



Plan Commission Meeting Agenda

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

Published: 2.20.2026

AGENDA

1. PRIVILEGE OF THE FLOOR

Each speaker will be limited to three (3) minutes. The Privilege of the Floor session shall not exceed a total of thirty (30) minutes.

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. February 2, 2026 Meeting Minutes

5. PLAN COMMISSION SECRETARY'S REPORT

6. NEW BUSINESS

A. (7) KH SP-2600056 John Jewell with JJED Holdings LLC - Five Fields at Historic Coffee Road - 21-Lot Concept Subdivision Review.

7. 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)

8. COMMUNICATIONS

9. 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



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

MINUTES

1. PRIVILEGE OF THE FLOOR

No one spoke at Privilege of the Floor

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 06:07 PM and led the Pledge of Allegiance.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy City Clerk Megan Godshall took the roll call as follows:

Present: Commissioner Schulpius, Commissioner Felda, Mayor Ament, Commissioner Gardner, Mayor Dave Ament

Excused: Commissioner Theodore Anderson

Absent: Commissioner Rafel, Alderman Stribl

Staff Present: City Attorney Mark Blum, DCD Director Greg Kessler, DCD Deputy Director Nikki Jones, Principal Planner Kelly Wall, Deputy City Clerk Megan Godshall

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

4. APPROVAL OF MINUTES

A. January 7, 2026 Meeting Minutes

MOTION: Motion to approve

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Gardner
Motion Passed 4-0

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.

MOTION: Motion to approve

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Felda
Motion Passed 4-0

- 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.

MOTION: Motion to approve

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Gardner
Motion Passed 4-0

- 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. 179th Street (Tax Key #'s: 1185.994 & 1185.991) - 1-Lot Certified Survey Map.

MOTION: Motion to approve

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Schulpus
Motion Passed 4-0

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)

Item not discussed

7. ADJOURN

MOTION: Motion to adjourn at 6:11 PM

VOTE: Motion by: Commissioner Schulpus
Second by: Commissioner Gardner
Motion Passed 4-0

**Respectfully Submitted,
Megan Godshall, Deputy City Clerk**

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: John Jewell, JJED Holdings LLC / Five Fields at Historic Coffee Road
Concept Subdivision

LOCATION: 16605 W. Coffee Road (Tax Key #: 1211.999.001)

REQUEST: Concept Plan discussion and information from the February 18, 2026
site visit.

D.R.C. RECOMMENDATION: NO RECOMMENDATION, for discussion purposes only.

DETAILS IN ATTACHED STAFF REPORT:

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

Meetings of March 2, 2026 & February 18, 2026 (site visit)

John Jewell, JJED Holdings LLC / Five Fields at Historic Coffee Road Concept Subdivision
16605 W. Coffee Road (Tax Key #: 1211.999.001)

DATE STAFF REPORT PREPARED: January 12, 2026

APPLICANT / OWNER(S): John Jewell, JJED Holdings LLC / GP LEGACY, LLC

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting a site visit and further discussion for a conceptual subdivision on 72.57 acres located at approximately 16605 W. Coffee Road (Tax Key #: 1211.999.001).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 1/5/2026

DATE OF COMPLETENESS DETERMINATION: 1/7/2026

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 10/14/2025

Neighborhood Informational Meeting: 2/17/2026

Plan Commission Site Visit(s): 2/18/2026

CONCEPTUAL PLAN: Yes, two concept plans have been provided (Concept Plan #2 was submitted on February 18, 2026 in response to the feedback received at the February 17, 2026 neighborhood informational meeting).

SIZE OF DEVELOPMENT / PARCEL(S): 72.57 acres

CURRENT ZONING: R-3 (Suburban Single-Family Residential District), C-1 (Upland Resource Conservancy), C-2 (Shoreland-Wetland Holding District)

CURRENT LAND USE: Farmland

PROPOSED ZONING: N/A

PROPOSED LAND USE: Single-family residential subdivision

PROPOSED LOT SIZES: 20,000 SF minimum lot area (lots ranging from 1.1 acres to 11.3 acres)

PROPOSED DENSITY:

Concept #1: 72.57 acres / 21 lots = 1 lot per 3.5 acres

Concept #2: 72.57 acres / 24 lots = 1 lot per 3 acres

ADJACENT ZONING AND LAND USE:

North: Zoning: R-1/R-2, R-3, M-1 SPO, C-2

Land Use: Residential, Industrial (Drexel)

South: Zoning: I-1, P-1, C-2

Land Use: Institutional (Recycling Center)

East: Zoning: R-5

Land Use: Residential

West: Zoning: A-1, R-1/R-2, C-1, C-2

Land Use: Agriculture, Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 14: Neighborhood D: Urban Neighborhood North:

Planning Context / Vision / Development Policies:

Vision:

- The Urban Neighborhood North shall continue to be a series of well maintained, single-family neighborhoods served by neighborhood amenities such as parks, pedestrian connections to adjacent neighborhoods and nearby shopping areas. Both the public infrastructure and the private housing stock should be maintained. New development and redevelopment should complement the residential character of the area. In compliance with State Smart Growth Legislation, the city should also encourage infill residential development of quarter acre lots or larger to match the existing character of the neighborhood.

Development Policies:

- Explore additional pedestrian and bicycle connections between subdivisions as a way to create a sense of “neighborhood” beyond individual subdivisions. Also explore connections between subdivisions and nearby commercial shopping and civic areas, such as parks, schools, and the Civic Center.

Land Use:

- Future Land Use Map: Urban Residential

ZONING CODE (Chapter 275): The lots will need to meet the requirements in §275-33B(3). Since this is a conceptual plan, a detailed review of all the lot standards has not been completed. This is done at the time of preliminary plat when more detailed plans are required.

DEVELOPMENT CODE (CHAPTER 235): Yes, in compliance with §235-15, which recommends submittal of an application for a Voluntary Sketch Plan.

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see concept subdivision plans

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Yes, wetlands will be registered on the City’s Zoning Map. Wetlands were field delineated by Heartland Ecological Services in 2025.

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: The site slopes down from the southeast corner of the site. The remainder of the site is very flat.

BIKE & PEDESTRIAN FACILITIES PLAN: Figure 6.16 of the Comprehensive Plan identifies existing and proposed “On Road” and “Off Road” Facilities. Provide a connection between the following existing and proposed facilities within this subdivision:

- Coffee Road as an existing “On Road Facility” with bicycle lanes
- Al Stigler Parkway as an existing “Off Road Facility” with sidepaths
- Malone Park/Recycling Center as an existing and proposed “Off Road Facility” with trails

Needs Assessment for Bicycle and Pedestrian Routes

- Better bicycle and pedestrian trail linkages between residential subdivisions and other subdivisions, parks, schools, libraries and commercial nodes.

Objective 2: Policies for Multi-Modal Transportation

- Construct bicycle and pedestrian facilities as recommended by the Comprehensive Plan.
- Design roadways for the safety of pedestrians and bicycles at all points of interaction with motorized vehicles.
- Promote the use of the bicycle and pedestrian facilities. The Plan Commission will establish the pedestrian and bicycle facility map (See Figure 6:16), while the Facilities and Grounds Department will establish the Recreational Trail Plan and Map, along with the Safe Routes to School.
- Evaluate the provision of bicycle and/or pedestrian facilities as integral components of new development and redevelopment projects. Require connections with existing bicycle and pedestrian facilities.
- Expand upon the system of bicycle and pedestrian facilities along arterial and Collector Street and adjacent developments with new street construction or reconstruction projects. All other roadways shall be evaluated based on the City’s existing and future planned segments (both pedestrian/bicycle facilities and recreational trails).
- Interconnect adjacent developments and street reconstruction projects with bicycle and pedestrian facilities.

Objective 5: Improve bicycle and pedestrian facilities

- Require developments to provide appropriate pedestrian and bicycle accommodations and connections.

Objective 8: Minimize the Environmental Impact of Transportation Facilities

- Promote the use of multi-modal transportation to minimize average impacts upon the environment.

PARK & OPEN SPACE PLAN: Chapter 7 of the City’s Park and Open Space Plan provides recommendations to address the future needs of the community. As additional facilities are needed within the parks, consider expansion of parkland. Focus on the development of parkland in the eastern sector of the City where moderate-density residential uses are located. The long-term improvements in this area include:

- Explore the opportunity for possible expansion of Malone Park by purchasing the 71 acre Posner Property (section 15), which is located northwest of Malone Park.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Subdivision boundary is shown on the sketch plan.

Wildlife Habitat Protection: N/A

Wildlife Management Plan: An Endangered Resources review will be completed on the property prior to the preliminary plat being submitted.

ENVIRONMENTAL IMPACT: Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services in 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. A stormwater management plan will be required at the time of submittal for the preliminary plat.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes, perc tests are on file with the City and will be required at the time of preliminary plat.

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

TRAFFIC IMPACT: TIA will not be required at the time of preliminary plat. See findings section for additional information.

SCHOOL DISTRICT IMPACT:

	Concept #1:	Concept #2:
	12 total estimated students	14 total estimated students
Elementary	0.31 students / lot	0.31 students / lot
Middle	0.14 students / lot	0.14 students / lot
High School	0.14 students / lot	0.14 students / lot

Notice Sent to Affected School District(s): Will be sent upon submittal of application for preliminary plat.

PREVIOUS ACTION: None

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. The applicant has submitted plans for a conceptual subdivision on 72.57 acres. Concept #1 includes 21 lots and Concept #2 includes 24 lots. Concept Plan #2 was submitted on February 18, 2026 in response to the feedback received at the February 17, 2026 neighborhood informational meeting.
2. A neighborhood informational meeting was held on February 17, 2026 by Alderwoman Kroupa and the applicant. Neighbors were invited to ask questions of the applicant ahead of further discussion by the Plan Commission at the March 2, 2026 meeting. Below is a summary of the items discussed:
 - a. A revision to the proposed subdivision layout was discussed to eliminate the road/cul-de-sac extension of Hansen Drive. This would mean that all new lots in the proposed subdivision would be access from either Coffee Road or Calhoun Road. The findings in this staff report reflect the original concept plan that was submitted, not this proposed change. Concept Plan #2 was submitted on February 18, 2026 in response to the feedback received at the February 17, 2026 neighborhood informational meeting.
 - b. There will be no extension of City sewer and water. Lots will be served by onsite septic and wells.
 - c. The applicant intends to keep existing tree lines to the maximum extent possible to provide vegetative buffers to/from surrounding properties.

- d. Compliance during Construction will be enforced by the Development Agreement.
 - e. Stormwater will be handled on site and will be an improvement from existing conditions.
3. The site visit was held with the Plan Commission and general public on February 18, 2026. Section §235-15 of the City of New Berlin Subdivision Code allows the owner to voluntarily invite the Plan Commission, Department of Community Development staff, members of the Common Council and abutting neighbors to visit the site prior to the filing of a preliminary plat. This allows attendees the opportunity to see the area of the proposed subdivision in person, ask any questions they may have and visualize the proposal first hand.
 4. All comments are based on a preliminary review. Additional comments will be made after more detailed plans have been submitted and reviewed.
 5. The Preliminary Plat shall show the City's Recycling Center property to the south for context.
 6. The following notes shall be placed on the face of the subdivision plat regarding adjacent uses:
 - a. The City of New Berlin Recycling Center is an active municipal property throughout the weekdays and weekends. The Recycling Center contains cold storage buildings for the City DPW and Utility Departments, as well as outdoor storage. The area is used by employees working at the site as well as residents dropping off yard waste. The compost at the site does emit odors typical to recycling activities. Noise generated on this site may come from wood chipping equipment, the audible reverse/backup warning signals from trucks, vehicles and equipment on site. Additional dust, traffic, and lighting may occur due to the activities at this site.
 - b. Malone Park is a community park that is active year-round, including programming, events and rentals, which includes festivals, tournaments and fireworks. Activities occur during weekdays and weekends throughout the day and into the evening.
 7. Groundwater:
 - a. Wisconsin DNR well construction reports for two nearby properties within the same hydrologic area (one directly across the street and one immediately adjacent to the subject parcel) indicate static groundwater levels ranging from approximately 1' to 5' below ground surface at the time of their drilling. These records suggest shallow groundwater conditions are present within the immediate vicinity of the proposed development site.
 - b. The following notes shall be placed on the face of the plat regarding the groundwater levels in this area and any possible basement restrictions, based upon seasonable high ground water levels:
 - i. Portions of this subdivision are in an area where shallow groundwater conditions have been documented in nearby well construction reports. Seasonal high groundwater elevations may impact basement construction and lot drainage.
 - ii. The City of New Berlin makes no representation regarding surface conditions. Foundation & basement design, groundwater control, and lot drainage shall be the responsibility of the property owner. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basements walls or floors or that special measures be taken.
 - iii. Lot grading, drainage, and stormwater management plans shall follow all approved plans and shall be maintained by the property owners in accordance with all approved plans. Berms, landscaping, walls, patios, fences and/or any other physical alterations that modifies or obstructs drainage patterns shall be the responsibility of the property owner. Post-construction drainage issues related to private lot improvements or deviations from

the approved grading plan(s) shall be the responsibility of the property owner. No owner shall alter or impede established drainage swales, overland flow paths or stormwater conveyance areas without prior written approval by the City.

8. Utilities:

- a. The property, which is located outside of the current MMSD Sewer Service Area, will require private on-site waste treatments sites (POWTS) for each lot that is created that will meet Waukesha County requirements. Soil testing for individual site designed septic systems is required. A letter from Waukesha County approving the sites is required at the time of the Preliminary Plat.
- b. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources (WDNR) will also be required. If any additional requirements will be placed on the wells due to the proximity to the Recycle Center, please add those notes to the Preliminary Plat.

9. Fire:

- a. Per §235-32, the installation of one 10,000-gallon cistern for fire protection shall be required. The cistern shall be assessable from the new roadway off Coffee Road and shall be located within an outlot, at a location to be coordinated with the New Berlin Fire Department. The cistern shall be accessible from a paved shoulder with bollards around the cistern for protection.

10. Trails:

- a. Consider incorporating a trail within the subdivision that would connect the trail system within Malone Park to the bicycle lanes on Coffee Road, aligning with Chapter 6 of the Comprehensive Plan. This will require further discussion by the Plan Commission as this project moves forward. §235-34 of the Subdivision Code addresses dedication and land reservations for public sites, open spaces and trails.

11. Park and Open Space:

- a. Consider expanding outlot area to create shared open space for residents of the subdivision to use to align with the long-term improvements as identified in the City's Park and Open Space Plan. This will require further discussion by the Plan Commission as this project moves forward. §235-34 of the Subdivision Code addresses dedication and land reservations for public sites, open spaces and trails.

12. Wetlands:

- a. Wetlands will be registered on the City's Zoning Map. Wetlands were field delineated by Heartland Ecological Services in 2025. A wetland registration application shall be submitted to the City.

13. Environmental:

- a. The applicant may be required to coordinate with staff to prepare and record a Conservation Easement document at the time of Final Plat to protect environmentally sensitive areas.
- b. The limits of any Tree Preservation Easements shall be shown on the Preliminary Plat. A tree inventory is required to better understand the type and quality of trees to determine if tree preservation easements are needed. Consider placing tree preservation easements on the south edge of this subdivision to provide a buffer from the City's Recycling Center.

14. Infrastructure Standards:

- a. A Development Agreement will be required.
- b. Full infrastructure plans (cross-sections and plan & profile sheets) are required for the proposed

roadways at the time of preliminary plat.

c. Right-of-Way widths shall be a minimum of 66 feet for public streets.

15. Provide a grading plan that will demonstrate how the proposed lots will meet the grading requirements of §275-55.

16. Vision Triangle Easements will be required per §275-46. Coffee Road is classified as a Standard Arterial; 60-foot vision triangles are required at proposed intersections.

17. Per §275-57, Driveways on arterials and collectors shall be located a minimum of 300 feet from a street intersection.

a. Access restriction for Lot 20 to Calhoun Rd/Coffee Rd should be established on plat to restrict driveway to preferred roadway and distance from intersection.

18. The City of Waukesha Water Utility Pipeline is located parallel to the north side of Coffee Road. Any work over this pipeline will require written permission from the Waukesha Water Utility.

19. Stormwater:

a. WDNR NOI is required.

b. MMSD Chapter 13 approval is required.

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

20. A lot line plan without the aerial photo as the background.

21. A CAD File of the lot lines in NAD 83 2011 state plane WI south projection.

22. Concept #1:

a. For the proposed 12 homes accessing off a new roadway off Coffee Road with an average of 9.57 Trips/day = 115 ADT. See Figure 4 of the Development Handbook for Acceleration, Deceleration, and bypass lane requirements.

b. Additional details will be needed to show how the jog will be resolved at the end of Hansen Dr.

c. Per the Development Handbook Section 5.1.4: Cul-de-Sacs:

i. All attempts shall be made to provide for continuity of existing roadways rather than dead ends streets, per §235-23.

ii. Local dead end streets shall end with a cul-de-sac.

iii. No less than 3 parcels and no more than 15 parcels may be served by a cul-de-sac. Applicant is proposing 16 lots to be accessible from Hansen Drive. See finding (v.) for rationale for a waiver from this requirement.

iv. Block length between intersections shall not exceed 1,500 feet nor be less than 500 feet. Block length is measured from the center line of the right-of-way to the center line of the right-of-way of the two cross streets.

v. The requirements of parcels and block lengths above may be waived if all of the following conditions are met:

1. Emergency Access – The Fire Department provides an email stating that they are satisfied with the single point access, with the number of lots, and will not be requiring a secondary access. Regarding the provision for emergency access, the Fire Department has formally reviewed the proposed site plan and confirmed approval via this email. A single point of access is sufficient for the current

number of lots and the requirement for a secondary access point is not required. This confirmation ensures that the development meets all necessary safety and accessibility standards for emergency response vehicles, including required width and bulb radius minimums set forth in the municipal code.

2. Water main Length – The Utility Manager and City Engineer confirm that any dead end water main lengths will meet City standards. Does not apply, Hansen Drive is not serviced by municipal water.
3. Snowplowing - The Streets Manager and City Engineer confirm that there will not be an issue with plow maneuverability. Hansen Drive currently has a temporary bulb at the west end. Extending the road and constructing a full cul-de-sac bulb will improve snow plowing operations.
4. Environmental constraints – DCD Staff confirms that the presence of wetlands, floodplains, and other environmental constraints make connecting roads to adjacent development difficult. There are no environmental constraints that would limit this road extension.

vi. Residential:

1. All pavement widths for a standard residential cul-de-sac shall have a minimum bulb radius of 42 feet as measured from the center of the cul-de-sac to the edge of pavement.
2. The minimum bulb radius for the Right-of-Way shall be 66 feet as measured from the center of the cul-de-sac.

23. Concept #2 (submitted 2/18/26):

- a. A complete review has not been done for concept #2 yet.
- b. The applicant has provided justification for not extending Hansen Drive. Subdivision Code Sections 235-23K and 235-23L discuss dead-end streets and stub streets.
- c. Per the Development Handbook Section 5.1.4: Cul-de-Sacs:
 - i. All attempts shall be made to provide for continuity of existing roadways rather than dead ends streets, per §235-23.
 - ii. Local dead end streets shall end with a cul-de-sac.
 - iii. No less than 3 parcels and no more than 15 parcels may be served by a cul-de-sac.
 - iv. Block length between intersections shall not exceed 1,500 feet nor be less than 500 feet. Block length is measured from the center line of the right-of-way to the center line of the right-of-way of the two cross streets.
 - v. The requirements of parcels and block lengths above may be waived if all of the following conditions are met:
 1. Emergency Access – The Fire Department provides an email stating that they are satisfied with the single point access, with the number of lots, and will not be requiring a secondary access.
 2. Water main Length – The Utility Manager and City Engineer confirm that any dead end water main lengths will meet City standards.
 3. Snowplowing - The Streets Manager and City Engineer confirm that there will not be an issue with plow maneuverability.

4. Environmental constraints – DCD Staff confirms that the presence of wetlands, floodplains, and other environmental constraints make connecting roads to adjacent development difficult.
- vi. Residential:
1. All pavement widths for a standard residential cul-de-sac shall have a minimum bulb radius of 42 feet as measured from the center of the cul-de-sac to the edge of pavement.
 2. The minimum bulb radius for the Right-of-Way shall be 66 feet as measured from the center of the cul-de-sac.

STAFF RECOMMENDATION: NO RECOMMENDATION, for discussion purposes only.

ATTACHMENTS:

Location Map

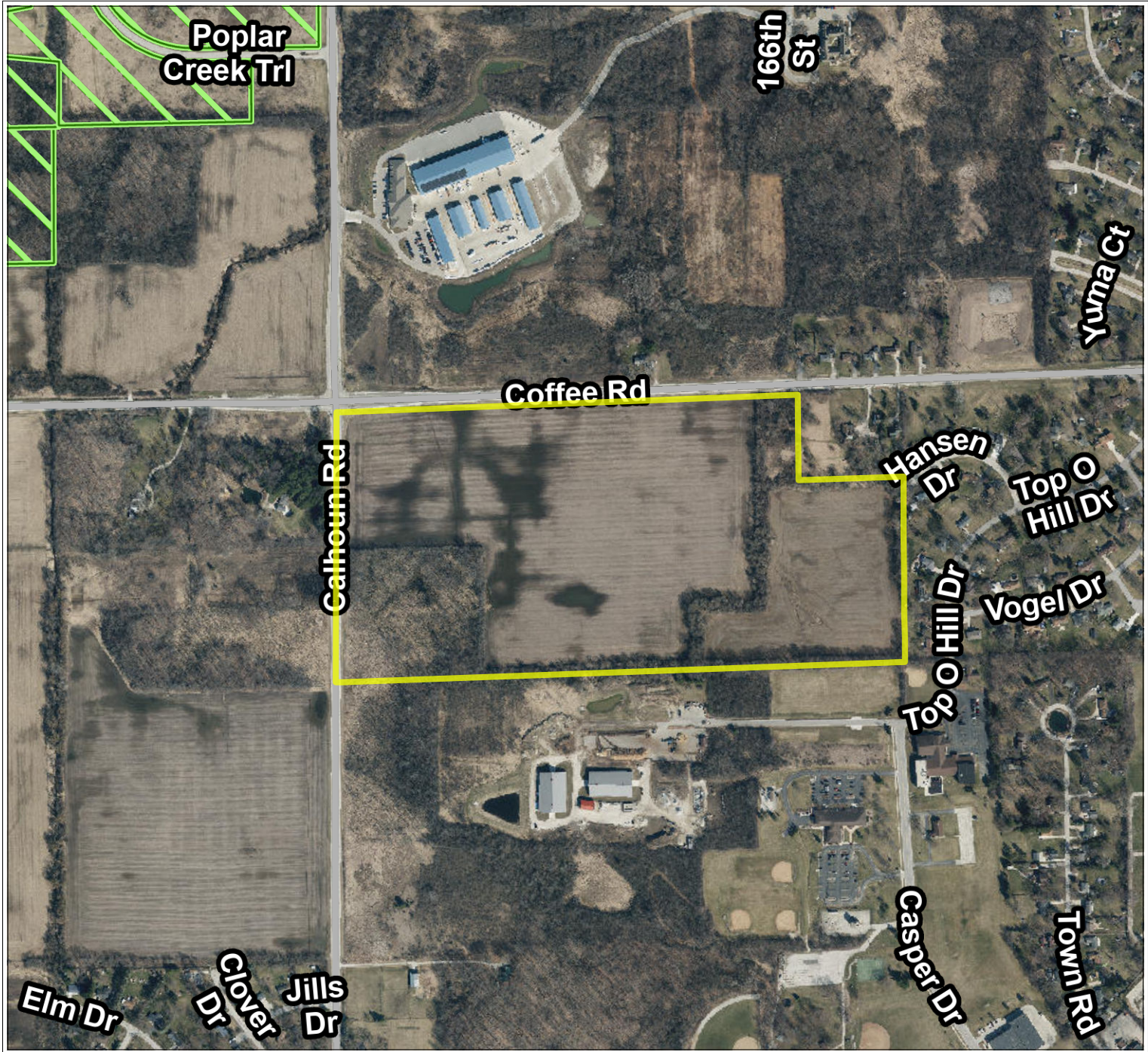
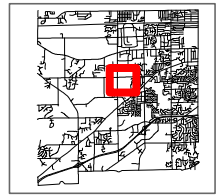
Applicant Letter

Concept Plan #1















Concept Plan #2

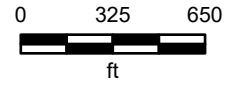
Concept Plan #2 – Request for permanent dead-end on Hansen Drive

Five Fields at Historic Coffee Road Concept
16605 W. Coffee Road (Tax Key #: 1211.999.001)



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 | Zoning Overlay |
|  FEMA DFIRM - Zone A |  PUD |
|  FEMA DFIRM - Zone AE |  Special Conditions Apply |
|  FEMA DFIRM - 0.2% Chance |  SPO |
| |  Zoning Boundaries |



Scale is estimate - not survey

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We are presenting Five Fields at Historic Coffee Road for Planning Commission review and consideration. We respectfully request approval of a 21-lot modern rural residential subdivision.

The subject property is located at the southeast corner of Calhoun Road and Coffee Road (tax key NBC1211999001). The site is predominantly zoned R-3, with a portion of the western area zoned C-1. The proposed density is consistent with the R-3 zoning standard, which allows for one-acre residential lots.

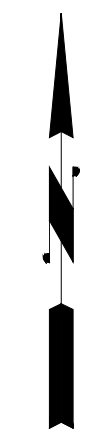
In developing the conceptual plan, careful consideration was given to the surrounding land use pattern and the City of New Berlin's established development transitions. This area functions as a natural boundary where residential densities shift from smaller subdivision lots to larger, more rural parcels. The proposed lot sizes reflect this transition by providing lower density development, larger building envelopes, and increased open space, which is compatible with the surrounding area.

The design also prioritizes the preservation of existing natural features, including wetlands and mature trees. The reduced density supports long-term environmental protection while maintaining the rural character of the site.

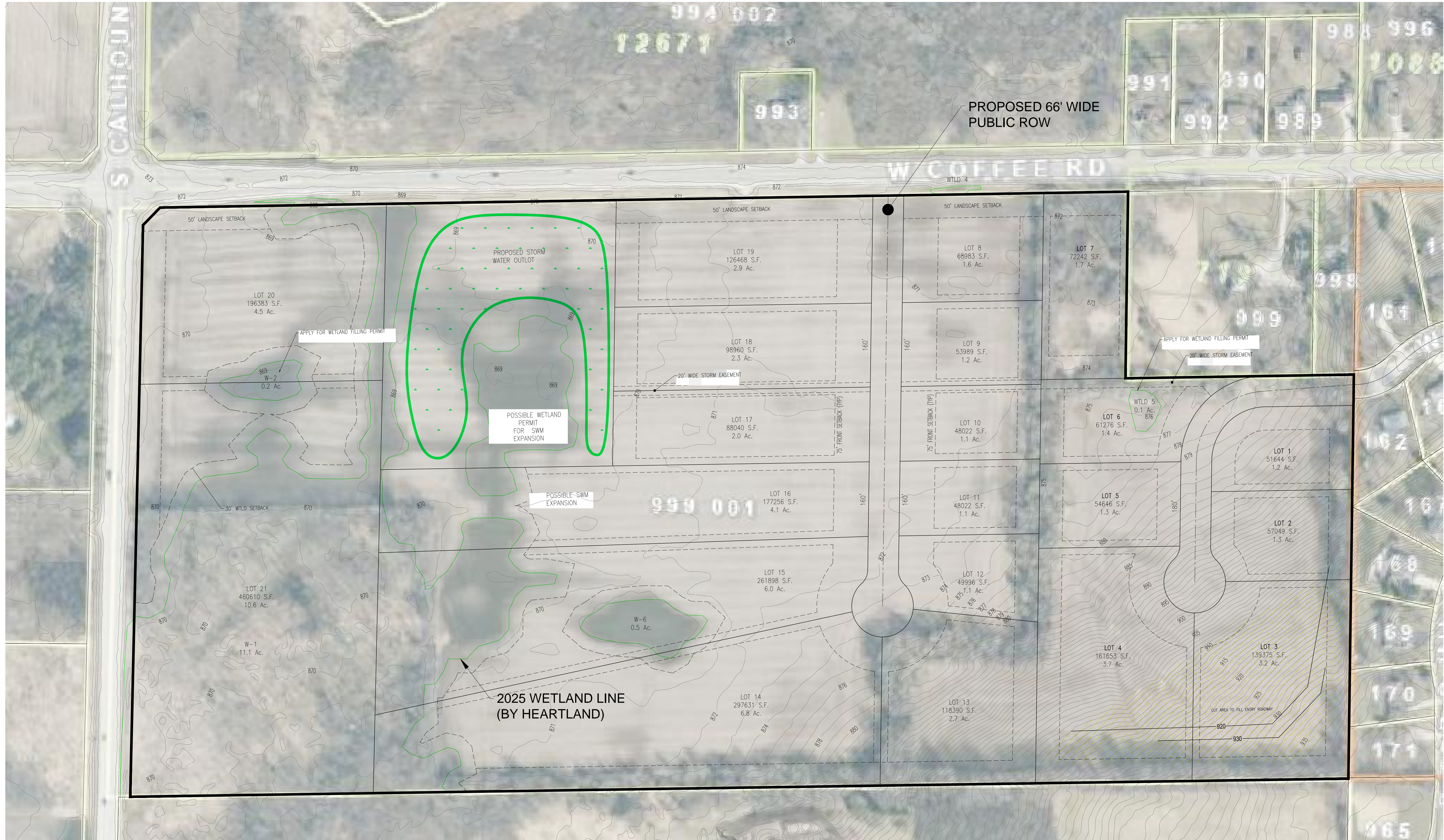
Additionally, the subdivision layout was designed to ensure that W. Hansen Drive does not function as a through street. This limits cut-through traffic, enhances neighborhood safety, and maintains the residential character and property values of adjacent properties.

SITE DATA TABLE	
PROPERTY AREA (LESS ROW DEDICATION):	71.0 Acres
TOTAL WETLAND AREA:	13.2 Acres
NET AREA FOR R-3 DENSITY CALCULATION:	71.0 - 13.2(.75) = 61.1 Acres
ALLOWABLE DENSITY FOR R- 3 @ 2DU/net area:	61.1 * 2 DU = 122 LOTS
PROPOSED LOTS:	21 LOTS
PROPOSED TOTAL LENGTH OF ROADWAYS:	1560 LF

R-3 ZONING DATA TABLE	
R-3 ZONING:	
MIN LOT SIZE:	20,000 SF
MIN LOT WIDTH:	110' (130' CORNERS)
MIN LOT DEPTH:	155'
MIN FRONT:	50'
MIN SIDE:	15'
MIN REAR:	50'
MIN WETLAND SETBACK:	30'



SCALE: 1" = 100'



DATE	DESCRIPTION

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

JEWELL HOMES DEVELOPMENT
 SE CORNER OF S CALHOUN RD & W COFFEE RD, NEW BERLIN, WI

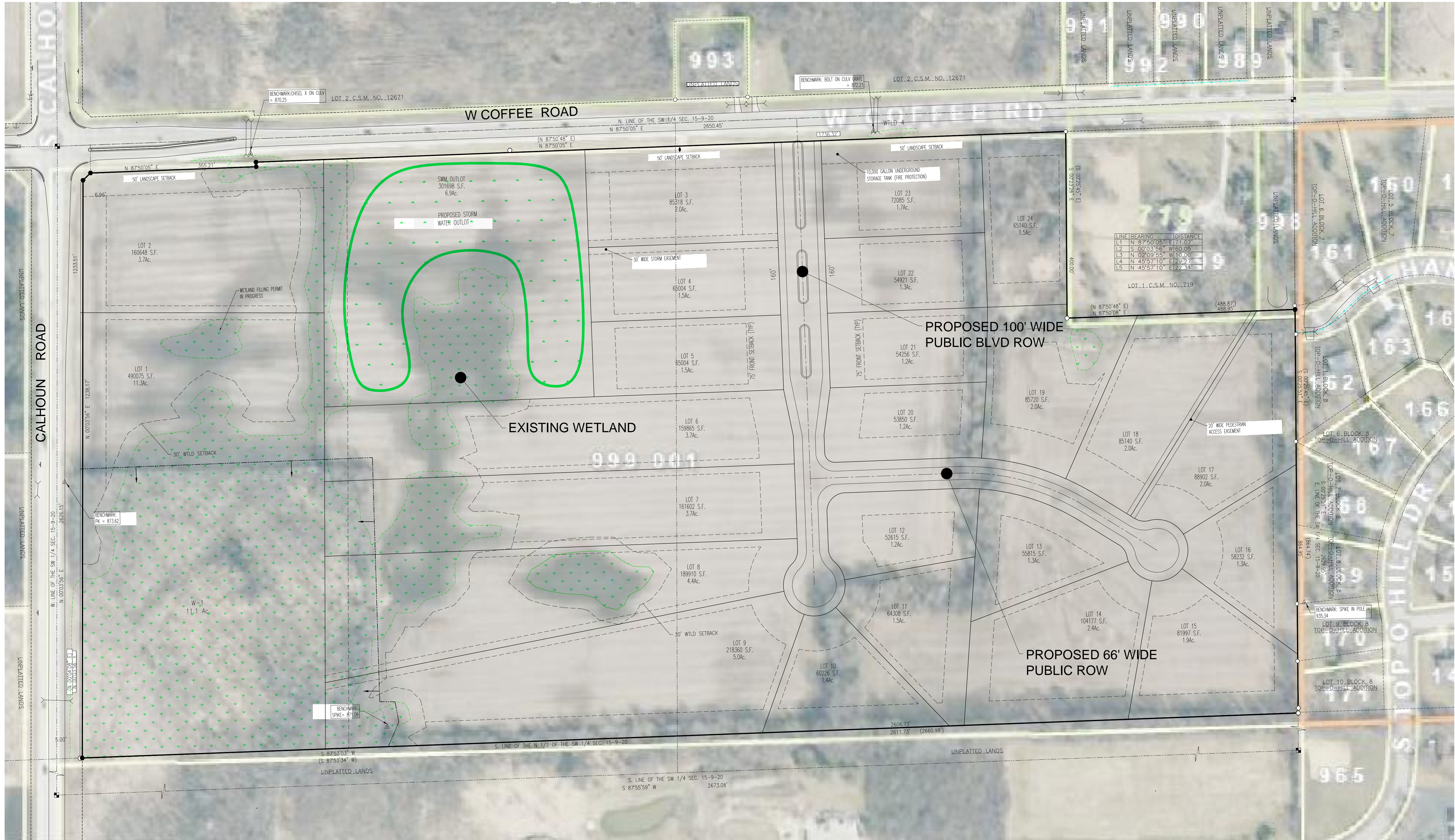
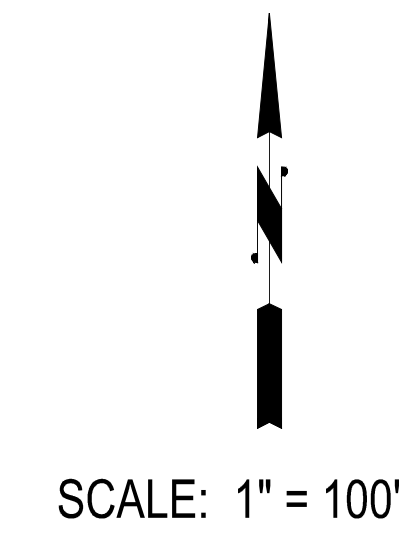
Proposed Site Plan

WISCONSIN
 MARK R. ELLENA
 E-24090
 WALES, WI
 PROFESSIONAL ENGINEER
 Mark R. Ellena
 DATE: 01-03-2026
 BY: MARK R. ELLENA, PE
 SCALE: 1"=100'

SHEET NUMBER
 C100

SITE DATA TABLE	
	PROPOSED
PROPERTY AREA (LESS ROW DEDICATION):	71.0 Acres
TOTAL WETLAND AREA:	13.2 Acres
NET AREA FOR R-3 DENSITY CALCULATION:	71.0 - 13.2(.75) = 61.1 Acres
ALLOWABLE DENSITY FOR R-3 @ 2DU/net area:	61.1 * 2 DU = 122 LOTS
PROPOSED LOTS:	24 LOTS
PROPOSED TOTAL LENGTH OF ROADWAYS:	1730 LF

R-3 ZONING DATA TABLE	
R-3 ZONING:	
MIN LOT SIZE:	20,000 SF
MIN LOT WIDTH:	110' (130' CORNERS)
MIN LOT DEPTH:	155'
MIN FRONT:	50'
MIN SIDE:	15'
MIN REAR:	50'
MIN WETLAND SETBACK:	30'



DATE	DESCRIPTION

EEC
ELLENA ENGINEERING CONSULTANTS, LLC
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
 Phone: 262-719-6183 Email: mellen@eeng.com

5 FIELDS DEVELOPMENT
 SE CORNER OF S CALHOUN RD & W COFFEE RD, NEW BERLIN, WI
Proposed Site Plan

WISCONSIN
 MARK R. ELLENA
 E-24090 WALES, WI
 PROFESSIONAL ENGINEER
Mark R. Ellena
 DATE: 02-18-2026
 BY: MARK R. ELLENA, PE
 SCALE: 1"=100'

SHEET NUMBER
 C100

CITY OF NEW BERLIN

COMMON COUNCIL AGENDA REPORT

Agenda Item: Variance Request – Roadway Continuation Requirement

Applicant: JJED Holdings LLC

Location: West Terminus of W. Hansen Drive

Zoning: R-3 Suburban Single-Family Residential

Action Requested: Approval of a variance to allow W. Hansen Drive to remain a permanent dead-end.

REQUEST

The applicant is requesting approval of a variance from the subdivision roadway continuation requirement to allow W. Hansen Drive to remain a permanent dead-end rather than extending the public right-of-way and roadway west through the subject parcel.

BACKGROUND

The subject property is proposed to be developed as a single-family residential subdivision consistent with R-3 zoning standards.

The request pertains solely to roadway continuation.

A Concept Plan prepared by Pinnacle Engineering Group dated January 6, 2025 is included as supporting documentation.

ANALYSIS

1. Right-of-Way Limitation

The subject parcel does not contain sufficient land area to accommodate the required 60- or 66-foot public right-of-way width for roadway continuation.

As shown on the Conceptual Plan (Sheet 1, dated 1/6/2025), the existing right-of-way alignment does not line up with the parcel boundary to the west. The plan notes (PDF Attached):

“ROW does not line up. Parcel on west is 450' south of section line, east plat is 441.42' south of section line so only 51.42' of 60' ROW in plat available to connect to.”

This condition prevents full right-of-way width from being established without shifting the roadway alignment beyond property controlled by the applicant.

Supporting Exhibit:

Conceptual Plan – GP Legacy, LLC Property (Pinnacle Engineering Group, 1/6/2025)

2. Significant Grade Differential

There is an approximate 10-foot grade drop from the existing terminus of W. Hansen Drive to the subject property.

Extension of the roadway would require:

- Construction of a substantial retaining/landscape wall along the north right-of-way.
- Significant grading to achieve acceptable roadway slopes.
- Increased disturbance and structural intervention.

This topographic condition is a natural feature of the site.

3. Tributary Drainage Area

Approximately 6–8 acres of drainage area currently flows toward the terminus of W. Hansen Drive.

Roadway extension would redirect peak stormwater flows into the subdivision, requiring additional stormwater infrastructure and potentially impacting overall site drainage performance.

Maintaining the dead-end preserves existing drainage patterns toward the northwest.

4. Pedestrian Connectivity

At the request of the Mayor, the development includes a pedestrian access easement allowing foot traffic connection from W. Hansen Drive through the subject property.

This provides neighborhood connectivity without requiring full vehicular roadway extension.

PUBLIC HEALTH, SAFETY, AND WELFARE

The requested variance:

- Does not increase density.
- Does not reduce required lot dimensions or setbacks.
- Does not increase traffic beyond residential levels.
- Will maintain emergency access consistent with City engineering standards.

VARIANCE CRITERIA CONSIDERATION

The practical difficulty arises from:

- Fixed parcel boundary constraints limiting right-of-way width.
- Significant natural grade drop.
- Existing tributary drainage patterns.

These conditions are unique to the property and not self-created.

Strict enforcement would require substantial grading, structural walls, and stormwater redirection without clear public benefit.

RECOMMENDATION

The applicant respectfully requests approval of the variance to allow W. Hansen Drive to remain a permanent dead-end, with pedestrian connectivity provided via easement.