

Plan Commission Meeting Agenda



February 2, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Drive

AMENDED: 1.26.2026

Published: 1.23.2026

AGENDA

1. **PRIVILEGE OF THE FLOOR**
2. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
3. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
4. **APPROVAL OF MINUTES**
 - A. January 7, 2026 Meeting Minutes
5. **NEW BUSINESS**
 - A. Discussion and possible recommendation to the Common Council approval of (7) KW RZ-2502434 Dianne Keller – 3820 S. Woelfel Road (Tax Key #: 1216.999.003) and adoption of Ordinance 2716 that approves the rezoning from A-1 & C-1 to A-2, R-1/R-2 & C-1.
 - B. Discussion and possible action to recommend to Common Council approval of (7) KW LD-2502436 Dianne Keller - 3820. S. Woelfel Rd (Tax Key #: 1216.991.003) - 3-Lot Certified Survey Map.
 - C. Discussion and possible action to recommend to Common Council approval of (3) NJ LD-2502502 John Spitz with Western Contractors Inc. - 2445 S. 179th Street (Tax Key #: 1185.990) & 2345 S. 179thStreet (Tax Key #'s: 1185.994 & 1185.991) - 1-Lot Certified Survey Map.
6. **PENDING**
 - A. (3) KH CU-2502137 Welcome East Side LLC – 17200 W. Cleveland Avenue – Conditional Use Permit to reoccupy the existing building for a gas station and convenience store, and the construction of an 891 square foot addition. (Public Hearing 12/8/25)
7. **ADJOURN**

Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at www.NewBerlinWI.gov. Once finalized by the governing body, approved meeting minutes will also be posted online.
- Agenda items may be taken out of order at the governing body's discretion.
- Members, and possibly a quorum, of other municipal governmental bodies may attend this meeting to gather information. However, no action will be taken by any governmental body other than the one referenced in this notice.

- Accommodations will be provided under the Americans with Disabilities Act (ADA) to meet the needs of individuals with disabilities. If you require assistance or appropriate aids and services, please contact the Office of the City Clerk at (262) 786-8610 with reasonable notice.

Plan Commission MEETING MINUTES



January 7, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

- A.** (7) KW RZ-2502434 Dianne Keller – 3820 S. Woelfel Road (Tax Key #: 1216.999.003) - Rezone from A-1 & C-1 to A-2, R-1/R-2 & C-1. (Public Hearing 6:00 PM)

The public hearing of the Plan Commission was called to order by Mayor Dave Ament at 6:01 PM.

Notice of public hearing was provided by Kelly Wall in accordance with Wisconsin Statutes and City ordinances.

No one had questions for clarification.
No one spoke in favor of the request.
No one spoke in opposition to the request.

The public hearing was closed at 6:05 PM.

- B.** (3) NJ CU-2502403 Alex Parker with City of New Berlin Utility Department – 2345 S. 179th St. (Tax Key #: 1185.994) - Update the Jacob's Ridge Lift Station. (Public Hearing 6:01 PM)

The public hearing of the Plan Commission was called to order by Mayor Dave Ament at 6:06 PM.

Notice of public hearing was provided by Nikki Jones in accordance with Wisconsin Statutes and City ordinances.

No one had questions for clarification.
No one spoke in favor of the request.
No one spoke in opposition to the request.

The public hearing was closed at 6:08 PM.

2. PRIVILEGE OF THE FLOOR

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

No members of the public (or attendees) spoke during this portion of the meeting.

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:10 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:

Present: Commissioner Schulpus, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Mayor Ament, Commissioner Gardner

Excused: Alderperson Joseph Stribl

Staff Present: City Attorney Thomas Schmitzer, Director of Community Development Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planners Kelly Wall & Kristen Hogan, City Clerk Rubina R. Medina

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

5. APPROVAL OF MINUTES

A. December 8, 2025 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Rafel
Motion Passed 6-0

6. PLAN COMMISSION SECRETARY'S REPORT

No Report.

7. CONTINUED BUSINESS

8. NEW BUSINESS

A. Discussion and possible action to recommend to Common Council approval of (7) KH LD-2502371 George M Woelfel Survivor Trust – Tax Key #: 1215.995.001 - 2 Lot Certified Survey Map

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Rafel
Motion Passed 6-0

B. (3) NJ CU-2502403 Alex Parker with City of New Berlin Utility Department – 2345 S. 179th St. (Tax Key #: 1185.994) - Update the Jacob's Ridge Lift Station. (Public Hearing 6:01 PM 1/7/2025)

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Rafel
Motion Passed 6-0

9. PENDING

10. COMMUNICATIONS

11. ADJOURN

MOTION: Motion to Adjourn at 6:13 PM

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Gardner
Motion Passed 6-0

**Respectfully Submitted,
Rubina R. Medina, City Clerk**

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Dianne Keller (Trustee) / Rezoning

LOCATION: 3820 S. Woelfel Road (Tax Key #: 1216.991.003)

REQUEST: Request to rezone the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003) from A-1 and C-1 to A-2, R-1/R-2, and C-1.

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Ordinance # 2716 that approves the rezoning of the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003) from A-1 and C-1 to A-2, R-1/R-2, and C-1.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of February 2, 2026

Dianne Keller (Trustee) - Roger W & Marian A Woelfel Family Trust / Rezoning
3820 S. Woelfel Road (Tax Key #: 1216.991.003)

DATE STAFF REPORT PREPARED: January 16, 2026

APPLICANT / OWNER(S): Dianne Keller (Trustee) / Roger W & Marian A Woelfel Family Trust

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003) from A-1 and C-1 to A-2, R-1/R-2 and C-1.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 11/21/2025

DATE OF COMPLETENESS DETERMINATION: 11/24/2025

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 9/16/2025

Site Visit: 12/16/2025

CONCEPTUAL PLAN: A 3-Lot CSM has been submitted (See File # LD-2502436).

SIZE OF DEVELOPMENT / PARCEL(S): 52.79 acres

CURRENT ZONING: A-1 (Agricultural District) & C-1 (Upland Resource Conservancy District)

CURRENT LAND USE: Agricultural & Single-Family Residential

PROPOSED ZONING: A-2 (Agricultural and Rural Holding District), R-1/R-2 (Rural Conservation Single-Family Residential District) & C-1 (Upland Resource Conservancy District)

PROPOSED LAND USE: Agricultural & Single-Family Residential

PROPOSED LOT SIZES: See File # LD-2502436

Lot 1 26.087 acres

Lot 2 17.494 acres

Lot 3 8.031 acres

PROPOSED DENSITY:

A-2 1 lot per 10 acres

R-1/R-2 1 lot per 5 acres

ADJACENT ZONING AND LAND USE:

North: Zoning: A-1 & C-1

Land Use: Agricultural

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

Land Use: Single-Family Residential

East: Zoning: A-1, C-1 & C-2

Land Use: Agricultural

West: Zoning: A-2

Land Use: 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 §275-32B(2), §275-33B(1), and §275-37B(3).

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes, a public hearing was held on 1/7/2026.

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 along the eastern property line.

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes, there is an area of floodplain along the eastern property line, along the back of all 3 lots.

Topography / Geologic: The site slopes to the east.

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: N/A

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: 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:

6/12/2012 Common Council approved rezoning from A-1 and C-1 to A-1, R-1/R-2, and C-1

6/12/2012 Common Council approved a 1-lot CSM

1/7/2026 Public hearing for proposed rezoning from A-1 and C-1 to A-2, R-1/R-2 and C-1
(See File # RZ-2502434).

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

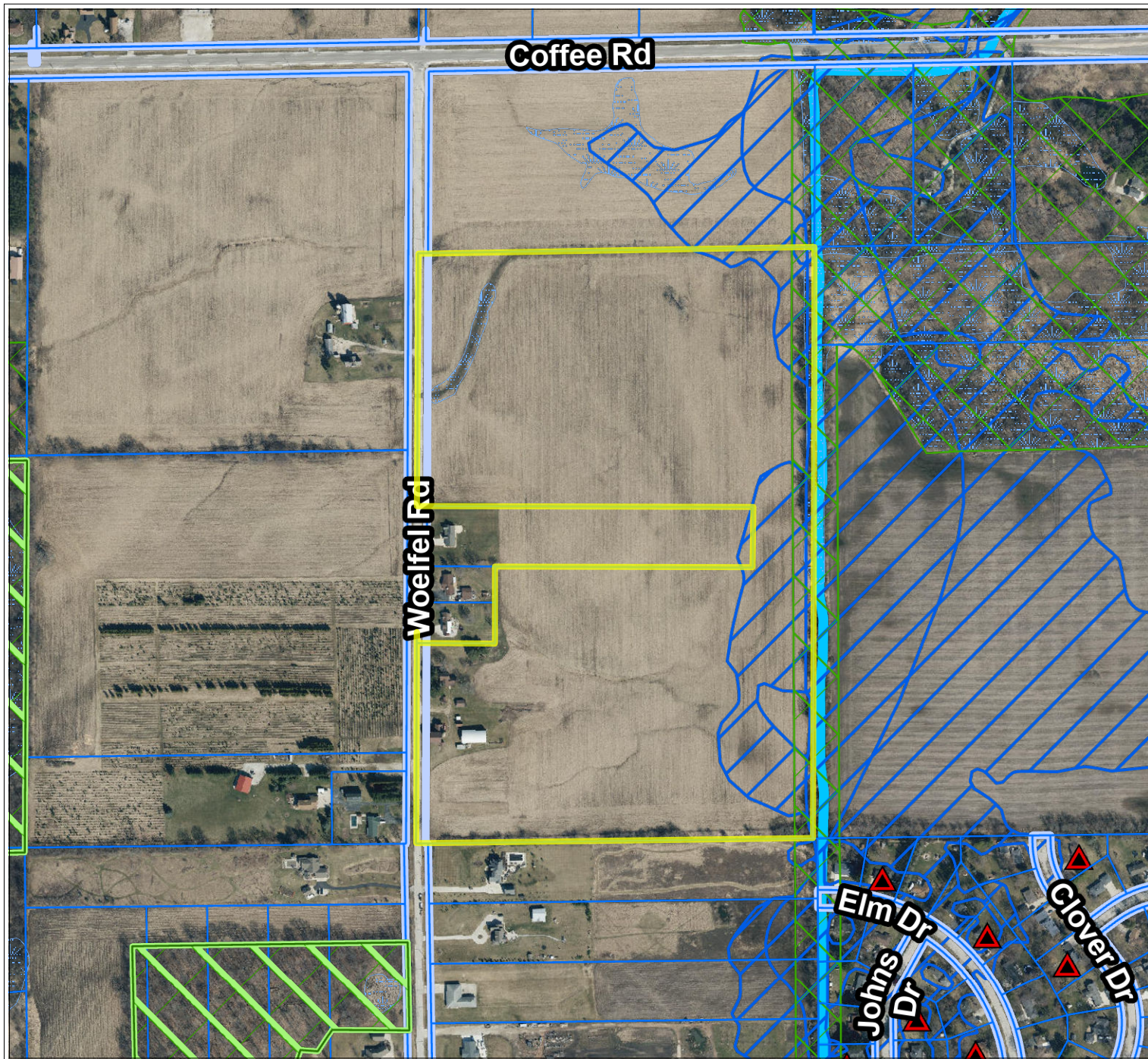
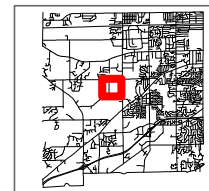
1. The rezoning must meet the following criteria outlined in §275-22(F):
 - a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;
The rezoning request is consistent with the Future Land Use Map in the City's Comprehensive Plan, which identifies this 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-2502436).

D.R.C. RECOMMENDATION:

Recommend to Common Council adoption of Ordinance # 2716 that approves the rezoning of the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003) from A-1 and C-1 to A-2, R-1/R-2, and C-1. **See Executive Summary.**

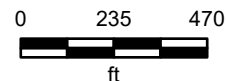
ATTACHMENTS:

Location Map
Zoning Comparison Map
CSM
Draft Ordinance 2716



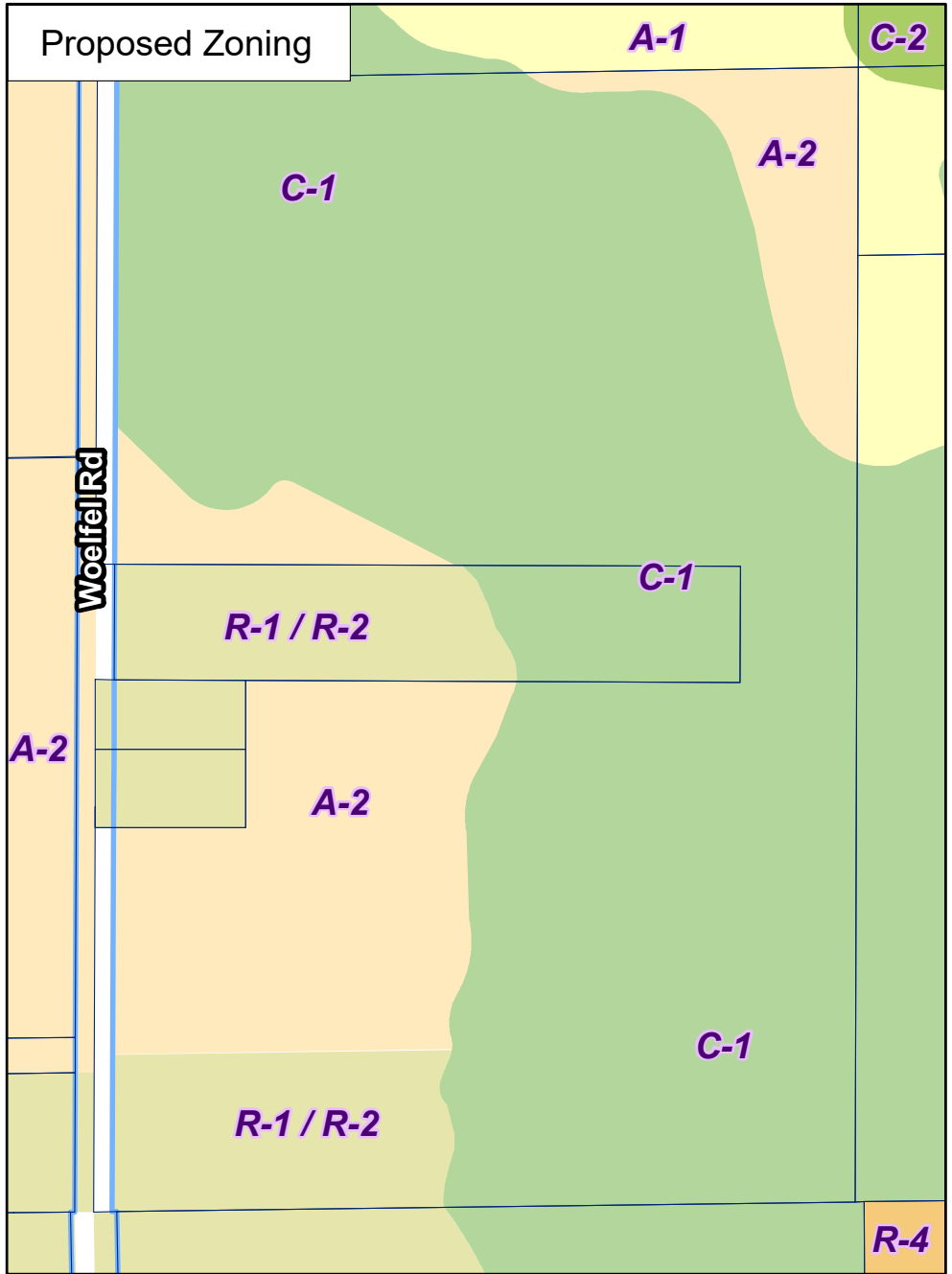
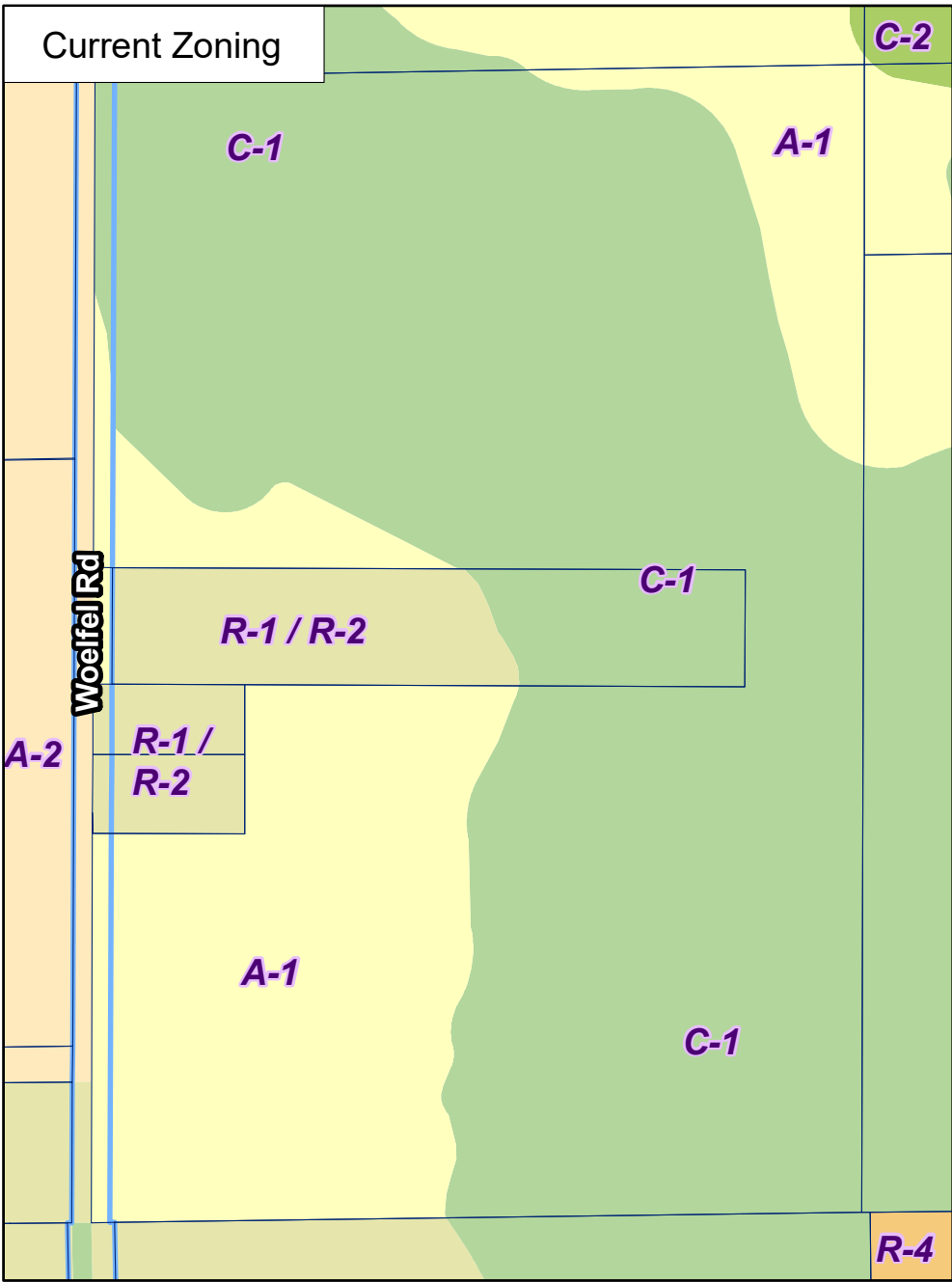
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

- | | |
|------------------------------|-----------------------------|
| 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


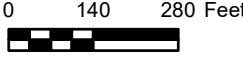
The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The information and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically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



RZ-2502434
Keller
3820 S. Woelfel Rd

Legend

-  Parcels
-  Road Right-of-Way

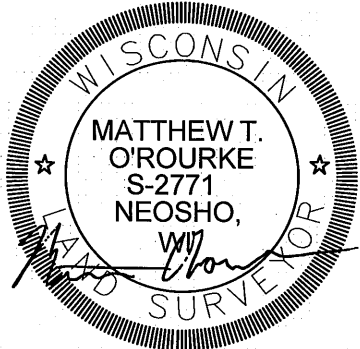
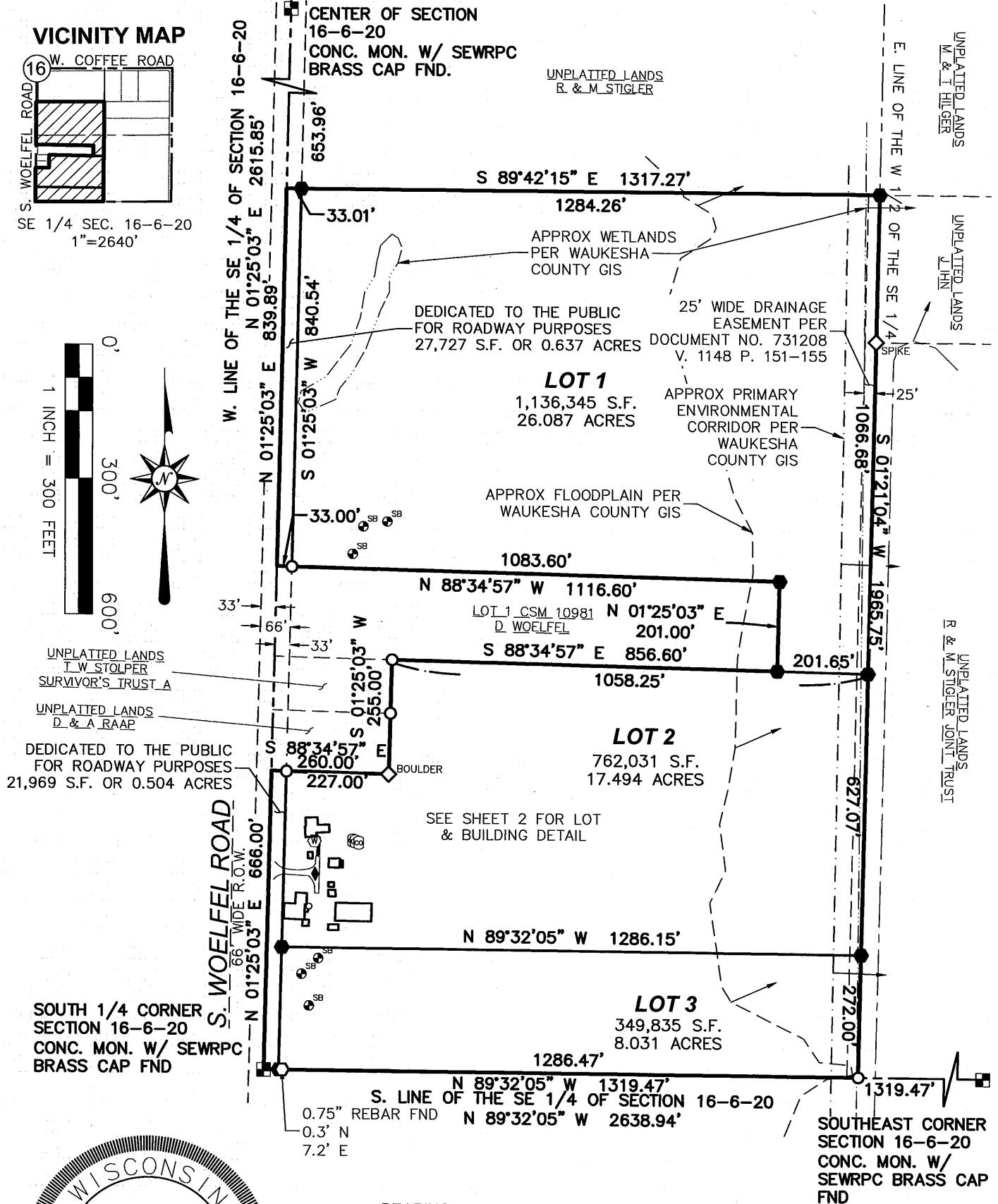
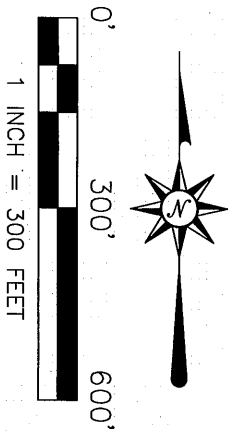
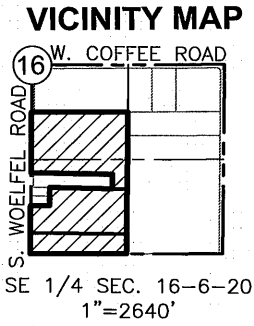



 7

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

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



PREPARED FOR:
ROGER W & MARIAN A WOELFEL
FAMILY TRUST
1227 N JENKINS DR.
OCONOMOWOC WISCONSIN, 53066

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

DATED 11/20/2025
JOB# 25284
SHEET 1 OF 5

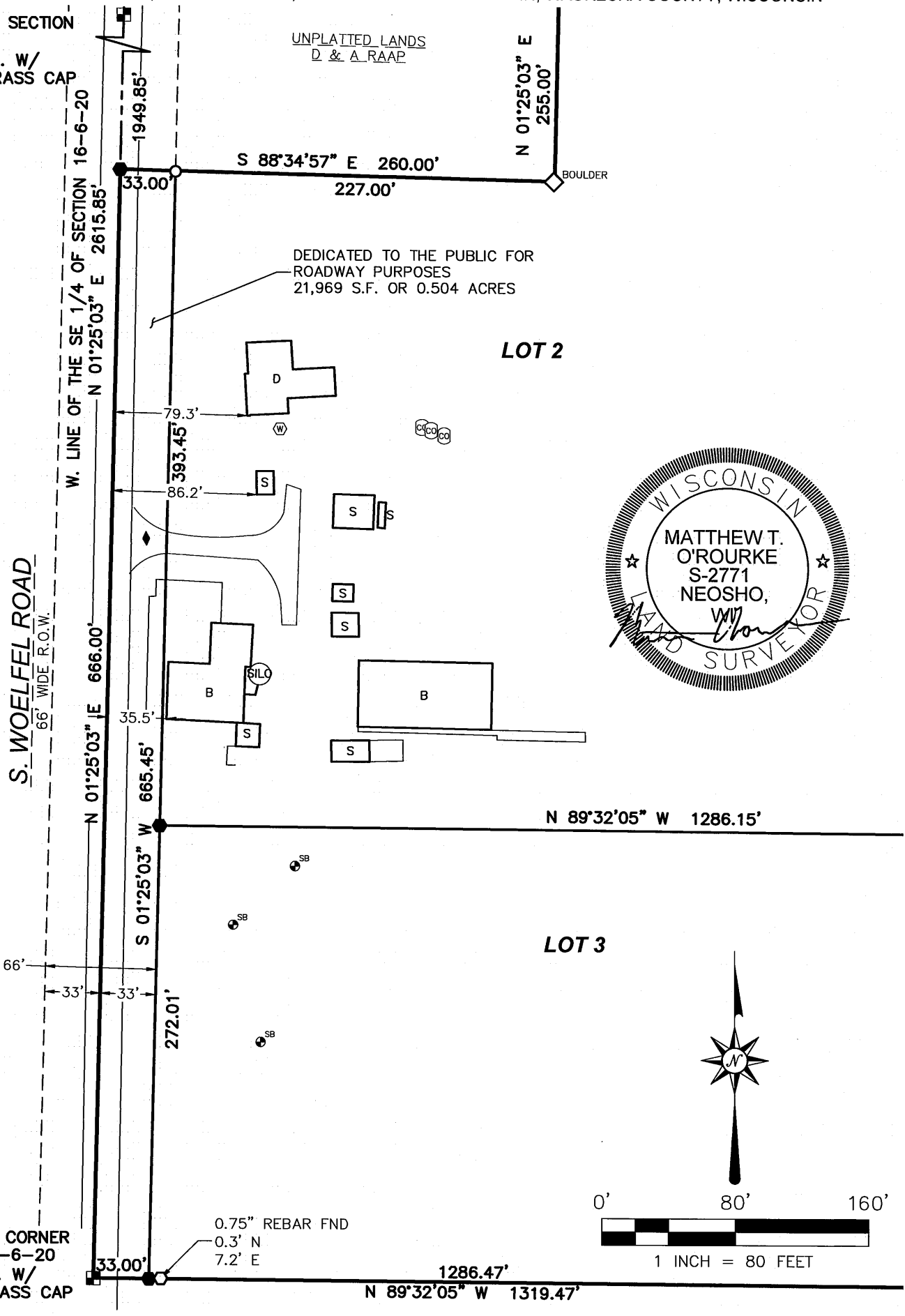
THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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

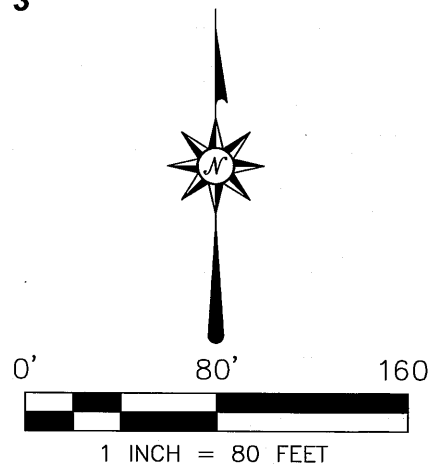
CENTER OF SECTION
16-6-20
CONC. MON. W/
SEWRPC BRASS CAP

UNPLATTED LANDS
D. & A. RAAP



SOUTH 1/4 CORNER
SECTION 16-6-20
CONC. MON. W/
SEWRPC BRASS CAP
FND

0.75" REBAR FND
0.3' N
7.2' E



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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

NOTES:

- LOT 1 AND 2 ARE CURRENTLY ZONED A-1 & C-1 AND REQUIRE REZONING TO A-2.
- LOT 3 IS CURRENTLY ZONED A-1 & C-1 AND REQUIRES REZONING TO R-1/R-2.
- WETLANDS SHOWN ON PAGE 1 OF 5 OF THIS CSM ARE APPROXIMATE. THE CITY OF NEW BERLIN MAY REQUIRE A DELINEATION OF THE WETLANDS AT THE TIME OF A BUILDING PERMIT.
- LOT 2 ADDRESS IS 3820 S WOELFEL RD, NEW BERLIN WISCONSIN, 53151

FLOODPLAIN/WETLAND/ENVIRONMENTAL CORRIDOR AREA RESTRICTIONS

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

1. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., WITHIN THE FLOODPLAIN PRESERVATION AREA IS PROHIBITED, AND WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED TO PROVIDE ACCESS OR SERVICE TO AN APPROVED RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE FLOODPLAIN AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
2. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
3. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT SHALL BE PROHIBITED.
4. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE 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.

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 1" IRON PIPE OR NOTED
○	FOUND 3/4 REBAR" OR NOTED
●	SET 0.75" O.D. X 18" REBAR
	WEIGHING 1.502 LBS/FT.
⊙	WELL
⊙ ^{SB}	SEPTIC CLEANOUT
⊙	SOIL BORE
◆	DRIVEWAY LOCATION
S	SHED
B	BARN
D	DWELLING
----	WETLANDS
----	FLOODPLAIN
----	PRIMARY ENVIRONMENTAL
	CORRIDOR



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 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 SOUTHWEST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN
THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWN 6 NORTH, RANGE 20 EAST AND ALSO BEING
THE POINT OF BEGINNING; THENCE N 01°25'03" E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID
SECTION 16, 666.00 FEET; THENCE S 88°34'57" E, 260.00 FEET; THENCE N 01°25'03" E, 255.00 FEET TO THE
SOUTH LINE OF LOT 1 CSM 10981; THENCE S 88°34'57" E ALONG THE SOUTH LINE OF LOT 1 CSM 10981,
856.60 FEET TO THE SOUTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 01°25'03" E ALONG THE EAST LINE
OF LOT 1 CSM 10981, 201.00 FEET TO THE NORTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 88°34'57" W
ALONG THE NORTH LINE OF LOT 1 CSM 10981, 1116.60 FEET TO A POINT ON THE WEST LINE OF THE
SOUTHEAST 1/4 OF SECTION 16; THENCE N 01°25'03" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF
SECTION 16, 839.89 FEET; THENCE S 89°42'15" E, 1,317.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 16; THENCE S 01°21'04" W ALONG THE EAST LINE OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 16, 1965.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF
SECTION 16; THENCE N 89°32'05" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, 1,319.47
FEET TO THE POINT OF BEGINNING.

DESCRIBED ALNDS HAVING AN AREA OF 2,297,907 SQUARE FEET OR 52.753 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE ROGER W & MARIAN A WOELFEL FAMILY TRUST
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 WAUKESHA COUNTY AND THE CITY OF NEW BERLIN IN SURVEYING,
DIVIDING, DEDICATING 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 SW 1/4 AND PART OF THE NW 1/4 OF THE SE 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 THE ROGER W & MARIAN A WOELFEL FAMILY TRUST 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_____.

DIANNE KELLER – TRUSTEE

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED ROGER
W & MARIAN A WOELFEL FAMILY TRUST, 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 AND RIGHT-OF-WAY DEDICATION 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. 2716

Ordinance to rezone from A-1 (Agricultural District) & C-1 (Upland Resource Conservancy District) to A-2 (Agricultural and Rural Holding District), R-1/R-2 (Rural Conservation Single-Family Residential District) & C-1 (Upland Resource Conservancy 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 Dianne Keller on behalf of the Roger W. & Marian A. Woelfel Family Trust to rezone the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003) from A-1 & C-1 to A-2, R-1/R-2 & C-1:

AREAS TO BE REZONED FROM A-1 to A-2:

UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, THENCE S 89°32'05" E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH WOELFEL ROAD; THENCE N 01°25'03" E ALONG THE EAST RIGHT-OF-WAY OF SOUTH WOELFEL ROAD, 272.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 01°25'03" E ALONG THE EAST RIGHT-OF-WAY, 393.45 FEET; THENCE S 88°34'57" E, 227.00 FEET; THENCE N 01°25'03" E, 255.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 CSM 10981; THENCE S 88°34'57" E ALONG THE SOUTH LINE OF LOT 1 CSM 10981, 856.60 FEET TO THE SOUTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 01°25'03" E ALONG THE EAST LINE OF LOT 1 CSM 10981, 201.00 FEET TO THE NORTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 88°34'57" W ALONG THE NORTH LINE OF LOT 1 CSM 10981, 1083.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SOUTH WOELFEL ROAD; THENCE N 01°25'03" E ALONG THE EAST RIGHT-OF-WAY OF SOUTH WOELFEL ROAD, 840.54 FEET; THENCE S 89°42'15" E, 1284.26 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S 01°21'04" W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, 1693.75 FEET; THENCE N 89°32'05" W, 1286.15 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS AS HAVING AN AREA OF 1,898,376 SQUARE FEET OR 43.581 ACRES.

AREAS TO BE REZONED FROM A-1 to R-1/R-2:

UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, THENCE S 89°32'05" E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SOUTH WOELFEL ROAD AND ALSO THE POINT OF BEGINNING; THENCE N 01°25'03" E ALONG THE EAST RIGHT-OF-WAY, 272.01 FEET; THENCE S 89°32'05" E, 1286.15 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE S 01°21'04" W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, 272.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE N 89°32'05" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, 1286.47 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 349,835 SQUARE FEET OR 8.031 ACRES.

AREAS ZONED C-1 (UPLAND RESOURCE CONSERVANCY DISTRICT) WILL REMAIN UNCHANGED.

SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on January 7, 2026 and recommended approval of said rezoning on February 2, 2026 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 February 10, 2026 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 & C-1 to A-2, R-1/R-2 & C-1 subject to the application and plans on file.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2716 on behalf of the City of New Berlin.

SECTION IV

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

SECTION V

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

SECTION VI

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

PASSED AND ADOPTED by the Common Council this 10th day of February 2026.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Dianne Keller (Trustee) / Rezoning

LOCATION: 3820 S. Woelfel Road (Tax Key #: 1216.991.003)

REQUEST: Approval of a 3-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	11/21/2025
Completeness Determination:	11/24/2025
90-day time limit expires:	2/19/2026
Final Common Council Action:	2/10/2026

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003).

1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.
 - a. Sheet 1: Lot 2, the bearing S 01D25'03" W should be N 01D 25'03" E as described in the legal description on Sheet 4.
 - b. Sheet 4: Paragraph 3, there is a spelling error. ALNDS should be LANDS.
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. 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.
6. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.
7. 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.
8. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of February 2, 2026

Dianne Keller (Trustee) - Roger W & Marian A Woelfel Family Trust / Rezoning
3820 S. Woelfel Road (Tax Key #: 1216.991.003)

DATE STAFF REPORT PREPARED: January 16, 2026

APPLICANT / OWNER(S): Dianne Keller (Trustee) / Roger W & Marian A Woelfel Family Trust

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting approval of a 3-Lot Certified Survey Map the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 11/21/2025

DATE OF COMPLETENESS DETERMINATION: 11/24/2025

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 9/16/2025

Site Visit: 12/16/2025

CONCEPTUAL PLAN: Yes, a CSM has been submitted.

SIZE OF DEVELOPMENT / PARCEL(S): 52.79 acres

CURRENT ZONING: A-1 (Agricultural District) & C-1 (Upland Resource Conservancy District)

CURRENT LAND USE: Agricultural & Single-Family Residential

PROPOSED ZONING: A-2 (Agricultural and Rural Holding District), R-1/R-2 (Rural Conservation Single-Family Residential District) & C-1 (Upland Resource Conservancy District) / (See File # RZ-2502434).

PROPOSED LAND USE: Agricultural & Single-Family Residential

PROPOSED LOT SIZES:

Lot 1 26.087 acres

Lot 2 17.494 acres

Lot 3 8.031 acres

PROPOSED DENSITY:

A-2 1 lot per 10 acres

R-1/R-2 1 lot per 5 acres

ADJACENT ZONING AND LAND USE:

North: Zoning: A-1 & C-1

Land Use: Agricultural

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

Land Use: Single-Family Residential

East: Zoning: A-1, C-1 & C-2

Land Use: Agricultural

West: Zoning: A-2

Land Use: 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 §275-32B(2), §275-33B(1), and §275-37B(3).

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes, from A-1 and C-1 to A-2, R-1/R-2, and C-1 (See File # RZ-2502434).

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Public Hearing for rezoning held on 1/7/2026 (See File # RZ-2502434).

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 along the eastern property line.

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: Yes, there is an area of floodplain along the eastern property line, along the back of all 3 lots.

Topography / Geologic: The site slopes to the east.

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: N/A

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: 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:

6/12/2012 Common Council approved rezoning from A-1 and C-1 to A-1, R-1/R-2, and C-1

6/12/2012 Common Council approved a 1-lot CSM

1/7/2026 Public hearing for proposed rezoning from A-1 and C-1 to A-2, R-1/R-2 and C-1
(See File # RZ-2502434).

CONSISTENCY WITH PREVIOUS ACTION: Yes

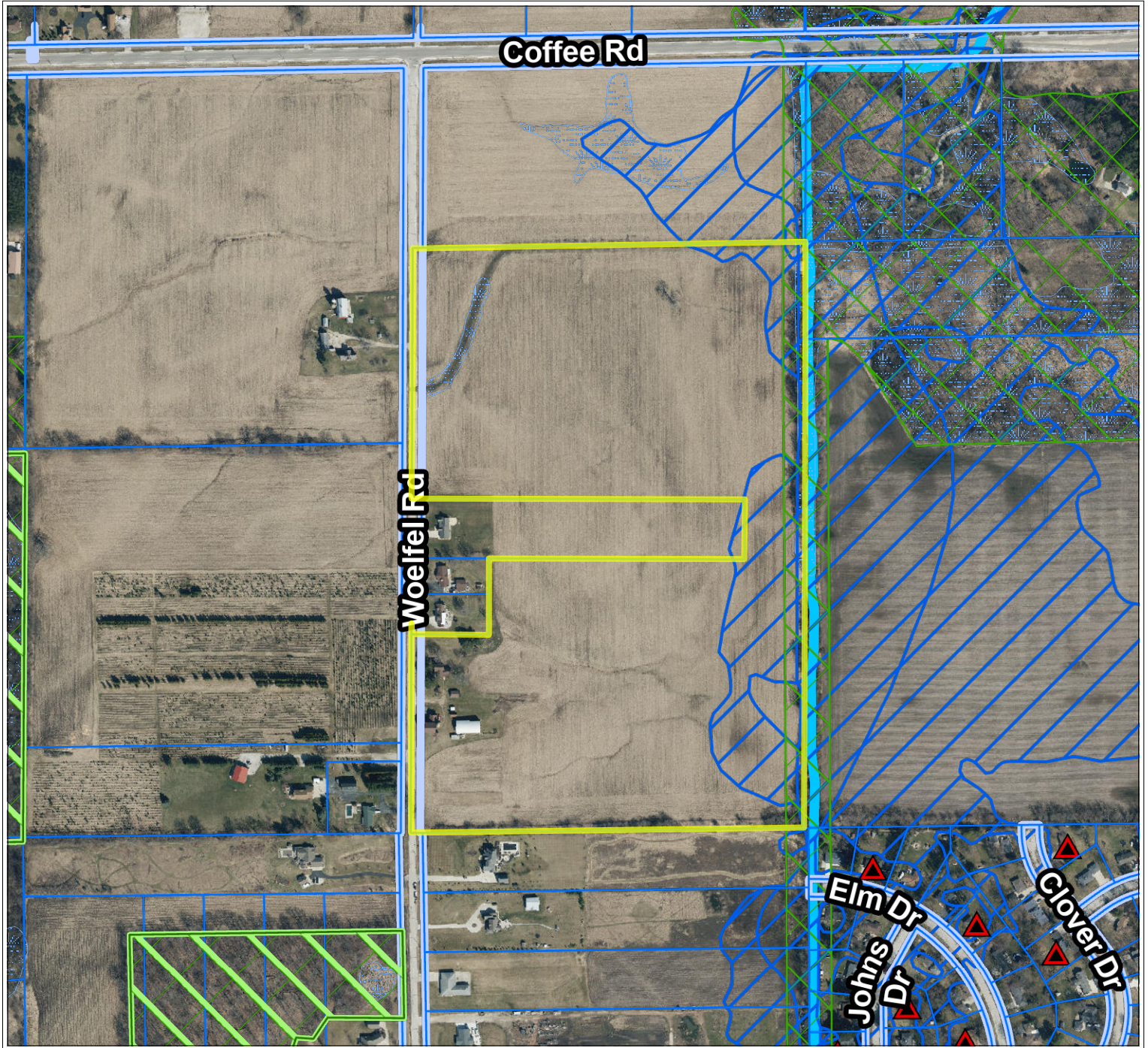
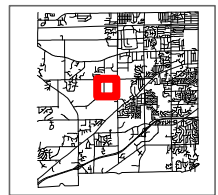
FINDINGS:

1. The applicant has simultaneously submitted an application to rezone the property from A-1 and C-1 to A-2, R-1/R-2, and C-1 (See File # RZ-2502434).
2. Per §275-32D, the minimum lot area is 10 acres and the minimum lot width is 330' in the A-2 District. The proposed lots meets these minimum lot dimensions (Lots 1 & 2).
3. Per §275-33D, the minimum lot area is 5 acres and the minimum lot width is 200' in the R-1/R-2 District. The proposed lot meets these minimum lot dimensions (Lot 3).

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the property located at 3820 S. Woelfel Road (Tax Key #: 1216.991.003). **See Executive Summary.**

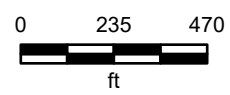
ATTACHMENTS:

Location Map
Zoning Comparison Map
CSM



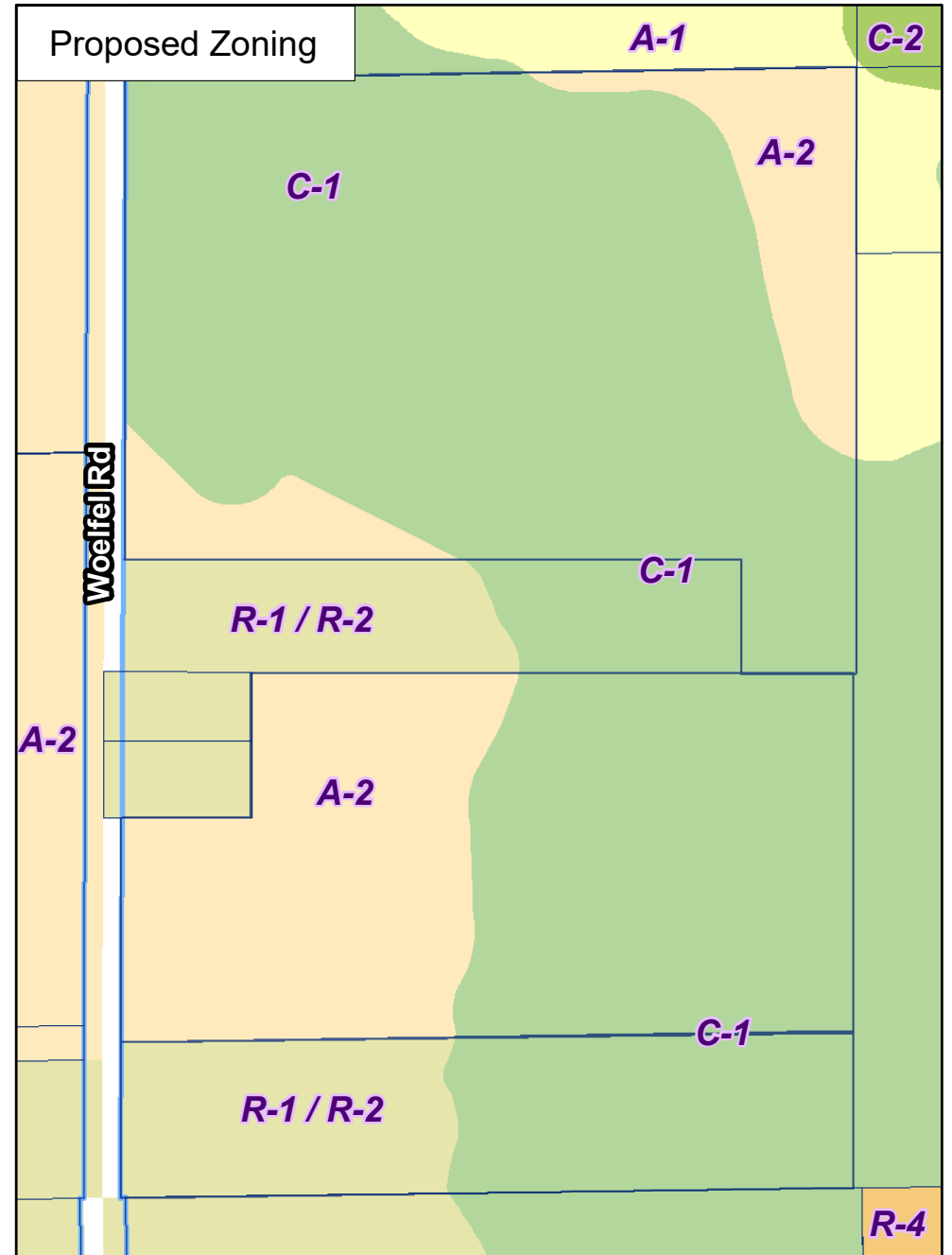
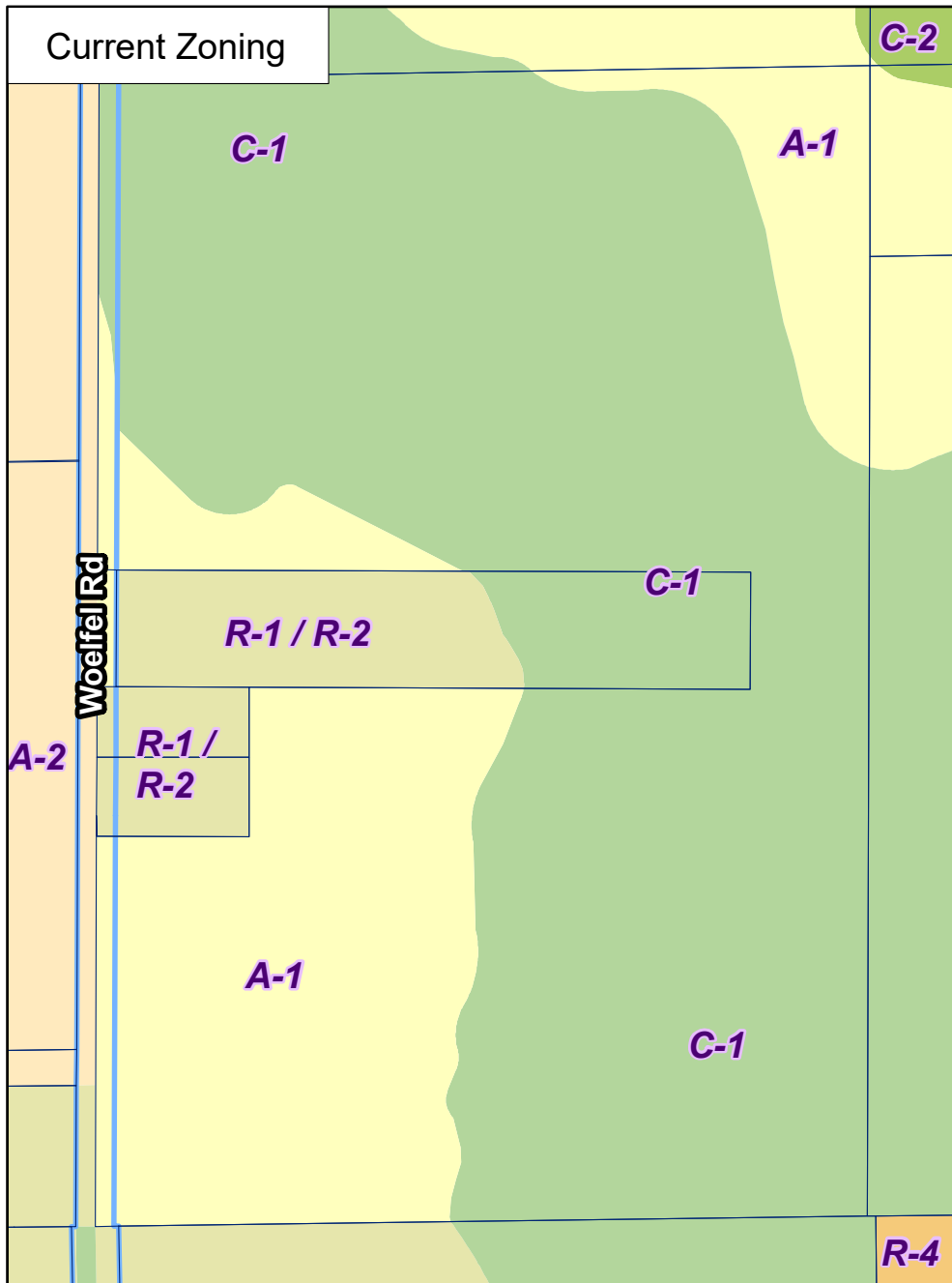
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org

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


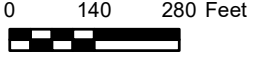
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RZ-2502434
Keller
3820 S. Woelfel Rd

Legend

-  Parcels
-  Road Right-of-Way

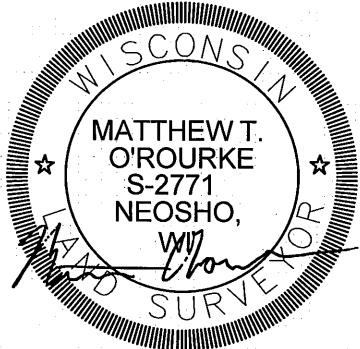
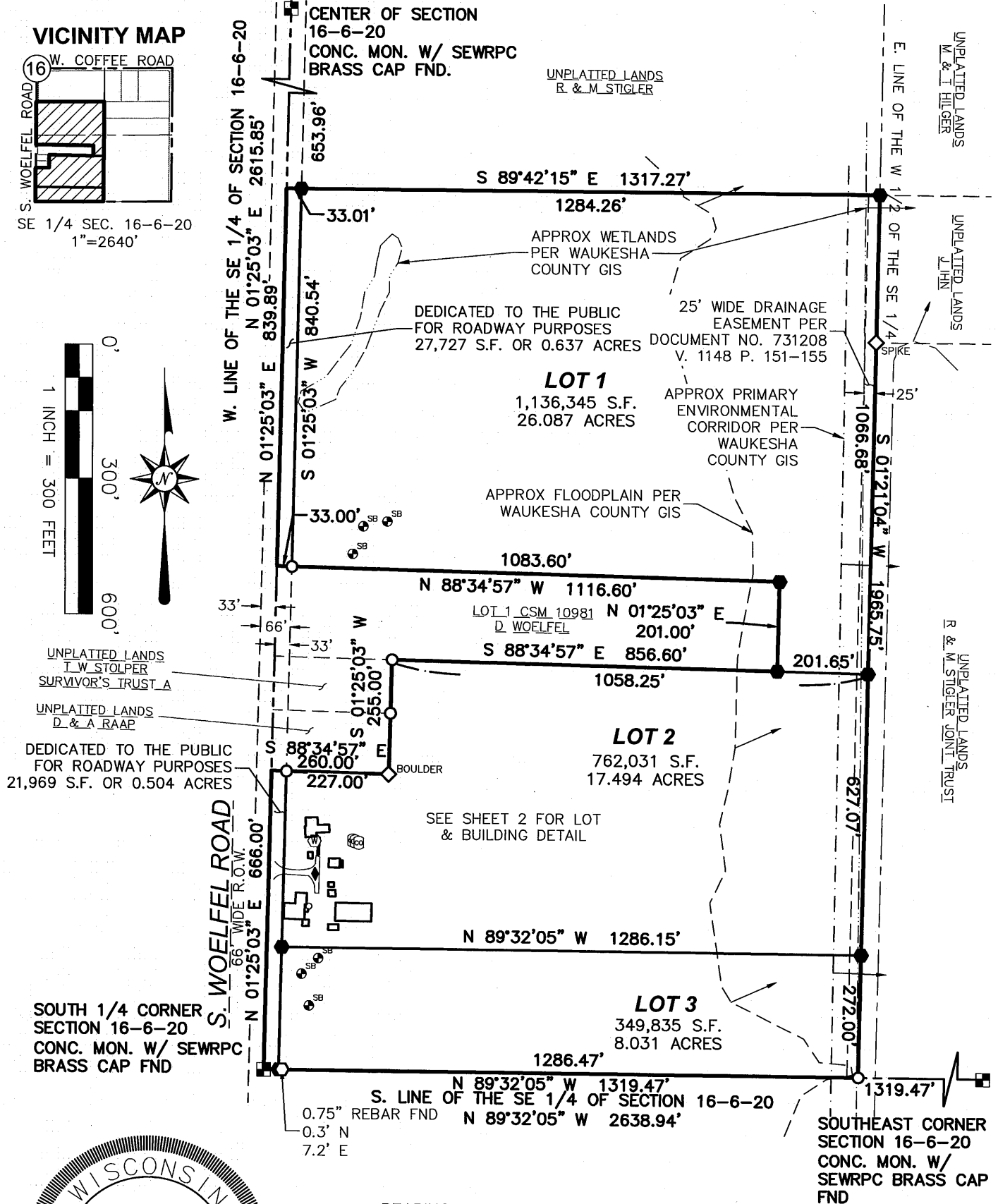
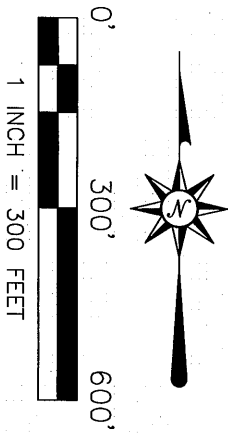
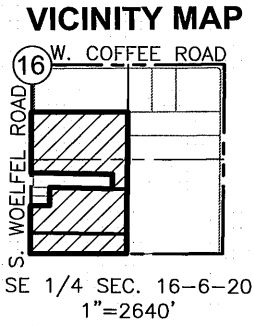



 7

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO.

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



PREPARED FOR:
ROGER W & MARIAN A WOELFEL
FAMILY TRUST
1227 N JENKINS DR.
OCONOMOWOC WISCONSIN, 53066

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

DATED 11/20/2025
JOB# 25284
SHEET 1 OF 5

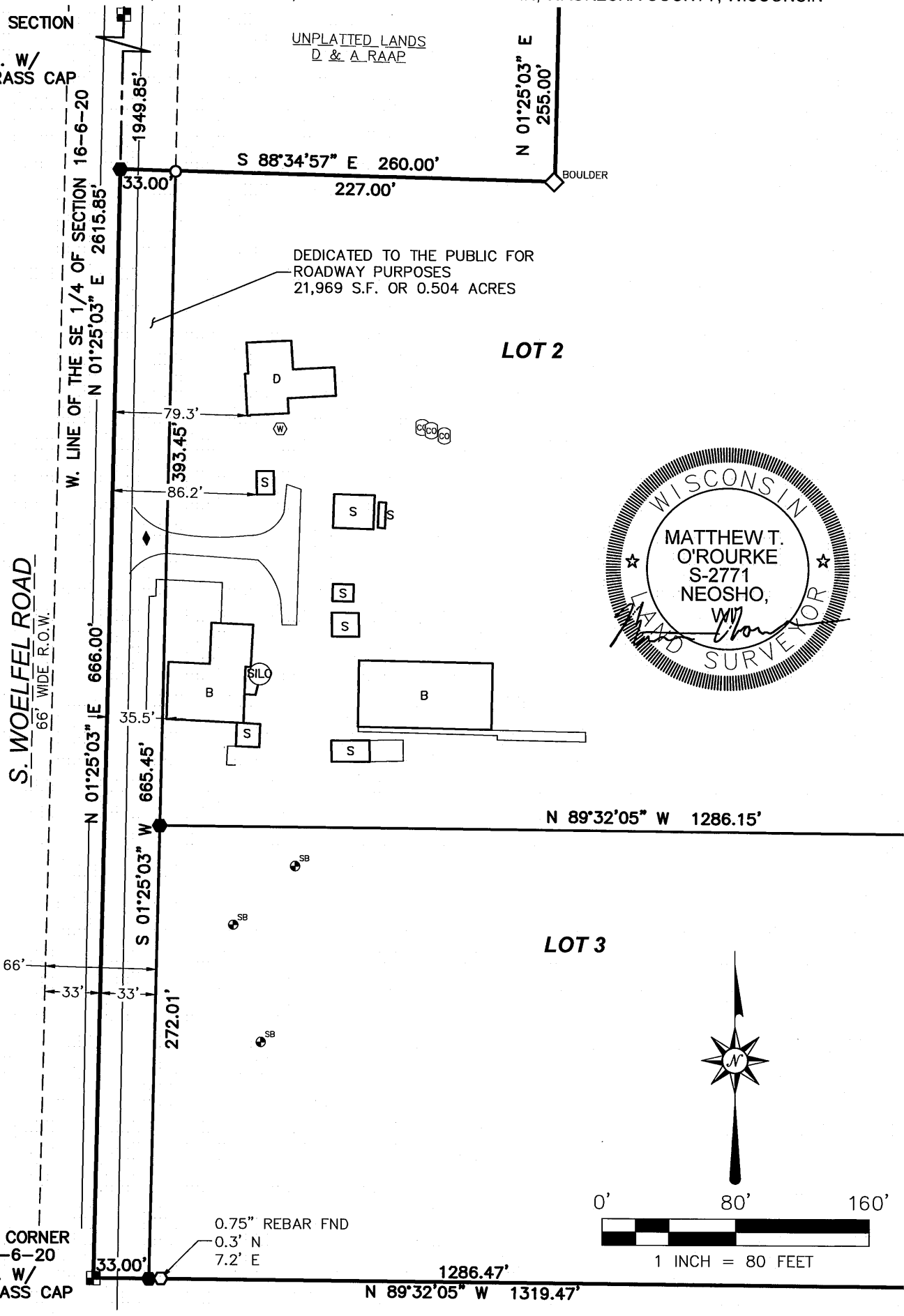
THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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

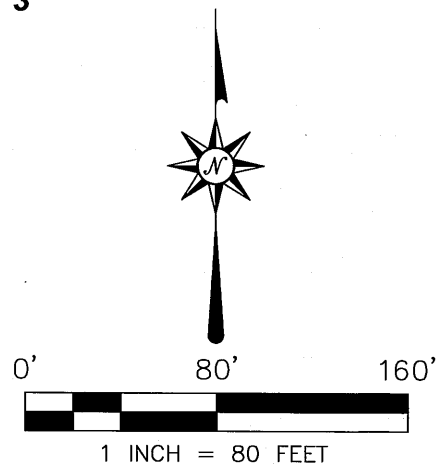
CENTER OF SECTION
16-6-20
CONC. MON. W/
SEWRPC BRASS CAP

UNPLATTED LANDS
D. & A. RAAP



SOUTH 1/4 CORNER
SECTION 16-6-20
CONC. MON. W/
SEWRPC BRASS CAP
FND

0.75" REBAR FND
0.3' N
7.2' E



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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

NOTES:

- LOT 1 AND 2 ARE CURRENTLY ZONED A-1 & C-1 AND REQUIRE REZONING TO A-2.
- LOT 3 IS CURRENTLY ZONED A-1 & C-1 AND REQUIRES REZONING TO R-1/R-2.
- WETLANDS SHOWN ON PAGE 1 OF 5 OF THIS CSM ARE APPROXIMATE. THE CITY OF NEW BERLIN MAY REQUIRE A DELINEATION OF THE WETLANDS AT THE TIME OF A BUILDING PERMIT.
- LOT 2 ADDRESS IS 3820 S WOELFEL RD, NEW BERLIN WISCONSIN, 53151

FLOODPLAIN/WETLAND/ENVIRONMENTAL CORRIDOR AREA RESTRICTIONS

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

1. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., WITHIN THE FLOODPLAIN PRESERVATION AREA IS PROHIBITED, AND WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED TO PROVIDE ACCESS OR SERVICE TO AN APPROVED RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE FLOODPLAIN AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
2. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
3. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT SHALL BE PROHIBITED.
4. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE 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.

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 1" IRON PIPE OR NOTED
○	FOUND 3/4 REBAR" OR NOTED
●	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
⊙	WELL
⊙ ^{SB}	SEPTIC CLEANOUT SOIL BORE
◆	DRIVEWAY LOCATION
S	SHED
B	BARN
D	DWELLING
----	WETLANDS
----	FLOODPLAIN
----	PRIMARY ENVIRONMENTAL CORRIDOR



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING PART OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 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 SOUTHWEST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN
THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWN 6 NORTH, RANGE 20 EAST AND ALSO BEING
THE POINT OF BEGINNING; THENCE N 01°25'03" E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID
SECTION 16, 666.00 FEET; THENCE S 88°34'57" E, 260.00 FEET; THENCE N 01°25'03" E, 255.00 FEET TO THE
SOUTH LINE OF LOT 1 CSM 10981; THENCE S 88°34'57" E ALONG THE SOUTH LINE OF LOT 1 CSM 10981,
856.60 FEET TO THE SOUTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 01°25'03" E ALONG THE EAST LINE
OF LOT 1 CSM 10981, 201.00 FEET TO THE NORTHEAST CORNER OF LOT 1 CSM 10981; THENCE N 88°34'57" W
ALONG THE NORTH LINE OF LOT 1 CSM 10981, 1116.60 FEET TO A POINT ON THE WEST LINE OF THE
SOUTHEAST 1/4 OF SECTION 16; THENCE N 01°25'03" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF
SECTION 16, 839.89 FEET; THENCE S 89°42'15" E, 1,317.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 16; THENCE S 01°21'04" W ALONG THE EAST LINE OF THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 16, 1965.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF
SECTION 16; THENCE N 89°32'05" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, 1,319.47
FEET TO THE POINT OF BEGINNING.

DESCRIBED ALNDS HAVING AN AREA OF 2,297,907 SQUARE FEET OR 52.753 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE ROGER W & MARIAN A WOELFEL FAMILY TRUST
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 WAUKESHA COUNTY AND THE CITY OF NEW BERLIN IN SURVEYING,
DIVIDING, DEDICATING 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 SW 1/4 AND PART OF THE NW 1/4 OF THE SE 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 THE ROGER W & MARIAN A WOELFEL FAMILY TRUST 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_____.

DIANNE KELLER – TRUSTEE

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED ROGER
W & MARIAN A WOELFEL FAMILY TRUST, 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 AND RIGHT-OF-WAY DEDICATION 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: John Spitz with Western Contractors Inc. / 1-Lot Certified Survey Map

LOCATION: 2445 S. 179th Street (Tax Key #: 1185.990) & 2345 S. 179th Street (Tax Key #'s: 1185.994 & 1185.991)

REQUEST: Approval of a 1-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	12/19/2025
Completeness Determination:	1/9/2026 (CSM revised)
90-day time limit expires:	4/9/2026
Final Common Council Action:	2/10/2026

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 2445 S. 179th Street (Tax Key #: 1185.990) & 2345 S. 179th Street (Tax Key #'s: 1185.994 & 1185.991), 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.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of February 2, 2026

John Spitz with Western Contractors Inc. / 1-Lot Certified Survey Map
2445 S. 179th Street (Tax Key #: 1185.990) & 2345 S. 179th Street (Tax Key #'s: 1185.994 & 1185.991)

DATE STAFF REPORT PREPARED: December 30, 2025

APPLICANT / OWNER(S): John Spitz with Western Contractors Inc. / John and Marilyn Spitz Joint Trust

REQUEST / DESCRIPTION OF PROJECT: Approval of a 1-Lot Certified Survey Map for the properties located at 2445 S. 179th Street (Tax Key #: 1185.990) & 2345 S. 179th Street (Tax Key #'s: 1185.994 & 1185.991).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 12/19/2025

DATE OF COMPLETENESS DETERMINATION: 1/9/2026 (Revised CSM received on this date)

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 12/2/2025

Staff Site Visit: 1/7/2026

CONCEPTUAL PLAN: CSM submitted.

SIZE OF DEVELOPMENT / PARCEL(S):

2245 S. 179th Street (Tax Key #: 1185.990)	1.70 Acres
2345 S. 179 th Street (Tax Key #: 1185.994)	8.94 Acres
Tax Key #: 1185.991	0.12 Acres

CURRENT ZONING: M-1/SPO (Light Manufacturing District/ Special Plan Overlay), C-1 (Upland Resource Conservancy District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: City of New Berlin – Jacob’s Ridge Lift Station

PROPOSED ZONING: N/A

PROPOSED LAND USE: No change

PROPOSED LOT SIZES:

Lot 1 10.767 acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: M-1/SPO/C-1	Land Use: Industrial
South: Zoning: M-1/SPO/C-1	Land Use: Industrial
East: Zoning: M-1/SPO	Land Use: Industrial
West: Zoning: M-1/SPO/C-1/C-2	Land Use: Industrial

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Vision:

- *The vision for the West Lincoln Avenue area is to develop it into a unique business park environment with campus settings designed around environmentally sensitive areas. Clean, environmentally sensitive light industrial and office parks will be encouraged.*

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.*
- *Larger assemblages of properties should be the priority for this corridor. Pull land together in larger components rather than in a piecemeal fashion.*

Land Use

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

ZONING CODE (Chapter 275): The proposed lot, which is a consolidation of three existing lots of record, meets the requirements in §275-32B(2), §275-37B(3), & §275-37B(4)

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No, not required for a CSM.

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: No, not required for a CSM.

PROPOSED ARCHITECTURE: No, not required for a CSM.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: Yes, a wetland delineation was conducted on 8/12/21 by Dave Meyer with Wetland & Waterway Consulting, LLC. The wetlands have been registered on the City's Zoning map.

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes from the north and south to the center of the property.

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: None

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.: N/A

TRAFFIC IMPACT: No increase

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

2345 S. 179th Street (Tax Key #'s: 1185.994 & 1185.991)

- 4/1/2002 Plan Commission approval for a wet well, lift station, and above ground emergency power generator unit including a 12' x 20' building.
- 5/2/2011 Violation for filling on this parcel and the parcel directly to the west. Plan Commission approved an after-the-fact grading plan File #: UA-11-016 for this parcel at the parcel directly to the west. Plan Commission held a public hearing to rezone and the wetlands File #: RZ-11-003.
- 1/7/2026 Plan Commission held a public hearing on a Conditional Use Permit to rebuild Jacob's Ridge Lift Station and approved the project.

2445 S. 179th Street (Tax Key #: 1185.990)

1991 Building constructed. A variety of re-occupancies have occurred in this building over the years.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

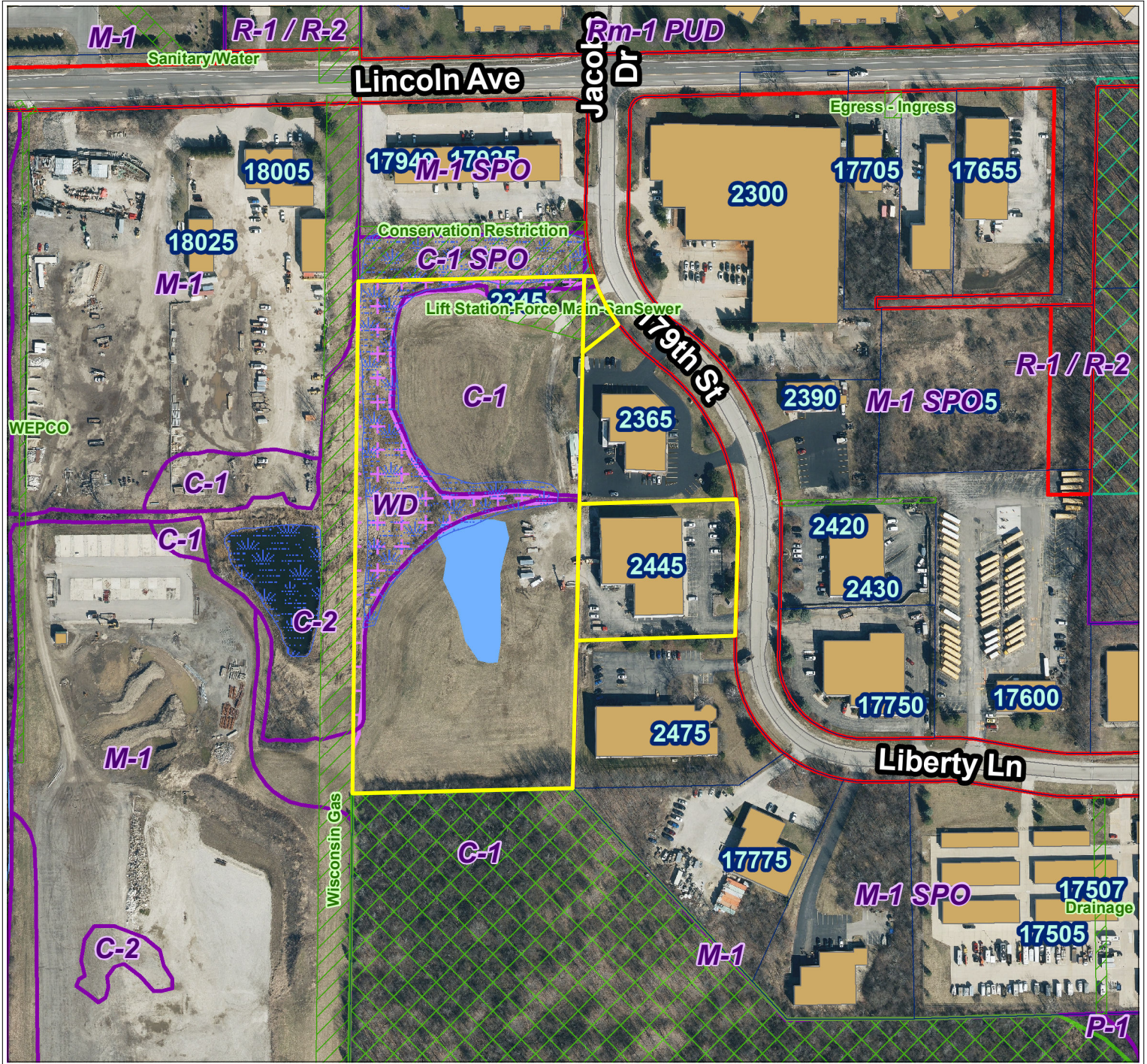
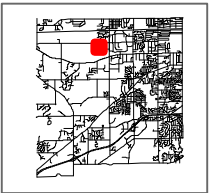
1. Per Section 275-35D of the Zoning Code, the minimum lot area is 40,000 sq. ft. and the minimum lot width is 200' in the M-1 Zoning District. The proposed lots meet the minimum lot dimensions.
2. The property is also zoned C-1. Required setbacks are 40' front, 25' side and 40' rear.
3. The owner of the property prepared a wetland delineation report dated 11/16/2021. The wetland delineation was conducted on 8/12/21 by Dave Meyer with Wetland & Waterway Consulting, LLC. The wetlands have been registered on the City's Zoning map.
4. The City has an easement for Jacob's Ridge Permanent Sanitary Sewerage Lift Station and Force Main Easement. The document was recorded on July 15, 2003.
5. The C-1 was an overlay that was placed on this land during the citywide rezoning in 1993.
6. A historical review of planning and assessor documents indicate that this land was intended to have a future land use of "Business Park/Industrial".
7. The applicant submitted two soil reports prepared by CGC, Inc. The first report dated October 8, 2021 was to explore overall soil on the land for future parking lot and storage yard. The second report dated November 22, 2025 was to explore the soil as it relates to storm water management for future development. Any request to officially remove the C-1 overlay would require additional information from this consultant as well as a rezoning application.

D.R.C. RECOMMENDATION:

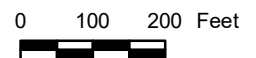
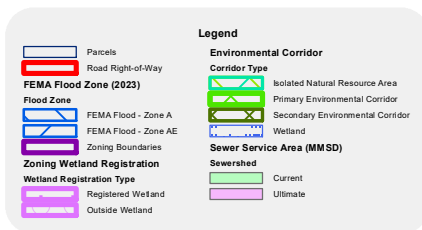
Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 2445 S. 179th Street (Tax Key #: 1185.990) & 2345 S. 179th Street (Tax Key #'s: 1185.994 & 1185.991), subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

Location Map
CSM



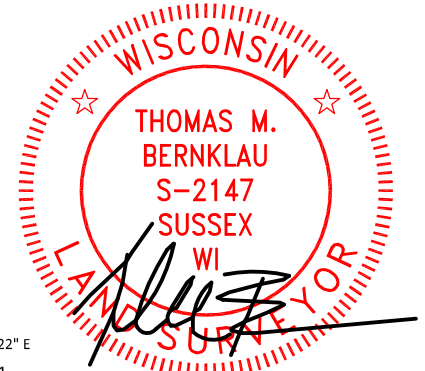
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



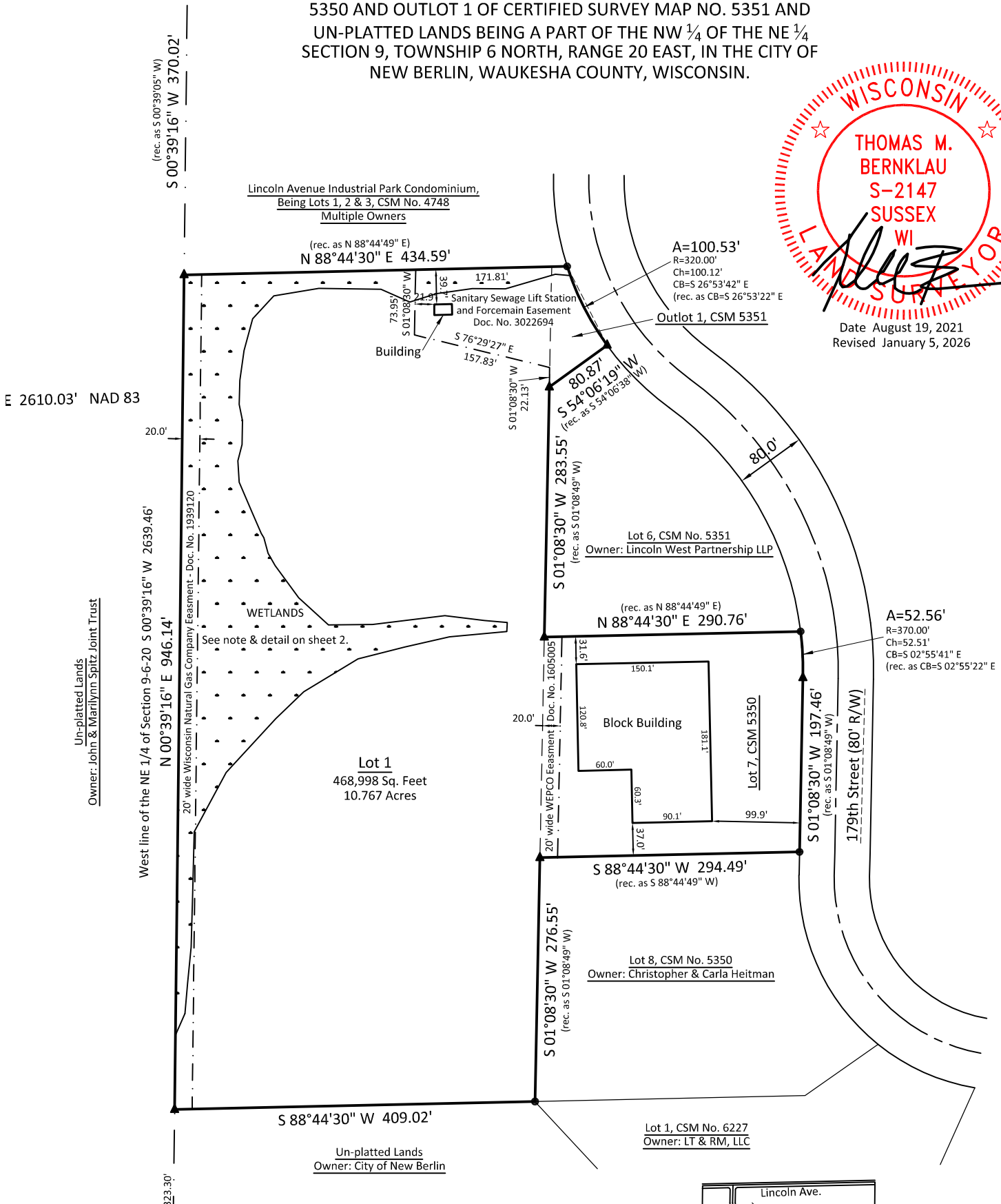
The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically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

North 1/4 corner
Section 9-6-20
conc. mon. with brass cap

CERTIFIED SURVEY MAP NO. _____
BEING A RE-DIVISION OF LOT 7 OF CERTIFIED SURVEY MAP NO. 5350 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5351 AND UN-PLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 SECTION 9, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



Date August 19, 2021
Revised January 5, 2026



E 2610.03' NAD 83

Un-platted Lands
Owner: John & Marilyn Spitz Joint Trust

West line of the NE 1/4 of Section 9-6-20 S 00°39'16" W 2639.46'
N 00°39'16" E 946.14'

WETLANDS
See note & detail on sheet 2.

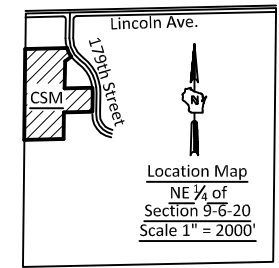
Lot 1
468,998 Sq. Feet
10.767 Acres

Block Building

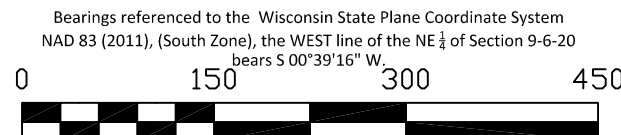
Lot 8, CSM No. 5350
Owner: Christopher & Carla Heitman

Lot 1, CSM No. 6227
Owner: LT & RM, LLC

- Legend**
- ◆ Section Corner - conc. mon. with brass cap
 - Iron Pipe Found
 - ▲ 3/4" dia. Rebar Set, 18" long, weighing 1.50 Lbs./lin. ft.



Bernklau Surveying, Inc.
NGO W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com



Prepared for:
John & Marilyn Spitz Joint Trust
W267 N6389 Top-O-Hill Drive
Sussex, WI 53089

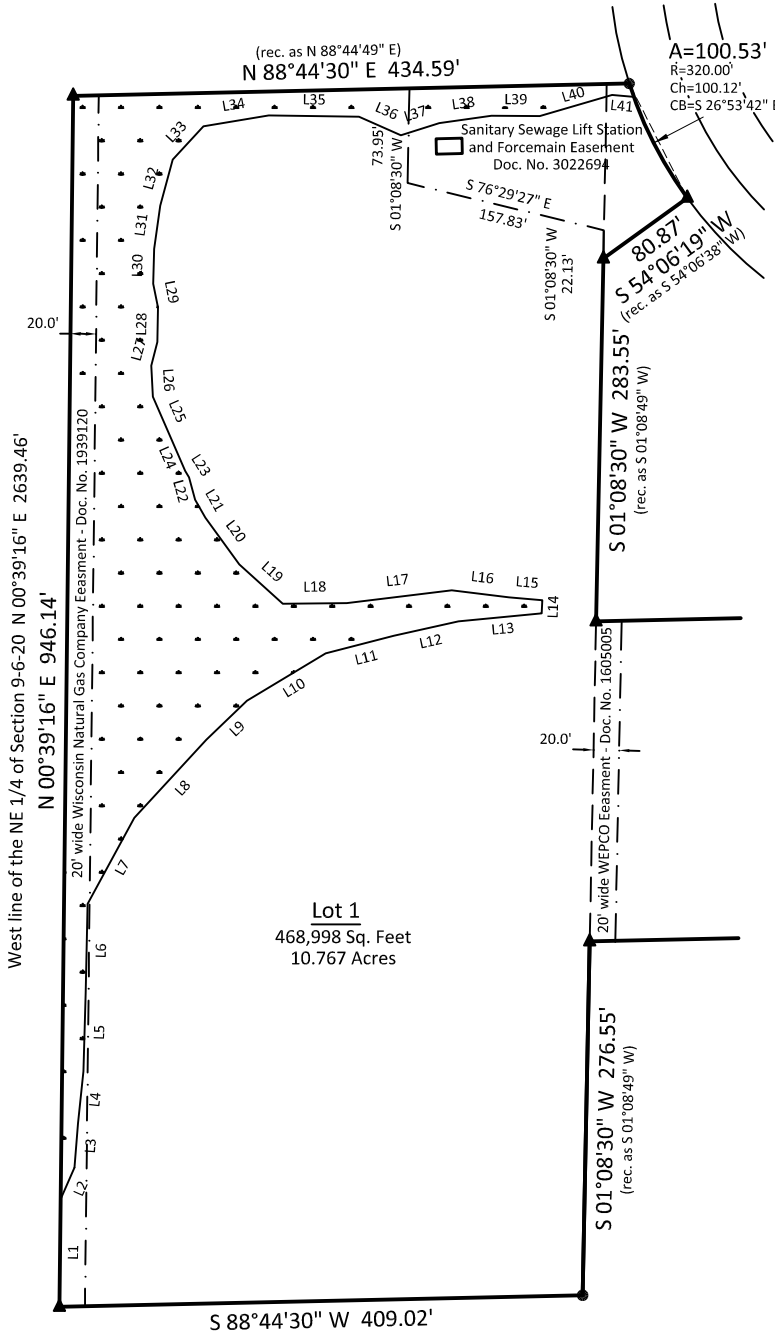
PN 4309-21

This instrument drafted by Thomas M. Bernklau
Sheet 1 of 4

CERTIFIED SURVEY MAP NO. _____
 BEING A RE-DIVISION OF LOT 7 OF CERTIFIED SURVEY MAP NO.
 5350 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5351 AND
 UN-PLATTED LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4
 SECTION 9, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF
 NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

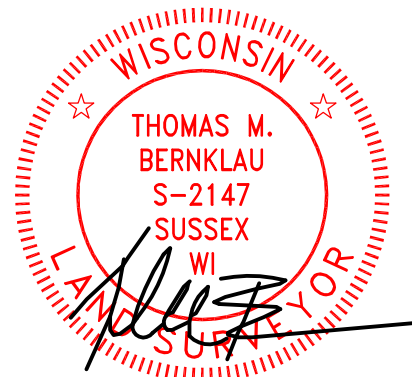
Wetland Note, Detail & Line Table

Wetlands shown hereon were delineated by Wetland &
 Waterway Consulting, LLC on August 12, 2021 and
 surveyed by Bernklau Surveying, Inc. on August 17, 2021.



Wetland Line Table

LINE	BEARING	DISTANCE
L1	N 00°39'16" E	84.24'
L2	N 23°44'07" E	26.72'
L3	N 04°53'50" E	34.73'
L4	N 05°44'26" E	40.82'
L5	N 01°44'38" E	61.34'
L6	N 01°17'16" E	69.41'
L7	N 28°17'46" E	76.64'
L8	N 42°46'52" E	83.04'
L9	N 46°12'01" E	44.02'
L10	N 58°49'45" E	71.66'
L11	N 75°41'34" E	55.08'
L12	N 77°18'59" E	51.86'
L13	N 84°36'10" E	65.24'
L14	N 02°05'40" E	10.26'
L15	N 85°00'39" W	26.07'
L16	N 83°08'34" W	45.12'
L17	S 83°10'21" W	82.55'
L18	S 89°21'18" W	49.98'
L19	N 47°49'02" W	45.73'
L20	N 36°00'07" W	45.24'
L21	N 29°51'35" W	15.94'
L22	N 15°15'22" W	18.13'
L23	N 32°32'39" W	5.92'
L24	N 23°03'35" W	27.00'
L25	N 23°27'57" W	36.31'
L26	N 03°26'05" W	24.19'
L27	N 14°46'38" E	19.24'
L28	N 00°49'25" E	27.03'
L29	N 11°39'35" W	18.85'
L30	N 01°47'09" E	27.16'
L31	N 08°04'54" E	34.16'
L32	N 15°02'01" E	37.16'
L33	N 42°46'32" E	35.54'
L34	N 80°36'20" E	51.60'
L35	S 89°14'30" E	70.57'
L36	S 65°58'02" E	35.81'
L37	N 72°25'32" E	31.48'
L38	N 81°57'26" E	41.26'
L39	S 89°49'41" E	37.69'
L40	N 73°49'31" E	58.92'
L41	S 84°59'04" E	16.93'



Date August 19, 2021
 Revised January 5, 2026

Bernklau Surveying, Inc.
 N60 W25864 Walnut Road
 Sussex, WI 53089
 (262) 538-0708
 www.bernklausurveying.com



This instrument drafted by Thomas M. Bernklau
 Sheet 2 of 4

Prepared for:
 John & Marilyn Spitz Joint Trust
 W267 N6389 Top-O-Hill Drive
 Sussex, WI 53089

CERTIFIED SURVEY MAP NO. _____
BEING A RE-DIVISION OF LOT 7 OF CERTIFIED SURVEY MAP NO. 5350
AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5351 AND UN-PLATTED
LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 SECTION 9,
TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN,
WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed, divided and mapped this Certified Survey Map, being a re-division of Lot 7 of Certified Survey Map No. 5350 and Outlot 1 of Certified Survey Map No. 5351 and un-platted lands being a part of the NW 1/4 of the NE 1/4 of Section 9, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

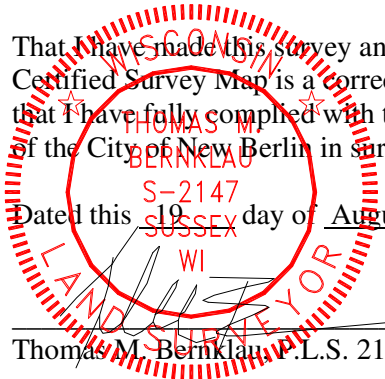
Commencing at the North 1/4 corner of the said Section 9; thence S 00°39'16" W along the west line of the NE 1/4 of said Section 9 and, 370.02 feet to the point of beginning; thence N 88°44'30" E, 434.59 feet to a point on the west right of way of 179th Street; thence along said right of way and along the arc of a curve to the left, 100.53 feet, whose radius is 320.00 feet and whose chord bears S 26°53'42" E, 100.12 feet; thence S 54°06'19" W, 80.87 feet, thence S 01°08'30" W, 283.55 feet; thence N 88°44'30" E, 290.76 feet to a point on the west right of way of 179th Street; thence along said right of way and along the arc of a curve to the right, 52.56 feet, whose radius is 370.00 feet and whose chord bears S 02°55'41" E, 52.51 feet; thence continuing along said right of way S 01°08'30" W, 197.46 feet; S 88°44'30" W, 294.49 feet; thence S 01°08'30" W, 276.55 feet; S 88°44'30" W, 409.02 feet to a point on the west line of the NE 1/4 of said Section 9; thence N 00°39'16" E along said west line, 946.14 feet to the point of beginning.

Containing 468,998 square feet (10.767 acres) of land more or less.

That I have made this survey and map at the direction of the owners of said land, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have fully complied with the provisions of Wisconsin Statutes 236, and the regulations of the City of New Berlin in surveying and mapping the same.

Dated this 19th day of August, 2021
Revised January 5, 2026

Thomas M. Bernklau, P.L.S. 2147



CERTIFIED SURVEY MAP NO. _____
BEING A RE-DIVISION OF LOT 7 OF CERTIFIED SURVEY MAP NO. 5350
AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5351 AND UN-PLATTED
LANDS BEING A PART OF THE NW 1/4 OF THE NE 1/4 SECTION 9,
TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN,
WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

John Spitz and Marilynn Spitz Joint Trust, Owners, do hereby certify that they have caused the land described to be surveyed, divided and mapped, as represented on this Certified Survey Map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the City of New Berlin.

Witness the hands and seal of said owner this ____ day of _____, 20__.

In the presence of:

John Spitz, Trustee

Marilynn Spitz, Trustee

State of Wisconsin) ss
County of Waukesha)

Personally, came before me this ____ day of _____, 20__, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin, on this ____ day of _____, 20__.

David Ament, Chairman

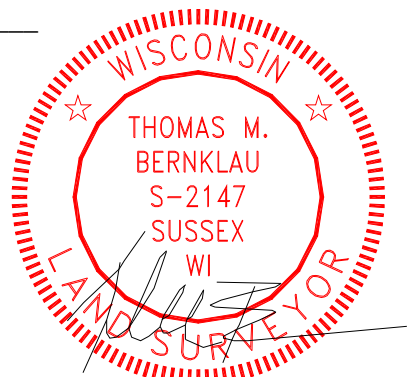
Nikki Jones, Secretary

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin,
on this ____ day of _____, 20__.

David Ament, Mayor

Rubina R. Medina, City Clerk



Date August 19, 2021
Revised January 5, 2026