversations, rationale or actions during the development of the currently adopted 2020 Comprehensive Plan regarding the future land use change to Suburban Residential for this parcel. The "Land Use" section within Chapter 11 does not specifically mention this parcel as having a new future land use designation. In other areas of the Comprehensive Plan, the "Land Use" section of each chapter specifically calls out each parcel where the future land use designation was changed.

The properties directly across Greenfield Avenue are currently zoned O-1 and have a future land use of Suburban Commercial. They consist of a mixture of various office and commercial uses. The property directly adjacent on the east side is also zoned O-1 and is currently used for offices.

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE:

1. Chapter 11: Neighborhood “A”: Greenfield Avenue Corridor: Yes, this request submittal meets the intent of this Chapter.

a. Vision:

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

b. Development Policies:

- ***Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.***

c. Land Use

- ***Neighborhood A represents a variety of land uses with urban housing at the eastern end, rural and environmental uses at the western end, and commercial scattered throughout the corridor. A mix of uses should be maintained and enhanced.***
- ***Maintain small-scale commercial and residential areas throughout the corridor. Larger-scale commercial and institutional uses should be located at “primary” intersections: (e.g. where Greenfield Avenue traverses Moorland Road) to serve as prominent gateways into New Berlin.***
- ***Future Land Use Map: Suburban Residential***

c. Zoning:

- (1) **The current Zoning Districts are O-1 Office and Business Service District. Zoning Section 275-35B(1). The site is vacant.**
- (2) **The building setbacks of the O-1 Zoning District are: 50’ Front, 25’ Side, and 25’ Rear.**
- (3) **The required open space in the O-1 zoning District is 30%.**
- (4) **Per Zoning Code Section 275-57(7)(g)[2] parking lot setbacks are 10’ along Greenfield Avenue and Craftsman Drive. Five feet (5’) to the east and increased from 5’ to 25’ to the south due to the bufferyard requirement below.**
- (5) **Per § 275-56F, a 25’ substantial bufferyard is required for this proposed development, as it is adjacent to a single-family residential use to the south. A bufferyard is not required to the east as this building is also office and 5,000 sq. ft. or greater.**
 1. **The plan will need to be revised since only a 15’ bufferyard to the south is shown.**
- (6) **Dumpsters, roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with § 275-56G of the Zoning Code. Please include this information on the drawings. Provide a detail for the dumpster enclosure.**
 1. **Plans will need to be revised for the dumpster enclosure since it’s taking up several parking spaces.**

- (7) Per Zoning Code Article VIII, §275-24, all future tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to leasing or occupying space within this development. All future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.

d. Previous Action / History

- (1) 12/12/1978 R-8-78 rezoned from R-2 to B-2.
- (2) 3/2/1987 The Land Use and Urban Design Plan for the city identified this parcel as Light Industrial Development.
- (3) 9/28/1993 Property was rezoned from B-2 to O-1 with the City-Wide Rezoning via Ord. No. 1001.
- (4) 7/11/2000 The Future Land Use Map and GDMP update identified the parcel as having a future land use of Rural Commercial.
- (5) 12/8/2009 2020 Comprehensive Plan update identified the parcel as having a future land use of Suburban Residential.
- (6) 12/16/2011 RZ-11-016 Rezone from O-1 to B-3. From our records it doesn't look like this application moved forward.
- (7) 2/6/2012 UA-12-002 Storage Master PC Interpretation (Denied)
- (8) 1/12/2016 Future Land Use Amendment Request – Amend from Suburban Residential to Suburban Commercial. This request was denied by the Common Council. See File #: 1501808).
 - PC 1/6/2016 (Plan Commission Resolution #15-04)
 - CC 1/12/2016 (Common Council ORD # 2557)

- e. Pre-application meeting dates: 5/28/2025, 6/30/2025, and 8/13/2025.

2. Building Inspection:

- a. State Review required.
- 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 for each building.
- e. Zoning approval will be required before applying for the building permit. Separate applications 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).
- h. Contact Waukesha County for septic system.

3. Fire:

- a. Review closely and adhere to Municipal Code 124-11 regarding automatic sprinkler protection. Applicants may be required to sprinkle the building based on the final uses

and tenants.

- b. Audio/visual upon waterflow activation.
- c. Manual fire alarm system throughout, per NFPA72.
- d. Upgrade and/or maintain egress/emergency lighting.
- e. Fire extinguishers every 75 feet of travel.
- f. Name and address on front and rear doors, visible from street.
- g. Provide current key(s) for required Knox Box.
- h. Maintain fire line access of 24 feet.

4. Storm Water Utility:

- a. WDNR NOI is required.
- b. Stormwater management Plan will be required.

5. Sewer Utility:

- a. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.
- b. Maintain 24 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. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.
- b. Maintain 24 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.

7. Engineering:

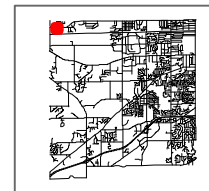
- a. Access to the property from Greenfield Ave. Will need to be reviewed by WisDOT.
- b. Property will need to be served by well and septic. Applicant shall contact Waukesha County Environmental Health to discuss options for POWTS for the proposed concept.
- c. Per Table 275-57-1 of the Zoning Code, general office requires 1 space per 200 sq. ft. and medical office requires 1 space per 250 sq. ft.
- d. Per Zoning Code Section 275-57(7)(f)[2] no more than 50% of parking spaces may be permitted in the front yard in the Rm-1, O-1, O-2, M-1, and M-2 Zoning Districts.
 - 1. The plan will need to be revised. Plans indicate a total of 75 spaces. Fifty percent would be 37 spaces allowed in the front yard. Between Craftsman Drive (8 spaces) and Greenfield Avenue (36 spaces) there is a total of 44 spaces located within the front yards.
- e. Per § 275-57B(5), in the O-1 Zoning District, the parking and storage of semi tractors and semitrailers, except for pickup and deliveries, is prohibited. Parking or storage of construction vehicles and equipment, except during periods of permitted construction activity, is prohibited.

- f. **Civil plans will be required and include lighting, site layout measurements, grading, utility, and stormwater plans.**
 - g. **Sidewalks adjacent to parking shall be 8 feet wide to account for vehicle overhang.**
 - h. **ADA parking shall be located to the closest accessible route to the building.**
 - i. **The cross access with the property to the east has a steep grade change. This will need a shared access easement.**
- 8. The following documents and reports will be required with future submittals:**
- a. **Tree Inventory Report & Replacement Schedule**
 - b. **Civil, Architectural, Landscaping and Photometric Plans.**

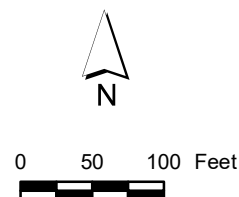
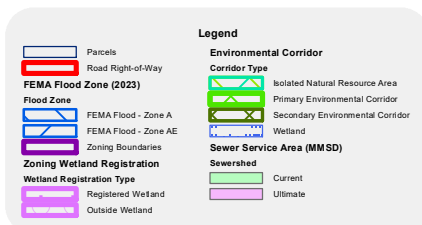
ATTACHMENTS:

Location Map
Zoning Map
Future Land Use Map
Plan of Operation Letter
Memo - History of site
Conceptual Plan Set

UA-2501629
Greenfield Professional Building
Concept Review
21477 W. Greenfield Avenue
Location Map

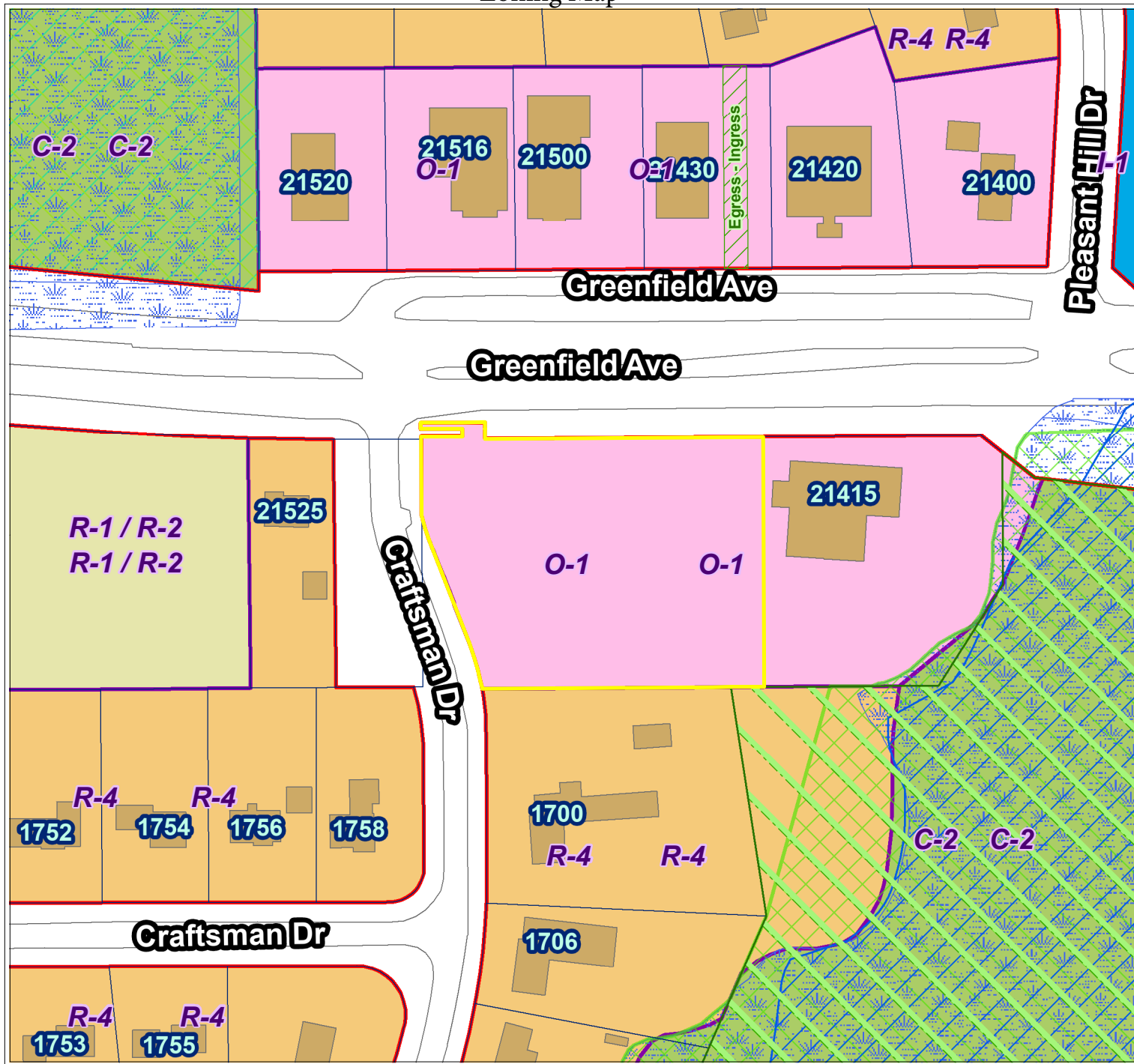
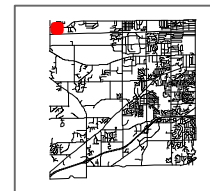


City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

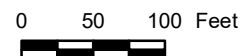
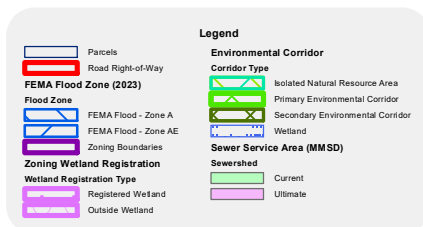


The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically 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.

UA-2501629
Greenfield Professional Building
Concept Review
21477 W. Greenfield Avenue
Zoning Map

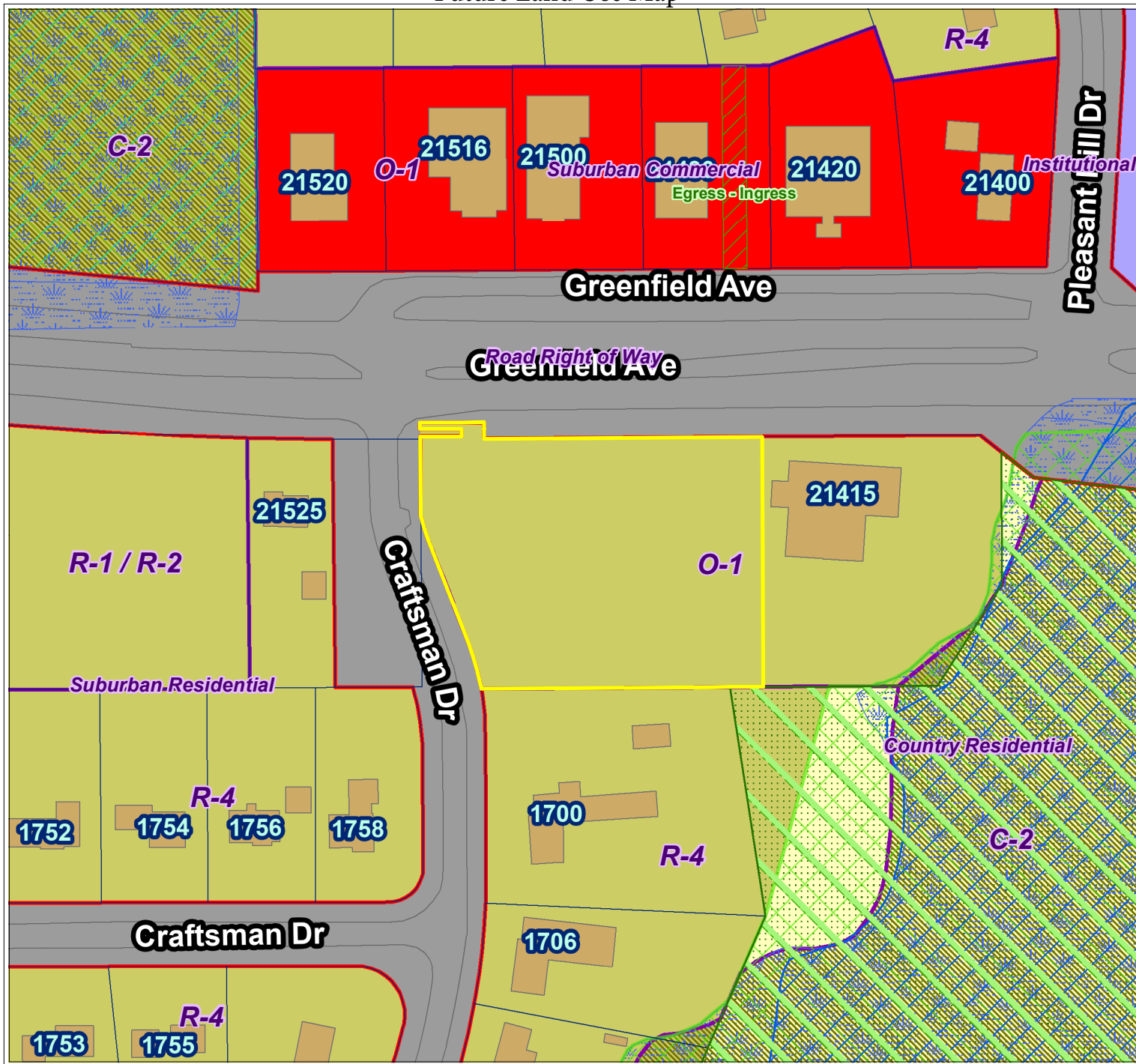
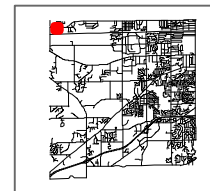


City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

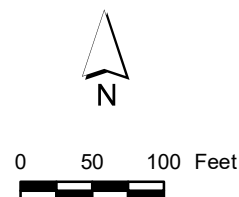
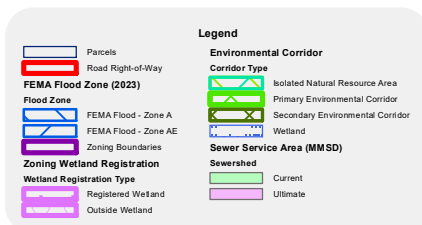


The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically 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.

UA-2501629
Greenfield Professional Building
Concept Review
21477 W. Greenfield Avenue
Future Land Use Map



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 photogrammetric 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.

Plan of Operation
Greenfield Avenue Professional Building
215th & Greenfield Ave.
Vacant Lot Tax ID No NBC 1174983

1. We are looking to construct a one-story 11,900-square-foot professional office building. Tenants would be professions like: Vets, Chiropractors, Dentist, Lawyers, Investment Firms, Salons or others. We will be looking for 3-5 tenants for the building.
2. The land is currently vacant.
3. We have 75 parking stalls on the property and a 30% green space ratio. It is our desire to evaluate attaching parking lots with our neighbor to the east at the southeast side of our parking lot. This is contingent we obtain an agreement with our neighbor, as those conversations have started.
4. The lot does not have city sewer or water. Therefore, a septic and well would need to be provided. Civil engineering will follow.
5. We look to have 2 entrances for the property. An entrance/exit would be on the SW corner of the lot off Craftsman Drive. The other would be on the NE side of the lot to Greenfield Ave. We wish to have a Greenfield Ave. address. These 2 entrances/exits will comfortably accommodate passenger cars coming and going in and out of the property.
6. Employee parking will be behind the building or on the south side. Same for deliveries, which should be minimal during business hours.
7. We are in a due diligence period at the moment and city hall approval is part of that due diligence. We look to start construction in the spring of 2026 only if we have 20% of the building committed to prior to starting construction. Completion will be done 10-12 months later.
8. We are looking for conceptual review, discussion, and comments. Civil and final plans would come at a future plan commission meeting with the request for approval.
9. If anyone has any questions, you are welcome to call Ted and/or Hunter Larsen at: 262-542-0533

History of Property at 21477 W. Greenfield Avenue (Tax Key: 1174-983)

Since at least the late 1940's and until the mid 1960's, a business called Cathedral Craftsmen was located on this property. This business made church furniture. It is our understanding that the business burned down sometime after 1963 and was never rebuilt. The property remains vacant today. It is also my understanding that the East Brooke Subdivision was built on the land that was originally part of the parcel that remains at 21477 W. Greenfield. That is the reason the street was named "Craftsman Drive." Below is a timeline/history of the zoning and land use on the property:

1940's –

Mid 1960's Property was used for Cathedral Craftsmen, which was a business that made church furniture.

1951 Town of New Berlin approved the plat for East Brook Subdivision (plat attached) on December 8, 1951.

Mid 1960's Cathedral Craftsmen building was no longer there. It is our understanding that Cathedral Craftsmen burned down and was not re-built. You can see from the attached historic aerial photos that the building was standing in 1963 and gone by 1970.

1978 Property was rezoned from R-2 (Residential District) to B-2 (Local Business District) via Ord. No. 544 (see attached). Common Council approved the rezoning on December 12, 1978. Concept plans that were submitted by the applicant showed a two-story office building on the site.

1987 The Land Use and Urban Design Plan for the City of New Berlin: 2010 was adopted by the Plan Commission via resolution on March 2, 1987. The adopted Land Use Plan (Alternative F, Map 48) identified this parcel as "Light Industrial Development."

1993 Property was rezoned from B-2 to O-1 (Office and Business Service District) with the City-Wide Rezoning via Ord. No. 1001 and approved by the Common Council on September 28, 1993.

1993 –

Present Property remains zoned O-1.

2000 The Future Land Use Map and Growth and Development Master Plan (GDMP) Update was adopted by the Common Council via Resolution 00-02 on July 11, 2000. The Future Land Use Map identified this parcel and "Rural Commercial."

2009 2020 Comprehensive Plan was adopted by the Common Council via Ord. No. 2422 on December 8, 2009. The Future Land Use Map identifies this parcel as "Suburban Residential."

- Property has been taxed as non-residential/commercial (Class B) since at least 1998 (which is as far back as the Assessor's computer records go)

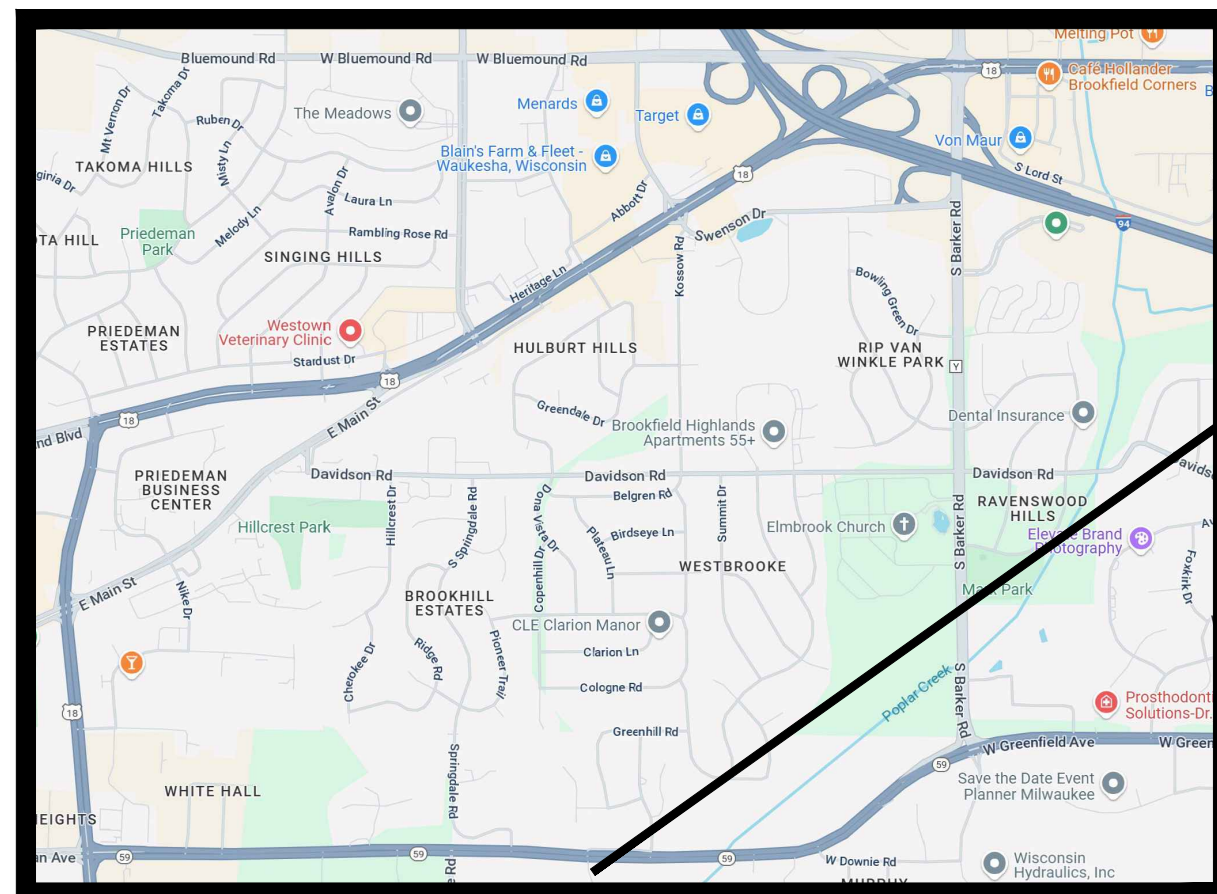
Attachments:

East Brook Subdivision Plat

1963 & 1970 Historic Aerial Photos

Ordinance No. 544

GREENFIELD PROFESSIONAL CENTER GREENFIELD AVE NEW BERLIN, WI CONDOMINIUM BUSINESS SUITES



SITE

SITE LOCATION PLAN

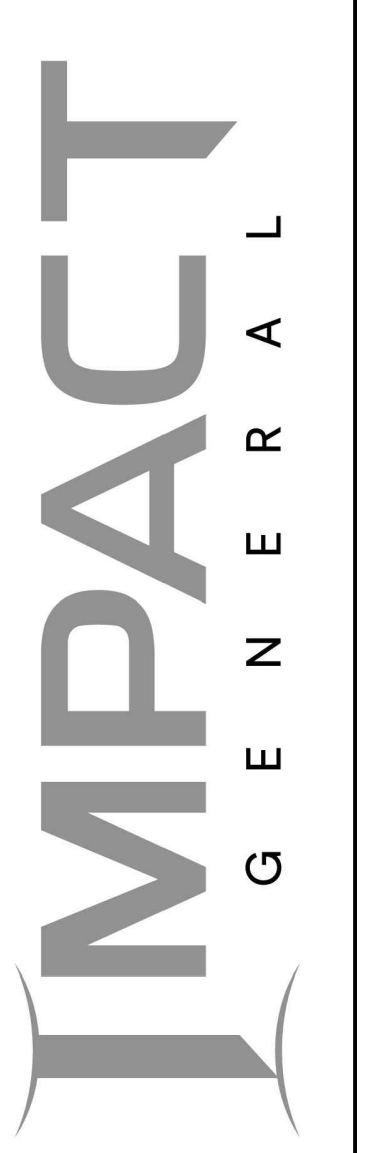
PROJECT INFORMATION	
TENNANT PROFESSIONAL BUSINESS CENTER	TS.1 TITLE SHEET A0.1 SITE PLAN A1.0 FLOOR PLAN A2.0 ELEVATIONS
SITE LOCATION 21500 W GREENFIELD AVE, NEW BERLIN, WI	

THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL. ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL.

REVISION

JOB DESCRIPTION GREENFIELD AVE PROFESSIONAL CENTER GREENFIELD AVE NEW BERLIN, WI	DRAWING DESCRIPTION TITLE SHEET
	DATE 8.8.25 DESIGNER F. CARLSON

P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330



JOB DESCRIPTION GREENFIELD AVE PROFESSIONAL CENTER GREENFIELD AVE NEW BERLIN, WI
--

SHEET # TS.1

JOB # 2025-18

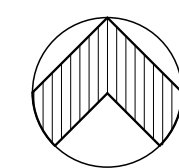
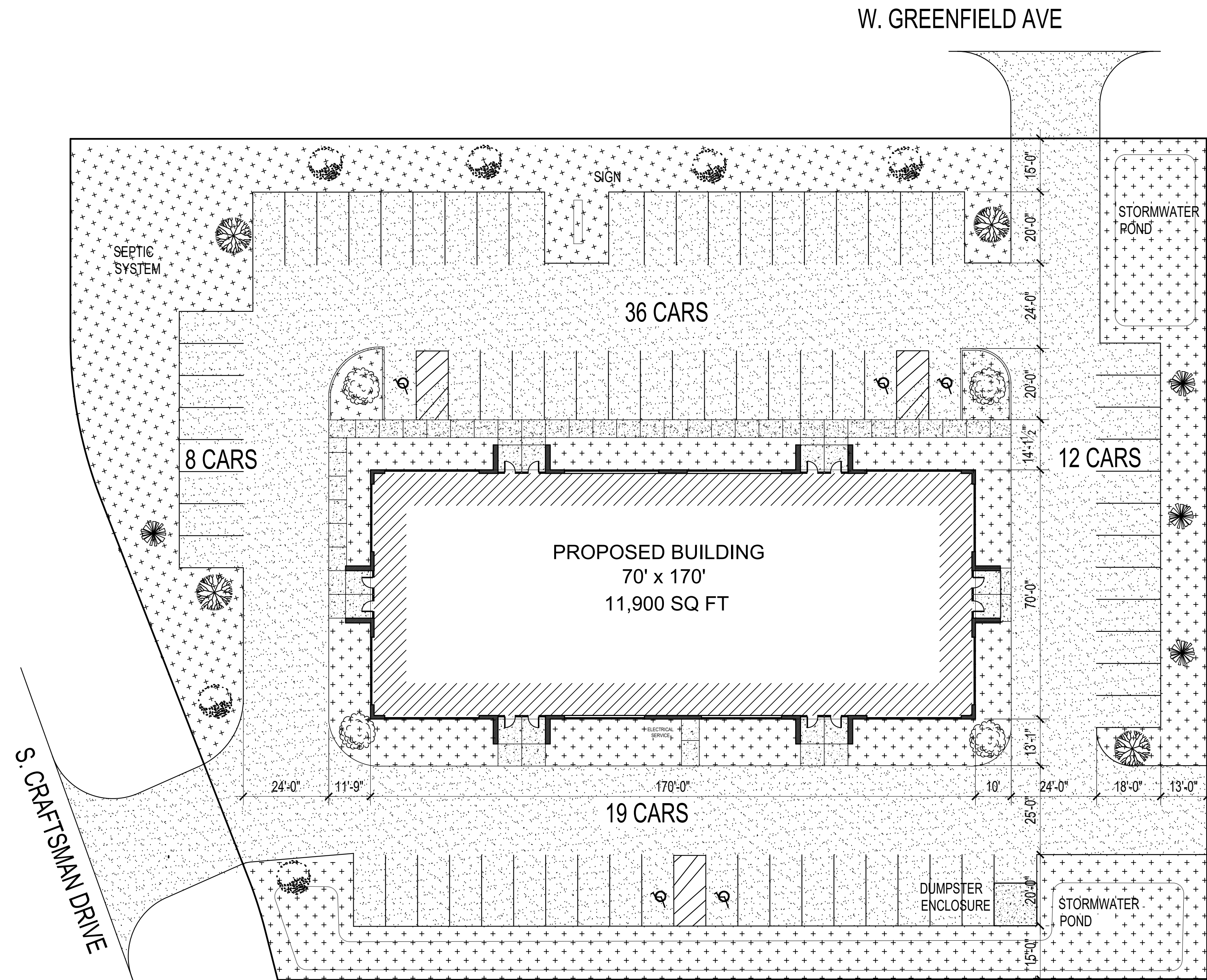
THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL. ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL.

LEGEND

- PROPOSED BUILDING
- EXTERIOR CONCRETE
- ASPHALT PAVING
- LAWN & PLANTINGS

SITE STATISTICS

LOT SIZE	1.6259 ACRES	70,824 SQ.FT.
BUILDING SQ.FT.		12,000 SQ.FT.
F.A.R. FLOOR AREA RATIO		5.9 %
EXTERIOR CONCRETE		3580 SQ.FT.
ASPHALT PAVING		33,821 SQ.FT.
PARKING SPACES		75
H.C. PARKING SPACES		5
PARKING/BUILDING SQ.FT. RATIO		1 PER 160 SQ.FT.
LOT COVERAGE		69.8 %
GREEN AREA		21,423 SQ.FT.
L.S.R. LANDSCAPE RATIO		30.2 %



PROPOSED SITE PLAN
 SCALE: 1"=20' AREA = 70,663 SQ. FT.

REVISION

JOB DESCRIPTION GREENFIELD AVE PROFESSIONAL CENTER GREENFIELD AVE NEW BERLIN, WI	DRAWING DESCRIPTION SITE PLAN	
	DATE 8/18/25	DESIGNER F. CARLSON

P O BOX 132
 OCONOMOWOC, WI 53066
 PH262-691-3330

IMPACT

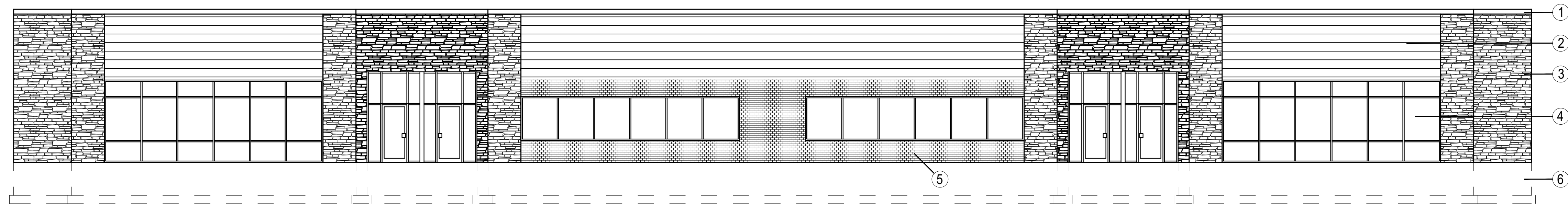
GREENFIELD

JOB DESCRIPTION
 GREENFIELD AVE
 PROFESSIONAL CENTER
 GREENFIELD AVE
 NEW BERLIN, WI

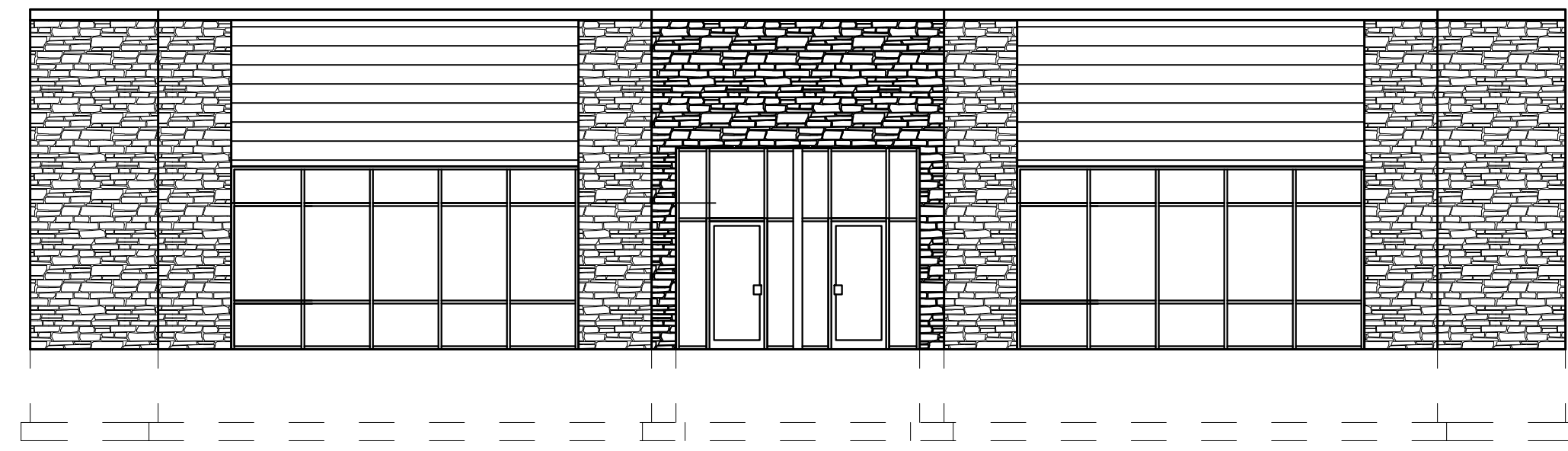
SHEET #
A0.1

JOB #
2025-18

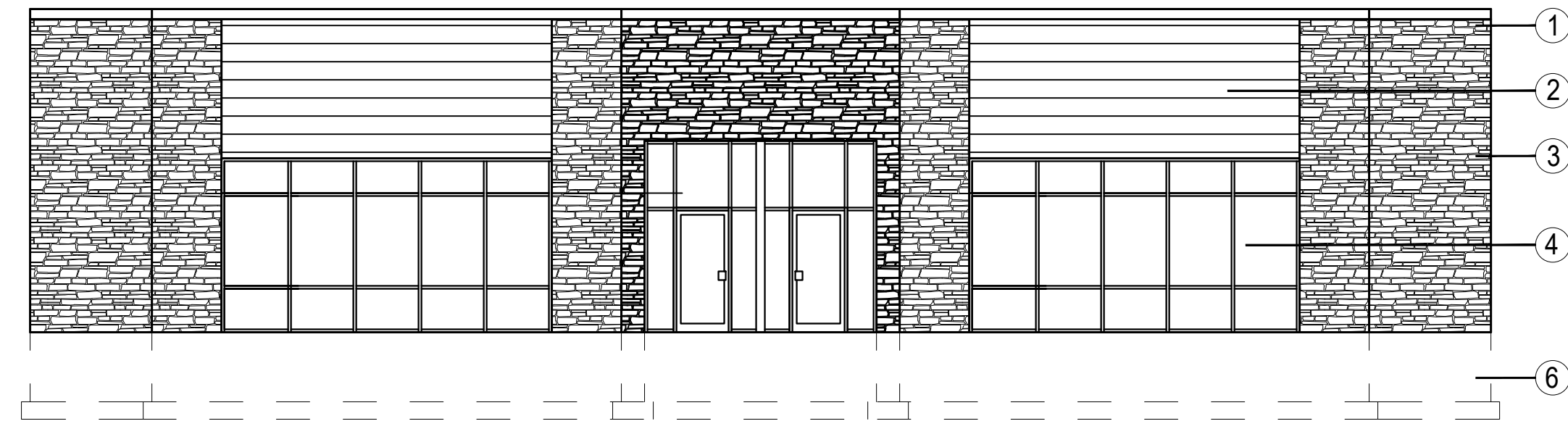
THIS DRAWING IS THE PROPERTY OF IMPACT GENERAL. ANY UNAUTHORIZED USE OR DUPLICATION OF IT IS UNLAWFUL.



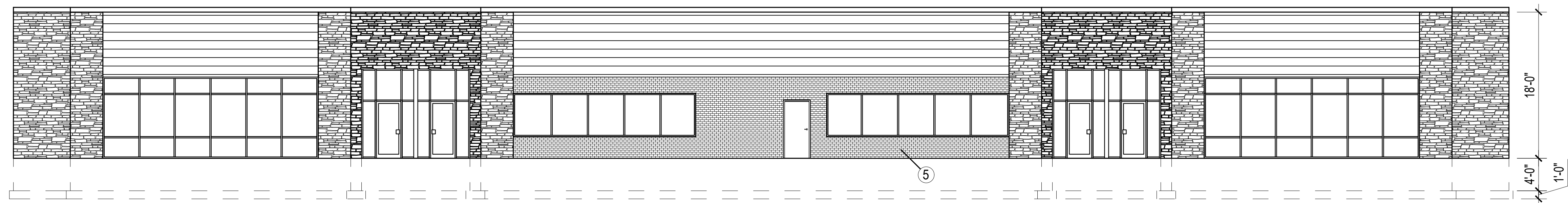
NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISHES

- ① PREFINISHED METAL FLASHING
- ② PREFINISHED CONCEALED FASTENED ARCHITECTURAL METAL PANEL
- ③ STONE VENEER
- ④ BRONZE TINTED STOREFRONT WITH BRONZE TINTED LOW E GLASS
- ⑤ BRICK VENEER
- ⑥ CONCRETE FOUNDATION WALL AND FOOTINGS

REVISION

JOB DESCRIPTION GREENFIELD AVE PROFESSIONAL CENTER GREENFIELD AVE NEW BERLIN, WI	DRAWING DESCRIPTION ELEVATIONS	
	DATE 8 18 25	DESIGNER F CARLSON

P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330



JOB DESCRIPTION GREENFIELD AVE PROFESSIONAL CENTER GREENFIELD AVE NEW BERLIN, WI
--

SHEET # A2.0

JOB # 2025-18