Plan Commission Meeting Agenda

July 15, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Pubished 07/02/2026

AGENDA

1. **PUBLIC HEARING(S)**
   - **A.** (4) NJ CU-2601016 Nick Petit with Tierwiler Construction & Supply Co. on behalf of WisDot - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel) - Conditional Use for a Temporary Mobile Concrete Batch Plant (PUBLIC HEARING 6:00 PM)
2. **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.
3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
5. **APPROVAL OF MINUTES**
   - **A.** 06/01/2026 Meeting Minutes
6. **PLAN COMMISSION SECRETARY'S REPORT**
7. **CONTINUED BUSINESS**
8. **NEW BUSINESS**
   - **A.** (4) NJ CU-2601016 Nick Petit with Tierwiler Construction & Supply Co. on behalf of WisDot - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel) - Conditional Use for a Temporary Mobile Concrete Batch Plant (PUBLIC HEARING 6:00 PM)
   - **B.** Discussion and possible recommendation to the Common Council to approve CP-2600596 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. -14811 W. Grange Avenue (Tax Key #: 1290.999), 14655 W. Grange Avenue (Tax Key #: 1289.995) - Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 17 - Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, Chapter 18 – Neighborhood "H" Westridge & Moorland Road, and Chapter 10 - Land Use) from Business Park/Industrial & Urban Residential to Business Park/Industrial, 2030 Comprehensive Plan Updates (PUBLIC HEARING HELD 6/1/2026)
   - **C.** Discussion and possible recommendation to the Common Council adoption of a Planned Unit Development Oridance # 2720 (Rockwell PUD) that approve RZ-2600597 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation,

Inc. - 15393 W. Grange Avenue (Tax Key #: 1290.998), Tax Key #: 1290.998.002, Tax Key #: 1290.998.003, 15301 W. Grange Avenue (Tax Key #: 1290.998.001), 14811 W. Grange Avenue (Tax Key #: 1290.999), 14655 W. Grange Avenue (Tax Key #: 1289.995), Tax Key #: 1291.997, Tax Key #: 1291.986.001, Tax Key #: 1291.994, 15920 W College Avenue (Tax Key #: 1288.997), 5900 S Moorland Road (Tax Key #: 1288.999) - Rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1, & C-2 (PUBLIC HEARING HELD 6/1/2026)

D. Discussion and possible recommendation to the Common Council to approve LD-2600598 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - 15393 W. Grange Avenue (Tax Key #: 1290.998), Tax Key #: 1290.998.002, Tax Key #: 1290.998.003, 15301 W. Grange Avenue (Tax Key #: 1290.998.001), 14811 W. Grange Avenue (Tax Key #: 1290.999), 14655 W. Grange Avenue (Tax Key #: 1289.995) - 1-Lot Certified Survey Map.

E. Discussion and possible recommendation to the Common Council to approve LD-2601026 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - Tax Key #: 1291.997 & Tax Key #: 1291.986.001 (Bass Farm) - 3-Lot Certified Survey Map.

F. Discussion and possible recommendation to the Common Council to approve LD-2601027 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - Tax Key #: 1291.994 - 2-Lot Certified Survey Map.

G. Discussion and possible recommendation to the Common Council to approve LD-2601028 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - Tax Key #'s: 1288.999 & 1288.997 - 3-Lot Certified Survey Map.

H. (3) NJ UA-2601010 Ted and Hunter Larson with Greenfield Professional Building - 21477 W. Greenfield Avenue (Tax Key #: 1174.983) - Use, Site and Architecture for an office building.

I. (7) KW UA-2601023 Matthew Lyons with Azura, LLC - 4675 S. Moorland Road (Tax Key #: 1240.987.001) - Conceptual Use, Site and Architecture for Azura for a Memory Care and Assisted Living development.

J. (3) NJ UA-2600893 John Spitz with Western Contractors Inc. - 2345 S. 179th Street (Tax Key #: 1185.990.001) - Use & Site approval for a grading and storm water plan.

9. PENDING

10. COMMUNICATIONS

11. ADJOURN

Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at www.NewBerlinWI.gov. Once finalized by the governing body, approved meeting minutes will also be posted online.
- Agenda items may be taken out of order at the governing body's discretion.

- Members, and possibly a quorum, of other municipal governmental bodies may attend this meeting to gather information. However, no action will be taken by any governmental body other than the one referenced in this notice.
- Accommodations will be provided under the Americans with Disabilities Act (ADA) to meet the needs of individuals with disabilities. If you require assistance or appropriate aids and services, please contact the Office of the City Clerk at (262) 786-8610 with reasonable notice.

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of WisDOT for National Avenue construction project / Temporary Mobile Concrete Batch Plant**
LOCATION:	**6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)**
REQUEST:	**Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.**
D.R.C. RECOMMENDATION:	**Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. on behalf of the WisDOT for National Avenue construction project to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Plan of operation shall be consistent with submitted plans on file.**
        i. **This batch plant is temporary to supply concrete material for the WisDOT for National Avenue construction project. The other project supplied by this temporary batch plant will be for the same company to provide concrete for the WisDOT I-43 construction project approved by the Plan Commission on May 4, 2026.**
    b. **Upon project completion, all mobile batch plant equipment shall be removed from the site.**
    c. **Typical hours of operation for road construction are 7am to 7pm Monday thru Friday and 8am to 5pm Saturday. Should the Plan Commission approve this permit, the batch plant hours of operation would be 6am to 8pm Monday through Saturday. The premises shall be closed on Sunday and Holidays.**
        i. **Any expansion of the hours for this batch plant shall require Plan Commission review and approval, including night time hours.**
    d. **Applicant shall sign the Zoning Permit.**
    e. **All machinery and equipment will be operated in such a fashion so as to keep the site in a reasonably dust-free condition and to minimize smoke, air pollution, noise and vibration. Compression Brake usage shall be prohibited, unless required in an emergency.**
    f. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
    g. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
    h. **The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) that will meet Waukesha County requirements. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.**
    i. **Apply and obtain appropriate electrical permit for any electrical work to be done in conjunction with this batch plant operation.**

j. **The State will provide information for the project representative to address concerns 24/7 during the course of the project.**
k. **This permit shall expire on December 31, 2028. If the applicant needs additional time, they shall submit a written request for an extension.**

2. **Engineering:**
   a. **All material shall be contained on site.**
   b. **On days of heavy trucking, contact the City Engineer so that Mayor and Alderman of the district can be notified if necessary.**
   c. **Operator shall abide by DNR erosion control measures.**
   d. **Project trucking shall use only County and State highways.**
   e. **When the batch plant is in operation, the applicant shall use measures to keep dust and tracking minimal and under control.**
   f. **There shall be no net increase in the amount of material left behind on site when the project ends. All materials that come into the site shall be removed from the site.**
   g. **All roadways identified on the haul route are arterials and viable truck routes. Regardless, be considerate to residents and drive courteously.**
   h. **No engine breaking is allowed within City Limits by Ordinance.**
   i. **The truck route for the temp batch plant is identified as north on Crowbar Road, east on National Avenue to Cleveland Avenue. If this route needs to change, notice shall be provided to the City.**

3. **Building:**
   a. **All work must comply with the commercial building code requirements (2021 IBC). No building permit required.**
   b. **An electrical permit may be required. Please contact the New Berlin Commercial Electrical Inspector.**

4. **Streets:**
   a. **Any off-site debris tracking shall be swept clean as soon as possible.**
   b. **Two – 2A-10BC rated fire extinguishers on site.**
   c. **Maintain ingress and egress.**

5. **Fire:**
   a. **Fire extinguishers on site and in all vehicles.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of July 15, 2026

Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of WisDOT National Avenue construction project / Temporary Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)

DATE STAFF REPORT: June 10, 2026

APPLICANT / OWNER(S): Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of WisDOT / Temporary Mobile Concrete Batch Plant

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant for the WisDOT National Avenue construction project, located at 6600-6666 S. Crowbar Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/29/2026

DATE OF COMPLETENESS DETERMINATION: 5/29/2026
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: Yes, via phone call.
Dates of Meetings: N/A
Site Visit: 3/13/2026 (most recent)

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 2182-999-001 - 24.27 Acres
Tax Key #: 2182-999-013 – 35.10 Acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Johnson Sand & Gravel, Schmitz Redi-Mix and Temporary Batch Plant to support the WisDOT I-43 construction project.

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and shop for Schmitz Redi-Mix

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-1/R-2/I-1	Land Use: Single-Family Residential/Living Word Church/I-43
South:	Zoning: C-1	Land Use: Conservancy / Tans Drive / City of Muskego
East:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel
West:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, below is a review of the social, economic and physical factors outlined in the various sections of the Plan:

Chapter 20: Neighborhood J – The Highway Interstate 43 & Racine Avenue interchange: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale.*

Development Policies:

The City recognizes the long-range potential of this area for job producing business uses.

Land use:

- *Future Land Use Map: Quarry*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined in Section 275-37B(1) of the City's Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

CONDITIONAL USE REQUIRED: Yes

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: The applicant is looking to set up a temporary mobile concrete batch plant. This plant will provide supply for both WisDOT projects including I-43 and National Avenue in West Allis.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetlands on Property: No, not in the vicinity of the mobile concrete batch plant.
Conservancy Districts (C-1, C-2): Yes, C-1.
NRCS Map Classification: Not Inventoried.
Floodplain: No
Topography / Geologic: Site location of the mobile concrete batch plant is fairly flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans. No trees will be disturbed.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin codes, ordinances and plans regarding storm water conveyance and maintenance and/or as identified by the Department of Community Development. There is a storm water permit for the overall Johnson Sand & Gravel site. Trierweiler Construction also holds a current and valid plant WPDES general permit for wastewater runoff.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Sewershed Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes – applicant will utilize portable restrooms if needed.

WATER USAGE CALCULATION: Applicant is proposing to utilize water onsite, either well water or from the pond.

TRAFFIC IMPACT: Slight increase is possible with this mobile temporary batch plant. See Findings section for more information.

Schmitz Redi-Mix trucks operates a batch plant at this location. DCD Staff contacted the current operator on 5/23/2023 to discuss their current operations. Their operations are consistent with what the City has on file.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION: (Specific to past Temporary Batch Plant requests for similar projects.)

5/2/2005	Plan Commission approved two temporary concrete batch plants.
7/9/2007	Plan Commission approval of CU-5-07, Johnson Sand & Gravel set up a temporary batch plant to support a WisDOT project for Moorland Road reconstruction.
1/7/2013	Plan Commission approved U-99-01 an amendment to the Schmitz Ready mix, Inc. plan of operation to allow for temporary overnight work hours.
6/5/2023	Plan Commission approved a Conditional Use request. A public hearing was held.
2/5/2024	Plan Commission reapproved the request as the project.
5/4/2026	Plan Commission held a public hearing and approved a Conditional Use request for the site to be used by Trierweiler Construction Supply Co. for work local WisDOT project for the reconstruction of Moorland Road

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The zoning district is Q-1, Quarrying and Extractive District.
2. This application is for a temporary permit to conduct one (1) concrete batch plan operation. The application is seeking the approval to supply ready-mix concrete for the local WisDOT project for the reconstruction of Moorland Road and now National Avenue construction project in West Allis.
3. The site currently functions as a source of sand and gravel, operated by Johnson Sand & Gravel, Inc. providing those products to local communities.
4. Duration for I-43 construction project: the application is looking for operation from May 1, 2026 through July 1, 2028. The contractor will set up spring of 2026 and will take down by no later than December 31, 2028.
5. Duration for National Avenue construction project: starting July 2026 through July 2028.
6. Roughly 80 production days will be required during the two-year project. With approximately 40 per year. The contractor will take down by no later than December 31, 2028.
7. Trucks coming to the site will vary daily depending on work operation and logistical needs. Smaller production days 5 to 10 trucks and larger days 15 to 25 trucks. This is a count of raw materials in (aggregate and cement) and final product out. The number of employees on site will generally be 2

to 3. On paving days, we will have 15-20 trucks total hauling concrete. Total paving days for this project is 45 days. On days they are doing hand work, they will have 4-5 trucks. Total hand work days is 45 days.

8. There will be approximately three to fifteen employees on the ready-mix concrete operation teams.
9. Hours of Operation:
    a. Schmitz Ready Mix hours of operation per their permit are 6:30 AM to 6:30 PM Monday through Friday; and Saturday's 6:30 AM to 2 PM. No Sunday's or holidays at this time.
    b. Trierweiler Construction & Supply Co. Inc. would like to have the hours for this request match the Moorland Road Project hours, generally they would start up the plant at 6:00AM and be done by 8:00PM. There is the potential for longer shifts on big production days in efforts to advance the project schedule as much as possible. Right now, they don't anticipate any true overnight work. See Conditions for any work outside of these business hours.
10. Sample pictures of the temporary mobile batch plant:

D.R.C RECOMMENDATION: Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. on behalf of the WisDOT for National Avenue construction project to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

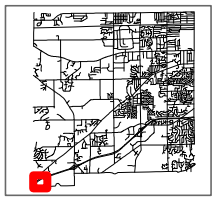
ATTACHMENTS:
Location Map
Plan of Operation / Site Plan

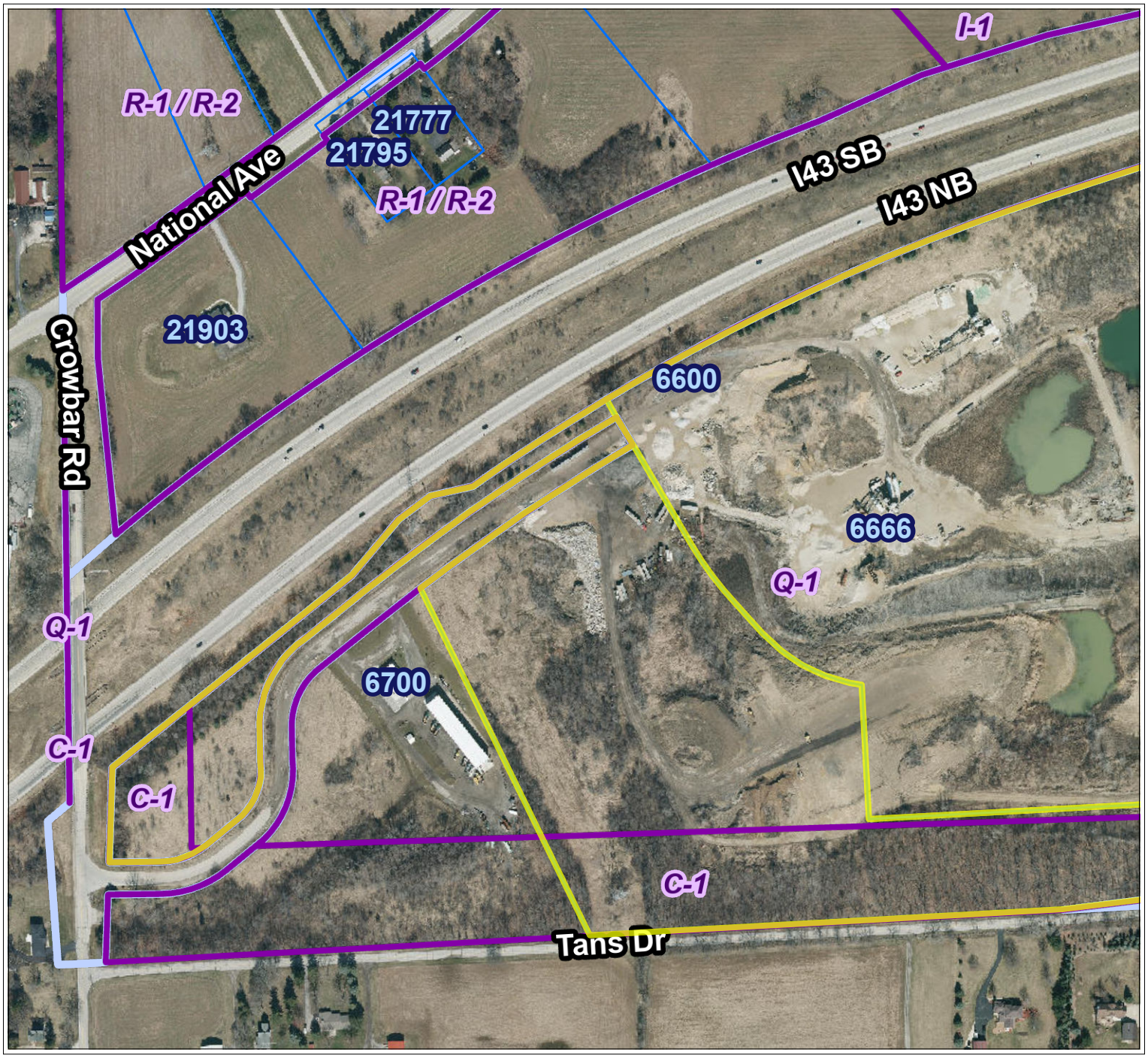
City of New Berlin
Community Development

CU-2601016

Trierweiler Constriction & Supply Co. / WisDOT

6600-6666 S. Crowbar Road





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 170 340
ft

Scale is estimate - not survey

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

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TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting

West Allis National Avenue – CUP

2916 South Cherry Ave
Marshfield WI 54449
(715) 387-8451

TRIERWEILER
CONSTRUCTION & SUPPLY CO. INC.
Heavy & Highway Contracting

2916 South Cherry Avenue
Marshfield, WI 54449
Phone 715-387-8451 Fax 715-384-5599

May 29th, 2026

New Berlin
Plan Commission

Subject: **Special Exception; Tax Key NBC 2182999011**

Trierweiler Construction, as agent on behalf of S & J Development (property owner), is submitting the enclosed applications, drawings, and supporting documentation for your review reguarding the proposed temporary ready mix concrete plant on a portion of the property listed above.

Contact Information

Site:
Tax Key: NBC 2182999011
Legal Description: See Attached
New Berlin, WI 53150

Property Owner:
S & J Development
W220S6700 Crowbar Dr
Muskego,WI 53150

Sincerely,

Nick Petit

Trierweiler Construction & Supply Co., Inc.
Nick Petit
715-240-0315
nick@tpaving.com

An Equal Opportunity Employer

Table of Contents

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- Written Brief
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- DNR Surface Water Map
- Contour Map
- Pollution Prevention & Spill Response Plan
- Plant Overview
- Legal Description
- Trucking Route

Introduction & Intentions

Ready Mix Concrete

Ready mix concrete (RMC) is an essential building material for use in a variety of civil construction projects such as buildings, roads, bridges, and a variety of other structures. As the Wisconsin Department of Transportation (WisDOT) and a variety of other municipalities continue efforts to update and expand National Ave in Milwaukee County, the demand for a locally available and economical option for the production and distribution of RMC is critically important to on-time and on-budget projects to reduce the costs to taxpayers and impacts on commuters for these projects.

Based upon the availability of some ingredient aggregate materials nearby as well as the proximity to the awarded construction work, the Johnson Sand and Gravel site on Crowbar Drive offers an ideal location for the staging of a portable, temporary RMC plant to be used on the National Ave construction project. Trierweiler Construction is requesting this special exception permit beginning on June 1st, 2026, to July 1st, 2028.

Sitting

The site, consisting of Tax Key NBC 2182999011, is currently being used as a gravel pit. The special exception permit area is approximately 5 acres in size, for the exact location and layout please see the attached map. No building or structure beyond the mechanical equipment is proposed as part of the application. The RMC batch plant will be temporary and portable in nature to be located adjacent to where the aggregate stockpiling is occurring.

Site Preparation

No site prep will be needed as it has a gravel floor already. Once work on the WisDOT projects is completed the temporary batch plant will be removed and the site will be left to its original condition.

Operation Description

The proposed temporary/ portable installation of an RMC plant would be utilized to mix concrete and load trucks for the National Avenue Project. The exact number of employees varies between 3 and 15 on the RMC operations team. Access to the site will be via the existing driveway currently in use. Parking for the operators will be adjacent to the plant. Operational periods will include generally daytime operating hours (6:00 AM – 8:00 PM) during weekdays and intermittent operation during weekends only as project demands necessitate.

Outdoor storage would consist of piles of aggregates and sand stored within the existing site. Cement materials would be stored in portable enclosed bins and handled in such a manner to minimize any dust exposure. Activities conducted outdoors at the site would include the staging, handling, and mixing of materials, loading of delivery trucks, and washout of trucks. Domestic waste generation would be handled by an onsite dumpster that is regularly emptied by a local waste management service.

Zoning and Setbacks

The plant will be sited on the property to adhere to all setbacks as set forth in the current City of New Berlin zoning regulations that govern the property. See attached mapping for the proposed location within the property.

Erosion Control/ Storm Water Management

As part of participating in WisDOT construction work, strict environmental and erosion control standards must be adhered to and are regularly monitored by WisDOT project staff. Trierweiler Construction also holds a current and valid plant specific WPDES general permit for wastewater runoff.

Noise

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 40 total days per year duration the 2-year project.

Dust Control.

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads to control both dust and any debris that may track on to public roadways.

Lighting

If operations occur at night, outdoor lighting will be provided by portable lighting plants for the purpose of employee visibility and safety. The lights would be operated only during periods of night-time operation and as needed for visibility and safety. To mitigate impacts to neighboring residences and roadways, the lights will be directed away from property lines, neighboring parcels, and roads.

Written Brief

The granting of the special exception for the placement of the temporary concrete batch plant is well within the spirit of the ordinance. The placement of the concrete plant will not be a nuisance to neighboring property owners, through noise, dust, or any aspect of public safety. The plant will not affect property values of neighboring properties as it will be temporary, and the property will go back to its original use once construction is completed. The property is not in a flood plain and no wetlands or forest resources will be affected by the proposed plant. Lastly, the siting of the plant at this location will provide the most effective and efficient use of taxpayer's funds by allowing the close proximity of the plant to reduce travel and trucking costs, which in turn reduces the time necessary to complete the work. The reduced cost in terms of both money and user delay due to construction is a win-win for the traveling public.

The granting of the special exception will be in the best interest of both the local population as well as the travelling public. The plant will be situated in a rural area. This placement will greatly limit the amount of time the loaded concrete trucks are on the open road and maximize their travel directly to the project, therefore minimizing potential conflicts with the travelling public. Additionally, the drivers at Trierweiler Construction take pride in their driving with common sense and safety when on the road. The general welfare, public health, or safety of the local population will not be significantly impacted due to the placement away from a populated area along with the efforts made by Trierweiler Construction to limit dust through contained storage tanks, the use of water (as mentioned below), and emission of comparable amounts of background noise caused by Interstate traffic.

Trierweiler Construction makes every effort to be good neighbors, and part of being good neighbors is making our best effort to eliminate as much as possible any issues with noise, dust, smoke, and odors. The noise made by the concrete plant is comparable to the current level of noise created by normal traffic on the I43. The noise created by the other equipment and concrete trucks is similar in nature to the other construction equipment that will be operating in the gravel pit. Dust will be controlled using storage tanks for the cement and fly ash, and water in and around the plant site as needed to prevent dust. As stated below, odor will be eliminated through regular and timely emptying of the waste storage facilities by a local waste management company.

Trierweiler will follow all city and county ordinances along with any town ordinances that apply to this Conditional Use Permit.

Our request will not impact public health, safety or general welfare.

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 80 total days during the 2-year duration of the project to complete the concrete paving work.

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways

Granting this special exception to Trierweiler Construction provides an important service to the community because it is the most prudent choice to preserve taxpayer dollars. The ability to locate the

temporary concrete plant as close as possible to the project allows the contractors the ability to provide the most competitive pricing to the Department of Transportation and in turn the best value to the Wisconsin taxpayers. The close location to the project also limits the amount of on road traffic by construction vehicles which minimizes any potential issues with local traffic. Lastly the efficient repair and replacement of the West Allis, National Avenue project will provide economic impacts to the local communities by safer and more efficient travel, and one of the most efficient ways to complete the construction in a timely manner is the close placement of equipment and materials to the project.

Closing Statement

Trierweiler Construction (agent) on behalf of S&J Development (property owner) is submitting the enclosed Conditional Use Permit for the proposed temporary ready-mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from June 1st, 2026 to July 1st, 2028 in support of the WisDOT West Allis National Avenue projects. If you have any questions or concerns, or require additional information, or clarification, please feel free to contact me via the contact information listed on the front page.

Sincerely,

Nick Petit

Trierweiler Construction

Trierweiler Site
Write a description for your map.
Legend
TCI Plant Site
Living Word Apostolic Church
K9 Country Club
Schmitz Red Mix
Proven Power
TCI Plant Site
Johnson Sand & Gravel, Inc
Trans Dr
Trans Dr
Trans Dr
Trans Dr
Trans Dr
Whitehouse Precast
Google Earth
Image Landsat / Copernicus
N
1000 ft

Property Owners Overview
Write a description for your map.
Legend
Johnson Sand & Gravel, Inc.
Whitehouse Precast
Trans Dr
Crowbar Rd
Crowbar Dr
1000 ft
N
Google Earth
Image Landsat / Copernicus

Plant Site Layout
Write a description for your map.
Legend
Water Source For Plant
Memory Care of New Berlin
500 ft
N
Google Earth
Image Landsat / Copernicus

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)

Legend: (some map layers may not be displayed)

- Watersheds
- USDA Wetspots
- Wetland Indicators
- Open Water
- Open Water
- 24K Lakes and Open Water
- Latest Leaf On Index
- Latest Leaf On Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

Map: 0 390 780 Feet
0 110 220 Meters

Service Layer Credits:
Wetland Indicators & Soils^: Surface Water Data Viewer Team, DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf On: , Priority Navigable Waterways: Waterway Protection, WDNR, Surface Water (Cached): WiDNR, USGS, and other data

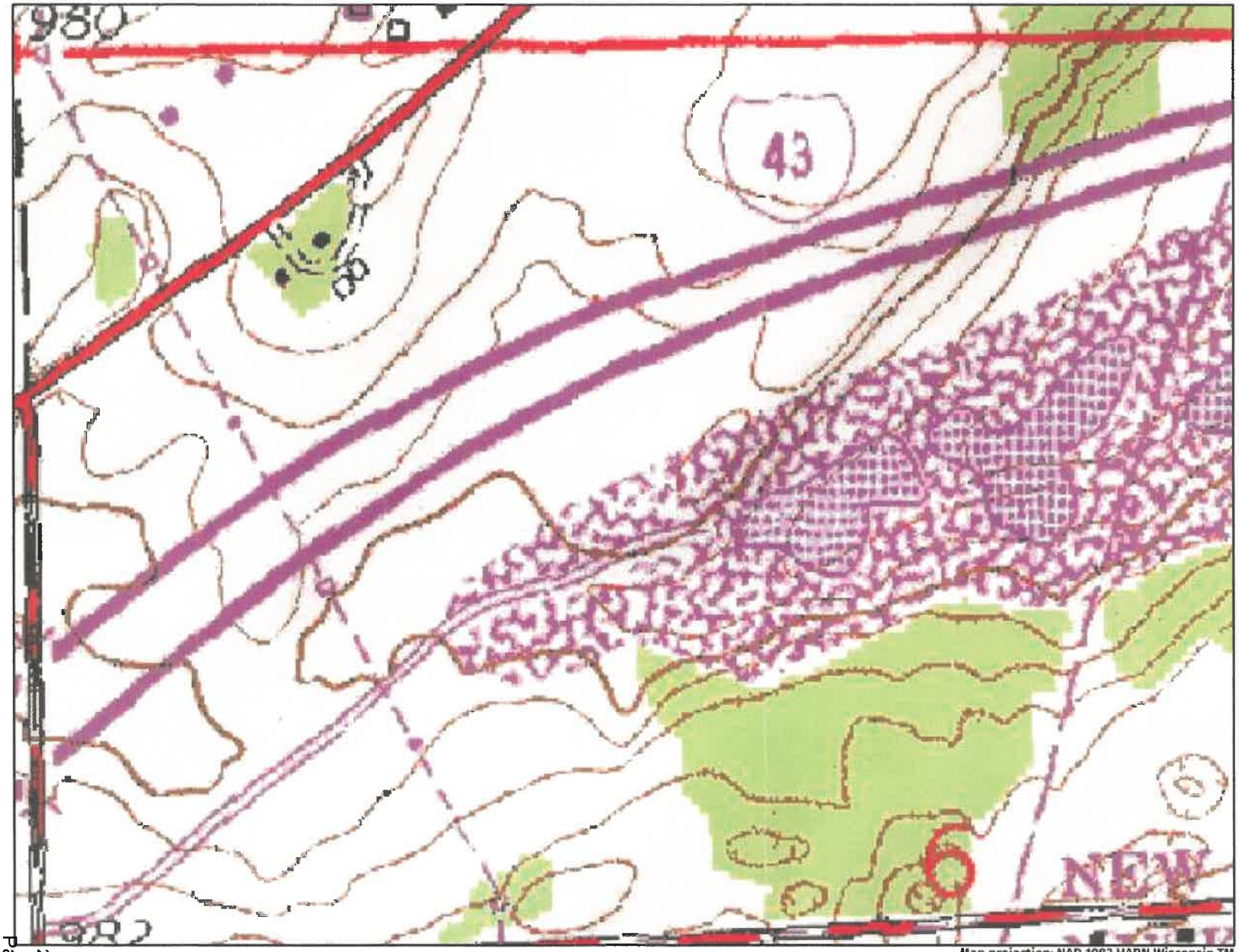
This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal

Date Printed: 2/2/2026 6:42 AM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)



Legend: (some map layers may not be displayed)

24K USGS DRGs

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 8
- 9
- 10
- 11
- 12

Hill shade

- 85.00000001 - 93
- 93.00000001 - 102
- 102.0000001 - 110
- 110.0000001 - 119

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

Map: 0 390 780 Feet
0 110 220 Meters

N

Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf On: ,
Topographic Maps:

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Date Printed: 2/2/2026 6:45 AM

TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Ground Water and Storm Water

Pollution Prevention and Spill Response Plan

For

Temporary Concrete Batch Plant

Purpose and Scope

This pollution prevention plan concentrates on identifying potential pollutants at the work site, and adopting management practices that eliminate their contact with sensitive waters of the state. The primary focus of this plan is to provide education for field employees, thereby reducing human error as a contributor to environmental pollution.

I. Potential Pollutants

A. #2 Fuel Oil

1. Spills during equipment refueling
2. Bulk Shipment deliveries – overfill
3. Broken or leaking fuel lines and hoses

B. Lubricating Oils

1. Overfilling gearboxes
2. Leaking seals and mechanical equipment
3. Engine breather pipes
4. Spills during oil changes
5. Improper storage of oil inventory

C. Grease

1. Over greasing bearings and wear surfaces
2. Improper disposal of cleaning towels

D. Antifreeze

1. Leakage from damages radiators

2. Overfill/Spill

E. Sediment

1. Runoff not contained on site

2. Poor operating techniques

II. Implementation of Best Management Practices (BMP)

A. Education

1. The pollution prevention plan is reviewed at the Trierweiler annual safety meeting. The intent of the plan is stressed, changes or improvement are noted. Field employees discuss the plan, and exchange ideas for potential plan improvement. Any new ideas that contribute to the intent of the plan are included in the written pollution prevention plan for the next year.

2. Information about the importance of pollution prevention is routinely stressed at scheduled tailgate safety meetings. Topics for discussion include safe petroleum product handling, proper maintenance procedures and routine inspection of the equipment during operation. Personnel are encouraged to take a pro-active role in prevention of spills. Good housekeeping practices are stressed for control of minor drips and leaks from daily maintenance and operation.

B. Inspection and Supervision

1. The temporary Concrete Batch Plant is routinely inspected each day of operation to ensure that all equipment is functioning properly, all valves are closed, and significant materials are properly stored and secure.

2. Fuel Transfers are supervised to ensure that spills do not occur. Plant personnel assist tanker drivers as needed to provide safe and effective transfer of fuels.

3. Refueling of the Batch Plant equipment is monitored at all times to eliminate overfilling.

C. Communication and Response

1. The emergency response plan for spills is posted in the repair trailer for the Batch Plant operations. Employees are aware of the location of the listing and follow the outlined procedure in a spill situation.

2. Plant personnel respond immediately to a spill situation to mitigate effects and isolate/control source of spill. Operations are immediately shut down when necessary to redirect on-site resources and manpower in spill response.

3. Company contact personnel and emergency phone numbers are posted in the repair trailer to provide operators with immediate access to company support. Contact with Jeremy Iwanski is established as soon as possible after the spill so that proper reporting requirements can be met.

D. Selection of Plant Sites

1. Environmental impacts in equipment and work areas are considered prior to set up in and location.

2. Whenever possible, Batch Plant equipment is located in a pit or quarry that provides natural, on site containment of storm water runoff, and ample protection for sensitive ground water supplies.

3. In locations where there is increased environmental sensitivity because of proximity to receiving waters, lack of natural containment, or other critical factors, berms or diking will be constructed that will contain runoff or protect a potential spill from releasing into the ground water in the immediate equipment area.

E. Petroleum Product Storage

1. All fuel tanks shall have drip pans or absorbent material available for nozzle storage between refueling. Tanks and hoses are inspected daily for integrity and any problems are corrected.

2. Lubricants and grease are stored in the repair or service trailer until needed. The storage area is secured at the end of each operating cycle.

3. Drip pans and contaminated absorbent material are replaced at the end of each work shift and at the onset of precipitation to eliminate ground water and surface water exposure to petroleum products. Containers are located in the service trailer for storage of used absorbents and other cleanup materials.

4. Used oil and grease from equipment service and repair is stored inside the plant service trailer until collected for off-site disposal.

F. Repair and Maintenance

1. Engines and gearboxes will be inspected and fully serviced as needed during the off-season to eliminate leaking seals, fuel lines, and gaskets. Leaks that develop during operations are contained by drip pans, absorbents, or other acceptable means, until company maintenance personnel repair the problem. In cases where continued

operation may cause uncontainable fluid losses, plant operations will cease until the problem is corrected.

2. Batch Plant employees are instructed in proper lubrication procedures for plant equipment. Manufacturer's specifications are followed to eliminate over-fills of gearboxes and crankcases. Greasing of bearings and wear surfaces is carefully monitored to eliminate unnecessary grease contact with the ground. Overflow from bearings is collected and disposed of with contaminated absorbent material.

3. Routine engine oil changes are done with adequate absorbent material to provide for drips and spills associated with maintenance operations. Waste oil is stored in spill proof containers until picked up for off-site disposal.

4. Any leaks that develop during the course of operation may, at the foeman's discretion, be contained with drip pans or petroleum absorbent material, as long as plant operation ceases prior to a storm event and containment vessels are cleaned and free of petroleum to prevent contact with ground water or storm water.

5. Repair and maintenance procedures are conducted in the shop, service trailer or outside with adequate containment for degreasing and cleaning. Petroleum absorbent material is available as needed to supplement containment.

G. Use of Available Resources

1. Housekeeping supplies, including drip pans and absorbent materials, are kept on inventory in the repair trailer at all times. All plant personnel have access to these materials, and are instructed in their use. Additional booms or pads are available upon request.

2. All plant personnel are available to respond to petroleum spills as needed. Other resources may be mobilized to mitigate the effects of a petroleum release, such as subcontractors, additional equipment, or additional personnel.

3. If necessary, plant loading equipment may be used to construct temporary berms or place aggregates for absorbing free flowing liquids. Loading equipment can also be used for backfilling or removing impacted soils or aggregates.

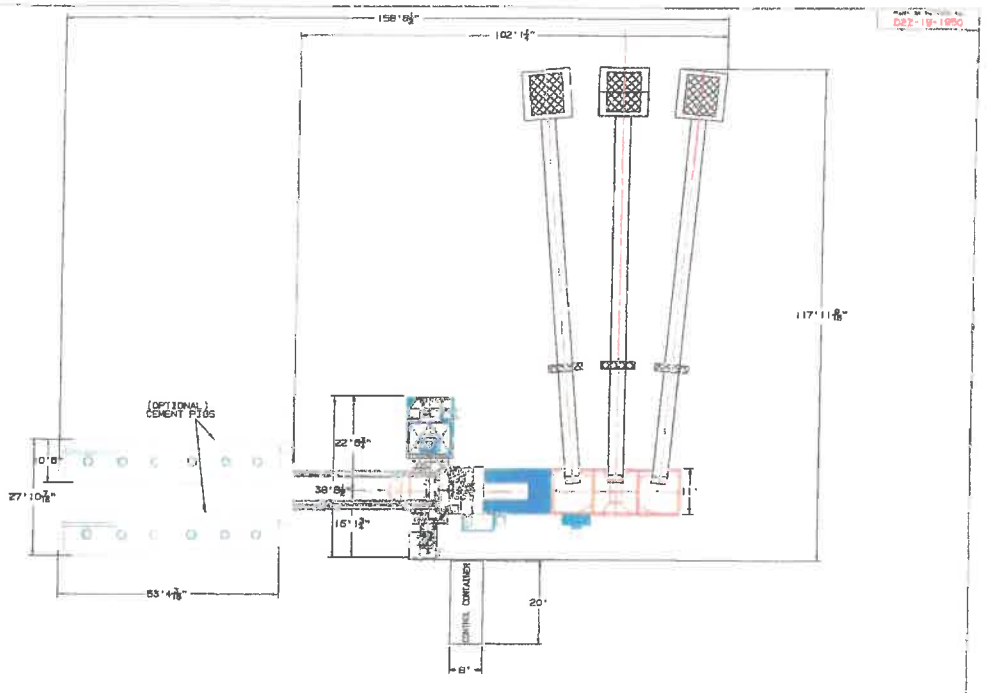
H. Construction of Containment

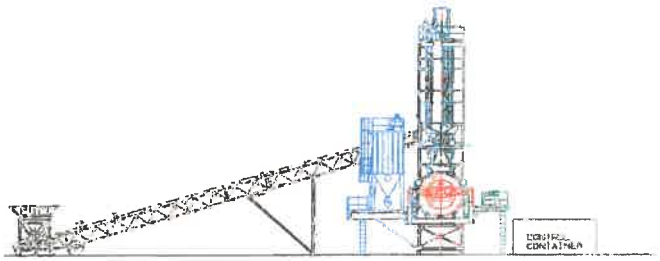
1. When a plant must be placed in an area where additional containment is needed because of the amount of fines being produced; field employees may elect to construct berms or temporary basins for collection and control of contaminated water.

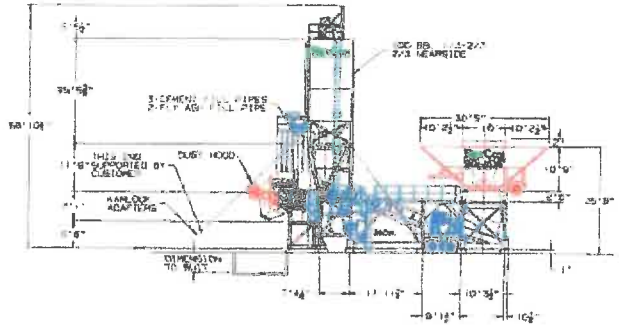
Necessity of construction is based on slope of plant site, area drained, soil type, and proximity to receiving waters. Other influences may be considered on a site-specific basis as needed to fulfill the purpose of the plan.

2. Water collected in on-site-basins is routinely inspected by field personnel for evidence of petroleum sheen or odor. If no evidence of contamination is apparent, the water may be released by gravity flow or by pumping. Release of water must be done in a manner that will not induce erosion or release water with high sediment loadings into receiving waters. Water collected on-site basins that show evidence of petroleum contamination is pumped into disposal tanks for transport to approved facilities.

3. Erosion control measures outside of plant and equipment work areas may be identified by field personnel. In these situations, company officials should be notified, so that site-specific BMP's can be implanted.







TRIERWEILER CONSTRUCTION

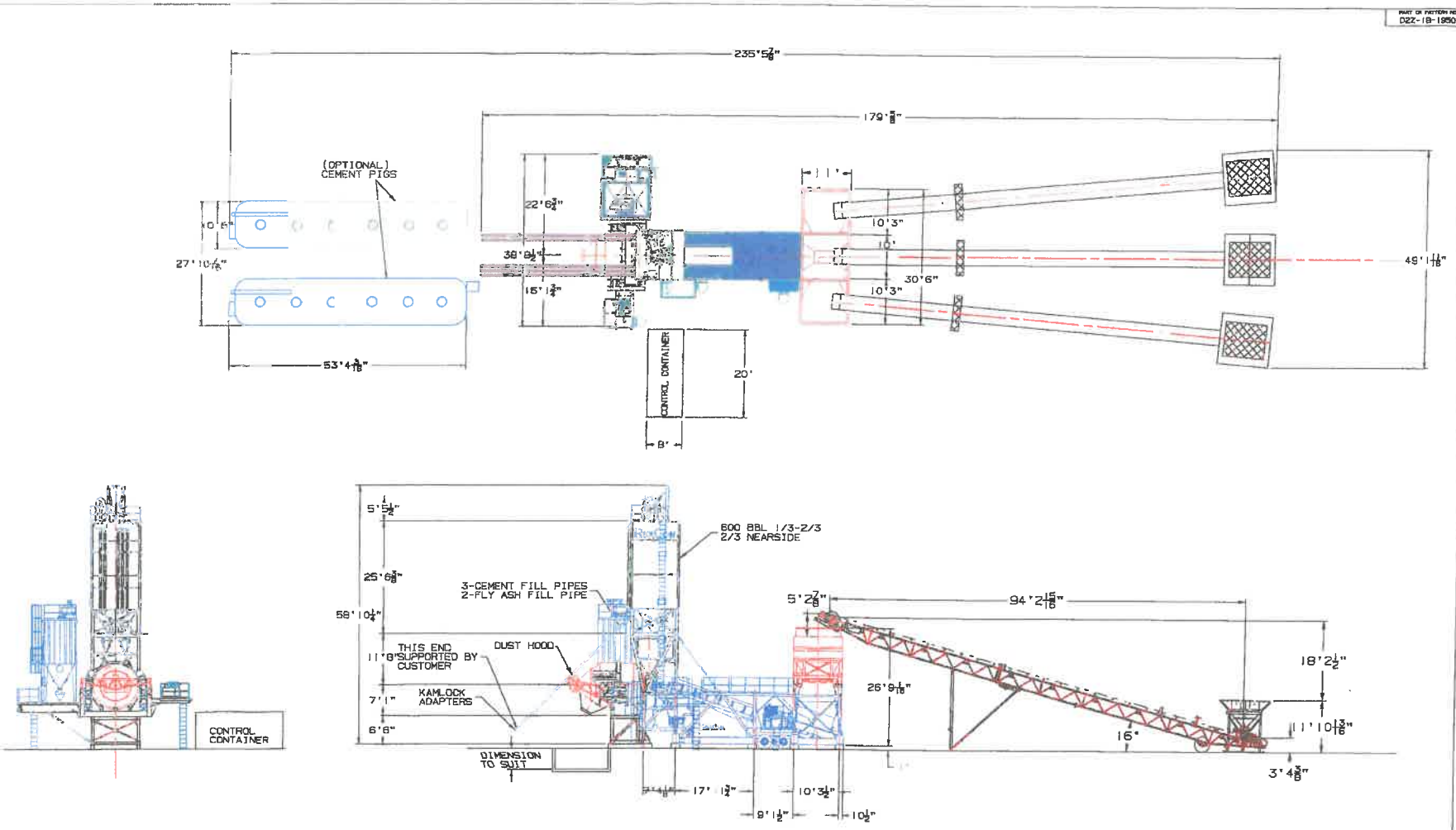
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CONFIDENTIAL ALL RIGHTS RESERVED PROPERTY OF
BURLINGTON, WISCONSIN 53105

SCALE	1/16"
DATE	1/15/2018
BY	JAR

MODEL S
500 BBL
3 COMP AGG BIN

D2Z-18 | D2Z-18-1950



TRIERWEILER CONSTRUCTION

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CONFIDENTIAL - ALL RIGHTS RESERVED - PROPERTY OF
RexCon L.L.C.
BURLINGTON, WISCONSIN 53105

SCALE 3/32"=1'-0"
DATE 1-18-15
DRN. JAR

MODEL S
135 TON 3-COMP AGGREGATE
600 bbl SILO,

PART OR PATTERN NO. D22-18
DRAWING NO. D22-18-1950

If printing problems, try Ctrl+F5 to clear cache

Pay Options | Tax Bill Details | Property Details | Search

Tax Key: NBC 2182999011
Tax Year: 2025

4/14/2025 12:41:37 PM
WAUKESHA COUNTY
CITY OF NEW BERLIN

OWNER NAME AND MAILING ADDRESS

S & J DEVELOPMENT CO INC
W220S6700 CROWBAR DR
MUSKEGO, WI 53150-9014

PROPERTY ADDRESS

NOT ASSIGNED
NEW BERLIN, WI 53151

LEGAL DESCRIPTION

LOT 2 C.S.M. #9154 V82 P311 DOC.#2637077 DATED 3/27/01 BEING PT SE.25, SW.25 & NW.25 OF NW.25 & SW.25 NE.25 SEC T5N R20E

ASSESSMENT STATUS

Assessment Year: 2025
Assessment Status: ACTIVE
Assessment Attributes: NONE
Deeded Acres: 24.260

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

ASSESSMENT INFORMATION

Assessed By: CITY OF NEW BERLIN ASSESSOR
262-797-2465
timkosteretz@newberlin.org

Board of Review Date:

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total

The current property valuation is in process. You will find the contact information for the City Assessor shown above. The Links to WI Dept of Revenue will provide more information about the property assessment process. You can see assessment values for a previous year by changing the tax year at the top of this screen.

DISTRICTS

District Type	District Name	DOR Code
CITY	CITY OF NEW BERLIN	261
SCHOOL	MUSKEGO NORWAY 3857	3857
TCDB	WAUKESHA COUNTY TECH COLLEGE	0800
SEWER	MMSD	

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For Tax Listing and GIS Viewer related issues, please see our FAQs click here . If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov .

This page run 4/14/2025 12:41:37 PM.

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Powered by Google Translate

Trucking Route

Directions

Best routes

Fastest route · No delay 9.9 mi

Close

A 6666 Tans Dr, New Berlin, WI 53150, United States

Leave
0.3 mi, about 2 min

Turn right onto Crowbar Dr
about 0.3 mi, less than 1 min

Turn right onto W National Ave/County Hwy-ES
about 0.3 mi, less than 1 min

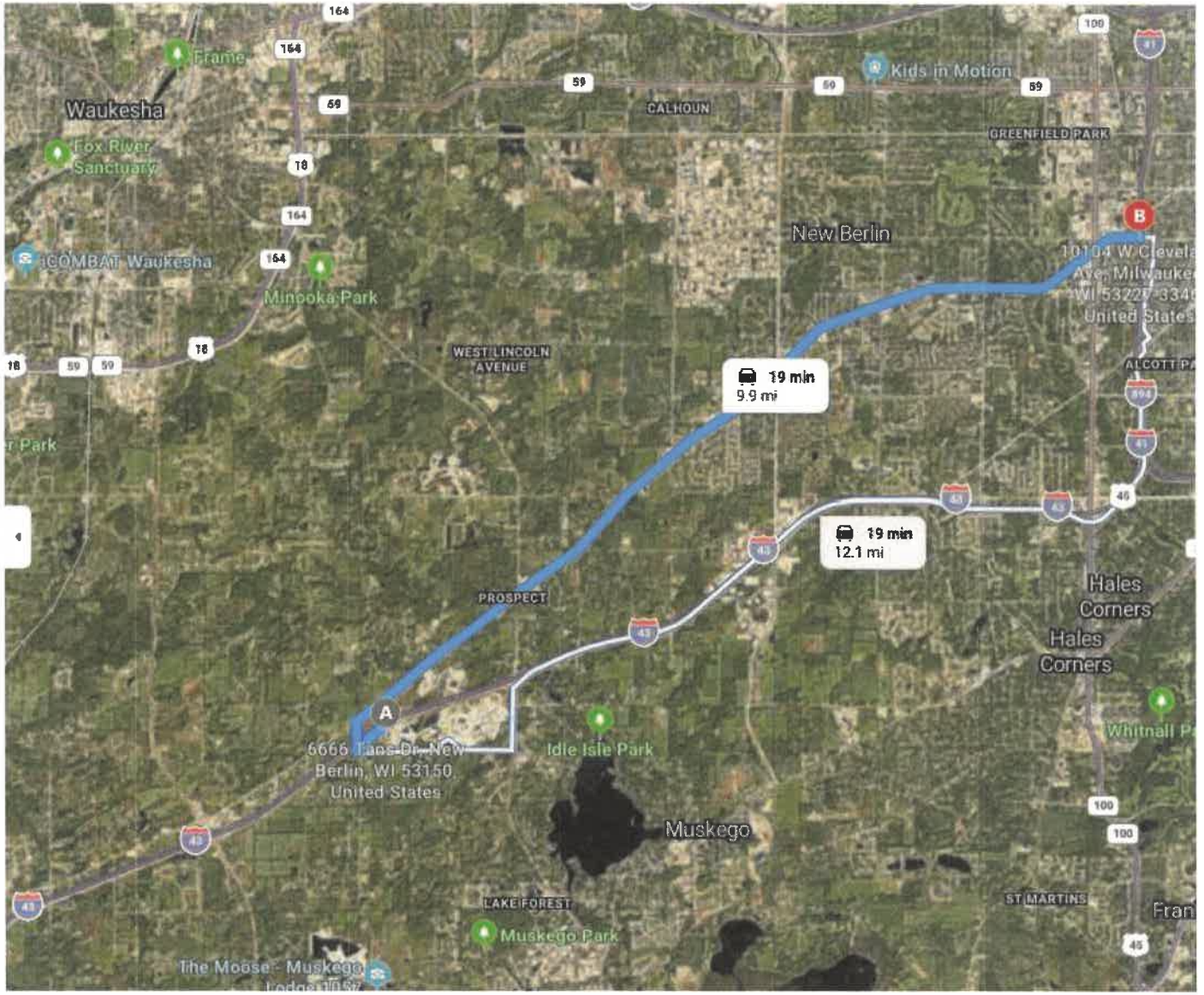
Follow W National Ave/County Hwy-ES
8.7 mi, about 15 min

Bear right at W Cleveland Ave
about 0.3 mi, less than 1 min

Turn left onto S 101st St
about 0.1 mi, less than 1 min

You have arrived at S 101st St. Your destination is on the left

B 10104 W Cleveland Ave, Milwaukee, WI 53227-3346, United States



Plan Commission
MEETING MINUTES

June 1, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. PUBLIC HEARING(S)

A. CP-2600596 & RZ-2600597 Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. - 15393 W. Grange Avenue (Tax Key #: 1290.998), Tax Key #: 1290.998.002, Tax Key #: 1290.998.003, 15301 W. Grange Avenue (Tax Key #: 1290.998.001), 14811 W. Grange Avenue (Tax Key #: 1290.999), 14655 W. Grange Avenue (Tax Key #: 1289.995), Tax Key #: 1291.997, Tax Key #: 1291.986.001, Tax Key #: 1291.994, 15920 W College Avenue (Tax Key #: 1288.997), 5900 S Moorland Road (Tax Key #: 1288.999) - Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 17 - Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, Chapter 18 – Neighborhood "H" Westridge & Moorland Road, and Chapter 10 - Land Use) from Business Park/Industrial & Urban Residential to Business Park/Industrial, 2030 Comprehensive Plan Updates, AND rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1, & C-2 (JOINT PUBLIC HEARING 6:00PM)

DCD Staff introduced the Public Hearing Item to the Plan Commission. Representatives from SunCap Property Group (Patrick Theodossiou), Rockwell Automation (Kyle Lindberg), and Lanser Public Affairs (Mary Claire Lanser) presented information on the Public Hearing Item.

Ald. Joe Stribl asked if there were any questions for clarification. Comments were given by:

- Joe Russ, 16800 W Shadow Dr, New Berlin, WI 53151
- Jim Hall, 13360 W Eagle Trace, New Berlin, WI 53151
- Scott Jentsch, 6005 S Karrington Ln, New Berlin, WI 53151
- Gary Goran, 16601 W Heatherly Dr, New Berlin, WI 53151 (Spoke in favor)
- Terry Buss, 14144 W Osprey Way, New Berlin, WI 53151
- Ray Saltzmann, 15920 W College Ave, New Berlin, WI
- Pierre Gilles, 5743 S Theofila Ct, New Berlin, WI 53151
- Matt Zielinski, 6117 S Grouse Hollow Ct, New Berlin, WI 53151
- Manish Upadhyay, 14200 W Osprey Way, New Berlin, WI 53151

Ald. Joe Stribl asked if there was anyone wishing to speak in favor of the public hearing. There were none.

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

- Joe Russ, 16800 W Shadow Dr, New Berlin, WI 53151
- Jim Hall, 13360 W Eagle Trace, New Berlin, WI 53151
- Emily Feldmann, 5776 S Theofila Ct, New Berlin, WI 53151
- Scott Jentsch, 6005 S Karrington Ln, New Berlin, WI 53151
- Terry Buss, 14144 W Osprey Way, New Berlin, WI 53151
- Valerie Buss, 14144 W Osprey Way, New Berlin, WI 53151
- Manish Upadhyay, 14200 W Osprey Way, New Berlin, WI 53151

Ald. Joe Stribl asked if there were any questions and/or comments from the Plan Commissioners. Questions and/or comments were made by:

- Ald. Joe Stribl
- Commissioner John Erdmann

2. 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.

Ald. Joe Stribl asked if there was anyone that wanted to address the Plan Commission. Comments were given by the following:

- Joe Russ, 16800 W Shadow Dr, New Berlin, WI 53151

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Ald. Joe Stribl called the meeting to order at 7:50 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 Schulpius, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Commissioner Erdmann
Excused: Mayor Dave Ament

Staff Present: City Atorney Mark Blum, Community Development Director Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planner Kristen Hogan, Principal Planner Kelly Wall, City Clerk Rubina R. Medina, Community Development Office Assistant Kailyn Jackowick

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. May 4, 2026 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Rafel
Motion Passed 5-0 with Commissioner Anderson abstaining

6. PLAN COMMISSION SECRETARY'S REPORT

No Items

7. CONTINUED BUSINESS

No Items

8. NEW BUSINESS

A. (2) NJ UA-2600692 Matthew Schabel - 14545 W. Maylore Ct. - 8' fence within an easement.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Schulpius
Motion Passed 6-0

B. (1) KW UA-2600705 Chris Madigan with Driven Brands - 15201 W. Greenfield Ave - Use, Site and Architecture approval for a 1,835 square foot building for Take 5 Automotive Oil Change.

MOTION: Motion to Approve

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

9. PENDING

No Items

10. COMMUNICATIONS

No Items

11. ADJOURN

MOTION: Motion to Adjourn at 7:58 PM

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

Respectfully Submitted,
Kailyn Jackowick, Community Development Office Assistant

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of WisDOT for National Avenue construction project / Temporary Mobile Concrete Batch Plant**
LOCATION:	**6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)**
REQUEST:	**Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.**
D.R.C. RECOMMENDATION:	**Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. on behalf of the WisDOT for National Avenue construction project to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Plan of operation shall be consistent with submitted plans on file.**
        i. **This batch plant is temporary to supply concrete material for the WisDOT for National Avenue construction project. The other project supplied by this temporary batch plant will be for the same company to provide concrete for the WisDOT I-43 construction project approved by the Plan Commission on May 4, 2026.**
    b. **Upon project completion, all mobile batch plant equipment shall be removed from the site.**
    c. **Typical hours of operation for road construction are 7am to 7pm Monday thru Friday and 8am to 5pm Saturday. Should the Plan Commission approve this permit, the batch plant hours of operation would be 6am to 8pm Monday through Saturday. The premises shall be closed on Sunday and Holidays.**
        i. **Any expansion of the hours for this batch plant shall require Plan Commission review and approval, including night time hours.**
    d. **Applicant shall sign the Zoning Permit.**
    e. **All machinery and equipment will be operated in such a fashion so as to keep the site in a reasonably dust-free condition and to minimize smoke, air pollution, noise and vibration. Compression Brake usage shall be prohibited, unless required in an emergency.**
    f. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
    g. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
    h. **The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) that will meet Waukesha County requirements. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.**
    i. **Apply and obtain appropriate electrical permit for any electrical work to be done in conjunction with this batch plant operation.**

j. **The State will provide information for the project representative to address concerns 24/7 during the course of the project.**
k. **This permit shall expire on December 31, 2028. If the applicant needs additional time, they shall submit a written request for an extension.**

2. **Engineering:**
    a. **All material shall be contained on site.**
    b. **On days of heavy trucking, contact the City Engineer so that Mayor and Alderman of the district can be notified if necessary.**
    c. **Operator shall abide by DNR erosion control measures.**
    d. **Project trucking shall use only County and State highways.**
    e. **When the batch plant is in operation, the applicant shall use measures to keep dust and tracking minimal and under control.**
    f. **There shall be no net increase in the amount of material left behind on site when the project ends. All materials that come into the site shall be removed from the site.**
    g. **All roadways identified on the haul route are arterials and viable truck routes. Regardless, be considerate to residents and drive courteously.**
    h. **No engine breaking is allowed within City Limits by Ordinance.**
    i. **The truck route for the temp batch plant is identified as north on Crowbar Road, east on National Avenue to Cleveland Avenue. If this route needs to change, notice shall be provided to the City.**

3. **Building:**
    a. **All work must comply with the commercial building code requirements (2021 IBC). No building permit required.**
    b. **An electrical permit may be required. Please contact the New Berlin Commercial Electrical Inspector.**

4. **Streets:**
    a. **Any off-site debris tracking shall be swept clean as soon as possible.**
    b. **Two – 2A-10BC rated fire extinguishers on site.**
    c. **Maintain ingress and egress.**

5. **Fire:**
    a. **Fire extinguishers on site and in all vehicles.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of July 15, 2026

Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of WisDOT National Avenue construction project / Temporary Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)

DATE STAFF REPORT: June 10, 2026

APPLICANT / OWNER(S): Nick Petit with Trierweiler Construction & Supply Co. Inc. on behalf of WisDOT / Temporary Mobile Concrete Batch Plant

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. to set up a temporary mobile concrete batch plant for the WisDOT National Avenue construction project, located at 6600-6666 S. Crowbar Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/29/2026

DATE OF COMPLETENESS DETERMINATION: 5/29/2026
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: Yes, via phone call.
Dates of Meetings: N/A
Site Visit: 3/13/2026 (most recent)

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 2182-999-001 - 24.27 Acres
Tax Key #: 2182-999-013 – 35.10 Acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Johnson Sand & Gravel, Schmitz Redi-Mix and Temporary Batch Plant to support the WisDOT I-43 construction project.

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and shop for Schmitz Redi-Mix

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-1/R-2/I-1	Land Use: Single-Family Residential/Living Word Church/I-43
South:	Zoning: C-1	Land Use: Conservancy / Tans Drive / City of Muskego
East:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel
West:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, below is a review of the social, economic and physical factors outlined in the various sections of the Plan:

Chapter 20: Neighborhood J – The Highway Interstate 43 & Racine Avenue interchange: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale.*

Development Policies:

The City recognizes the long-range potential of this area for job producing business uses.

Land use:

- *Future Land Use Map: Quarry*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined in Section 275-37B(1) of the City's Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

CONDITIONAL USE REQUIRED: Yes

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: The applicant is looking to set up a temporary mobile concrete batch plant. This plant will provide supply for both WisDOT projects including I-43 and National Avenue in West Allis.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetlands on Property: No, not in the vicinity of the mobile concrete batch plant.
Conservancy Districts (C-1, C-2): Yes, C-1.
NRCS Map Classification: Not Inventoried.
Floodplain: No
Topography / Geologic: Site location of the mobile concrete batch plant is fairly flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans. No trees will be disturbed.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin codes, ordinances and plans regarding storm water conveyance and maintenance and/or as identified by the Department of Community Development. There is a storm water permit for the overall Johnson Sand & Gravel site. Trierweiler Construction also holds a current and valid plant WPDES general permit for wastewater runoff.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Sewershed Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes – applicant will utilize portable restrooms if needed.

WATER USAGE CALCULATION: Applicant is proposing to utilize water onsite, either well water or from the pond.

TRAFFIC IMPACT: Slight increase is possible with this mobile temporary batch plant. See Findings section for more information.

Schmitz Redi-Mix trucks operates a batch plant at this location. DCD Staff contacted the current operator on 5/23/2023 to discuss their current operations. Their operations are consistent with what the City has on file.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION: (Specific to past Temporary Batch Plant requests for similar projects.)

5/2/2005	Plan Commission approved two temporary concrete batch plants.
7/9/2007	Plan Commission approval of CU-5-07, Johnson Sand & Gravel set up a temporary batch plant to support a WisDOT project for Moorland Road reconstruction.
1/7/2013	Plan Commission approved U-99-01 an amendment to the Schmitz Ready mix, Inc. plan of operation to allow for temporary overnight work hours.
6/5/2023	Plan Commission approved a Conditional Use request. A public hearing was held.
2/5/2024	Plan Commission reapproved the request as the project.
5/4/2026	Plan Commission held a public hearing and approved a Conditional Use request for the site to be used by Trierweiler Construction Supply Co. for work local WisDOT project for the reconstruction of Moorland Road

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The zoning district is Q-1, Quarrying and Extractive District.
2. This application is for a temporary permit to conduct one (1) concrete batch plan operation. The application is seeking the approval to supply ready-mix concrete for the local WisDOT project for the reconstruction of Moorland Road and now National Avenue construction project in West Allis.
3. The site currently functions as a source of sand and gravel, operated by Johnson Sand & Gravel, Inc. providing those products to local communities.
4. Duration for I-43 construction project: the application is looking for operation from May 1, 2026 through July 1, 2028. The contractor will set up spring of 2026 and will take down by no later than December 31, 2028.
5. Duration for National Avenue construction project: starting July 2026 through July 2028.
6. Roughly 80 production days will be required during the two-year project. With approximately 40 per year. The contractor will take down by no later than December 31, 2028.
7. Trucks coming to the site will vary daily depending on work operation and logistical needs. Smaller production days 5 to 10 trucks and larger days 15 to 25 trucks. This is a count of raw materials in (aggregate and cement) and final product out. The number of employees on site will generally be 2

to 3. On paving days, we will have 15-20 trucks total hauling concrete. Total paving days for this project is 45 days. On days they are doing hand work, they will have 4-5 trucks. Total hand work days is 45 days.

8. There will be approximately three to fifteen employees on the ready-mix concrete operation teams.
9. Hours of Operation:
    a. Schmitz Ready Mix hours of operation per their permit are 6:30 AM to 6:30 PM Monday through Friday; and Saturday's 6:30 AM to 2 PM. No Sunday's or holidays at this time.
    b. Trierweiler Construction & Supply Co. Inc. would like to have the hours for this request match the Moorland Road Project hours, generally they would start up the plant at 6:00AM and be done by 8:00PM. There is the potential for longer shifts on big production days in efforts to advance the project schedule as much as possible. Right now, they don't anticipate any true overnight work. See Conditions for any work outside of these business hours.
10. Sample pictures of the temporary mobile batch plant:

D.R.C RECOMMENDATION: Public hearing and possible action to approve a Conditional Use Permit for Trierweiler Construction & Supply Co. Inc. on behalf of the WisDOT for National Avenue construction project to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

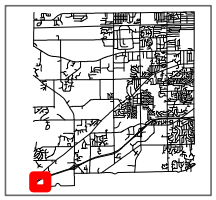
ATTACHMENTS:
Location Map
Plan of Operation / Site Plan

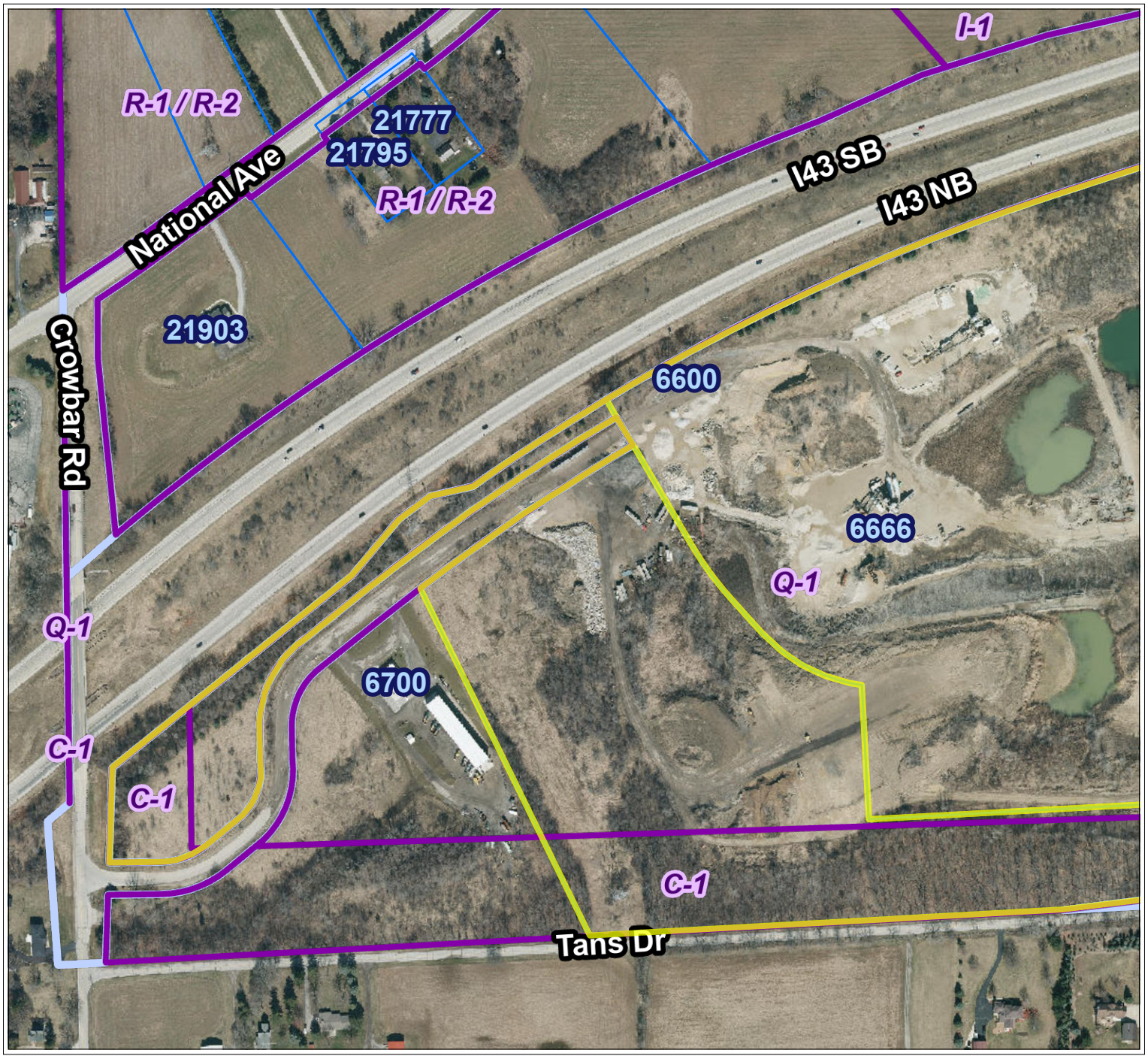
City of New Berlin
Community Development

CU-2601016

Trierweiler Constriction & Supply Co. / WisDOT

6600-6666 S. Crowbar Road





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 170 340
ft

Scale is estimate - not survey

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

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TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Heavy & Highway Contracting

West Allis National Avenue – CUP

2916 South Cherry Ave
Marshfield WI 54449
(715) 387-8451

TRIERWEILER
CONSTRUCTION & SUPPLY CO. INC.
Heavy & Highway Contracting

2916 South Cherry Avenue
Marshfield, WI 54449
Phone 715-387-8451 Fax 715-384-5599

May 29th, 2026

New Berlin
Plan Commission

Subject: **Special Exception; Tax Key NBC 2182999011**

Trierweiler Construction, as agent on behalf of S & J Development (property owner), is submitting the enclosed applications, drawings, and supporting documentation for your review reguarding the proposed temporary ready mix concrete plant on a portion of the property listed above.

Contact Information

Site:
Tax Key: NBC 2182999011
Legal Description: See Attached
New Berlin, WI 53150

Property Owner:
S & J Development
W220S6700 Crowbar Dr
Muskego,WI 53150

Sincerely,

Nick Petit

Trierweiler Construction & Supply Co., Inc.
Nick Petit
715-240-0315
nick@tpaving.com

An Equal Opportunity Employer

Table of Contents

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- Written Brief
- Closing Statement
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- General Overview Location Map
- Property Owners Overview
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- Contour Map
- Pollution Prevention & Spill Response Plan
- Plant Overview
- Legal Description
- Trucking Route

Introduction & Intentions

Ready Mix Concrete

Ready mix concrete (RMC) is an essential building material for use in a variety of civil construction projects such as buildings, roads, bridges, and a variety of other structures. As the Wisconsin Department of Transportation (WisDOT) and a variety of other municipalities continue efforts to update and expand National Ave in Milwaukee County, the demand for a locally available and economical option for the production and distribution of RMC is critically important to on-time and on-budget projects to reduce the costs to taxpayers and impacts on commuters for these projects.

Based upon the availability of some ingredient aggregate materials nearby as well as the proximity to the awarded construction work, the Johnson Sand and Gravel site on Crowbar Drive offers an ideal location for the staging of a portable, temporary RMC plant to be used on the National Ave construction project. Trierweiler Construction is requesting this special exception permit beginning on June 1st, 2026, to July 1st, 2028.

Sitting

The site, consisting of Tax Key NBC 2182999011, is currently being used as a gravel pit. The special exception permit area is approximately 5 acres in size, for the exact location and layout please see the attached map. No building or structure beyond the mechanical equipment is proposed as part of the application. The RMC batch plant will be temporary and portable in nature to be located adjacent to where the aggregate stockpiling is occurring.

Site Preparation

No site prep will be needed as it has a gravel floor already. Once work on the WisDOT projects is completed the temporary batch plant will be removed and the site will be left to its original condition.

Operation Description

The proposed temporary/ portable installation of an RMC plant would be utilized to mix concrete and load trucks for the National Avenue Project. The exact number of employees varies between 3 and 15 on the RMC operations team. Access to the site will be via the existing driveway currently in use. Parking for the operators will be adjacent to the plant. Operational periods will include generally daytime operating hours (6:00 AM – 8:00 PM) during weekdays and intermittent operation during weekends only as project demands necessitate.

Outdoor storage would consist of piles of aggregates and sand stored within the existing site. Cement materials would be stored in portable enclosed bins and handled in such a manner to minimize any dust exposure. Activities conducted outdoors at the site would include the staging, handling, and mixing of materials, loading of delivery trucks, and washout of trucks. Domestic waste generation would be handled by an onsite dumpster that is regularly emptied by a local waste management service.

Zoning and Setbacks

The plant will be sited on the property to adhere to all setbacks as set forth in the current City of New Berlin zoning regulations that govern the property. See attached mapping for the proposed location within the property.

Erosion Control/ Storm Water Management

As part of participating in WisDOT construction work, strict environmental and erosion control standards must be adhered to and are regularly monitored by WisDOT project staff. Trierweiler Construction also holds a current and valid plant specific WPDES general permit for wastewater runoff.

Noise

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 40 total days per year duration the 2-year project.

Dust Control.

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads to control both dust and any debris that may track on to public roadways.

Lighting

If operations occur at night, outdoor lighting will be provided by portable lighting plants for the purpose of employee visibility and safety. The lights would be operated only during periods of night-time operation and as needed for visibility and safety. To mitigate impacts to neighboring residences and roadways, the lights will be directed away from property lines, neighboring parcels, and roads.

Written Brief

The granting of the special exception for the placement of the temporary concrete batch plant is well within the spirit of the ordinance. The placement of the concrete plant will not be a nuisance to neighboring property owners, through noise, dust, or any aspect of public safety. The plant will not affect property values of neighboring properties as it will be temporary, and the property will go back to its original use once construction is completed. The property is not in a flood plain and no wetlands or forest resources will be affected by the proposed plant. Lastly, the siting of the plant at this location will provide the most effective and efficient use of taxpayer's funds by allowing the close proximity of the plant to reduce travel and trucking costs, which in turn reduces the time necessary to complete the work. The reduced cost in terms of both money and user delay due to construction is a win-win for the traveling public.

The granting of the special exception will be in the best interest of both the local population as well as the travelling public. The plant will be situated in a rural area. This placement will greatly limit the amount of time the loaded concrete trucks are on the open road and maximize their travel directly to the project, therefore minimizing potential conflicts with the travelling public. Additionally, the drivers at Trierweiler Construction take pride in their driving with common sense and safety when on the road. The general welfare, public health, or safety of the local population will not be significantly impacted due to the placement away from a populated area along with the efforts made by Trierweiler Construction to limit dust through contained storage tanks, the use of water (as mentioned below), and emission of comparable amounts of background noise caused by Interstate traffic.

Trierweiler Construction makes every effort to be good neighbors, and part of being good neighbors is making our best effort to eliminate as much as possible any issues with noise, dust, smoke, and odors. The noise made by the concrete plant is comparable to the current level of noise created by normal traffic on the I43. The noise created by the other equipment and concrete trucks is similar in nature to the other construction equipment that will be operating in the gravel pit. Dust will be controlled using storage tanks for the cement and fly ash, and water in and around the plant site as needed to prevent dust. As stated below, odor will be eliminated through regular and timely emptying of the waste storage facilities by a local waste management company.

Trierweiler will follow all city and county ordinances along with any town ordinances that apply to this Conditional Use Permit.

Our request will not impact public health, safety or general welfare.

The noise emitted by the plant's operations will be less than or equal to the current noise generated by the traffic on I43. Additionally, the plant will only be in operation for approximately 80 total days during the 2-year duration of the project to complete the concrete paving work.

Dust will be controlled through the use of enclosed bins for the storage of fine particle materials such as cement. Water is used extensively around the plant site during plant operations as needed to control the dust of the moving trucks. Water as well as sweeping is used on any adjacent roads that to control both dust and any debris that may track on to public roadways

Granting this special exception to Trierweiler Construction provides an important service to the community because it is the most prudent choice to preserve taxpayer dollars. The ability to locate the

temporary concrete plant as close as possible to the project allows the contractors the ability to provide the most competitive pricing to the Department of Transportation and in turn the best value to the Wisconsin taxpayers. The close location to the project also limits the amount of on road traffic by construction vehicles which minimizes any potential issues with local traffic. Lastly the efficient repair and replacement of the West Allis, National Avenue project will provide economic impacts to the local communities by safer and more efficient travel, and one of the most efficient ways to complete the construction in a timely manner is the close placement of equipment and materials to the project.

Closing Statement

Trierweiler Construction (agent) on behalf of S&J Development (property owner) is submitting the enclosed Conditional Use Permit for the proposed temporary ready-mix concrete batch plant along with the required fees and attachments. We are requesting approval for the operation from June 1st, 2026 to July 1st, 2028 in support of the WisDOT West Allis National Avenue projects. If you have any questions or concerns, or require additional information, or clarification, please feel free to contact me via the contact information listed on the front page.

Sincerely,

Nick Petit

Trierweiler Construction

Trierweiler Site
Write a description for your map.
Legend
TCI Plant Site
Living Word Apostolic Church
K9 Country Club
Schmitz Red Mix
Proven Power
TCI Plant Site
Johnson Sand & Gravel, Inc
Trans Dr
Trans Dr
Trans Dr
Trans Dr
Trans Dr
Whitehouse Precast
Google Earth
Image Landsat / Copernicus
N
1000 ft

Property Owners Overview
Write a description for your map.
Legend
Johnson Sand & Gravel, Inc.
Whitehouse Precast
Trans Dr
Crowbar Rd
Crowbar Dr
1000 ft
N
Google Earth
Image Landsat / Copernicus

Plant Site Layout
Write a description for your map.
Legend
Water Source For Plant
Memory Care of New Berlin
500 ft
N
Google Earth
Image Landsat / Copernicus

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)

Legend: (some map layers may not be displayed)

- Watersheds
- USDA Wetspots
- Wetland Indicators
- Open Water
- Open Water
- 24K Lakes and Open Water
- Latest Leaf On Index
- Latest Leaf On Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

Map: 0 390 780 Feet
0 110 220 Meters

Service Layer Credits:
Wetland Indicators & Soils^: Surface Water Data Viewer Team, DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf On: , Priority Navigable Waterways: Waterway Protection, WDNR, Surface Water (Cached): WiDNR, USGS, and other data

This map is a product generated by a DNR web mapping application.

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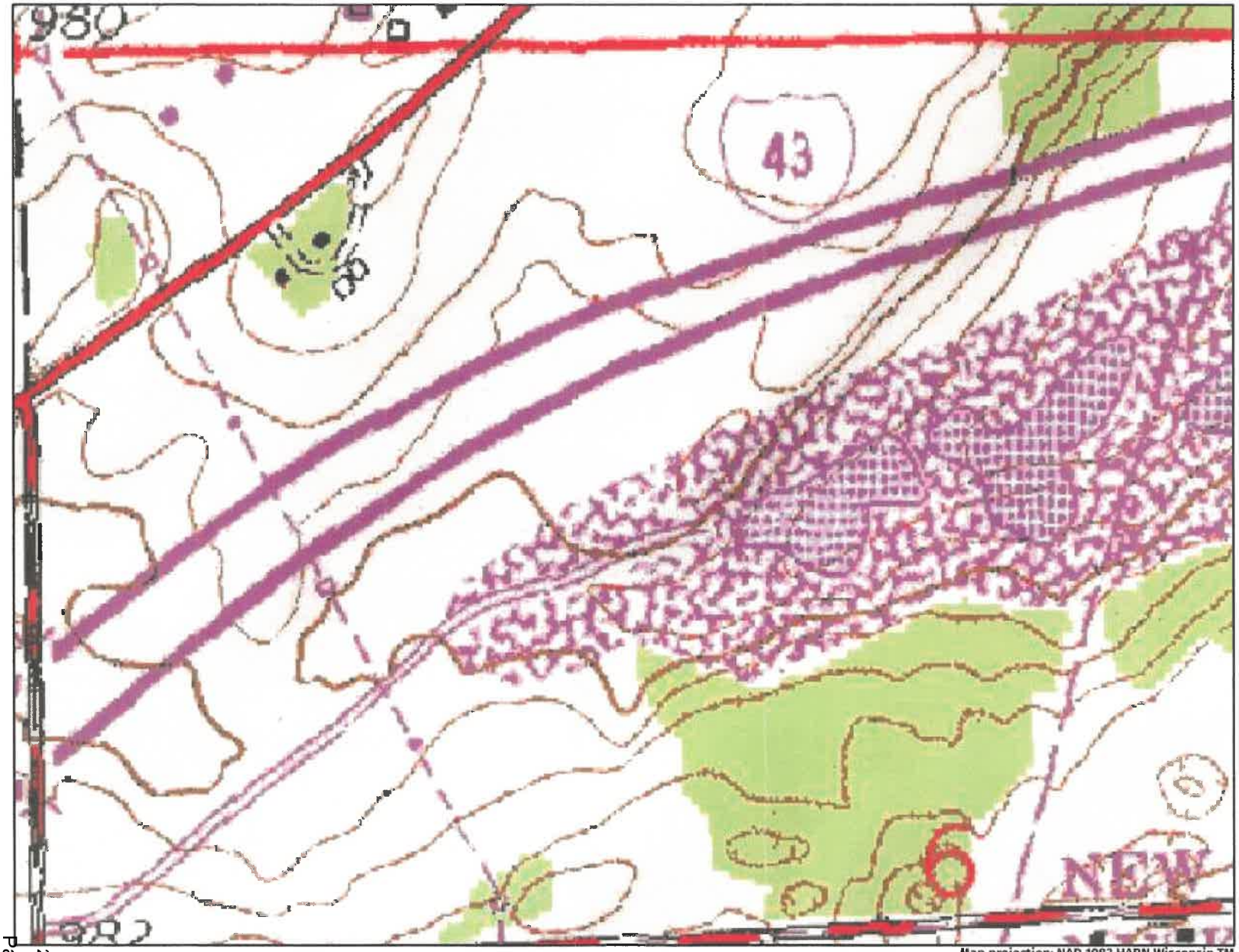
WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)



Legend: (some map layers may not be displayed)

24K USGS DRGs

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 8
- 9
- 10
- 11
- 12

Hill shade

- 85.00000001 - 93
- 93.00000001 - 102
- 102.0000001 - 110
- 110.0000001 - 119

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

Map: 0 390 780 Feet
0 110 220 Meters

N

Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf On: ,
Topographic Maps:

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TRIERWEILER

CONSTRUCTION & SUPPLY CO. INC.

Ground Water and Storm Water

Pollution Prevention and Spill Response Plan

For

Temporary Concrete Batch Plant

Purpose and Scope

This pollution prevention plan concentrates on identifying potential pollutants at the work site, and adopting management practices that eliminate their contact with sensitive waters of the state. The primary focus of this plan is to provide education for field employees, thereby reducing human error as a contributor to environmental pollution.

I. Potential Pollutants

A. #2 Fuel Oil

1. Spills during equipment refueling
2. Bulk Shipment deliveries – overfill
3. Broken or leaking fuel lines and hoses

B. Lubricating Oils

1. Overfilling gearboxes
2. Leaking seals and mechanical equipment
3. Engine breather pipes
4. Spills during oil changes
5. Improper storage of oil inventory

C. Grease

1. Over greasing bearings and wear surfaces
2. Improper disposal of cleaning towels

D. Antifreeze

1. Leakage from damages radiators

2. Overfill/Spill

E. Sediment

1. Runoff not contained on site

2. Poor operating techniques

II. Implementation of Best Management Practices (BMP)

A. Education

1. The pollution prevention plan is reviewed at the Trierweiler annual safety meeting. The intent of the plan is stressed, changes or improvement are noted. Field employees discuss the plan, and exchange ideas for potential plan improvement. Any new ideas that contribute to the intent of the plan are included in the written pollution prevention plan for the next year.

2. Information about the importance of pollution prevention is routinely stressed at scheduled tailgate safety meetings. Topics for discussion include safe petroleum product handling, proper maintenance procedures and routine inspection of the equipment during operation. Personnel are encouraged to take a pro-active role in prevention of spills. Good housekeeping practices are stressed for control of minor drips and leaks from daily maintenance and operation.

B. Inspection and Supervision

1. The temporary Concrete Batch Plant is routinely inspected each day of operation to ensure that all equipment is functioning properly, all valves are closed, and significant materials are properly stored and secure.

2. Fuel Transfers are supervised to ensure that spills do not occur. Plant personnel assist tanker drivers as needed to provide safe and effective transfer of fuels.

3. Refueling of the Batch Plant equipment is monitored at all times to eliminate overfilling.

C. Communication and Response

1. The emergency response plan for spills is posted in the repair trailer for the Batch Plant operations. Employees are aware of the location of the listing and follow the outlined procedure in a spill situation.

2. Plant personnel respond immediately to a spill situation to mitigate effects and isolate/control source of spill. Operations are immediately shut down when necessary to redirect on-site resources and manpower in spill response.

3. Company contact personnel and emergency phone numbers are posted in the repair trailer to provide operators with immediate access to company support. Contact with Jeremy Iwanski is established as soon as possible after the spill so that proper reporting requirements can be met.

D. Selection of Plant Sites

1. Environmental impacts in equipment and work areas are considered prior to set up in and location.

2. Whenever possible, Batch Plant equipment is located in a pit or quarry that provides natural, on site containment of storm water runoff, and ample protection for sensitive ground water supplies.

3. In locations where there is increased environmental sensitivity because of proximity to receiving waters, lack of natural containment, or other critical factors, berms or diking will be constructed that will contain runoff or protect a potential spill from releasing into the ground water in the immediate equipment area.

E. Petroleum Product Storage

1. All fuel tanks shall have drip pans or absorbent material available for nozzle storage between refueling. Tanks and hoses are inspected daily for integrity and any problems are corrected.

2. Lubricants and grease are stored in the repair or service trailer until needed. The storage area is secured at the end of each operating cycle.

3. Drip pans and contaminated absorbent material are replaced at the end of each work shift and at the onset of precipitation to eliminate ground water and surface water exposure to petroleum products. Containers are located in the service trailer for storage of used absorbents and other cleanup materials.

4. Used oil and grease from equipment service and repair is stored inside the plant service trailer until collected for off-site disposal.

F. Repair and Maintenance

1. Engines and gearboxes will be inspected and fully serviced as needed during the off-season to eliminate leaking seals, fuel lines, and gaskets. Leaks that develop during operations are contained by drip pans, absorbents, or other acceptable means, until company maintenance personnel repair the problem. In cases where continued

operation may cause uncontainable fluid losses, plant operations will cease until the problem is corrected.

2. Batch Plant employees are instructed in proper lubrication procedures for plant equipment. Manufacturer's specifications are followed to eliminate over-fills of gearboxes and crankcases. Greasing of bearings and wear surfaces is carefully monitored to eliminate unnecessary grease contact with the ground. Overflow from bearings is collected and disposed of with contaminated absorbent material.

3. Routine engine oil changes are done with adequate absorbent material to provide for drips and spills associated with maintenance operations. Waste oil is stored in spill proof containers until picked up for off-site disposal.

4. Any leaks that develop during the course of operation may, at the foeman's discretion, be contained with drip pans or petroleum absorbent material, as long as plant operation ceases prior to a storm event and containment vessels are cleaned and free of petroleum to prevent contact with ground water or storm water.

5. Repair and maintenance procedures are conducted in the shop, service trailer or outside with adequate containment for degreasing and cleaning. Petroleum absorbent material is available as needed to supplement containment.

G. Use of Available Resources

1. Housekeeping supplies, including drip pans and absorbent materials, are kept on inventory in the repair trailer at all times. All plant personnel have access to these materials, and are instructed in their use. Additional booms or pads are available upon request.

2. All plant personnel are available to respond to petroleum spills as needed. Other resources may be mobilized to mitigate the effects of a petroleum release, such as subcontractors, additional equipment, or additional personnel.

3. If necessary, plant loading equipment may be used to construct temporary berms or place aggregates for absorbing free flowing liquids. Loading equipment can also be used for backfilling or removing impacted soils or aggregates.

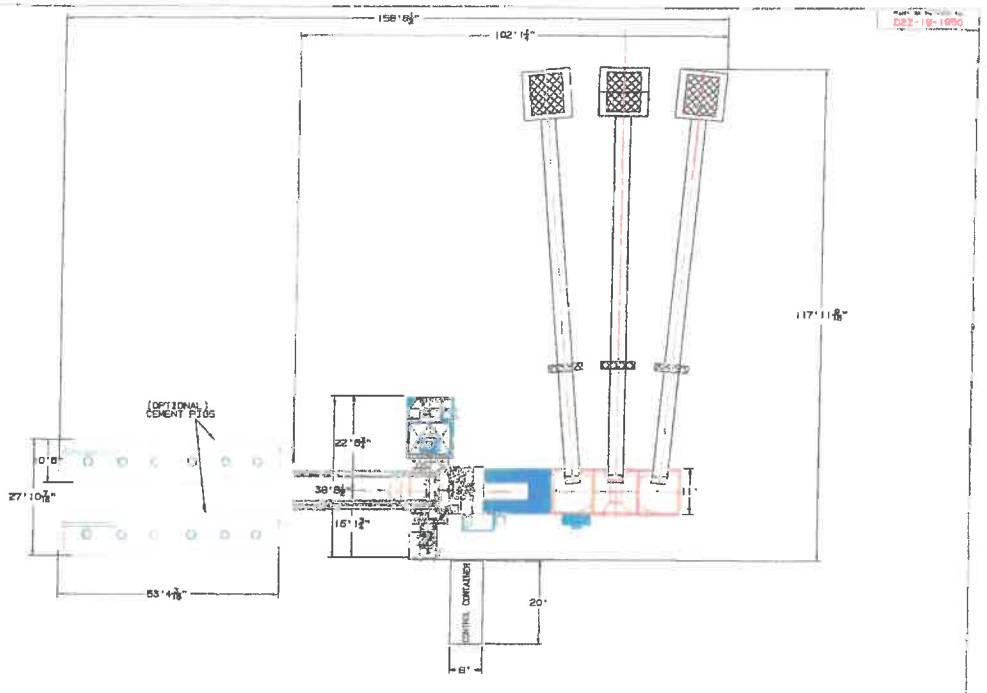
H. Construction of Containment

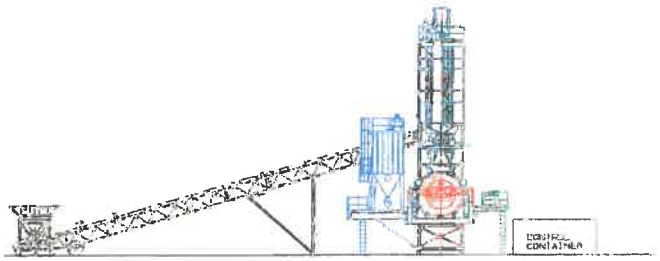
1. When a plant must be placed in an area where additional containment is needed because of the amount of fines being produced; field employees may elect to construct berms or temporary basins for collection and control of contaminated water.

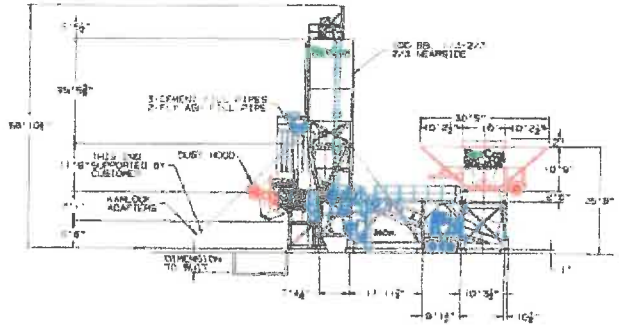
Necessity of construction is based on slope of plant site, area drained, soil type, and proximity to receiving waters. Other influences may be considered on a site-specific basis as needed to fulfill the purpose of the plan.

2. Water collected in on-site-basins is routinely inspected by field personnel for evidence of petroleum sheen or odor. If no evidence of contamination is apparent, the water may be released by gravity flow or by pumping. Release of water must be done in a manner that will not induce erosion or release water with high sediment loadings into receiving waters. Water collected on-site basins that show evidence of petroleum contamination is pumped into disposal tanks for transport to approved facilities.

3. Erosion control measures outside of plant and equipment work areas may be identified by field personnel. In these situations, company officials should be notified, so that site-specific BMP's can be implanted.







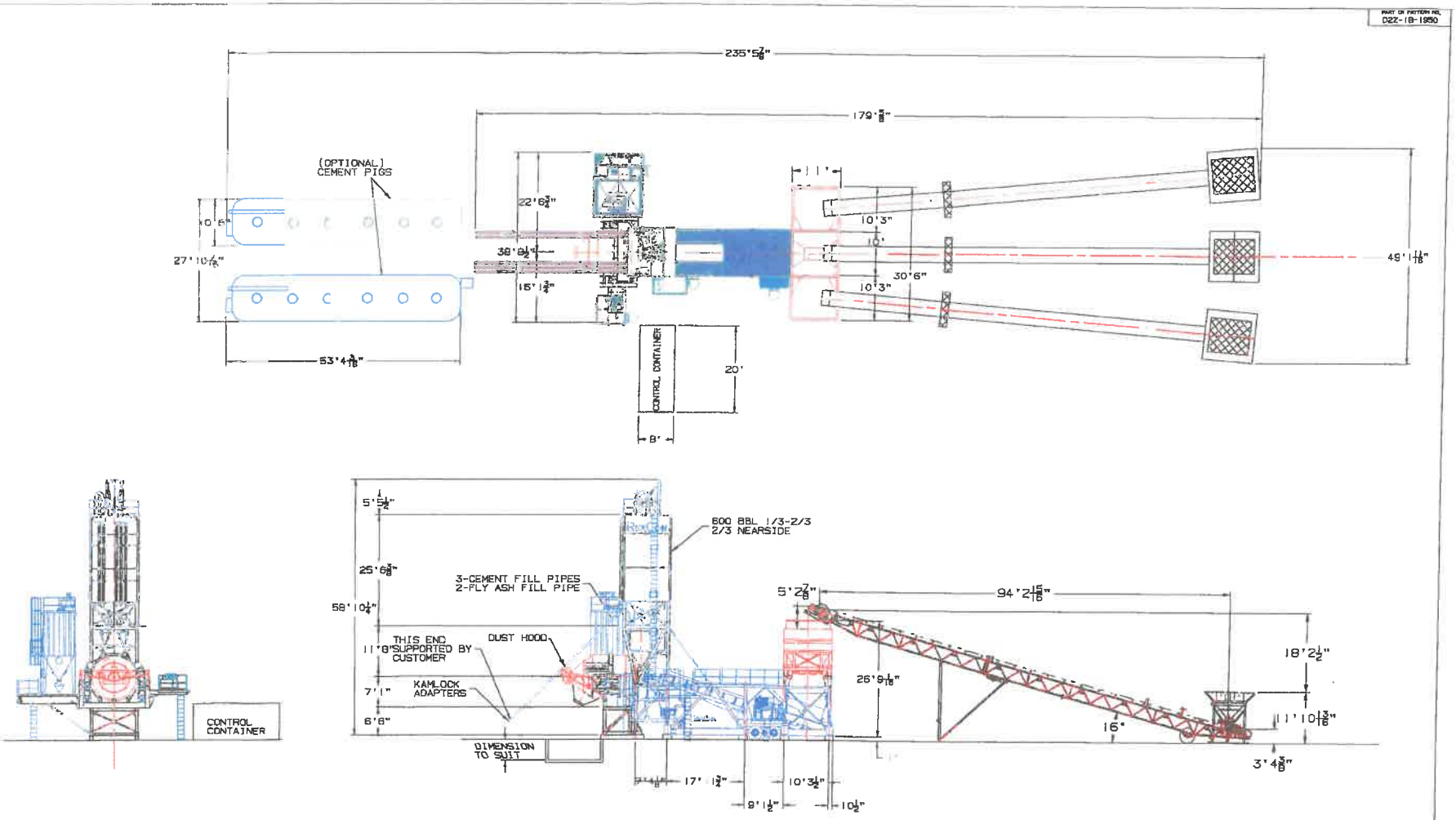
TRIERWEILER CONSTRUCTION

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CONFIDENTIAL ALL RIGHTS RESERVED PROPERTY OF
BURLINGTON, WISCONSIN 53105

MODEL S
500 BBL
3 COMP AGG BIN

D2Z-18 | D2Z-18-1950



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NOT FOR CONSTRUCTION

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REXCON L.L.C.
BURLINGTON, WISCONSIN 53105

SCALE 3/32"=1'-0"
DATE 1-18-15
DRN. JAR

MODEL S
135 TON 3-COMP AGGREGATE
600 bbl SILO,

PART OR PATTERN NO. D22-18
DRAWING NO. D22-18-1950

If printing problems, try Ctrl+F5 to clear cache

Pay Options | Tax Bill Details | Property Details | Search

Tax Key: NBC 2182999011
Tax Year: 2025

4/14/2025 12:41:37 PM
WAUKESHA COUNTY
CITY OF NEW BERLIN

OWNER NAME AND MAILING ADDRESS

S & J DEVELOPMENT CO INC
W220S6700 CROWBAR DR
MUSKEGO, WI 53150-9014

PROPERTY ADDRESS

NOT ASSIGNED
NEW BERLIN, WI 53151

LEGAL DESCRIPTION

LOT 2 C.S.M. #9154 V82 P311 DOC.#2637077 DATED 3/27/01 BEING PT SE.25, SW.25 & NW.25 OF NW.25 & SW.25 NE.25 SEC T5N R20E

ASSESSMENT STATUS

Assessment Year: 2025
Assessment Status: ACTIVE
Assessment Attributes: NONE
Deeded Acres: 24.260

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

ASSESSMENT INFORMATION

Assessed By: CITY OF NEW BERLIN ASSESSOR
262-797-2465
timkosteretz@newberlin.org

Board of Review Date:

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total

The current property valuation is in process. You will find the contact information for the City Assessor shown above. The Links to WI Dept of Revenue will provide more information about the property assessment process. You can see assessment values for a previous year by changing the tax year at the top of this screen.

DISTRICTS

District Type	District Name	DOR Code
CITY	CITY OF NEW BERLIN	261
SCHOOL	MUSKEGO NORWAY 3857	3857
TCDB	WAUKESHA COUNTY TECH COLLEGE	0800
SEWER	MMSD	

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For Tax Listing and GIS Viewer related issues, please see our FAQs click here . If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov .

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Trucking Route

Directions

Best routes

Fastest route · No delay 9.9 mi

Close

A 6666 Tans Dr, New Berlin, WI 53150, United States

Leave
0.3 mi, about 2 min

Turn right onto Crowbar Dr
about 0.3 mi, less than 1 min

Turn right onto W National Ave/County Hwy-ES
about 0.3 mi, less than 1 min

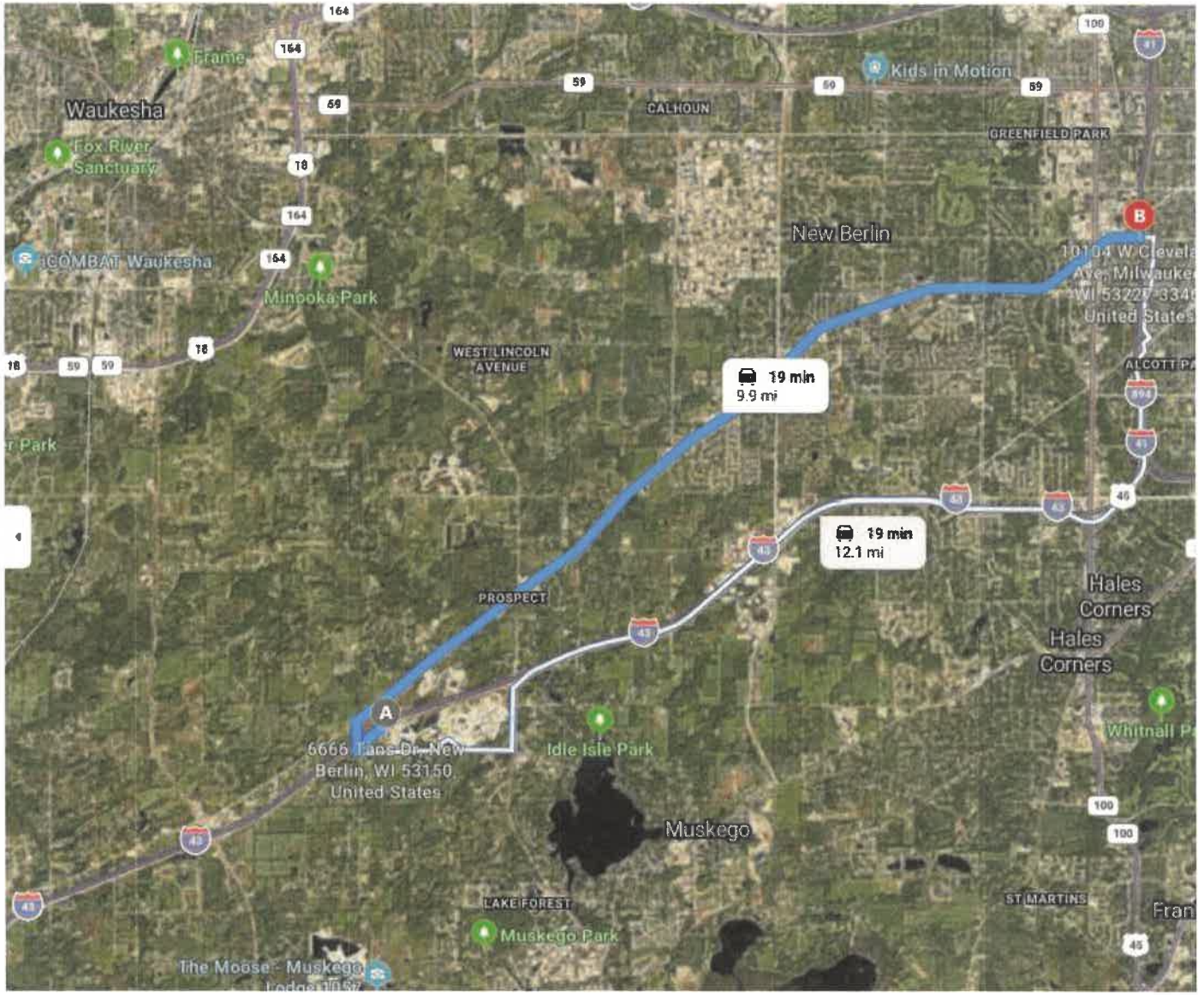
Follow W National Ave/County Hwy-ES
8.7 mi, about 15 min

Bear right at W Cleveland Ave
about 0.3 mi, less than 1 min

Turn left onto S 101st St
about 0.1 mi, less than 1 min

You have arrived at S 101st St. Your destination is on the left

B 10104 W Cleveland Ave, Milwaukee, WI 53227-3346, United States



STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. / 2030 Comprehensive Plan Amendments**
LOCATION:	**14811 W. Grange Avenue (Tax Key #: 1290.999)** **14655 W. Grange Avenue (Tax Key #: 1289.995)**
CURRENT FUTURE LAND USE:	**Business Park/Industrial & Urban Residential**
PROPOSED FUTURE LAND USE:	**Business Park/Industrial**
CURRENT ZONING:	**A-1 (Agricultural District), A-2 (Agricultural and Rural Holding District) & C-1 (Upland Resource Conservancy District)**
REQUEST:	**Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 - Land Use, Chapter 17 - Neighborhood "G" Sections 26 and 35 - South Moorland Road Corridor, and Chapter 18 - Neighborhood "H" Westridge & Moorland Road) from Business Park/Industrial & Urban Residential to Business Park/Industrial for the properties located at 14811 W. Grange Avenue (Tax Key #: 1290.999) & 14655 W. Grange Avenue (Tax Key #: 1289.995). In addition, Plan Commission discussion of a general update to Chapters 10, 17 & 18 of the 2030 Comprehensive Plan.**
D.R.C. RECOMMENDATION:	**Recommend to Plan Commission adoption of Resolution #2026-06 that approves the amendments to Chapters 10, 17 & 18 of the 2030 Comprehensive Plan for the properties located at 14811 W. Grange Avenue (Tax Key #: 1290.999) & 14655 W. Grange Avenue (Tax Key #: 1289.995) from Business Park/Industrial & Urban Residential to Business Park/Industrial and forward to the Common Council for their review and approval by Ordinance.**

Background:

1. **The applicant has simultaneously applied for a Rezoning / PUD (see file #: RZ-2600597) and a series of Certified Survey Map's: a 1-Lot CSM (see file #: LD-2600598), a 3-Lot CSM (see file #: LD-2601026), a 2-Lot CSM (see file #: LD-2601027), and a 3-Lot CSM (see file #: LD-2601028). Action for these applications is anticipated for the July 15, 2026 Plan Commission meeting.**
    a. **Amending the Future Land Use Map within the City's Comprehensive Plan for these two parcels will allow for a more flexible campus design, a unified development that protects the environmental resources in the area that is less intrusive to the surrounding neighborhoods and promote economic development in the area.**
    b. **Based on their summary, a Planned Unit Development (PUD) Ordinance to allow for flexibility from certain Zoning Code requirements would be needed. This request is consistent with the proposed rezoning / PUD request of the property to M-3 PUD (Rockwell Planned Unit Development).**

2. **The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay has been prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative and operational support uses.**

   a. **Phase I (South Building): 830,055 sq. ft. (including 787,320 sq. ft of manufacturing and 42,735 sq. ft. of office).**

   b. **A possible future expansion of Phase I may include an additional ~200,000 sq. ft.**

   c. **Phase II (North Building, along Grange Avenue) may be developed as light industrial at a future date. Traffic Study estimated a possible 425,000 sq. ft. building.**

3. **Mary Claire Lanser with Lanser Public Affairs LLC provided door-to-door community outreach for this development. See attached report in the staff report for file #: RZ-2600597.**

4. **The applicant held a neighborhood meeting on Wednesday, May 13, 2026. Approximately 882 notices were mailed out and about 77 people attended. See attached handout in the staff report for file #: RZ-2600597.**

5. **General Comments:**

   a. **Waukesha County will be the approving authority on the roadway improvements and access permitting along CTH O (Moorland Road).**

   b. **A TIA dated January 28, 2026 has been submitted. Locations of recommended improvements for the initial build-out include:**

      (1) **Intersection of Moorland Road and Woods Edge Road**

      (2) **Intersection of Grange Avenue and proposed driveway to the development site**

      (3) **Intersection of Moorland Road and College Avenue**

      (4) **Intersection of Moorland Road and Grange Avenue**

   c. **A Development Agreement will be required for the proposed improvements. See the Development Handbook for public infrastructure requirements.**

      (1) **A public road is being proposed from Moorland Road, aligning with Woods Edge Road to the west.**

      (2) **On-road and off-road facilities for bicycles and pedestrians are required, which includes a sidepath within the proposed right-of-way off Moorland Road.**

6. **The impetus for the 2030 Comprehensive Plan update (Chapter 10 - Land Use, Chapter 17 - Neighborhood "G" & Chapter 18 - Neighborhood "H"). Minor editing and overall format update for the 2030 Comprehensive Plan layout.**

7. **A petition in opposition has been received and it is included in the public hearing Plan Commission packet dated June 1, 2026 on the website. Other communications regarding the project received since the public hearing are included in the packet for this meeting.**

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, this submittal meets the intent of this Chapter. The Future Land Use Map amendment from "Urban Residential" to "Business Park / Industrial" for the norther portion of this development is consistent with the City's desire for a unified campus development. This will allow the developer to preserve large areas of environmental corridor and trees, which will provide natural buffers to the residential areas and promote a unified master planned development pattern. This is consistent with the City's investments and planning initiatives (policy, regulatory and financial). This area is contiguous to Rockwell's campus and will provide for high-quality economic development not only for the City, but the region.

History

Under direction from the Common Council and Alderman Harenda in 2012, the Department of Community Development undertook the task of preparing a Comprehensive Plan Amendment for the Section 34/35 area. This amendment included the expansion of the Business Park/Industrial area. The City installed the sewer and water interceptor through Section 34/35 with the intent of servicing future business park/industrial type uses.

As part of that process a series of focus group meetings were held to gather input from residents within the neighboring areas. The City and residents set up the land uses, development policies and zoning code regulations for the area prior to development occurring. Revisions to Chapter 17: Neighborhood G and Chapter 18: Neighborhood H were approved by the Common Council on 10/13/2015 via Ordinance # 2553 and on 11/15/2016 via Ordinance # 2579. Copies of these ordinances are attached for reference. With Rockwell's proposed amendments, the development plan will remain the same, encouraging:

- A high-quality business community focusing on sustainable, low impact design.
- Preservation of environmental features, such as existing vegetative buffers/tree lines, environmental corridors, wetlands, and floodplains.
- Development of meaningful pedestrian connections to create a walkable and connected community.
- Spatial separation of contrasting land uses by the requirement of significant buffer yards, in addition to the strategically placed Community Park (New Berlin Athletic Complex).
- Visual separation of contrasting land uses by the requirement of significant landscape requirements within said buffer yards.
- All vehicular access for the business park/industrial area comes from Moorland Road and Grange Avenue.

1. Chapter 10: Land Use:

Future Land Use Category: Business Park/Industrial

- *Business Park / Industrial encompass a mixture of office, industrial, retail, commercial and service uses in a development with substantial landscaping and open space to create an attractive image. New industrial and office growth is encouraged to occur in these large developments so traffic impacts on surrounding uses can be minimized & managed and infrastructure can be provided.*
- *The Business Park / Industrial land use is placed in areas where there will be a minimal impact on residential uses and the natural environment. In addition, Business Parks parcels are generally located near major transportation corridors that can accommodate the truck and automobile traffic generated by such developments.*

  The corresponding zoning districts are M-3/PUD (Section 34-35 Business Park Development District PUD) and C-1 (Upland Resource Conservancy District), see file #: RZ-2600597. The map will be updated with this request.

2. <u>Chapter 17: Neighborhood G: Sections 26 & 35 South Moorland Road Corridor (Note: there is crossover to Chapter 18: Neighborhood H: Westridge & Moorland Road)</u>:

Planning Context / Vision / Development Policies:

Vision:

- *Neighborhood "G" is considered to be a sizeable land area in New Berlin that can accommodate the amount of development desired to offset the City's tax base and accommodate new businesses and residents. Planning for a specific scale of development in Neighborhood "G" may relieve development pressure City-wide, as the western half of New Berlin remains the area in which residents and businesses wish to maintain higher open space percentages.*
- *In order to guide the City on policy decisions and better understand the impact on the School District, traffic patterns, storm water and environmental features conceptual plans were prepared for Section 35.*

  <u>The Rockwell submittal reflects the concept plans prepared for this area and incorporates a request to amend the Future Land Use Map from Urban Residential to Business Park/Industrial located at 14811 & 14655 W. Grange Avenue.</u>
- *Even though Neighborhood G is unique, it cannot be independently planned separately from Neighborhood H. The two neighborhoods are integrated and will share land uses, new roadway and trail connections and should be considered as one cohesive area.*
- *The vision for the Section 35 includes the following elements that have been incorporated into the development of the plan:*
  - *A business community that focuses on sustainable site and building design.*
  - *Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.*
  - *Focus on green infrastructure and creative storm water management elements.*

    <u>As part of the Use, Site and Architecture application, the applicant has submitted a storm water management plan.</u>
  - *A system of meaningful pedestrian connections to create a walkable and connected community.*

    <u>The City will work with the applicant as to the placement of these on-road and off-road facilities for bicycles and pedestrians, which includes a sidepath within the proposed right-of-way off Moorland Road.</u>
  - *Focus on sound planning and architecture practices.*

    <u>Figure VIII – 10 in Section 275-59C(1)(d)[6] of the Zoning Code states the following are permitted materials for building walls in the M-3 District:</u>

    - <u>*Brick, exposed (no brick painting or CMU allowed).*</u>
    - <u>*Native stone, natural stone, thin stone veneer and cast stone.*</u>
    - <u>*Glass storefront or curtainwall systems.*</u>
    - <u>*Precast masonry, rough faced.*</u>
    - <u>*Manufactured cementitious siding, fiber cement board.*</u>
    - <u>*Architectural metal, as recommended by the Architecture Review Committee (ARC).*</u>
  - *Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.*

- *Allow for flexible site design for both residential and non-residential development by creating Zoning Code standards that promote creativity and sustainability.*

  Zoning Code Section 275-33B(7) states, "*the M-3 Section 34-35 Business Park Development District is intended for light manufacturing, office and business uses of a moderate scale and intensity. The M-3 Section 34-35 Business Park Development District is also intended to provide a broader mix of allowable uses including retail establishments within Sections 34 and 35 of the City to support both the business and residential development. The district is further intended to promote open space, intense vertical landscape, planting screens, buffer yards and preservation of existing environmental features (trees, wetlands, floodplain, rock outcroppings, steep slopes and viewsheds). Areas identified in § 275-13.1H (4) are the areas intended to be rezoned M-3.*"

  Zoning Code Section 275-35D(8) states that, "*Under the M -3 District, there are no required setbacks, but all applicable building and fire codes, landscaping, screening and buffer yards shall be met.*"

  See the view shed and transect images below under the Development Polices section.

- *Require significant buffers between contrasting uses and main thoroughfares.*

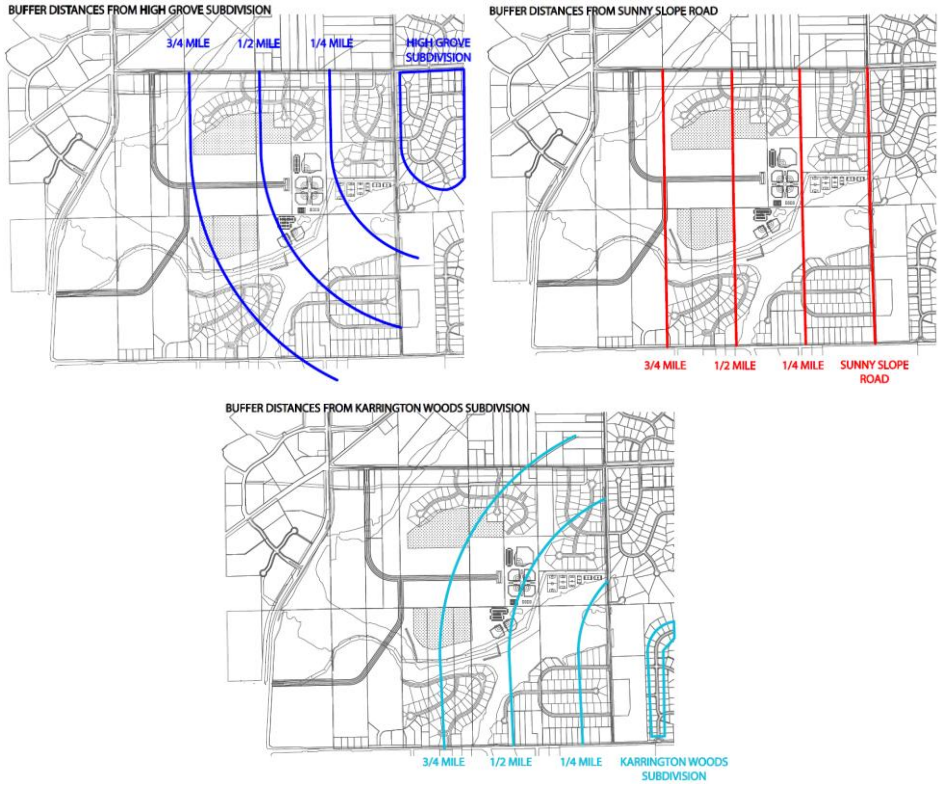
  See above.

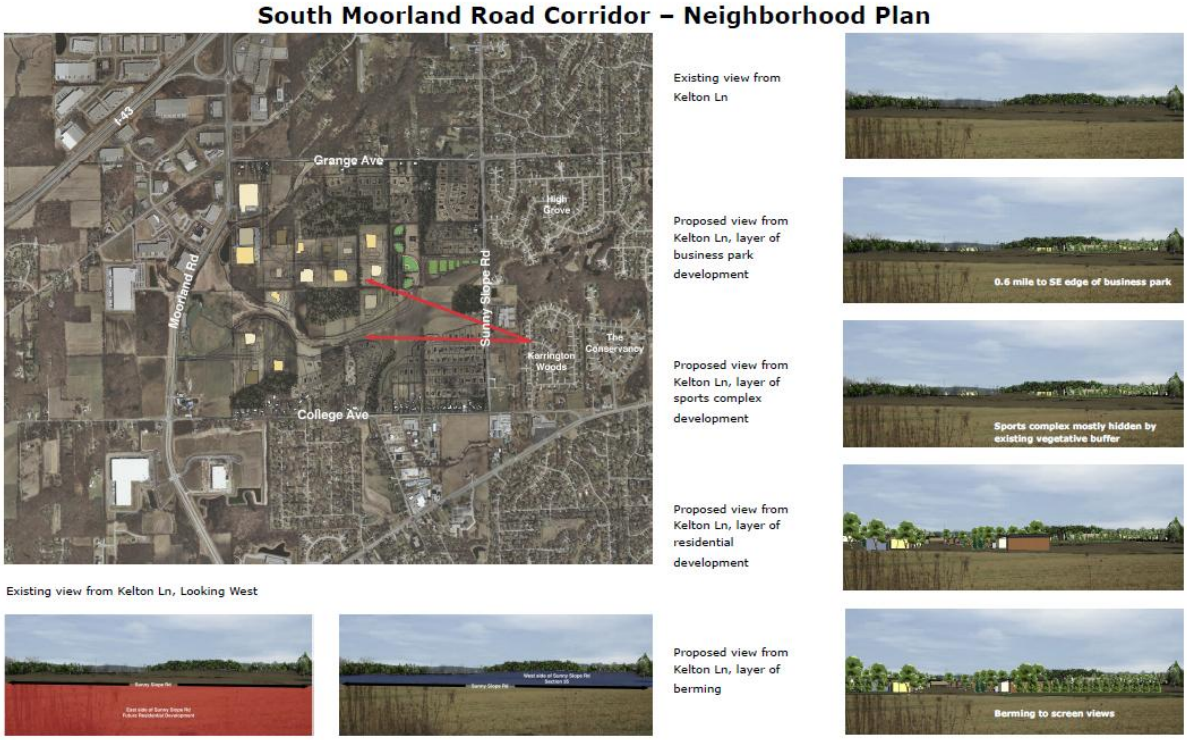
- *Provide a regional park complex.*

  Applicant understands the park complex is located east of this parcel.

- *Westridge/Towne Corporate Business Park should be expanded as a major economic center for the City. The Business Park should continue to set an example of high standards in architecture, site planning, and sustainable practices. Primary uses should promote light manufacturing and office complexes. Hotels, clinics, entertainment (i.e. restaurants, shopping center, and cinemas), and retail should serve as supporting uses.*

View Shed Transects





Development Policies:

- *Allow additional business office uses east of Moorland Road to respond to the growing interest in New Berlin. Additionally, allowing more office uses should help to offset tax increases and reduce development impacts on the school district. Business park/industrial, office, commercial and/or retail uses should be separated from residential areas with open space, vegetative buffers, new landscaping, and existing environmental features including wetlands, woodlands, existing tree rows, floodplain and environmental corridors.*

- *Now that the interceptor has been installed to service this area with sewer and water, continue to pursue the extension of local sewer and water mains to accommodate new development in the Section 35 area.*

  As part of the Use, Site and Architecture application, the applicant has submitted civil plans, which incorporate how the development will connect to City sewer and water.

- *Encourage the continuation of agricultural uses as long as the property owners so desire. As agricultural lands transition to residential developments, the subdivision design could incorporate farming and agriculture uses as viable open space options.*

  Adjacent parcels will continue to be farmed.

- *As development occurs, require off-road paths and trail connections, where appropriate to connect to the City's Utility easement / public trail and on-road bike paths for both residential and non-residential development to create an interconnected trail system for much of the Section 34/35 area. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.*

  This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.

  Paved trails shall be required to connect this lot to the public trail and/or park. The City will work with the applicant as to the placement of these off-road trails.

- *Include on-road bike paths for new streets and on existing streets where possible for non-residential development and major thoroughfares, and again, in order to create an interconnected trail system for much of the Section 34/35 area. Work to create linkages to the off-road paths and trail system through private development and/or public projects. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.*

  This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.

  Applicant will dedicate the right-of-way as part of future CSMs. The City will work with the applicant as to the placement of these on-road bike paths.

- *Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.*

  The development plan is consistent with the Future Land Use Map. This development shall connect to City Sewer and Water (currently there is no service provided to this parcel).

- *Although the City may wish to invest and construct roadway, public utility, storm water infrastructure improvements, the City should approve an overall official roadway map for the Section 34/35 area and require dedication of appropriate right-of-way areas, consistent with this map, at the time of land platting where private development is taking place. The development shall also construct the roadway, public utility, and storm water infrastructure to City specifications where the City deems it necessary in order to service that development and / or overall development for the area.*

- *Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.*

- *Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.*

- *All utility extensions shall be at the expense of the developer to service their respective developments. The City shall endeavor to collect funds from future developments that connect into the utilities where appropriate and collected funds shall be redistributed back to the developer that installed the infrastructure.*

- *Emphasize mixed-use developments with light industrial and office as the dominant land uses. Supporting hospitality related uses (i.e., hotels and table service restaurants) should complement the primary uses.*

- *Allow mixed-use development to extend south of the Westridge / Towne Business Park along Moorland Road to the City limits. In particular, pre-planned coordinated shopping centers are desired at both corners of the College Avenue and Moorland Road intersection.*

- *In conjunction with Waukesha County, the City should establish a traffic management plan for the area around the Moorland Road and College Avenue intersection so that as new development occurs, traffic can be efficiently managed.*

- *Require traffic impact studies to be submitted for new construction as indicated in the City Zoning Code requirements. The City should ensure that impact studies include consideration of the surrounding area at full build-out.*

  Applicant has provided a TIA.

- *Maintain a transportation system that minimizes cut-through and business-related traffic in adjacent residential areas.*

- *Ensure that lighting follows Zoning Code requirements so that any impact is minimized on surrounding properties.*
- *Require alternative stormwater management techniques, both regional and site specific.*
- *Request that Waukesha County accelerate the widening of Moorland Road to four lanes.*
- *The City should give consideration to the use TID, BID, or other economic development tools to fund necessary public improvements.*

3. **Chapter 22: Implementation:** Yes, this submittal meets the intent of this Chapter.

Amending the Plan

- *This Plan is intended to be changed and revised over time. The City's values, goals, and capabilities may change as New Berlin grows, and the Plan must be amended to reflect those changes. The Plan should be reviewed and amended at least once every year. Suggestions for amendments can be brought forward by City staff, officials, and/or residents, and should be consistent with the overall vision of the Plan. Proposed amendments could originate in any of the following way:*
    - *Amendments proposed as corrections of clerical or administrative errors, mapping errors, and updated data for text, tables, and maps. Such amendments would be drafted by City staff.*
    - *Amendments proposed as a result of discussions between officials and citizens.*
    - *Amendments proposed as a result of recommendations discussed during a City planning process.*
- *When a change is proposed, it should follow this general procedure:*
    - *Recommendation by the Plan Commission to conduct a review process for the proposed amendment.*
    - *Facilitation of public hearings as required by applicable Wisconsin State Statutes and/or ordinances.*
    - *Recommendation from the Plan Commission to the Common Council.*
    - *Consideration and decisions by the Common Council.*

Plan Element Consistency

- *As future amendments and updates are made, consistency between the Plan elements must be ensured.*

  The proposed amendments to the Comprehensive Plan / Future Land Use Map and Rezoning requests are being reviewed concurrently. Approval of the requested amendments would maintain consistency between the various elements of the Comprehensive Plan and the City's Zoning Ordinance.

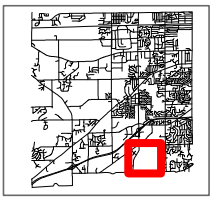
D.R.C. RECOMMENDATION: Recommend to Plan Commission adoption of Resolution #2026-06 that approves the general amendments to the 2030 Comprehensive Plan Chapters 10, 17 & 18 including the properties located at 14811 W. Grange Avenue (Tax Key #: 1290.999) & 14655 W. Grange Avenue (Tax Key #: 1289.995) from Business Park/Industrial & Urban Residential to Business Park/Industrial and forward to the Common Council for their review and approval by Ordinance.

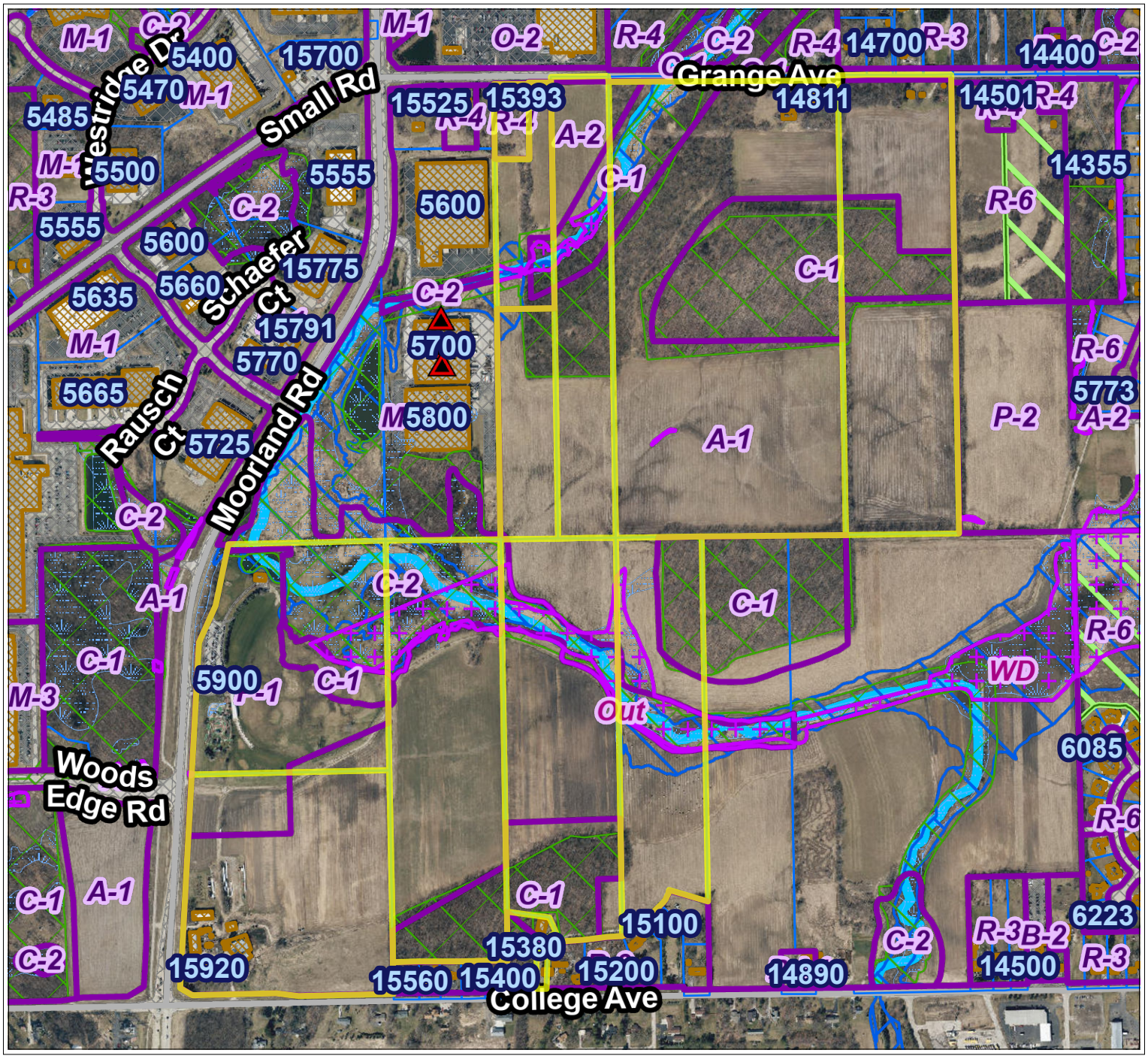
Attachments:
Location Map
Plan of Operation Letter
Future Land Use Comparison Map
Zoning Comparison Map
CSM
Proposed Roadway Reconstruction Projects – Section 35 Area (Staff Map)
Development Plans
Ordinance # 2553 (adopted by Common Council on 10/13/2015)
Ordinance # 2579 (adopted by Common Council on 11/15/2016)
Draft Chapter 10 - Land Use
Draft Chapter 17 - Neighborhood G: Sections 26 & 35 South Moorland Road Corridor
Draft Chapter 18 - Neighborhood H: Westridge & Moorland Road
Draft Resolution #2026-06
Draft Ordinance #2719

On file with the Department of Community Development:
TIA

City of New Berlin
Community Development

Rockwell Automation





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 400 800
ft

Scale is estimate - not survey

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

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10

Map Printed: 4/15/2026 3:26 PM

City of New Berlin
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Re: Department of Community Development
Plan of Operation Report
Proposed Planned Unit Development (PUD) Rezoning

April 6, 2026

Dear Review Staff:

On behalf of the applicant, **SunCap Property Group**, we respectfully submit this Plan of Operation Report in support of:

1. A Comprehensive Plan Amendment
    a. From: Business Park/Industrial and Urban Residential
    b. To: Business Park/Industrial (see attached Land Use exhibit)
2. A Rezoning request
    a. From: A-1 Agricultural, A-2 Agricultural & Rural Holding, R-4 Low Density S-F Residential, M-1 Light Manufacturing, P-1 Park & Recreation, C-1 Upland Resource Conservancy & C-2 Shoreland Wetland Holding Districts.
    b. To: A-1 Agricultural, M-3 (PUD) / Section 34-35 Business Park Development District Planned Unit Development, P-1 Park & Recreation, C-1 Upland Resource Conservancy & C-2 Shoreland Wetland Holding Districts. (see attached Zoning exhibit)

The proposed facility will be operated by **Rockwell Automation, Inc.**, a global leader in industrial automation and digital transformation. This Plan of Operation Report is intended to provide a concise, operations-focused overview appropriate for the rezoning stage of review. Additional detail will be provided through companion submittals, including site plans, architectural renderings, engineering documentation, and proposed PUD zoning language.

Proposed Use

The proposed Planned Unit Development will accommodate an advanced manufacturing campus, which may include:

- Manufacturing and assembly operations
- Warehousing and distribution functions
- Office, administrative, and operational support uses

Operations will be conducted in a manner consistent with contemporary advanced manufacturing facilities and applicable zoning standards.

General Operations

General site operations are anticipated to include:

- Employee and visitor parking
- Truck circulation and loading/unloading at designated dock areas
- Refuse and recycling services located within screened or enclosed service areas

No permanent outdoor storage is proposed unless otherwise approved by the City.

All operations will comply with applicable City of New Berlin ordinances and State and Federal regulations.

Employment and Economic Activity

Hundreds of new jobs will be created and capital investment in the building is expected to be between $211 million and $246 million.

Existing Conditions and Site Cleanup

The project includes demolition of existing structures on the property, including residences identified in the environmental assessment as having mold infestation and potential structural concerns, along with other buildings that are not in consistent ongoing use. All clean up efforts will be done in compliance with environmental regulations utilizing proper disposal locations as
required.

Traffic and Circulation

Site access and circulation will be designed to efficiently accommodate employee, visitor, and truck traffic while minimizing impacts to surrounding roadways.

- Primary truck routes will utilize major arterial roads and regional transportation corridors. Access to and from the site will be focused to the Moorland Rd entrance with minimal access via Grange Ave.

- A traffic impact analysis is currently in progress and is expected to be submitted by April 7, 2026

- Review and approval will be required by applicable municipal and county reviewing authorities, as appropriate

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Refuse and Recycling

Refuse and recycling is expected to be non-toxic and contained within a limited area that is screened and/or fenced from public visibility as much as possible

---

Utilities and Infrastructure

The proposed development will be served by public utilities and infrastructure extensions as required. Improvements may include roadway, power, water, and sanitary sewer extensions. Based on the anticipated usage requirements of the facility, existing water and sewer systems are expected to be sufficient to serve the development without material strain on those systems. The scope, timing, and responsibility for these improvements will be coordinated with the City and applicable reviewing authorities. The proposed facility is not a data center and its power demand is expected to be significantly lower than energy-intensive commercial uses like a typical data center.

Conclusion

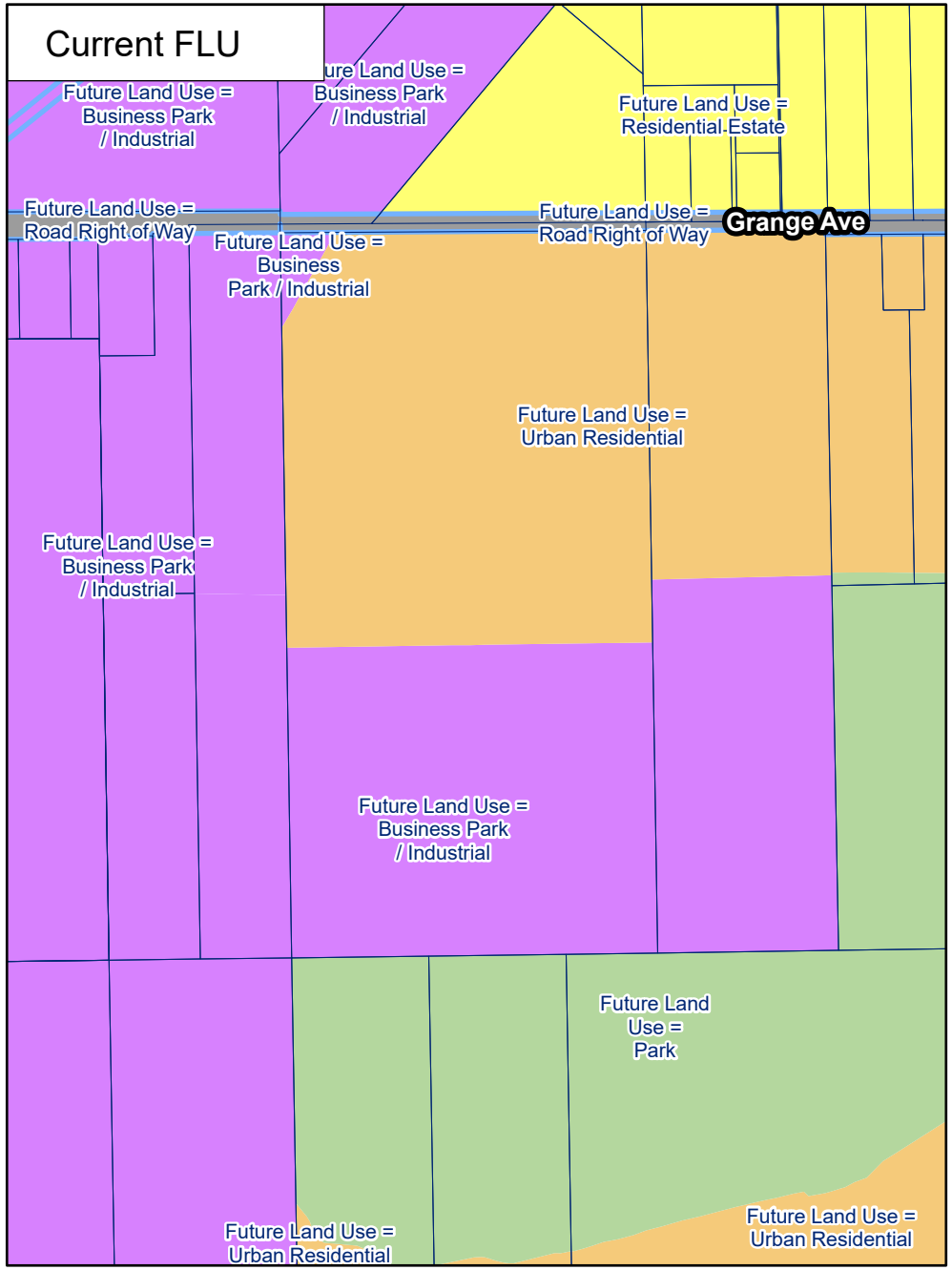
This Plan of Operation Report is submitted to demonstrate that the proposed development can operate in a compatible and responsible manner consistent with the intent of the Planned Unit Development zoning district. Additional detail will be provided through companion submittals and subsequent review stages as the project advances.

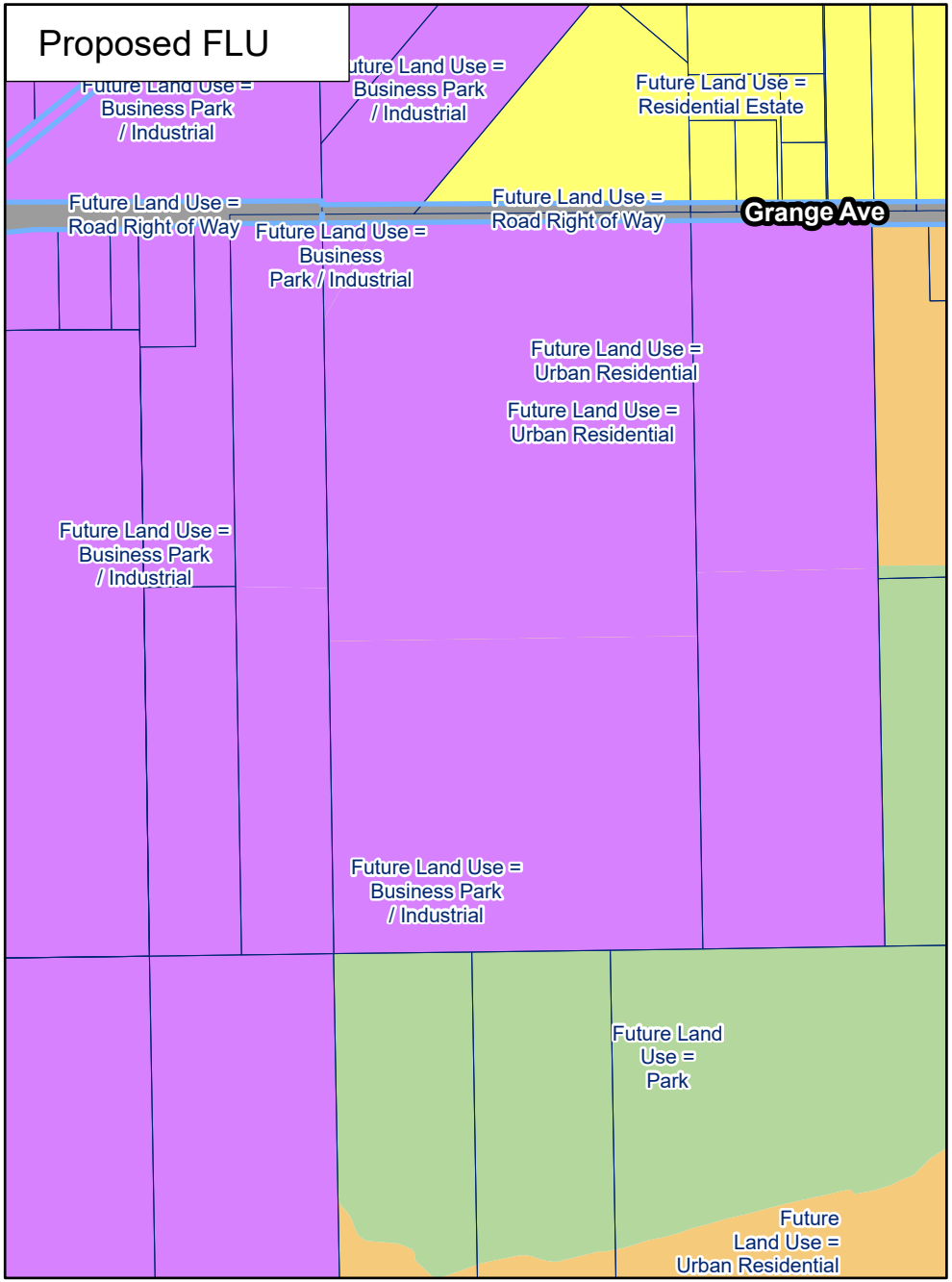
We appreciate the City's time and consideration and look forward to continued coordination throughout the rezoning review process.

Respectfully submitted,

SunCap Property Group
Patrick Theodossiou
Development Director
252-229-2501
ptheodossiou@suncappg.com

This Plan of Operation Report is intentionally concise and may be refined as additional information becomes available.





City of New Berlin
Community Development

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CP-2600596
Rockwell Automation
Taxkey #'s: 1290998, 1290998002, 1290998003, 1290998001, 1290999, 1289998, 1291997, 1291986001, 1291994, 1288997, 1288999.

Legend
- Parcels
- Road Right-of-Way

N

0 310 620 Feet
15

P:\DCD\Projects\CP\CP-2600596 Rockwell 2026 UPDATE\GIS\

LEGEND

PROPOSED FUTURE LAND USE DESIGNATION

- BUSINESS PARK / INDUSTRIAL
- PARK

ZONED CONSERVANCY DISTRICTS

- C-1: UPLAND RESOURCE
- C-2: SHORELAND WETLAND

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 250' 500'

W GRANGE AVE

W SMALL RD

C.T.H. "O" / S MOORLAND RD

FUTURE DEVELOPMENT

WETLANDS

COMPENSATORY FLOOD STORAGE

POND

POND

WETLANDS

POND

POTENTIAL SUBSTATION

FUTURE TRAILER STALLS

TRAILER STALLS

TRUCK DOCKS

TRUCK DOCKS

FUTURE TRUCK DOCKS

LIGHT INDUSTRIAL USE

TAX KEYS:
NBC 1290-998-003
NBC 1290-998-002
NBC 1290-998-001
NBC 1289-999
NBC 1289-998
NBC 1289-995

CAR PARKING

FUTURE LIGHT INDUSTRIAL USE

FUTURE TRUCK DRIVE

LANDSCAPE BUFFER

OFFICE

CAR PARKING

CAR PARKING

FUTURE TRUCK DOCKS & TRAILER STALLS

COMP. FLOOD STORAGE

WETLANDS

STORMWATER POND

WETLANDS

OWNER: VIRGIL SALTZMANN
TAX KEY # NBC 1288-999

OWNER: VIRGIL SALTZMANN & RAYMOND E SALTZMANN
TAX KEY # NBC 1288-997

OWNER: RAYMOND E SALTZMANN & MARIE L NEILSEN
TAX KEY # NBC 1291-994

OWNER: BAAS FARM LLC
TAX KEY # NBC 1291-986-001

OWNER: BAAS FARM LLC
TAX KEY # NBC 1291-997

C.T.H. "HH" / W COLLEGE AVE

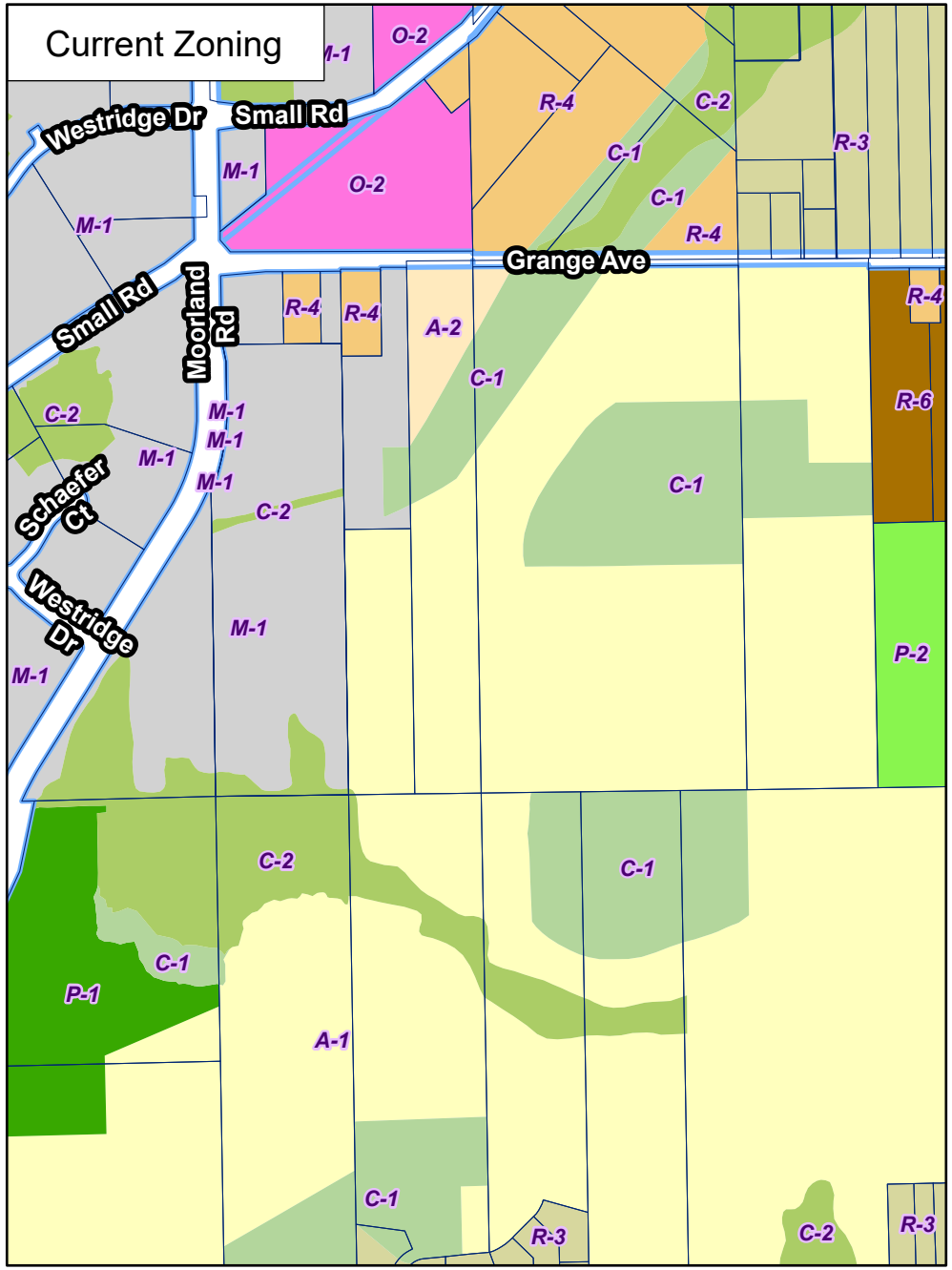
Z:\PROJECTS\2015\594.00A-WI\CAD\EXHIBITS\2026-04-24_594.00A FUTURE LAND USE.DWG 4/24/2026 12:52 PM

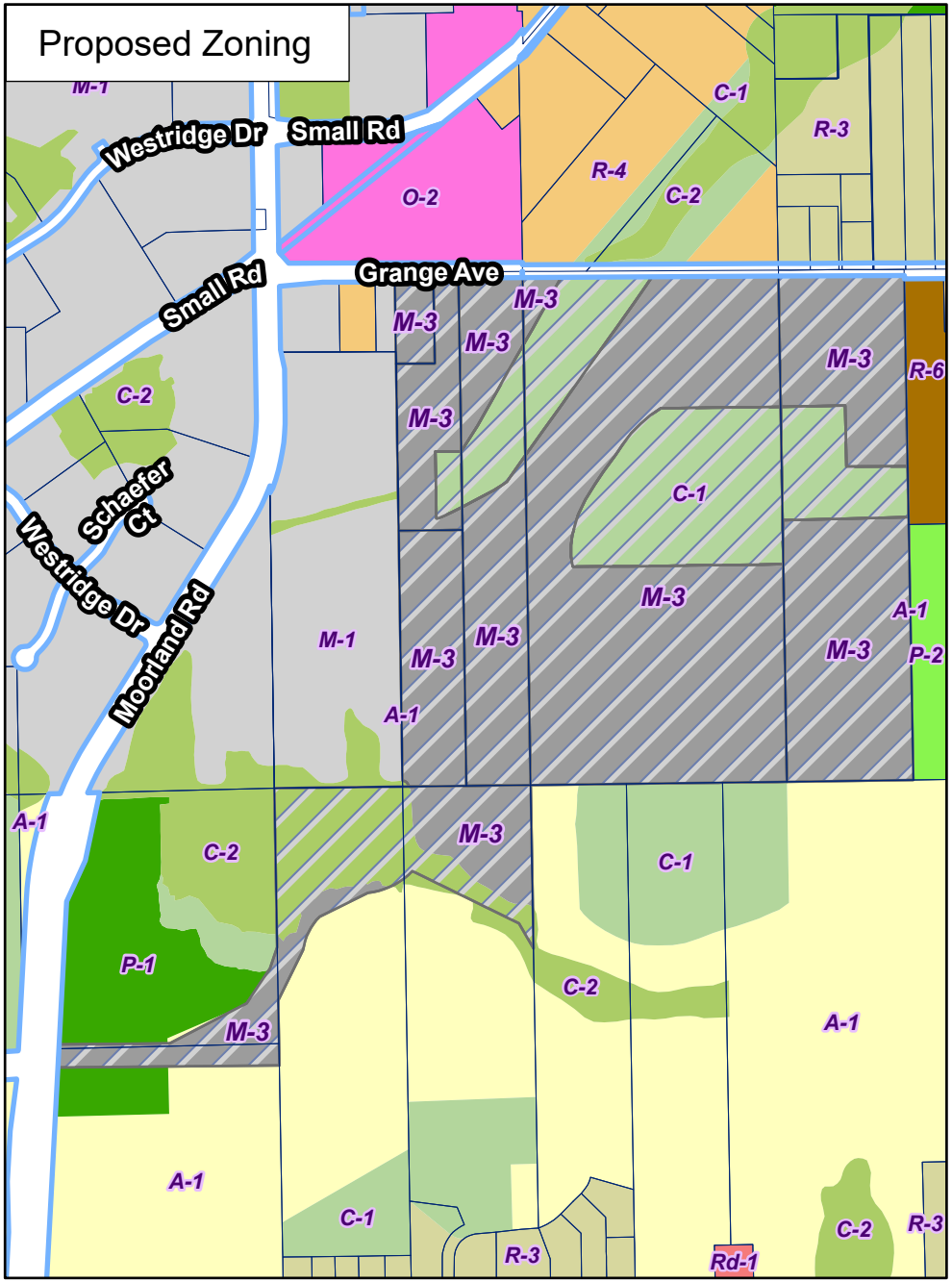
FUTURE LAND USE EXHIBIT

04/24/2026

PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER **JOB #:** 594.00A





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

RZ-2600597
Rockwell Automation
Taxkey #'s: 1290998, 1290998002, 1290998003, 1290998001, 1290999, 1289998, 1291997, 1291986001, 1291994, 1288997, 1288999.

Legend
Parcels
Road Right-of-Way

N

0 425 850 Feet

17

P:\DCD\Projects\RZ\RZ-2600597 ROCKWELL\GIS\

LEGEND

EXISTING ZONING

- C-1: UPLAND CONSERVANCY
- C-2: SHORELAND-WETLAND CONSERVANCY
- A-1: AGRICULTURAL

PROPOSED ZONING

- OVERALL PROJECT AREA (±198 ACRES)
- CONSERVATION ZONING AREAS THAT MAY BE GRADED AND/OR DISTURBED DURING PROPOSED DEVELOPMENT
- M-3 PUD OVERLAY DISTRICT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 250' 500'

W GRANGE AVE

W SMALL RD

C.T.H. "O" / S MOORLAND RD

FUTURE DEVELOPMENT

WETLANDS

POND

POND

POND

TAX KEYS:
NBC 1290-998-003
NBC 1290-998-002
NBC 1290-998-001
NBC 1289-999
NBC 1289-998
NBC 1289-995

POTENTIAL SUBSTATION

FUTURE TRAILER STALLS

TRAILER STALLS

TRUCK DOCKS

TRUCK DOCKS

FUTURE TRUCK DOCKS

LIGHT INDUSTRIAL USE

CAR PARKING

FUTURE LIGHT INDUSTRIAL USE

FUTURE TRUCK DRIVE

LANDSCAPE BUFFER

OFFICE

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FUTURE TRUCK DOCKS & TRAILER STALLS

COMP. FLOOD STORAGE

STORMWATER POND

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TAX KEY # NBC 1288-997

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TAX KEY # NBC 1291-994

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OWNER: BAAS FARM LLC
TAX KEY # NBC 1291-997

C.T.H. "HH" / W COLLEGE AVE

Z:\PROJECTS\2015\594.00A-WI\CAD\EXHIBITS\2026-04-24_594.00A REZONING EXHIBIT.DWG 4/24/2026 12:53 PM

ZONING EXHIBIT

04/24/2026

PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

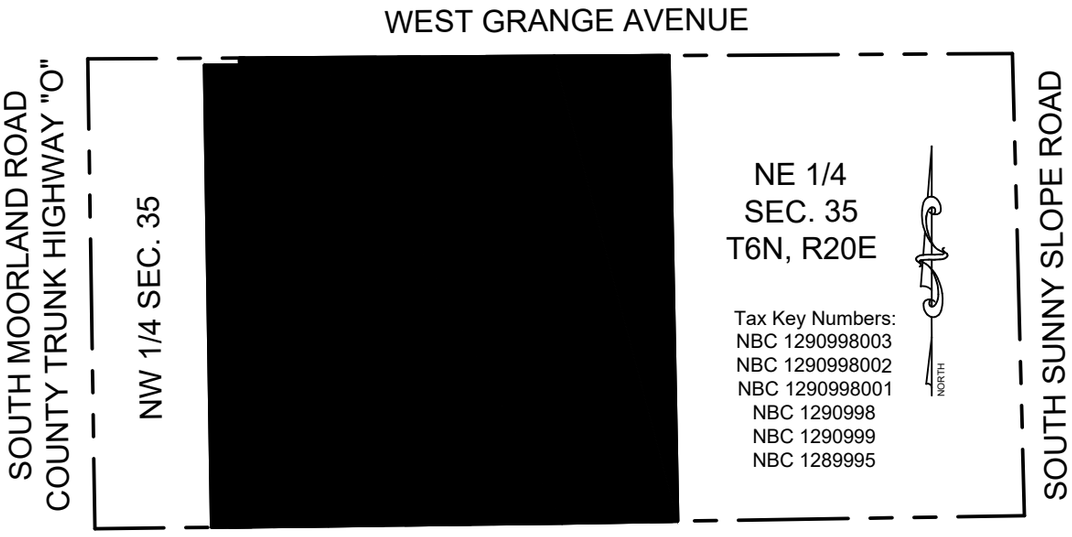
PLAN | DESIGN | DELIVER **JOB #:** 594.00A

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

VICINITY MAP

SCALE 1":1000'



Tax Key Numbers:
NBC 1290998003
NBC 1290998002
NBC 1290998001
NBC 1290998
NBC 1290999
NBC 1289995

WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

JANUARY 14, 2026

Prepared for:
Rockwell Automation, Inc.
1201 S 2nd Street
Milwaukee, WI 53204

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 35, Township 6 North, Range 20 East which has a bearing of N89°41'05"E.
- Flood Zone Classification: The property lies with in Zone "X" and Zone "A" of the Flood Insurance Rate Map Community Panel No. 55133C0353H with an effective date of OCTOBER 19, 2023. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" areas are Special Flood Hazard Areas without a Base Flood Elevation and is depicted by scaled map location and graphic plotting only, subject to map scale uncertainty.
- All existing buildings and silos to be removed.

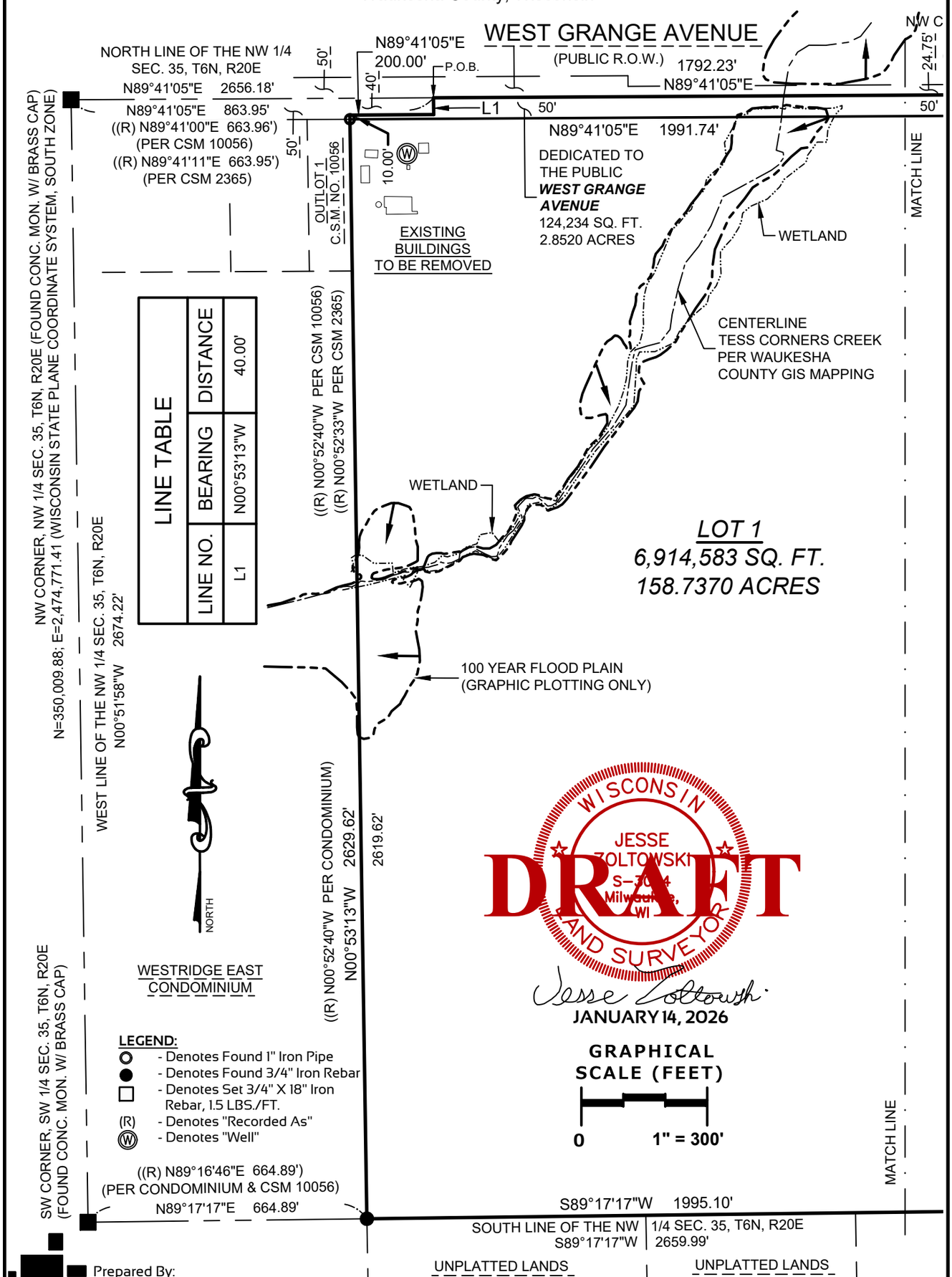
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

DRAFTED BY: ST
PEG JOB#594.00
SHEET 1 OF 8

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin



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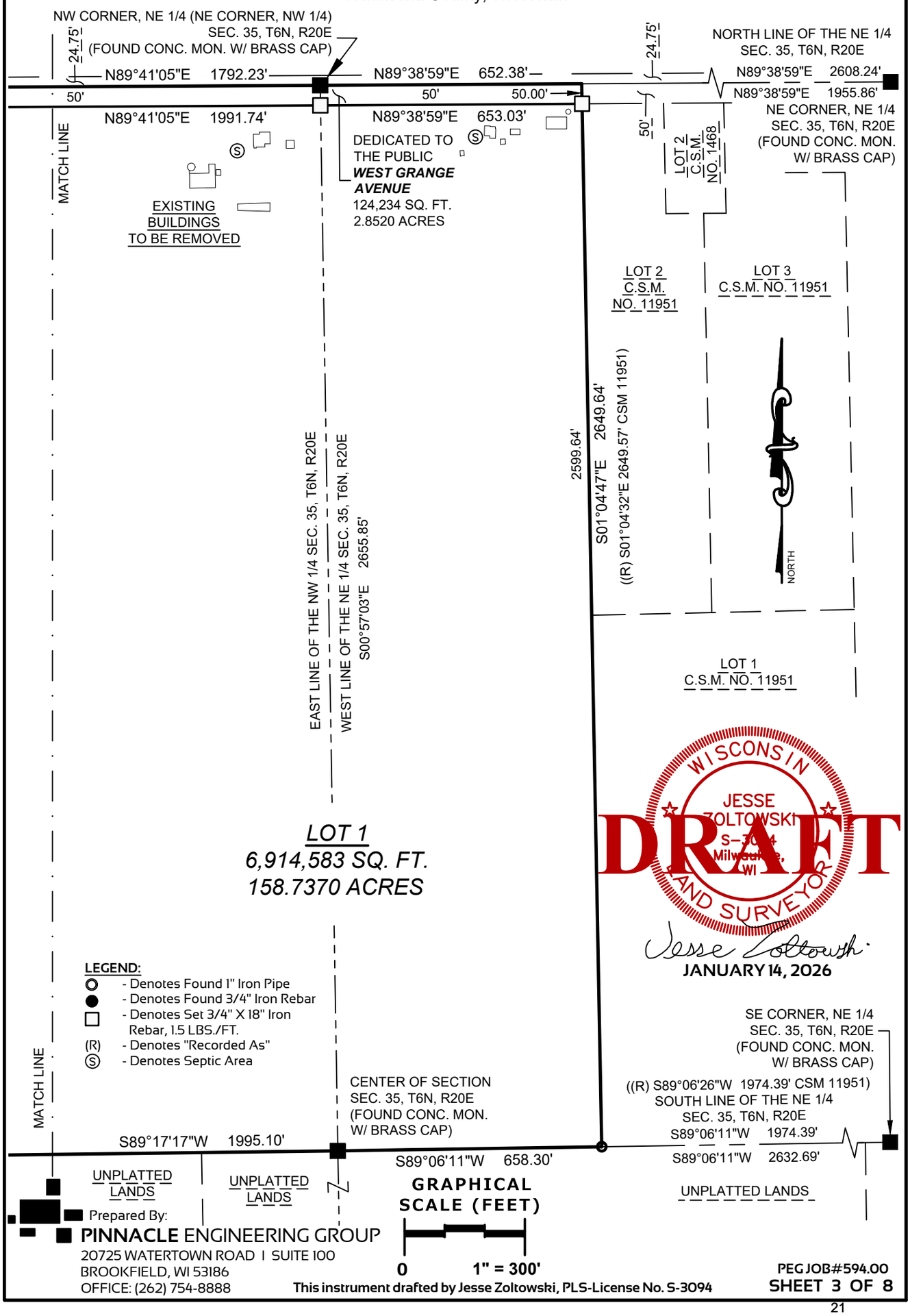

WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

JANUARY 14, 2026

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

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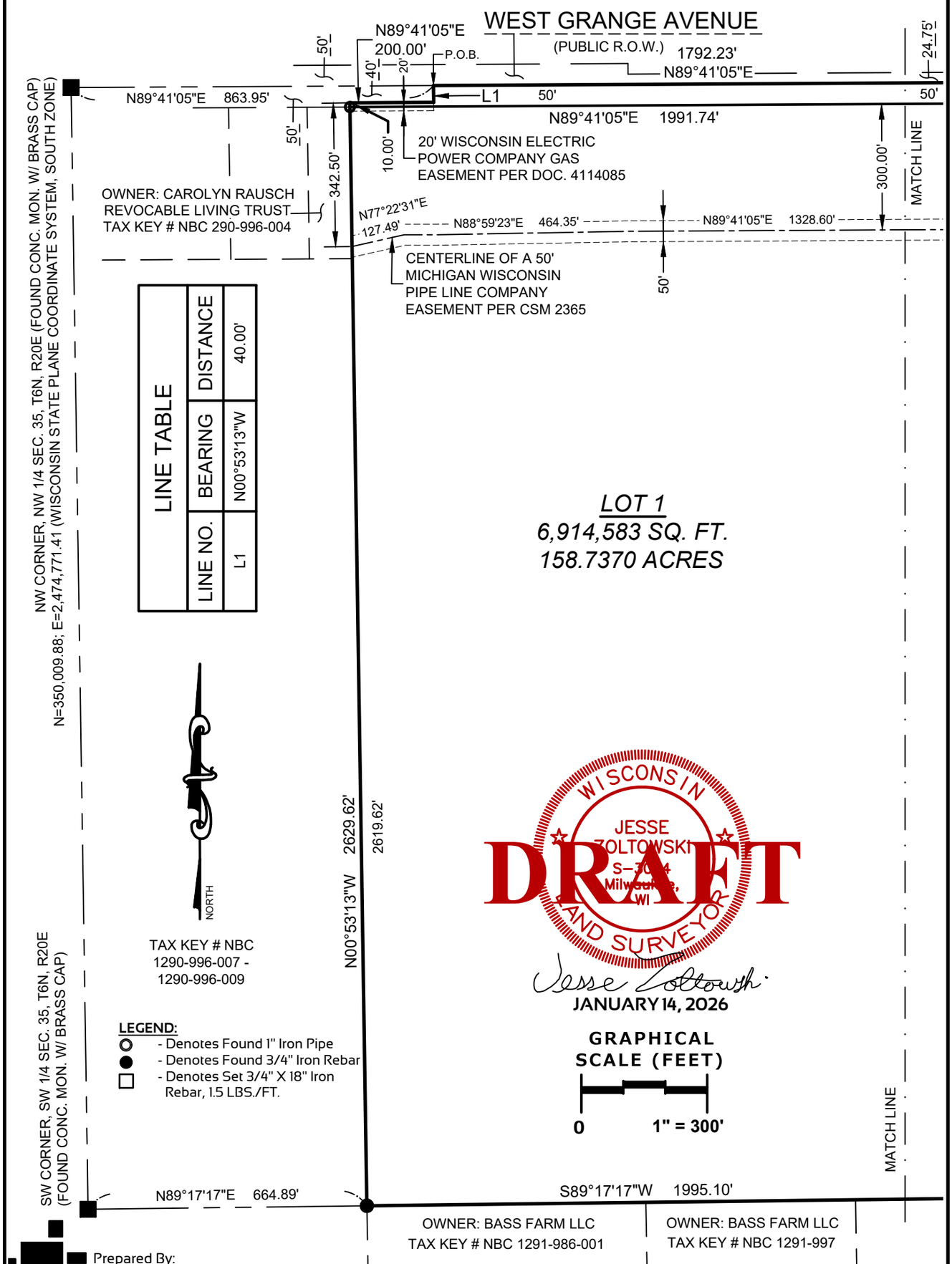
PEG JOB#594.00
SHEET 3 OF 8

21

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin



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BROOKFIELD, WI 53186
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PEG JOB#594.00
SHEET 4 OF 8

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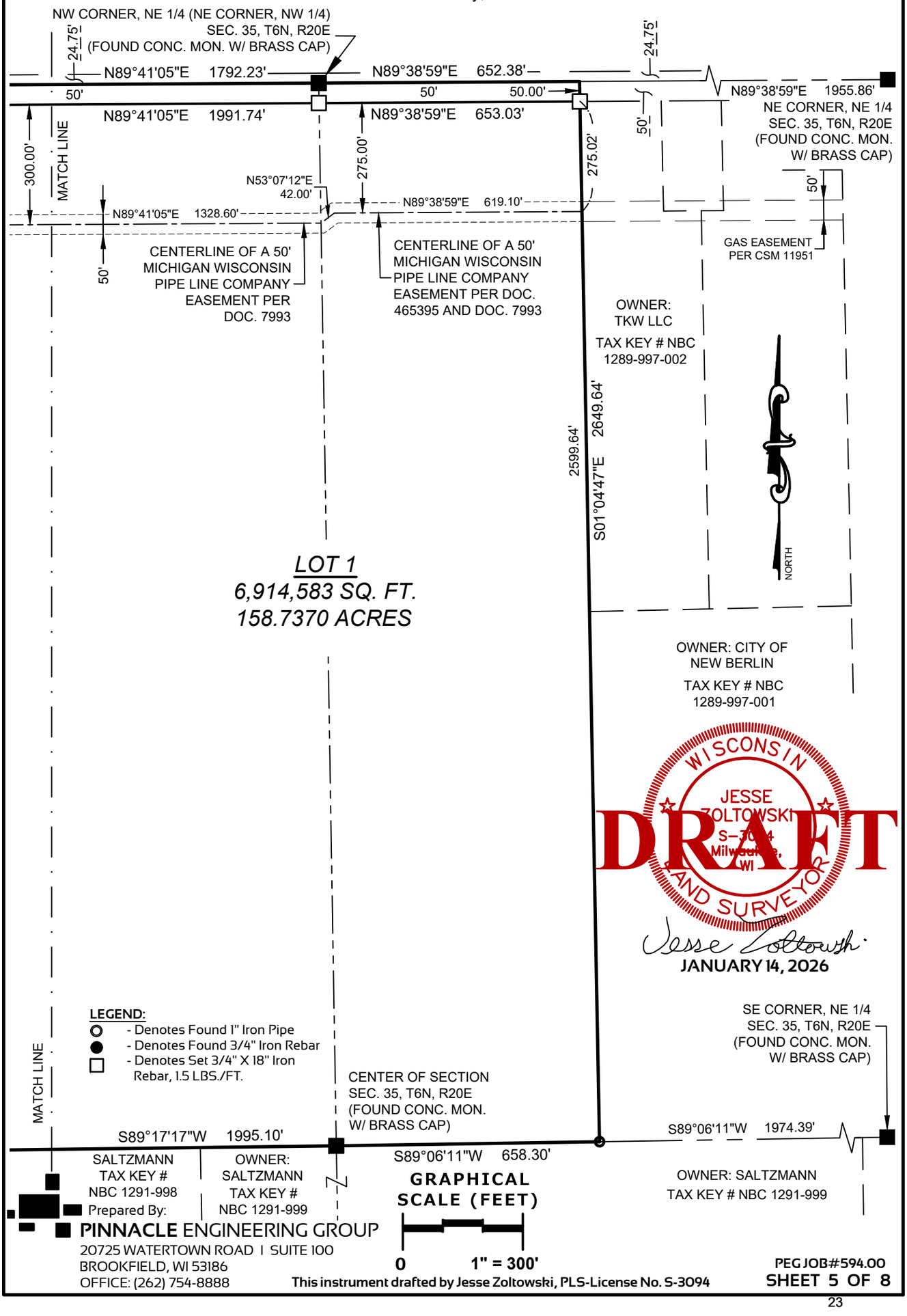

Prepared By:

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

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PEG JOB#594.00

SHEET 5 OF 8

23

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided Certified Survey Map No. 2365, as recorded in the Register of Deeds office for Waukesha County as Document No. 921624, and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section35; thence North 89°41'05" East along the north line of said Northwest 1/4, 863.95 feet to the Point of Beginning;

Thence continuing North 89°41'05" East along said north line of the Northwest 1/4, 1792.23 feet to the northwest corner of the Northeast 1/4 of said Section 35;
Thence North 89°38'59" East along the north line of said Northeast 1/4, 652.38 feet to the west line of Certified Survey Map No. 11951;
Thence South 01°04'47" East along said west line, 2649.64 feet to the south line of said Northeast 1/4 of Section 35;
Thence South 89°06'11" West along said south line, 658.30 feet to the Center of said Section 35;
Thence South 89°17'17" West along the south line of the aforesaid Northwest 1/4 of Section 35, 1995.10 feet to the southeast corner of Westridge East Condominium;
Thence North 00°53'13" West along the east line of said Condominium, 2629.62 feet;
Thence North 89°41'05" East, 200.00 feet;
Thence North 00°53'13" West, 40.00 feet to the Point of Beginning.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes.

Containing 7,038,817 Square Feet (161.5890 Acres) of land Gross and 6,914,583 square feet (158.7370 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of ROCKWELL AUTOMATION, INC., owner of said land.

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

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

Date: JANUARY 14, 2026

Jesse Zoltowski
Professional Land Surveyor S-3094

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

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

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Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ROCKWELL AUTOMATION, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ROCKWELL AUTOMATION, INC., as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of New Berlin

IN WITNESS WHEREOF, the said ROCKWELL AUTOMATION, INC. has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of: ROCKWELL AUTOMATION, INC.

_____
Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named ROCKWELL AUTOMATION, INC., to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

Jesse Zoltowski

JANUARY 14, 2026

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

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

PEG JOB#594.00
SHEET 7 OF 8

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

Jesse Zoltowski

JANUARY 14, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
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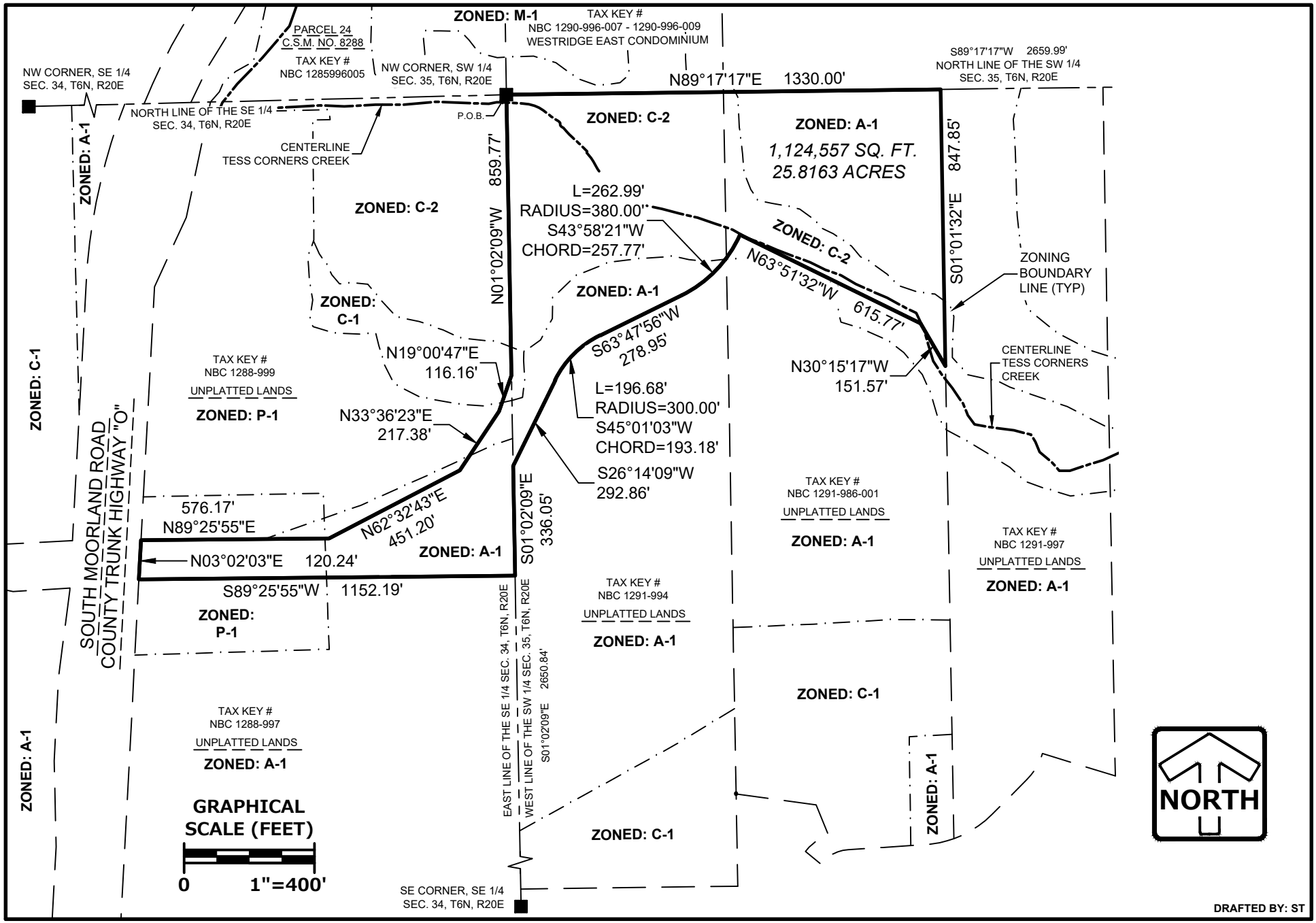
PEG JOB#594.00
SHEET 8 OF 8



Z:\PROJECTS\2015\594.00-WI\SURVEY\CAD\VOID\2026-04-24_594.00 EXHIBIT BOUNDARY SOUTH.DWG

SOUTHERN BOUNDARY EXHIBIT

04/24/2026

PINNACLE ENGINEERING GROUP

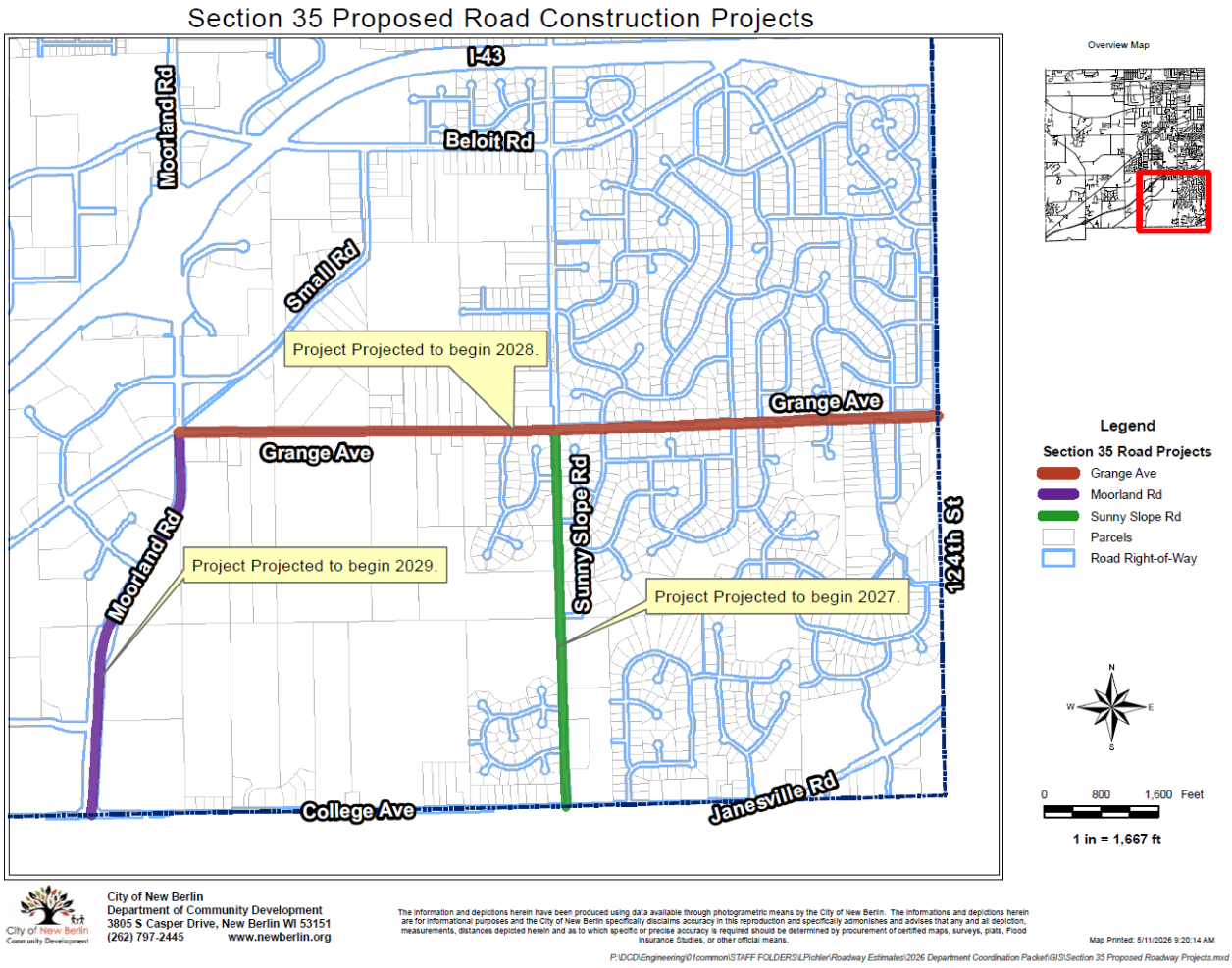
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB #594.00

Proposed Roadway Reconstruction Projects – Section 35 Area



Sunny Slope Road – Grange Avenue to College Avenue

Jurisdiction: City of New Berlin
Design: Complete
Real Estate Acquisition: Complete
Utility Relocation: In progress, to be completed in 2026
Construction: Bid in Fall 2026 for Spring 2027 start.
Funding Source: City CIP or Developer TIF
Description: Proposed one lane in each direction with paved shoulder. Improved pedestrian accommodations.

Moorland Road – Grange Avenue to College Avenue

Jurisdiction: Waukesha County
Design: 60% Complete
Real Estate Acquisition: In Progress
Utility Relocation: Coordination in progress
Construction: 2029 (Per Waukesha County)
Funding Source: State STP
Description: Proposed two lanes in each direction with grass median. Intersection improvements at College Avenue, Woods Edge Road, and Grange Avenue.

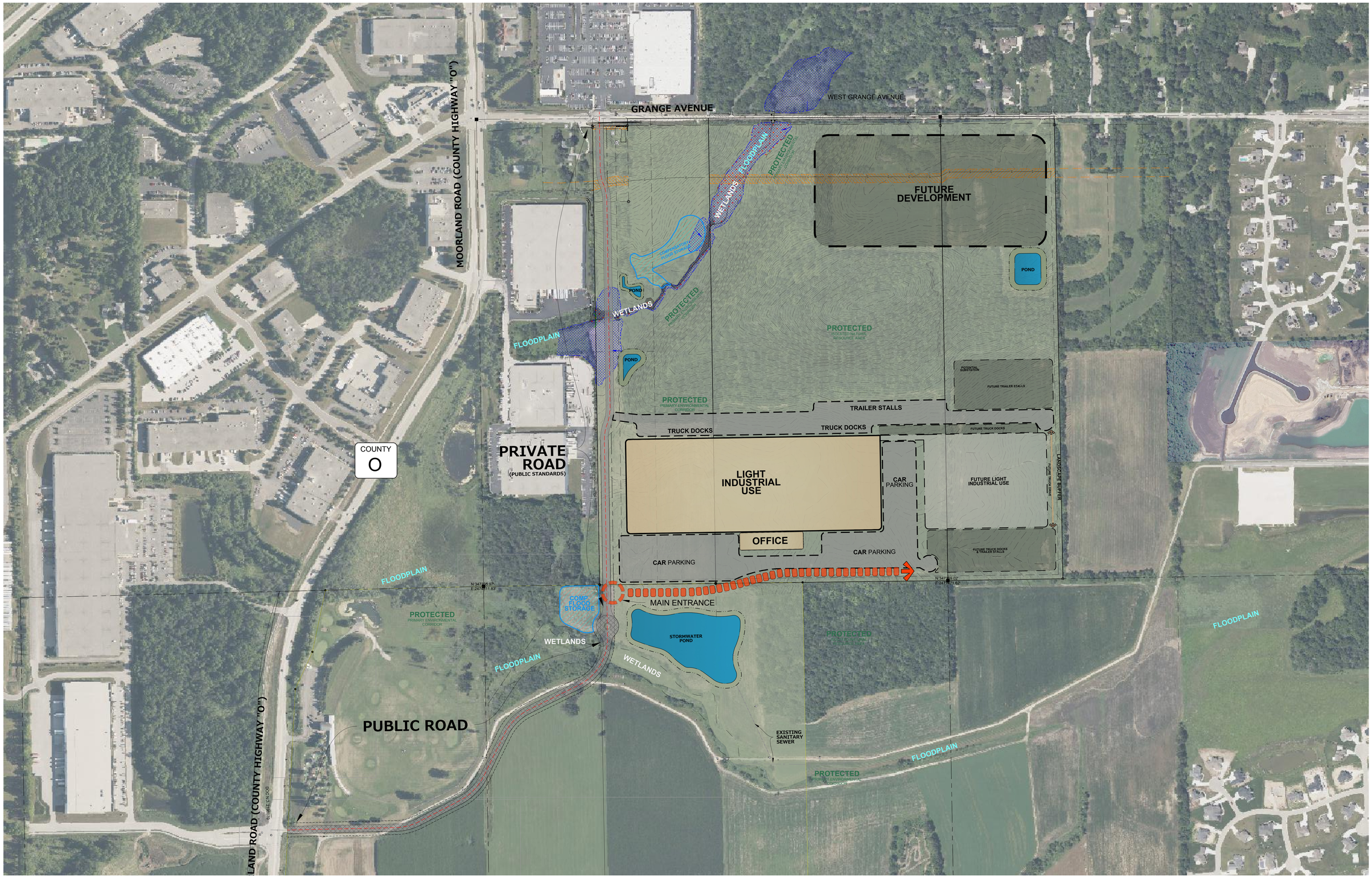
Grange Avenue – Moorland Road to 124th Street

Jurisdiction: City of New Berlin
Design: 30% Complete
Real Estate Acquisition: Starting 2026
Utility Relocation: Starting Fall 2027
Construction: 2028
Funding Source: City CIP or Developer TIF
Description: Proposed one lane in each direction with paved shoulder.

Developer Funded Projects:

Grange Avenue & Costco Driveway: Traffic Signal
Woods Edge Road extension east of Moorland Road

Note: All projects are pending approval of funds. All dates are subject to change.



HGA

PINNACLE ENGINEERING GROUP

SunCap
PROPERTY GROUP®

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 200' 400'

SHEET SIZE: 30" x 42"

03/31/2026

1" = 200'-0"

HGA

PINNACLE ENGINEERING GROUP

SunCap PROPERTY GROUP®

NORTH

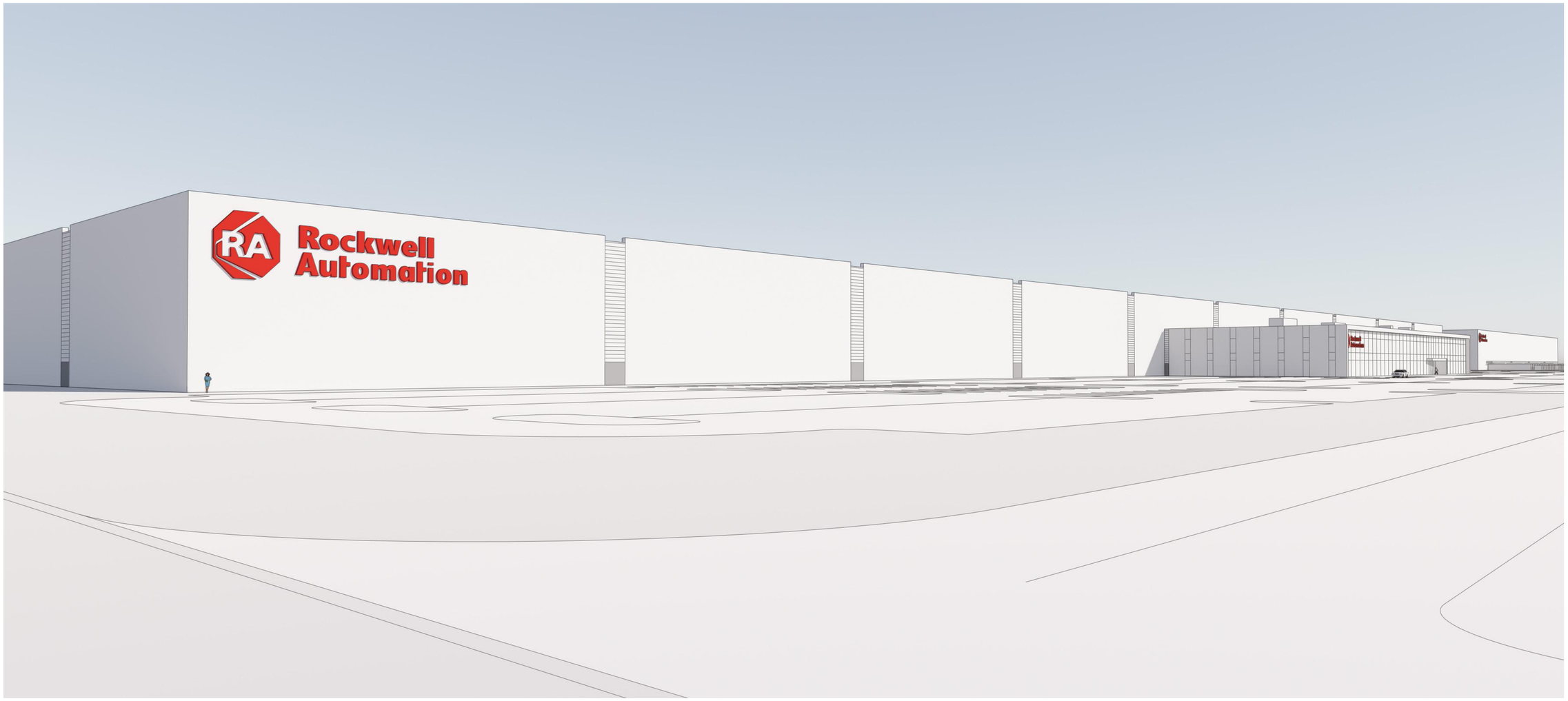
GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

SHEET SIZE: 30" x 42"

03/31/2026

1" = 100'-0"

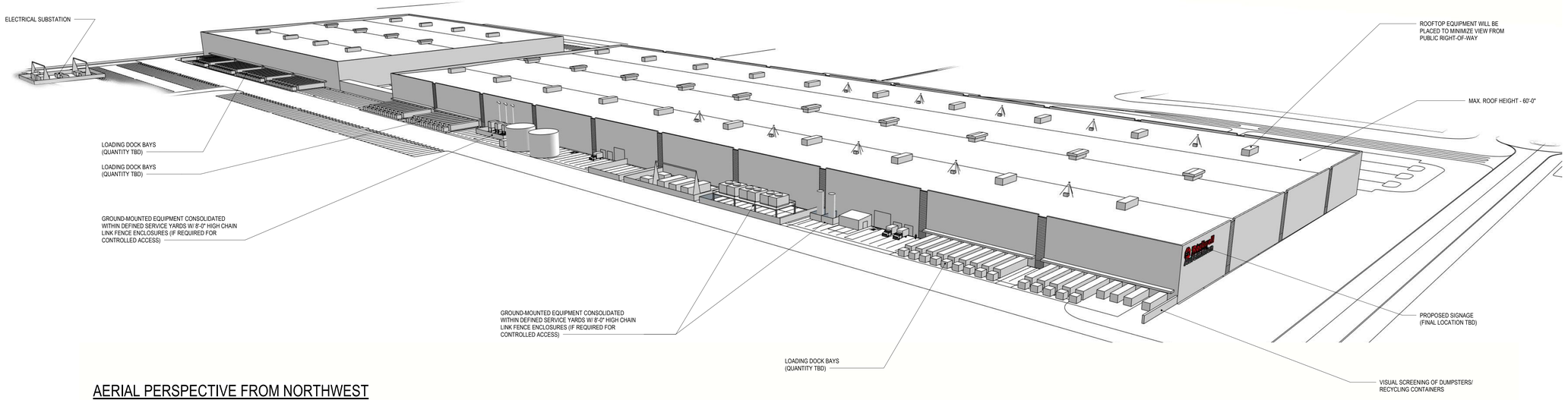


ENTRY PERSPECTIVE FROM SOUTHWEST

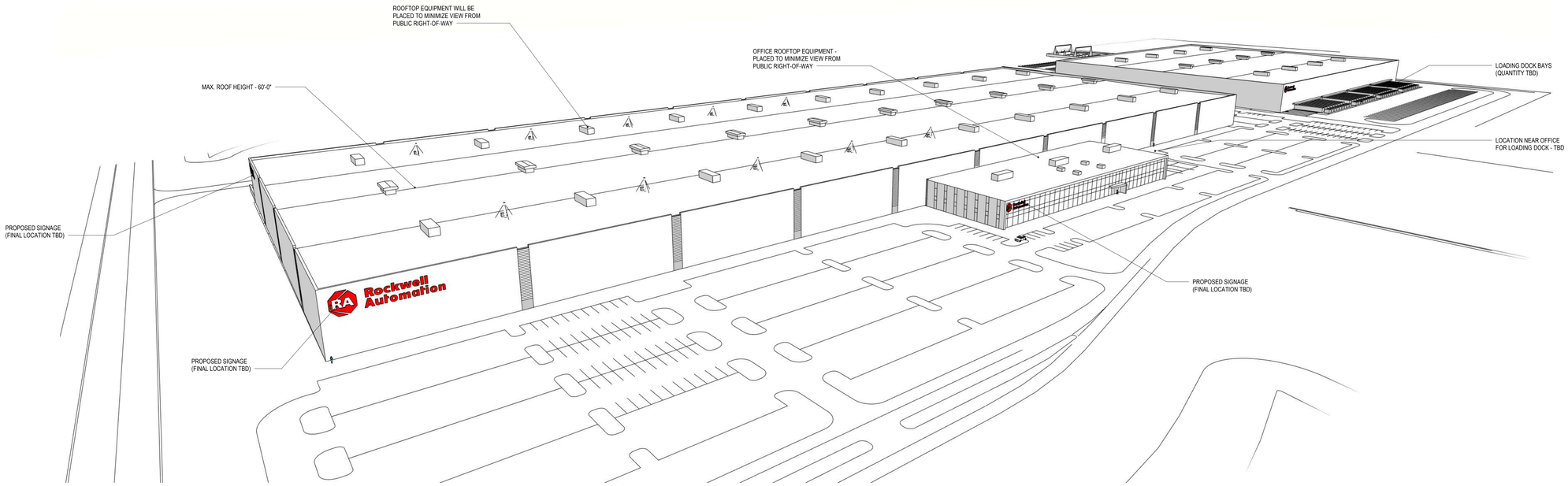
SHEET INDEX

00 - COVER SHEET
01 - SITE PLAN (PINNACLE)
02 - AERIAL PERSPECTIVES
03 - BUILDING PLAN
04 - BUILDING CROSS SECTIONS

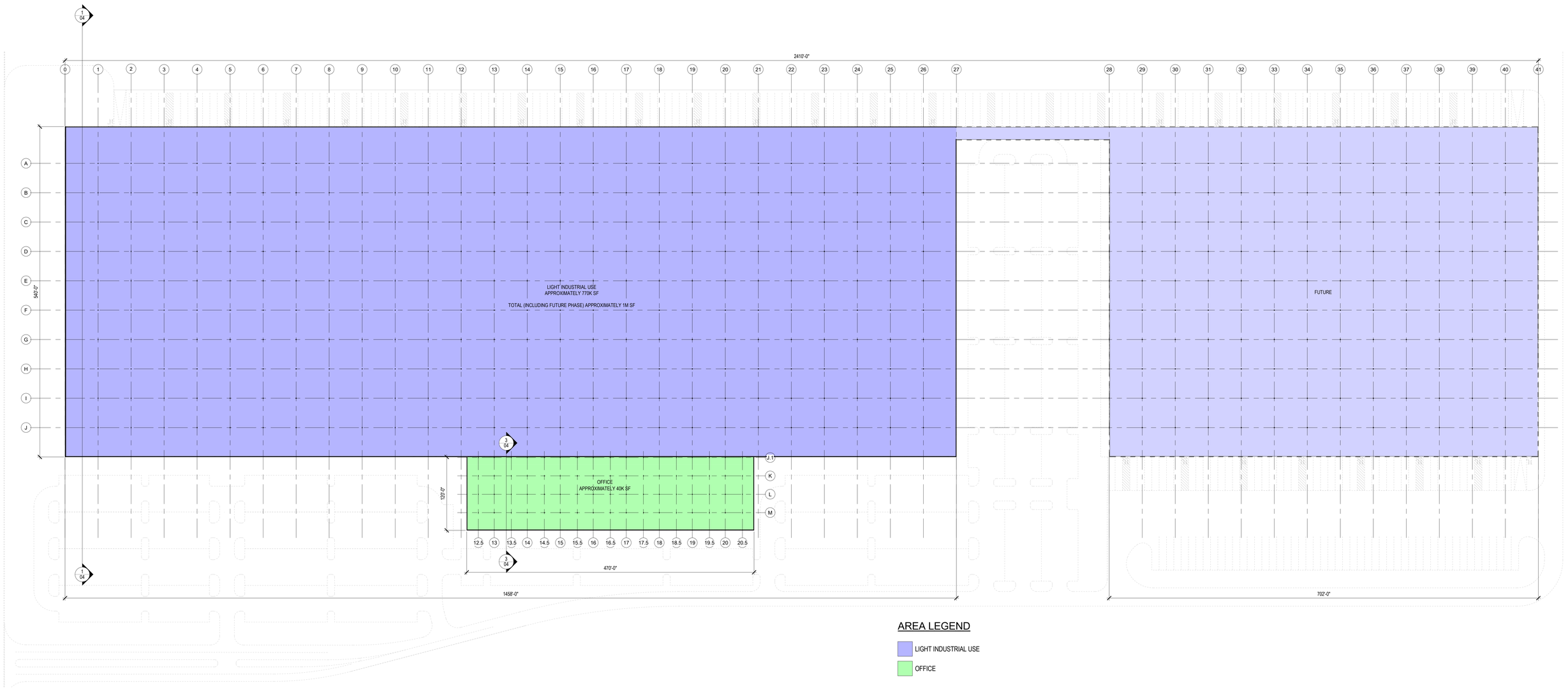
HGA PINNACLE ENGINEERING GROUP SunCap PROPERTY GROUP®



AERIAL PERSPECTIVE FROM NORTHWEST



AERIAL PERSPECTIVE FROM SOUTHWEST



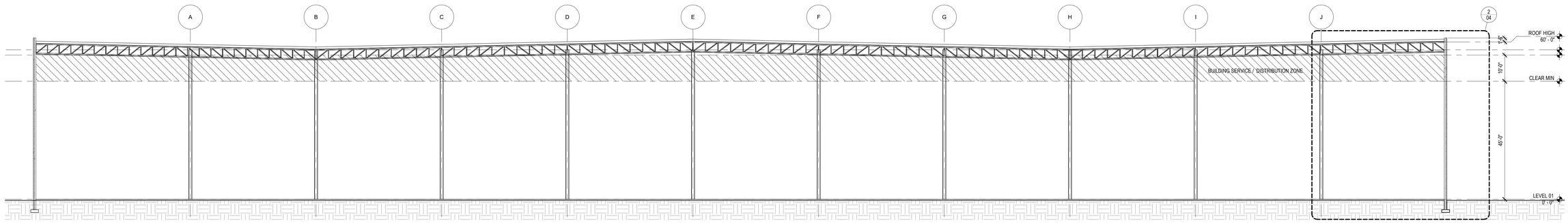
AREA LEGEND

- LIGHT INDUSTRIAL USE
- OFFICE

1 BUILDING PLAN

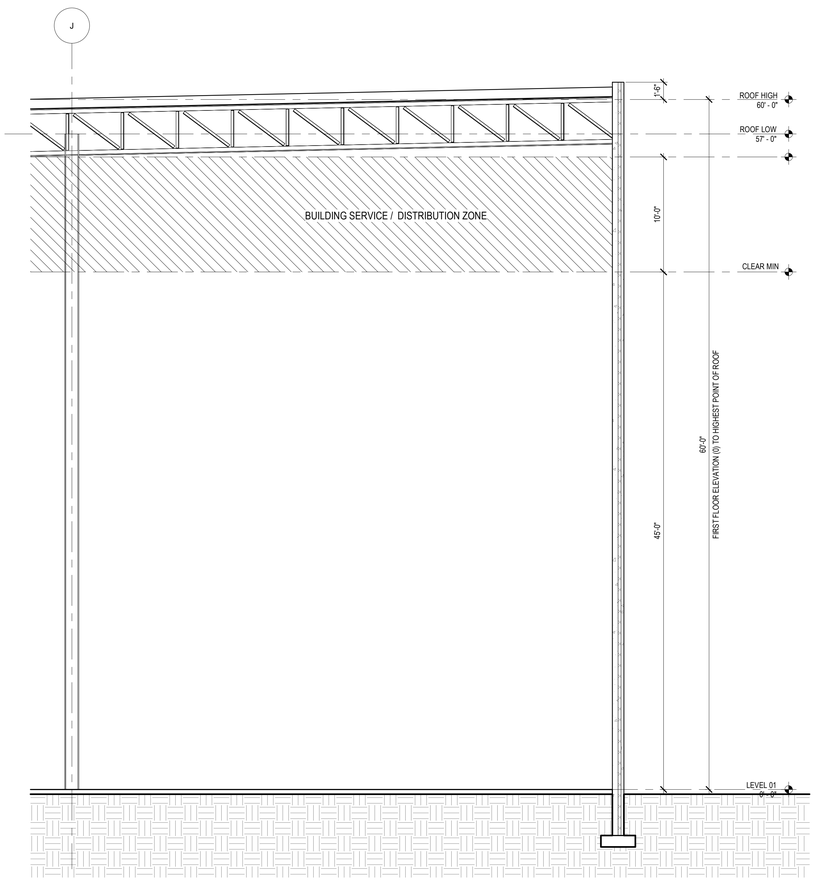
0 24' 48' 96' 144'

HGA PINNACLE ENGINEERING GROUP SunCap PROPERTY GROUP®



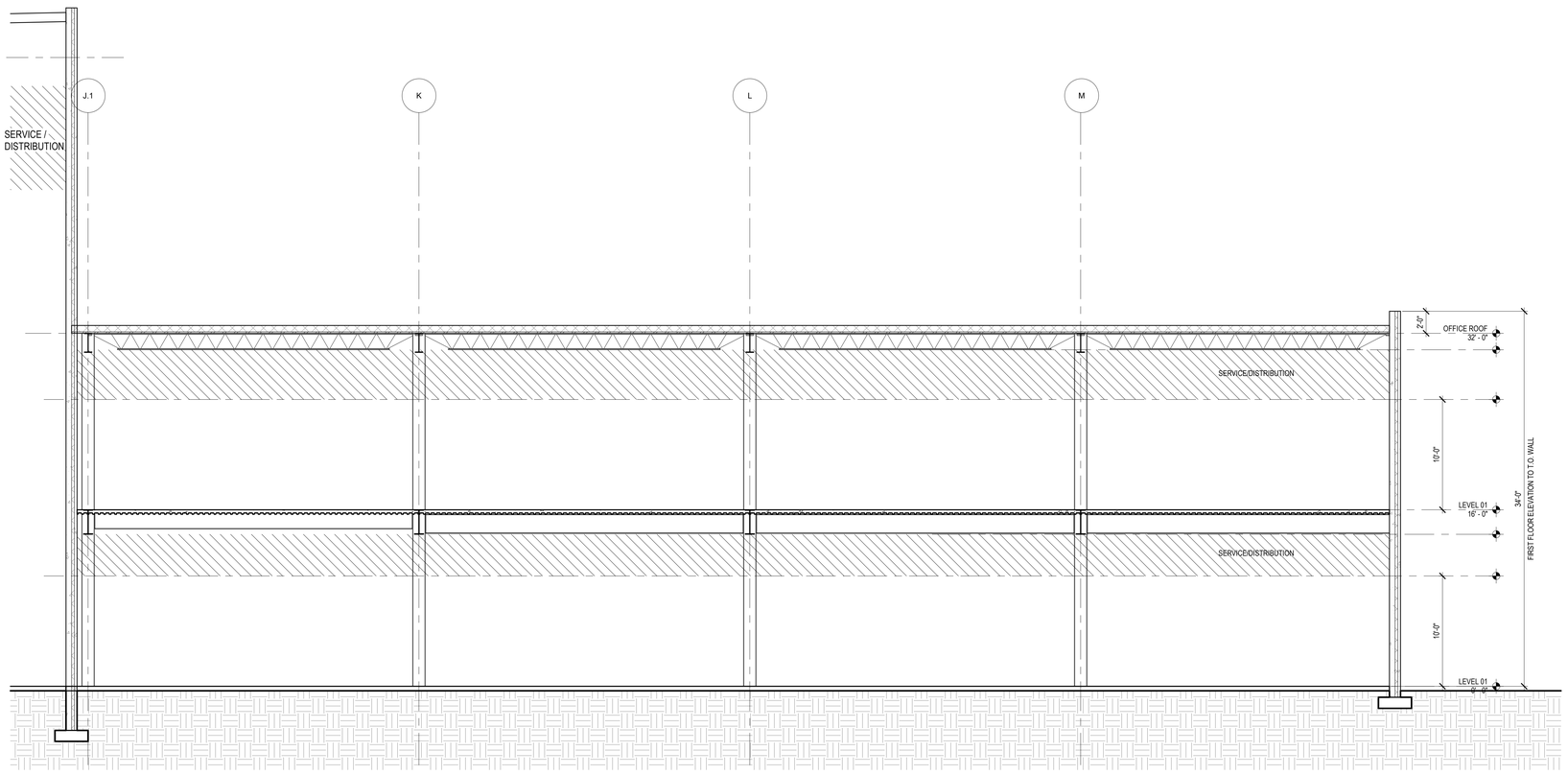
1 TRANSVERSE SECTION
1/16" = 1'-0"

0 8' 16' 32'



2 SECTION BAY
3/16" = 1'-0"

0 2' 4' 8' 12'



3 SECTION - NORTH/SOUTH OFFICE
3/16" = 1'-0"

0 2' 4' 8' 12'

HGA PINNACLE ENGINEERING GROUP SunCap PROPERTY GROUP®

STATE OF WISCONSIN WAUKESHA COUNTY CITY OF NEW BERLIN

ORDINANCE NO. 2553

An ordinance to adopt the amendments to the City's Comprehensive Plan to incorporate the necessary text and Future Land Use map amendments into the City's adopted 2020 Comprehensive Plan Chapter 17 – Neighborhood "G" (South Moorland Road Corridor), Chapter 18 – Neighborhood "H" (Westridge & Moorland Road) and Chapter 10 - Land Use.

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

SECTION I

Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of New Berlin, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION II

The Common Council of the City of New Berlin, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION III

The Plan Commission of the City of New Berlin by a 7-0 vote of the Commission members present and voting as recorded in its official minutes, adopted Resolution #: 15-03 on October 5, 2015 recommending to the Common Council the adoption of the document entitled "A Resolution adopting the amendments to the City's adopted 2020 Comprehensive Plan Chapter 17 – Neighborhood "G" (South Moorland Road Corridor), Chapter 18 – Neighborhood "H" (Westridge & Moorland Road) and Chapter 10 - Land Use," a copy of the map is attached as Exhibit A and a copy of the text amendments to the chapters are attached as Exhibit B, which contain amendments to the elements specified in section 66.1001(2) of the Wisconsin Statutes.

More specifically, the Future Land Use Map amendments for the properties listed in the table below are proposed to be changed as noted:

Tax Key	Address	Property Owner	Current Future Land Use	Proposed Future Land Use
1289996	14405 W. Grange Avenue	LAURA J KAREL	Plan Conservation Development	Urban Residential
1289992	14501 W. Grange Avenue	AARON M & ANGELA M HARWOOD	Plan Conservation Development	Urban Residential
1289999		PETER & LEE & PAMELA MANCUSO	Plan Conservation Development	Urban Residential
1289994	5715 S. Sunny Slope Road	THEOFILA C KROKOWSKI TRUST	Plan Conservation Development	Urban Residential

Tax Key	Address	Property Owner	Current Future Land Use	Proposed Future Land Use
1289993		NEW BERLIN HEIGHTS LLC	Plan Conservation Development	Park
1292999		NEW BERLIN HEIGHTS LLC	Plan Conservation Development	Urban Residential
1289998	14355 W. Grange Avenue	PFS FAMILY INVESTMENTS INC	Plan Conservation Development	Urban Residential
1291998		RAYMOND E & MARIE L SALTZMANN	Plan Conservation Development	Urban Residential, Park
1291997		MILTON E BAAS	Plan Conservation Development	Urban Residential, Park
1289995	14655 W. Grange Avenue	KENNETH J & MAUREEN E BOSCH	Plan Conservation Development	Urban Residential, Business Park/Industrial
1291999		RAYMOND E & MARIE L SALTZMANN	Plan Conservation Development	Urban Residential, Park
1289997		LOOMIS FAMILY FARM TRUST	Plan Conservation Development	Urban Residential, Park
1290999	14811 W. Grange Avenue	LOOMIS FARM LLC	Plan Conservation Development, Business Park/Industrial	Urban Residential, Business Park/Industrial

SECTION IV

The City held a public hearing on September 9, 2015 on these Comprehensive Plan amendments, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION V

The Common Council of the City of New Berlin, Wisconsin, does, by enactment of this ordinance, formally accept the documents entitled, City of New Berlin Plan Commission resolution 15-03"**A Resolution adopting the amendments to the City's adopted 2020 Comprehensive Plan Chapter 17 – Neighborhood "G" (South Moorland Road Corridor), Chapter 18 – Neighborhood "H" (Westridge & Moorland Road) and Chapter 10 - Land Use**," a copy of the map is attached as Exhibit A and a copy of the text amendments to the chapters are attached as Exhibit B pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION VI

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

SECTION VII

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

SECTION VIII

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

PASSED AND ADOPTED by the Common Council this 13th day of October, 2015.

APPROVED:

David A. Ament, Mayor

Countersigned:

Kari Morgan, City Clerk

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

ORDINANCE NO. 2579

An ordinance adopting the amendments to the City's 2020 Comprehensive Plan Chapter 1 – Introduction, Chapter 2 – Issues and Opportunities, Chapter 3 – Economic Development, Chapter 6 – Transportation, Chapter 7 – Housing, Chapter 15 – Neighborhood E (National Avenue East Corridor), Chapter 16 – Neighborhood F (Urban Neighborhood South), Chapter 17 – Neighborhood G (South Moorland Road Corridor), Chapter 18 – Neighborhood H (Westridge & Moorland Road), Chapter 19 – Neighborhood I (National Avenue West Neighborhood), Chapter 20 – Neighborhood J (I-43 & Racine Quarries), Chapter 21 – Intergovernmental Cooperation, Chapter 22 – Implementation

---

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

SECTION I

Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of New Berlin, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION II

The Common Council of the City of New Berlin, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION III

The Plan Commission of the City of New Berlin by a 6-0 vote of the Commission members present and voting as recorded in its official minutes, adopted Resolution #: 16-03 on November 9, 2016 recommending to the Common Council the adoption of the document entitled "A Resolution adopting the amendments to the City's 2020 Comprehensive Plan Chapter 1 – Introduction, Chapter 2 – Issues and Opportunities, Chapter 3 – Economic Development, Chapter 6 – Transportation, Chapter 7 – Housing, Chapter 15 – Neighborhood E (National Avenue East Corridor), Chapter 16 – Neighborhood F (Urban Neighborhood South), Chapter 17 – Neighborhood G (South Moorland Road Corridor), Chapter 18 – Neighborhood H (Westridge & Moorland Road), Chapter 19 – Neighborhood I (National Avenue West Neighborhood), Chapter 20 – Neighborhood J (I-43 & Racine Quarries), Chapter 21 – Intergovernmental Cooperation, Chapter 22 – Implementation," a copy of the text amendments to the chapters are attached as Exhibit A, which contain amendments to the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION IV

The City held a public hearing on November 9, 2016 on these Comprehensive Plan amendments, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION V

The Common Council of the City of New Berlin, Wisconsin, does, by enactment of this ordinance, formally accept the documents entitled, City of New Berlin Plan Commission Resolution 16-03 "**A Resolution adopting the amendments to the City's 2020 Comprehensive Plan Chapter 1 – Introduction, Chapter 2 – Issues and Opportunities, Chapter 3 – Economic Development, Chapter 6 – Transportation, Chapter 7 – Housing, Chapter 15 – Neighborhood E (National Avenue East Corridor), Chapter 16 – Neighborhood F (Urban Neighborhood South), Chapter 17 – Neighborhood G (South Moorland Road Corridor), Chapter 18 – Neighborhood H (Westridge & Moorland Road), Chapter 19 – Neighborhood I (National Avenue West Neighborhood), Chapter 20 – Neighborhood J (I-43 & Racine Quarries), Chapter 21 – Intergovernmental Cooperation, Chapter 22 – Implementation,"** a copy of the text amendments to the chapters are attached as Exhibit A pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION VI

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

SECTION VII

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

SECTION VIII

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

PASSED AND ADOPTED by the Common Council this 15th day of November, 2016.

APPROVED:

David A. Ament, Mayor

Countersigned:

Daniel Green, City Clerk

CHAPTER 10: LAND USE PLAN

Revisions approved by Council on 6/10/2025 via Ordinance # 2703 and 2707.
Revisions approved by Council DATE via Ordinance # 2719

LAND USE PLANNING IN RELATION TO STATE STATUTES

Section 62.23 of the Wisconsin Statutes grants cities and villages the authority to prepare and adopt local master plans or plan elements. In 1999, the Wisconsin Legislature enacted legislation that greatly expanded the significance of comprehensive plans within the State. The law, referred to as Wisconsin's "Smart Growth" law, provides a new framework for the development, adoption, and implementation of comprehensive plans by various units of government. The law, set forth in Section 66.1001 of the Wisconsin Statutes, requires that the administration of zoning, subdivision, and official mapping ordinances be consistent with a community's adopted comprehensive plan beginning on January 1, 2010.

In Waukesha County, 27 of the 37 cities, villages, and towns opted to participate in the Waukesha County Comprehensive Plan process. The process was led by County staff with assistance from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Waukesha County UW-Extension staff. The City of New Berlin selected to establish its own, more tailored Comprehensive Plan in lieu of participating through the County.

Several of the nine comprehensive planning elements required by Section 66.1001 of the Statutes must be updated or addressed to bring existing land use or master plans into compliance with the requirements of the comprehensive planning legislation. This chapter provides the full Land Use Element for the City of New Berlin. Additional information regarding existing and future land uses can be found in each individual neighborhood chapter.

EXISTING LAND USES

Reviewing past and existing land use trends can aid in planning for the types of uses that are in demand. Figure 10.1 illustrates the land use trends for the City of New Berlin from 1990 to 2020. The existing land use map shown in Figure 10.2 is based on City assessment data from 2020 using Market Drive software produced by Assessment Technologies LLC. The map illustrates a high amount of single-family residential land with supporting industrial/manufacturing and commercial uses. Other land uses include agricultural, exempt, forest lands, multi-family residential, recreation, and undeveloped. Wetlands and woodlands are also identified.

		1990			1995			2000			2020	
		% Dev.	% Total		% Dev.	% Total		% Dev.	% Total		% Dev.	% Total
	Acres	Area	Area	Acres	Area	Area	Acres	Area	Area	Acres	Area	Area
Residential (1)(4)	6,227	62.0%	26.4%	6,563	59.9%	27.8%	6,782	58.3%	28.7%	13,574	69.1%	59.8%
Commercial (1)(4)	364	3.6%	1.5%	397	3.6%	1.7%	466	4.0%	2.0%	2,652	13.5%	11.7%
Industrial/Manufacturing (1)(4)	586	5.8%	2.5%	614	5.6%	2.6%	763	6.6%	3.2%	655	3.3%	2.9%
Transp./Common/Utilities (1)	2,061	20.5%	8.7%	2,549	23.3%	10.8%	2,681	23.0%	11.4%			0.0%
Government/Institutional /Exempt (1)(4)	422	4.2%	1.8%	434	4.0%	1.8%	473	4.1%	2.0%	1,139	5.8%	5.0%
Recreational (1)(2)(4)	384	3.8%	1.6%	406	3.7%	1.7%	470	4.0%	2.0%	1,633	8.3%	7.2%
Urban Subtotal(4)	**10,044**	**100.0%**	**42.6%**	**10,963**	**100%**	**46.5%**	**11,635**	**100.0%**	**49.3%**	**19,653**	**100.0%**	**86.6%**
Agricultural (4)	6,817	50.3%	28.9%	6,277	49.7%	26.6%	5,124	42.8%	21.7%	1,804	59.2%	7.9%
Natural Resources Areas	3,734	27.6%	15.8%	3,508	27.8%	14.9%	3,567	29.8%	15.1%			
Wetlands	2,323	17.1%	9.8%	2,269	18.0%	9.6%	2,301	19.2%	9.8%			
Woodlands/Forests(4)	1,283	9.5%	5.4%	1,130	8.9%	4.8%	1,154	9.6%	4.9%	224	7.4%	1.0%
Surface Water	128	0.9%	0.5%	109	0.9%	0.5%	112	0.9%	0.5%			
Other (4)	2,997	22.1%	12.7%	2,845	22.5%	12.1%	3,268	27.3%	13.9%			
Undeveloped Land(4)										1,018	33.4%	4.5%
Nonurban Subtotal(4)	**13,548**	**100%**	**57.4%**	**12,630**	**100.0%**	**53.5%**	**11,959**	**100.0%**	**50.7%**	**3,046**	**100.0%**	**13.4%**
Total	**23,592**		**100.0%**	**23,593**		**100.0%**	**23,594**			**22,699**		**100.0%**

SEWRPC & City of New Berlin Assessment Data -Market Drive software produced by Assessment Technologies LLC

1-Includes off-street parking areas.

2- Includes intensively used area of public and non-public recreation sites.

3- Includes extractive, landfills and unused land.

4 - For the 2020 values, the City Assessor is using new software that does not calculate the information in the same way. The calculations are a bit different.

The categories were matched as closely as possible.

The predominate property type is used in this table. Wetlands, woodlands/forests and surface water were not calculated separately. We also did not differentiate betwee

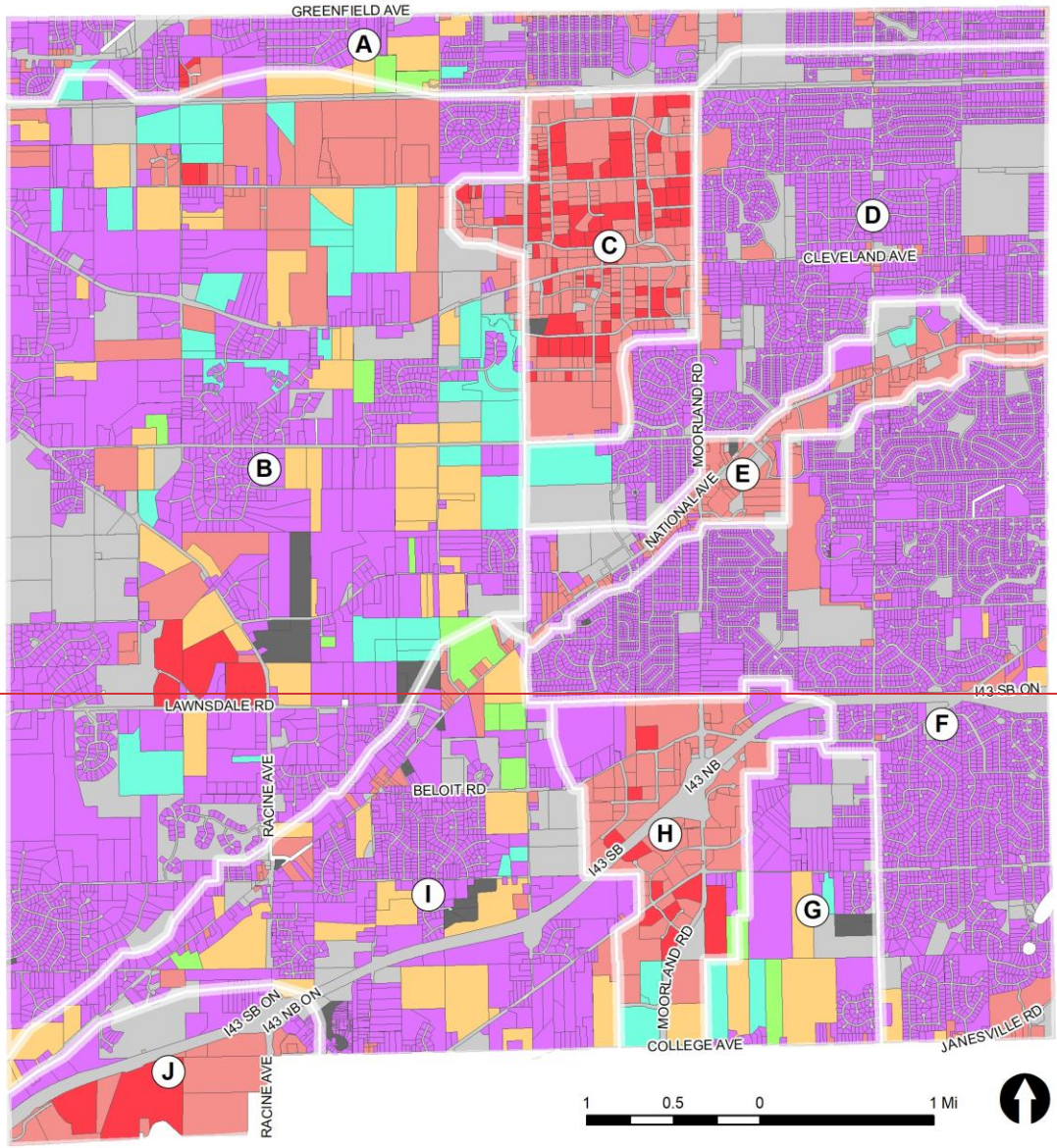
urban and non-urban for 2020.

Figure 10.1. City of New Berlin Land Use Trends
Source: SEWRPC & City of New Berlin Assessment Data

In 2020, the primary urban use within New Berlin consisted of residential land at approximately 13,574 acres, or 59.8% of the total area of New Berlin. This was an increase of 6,792 acres from 2000.

EXISTING LAND USE

with Neighborhood Overlay



EXISTING LAND USE

- No Value Assigned
- Agricultural
- Commercial
- Exempt
- Forest
- Manufacturing
- Residential
- Undeveloped

March 2024

COMPREHENSIVE PLAN 2030

City of New Berlin, Wisconsin

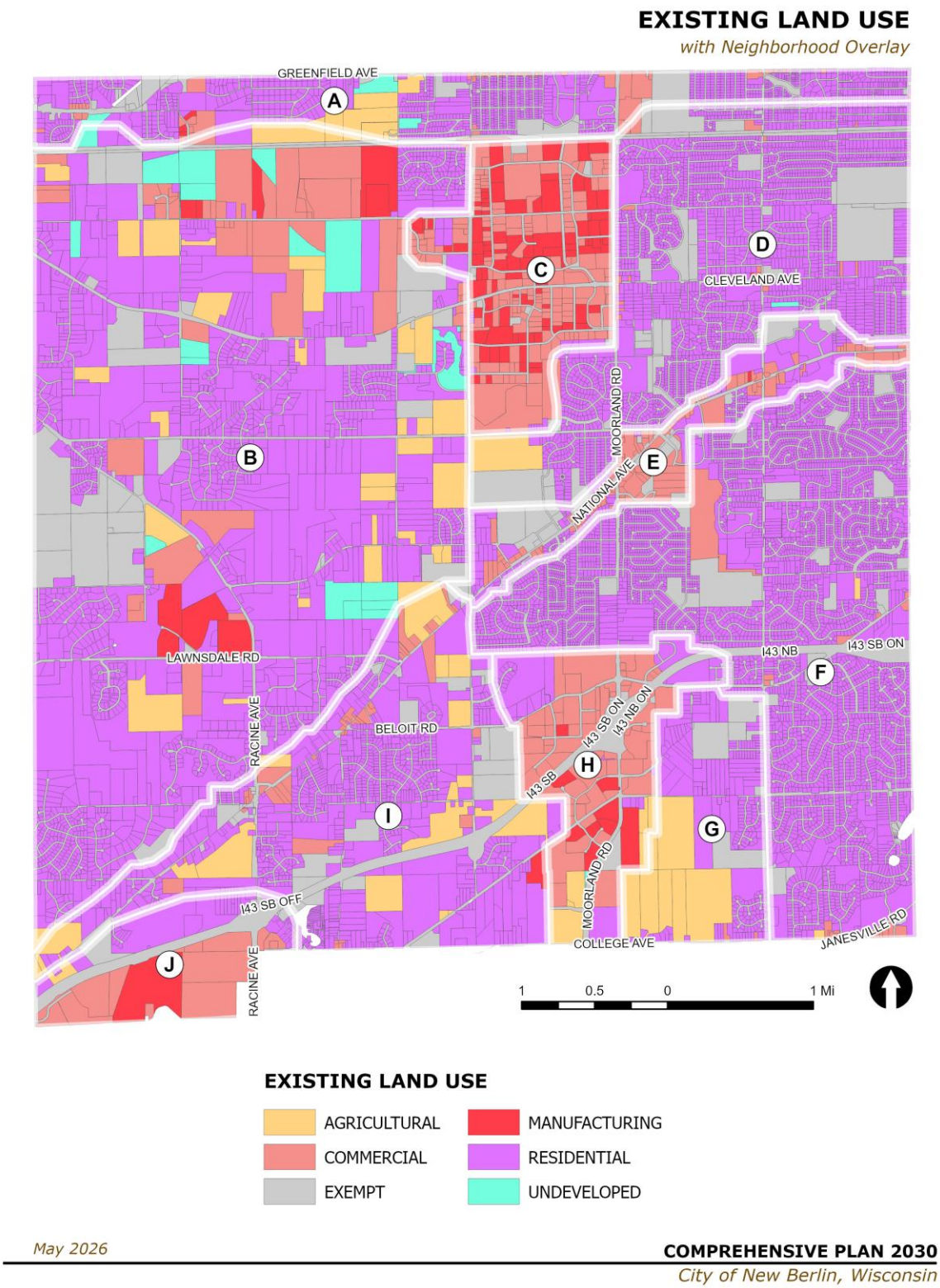


Figure 10.2. Existing Land Use Map of the City of New Berlin. UPDATE MAP IF PUD IS APPROVED.

Even though the amount of agricultural land in the City has been decreasing over time, agricultural land still plays a significant role in New Berlin. Most new subdivisions built since 2015 have been conservation style subdivisions with an overall density of one home per 5 acres, in addition to 50 to 75 percent open space. The City has continued to monitor the subdivision ordinances every few years to ensure that we are continuing to preserve open spaces, wetlands and woodlands.

Based upon survey work conducted by the Department of Community Development in 2008, this decrease can be attributed to market forces that have resulted in less overall income being derived from farming, multiple property ownerships creating smaller, less contiguous farmland acreages, and a general lack of interest in farming. Surveying large property owners whose current existing land use is agriculture, in 1999, 95% and in 2007, 91% of those surveyed identified that farming was not their main occupation. The Department mailed out 123 surveys representing 155 tracts of agricultural or undeveloped lands of 15 acres in size or larger. There was a 44% response rate to the 2008 survey. See Appendix F for both the survey results and the summary power point presentation that was presented at the Farmland & Open Space Landowners Focus Group meeting on July 9, 2008.

In order to continue forth with farmland preservation efforts, the Department of Community Development must continually look for economically viable ways of purchasing agriculture conservation easements through grant funding. Additionally, the Department should utilize its conservation subdivision regulations to plan for and permit farming as open space use. Planning for farms in conservation subdivisions could take place through the platting process by designing lot layouts, access, and other elements to accommodate farming as an open space use. The Department is also encouraged to continue promoting other agricultural preservation mechanisms to property owners such as easement dedications and / or purchase of development rights (PDR).

Other significant trends noted in the table have been the growth in commercial and industrial/manufacturing land use. This growth was planned for and is on track with the various development polices within each Neighborhood. This would include some growth in South Moorland Road Corridor, City Center and Moorland Road and Beloit Road.

LAND USE POLICIES

Several key policies were developed during the 2001 Growth and Development Master Plan (GDMP) process in order to guide the demographic and economic forces shaping the community. These policies have been carried forward and will continue to help guide the City's land use planning efforts.

Although the Land Use Plan is ultimately organized around creating distinct neighborhoods and business centers, the following policies shall apply city-wide:

Policy 1: Managed Growth

Ensure that growth in New Berlin is affirmatively and responsibly managed based on available public services and suitability of the land for development.

Policy 2: Urban Boundaries

Maintain cohesive urban boundaries conducive to service delivery that support implementation of the adopted future land use plan.

Policy 3: Compatible Land Uses

Promote an orderly and compatible pattern of land uses avoiding "hodge-podge" development patterns. Provide appropriate transitions and buffers when differing uses are adjacent to one another.

Policy 4: Infrastructure

Utilize the provision of infrastructure in supporting and influencing growth in areas most suitable to accommodate growth.

Policy 5: Neighborhood Preservation

Preserve existing neighborhoods and encourage compatible infill development. (Infill development generally refers to either construction on vacant parcels in existing developed areas, or replacement of obsolete or dilapidated structures with new buildings.)

Policy 6: Rural Character

Preserve the existing character of the remaining rural areas in New Berlin.

Policy 7: Urban and Rural Distinction

Preserve and reinforce the distinction between urban and rural areas in New Berlin.

Policy 8: Open Space

Preserve open space throughout the city through both public and private development. Focus preservation efforts in environmentally sensitive areas, areas with recreational and trail opportunities, areas serving as buffers between different land uses, and neighborhood open space. Work to remove regulatory barriers that will reinforce that farming and/or large-scale gardening can remain a viable land use while respecting and preserving private property rights.

Policy 9: Development Quality

Require new development to meet sound planning and engineering standards with regard to sustainable architecture, site planning, and stormwater management.

These principles create an overall policy framework for the city.

The City of New Berlin Land Use Plan is intended to provide a guide for development, redevelopment, and preservation over the next ten (10) years and will need to be re-evaluated ~~during 2021~~over the years and again near the year 2030. The Land Use Plan is based on standards that reflect the desires of community residents, committee members, elected officials and proven principles in community development, environmental preservation, and residential development. As part of the Land Use Plan, several factors have been explored related to the growth of the built environment:

- ***Social factors*** include those which give or maintain character (i.e. gathering areas, civic identity, and the "city living with a touch of country" feeling).
- ***Economic factors*** include the creation of jobs, balance of municipal expenses and revenue, and land value influenced by natural amenities and water quality.
- ***Physical factors*** include the character of the land (i.e. how it appears, areas that are preserved, what types of development are allowed, and where development is located).

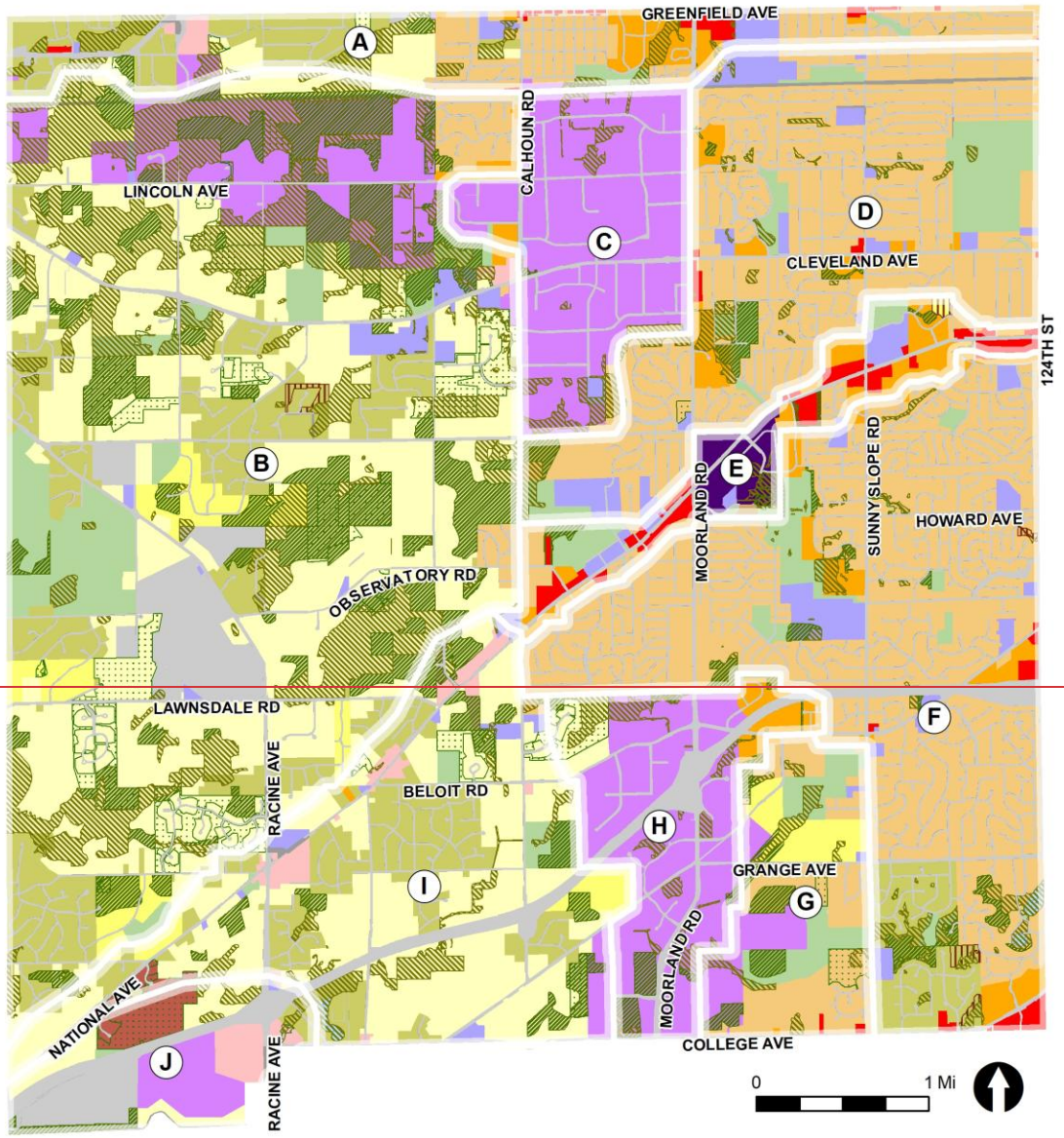
The Land Use Plan cannot be successfully implemented by looking only at the physical attributes of growth. Diverse and healthy communities grow in all three areas, and a balance should be achieved to provide a quality environment for residents and business owners.

This Land Use Plan provides flexible recommendations and categories to provide long-range guidance to decision-makers. It recognizes that the City Zoning Map exists as a mechanism for property-specific recommendations. The purpose of the Land Use Plan is to serve as a link between the Land Use Policies and the development regulations. The City should explore implementing a form-based code versus continuing the use the traditional zoning ordinance (Euclidean Zoning) in order to implement infill and/or redevelopment opportunities.

When considering the proposed land uses for any particular parcel of property, the Land Use Policies must be considered in addition to the requirements of the entire Comprehensive Plan. The Land Use Plan Map, shown in Figure 10.3, identifies the future land use districts within the City of New Berlin.

FUTURE LAND USE PLAN

with Zoned Conservancy and Neighborhood Overlay



LEGEND

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

Zoned Conservancy Districts

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

March 2024

COMPREHENSIVE PLAN 2030

City of New Berlin, Wisconsin

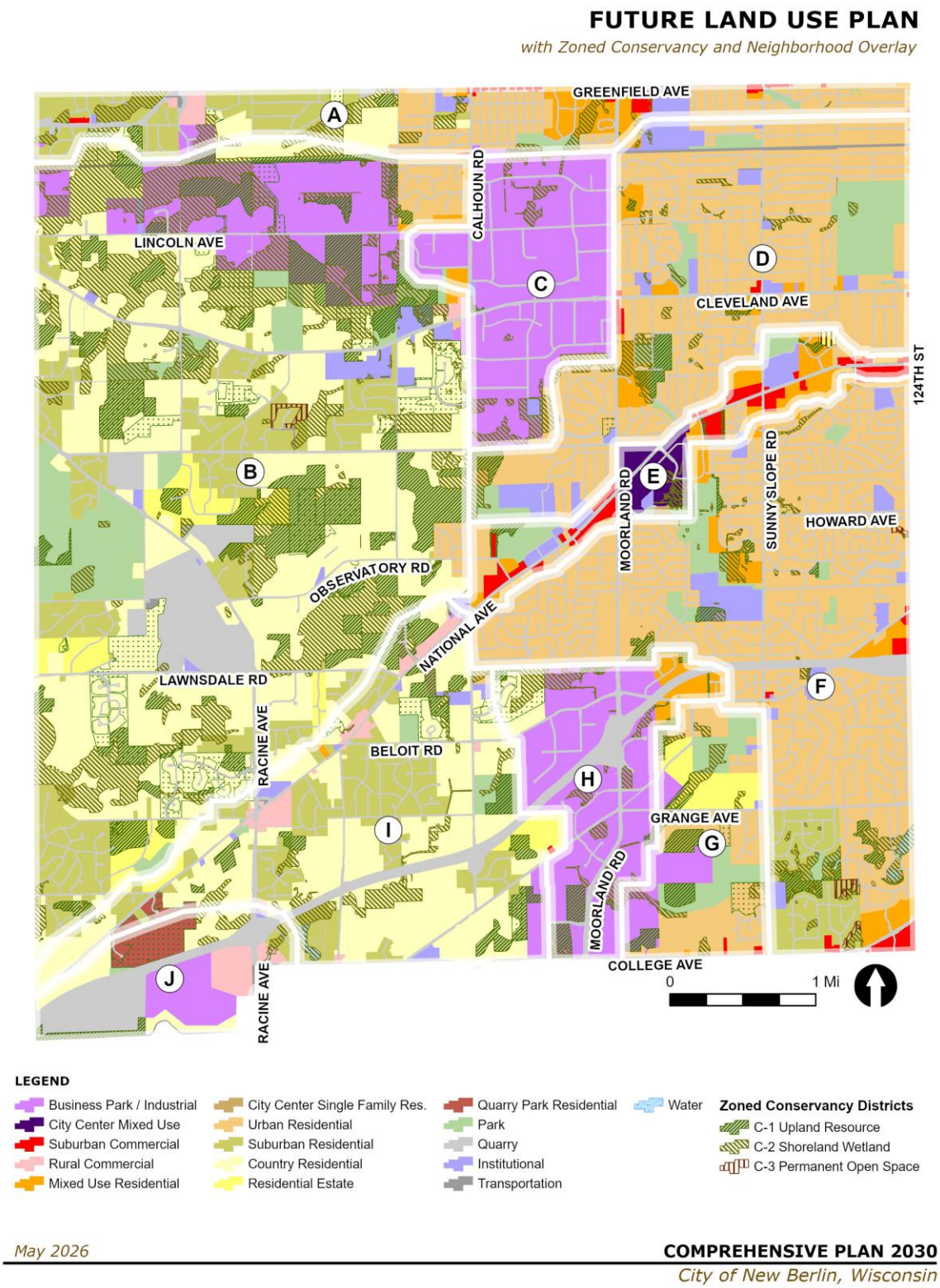


Figure 10.3. Future Land Use Map for the City of New Berlin. UPDATE MAP IF PUD & COMP. PLAN IS AMENDMENT IS APPROVED.

Section 34 – 35 – South Moorland Road Corridor

Section 35 is an area that is envisioned to be a mix of business park industrial, office, retail, residential, and passive and active park uses. In order to implement the conceptual neighborhood plan, the City has created three new zoning districts specifically for this geographic area. They include a new R-6 (Section 35 Low-Density Single-Family Residential), M-3 (Section 34 & 35 Business Park Development District) and P-2 (Section 35 Park Complex District) as further described below. The map below (Figure 10.4) identifies the Future Land Use and Zoning Code Section 275-13.1(H)(4), Figure I-1, identifies the designated zoning districts. All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions.

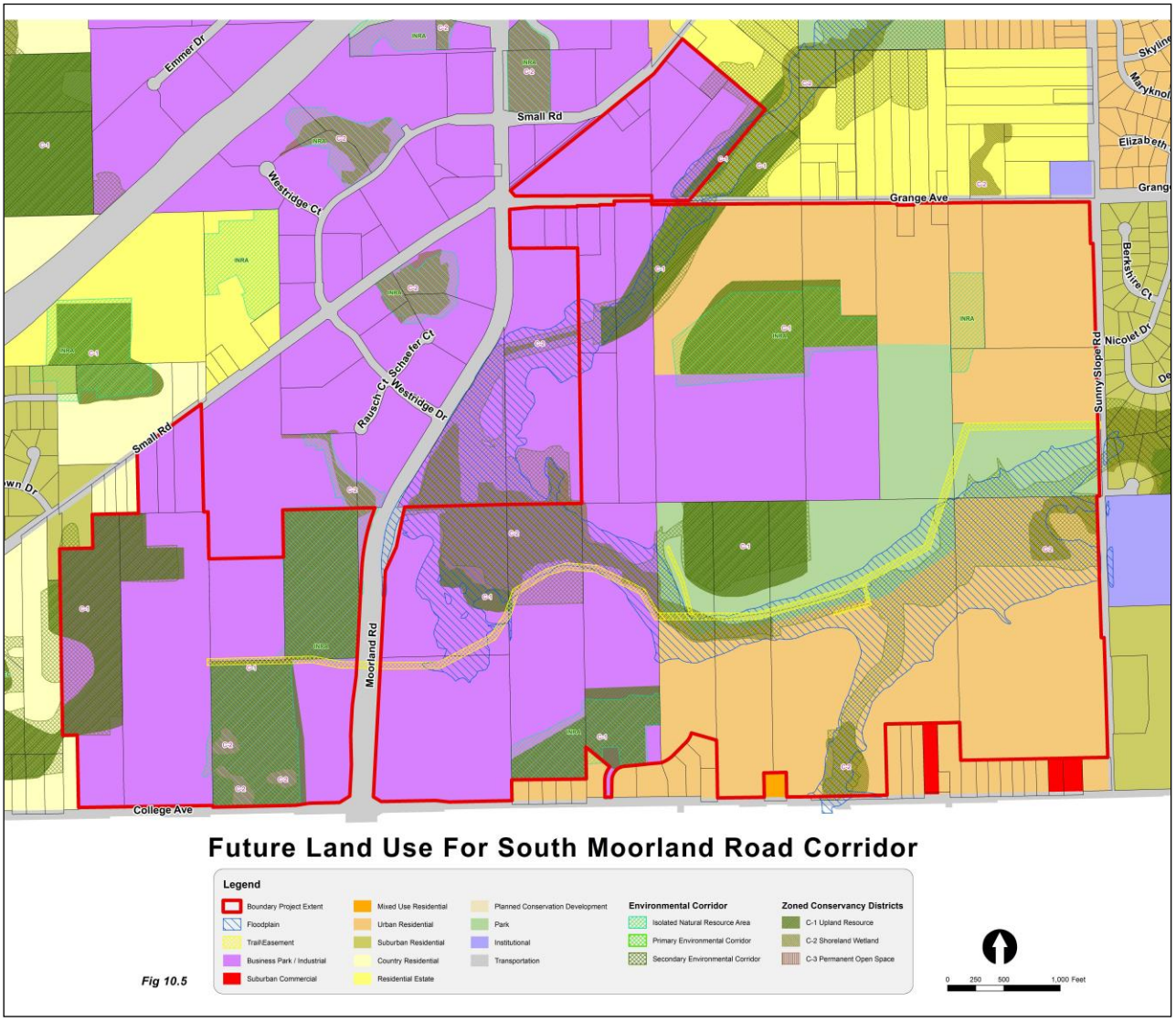


Figure 10.4 Future Land Use Map for South Moorland Road Corridor. UPDATE MAP IF PUD & COMP. PLAN IS AMENDMENT IS APPROVED.

Northwest Section 2 –North Moorland Road Corridor (Southeast corner of Moorland Road and Greenfield Avenue)

The Department of Community Development has been going through the process of analyzing the area now referred to as the North Moorland Road Corridor. This area is generally bounded by Moorland Road to the West, the Highland Memorial Park Cemetery and Walmart development to the East, Greenfield Avenue to the North and the New Berlin Recreational Trail to the South (Figure 10.5). In order to guide the City in land use and zoning decisions it is best to understand the impact new developments will have on the School District, traffic patterns, stormwater and environmental features. Development policies were added within Chapter 11 – Neighborhood A (Greenfield Avenue Corridor) to guide any future development requests.

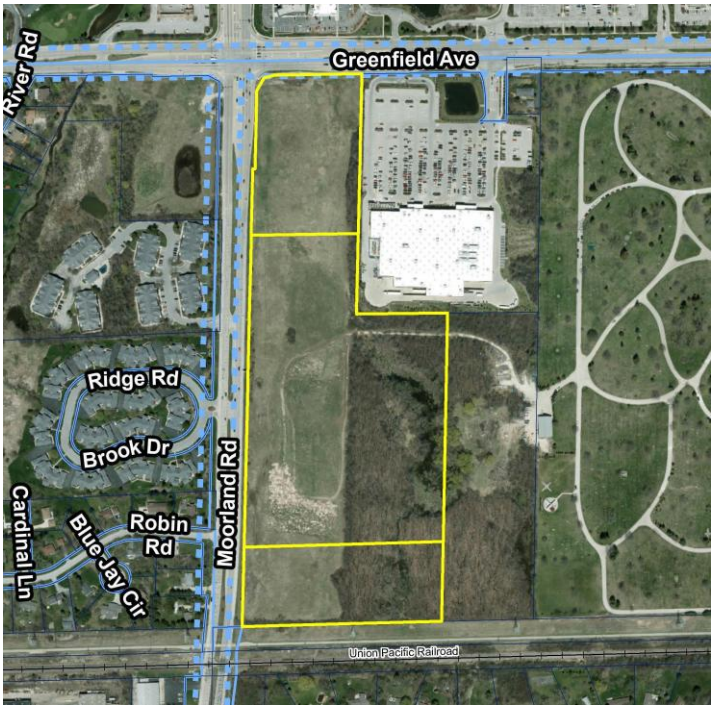


Fig. 10.5 North Moorland Road Corridor Map.

Urban Residential

The Urban Residential designation reflects the modern form of the residential subdivision with lots ranging in size from one to four dwelling units per acre, depending on underlying zoning and surrounding development patterns. While these communities may include various sizes and price ranges of homes, the primary land use is single-family detached homes. Attached single-family housing may be considered as a transitional use between lower density residential uses and non-residential development and highway corridors.

The corresponding zoning districts are:

- R-4 (Low-Density Single-Family Residential) which has a not-to-exceed density of 2.2 dwelling units per net residential acre for new large lot subdivisions to be served by public sanitary sewer and water facilities.

- R-4.5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 2.9 dwelling units per net residential acre, served by public sanitary sewer and water facilities.
- R-5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 4.3 dwelling units per net residential acre, served by public sanitary sewer and water facilities. It should be noted that the City's current zoning ordinance states that "no unplatted lands" should be placed into the R-5 District.
- R-6 (Section 35 Low-Density Single-Family Residential) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The R-6 Low-Density Single-Family Residential District is intended to provide for single-family residential development within Sections 34 and 35 with a minimum lot sizes similar to those in the above zoning districts and served by public sanitary sewer and water facilities. The Plan Commission and Common Council may approve smaller lot sizes pursuant to the city's zoning and subdivision codes and the vision for Neighborhood "G", in order to protect environmental features such as woodlands and tree lines, provide for additional tree protection and/or avoid steep topography. All lots shall adhere to the City's adopted zoning and subdivision codes. Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

Urban Residential districts include neighborhood parks and green spaces that provide amenities to local residents and are encouraged to provide links with the City's existing parks and recreation. Developers should incorporate the protection of environmentally sensitive areas, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment. The number of cul-de-sacs should be minimized, emphasizing loop street layouts or multiple connections through and between subdivisions.

The Urban Residential areas also offer a continuing opportunity for more affordable housing to serve workers in the City's growing business parks. For example, housing on ¼ acre lots can help to retain and increase the diversity of the City's housing stock to allow for more personal housing options. The Community Development Authority (CDA) (formerly the New Berlin Housing Authority) is using tax credits and rent assistance to ensure a continued supply of affordable senior housing and apartments.

The City has worked closely over the past few years with ~~Bank Five Nine~~ a bank to create a home loan grant program for first time home buyers. The program is funded by the Housing Trust Fund, which was created via Ordinance #: 2491, an ordinance to create a Housing Trust Fund for the City of New Berlin. The Common Council approved the transfer of Seventy Five Thousand Dollars ($75,000.00) into the Fund. The City is able to provide qualified applicants with a $2,500 grant to first time home buyers to pay for down payment and closing costs associated with buying their own home. The bank may match that request up to $2,500 and will assist the City in

reviewing the requests. The City has created a home loan grant application which is located on the City's website.

Certain institutional uses that can be compatible with residential uses, such as schools and neighborhood scale churches may be appropriate after careful site plan review.

Suburban Residential

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

The corresponding zoning district is:

- R-3 (Suburban Single- Family Residential) which has a not-to-exceed density of 2.0 dwelling units per net residential acre. This District is intended to be used for residentially platted lots already existing at this density range. As stated previously, Suburban Residential lots are served by private on-site sewerage disposal systems and private wells.

Residential Estate

Residential Estate is similar to the Country Residential category except for that it has a gross density not-to-exceed one dwelling unit per two acres. While agricultural uses are encouraged to remain as long as the owners wish to operate farms, this designation provides an opportunity for the City to allow this area to develop, but maintain a sense of rural character. Before this land use category is implemented in this area, provisions for public sewer and water facilities must be made.

The preservation of the character of these areas should be accomplished through the use of clustering homes to help preserve the visual character but also to preserve larger open space areas for use as active or passive recreation or agriculture. Establishing open space areas which include streams, wetlands, woodlands, floodplains should be given high priority along with establishing greater setbacks from these resources.

The corresponding zoning district is:

- R-2E (Conservation Estate Single- Family Residential) which has a not-to-exceed density of 1.0 dwelling units per two acres. Homes within this District are intended to be served by public sanitary sewer and water facilities. Density bonuses are allowed pursuant to the City's zoning code.

Country Residential

Country Residential encompasses most of the area in the western portion of the City. These areas include various sizes and price ranges of homes with the primary land use being single-family detached homes. The average density of this area is envisioned to be a gross density of one dwelling unit per five acres.

Lot clustering that maintains an overall low density, while preserving substantial open space is encouraged in these areas. Country Residential Communities will be planned to include parks and green space or preserve agricultural land. This will provide amenities to local residents and work toward providing a link with the City's existing parks and recreation system. Developers should incorporate the protection of environmentally sensitive areas, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment.

The corresponding zoning district is:

- R-1/R-2 (Rural Conservation Single-Family Residential) which has a not-to-exceed gross density of 1.0 dwelling unit five acres. Country Residential lots are served by private on-site sewerage disposal systems and private wells. Density bonuses are allowed pursuant to the City's Zoning Code.

There are also a large number of farm operations that exist in this area and the protection and preservation of these uses is integral to this land use. Some on-site sales of products are appropriate including small farm markets, landscape materials, and locally grown food. Artisan farming, flea markets, hobby farming and other activities that promote the continuation of farming should be encouraged and regulatory barriers prohibiting these activities should be removed. In order to prevent excessive nuisances from occurring as a result from any of these associated farming related commercial activities, they should be regulated in their size, intensity and traffic impacts to prevent the proliferation of Rural Commercial Services in areas not designated as commercial.

Quarry Park Residential

Quarry Park Residential encompasses the properties within Quarry Park Subdivision, which is an 18-lot single-family residential conservation subdivision. The density is one dwelling unit per 6.6 acres.

The corresponding zoning district is:

- R-7 (Quarry Park Low-Density Single-Family Residential District) which is intended to provide for no more than 27 single-family residential lots which shall collectively be considered a residential community governed through a homeowners association and which is served by a community wide on-site sewage disposal system and private wells to be maintained solely

by the homeowners association and/or the homeowners in the subdivision. A developer agreement shall be in place.

Mixed Use Residential

The Mixed Use Residential designation applies to several areas where more intense business uses meet single-family residential uses. The purpose of Mixed Use Residential is to provide a district for land uses and development that combine characteristics from other districts. There are several land uses that can occur in mixed use areas, including low-density multi-family, senior housing, duplexes, condominiums, or institutional uses. Development approval for these uses requires a review to determine compatibility with surrounding land uses, particularly the residential neighborhoods.

The corresponding residential zoning districts are:

- Rd-1 (Two-Family Residential District) is intended to provide for two-family residential development, at densities not to exceed 4.8 dwelling units per net residential acre, served by public sanitary sewer and water facilities.
- Rm-1 (Multiple-Family Residential District) is intended to provide for multiple-family residential development served by municipal sewer and water facilities at densities not to exceed those established within the Zoning Code. New lands to be placed in the Rm-1 District by rezoning petition shall be located not closer than 120 feet to an existing single-family residential subdivision. Net density calculations shall include the area of land upon which the dwelling units are proposed to be located and including common open space and associated facilities on the tract of land zoned Rm-1, excluding rights-of-way of publicly dedicated streets and private streets.
- I-1 (Institutional District) is intended to provide areas for public or private institutions or organizations housing social, educational, religious, or governmental activities.
- Zoning Code Section 275-41B(1) provides for elderly housing and assisted-living facilities. The density of an elderly housing development shall not exceed the densities established within the Zoning Code.
- A PUD could be considered when a mix of multi-family and retail/office uses are being proposed in order to accommodate creative site design. PUD's are not to be used for solely single-family residential.

Business Park / Industrial

Business Park / Industrial encompass a mixture of office, industrial, retail, commercial and service uses in a development with substantial landscaping and open space to create an attractive image. New industrial and office growth is encouraged to occur in these large developments so traffic impacts on surrounding uses can be minimized & managed and infrastructure can be provided.

The Business Park / Industrial land use is placed in areas where there will be a minimal impact on residential uses and the natural environment. In addition, Business Parks parcels are generally

located near major transportation corridors that can accommodate the truck and automobile traffic generated by such developments.

The corresponding zoning districts are:

- O-1 (Office and Business Service District) is intended to provide for individual or attractive groupings of office and financial service uses in aesthetically pleasing structures on lots with ample open space.
- O-2 (Business Park Development District) is intended to provide for the development of an attractive grouping of buildings limited to light industrial uses, offices, corporate headquarters, and support facilities in a parklike setting. The district is further intended to promote the provision of ample off-street parking and loading areas, open space, and landscape planting screens or buffer yards in areas adjacent to residential areas.
- O-3 (Transitional Office District) is intended to provide for low-intensity uses that serve as a transitional use between residential uses and districts and higher-intensity uses, including office, commercial and industrial uses. The district is also intended to accommodate areas where many residential homes are being converted to nonresidential uses such as business, medical, and professional offices. The O-3 District provides regulations that limit parking in side and rear yards, landscaping, architectural preservation of the existing residential character, and small-scale structures that blend in with the surrounding community while providing necessary services to the citizens of New Berlin.
- M-1 (Light Manufacturing District) is intended to provide for a range of light manufacturing and industrial uses. The M-1 Light Manufacturing District is also intended to provide for manufacturing and industrial development of a more-restrictive nature. The district is further intended to be used where the relative proximity to other uses requires more-restrictive regulation.
- M-2 (General Industrial District) is intended to provide for manufacturing and industrial development of a less-restrictive nature than in the M-1 Light Manufacturing District in areas where the relationship to surrounding land use would create fewer problems of compatibility. This district is further intended to allow, where properly screened, outside storage of vehicles, equipment, machinery, and inventory.
- M-3 (Section 34-35 Business Park Development District) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The M-3 Section 34-35 Business Park Development District is intended for light manufacturing, office, retail and business uses. The M-3 Section 34-35 Business Park Development District is also intended to provide a broader mix of allowable uses including retail establishments within Sections 34 and 35 of the City to support both the business and residential development. The District is further intended to promote open space, intense vertical landscape, planting screens, buffer yards and preservation of existing environmental features (trees, wetlands, floodpain, rock outcroppings, steep slopes and viewsheds). Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

City Center – Mixed Use

The City Center designation recognizes the substantial planning and investment being made in the commercial core at National Avenue, immediately east of Moorland Road. While the City Center is a part of the suburban business center corridor, the unique qualities desired by the City for this area merit special attention. The pedestrian orientation, distinctive streetscape, and the mixture of uses create the potential for this to become a unique area of the city. There are several land uses that can occur within the mixed use areas, including single-family residential, duplex residential, condominiums, townhomes, apartments, office, commercial, and institutional. Development approval for all of these uses requires a review to determine compatibility with surrounding land uses, particularly the adjacent residential neighborhoods.

Refer to the City Center PUD Ordinance #2526 and associated zoning map for a list of appropriate uses for this area.

City Center – Single-Family

The City-Center – Single-Family designation reflects the modern form of the residential subdivision with lots ranging in size from one to four dwelling units per acre, depending on underlying zoning and surrounding development patterns. While these communities may include various sizes and price ranges of homes, the primary land use is single-family detached homes. Attached single-family housing may be considered as a transitional use between lower density residential uses and non-residential development and highway corridors.

The corresponding zoning district is:

- R-4.5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 2.9 dwelling units per net residential acre, served by public sanitary sewer and water facilities.

Suburban Commercial

Suburban Commercial areas include the commercial areas of New Berlin primarily along National Avenue east of Calhoun Road. While these areas focus on retail sales and personal services, some office space and low-density multi-family housing is intermixed only when commercial development is incorporated on the first floor and residential is planned above. Net density not to exceed those established within Zoning Code Section 275-33(8): Rm-1, Multiple Family Residential District and Section 275-41B(1): Elderly housing and assisted-living facilities. The geographic boundaries of Suburban Commercial areas should be controlled to limit expansion of commercial development and the increasing number of vacant buildings, and at the same time provide flexibility to accommodate changes in the market.

Developers will be encouraged to establish creative commercial centers that do not place emphasis on the parking areas, but on the commercial uses themselves. This can be accomplished by placing some parking to the side or behind buildings and utilizing internal

landscaping throughout the parking areas. Signage and lighting should be placed and designed to ensure visibility without being excessive.

Unique to the intersection located at the southeast corner of Moorland Road and Greenfield Avenue, the City has established parameters for planning of this area in order to ensure that it develops uniformly. Chapter 11: Neighborhood A - Greenfield Avenue lays out specific policies to help ensure the cohesive development. This area is intended for retail and commercial uses located on the corner then transitioning to the south to allow for commercial retail and/or office on the first floor with residential integrated above. The far southern end of the parcel could be developed as low-density multi-family residential as defined above in this section.

The corresponding zoning districts are:

- B-1 (Shopping Center District) is intended to provide for neighborhood and community shopping centers with groupings of retail and customer service establishments to serve both the citizens of New Berlin, the surrounding region, and businesses. Hotels and regional uses are also appropriate in this district when planned appropriately in relation to traffic and landscaping. This district is intended to accommodate the requirement of on-site parking and loading facilities; landscape planting screens in areas adjacent to nonbusiness development or other incompatible uses; and a partially pedestrian-oriented shopping environment. Uses in this district are intended to be compatible with the character of the adjacent residential areas served.
- B-2 (General Retail Sales and Service District) is intended to accommodate a broad range of retail sales and service uses. The district is also intended to provide for the orderly and attractive development and grouping in appropriate and convenient locations for small-lot business activities of a general nature. The district is further intended to promote the provision of ample off-street parking and loading areas; landscape planting screens in areas adjacent to nonbusiness development or other incompatible uses; and development in character with the adjacent land uses.

Rural Commercial

Rural Commercial areas should maintain the "rural theme" in designing retail-oriented developments that include farm implement sales, produce markets, feed and seed stores, etc. to help support the agricultural environment but, may also include small-scale office-oriented uses. In addition, convenience retail uses may be appropriate in these areas to serve the day-to-day needs of residents, thus minimizing the necessity of driving for convenience goods.

Rural Commercial should be located primarily along National Avenue west of Calhoun Road. These uses should be located in enclosed structures. Where outdoor storage and sales are necessary, they should be located in the side or rear yards. Landscaping and screening should be used to minimize the transition from agricultural and rural residential uses to these commercial developments. Lighting should be carefully evaluated. Rural commercial architectural design standards should be adhered to. The Rural Commercial Design Guide shall be used to aid

development. As properties apply for rezoning requests in these areas, the B-3 and B-5 Districts shall be considered to be more suitable than the B-2 District.

The corresponding zoning districts are:

- B-2 (General Retail Sales and Service) which is intended to accommodate a broad range of retail sales and service uses and provide for orderly and attractive development and grouping in appropriate and convenient locations for small lot business activities of a general nature. The minimum lot size for this district is 40,000 square feet.
- B-3 (General Bulk Sales) which is intended to accommodate the needs of the agricultural community for the western portion of the community without detracting from the character of the area. This district allows for outdoor storage, outdoor sales and automotive sales, service and repair. The minimum lot size for this district is 3 acres.
- B-5 (Rural Commercial District) which is intended to accommodate the needs of the agricultural community with a range of retail sales and service uses. The uses of these areas are intended to provide convenience for farms and the growing residential uses in the western area. The minimum lot size for this district is 40,000 square feet.

Institutional

Institutional uses encompass the main City Government facilities around City Hall, as well as schools, churches, and other nonprofits. Regarding church uses, these institutions have been classified into two types: Neighborhood Scale and Community Scale. Neighborhood scale churches are defined as a place of gathering for religious observance, ministry, and fellowship & related social events and may include classrooms for periodic religious instruction, kitchen, meeting area principally for members and administrative offices. These facilities are identified as those with a total building footprint of less than 14,999 square feet. Community scale churches are defined as a place of gathering for religious observance, ministry, and fellowship & related social events and may include classrooms for periodic religious instruction, and administrative offices. These facilities are identified as those with a total building footprint greater than 15,000 square feet or which have accessory uses, which include, but are not limited to uses such as banquet facilities, day school, day care facilities, retail stores, restaurant, workout centers / club, gymnasium, health care facilities, assisted living facilities, library, and café.

Parks

The City wishes to acquire and maintain parks and open space that are consistent with the adopted park and open space plan to encourage private preservation of open space and environmental areas, and to encourage the use of creative development alternatives (i.e. Conservation subdivisions to create neighborhood open space).

The corresponding zoning districts are:

- P-1 (Park and Recreation District) is intended to provide areas where open space and outdoor recreational needs of the citizens can be met without the undue disturbance of natural resources and adjacent uses. When applied to privately owned recreational lands, this district is intended to avoid the conversion of such lands to other urban uses without adequate public review and approval. The district should be used for areas designated as parks in the adopted New Berlin Comprehensive Plan.
- P-2 (Section 35 Park Complex District) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The P-2 Section 35 Park Complex District is intended to provide an area for a regional amenity that would provide tournament, practice and game space for baseball, softball and/or soccer. The District will also incorporate neighborhood park elements for neighboring residents. The complex will provide a buffer between the residential and business park land uses and may be expanded to create additional meaningful passive recreational opportunities and utilize the City's utility easement / public trail to create more of a linear parkway. Uses may include, but are not limited to, passive recreational trails, fishing ponds, winter sports activities, snowshoeing, cross country skiing, sledding, nature trails, bird watching and interpretive exercise trails. Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

In addition, the City's *Park and Open Space Plan* identifies the need to acquire additional Community Parkland to account for the City's land area and population growth. Such Community Parkland shall incorporate an active park complex to address the City's need for additional ball fields and courts, as outlined in the *Park and Open Space Plan*, as well as passive park uses year-round. Linear parkways, which preserve open space, and provide connectivity within this area should be developed. The linear parkways could be integrated with the floodplain and creek areas.

Quarry

Quarries involve the mining and processing of minerals. They typically include both underground and surface mining activities. While they are typically located in rural areas, they can also create substantial land use impacts. A few of these quarry properties are actively being mined for non-metallic mineral resources (i.e. sand & gravel). As such, they are required to have a City approved Reclamation Plan pursuant to NR 135 and the City's zoning ordinance. The Reclamation Plan is required to identify post-mining land uses in addition to the "means & methods" for reclaiming the site. During the planning horizon for this Plan, it is anticipated that two of these quarries will transition and be reclaimed into their approved post-mining land uses. Specifically, the New Valley Sand & Gravel Quarry (identified in Neighborhood "J" has been identified as a future business park and the Kohler Pit has the following approved post-mining land uses – rural commercial, agriculture and aquaculture (both in recreational & commercial formats). Kohler Ridge Subdivision was approved by the Common Council in, 2016. The

subdivision encompasses a portion of the former Kohler Sand & Gravel Mine and resulted in the complete restoration of approximately 65 acres of formerly mined land.

Conservancy Areas

C-1 Upland Resource Conservancy Zoning

The purpose of this district is to prevent the destruction of valuable natural and man-made resources and, in particular, woodlands, wetlands, wildlife habitat areas, perennial and intermittent streams, major lakes, floodlands and shorelands, significant water recharge and discharge areas, prairies, recreational and scenic areas, natural scientific areas, areas with poor soils or high groundwater, and areas of steep slopes, including primary environmental corridor, secondary environmental corridor and isolated natural resource areas. It should be noted that the City has established a new policy that states no "new" lands should be placed into this category and rather the use of "conservation easements" shall become the norm for preserving and protecting these natural resource assets.

C-2 Shoreland-Wetland Conservancy Zoning

The purpose of this district is to preserve, protect, and enhance the ponds, streams, and wetland areas of the City. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; prevent flood damage; control stormwater runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the City.

C-3 Permanent Open Space/Conservation Zoning

The Permanent Open Space/Conservation Lands District is intended to serve as a preservation district to maintain lands that have been permanently designated as open space or conservation lands. This District serves as a more definitive designation of open space and conservation lands as an alternative to deed restrictions and easements. This District should be utilized for developments where potential development densities have been transferred to another area of the property or to another site within New Berlin; developments that will have open space permanently preserved; and other similar conservation and preservation practices that will contribute to the unique character of New Berlin.

Environmental Corridors

Environmental Corridors are shown on the City's Map of Potential Conservation Lands. The City clearly recognizes the importance of these natural resource assets and will continue to use "conservation easements" for their protection. The City will also continue to follow SEWRPC guidelines for preserving, protecting and managing development within these corridor areas. See Appendix J for SEWRPC's publication entitled "Environmental Corridors – Lifelines of the Natural Resource Base". The City will continue to use SEWRPC's Environmental Corridor Maps as a resource as amended.

Map of Potential Conservation Areas

The Map of Potential Conservation Lands for the City of New Berlin consists of wetlands; woodlands; Butler's Garter Snake habitat; Water; Slope; environmental corridors; and scenic vistas. This map should be used as a resource in addition to, but not limited to, other maps such as the future land use, zoning and FEMA FIRM maps for all land use decisions. These environmental features should be incorporated into all development proposals, as applicable.

LAND USE PLANNING IN WAUKESHA COUNTY

Under Wisconsin State Statutes, counties are required to incorporate into the county development plan all master plans that have been duly adopted by incorporated cities and villages under the State of Wisconsin City Planning Enabling Act. However, the Statutes do not provide direction as to resolving conflicts between county adopted land use objectives and local master plans. To address this issue, the Waukesha County Comprehensive Plan Advisory Committee determined specific approaches to be implemented during the County Plan process. The following County approaches are those which apply directly to New Berlin's Comprehensive Plan:

- All duly adopted local land use plans, whether prepared by incorporated cities and villages or by towns, would be reviewed for consistency with the County development objectives and standards approved by the Advisory Committee, as presented in Chapter 2 of this Plan. All inconsistencies would be identified and described.
- Municipalities will prepare preliminary land use plans in a manner consistent with the Advisory Committee approved development objectives and standards. Following review of local land use plans, inconsistencies with the development objectives were identified for the municipalities and adjustments were requested.
- The compiled preliminary County land use plan would be provided to all cities, villages, and towns in the County for review and comment.

Resulting from these approaches is the County land use element provided in the Waukesha County Comprehensive Plan. Due to the fact that the County is required to incorporate local master plans into its overall plan, New Berlin residents and property owners should first look to its own Comprehensive Plan for guiding objectives and policies. The Waukesha County Plan shall serve as a seamless overview of planning efforts county-wide.

LAND USE PLANNING IN THE REGION

The regional land use plan sets forth the fundamental concepts that are recommended to guide the development of the seven-county southeastern Wisconsin region. The most recent version of the plan, entitled "SEWRPC Planning Report No. 55: A Regional Land Use Plan and Transportation Plan for Southeastern Wisconsin: 2050, was adopted by SEWRPC in July 2016. This plan is intended to guide land use development and redevelopment through the year 2050.

Vision 2050 replaces the Vision 2035 plans. It should be noted that the SEWRPC plans are advisory only. Refer to the SEWRPC VISION 2050 plan for the most updated information related to their regional planning efforts and recommendations. The report is available on the SEWRPC website www.sewrpc.org.

CHAPTER 17: NEIGHBORHOOD G

SECTIONS 26 AND 35 – SOUTH MOORLAND ROAD CORRIDOR

Revisions approved by Council on 10/13/2015 via Ordinance #2553
Revisions approved by Council 11/15/16 via Ordinance #2579
Revisions approved by Council DATE via Ordinance # 2719

The land west of Sunny Slope Road and east of the Westridge area offers a unique opportunity in the city. On the one hand, the neighborhood has a rural character much like western New Berlin. On the other hand, it is tucked between newer urban neighborhoods to the east, and the Westridge Business Park. Moorland East Business Park and ~~/~~ Moorland Road corridor to the west.

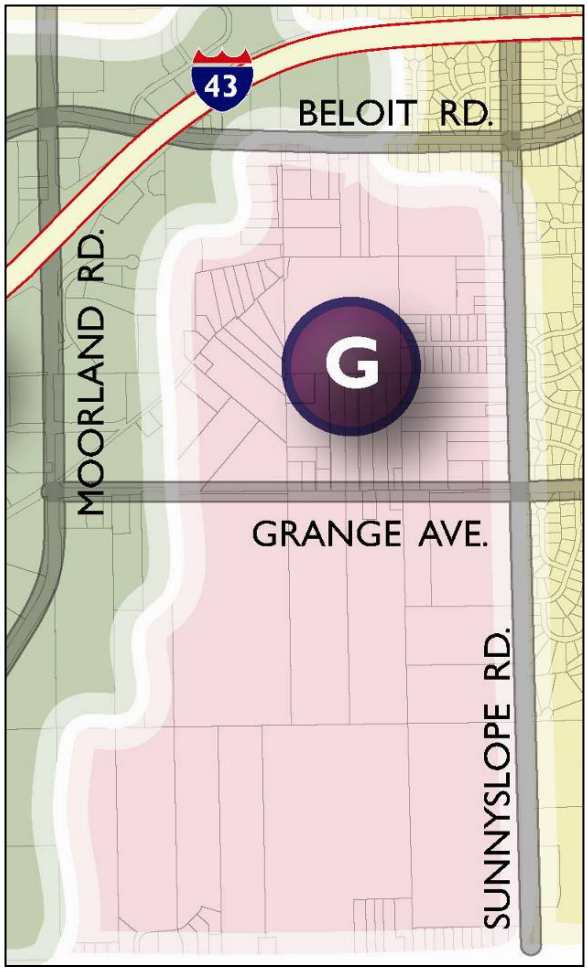


Figure 17.1. Neighborhood G Context Map.

The neighborhood boundaries include Beloit Road to the north, Sunny Slope Road to the east, the City limits to the south, and generally the industrial lands to the west (Figure 17.1). The neighborhood is located in the Root River watershed~~,~~ and is currently divided from the Westridge area by a significant environmentally sensitive valley. The northern third of the area (portions of Section 26) is served by sewers and consists mainly of a park and larger residential lots. The existing residential homes in the southern half (Section 35) that are not part of a platted subdivision, are not served by sewers and consists primarily of larger agricultural parcels; however, in 2011 the City amended the current Sewer Service Area (SSA) and the New Berlin Urban Service Area Boundary (NBUSAB) in order to serve future development. The extension of water main and interceptor sewer from Sunny Slope Road to Moorland Road westward to service new development in this area has been installed. Local sewers and water mains will need to be installed at the time of development. As of 2026, there are three new residential subdivisions located within the boundaries of Section 35 that are served by sewer and water.

While it is not reasonable to expect full retention of agricultural uses in the long term, there is an opportunity to balance new development with the preservation of natural features. If property owners wish to continue using their properties for agricultural uses, the City should support those uses. However, as pressure grows to convert those farms to other uses, the City should use proposed plans and regulations to achieve a cohesive long-range vision for the neighborhood.

PUBLIC INPUT

Initial Neighborhood Meeting

On March 18, 2008, residents and property owners in Neighborhood G met (Figure 17.2) to learn about the comprehensive planning process and to complete an image preference survey (Figure 17.3). For the survey, attendees were instructed to rate individual images, divided by land use, based on two factors: 1) whether or not the use was desirable for their neighborhood, and 2) whether or not they liked the overall image. Prompts were provided with each image, e.g. "setback", "building character", that helped to focus the rating for each image. Twenty-five attendees completed the image preference survey.

Attendees were to rate the images only for their neighborhood, not the entire city. After the survey, attendees had an opportunity to discuss what uses they would like to see in New Berlin as a whole. The highest-rated images for each of the following positively-rated categories are shown throughout this chapter.

- Multi-family Housing – Preferred characteristics included smaller complexes with natural open space features, front porches, accessible entries, and façade detail.
- Road Design – Desired characteristics included landscaping along the street right-of-way, landscaped medians, and on-street bike lanes where appropriate.
- Open Space – Preferred open space characteristics included retaining natural and environmental areas, water retention features, and pathways.

These categories were considered appropriate for Sections 26 and 35. Attendees also rated images for the following four categories, which were not considered preferable for the neighborhood:

- Commercial Retail
- Business Office / Light Industrial
- Parking
- Commercial Signage

Subsequent discussion supported that these uses were not desirable in the neighborhood, with the exception of

Figure 17.2. Neighborhood G Meeting, March 18, 2008.

light industrial where additional Westridge / Moorland Road corridor properties may be accommodated. Appendix K provides the full summary of highest-rated and lowest-rated images for Sections 26 and 35.

New Berlin Comprehensive Plan Update

DESIGN PREFERENCE SURVEY
BACKGROUND INFORMATION - Neighborhood B (54)

1. **WHAT IS YOUR GENDER?**
   - □ FEMALE = 44.5%
   - □ MALE =55.5%
2. **HOW MANY PEOPLE LIVE IN YOUR HOUSEHOLD ON A REGULAR BASIS?**
   - □ 1 = 13.2%
   - □ 2-3 = 69.8%
   - □ 4-5 = 13.2%
   - □ 6 OR MORE = 3.7%
3. **OF THOSE LIVING IN YOUR HOUSEHOLD, HOW MANY ARE CHILDREN (UNDER THE AGE OF 18 YEARS OLD)?**
   - □ 0 = 83.0%
   - □ 1-2 = 13.2%
   - □ 3-5 = 3.7%
   - □ 6 OR MORE
4. **WHAT IS YOUR AGE?**
   - □ UNDER 18 YEARS OLD
   - □ 18-24 YEARS OLD = 1.8%
   - □ 25-34 YEARS OLD = 5.6%
   - □ 35-44 YEARS OLD = 11.3%
   - □ 45-54 YEARS OLD = 24.5%
   - □ 55-64 YEARS OLD = 26.4%
   - □ 65 YEARS OR OLDER = 30.1%
5. **HOW LONG HAVE YOU LIVED IN NEW BERLIN?**
   - □ LESS THAN A YEAR = 1.8%
   - □ 2-3 YEARS = 1.8%
   - □ 3-5 YEARS = 9.4%
   - □ 6-10 YEARS = 5.6%
   - □ 11-20 YEARS = 32.0%
   - □ MORE THAN 20 YEARS = 49.0%
   - □ DO NOT LIVE IN NEW BERLIN
6. **WHAT TYPE OF RESIDENTIAL BUILDING DO YOU LIVE IN?**
   - □ SINGLE FAMILY = 98.1%
   - □ DUPLEX
   - □ MULTI-FAMILY (MORE THAN 2 UNITS)
   - □ CONDOMINIUM = 1.9%
   - □ MOBILE HOME
   - □ ELDERLY HOUSING
   - □ OTHER (PLEASE SPECIFY)
7. **DO YOU OWN OR RENT YOUR HOME?**
   - □ OWN = 100%
   - □ RENT
   - □ OTHER (PLEASE SPECIFY)
8. **WHERE DO YOU LIVE IN NEW BERLIN? (USE MAP ON BACK OF THIS PAGE)**
   - □ AREA A
   - □ AREA B
   - □ AREA C
   - □ AREA D
   - □ AREA E
   - □ AREA F
   - □ AREA G
   - □ AREA H
   - □ AREA I
   - □ AREA J
9. **DO YOU WORK IN NEW BERLIN?**
   - □ YES = 25.0%
   - □ NO = 75.0%
10. **PLEASE WRITE AN "X" TO INDICATE THE TYPES AND NUMBER OF PROPERTIES YOU OWN IN NEW BERLIN:**

	1 property	2-3 properties	4 or more properties	I do not own this type of property
Residential	50	4	1	
Commercial				
Industrial	3	1		
Other	4	5		

Figure 17.3. Background Information Summary for Neighborhood G Listening Session Survey Respondents.

Neighborhood Review Meeting #1

Neighborhood G reconvened on October 15, 2008 to review the results of the survey and discuss future land use recommendations. Recommendations included a revised single-family residential density and new residential district, multi-family residential as a transitional use between single-family units and the business park, a regional stormwater detention facility, additional business / industrial, and a potential regional sports complex.

Neighborhood Review Meeting #2

Neighborhood G convened again on February 4, 2009 to discuss future land use recommendations and the development concept for the neighborhood. Construction along Grange Avenue was a topic of discussion; City staff explained that only minor intersection improvements would be made to the roadway as development occurred adjacent to the corridor. There were no plans at that time for Grange Avenue to be expanded to a four-lane road. Attendees reviewed the development concept for the neighborhood, including residential development at a density of two units per acre with 40% overall open space, industrial lands, and stormwater management. Attendees inquired as to the capacity of the Elmwood School and how the new residential development would impact that capacity.

City staff discussed the proposed traffic management plan for both Neighborhoods G and H. The following items were discussed as traffic management strategies separate of the proposed concept plan for Neighborhood G:

- The intersection of Sunny Slope Road and Grange Avenue may require signals and designated turn lanes.
- At the intersection of Sunny Slope Road and College Avenue, a right turn lane would be added to Sunny Slope Road.
- Moorland Road would need to be widened to four lanes from Grange Avenue to College Avenue.

Development in the area would only require additional turn lanes and access points. The City would look to developers for assistance for roadway improvements (see Appendix L: Section 35 TIA).

Utility plans for the neighborhood were also discussed at the meeting. City staff explained that currently, there is an interceptor sewer at Brook Hollow Court, and considerations were being made as to how that sewer would run across Neighborhood G into Neighborhood H. The City would need for the sewer to reach Moorland Road in order to provide basic sewer service. Doing so would also allow the elimination of a lift station that is located on Moorland Road near the Westridge Business Park.

City staff also discussed how the interceptor sewer would be routed assuming the stormwater complex remains. The interceptor could be routed around the stormwater complex and follow

the Tess Corner Creek to Moorland Road. From there, a leg would branch off to the north. An interceptor sewer is not intended to provide local sewer to the given areas of the Neighborhood G concept, but would be considered a major conveyance line. Local sewers could be connected to the interceptor. By routing the interceptor sewer, it also gives the opportunity to route water to Moorland Road. Having an interceptor sewer in the area does not equate to having sewer availability. Sewer would have to branch off of the interceptor and work its way through the street complex to a specific location. Developers would be required to put in a local sewer to bring sewer availability to a given area.

Attendees were informed that the concept would not be constructed in one phase, and that development would begin approximately four to five years out. Undeveloped land would continue in its current agricultural use. Attendees discussed a proposed trail system that would circle the Tess Corners stormwater management area. Trails were considered to be a positive attribute so long as they were not located directly adjacent to the backyards of property owners.

Attendees inquired about the Tess Corners area, to which City staff explained that construction was contingent upon the acquisition of appropriate funds. Developers would be required to have stormwater management areas on their own sites without Tess Corners. The City of Muskego was the jurisdiction responsible for coordinating this project with the Wisconsin Department of Natural Resources (DNR).

Neighborhood Review Meeting #3

On April 20, 2009, interested parties attended the final review meeting for both Neighborhoods G and H. Attendees inquired as to the size of Tess Corners; City staff explained that the area would be mostly dry and comprise roughly 100 acres. It was conveyed that attendees preferred alternative stormwater management techniques over the presence of retention ponds. Additionally, attendees inquired as to the exact location of wetlands in the neighborhood. City staff explained that there may be mapped wetlands, but they would have to be field delineated to confirm specific locations.

One attendee asked about which interceptor would be used to connect new development to the sewer. City staff reiterated that the existing interceptor is located next to Sunny Slope Road just north of Elmwood School. The concepts include extending that sewer pipe to the west.

Concerns were raised regarding the high level of detail on the concept plan presented at the meeting. City staff explained that the high level of detail allows for more tailored feedback from attendees, Steering Committee members, and the Plan Commission as development concepts move forward in the future. Attendees again asked about the impact of development on the Elmwood School, to which City staff explained that the School District had expressed being able to handle the increase over the long term.

Attendees requested to preserve the views along Grange Avenue wherever feasible, and questioned how Grange Avenue would not need reconstruction despite the increase in neighborhood density. City staff described the process for calculating traffic increases over time, and explained that Grange Avenue would eventually need reconstruction for other reasons (e.g. multiple layers of pavement and fading lines).

Neighborhood "G" Area Site Tour

On April 25, 2009, interested parties including the Steering Sub-Committee were invited to attend a Site Tour of Neighborhood G. The Site Tour was set up to assist the Sub-committee in making land use, transportation, land preservation, storm water management, utility, and economic development decisions as part of the Comprehensive Plan process. A list of issues was prepared for attendees to consider during the tour, including:

1. Views – Consider the views into and out of the site to determine areas to protect, impact on surrounding properties, and opportunities for special features and open space amenities.
2. Context – Relationship to existing development surrounding the site and any proposed development adjacent to the project area. Natural features or environmental constraints that exist that should be protected or include development restrictions.
3. Topography – Understand the land to determine constraints for development, utilities, drainage, and road development.
4. Transportation Access – Review the potential vehicular access points into the site, as well as through the site. Identify areas where topography or natural features prevent continuous transportation linkages.
5. Storm Water Management – Understand the natural lay of the land, current drainage ways, and opportunities for alternative stormwater management techniques, and impacts from adjacent properties.
6. Trails – Consider appropriate linkages and opportunities for trails on the site, as well as linkages to adjacent properties.
7. Size – Realize the size of the property in relation to surrounding development, opportunities for phasing, and how long it might take for this area to develop.

These issues should be reviewed for any new development in this neighborhood.

Chapter 17 Update – 2014 - 2015

Summary Update and Public Participation Activities including several Neighborhood Focus Group Meetings, Discussions, and Open Houses for the South Moorland Road Corridor Sections 34 and 35.

The Department of Community Development has actively been going through the process of seeking public input on the Master Planning of Sections 34 and 35 now referred to as South Moorland Road Corridor. The Sections 34 and 35 Master Planning area is generally bounded by

Sunny Slope Road to the East, Moorland Road to the West, Grange Avenue to the North and College Avenue to the South.

In 2012, the City undertook the task of preparing a Comprehensive Plan Amendment for the Section 35 – South Moorland Road Corridor area. As part of that process a series of four Focus Group meetings were held to gather input from residents within the neighboring areas. This amendment included the expansion of the Business Park/Industrial area by about 200 acres. During the focus group meetings, Staff and the elected officials received significant community opposition to the proposed changes. The Common Council made the decision to end discussions on any amendments to Sections 35 prior to the project being presented to the Plan Commission.

In January of 2014, the City organized a meeting with concerned residents from the neighborhoods to the east of Section 35 regarding the future planning of this area. There was an interest in renewing the 2012 project in order for the City and residents to have more control in the ultimate build-out of the South Moorland Road Neighborhood by setting up the land uses, development policies and Zoning Code regulations for the area prior to development occurring. After that meeting the Department of Community Development began the process to re-evaluate the land uses and Comprehensive Plan for this area.

Significant outreach took place throughout 2014 and 2015 to meet with neighborhood representatives to the east, residents along both College Avenue and Grange Avenue, the current land owners and/or their representatives within Section 35 and the community as a whole. Below is a list of the public participation activities completed as of 3/23/2015:

Meetings:

- January 2014 – Meeting with neighbors east of Sunny Slope.
- May 29, 2014 – Loomis Land Owner Interview.
- May 23, 2014 – Ray Saltzman – Land Owner Interview.
- May 23, 2014 – Thompson Corporation – Land Owner Interview.
- April 10, 2014 - Residents from Subdivisions East of Sunny Slope Road.
- June 3, 2014 – Grange Avenue Residents.
- June 5, 2014 – College Avenue Residents.
- June 12, 2014 – Large Land Owners within Section 35.
- October 29, 2014 – DCD site walk of Section 35.
- November 19, 2014 – Meet with Thompson Corporation regarding Section 35.
- November 25, 2014 – New Berlin Pastor Leadership Meeting.
- December 1, 2014 – Plan Commission – Presentation of a summary memo, dated November 10, 2014, on Section 35 Master Planning Updates.
- December 9, 2014 - Residents from Subdivisions East of Sunny Slope Road.
- December 11, 2014 – Update with Police Chief Joe Rieder & Fire Chief Lloyd Bertram.
- December 19, 2014 – Update with Superintendent Joe Garza.

- January 8, 2015 – Conference Call with Shelly Strasser with WA-WM School District. She serves as the Recreation & Community Services Program Director for the WA-WM School District. We discussed with her their success using crowd-funding for fitness stations at McKinley Park.
- January 13, 2015 – Staff meeting with Mark Schroeder to discuss needs for the park complex area. Discussed what types of soccer and baseball needs the City has.
- January 15, 2015 – Residents from Subdivisions East of Sunny Slope Road.
- January 19, 2015 – Staff meeting with Thompson Corporation to update them on our work to date.
- February 4, 2015 – Conference Call with Eileen Kelley, Planning Director for the City of Middleton. Discussed some of the projects going on there. Some of which included a multi-modal trail with recreational equipment, large preservation areas, and a lifestyle center.
- February 5, 2015 – Staff meeting with Mike Zimmerman and Tom Johns with MKE Sports Entertainment, to discuss their ideas on Sports Complexes in the region. They have been involved with the Rock in Franklin, the WAVE and many other sports related ventures. We wanted to learn from them about what has worked and what hasn't.
- February 18, 2015 – Zoning Code Committee Meeting #1 held at City Hall.
- February 19, 2015 – Staff attended the New Berlin Chamber of Commerce Legislative Update Breakfast - 1st Quarter General Membership meeting held at the New Berlin Banquet Center. Staff discussed the area with a few people at the event. Mayor also mentioned it as part of his presentation.
- March 18, 2015 – Update with Superintendent Joe Garza.
- March 18, 2015 – Staff meeting with a developer interested in this area of the City.
- March 19, 2015 – Update with Mayor, Alderman Harenda and DCD Staff. Provided update on Storm Water Management Plan, TIA, Zoning Code Committee work to date, and park complex alternatives.
- March 19 – 20, 2015 – Staff attended the Chamber's Discover New Berlin event held at Eisenhower High School. Information was available about Section 35 at this event and staff discussed the area with several residents.
- March 30, 2015 – June, 2015 – DCD Staff held open office hours and was available to discuss the South Moorland Road Corridor. Staff held office hours in the Council Chambers and Conference Room A/B at City Hall.
    - Staff held 15 office hours during the day on Monday, Wednesday and Friday's from 8:00 to 9:00 and 3:30 to 4:30.
    - Staff held 8 evening office hours prior to the Council meetings and in conjunction with Alderman Harenda's Tuesday Office Hours.
    - Staff held 6 Saturday office hours.
- April 10, 2014<u>5</u> – Staff meeting with the Mayor and Alderman Harenda to discuss next steps – discussed preparing access agreements for individual property owners to sign in order to allow the City to access their properties in order to survey a potential road location and park boundary. After this meeting, meetings with each property owner were held to go over the agreement.
- April 15, 2015 – Zoning Code Committee Meeting #2 held at City Hall.

- April 24, 2015 – Staff meeting with the Mayor and Alderman Harenda to discuss next steps – Additional park acreage to accommodate a larger park complex footprint to provide more parking, additional public space and buffer areas.
- April 29, 2015 – Staff meeting with Greg Johnson with Ehler's to request he prepare a cost-study and TIF feasibility analysis / Return On Investment Study for Section 35.
- Large Land Owners – Access Agreement Meetings for potential road right-of-way and park land purchase:
    - April 20, 2015 - Jim Rausch, Gajewski & Mike DeMichele & Attorney Brian Randall
    - April 21, 2015 & May 6, 2015 – Thompson – Dean Frederick
    - April 30, 2015 – Loomis
    - April 23, 2015 & May, 1 2015 - Ray Saltzmann
    - May 11, 2015 – Mr. and Mrs. Bosch
    - June 12, 2015 – All large landowners
- May 4, 2015 – Plan Commission Meeting – PC requested the Common Council set a Public Hearing Date for June 29, 2015 (Note: item tabled at the May 12, 2015 Common Council meeting in order to provide more time for discussions with the property owners).
- May 12, 2015 – Staff meeting with John Biebreitz to review the draft TIA.
- May 13, 2015 – Staff meeting to review Comprehensive Plan Draft Plan amendments for Chapters 10, 17, and 18.
- May 21, 2015 – Staff met with Herbert Gross and Peter Gross with The Continental Divide Company, Ltd. Discussed Section 35 development options.
- May 27, 2015 – Meeting with Josh Gimble discussed Section 35 development options.
- June 3, 2015 – Staff meeting to discuss Section 34/35 Draft Public Improvement Plan. Greg Johnson with Ehlers attended.
- June 3, 2015 – DCD staff attended the Westridge Business Association Meeting and discussed Section 35 development options.
- June 8, 2015 – Staff meeting to discuss Section 34-35 Draft Public Improvement Plan. Greg Johnson with Ehlers presented his Section 35 ROI analysis to staff.
- June 11, 2015 – Staff meeting with Brian Riordan, Chuck Stadler, and Jack Price to review sports complex ideas.
- June 12, 2015 – Staff meeting with Section 35 large landowners. Discussed road layout.
- June 26, 2015 – Staff met with Ehler's to review Return on Investment study.
- June 5, 2015 – Upwards of 12,000 postcards were sent out to residents in the City of New Berlin notifying them of the office hours in June.
- August 20, 2015- Meeting with neighbors east of Sunny Slope.
- August 24, 2015 - Special Plan Commission Meeting / Workshop.
- September 9, 2015 – Plan Commission held the Public Hearing.

Open Office Hours:

- Saturday, March 28, 10:00 AM - 12:00 PM
- Wednesday, April 1, 8:00 AM - 9:00 AM
- Wednesday, April 1, 3:30 PM - 4:30 PM

- Friday, April 3, 8:00 AM - 9:00 AM
- Wednesday, April 8, 8:00 AM - 9:00 AM
- Wednesday, April 8, 3:30 PM - 4:30 PM
- Friday, April 10, 8:00 AM - 9:00 AM
- Tuesday, April 14, 6:00 PM - 7:00 PM
- Wednesday, April 15, 8:00 AM - 9:00 AM
- Wednesday, April 1,5 3:30 PM - 4:30 PM
- Friday, April 17, 8:00 AM - 9:00 AM
- Tuesday, April 21, 6:00 PM - 7:00 PM
- Wednesday, April 22, 8:00 AM - 9:00 AM
- Wednesday, April 22, 3:30 PM - 4:30 PM
- Friday, April 24, 8:00 AM - 9:00 AM
- Saturday, April 25, 10:00 AM - 12:00 PM
- Tuesday, April 28, 6:00 PM - 7:00 PM
- Wednesday, April 29, 8:00 AM - 9:00 AM
- Wednesday, April 29, 3:30 PM - 4:30 PM
- Friday, May 1, 8:00 AM - 9:00 AM
- Saturday, May 2, 10:00 PM - 12:00
- Tuesday, May 12, 5:00 PM - 7:00 PM
- Tuesday, May 19, 5:00 PM - 7:00 PM
- Tuesday, May 26, 5:00 PM - 7:00 PM
- Saturday, May 30, 10:00 AM - 12:00 PM
- Saturday, June 6, 8:00 AM - 10:00 AM
- Tuesday, June 9, 5:00 PM - 7:00 PM
- Tuesday, June 16, 5:00 PM - 7:00 PM
- Saturday, June 27, 8:00 AM -10:00 AM

Please See Appendix – R. A Public Participation Summary, dated June 29, 2015 on the South Moorland Road Corridor Neighborhood Plan and Comprehensive Plan Update. This memo has been ~~prepared and will be~~ provided to the Plan Commission and ~~. The summary~~ outlines common themes and comments heard during the above sessions.

2026 Update

A Neighborhood Meeting was held on May 13, 2026, to discuss the proposed Rockwell Automation development.

VISION

Neighborhood G is considered to be a sizeable land area in New Berlin that can accommodate the amount of development desired to offset the City's tax base and accommodate new businesses and residents. Planning for a specific scale of development in Neighborhood G may relieve development pressure City-wide, as the western half of New Berlin remains the area in which residents and businesses wish to maintain higher open space percentages.

In order to guide the City on policy decisions and better understand the impact on the School District, traffic patterns, stormwater and environmental features, conceptual plans were prepared for Section 35. Even though Neighborhood G is unique, it cannot be ~~independently~~ planned separately from Neighborhood H. The two neighborhoods are integrated and will share land uses, new roadway and trail connections and should be considered as one cohesive area. In determining an appropriate lot size for this Section, the team needed to better understand approximately how many units could fit into the residential portion identified on the Future Land Use Map based on various lot size combinations. Historically, this area called for a maximum gross density of 1 dwelling unit per 2 acres for the area located south of Grange Avenue. After careful review and looking at a variety of development concept scenarios, for what the land could hold in this area, rather than focusing on a density for this area, it was determined that lot size and various environmental constraints will be the focus. The lot sizes in this area under the R-6, Section 35 Low-Density Single-Family District, will have a minimum lot size similar to that of the adjacent subdivisions east of Sunny Slope Road. The Plan Commission and Common Council may approve smaller lot sizes pursuant to the City's zoning and subdivision codes and the vision for Neighborhood G, in order to protect environmental features such as woodlands and tree lines, provide for additional tree protection and/or avoid steep topography. All lots shall adhere to the City's adopted zoning and subdivision codes. The future land use map for Urban Residential in Section 35 identifies approximately 199 net acres of land to be developed under the newly created R-6 Zoning District. The vision for Section 35 includes the following elements that have been incorporated into the development of the plan:

- A business community that focuses on sustainable site and building design.
- Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.
- Focus on green infrastructure and creative stormwater management elements.
- A system of meaningful pedestrian connections to create a walkable and connected community.
- Focus on sound planning and architecture practices.
- Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.
- Provide residential subdivisions utilizing conservation style design to preserve the environmental features.

- ~~Provide residential subdivisions utilizing conservation style design to preserve the environmental features.~~
- Allow for flexible site design for both residential and non-residential development by creating Zoning Code standards that promote creativity and sustainability.
- Require significant buffers between contrasting uses and main thoroughfares.
- Provide a regional park complex.

The recommended development for Neighborhood G balances new residential areas with new business park land uses, as well as an approximately 96 acre park complex that would contain a mixture of active and passive park uses. Housing areas in Neighborhood G should reflect the character and quality of adjacent subdivisions classified as Suburban and Urban Residential on the future land use map. The southern portion of Neighborhood G, consisting mostly of Section 35, which is roughly the area of Grange Avenue to the North, College Avenue to the South, Moorland Road to the West and Sunny Slope Road to the East, shall be reserved for low-density single-family subdivision development that balances development with existing sensitive environmental features, including wetlands, woodlands, existing tree rows, floodplain and environmental corridors. Agricultural uses are encouraged to continue as open space, where appropriate, for the residential developments. As property owners desire to develop their properties, development should incorporate open space that integrates these agricultural lands and environmentally sensitive areas, particularly the stream valley. The valley will serve as a unique natural feature and appropriate buffers can be incorporated between residential developments and the existing Westridge / Towne Corporate Business Park and ~~future~~ Moorland East Business Park development. Future development should establish unique business park properties on the western portion of the neighborhood.

DEVELOPMENT POLICIES

1. Permit new single-family residential through the R-6, Section 35 Low-Density Single-Family Residential District and preserve open space lands to support the surrounding residential and business communities.
2. Allow additional business office uses east of Moorland Road to respond to the growing interest in New Berlin. Additionally, allowing more office uses should help to offset tax increases and reduce development impacts on the school district. Business park/industrial, office, commercial and/or retail uses should be separated from residential areas with open space, vegetative buffers, new landscaping, and existing environmental features including wetlands, woodlands, existing tree rows, floodplain and environmental corridors. In addition, uses complementary to the park complex may also be considered if their size and scope are determined to be compatible and well integrated with adjacent land uses (i.e. do not encroach into woodland, wetland, & floodplain areas, the site and architecture are designed to fit the area & compatible with immediately adjacent land uses, do not adversely impact traffic & circulation and serve the community].
3. ~~Now that the interceptor has been installed to service this area with sewer and water, c~~Continue to pursue the extension of local sewer and water mains to accommodate new development in the Section 35 area.
4. Encourage the continuation of agricultural uses as long as the property owners so desire. As agricultural lands transition to residential developments, the subdivision design could incorporate farming and agriculture uses as viable open space options.
5. Protect the stream valley and floodplain areas the Section 35 area from development through careful review of Shoreland Wetland Zoning and Floodplain requirements. Recognize its value as an environmentally sensitive corridor, as a boundary between the Westridge / Towne Corporate Business Park and future Moorland East Business Park development and proposed housing, and utilize the preserved open space as an amenity for future residential development.
6. The City should explore opportunities to expand the park system / park complex into areas adjacent to the floodplain and stream corridors (generally to the west of complex areas) in order to create additional meaningful, passive, recreational opportunities and to utilize the City's utility easement / public trail in order to create more of a linear parkway. Work in this area should be consistent with the City's Park and Open Space Plan. Uses in this expanded park area could include, but are not limited to, passive recreational trails, fishing ponds, winter sports activities, snowshoeing, cross country skiing, sledding, nature trails, bird watching, and interpretive exercise trails.
7. Permit new single-family development that will have a minimum lot size similar to that of the adjacent subdivisions east of Sunny Slope Road, pursuant to the city's zoning and subdivision codes and the vision for this neighborhood. ~~as stated above south of Grange Avenue.~~ The area north of Grange Avenue should develop at a density consistent with the existing zoning district. Through good subdivision design, density bonuses may be allowed pursuant to the City Zoning and Development Code requirements.

8. Encourage lot clustering to preserve the natural features and character that follows the City Zoning and Development Code requirements. These development standards are designed to further protect the natural character of the area through techniques such as the preservation of open space along road frontages, the preservation of mature vegetation, the use of natural topography to minimize visibility of development, preservation of stream corridors, and the preservation of scenic views. Utilize the City's Map of Potential Conservation Lands, and the various Section 35 concept plans prepared for this area to identify these natural areas in addition to on-site inspections and other available resources.
9. Encourage a three-dimensional approach for storm water best management techniques for improving the quality of groundwater and surface water.
10. As development occurs, require off-road paths and trail connections, where appropriate to connect to the City's Utility easement / public trail and on-road bike paths for both residential and non-residential development to create an interconnected trail system for much of the Section 34/35 area. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.
11. Include on-road bike paths for new streets and on existing streets where possible for non-residential development and major thoroughfares, and again, in order to create an interconnected trail system for much of the Section 34/35 area. Work to create linkages to the off-road paths and trail system through private development and/or public projects. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.
12. Any development applications shall adhere to the design considerations outlined as part of the Neighborhood G Area Site Tour section.
13. Encourage green / sustainable / LEED's building and site development techniques for new development as outlined in this Plan.
14. Require coordinated, pre-planned concepts / development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.
15. Although the City may wish to invest and construct roadway, public utility, storm water infrastructure improvements, the City should approve an overall official roadway map for the Section 34/35 area and require dedication of appropriate right-of-way areas, consistent with this map, at the time of land platting where private development is taking place. The development shall also construct the roadway, public utility, and storm water infrastructure to City specifications where the City deems it necessary in order to service that development and / or overall development for the area. Please see Appendix R - Public Participation Summary – South Moorland Road Corridor Neighborhood Plan and Comprehensive Plan Update dated June 29, 2015.
16. Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.

17. Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.
18. All utility extensions shall be at the expense of the developer to service their respective developments. The City shall endeavor to collect funds from future developments that connect into the utilities where appropriate and collected funds shall be redistributed back to the developer that installed the infrastructure.

AGRICULTURAL AND CULTURAL RESOURCES

Although Section 35 is the last large agricultural area in the eastern half of New Berlin, and has been identified for low-density single-family residential development, business park/industrial, office, commercial and/or retail development along with a park complex, New Berlin still has a vast amount of land that will be preserved through open space both in this area, as well as the western side of the city. Development in this area will accommodate expected population growth in the city balanced with the preservation of significant natural areas. Agricultural uses may continue until a change in land use is requested.

The New Berlin Landmarks Commission and the City jointly identified and mapped designated landmarks within the city, one of which is located in Neighborhood G. Approximately in the middle of Section 35 is a designated landmark where a collection of arrowheads was found by Joe Rausch (near the Root River). Refer to Chapter 4 for the city-wide New Berlin Landmarks map.

~~In addition, p~~Prior to development, developers will be required to review the National Heritage Inventory database available through the WDNR and Waukesha County to review for any architectural or histor~~y~~ic properties.

Survey Results: Open Space

Figures 17.4 through 17.6 illustrate the three highest-rated images for open space in Neighborhood G. Preferred open space characteristics included retaining natural and environmental areas, water retention features, and pathways.

Figure 17.4. Highest-Rated Image for Open Space.

Figure 17.5. Second Highest-Rated Image for Open Space.

Figure 17.6. Third Highest-Rated Image for Open Space.

A regional stormwater management plan was completed for the Section 34/35 area. Please refer to that study for more specific storm water management details.

Neighborhood G has a variety of significant environmental features, including secondary environmental corridors and woodland areas. In addition, potential soil limitations exist that should be considered when reviewing plans for development.

Because most of Neighborhood G is currently agricultural, there is ample opportunity to implement both large-scale and small-scale Best Management Practices, or BMPs (Figure 17.~~9~~7).

Refer to Chapter 5 – Agricultural & Natural Resources and the applicable regulating agencies for natural resources maps and additional information.

Recommendations

The recommendations listed below correspond with the numbers and symbols shown on the map in Figure 17.~~9~~7:

1. Vegetated swales are effective in filtering pollutants and reducing stormwater runoff velocity, in direct contrast to piped storm sewer conveyances. They can be implemented in narrow locations typically found between homes in Urban Residential areas located at the northeast portion of the site. Vegetated swales can be flatter than typical turf grass swales to increase residence time and to promote infiltration and evapotranspiration. This increases the spacing of catch basins or can eliminate the need for piped storm sewer conveyance in new construction.
2. This number is reserved for bio-filter infiltration basins, which are not recommended for specific locations in Sections 26 and 35. Should property owners in the neighborhood propose to install bio-filter infiltration basins, the appropriateness of such basins should be determined based on property characteristics.
3. This number is reserved for recessed parking and cul-de-sac islands, which are not recommended for specific locations in Sections 26 and 35. Should property owners in the neighborhood propose to install recessed parking and cul-de-sac islands, the appropriateness of such techniques should be determined based on property characteristics.
4. Stream banks along the watercourse that traverses the neighborhood should be inspected for areas that need to be stabilized to prevent further soil erosion in the headwaters of the Root River. In conjunction with the above-mentioned BMPs, stream bank stabilization can improve aquatic wildlife thereby providing opportunities for recreation. Forested areas should be inventoried to preserve significant trees and encourage healthy savannahs. Woodland areas provide excellent wildlife habitat as well as picnic and recreation areas.

5. Residential parcels can be outfitted with localized BMPs such as rain barrels and rain gardens. Rain barrels collect downspout drainage rather than allowing it to drain across yard and directly into waterways. Rain collected in rain barrels can be re-used to irrigate landscape areas. Rain gardens are localized infiltration basins that provide a means for stormwater runoff to cool, infiltrate and recharge the groundwater.
6. Proper master planning can provide opportunities to incorporate green corridors along the existing waterway. As a part of the green corridors, prairies can also be implemented in existing agricultural areas located at the central and southern portions of the neighborhood. Nature trails can be provided throughout the green corridors to allow residents to enjoy the stream, wildlife and native landscape.

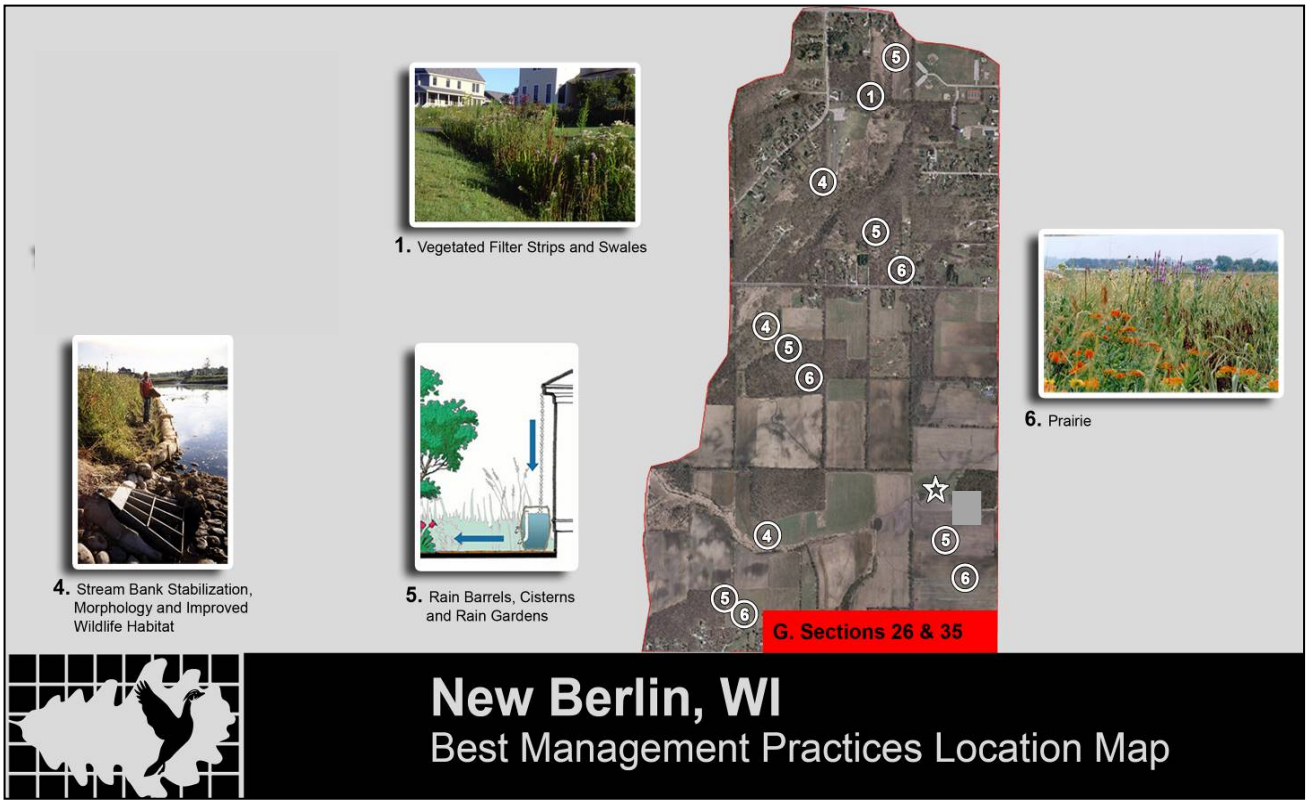


Figure 17.~~9~~7. Neighborhood G Best Management Practices Map. Source: Applied Ecological Services, Inc.

Master planning for Section 35 could incorporate BMPs such as ponds and prairies that promote aquatic habitat and wildlife for active outdoor sports such as fishing, bow-hunting, bird watching, and non-motorized boating.

EXISTING TRANSPORTATION SYSTEM

As Neighborhood G develops, transportation to and within the neighborhood will be important. The ~~proposed~~ Moorland East Business Park development ~~and Park Complex~~ should be separated from the residential area and only connected by trails/paths, not streets. The existing transportation system in Neighborhood G is comprised of a roadway network and bicycle/pedestrian facilities. In conjunction with the South Moorland Road Corridor planning process, the ~~city is preparing~~ City completed a Traffic Impact Analysis for the area. New development within the South Moorland Road Corridor areas may be required to update this study or submit an additional TIA.

Roadway Network

New Berlin classifies its roads under the following functional classification: principal arterials, primary arterials, standard arterials, collectors and local streets. The roadways in Neighborhood G are comprised of primary arterials, standard arterials and local streets as listed below:

Primary Arterials accommodate inter-community and intra-community trips and traffic. Design speeds tend to be between 35 and 55 miles per hour. Access is not limited as in principal arterials. The primary arterials in Neighborhood G are summarized below.

- Beloit Road (County Hwy I) – two travel lanes
- College Avenue (County Hwy HH) – two travel lanes
- Moorland Road (County Hwy O) – This particular roadway is actually in Section 34 (Neighborhood H), but services the western half of Section 35 (Neighborhood G) as well.

Standard Arterials accommodate inter-community and intra-community traffic. They operate at slightly lower speeds than principal and primary arterials. Standard arterials provide more connections with individual parcels of land comprised of residential and commercial uses. The standard arterials in Neighborhood G are summarized below.

- Sunny Slope Road – two travel lanes
- Grange Avenue – two travel lanes

Local Streets comprise all land access streets designed to serve local traffic that is not part of the higher classified street network. In New Berlin, this includes streets serving residential, commercial and industrial areas. Local streets operate at the lowest posted speed limits and provide the most direct access to individual parcels of land.

- Refer to Figure 17.18, South Moorland Road Corridor Neighborhood Plan - Official Road and Trail Layout Map, for ~~the Moorland Road South Corridor for a typical road map for the Local Streets to serve as the backbone to the Moorland East Business Park development and Park~~

~~Complex.~~ a conceptual road layout plan for local streets. Future local roads will be reviewed as part of a Use Approval application.

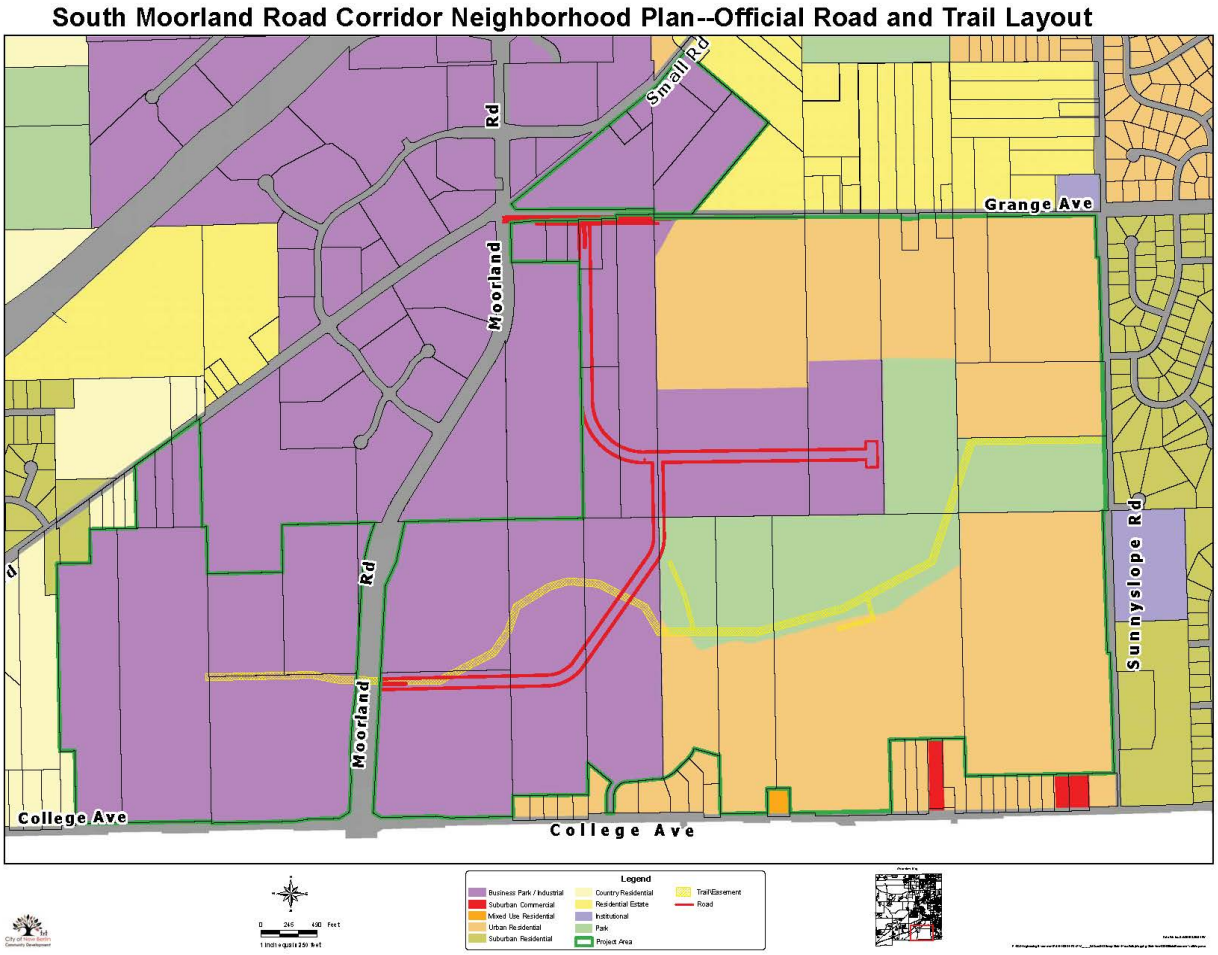


Fig. 17.~~138~~. South Moorland Road Corridor Neighborhood Plan – Official Road and Trail Layout.

Bicycle & Pedestrian Facilities

An off-street recreational trail is located through the Valley View Park in Neighborhood G. This trail is maintained by the City.

An off road sidepath is located within the Sunny Slope Road right-of-way extends from Grange Avenue to Thomson Hollow Subdivision (just north of College Avenue).

An off road public trail exists within the New Berlin Athletic Complex, which extends from Sunny Slope Road through the extend of the community park.

Public Transit ~~– Update 2015~~

~~Currently, the local transit systems (MCTS, WMT, and WCTS) provides limited bus service to one large business in Neighborhood H which is across Moorland Road. MCTS Route 6 New Berlin Industrial Park Express services this area. In general the services begins in the City of Milwaukee~~

~~heads to Brookfield Square Mall, then onto the New Berlin Industrial Park with a few stops along Moorland Road and then ending at Buy Seasons just off Small Road. There is funding for approximately 4 years. Service started approximately August 2014.~~
Currently the local transit systems (MCTS, WMT and WCTS) do not provide bus service within Neighborhood G.

School busing is provided for the public, private and parochial schools in the City.

Survey Results: Road Design

Figures 17.~~10~~ 9 through 17.~~12~~ 11 illustrate the three highest-rated images for road design in Neighborhood G. Desired characteristics included landscaping along the street right-of-way, landscaped medians, and on-street bike lanes where appropriate.

Figure 17.~~10~~9. Highest-Rated Image for Road

Figure 17.1~~0~~. Second Highest-Rated Image for Road Design.

Figure 17.1~~2~~1. Third Highest-Rated Image for Road Design.

Roadway Network

In Neighborhood G, the SEWRPC Year 20~~35~~50 Recommended Regional Transportation System Plan identifies additional capacity needed on IH-43. The plan recommends widening IH-43 to a six-lane facility, within the existing right-of-way, from the Hale Interchange to Racine Avenue (County Hwy Y).

SEWRPC ~~staff is currently preparing~~ competed a major review and update of the regional land use and transportation plans for Southeastern Wisconsin under the name VISION 2050. ~~This effort, called VISION 2050, is expected to be completed in 2016. Vision 2050 will replace the current year 2035 plans, extending the design year of the plans to 2050.~~ It should be noted that the SEWRPC plans are advisory only. Refer to the SEWRPC VISION 2050 plan for the most updated information related to their regional planning efforts and recommendations.

Bicycle & Pedestrian Facilities

As shown on Figure 6.16, the following facilities are currently proposed in Neighborhood G:

Proposed On-Road Facilities

- Sunny Slope Road (Beloit Road to Grange Avenue)
- Beloit Road
- Elmwood Drive (Sunny Slope Road to Valley View Park Trail)
- Grange Avenue (124th Street to Moorland Road)
- College Avenue (Janesville Road to Racine Avenue)

On-road bike paths should include striping and signage to identify the lane. Where topography and road width permit, signage should encourage drivers to change lanes when passing bicyclists.

Future Possible Connection

- ~~An east/west facility connecting Sunny Slope Road to Moorland Road to be located between Grange Avenue and College Avenue. A utility easement is available and in place over the interceptor and water main. As development occurs the trail will transition to public use.~~
- There is an existing utility easement that runs along the water and sewer interceptor within Sections 34 and 35. This easement will eventually transition to a public trail easement as the area develops. This easement runs east and west through the entire Section and is a great amenity to the future residents, businesses, employees, current residents and the community as a whole. As the easement transitions to a public trail, it will provide a number of opportunities for pedestrian connections. Every development will be reviewed for the feasibility of making a connection to the trail. If a connection is possible, it will be incorporated within the site design. The trail also runs through the Park Complex as an added amenity.

- Connections to the utility easement / trail from the business parks and residential will be reviewed with each development.

Public Transit

The City should work with the local transit systems to maintain the existing routes within the City and look for opportunities to expand and improve the transit system.

ECONOMIC DEVELOPMENT

Economic development in Neighborhood G is anticipated to occur through various changes in land use. The western portion of Neighborhood G is designated as Business Parks in the land use plan to allow for an expansion of the Westridge Business Park. Commercial retail is permitted under this designation in order to support area businesses and residents. Housing development will contribute to the City's tax base while providing a land use that is compatible with surrounding housing development.

~~Existing economic development and land value in Neighborhood G is limited to business parks and housing. According to 2009 estimated tax levies, Neighborhood G comprised less than 1% of the total tax levy for the City. The neighborhood has an estimated assessment value of approximately $29.32 million, with a tax levy of approximately $155,000. The tax impact of the neighborhood will significantly change as development occurs. Recent projections for Sections 34 and 35 predict a projected value of $226.5 million at full build out.~~

Brownfields

According to a 2008 listing by the Wisconsin Department of Natural Resources, no brownfields have been identified within Neighborhood G.

Recommendations

The 2002 Economic Development and Revitalization Plan provides a number of economic development policies for Sections 26 and 35. The Plan process hosted a series of visioning workshops to discuss desired businesses and industries with the New Berlin Economic Development Corporation, Focus New Berlin and the New Berlin Plan Commission. The following recommendations are based on the desired businesses and industries identified during these workshops, and have been updated to reflect current desires for Neighborhood G:

- Finance-Insurance-Real Estate (FIRE), including law firms, real estate agencies, insurance agencies, brokers
- Professional specialties including physicians offices, medical clinics, engineering, architectural, planning and surveying firms
- High technology firms, especially those that can capitalize on proximity to the Milwaukee area's traditional industrial base (i.e. precision tool manufacturing, food and beverage preparation and capital goods)

- Bio-technology firms that can capitalize on the Milwaukee area's large medical complexes and teaching hospitals
- Incubating industries, including start-up high technology firms and newly formed traditional light manufacturing and light industrial firms
- Commercial gyms, fitness centers and businesses that cater to recreational and leisure-time activities
- Eating and drinking establishments, including fine quality dining in close proximity to hotels and business parks

The environmental character and availability of sewer in this neighborhood offers an opportunity to develop single-family and multi-family senior housing developments that include a variety of open space features.

Survey Results: Multi-family Housing

Figures 17.~~14~~ 12 through 17.~~16~~ 14 illustrates the three highest-rated images for multi-family housing in Neighborhood G. Smaller complexes with natural open space features were preferred over large multi-family structures. Characteristics of interest included front porches, accessible entries, and façade detail.

Recommendations

- Housing should include single-family units with minimum lot size similar to that of the adjacent subdivisions east of Sunny Slope Road, along with the careful preservation of environmentally sensitive areas as described in other sections of this chapter.
- Open space / subdivision outlots shall be maintained by a homeowner's association, and shall include pedestrian pathways, bicycle paths, and best management practices for storm water management.

Figure 17.1~~4~~2. Highest-Rated Image for Multi-family Housing.

Figure 17.1~~5~~3. Second Highest-Rated Image for Multi-family Housing.

Figure 17.1~~6~~4. Third Highest-Rated Image for Multi-family Housing.

PUBLIC UTILITIES ~~- UPDATE~~

In 2011, the City amended the City's MMSD Current Sewer Service Area (SSA) and the New Berlin Urban Service Area Boundary (NBUSAB) to serve Section 35 and portions of Section 34. Construction is complete for the extension of water main and interceptor sewer from Sunny Slope Road to Moorland Road westward to service new development in this area. The existing interceptor sewer at Sunny Slope Road and Brook Hollow Court was installed in the 1990's and was sized for anticipated drainage from 7.8 square miles in the southern half of the City.

LAND USE

Existing land uses are limited to agriculture, housing, and recreation. Land use recommendations include the South Moorland Road Corridor, the Moorland East Business Park development and Park Complex along with balancing the desire for additional housing with the desire to limit the impact of development on City taxes and the schools.

Figure 10.5 provides the future land use map for Neighborhood G. Refer to Chapter 10, Land Use, for any changes to the Future Land Use Map.

Recommendations

- ~~Housing is~~ Business Park / Industrial uses are recommended along Grange Avenue ~~and the eastern portion of Neighborhood G~~ to allow for a more flexible campus design, a unified development that protects the environmental resources in the area that is less intrusive to the surrounding neighborhoods and promote economic development in the area.
- Single-family residential is recommended along the eastern portion of the neighborhood and to be developed at a ~~lower~~ similar density as housing to the east of Sunny Slope Road. The new residential housing should be similar to existing subdivisions to the east and of similar architecture and construction. This area is pre-planned to be served by public utilities. Residential development should include significant open spaces through the preservation of existing environmental features. Housing in Neighborhood G will include minimum lot sizes similar to that of the adjacent subdivisions east of Sunny Slope Road with a focus on preserving environmental features.
- Urban Residential and Park uses should remain in the northern portion of the neighborhood.
- Park Complex will also be incorporated into the South Moorland Road Corridor Section 35.

CHAPTER 18: NEIGHBORHOOD H

WESTRIDGE & MOORLAND ROAD

Revisions approved by Council on 10/13/2015 via Ordinance #2553
Revisions approved by Council on 11/15/2016 via Ordinance #2579
Revisions approved by Council on DATE via Ordinance #2719

The Westridge and Moorland Road neighborhood is comprised of a mix of single-family residential, multi-family residential, commercial and industrial properties. It is generally bounded to the north by the northern limits of Section 27, to the west by properties just west of Emmer Drive and Westridge Drive, College Avenue to the south, and to the east by properties just east of Moorland Road (Figure 18.1). The area is distinct in that it provides a community of industrial properties known as the Westridge/Towne Corporate Business Park.

Figure 18.1. Neighborhood H Context Map.

The area around the Interstate 43 / Moorland Road interchange is an example of how major public investment can alter the perception and orientation of a community. This intersection has become the new regional front door into the City of New Berlin. It is also an example of how good planning can capitalize on transportation and market opportunities. While the Westridge and Moorland Road area has served as the major economic engine over the past decade, Westridge also serves as a center for jobs (Figure 18.2). Through the use of sound planning principles, including creative financing techniques, the City has helped solidify the area as an employment center.

Figure 18.2. Westridge Business Park.

Current planning efforts include reaching full build-out, and creating a transition from high-intensity uses in the neighborhood core to surrounding low-intensity land uses. ~~Recent~~ Some changes in and around the

neighborhood include the addition of a medical campus, the construction of roundabouts, and major commercial developments to the south in the City of Muskego. All of these developments impact future planning decisions in Neighborhood H.

PUBLIC INPUT

Initial Neighborhood Meeting

On April 23, 2008, residents and property owners in Neighborhood H met to learn about the comprehensive planning process and discuss preferences in regards to various land uses. Because the neighborhood is primarily business park land and is expected to continue to grow in this type of development, an image preference survey was not conducted. Appendix K provides the full summary of highest-rated and lowest-rated images as determined by other neighborhood meetings. The highest-rated images for "business office and light industrial" should be considered as development and redevelopment occurs within the neighborhood.

Neighborhood Review Meeting #1

On October 22, 2008, City staff held a review meeting for the Westridge and Moorland Road neighborhood. No attendees arrived for the meeting, and the information was tabled until the second review meeting.

Neighborhood Review Meeting #2

Neighborhood H reconvened on February 4, 2009 to review future land use recommendations. Construction along Grange Avenue was a topic of discussion; City staff explained that only minor intersection improvements would be made to the roadway as development occurred adjacent to the corridor. There were no plans at that time for Grange Avenue to be expanded to a four-lane road. Attendees learned that the future land use plan proposed additional industrial land on the edges of the existing Westridge Business Park. It was acknowledged that industrial land was important to the tax base for New Berlin, although concern was raised regarding the preservation of farmland in and around the neighborhood.

City staff discussed the proposed traffic management plan for both Neighborhoods G and H. The following items were discussed as traffic management strategies separate of the proposed concept plan for Neighborhood H:

- Moorland Road is currently a two-lane road from College Avenue to Grange Avenue. The traffic in that area warrants a four-lane expansion regardless of new development.
- The intersection of Moorland Road and Grange Avenue exhibits traffic backups that may require an extension to the left turn lane north onto Moorland Road and right turn lanes where appropriate.
- Roundabouts might be a possibility at various intersections.

Development in the area would only require additional turn lanes and access points. The City would look to developers for assistance for roadway improvements.

Neighborhood Review Meeting #3

On April 20, 2009, interested parties attended the final review meeting for both Neighborhoods G and H. City staff reiterated that the alternative transportation plan would place focus first and foremost on placing shoulder paths within rights-of-way.

Discussion ensued regarding the proposed development concepts in Neighborhood G and the resulting impact on Neighborhood H. Topics included the sewer interceptor, impact on the schools and traffic, and the preservation of scenic views in and around the neighborhood.

CHAPTER 17 UPDATE – 2014 - 2015

Summary Update and Public Participation Activities including several Neighborhood Focus Group Meetings, Discussions, and Open Houses for the South Moorland Road Corridor Sections 34 and 35.

The Department of Community Development has actively been going through the process of seeking public input on the Master Planning of Section 34 and 35 now referred to as South Moorland Road Corridor. The Section 34 and 35 Master Planning area is generally bounded by Sunny Slope Road to the East, Moorland Road to the West, Grange Avenue to the North and College Avenue to the South.

In 2012, the City undertook the task of preparing a Comprehensive Plan Amendment for the Section 35 – South Moorland Road Corridor area. As part of that process a series of four Focus Group meetings were held to gather input from residents within the neighboring areas. This amendment included the expansion of the Business Park/Industrial area by about 200 acres. During the focus group meetings, Staff and the elected officials received significant community opposition to the proposed changes. The Common Council made the decision to end discussions on any amendments to Section 35 prior to the project being presented to the Plan Commission.

In January of 2014, the City organized a meeting with concerned residents from the neighborhoods to the east of Section 35 regarding the future planning of this area. There was an interest in renewing the 2012 project in order for the City and residents to have more control in the ultimate build-out of the South Moorland Road Neighborhood by setting up the land uses, development policies and Zoning Code regulations for the area prior to development occurring. After that meeting the Department of Community Development began the process to re-evaluate the land uses and Comprehensive Plan for this area.

Significant outreach took place throughout 2014 and 2015 to meet with neighborhood representatives to the to the east, residents along both College Avenue and Grange Avenue, the current land owners and/or their representatives within Section 35 and the community as a whole.

Please refer Chapter 17 - Neighborhood G for additional information about the full update the process and a complete list of all meetings and public participation activities.

VISION

Westridge/Towne Corporate Business Park should be expanded as a major economic center for the City. The Business Park should continue to set an example of high standards in architecture, site planning, and sustainable practices. Primary uses should promote light manufacturing and office complexes. Hotels, clinics, entertainment (i.e. restaurants, shopping center, and cinemas), and retail should serve as supporting uses.

Even though neighborhood H is unique, it cannot be ~~independently~~ planned separately from neighborhood G. The two neighborhoods are integrated and will share land uses, new roadway and trail connections and should be considered as one cohesive area.

The vision for the South Moorland Road Corridor includes the following elements that have been incorporated into the development of the plan:

- A business community that focuses on sustainable site and building design.
- Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.
- Focus on green infrastructure and creative storm water management elements.
- A system of meaningful pedestrian connections to create a walkable and connected community.
- Focus on sound planning and architecture practices.
- Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.
- Provide residential subdivisions utilizing conservation style design to preserve the environmental features.
- Allow for flexible site design for both residential and non-residential development by creating Zoning Code standards that promote creativity and sustainability.
- Require significant buffers between contrasting uses and main thoroughfares.
- Provide a regional park complex.

DEVELOPMENT POLICIES

1. Emphasize mixed use developments with light industrial and office as the dominant land uses. Supporting hospitality related uses (i.e., hotels and table service restaurants) should complement the primary uses.
2. Allow mixed use development to extend south of the Westridge / Towne Business Park along Moorland Road to the City limits. In particular, pre-planned coordinated shopping centers are desired at both corners of the College Avenue and Moorland Road intersection.
3. Use low-intensity office or neighborhood-oriented retail as a buffer between the industrial areas and the residential areas to the north and west.

4. Allow additional business office uses east of Moorland Road to respond to the growing interest in New Berlin. Additionally, allowing more office uses should help to offset tax increases and reduce development impacts on the school district. Business park/industrial, office, commercial and/or retail uses should be separated from residential areas with open space, vegetative buffers, new landscaping, and existing environmental features including wetlands, woodlands, existing tree rows, floodplain and environmental corridors. In addition, uses complementary to the park complex may also be considered if their size and scope are determined to be compatible and well integrated with adjacent land uses (i.e. do not encroach into woodland, wetland, & floodplain areas, the site and architecture are designed to fit the area & compatible with immediately adjacent land uses, do not adversely impact traffic & circulation and serve the community).
5. ~~Now that the interceptor has been installed to service this area with sewer and water, c~~Continue to pursue the extension of local sewer and water mains to accommodate new development in the Section 35 area.
6. Encourage the continuation of agricultural uses as long as the property owners so desire. As agricultural lands transition to residential developments, the subdivision design could incorporate farming and agriculture uses as viable open space options.
7. In conjunction with Waukesha County, the City should establish a traffic management plan for the area around the Moorland Road and College Avenue intersection so that as new development occurs, traffic can be efficiently managed.
8. Require traffic impact studies to be submitted for new construction as indicated in the City Zoning Code requirements. The City should ensure that impact studies include consideration of the surrounding area at full build-out.
9. Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.
10. Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.
11. Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.
12. All utility extensions shall be at the expense of the developer. The City shall endeavor to collect funds from future developments that connect into the utilities where appropriate and collected funds shall be redistributed back to the developer that installed the infrastructure.
13. Maintain a transportation system that minimizes cut-through and business-related traffic in adjacent residential areas.
14. Ensure that lighting follows Zoning Code requirements so that any impact is minimized on surrounding properties.
15. Require alternative stormwater management techniques, both regional and site specific.
16. Encourage green / sustainable / LEED's building and site development techniques for new development as outlined in this Plan.

17. Continue working with the City of Muskego to ensure compatible uses and traffic circulation.
18. Include on-road bike paths for new streets and on existing streets where the right-of-way allows installation to be possible.
19. Request that Waukesha County accelerate the widening of Moorland Road to four lanes.
20. The City should give consideration to the use TID, BID, or other economic development tools to fund necessary public improvements.

AGRICULTURAL AND CULTURAL RESOURCES

No designated landmarks have been identified in the Westridge and Moorland Road area by the New Berlin Landmarks Commission and the City. Refer to Chapter 4 for the City-wide New Berlin Landmarks map, Agricultural and Cultural Resources.

NATURAL RESOURCES

A regional stormwater management plan was completed for the Section 34/35 area. Please refer to that study for more specific storm water management details.

Neighborhood H is planned primarily for the Business Parks land use category, with some Mixed Use Residential areas near the northeast portion of the site. Some significant environmental features exist throughout the area. In addition, potential soil limitations exist that should be considered when reviewing plans for development in the neighborhood.

Sensitive features include streams, floodplains, and environmental corridors located in the neighborhood.

Within the business office areas, there may be limited space for implementing large scale BMPs, however there are opportunities for small-scale BMPs. (Figure 18.5).

Refer to Chapter 5 – Agricultural & Natural Resources and the applicable regulating agencies for natural resources maps and additional information.

Recommendations

The recommendations listed below correspond with the numbers and symbols shown on the map in Figure 18.5:

1. Vegetated swales are also effective in filtering pollutants and reducing stormwater runoff velocity, in direct contract to piped storm sewer conveyance systems. They can be implemented in narrow locations typically found between buildings and parking lots found throughout business and industrial complexes. Vegetated swales can be flatter than typical turf grass swales to increase residence time and to promote infiltration and

evapotranspiration. This increases the spacing of catch basins or can eliminate the need for piped storm sewer conveyance in new construction.

2. Since the southern portion of the neighborhood has not yet been developed, bio-filter infiltration basins can be provided as an alternative to detention basins along the southern portion of the neighborhood to promote infiltration and groundwater recharge near existing wooded wetland.
3. Recessed parking lot islands can be incorporated into the many parking lots that are required for business and industrial buildings. Parking lots can be pitched toward recessed islands containing native vegetation that filters pollutants from stormwater runoff. This also reduces the amount of curb and storm sewer required for drainage. Furthermore, native vegetation withstands pollutants such as hydrocarbons and road salts more effectively than turf grass.
4. Stream banks along Calhoun Creek across the northwest portion of the neighborhood should be inspected for areas that need to be stabilized to prevent further soil erosion. In conjunction with the above-mentioned BMPs, stream bank stabilization will improve aquatic wildlife thereby providing opportunities downstream for recreation. Forested areas should be inventoried to preserve significant trees and encourage healthy savannahs. Woodland areas provide excellent wildlife habitat as well as picnic and recreation areas.
5. To reduce the velocity and quantity of stormwater runoff from business and industrial building roofs, rain barrels, cisterns, and rain gardens can be implemented. Rain barrels collect downspout drainage rather than allowing it to drain across parking lots and into storm sewer systems. Rain collected in rain barrels can be re-used to irrigate landscape areas. Rainwater collected in cisterns can also be used for irrigation, as well as for building lavatory facilities. Rain gardens are localized infiltration basins that provide a means for stormwater runoff to cool, infiltrate and recharge the groundwater.
6. At the northwest and southwestern portions of the site, there may be opportunity to implement prairies in existing agricultural areas that can be incorporated into the conservancy areas.

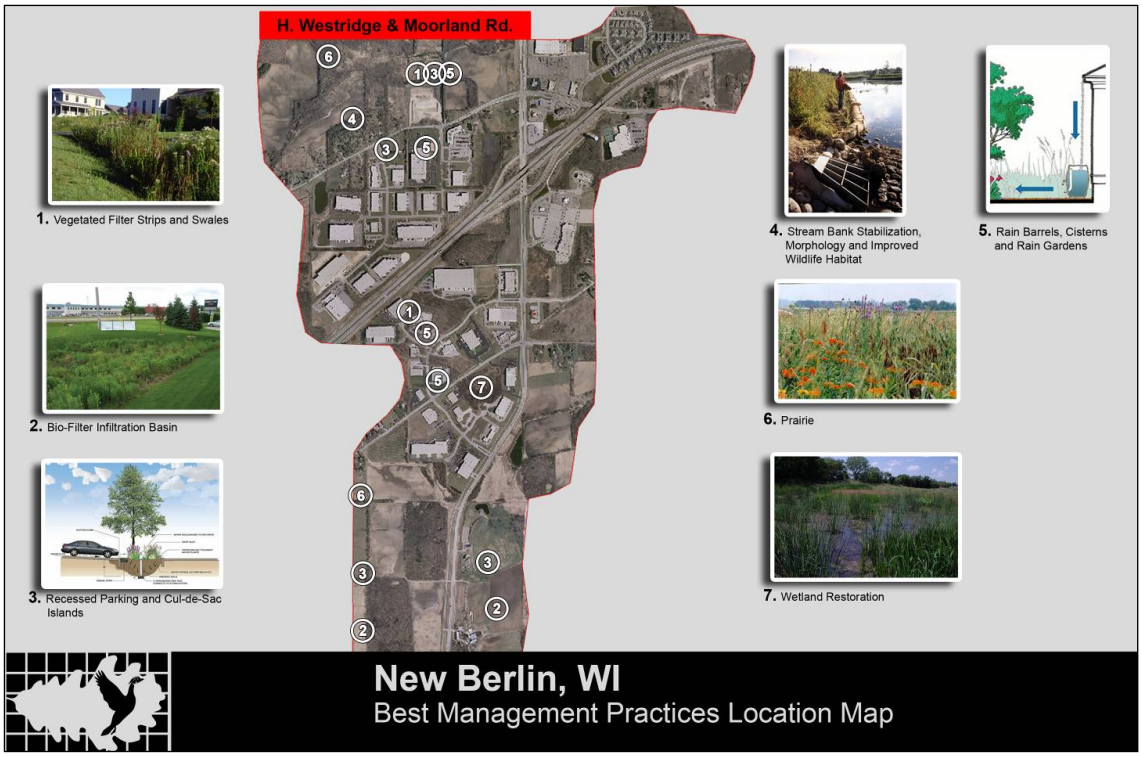


Figure 18.5. Neighborhood H Best Management Practices Map. Source: Applied Ecological Services, Inc.

EXISTING TRANSPORTATION SYSTEM

In conjunction with the South Moorland Road Corridor planning process, the ~~city is preparing~~ City completed a Traffic Impact Analysis for the area. New development within the South Moorland Road Corridor areas may be required to update this study or submit an additional TIA.

The existing transportation system in Neighborhood H is comprised of a roadway network, bicycle/pedestrian facilities and public transit.

Roadway Network

New Berlin classifies its roads under the following functional classification: principal arterials, primary arterials, standard arterials, collectors and local streets. The roadways in Neighborhood H are comprised of principal arterials, primary arterials, standard arterials and local streets as listed below:

Principal Arterials accommodate inter-community traffic moving through New Berlin to another community or destination outside New Berlin. They tend to be highways or freeways carrying more traffic on more lanes at higher speeds than other streets. Access to and from principal arterial in the Milwaukee area is generally limited to primary arterials at controlled interchanges.

New Berlin has one principal arterial, which is IH-43 with two access points at Moorland Road (County Hwy O) and Racine Avenue (County Hwy Y). IH-43 is a high-speed freeway connecting the Milwaukee Metropolitan area with the City of Beloit.

Primary Arterials accommodate inter-community and intra-community trips and traffic. Design speeds tend to be between 35 and 55 miles per hour. Access is not limited as in principal arterials. The primary arterials in Neighborhood H are summarized below.

- Moorland Road (County Hwy O), North of Grange Avenue – four travel lanes
- Moorland Road (County Hwy O), South of Grange Avenue – two travel lanes
- Beloit Road (County Hwy I) – two travel lanes
- College Avenue (County Hwy HH) – two travel lanes

Standard Arterials accommodate inter-community and intra-community traffic. They operate at slightly lower speeds than principal and primary arterials. Standard arterials provide more connections with individual parcels of land comprised of residential and commercial uses.

The standard arterials in Neighborhood H are summarized below.

- Grange Avenue – two travel lanes
- Small Road – two travel lanes

Local Streets comprise all land access streets designed to serve local traffic that is not part of the higher classified street network. In New Berlin, this includes streets serving residential, commercial and industrial areas. Local streets operate at the lowest posted speed limits and provide the most direct access to individual parcels of land.

Bicycle & Pedestrian Facilities

In Neighborhood H, an off-road trail is located on the west side of Moorland Road (CTH O) from north of Beloit Road to the south into Muskego. The off-street bicycle trail between Beloit Road and College Avenue is maintained by the City of New Berlin. South of College Avenue, the trail is maintained by the City of Muskego.

There is an off road sidepath located within the right-of-way of Woods Edge Road, west of Moorland Road.

Public Transit ~~– Update 2015~~

~~The Waukesha County Transit System (WCTS) provides weekday round trip bus service between New Berlin and downtown Milwaukee via the Mukwonago/Milwaukee Express Route 906. Route 906 has one stop in New Berlin at the Valley View Park & Ride Lot in Neighborhood H. The Valley View Park & Ride Lot (Lot 67-05) is located in the northeast quadrant of the IH-43 and Moorland Road interchange. Route 906 also stops at the Big Bend Park & Ride Lot (Lot 67-15) at the IH-43 & STH 164 interchange and the Mukwonago Park & Ride Lot at the IH-43 & STH 83 interchange.~~

~~Currently, the local transit systems (MCTS, WMT, and WCTS) provides limited bus service to one large business in Neighborhood H. MCTS Route 6 New Berlin Industrial Park Express services this~~

~~area. In general the services begins in the City of Milwaukee heads to Brookfield Square Mall, then onto the New Berlin Industrial Park with a few stops along Moorland Road and then ending at Buy Seasons just off Small Road. There is funding for approximately 4 years. Service started approximately August 2014.~~
Currently the local transit systems (MCTS, WMT and WCTS) do not provide bus service within Neighborhood H.

School busing is provided for the public, private and parochial schools in the City.

FUTURE TRANSPORTATION SYSTEM

Roadway Network

The following roadway capacity improvements are recommended for Neighborhood H.

~~**Beloit Road**: Waukesha County is planning the re-construction of Beloit Road (County HWY I) from Moorland Road to National Avenue. Construction is scheduled to begin in 2017.~~

IH-43: The SEWRPC Year 20~~35~~50 Recommended Regional Transportation System Plan identifies additional capacity needed on IH-43. The plan recommends widening IH-43 to a six-lane facility, within the existing right-of-way, from the Hale Interchange to Racine Avenue (County Highway Y).

Moorland Road: The SEWRPC Year 20~~35~~50 Recommended Regional Transportation System Plan identifies additional capacity needed on Moorland Road. The plan for shows widening Moorland Road to a four-lane facility between Grange Avenue and College Avenue (County Highway HH)

SEWRPC ~~staff is currently preparing~~ completed a major review and update of the regional land use and transportation plans for Southeastern Wisconsin under the name VISION 2050. ~~This effort, called VISION 2050, is expected to be completed in 2016. Vision 2050 will replace the current year 2035 plans, extending the design year of the plans to 2050.~~ It should be noted that the SEWRPC plans are advisory only. Refer to the SEWRPC VISION 2050 plan for the most updated information related to their regional planning efforts and recommendations.

Bicycle & Pedestrian Facilities

As shown on Figure 6.16, in Chapter 6, the following facilities are currently proposed in Neighborhood H:

Proposed On-Road Facilities

- Grange Avenue (124th Street to Moorland Road)
- Small Road (Moorland Road to Calhoun Road)
- College Avenue (Janesville Road to Racine Avenue)

Future Possible Connection

- ~~An east/west facility connecting Sunny Slope Road to Moorland Road to be located between Grange Avenue and College Avenue. A utility easement is available and in place over the interceptor and water main. As development occurs the trail will transition to public use.~~
- There is an existing utility easement that runs along the water and sewer interceptor within Sections 34 and 35. This easement will eventually transition to a public trail easement as the area develops. This easement runs east and west through the entire Section and is a great amenity to the future residents, businesses, employees, current residents and the community as a whole. As the easement transitions to a public trail, it will provide a number of opportunities for pedestrian connections. Every development will be reviewed for the feasibility of making a connection to the trail. If a connection is possible, it will be incorporated within the site design. The trail also runs through the Park Complex as an added amenity.
- Connections to the utility easement / trail from the business parks and residential will be reviewed with each development.

Public Transit

The City should work with the local transit systems to maintain the existing route within Neighborhood H and look for opportunities to expand and improve the transit system.

ECONOMIC DEVELOPMENT

Economic development activities in Neighborhood H are expected to gain momentum over the next decade. Not only is the Westridge Business Park an economic engine for the neighborhood, but it is also a center of activity for New Berlin and the region. Although some regional competition exists for business park developments, Westridge can further establish itself as a green business park to attract a specific clientele. Encouraging sustainable development approaches would garner media attention and encourage new or expanding businesses to locate in the area.

~~According to 2009 estimated tax levies, Neighborhood H is about 7.5% of the total tax levy for the City. The Neighborhood has an estimated assessment value of approximately $354 million, with a tax levy of approximately $1,871,000. Successful businesses not only contribute to the City's tax base, but also provide jobs for the region. This type of land use also helps to balance the demands on the school district with tax base impacts. Recent projections for Sections 34 and 35 predict a projected value of $226.5 million at full build-out.~~

Brownfields

According to a 2008 listing by the Wisconsin Department of Natural Resources, no brownfields are currently identified within Neighborhood H.

Recommendations

Economic development policies for the Westridge/Towne Corporate Business Park and Moorland Road corridor should be guided by a number of adopted plans, including the 1994 Wisconsin Industrial Business Retention and Expansion Study for the City of New Berlin and the 2002 Economic Development and Revitalization Plan. The 1994 Business Retention and Expansion Study provided a number of recommendations for implementing successful business strategies throughout the City. Recommendations from the 1994 plan have been excerpted and included in Chapter 2: Issues and Opportunities.

The 2002 Economic Development and Revitalization Plan process hosted a series of visioning workshops to discuss desired businesses and industries with the New Berlin Economic Development Corporation, Focus New Berlin and the New Berlin Plan Commission. The following recommendations are based on the desired businesses and industries identified during these workshops, and have been updated to reflect current desires for Neighborhood H:

- Traditional manufacturing / light industrial / warehousing base should be retained and, where feasible, expanded. The desired categories and types of businesses should include at least the following:
  - Manufacturing, including metal finishing, containers, automation, precision tools, publications, plastics, construction equipment.
  - Services, including geo-technical services, building maintenance systems, industrial maintenance systems.
  - Wholesale, including food and beverage, paper products, plastics, electrical equipment, cable.
  - Construction, including offices for residential and non-residential construction firms, building suppliers.
- Finance-Insurance-Real Estate (FIRE), including law firms, real estate agencies, insurance agencies, brokers.
- Professional specialties including physicians offices, medical clinics, engineering, architectural, planning and surveying firms.
- Personal services are those services including dry cleaners, beauty salons, and other various personal services.
- High technology firms, especially those that can capitalize on proximity to the Milwaukee area's traditional industrial base (i.e. precision tool manufacturing, food and beverage preparation and capital goods).
- Bio-technology firms that can capitalize on the Milwaukee area's large medical complexes and teaching hospitals.
- Incubating industries, including start-up high technology firms and newly formed traditional light manufacturing and light industrial firms.
- Commercial gyms, fitness centers and businesses that cater to recreational and leisure-time activities.
- Eating and drinking establishments, including fine quality dining in close proximity to hotels and business parks.

- Hotels and Conference Centers to accommodate existing residents, visitors and businesses.

To accommodate the growing interest in these uses, the Business Parks designation in Neighborhood H has been expanded to the west. Commercial/retail development should be encouraged throughout the Business Parks land use, particularly along main corridors, to support area residents and industries.

HOUSING

Limited single-family and multi-family housing areas are recommended in the northwestern and northeastern areas of the neighborhood. The Country Residential land uses to the north of Beloit Road in northwestern Neighborhood H are currently undeveloped except for existing single-family homes located near the roadside. The Mixed Use Residential land in the northeastern portion of the neighborhood is moderately developed with single-family housing, multi-family units, and commercial uses.

PUBLIC UTILITIES – ~~update~~

In 2011 the City amended the City's MMSD Current Sewer Service Area (SSA) and the New Berlin Urban Service Area Boundary (NBUSAB) to serve Section 35 and portions of Section 34. Construction is complete for the extension of water main and interceptor sewer from Sunny Slope Road to Moorland Road westward to service new development in this area. The existing interceptor sewer at Sunny Slope Road and Brook Hollow Court was installed in the 1990's and was sized for anticipated drainage from 7.8 square miles in the southern half of the City.

LAND USE

No additional land use changes are recommended for Neighborhood H. Within the Business Park~~s~~ area of Neighborhood H, commercial retail should be encouraged along Grange Avenue, Moorland Road, and Small Road. In addition, mixed use pre-planned developments should be strongly encouraged at the southern portion of Neighborhood H to complement both the Westridge area and expected developments in the City of Muskego.

Refer to Chapter 10, Land Use, for any changes to the Future Land Use Map.

STATE OF WISCONSIN WAUKESHA COUNTY CITY OF NEW BERLIN

RESOLUTION NUMBER # 2026-06

A Resolution adopting the amendments to the City's 2030 Comprehensive Plan Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road

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WHEREAS, Section 66.1001(4) of the Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan and Section 66.1001(2) identifies the required elements of a comprehensive plan; and

WHEREAS, The planning process was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the comprehensive plan in compliance with Section 66.1001 of the Wisconsin State Statutes, and

WHEREAS, The City of New Berlin prepared and followed a Public Participation Plan that was adopted by the Plan Commission on September 10, 2007 and the Common Council on September 25, 2007, a copy of which is on file in the Department of Community Development.

WHEREAS, the City of New Berlin Plan Commission has the authority to adopt the Comprehensive Plan and associated amendments as necessary by resolution and also to recommend that the Common Council adopt the comprehensive plan and associated amendments as necessary via Ordinance; and

WHEREAS, the City of New Berlin prepared the "City of New Berlin 2020 Comprehensive Plan", which is on file with the Department of Community Development and available on the City's website www.newberlinwi.gov, containing all maps and other descriptive materials, to be the comprehensive plan for the City; and

WHEREAS, that the Plan Commission of the City of New Berlin adopted the City of New Berlin 2020 Comprehensive Plan as the City's comprehensive plan via Resolution No. 09-02 on November 2nd, 2009, and the Common Council adopted the Comprehensive Plan via Ordinance # 2422 on December 8th, 2009; and has been amended from time to time; and

WHEREAS, development within the City should be monitored on an ongoing basis, and compared to the City goals and objectives outlined throughout the Plan to ensure that current policies are achieving the intended results. Comprehensive Plan Chapter 22, Implementation states, "*This Plan is intended to be changed and revised over time. The City's values, goals, and capabilities may change as New Berlin grows, and the Plan must be amended to reflect those changes. The Plan should be reviewed and amended at least once every year."* This project includes an overall general update to the Comprehensive Plan.

WHEREAS, Department of Community Development Staff, working at the request of Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc., have prepared amendments to the Future Land Use Map within the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road and are now completed and need to be incorporated into the City's adopted Comprehensive Plan.

WHEREAS, the Future Land Use Map amendments requested by Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. are for the properties located at 14811 W. Grange Avenue (Tax Key #: 1290.999) and 14655 W. Grange Avenue (Tax Key #: 1289.995) to amend the Future Land Use from from Business Park/Industrial & Urban Residential to Business Park/Industrial. It is necessary to incorporate these Future Land Use Map amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road. A copy of the 2030 Comprehensive Plan Chapters 10, 17 & 18 along with the map is attached as Exhibit A. Amendments to an adopted comprehensive plan pursuant to WI State Statute 66.1001 require a Class I notification along with a public hearing.

WHEREAS, the Plan Commission reviewed and approved the proposed amendments to 2030 Comprehensive Plan Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road, on July 15, 2026 following approximately three months of public comment from the date of the public notice; and

WHEREAS, the City has duly noticed a public hearing on the aforementioned comprehensive plan amendments and the Plan Commission held the public hearing on June 1, 2026.

WHEREAS, the Plan Commission of the City of New Berlin by a X-X vote of the Commissioners present and voting recorded in its official minutes, adopted Resolution # 2026-06 recommended approval of this comprehensive plan amendment on July 15, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the City of New Berlin hereby accepts and adopts the attached City of New Berlin 2030 Comprehensive Plan amendments to the 2030 Comprehensive Plan Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road, recognizing that the Common Council must also adopt the Comprehensive Plan amendments via Ordinance for it to become effective; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt Ordinance No. 2719, which will constitute its adoption of the Comprehensive Plan amendments.

Passed and adopted by the Plan Commission on this 15th day of July, 2026.

APPROVED:

_____
David A. Ament, Mayor

Certified/Countersigned:

_____
Nikki Jones
Plan Commission Secretary

DRAFT

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

ORDINANCE NO. 2719

An ordinance to adopt the amendments to the City's Comprehensive Plan to incorporate the necessary General Amendments and Future Land Use Map Amendments into the City's adopted 2030 Comprehensive Plan, Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road.

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

SECTION I

Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of New Berlin, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION II

The Common Council of the City of New Berlin, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION III

The Plan Commission of the City of New Berlin by a majority vote of the Commission members present and voting as recorded in its official minutes and adopted Resolution # 2026-06 on July 15, 2026 recommending to the Common Council the adoption of the ordinance that approves the general amendments and Future Land Use amendments to the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road. A copy of these chapters are attached as Exhibit A, containing amendments to the elements specified in section 66.1001(2) of the Wisconsin Statutes.

More specifically, the Future Land Use Map amendments requested by Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc., to amend the Future Land Use for the properties located at 14811 W. Grange Avenue (Tax Key #: 1290.999) and 14655 W. Grange Avenue (Tax Key #: 1289.995) from Business Park/Industrial & Urban Residential to Business Park/Industrial.

DRAFT

SECTION IV

The City held a public hearing on June 1, 2026 on these Comprehensive Plan amendments, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION V

The Common Council of the City of New Berlin, Wisconsin, does, by enactment of this ordinance, formally adopt the documents entitled, "**General Amendments and Future Land Use Map Amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use, Chapter 17: Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, and Chapter 18: Neighborhood "H" Westridge & Moorland Road**," which are attached hereto as Exhibit A pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION VI

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

SECTION VII

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

SECTION VIII

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

PASSED AND ADOPTED by the Common Council this 28th day of July, 2026.

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

DRAFT

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

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

MEMORANDUM

TO:	Mayor Dave Ament Members of the Common Council Members of the Plan Commission
FROM:	Gregory W. Kessler, AICP – Director
RE:	Summary of Section 35 Planning History and Legislative Record
DATE:	July 7, 2026

As the Plan Commission and Common Council are preparing to consider the pending Section 35 development applications for Rockwell Automation's approximately 158-acre campus, I wanted to provide historical context regarding the City's long-range planning and prior actions in this area. The proposed Comprehensive Plan amendment affects approximately 64 acres currently designated Urban Residential; the balance of the proposed campus is already designated Business Park/Industrial, with isolated natural resource areas.

Typically, a memo such as this is reflected in the staff report which would outline the "findings of fact" and "conclusions of law" surrounding any development proposal that comes before the Plan Commission and/or Common Council. However, given the scale of this current proposal and the questions raised regarding whether the City historically intended Business Park/Industrial development to extend into this portion of Section 35, I believe it is appropriate to provide the Plan Commission and Common Council with the broader factual record.

The current applications must be evaluated on their own merits and under the applicable review standards. The information cited below is not meant to prejudge that review. Rather, it is intended to document the City's longstanding legislative intent and actions regarding the future development of Section 35. As with any development proposal, the City will work through the review process to address site design, buffering, screening, protection of environmental resources, and transitions to surrounding properties.

Long-Range Planning and Legislative Intent

The Section 35 planning area has not been planned exclusively for residential development. Significant portions of the area have been designated for Business

Park/Industrial development through successive Comprehensive Plans for more than 25 years – dating back to 1999.

The City's planning efforts also anticipated a limited number of users and coordinated development of Section 35 to reduce impacts on surrounding properties and natural resource areas. Consistent with this approach, the City has worked with the property owners over time and, in some instances, recommended against individual development proposals that were inconsistent with the coordinated development of the larger area.

The planned eastward expansion of Business Park/Industrial development did not originate with this applicant's current proposal. It is reflected not only in adopted land use plans, but also in a series of legislative, zoning, utility, infrastructure and financial decisions made over more than two decades. Those actions include:

- **Successive Comprehensive Plan actions dating back to 1999**, designating significant portions of Section 35 for Business Park/Industrial development and further refining and expanding that planned development pattern through subsequent Comprehensive Plan updates, including the 2011/2012 Comprehensive Plan work. All these actions required public outreach including public hearings along with Plan Commission and Common Council approval.
- **Urban Service Area amendments** expanding the City's Urban Service Area boundary to accommodate future public utility extension consistent with the adopted land use plan. This action required Plan Commission, Utility Committee, and Common Council Approval.
- **Sewer Service Area amendments** expanding the approved sewer service area to provide the public utilities necessary to support the planned development of the area. This action required a public hearing along with Plan Commission, Common Council, SEWRPC, Wisconsin DNR, and MMSD approvals.
- **Creation of the M-3 Zoning District**, establishing the Section 34-35 Business Park Development District within the City's Zoning Ordinance to implement the City's long-term vision or business park development in this area. This action required a public hearing along with Plan Commission and Common Council approval.
- **Authorization and funding of approximately $6.5 million in public water and sanitary sewer infrastructure** to implement the adopted land use and utility plans and serve future development in Sections 34 and 35. To facilitate these utility extensions, the City acquired the necessary utility easements to serve those portions of Section 35 where the City's adopted planning processes anticipated

future development. This action required Utility Committee, Common Council, Wisconsin DNR, and MMSD approval.

- **Financial and cost-recovery planning for infrastructure investment.** A 2015 analysis presented to the Utility Committee and prepared by Ehlers & Associates projected a development mixture that included approximately 278 acres of Business Park development, and subsequent financial planning evaluated additional Section 35 infrastructure and development scenarios.
- **Regional stormwater planning for Sections 34 and 35**, including a City-funded study designed to address the future development of approximately 775 acres and evaluate regional stormwater facilities, environmental features, capital improvements and development responsibilities.
- **Regional transportation planning and development-related fee studies** based upon the anticipated future development of the area. The study modeled various land use scenarios.
- **2015 Costco Development Agreement and Grange Avenue Signal Planning** – The Common Council and Board of Public Works approved a development agreement requiring the design of a future traffic signal at the Costco Drive/Grange Avenue intersection. The signal planning anticipated future business park traffic growth and provided for a controlled connection serving the broader area, including future development in Section 35.
- **2018 City/County Transportation Agreement and Long-Range Infrastructure Planning** – The Common Council approved a formal agreement with Waukesha County establishing a coordinated framework for transportation improvements for Moorland Road needed to serve the projected development and full build-out of Sections 34 and 35. The agreement was based upon the regional Traffic Impact Analysis cited above based upon the adopted future land uses. The City / TID #3 will contribute $1 million towards these improvements when the County begins their work.
- **Acquisition and long-term protection of a future community park in Section 35 to serve as a buffer.** The City owns the park property, including land acquired using revenues from collected park and open space impact fees. Per state statute, these funds can be used to acquire land that will be used for park purposes only. The City also conducted public outreach and ultimately relocated the planned primary park access from the future Business Park/Industrial area to Sunnyslope Road. This allowed the park to develop independently of the timing of the private development while avoiding future public park traffic traveling through the business park.

- **Federal approval in 2019 to add approximately 22 acres of City-owned Section 35 park property to the State's Land and Water Conservation Fund project boundary** as replacement land through a formal amendment to the City's LWCF project agreement. This program is also known as LAWCON.
- **Extensive public planning processes** over many years include neighborhood meetings, public open houses, office hours, Plan Commission meetings, subcommittee meetings, Common Council meetings and public hearings conducted during the adoption and implementation of these planning efforts.

Taken together, these actions demonstrate substantially more than a future land use designation on a map. Over these many years, the City and its boards & commissions, including the Common Council, adopted the land use framework, expanded the urban and sewer service areas, created a zoning district specifically for the Section 34-35 Business Park, invested millions of dollars in public infrastructure, planned regional stormwater and transportation needs, and separately acquired and protected land for a future community park.

This cumulative record demonstrates a longstanding legislative intent to accommodate substantial Business Park/Industrial development in Section 35 as part of a broader planning framework that also included residential areas, environmental resources and public parkland. It further reflects a consistent expectation that development would be coordinated across property ownership and supported by planned utility, transportation and other public infrastructure improvements as the area developed.

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / Rezoning/PUD**
LOCATION:	**15393 W. Grange Avenue (Tax Key #: 1290.998)** **Tax Key #: 1290.998.002** **Tax Key #: 1290.998.003** **15301 W. Grange Avenue (Tax Key #: 1290.998.001)** **14811 W. Grange Avenue (Tax Key #: 1290.999)** **14655 W. Grange Avenue (Tax Key #: 1289.995)** **Tax Key #: 1291.997** **Tax Key #: 1291.986.001** **Tax Key #: 1291.994** **15920 W. College Avenue (Tax Key #: 1288.997)** **5900 S. Moorland Road (Tax Key #: 1288.999)**
REQUEST:	**Petition to rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1/PUD, & C-2/PUD the properties located at:** **15393 W. Grange Avenue (Tax Key #: 1290.998)** **Tax Key #: 1290.998.002** **Tax Key #: 1290.998.003** **15301 W. Grange Avenue (Tax Key #: 1290.998.001)** **14811 W. Grange Avenue (Tax Key #: 1290.999)** **14655 W. Grange Avenue (Tax Key #: 1289.995)** **Tax Key #: 1291.997** **Tax Key #: 1291.986.001** **Tax Key #: 1291.994** **15920 W. College Avenue (Tax Key #: 1288.997)**

5900 S. Moorland Road (Tax Key #: 1288.999)

D.R.C. RECOMMENDATION: **Recommend to Common Council adoption of Planned Unit Development Ordinance # 2720 (Rockwell PUD) that approves the rezoning from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1/PUD, & C-2/PUD the properties located at:**

15393 W. Grange Avenue (Tax Key #: 1290.998)

Tax Key #: 1290.998.002

Tax Key #: 1290.998.003

15301 W. Grange Avenue (Tax Key #: 1290.998.001)

14811 W. Grange Avenue (Tax Key #: 1290.999)

14655 W. Grange Avenue (Tax Key #: 1289.995)

Tax Key #: 1291.997

Tax Key #: 1291.986.001

Tax Key #: 1291.994

15920 W. College Avenue (Tax Key #: 1288.997)

5900 S. Moorland Road (Tax Key #: 1288.999)

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of July 15, 2026

Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc / Rezoning / PUD
Address: See list in Executive Summary

DATE STAFF REPORT PREPARED: April 29, 2026

APPLICANT / OWNER(S): Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc / Owners:

- 15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]
- Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]
- Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]
- 15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]
- 14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]
- 14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]
- Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]
- Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]
- Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]
- 15920 W. College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]
- 5900 S. Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

REQUEST/DESCRIPTION OF PROJECT: Petition to rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1/PUD, & C-2/PUD the properties located at [see addresses listed above under Applicant / Owners in this staff report].

DATE OF APPLICATION: 4/6/26

DATE OF COMPLETENESS DETERMINATION: 4/8/26
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): Several meetings
Site Visit(s): 4/30/2026

CONCEPTUAL PLAN: Yes, a plan has been submitted as to how the site will be developed.

SIZE OF DEVELOPMENT / PARCEL(S): The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay will be prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative, and operational support uses.

- Phase I (South Building): ~830,055 sq. ft. (including ~ 787,320 sq. ft of manufacturing and ~ 42,320 sq. ft. of office). Possible future expansion of Phase I may include an additional ~200,000 sq. ft.
- Phase II (North Building, along Grange Avenue) may be developed as light industrial at a future date. Traffic Study estimated a possible 425,000 sq. ft. building.

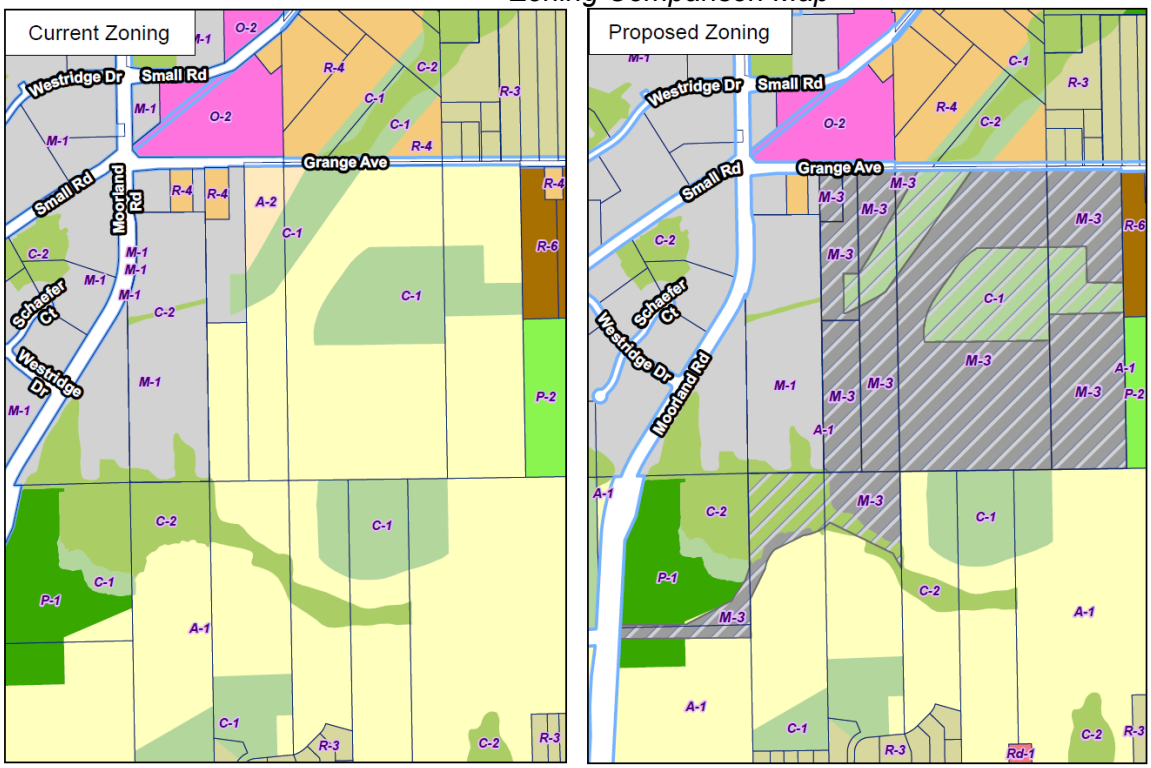
~184.54 acres	Acreage included in Rockwell development (less lands to be dedicated for the extension of Woods Edge Road)
~139.46 acres	Acreage not included in Rockwell development
324 acres	Total parcel acreage

CURRENT ZONING: A-1, A-2, R-4, M-1, P-1, C-1 & C-2

CURRENT LAND USE: Agriculture

PROPOSED ZONING: A-1, M-3/PUD, P-1, C-1/SCA, & C-2/SCA
DCD will add a Special Conditions Apply. Special Conditions Apply to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 (Section 34-35 Business Park Development District) Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply.

Zoning Comparison Map



PROPOSED LAND USE: The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay will be prepared to accommodate an advanced manufacturing

campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative, and operational support uses.

PROPOSED LOT SIZE:
North Half: ~158.73 Acres (after 1-Lot CSM is recorded, see file # LD-2600598)
South Half: ~25.81 Acres (future CSM)
Final Total: ~184.54 acres, less lands to be dedicated for the extension of Woods Edge Road

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-3/R-4/O-2/C-1/C-2	Land Use: Costco/Single-Family Residential
South:	Zoning: A-1/R-3/C-1/C-2	Land Use: Agricultural/Single-Family Residential
East:	Zoning: A-1/R-6/P-2	Land Use: Agricultural/Soccer Field/Theofila Estates Subdivision/Thomson Hollow Subdivision
West:	Zoning: A-1/M-1/P-1/C-1/C-2	Land Use: Golf Range/Westridge Business Park/East Moorland Road Business Park

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, this submittal meets the intent of this Chapter. The Future Land Use Map amendment from "Urban Residential" to "Business Park / Industrial" for the norther portion of this development (See application # CP-2600598) is consistent with the City's desire for a unified campus development. This will allow the developer to preserve large areas of environmental corridor and trees, which will provide natural buffers to the residential areas and make the business park development less intrusive to the adjoining neighborhoods. This will provide for high-quality economic development not only for the City, but the region.

Chapter 17: Neighborhood G: Sections 26 & 35 South Moorland Road Corridor (Note: there is crossover to Chapter 18: Neighborhood H: Westridge & Moorland Road):

Planning Context / Vision / Development Policies:

Vision:

- *Neighborhood G is considered to be a sizeable land area in New Berlin that can accommodate the amount of development desired to offset the City's tax base and accommodate new businesses and residents. Planning for a specific scale of development in Neighborhood "G" may relieve development pressure City-wide, as the western half of New Berlin remains the area in which residents and businesses wish to maintain higher open space percentages.*
- *In order to guide the City on policy decisions and better understand the impact on the School District, traffic patterns, storm water and environmental features conceptual plans were prepared for Section 35.*

  The Rockwell submittal matches the concept plans prepared for this area, except for the proposed modification to the Future Land Use Map from Urban Residential to Business Park/Industrial located at 14811 & 14655 W. Grange Avenue (See file # CP-2600596).

- *Even though Neighborhood G is unique, it cannot be independently planned separately from Neighborhood H. The two neighborhoods are integrated and will share land uses, new roadway and trail connections and should be considered as one cohesive area.*

- *The vision for the Section 35 includes the following elements that have been incorporated into the development of the plan:*
    - *A business community that focuses on sustainable site and building design.*
    - *Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.*
    - *Focus on green infrastructure and creative storm water management elements.*

      As part of the Use, Site and Architecture application, the applicant will submit a storm water management plan.
    - *A system of meaningful pedestrian connections to create a walkable and connected community.*

      The City will work with the applicant as to the placement of these on-road and off-road facilities for bicycles and pedestrians, which includes a sidepath within the proposed right-of-way off Moorland Road.
    - *Focus on sound planning and architecture practices.*

      Figure VIII – 10 in Section 275-59C(1)(d)[6] of the Zoning Code states the following are permitted materials for building walls in the M-3 District:

        - *Brick, exposed (no brick painting or CMU allowed).*
        - *Native stone, natural stone, thin stone veneer and cast stone.*
        - *Glass storefront or curtainwall systems.*
        - *Precast masonry, rough faced.*
        - *Manufactured cementitious siding, fiber cement board.*
        - *Architectural metal, as recommended by the Architecture Review Committee (ARC).*
    - *Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.*
    - *Allow for flexible site design for both residential and non-residential development by creating Zoning Code standards that promote creativity and sustainability.*

      Zoning Code Section 275-33B(7) states, "*the M-3 Section 34-35 Business Park Development District is intended for light manufacturing, office and business uses of a moderate scale and intensity. The M-3 Section 34-35 Business Park Development District is also intended to provide a broader mix of allowable uses including retail establishments within Sections 34 and 35 of the City to support both the business and residential development. The district is further intended to promote open space, intense vertical landscape, planting screens, buffer yards and preservation of existing environmental features (trees, wetlands, floodplain, rock outcroppings, steep slopes and viewsheds). Areas identified in § 275-13.1H (4) are the areas intended to be rezoned M-3.*"

      Zoning Code Section 275-35D(8) states that, "*Under the M-3 District, there are no required setbacks, but all applicable building and fire codes, landscaping, screening and buffer yards shall be met.*"

See the view shed and transect images below under the Development Polices section.

- *Require significant buffers between contrasting uses and main thoroughfares.*

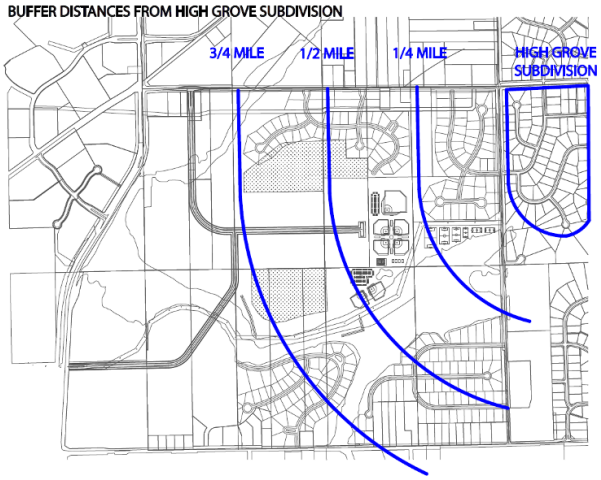
  See above.

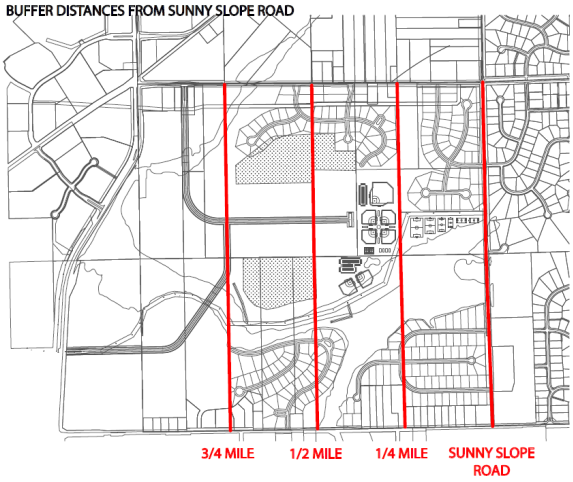
- *Provide a regional park complex.*

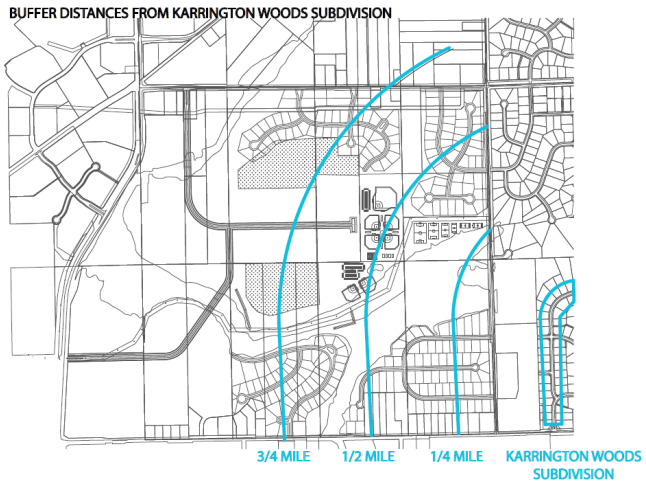
  Applicant understands the park complex is located east of this parcel.

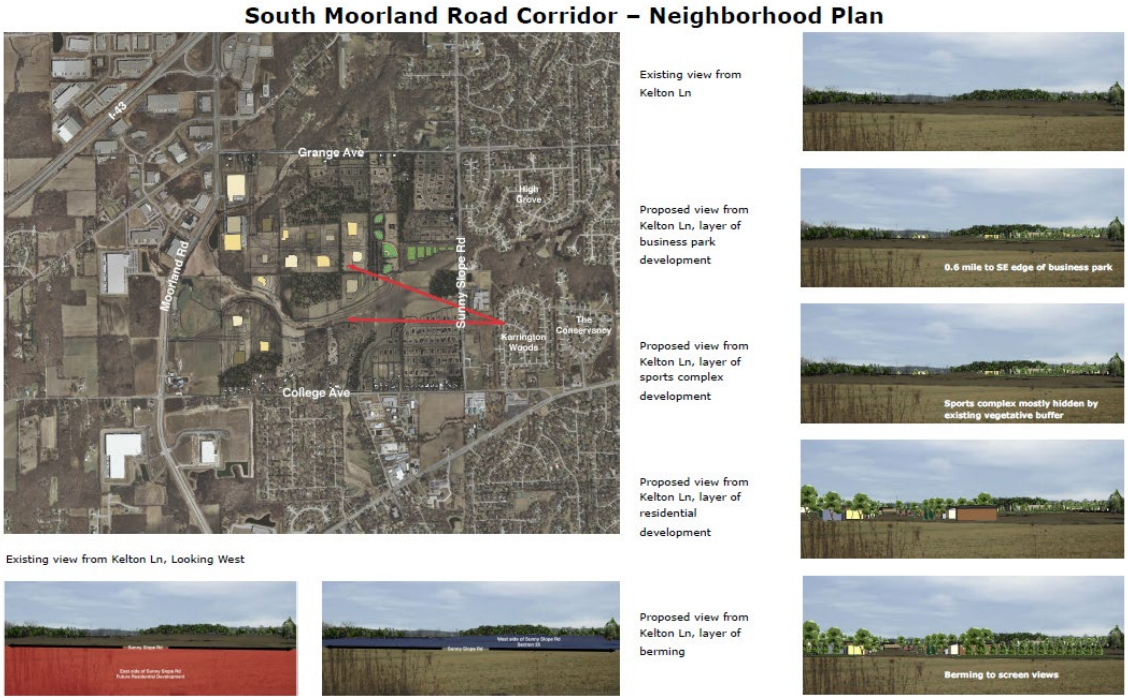
- *Westridge/Towne Corporate Business Park should be expanded as a major economic center for the City. The Business Park should continue to set an example of high standards in architecture, site planning, and sustainable practices. Primary uses should promote light manufacturing and office complexes. Hotels, clinics, entertainment (i.e. restaurants, shopping center, and cinemas), and retail should serve as supporting uses.*

View Shed Transects









Development Policies:

- *Allow additional business office uses east of Moorland Road to respond to the growing interest in New Berlin. Additionally, allowing more office uses should help to offset tax increases and reduce development impacts on the school district. Business park/industrial, office, commercial and/or retail uses should be separated from residential areas with open space, vegetative buffers, new landscaping, and existing environmental features including wetlands, woodlands, existing tree rows, floodplain and environmental corridors.*

- *Now that the interceptor has been installed to service this area with sewer and water, continue to pursue the extension of local sewer and water mains to accommodate new development in the Section 35 area.*

  Applicant has provided concept civil plans that are under review by the City.

- *Encourage the continuation of agricultural uses as long as the property owners so desire. As agricultural lands transition to residential developments, the subdivision design could incorporate farming and agriculture uses as viable open space options.*

  Adjacent parcels will continue to be farmed.

- *As development occurs, require off-road paths and trail connections, where appropriate to connect to the City's Utility easement / public trail and on-road bike paths for both residential and non-residential development to create an interconnected trail system for much of the Section 34/35 area. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.*

  This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.

Paved trails shall be required to connect this lot to the public trail and/or park. The City will work with the applicant as to the placement of these off-road trails.

- *Include on-road bike paths for new streets and on existing streets where possible for non-residential development and major thoroughfares, and again, in order to create an interconnected trail system for much of the Section 34/35 area. Work to create linkages to the off-road paths and trail system through private development and/or public projects. All path and trail connections shall be constructed at the time of development and public trail easements shall be provided to the City.*

  This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.

  Applicant will dedicate the right-of-way as part of future CSMs. The City will work with the applicant as to the placement of these on-road bike paths.

- *Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.*

  The development plan is consistent with the Future Land Use Map. This development shall connect to City Sewer and Water (currently there is no service provided to this parcel).

- *Although the City may wish to invest and construct roadway, public utility, storm water infrastructure improvements, the City should approve an overall official roadway map for the Section 34/35 area and require dedication of appropriate right-of-way areas, consistent with this map, at the time of land platting where private development is taking place. The development shall also construct the roadway, public utility, and storm water infrastructure to City specifications where the City deems it necessary in order to service that development and / or overall development for the area.*

- *Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.*

- *Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.*

- *All utility extensions shall be at the expense of the developer to service their respective developments. The City shall endeavor to collect funds from future developments that connect into the utilities where appropriate and collected funds shall be redistributed back to the developer that installed the infrastructure.*

- *Emphasize mixed-use developments with light industrial and office as the dominant land uses. Supporting hospitality related uses (i.e., hotels and table service restaurants) should complement the primary uses.*

- *Allow mixed-use development to extend south of the Westridge / Towne Business Park along Moorland Road to the City limits. In particular, pre-planned coordinated shopping centers are desired at both corners of the College Avenue and Moorland Road intersection.*

- *In conjunction with Waukesha County, the City should establish a traffic management plan for the area around the Moorland Road and College Avenue intersection so that as new development occurs, traffic can be efficiently managed.*
- *Require traffic impact studies to be submitted for new construction as indicated in the City Zoning Code requirements. The City should ensure that impact studies include consideration of the surrounding area at full build-out.*

  Applicant has provided a TIA.
- *Maintain a transportation system that minimizes cut-through and business-related traffic in adjacent residential areas.*
- *Ensure that lighting follows Zoning Code requirements so that any impact is minimized on surrounding properties.*
- *Request that Waukesha County accelerate the widening of Moorland Road to four lanes.*
- *The City should give consideration to the use TID, BID, or other economic development tools to fund necessary public improvements.*

Land Use:

- *Current Future Land Use Map:* Business Park / Industrial & Urban Residential
- *Proposed Future Land Use Map:* Business Park / Industrial (*See file # CP-2600598)*

ZONING CODE (CHAPTER 275): Yes, will meet all the requirements of Chapters 275-35B(6), 275-32B(1), 275-36(2), 275-37B (3) & (4), and 275-37E(3) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

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

CONDITIONAL USE REQUIRED: No

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes
Architectural Review Required: Yes, will be required at the time of Use, Site and Architecture review.

PROPOSED ARCHITECTURE: See attached concept building elevations.

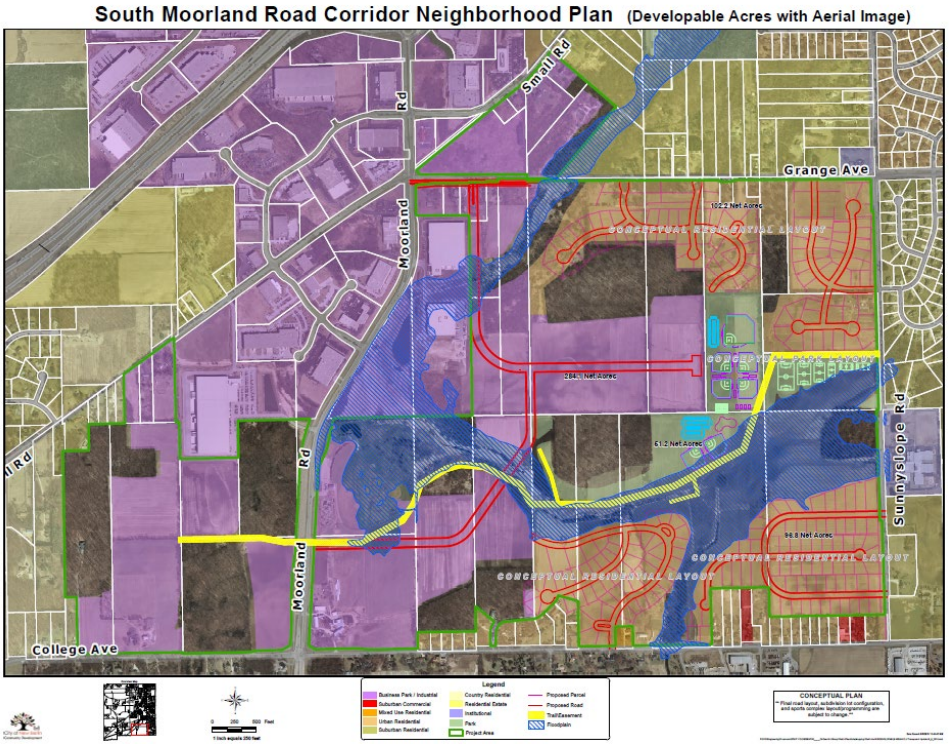
UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Environmental Corridor.
Wetland On Property: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.
Conservancy Districts (C-1, C-2): Yes, C-1 and C-2.
NRCS Map Classification: N/A
Floodplain: Yes
Topography / Geologic: The entire site slopes towards the valley in the middle. There are steep slopes near Grange Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: Applicant will dedicate the right-of-way as part of CSMs. The City will work with the applicant as to the placement of these on-road and off-road facilities for bicycles and pedestrians, which includes a sidepath within the proposed right-of-way off Moorland Road.

- The Comprehensive Plan, Chapter 6, Section "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."
- The Comprehensive Plan, Chapter 6, Section "Polices for multi-modal transportation"
  - "Construct bicycle and pedestrian facilities as recommended by the Comprehensive Plan."

PARK & OPEN SPACE PLAN: Paved trails shall be required to connect this lot to the public trail and/or park. The City will work with the applicant as to the placement of these on-road and off-road facilities for bicycles and pedestrians, which includes a sidepath within the proposed right-of-way off Moorland Road.

- Table 7: Public Park and Recreation Facilities, identifies a community park in Section 35.
- Table 8: Public Trails, identifies a planned City trail within Section 35.
  - This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.



NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Not applicable for a rezoning. Any future work will need to be approved by DCD prior to work occurring on site and will require an erosion control plan.
Woodland, Tree, and Vegetation Protection: Not applicable for a rezoning.
Wildlife Habitat Protection: Not applicable for a rezoning.
Wildlife Management Plan: Not applicable for a rezoning.

ENVIRONMENTAL IMPACT: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. They have included a conceptual storm water plan layout. Additional detailed reports will be submitted at the time of Use, Site and Architecture application.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Will be determined during the Use, Site and Architecture application.
Onsite System Required: Not required as these properties are within the MMSD Current Sewer Service Area.

WATER USAGE CALC.: Not applicable as this is a rezoning. Will be determined at the time of building permit.

TRAFFIC IMPACT: The applicant submitted a Traffic Impact Analysis dated January 28, 2026**.** To address any potential future traffic impacts at the study area intersections, it is necessary to identify the hourly volume of traffic generated by anticipated development. The development is expected to be built out over two phases with the phased built out expected to include the following (Note: the building size information below is what was listed in the TIA):

Phase I (South Building - Year 2026)
- Manufacturing – 725,000 SF
- Warehousing – 400,000 SF

Phase II (North Building - Year 2036)
- Light Industrial - 425,000 SF

The analysis predicts that the first phase is expected to generate about 3,610 new trips (operating over three shift periods) on a typical weekday under the initial build. With 520 new trips (395 in/125 out) during the weekday AM peak hour and 690 new trips (210 in/480 out) during the weekday PM peak hour. Under full build out conditions, the light industrial user is expected to generate a total of about 5,260 new trips (operating over three shift periods) on a typical weekday. With 815 new trips (655 in/160 out) during the weekday AM peak hour and 805 new trips (225 in/580 out) during the weekday PM peak hour.

In 2029 and as shown in Exhibit 1-4, Waukesha County plans to reconstruct Moorland Road between Grange Avenue and College Avenue to a four-lane median separated cross section with intersection modifications (longer turn lanes) regardless of this development. Additional modifications, above and beyond the Waukesha County planned modifications, were provided for the Initial Build (Exhibit 1-3) and Full Build (Exhibit 1-4) traffic conditions as follows:

- “Initial Build Traffic” – These modifications are expected to be necessary to accommodate the Year 2026 Initial Build traffic volumes which includes phase I initial build out of the proposed manufacturing/light industrial development.

- "Background Traffic" – These modifications are expected to be necessary to accommodate the Year 2036 Background traffic without the proposed development, which includes the modifications required from general background growth in the study area through the year 2036. The background traffic recommended modifications are in addition to conditions as they currently exist and do not include any on-site or off-site development.
- "Full Build Traffic" – These modifications are expected to be necessary to accommodate the Year 2036 Full Build traffic volumes which includes full build out of the proposed manufacturing/light industrial development as well as the general background traffic growth in the study area through the year 2036. Full Build traffic modifications are in addition to background traffic recommended modifications.

For future planning purposes, additional development within the Section 34/35 area was also considered as part of the study. These off-site developments included a mix of commercial, retail, office, light industrial and residential land uses. Additional modifications, above and beyond the planned Waukesha County modifications as well as the proposed development modifications were provided in the TIA.

Exhibits from TADI are attached.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION: No formal applications for development have been submitted on the parcels except for the driving range, which will remain.

PREVIOUS ACTION: SOUTH MOORLAND ROAD (SECTION 35) COMPREHENSIVE PLAN AMENDMENTS: Approximately two years of public comment and 29 meetings were held with those interested in the Comprehensive Plan Amendments for Chapter 10, 17, and 18 to plan for the Section 35 / South Moorland Road Corridor area.

- **12/1/2014** Staff presented a memo to the Plan Commission dated November 10, 2014 summarizing the Section 35 Master Planning Update.
- **3/28/2015** Staff began holding the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours." Office hours continued through June. Upwards of 12,000 postcards were sent out to residents in the City of New Berlin notifying them of the office hours held in June.
- **4/08/2015** Staff notified the Plan Commission of the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours".
- **5/5/2015** Plan Commission requested the Common Council set a Public Hearing date for June 29, 2015 (Note: item tabled at the May 12, 2015 Common Council meeting in order to provide more time for discussions with the property owners).
- **7/28/2015** Common Council set a date for a Public Hearing for the amendments.
- **8/24/2015** Special Plan Commission Meeting - Commission presentation & discussion on recommendations and action.
- **9/9/2015** Public Hearing
- **10/5/2015** Plan Commission action & recommendation to Council
- **10/13/2015** Common Council action to approve.

PREVIOUS ACTION: SOUTH MOORLAND ROAD CORRIDOR (SECTION 35) ZONING CODE

AMENDMENTS: The Plan Commission adopted amendments to the Zoning Code reflecting the Comprehensive Plan amendments above, which established a new Zoning District for this area of the City, which was the M-3, Section 35 Business Park Development District.

- **12/17/2015** Plan Commission held a public hearing.
- **1/6/2016** Plan Commission approved the amendment.
- **1/12/2016** Common Council approved the amendment.

PREVIOUS ACTION ROCKWELL AUTOMATION DEVELOPMENT:

- **4/14/2026** Common Council set the date for a joint public hearing on June 1, 2026, for a Rezoning and Comprehensive Plan amendment for Rockwell.
  Common Council authorized an agreement to hire Ehlers & Associates to prepare a TID Project Plan for Tax Incremental District # 6. Further information will follow.
- **5/13/2026** Neighborhood meeting for Rockwell.
- **6/1/2026** Plan Commission held a joint public hearing on the rezoning/PUD and Comprehensive Plan amendment request.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in the New Berlin Municipal Code Chapter 275-22(F):

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

      The Future Land Use map identifies this majority of this area as Business Park / Industrial. Area identified as Urban Residential on parcels located at 14811 & 14655 W. Grange Avenue is being requested to be amended to Business Park/Industrial. This rezoning request is consistent with the Comprehensive Plan Amendment request on file (CP-2600596) and the overall intent of the Chapters.

      There are areas on the site that will remain C-1, some of which contain Environmental Corridor. To further protect this area, DCD Staff may recommend the use of a Conservation Easement be used to protect the area at the time of Use, Site and Architecture application. Please see the "Findings" section below for additional information.

   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. Adequate sewer and water facilities are available and will be further analyzed at the time of Use, Site and Architecture application.

      The applicant has submitted a Traffic Impact Analysis.

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

      Yes, the proposed rezoning is compliant.

d. *The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;*

Yes, the proposed rezoning is compliant. The applicant is preparing a wetland delineation for this parcel and will register the wetlands on the City's Zoning Map.

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, 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. It will be consistent with the surrounding M-1, M-3, C-1 and C-2 Zoning Districts and the Future Land Use Map.

A historical review of several documents indicates that this land was intended to have a future land use of "Business Park/Industrial". The review includes the following documents:

- ✓ Growth & Development Master Plan Update – 2001; and
- ✓ Comprehensive Plan - 2020

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, per Section 275-37F, the applicant is required to field delineate wetlands and register them with the City.

2. Staff may require a Conservation Easement as part of the CSM application (File #: LD-2600598) or the Use, Site and Architecture Application. The easement will encompass the Environmental Corridor areas and likely the C-1 areas that will remain.

3. Proposed roadway reconstruction projects in the Section 35 Area are dependent on the timing of Capital Improvement Program (CIP) funding. Sunny Slope Road and Grange Avenue are included in the City's 5-year CIP list. Please see the attached staff summary.

4. The applicant has simultaneously applied for a Comprehensive Plan Amendment (see file #: CP-2600596), several Certified Survey Map applications (see file's #: LD-2600598, LD-2601026, LD-2601027 & LD-2601028). Action for these applications is anticipated for the July 15, 2026 Plan Commission meeting. The applicant also submitted a Use Approval application (see file #: UA-2601030. This item will be reviewed at a future Plan Commission meeting.

5. The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay has been prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative and operational support uses.

   a. Phase I (South Building): 830,055 sq. ft. (including ~ 787,320 sq. ft of manufacturing and ~ 42,320 sq. ft. of office). Possible future expansion of Phase I may include an additional ~200,000 sq. ft. per File #: 2601030.

   b. Phase II (North Building, along Grange Avenue) may be developed as light industrial at a future date. Traffic Study estimated a possible 425,000 sq. ft. building.

6. Mary Claire Lanser with Lanser Public Affairs LLC provided door-to-door community outreach for this development. See attached report.
7. The applicant held a neighborhood meeting on Wednesday, May 13, 2026. Approximately 882 notices were mailed out and about 77 people attended. See attached Question and Answer Handout.
8. Additional information will be provided when the Use, Site and Architecture submittal is received.
9. General Comments:
    a. Waukesha County will be the approving authority on the roadway improvements and access permitting along CTH O (Moorland Road).
    b. A TIA dated January 28, 2026 has been submitted. Locations of recommended improvements for the initial build-out include:
        (1) Intersection of Moorland Road and Woods Edge Road
        (2) Intersection of Grange Avenue and proposed driveway to the development site
        (3) Intersection of Moorland Road and College Avenue
        (4) Intersection of Moorland Road and Grange Avenue
    c. A Development Agreement will be required for the proposed improvements. See the Development Handbook for public infrastructure requirements.
        (1) A public road is being proposed from Moorland Road, aligning with Woods Edge Road to the west.
        (2) On-road and off-road facilities for bicycles and pedestrians are required, which includes a sidepath within the proposed right-of-way off Moorland Road.
10. A Special Conditions Apply (SCA) overlay will be added to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 Zoning District. Per Zoning Code Section 275-37E(3) “for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply.
11. A petition in opposition has been received, and it is in the public hearing Plan Commission packet dated June 1, 2026, on the website. Other communications regarding the project received since the public hearing are in the packet for this meeting.
12. Since the Plan Commission meeting the developer notified the city, they will no longer be making a PUD request for the increased height. The height of the building will adhere to the M-3 Zoning District of 45’.

D.R.C. RECOMMENDATION: See executive summary.

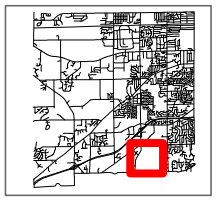
Attachments:
Location Map
Plan of Operation Letter
Zoning Comparison Map
CSM
Proposed Roadway Reconstruction Projects – Section 35 Area (Staff Map)
Development Plans
Draft PUD Ordinance # 2720

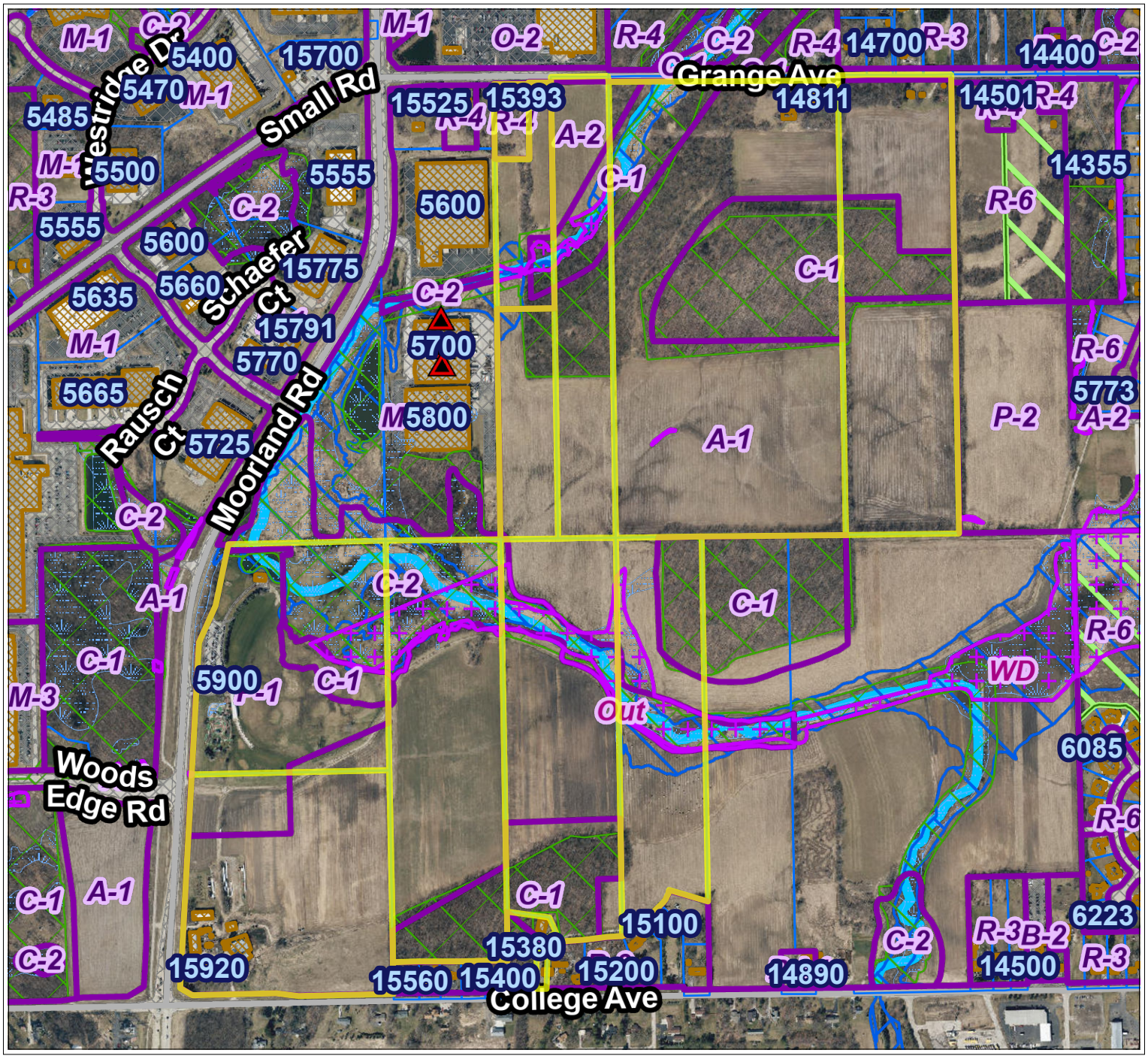
Question and Answer Handout
Door to door summary

The following are on file in the Department of Community Development office:
TIA

City of New Berlin
Community Development

Rockwell Automation





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 400 800
ft

Scale is estimate - not survey

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

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City of New Berlin
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Re: Department of Community Development
Plan of Operation Report
Proposed Planned Unit Development (PUD) Rezoning

April 6, 2026

Dear Review Staff:

On behalf of the applicant, **SunCap Property Group**, we respectfully submit this Plan of Operation Report in support of:

1. A Comprehensive Plan Amendment
    a. From: Business Park/Industrial and Urban Residential
    b. To: Business Park/Industrial (see attached Land Use exhibit)
2. A Rezoning request
    a. From: A-1 Agricultural, A-2 Agricultural & Rural Holding, R-4 Low Density S-F Residential, M-1 Light Manufacturing, P-1 Park & Recreation, C-1 Upland Resource Conservancy & C-2 Shoreland Wetland Holding Districts.
    b. To: A-1 Agricultural, M-3 (PUD) / Section 34-35 Business Park Development District Planned Unit Development, P-1 Park & Recreation, C-1 Upland Resource Conservancy & C-2 Shoreland Wetland Holding Districts. (see attached Zoning exhibit)

The proposed facility will be operated by **Rockwell Automation, Inc.**, a global leader in industrial automation and digital transformation. This Plan of Operation Report is intended to provide a concise, operations-focused overview appropriate for the rezoning stage of review. Additional detail will be provided through companion submittals, including site plans, architectural renderings, engineering documentation, and proposed PUD zoning language.

Proposed Use

The proposed Planned Unit Development will accommodate an advanced manufacturing campus, which may include:

- Manufacturing and assembly operations
- Warehousing and distribution functions
- Office, administrative, and operational support uses

Operations will be conducted in a manner consistent with contemporary advanced manufacturing facilities and applicable zoning standards.

General Operations

General site operations are anticipated to include:

- Employee and visitor parking
- Truck circulation and loading/unloading at designated dock areas
- Refuse and recycling services located within screened or enclosed service areas

No permanent outdoor storage is proposed unless otherwise approved by the City.

All operations will comply with applicable City of New Berlin ordinances and State and Federal regulations.

Employment and Economic Activity

Hundreds of new jobs will be created and capital investment in the building is expected to be between $211 million and $246 million.

Existing Conditions and Site Cleanup

The project includes demolition of existing structures on the property, including residences identified in the environmental assessment as having mold infestation and potential structural concerns, along with other buildings that are not in consistent ongoing use. All clean up efforts will be done in compliance with environmental regulations utilizing proper disposal locations as
required.

Traffic and Circulation

Site access and circulation will be designed to efficiently accommodate employee, visitor, and truck traffic while minimizing impacts to surrounding roadways.

- Primary truck routes will utilize major arterial roads and regional transportation corridors. Access to and from the site will be focused to the Moorland Rd entrance with minimal access via Grange Ave.

- A traffic impact analysis is currently in progress and is expected to be submitted by April 7, 2026

- Review and approval will be required by applicable municipal and county reviewing authorities, as appropriate

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Refuse and Recycling

Refuse and recycling is expected to be non-toxic and contained within a limited area that is screened and/or fenced from public visibility as much as possible

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Utilities and Infrastructure

The proposed development will be served by public utilities and infrastructure extensions as required. Improvements may include roadway, power, water, and sanitary sewer extensions. Based on the anticipated usage requirements of the facility, existing water and sewer systems are expected to be sufficient to serve the development without material strain on those systems. The scope, timing, and responsibility for these improvements will be coordinated with the City and applicable reviewing authorities. The proposed facility is not a data center and its power demand is expected to be significantly lower than energy-intensive commercial uses like a typical data center.

Conclusion

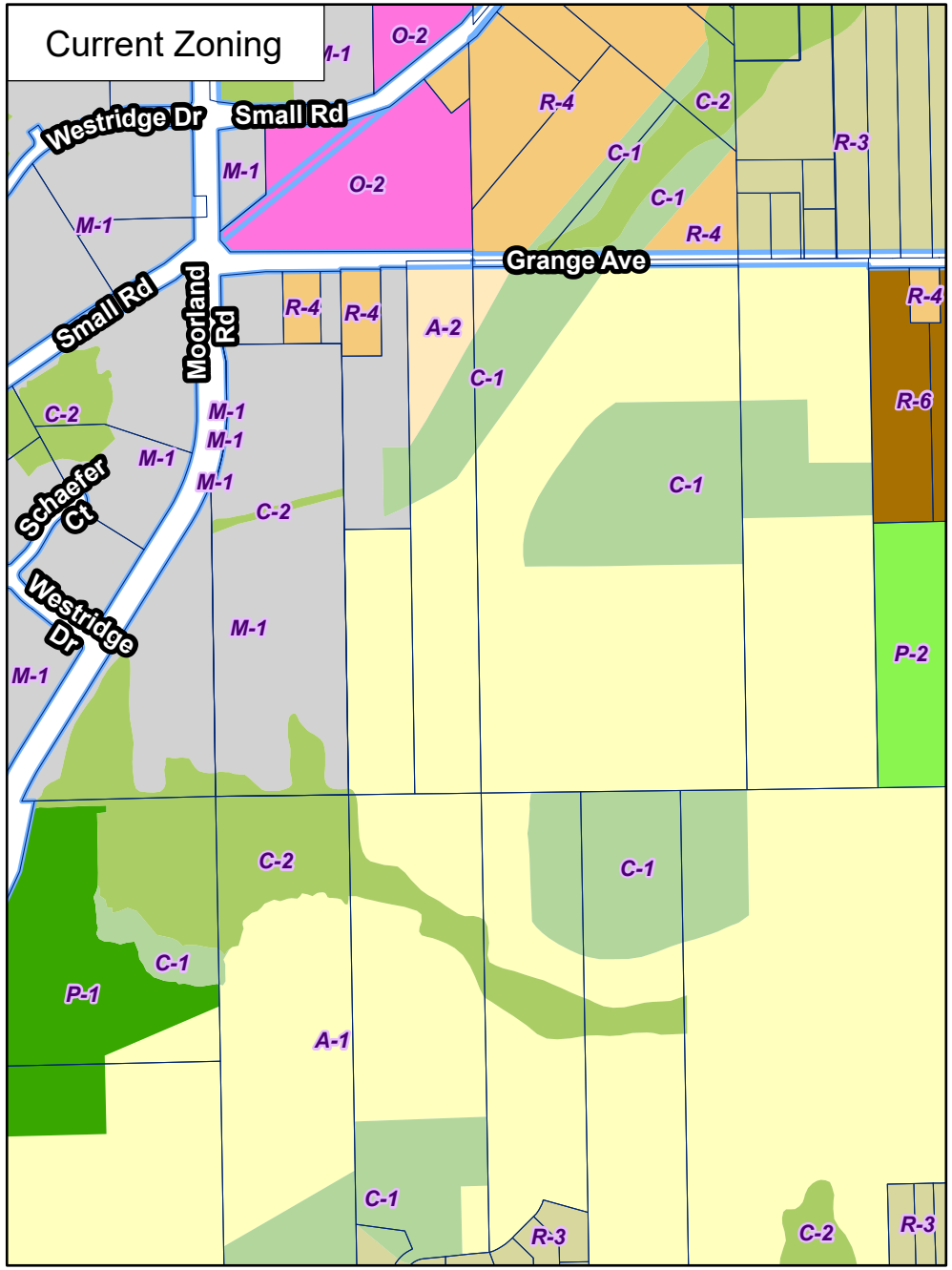
This Plan of Operation Report is submitted to demonstrate that the proposed development can operate in a compatible and responsible manner consistent with the intent of the Planned Unit Development zoning district. Additional detail will be provided through companion submittals and subsequent review stages as the project advances.

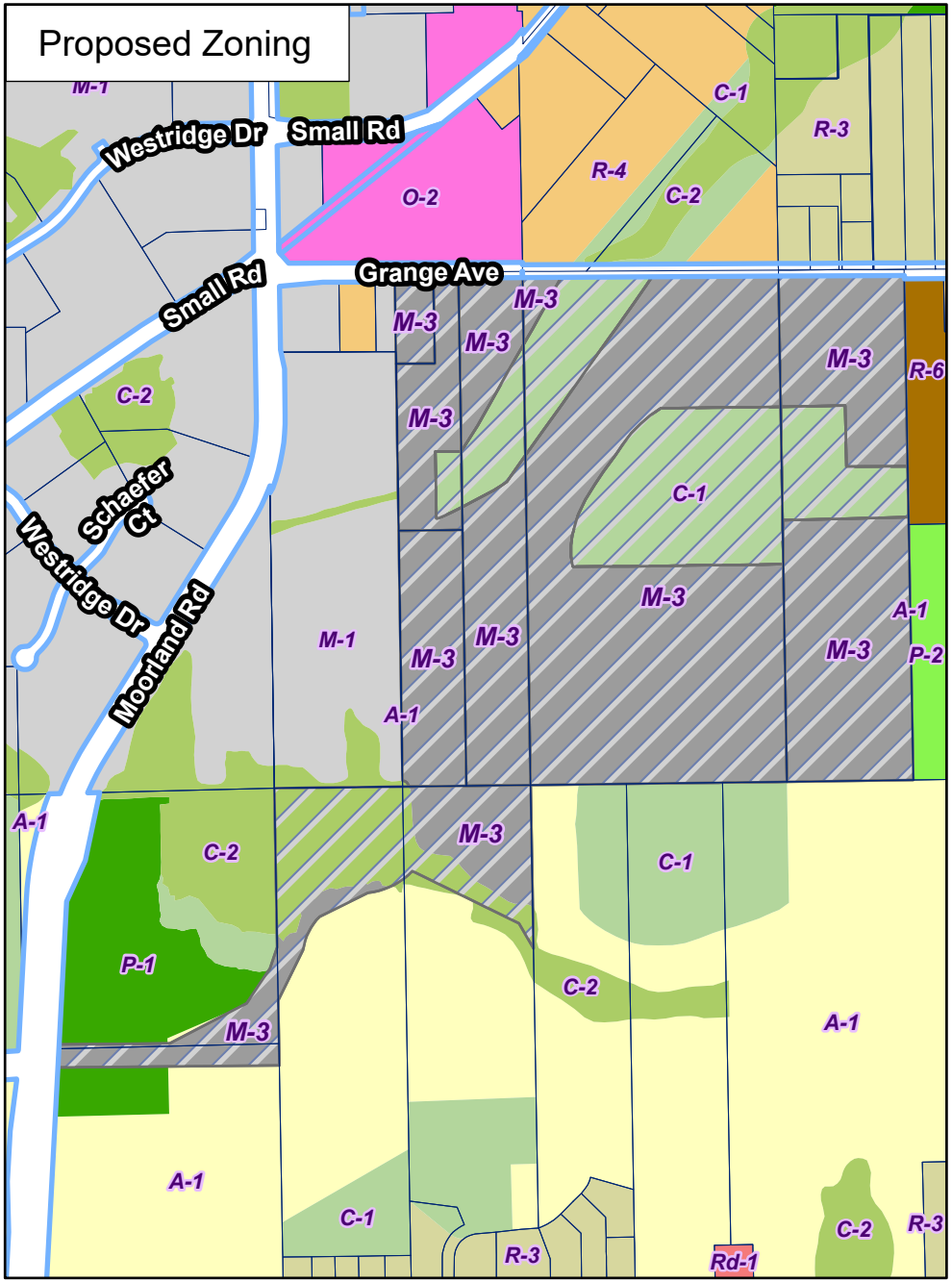
We appreciate the City's time and consideration and look forward to continued coordination throughout the rezoning review process.

Respectfully submitted,

SunCap Property Group
Patrick Theodossiou
Development Director
252-229-2501
ptheodossiou@suncappg.com

This Plan of Operation Report is intentionally concise and may be refined as additional information becomes available.





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RZ-2600597
Rockwell Automation
Taxkey #'s: 1290998, 1290998002, 1290998003, 1290998001, 1290999, 1289998, 1291997, 1291986001, 1291994, 1288997, 1288999.

Legend
Parcels
Road Right-of-Way

N

0 425 850 Feet

23

P:\DCD\Projects\RZ\RZ-2600597\ROCKWELL\GIS\

LEGEND

EXISTING ZONING

- C-1: UPLAND CONSERVANCY
- C-2: SHORELAND-WETLAND CONSERVANCY
- A-1: AGRICULTURAL

PROPOSED ZONING

- OVERALL PROJECT AREA (±198 ACRES)
- CONSERVATION ZONING AREAS THAT MAY BE GRADED AND/OR DISTURBED DURING PROPOSED DEVELOPMENT
- M-3 PUD OVERLAY DISTRICT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 250' 500'

W GRANGE AVE

W SMALL RD

C.T.H. "O" / S MOORLAND RD

FUTURE DEVELOPMENT

WETLANDS

POND

POND

POND

TAX KEYS:
NBC 1290-998-003
NBC 1290-998-002
NBC 1290-998-001
NBC 1289-999
NBC 1289-998
NBC 1289-995

POTENTIAL SUBSTATION

FUTURE TRAILER STALLS

TRAILER STALLS

TRUCK DOCKS

TRUCK DOCKS

FUTURE TRUCK DOCKS

LIGHT INDUSTRIAL USE

CAR PARKING

FUTURE LIGHT INDUSTRIAL USE

FUTURE TRUCK DRIVE

LANDSCAPE BUFFER

OFFICE

CAR PARKING

CAR PARKING

FUTURE TRUCK DOCKS & TRAILER STALLS

COMP. FLOOD STORAGE

WETLANDS

STORMWATER POND

OWNER: VIRGIL SALTZMANN
TAX KEY # NBC 1288-999

OWNER: VIRGIL SALTZMANN & RAYMOND E SALTZMANN
TAX KEY # NBC 1288-997

OWNER: RAYMOND E SALTZMANN & MARIE L NEILSEN
TAX KEY # NBC 1291-994

OWNER: BAAS FARM LLC
TAX KEY # NBC 1291-986-001

OWNER: BAAS FARM LLC
TAX KEY # NBC 1291-997

C.T.H. "HH" / W COLLEGE AVE

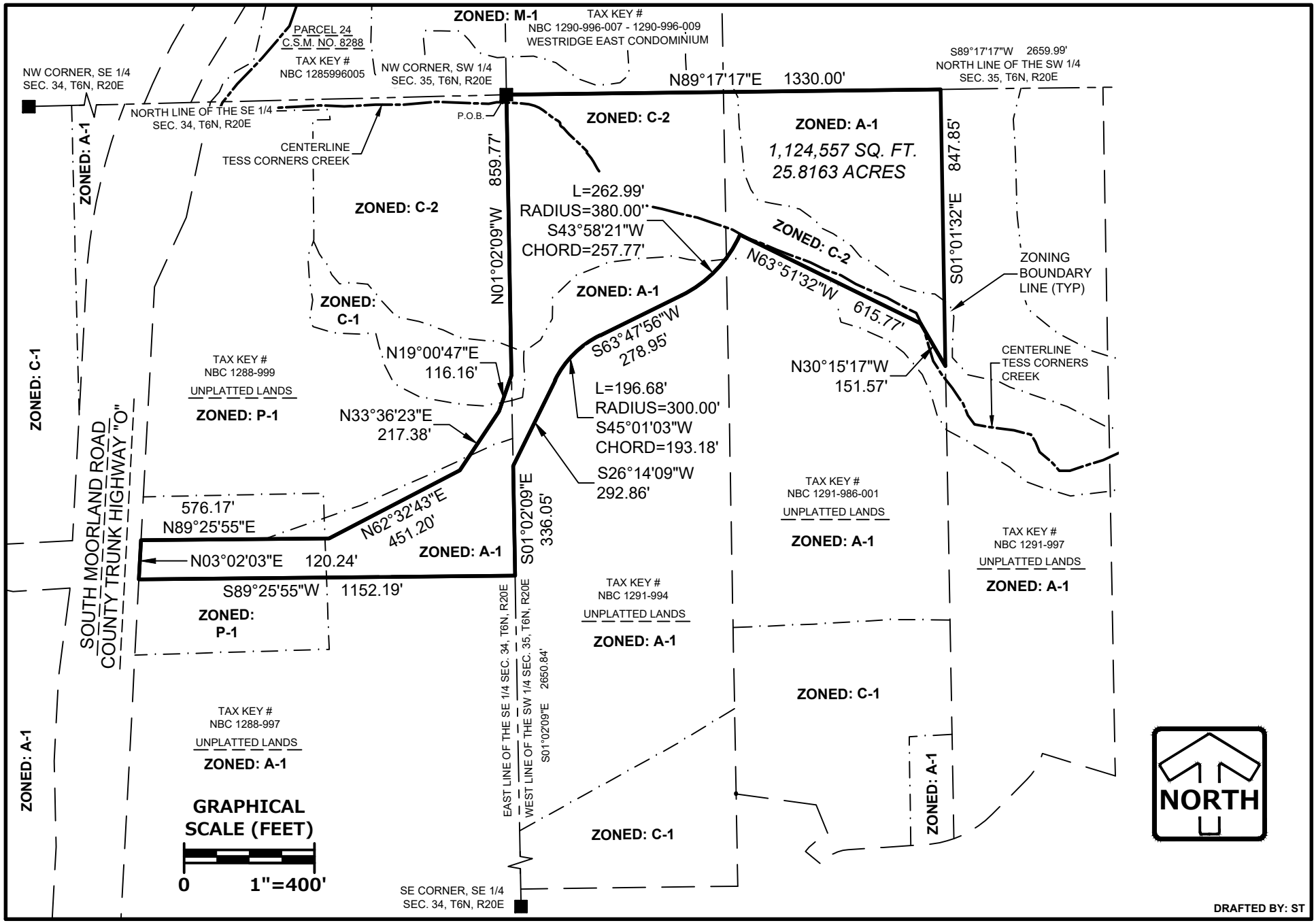
Z:\PROJECTS\2015\594.00A-WI\CAD\EXHIBITS\2026-04-24_594.00A REZONING EXHIBIT.DWG 4/24/2026 12:53 PM

ZONING EXHIBIT

04/24/2026

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER **JOB #:** 594.00A



Z:\PROJECTS\2015\594.00-WI\SURVEY\CAD\VOID\2026-04-24_594.00 EXHIBIT BOUNDARY SOUTH.DWG

SOUTHERN BOUNDARY EXHIBIT

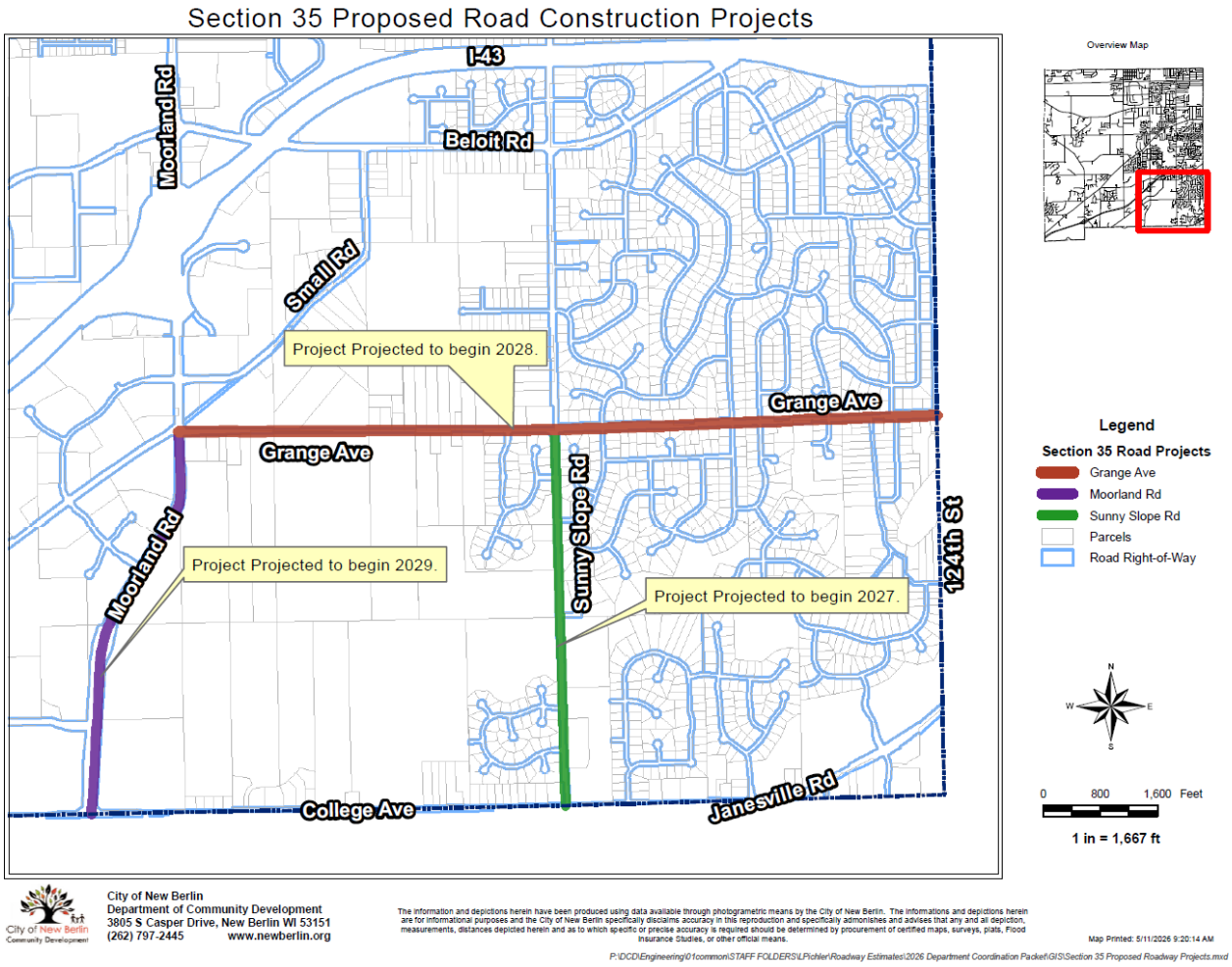
04/24/2026

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186
WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB #594.00

Proposed Roadway Reconstruction Projects – Section 35 Area



Sunny Slope Road – Grange Avenue to College Avenue

Jurisdiction: City of New Berlin
Design: Complete
Real Estate Acquisition: Complete
Utility Relocation: In progress, to be completed in 2026
Construction: Bid in Fall 2026 for Spring 2027 start.
Funding Source: City CIP or Developer TIF
Description: Proposed one lane in each direction with paved shoulder. Improved pedestrian accommodations.

Moorland Road – Grange Avenue to College Avenue

Jurisdiction: Waukesha County
Design: 60% Complete
Real Estate Acquisition: In Progress
Utility Relocation: Coordination in progress
Construction: 2029 (Per Waukesha County)
Funding Source: State STP
Description: Proposed two lanes in each direction with grass median. Intersection improvements at College Avenue, Woods Edge Road, and Grange Avenue.

Grange Avenue – Moorland Road to 124th Street

Jurisdiction: City of New Berlin
Design: 30% Complete
Real Estate Acquisition: Starting 2026
Utility Relocation: Starting Fall 2027
Construction: 2028
Funding Source: City CIP or Developer TIF
Description: Proposed one lane in each direction with paved shoulder.

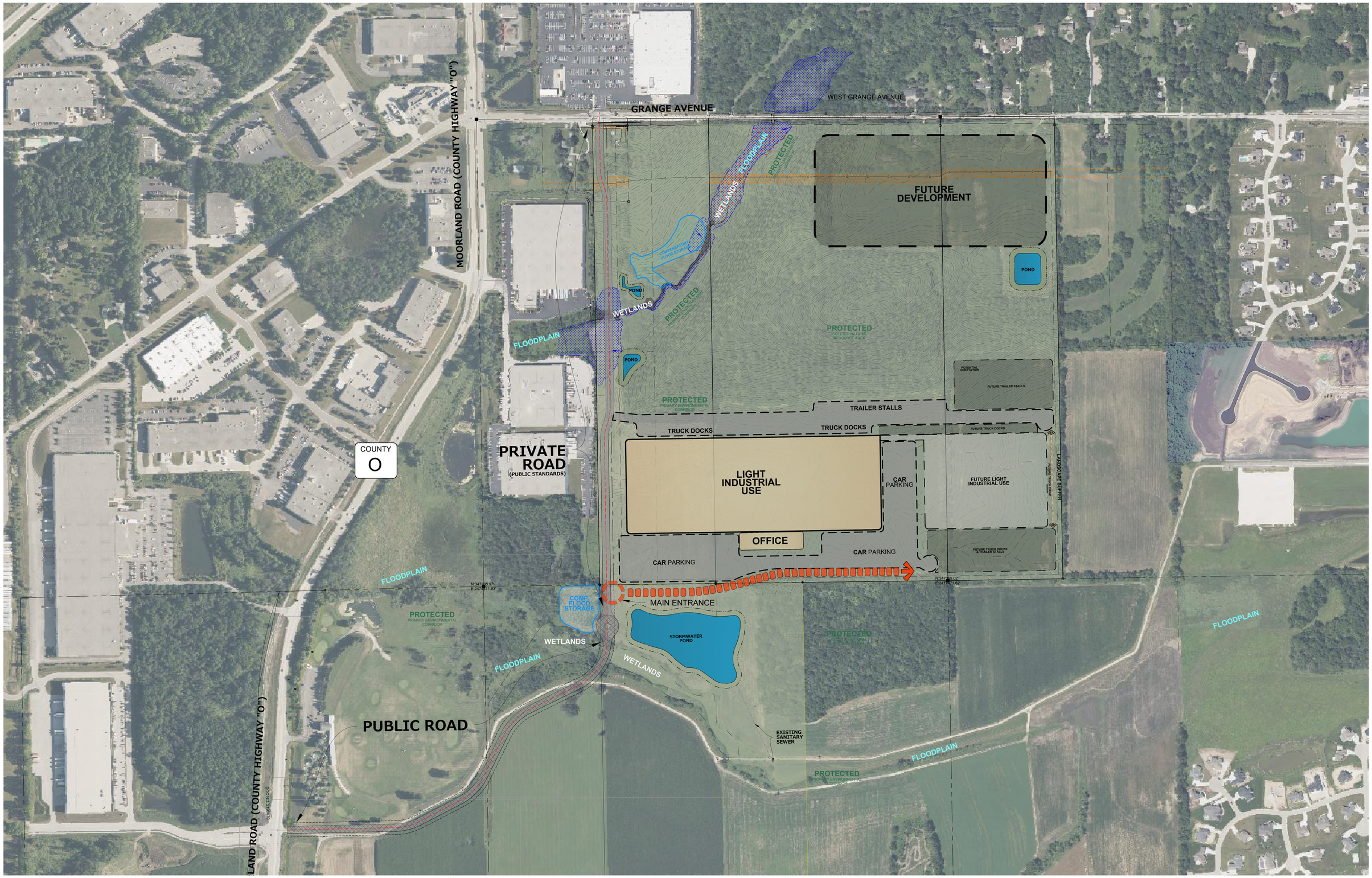
Developer Funded Projects:

Grange Avenue & Costco Driveway: Traffic Signal
Woods Edge Road extension east of Moorland Road

Note: All projects are pending approval of funds. All dates are subject to change.

PROJECT GRAVITY
5533-001-00

SCHEMATIC SITE PLAN



HGA

PINNACLE ENGINEERING GROUP

SunCap
PROPERTY GROUP®

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 200' 400'

SHEET SIZE: 30" x 42"

03/31/2026

1" = 200'-0"

HGA

PINNACLE ENGINEERING GROUP

SunCap PROPERTY GROUP®

NORTH

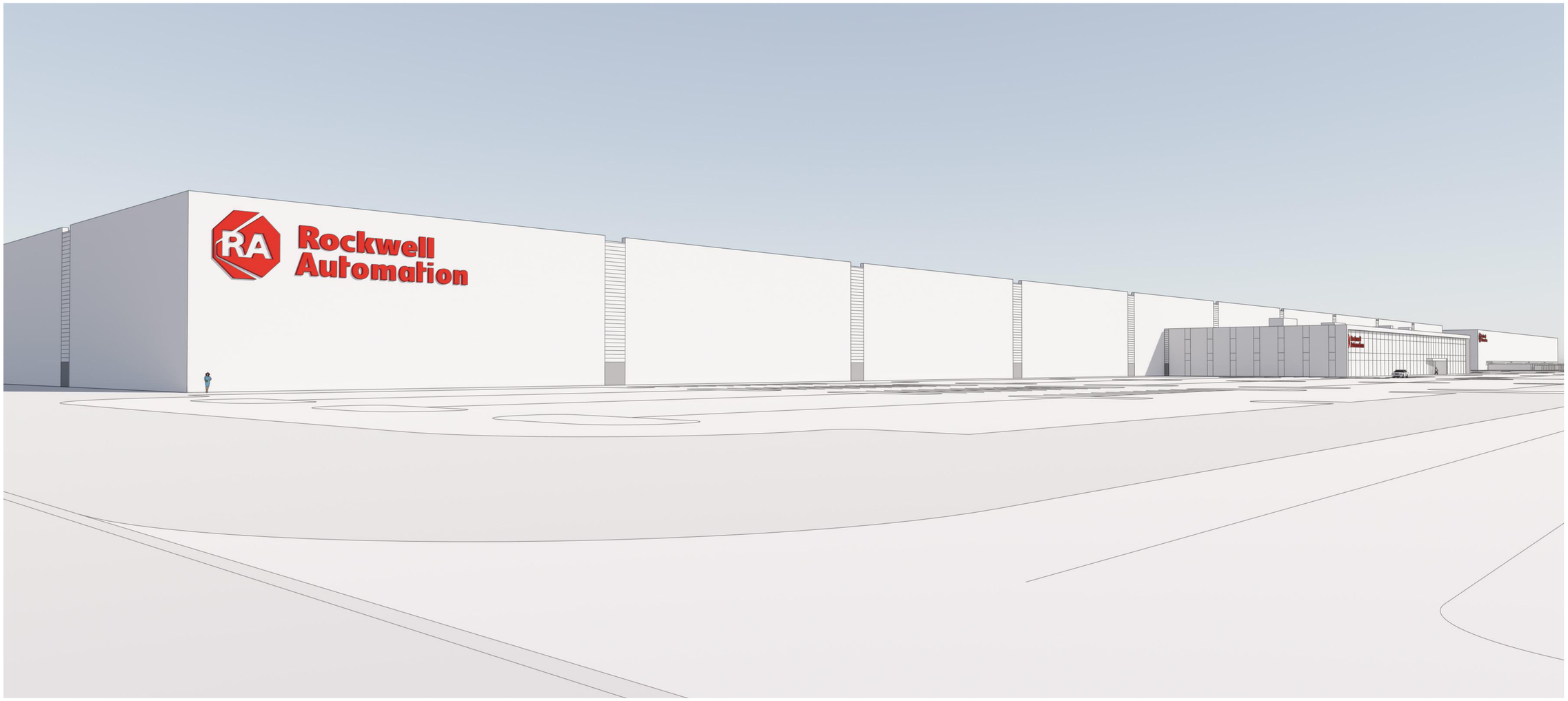
GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

SHEET SIZE: 30" x 42"

03/31/2026

1" = 100'-0"



ENTRY PERSPECTIVE FROM SOUTHWEST

SHEET INDEX

00 - COVER SHEET
01 - SITE PLAN (PINNACLE)
02 - AERIAL PERSPECTIVES
03 - BUILDING PLAN
04 - BUILDING CROSS SECTIONS

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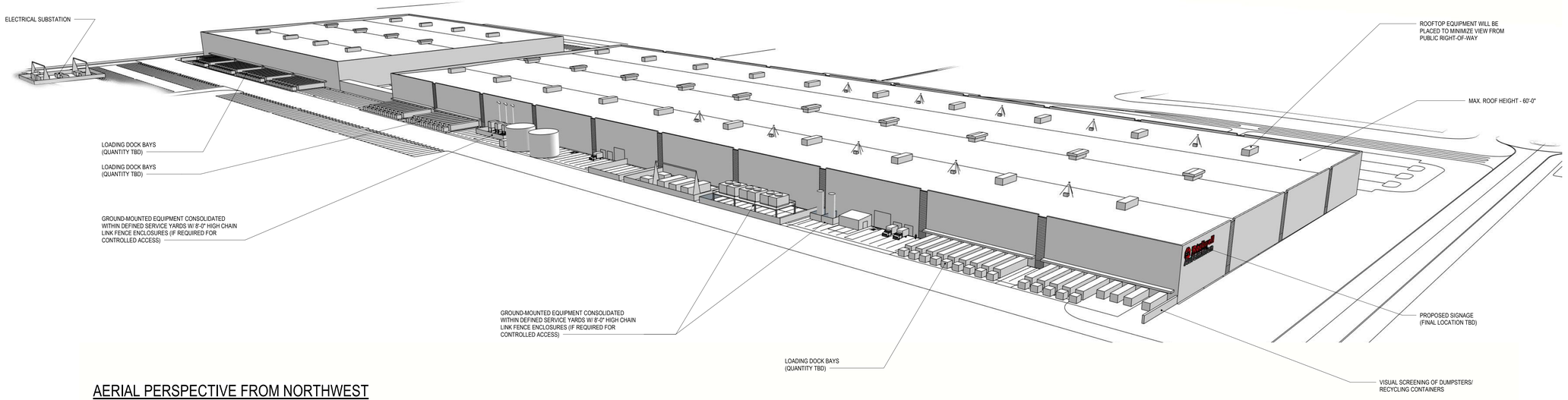
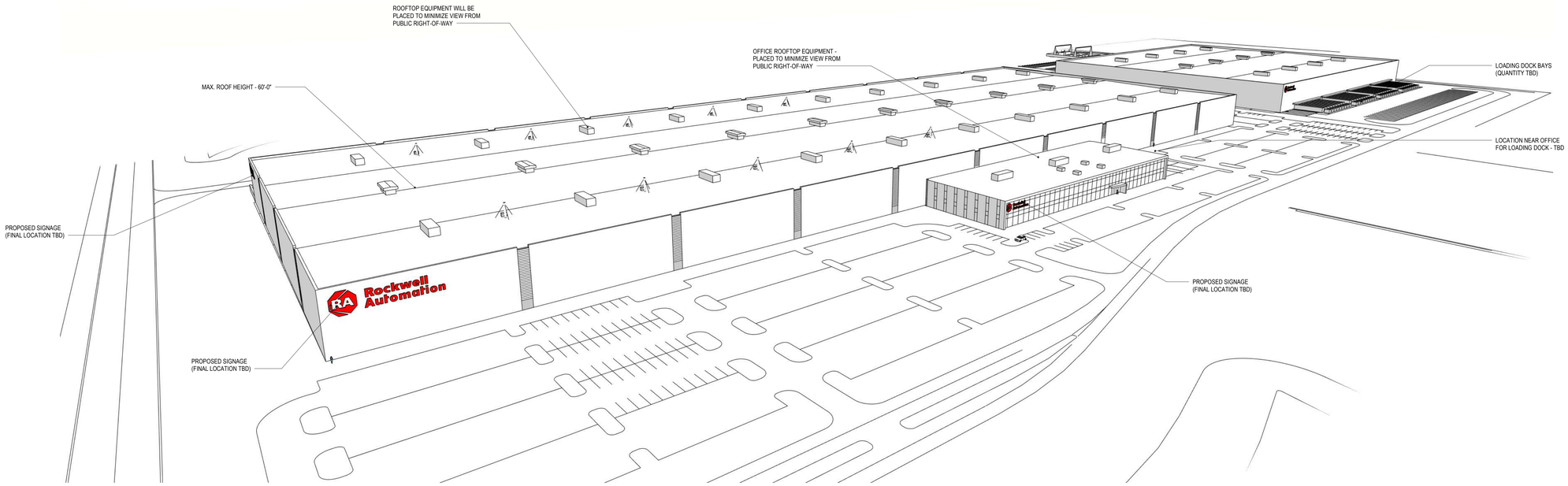
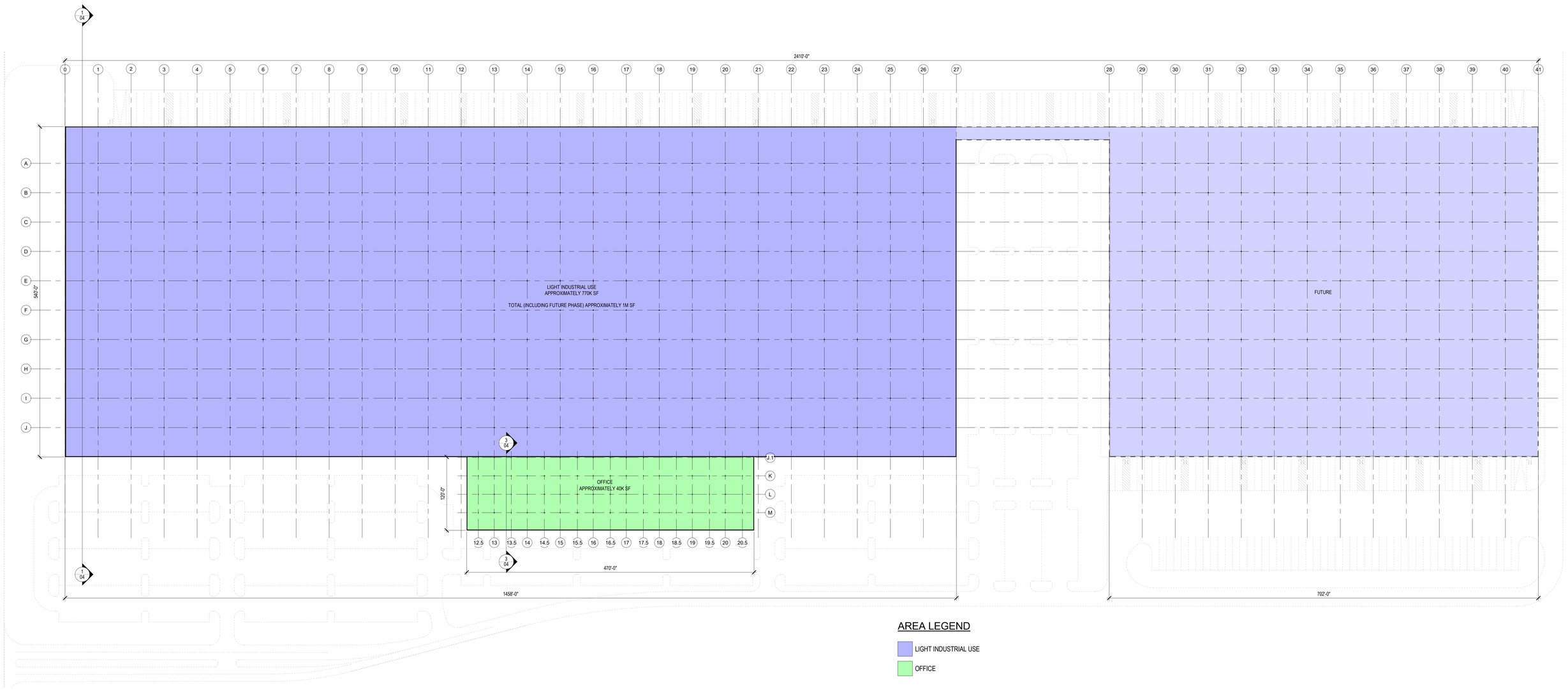


AERIAL PERSPECTIVE FROM NORTHWEST



AERIAL PERSPECTIVE FROM SOUTHWEST

HGA PINNACLE ENGINEERING GROUP SunCap PROPERTY GROUP®



AREA LEGEND

- LIGHT INDUSTRIAL USE
- OFFICE

1 BUILDING PLAN

0 24' 48' 96' 144'

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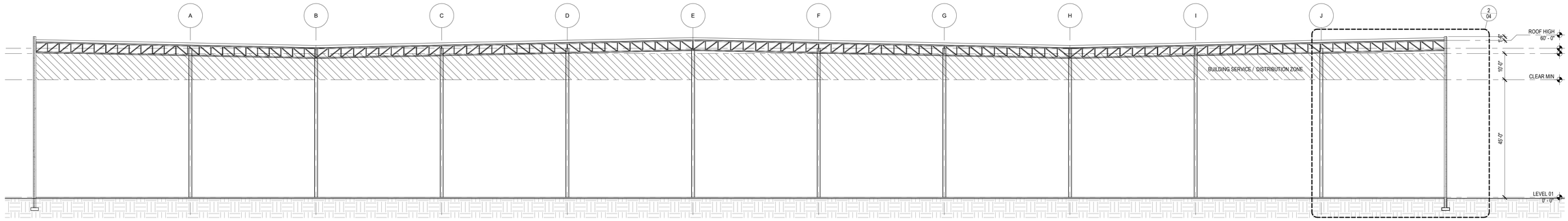
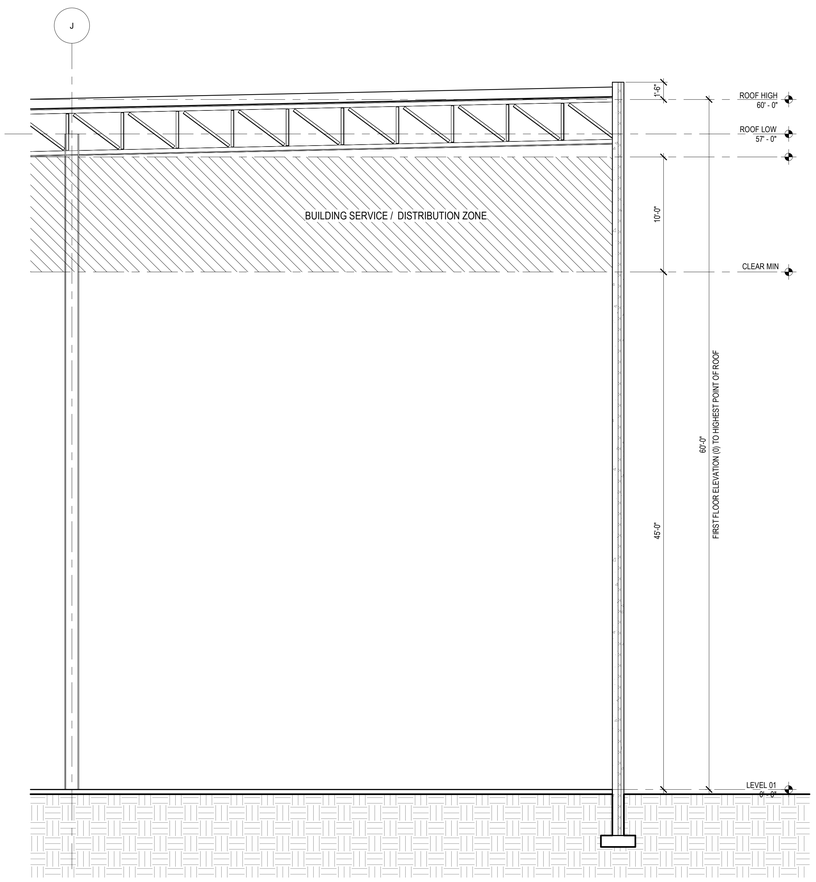


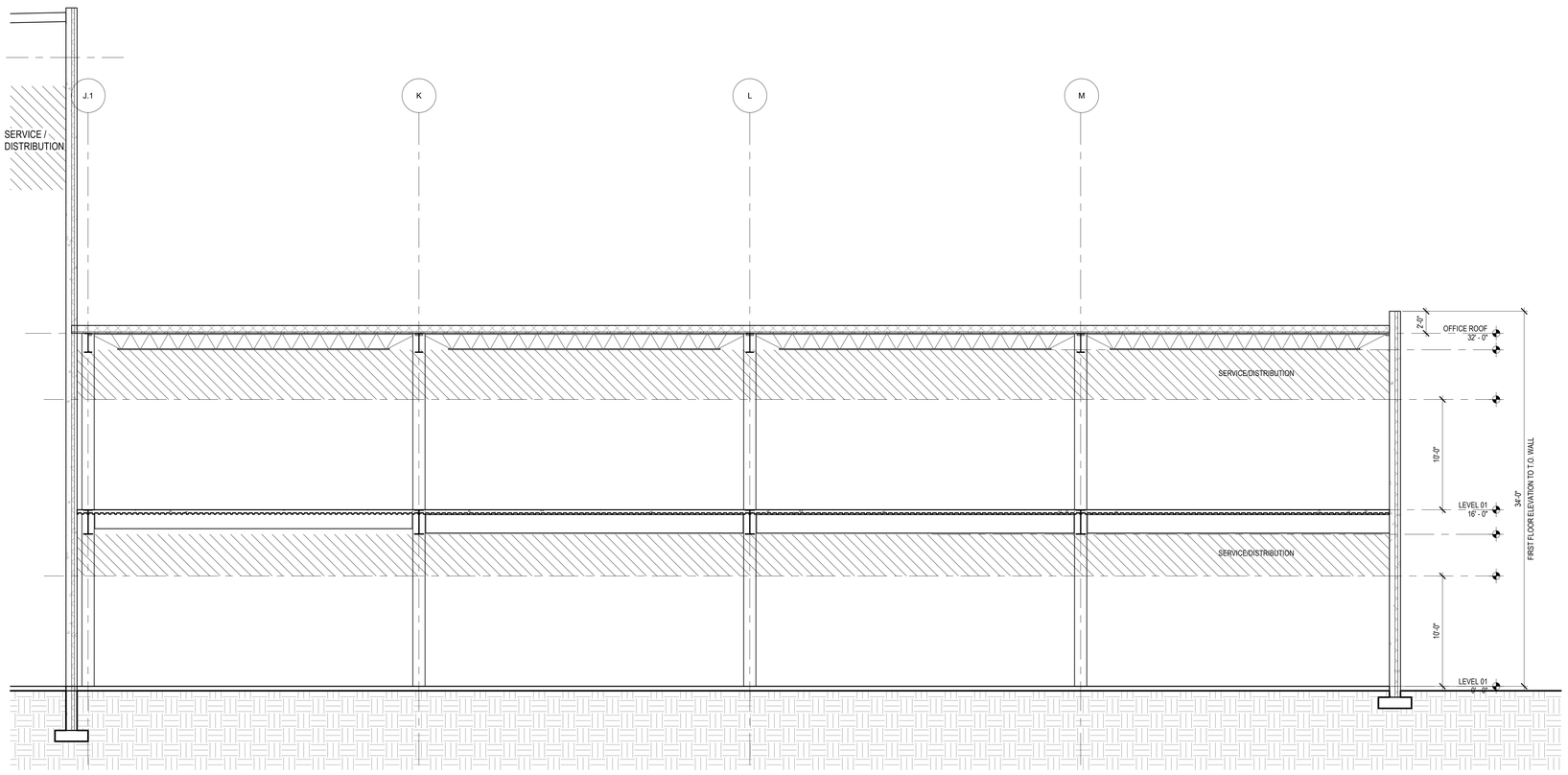
1 TRANSVERSE SECTION
1/16" = 1'-0"

0 8' 16' 32'



2 SECTION BAY
3/16" = 1'-0"

0 2' 4' 8' 12'



3 SECTION - NORTH/SOUTH OFFICE
3/16" = 1'-0"

0 2' 4' 8' 12'

HGA PINNACLE ENGINEERING GROUP SunCap PROPERTY GROUP®

04

SHEET SIZE: 30" x 42"

3/4/2026

As indicated

ORDINANCE NO. 2720

Rockwell PUD / Planned Unit Development

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

SECTION I

WHEREAS, the City of New Berlin (City) has adopted a Comprehensive Plan under Wis. Statutes Sections 62.23 and 66.1001; and

WHEREAS, the City has adopted a Zoning Ordinance under Wis. Statues 62.23 and does allow planned unit development overlays (PUD) per Section 275-39B(1) of the New Berlin Municipal Code; and

WHEREAS, the Applicant Patrick Theodossiou with SunCap Property Group has submitted an application for a Planned Unit Development Overlay District located at:

- 15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]
- Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]
- Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]
- 15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]
- 14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]
- 14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]
- Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]
- Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]
- Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]
- 15920 W College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]
- 5900 S Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

in accordance with Sections 275-23 and 275-39(B)(1) of the New Berlin Municipal Code; and

WHEREAS, the proposed PUD will necessitate an amendment to the City of New Berlin Comprehensive Plan. The procedure for the creation of a PUD Overlay District and the amendment to its Comprehensive Plan has been followed in compliance with Sections 275-21.1, 275-22 and 275-23 of the New Berlin Municipal Code; and

WHEREAS, a Joint Public Hearing was held on June 1, 2026 before the Plan Commission to receive comments concerning the proposed Planned Unit Development Overlay District Ordinance # 2720, as well as the proposed Comprehensive Plan Amendment. Additionally, a neighborhood meeting was held on May 13, 2026 to review the development and;

WHEREAS, based upon the recommendation from the Plan Commission at a meeting held on July 15, 2026 to INSERT MOTION the Rockwell Planned Unit Development Ordinance # 2720, along with INSERT MOTION of the amendment to the City's Comprehensive Plan and;

NOW, THEREFORE, BE IT HEREBY RESOLVED AND INSERT IF ADOPTED BY THE CITY OF NEW BERLIN, the Planned Unit Development Overlay Ordinance # 2720 – Rockwell PUD Overlay District is hereby **INSERT IF ADOPTED** pursuant to Chapter 275-39(B)(1) of the New Berlin Municipal Code as follows:

SECTION II

Planned Unit Development Summary

The purpose of the Planned Unit Development (PUD) is to create a zoning district that allows flexibility from the rigid development standards of underlying zoning districts. This PUD ordinance shall specify all elements of what is to be modified or added to the basic underlying district, and provisions of the underlying basic use district not specifically enumerated as changed, modified, or deleted shall remain in full effect.

Unless specified otherwise by this ordinance, any regulation not listed shall be regulated in accordance with the Zoning Ordinance dated June 10, 2025 and underlying zoning districts: Section 275-35B(6) M-3 Section 34-35 Business Park Development District, Section 275-37B(3) C-1 Upland Resource Conservancy District, and Section 275-37B(4) C-2 Shoreland Wetland Holding District.

The parcels of land that are the subject of this ordinance are located the City of New Berlin, which are legally described below. The total combined area of the properties is approximately 184.54 acres (ACTUAL ACRES TO BE UPDATED BASED ON CSM APPROVALS).

EXISTING LEGAL DESCRIPTIONS:

Tax Key #: 1290.998
CSM V17 P91 BEING PT OF NW.25 SEC 35 T6N R20E DOC #4407097 07/10/2019

Tax Key #: 1290.998.002
S.50 OF W.50 OF E.50 OF W.50 OF NW.25 SEC 35 T6N R20E V1180 P556

Tax Key #: 1290.998.003
N.50 OF W.50 OF E.50 OF W.50 NW.25 SEC 35 T6N R20E EXC C.S.M. V 17 PG 91 R129 I876 #2547000 3/17/00 #2590448 8/31/00

Tax Key #: 1290.998.001
E.50 OF E.50 OF W.50 OF NW.25 SEC 35 T6N R20E - 20 AC V1108 P218

Tax Key #: 1290.999
E.50 NW.25 SEC 35 T6N R20E 80 AC DOC #3715598

Tax Key #: 1289.995
W1/2 OF W1/2 OF NE1/4 SEC 35 T6N R20E

Tax Key #: 1291.997
W 30 AC OF E1/2 OF SW1/4 SEC 35 T6N R20E :: EX DOC #404204 :: EX CSM #2256 :: EX CSM #5004 ::EX DOC #1004515 :: EX S 33 FT FOR ROAD :: INCLUDING ACCESS EASMENT RECORDED AS DOC #3948483 & DOC #3991954 :: ALSO SUBJECT TO ACCESS EASEMENT RECORDED AS DOC #4787372

Tax Key #: 1291.986.001
PT E1/2 OF W1/2 OF SW1/4 SEC 35 T6N R20E

Tax Key #: 1291.994
W.50 W.50 SW.25 SEC 35 T6N R20E EX VOL 635/80, 756/114 37.283 AC. R406 I466 #2586533 8/15/00 EASE DOC #3948484 REC 09/10/2012

DRAFT

Tax Key #: 1288.997
S.50 SE.25 SEC 34 T6N R20E 80 AC EXC S 33 FT FOR RD R976 I800 EXC R2399 I620 3/11/97 EXC LANDS LYING W OF CTY HWY 'O' APPROX 36.68 AC EASE DOC #3948484 09/10/2012

Tax Key #: 1288.999
NE.25 SE.25 SEC 34 T6N R20E 40 AC R976 I800 EXC R2399 I620 3/11/97 FOR HWY & EXC LAND WEST OF CTY HWY 'O' EASE DOC #3948482 REC 09/10/2012

SECTION III

A 1-Lot Certified Survey Map (CSM's) has been submitted, which is attached in its draft form to this ordinance as Appendix E. Appendix E will be replaced with the approved CSM once recorded. Legal Description of parcel to be rezoned to M-3/PUD:

LANDS TO BE REZONED FROM A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1, & C-2 (AS SHOWN ON THE EXHIBIT LOCATED ON THE CITY'S WEBSITE):

Areas zoned C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District) on the City's Zoning Map will remain unchanged.

North Area along Grange Avenue

Lot 1 of Certified Survey Map No. _____, recorded in the Office of the Register of Deeds for Waukesha County on _____ as Document No. _____, being a Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest ¼ of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest ¼ of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

That I have surveyed, mapped and divided Certified Survey Map No. 2365, as recorded in the Register of Deeds office for Waukesha County as Document No. 921624, and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows: Commencing at the northwest corner of the Northwest 1/4 of said Section35; thence North 89°41'05" East along the north line of said Northwest 1/4, 863.95 feet to the Point of Beginning; Thence continuing North 89°41'05" East along said north line of the Northwest 1/4, 1792.23 feet to the northwest corner of the Northeast 1/4 of said Section 35; Thence North 89°38'59" East along the north line of said Northeast 1/4, 652.38 feet to the west line of Certified Survey Map No. 11951; Thence South 01°04'47" East along said west line, 2649.64 feet to the south line of said Northeast 1/4 of Section 35; Thence South 89°06'11" West along said south line, 658.30 feet to the Center of said Section 35; Thence South 89°17'17" West along the south line of the aforesaid Northwest 1/4 of Section 35, 1995.10 feet to the southeast corner of Westridge East Condominium; Thence North 00°53'13" West along the east line of said Condominium, 2629.62 feet; Thence North 89°41'05" East, 200.00 feet; Thence North 00°53'13" West, 40.00 feet to the Point of Beginning. Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes. Containing 7,038,817 Square Feet (161.5890 Acres) of land Gross and 6,914,583 square feet (158.7370 acres) of land Net, more or less

South Area East of Moorland Road (A conceptual CSM exhibit is provided along with 4 CSM's in Exhibit E)

Being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34 and part of the Northeast ¼ and Northwest 1/4 of the Southwest 1/4 of Section 35, all in Township 6 North, Range 20 East, City of New Berlin,

Waukesha County, Wisconsin, described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 35; thence North 89°17'17" East along the north line of said Southwest 1/4, 1330.00 feet; thence South 01°01'32" East, 847.85 feet; thence North 30°15'17" West, 151.57 feet; thence North 63°51'32" West, 615.77 feet to a point on a curve; thence southwesterly 262.99 feet along the arc of said curve to the right, whose chord bears South 43°58'21" West, 257.77 feet; thence South 63°47'56" West, 278.95 feet to a point on a curve; thence southwesterly 196.68 feet along the arc of said curve to

the left, whose radius is 300.00 feet and whose chord bears South 45°01'03" West, 193.18 feet; thence South 26°14'09" West, 292.86 feet to the west line of the aforesaid Southwest 1/4; thence South 01°02'09" East along said west line, 336.05 feet; thence South 89°25'55" West, 1152.19 feet to the east right of way line of South Moorland Road – County Trunk Highway "O"; thence North 03°02'03" East along said east right of way line, 120.24 feet; thence North 89°25'55" East, 576.17 feet; thence North 62°32'43" East, 451.20 feet; thence North 33°36'23" East, 217.38 feet; thence North 19°00'47" East, 116.16 feet to the west line the aforesaid Southwest 1/4, thence North 01°02'09" West along said west line, 859.77 feet to the Point of Beginning.

All remaining areas not included in the *South Area East of Moorland Road* zoned A-1 (Agricultural District) and P-1 (Park District) shall remain unchanged and are not subject to this PUD.

M-3/PUD: Rockwell / Planned Unit Development District

The purpose of this Planned Unit Development (PUD) Ordinance is to allow for the coordinated development of large-scale, master planned corporate manufacturing and technology campus in a manner that provides flexibility in building placement, size, configuration, phasing, infrastructure, and site design. This PUD is intended to accommodate evolving manufacturing technologies, supply-chain requirements, workforce needs, and market conditions over time, provided development remains consistent with this approved PUD Ordinance.

Approval of the PUD shall include a Conceptual Master Plan intended to depict the overall campus concept, circulation framework, open space areas, utility extensions, and development envelopes. This plan is conceptual in nature and does not establish fixed building location or dimensions, therefore providing guidance for future developments. The design is based on principles outlined in Chapters 17 and 18 of the City's Comprehensive Plan. Appendix A, Conceptual Master Plan, reflects Rockwell's plan and design principles.

The M-3/PUD: The Rockwell / Planned Unit Development District is intended to provide for M-3 Section 34-35 Business Park Development District. The M-3 Section 34-35 Business Park Development District is intended for light manufacturing, office and business uses. The M-3 Section 34-35 Business Park Development District is also intended to provide a broader mix of allowable uses including retail establishments within Sections 34 and 35 of the City to support both business and residential development. The district is further intended to promote open space, intense vertical landscape, planting screens, buffer yards and preservation of existing environmental features (trees, wetlands, floodplain, rock outcroppings, steep slopes and viewsheds).

The applicant has identified approximately 1,500,000 sq. ft. of industrial development, which shall include a network of walkable streets with interconnected sidewalks, pedestrian ways, landscaping and urban design measures that promote Traditional Neighborhood Development (TND) ideals.

Unless specified otherwise by this section, all new development shall be in accordance with the M-3 Zoning District, per Section 275-35B(6) M-3 Section 34-35 Business Park Development District.

1. Principal Uses (See also Chapters 275-35C (Table 275-35-1) and 275-41D)

    a. Utilities as defined under Zoning Code Section 275-70. The public and private facilities, that are not of a regional nature, such as water wells, sanitary sewers, water mains, water and sewage pumping stations, water storage tanks, water purification facilities, power and communication transmission lines, electrical power stations and substations, static transformer stations, telephone and telegraph exchanges and gas regulation stations, wastewater treatment plants, municipal incinerators and storage yards. Telecommunication facilities are not to be considered utilities. See also Section 275-40.

        i. This proposal may include a We Energies substation to service this development. Building and Electric permits will be required.

2. Accessory Uses (See also Chapters 275-35C (Table 275-35-1) and 275-42)

    a. Use Approval Permit. DCD staff shall determine if Architecture Review Committee review and approval is required. Accessory buildings located within non-single-family residential zoning

districts with a maximum size of 5,000 square feet shall require the issuance of building permits by DCD staff.

i. The applicant may have accessory building(s) for maintenance equipment and/or additional storage.

3. Conditional Uses (See also Chapters 275-27 and 275-35C (Table 275-35-1))

4. Prohibited Uses (See also Chapter 275-35C (Table 275-35-1))

5. Lot Area and Width (See also Chapter 275-44)

a. Parcels of land subject to this PUD Ordinance may be configured in any manner by Subdivision, CSM or meets and bounds transfer subject to City review and approval under WI Statutes CH. 236 and New Berlin Municipal Code Chapter 275 and 235. (See Appendix A, Conceptual Master Plan).

6. Building Height (See also Chapters 275-45 and 275-35D (Table 275-35-2))

7. Setback and yards (See also Chapters 275-35D and 275-46)

a. Under the M-3 District, there are no required setbacks, but all applicable building and fire codes, landscaping, screening and buffer yards shall be met.

b. In order to maintain maximum flexibility with the redevelopment plans, there shall be a zero-lot line setback from property lines if developed as part of a unified project. These setback requirements shall be subject to the requirements of other governmental regulatory bodies with jurisdiction. These setbacks assume adequate vision triangles, parking and circulation. The Plan Commission shall have the authority to require larger setbacks on a case-by-case basis in order to accommodate for safety and/or to further the redevelopment vision for this area.

c. Wetland Setback. All impervious surfaces shall be setback a minimum of zero (0) feet.

8. Lot Coverage (See also Chapter 275-35D (Table 275-35-3))

a. Table 275-35-3 shall not apply. The applicant and the City will work together to achieve additional green space around the building / future building(s) with planters, other urban design measures, and additional plantings. Future development shall coordinate with the City on any storm water management requirements.

9. Time Limits (See also Chapter 275-23(F))

a. If the development has not commenced, as evidenced by the securing of the initial Zoning Permits for Rockwell PUD and building permits for construction of any project defined in this PUD, and construction has not started within two calendar years from the approval of this ordinance, the Rockwell Planned Unit Development Overlay District ordinance shall expire and become null and void. The underlying basic use district shall remain in force.

b. If the developer requires an extension of the time limits, any extension shall be requested by the developer in writing explaining the hardship and sent via Certified Mail to the Department of Community Development not less than 60 days prior to the expiration of this PUD. The Common Council may allow multiple extensions in the sole exercise of its discretion.

10. Use and Site Plan Review (See also Chapters 275-24 and 275-53)

a. No principal or accessory use, development or structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied, and no site or premise shall be altered, used, changed, modified, occupied, or building permit

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approved until after the owner has applied for and received approval of the application for the zoning permit/use approval. An approved PUD Ordinance shall not be construed as a Zoning Permit or any other approval until the Plan Commission has granted a zoning permit use approval and staff has determined that all conditions of that approval have been satisfied.

b. On-site grading work can begin prior to issuance of Zoning permits; however, the grading and stormwater plan shall be approved prior to any site disturbance. No work on public improvements shall begin until a Development Agreement is approved.

c. The overall building size may be adjusted as presented in a Use, Site and Architecture plan application as the building floor plans are finalized by Rockwell. Conceptual plans for building(s) are:

i. Phase I (South Building) will include ~830,055 sq. ft. (including ~ 787,320 sq. ft of manufacturing and ~ 42,320 sq. ft.). Future expansion of Phase I could be an additional approximate 200,000 sq. ft.

ii. Phase II (North Building along Grange Avenue) may be developed as light industrial at a future date. Traffic Study estimated a possible 425,000 sq. ft. building.

11. Parking & Circulation (See also Chapter 275-57)

a. Parking lots may be located at the property line as long as circulation, bufferyards, vision triangles, and/or drainage are taken into consideration.

b. Minimum Parking calculations:

i. Office Space: 1 space per 300 sq. ft.(minimum)

ii. Remainder of Building (warehouse, manufacturing, distribution) 1 space per 4,000 sq. ft. (minimum).

iii. Independent parking space study. An applicant may choose to prepare an independent parking space study in order to better accommodate reduced parking spaces. DCD staff may approve up to a 15% reduction to what is presented in this PUD; however, any reductions greater than 15% of what is presented in this PUD shall require Plan Commission approval. Requirements shall include the following:

[1] Estimates of parking demand based on recommendations of the Institute of Traffic Engineers Manual (ITE), Urban Land Institute, or other acceptable estimates as approved by the Community Development Director; and/or

[2] Reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by the source of the data used to develop the recommendations.

c. There is no maximum number of parking spaces.

12. Architecture (See also Chapter 275-59)

a. No principal or accessory use, development, structure or sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied and no site or premise shall be altered, used, changed, modified, building permit approved, or occupied until after the owner has applied for and the Architectural Review Committee of the Plan Commission has reviewed and approved the architecture for the zoning permit/use approval.

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b. Per Chapter 275-59D(3)(b), In the M-1, M-2, M-3 and I-1 Districts, all building exteriors facing a street shall be permitted materials.

i. Such materials shall extend around all four sides of the structure.

ii. Large buildings should include some smaller masses and forms to break down the building scale and provide visual richness. Techniques include using recesses or projections, creating distinct building components, and occasionally varying roof forms.

iii. Building elevations should be articulated in ways that give the appearance of multiple layers which add depth and avoid the appearance of flat facades. Suggested techniques include setting windows back from the exterior wall plane; adding decorative elements such as cornices, lintels, or sills; expressing structural columns through changes of plane; and extending roof eaves.

iv. Building facades should be composed to define base, middle, and top elements. The base of the building anchors it to the ground and is the interface between the building and people. The transition between the middle of the building and the base and top should be articulated by the use of contrasting materials, window openings, or ornamental elements. The top terminates the building against the sky and provides an opportunity to create an interesting silhouette.

1. The proposed building(s) are larger scaled. The applicant shall coordinate with the Architecture Review Committee to break up the façade. The overall building wall panel color may be adjusted as presented in a Use, Site and Architecture plan application as the building elevations are finalized by Rockwell.

c. The recommended architectural materials for the M-3 Zoning District are listed in Figure VIII-10 of Chapter 275-59C(1)(d)[6].

i. Conceptual architectural plans submitted as part of this PUD/Rezoning request can be found in Appendix C of this Ordinance.

13. Lighting (See also Chapter 275-60)

a. Minimum lighting standards Per Zoning Code Section 275-60I(4). All areas designated on approved site plans for vehicular parking, loading or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas, exclusive of approved anti-vandal lighting. For nonresidential development:

i. The average illumination shall be 2.0 footcandles. Light levels may be lower under the PUD.

ii. The average to minimum illumination ratio is approximately 5:1 (0.4 footcandle minimum). Light levels may be lower under the PUD.

iii. The maximum to minimum illumination ratio is approximately 20:1 (8.0 footcandles maximum). Light levels may be lower under the PUD.

iv. Streetlighting, where required, on public roadways shall follow IESNA RP-8 specifications.

1. A specific light is required to be installed within the public right-of-way and medians at Wood's Edge Road. Developer may use their own street light fixture in for the private drive. This will be outlined in the TIF agreement.

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v. Flashing, flickering, and other distracting lighting. Flashing, flickering, and other distracting lighting will be allowed in the rear of the building. Applicant has indicated they use lights near the truck loading area. Lights may not be seen from the public right-of-way.

14. Signage (See also Chapter 275-61)

a. This area is within a Special Commercial Sign Area (Moorland Road Business Corridor South), per Section 275-61J(3) of the Zoning Code, Figure VIII-14.

i. Number of signs. Nine monument signs (6 road signs and 3 building signs) may be permitted per business. Per Section 275-61 I(1)(c)[1], monument signs are required along arterials.

ii. Wall signage.

1. There shall be a maximum number of 10 wall signs permitted per building.

2. Wall signs and building signs shall be placed against the exterior walls of buildings and shall not extend more than 12 inches outside of a building's wall surface; shall not exceed 1.25 square foot in area for every one linear foot of building face width on which they are mounted; and shall not exceed the height or project beyond the building.

3. The maximum area of a wall sign may be increased by 25% if the building elevation where the sign is located faces the right-of-way and is set back by more than 150 feet from the right-of-way.

iii. Monument signs.] Monument signs shall adhere to the stipulations outlined in Section 275-61 I(1)(c) and (3)(b), with exception to the items listed below.

1. Monument sign(s) may be placed anywhere on the property that is outside of the ultimate right-of-way, vision triangle and circulation areas.

2. Signage shall be integrated into an overall coordinated sign plan for the entire development. Coordinated sign plan shall be reviewed and approved by DCD.

3. The total monument sign height shall not exceed 15 feet.

4. Maximum size of the monument sign face:

a. The area for a single tenant monument sign shall not exceed 75 square feet per side.

b. The area for a multitenant master identification monument sign that incorporates tenant names shall not exceed 100 square feet per side.

c. Square footage calculations do not include any architectural elements of the sign.

iv. EMCs shall adhere to the regulations outlined in Section 275-61 I(1)(g).

v. Off premise signage along Moorland Road is permitted to provide additional signage for a cohesive development, modifying Section 275-61J(3)(c)[3] of the Zoning Code.

vi. See the appendix section of a sample business park monument sign.

b. Monument signs in the M-3 District shall utilize the required bronze metal address plaque

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delineated in the sketch below (See also Chapter 275-61I(1):

Figure VIII-13
Bronze Metal Address Plaque Example

15. Landscaping (See also Chapter 275-54 and Chapter 275-56).

a. Applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of the development to be approved by the City.

b. Screening. To the maximum extent possible, roof, wall and ground mounted equipment shall be screened from the public right-of-way.

c. The M-3 specific bufferyard and trail requirements outlined in 275-56 shall apply.

i. Minimum required bufferyard. The minimum bufferyard shall be 40 feet adjacent to all single-family residential uses.

1. Existing plant materials. Healthy, existing trees and shrubs shall be incorporated into the landscape to the maximum extent feasible, per the requirements of Section 275-56 C(3)(b).

2. The buffer at the edge of this district shall be reserved as a meaningful landscape area. Sufficient landscaping, berms and/or decorative fencing or garden walls shall be used in these areas to adequately screen the adjacent uses from the view of the residential properties.

a. As discussed at the public hearing, neighbors in adjacent subdivisions located along Sunny Slope Road would like to see sound walls, increased landscaping, preservation of existing tree lines to the maximum extent practicable. This would include opportunities to pull the grading back from the southern and eastern property lines in order to save existing tree lines and supplement with new evergreen trees as appropriate.

3. Consideration shall be given to plant species to allow sufficient screening during the winter months.

ii. Trail requirements.

1. As development occurs, off-road or on-road paths and trail connections, where appropriate to connect to the City's Utility easement/public trail and on-road bike paths for both residential and non-residential development to create an interconnected trail system, shall be required. Plan Commission may waive requirement due to site constraints. All path and trail connections shall be constructed at the time of development and public trail easements

provided to the City. Requirements shall include the following:

a. Where practical, side paths shall be a minimum of five feet along local roads, and six feet along collectors or arterials. If along the back of curb, a minimum of eight feet shall be required.

b. Surface treatments. Concrete, or other approved material, shall be used for all side paths abutting roadways. The use of bricks or pavers shall be prohibited.

c. Where practical, street lights, utility poles, sign posts, fire hydrants, mailboxes, benches or other street furniture shall not obstruct the sidewalk width.

d. Pedestrian-level lighting may be installed to improve pedestrian visibility, comfort and security.

2. Uniform signage. Any directional signage shall be part of an overall coordinated sign plan with a theme for placement, lettering style, color, construction, material and related design considerations of signs, while at the same time minimizing sign confusion and clutter.

d. Financial security (See also Chapter 275-56C(2))

i. At the time of final execution of a certified survey map, subdivision plat or landscape plan with the city, the owner is required to make a fiscal surety commitment, either by escrowed funds, certificate of deposit or letter of credit, with the City to ensure that the owner is in full compliance with the landscape installation and maintenance requirements of the approved plans and the City's Developer's Handbook.

ii. A maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (five-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety.

e. Replacement of significant trees. Pursuant to 275-54B(7) the DEVELOPER acknowledges that it shall be responsible for paying a tree replacement fee.

i. The applicant is coordinating with the CITY on a public / private partnership for the design and construction of the future public road to the east of Moorland Road along with the storm water management pond (final location to be determined with Use, Site and Architecture application) which will be set forth in a Development Agreement. The design and installation of the pond will account for the CITY's future Public Road storm water requirements. If an agreement is reached, the applicant's tree replacement fee may be reduced.

ii. Any reduction will consider road and pond design costs that go above and beyond the driveway requirements for this new building. The reduction will also factor in the required maintenance for the pond and storm water features.

f. Parking Lot landscaping (See also Chapter 275-56E(3)

i. Parking lot interiors. The use of landscaped islands and medians shall be used to provide positive guidance to motorists and establish proper driving patterns and/or stormwater best management practices.

1. Applicability. All parking lots with 40 or more parking spaces shall comply with these interior parking lot landscaping requirements, unless the Director finds

that landscaped islands are not appropriate for a particular site. Landscaping used to fulfill the perimeter parking lot landscaping requirements as outlined in Subsection E(2) shall not be used to satisfy these interior parking lot landscaping requirements. This shall not apply to the truck parking area. Additional protection may be required depending on placement of fire hydrants as they are typically placed in the landscape island areas.

ii. General requirements.

1. Each individual landscaped island shall include a minimum of one tree and two shrubs or appropriate stormwater plantings.

2. Landscaped islands shall be at least 170 square feet in size with the smallest dimension of pervious surface being six feet to allow for adequate root aeration and expansion. Any landscaped island that is less than 170 square feet in area may not be used in the minimum 5% interior landscaping requirement calculation.

3. Plant materials shall be chosen and arranged to maximize the shading of parking spaces.

4. Plant materials shall be arranged to minimize obstruction of parking spaces as well as visibility and access on and off site.

5. Landscaped islands shall be dispersed throughout the parking area in order to break up large areas of surfaced parking.

g. (b)Required screening (See also Chapter 275-56G(1)(b)

i. All mechanical equipment to be screened from right-of-way to the maximum practical extent as follows:

1. Roof-mounted equipment. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design. The parapet wall or similar structure shall be of a height equal to or greater than the height of the mechanical equipment being screened.

2. Wall-mounted equipment. Wall-mounted mechanical equipment that protrudes more than six inches from the outer building wall to be screened from the public right-of-way by structural features that are compatible with the architecture of the subject building. Wall-mounted mechanical equipment that protrudes six inches or less from the outer building wall shall be designed to blend with the color and architectural design of the subject building.

3. Ground-mounted equipment. Ground-mounted mechanical equipment to be screened from view of the public-right-of-way by a decorative wall that is compatible with the architecture and landscaping of a development site. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened.

h. Alternative screening (See also Chapter 275-56G(1)(c)

i. Alternative screening methods, including but not limited to increased landscaping, larger setbacks and grouping of equipment may be permitted with the approval of the Director.

16. Engineering / Roads / Easements

a. The proposed road (Wood's Edge Road, located on the east side of Moorland Road) along the south property line is within the 25' dedicated utility easement. Applicant and adjacent property owners shall coordinate to dedicate a new location for the trail to extend to the western property line. Proposed road cross section shall include a sidepath (on road and off road).

b. The City will require proof of easement (for utilities) for the driveway if the full road is not installed at this time.

c. The City will require the developer to prepare a CSM(s) with dedication of the full right-of-way for all parcels adjacent to CTY O (Moorland Road) and along the proposed road (Wood's Edge Road, located on the east side of Moorland Road).

d. Provide a cul-de-sac (or roundabout) on the proposed road within the public right-of-way which will abut the private entrance to Rockwell, per Section 235-23F of the Subdivision Code, Stub streets.

    i. A note shall be added to the face of future CSM and the Use Approval plan set.

e. Phased development. Where the Plan Commission has approved the construction of a temporary stub street due to phased development, the developer will provide a suitable all-weather turnaround. The use of the turnaround shall be guaranteed to the public until such a time as the road can be extended.

f. Based on the Section 34/35 TIA Trip Generation prepared for the City, this development will need to provide the number of additional vehicles per day they will add to the overall area. The project needs to contribute funds at the time of occupancy for the overall improvements in this section. The City Engineer will determine this amount after additional information is known about the tenant.

g. Detailed road/infrastructure/stormwater/grading plans need to be approved by the Engineering Division in conjunction with writing of the Developer Agreement (DA). The DA is required for all public improvements and shall require a separate application. The DA will need final approval from the Board of Public Works and the Common Council. The DA shall be executed prior to clearing, grubbing, grading and/or infrastructure work commencing. The Director shall approve any preliminary site work prior to execution of a DA.

    i. Approval of all surety instruments is required prior to the commencement of construction.

h. A fee-in-lieu shall be submitted to cover the proportionate costs of constructing the intersection and roadway improvements in the Section 34/35 Development Area. DEVELOPER shall submit the fee-in-lieu prior to application for building permit.

    i. The fee–in-lieu applies to all development projects located within the Section 34/35 Development Area and covers the necessary improvements to:

        1. Grange/Moorland Intersection

        2. Grange/Sunny Slope Intersection

        3. College/Moorland Intersection

        4. College/Sunny Slope Intersection

        5. Moorland Road Improvements

        6. Support documentation is on file with the CITY. The fee-in-lieu is calculated based on the Section 34/35 Development Area Traffic Impact Analysis, dated

July 19, 2016.

17. Site Amenities

a. The development shall incorporate public outdoor gathering space(s).

SECTION IV

AREAS ZONED C-2, SHORELAND WETLAND HOLDING DISTRICT ON THE CITY'S ZONING MAP WILL REMAIN UNCHANGED. NEW WETLANDS WILL BE REGISTERED ON THE CITY'S ZONING MAP.

SECTION V

WHEREFORE, The amendments to the City of New Berlin Comprehensive Plan necessary to accommodate this PUD having been approved on July 15, 2026 pursuant to Chapter 275-21.1 and the: Rockwell Planned Unit Development Overlay District Ordinance having been considered as being consistent with the City of New Berlin Comprehensive Plan was approved as a Planned Unit Development on July 28, 2026, pursuant to Chapter 275-23 of the New Berlin Zoning Code, the Common Council hereby adopts this Ordinance and approves the rezoning of land described in Section III to M-3/PUD, C-1 & C-2 to be named the Rockwell Planned Unit Development Overlay District, pursuant to the conditions set forth herein.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2720 on behalf of the City of New Berlin.

This ordinance shall take effect upon the passage and publication as required by law, and upon the final approval of the Development Plans as recommended by the Plan Commission, and the City Clerk shall so amend the Code of Ordinances and zoning map of the City of New Berlin and shall indicate the date and number of this amending ordinance therein.

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

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

PASSED AND ADOPTED by the Common Council this 28th day of July, 2026.

APPROVED:

_____
David A. Ament, Mayor

Countersigned:

_____
Rubina Medina, City Clerk

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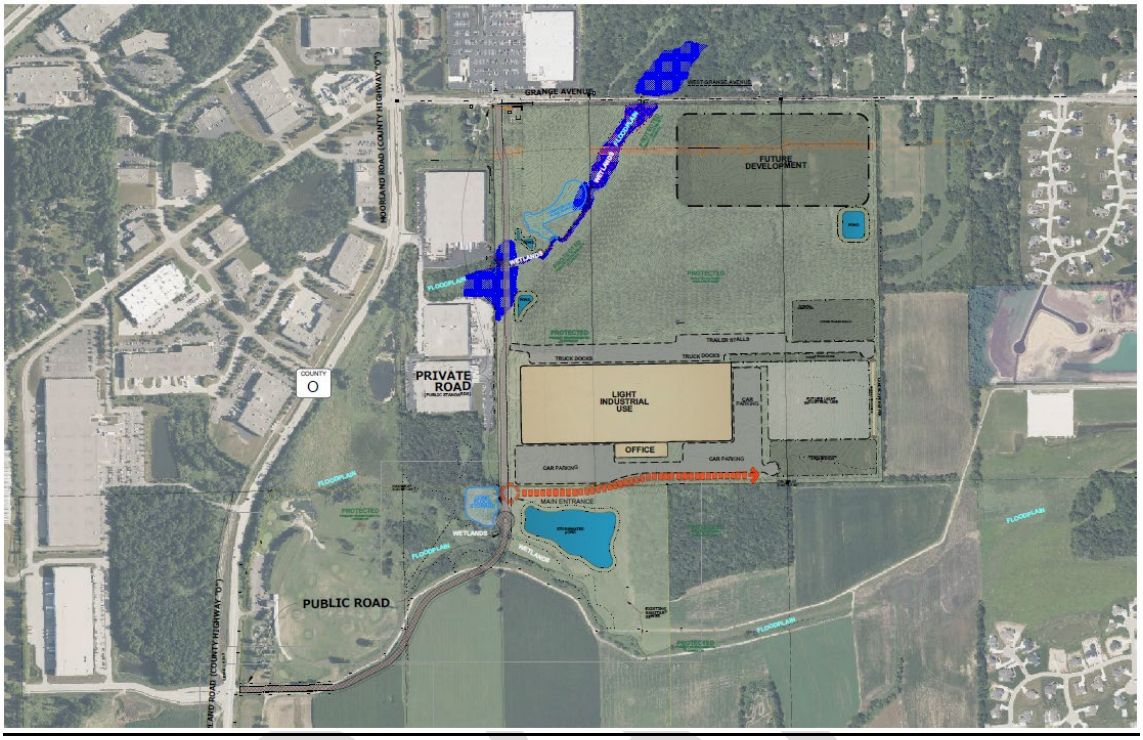
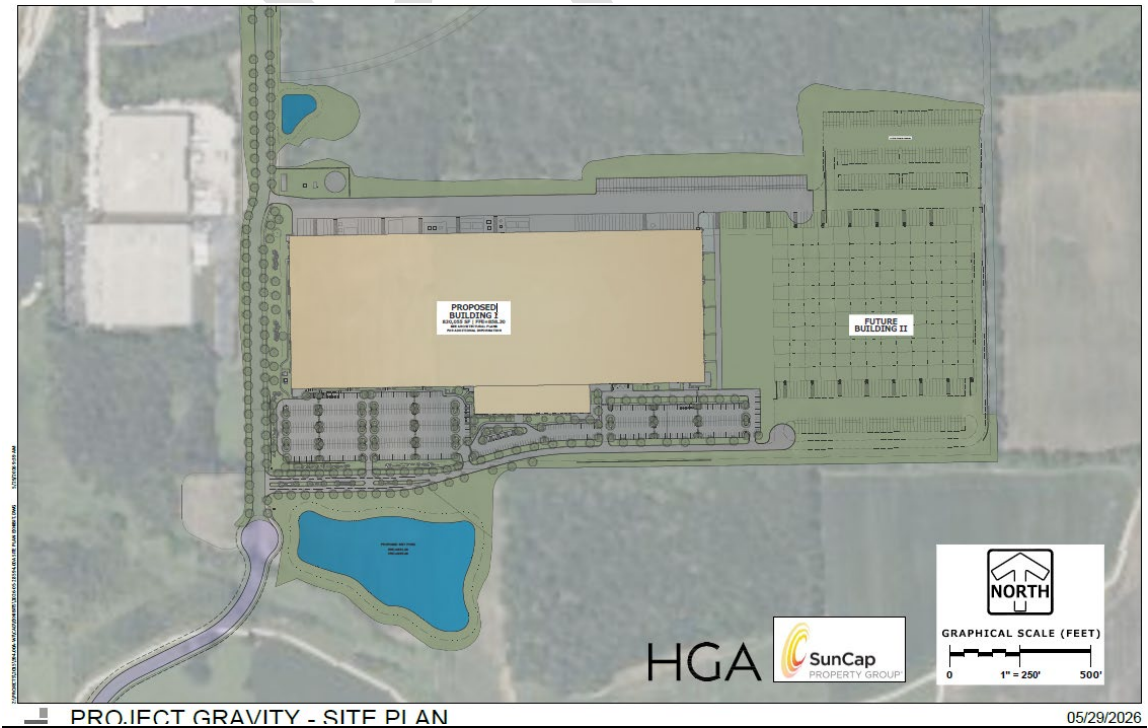
APPENDIX A

Conceptual Master Plan (Site & Utility Plans)



Initial overall concept with phasing.



Updated concept for Phase I.

APPENDIX B

The City's Comprehensive Plan Chapter 17 Neighborhood "G" Sections 26 and 35 South Moorland Road Corridor, Chapter 18 Neighborhood "H" Westridge and Moorland Road & Chapter 10 Land Use Plan.

Proposed amendments are attached to the Comp. Plan Staff Report CP-2600596.

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

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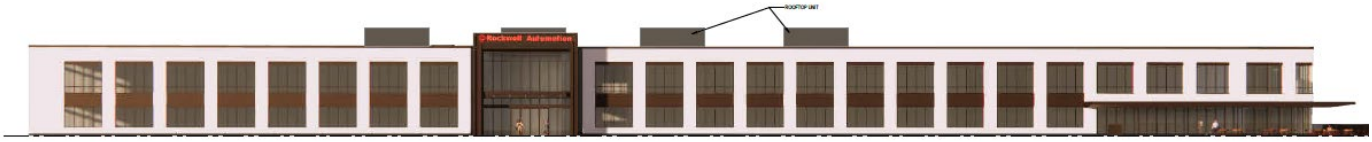
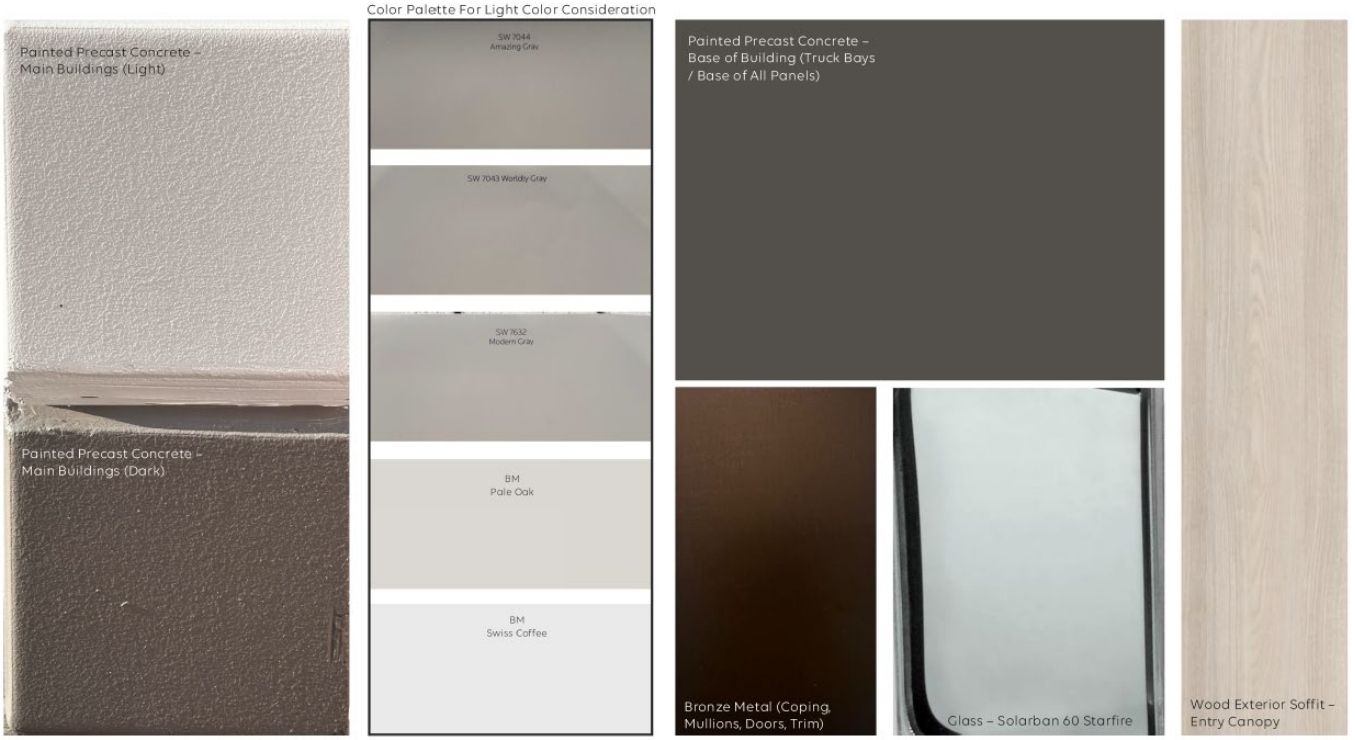
APPENDIX C

Elevations (CONCEPTUAL)



SOUTH ELEVATION

EAST ELEVATION



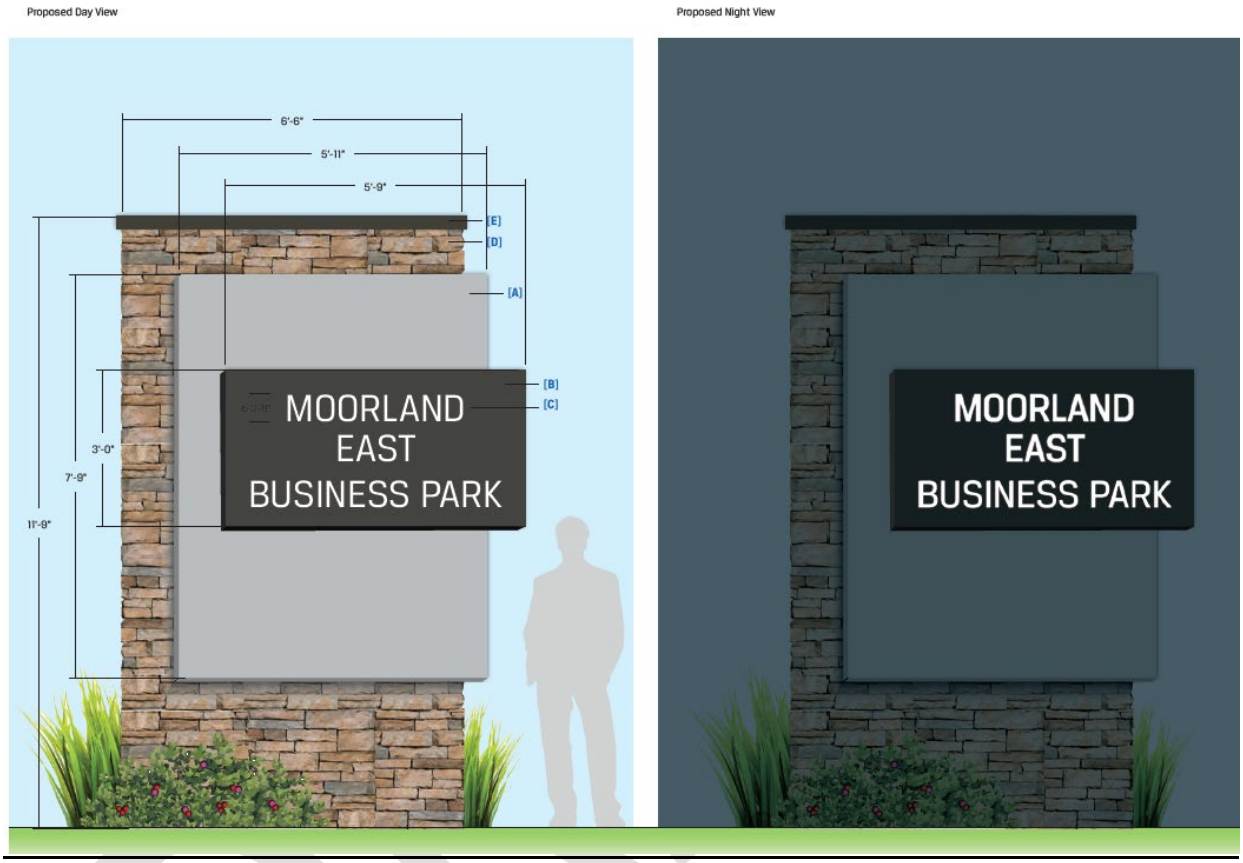
Rockwell Automation

Rockwell Automation

Rockwell Automation

APPENDIX D

Signage / Business Park Sign / Right-of-way Lighting Spec (CONCEPTUAL)

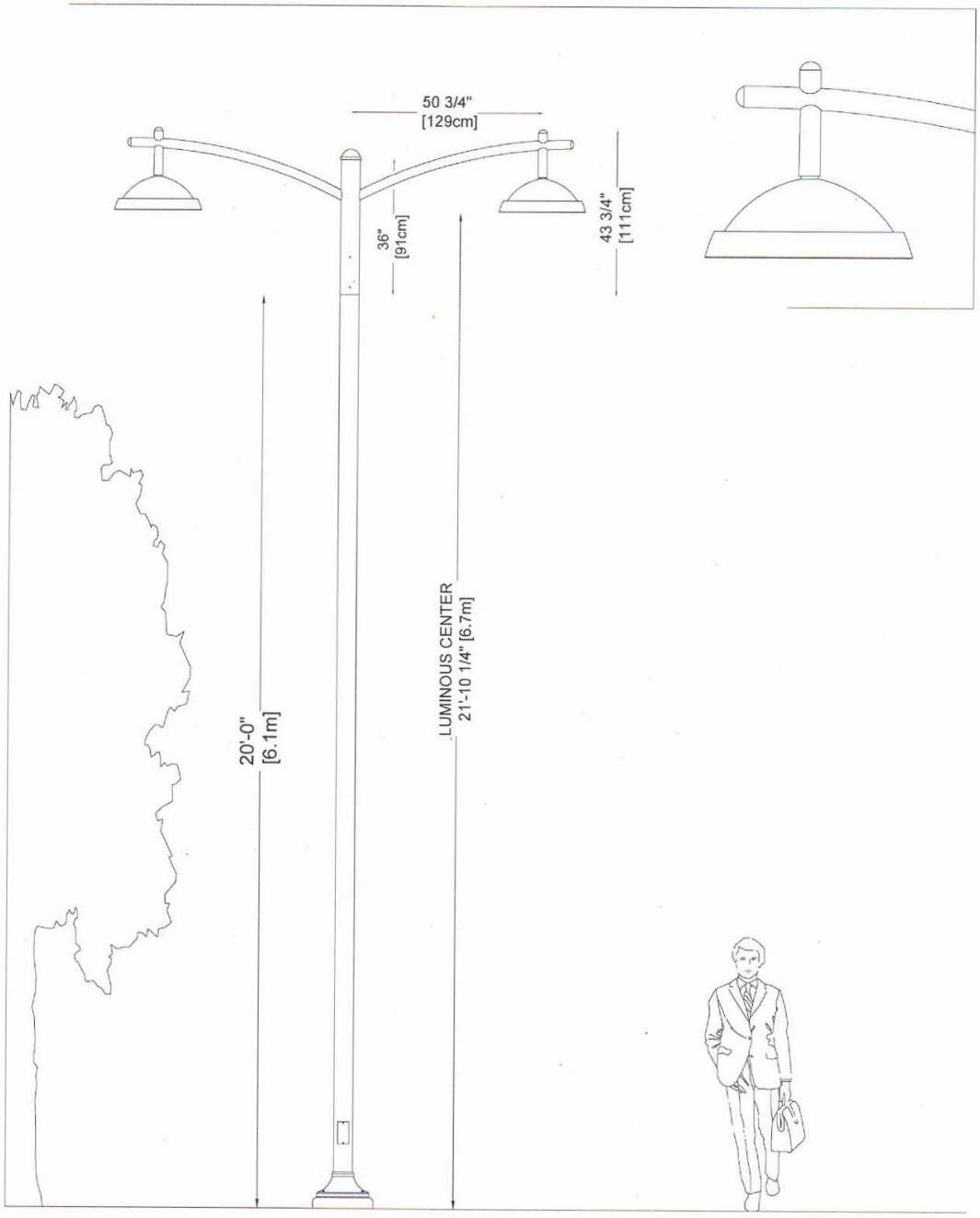


8/12/19
Approved

cyclone
The Luminaires Group Inc

APPROVAL – SPECIFICATION

Project : **New Berlin - WI - RD-19-16**	Order: **SQ_025482**
Tag: **2**	Qty:**2**



Stamp/Approval	File : **CR22P1A - SQ_025482 - NEW BERLIN - WI - RD-19-16.DOC**
Name : Date :	Date : **08/08/2019** Page : **1/3** Designer : **obeland**

Cyclone Lighting - Phone: 450-434-5000 - Fax: 450-434-5001, 2175 Boulevard des Entreprises, Terrebonne, QC. J6Y 1W9, info@cyclonelighting.com

APPENDIX E

Draft CSM's & Supporting Documentation (CONCEPTUAL)

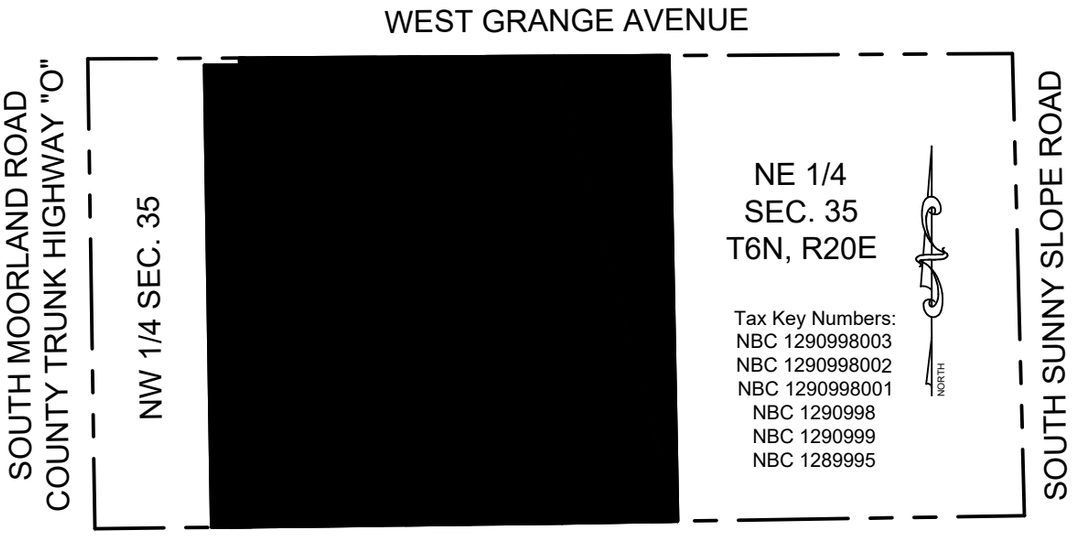
DRAFT

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

VICINITY MAP

SCALE 1":1000'



WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

JANUARY 14, 2026

Prepared for:
Rockwell Automation, Inc.
1201 S 2nd Street
Milwaukee, WI 53204

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 35, Township 6 North, Range 20 East which has a bearing of N89°41'05"E.
- Flood Zone Classification: The property lies with in Zone "X" and Zone "A" of the Flood Insurance Rate Map Community Panel No. 55133C0353H with an effective date of OCTOBER 19, 2023. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" areas are Special Flood Hazard Areas without a Base Flood Elevation and is depicted by scaled map location and graphic plotting only, subject to map scale uncertainty.
- All existing buildings and silos to be removed.

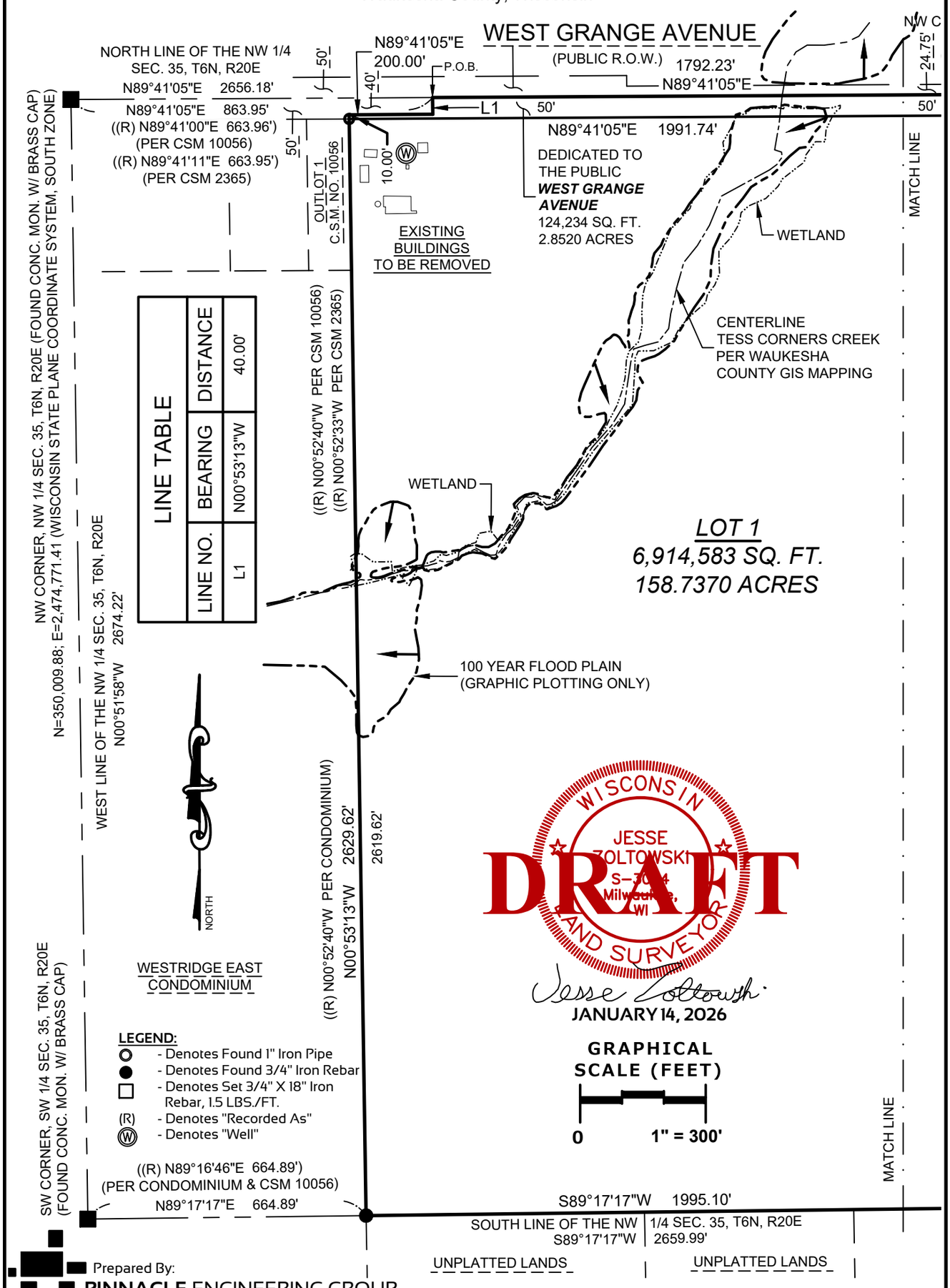
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

DRAFTED BY: ST
PEG JOB#594.00
SHEET 1 OF 8

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin



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PEG JOB#594.00

SHEET 2 OF 8

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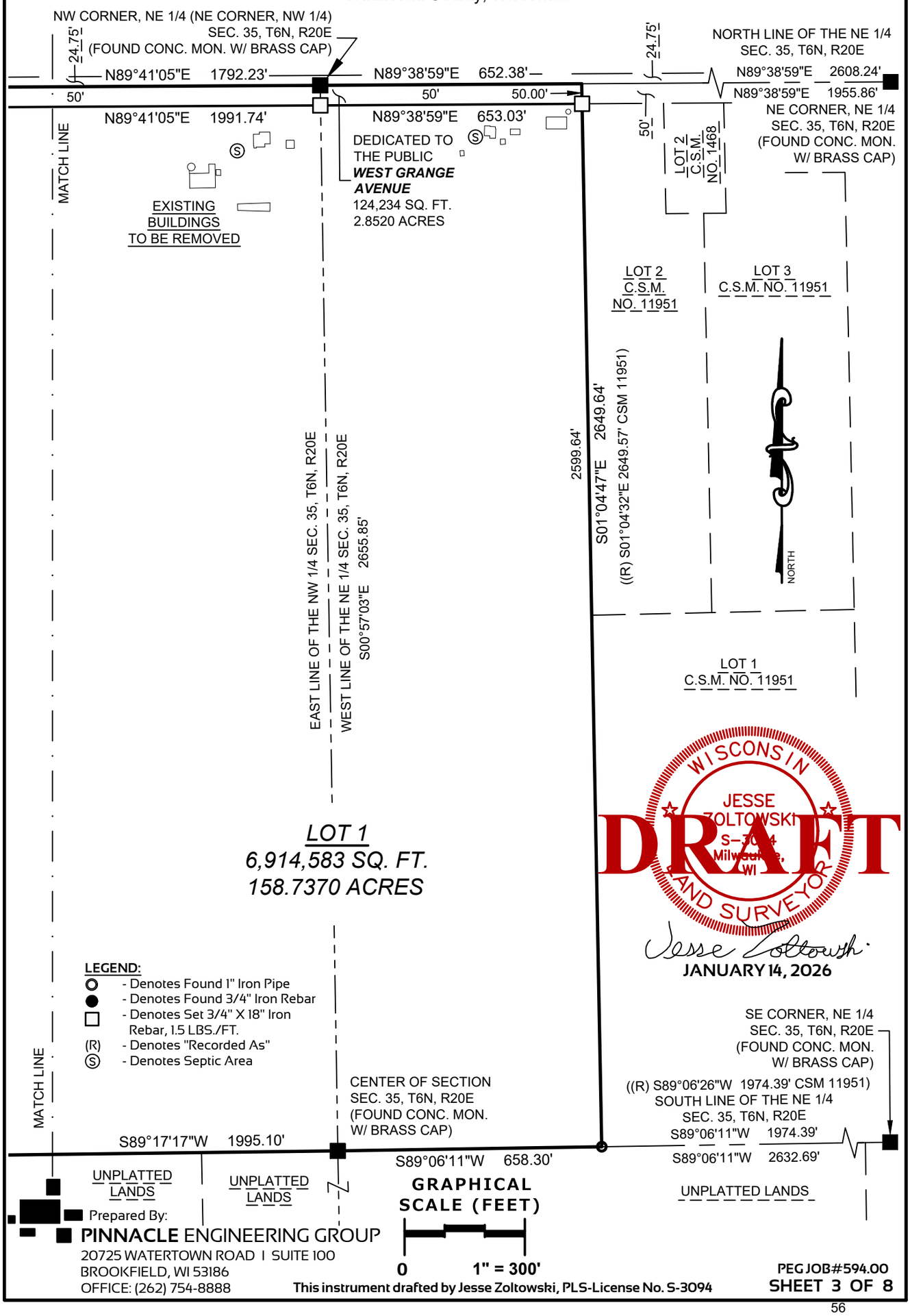

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BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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PEG JOB#594.00

SHEET 3 OF 8

CERTIFIED SURVEY MAP NO. _____

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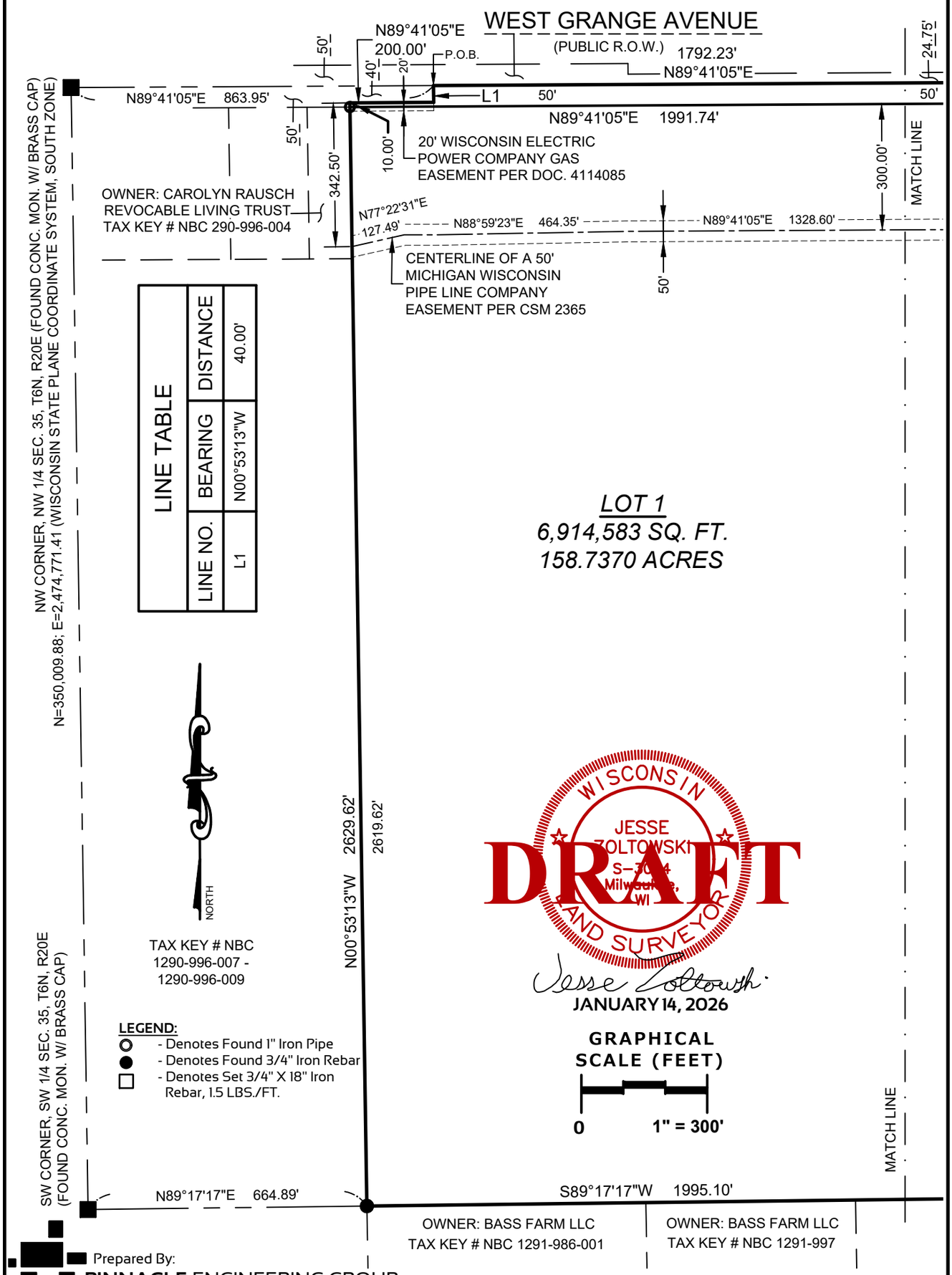

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PEG JOB#594.00

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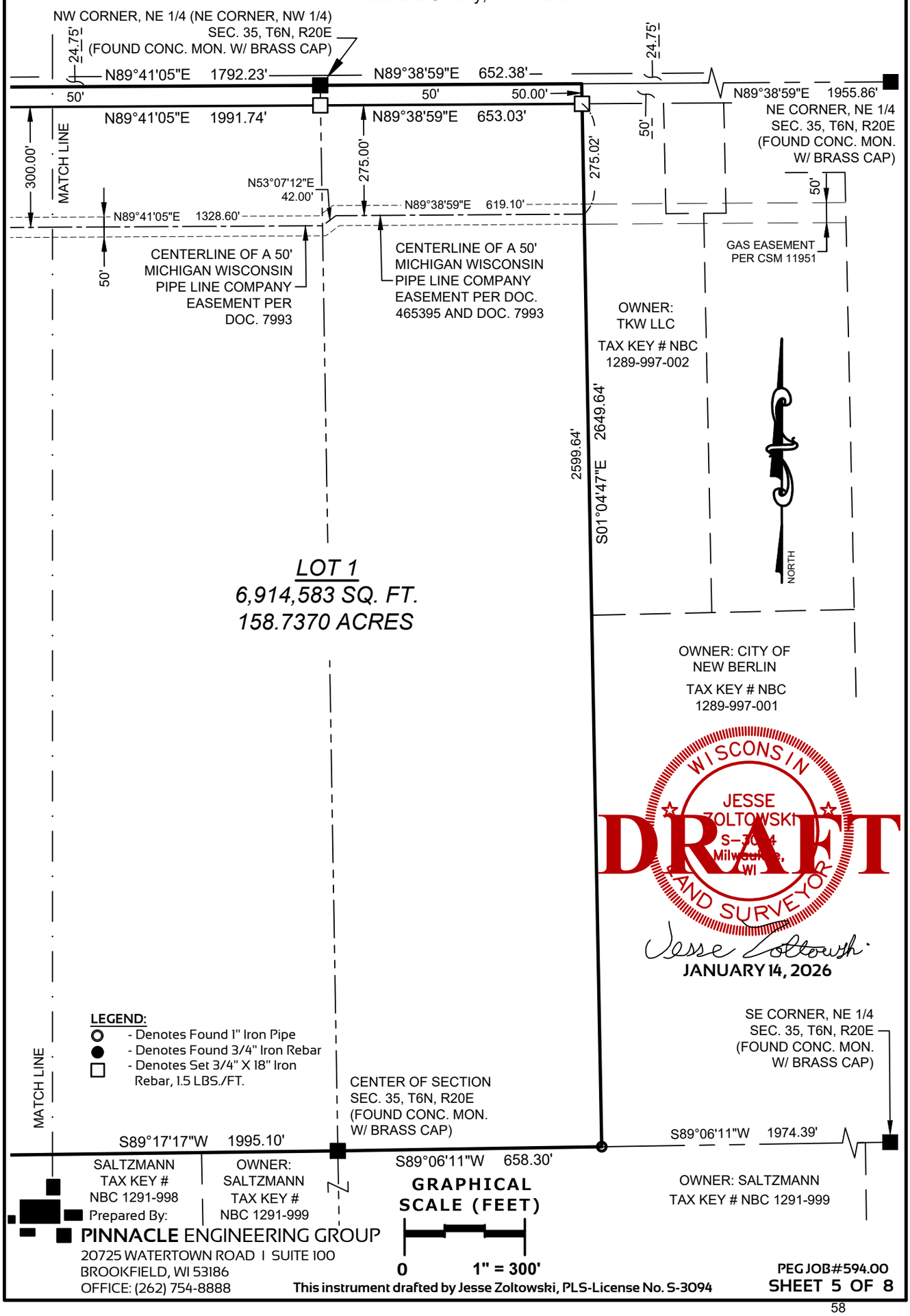


Prepared By:

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

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

PEG JOB#594.00

SHEET 5 OF 8

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided Certified Survey Map No. 2365, as recorded in the Register of Deeds office for Waukesha County as Document No. 921624, and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section35; thence North 89°41'05" East along the north line of said Northwest 1/4, 863.95 feet to the Point of Beginning;

Thence continuing North 89°41'05" East along said north line of the Northwest 1/4, 1792.23 feet to the northwest corner of the Northeast 1/4 of said Section 35;
Thence North 89°38'59" East along the north line of said Northeast 1/4, 652.38 feet to the west line of Certified Survey Map No. 11951;
Thence South 01°04'47" East along said west line, 2649.64 feet to the south line of said Northeast 1/4 of Section 35;
Thence South 89°06'11" West along said south line, 658.30 feet to the Center of said Section 35;
Thence South 89°17'17" West along the south line of the aforesaid Northwest 1/4 of Section 35, 1995.10 feet to the southeast corner of Westridge East Condominium;
Thence North 00°53'13" West along the east line of said Condominium, 2629.62 feet;
Thence North 89°41'05" East, 200.00 feet;
Thence North 00°53'13" West, 40.00 feet to the Point of Beginning.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes.

Containing 7,038,817 Square Feet (161.5890 Acres) of land Gross and 6,914,583 square feet (158.7370 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of ROCKWELL AUTOMATION, INC., owner of said land.

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

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

Date: JANUARY 14, 2026

Jesse Zoltowski
Professional Land Surveyor S-3094

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

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

PEG JOB#594.00
SHEET 6 OF 8

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ROCKWELL AUTOMATION, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ROCKWELL AUTOMATION, INC., as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of New Berlin

IN WITNESS WHEREOF, the said ROCKWELL AUTOMATION, INC. has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of: ROCKWELL AUTOMATION, INC.

_____
Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named ROCKWELL AUTOMATION, INC., to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

Jesse Zoltowski

JANUARY 14, 2026

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

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

PEG JOB#594.00
SHEET 7 OF 8

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

Jesse Zoltowski

JANUARY 14, 2026

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

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

PEG JOB#594.00
SHEET 8 OF 8

LEGEND

CSM PHASE 1

CSM #1

CSM PHASE 2

CSM #2A

CSM #2B

CSM #2C

CSM #2D

CSM #2E

CSM PHASE 3

WITH PUBLIC ROAD R.O.W. DEDICATION

R.O.W. DEDICATION WITH CSM PHASE 3

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 250' 500'

W GRANGE AVE

W SMALL RD

C.T.H. "O" / S MOORLAND RD

CSM AREA
GROSS AREA:
7,038,817 SQ. FT.
161.58 AC

TAX KEYS:
NBC 1290-998-003
NBC 1290-998-002
NBC 1290-998-001
NBC 1289-999
NBC 1289-998
NBC 1289-995

OWNER: VIRGIL SALTZMANN
TAX KEY # NBC 1288-999

LOT 2A

OUTLOT 2A

OUTLOT 2B

OWNER: VIRGIL SALTZMANN
& RAYMOND E SALTZMANN
TAX KEY # NBC 1288-997

LOT 2B

OWNER: RAYMOND E
SALTZMANN & MARIE L
NEILSEN
TAX KEY # NBC 1291-994

OUTLOT 2C

LOT 2C

OWNER: BAAS FARM
LLC
TAX KEY # NBC
1291-986-001

OUTLOT 2D

LOT 2D

OWNER: BAAS FARM
LLC
TAX KEY #
NBC 1291-997

OUTLOT 2E

LOT 2E

OWNER: RAYMOND E
SALTZMANN & MARIE L
NEILSEN
TAX KEY # NBC 1291-998

OWNER: RAYMOND E
SALTZMANN & MARIE L
NEILSEN
TAX KEY # NBC 1291-999

C.T.H. "HH" / W COLLEGE AVE

Z:\PROJECTS\2015\594.00A-WI\CAD\EXHIBITS\594.00A CSM EXHIBIT.DWG 4/3/2026 9:18 AM

PROJECT GRAVITY - CSM INTENT EXHIBIT

03/05/2026

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

JOB #: 594.00A

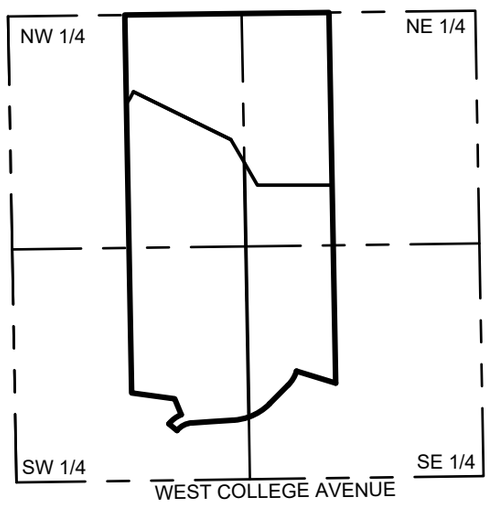
CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

Prepared for:
BAAS FARM LLC
15380 W COLLEGE AVE.,
MUSKEGO, WI 53150

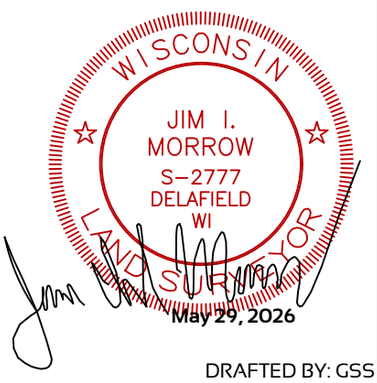
Subject Property
Tax Key Numbers: NBC 1291997 & NBC 1291986001

VICINITY SKETCH
SCALE 1"=1000'
SW 1/4 SEC. 35-6-20



CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	94.36'	192.93'	028°01'26"	S31°09'00"W	93.43'	S17°08'17"W	S45°09'43"W
C2	230.11'	320.00'	041°11'09"	S65°37'38"W	225.18'	S45°02'30"W	S86°13'40"W
C3	98.70'	103.13'	054°50'16"	S62°54'40"W	94.98'	N89°40'12"W	S35°29'32"W
C4	87.87'	180.00'	027°58'13"	N53°35'02"E	87.00'	N39°35'55"E	N67°34'08"E
C5	79.71'	393.00'	011°37'18"	S30°17'23"W	79.58'	S24°28'44"W	S36°06'02"W
C6	139.71'	320.00'	025°00'52"	S57°32'03"W	138.60'	S45°01'37"W	S70°02'29"W
C7	90.40'	320.00'	016°11'10"	S78°08'04"W	90.10'	S70°02'29"W	S86°13'40"W

NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East which has a bearing of N89°17'17"E.
- Wetland delineated by Wetland and Waterway Consulting LLC on October 27, 2025 as located by Manhard Consulting and CJ Engineering.



May 29, 2026

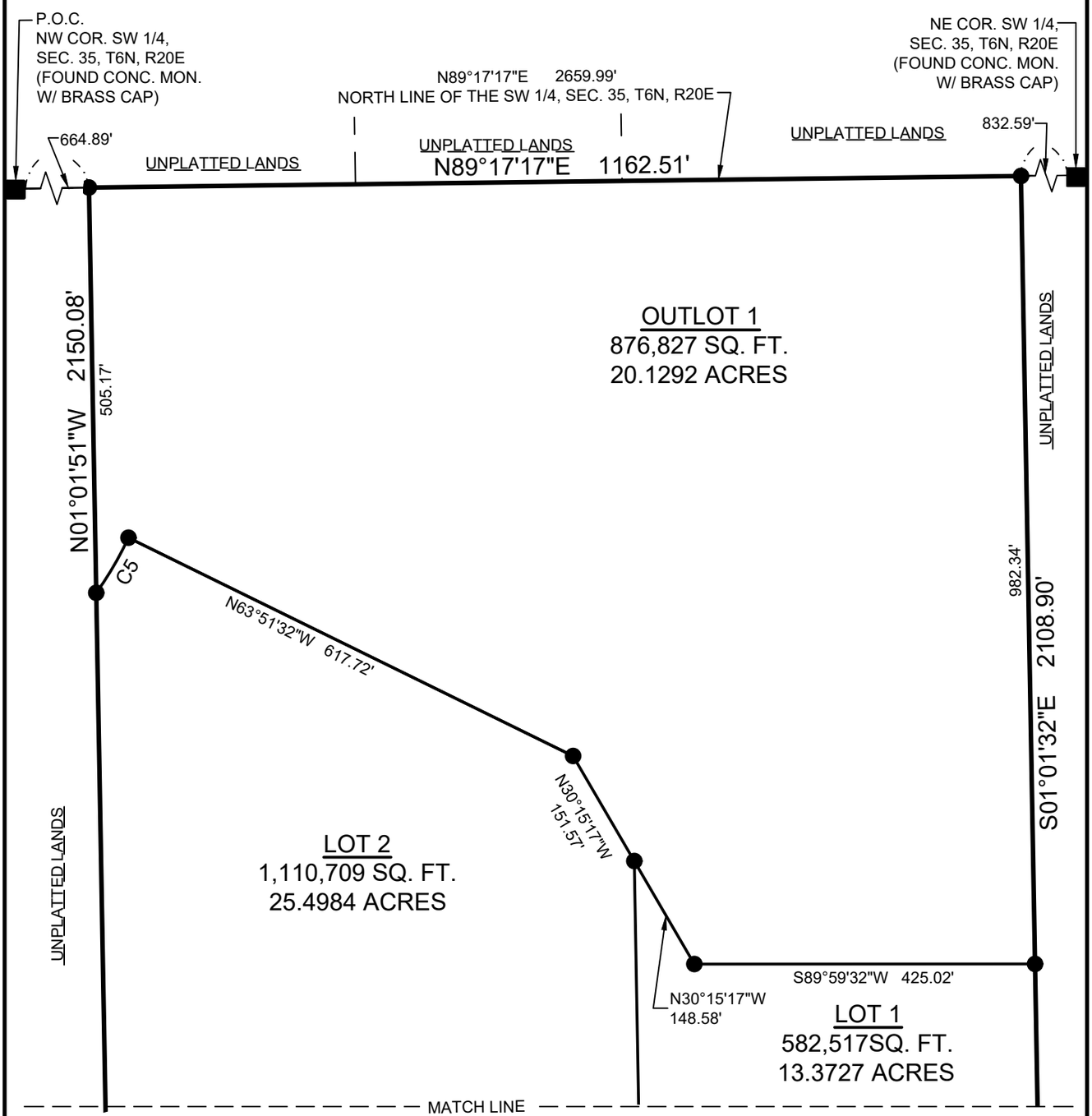
PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

DRAFTED BY: GSS
JOB #594.00A
SHEET 1 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



LEGEND

- Found 3/4" Iron Rebar
- Set 3/4X18" Iron Rebar 1.5LBS/LFT

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR
May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

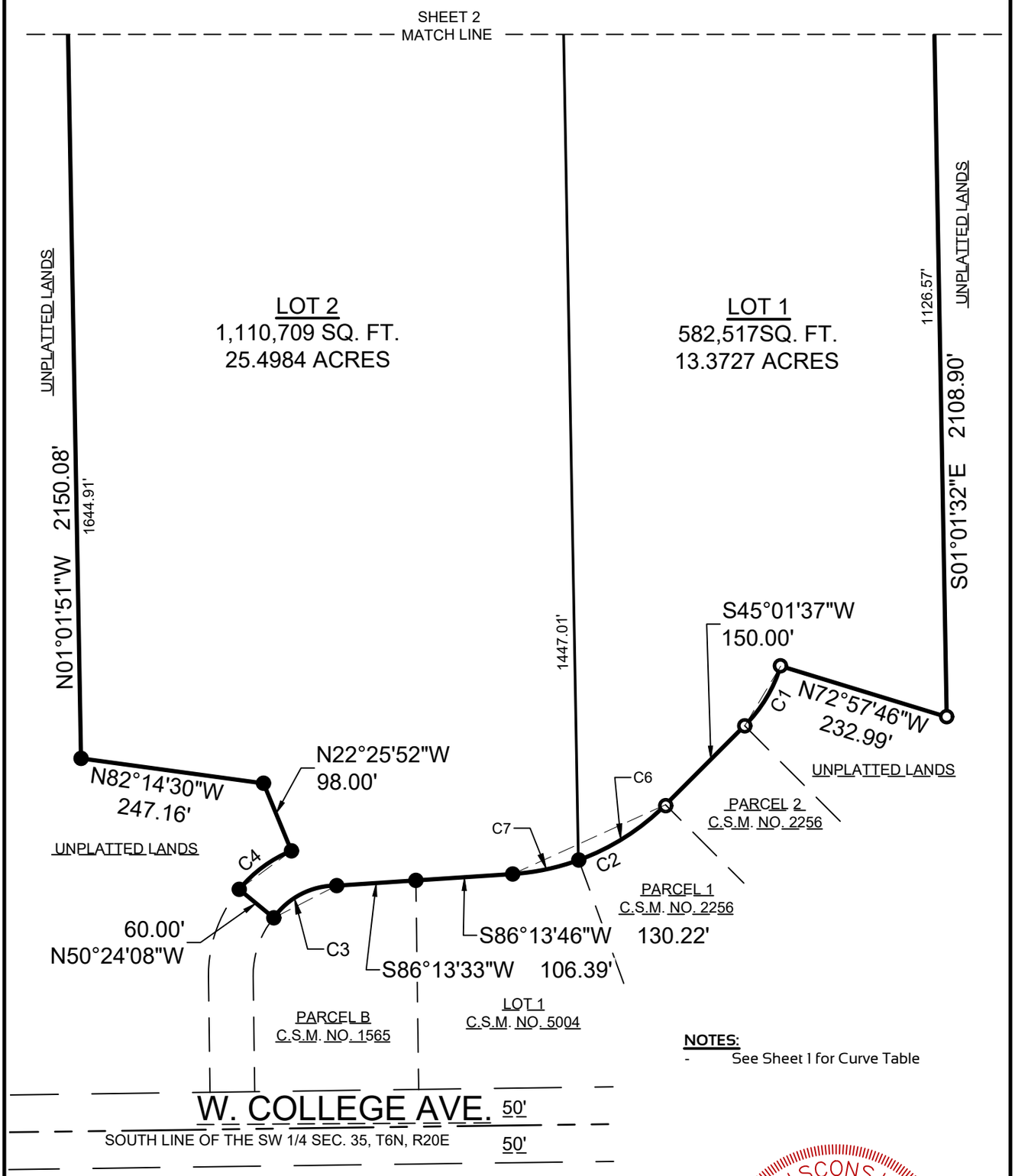
JOB #594.00A

SHEET 2 OF 10

64

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



NOTES:

- See Sheet 1 for Curve Table

LEGEND

- Found 3/4" Iron Rebar
- Set 3/4X18" Iron Rebar 1.5LBS/LFT

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

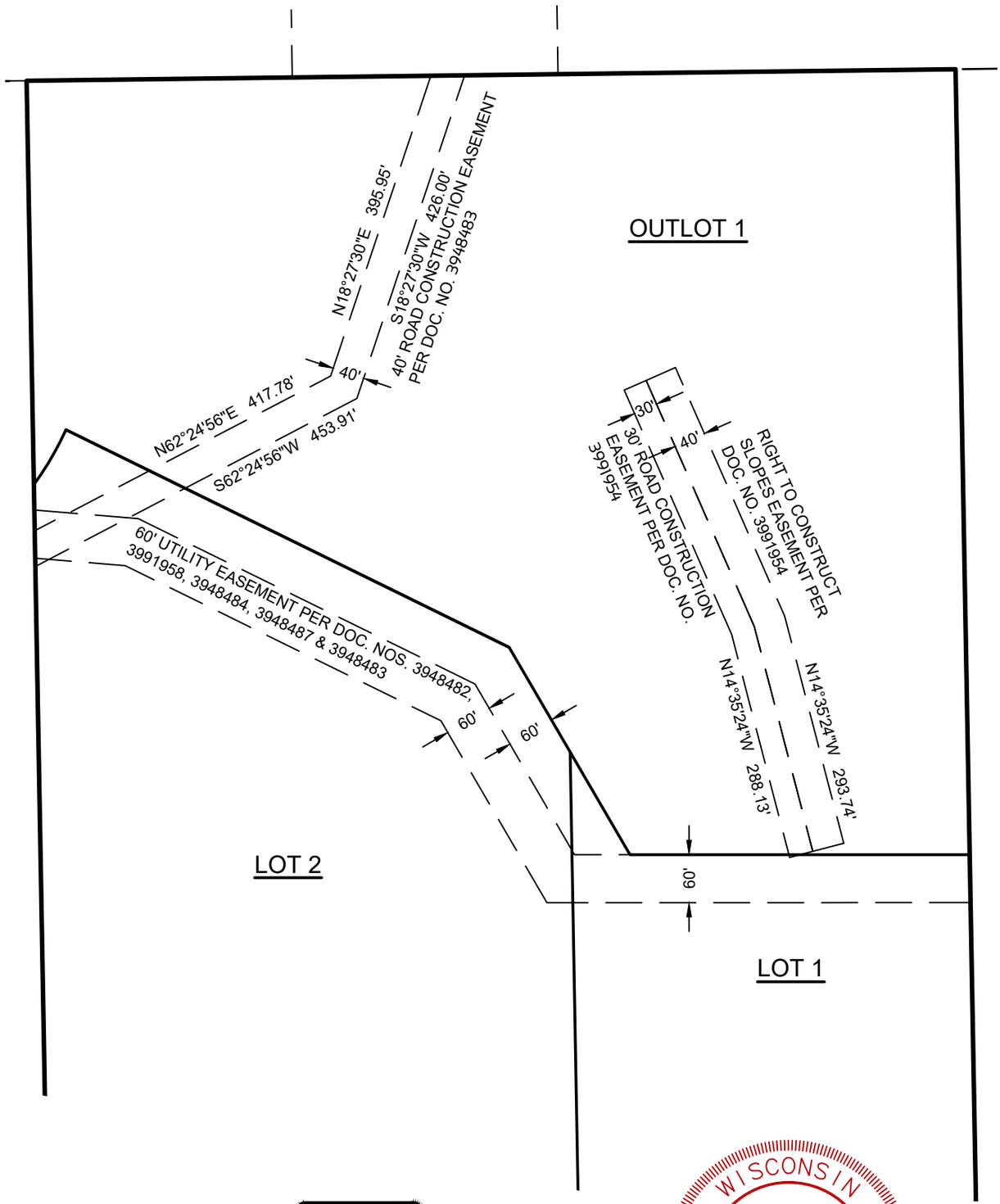
This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 3 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

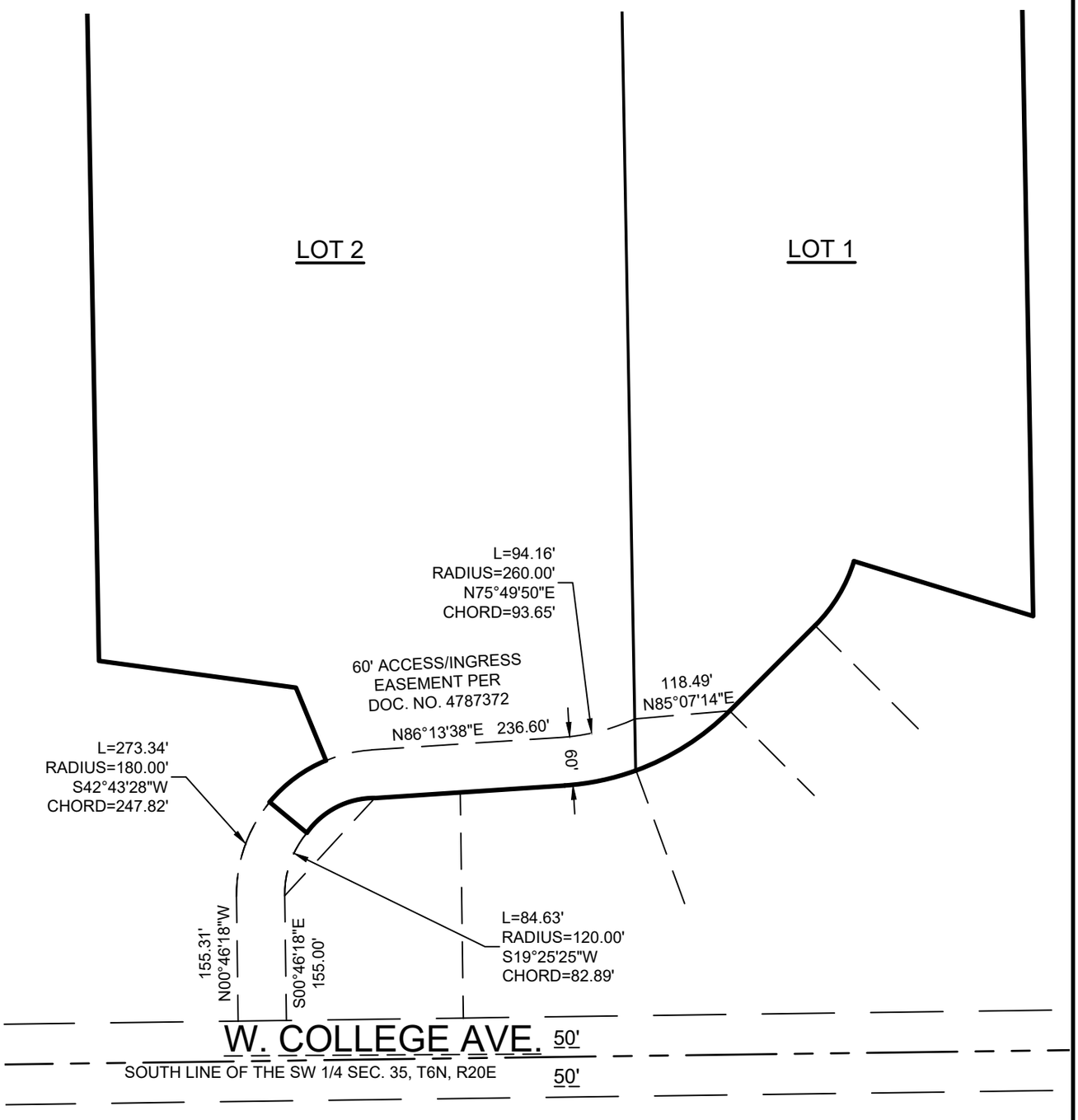
JOB #594.00A

SHEET 4 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

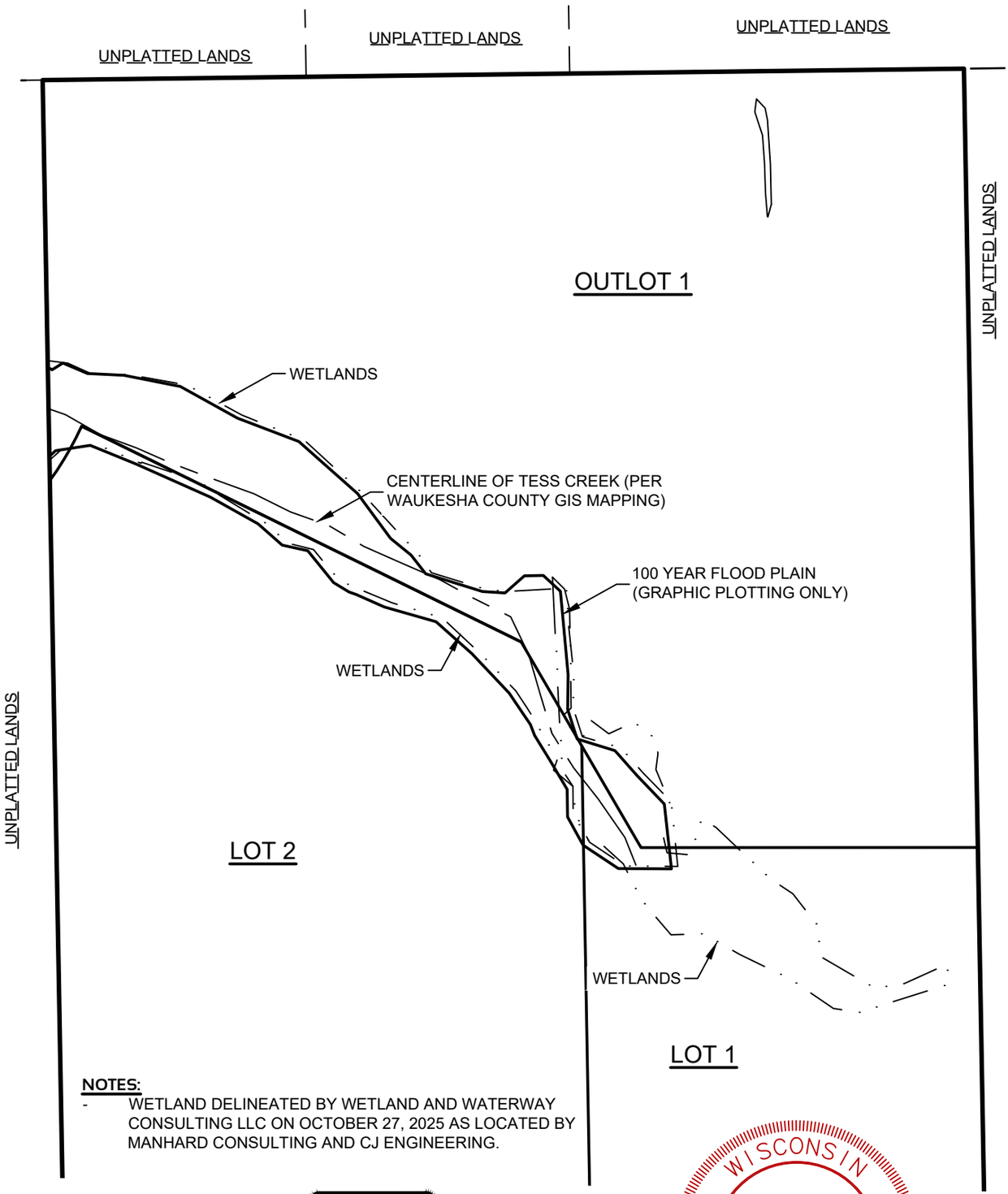
JOB #594.00A

SHEET 5 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

WETLANDS SHOWN FOR REFERENCE ONLY



NOTES:

- WETLAND DELINEATED BY WETLAND AND WATERWAY CONSULTING LLC ON OCTOBER 27, 2025 AS LOCATED BY MANHARD CONSULTING AND CJ ENGINEERING.

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

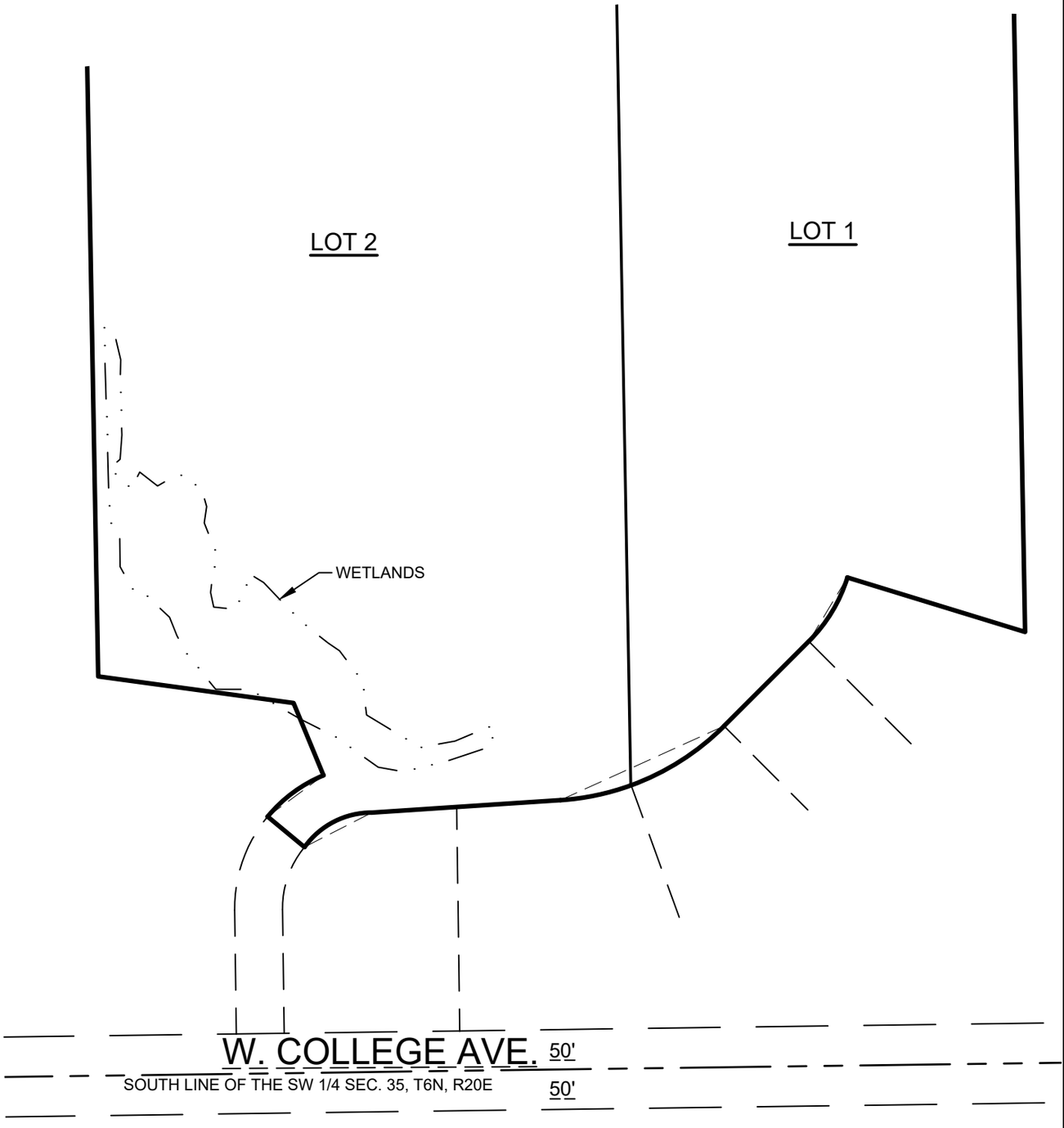
JOB #594.00A

SHEET 6 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

WETLANDS SHOWN FOR REFERENCE ONLY



NOTES:

- WETLAND DELINEATED BY WETLAND AND WATERWAY CONSULTING LLC ON OCTOBER 27, 2025 AS LOCATED BY MANHARD CONSULTING AND CJ ENGINEERING.

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 7 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jim I. Morrow, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35;
Thence North 89°17'17" East along the North line of said Southwest 1/4, 664.89 feet to the Point of Beginning;
Thence continuing North 89°17'17" East along said North line, 1162.51 feet;
Thence South 01°01'32" East, 2108.90 feet along the east line of the west 30 acres of the east 1/2 of said Southwest 1/4;
Thence North 72°57'46" West, 232.99 feet to a point on a curve and easterly extension of the North line of Certified Survey Mao No. 2256, 5004, and 1565;
Thence southwesterly 94.36 feet along said arc of a curve and said easterly extension to the right whose radius is 192.23 feet and whose chord bears South 31°09'00" West, 93.43 feet to a point on the north line of Certified Survey Map No. 2256 and the easterly extension of the north line of Certified Survey Map No. 5004 and 1565;
Thence South 45°01'37" West along said north line and said easterly extension, 150.00 feet to a point on a curve;
Thence southwesterly 230.11 feet continuing along said North line, easterly extension, and said arc of a curve to the right whose radius is 320.00 feet and whose chord bears South 65°37'38" East, 225.18 feet;
Thence South 86°13'46" West, 130.22 feet along the north line of Certified Survey Map No. 5004 and easterly extension of the north line of Certified Survey Map No. 1565;
Thence South 86°13'46" West along the north line of Certified Survey Map No. 1565, 106.39 feet to a point on a curve;
Thence southwesterly 98.70 feet along the arc of a curve to the left and said north line whose radius is 103.13 feet and whose chord bears South 62°54'40" West, 94.98 feet;
Thence North 50°24'08" West, 60.00 feet to a point on a curve and east line of Parcel a of said Certified Survey Map No. 1565;
Thence northeasterly 87.87 feet along the arc of a curve to the right whose radius is 180.00 feet and whose chord bears North 53°35'02" East, 87.00 feet;
Thence North 22°25'52" West, 98.00 feet;
Thence North 82°14'30" West, 247.16 feet to the west line of the east 1/2 of the west 1/2 of said Southwest 1/4;
Thence North 01°01'51" West, 2150.08 feet along the west line of the east 1/2 of the west 1/2 of said Southwest 1/4 to the Point of Beginning.

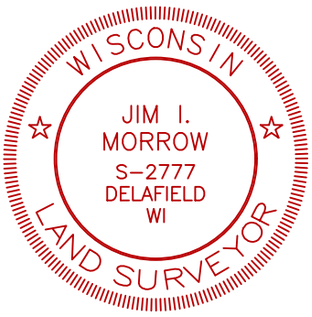
Containing 2,570,053 square feet (59.0003 acres) of land, more or less.

That I have made such survey, land division and map by the direction of BAAS Farm, LLC., owner of said land.

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

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

Date: May 28, 2026



Jim I. Morrow
Professional Land Surveyor S-2777

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

BAAS Farm, LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

BAAS Farm, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of New Berlin

IN WITNESS WHEREOF, the said BAAS FARM LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of: BAAS FARM LLC

_____
Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named BAAS FARM LLC., to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

May 29, 2026

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 10 OF 10

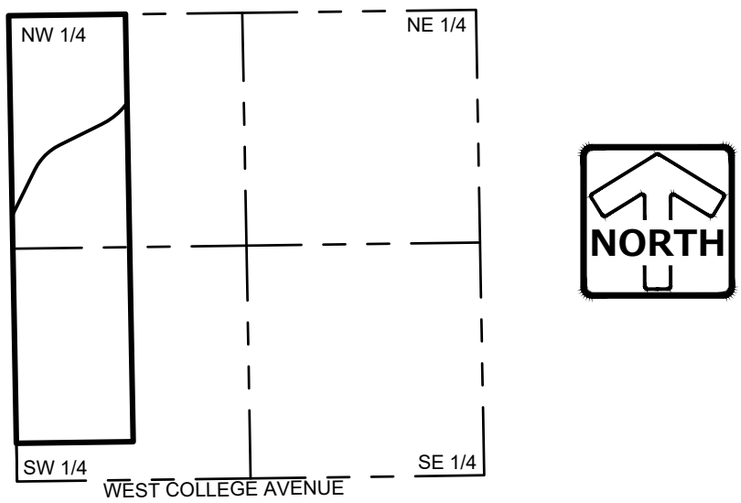
CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

Prepared for:
RAYMOND E SALTZMANN
& MARIE L NIELSEN
15920 W COLLEGE AVE.,
MUSKEGO, WI 53150

Subject Property
Tax Key Numbers: NBC 1291994

VICINITY SKETCH
SCALE 1"=1000'
SW 1/4, SEC. 35-6-20



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East which has a bearing of N89°17'17"E.
- Wetland delineated by Wetland and Waterway Consulting LLC on October 27, 2025 as located by Manhard Consulting and CJ Engineering.

May 29, 2026

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
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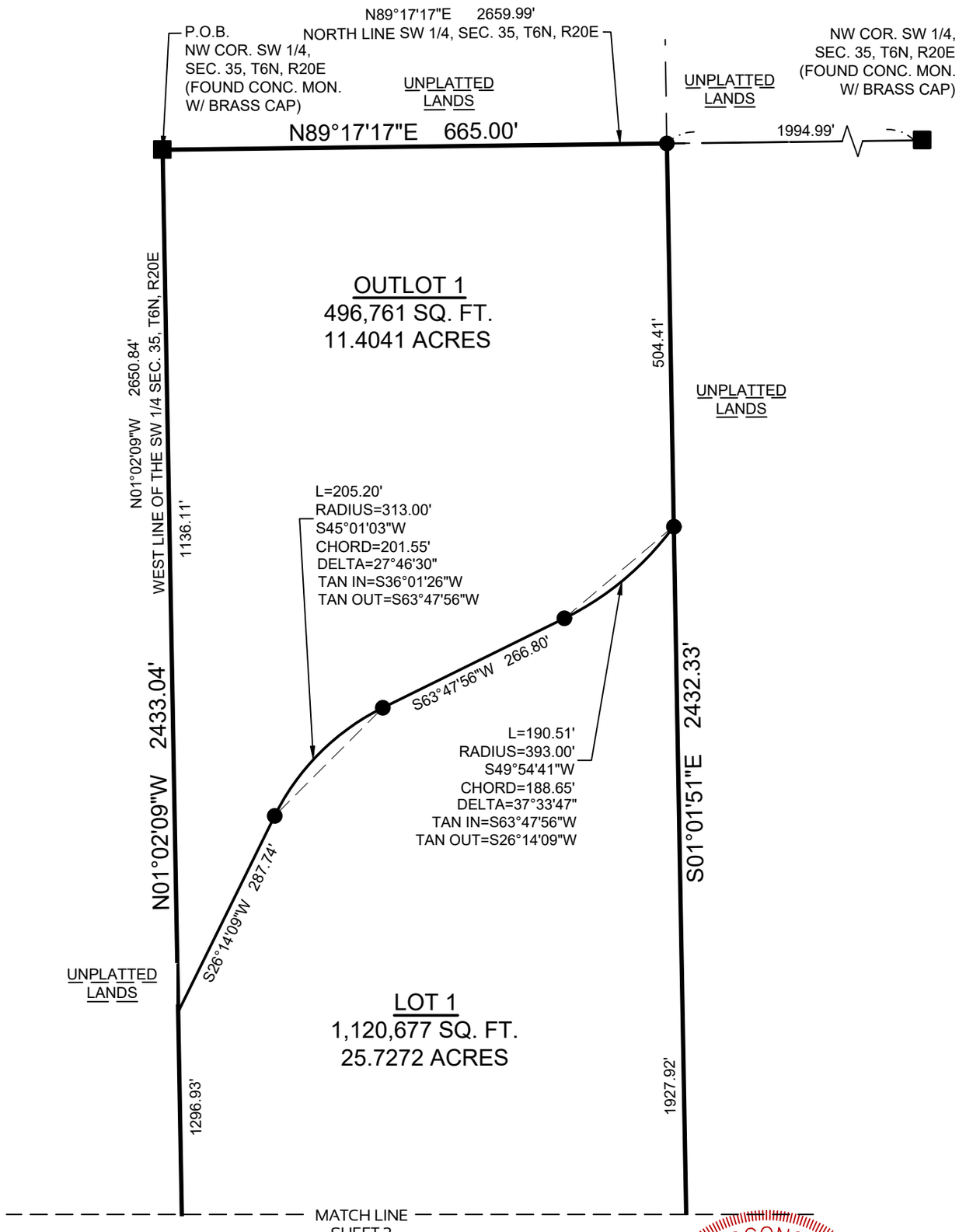
DRAFTED BY: GSS
JOB #594.00A
SHEET 1 OF 9

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



NORTH

LEGEND

- Found 3/4" Iron Rebar
- Set 3/4" X 18" Iron Rebar 1.5 LBS/LFT.

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

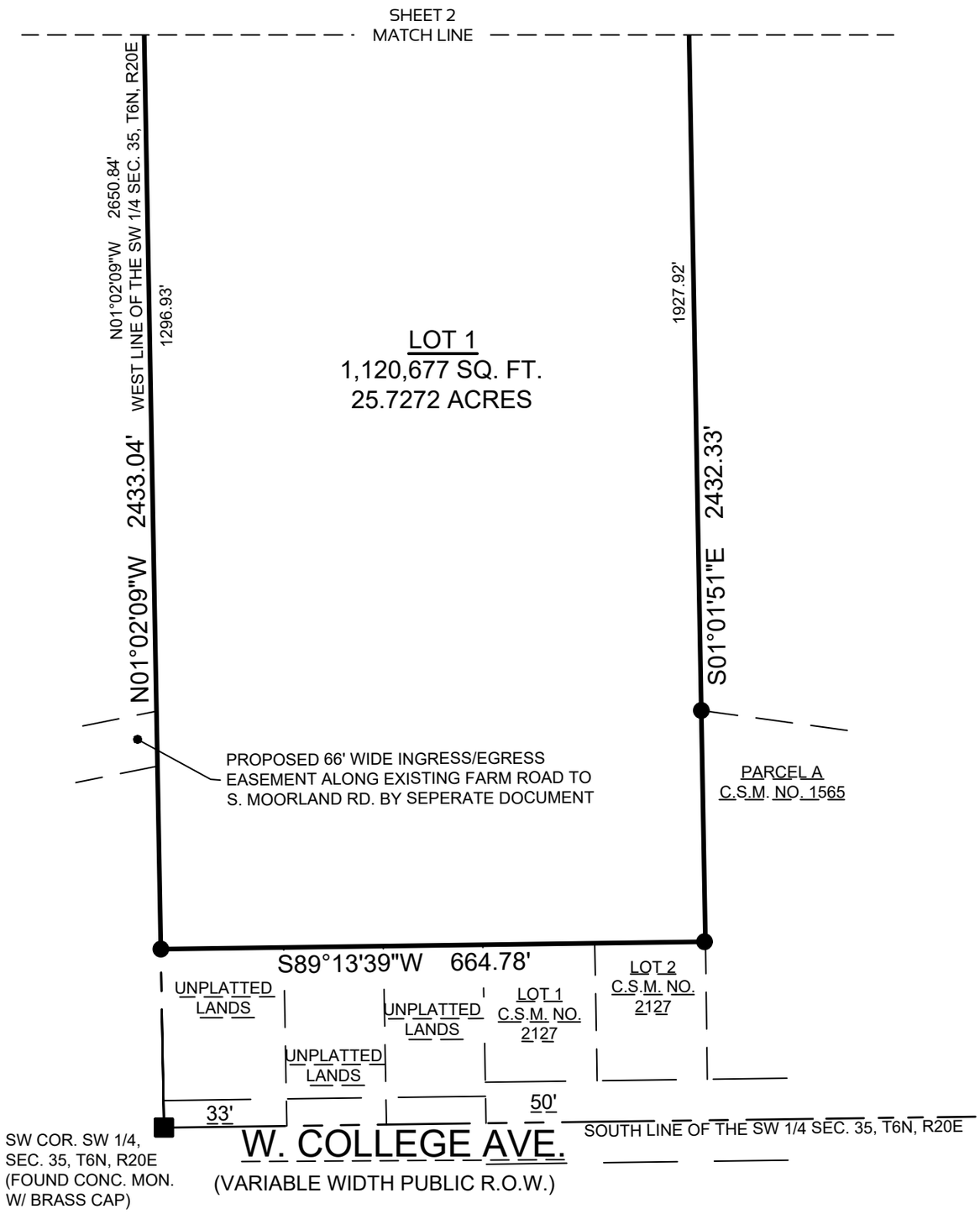
This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A

SHEET 2 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



NORTH

LEGEND

● Set 3/4" X 18" Iron Rebar 1.5 LBS/LFT.

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
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LAND SURVEYOR

May 29, 2026

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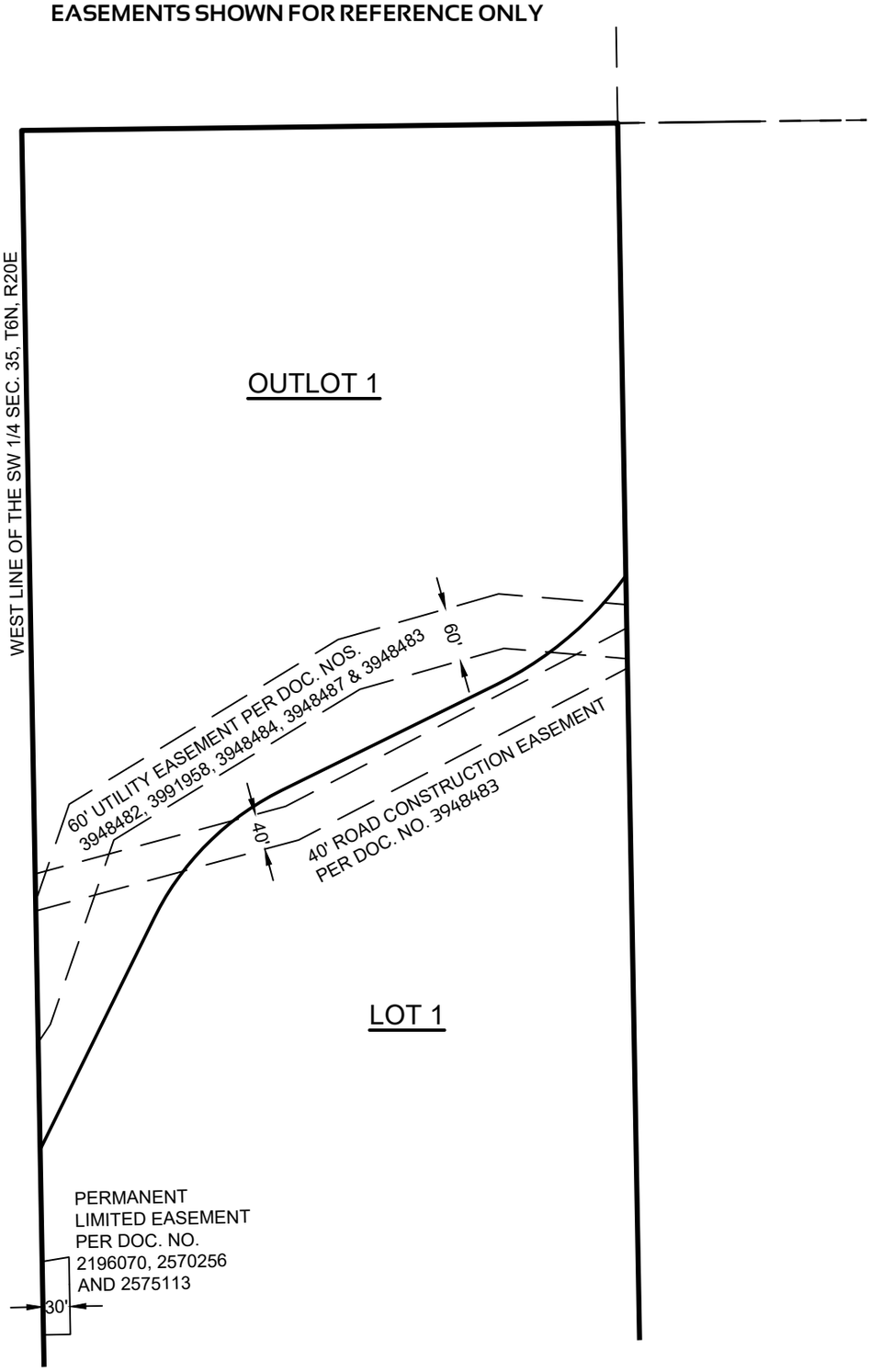
This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
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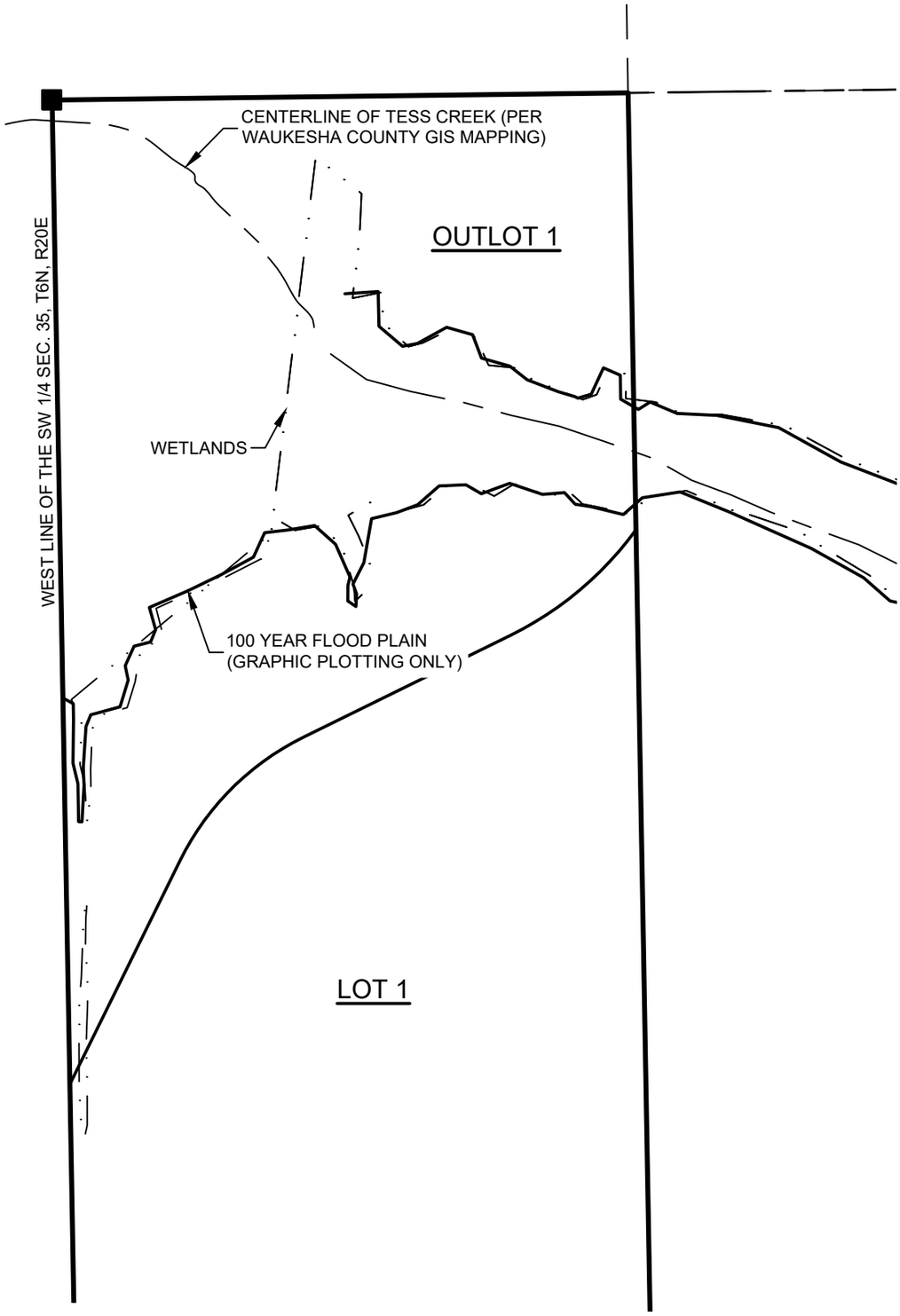
JOB #594.00A

SHEET 4 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

WETLANDS SHOWN FOR REFERENCE ONLY



NOTES:

- WETLAND DELINEATED BY WETLAND AND WATERWAY CONSULTING LLC ON OCTOBER 27, 2025 AS LOCATED BY MANHARD CONSULTING AND CJ ENGINEERING.

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

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710 N. PLANKINTON AVE. SUITE 720
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This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 5 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jim I. Morrow, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 35;
Thence North 89°17'17" East along the North line of said Southwest 1/4, 665.00 feet;
Thence South 01°01'51" East along the East line of the West 1/2 of the West 1/2 of said Southwest 1/4, 2432.33 feet;
Thence South 89°13'39" West along the westerly extension of the North line of Certified Survey Map No. 2127, 664.78 feet to the West line of aforesaid Southwest 1/4 of Section 35;
Thence North 01°02'09" West along said west line, 2433.04 feet to the Point of Beginning.

Containing 1,617,438 square feet (37.1313 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Raymond E Saltzmann & Marie I Nielsen, owners of said land.

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

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

Date: May 29, 2026

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

Jim I. Morrow
Professional Land Surveyor S-2777

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of New Berlin.

IN WITNESS WHEREOF, the said owners have caused these presents to be signed by Raymond E. Saltzmann and Marie L. Nielsen _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of:

_____
Raymond E. Saltzmann

_____
Marie L. Nielsen

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named Raymond E. Saltzmann and Marie L. Nielsen to me known to be the same persons who executed the foregoing instrument, and acknowledged the same.

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

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 7 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____

Date Name - Title

STATE OF _____)

_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____

Notary Public

Name:_____

State of _____

My Commission Expires: _____

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
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This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

May 29, 2026

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 9 OF 9

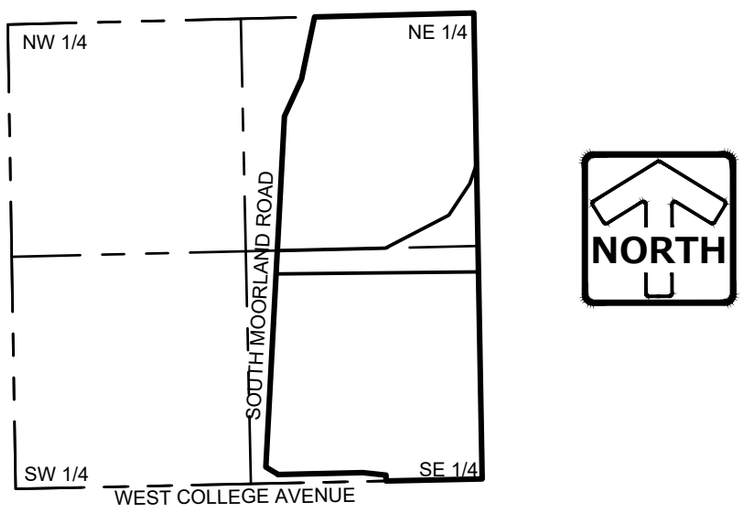
CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

Subject Property
Tax Key Numbers: NBC 1288999 & NBC 1288997

Prepared for:
RAYMOND E SALTZMANN
& VIRGIL A SALTZMANN
15920 W COLLEGE AVE.,
MUSKEGO, WI 53150

VICINITY SKETCH
SCALE 1"=1000'
SE 1/4 SEC. 34-6-20



NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East which has a bearing of N88°34'51"E.
- Wetland delineated by Wetland and Waterway Consulting LLC on October 27, 2025 as located by Manhard Consulting and CJ Engineering.

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

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DRAFTED BY: GSS
JOB #594.00A
SHEET 1 OF 11

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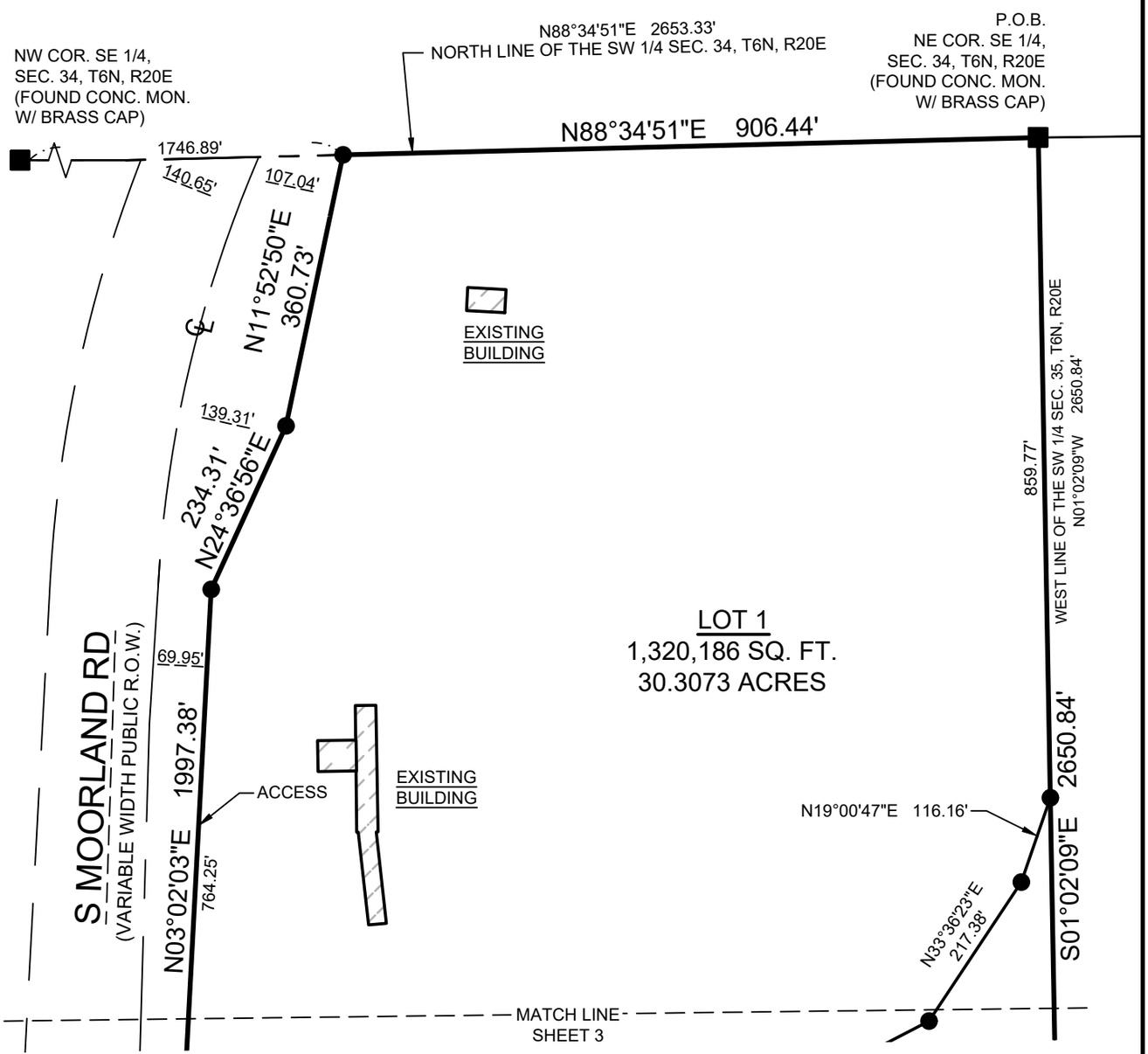
CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



LEGEND

- Set 3/4X18" Iron Rebar 1.5LBS/LFT

NORTH

GRAPHICAL SCALE (FEET)

0 1"=200' 400'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
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JOB #594.00A

SHEET 2 OF 11

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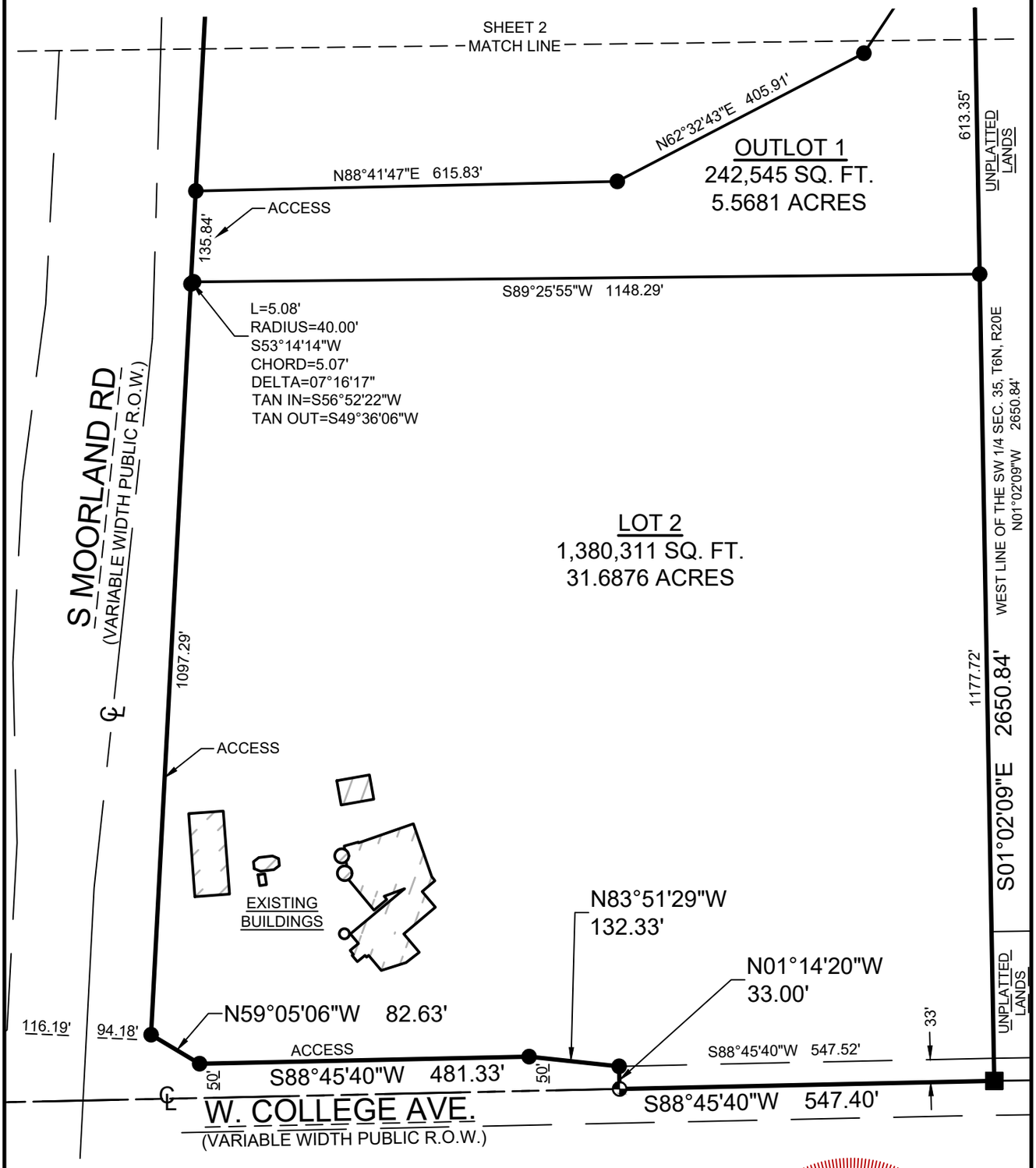

LEGEND

- Set 3/4X18" Iron Rebar 1.5LBS/LFT
- Set Mag Nail

NORTH

GRAPHICAL SCALE (FEET)

0 1"=200' 400'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

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JOB #594.00A
SHEET 3 OF 11

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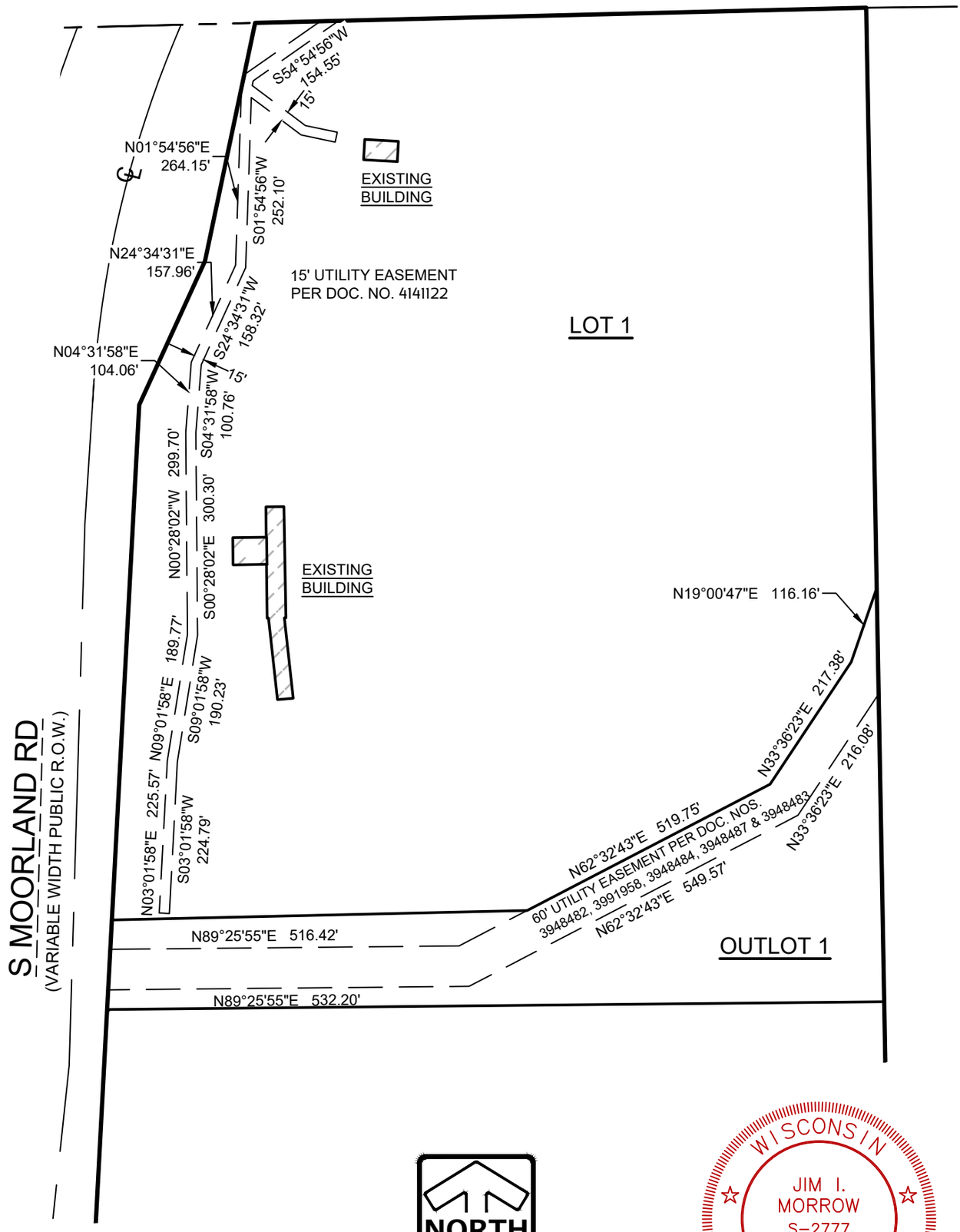
EASEMENTS SHOWN FOR REFERENCE ONLY



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JOB #594.00A

SHEET 4 OF 11

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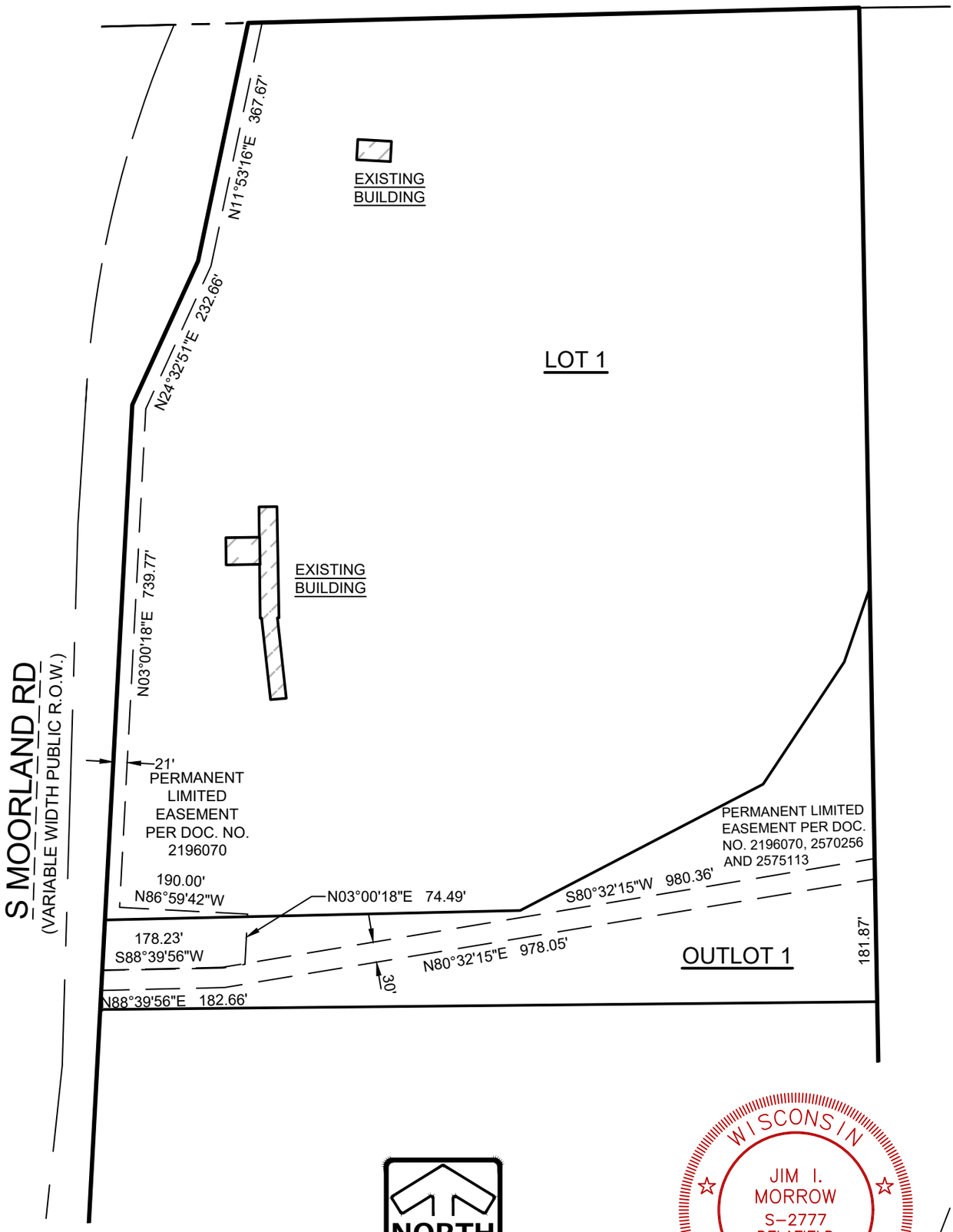

NORTH

GRAPHICAL SCALE (FEET)

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JIM I. MORROW
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SHEET 5 OF 11

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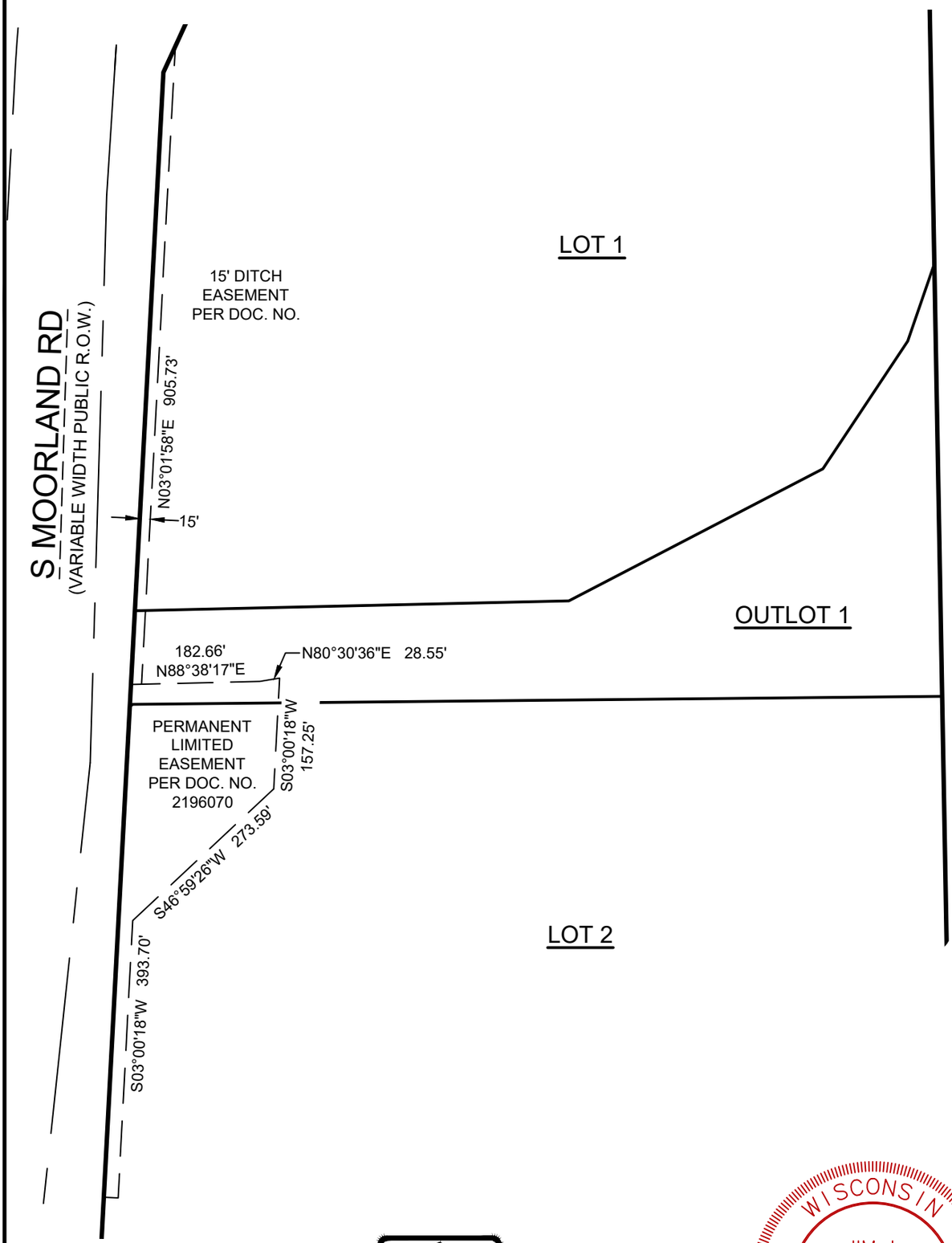

GRAPHICAL SCALE (FEET)

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PINNACLE ENGINEERING GROUP
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JOB #594.00A

SHEET 6 OF 11

CERTIFIED SURVEY MAP NO. ____

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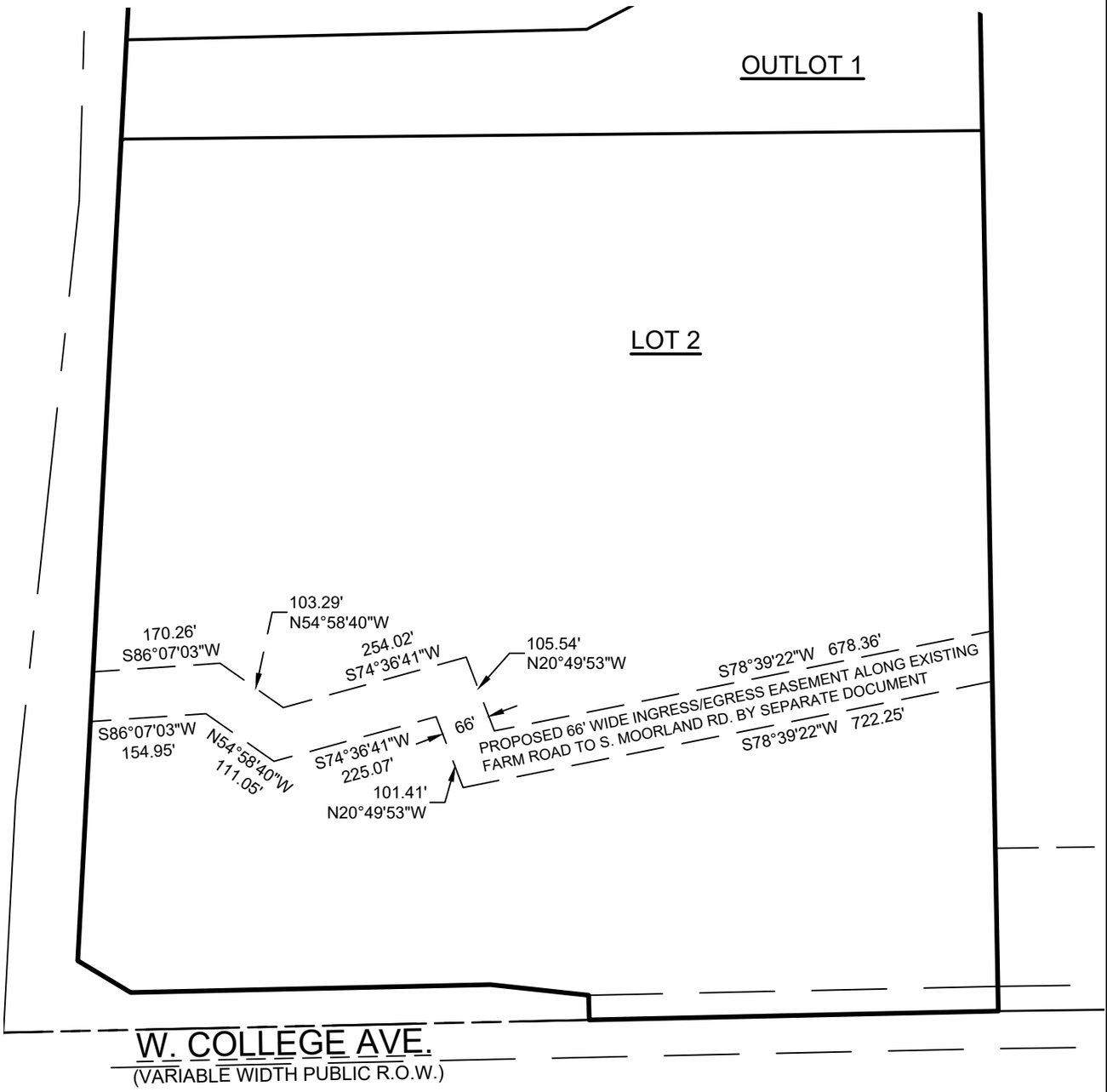

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
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MILWAUKEE, WI 53203 | 414-224-8068

NORTH

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WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

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JOB #594.00A
SHEET 7 OF 11

CERTIFIED SURVEY MAP NO. ____

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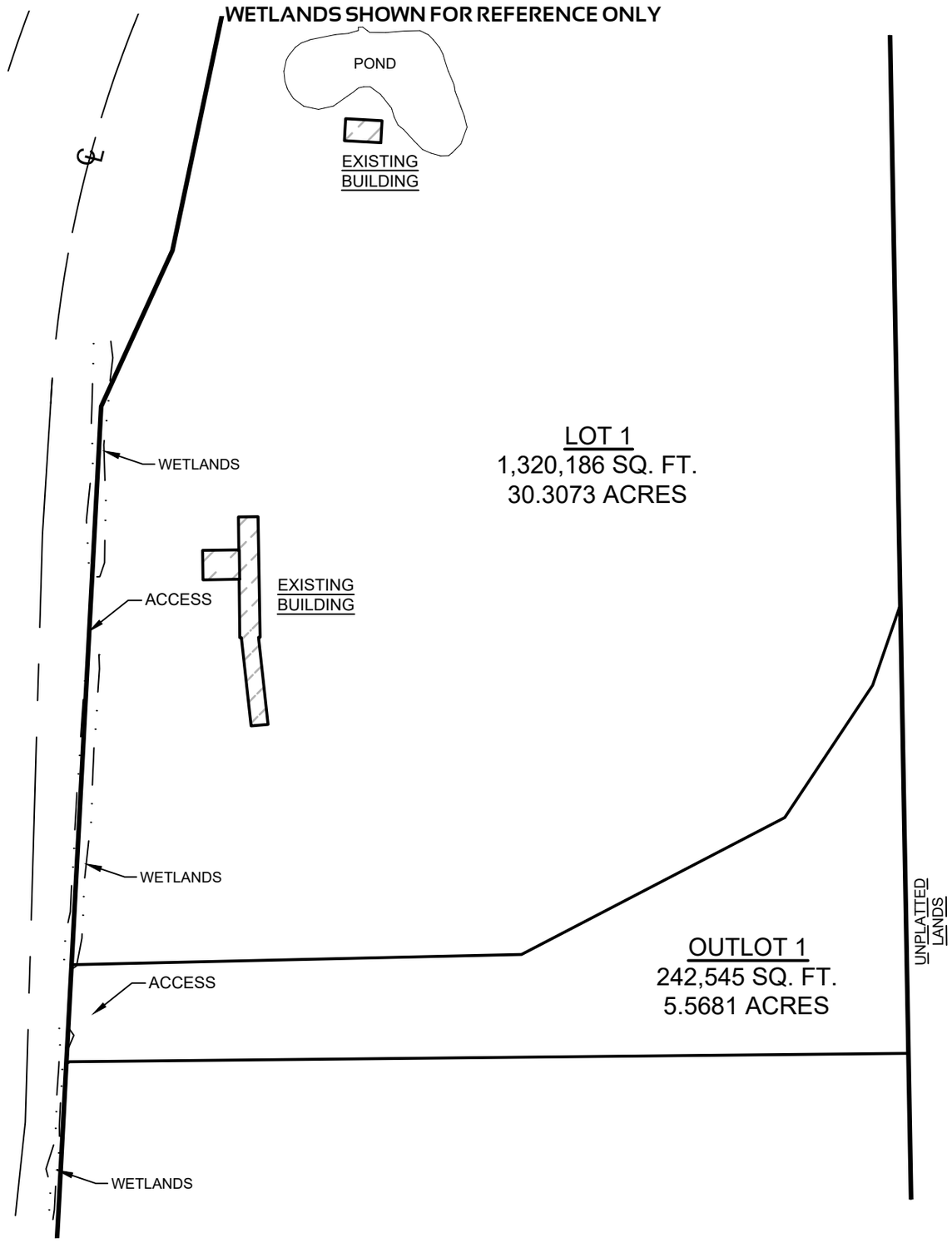

NOTES:

- WETLAND DELINEATED BY WETLAND AND WATERWAY CONSULTING LLC ON OCTOBER 27, 2025 AS LOCATED BY MANHARD CONSULTING AND CJ ENGINEERING.

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
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May 29, 2026

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JOB #594.00A

SHEET 8 OF 11

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jim I. Morrow, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Beginning at the northeast corner of the Southeast 1/4 of said Section 34;
Thence South 01°02'09" East along the east line of said Southeast 1/4, 2650.84 feet to the south line of said Southeast 1/4;
Thence South 88°45'40" West along said south line, 547.40 feet;
Thence North 01°14'20" West to the north line of West College Avenue, 33.00 feet;
Thence along the north line of West College Avenue for the following three courses: North 83°51'29" West, 132.33 feet; South 88°45'40" West, 481.33 feet; North 59°05'06" West, 82.63 feet to the east line of South Moorland Road;
Thence along the east line of South Moorland Road for the following three courses: North 03°02'03" East, 1997.38 feet; North 24°36'56" East along said east line, 234.31 feet; North 11°52'50" East, 360.73 feet to the north line of aforesaid Southeast 1/4;
Thence North 88°34'51" East along the north line of said Southeast 1/4, 906.44 feet to the Point of Beginning.

Containing 2,943,036 square feet (67.5628 acres) of land, more or less.

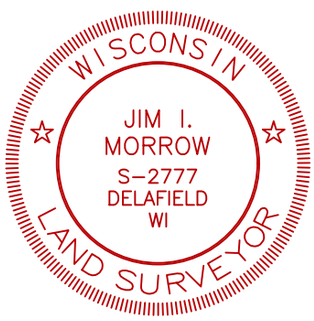
That I have made such survey, land division and map by the direction of Raymond E Saltzmann & Virgil A Saltzmann, owners of said land.

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

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

Date: May 29, 2026

Jim I. Morrow
Professional Land Surveyor S-2777



PINNACLE
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CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval: City of New Berlin

IN WITNESS WHEREOF, the said owners have caused these presents to be signed by Raymond E. Saltzmann and Virgil A. Saltzmann _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of:

_____
Raymond E. Saltzmann

_____
Virgil A. Saltzmann

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named Raymond E. Saltzmann and Virgil A. Saltzmann to me known to be the same persons who executed the foregoing instrument, and acknowledged the same.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 10 OF 11

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

May 29, 2026

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 11 OF 11

From: Patrick Theodossiou
To: Jones, Nikki; Kessler, Greg; Hogan, Kristen
Cc: Lanser, Mary Claire; Vance Bostock
Subject: Building Height
Date: Tuesday, June 23, 2026 5:08:38 PM

Greg/Nikki/Kristen,

Apologies we could not confirm sooner, but we can remove the building height language from the PUD, reverting to the M-3 ordinance language for height.

Thank you!

Patrick Theodossiou
Development Director, SunCap Property Group

252-229-2501 mobile
704-945-8000 main
6101 Carnegie Boulevard, Suite 180
Charlotte, NC 28209
ptheodossiou@suncappg.com
suncappg.com

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From:	Alexander Michaelis
To:	Kessler, Greg; Hogan, Dan; Jones, Nikki
Cc:	Terry Buss; Valbuss2021@gmail.com; Ann Dan Olstinske; Manish Upadhyay
Subject:	Formal Objection to Proposed Rezoning – Rockwell Automation
Date:	Wednesday, June 10, 2026 3:15:10 PM

New Berlin Planning Department,

I submit this objection in my capacity as an experienced real estate investment professional with extensive experience in institutional land use, development, and portfolio-level investment analysis reflected by the approximately $50 billion of assets under advisory I have as of 12/31/2025.

Following the public hearing held last week, it appears there was some misunderstanding among certain speakers regarding the procedural intent and scope of the Planning Commission's review, as reflected in several clarifying redirects during the meeting. In addition, I have spoken with the organizer of the petition and other residents who provided testimony, in order to further explain the applicable review process and the standards governing zoning decisions. The petition will continue to be circulated and garner further support by our neighbors.

This statement is intended to provide a more structured and legally grounded articulation of the relevant planning considerations. It is respectfully requested that this submission be entered into the public record and considered and responded to in full prior to the Commission's next meeting, along with any responsive analysis from the applicant including (if willing) their site selection analysis.

Formal Objection

To the Members of the Planning Commission and Common Council:

This letter constitutes a formal objection to the proposed rezoning of approximately 185 acres located at Moorland Road and Grange Road for large-scale industrial and manufacturing use.

While the applicant's proposal is presented as an economic development initiative, rezoning decisions must be evaluated under applicable land-use standards, including consistency with the adopted Comprehensive Plan, compatibility with surrounding uses, and the public interest in orderly and rational development. For the reasons set forth below, approval of the requested rezoning would be inconsistent with these governing planning principles and would constitute an unjustified departure from the City's established land-use framework.

1. Inconsistency with the Adopted Comprehensive Plan

Portions of the subject property are designated for residential use under the City of New Berlin's adopted Comprehensive Plan. The proposed rezoning would represent a direct and material deviation from that plan.

Wisconsin planning law and established municipal practice require that zoning decisions bear a rational relationship to the Comprehensive Plan. A rezoning that materially contradicts

adopted future land-use designations, absent a clearly articulated public necessity, is arbitrary and undermines the legal and policy foundation of the City's planning framework.

2. Reliance Interests and Recently Approved Residential Development

The City has recently approved multiple residential subdivisions immediately adjacent to the subject property. These approvals are affirmative municipal actions implementing the City's stated land-use objectives for this area.

Homeowners and developers have reasonably relied upon these approvals and the corresponding future land-use designations in making substantial long-term investments. A rezoning of this magnitude, introducing intensive industrial use directly adjacent to newly established residential neighborhoods, would materially disrupt those reliance interests and create an inconsistent and unpredictable regulatory environment.

3. Improper Extension of Industrial Use Beyond Established Boundaries

Industrial and manufacturing uses in New Berlin have historically been concentrated west of Moorland Road. Moorland Road has functioned as a long-standing and practical land-use boundary separating employment centers from residential, retail, and agricultural areas.

The proposed rezoning would extend industrial use east of this established boundary into an area that has consistently developed in a residential and agricultural pattern. Approval would therefore represent not an incremental adjustment, but a fundamental restructuring of the City's land-use organization.

4. Incompatibility with Emerging Residential Character

The immediate vicinity of the subject property has transitioned to a residential section of the city, as evidenced by 3 recent subdivision developments. The introduction of a 185-acre industrial campus into this environment creates inherent and unavoidable land-use conflicts, including but not limited to truck traffic, shift operations, lighting impacts, noise, and building massing.

Such conflicts cannot be fully mitigated through buffering or screening when industrial uses are directly adjacent to residential development. Approval would therefore create a permanent and structural incompatibility inconsistent with sound planning practice.

5. Permanent Loss of Agricultural and Open-Space Character

The subject property constitutes one of the last remaining significant agricultural parcels east of Moorland Road. Its conversion to industrial use would permanently eliminate this land use and alter the remaining rural character of this portion of the City.

The City's planning identity—often expressed as "City living with a touch of country"—is directly tied to the continued existence of such transitional landscapes. Their removal in favor of industrial development represents a permanent and irreversible change in community character.

6. Severe Topographic and Visual Impacts

The site's elevated topography makes it uniquely sensitive to large-scale development. A manufacturing campus of the scale proposed will require extensive grading, including cut-and-fill operations, recontouring of the hillside, and likely the construction of retaining structures.

These alterations will permanently modify the natural landform and create long-term visual impacts visible from surrounding residential areas and public roadways. Local precedent, including the grading associated with the nearby Costco development, demonstrates the magnitude of alteration that can result from similar earthwork activity on comparable terrain. The scale of the present proposal indicates impacts of much greater intensity.

7. Absence of Demonstrated Planning Necessity

The applicant has not demonstrated that the subject property is uniquely suited for industrial use such that deviation from the Comprehensive Plan and established land-use pattern is necessary. Without such a showing, approval would constitute a discretionary departure from adopted policy rather than a justified planning determination.

Conclusion

For the foregoing reasons, the proposed rezoning is inconsistent with the City's Comprehensive Plan, incompatible with surrounding residential development, contrary to established land-use patterns centered on Moorland Road, and will result in the permanent loss of agricultural land and significant alteration of a prominent natural landscape.

Approval under these circumstances would be arbitrary, unsupported by sound planning principles, and detrimental to the long-term orderly development of the City of New Berlin.

Accordingly, I respectfully request that the Planning Commission and Common Council deny the requested rezoning.

Alexander Michaelis
amichaelis2539@gmail.com
(608) 320-8170

From: Kessler, Greg
To: Jones, Nikki; Hogan, Kristen
Subject: FW: Formal opposition to the requested Rockwell rezoning
Date: Tuesday, June 16, 2026 12:13:48 PM

From: Angela and Ted Kirkpatrick <angiandted@gmail.com>
Sent: Tuesday, June 16, 2026 11:58 AM
To: Kessler, Greg <gkessler@newberlinwi.gov>
Subject: Formal opposition to the requested Rockwell rezoning

You don't often get email from angiandted@gmail.com. Learn why this is important

Greetings,

I am writing to express my strong opposition to the proposed Rockwell Automation development.
We selected New Berlin to build our home and join this well-planned community because of the balance between nature, farms, residential homes, and industrial spaces. The proposed rezoning would diminish the natural, agricultural, and residential character that currently makes this area an attractive place to live.

The need to amend the Comprehensive Plan and rezone the property suggests that this development is inconsistent with the vision previously established for this area. Residents who invest in New Berlin should be able to rely on the City's long-term planning decisions.

My concerns are that it will change the character of the area and the quality of life for New Berlin residents, especially on the already busy roads around the existing houses. The project will generate ongoing truck and employee traffic that will affect nearby intersections, increase congestion, and create safety concerns for residents who use these roads daily.

The area's proximity to existing homes is one of the reasons it is not currently zoned for industrial use, and it should remain that way. Given the pressing need for residential options in Waukesha County, the city would benefit more from utilizing this area for houses or apartments. Industrial facilities like Rockwell should be limited to areas already zoned for industrial use. Additional housing is more compatible with this area than the construction of one of the largest facilities in the city.

Given Rockwell Automation's size and financial resources, residents deserve a clear explanation of why public incentives are necessary for this development, and they deserve a strong justification for the project. According to the TIF application, the project may be delayed, reduced in scope, or relocated elsewhere without TIF assistance. Public funds should not be used to force industrial growth into an incompatible residential area.

I am not against industry or building new buildings, but such developments should be done in areas zoned accordingly, maintaining consistency with the well-thought-out and vetted comprehensive plan of New Berlin.

Please include my comments with the official July 15 case/record.

Thank you for the work you do and for preserving what makes New Berlin special.

Sincerely,

Angela Kirkpatrick
5917 S. Theofila Court
New Berlin, WI

From: Kessler, Greg
To: Ann Dan Olstinske
Cc: Jones, Nikki; Hogan, Kristen
Subject: RE: Rockwell Automation concerns and petition
Date: Monday, June 15, 2026 11:05:33 AM
Attachments: image001.png

Dan:

TID #6 is being processed as a separate statutory application and therefore has a separate project page. The City has retained Ehlers & Associates to prepare the TID Project Plan as directed by the Common Council. Once materials are submitted and available for public release, they will be posted and considered through the public review process.

This is the same process the City follows for TID districts and other major development applications.

Regards,
Greg

From: Ann Dan Olstinske <olstinske@outlook.com>
Sent: Monday, June 15, 2026 9:11 AM
To: Kessler, Greg <gkessler@newberlinwi.gov>
Cc: Jones, Nikki <njones@newberlinwi.gov>; Hogan, Kristen <khogan@newberlinwi.gov>
Subject: Re: Rockwell Automation concerns and petition

> You don't often get email from olstinske@outlook.com. Learn why this is important

Thank you, Greg.

Is there a reason why TID #6 has not been linked to the Rockwell development page?
The website just says that details are forthcoming.

Thanks

Dan

From: Kessler, Greg <gkessler@newberlinwi.gov>
Sent: Monday, June 15, 2026 8:40 AM
To: Ann Dan Olstinske <olstinske@outlook.com>
Cc: Jones, Nikki <njones@newberlinwi.gov>; Hogan, Kristen <khogan@newberlinwi.gov>
Subject: RE: Rockwell Automation concerns and petition

Good Morning Dan:

Thank you for your email.

The petition was included in the June 1st Plan Commission public hearing materials and remains available as part of the public record for that meeting. The project webpage is intended to provide project information and official City and applicant materials and is not used to post advocacy materials submitted in support of or opposition to a proposal.

Any additional materials submitted for consideration will be handled through the normal review process and provided to the Plan Commission as appropriate.

Best Regards,
Greg

From: Ann Dan Olstinske <olstinske@outlook.com>
Sent: Friday, June 12, 2026 8:50 AM
To: Kessler, Greg <gkessler@newberlinwi.gov>
Subject: Re: Rockwell Automation concerns and petition

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Greg

I see that the petition we submitted opposing the Rockwell development was added to the New Berlin website for the June 1 meeting page, but it was never added to the Rockwell Development page.

Could you please include the petition PDF there as well?

As FYI, most of the residents in these new subdivisions neighboring the proposed development are very much against the location and scale of this development project.
Please consider these concerns that are highlighted in that petition as you consider rezoning.

We expect to provide additional petition signatures in the coming days.

Thank you

Dan Olstinske
6043 S Aster Ct
262-649-0973

From: Harenda II, Kenneth A <district4@newberlinwi.gov>
Sent: Wednesday, May 27, 2026 10:16 AM
To: Ann Dan Olstinske <olstinske@outlook.com>; Ament, Dave <dament@newberlinwi.gov>
Cc: Medina, Rubina <rmedina@newberlinwi.gov>; Kessler, Greg <gkessler@newberlinwi.gov>
Subject: Re: Rockwell Automation concerns and petition

Dan,

Any documentation should be submitted to the City Clerk's Office.

Ken Harenda
Alderman - District #4
Common Council President

From: Ann Dan Olstinske <olstinske@outlook.com>
Sent: Tuesday, May 26, 2026 4:44 PM
To: Ament, Dave <dament@newberlinwi.gov>; Harenda II, Kenneth A <district4@newberlinwi.gov>
Subject: Rockwell Automation concerns and petition

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Mayor Ament and Alderman Harenda

I wanted to express my concern about the Rockwell Automation development being proposed.
I appreciate responsible economic development, but I strongly feel this location is bad for New Berlin.

I have spoken to many homeowners in the neighboring subdivisions of Thomson Hollow, Red Fox Crossing and the new Theofila Estates.
Many have expressed concerns about the location and scope of this development and have signed the attached petition that expresses opposition to this massive 24/7 development and urges reconsideration of this location.
The specific concerns are highlighted in the petition.

Please share this email and petition info to other interested city representatives, so all are aware of these concerns.
If you could please let us know the best way for us to present the signatures of this petition for your visibility, we would appreciate that.
I plan to attend the public hearing on June 1 to express these concerns and learn more.

Below is a photo of the map Rockwell presented at the May 13 City Hall meeting. I added white text to indicate our subdivisions, New Berlin current and proposed sports fields, and Costco for size and placement reference:

Thank you,

Dan Olstinske
6043 S Aster Ct
262-649-0973

From: Kessler, Greg
To: Jones, Nikki; Hogan, Kristen
Subject: FW: Formal opposition to the requested Rockwell rezoning
Date: Friday, June 26, 2026 2:58:49 PM

-----Original Message-----
From: Ted Kirkpatrick <tkirk1999@yahoo.com>
Sent: Friday, June 26, 2026 12:47 PM
To: CitizenComments <citizencomments@newberlin.org>; Ament, Dave <dament@newberlinwi.gov>; Kessler, Greg <gkessler@newberlinwi.gov>; Harenda II, Kenneth A <district4@newberlinwi.gov>
Subject: Formal opposition to the requested Rockwell rezoning

[You don't often get email from tkirk1999@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern:
I am writing on behalf of my family as a future new resident in new Berlin, Wisconsin.
I purchased property on the east side of New Berlin to build a new home almost a year ago at considerable personal expense. My land purchase and future home build was made with the understanding that this residential area would remain intact as it currently exists. I am quite concerned that the industrial plant being proposed by Rockwell Automation will create a significant negative impact on my family's future home, quality of life and personal expenses. Additionally, the surrounding community has not been given proper information as to potential health risk for such a massive building project so close to established residential communities. The full extent of additional air, light and noise pollution needs to be carefully vetted as these can cause significant health issues. I have not seen any proper mitigation measures that will prevent a significant impact on the community.
This project, which is described as the largest Rockwell Automation will have, is going to be only 250 yards from our backyard. There are other suitable locations in New Berlin that could be considered for this construction that are not close to residential areas. Therefore, as a resident in the infected area, I stand opposed to the project as described and request significant revisions to the plan, preferably a complete relocation of this complex.

Thank you,
Edward Kirkpatrick
5917 S. Theofila Court
New Berlin, WI

From:	Kessler, Greg
To:	Jones, Nikki; Hogan, Kristen
Subject:	Fw: Subject: OFFICIAL OPPOSITION: July 15 Plan Commission – Rockwell Automation Proposal (Moorland & College)
Date:	Tuesday, June 2, 2026 3:47:57 PM

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From: Emily Feldmann <emilyfeldmann89@gmail.com>
Sent: Tuesday, June 2, 2026 3:42 PM
To: CitizenComments <citizencomments@newberlin.org>; Ament, Dave <dament@newberlinwi.gov>
Cc: Harenda II, Kenneth A <district4@newberlinwi.gov>; Kessler, Greg <gkessler@newberlinwi.gov>; Tom Feldmann <tomfeldmann83@gmail.com>
Subject: Subject: OFFICIAL OPPOSITION: July 15 Plan Commission – Rockwell Automation Proposal (Moorland & College)

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6.2.26_Letter from Tom and Emily Feldmann.docx

Dear Honorable Mayor, Members of the Plan Commission, and City Alderpersons,

We are writing to formally oppose the proposed Rockwell Automation manufacturing campus due to its direct and disproportionate impact on adjacent residential neighborhoods, incompatibility with the area's intended land use, and the significant long-term risks it creates for homeowners, property values, and community safety. This proposal represents a fundamental shift in how this area of New Berlin is planned and experienced.

Our names are Tom and Emily Feldmann, and along with our two children, we are residents of the newly built Theofila Estates subdivision located off Grange Avenue and Sunnyslope Road.

I am writing to formally submit our strong opposition to the proposed Rockwell Automation manufacturing campus scheduled for review on July 15, 2026. I (Emily) attended and spoke at the public hearing on June 1, and we are following up to ensure our concerns are fully documented in the official record.

We recently invested our life savings into building our home in this neighborhood. We chose

this area of New Berlin based on the city's planning vision and surrounding development patterns, which clearly signaled a quiet, residential, and nature-oriented environment—ideal for raising a young family. We work from home the majority of the time and intentionally chose a location where we could walk our children to Elmwood Elementary and be part of a safe, close-knit community.

If approved, this industrial complex would be located directly behind our home. A 24/7 manufacturing facility of this scale fundamentally alters the character of the area and directly contradicts the residential intent of the surrounding neighborhoods that have been built in recent years.

To illustrate proximity, we are including two images with this submission:

- In the first image, the blue dot represents our home location, immediately adjacent to the proposed development zone.
- In the second image, the red arrow indicates where the facility would be constructed relative to our property line.

While proposed traffic patterns prioritize Moorland Road, it is unrealistic to assume that truck traffic and commuter flow will be fully contained. Grange Avenue will inevitably see increased traffic, directly impacting safety for families and children in our neighborhood.

Beyond the immediate disruption, we have several long-term concerns:

- **Permanent zoning risk**: Once this land is rezoned for industrial and business park use, what safeguards exist to prevent future sale, repurposing, or expansion into uses that differ from what is currently proposed? This decision is irreversible from a community standpoint.

- **Imbalance of influence:** A corporation of this scale will always have significantly more resources than the residents who live here. If future changes occur, homeowners will have little to no ability to meaningfully push back. You are elected to serve your residents—this decision will demonstrate whether that responsibility is upheld.

- **Conflict with planned community growth**: This area was expected to continue developing as residential housing and community space, potentially including park land —not as a heavy industrial corridor. New Berlin has a clear need for additional housing. When we sold our previous home (also in New Berlin) in February, there were over 55 showings and 12 offers. Even our new build appraisal had extremely limited comparable sales due to constrained housing supply. This land presents an opportunity to strengthen the residential community.

- **Financial and personal impact**: We paid a premium for this lot and will be paying for it for decades. This was not the long-term vision communicated when we made this investment. The introduction of a massive industrial facility directly adjacent to our home materially affects both property value and quality of life.

- **Quality of life and environmental concerns**: From our home, we can currently hear children playing at the nearby school. This reflects the type of environment we intentionally chose. A manufacturing facility of this proximity and scale will introduce persistent industrial noise and activity that cannot be mitigated.

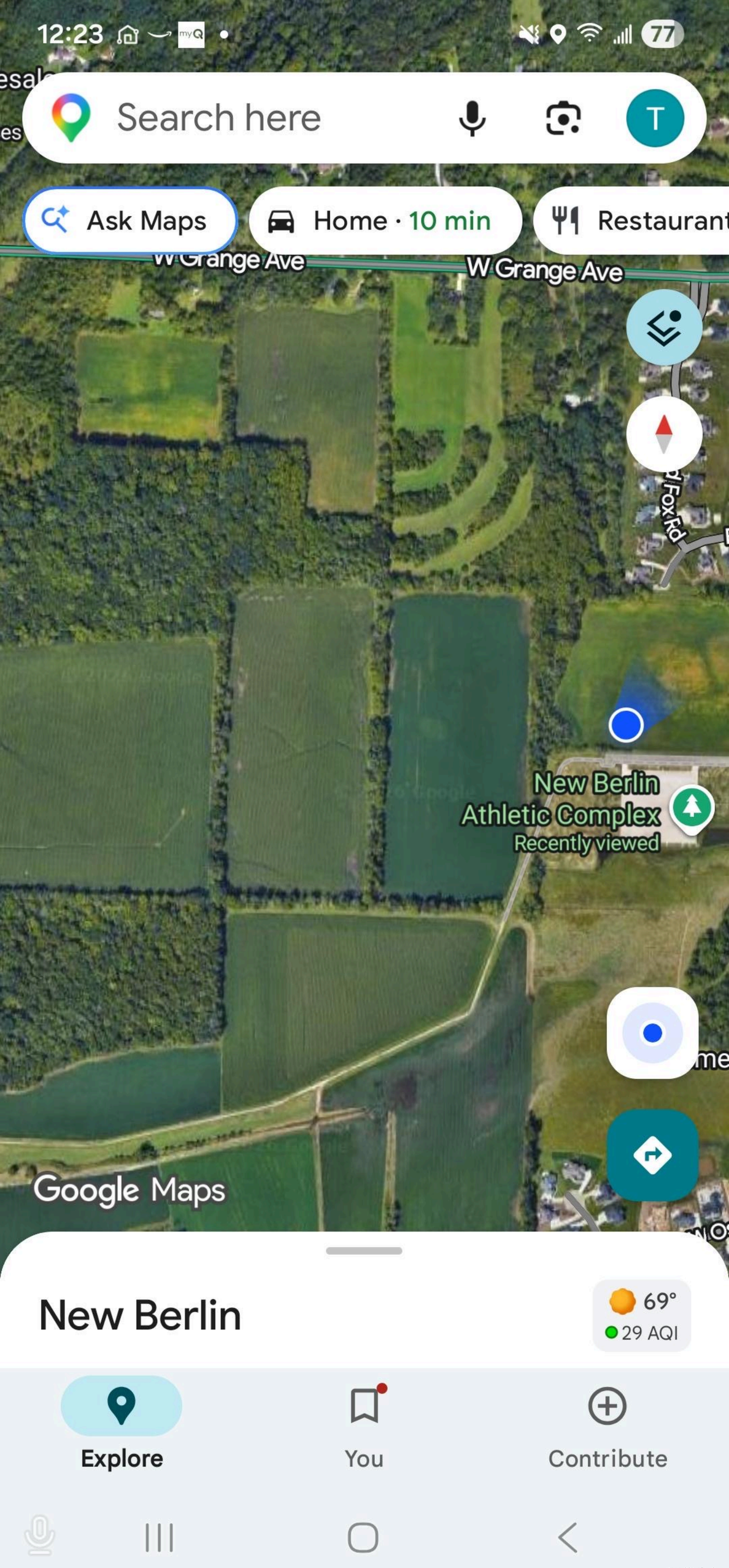
While we understand the city desires economic growth, it should not come at the expense of residential property values, local quality of life, and the safety of neighborhood children. The city's future land-use map should protect the families who chose to make New Berlin their home, rather than rezoning agricultural land into heavy business parks right against our property lines.

We respectfully and strongly urge the Plan Commission and City leadership to reject the requested zoning changes, Comprehensive Plan Amendment, and Planned-Unit Development overlay for this project in this location. There are more appropriate, isolated areas where a facility of this magnitude can exist without forcing it into a residential space and fundamentally disrupting the lives of nearby citizens.

Thank you for your time, your consideration, and your service to the residents of New Berlin.

Please ensure this letter and the attached images are formally included in the official case packet for the July 15 meeting.

Sincerely,
Tom and Emily Feldmann
Theofila Estates Residents, New Berlin
5776 S. Theofila Ct.
262-327-2230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June 29, 2026

Mayor and Common Council

Plan Commission

City of New Berlin

3805 S. Casper Drive

New Berlin, WI 53151

RE: Rockwell Automation / SunCap Property Group — Comprehensive Plan Amendment, Rezoning to M-3 with PUD Overlay, and Land Division (S. Moorland Road between W. Grange and W. College Avenues); Plan Commission action anticipated July 15, 2026; Common Council action anticipated July 28, 2026

Dear Mayor, Members of the Common Council, and Plan Commissioners:

We are the undersigned owners and residents of homes immediately adjacent to, and in close proximity to, the approximately 320 acres proposed for redesignation and rezoning to accommodate the Rockwell Automation manufacturing campus. We submit this letter for inclusion in the official record of both the Plan Commission and Common Council proceedings, and we respectfully request written responses to the items below before final action is taken.

I. Primary Position: The Comprehensive Plan Amendment Should Be Denied

Our primary request is that the City deny the proposed Comprehensive Plan Amendment and associated rezoning. The City's adopted Comprehensive Plan designates a portion of this land as Urban Residential, and many of us purchased our homes — in several cases investing our life savings in newly built houses — in direct reliance on that adopted plan. Converting land the City promised would develop residentially into a round-the-clock industrial campus of up to roughly 2 million square feet is a fundamental change in the character of this area, not a refinement of it. The burden of justifying that change rests with the applicant and with the City, and we do not believe it has been met. A decision of this magnitude, made over the documented objection of the surrounding subdivisions, would also set a precedent that no adopted land-use designation in New Berlin can be relied upon by residents making the largest financial decisions of their lives.

II. In the Alternative: Binding Conditions Must Be Written into the PUD Ordinance

If the City nevertheless proceeds, the proposed Planned Unit Development (PUD) Overlay gives the City both the authority and the obligation to attach specific, measurable, enforceable conditions that run with the land and bind all successors in interest. Representations made in neighborhood meetings, press materials, and hearing testimony are not enforceable; conditions written into the PUD ordinance, General Development Plan, and a recorded development agreement are. We therefore request that each item below be incorporated as a formal condition of approval. We note that Rockwell has already publicly committed to several of these measures — including directing truck traffic to Moorland Road, minimizing overnight truck activity, and constructing a sound barrier. We ask only that the City convert the applicant's own stated commitments, and the additional measures below, into binding terms.

1. Setbacks, Transition Standards, and Physical Buffers

- Base standard (all edges): a minimum 300-foot setback for all buildings, and a minimum 500-foot setback for all loading docks, truck courts, outdoor equipment, and outdoor operational areas, measured from any residential property line, with these distances stated numerically in the PUD ordinance.
- Park-edge buffer (200 feet): no buildings or parking areas within 200 feet of the common boundary with the City's future community park parcels (including Tax Key #1289.997.001). This 200-foot strip should be reserved exclusively for the preserved tree line, berm, landscaping, and passive buffer functions, and shown as such on the recorded General Development Plan.
- Tree preservation: the existing tree line along the park boundary must be retained and protected by a tree preservation easement or equivalent recorded restriction — the same mechanism the City applied to the western tree line of the adjacent Theofila Estates subdivision — with protective fencing during construction and a replacement obligation for any trees lost.
- Eastern berm placement: the landscaped berm along the eastern edge shall be constructed within the 200-foot park-edge buffer, located behind (west of) the preserved tree line, with grading and fill kept outside the critical root zones of the preserved trees.
- Eastern transition zone: because the eastern boundary of the PUD adjoins the City's future community park (P-2) and the established single-family neighborhoods east of Sunny Slope Road, the PUD should designate a transition zone extending 800 feet west from the eastern PUD boundary (inclusive of the 200-foot park-edge buffer above) in which buildings are limited to office, parking, stormwater, and landscape uses with a maximum height of 45 feet, and in which no loading docks, truck courts, outdoor storage, or outdoor operational areas may be located. No dock or outdoor operational area anywhere on the site should be oriented toward the eastern boundary.
- Dock and operations orientation: consistent with the applicant's own Phase I site plan, all loading and truck-court activity should be oriented westward toward Moorland Road or internally within the campus, codified in the General Development Plan so the same orientation governs all future phases, including the area identified for future development in the northeast portion of the site.
- A continuous landscaped berm of at least 8 to 10 feet in height along the entire residential and park edge (with the eastern segment located within the park-edge buffer as described above), planted with evergreen and canopy trees of at least 6 to 8 feet in height at installation (not starter plantings), with a recorded perpetual maintenance and replacement obligation.
- Completion of all berms, barriers, and buffer plantings before issuance of the first occupancy permit, not deferred to later phases.

2. Permanent Green Space and Community Buffer

- On the City's parcels: we acknowledge that City-owned land in Section 35 (including Tax Key #1289.997.001) is planned as the future community park and lies outside this application. However, a planned park is not a guaranteed park. If the City relies on this parkland as the buffer justifying approval, the City should make that buffer as legally certain as the development it buffers: formal dedication of the parcel as parkland, a recorded

restriction or its equivalent, retention of P-2 zoning, and a committed timeline and capital funding for park construction, adopted concurrently with any approval of this project.

- Park-facing edge treatment: because the campus abuts the City's newest parkland, the PUD should require landscape treatment, trail connections, and pedestrian-compatible design along the park edge — not chain-link security fencing — recognizing that a community park is itself a sensitive receptor for noise and light.
- Public-facing treatment of the wooded and wetland areas so the campus edge functions as a community amenity rather than a fenced perimeter, consistent with suggestions already raised by New Berlin residents and officials.

3. Use Restrictions Binding on Future Owners

- PUD language limiting permitted uses to the advanced manufacturing, office, and warehouse uses described in the application, with warehouse and distribution functions permitted only as ancillary to manufacturing conducted on the campus, regardless of whether operated by the owner or a contractor. Stand-alone distribution, fulfillment, parcel-sortation, or truck-terminal uses, and outdoor storage yards, are prohibited, and truck-trip generation materially exceeding the levels analyzed in the approved traffic impact analysis shall require a PUD amendment.
- A requirement that each future phase, expansion, or material change of use requires a formal PUD amendment with notice to adjacent owners and a new public hearing — the first 810,000-square-foot building must not pre-authorize the full multi-phase buildout.
- Confirmation in writing that all conditions run with the land and bind any purchaser or assignee, including through a recorded development agreement.

4. Enforceable Traffic Controls

- A PUD condition requiring all truck access via Moorland Road and prohibiting truck ingress/egress on Grange Avenue and residential corridors, implemented through site design, signage, and posted truck-route restrictions enforceable by citation.
- A traffic impact analysis prepared to Institute of Transportation Engineers (ITE) standards covering all phases, with all required intersection, signal, and roadway improvements funded by the developer.
- A post-occupancy traffic compliance review at 12 months, with corrective measures required if truck diversion onto residential streets is documented.

5. Noise Performance Standards for 24/7 Operations

- Numeric limits at the compliance boundary: noise from the facility shall not exceed 55 dBA daytime (7 a.m.–7 p.m.) and 45 dBA nighttime, measured as a one-hour equivalent level (Leq) at the PUD boundary wherever it adjoins the City park parcels or residentially zoned land, and at any residential property line, whichever location is more restrictive. Measuring at the PUD boundary protects park users and ensures clear attribution of the noise source.
- Ambient-relative cap: in addition to the fixed limits, facility noise shall not exceed the pre-construction background ambient level by more than 5 dBA at any residential property line, so that approval does not legalize a material increase over existing conditions in the quieter residential areas east of the park.

- Low-frequency and tonal noise: because low-frequency sound from industrial HVAC, fans, and compressors travels long distances and penetrates homes, the PUD should include a parallel C-weighted limit (or a cap on the dBC-minus-dBA differential of no more than 20 dB) at the same compliance locations, and a 5 dBA penalty applied to tonal or impulsive noise.
- Maximum event levels: a nighttime Lmax cap (we suggest 60 dBA at the compliance boundary) so that intermittent events such as dock door operations and truck coupling are limited, not merely averaged away within an hourly figure.
- A baseline (pre-construction) acoustic study documenting existing ambient levels, and a post-occupancy compliance study, both by a qualified consultant at the developer's expense and filed with the City; plus a complaint-response protocol requiring measurement at the complainant's property within a defined number of days.
- Operational restrictions: outdoor loading, trash compaction, and exterior equipment operation along the residential and park edges shall be limited to daytime hours; and all yard tractors, material-handling equipment, and service vehicles owned, leased, or contracted for regular on-site operation shall be equipped with broadband reverse alarms or equivalent camera-based systems where permitted by safety regulations.
- Source barriers and rooftop equipment: the sound barrier the applicant has already publicly described shall be incorporated as a binding, dimensioned element of the General Development Plan, located near the facility and its dock areas where barriers are most effective, and shall complement (not be replaced by) the eastern berm; rooftop mechanical equipment shall be screened or acoustically attenuated as necessary to meet the limits above at the compliance boundaries.

6. Lighting Standards Consistent with National Best Practice

- Light trespass: maximum 0.1 footcandle (measured approximately 5 feet above grade) at Rockwell's property line wherever it adjoins the City park parcels or faces residentially zoned land, consistent with the IES/DarkSky Model Lighting Ordinance, demonstrated in a photometric plan approved before building permits and verified by field measurement after installation.
- Source controls against sky glow: all exterior fixtures rated U0 (zero uplight) under the IES BUG rating system; no upward-directed architectural, facade, or signage lighting; maximum correlated color temperature of 3000K; and a site-wide lumen budget consistent with the Model Lighting Ordinance allowances for the applicable lighting zone, so that the total light output of the campus — not merely its spill — is capped. We emphasize that property-line trespass limits alone do not prevent the collective sky glow of a campus of this size, which affects every resident of Section 35 and the future community park regardless of distance.
- Curfew controls: automatic dimming of parking and non-operational area lighting by at least 50 percent outside active operating periods, with motion-responsive lighting in low-use areas, so that only areas in active use are fully illuminated overnight.
- Reduced pole heights within the eastern transition zone and within a defined distance of any residential boundary, so fixtures near the park and residential edges are low and unobtrusive.

7. Construction-Phase and Environmental Protections

- A construction management plan limiting construction to weekday daytime hours, designating haul routes away from residential streets, and addressing dust, mud, and vibration control.
- Stormwater management designed so that adjacent residential properties experience no increase in runoff volume or rate, and full compliance with Wisconsin DNR wetland and waterway permitting for the site's wetland areas, documented in the record.

8. Ongoing Accountability

- A standing community liaison committee including representatives of the adjacent subdivisions, meeting at least quarterly through construction and the first two years of operations.
- A published complaint hotline with defined response timelines, and an annual compliance report to the Plan Commission covering noise, lighting, and traffic conditions.
- A Good Neighbor Agreement between Rockwell Automation and the adjacent neighborhood associations — a contractual instrument widely used nationally for large facilities adjoining residential areas — memorializing these commitments in a form residents can enforce directly.

III. Requests Regarding Process and the Record

We respectfully request that: (1) this letter and all attachments be entered into the official record for both the Plan Commission and Common Council proceedings; (2) City staff provide written responses identifying, for each item above, the applicable existing standard and whether the requested condition will be imposed; (3) any conditions of approval be provided to the public in written form before the Common Council vote; and (4) if material changes are made to the proposal, the public hearing process be repeated as contemplated by Wisconsin planning practice.

We recognize the City is weighing significant economic development against community impact, and we do not take that balance lightly. But the homes affected here are not abstractions — they are immediately adjacent, newly built, and were purchased in reliance on the City's own adopted plan. If this project proceeds in any form, the conditions above represent the minimum necessary to make Rockwell Automation the good neighbor it has publicly pledged to be.

Respectfully submitted,

Pierre and Ewelina Gilles — 5743 S Theofila Ct, New Berlin, WI

Emily and Tom Feldmann — 5776 S Theofila Ct, New Berlin, WI

Ted and Angela Kirkpatrick — 5917 S. Theofila Court, New Berlin, WI

George and Amy Karioris — 5737 S Theofila Ct, New Berlin, WI

Nicholas and Rachel Janusz — 5773 S Theofila Ct, New Berlin, WI

Praveen Robert and Sophia Anthoni — 14243 W Norbert Court, New Berlin, WI

Ben and Calli Schroeter — 5758 S Theofila Ct, New Berlin, WI

July 13, 2026

City of New Berlin – Department of Community Development (DCD)

SUBJ: Rockwell Automation Development Opposition

Attached is our petition with additional signatures expressing concern and opposition to the Rockwell Automation development being proposed.

Please post this updated list on the July 15 Planning Commission Public Comments section.

We all appreciate responsible economic development, but strongly feel that this location for the Rockwell complex is incompatible with surrounding residential development.

Many homeowners in the neighboring subdivisions of Thomson Hollow, Red Fox Crossing and the new Theofila Estates have concerns regarding the location and scale of this proposed large-scale industrial/manufacturing development and have signed the attached petition expressing opposition and requesting reconsideration of this location.

The petition outlines concerns regarding the potential impacts to nearby residential neighborhoods, wetlands, athletic fields and the surrounding community. The proposed construction and operation of the one million square foot facility, potential 24/7 operations, truck loading docks, semi-truck traffic, lighting, rooftop mechanical equipment, and associated noise and exhaust raise significant concerns regarding neighborhood compatibility, environmental impact and quality of life.

The attached petition contains signatures from more than 90 homeowners/residents, representing most of the households contacted within the three subdivisions since the project scope was presented at the May 13 meeting at City Hall.

Attached is a photo of the map Rockwell presented at the May 13 City Hall meeting with added white text to indicate our subdivisions, existing and proposed New Berlin athletic fields, and Costco for size and placement reference:

Thank you for your understanding and consideration.

Dan Olstinske
6043 S Aster Ct
New Berlin, WI 53151
262-649-0973

SCHEMATIC SITE PLAN
COSTCO
FUTURE DEVELOPMENT
RED FOX CROSSING
THEOFILA ESTATES
PRIVATE ROAD
LIGHT INDUSTRIAL USE
LIGHT INDUSTRIAL USE
OFFICE
NEW BERLIN ATHLETIC COMPLEX
MAIN ENTRANCE
WETLANDS
FLOODPLAIN
PUBLIC ROAD
THOMSON HOLLOW
HGA
PINNACLE ENGINEERING GROUP
SunCap
PROPERTY GROUP

PETITION OPPOSING PROPOSED ROCKWELL AUTOMATION INDUSTRIAL / MANUFACTURING DEVELOPMENT NEAR THOMSON HOLLOW, THEOFILA ESTATES AND RED FOX CROSSING SUBDIVISIONS

To: The Mayor, Common Council, Plan Commission, Zoning Officials, and City Representatives of New Berlin

We, the undersigned residents and homeowners of Thomson Hollow, Theofila Estates and Red Fox Crossing subdivisions and surrounding neighborhoods, respectfully express our strong opposition to the proposed industrial/manufacturing development planned adjacent to our residential community.

Our neighborhood was developed and purchased as a quiet residential area intended for families, long-term homeownership, recreation, and preservation of community character. The proposed industrial development is incompatible with the surrounding residential environment and raises substantial concerns regarding safety, environmental impacts, traffic, aesthetics, and quality of life.

Residents are particularly concerned about the following aspects of the proposed development:

- Potential 24-hour, 7-day-per-week industrial operations creating continuous noise, lighting, traffic, and disruption to nearby homes

- Unknown future manufacturing processes, materials, emissions, odors, and operational activities that may affect nearby residents and environmental quality

- A proposed development reportedly approaching approximately one million square feet of manufacturing and industrial space, with additional future phase expansion potential that could further intensify industrial activity adjacent to residential neighborhoods

- Large industrial buildings reportedly reaching approximately 45 feet in height, including visible rooftop mechanical equipment, HVAC systems, ventilation units, and industrial infrastructure that would permanently alter the residential landscape and views

- Significant noise pollution from rooftop equipment, industrial operations, loading activities, backup alarms, refrigeration systems, and truck traffic

- Extensive light pollution from overnight operations, parking lot lighting, security lighting, loading dock illumination, and facility operations negatively impacting nearby homes and residential enjoyment

- Numerous semi-truck loading docks, including approximately 16 loading dock positions, trailer staging areas, and truck circulation routes creating excessive commercial traffic and industrial activity near homes

• Concerns regarding idling semi-trucks, diesel exhaust, vibration, noise, and increased roadway wear and safety risks

• Proposed parking capacity reportedly approaching 700 parking spaces, indicating an extremely large-scale industrial operation inconsistent with the character and intent of the surrounding residential area

• The proposed development directly bordering wetlands and environmentally sensitive areas, raising concerns regarding stormwater runoff, habitat disruption, drainage impacts, flooding risks, and long-term environmental degradation

• Industrial facilities directly bordering newly constructed residential subdivisions, homes, and family-oriented community areas

• Proximity to nearby residential amenities including existing and proposed athletic fields, recreational spaces, walking areas, and the nearby Elmwood Elementary School, raising additional concerns regarding traffic, safety, noise, and environmental exposure affecting children and families

• Potential negative impacts on property values, neighborhood desirability, and future residential development

• Increased traffic congestion and safety concerns for pedestrians, children, bicyclists, school transportation, and local residents

We respectfully request that the City of New Berlin:

1. Deny approval of the proposed industrial/manufacturing development in its current location; and/or

2. Require relocation of this project, and like projects, to an area properly designated and buffered for heavy industrial use away from residential neighborhoods, schools, parks, athletic facilities, and wetlands.

We urge city leaders to protect the residential character, environmental integrity, safety, beauty, recreational resources, and long-term quality of life of our community by rejecting incompatible industrial development adjacent to established neighborhoods.

Respectfully submitted,

Name | Address | Signature | Date

Matt Barcus 6212 S Thomson Hollow Ct New Berlin WI 53151

5/27/26

PETITION OPPOSING PROPOSED ROCKWELL AUTOMATION INDUSTRIAL / MANUFACTURING DEVELOPMENT NEAR THOMSON HOLLOW, THEOFILA ESTATES AND RED FOX CROSSING SUBDIVISIONS

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Respectfully submitted,

Name | Address | Signature | Date

Jason Johnston 14309 W Old Farm Rd New Berlin WI

BECKY JOHNSTON 14309 W. OLD FARM RD, NEW BERLIN, WI

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Respectfully submitted,

Name | Address | Signature | Date

Manish Upadhyay. 14200 W Osprey Way. New Berlin

5/19/2026

May 29, 2026

City of New Berlin – Department of Community Development (DCD)

SUBJ: Rockwell Automation Development Opposition

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We all appreciate responsible economic development, but strongly feel that this location for the Rockwell complex is incompatible with surrounding residential development.

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6043 S Aster Ct
New Berlin, WI 53151
262-649-0973

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FLOODPLAIN
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TRAILER STALLS
TRUCK DOCKS
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PUBLIC ROAD
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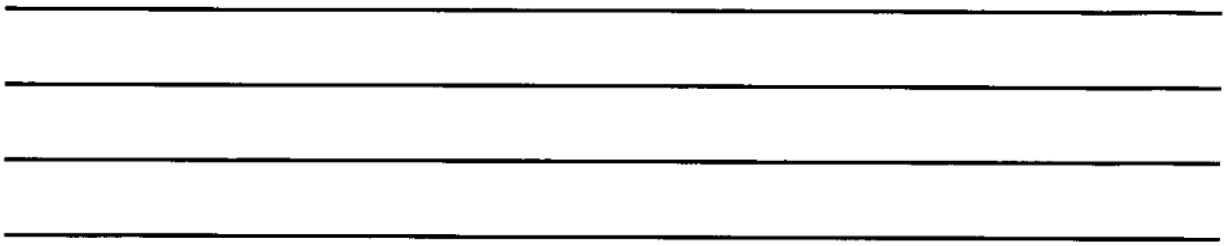

Name | Address | Signature | Date

Dan Olstinske 6043 S Aster Ct 5-16-26

ANN Olstinske 6043 S. Aster Ct 5-16-26

Deborah A Hannon 6084 S Pennycress Ct NB 5.16.26

THOMAS M. GRAVON " " 5-16-26

Nicole Wickman 14307 W. Old Farm Rd 5/16/26

MARIO WICKMAN " " 5/16/26

Christine Zielinski 6117 S. Grouse Hollow Ct. 5/16/2026

6117 S GROUSE HOLLOW CT 5/16/2026

James A Gardetto 6157 S Grouse Hollow Ct 5/16/2026

6157 S. Grouse Hollow Ct. 5/16/2026

Matt Risic 6071 S. Aster Ct 5/16/2026

Laura Risic 6071 S. Aster Ct. Laura Risic 5-16-26

Harbir Singh 5597 S. RED FOX RD, NEW BERLIN 5-16-26

5581 S. Red Fox Rd, New Berlin 5/16/26

Andrew Peters 5592 S. Red Fox Rd, New Berlin, 5/16/26

Ranjan Dash 5614 S. Red Fox Rd, New Berlin, 5/16/26

Tom Feldmann 5776 S Theofila Ct. New Berlin WI 53151 5/16/26

Emily Feldmann 5776 S. Theofila Ct. New Berlin WI 53151 5/16/26

Heather Butler 6067 S Aster Ct New Berlin, WI 53151

Name | Address | Signature | Date

Kevin Butler, 6067 S. Aster Ct. New Berlin, WI 5/16/26

DAN WEBER 13990 W. BROOK HOLLOW CT 5/19/26

Sue Weber 13990 W. Brook Hollow Ct 5/19/26

Ben Schroeter 5758 S theofila ct 5/19/26

Calli Schroeter 5758 S theofila ct 5/19/26

Pierre Gilles 5743 S TheoFila Ct 5/19/26

Evelina Gilles 5743 S Theofila Ct 5/19/26 E Gilles

[illegible] McDonald 5617 S Red Fox Rd 5/19/26

Joanne Michalski 5539 S. Red Fox Rd. 5/19/26

[illegible] 5584 S Fox Tail Ct 5/19/26

Ryan Gmininger 5552 S Fox Tail Ct 5/19/2026

Jason West 5544 S. Fox Tail Ct 5/19/2026

Amy Brieske 5622 S. Foxtail Court 5/19/26

Ben Wang 5672 S Foxtail Ct 5/19/26

Suyana Staid 6073 S. Aster Ct 5-21-26

Egan Staid 6073 ASTER CT 5-21-26

Sophie Nasrolla 5656 S Red Fox Rd 5-21-26

Michael Hoffman 6220 S Delora Ct 5-21-26

Jenica Barcus 6212 S Thomson Hollow Ct 5-21-26

Name | Address | Signature | Date

14147 W. Osprey Way 5/22/26

Abby Orshinske / 6093 S Aster Ct / 5/22/26 /

Michelle Trampe 6209 S. Thomson Hollow Ct. 53151

Name | Address | Signature | Date

Valerie + Buss 14144 W Osprey Way 5.16.26

Jack Buss 14144 W Osprey Way 5.17.26

~~Terry~~ Buss 14144 W OSPREY WAY, NEW BERLIN 5/17/26

Patty Kittson 6101 S. Primrose Ct. New Berlin, WI 5-18/26

Nathan & KRISTINA Tritt 14176 W. OSPREY WAY New Berlin, 5/18/26

Carrie + Erik Daniels 14074 W. Old Farm Rd New Berlin, WI 53151 5/18/26

Aaron & Jill Weidenbaum - 6202 S. Thomson Hollow Ct 5/18/26

Kristine & Trevin Bane 14144 W Old Farm Rd. New Berlin WI 53151 5/18/26

Tim & Jeanne Tanty 14182 W. Old Farm Rd. New Berlin, 53151 5/18

Jason & Ashley Schafer 6092 S Pennycress Ct New Berlin WI 53150

April + Terrance Schulte 13950 W Brookfield Ct. New Berlin WI 53151

Sarah Kawczynski 5653 S. Red Fox Rd New Berlin WI

KELSEY UNRATH 5678 S. FOX TAIL COURT, NEW BERLIN, WI 53151

RAY Herschleb 6132 S. Primrose Ct. New Berlin, WI 53151

Amy Budziszewski 6152 S Grouse Hollow Ct New Berlin WI 53151

ALEXANDER MICHAELIS 14320 W OSPREY WAY, NEW BERLIN, WI 53151

DENNIS KIPSKI 14247 W. OLD FARM RD NEW BERLIN 53151

Sarah Hellmann 6229 S. Thomson Hollow Ct. New Berlin, WI 53151

PETITION OPPOSING PROPOSED ROCKWELL AUTOMATION INDUSTRIAL / MANUFACTURING DEVELOPMENT NEAR THOMSON HOLLOW, THEOFILA ESTATES AND RED FOX CROSSING SUBDIVISIONS

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Name | Address | Signature | Date

Dan Anderson 6050 S. Aster Ct Dan Anderson 5/20/26

Michele Anderson 6050 S Aster Ct Michele Anderson 5/20/26

PETITION OPPOSING PROPOSED ROCKWELL AUTOMATION INDUSTRIAL / MANUFACTURING DEVELOPMENT NEAR THOMSON HOLLOW, THEOFILA ESTATES AND RED FOX CROSSING SUBDIVISIONS

To: The Mayor, Common Council, Plan Commission, Zoning Officials, and City Representatives of New Berlin

We, the undersigned residents and homeowners of Thomson Hollow, Theofila Estates and Red Fox Crossing subdivisions and surrounding neighborhoods, respectfully express our strong opposition to the proposed industrial/manufacturing development planned adjacent to our residential community.

Our neighborhood was developed and purchased as a quiet residential area intended for families, long-term homeownership, recreation, and preservation of community character. The proposed industrial development is incompatible with the surrounding residential environment and raises substantial concerns regarding safety, environmental impacts, traffic, aesthetics, and quality of life.

Residents are particularly concerned about the following aspects of the proposed development:

- Potential 24-hour, 7-day-per-week industrial operations creating continuous noise, lighting, traffic, and disruption to nearby homes

- Unknown future manufacturing processes, materials, emissions, odors, and operational activities that may affect nearby residents and environmental quality

- A proposed development reportedly approaching approximately one million square feet of manufacturing and industrial space, with additional future phase expansion potential that could further intensify industrial activity adjacent to residential neighborhoods

- Large industrial buildings reportedly reaching approximately 45 feet in height, including visible rooftop mechanical equipment, HVAC systems, ventilation units, and industrial infrastructure that would permanently alter the residential landscape and views

- Significant noise pollution from rooftop equipment, industrial operations, loading activities, backup alarms, refrigeration systems, and truck traffic

- Extensive light pollution from overnight operations, parking lot lighting, security lighting, loading dock illumination, and facility operations negatively impacting nearby homes and residential enjoyment

- Numerous semi-truck loading docks, including approximately 16 loading dock positions, trailer staging areas, and truck circulation routes creating excessive commercial traffic and industrial activity near homes

• Concerns regarding idling semi-trucks, diesel exhaust, vibration, noise, and increased roadway wear and safety risks

• Proposed parking capacity reportedly approaching 700 parking spaces, indicating an extremely large-scale industrial operation inconsistent with the character and intent of the surrounding residential area

• The proposed development directly bordering wetlands and environmentally sensitive areas, raising concerns regarding stormwater runoff, habitat disruption, drainage impacts, flooding risks, and long-term environmental degradation

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• Proximity to nearby residential amenities including existing and proposed athletic fields, recreational spaces, walking areas, and the nearby Elmwood Elementary School, raising additional concerns regarding traffic, safety, noise, and environmental exposure affecting children and families

• Potential negative impacts on property values, neighborhood desirability, and future residential development

• Increased traffic congestion and safety concerns for pedestrians, children, bicyclists, school transportation, and local residents

We respectfully request that the City of New Berlin:

1. Deny approval of the proposed industrial/manufacturing development in its current location; and/or

2. Require relocation of this project, and like projects, to an area properly designated and buffered for heavy industrial use away from residential neighborhoods, schools, parks, athletic facilities, and wetlands.

We urge city leaders to protect the residential character, environmental integrity, safety, beauty, recreational resources, and long-term quality of life of our community by rejecting incompatible industrial development adjacent to established neighborhoods.

Respectfully submitted,

Name | Address | Signature | Date

Rajesh Gupta / 6163 S Grasse Hollow Ct / [signature] / 5/17/2026

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Name | Address | Signature | Date

DANIEL J. MARUSZEWSKI 5627 S. RED FOX RD.

Daniel J. Maruszewski 5-22-26

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Name | Address | Signature | Date

Wei Fan Chen, 14224 W Old Farm Rd, New Berlin, WI 53151

Wei Fan Chen May 19, 2026

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Name | Address | Signature | Date

Todd Liefer 14361 W. Old Farm Rd, New Berlin Todd Liefer 5-18-26

Kelly Liefer 14361 W. Old Farm Rd, New Berlin Kelly Liefer 5/18/26

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Name | Address | Signature | Date

Gerald + Rebecca Frei

5530.5 Red Fox Rd New Berlin 53151

5-19-26 5-19-26

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Michael Von Rueden. 5542 RED FOX RD. NEW BERLIN, WIS. 53151 Michael Von Rueden 5/15/26

Yvette Von Rueden 5542 Red Fox Road New Berlin, WI 53151 5/15/26

Yvette Von Rueden

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Jackie Bulkowski 6061 S Aster Ct New Berlin WI 53151 5/19/26

Chad Bulkowski 6061 S Aster Ct. New Berlin 5/19/26

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Rajesh Gupta | 6163 S Grease Hollow Ct | [signature] | 5/17/2026

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BRENT L BRISTOL 6085 S. PENNYCRESS CT, May 19, 2026

Lara R Bristol, 6085 S Pennycress Ct, Lara R Bristol, May 19, 2026

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Stephen Maier 6211 S. Delora Ct. New Berlin WI 53151 5-26-2026

Jennifer M Maier 6211 S. Delora Ct 5-26-26

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Takushi Kohmoto, 14358 W Osprey Way, New Berlin, WI 53151 5/28/2026

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PETITION OPPOSING PROPOSED ROCKWELL AUTOMATION INDUSTRIAL / MANUFACTURING DEVELOPMENT NEAR THOMSON HOLLOW, THEOFILA ESTATES AND RED FOX CROSSING SUBDIVISIONS

To: The Mayor, Common Council, Plan Commission, Zoning Officials, and City Representatives of New Berlin

We, the undersigned residents and homeowners of Thomson Hollow, Theofila Estates and Red Fox Crossing subdivisions and surrounding neighborhoods, respectfully express our strong opposition to the proposed industrial/manufacturing development planned adjacent to our residential community.

Our neighborhood was developed and purchased as a quiet residential area intended for families, long-term homeownership, recreation, and preservation of community character. The proposed industrial development is incompatible with the surrounding residential environment and raises substantial concerns regarding safety, environmental impacts, traffic, aesthetics, and quality of life.

Residents are particularly concerned about the following aspects of the proposed development:

• Potential 24-hour, 7-day-per-week industrial operations creating continuous noise, lighting, traffic, and disruption to nearby homes

• Unknown future manufacturing processes, materials, emissions, odors, and operational activities that may affect nearby residents and environmental quality

• A proposed development reportedly approaching approximately one million square feet of manufacturing and industrial space, with additional future phase expansion potential that could further intensify industrial activity adjacent to residential neighborhoods

• Large industrial buildings reportedly reaching approximately 45 feet in height, including visible rooftop mechanical equipment, HVAC systems, ventilation units, and industrial infrastructure that would permanently alter the residential landscape and views

• Significant noise pollution from rooftop equipment, industrial operations, loading activities, backup alarms, refrigeration systems, and truck traffic

• Extensive light pollution from overnight operations, parking lot lighting, security lighting, loading dock illumination, and facility operations negatively impacting nearby homes and residential enjoyment

• Numerous semi-truck loading docks, including approximately 16 loading dock positions, trailer staging areas, and truck circulation routes creating excessive commercial traffic and industrial activity near homes

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• Numerous semi-truck loading docks, including approximately 16 loading dock positions, trailer staging areas, and truck circulation routes creating excessive commercial traffic and industrial activity near homes

• Concerns regarding idling semi-trucks, diesel exhaust, vibration, noise, and increased roadway wear and safety risks

• Proposed parking capacity reportedly approaching 700 parking spaces, indicating an extremely large-scale industrial operation inconsistent with the character and intent of the surrounding residential area

• The proposed development directly bordering wetlands and environmentally sensitive areas, raising concerns regarding stormwater runoff, habitat disruption, drainage impacts, flooding risks, and long-term environmental degradation

• Industrial facilities directly bordering newly constructed residential subdivisions, homes, and family-oriented community areas

• Proximity to nearby residential amenities including existing and proposed athletic fields, recreational spaces, walking areas, and the nearby Elmwood Elementary School, raising additional concerns regarding traffic, safety, noise, and environmental exposure affecting children and families

• Potential negative impacts on property values, neighborhood desirability, and future residential development

• Increased traffic congestion and safety concerns for pedestrians, children, bicyclists, school transportation, and local residents

We respectfully request that the City of New Berlin:

1. Deny approval of the proposed industrial/manufacturing development in its current location; and/or

2. Require relocation of this project, and like projects, to an area properly designated and buffered for heavy industrial use away from residential neighborhoods, schools, parks, athletic facilities, and wetlands.

We urge city leaders to protect the residential character, environmental integrity, safety, beauty, recreational resources, and long-term quality of life of our community by rejecting incompatible industrial development adjacent to established neighborhoods.

Respectfully submitted,

Name | Address | Signature | Date

Justin and Amy Bohler

6095 S. Pennycress Ct New Berlin, WI

5/22/26

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / 1-Lot Certified Survey Map**
LOCATION:	**15393 W. Grange Avenue (Tax Key #: 1290.998)** **Tax Key #: 1290.998.002** **Tax Key #: 1290.998.003** **15301 W. Grange Avenue (Tax Key #: 1290.998.001)** **14811 W. Grange Avenue (Tax Key #: 1290.999)** **14655 W. Grange Avenue (Tax Key #: 1289.995)**
REQUEST:	**Approval of a 1-Lot Certified Survey Map**

REVIEW SCHEDULE:		
	CSM Received:	**4/6/2026**
	Completeness Determination:	**4/8/2026**
	90-day time limit expires:	**7/7/2026**
	50-day extension expires:	**8/26/2026**
	Final Common Council Action:	**7/28/2026**

D.R.C. RECOMMENDATION: **Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at the addresses/tax key #'s presented above and subject to the application, plans on file and the following conditions:**

PLANNING

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
2. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
3. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.**
4. **Applicants and/or property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
5. **City Engineer to review final lot layout and ensure proper dedication of any right-of-way based on the construction plans.**

ENGINEERING

6. **The CSM will need to show proposed easements for public utilities and trail / sidewalk easements. The locations of these have not been identified yet. The following notes shall be placed on the CSM:**
    a. **The proposed road (Wood's Edge Road, located on the east side of Moorland Road)**

along the south property line is within the 25' dedicated utility easement. Applicant and adjacent property owners shall coordinate to dedicate a new location for the trail to extend to the western property line. Proposed road cross section shall include a sidepath (on road and off road).

b. **The City will require proof of easement (for utilities) for the driveway if the full road is not installed at this time.**

c. **The City will require the developer to prepare a CSM(s) with dedication of the full right-of-way for all parcels adjacent to CTY O (Moorland Road) and along the proposed road (Wood's Edge Road, located on the east side of Moorland Road).**

d. **Provide a cul-de-sac (or roundabout) on the proposed road within the public right-of-way which will abut the private entrance to Rockwell, per Section 235-23F of the Subdivision Code, Stub streets.**

7. **Traversable access will need to be maintained over the sanitary sewer main to the south or the plan should show abandoning this main and adding a new main to the east. Connection to the south would be a lateral. The pond is currently shown in this location.**

SEWER UTILITY

8. **Sanitary should flow to the east and connect in the same area as watermain option 1(5) on the utility proposal. Proposed sanitary connection (4) is too close to the retention pond.**

WATER UTILITY

9. **Dual connection is necessary. Recommend northern connection point 1 at existing 12" main and connection point 5 (option 1) listed on the preliminary utility proposal. Fire should also review to determine hydrant need around the facility.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of July 15, 2026

Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc.
1-Lot Certified Survey Map
Address: See list in Executive Summary

DATE STAFF REPORT PREPARED: May 13, 2026

APPLICANT / OWNER(S): Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / Owners:

- 15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]
- Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]
- Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]
- 15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]
- 14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]
- 14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]

REQUEST / DESCRIPTION OF PROJECT: Approval of a 1-Lot Certified Survey Map for the properties located at the parcels listed above.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/6/2026

DATE OF COMPLETENESS DETERMINATION: 4/8/2026

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Several meetings
Site Visit(s): 4/30/2026

CONCEPTUAL PLAN: CSM attached.

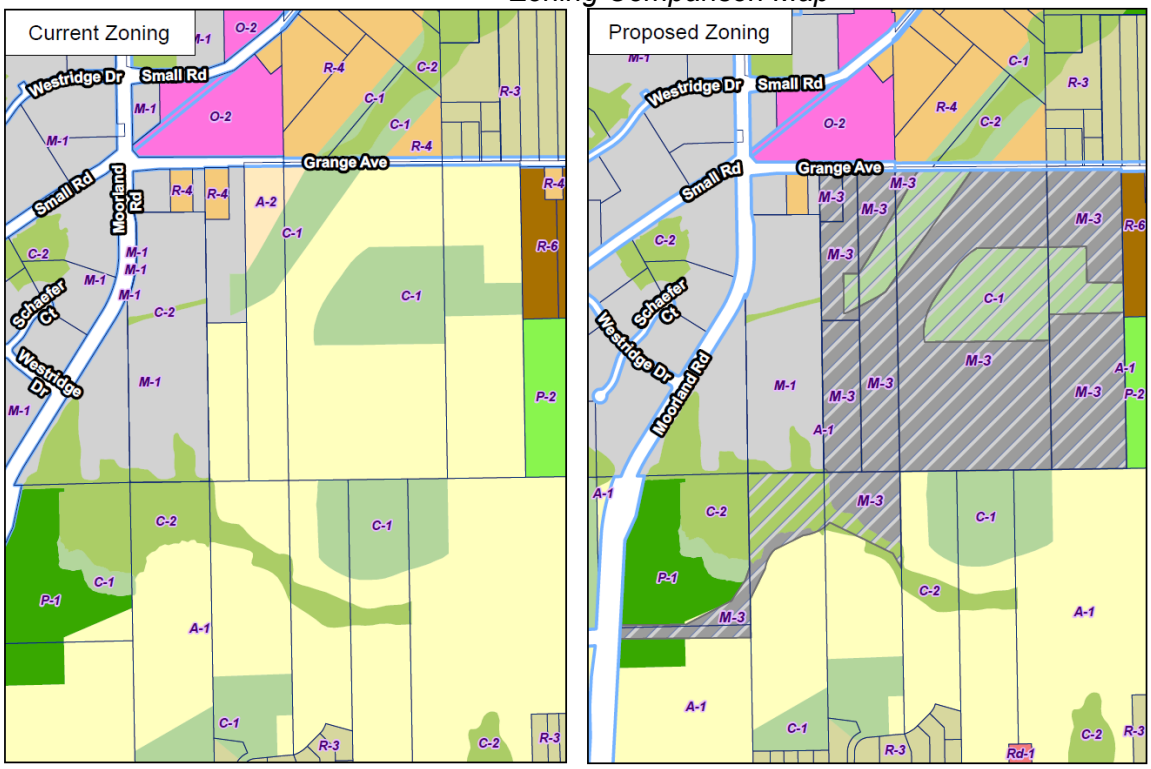
SIZE OF DEVELOPMENT / PARCEL(S):
North Half: ~158.73 Acres (after 1-Lot CSM is recorded)

CURRENT ZONING: A-1, A-2, R-4, M-1, P-1, C-1 & C-2

CURRENT LAND USE: Agriculture

PROPOSED ZONING: A-1, M-3/PUD, P-1, C-1/SCA, & C-2/SCA
DCD will add a Special Conditions Apply. Special Conditions Apply to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 (Section 34-35 Business Park Development District) Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply.

Zoning Comparison Map



PROPOSED LAND USE:
The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay will be prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative, and operational support uses.

PROPOSED LOT SIZE:
~158.73 Acres (after 1-Lot CSM is recorded & subject to this staff report)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-3/R-4/O-2/C-1/C-2	Land Use: Costco/Single-Family Residential
South:	Zoning: A-1/R-3/C-1/C-2	Land Use: Agricultural/Single-Family Residential
East:	Zoning: A-1/R-6/P-2	Land Use: Agricultural/Soccer Field/Theofila Estates Subdivision/Thomson Hollow Subdivision
West:	Zoning: A-1/M-1/P-1/C-1/C-2	Land Use: Golf Range/Westridge Business Park/East Moorland Road Business Park

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, this submittal meets the intent of this Chapter. The Future Land Use Map amendment from "Urban Residential" to "Business Park / Industrial" for the norther portion of this development (See application # CP-2600598) is consistent with the City's desire for a unified campus development. This will allow the developer to preserve large areas of environmental corridor and trees, which will provide natural buffers to the residential areas and make the business park development less intrusive to the adjoining neighborhoods. This will provide for high-quality economic development not only for the City, but the region.

ZONING CODE (Chapter 275): Yes, will meet all the requirements of Chapters 275-35B(6), 275-32B(1), 275-36(2), 275-37B (3) & (4), and 275-37E(3) of the Zoning Code.

DEVELOPMENT CODE (Chapter 235): Yes

REZONING REQUIRED: Yes, see application File #: RZ-2600597.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Not for the CSM.

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Not for the CSM.
Site Plan Required: Yes, see attached CSM.
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: N/A

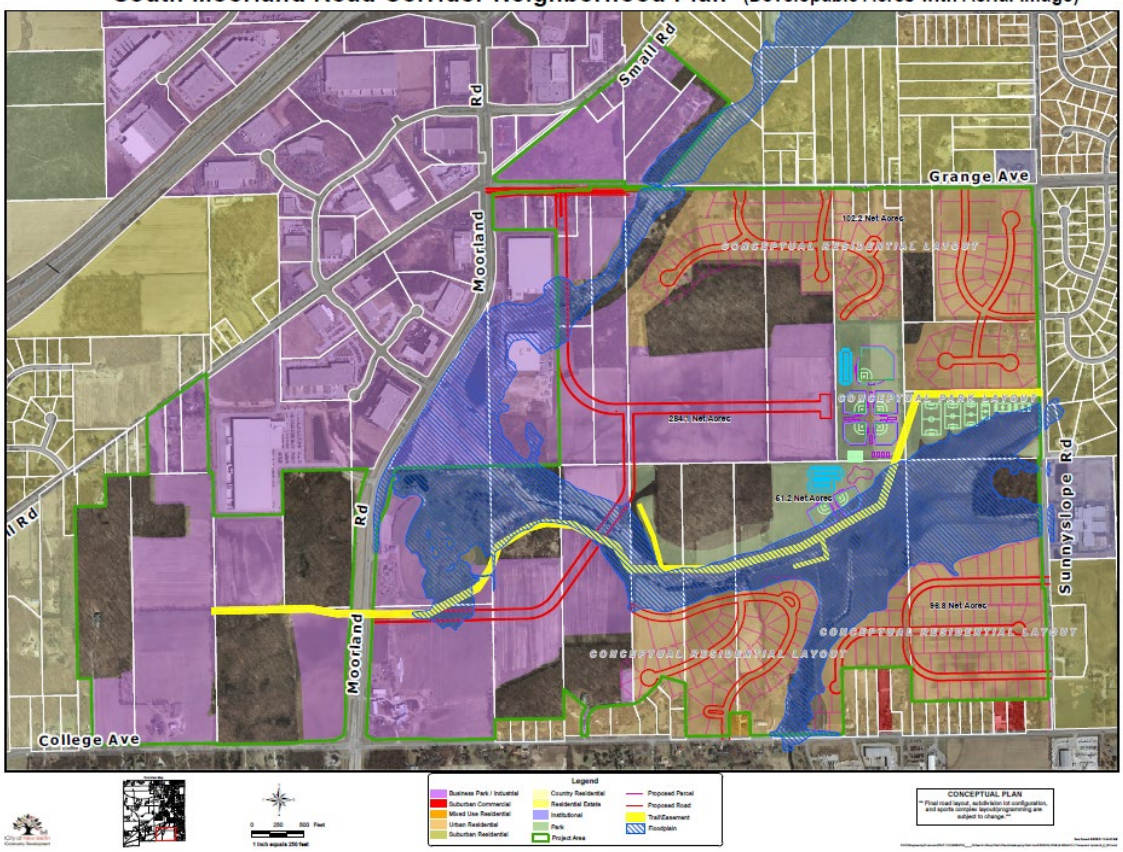
UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Environmental Corridor.
Wetland On Property: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.
Conservancy Districts (C-1, C-2): Yes, C-1 and C-2.
NRCS Map Classification: N/A
Floodplain: Yes
Topography / Geologic: The entire site slopes towards the valley in the middle. There are steep slopes near Grange Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: Incorporate sidepath with extension of Woods Edge Road. Applicant will dedicate the right-of-way as part of future CSMs. The City will work with the applicant as to the placement of the on-road bike paths.

PARK & OPEN SPACE PLAN:
Table 7: Public Park and Recreation Facilities, identifies a community park in Section 35.
Table 8: Public Trails, identifies a planned City trail within Section 35.

- This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.
- Paved trails shall be required to connect this lot to the public trail and/or park. The City will work with the applicant as to the placement of these off-road trails.

South Moorland Road Corridor Neighborhood Plan (Developable Acres with Aerial Image)



NATURAL RESOURCES PROTECTION: Will be reviewed with the Use, Site and Architecture application. (See application file #: UA-2601030)
Limits of Disturbance (LOD): N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.

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. They have included a conceptual storm water plan. Additional detailed reports will be submitted at the time of Use, Site and Architecture application.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Will be determined during the Use, Site and Architecture application.
Onsite System Required: Not required as these properties are within the MMSD Current Sewer Service Area.

WATER USAGE CALC.: Not applicable for a CSM. Will be determined at the time of building permit.

TRAFFIC IMPACT: The applicant submitted a Traffic Impact Analysis dated January 28, 2026. Please refer to the application file #: RZ-2600597 staff report for additional information.

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

PREVIOUS ACTION (PRIOR TO ROCKWELL DEVELOPMENT):
No formal applications for development have been submitted on the parcels except for the driving range, which will remain.

PREVIOUS ACTION: SOUTH MOORLAND ROAD (SECTION 35) COMPREHENSIVE PLAN AMENDMENTS:
Approximately two years of public comment and 29 meetings were held with those interested in the Comprehensive Plan Amendments for Chapter 10, 17, and 18 to plan for the Section 35 / South Moorland Road Corridor area.

- **12/1/2014** Staff presented a memo to the Plan Commission dated November 10, 2014 summarizing the Section 35 Master Planning Update.
- **3/28/2015** Staff began holding the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours." Office hours continued through June. Upwards of 12,000 postcards were sent out to residents in the City of New Berlin notifying them of the office hours held in June.
- **4/08/2015** Staff notified the Plan Commission of the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours".
- **5/5/2015** Plan Commission requested the Common Council set a Public Hearing date for June 29, 2015 (Note: item tabled at the May 12, 2015 Common Council meeting in order to provide more time for discussions with the property owners).
- **7/28/2015** Common Council set a date for a Public Hearing for the amendments.
- **8/24/2015** Special Plan Commission Meeting - Commission presentation & discussion on recommendations and action.
- **9/9/2015** Public Hearing
- **10/5/2015** Plan Commission action & recommendation to Council
- **10/13/2015** Common Council action to approve.

PREVIOUS ACTION: SOUTH MOORLAND ROAD CORRIDOR (SECTION 35) ZONING CODE AMENDMENTS:
The Plan Commission adopted amendments to the Zoning Code reflecting the Comprehensive Plan amendments above, which established a new Zoning District for this area of the City, which was the M-3, Section 35 Business Park Development District.

- **12/17/2015** Plan Commission held a public hearing.
- **1/6/2016** Plan Commission approved the amendments.
- **1/12/2016** Common Council approved the amendment.

PREVIOUS ACTION: ROCKWELL AUTOMATION DEVELOPMENT:
- **4/14/2026** Common Council set the date for a joint public hearing on June 1, 2026, for a Rezoning and Comprehensive Plan amendment for Rockwell. Common Councial also authorized an agreement to hire Ehlers & Associates to prepare a TID Project Plan for Tax Incremental District # 6. Further information will follow.
- **5/13/2026** Neighborhood meeting for Rockwell.
- **6/1/2626** Plan Commission held a joint public hearing on the rezoning/PUD and comprehensive plan amendment requests.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

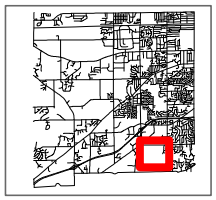
1. Per § 275-35D, the minimum lot area is 40,000 square feet and the minimum lot width is 200' in the M-3 District. The proposed lot meets these minimum lot dimensions.
2. The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay has been prepared to accommodate an advanced manufacturing campus which may include: manufacturing and assembly operations, warehousing and distribution functions, office, administrative and operational support uses.
3. A Special Conditions Apply overlay will be added to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply. The C-2 boundary shall apply where there is no wetland registration showing on the property."

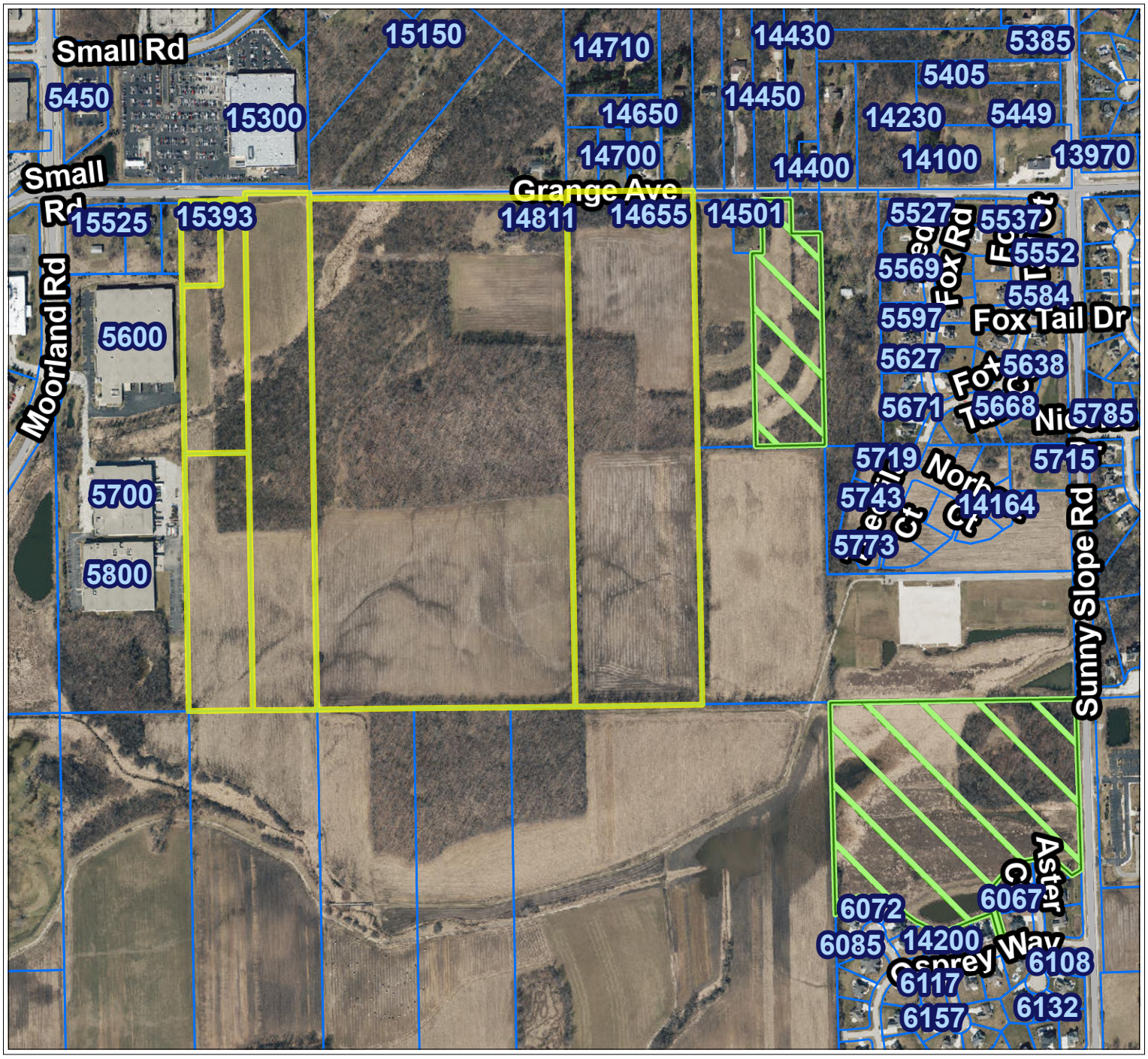
D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at the addresses/tax key #'s presented above and subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

City of New Berlin Map Viewer
1-Lot CSM (North Half)





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 360 720
ft

Scale is estimate - not survey

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

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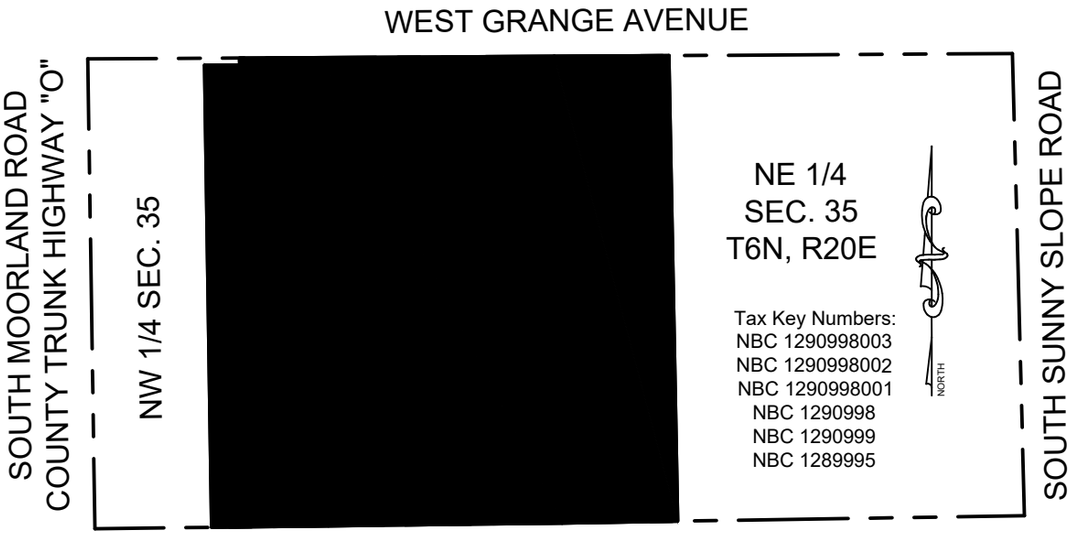
CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

VICINITY MAP

SCALE 1":1000'



WISCONSIN
JESSE ZOLTOWSKI
S-3094
Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

JANUARY 14, 2026

Prepared for:
Rockwell Automation, Inc.
1201 S 2nd Street
Milwaukee, WI 53204

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 35, Township 6 North, Range 20 East which has a bearing of N89°41'05"E.
- Flood Zone Classification: The property lies with in Zone "X" and Zone "A" of the Flood Insurance Rate Map Community Panel No. 55133C0353H with an effective date of OCTOBER 19, 2023. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" areas are Special Flood Hazard Areas without a Base Flood Elevation and is depicted by scaled map location and graphic plotting only, subject to map scale uncertainty.
- All existing buildings and silos to be removed.

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

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

DRAFTED BY: ST
PEG JOB#594.00
SHEET 1 OF 8

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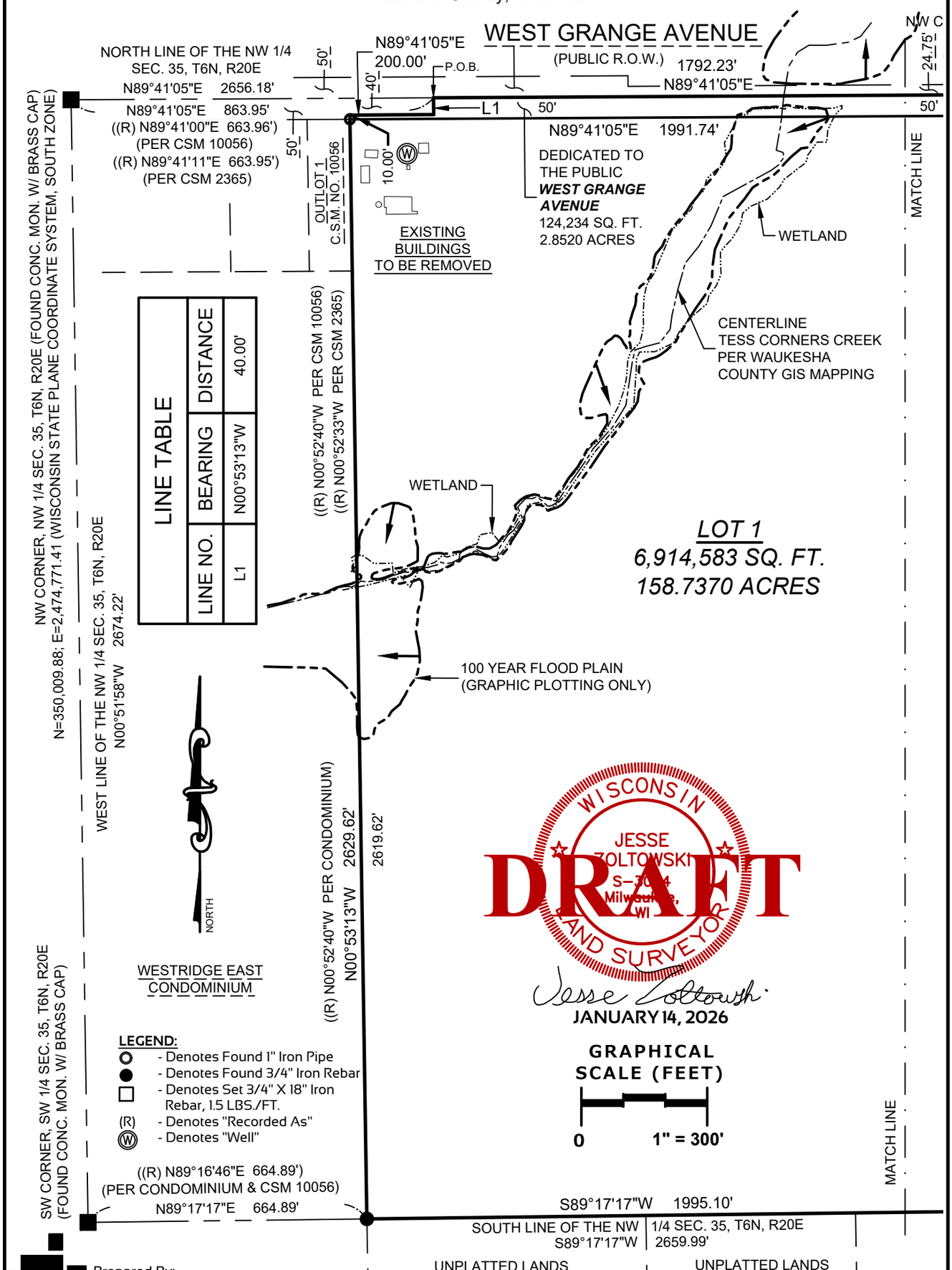

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SHEET 2 OF 8

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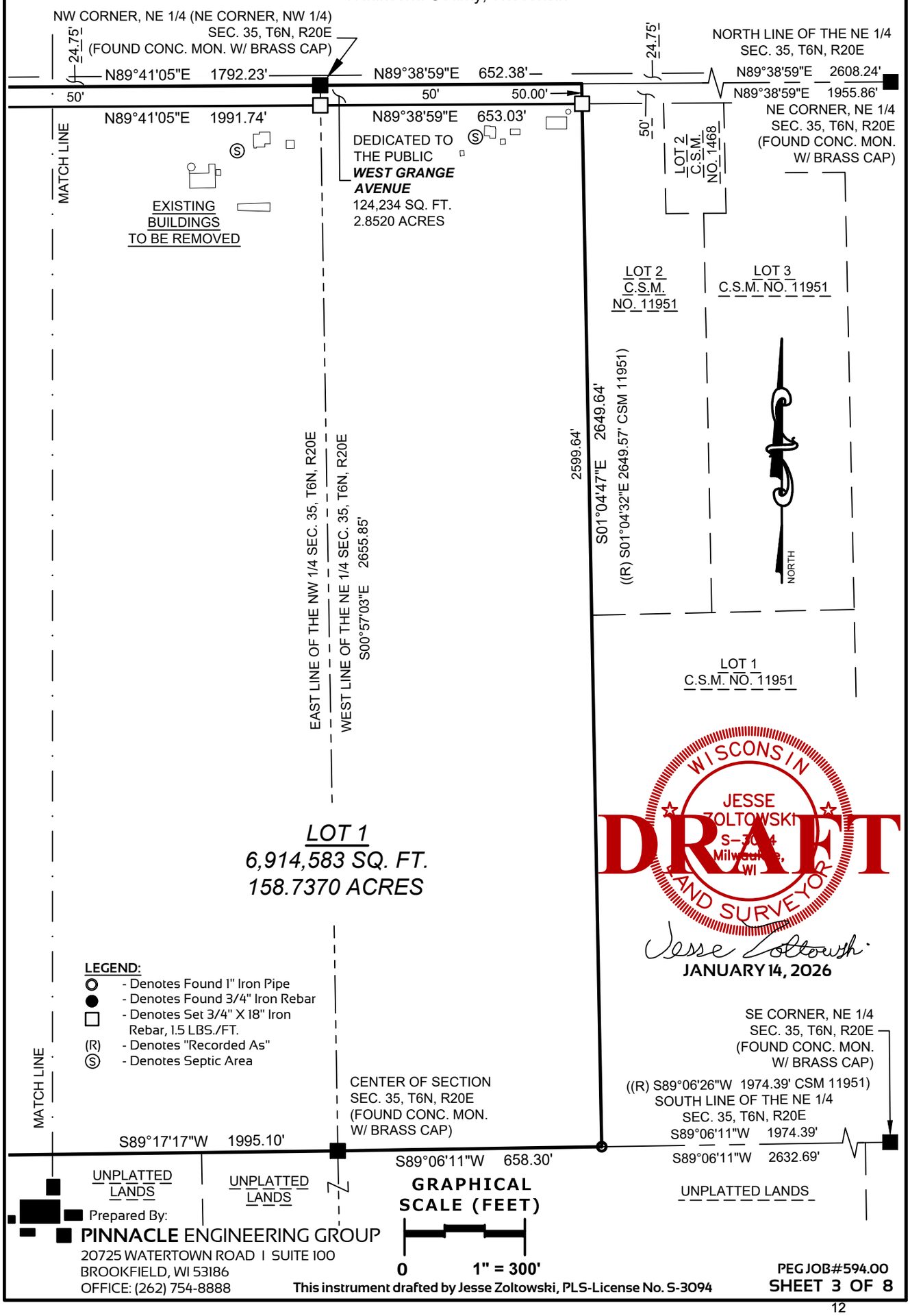

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PEG JOB#594.00

SHEET 3 OF 8

12

CERTIFIED SURVEY MAP NO. _____

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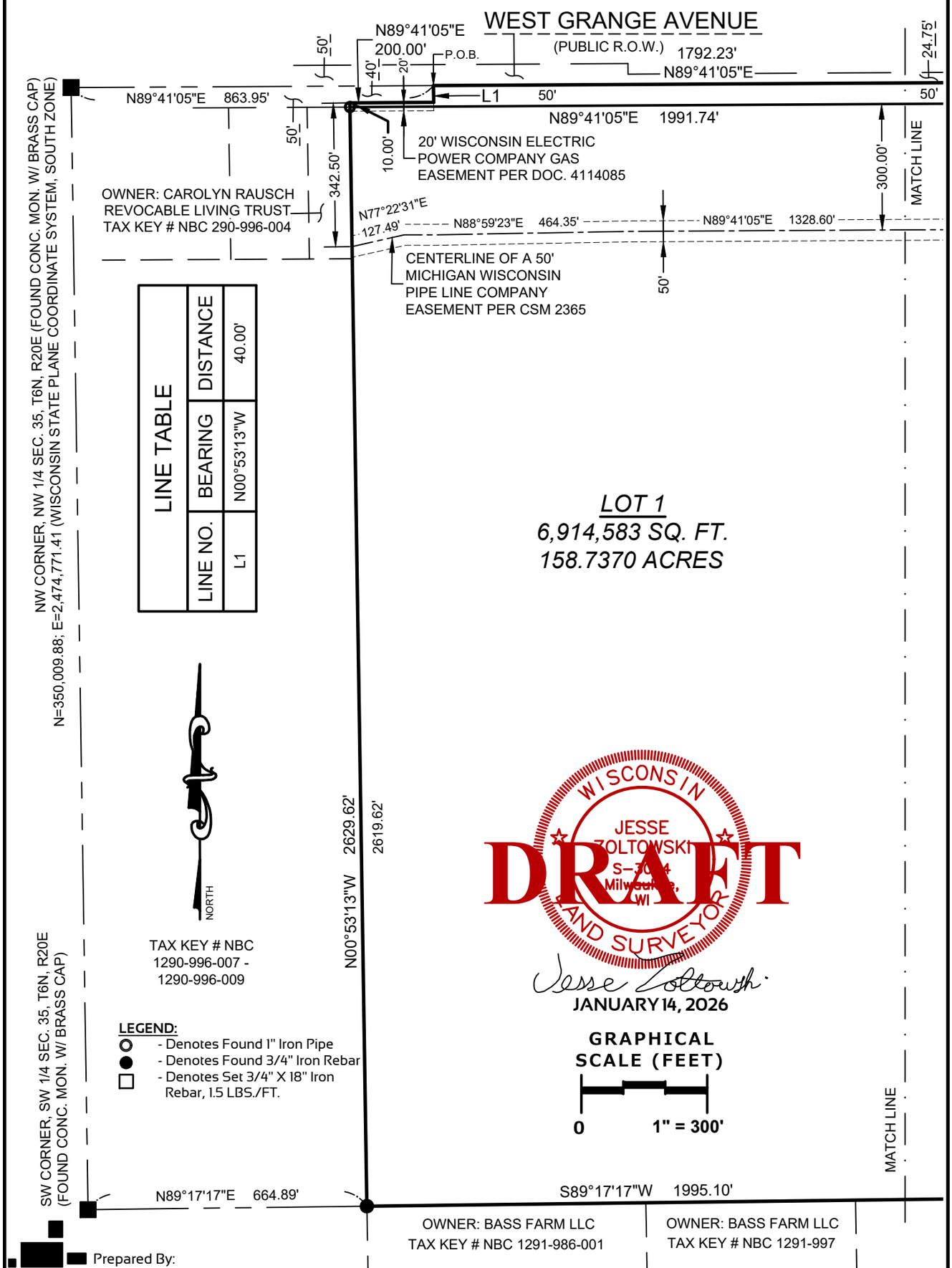

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SHEET 4 OF 8

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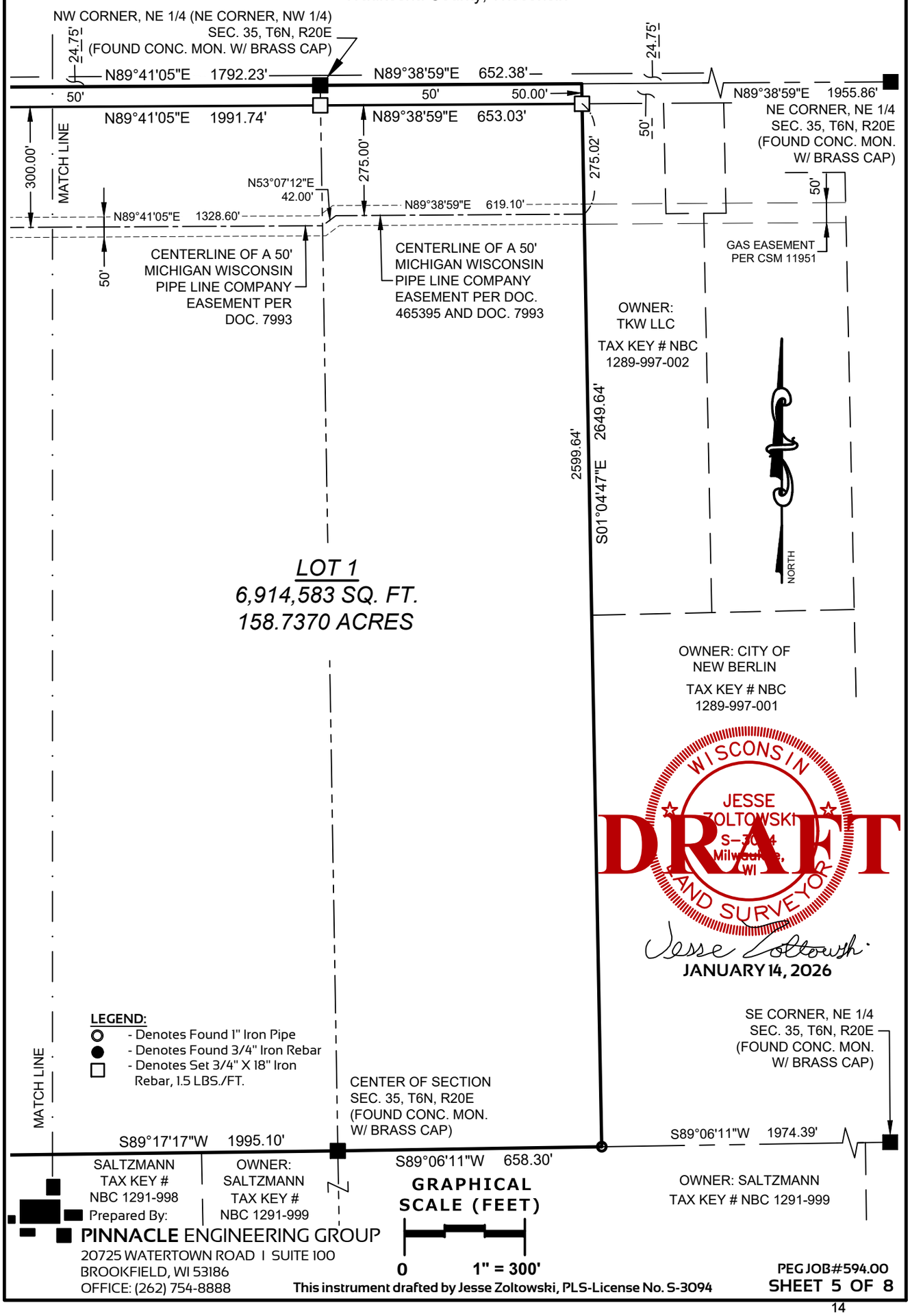
Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin



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SHEET 5 OF 8

14

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided Certified Survey Map No. 2365, as recorded in the Register of Deeds office for Waukesha County as Document No. 921624, and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section35; thence North 89°41'05" East along the north line of said Northwest 1/4, 863.95 feet to the Point of Beginning;

Thence continuing North 89°41'05" East along said north line of the Northwest 1/4, 1792.23 feet to the northwest corner of the Northeast 1/4 of said Section 35;
Thence North 89°38'59" East along the north line of said Northeast 1/4, 652.38 feet to the west line of Certified Survey Map No. 11951;
Thence South 01°04'47" East along said west line, 2649.64 feet to the south line of said Northeast 1/4 of Section 35;
Thence South 89°06'11" West along said south line, 658.30 feet to the Center of said Section 35;
Thence South 89°17'17" West along the south line of the aforesaid Northwest 1/4 of Section 35, 1995.10 feet to the southeast corner of Westridge East Condominium;
Thence North 00°53'13" West along the east line of said Condominium, 2629.62 feet;
Thence North 89°41'05" East, 200.00 feet;
Thence North 00°53'13" West, 40.00 feet to the Point of Beginning.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes.

Containing 7,038,817 Square Feet (161.5890 Acres) of land Gross and 6,914,583 square feet (158.7370 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of ROCKWELL AUTOMATION, INC., owner of said land.

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

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

Date: JANUARY 14, 2026

Jesse Zoltowski
Professional Land Surveyor S-3094

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

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

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ROCKWELL AUTOMATION, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ROCKWELL AUTOMATION, INC., as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of New Berlin

IN WITNESS WHEREOF, the said ROCKWELL AUTOMATION, INC. has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of: ROCKWELL AUTOMATION, INC.

_____
Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named ROCKWELL AUTOMATION, INC., to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

Jesse Zoltowski

JANUARY 14, 2026

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

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

CERTIFIED SURVEY MAP NO. _____

Being Certified Survey Map No. 2365 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 AND part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 all in Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

WISCONSIN
JESSE ZOLTOWSKI S-3094 Milwaukee, WI
LAND SURVEYOR

DRAFT

Jesse Zoltowski

JANUARY 14, 2026

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

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

PEG JOB#594.00
SHEET 8 OF 8

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / 3-Lot Certified Survey Map**	
LOCATION:	**Tax Key #: 1291.997** **Tax Key #: 1291.986.001**	
REQUEST:	**Approval of a 3-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**5/29/2026**
	Completeness Determination:	**6/01/2026**
	90-day time limit expires:	**8/27/2026**
	Final Common Council Action:	**7/28/2026**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of a 3-Lot Certified Survey Map for the properties located at the addresses/tax key #'s presented above and subject to the application, plans on file and the following conditions:**	

PLANNING

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
    a. **A detailed mark-up drawing was sent to the applicant.**
2. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
3. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.**
4. **Applicants and/or property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
5. **City Engineer to review final lot layout and ensure proper dedication of any right-of-way based on the construction plans.**

ENGINEERING

6. **The CSM will need to show proposed easements for public utilities and trail / sidewalk easements. The locations of these have not been identified yet. The following notes shall be placed on the CSM:**
    a. **The proposed road (Wood's Edge Road, located on the east side of Moorland Road) along the south property line is within the 25' dedicated utility easement. Applicant and adjacent property owners shall coordinate to dedicate a new location for the trail to extend to the western property line. Proposed road cross section shall include a sidepath (on road and off road).**
    b. **The City will require proof of easement (for utilities) for the driveway if the full road is not installed at this time.**

c. **The City will require the developer to prepare a CSM(s) with dedication of the full right-of-way for all parcels adjacent to CTY O (Moorland Road) and along the proposed road (Wood's Edge Road, located on the east side of Moorland Road).**

d. **Provide a cul-de-sac (or roundabout) on the proposed road within the public right-of-way which will abut the private entrance to Rockwell, per Section 235-23F of the Subdivision Code, Stub streets.**

7. **Traversable access will need to be maintained over the sanitary sewer main to the south or the plan should show abandoning this main and adding a new main to the east. Connection to the south would be a lateral. The pond is currently shown in this location.**

SEWER UTILITY

8. **Sanitary should flow to the east and connect in the same area as watermain option 1(5) on the utility proposal. Proposed sanitary connection (4) is too close to the retention pond.**

WATER UTILITY

9. **Dual connection is necessary. Recommend northern connection point 1 at existing 12" main and connection point 5 (option 1) listed on the preliminary utility proposal. Fire should also review to determine hydrant need around the facility.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of July 15, 2026

Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc.
3-Lot Certified Survey Map
Address: See list in Executive Summary

DATE STAFF REPORT PREPARED: June 11, 2026

APPLICANT / OWNER(S): Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / Owners:

Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]
Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]

REQUEST / DESCRIPTION OF PROJECT: Approval of a 3-Lot Certified Survey Map for the properties located at the parcels listed above.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/29/2026

DATE OF COMPLETENESS DETERMINATION: 6/01/2026

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Several meetings
Site Visit(s): 4/30/2026

CONCEPTUAL PLAN: CSM attached.

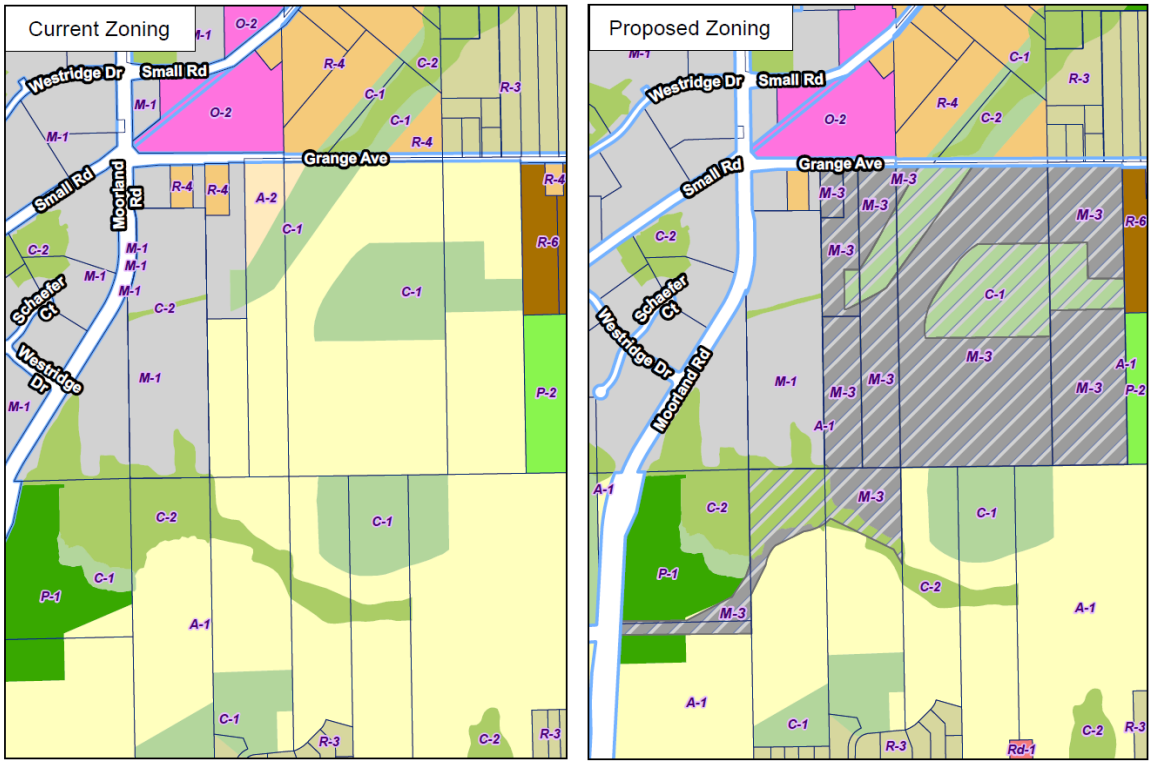
SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]
Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]

CURRENT ZONING: A-1, C-1 & C-2

CURRENT LAND USE: Agriculture

PROPOSED ZONING: A-1, M-3/PUD, C-1/SCA, & C-2/SCA
DCD will add a Special Conditions Apply. Special Conditions Apply to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 (Section 34-35 Business Park Development District) Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply.

Zoning Comparison Map



PROPOSED LAND USE:
The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay will be prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative, and operational support uses.

PROPOSED LOT SIZE:
Lot 1: 13.3727 Acres
Lot 2: 25.4984 Acres
Outlot 1: 20.1292 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-3/R-4/O-2/C-1/C-2	Land Use: Costco/Single-Family Residential
South: Zoning: A-1/R-3/C-1/C-2	Land Use: Agricultural/Single-Family Residential
East: Zoning: A-1/R-6/P-2	Land Use: Agricultural/Soccer Field/Theofila Estates Subdivision/Thomson Hollow Subdivision
West: Zoning: A-1/M-1/P-1/C-1/C-2	Land Use: Golf Range/Westridge Business Park/East Moorland Road Business Park

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, this submittal meets the intent of this Chapter. The Future Land Use Map amendment from "Urban Residential" to "Business Park / Industrial" for the norther portion of this development (See application # CP-2600598) is consistent with the City's desire for a unified campus development. This will allow the developer to preserve large areas of environmental corridor and trees, which will provide natural buffers to the residential areas and make the business park development less intrusive to the adjoining neighborhoods. This will provide for high-quality economic development not only for the City, but the region.

ZONING CODE (Chapter 275): Yes, will meet all the requirements of Chapters 275-35B(6), 275-32B(1), 275-36(2), 275-37B (3) & (4), and 275-37E(3) of the Zoning Code.

DEVELOPMENT CODE (Chapter 235): Yes

REZONING REQUIRED: Yes, see application File #: RZ-2600597.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Not for the CSM.

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Not for the CSM.
Site Plan Required: Yes, see attached CSM.
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: N/A

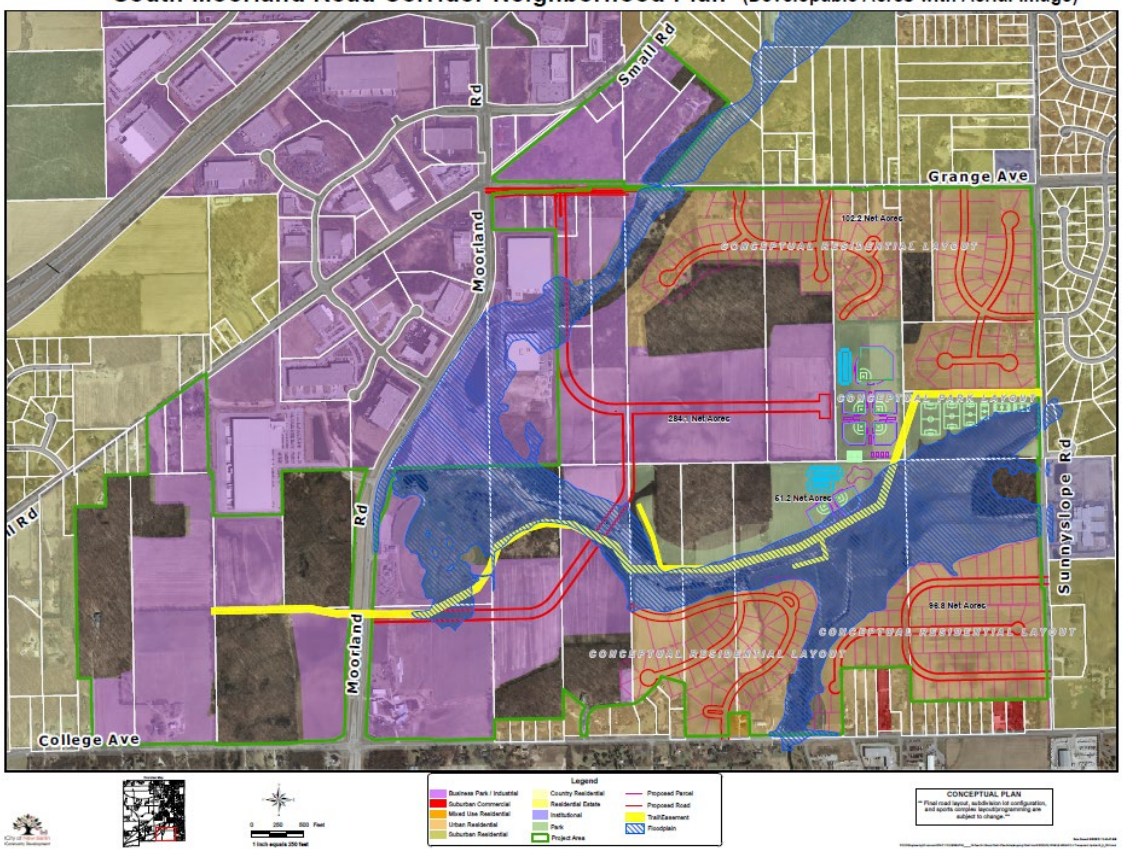
UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Environmental Corridor.
Wetland On Property: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.
Conservancy Districts (C-1, C-2): Yes, C-1 and C-2.
NRCS Map Classification: N/A
Floodplain: Yes
Topography / Geologic: The entire site slopes towards the valley in the middle. There are steep slopes near Grange Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: Incorporate sidepath with extension of Woods Edge Road. Applicant will dedicate the right-of-way as part of future CSMs. The City will work with the applicant as to the placement of the on-road bike paths.

PARK & OPEN SPACE PLAN:
Table 7: Public Park and Recreation Facilities, identifies a community park in Section 35.
Table 8: Public Trails, identifies a planned City trail within Section 35.

- This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.
- Paved trails shall be required to connect this lot to the public trail and/or park. The City will work with the applicant as to the placement of these off-road trails.

South Moorland Road Corridor Neighborhood Plan (Developable Acres with Aerial Image)



NATURAL RESOURCES PROTECTION: Will be reviewed with the Use, Site and Architecture application. (See application file #: UA-2601030)
Limits of Disturbance (LOD): N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.

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. They have included a conceptual storm water plan. Additional detailed reports will be submitted at the time of Use, Site and Architecture application.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Will be determined during the Use, Site and Architecture application.
Onsite System Required: Not required as these properties are within the MMSD Current Sewer Service Area.

WATER USAGE CALC.: Not applicable for a CSM. Will be determined at the time of building permit.

TRAFFIC IMPACT: The applicant submitted a Traffic Impact Analysis dated January 28, 2026. Please refer to the application file #: RZ-2600597 staff report for additional information.

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

PREVIOUS ACTION (PRIOR TO ROCKWELL DEVELOPMENT):
No formal applications for development have been submitted on the parcels except for the driving range, which will remain.

PREVIOUS ACTION: SOUTH MOORLAND ROAD (SECTION 35) COMPREHENSIVE PLAN AMENDMENTS:
Approximately two years of public comment and 29 meetings were held with those interested in the Comprehensive Plan Amendments for Chapter 10, 17, and 18 to plan for the Section 35 / South Moorland Road Corridor area.

- **12/1/2014** Staff presented a memo to the Plan Commission dated November 10, 2014 summarizing the Section 35 Master Planning Update.
- **3/28/2015** Staff began holding the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours." Office hours continued through June. Upwards of 12,000 postcards were sent out to residents in the City of New Berlin notifying them of the office hours held in June.
- **4/08/2015** Staff notified the Plan Commission of the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours".
- **5/5/2015** Plan Commission requested the Common Council set a Public Hearing date for June 29, 2015 (Note: item tabled at the May 12, 2015 Common Council meeting in order to provide more time for discussions with the property owners).
- **7/28/2015** Common Council set a date for a Public Hearing for the amendments.
- **8/24/2015** Special Plan Commission Meeting - Commission presentation & discussion on recommendations and action.
- **9/9/2015** Public Hearing
- **10/5/2015** Plan Commission action & recommendation to Council
- **10/13/2015** Common Council action to approve.

PREVIOUS ACTION: SOUTH MOORLAND ROAD CORRIDOR (SECTION 35) ZONING CODE AMENDMENTS:
The Plan Commission adopted amendments to the Zoning Code reflecting the Comprehensive Plan amendments above, which established a new Zoning District for this area of the City, which was the M-3, Section 35 Business Park Development District.

- **12/17/2015** Plan Commission held a public hearing.
- **1/6/2016** Plan Commission approved the amendments.
- **1/12/2016** Common Council approved the amendment.

PREVIOUS ACTION: ROCKWELL AUTOMATION DEVELOPMENT:
- **4/14/2026** Common Council set the date for a joint public hearing on June 1, 2026, for a Rezoning and Comprehensive Plan amendment for Rockwell. Common Councial also authorized an agreement to hire Ehlers & Associates to prepare a TID Project Plan for Tax Incremental District # 6. Further information will follow.
- **5/13/2026** Neighborhood meeting for Rockwell.
- **6/1/2626** Plan Commission held a joint public hearing on the rezoning/PUD and comprehensive plan amendment requests.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

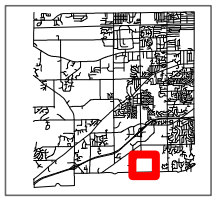
1. Per § 275-35D, the minimum lot area is 40,000 square feet and the minimum lot width is 200' in the M-3 District. The proposed lots meets these minimum lot dimensions.
2. The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay has been prepared to accommodate an advanced manufacturing campus which may include: manufacturing and assembly operations, warehousing and distribution functions, office, administrative and operational support uses.
3. A Special Conditions Apply overlay will be added to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply. The C-2 boundary shall apply where there is no wetland registration showing on the property."
4. The following utility easements are located on these parcels: DOC #'s: 3948481, 3948483 and 3991954.
5. The Outlot shall have the following notes on the CSM:
    a. The Lots subject to this CSM request are existing Lots of record. Proposed Lot 1 and Lot 2 will have access via an existing access / frontage on College Avenue and remain under the Bass Farm, LLC ownership.
    b. Outlot shall maintain an Outlot status until such time the lot has access to right-of-way. Outlot 1 will become part of the Rockwell Automation Campus as part of a final CSM.

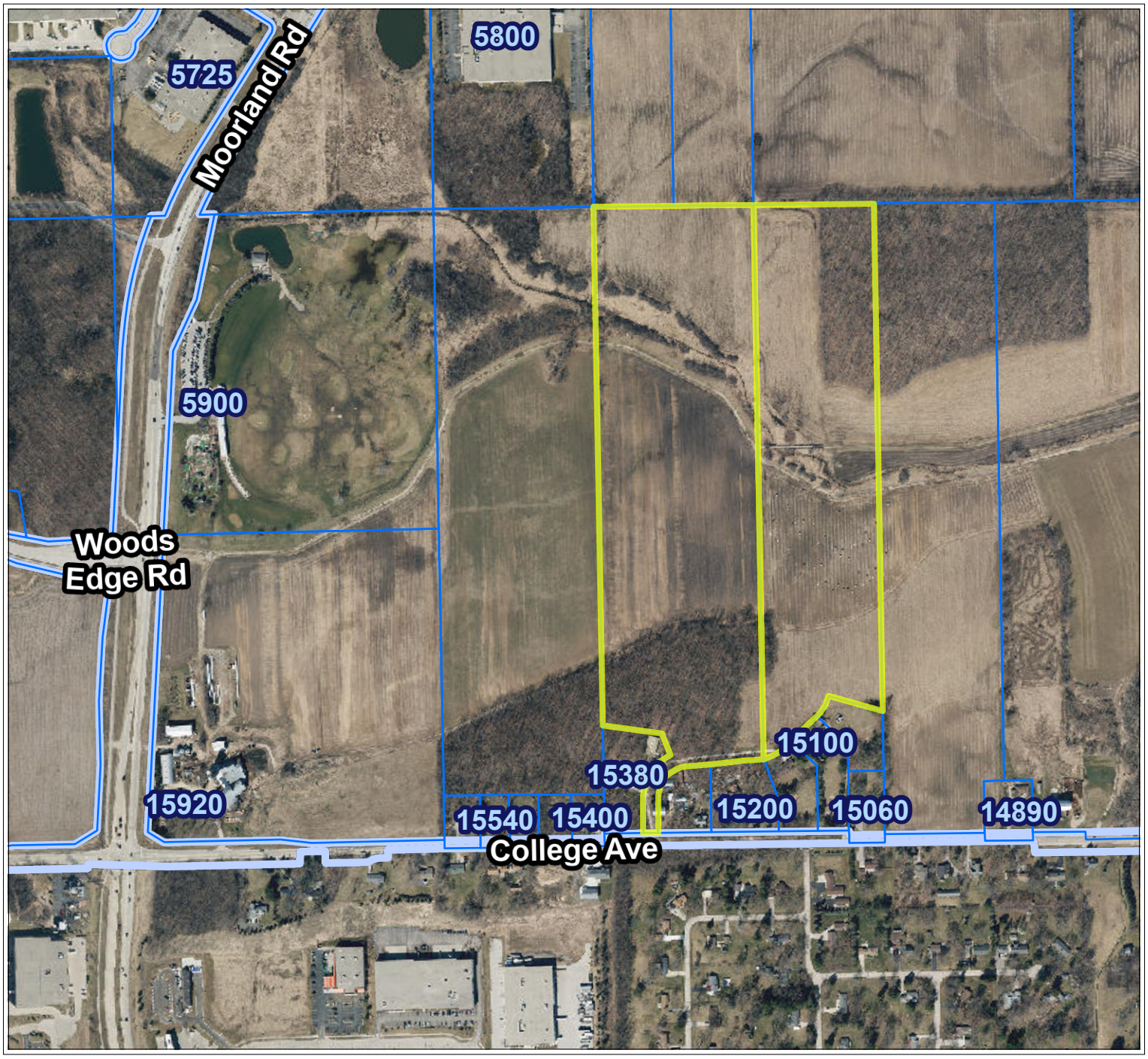
D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the properties located at the addresses/tax key #'s presented above and subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2601026
3-Lot CSM (Bass Farm)





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 290 580
ft

Scale is estimate - not survey

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

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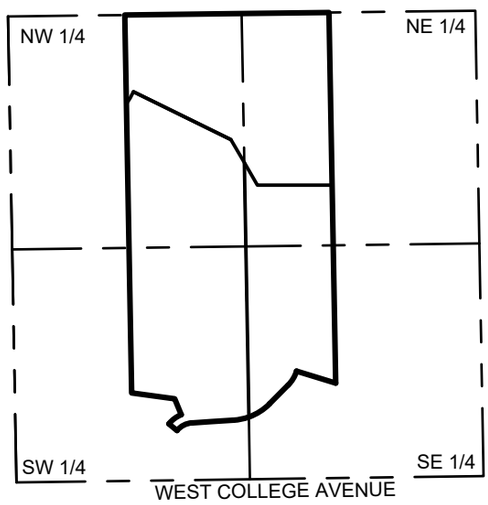
CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

Prepared for:
BAAS FARM LLC
15380 W COLLEGE AVE.,
MUSKEGO, WI 53150

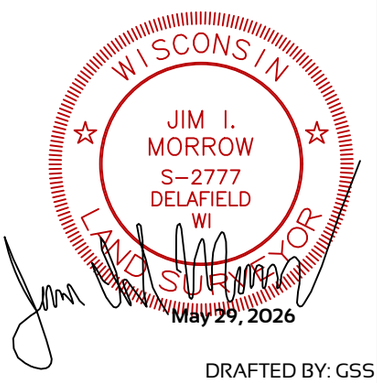
Subject Property
Tax Key Numbers: NBC 1291997 & NBC 1291986001

VICINITY SKETCH
SCALE 1"=1000'
SW 1/4 SEC. 35-6-20



CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	94.36'	192.93'	028°01'26"	S31°09'00"W	93.43'	S17°08'17"W	S45°09'43"W
C2	230.11'	320.00'	041°11'09"	S65°37'38"W	225.18'	S45°02'30"W	S86°13'40"W
C3	98.70'	103.13'	054°50'16"	S62°54'40"W	94.98'	N89°40'12"W	S35°29'32"W
C4	87.87'	180.00'	027°58'13"	N53°35'02"E	87.00'	N39°35'55"E	N67°34'08"E
C5	79.71'	393.00'	011°37'18"	S30°17'23"W	79.58'	S24°28'44"W	S36°06'02"W
C6	139.71'	320.00'	025°00'52"	S57°32'03"W	138.60'	S45°01'37"W	S70°02'29"W
C7	90.40'	320.00'	016°11'10"	S78°08'04"W	90.10'	S70°02'29"W	S86°13'40"W

NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East which has a bearing of N89°17'17"E.
- Wetland delineated by Wetland and Waterway Consulting LLC on October 27, 2025 as located by Manhard Consulting and CJ Engineering.



May 29, 2026

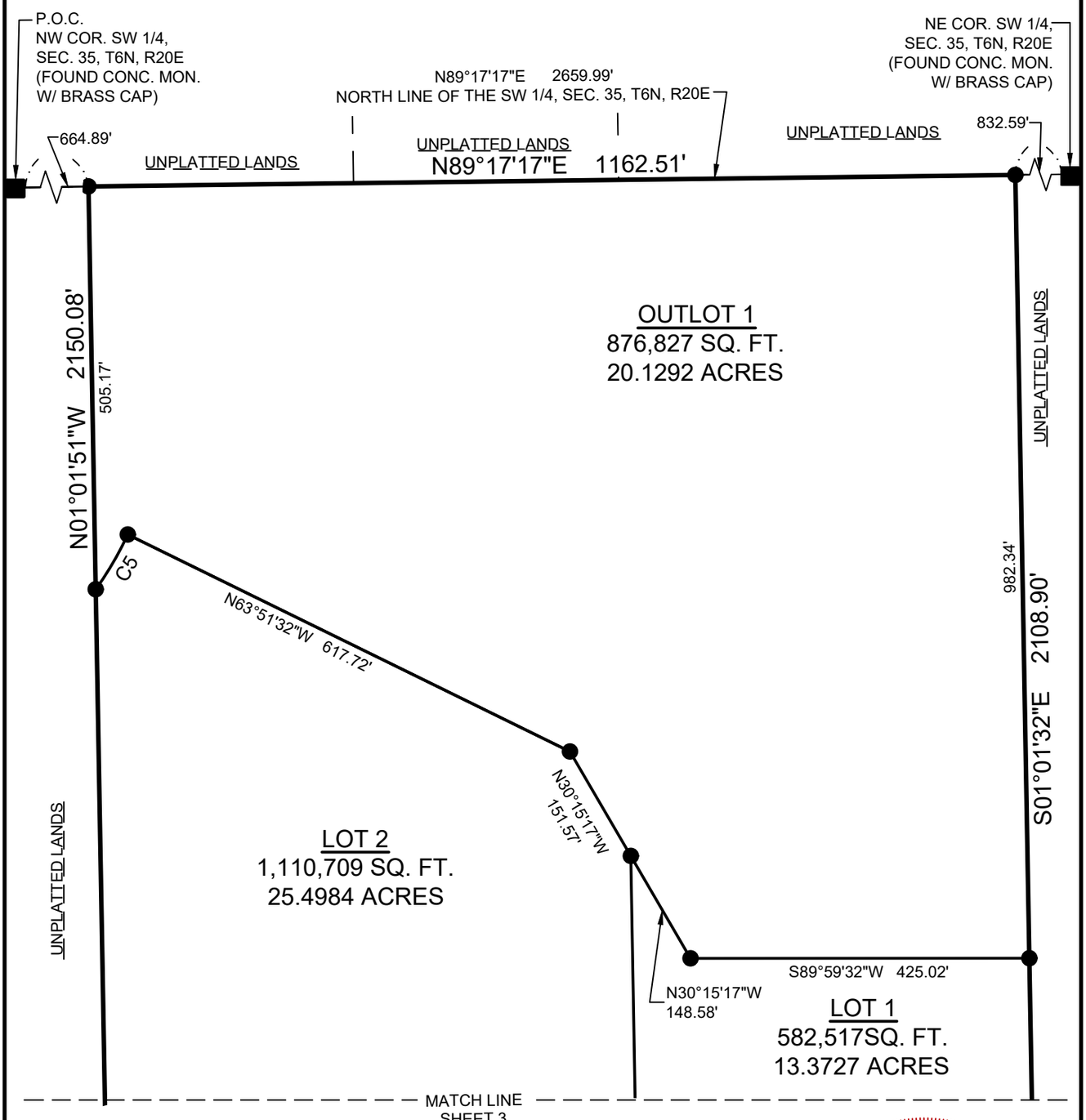
PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

DRAFTED BY: GSS
JOB #594.00A
SHEET 1 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



LEGEND

- Found 3/4" Iron Rebar
- Set 3/4X18" Iron Rebar 1.5LBS/LFT

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR
May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

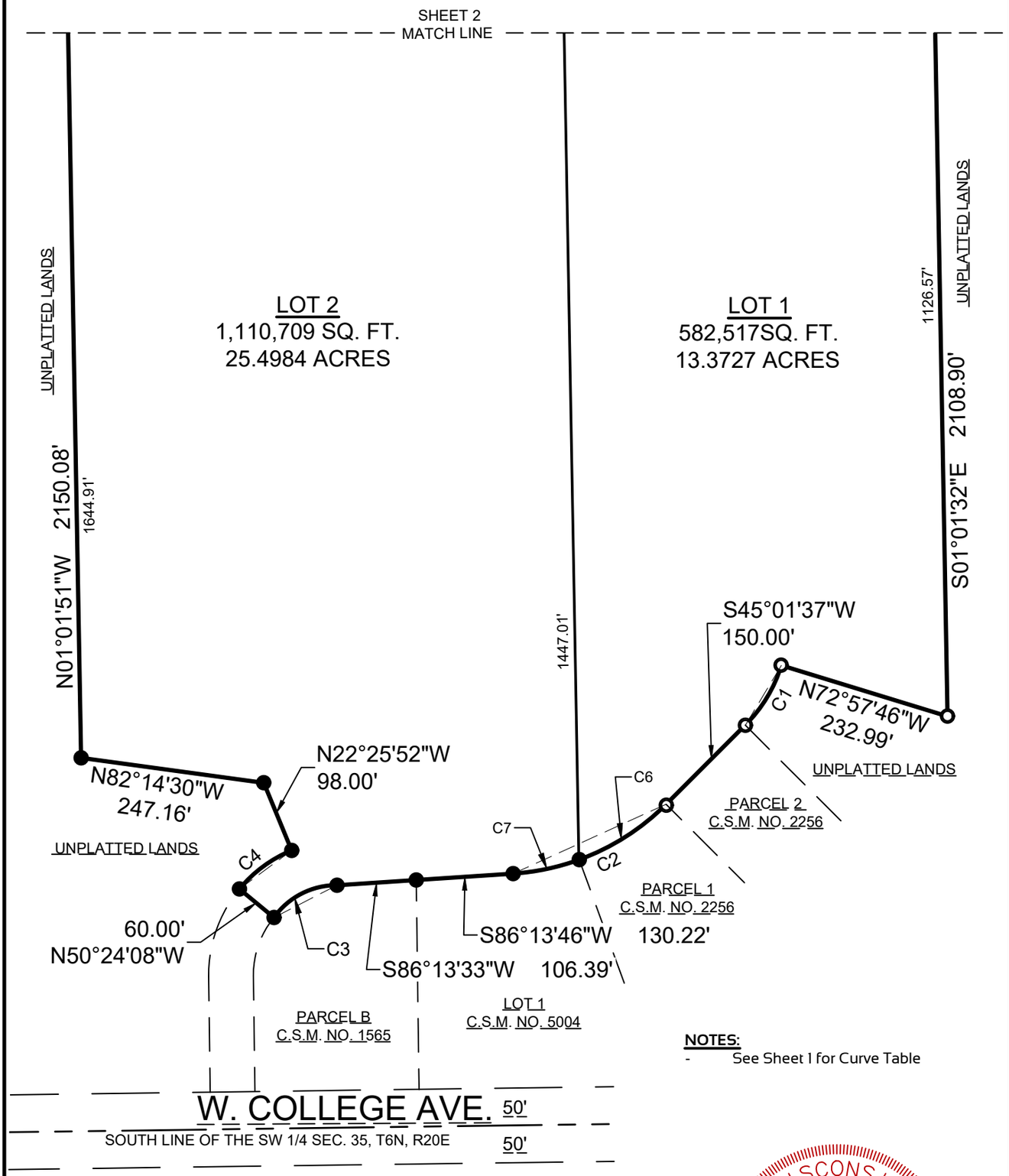
JOB #594.00A

SHEET 2 OF 10

11

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



NOTES:

- See Sheet 1 for Curve Table

LEGEND

- Found 3/4" Iron Rebar
- Set 3/4X18" Iron Rebar 1.5LBS/LFT

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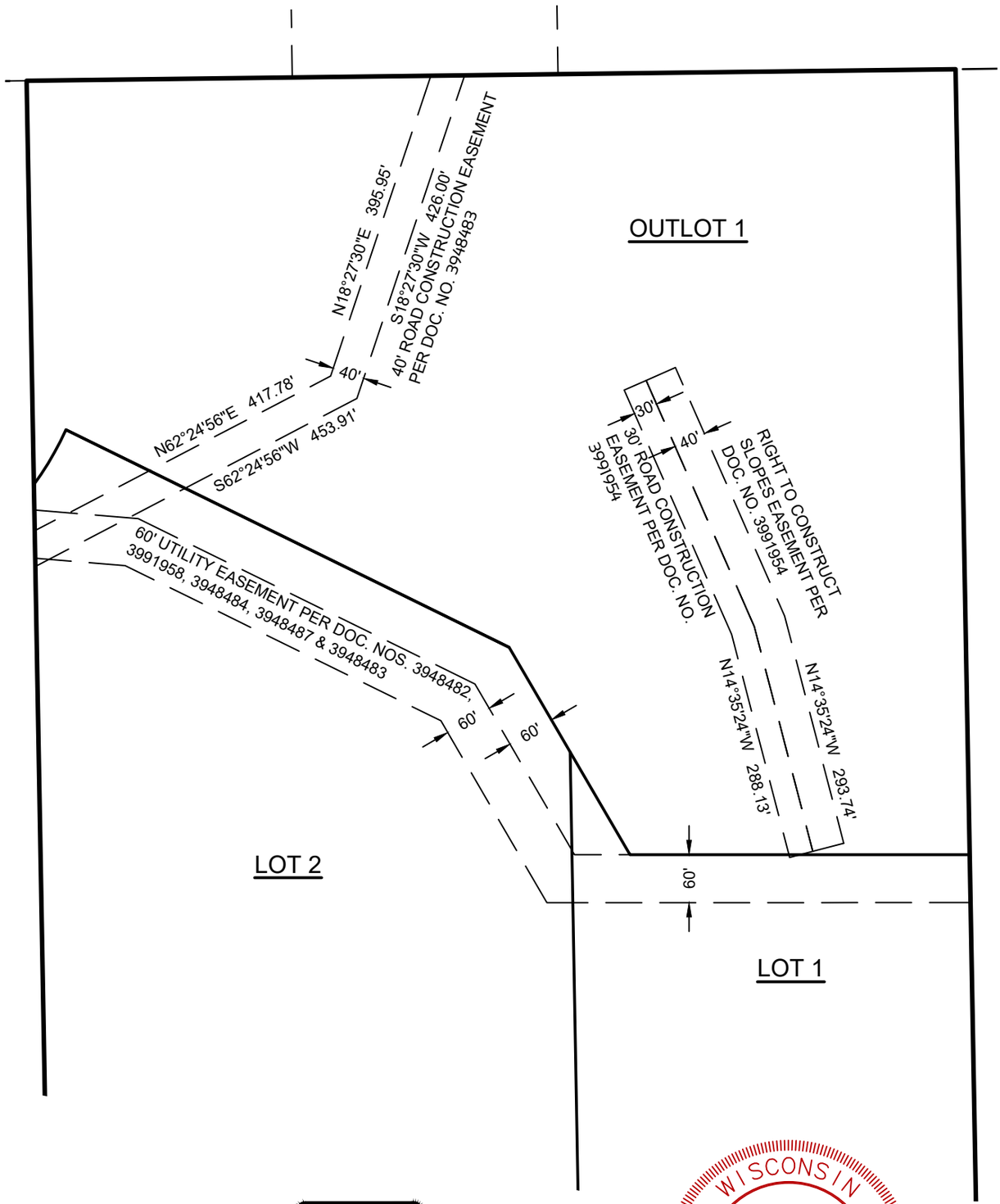
JOB #594.00A
SHEET 3 OF 10
12

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

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0 1"=180' 360'

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JOB #594.00A

SHEET 4 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

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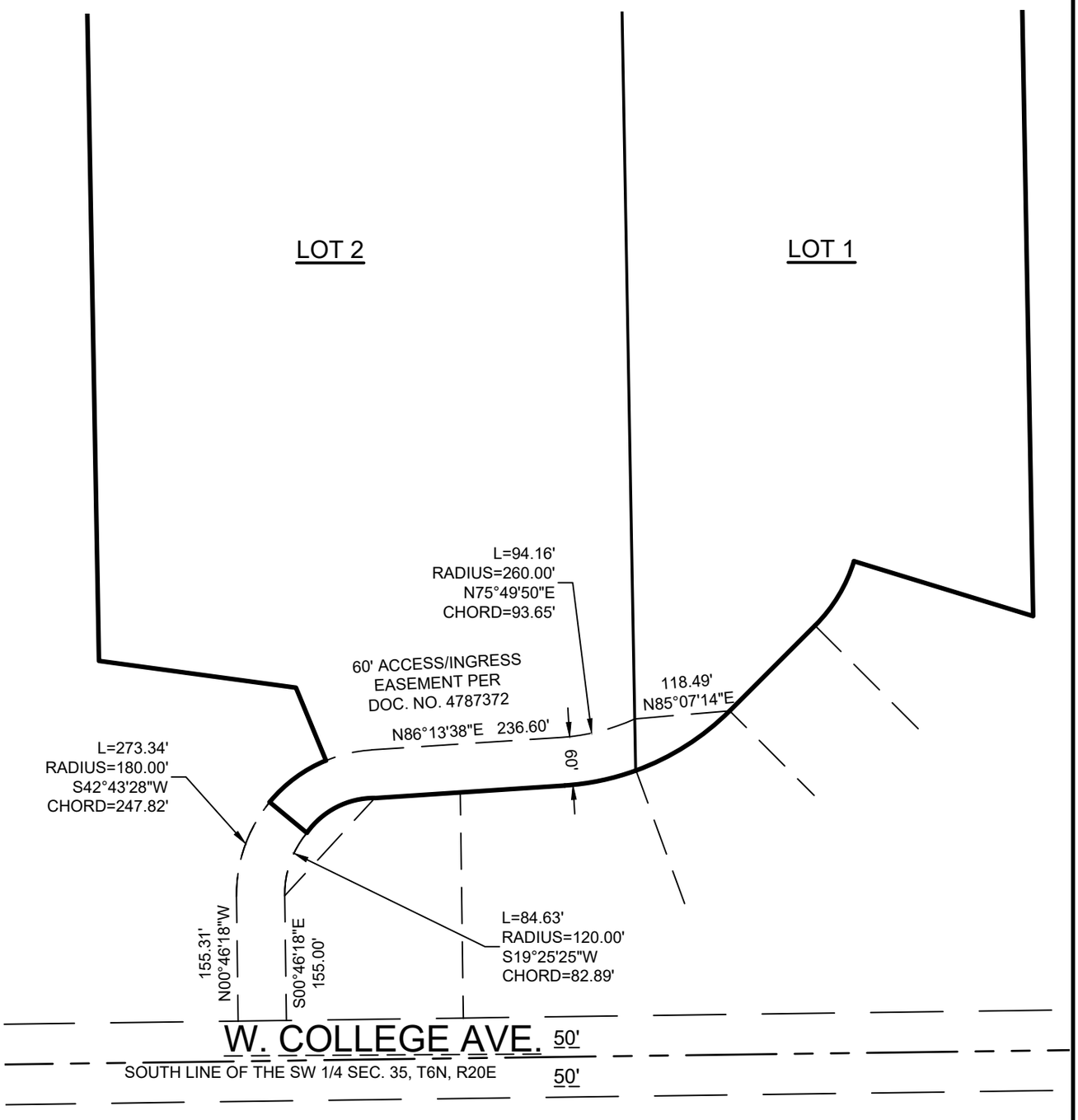

NORTH

GRAPHICAL SCALE (FEET)

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WISCONSIN
JIM I. MORROW
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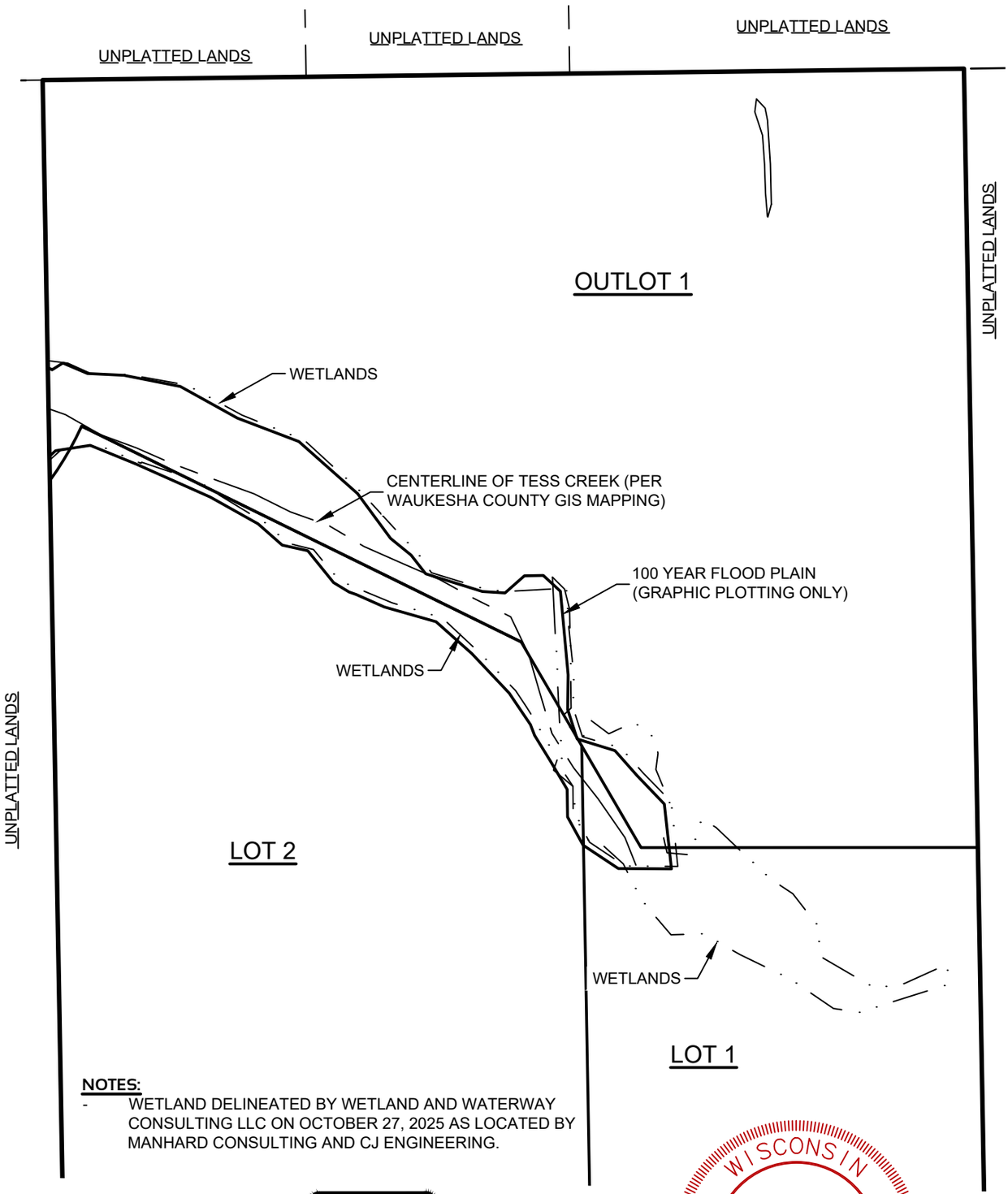
JOB #594.00A

SHEET 5 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

WETLANDS SHOWN FOR REFERENCE ONLY



NOTES:

- WETLAND DELINEATED BY WETLAND AND WATERWAY CONSULTING LLC ON OCTOBER 27, 2025 AS LOCATED BY MANHARD CONSULTING AND CJ ENGINEERING.

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

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JOB #594.00A

SHEET 6 OF 10

CERTIFIED SURVEY MAP NO. ____

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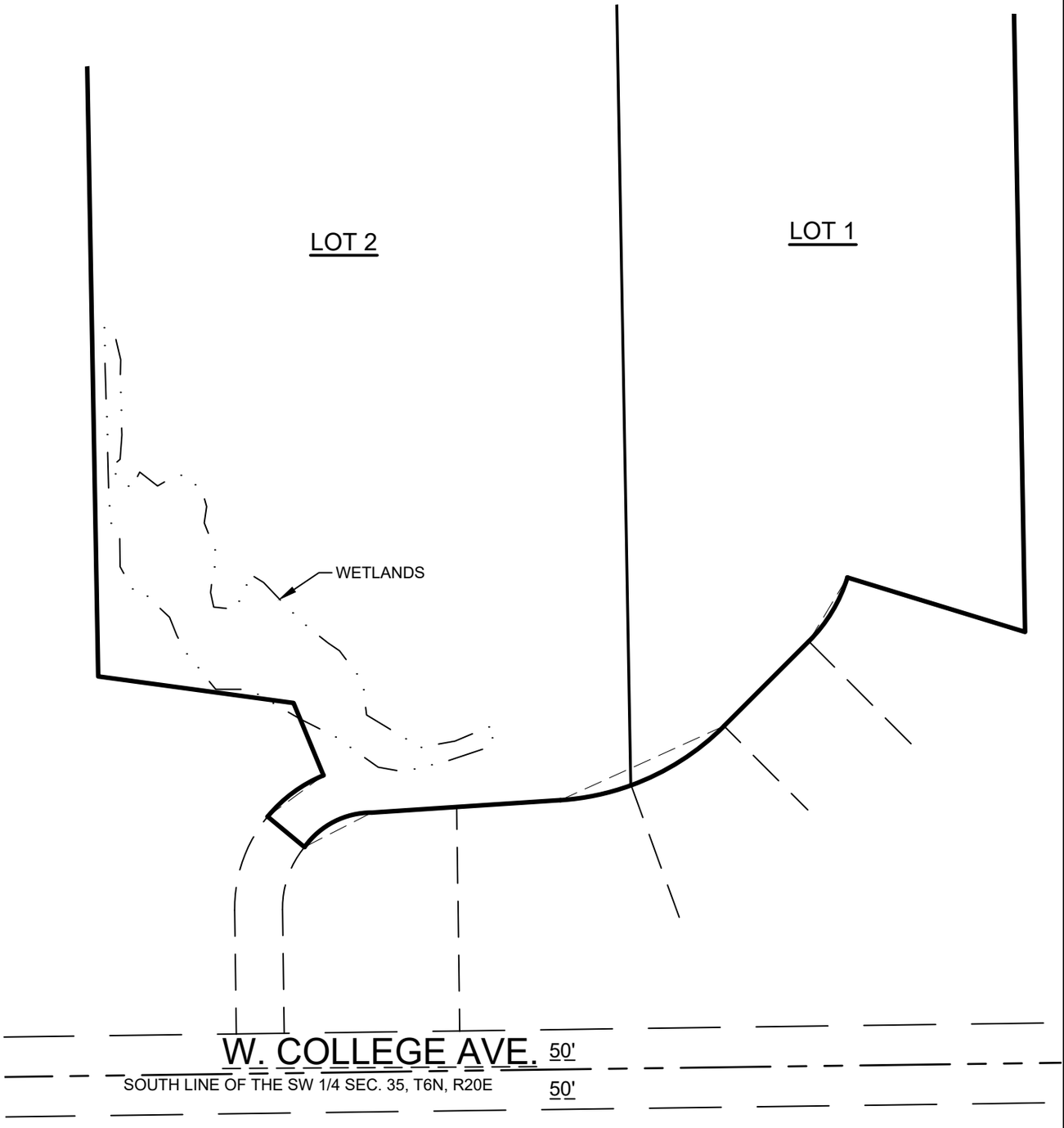
WETLANDS SHOWN FOR REFERENCE ONLY



NOTES:

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NORTH

GRAPHICAL SCALE (FEET)

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JIM I. MORROW
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May 29, 2026

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JOB #594.00A

SHEET 7 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jim I. Morrow, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35;
Thence North 89°17'17" East along the North line of said Southwest 1/4, 664.89 feet to the Point of Beginning;
Thence continuing North 89°17'17" East along said North line, 1162.51 feet;
Thence South 01°01'32" East, 2108.90 feet along the east line of the west 30 acres of the east 1/2 of said Southwest 1/4;
Thence North 72°57'46" West, 232.99 feet to a point on a curve and easterly extension of the North line of Certified Survey Mao No. 2256, 5004, and 1565;
Thence southwesterly 94.36 feet along said arc of a curve and said easterly extension to the right whose radius is 192.23 feet and whose chord bears South 31°09'00" West, 93.43 feet to a point on the north line of Certified Survey Map No. 2256 and the easterly extension of the north line of Certified Survey Map No. 5004 and 1565;
Thence South 45°01'37" West along said north line and said easterly extension, 150.00 feet to a point on a curve;
Thence southwesterly 230.11 feet continuing along said North line, easterly extension, and said arc of a curve to the right whose radius is 320.00 feet and whose chord bears South 65°37'38" East, 225.18 feet;
Thence South 86°13'46" West, 130.22 feet along the north line of Certified Survey Map No. 5004 and easterly extension of the north line of Certified Survey Map No. 1565;
Thence South 86°13'46" West along the north line of Certified Survey Map No. 1565, 106.39 feet to a point on a curve;
Thence southwesterly 98.70 feet along the arc of a curve to the left and said north line whose radius is 103.13 feet and whose chord bears South 62°54'40" West, 94.98 feet;
Thence North 50°24'08" West, 60.00 feet to a point on a curve and east line of Parcel a of said Certified Survey Map No. 1565;
Thence northeasterly 87.87 feet along the arc of a curve to the right whose radius is 180.00 feet and whose chord bears North 53°35'02" East, 87.00 feet;
Thence North 22°25'52" West, 98.00 feet;
Thence North 82°14'30" West, 247.16 feet to the west line of the east 1/2 of the west 1/2 of said Southwest 1/4;
Thence North 01°01'51" West, 2150.08 feet along the west line of the east 1/2 of the west 1/2 of said Southwest 1/4 to the Point of Beginning.

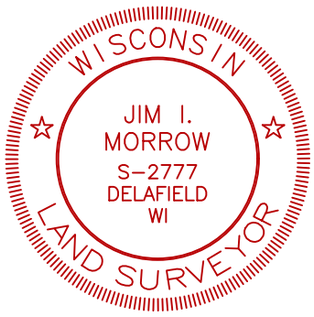
Containing 2,570,053 square feet (59.0003 acres) of land, more or less.

That I have made such survey, land division and map by the direction of BAAS Farm, LLC., owner of said land.

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

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

Date: May 28, 2026



Jim I. Morrow
Professional Land Surveyor S-2777

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

BAAS Farm, LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

BAAS Farm, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of New Berlin

IN WITNESS WHEREOF, the said BAAS FARM LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of: BAAS FARM LLC

_____
Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named BAAS FARM LLC., to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
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JOB #594.00A
SHEET 9 OF 10

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

May 29, 2026

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 10 OF 10

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / 2-Lot Certified Survey Map**	
LOCATION:	**Tax Key #: 1291.994**	
REQUEST:	**Approval of a 2-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**5/29/2026**
	Completeness Determination:	**6/01/2026**
	90-day time limit expires:	**8/27/2026**
	Final Common Council Action:	**7/28/2026**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of a 2-Lot Certified Survey Map for the property located at the address/tax key # presented above and subject to the application, plans on file and the following conditions:**	

PLANNING

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
    a. **A detailed mark-up drawing was sent to the applicant.**
2. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
3. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.**
4. **Applicants and/or property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
5. **City Engineer to review final lot layout and ensure proper dedication of any right-of-way based on the construction plans.**

ENGINEERING

6. **The CSM will need to show proposed easements for public utilities and trail / sidewalk easements. The locations of these have not been identified yet. The following notes shall be placed on the CSM:**
    a. **The proposed road (Wood's Edge Road, located on the east side of Moorland Road) along the south property line is within the 25' dedicated utility easement. Applicant and adjacent property owners shall coordinate to dedicate a new location for the trail to extend to the western property line. Proposed road cross section shall include a sidepath (on road and off road).**
    b. **The City will require proof of easement (for utilities) for the driveway if the full road is not installed at this time.**
    c. **The City will require the developer to prepare a CSM(s) with dedication of the full right-of-way for all parcels adjacent to CTY O (Moorland Road) and along the**

proposed road (Wood's Edge Road, located on the east side of Moorland Road).

d. Provide a cul-de-sac (or roundabout) on the proposed road within the public right-of-way which will abut the private entrance to Rockwell, per Section 235-23F of the Subdivision Code, Stub streets.

7. Traversable access will need to be maintained over the sanitary sewer main to the south or the plan should show abandoning this main and adding a new main to the east. Connection to the south would be a lateral. The pond is currently shown in this location.

SEWER UTILITY

8. Sanitary should flow to the east and connect in the same area as watermain option 1(5) on the utility proposal. Proposed sanitary connection (4) is too close to the retention pond.

WATER UTILITY

9. Dual connection is necessary. Recommend northern connection point 1 at existing 12" main and connection point 5 (option 1) listed on the preliminary utility proposal. Fire should also review to determine hydrant need around the facility.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of July 15, 2026

Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc.
2-Lot Certified Survey Map
Address: See list in Executive Summary

DATE STAFF REPORT PREPARED: June 12, 2026

APPLICANT / OWNER(S): Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / Owners:

Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]

REQUEST / DESCRIPTION OF PROJECT: Approval of a 2-Lot Certified Survey Map for the property located at the parcel listed above.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/29/2026

DATE OF COMPLETENESS DETERMINATION: 6/01/2026

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Several meetings
Site Visit(s): 4/30/2026

CONCEPTUAL PLAN: CSM attached.

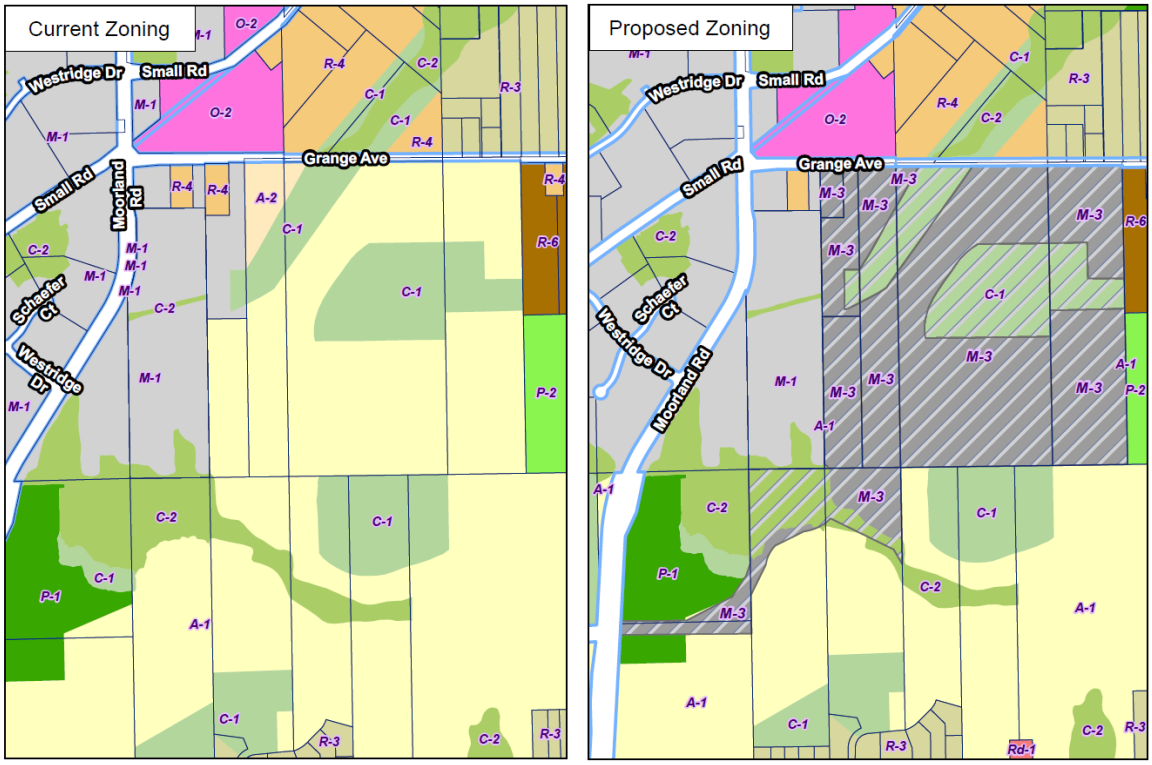
SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]

CURRENT ZONING: A-1, C-1 & C-2

CURRENT LAND USE: Agriculture

PROPOSED ZONING: A-1, M-3/PUD, C-1/SCA, & C-2/SCA
DCD will add a Special Conditions Apply. Special Conditions Apply to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 (Section 34-35 Business Park Development District) Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply.

Zoning Comparison Map



PROPOSED LAND USE:
The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay will be prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative, and operational support uses.

PROPOSED LOT SIZE:
Lot 1: 25.7272 Acres
Outlot 1: 11.4041 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-3/R-4/O-2/C-1/C-2	Land Use: Costco/Single-Family Residential
South: Zoning: A-1/R-3/C-1/C-2	Land Use: Agricultural/Single-Family Residential
East: Zoning: A-1/R-6/P-2	Land Use: Agricultural/Soccer Field/Theofila Estates Subdivision/Thomson Hollow Subdivision
West: Zoning: A-1/M-1/P-1/C-1/C-2	Land Use: Golf Range/Westridge Business Park/East Moorland Road Business Park

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, this submittal meets the intent of this Chapter. The Future Land Use Map amendment from "Urban Residential" to "Business Park / Industrial" for the norther portion of this development (See application # CP-2600598) is consistent with the City's desire for a unified campus development. This will allow the developer to preserve large areas of environmental corridor and trees, which will provide natural buffers to the residential areas and make the business park development less intrusive to the adjoining neighborhoods. This will provide for high-quality economic development not only for the City, but the region.

ZONING CODE (Chapter 275): Yes, will meet all the requirements of Chapters 275-35B(6), 275-32B(1), 275-36(2), 275-37B (3) & (4), and 275-37E(3) of the Zoning Code.

DEVELOPMENT CODE (Chapter 235): Yes

REZONING REQUIRED: Yes, see application File #: RZ-2600597.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Not for the CSM.

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Not for the CSM.
Site Plan Required: Yes, see attached CSM.
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: N/A

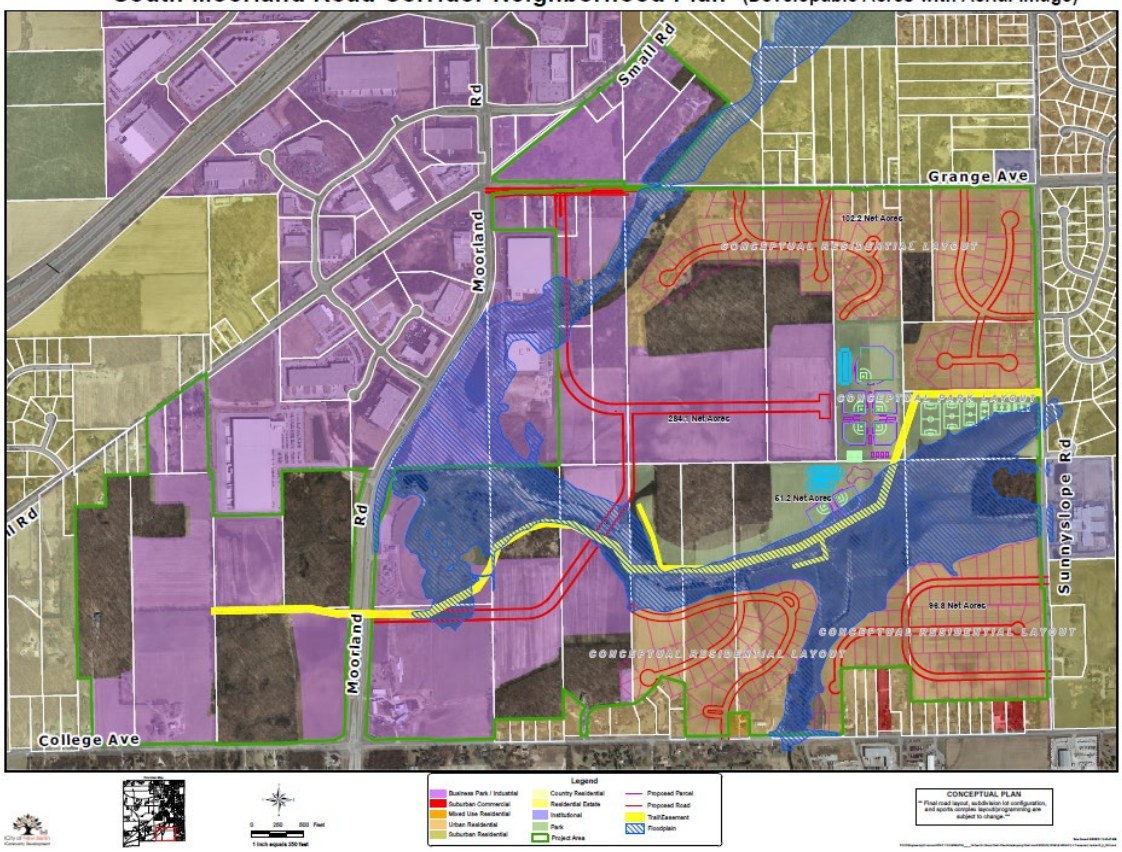
UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Environmental Corridor.
Wetland On Property: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.
Conservancy Districts (C-1, C-2): Yes, C-1 and C-2.
NRCS Map Classification: N/A
Floodplain: Yes
Topography / Geologic: The entire site slopes towards the valley in the middle. There are steep slopes near Grange Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: Incorporate sidepath with extension of Woods Edge Road. Applicant will dedicate the right-of-way as part of future CSMs. The City will work with the applicant as to the placement of the on-road bike paths.

PARK & OPEN SPACE PLAN:
Table 7: Public Park and Recreation Facilities, identifies a community park in Section 35.
Table 8: Public Trails, identifies a planned City trail within Section 35.

- This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.
- Paved trails shall be required to connect this lot to the public trail and/or park. The City will work with the applicant as to the placement of these off-road trails.

South Moorland Road Corridor Neighborhood Plan (Developable Acres with Aerial Image)



NATURAL RESOURCES PROTECTION: Will be reviewed with the Use, Site and Architecture application. (See application file #: UA-2601030)
Limits of Disturbance (LOD): N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.

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. They have included a conceptual storm water plan. Additional detailed reports will be submitted at the time of Use, Site and Architecture application.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Will be determined during the Use, Site and Architecture application.
Onsite System Required: Not required as these properties are within the MMSD Current Sewer Service Area.

WATER USAGE CALC.: Not applicable for a CSM. Will be determined at the time of building permit.

TRAFFIC IMPACT: The applicant submitted a Traffic Impact Analysis dated January 28, 2026. Please refer to the application file #: RZ-2600597 staff report for additional information.

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

PREVIOUS ACTION (PRIOR TO ROCKWELL DEVELOPMENT):
No formal applications for development have been submitted on the parcels except for the driving range, which will remain.

PREVIOUS ACTION: SOUTH MOORLAND ROAD (SECTION 35) COMPREHENSIVE PLAN AMENDMENTS:
Approximately two years of public comment and 29 meetings were held with those interested in the Comprehensive Plan Amendments for Chapter 10, 17, and 18 to plan for the Section 35 / South Moorland Road Corridor area.

- **12/1/2014** Staff presented a memo to the Plan Commission dated November 10, 2014 summarizing the Section 35 Master Planning Update.
- **3/28/2015** Staff began holding the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours." Office hours continued through June. Upwards of 12,000 postcards were sent out to residents in the City of New Berlin notifying them of the office hours held in June.
- **4/08/2015** Staff notified the Plan Commission of the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours".
- **5/5/2015** Plan Commission requested the Common Council set a Public Hearing date for June 29, 2015 (Note: item tabled at the May 12, 2015 Common Council meeting in order to provide more time for discussions with the property owners).
- **7/28/2015** Common Council set a date for a Public Hearing for the amendments.
- **8/24/2015** Special Plan Commission Meeting - Commission presentation & discussion on recommendations and action.
- **9/9/2015** Public Hearing
- **10/5/2015** Plan Commission action & recommendation to Council
- **10/13/2015** Common Council action to approve.

PREVIOUS ACTION: SOUTH MOORLAND ROAD CORRIDOR (SECTION 35) ZONING CODE AMENDMENTS:
The Plan Commission adopted amendments to the Zoning Code reflecting the Comprehensive Plan amendments above, which established a new Zoning District for this area of the City, which was the M-3, Section 35 Business Park Development District.

- **12/17/2015** Plan Commission held a public hearing.
- **1/6/2016** Plan Commission approved the amendments.
- **1/12/2016** Common Council approved the amendment.

PREVIOUS ACTION: ROCKWELL AUTOMATION DEVELOPMENT:
- **4/14/2026** Common Council set the date for a joint public hearing on June 1, 2026, for a Rezoning and Comprehensive Plan amendment for Rockwell. Common Councial also authorized an agreement to hire Ehlers & Associates to prepare a TID Project Plan for Tax Incremental District # 6. Further information will follow.
- **5/13/2026** Neighborhood meeting for Rockwell.
- **6/1/2626** Plan Commission held a joint public hearing on the rezoning/PUD and comprehensive plan amendment requests.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

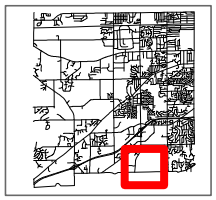
1. Per § 275-35D, the minimum lot area is 40,000 square feet and the minimum lot width is 200' in the M-3 District. The proposed lot meets these minimum lot dimensions.
2. The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay has been prepared to accommodate an advanced manufacturing campus which may include: manufacturing and assembly operations, warehousing and distribution functions, office, administrative and operational support uses.
3. A Special Conditions Apply overlay will be added to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply. The C-2 boundary shall apply where there is no wetland registration showing on the property."
4. The Outlot shall have the following notes on the CSM:
    a. The Lots subject to this CSM request are part of an existing Lot of record. Proposed Lot 1 will share common ownership with the adjacent parcel located at Tax Key #: 1288.997 and remain under the Raymond E. Saltzmann and Marie L. Nielsen ownership.
    b. Outlot shall maintain an Outlot status until such time the lot has access to right-of-way. Outlot 1 will become part of the Rockwell Automation Campus as part of a final CSM.

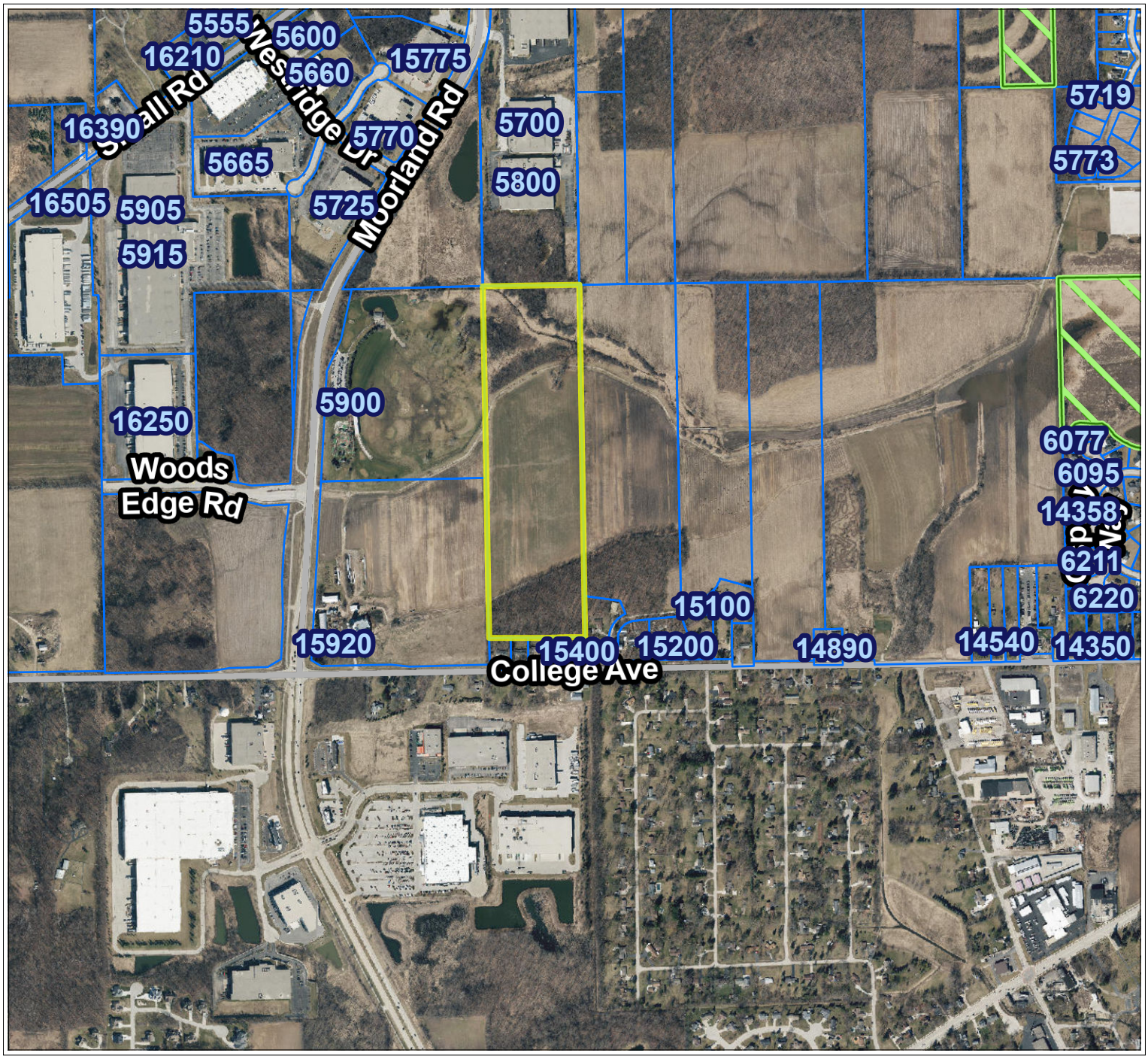
D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 2-Lot Certified Survey Map for the property located at the addresses/tax key # presented above and subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2601027
2-Lot CSM (Saltzmann/Nielsen)





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 485 970
ft

Scale is estimate - not survey

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

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

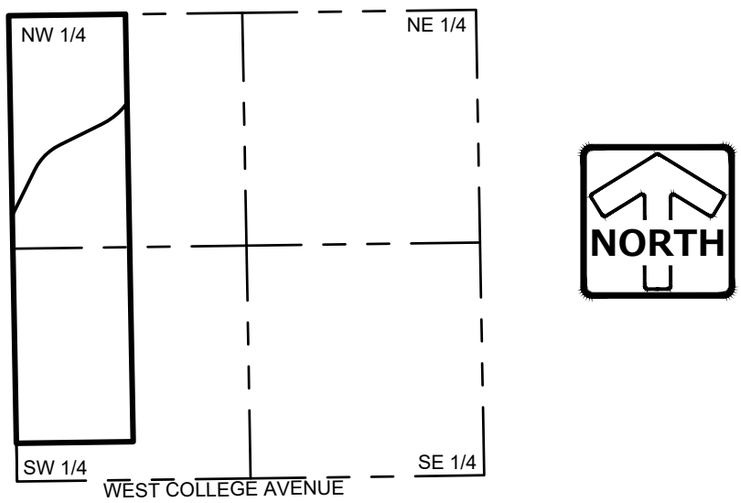
CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

Prepared for:
RAYMOND E SALTZMANN
& MARIE L NIELSEN
15920 W COLLEGE AVE.,
MUSKEGO, WI 53150

Subject Property
Tax Key Numbers: NBC 1291994

VICINITY SKETCH
SCALE 1"=1000'
SW 1/4, SEC. 35-6-20



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East which has a bearing of N89°17'17"E.
- Wetland delineated by Wetland and Waterway Consulting LLC on October 27, 2025 as located by Manhard Consulting and CJ Engineering.

May 29, 2026

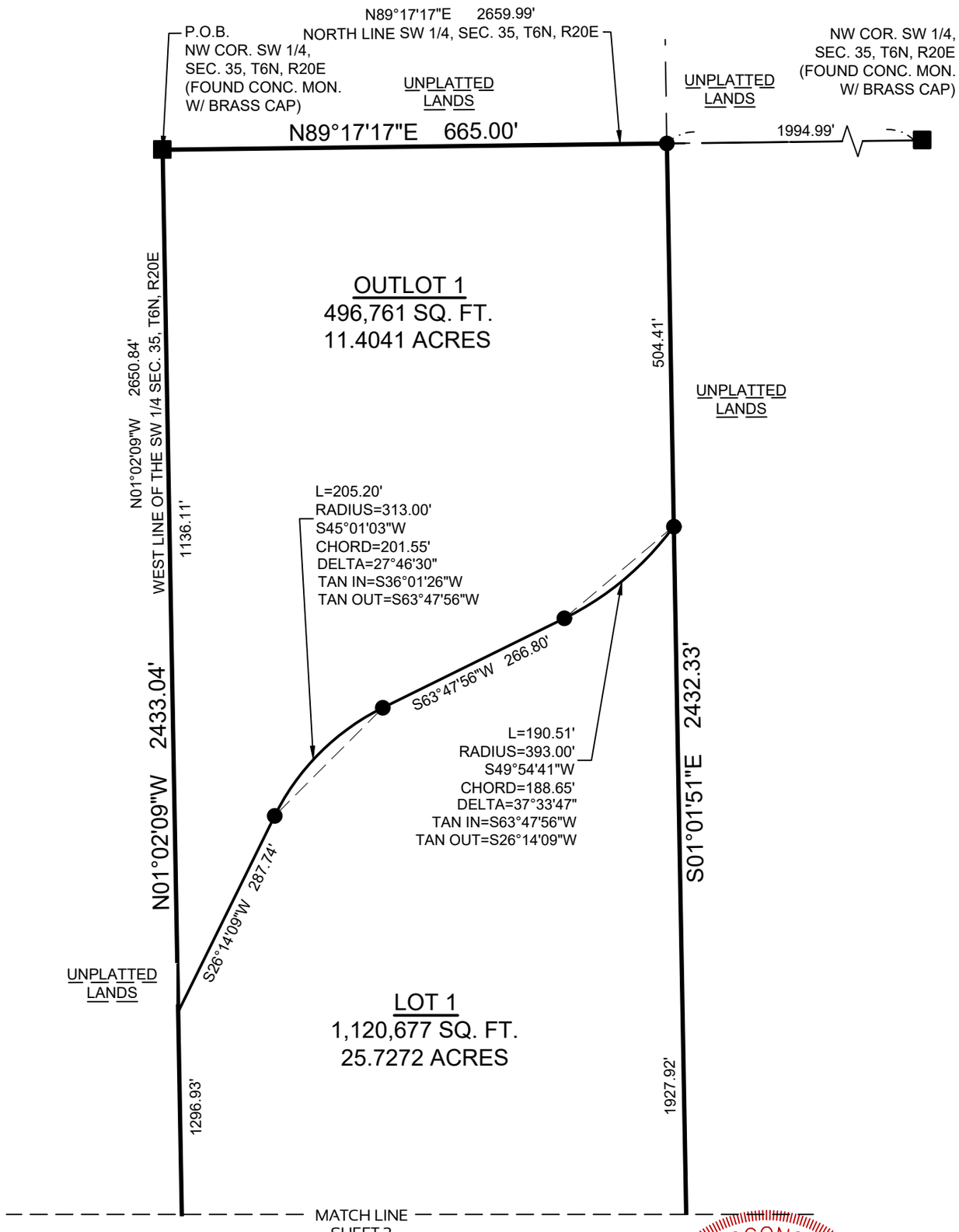
PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

DRAFTED BY: GSS
JOB #594.00A
SHEET 1 OF 9

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

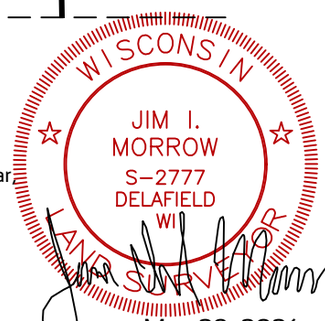


LEGEND

- Found 3/4" Iron Rebar
- Set 3/4" X 18" Iron Rebar 1.5 LBS/LFT.

GRAPHICAL SCALE (FEET)

0 1"=180' 360'



May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
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MILWAUKEE, WI 53203 | 414-224-8068

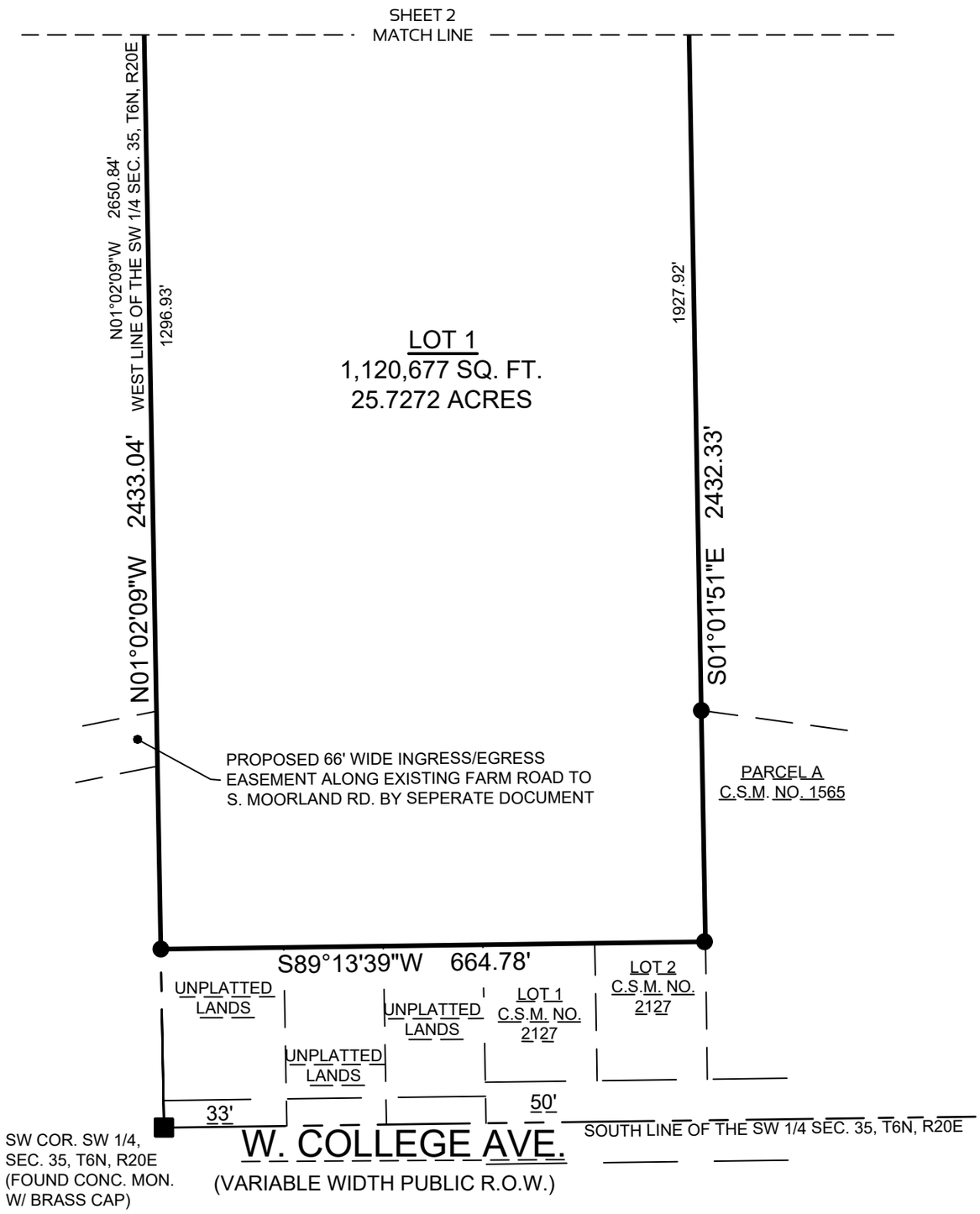
This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A

SHEET 2 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



NORTH

LEGEND

● Set 3/4" X 18" Iron Rebar 1.5 LBS/LFT.

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
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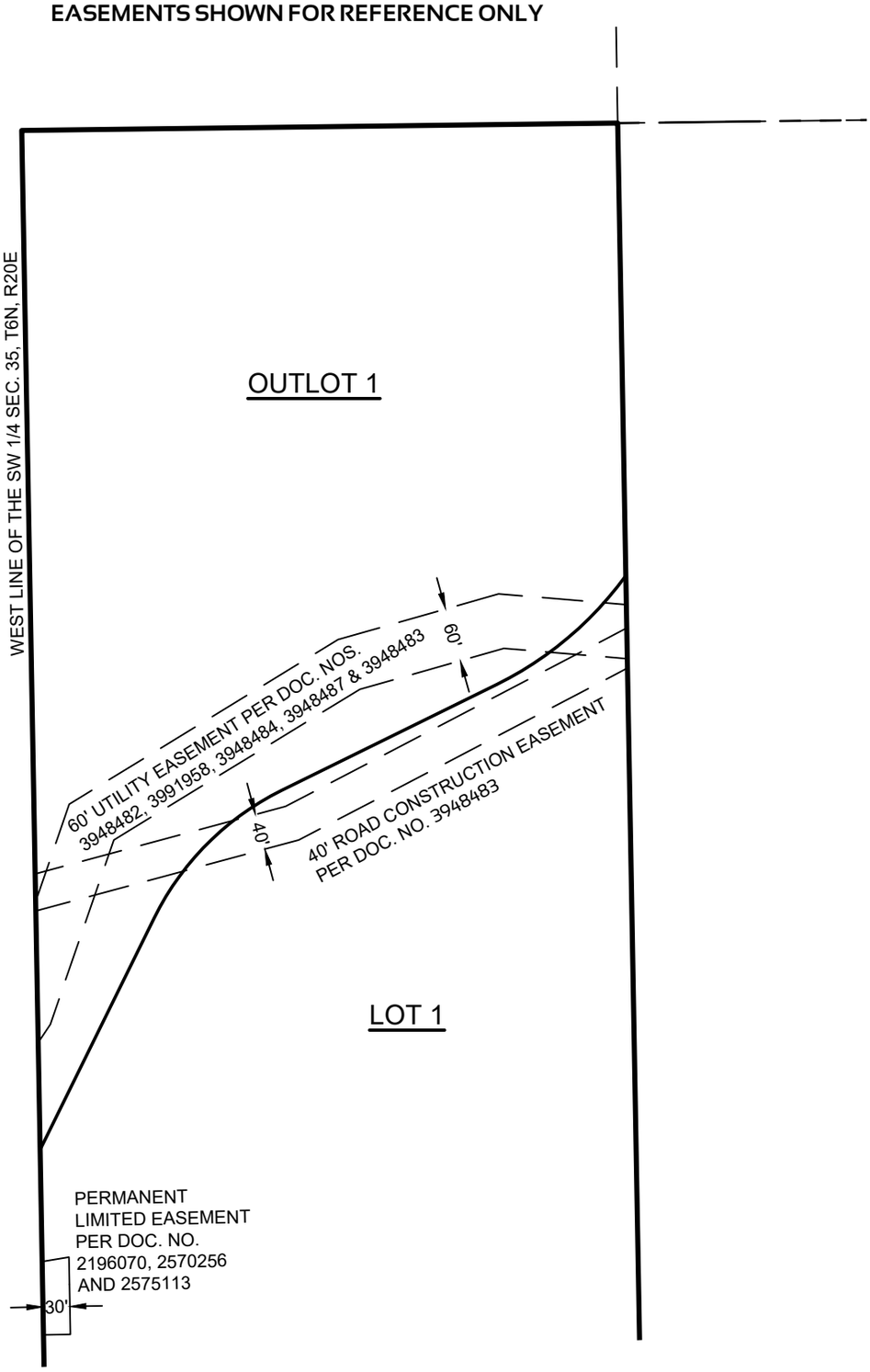
JOB #594.00A
SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

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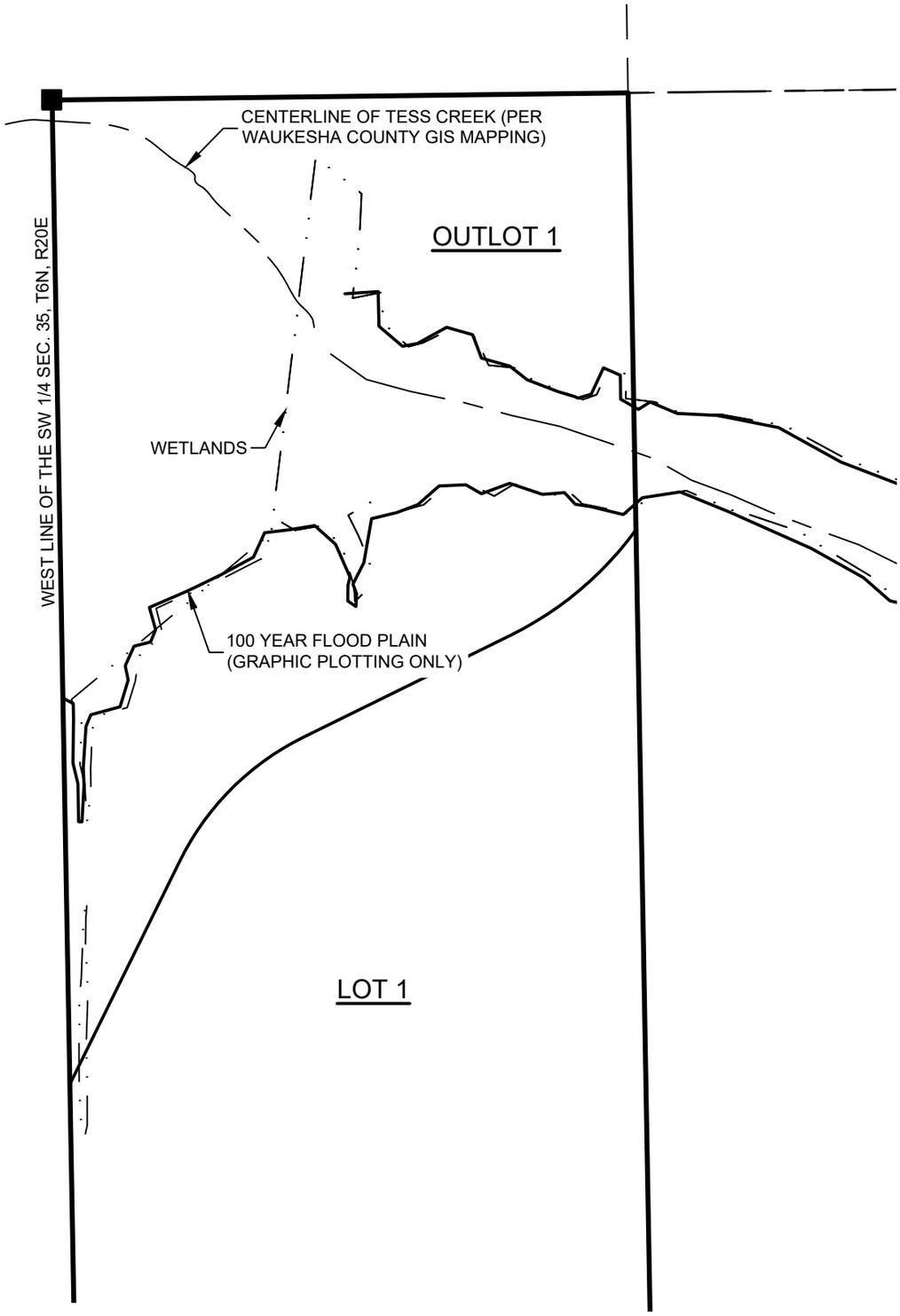
JOB #594.00A

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

WETLANDS SHOWN FOR REFERENCE ONLY



NOTES:

- WETLAND DELINEATED BY WETLAND AND WATERWAY CONSULTING LLC ON OCTOBER 27, 2025 AS LOCATED BY MANHARD CONSULTING AND CJ ENGINEERING.

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
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JOB #594.00A

SHEET 5 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jim I. Morrow, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Beginning at the northwest corner of the Southwest 1/4 of said Section 35;
Thence North 89°17'17" East along the North line of said Southwest 1/4, 665.00 feet;
Thence South 01°01'51" East along the East line of the West 1/2 of the West 1/2 of said Southwest 1/4, 2432.33 feet;
Thence South 89°13'39" West along the westerly extension of the North line of Certified Survey Map No. 2127, 664.78 feet to the West line of aforesaid Southwest 1/4 of Section 35;
Thence North 01°02'09" West along said west line, 2433.04 feet to the Point of Beginning.

Containing 1,617,438 square feet (37.1313 acres) of land, more or less.

That I have made such survey, land division and map by the direction of Raymond E Saltzmann & Marie I Nielsen, owners of said land.

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

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

Date: May 29, 2026

Jim I. Morrow
Professional Land Surveyor S-2777

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of New Berlin.

IN WITNESS WHEREOF, the said owners have caused these presents to be signed by Raymond E. Saltzmann and Marie L. Nielsen _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of:

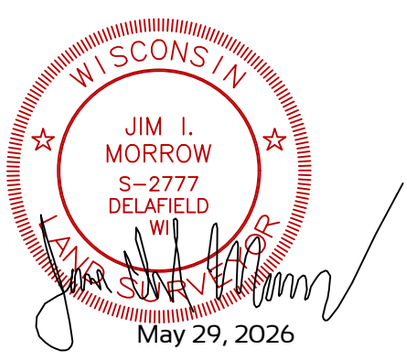
_____
Raymond E. Saltzmann

_____
Marie L. Nielsen

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named Raymond E. Saltzmann and Marie L. Nielsen to me known to be the same persons who executed the foregoing instrument, and acknowledged the same.

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



PINNACLE
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This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 7 OF 9

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____

Date Name - Title

STATE OF _____)

_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____

Notary Public

Name:_____

State of _____

My Commission Expires: _____

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

May 29, 2026

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 9 OF 9

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / 3-Lot Certified Survey Map**	
LOCATION:	**15920 W. College Avenue (Tax Key #: 1288.997)**	
	5900 S. Moorland Road (Tax Key #: 1288.999)	
REQUEST:	**Approval of a 3-Lot Certified Survey Map**	
REVIEW SCHEDULE:	**CSM Received:**	**5/29/2026**
	Completeness Determination:	**6/01/2026**
	90-day time limit expires:	**8/27/2026**
	Final Common Council Action:	**7/28/2026**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of a 3-Lot Certified Survey Map for the properties located at the addresses/tax key #'s presented above and subject to the application, plans on file and the following conditions:**	

PLANNING

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
    a. **A detailed mark-up drawing was sent to the applicant.**
2. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
3. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.**
4. **Applicants and/or property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
5. **City Engineer to review final lot layout and ensure proper dedication of any right-of-way based on the construction plans.**
6. **Waukesha County will require right of way dedication of 50' to continue along the north side of CTH HH (College Ave.). Please contact the County with any questions.**

ENGINEERING

7. **The CSM will need to show proposed easements for public utilities and trail / sidewalk easements. The locations of these have not been identified yet. The following notes shall be placed on the CSM:**
    a. **The proposed road (Wood's Edge Road, located on the east side of Moorland Road) along the south property line is within the 25' dedicated utility easement. Applicant and adjacent property owners shall coordinate to dedicate a new location for the trail to extend to the western property line. Proposed road cross section shall include a sidepath (on road and off road).**

b. **The City will require proof of easement (for utilities) for the driveway if the full road is not installed at this time.**

c. **The City will require the developer to prepare a CSM(s) with dedication of the full right-of-way for all parcels adjacent to CTY O (Moorland Road) and along the proposed road (Wood's Edge Road, located on the east side of Moorland Road).**

d. **Provide a cul-de-sac (or roundabout) on the proposed road within the public right-of-way which will abut the private entrance to Rockwell, per Section 235-23F of the Subdivision Code, Stub streets.**

8. **Traversable access will need to be maintained over the sanitary sewer main to the south or the plan should show abandoning this main and adding a new main to the east. Connection to the south would be a lateral. The pond is currently shown in this location.**

SEWER UTILITY

9. **Sanitary should flow to the east and connect in the same area as watermain option 1(5) on the utility proposal. Proposed sanitary connection (4) is too close to the retention pond.**

WATER UTILITY

10. **Dual connection is necessary. Recommend northern connection point 1 at existing 12" main and connection point 5 (option 1) listed on the preliminary utility proposal. Fire should also review to determine hydrant need around the facility.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of July 15, 2026

Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc.
3-Lot Certified Survey Map
Address: See list in Executive Summary

DATE STAFF REPORT PREPARED: June 12, 2026

APPLICANT / OWNER(S): Patrick Theodossiou with SunCap Property Group, on behalf of Rockwell Automation, Inc. / Owners:

15920 W. College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]
5900 S. Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

REQUEST / DESCRIPTION OF PROJECT: Approval of a 3-Lot Certified Survey Map for the properties located at the parcels listed above.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/29/2026

DATE OF COMPLETENESS DETERMINATION: 6/01/2026

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): Several meetings
Site Visit(s): 4/30/2026

CONCEPTUAL PLAN: CSM attached.

SIZE OF DEVELOPMENT / PARCEL(S):
15920 W. College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]

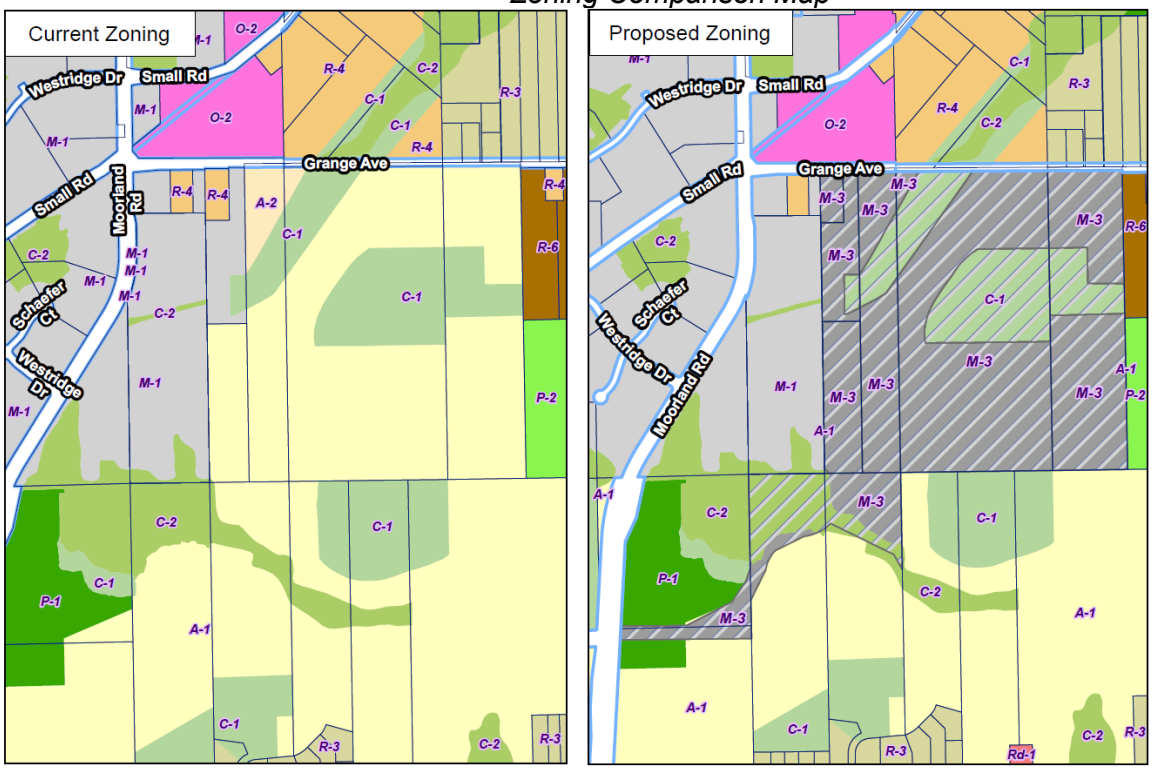
5900 S. Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

CURRENT ZONING: A-1, P-1, C-1 & C-2

CURRENT LAND USE: Agriculture / Moorland Road Golf Center

PROPOSED ZONING: A-1, M-3/PUD, P-1, C-1/SCA, & C-2/SCA
DCD will add a Special Conditions Apply. Special Conditions Apply to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 (Section 34-35 Business Park Development District) Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply.

Zoning Comparison Map



PROPOSED LAND USE:
The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay will be prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative, and operational support uses.

PROPOSED LOT SIZE:
South Half (After this 3-Lot CSM is recorded subject to this staff report)
Lot 1: 30.3073 Acres
Lot 2: 31.6876 Acres
Outlot 1: 5.5681 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-3/R-4/O-2/C-1/C-2	Land Use: Costco/Single-Family Residential
South: Zoning: A-1/R-3/C-1/C-2	Land Use: Agricultural/Single-Family Residential
East: Zoning: A-1/R-6/P-2	Land Use: Agricultural/Soccer Field/Theofila Estates Subdivision/Thomson Hollow Subdivision
West: Zoning: A-1/M-1/P-1/C-1/C-2	Land Use: Golf Range/Westridge Business Park/East Moorland Road Business Park

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, this submittal meets the intent of this Chapter. The Future Land Use Map amendment from "Urban Residential" to "Business

Park / Industrial" for the norther portion of this development (See application # CP-2600598) is consistent with the City's desire for a unified campus development. This will allow the developer to preserve large areas of environmental corridor and trees, which will provide natural buffers to the residential areas and make the business park development less intrusive to the adjoining neighborhoods. This will provide for high-quality economic development not only for the City, but the region.

ZONING CODE (Chapter 275): Yes, will meet all the requirements of Chapters 275-35B(6), 275-32B(1), 275-36(2), 275-37B (3) & (4), and 275-37E(3) of the Zoning Code.

DEVELOPMENT CODE (Chapter 235): Yes

REZONING REQUIRED: Yes, see application File #: RZ-2600597.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Not for the CSM.

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Not for the CSM.
Site Plan Required: Yes, see attached CSM.
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: N/A

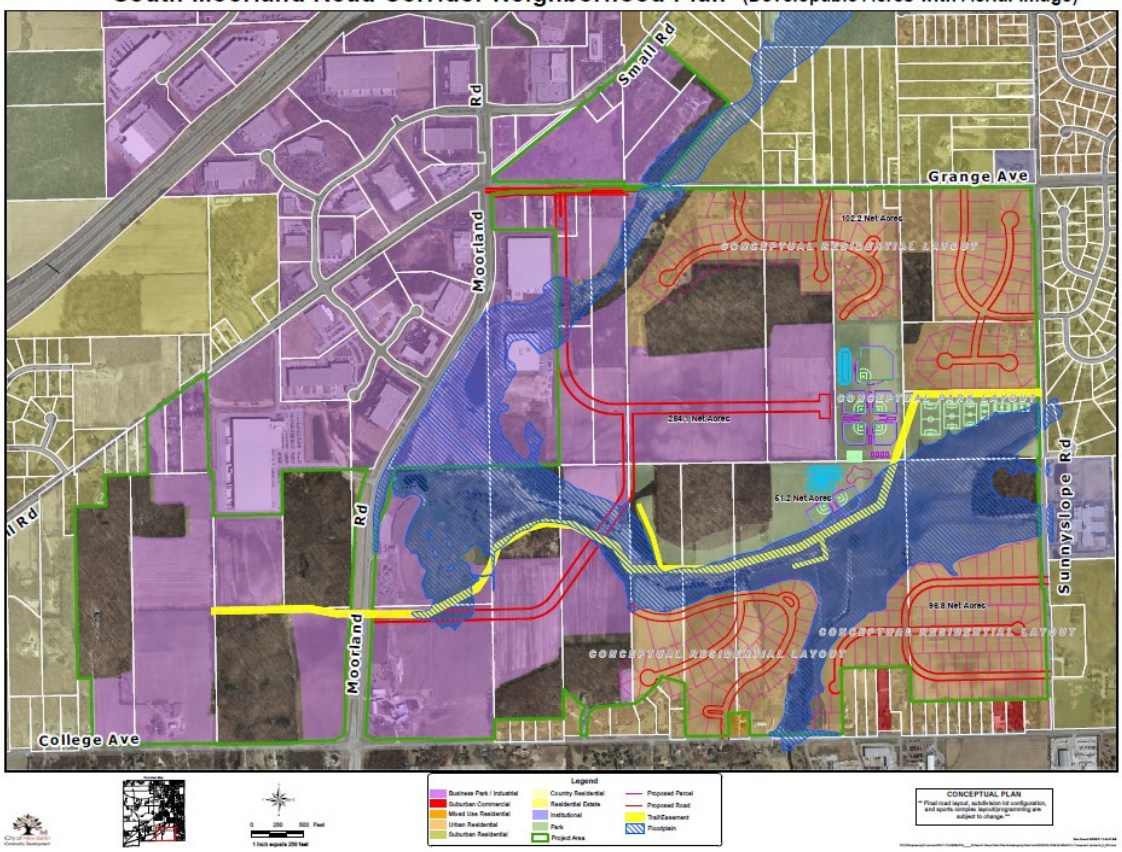
UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: Yes, Environmental Corridor.
Wetland On Property: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.
Conservancy Districts (C-1, C-2): Yes, C-1 and C-2.
NRCS Map Classification: N/A
Floodplain: Yes
Topography / Geologic: The entire site slopes towards the valley in the middle. There are steep slopes near Grange Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: Incorporate sidepath with extension of Woods Edge Road. Applicant will dedicate the right-of-way as part of future CSMs. The City will work with the applicant as to the placement of the on-road bike paths.

PARK & OPEN SPACE PLAN:
Table 7: Public Park and Recreation Facilities, identifies a community park in Section 35.
Table 8: Public Trails, identifies a planned City trail within Section 35.

- This trail is accounted for along the City's utility easement. The trail will transition to public use as parcels develop. Where the trail is along the extension of Woods Edge Road a sidepath will be incorporated. Where the trail is not along the public road right-of-way, the utility easement will be updated to reflect that the section is now public if located on Rockwell's property.
- Paved trails shall be required to connect this lot to the public trail and/or park. The City will work with the applicant as to the placement of these off-road trails.

South Moorland Road Corridor Neighborhood Plan (Developable Acres with Aerial Image)



NATURAL RESOURCES PROTECTION: Will be reviewed with the Use, Site and Architecture application. (See application file #: UA-2601030)
Limits of Disturbance (LOD): N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Yes, a wetland delineation report dated January 7, 2026, has been prepared by Dave Meyer with Wetland & Waterway Consulting, LLC.

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. They have included a conceptual storm water plan. Additional detailed reports will be submitted at the time of Use, Site and Architecture application.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: Will be determined during the Use, Site and Architecture application.
Onsite System Required: Not required as these properties are within the MMSD Current Sewer Service Area.

WATER USAGE CALC.: Not applicable for a CSM. Will be determined at the time of building permit.

TRAFFIC IMPACT: The applicant submitted a Traffic Impact Analysis dated January 28, 2026. Please refer to the application file #: RZ-2600597 staff report for additional information.

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

PREVIOUS ACTION (PRIOR TO ROCKWELL DEVELOPMENT):
No formal applications for development have been submitted on the parcels except for the driving range, which will remain.

PREVIOUS ACTION: SOUTH MOORLAND ROAD (SECTION 35) COMPREHENSIVE PLAN AMENDMENTS:
Approximately two years of public comment and 29 meetings were held with those interested in the Comprehensive Plan Amendments for Chapter 10, 17, and 18 to plan for the Section 35 / South Moorland Road Corridor area.

- **12/1/2014** Staff presented a memo to the Plan Commission dated November 10, 2014 summarizing the Section 35 Master Planning Update.
- **3/28/2015** Staff began holding the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours." Office hours continued through June. Upwards of 12,000 postcards were sent out to residents in the City of New Berlin notifying them of the office hours held in June.
- **4/08/2015** Staff notified the Plan Commission of the South Moorland Road Corridor – Neighborhood Plan – "Staff Open Office Hours".
- **5/5/2015** Plan Commission requested the Common Council set a Public Hearing date for June 29, 2015 (Note: item tabled at the May 12, 2015 Common Council meeting in order to provide more time for discussions with the property owners).
- **7/28/2015** Common Council set a date for a Public Hearing for the amendments.
- **8/24/2015** Special Plan Commission Meeting - Commission presentation & discussion on recommendations and action.
- **9/9/2015** Public Hearing
- **10/5/2015** Plan Commission action & recommendation to Council
- **10/13/2015** Common Council action to approve.

PREVIOUS ACTION: SOUTH MOORLAND ROAD CORRIDOR (SECTION 35) ZONING CODE AMENDMENTS:
The Plan Commission adopted amendments to the Zoning Code reflecting the Comprehensive Plan amendments above, which established a new Zoning District for this area of the City, which was the M-3, Section 35 Business Park Development District.

- **12/17/2015** Plan Commission held a public hearing.
- **1/6/2016** Plan Commission approved the amendments.
- **1/12/2016** Common Council approved the amendment.

PREVIOUS ACTION: ROCKWELL AUTOMATION DEVELOPMENT:
- **4/14/2026** Common Council set the date for a joint public hearing on June 1, 2026, for a Rezoning and Comprehensive Plan amendment for Rockwell. Common Councial also authorized an agreement to hire Ehlers & Associates to prepare a TID Project Plan for Tax Incremental District # 6. Further information will follow.
- **5/13/2026** Neighborhood meeting for Rockwell.
- **6/1/2626** Plan Commission held a joint public hearing on the rezoning/PUD and comprehensive plan amendment requests.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

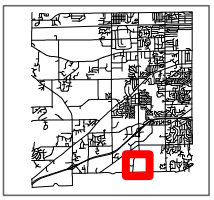
1. Per § 275-35D, the minimum lot area is 40,000 square feet and the minimum lot width is 200' in the M-3 District. The proposed lot meets these minimum lot dimensions.
2. The proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay has been prepared to accommodate an advanced manufacturing campus which may include: manufacturing and assembly operations, warehousing and distribution functions, office, administrative and operational support uses.
3. A Special Conditions Apply overlay will be added to the GIS Zoning Map layer to reflect that this lot shall adhere to the M-3 Zoning District. Per Zoning Code Section 275-37E(3) "for purposes of the setback and other land use provisions of this chapter, the registered wetland boundary shall apply. The C-2 boundary shall apply where there is no wetland registration showing on the property."
4. The following utility easements are located on these parcels: DOC #'s: 3948484, 3948482 and 3991958.
5. The Outlot shall have the following notes on the CSM:
    a. The Lots subject to this CSM request are part of two existing Lots of record. Proposed Lot 1 and Lot 2 will remain under the Raymond E. Saltzmann and Marie L. Nielsen ownership.
    b. Outlot1 shall maintain an Outlot status until such time the lot has access to right-of-way. Outlot 1 will become part of the Rockwell Automation Campus as part of a final CSM.

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 3-Lot Certified Survey Map for the properties located at the addresses/tax key #'s presented above and subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

City of New Berlin
Community Development

LD-2601028
3-Lot CSM (Saltzmann)



Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 290 580
ft

Scale is estimate - not survey

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

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

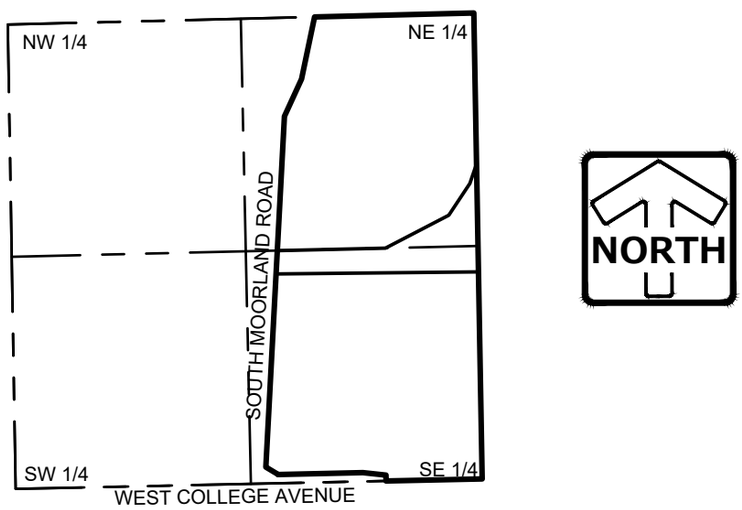
CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

Subject Property
Tax Key Numbers: NBC 1288999 & NBC 1288997

Prepared for:
RAYMOND E SALTZMANN
& VIRGIL A SALTZMANN
15920 W COLLEGE AVE.,
MUSKEGO, WI 53150

VICINITY SKETCH
SCALE 1"=1000'
SE 1/4 SEC. 34-6-20



NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East which has a bearing of N88°34'51"E.
- Wetland delineated by Wetland and Waterway Consulting LLC on October 27, 2025 as located by Manhard Consulting and CJ Engineering.

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

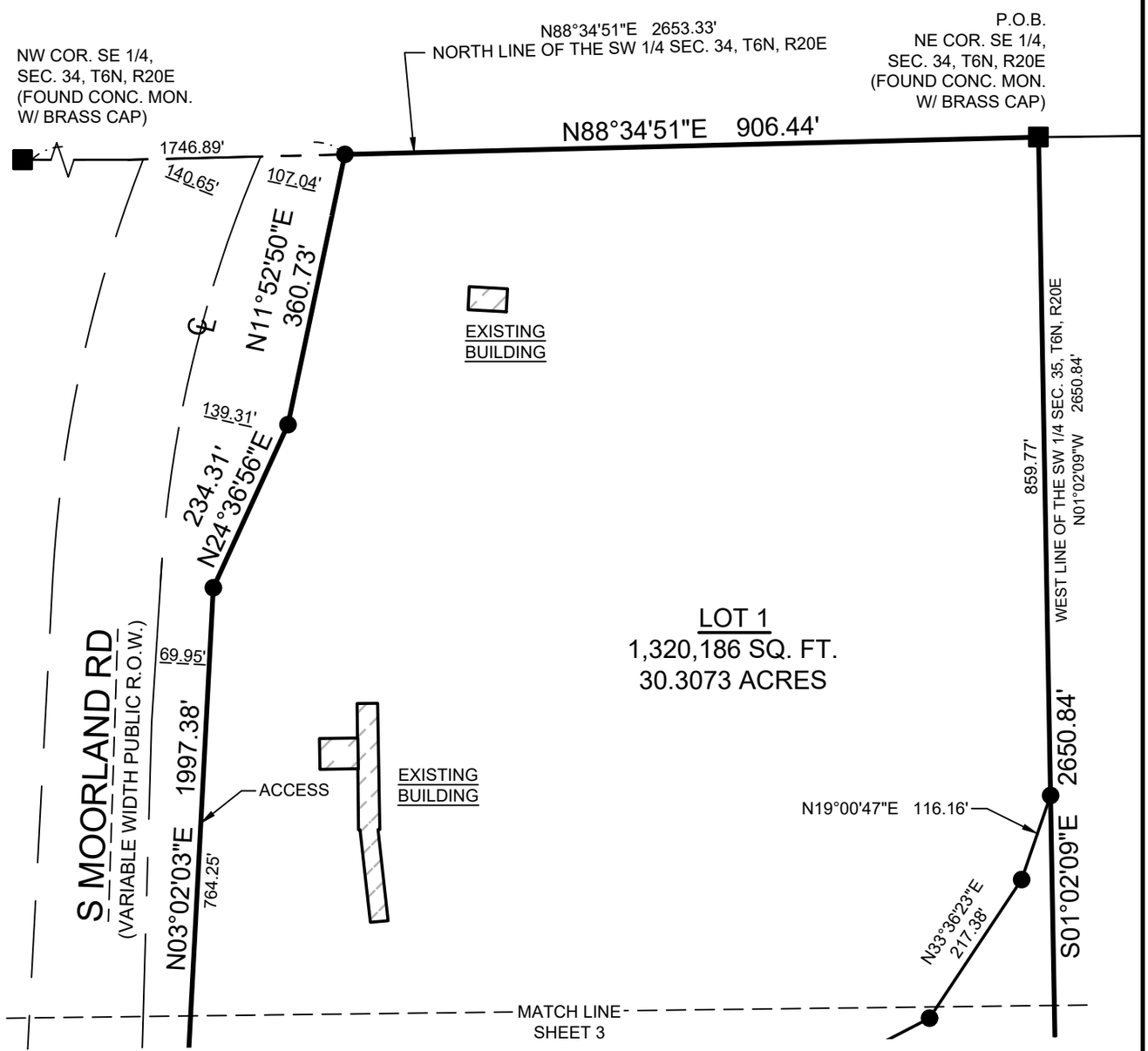
PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

DRAFTED BY: GSS
JOB #594.00A
SHEET 1 OF 11

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



LEGEND

- ● Set 3/4X18" Iron Rebar 1.5LBS/LFT

NORTH

GRAPHICAL SCALE (FEET)

0 1"=200' 400'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

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JOB #594.00A

SHEET 2 OF 11

CERTIFIED SURVEY MAP NO. ____

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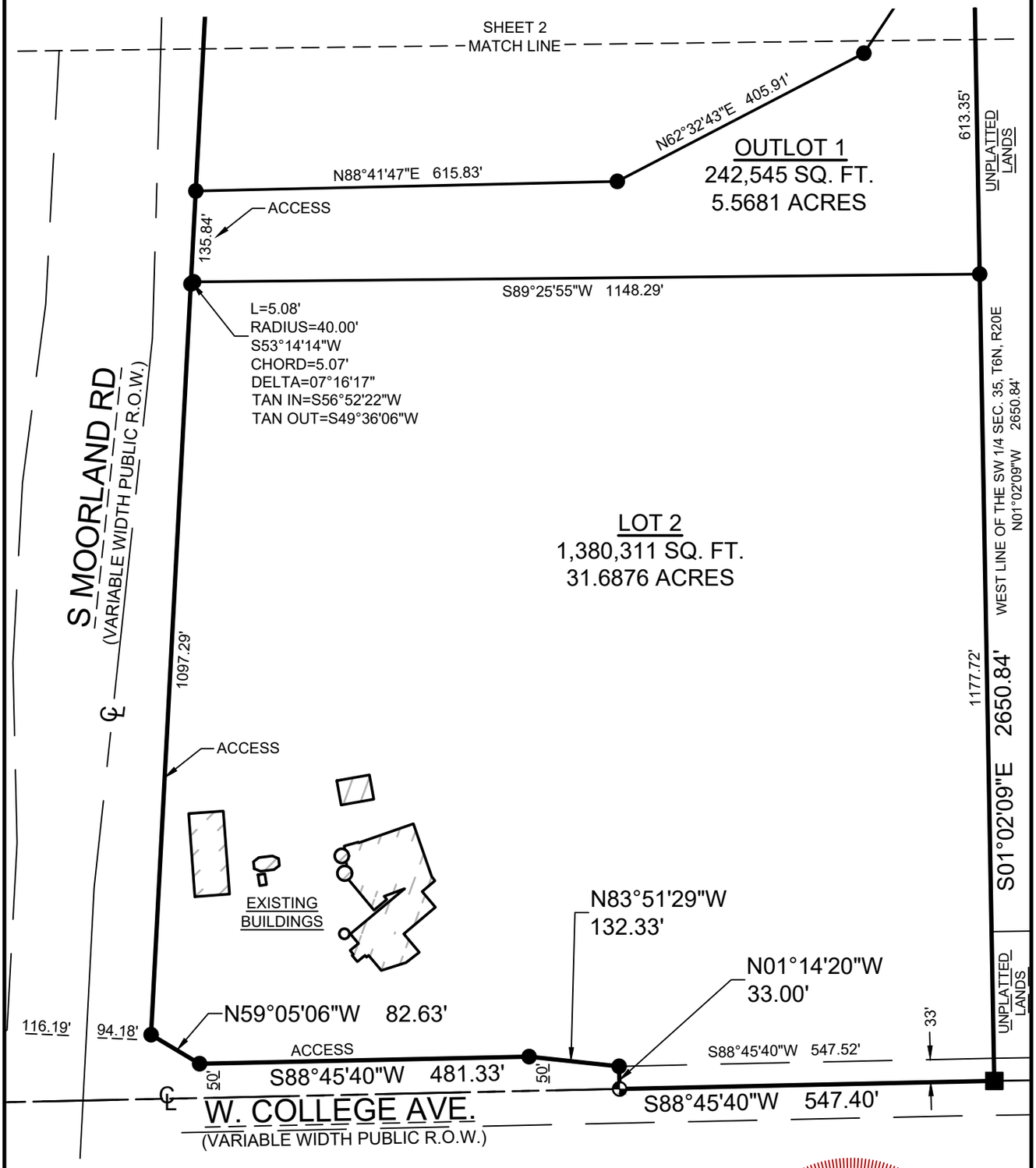

LEGEND

- Set 3/4X18" Iron Rebar 1.5LBS/LFT
- Set Mag Nail

NORTH

GRAPHICAL SCALE (FEET)

0 1"=200' 400'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

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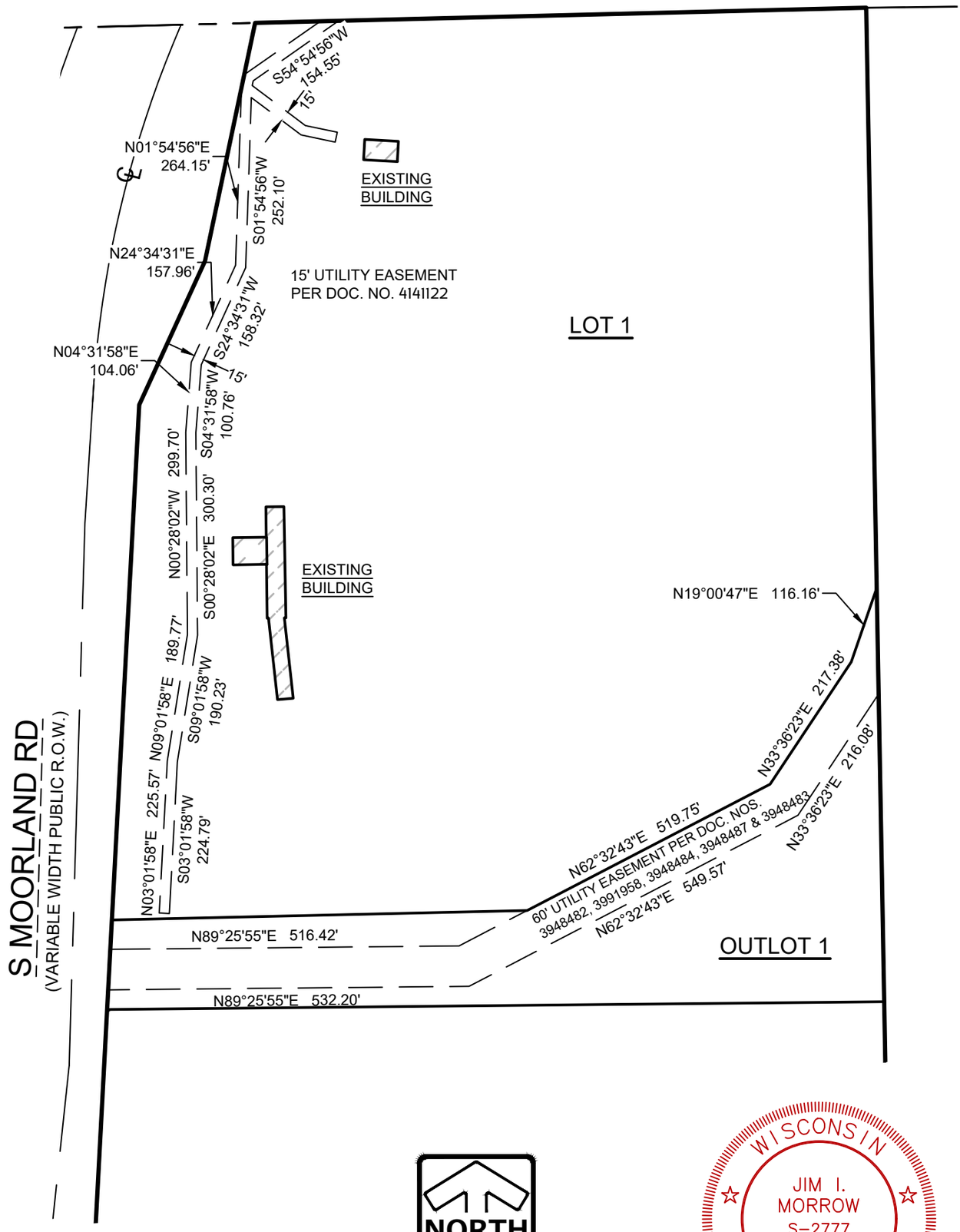
JOB #594.00A
SHEET 3 OF 11

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

GRAPHICAL SCALE (FEET)

0 1"=200' 400'

WISCONSIN
JIM I. MORROW
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JOB #594.00A

SHEET 4 OF 11

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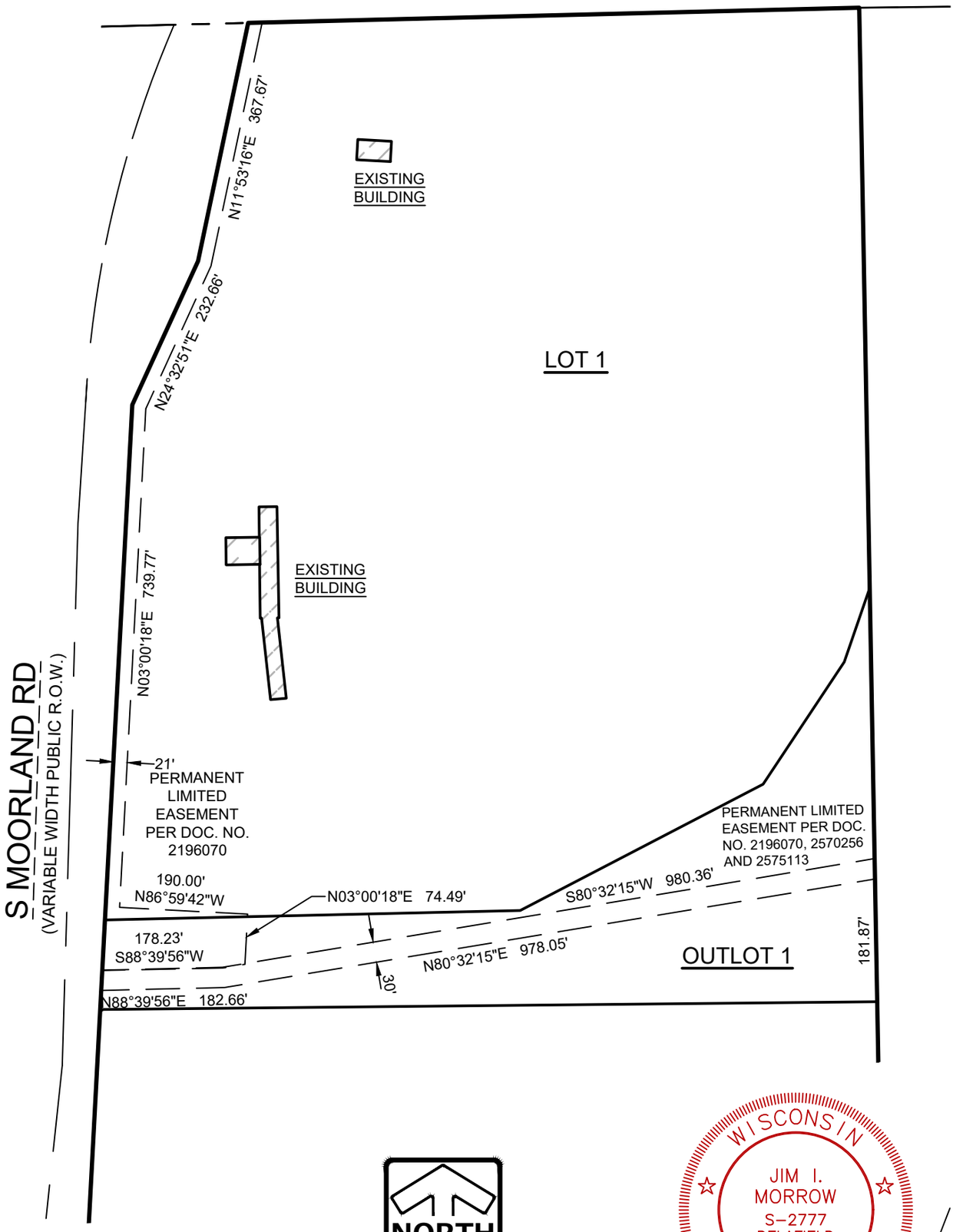
EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

GRAPHICAL SCALE (FEET)

0 1"=200' 400'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

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JOB #594.00A

SHEET 5 OF 11

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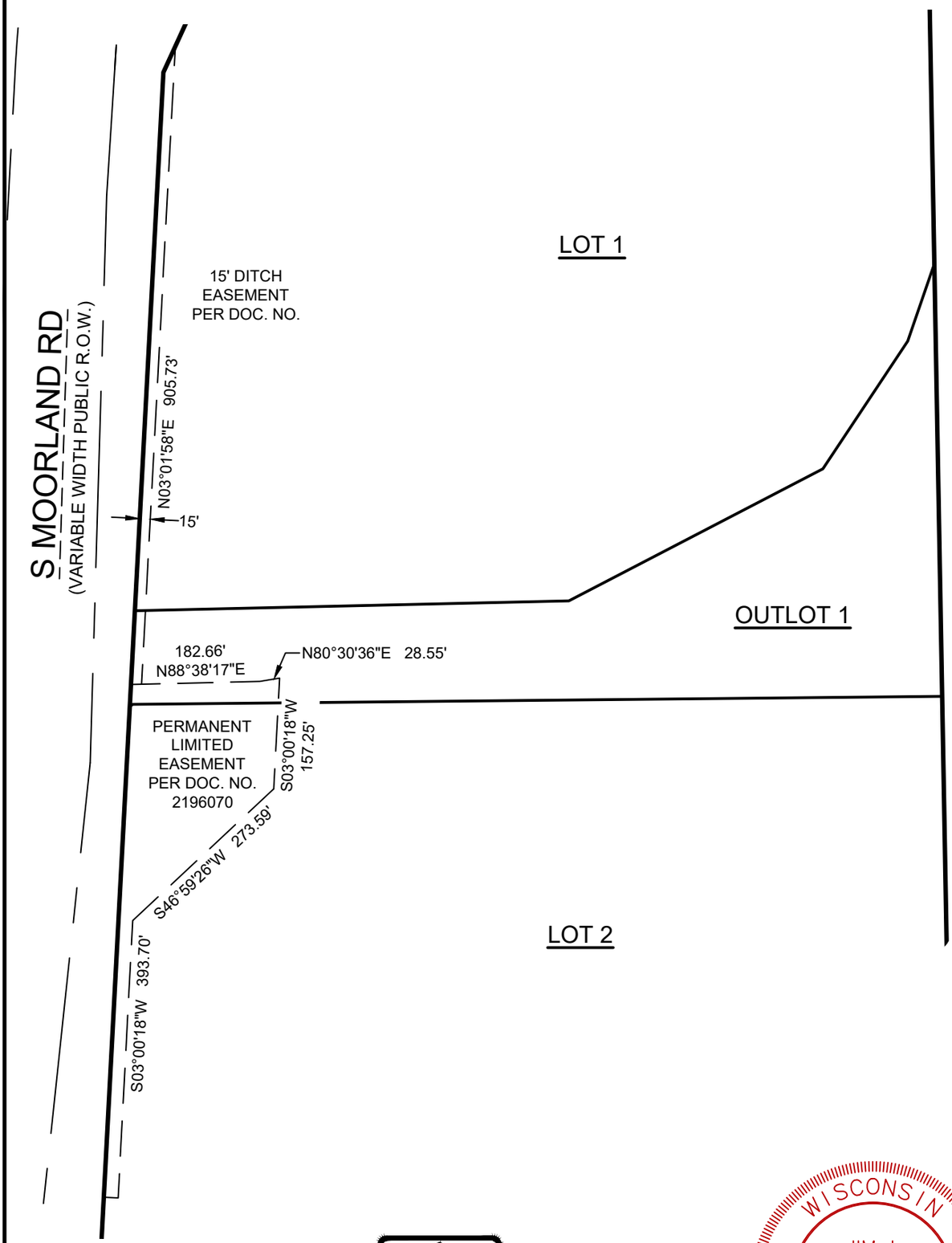

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

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JOB #594.00A

SHEET 6 OF 11

CERTIFIED SURVEY MAP NO. ____

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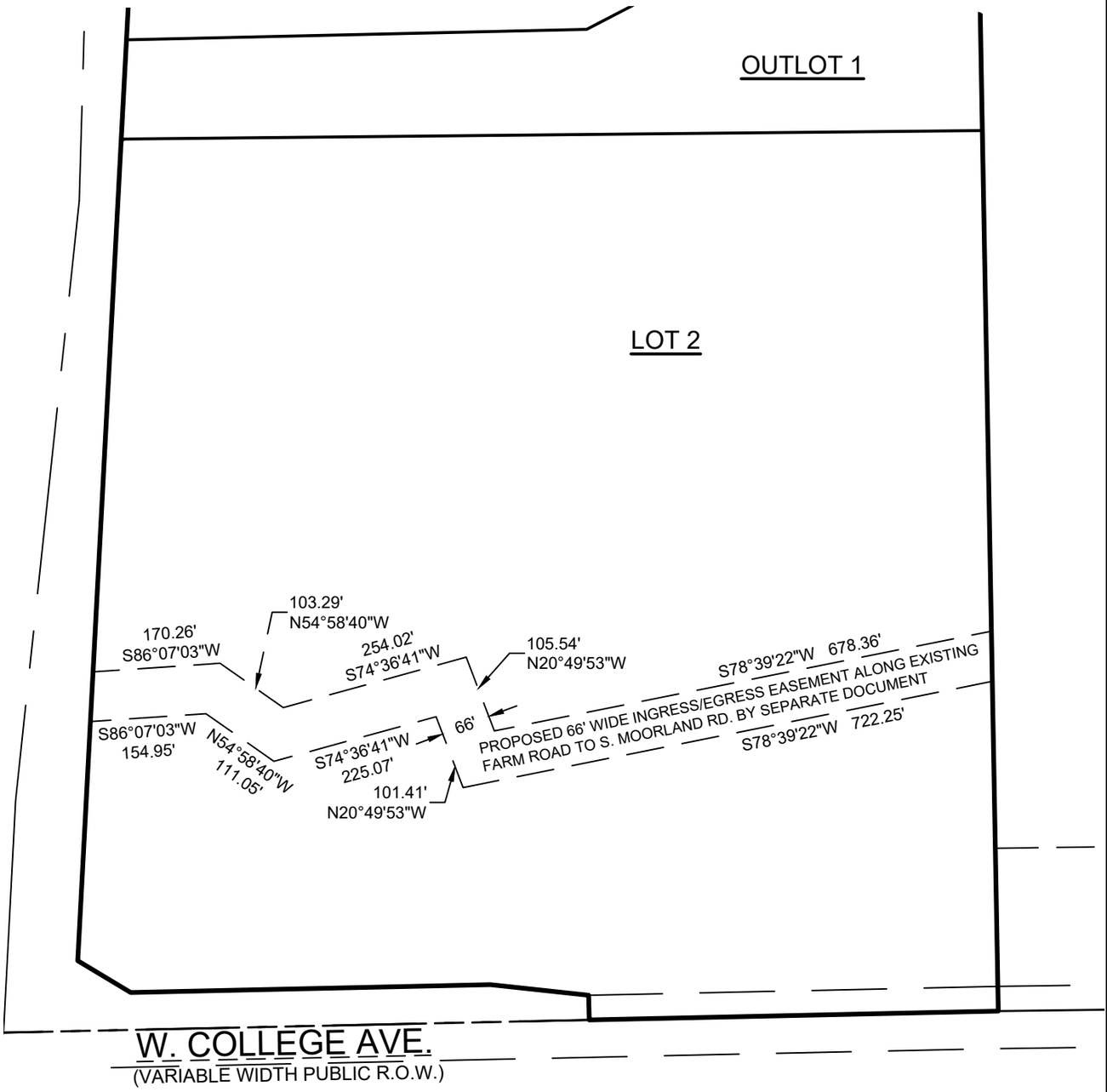


PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

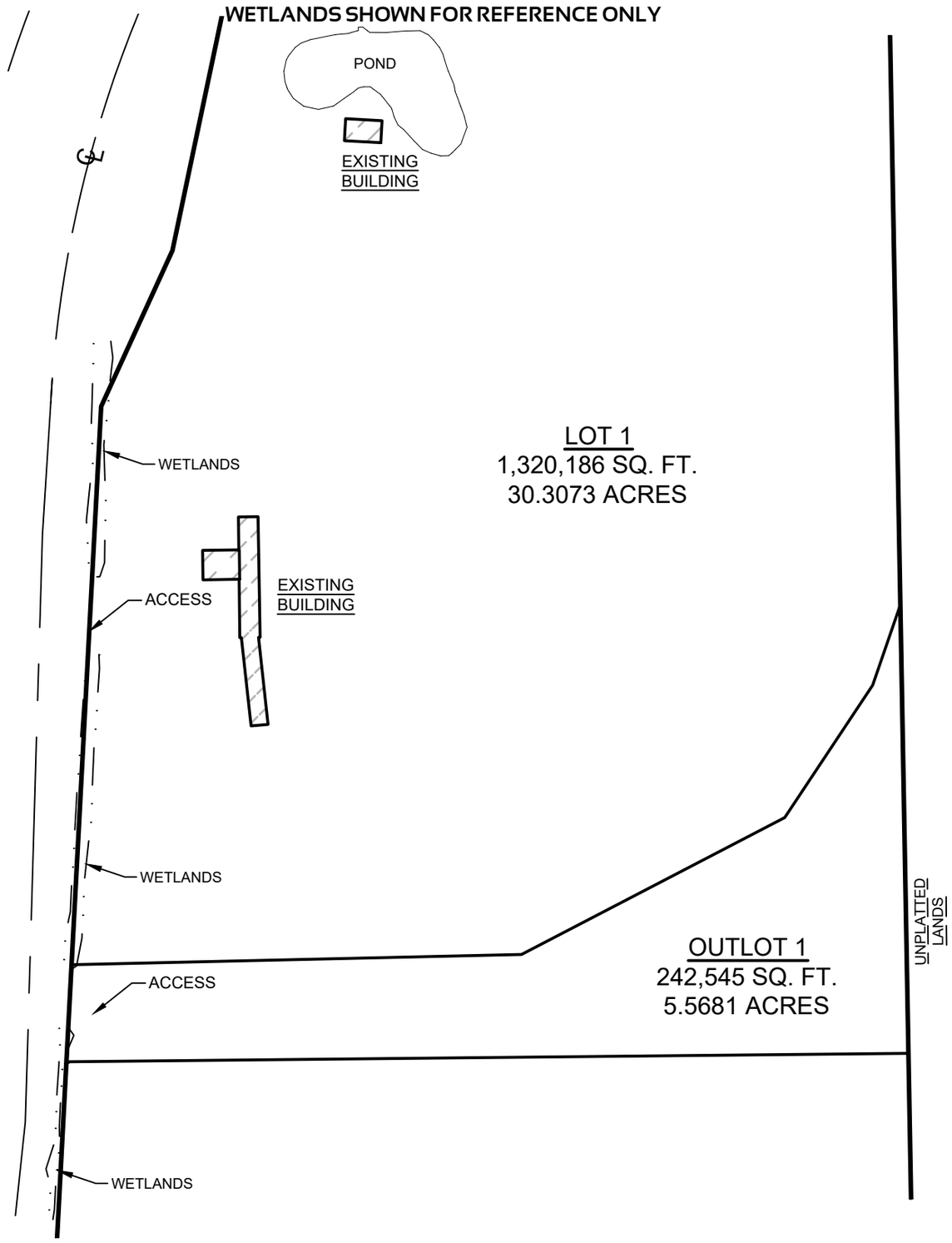
May 29, 2026

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 7 OF 11

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.



NOTES:

- WETLAND DELINEATED BY WETLAND AND WATERWAY CONSULTING LLC ON OCTOBER 27, 2025 AS LOCATED BY MANHARD CONSULTING AND CJ ENGINEERING.

NORTH

GRAPHICAL SCALE (FEET)

0 1"=180' 360'

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD
WI
LAND SURVEYOR

May 29, 2026

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
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MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 8 OF 11

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Jim I. Morrow, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Beginning at the northeast corner of the Southeast 1/4 of said Section 34;
Thence South 01°02'09" East along the east line of said Southeast 1/4, 2650.84 feet to the south line of said Southeast 1/4;
Thence South 88°45'40" West along said south line, 547.40 feet;
Thence North 01°14'20" West to the north line of West College Avenue, 33.00 feet;
Thence along the north line of West College Avenue for the following three courses: North 83°51'29" West, 132.33 feet; South 88°45'40" West, 481.33 feet; North 59°05'06" West, 82.63 feet to the east line of South Moorland Road;
Thence along the east line of South Moorland Road for the following three courses: North 03°02'03" East, 1997.38 feet; North 24°36'56" East along said east line, 234.31 feet; North 11°52'50" East, 360.73 feet to the north line of aforesaid Southeast 1/4;
Thence North 88°34'51" East along the north line of said Southeast 1/4, 906.44 feet to the Point of Beginning.

Containing 2,943,036 square feet (67.5628 acres) of land, more or less.

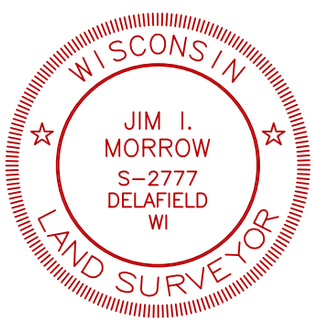
That I have made such survey, land division and map by the direction of Raymond E Saltzmann & Virgil A Saltzmann, owners of said land.

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

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

Date: May 29, 2026

Jim I. Morrow
Professional Land Surveyor S-2777



PINNACLE
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CHAPUT
LAND SURVEYS
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CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval: City of New Berlin

IN WITNESS WHEREOF, the said owners have caused these presents to be signed by Raymond E. Saltzmann and Virgil A. Saltzmann _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of:

_____
Raymond E. Saltzmann

_____
Virgil A. Saltzmann

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named Raymond E. Saltzmann and Virgil A. Saltzmann to me known to be the same persons who executed the foregoing instrument, and acknowledged the same.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2026.

_____ _____
Date Name - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 10 OF 11

CERTIFIED SURVEY MAP NO. ____

That part of lands located in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Chairman

_____ _____
Date

_____
Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
David A. Ament, Mayor

_____ _____
Date

_____
Rubina R. Medina, City Clerk

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by Jim I. Morrow, PLS-License No. S-2777

JOB #594.00A
SHEET 11 OF 11

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Fred Carlson with Impact General on behalf of Ted Larsen / Greenfield Avenue Professional Office Building**
LOCATION:	**21477 W. Greenfield Avenue (Tax Key #: 1174.983)**
REQUEST:	**Use, Site and Architecture review for a professional office building located at 21477 W. Greenfield Avenue.**
D.R.C. RECOMMENDATION:	**Use, Site and Architecture approval for construction of a professional office building located at 21477 W. Greenfield Avenue (Tax Key #: 1174.983) subject to the application, plans on file and the following conditions:**

1. **Planning:**
   - **a. Please see applicant's plan of operation letter attached. The applicant's proposed use of the property would be an office multi-tenant building.**
   - **b. A re-occupancy permit will be required for each tenant. Additional fire protection may be required based on the particular users.**
   - **c. Architecture Review Committee approval is required. Rendered site plan on sheet AO.2 doesn't match the site plan. Clarify if this plan sheet was only to**
   - **d. The zoning district is O-1, Office and Business Service District. Zoning Section 275-35B(1).**
   - **e. The building setbacks of the O-1 Zoning District are: 50' Front, 25' Side, and 25' Rear.**
   - **f. The required open space in the O-1 zoning District is 30%.**
   - **g. Per Zoning Code Section 275-57(7)(g)[2] parking lot setbacks are 10' along Greenfield Avenue and Craftsman Drive. Five feet (5') to the east and 25' to the south due to the bufferyard requirement below.**
   - **h. Per § 275-56F, a 25' substantial bufferyard is required for this proposed development, as it is adjacent to a single-family residential use to the south. A bufferyard is not required to the east as this building is also office and 5,000 sq. ft. or greater.**
   - **i. Landscape plans shall meet the requirements of §275-53 through §275-56 of the Zoning Code. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required, per §275-56C.**
   - **j. Replacement of significant trees shall comply with §275-54B. Applicant shall provide a detailed of type and size of the 15 trees that will be removed. This may adjust the landscape plan. Additional review will be completed then.**
   - **k. Dumpsters, roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with § 275-56G of the Zoning Code.**
   - **l. Per Zoning Code Article VIII, §275-24, all future tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to**

leasing or occupying space within this development. All future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.

2. **Building Inspection:**
   a. **State Review required.**
   b. **Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**
   c. **Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**
   d. **Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division for each building.**
   e. **Initial building permit will be for building shell. Additional permit(s) for each tenant space will be required.**
   f. **Zoning approval will be required before applying for the building permit. Separate applications and plans are required.**
   g. **Plumbing: State review is required for over 16 fixtures - new and/or replacements.**
   h. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1).**
   i. **Contact Waukesha County for septic system.**

3. **Fire:**
   a. **Review closely and adhere to Municipal Code 124-11 regarding automatic sprinkler protection. Applicants may be required to sprinkle the building based on the final uses and tenants.**
   b. **Fire extinguishers every 75 feet of travel NFPA 1 and NFPA 10.**
   c. **Smoke alarm detection in mechanical room, tech rooms and common pathways.**
   d. **Audio and visual upon activiation.**
   e. **Monitored for activation.**
   f. **Egress/emergency lighting throughout.**
   g. **Name and address visible form road.**
   h. **Maintain fire lane access of 24 feet.**
   i. **Knox box not required but suggested.**
   j. **Contract form filled out and returned.**

4. **Storm Water Utility:**
   a. **WDNR NOI is required.**
   b. **SWMP Maintenance Agreement is required; Unsigned agreement submitted with Application. Please sign and submit original.**
   c. **Asbuilt plans of the Stormwater Management facilities are required per DH Section VI.D.7. If the stormwater management facilities are used for erosion control during**

construction, an asbuilt is required after construction of the facilities, and a recertification/asbuilt is required prior to Occupancy.

d. **Pond overflow requires 1 foot freeboard. Currently only 0.5 ft. Revise and resubmit.**

e. **The pond overflow shall be located as far to the southeast corner of this lot as to not impact neighboring developed properties to the south and east. Revise and resubmit.**

5. **Engineering:**

a. **A permit will be required for the private storm sewer connection on WIS 59 (Greenfield Ave). The permit request will need to be submitted through our new SHAPES application and will require a copy of the stormwater management report. Please contact Kevin Koehnke, SE Region Permits Coordinator, for assistance.**

b. **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.**

c. **Fred Carlson provided soil testing information for the proposed septic location via email 6/19/26. A sanitary permit will be required from Waukesha County. The applicant should be aware that the location proposed for the sanitary system was once the location of Craftsman Drive. The roadway was moved to new location between 2007 and 2010.**

d. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**

e. **The proposed well location was identified via email from Fred Carlson on 6/19/26 on the east side of the building between the building and the sidewalk.**

f. **Sheet I-1.0**

g. **There are two lighting plans submitted with the same date. The lighting plan layout needs to match the site plan layout.**

h. **Sheet A.0.1**

i. **Per 275-57 A.(7)(e). Wheel stops and continuous curbs. Wheel stops or continuous curbs shall be provided, located and designed to protect screening, buffering, landscaping, and pedestrian ways from damage or encroachment of vehicles and to provide necessary traffic control in parking areas.**

j. **It appears the parking on the south side of the building is at-grade for the ADA parking stalls. Provide wheel stops for these parking spaces.**

k. **If this is not the case, ADA ramps are needed.**

l. **Per 275-57 A.(7)(a). Method of measurement. All drive aisles and parking space widths shall be measured from edge of pavement to edge of pavement. Parking stall depths can be measured to the face of the curb, where applicable.**

m. **The curb pan/flange should not be included in the measurement for parking stalls or drive aisles. This applies to 4 parking stalls, the north, west and east drive aisles.**

n. **Per 275-57A.(2)(g). Bicycle Parking. All parking lot areas containing 50 spaces or more shall consider providing bicycle parking facilities (bike racks) that accommodate a minimum of five bicycles.**

o. **Note that this is a spec building without identified tenants. Re-occupancy permits could be denied based on inadequate parking.**

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

Meeting of July 15, 2026

Fred Carlson with Impact General on behalf of Ted Larson / Use Approval
21477 W. Greenfield Avenue (Tax Key #: 1174.983)

DATE STAFF REPORT CREATED: June 19, 2026

APPLICANT / OWNER(S): Fred Carlson with Impact General on behalf of Ted Larson / Thomas Donovan Corporation

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture review for a professional office building located at 21477 W. Greenfield Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/29/2026

DATE OF COMPLETENESS DETERMINATION: 6/1/2026

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 5/28/2025, 6/30/2025, and 8/13/2025.
Site Visit(s): 6/19/2026

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 1.62 Acres

CURRENT ZONING: O-1 (Office and Business Service District)

CURRENT LAND USE: Vacant

PROPOSED LOT SIZES: N/A

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office Building

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: O-1	Land Use: Office Buildings
South: Zoning: R-4	Land Use: Single-Family Residential
East: Zoning: O-1	Land Use: Office Building
West: Zoning: R-4	Land Use: Single-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, see information below.
The Suburban Residential designation reflects the rural setting of the existing residential areas on the western half of the city. Lots in this category are generally located in existing subdivisions that have already been developed at higher densities than the surrounding Country Residential area. The Suburban Residential areas are typically served by private on-site sewerage disposal systems and private wells. On average, lots are 35,000 square feet in this district. New development may occur as infill development, but

are not expansions to the existing subdivisions. Infill development is the development of vacant lots within existing subdivisions.

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

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

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

Chapter 11: Neighborhood A: Greenfield Avenue:
Vision:

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

Development Policies:

- Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.
- Encourage land combinations that accommodate future development options.

Land Use:

- Future Land Use Map: Suburban Residential

ZONING CODE (Chapter 275): Yes, this request meets the requirements of §275-35B(1) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

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

PROPOSED ARCHITECTURE: Yes, plans are attached.

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

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on the plans.
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed have been inventoried on plans. A few additional trees need to be inventoried. A landscape plan has been submitted.

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 full report has been submitted.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Basin Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes, applicant is evaluating septic system versus a holding tank. Both of which require Waukesha County Environmental Health review and approval.

WATER USAGE CALC.: A private well is required. Will be reviewed at the time of building permit application submittals.

TRAFFIC IMPACT: A Traffic Impact Study is not required for this development. Email sent to WisDOT.

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

PREVIOUS ACTION:

12/12/1978	R-8-78 rezoned from R-2 to B-2.
3/2/1987	The Land Use and Uban Design Plan for the city identified this parcel as Light Industrial Development.
9/28/1993	Property was rezoned from B-2 to O-1 with the City-Wide Rezoning via Ord. No. 1001.
7/11/2000	The Future Land Use Map and GDMP update identified the parcel as having a future land use of Rural Commercial.
12/8/2009	2020 Comprehensive Plan update identified the parcel as having a future land use of Suburban Residential.
12/16/2011	RZ-11-016 Rezone from O-1 to B-3. From our records it doesn't look like this application moved forward.
2/6/2012	UA-12-002 Storage Master PC Interpretation (Denied)
1/12/2016	Future Land Use Amendment Request – Amend from Suburban Residential to Suburban Commercial. This request was denied by the Common Council. See File #: 1501808).
	• PC 1/6/2016 (Plan Commission Resolution #15-04) • CC 1/12/2016 (Common Council ORD # 2557)
10/06/2025	Plan Commission reviewed a conceptual plan for this project.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

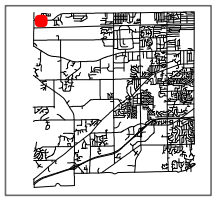
1. Please see applicant's plan of operation letter attached. The applicant's proposed use of the property would be an office multi-tenant building.
2. A re-occupancy permit will be required for each tenant. Additional fire protection may be required based on the particular users.
3. Architecture Review Committee approval is required.
4. The zoning district is O-1, Office and Business Service District. Zoning Section 275-35B(1).
5. The building setbacks of the O-1 Zoning District are: 50' Front, 25' Side, and 25' Rear.
6. The required open space in the O-1 zoning District is 30%.
7. The plan provides for 62 parking spaces. Zoning requires a minimum of 60 spaces for a 12,000 sq. ft. office building (12,000 sq. ft. / 1 space per 200 sq. ft.).

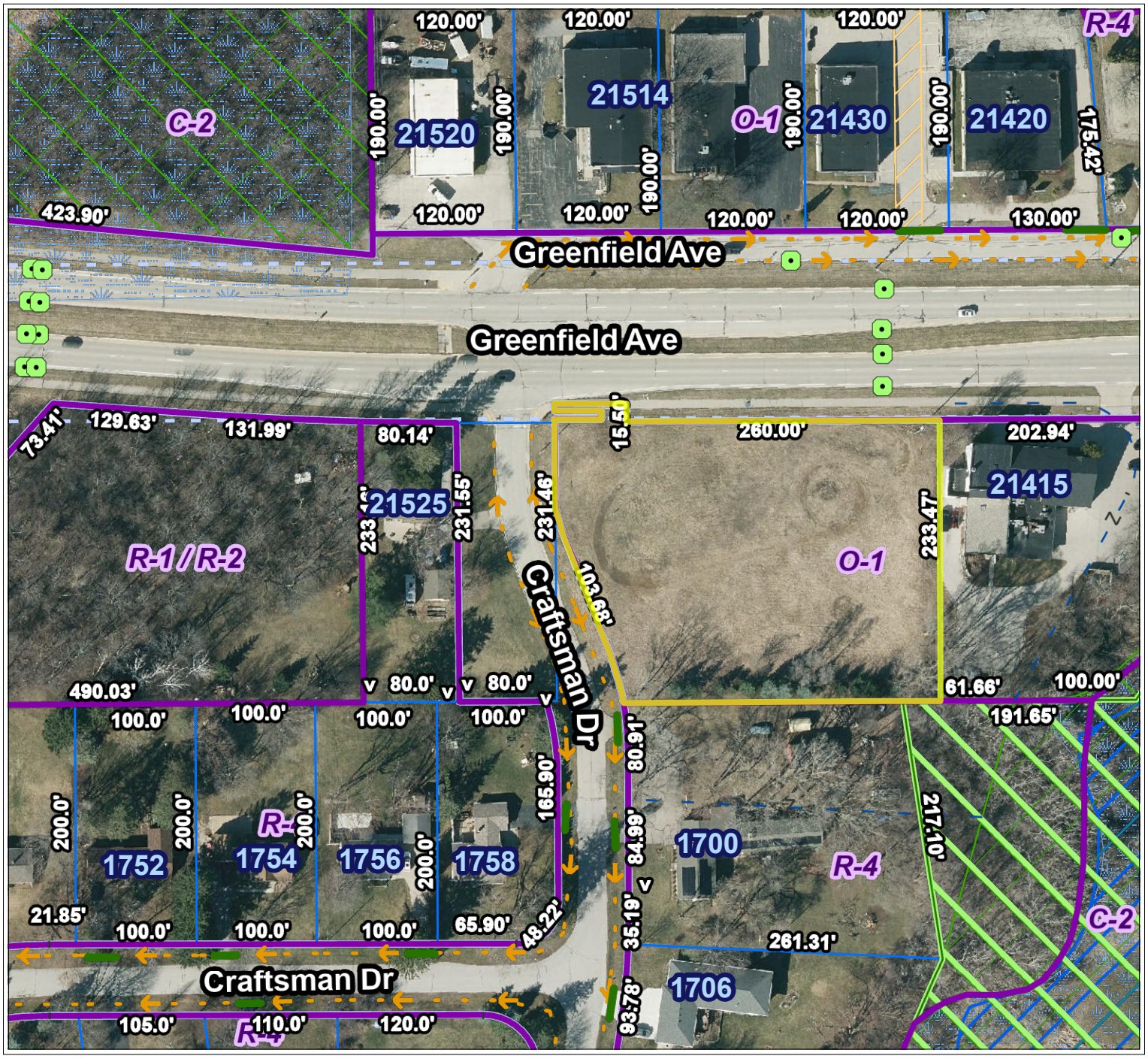
D.R.C. RECOMMENDATION: Use, Site and Architecture approval for construction of a professional office building located at 21477 W. Greenfield Avenue (Tax Key #: 1174.983) subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Zoning Map
Plan of Operation Letter
Plans

City of New Berlin
Community Development

City of New Berlin Map Viewer
Greenfield Avenue Professional Center Office
21477 W. Greenfield Ave.





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 55 110
ft

Scale is estimate - not survey

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

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8

Map Printed: 6/3/2026 2:42 PM

IMPACT
GENERAL

PO BOX 132
OCONOMOWOC, WI 53066
262.691.3330
impact-gc.com

May 15, 2026

Plan of operation for Greenfield Professional Center:

This is the proposed Plan of Operation for the presented Greenfield Professional Center office building located at 21477 W Greenfield. The property is currently zoned O1 and is vacant.

Our design has a new professional single story office building. The building is approximately 12,000 square feet and has 80 parking stalls and extensive landscaping.

The lot does not have any wetlands and storm water drainage is show on the Civil plans. There are no significant trees or plantings on the property. Our new landscape plan does a nice selection and quantity of new plantings.

Our goal for tenants is medical and professional, for example dental, optical, medical specialist, law offices, accounting and investment. These will be low impact tenants and will have most clients' arrivals spread throughout the day. There should be minimal activity outside other than entering and leaving the building.

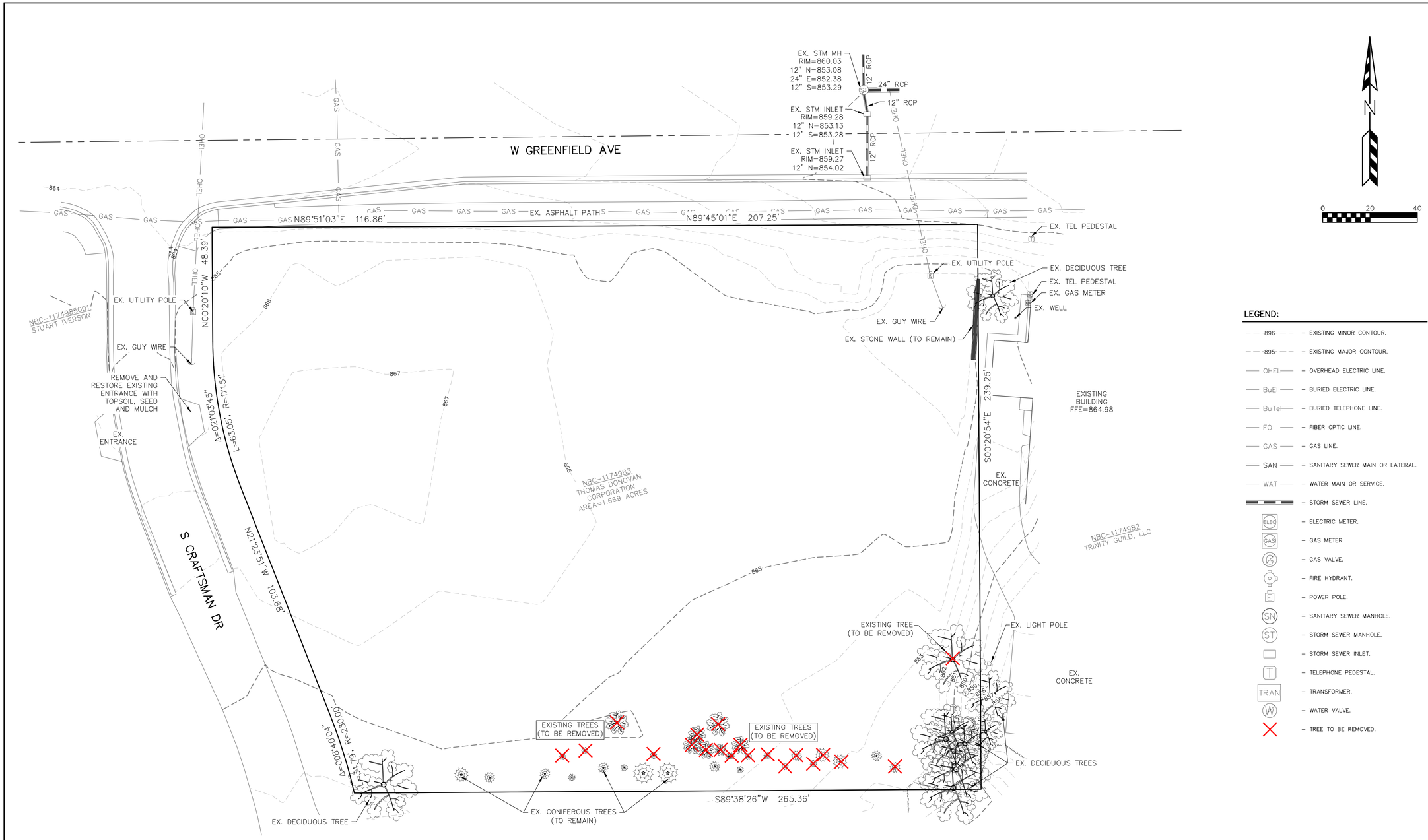
The business hours for these operations should be approximately 8:00 AM through 6:00 PM. There might be employees arriving earlier of staying later on occasion.

With out signed leases we cannot set the number of employees as a fixed number. We anticipate having four to five tenants depending on suite size. A medical office would have approximately eight employees and six to eight clients at any specific time. Professional offices would average ten employees. That would make approximately fifty to sixty parking stalls required. We have provided eighty for overflow or special occasions. All vehicles should be cars and light trucks since there is no industrial uses. There will be garbage trucks for pickup once a week. There might be a service van for equipment service or repair.

The construction of the project is contingent upon the building leases. We anticipate a mid-summer start and completion if spring of 2027. The building shell and exterior improvements will be completed prior to occupancy. Any additional tenant buildouts will be completed as leases are signed.

Sincerely,

Fred Carlson
Impact General



LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.
- TREE TO BE REMOVED.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE.
NEW BERLIN, WI 53146

PLAN TITLE:
EXISTING CONDITIONS PLAN

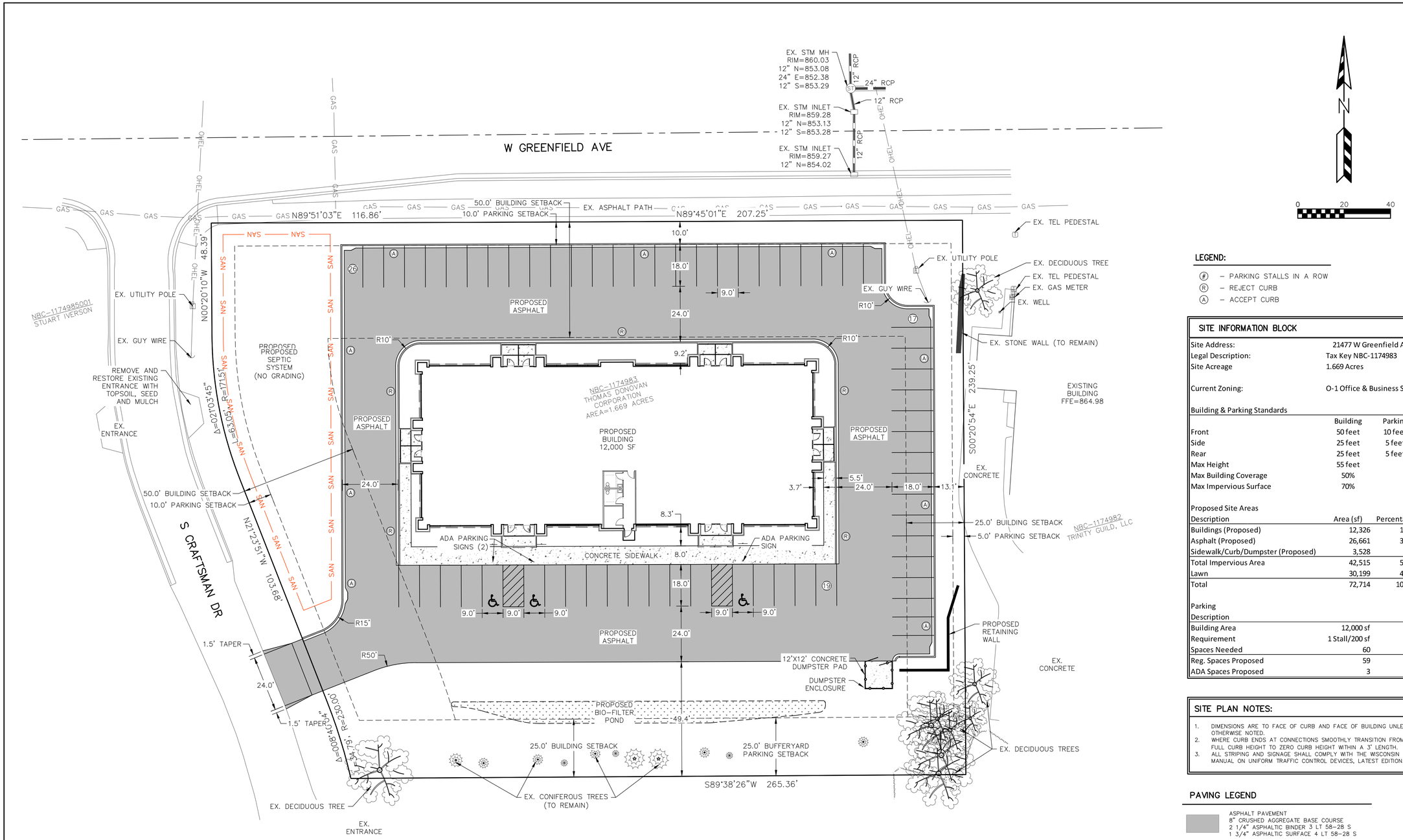
DRAWN BY: **RSF**
DESIGNED BY: **RSF**
CHECKED BY: **KJP**

PLAN DATE: **5/29/2026**

PROJECT NO: **\IG-12-25**

PRELIMINARY

SHEET NO:
C1.01



LEGEND:

- (#) – PARKING STALLS IN A ROW
- (R) – REJECT CURB
- (A) – ACCEPT CURB

SITE INFORMATION BLOCK

Site Address:	21477 W Greenfield Ave.
Legal Description:	Tax Key NBC-1174983
Site Acreage	1.669 Acres
Current Zoning:	O-1 Office & Business Svc.

Building & Parking Standards

	Building	Parking
Front	50 feet	10 feet
Side	25 feet	5 feet
Rear	25 feet	5 feet
Max Height	55 feet	
Max Building Coverage	50%	
Max Impervious Surface	70%	

Proposed Site Areas

Description	Area (sf)	Percentage
Buildings (Proposed)	12,326	16.95
Asphalt (Proposed)	26,661	36.67
Sidewalk/Curb/Dumpster (Proposed)	3,528	4.85
Total Impervious Area	42,515	58.47
Lawn	30,199	41.53
Total	72,714	100.00

Parking

Description		
Building Area	12,000 sf	
Requirement	1 Stall/200 sf	
Spaces Needed	60	
Reg. Spaces Proposed	59	
ADA Spaces Proposed	3	

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

CONCRETE DUMPSTER PAD
6" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE.
NEW BERLIN, WI 53146

PLAN TITLE:
PROPOSED SITE PLAN

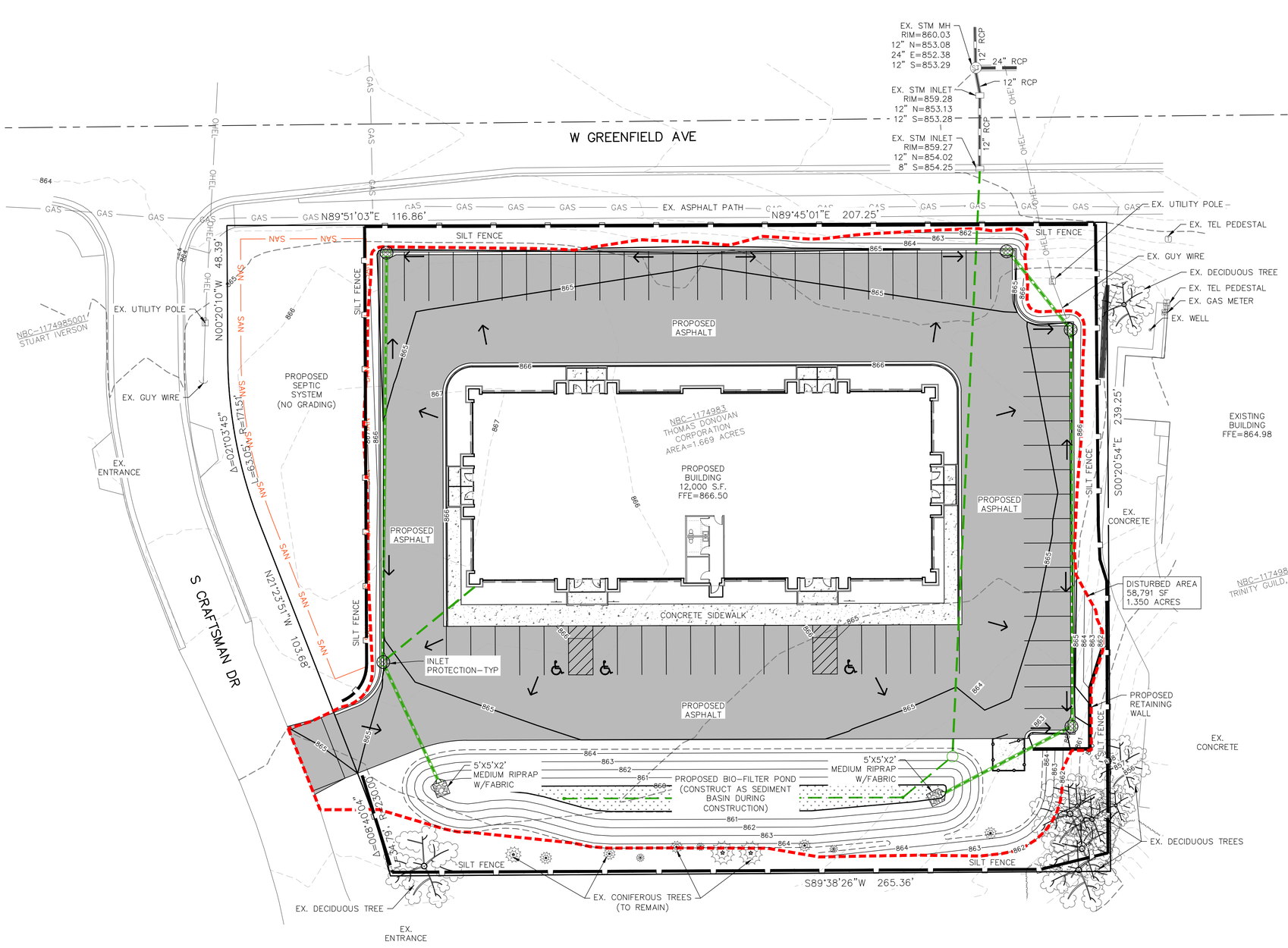
DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5/29/2026**

PROJECT NO: **\IG-12-25**

PRELIMINARY

SHEET NO:
C1.02



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DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION.
- – INSTALL SILT FENCE.
- – DRAINAGE ARROW.
- – DISTURBED AREA=1.35 ACRES

STAGES OF CONSTRUCTION TIME SCHEDULE:

JULY 6, 2026

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.

JULY 6, 2026 – JUNE 15, 2027

2. STRIP TOPSOIL WITHIN THE GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. CONSTRUCT PROPOSED BIO–FILTER POND AS SEDIMENT BASIN DURING CONSTRUCTION. ALL GRADING SHALL DIRECT ALL RUN–OFF TO THE SEDIMENT BASIN THROUGHOUT THE CONSTRUCTION PROCESS.
4. BEGIN ROUGH GRADING OF THE SITE.
5. START CONSTRUCTION OF SANITARY SEWER AND STORM SEWER.
6. CONSTRUCT BUILDING FOUNDATION AND STRUCTURE.
7. COMPLETE FINISH GRADING.
8. INSTALL BASE COURSE, CURB, CONCRETE AND ASPHALT.

JUNE 16 – 30, 2027

9. INSTALL LANDSCAPING.
10. APPLY FINAL STABILIZATION TO ENTIRE SITE.
11. REMOVE ACCUMULATED SEDIMENT FROM BIO–FILTER, INSTALL DRAINTILE, STONE, ENGINEERED SOIL, FINISH GRADE BIO–FILTER AND INSTALL NATIVE SEED ON BOTTOM AND TOPSOIL, SEED AND MULCH ON THE SIDE SLOPES.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF NEW BERLIN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE.
NEW BERLIN, WI 53146

PLAN TITLE:
EROSION CONTROL PLAN

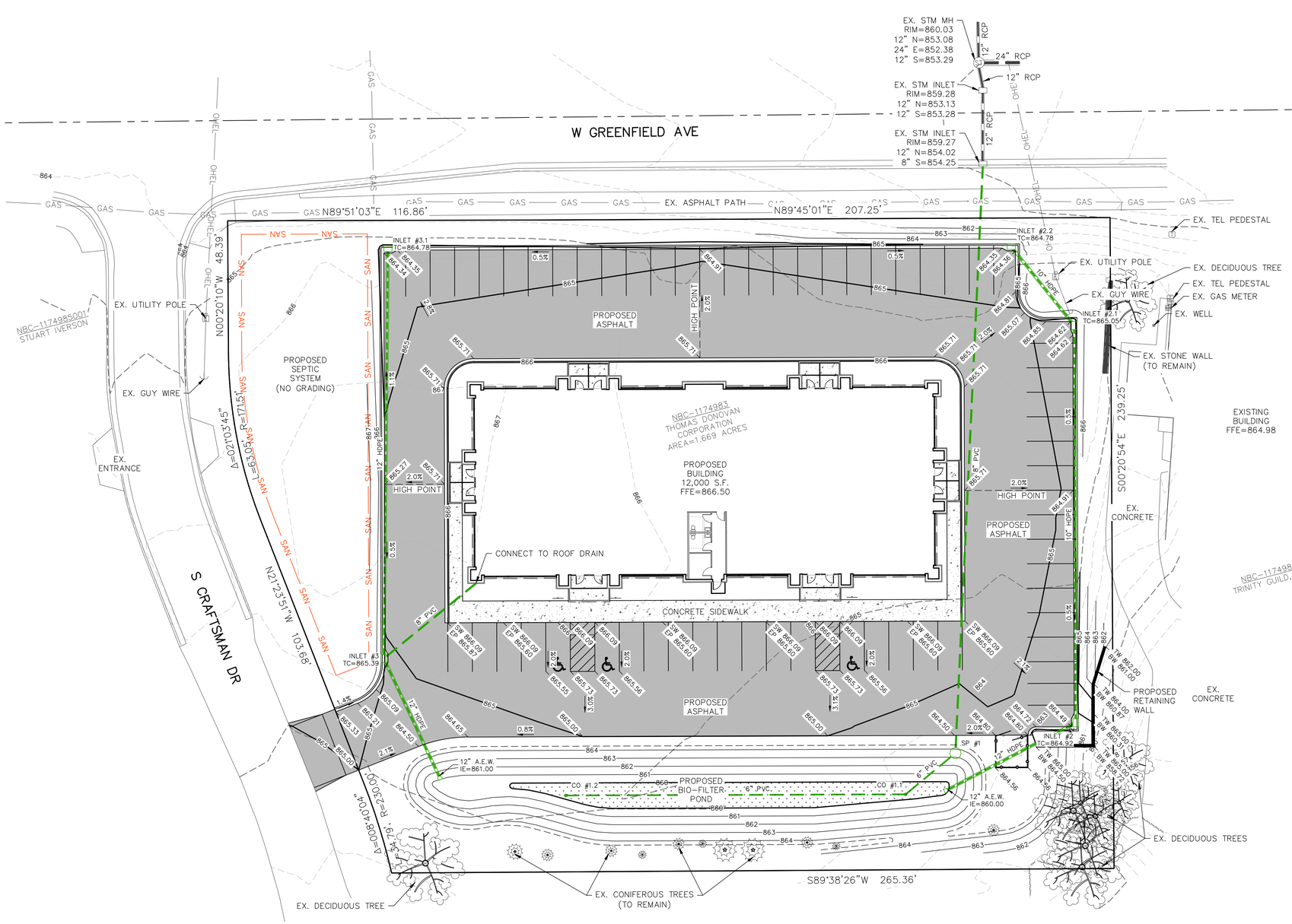
DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5/29/2026**

PROJECT NO: **\IG-12-25**

PRELIMINARY

SHEET NO:
C1.03



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DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED CURB FLANGE ELEVATION.
- SW 934.23 – PROPOSED SIDEWALK ELEVATION.
- EP 934.23 – PROPOSED EDGE OF PAVEMENT ELEVATION.
- TW 934.23 – PROPOSED TOP OF WALL ELEVATION.
- BW 934.23 – PROPOSED BOTTOM OF WALL ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

NO.	DATE	REVISIONS: DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE.
NEW BERLIN, WI 53146

PLAN TITLE:
GRADING PLAN

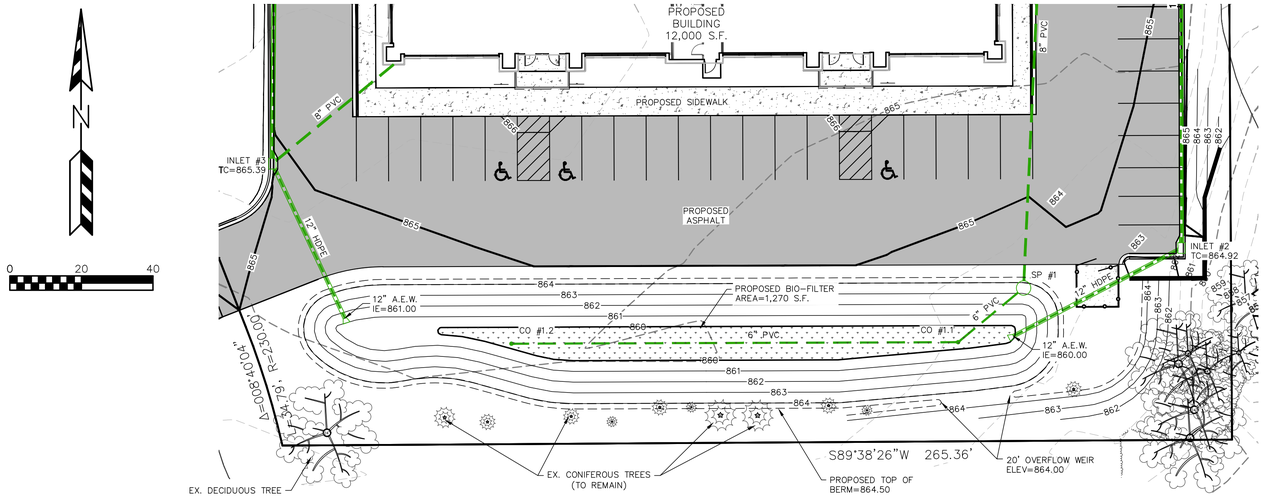
DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

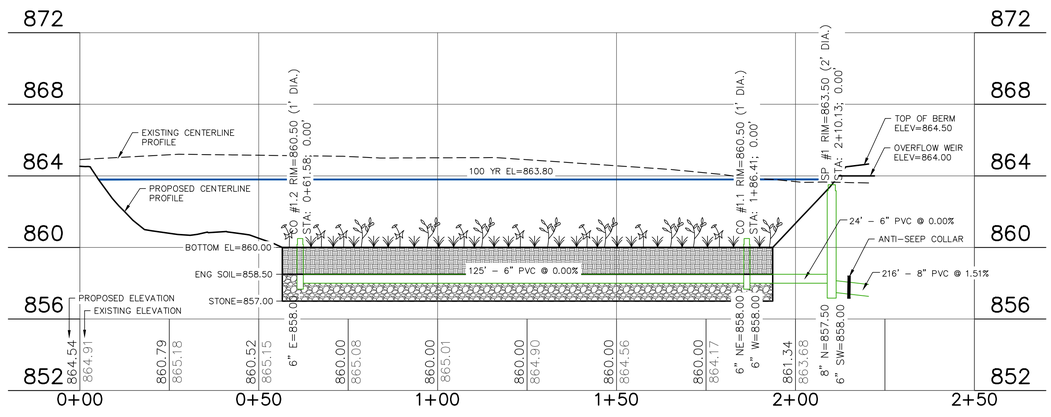
PLAN DATE: **5/29/2026**

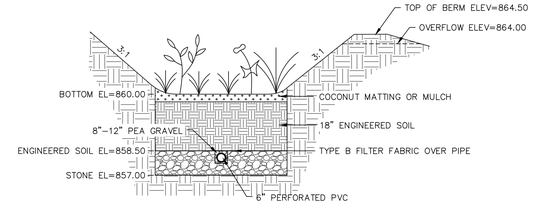
PROJECT NO: **\IG-12-25**

PRELIMINARY

SHEET NO:
C1.04





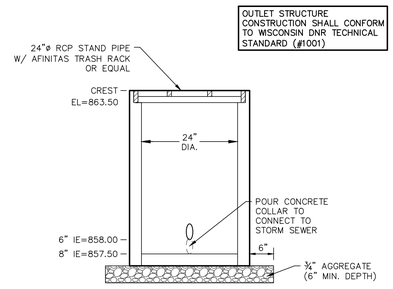


GENERAL NOTES:

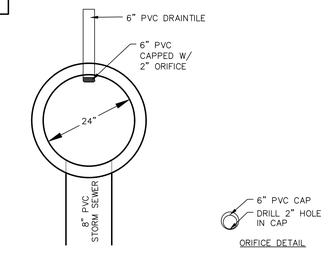
1. BIO-FILTER SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD 1004, EXCEPT FOR THE REQUIREMENTS FOR SAND STORAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE BIO-FILTER IN CONFORMANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. SURFACE MULCH LAYER – SHREDDED HARDWOOD MULCH OR CHIPS, AGED A MINIMUM OF 12 MONTHS, OR A CLASS II EROSION CONTROL MAT (BLANKET) SHALL BE PLACED ON THE SURFACE OF THE BIORETENTION AREA. THE SHREDDED HARDWOOD MULCH OR CHIPS SHALL BE 2 TO 3 INCHES IN DEPTH AND THE MAT SHALL BE OVERLAPPED, AND ANCHORED WITH HARDWOOD STAKES (6 INCHES OR LONGER TO HOLD THE MAT TO THE MEDIA). THE USE OF AN EROSION CONTROL MAT (FASTENED AS ABOVE) SHALL ALSO BE PLACED OVER THE HARDWOOD MULCH TO PREVENT THE MULCH FROM FLOATING, AT LEAST UNTIL DENSE VEGETATION IS ESTABLISHED. THE MULCH SHALL BE FREE OF FOREIGN MATERIAL, INCLUDING OTHER PLANT MATERIAL.
3. THE ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SILICA SAND; 15 TO 30% COMPOST W/ PH 5.5–8.0. COMPOST SHALL MEET WDNR SPECIFICATION S100. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5–8.0.
4. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
   - 4.1. USDA COARSE SAND (.02 – .04 INCHES)
   - 4.2. ASTM C33 (FINE AGGREGATE CONCRETE SAND)
   - 4.3. WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.
5. STONE SPECIFICATIONS – THE GRAVEL SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.
6. BIO-FILTER SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
7. PLANTINGS SHALL BE NATIVE TO THE AREA AND CAPABLE OF WITHSTANDING THE ENVIRONMENTAL CONDITIONS OF THE BIO-FILTER SUCH AS INSECT AND DISEASE INFESTATIONS, DROUGHT, WATER LEVEL FLUCTUATIONS AND REGIONAL TEMPERATURE VARIATIONS. VEGETATION SHALL BE SALT TOLERANT WHEN THE BIORETENTION DEVICE IS LIKELY TO RECEIVE RUNOFF CONTAINING SALT BASED DEICERS.
8. BIO-FILTER SEED SHALL BE STORMWATER/BIOINFILTRATION SEED MIX FROM AGRECOL OR EQUAL.
9. ONCE CONSTRUCTION OF THE BIO-FILTER BEGINS, THE BIO-FILTER SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
10. PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
11. ENGINEERED SOIL SHALL BE PLACED IN THE BIO-FILTER IN 6 INCH LIFTS TO AVOID COMPACTION.
12. ENGINEERED SOIL PLACED IN THE BIO-FILTER SHALL NOT BE COMPACTED.

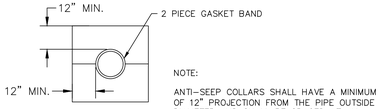
BIO-FILTER CROSS SECTION & NOTES

OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)



STAND PIPE DETAIL

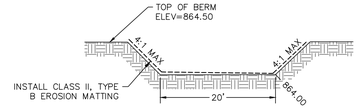




NOTE:

ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL



OVERFLOW WEIR CROSS SECTION

REVISIONS:			
NO.	DATE	DESCRIPTION	

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE.
NEW BERLIN, WI 53146

PLAN TITLE:
BIO-FILTER PLAN

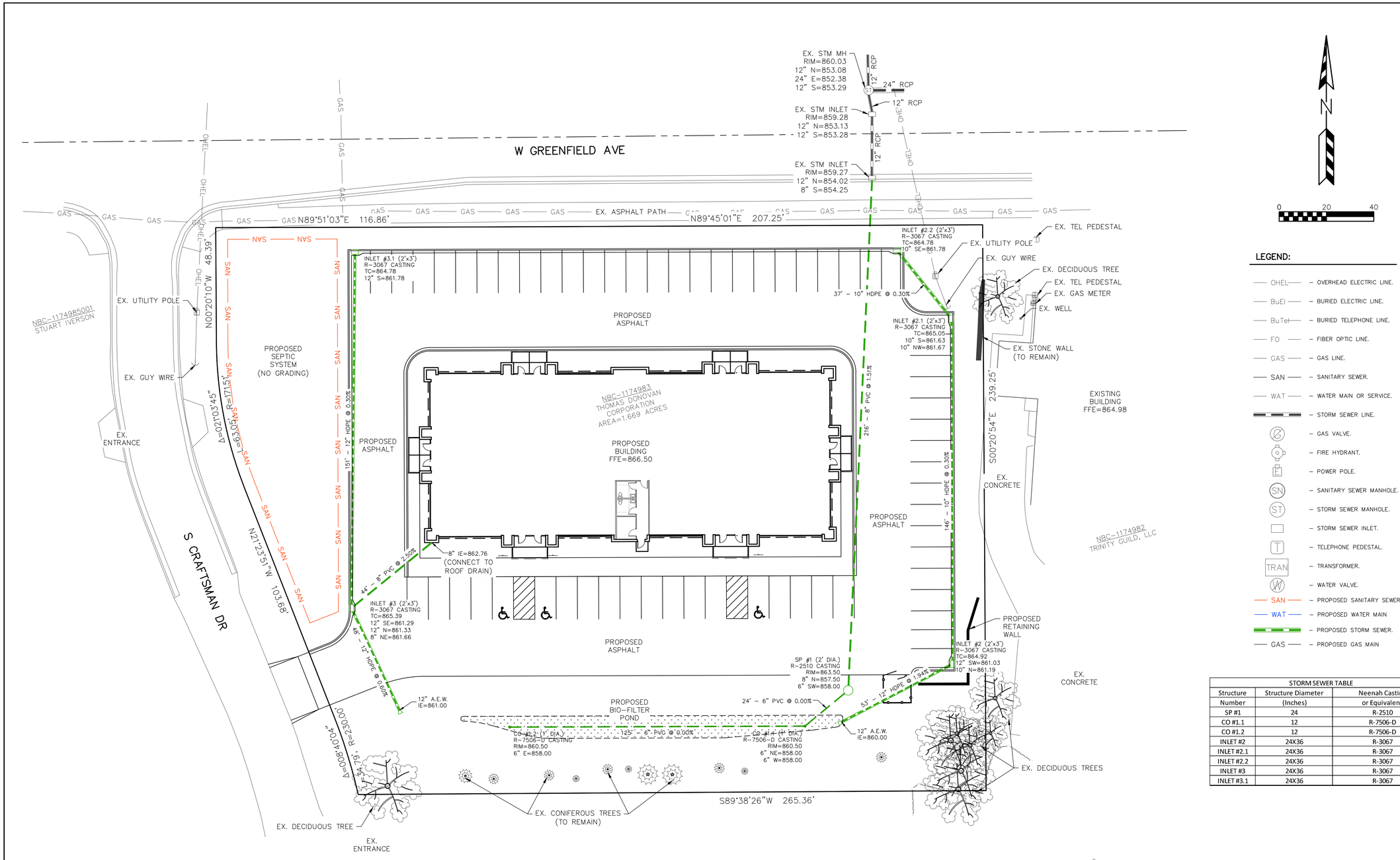
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5/29/2026**

PROJECT NO: **\IG-12-25**

PRELIMINARY

SHEET NO:
C1.05



N

0 20 40

LEGEND:

- OHEL — OVERHEAD ELECTRIC LINE.
- BuEl — BURIED ELECTRIC LINE.
- BuTel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- SAN — SANITARY SEWER.
- WAT — WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SN — SANITARY SEWER MANHOLE.
- ST — STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T — TELEPHONE PEDESTAL.
- TRAN — TRANSFORMER.
- W — WATER VALVE.
- SAN — PROPOSED SANITARY SEWER
- WAT — PROPOSED WATER MAIN
- PROPOSED STORM SEWER.
- GAS — PROPOSED GAS MAIN

STORM SEWER TABLE

Structure Number	Structure Diameter (Inches)	Neenah Casting or Equivalent
SP #1	24	R-2510
CO #1.1	12	R-7506-D
CO #1.2	12	R-7506-D
INLET #2	24X36	R-3067
INLET #2.1	24X36	R-3067
INLET #2.2	24X36	R-3067
INLET #3	24X36	R-3067
INLET #3.1	24X36	R-3067

NO.	DATE	REVISIONS: DESCRIPTION

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE.
NEW BERLIN, WI 53146

PLAN TITLE:
UTILITY PLAN

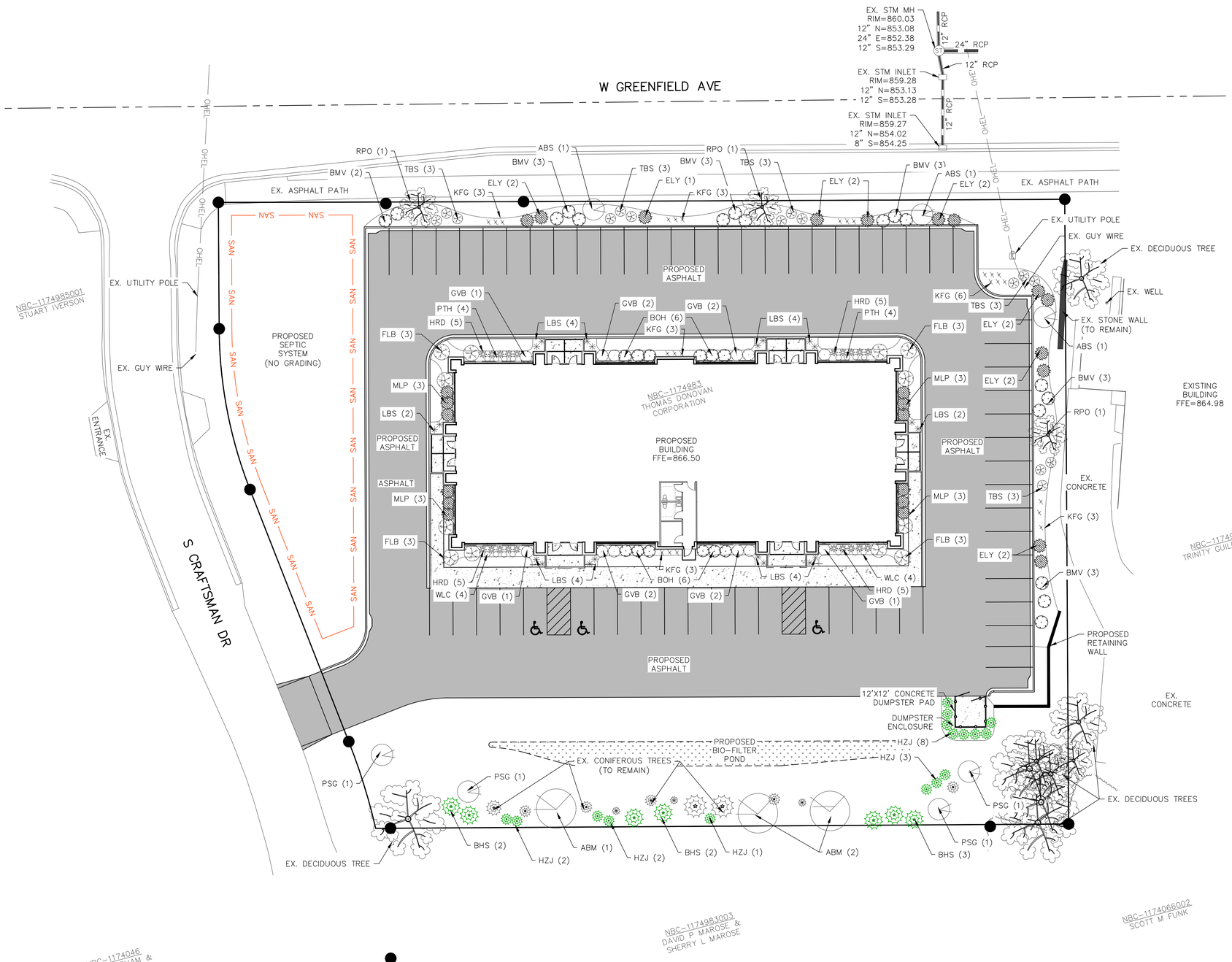
DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5/29/2026**

PROJECT NO: **\IG-12-25**

PRELIMINARY

SHEET NO:
C1.06



PLANT LIST KEY	QUAN	SIZE			ROOT
		SHADE TREES			
ABM	3	4"	AUTUMN BLAZE MAPLE	ACER X FREMANII 'JEFFERSRED'	B&B
PSG	4	2"	PRINCTON SENTRY GINKGO	GINKGO BILOBA	B&B
RPO	3	4"	REGAL PRINCE OAK	QUERCUS X WAREI 'LONG'	B&B
		TALL EVERGREEN TREES			
BHS	7	8'	BLACK HILLS SPRUCE	PICEA GLAUCA VAR DENSATA	B&B
		MEDIUM EVERGREEN TREES			
HZJ	16	5'	HETZI JUNIPER	JUNIPERUS CHINENSES 'HETZI'	B&B
		MEDIUM DECIDUOUS TREES			
ABS	3	2"	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B
		DECIDUOUS SHRUBS			
FLB	12	5 GAL	FINELINE BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	POT
BMV	15	5 GAL	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	POT
MLP	12	5 GAL	MARMALADE POTENTILLA	POTENTILLA FRUCTICOSA 'JEFMARM'	POT
TBS	17	5 GAL	TOR BIRCHLEAF SPIREA	SPIREA BETULIFOLIA 'TOR'	POT
BOH	12	5 GAL	BOBO HYDRANGEA	HYDRANGEA PANICULATA 'LLVOBO'	POT
		EVERGREEN SHRUBS			
ELY	13	5 GAL	EVERLOW YEW	TAXUS X MEDIA 'EVERLOW'	POT
		BROADLEAF EVERGREEN SHRUBS			
GVB	12	5 GAL	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	POT
		ORNAMENTAL GRASSES			
LBS	20	1 GAL	LITTLE BLUESTEM 'THE BLUES'	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	POT
KFR	24	1 GAL	KARL FOERSTER REED GRASS	CALAMAGROSTIS ACUTIFLORA	POT
		PERENNIALS			
HRD	20	1 GAL	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	POT
WLC	8	1 GAL	WALKERS LOW CATMINT	NEPETA X FAASSENII 'WALKERS LOW'	POT
PTH	8	1 GAL	PATRIOT HOSTA	HOSTA X 'PATRIOT'	POT

209 TOTAL PLANTS

NOTES:
1 DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND PREMIUM LAWN SEED.
2 FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED SHREDDED HARDWOOD MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3 INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
4 DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
5 OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

N

0 20 40

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE
NEW BERLIN, WI 53146

PLAN TITLE:
LANDSCAPE PLAN

DRAWN BY: **SB**
DESIGNED BY: **SB**
CHECKED BY: **KJP**

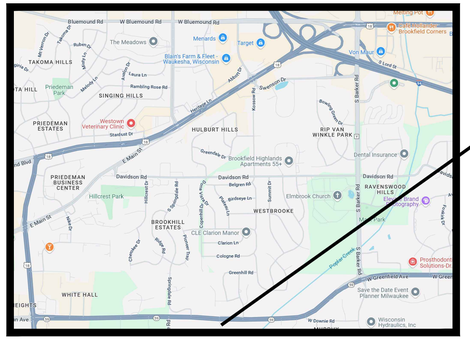
PLAN DATE: **5/29/2026**

PROJECT NO: **\IG-12-25**

PRELIMINARY

SHEET NO:
C1.07

GREENFIELD PROFESSIONAL CENTER
21477 W GREENFIELD AVE
NEW BERLIN, WI
CONDOMINIUM BUSINESS SUITES



SITE LOCATION PLAN

PROJECT INFORMATION

TENANT

PROFFESSIONAL BUSINESS CENTER

SITE LOCATION

21477 W GREENFIELD AVE, NEW BERLIN, WI

TS.1	TITLE SHEET
A0.1	SITE PLAN
A0.2	RENDERINGS
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ENTRY DETAIL ELEVATION
A3.0	SECTIONS
A3.1	SECTIONS
A5.0	DETAILS
A6.0	SCHEDULES
I1.0	ILLUMINATION PLAN

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JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE. NEW BERLIN, WI

DATE 5 6 26

DRAWING DESCRIPTION
TITLE SHEET

DESIGNER F CARLSON

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

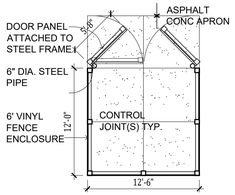
IMPACT GENERAL

JOB DESCRIPTION
GREENFIELD AVE
PROFESSIONAL CENTER
21477 W GREENFIELD AVE
NEW BERLIN, WI

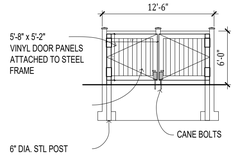
SHEET # TS.1

JOB # 2025-18

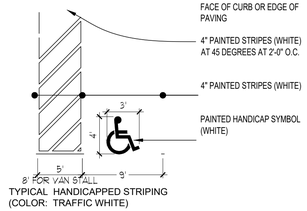
DETAILS



1 A1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"

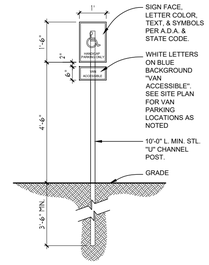


2 A1 DUMPSTER ENCLOSURE ELEV
SCALE: 1/8" = 1'-0"

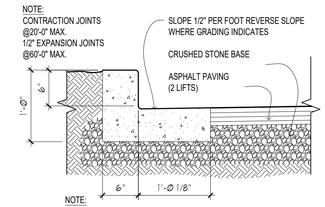


TYPICAL HANDICAPPED STRIPING
(COLOR: TRAFFIC WHITE)

3 A1 HANDICAP STRIPING
SCALE: 1/8" = 1'-0"



4 A1 HANDICAP SIGN (TYP)
SCALE: 3/8" = 1'-0"



5 A1 CONCRETE CURB & GUTTER
SCALE: 1" = 1'-0"

DUMPSTER PHOTOGRAPH
NTS

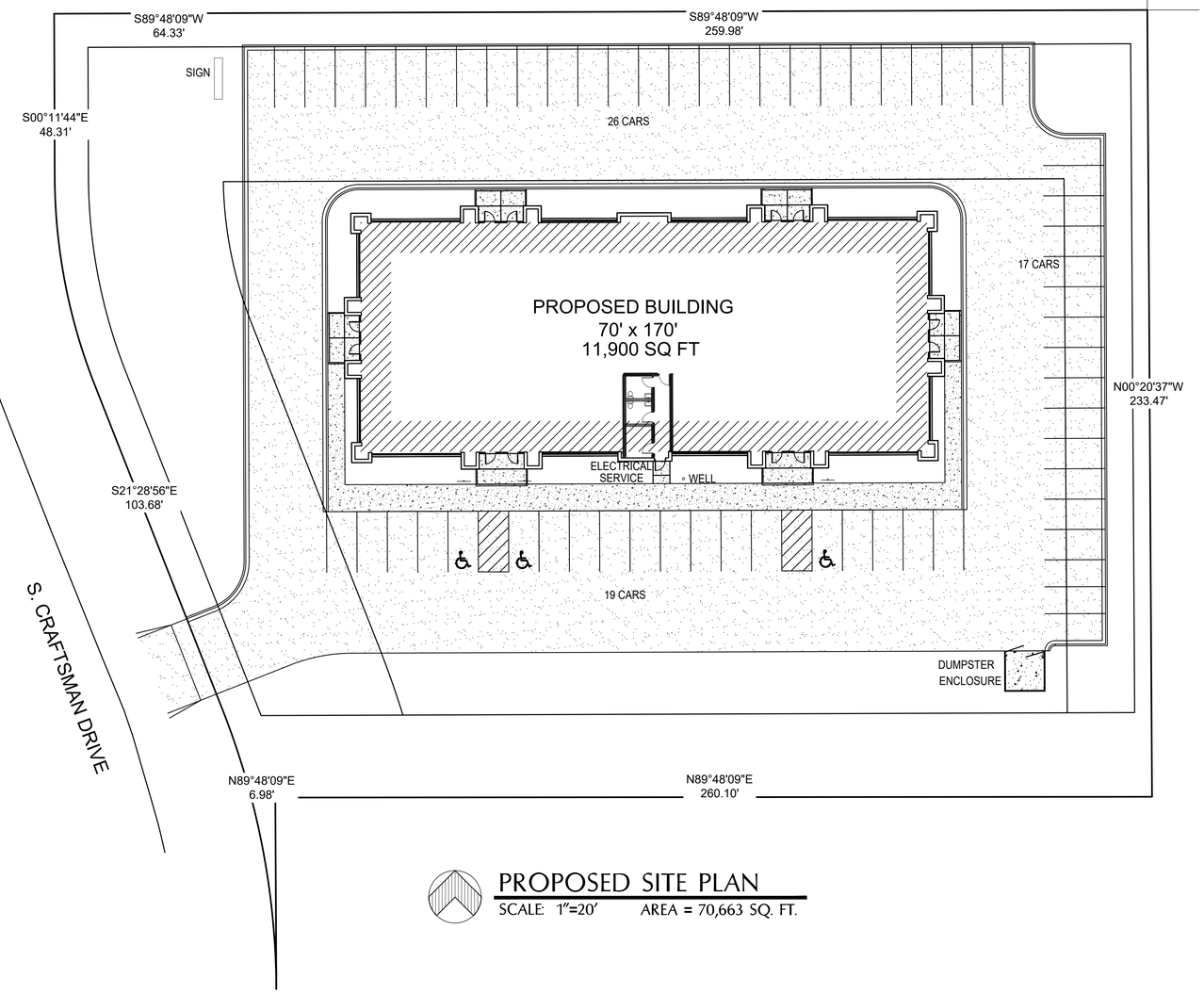
ROOFTOP ENCLOSURE PHOTOGRAPH
PRODUCT EXAMPLE SIZE VARIES WITH CONDITIONS

LEGEND

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

SITE STATISTICS

LOT SIZE	1.63 ACRES	70,824 SQ.FT.
BUILDING SQ.FT.		11,900 SQ.FT.
F.A.R. FLOOR AREA RATIO		5.9 %
EXTERIOR CONCRETE		2645 SQ.FT.
ASPHALT PAVING		27,856 SQ.FT.
PARKING SPACES		62
H.C. PARKING SPACES		3
PARKING/BUILDING SQ.FT. RATIO		1 PER 191 SQ.FT.
LOT COVERAGE		59.9 %
GREEN AREA		28,423 SQ.FT.
L.S.R. LANDSCAPE RATIO		40.1 %



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

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REVISION

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 28 26

DRAWING DESCRIPTION
SITE PLAN

DESIGNER F CARLSON

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

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

SHEET # A0.1

JOB # 2025-18

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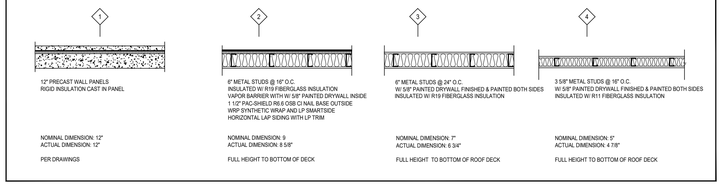
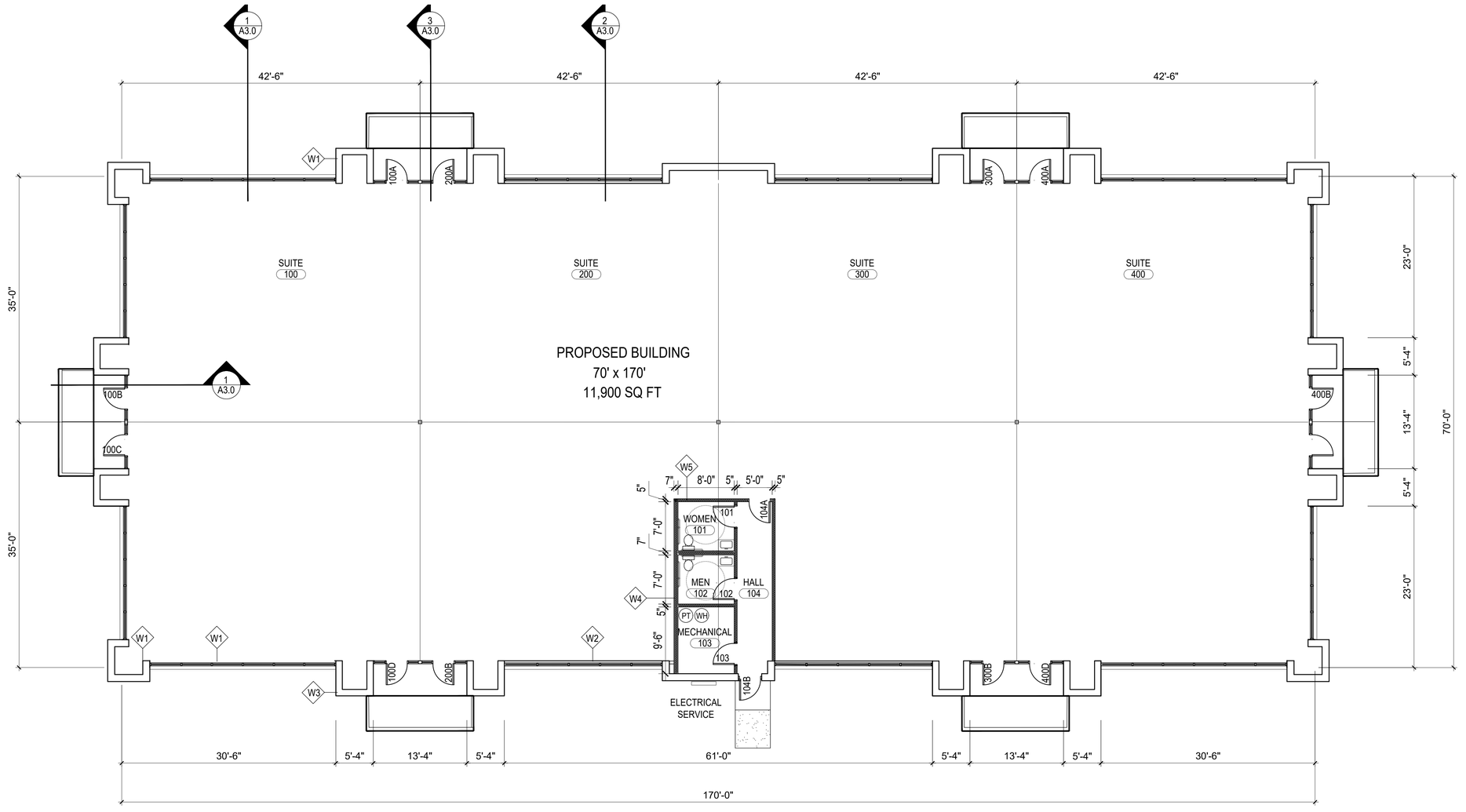
WALL TYPES
NTS



LEGEND	
SYMBOL	DESCRIPTION
ENTRY 100	ROOM NUMBERS
100	DOOR NUMBERS
E	EXIT LIGHT
FE	FIRE EXT. 10# TYPE A,B,C
A3.0	SECTIONS
D1 A3	DETAILS
1	WALL TYPES
FD	FLOOR DRAIN (VERIFY SLOPE)
BW	BOTTLED WATER BY OWNER



PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0" AREA = 11,900 SQ. FT.

REVISION
. . . .

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 6 26

DRAWING DESCRIPTION FLOOR PLAN

F CARLSON

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

IMPACT GENERAL

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A1.0

JOB # 2025-18

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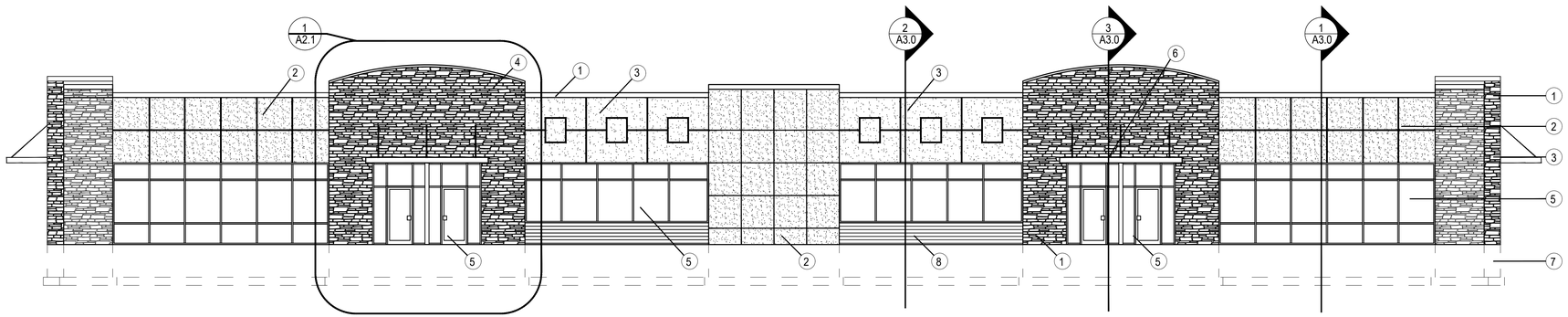
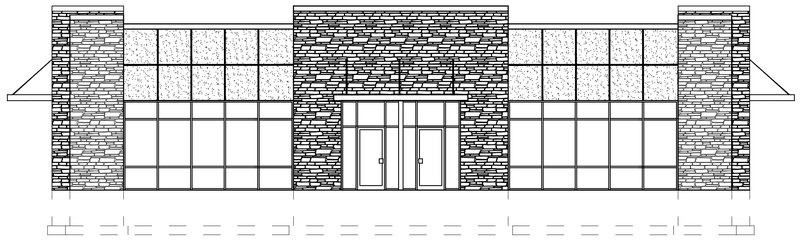
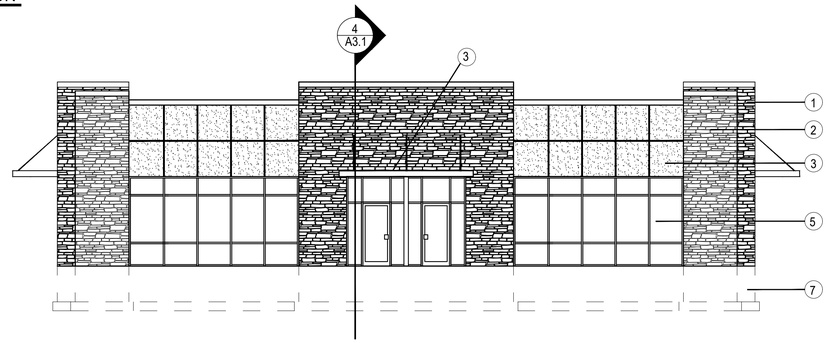


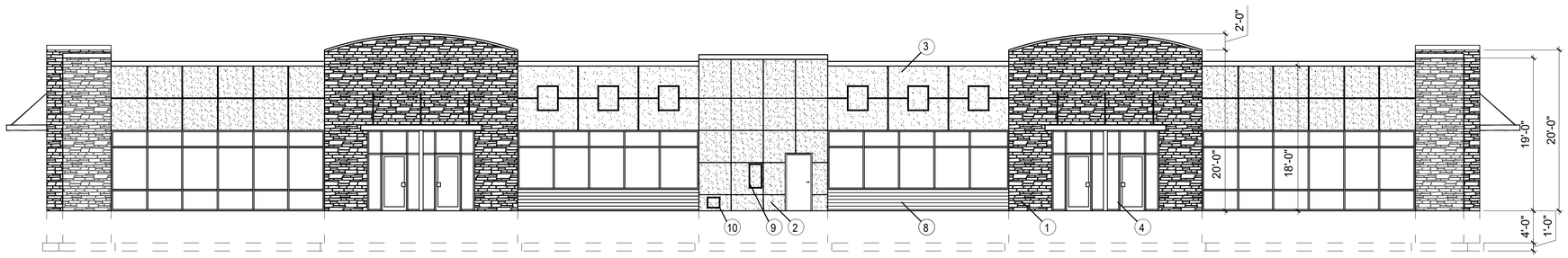
NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

EXTERIOR FINISHES

1. PREFINISHED METAL FLASHING
2. PRECAST WALL PANEL INSULATED ARCHITECTURAL FINISH #1
3. PRECAST WALL PANEL INSULATED ARCHITECTURAL FINISH #2
4. PRECAST WALL PANEL INSULATED ARCHITECTURAL FINISH #3
5. BRONZE TINTED STOREFRONT WITH BRONZE TINTED LOW E GLASS
6. ARCHITECTURAL ALUMINUM CANTILEVERED CANOPY
7. CONCRETE FOUNDATION WALL AND FOOTINGS
8. LP SMARTSIDE LAP SIDING PREFINISHED
9. ELECTRICAL SERVICE PANEL
10. GAS SERVICE METER

REVISION
.
.
.

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 6 26

DESIGNER F CARLSON

DRAWING DESCRIPTION
ELEVATIONS

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

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A2.0

JOB # 2025-18

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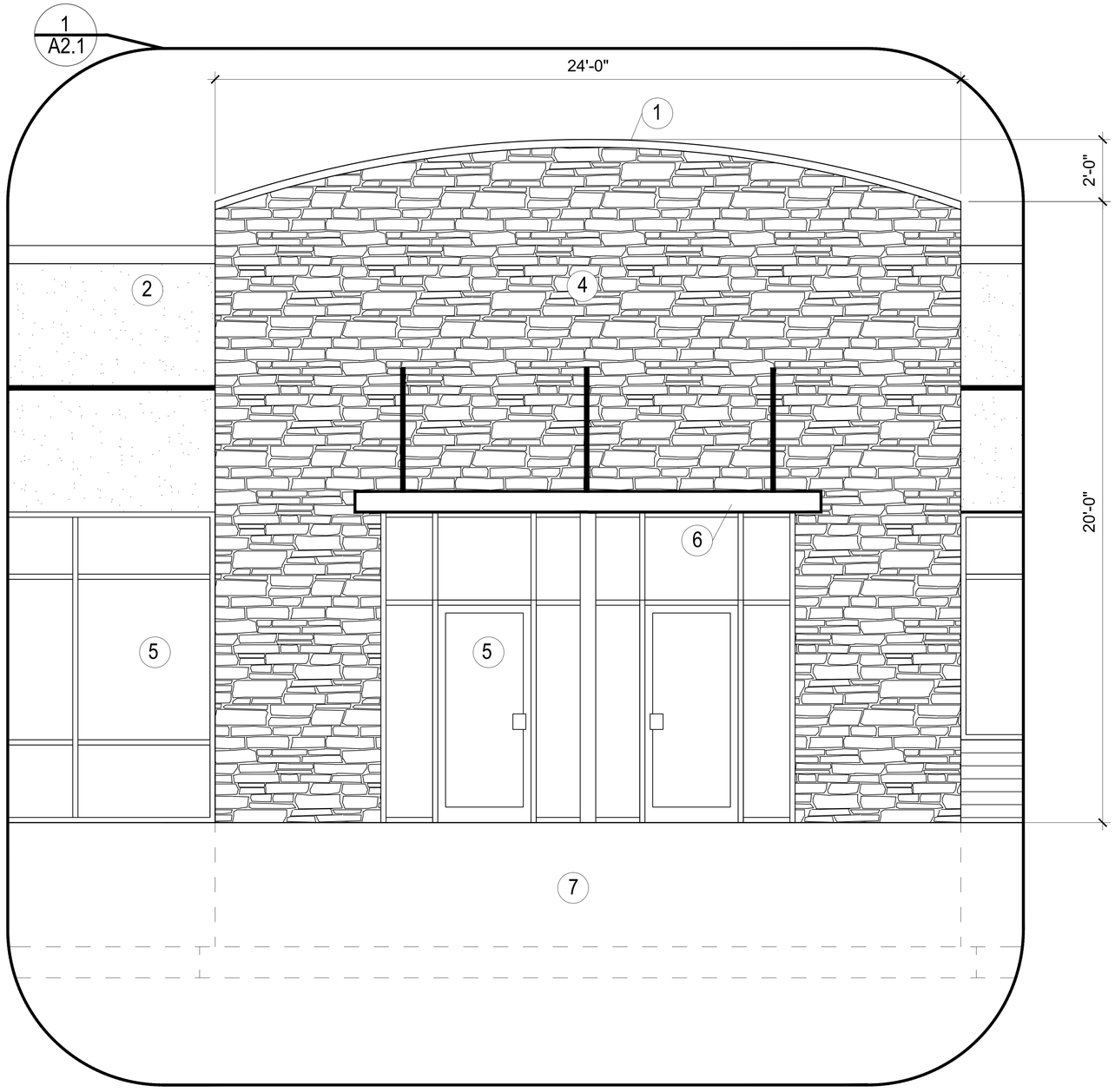

NORTH & SOUTH ENTRANCE ELEVATION

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

EXTERIOR FINISHES

1. PREFINISHED METAL FLASHING
2. PRECAST WALL PANEL INSULATED ARCHITECTURAL FINISH #1
3. PRECAST WALL PANEL INSULATED ARCHITECTURAL FINISH #2
4. PRECAST WALL PANEL INSULATED ARCHITECTURAL FINISH #3
5. BRONZE TINTED STOREFRONT WITH BRONZE TINTED LOW E GLASS
6. ARCHITECTURAL ALUMINUM CANTILEVERED CANOPY
7. CONCRETE FOUNDATION WALL AND FOOTINGS
8. LP SMARTSIDE LAP SIDING PREFINISHED

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JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 6 26

DRAWING DESCRIPTION
NORTH & SOUTH ENTRANCE ELEVATIONS

DESIGNER F CARLSON

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

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A2.1

JOB # 2025-18

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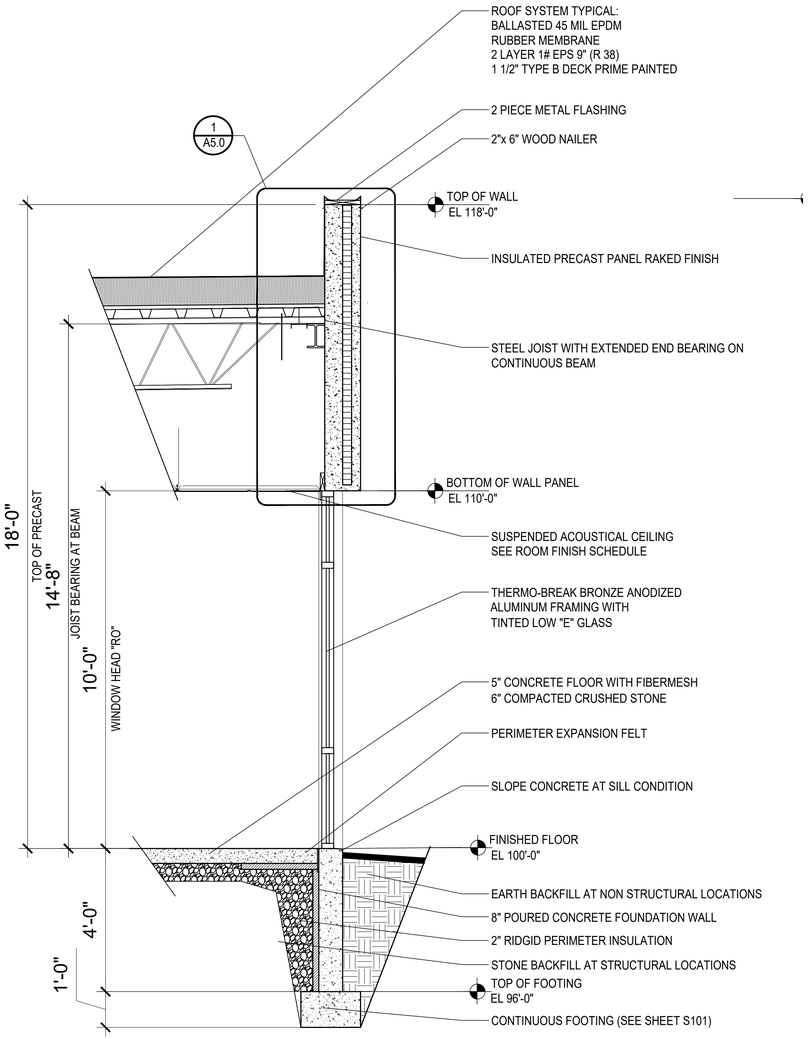
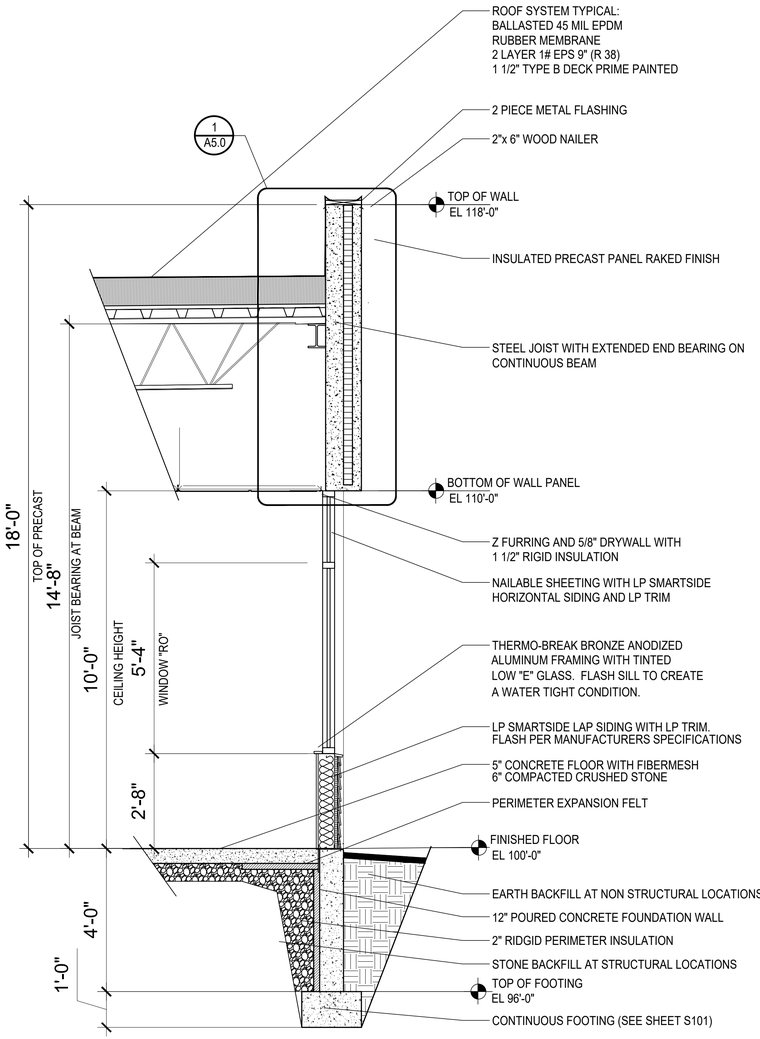


1 A3.0 **WALL SECTION**

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



2 A3.0 **WALL SECTION**

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

REVISION
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JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 6 26

DRAWING DESCRIPTION SECTIONS

DESIGNER F CARLSON

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

IMPACT GENERAL

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A3.0

JOB # 2025-18

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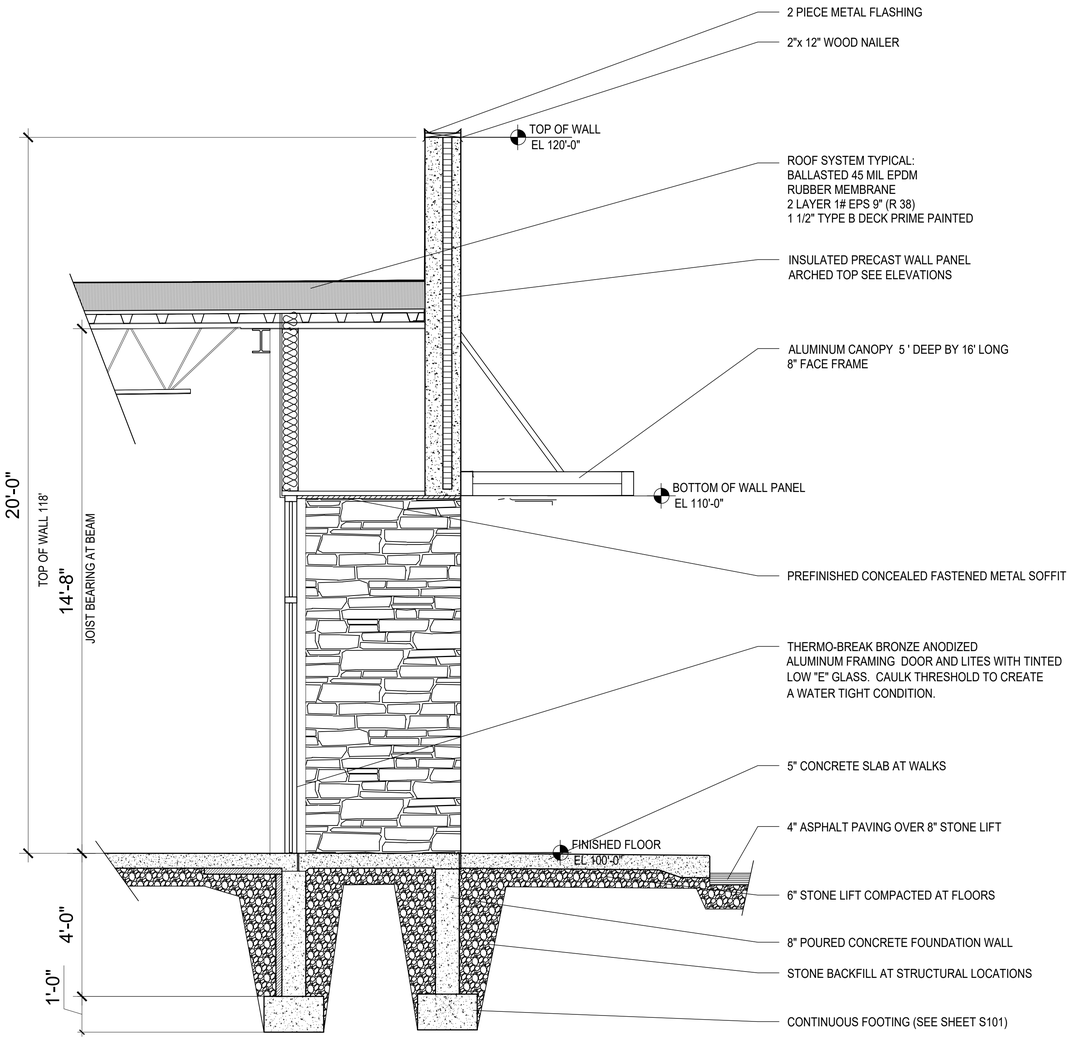

3 / A3.1 NORTH & SOUTH ENTRY SECTION

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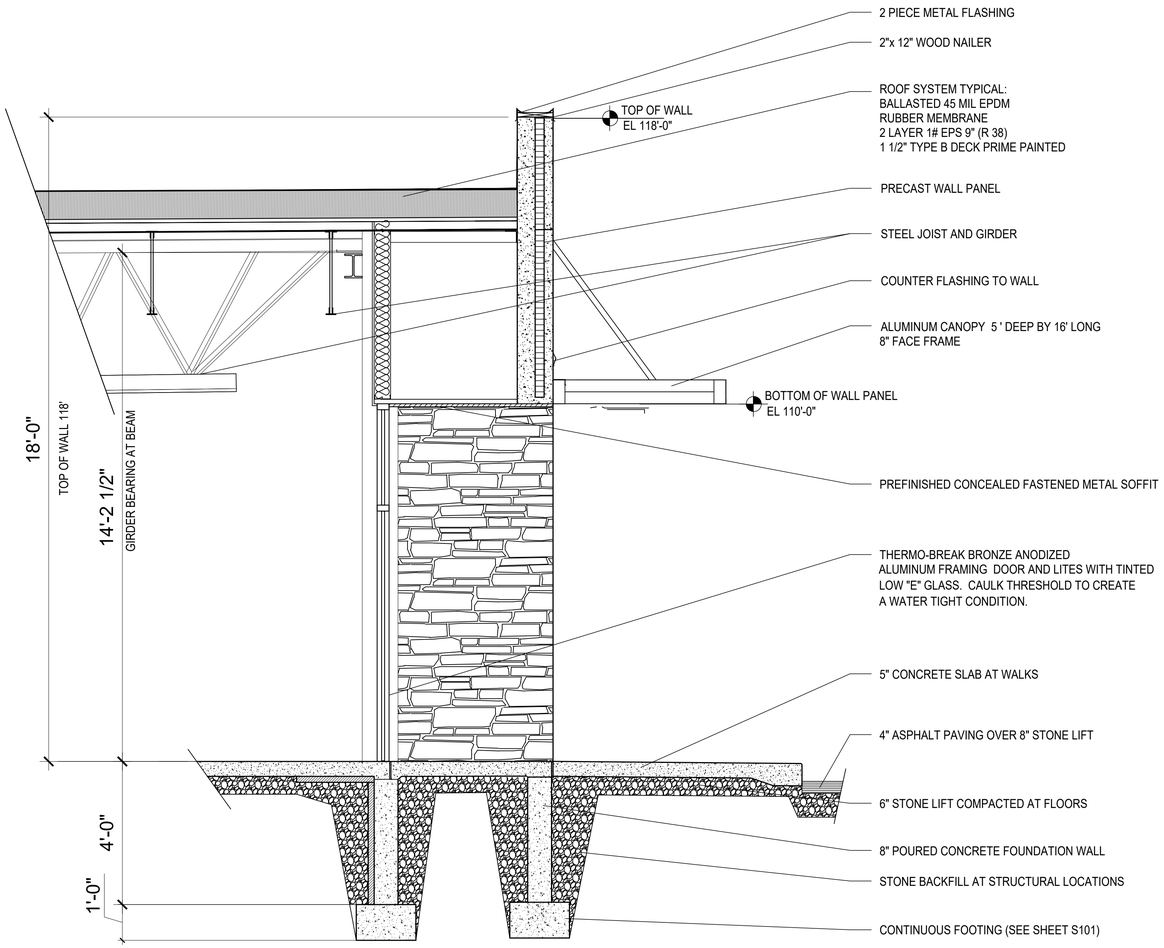

4 / A3.1 EAST & WEST ENTRY SECTION

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

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JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 6 26

DRAWING DESCRIPTION
SECTIONS

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P O BOX 132
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PH262-691-3330

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JOB DESCRIPTION
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21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A3.1

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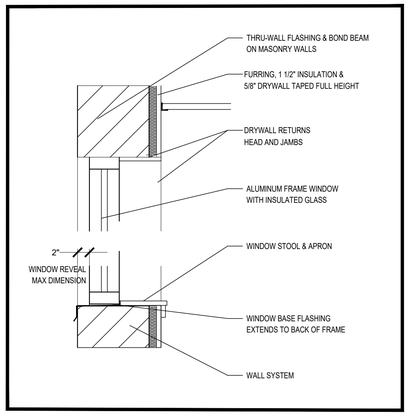
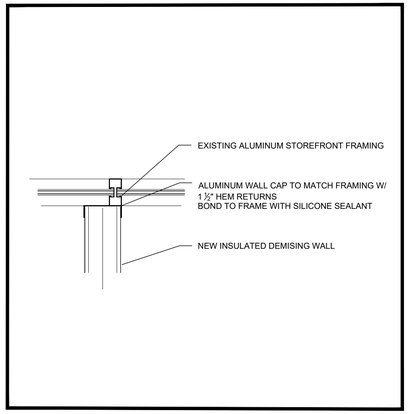
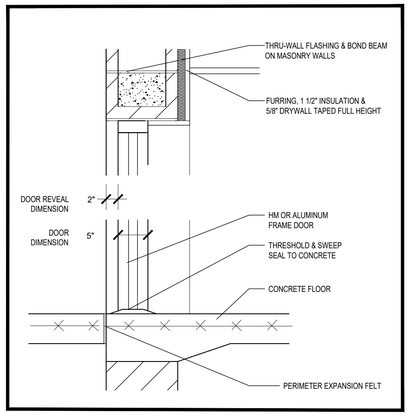


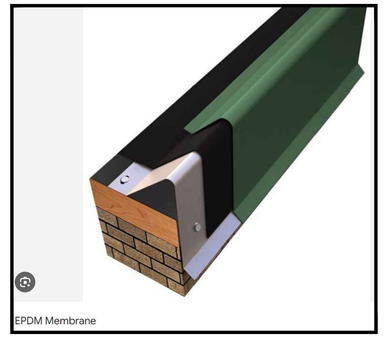
1 / A5.0 WINDOW DETAIL TYPICAL
SCALE 1" = 1'-0"



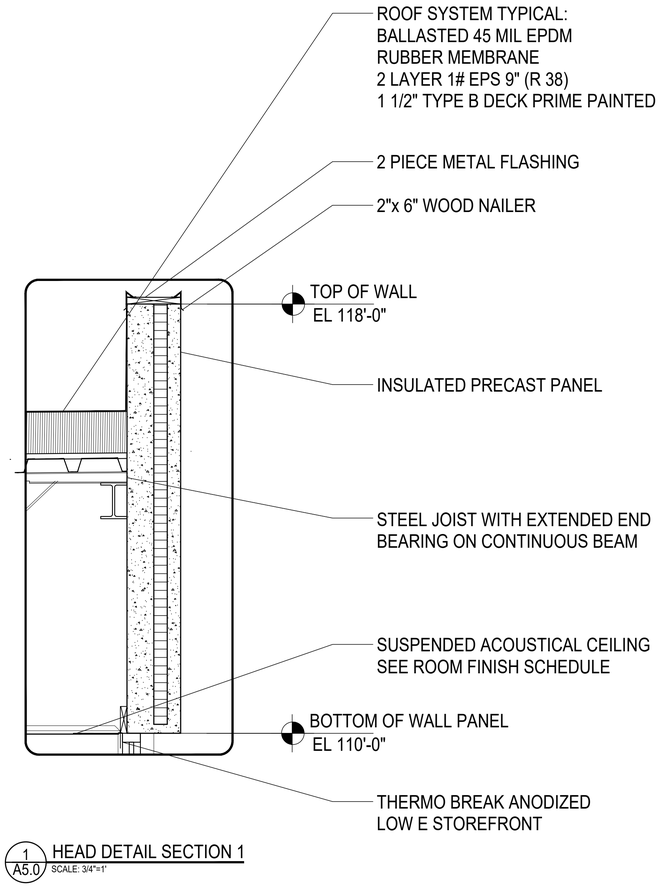
1 / A5.0 WALL-MULLION DETAIL
SCALE 1" = 1'-0"



1 / A5.0 DOOR DETAIL TYPICAL
SCALE 1" = 1'-0"



1 / A5.0 ROOF FLASHING DETAIL
SCALE: NTS



1 / A5.0 HEAD DETAIL SECTION 1
SCALE: 3/4"=1"

REVISION
. . . .

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 6 26

DRAWING DESCRIPTION
DETAILS

DESIGNER
F CARLSON

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

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A5.0

JOB # 2025-18

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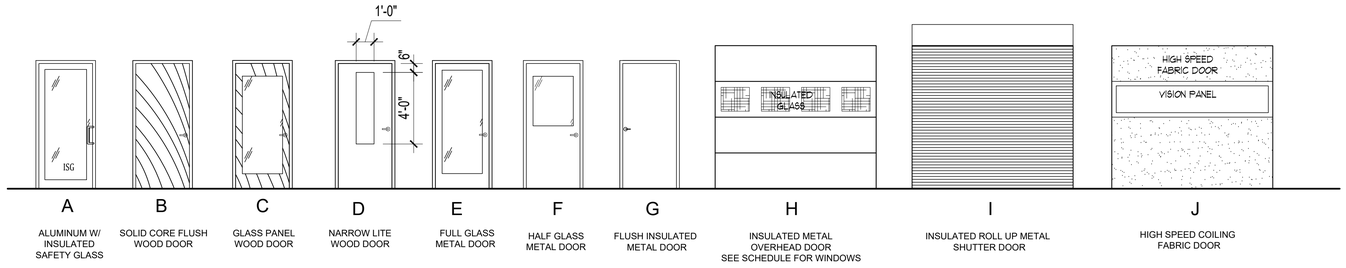
DOOR & HARDWARE SCHEDULE



DOORS									FRAMES					FIRE RATING (MINUTES)	HARDWARE																			
DOOR NO.	DOOR SIZE			TYPE	MAT'L.	FINISH	GLASS	LOUVR	MAT'L.	FINISH	GLASS	ROUGH OPENING			HINGES	WEATHER -STRIP	THRESHOLD	SWEEP	CLOSER	LATCH GARD	DRIP CAP	KICK PLATE	EXTERIOR LOCKSET	DEADBOLT LEVER	DECORATIVE LOCKSET	INTERIOR LOCKSET	PRIVACY LOCKSET	PASSAGE SET	DUMMY KNOB	DIGITAL LOCKSET	PUSH/PULL	HOLD OPEN	WALL STOP	FLOOR STOP	ROLLER CATCH	NOTES
	WIDTH	HEIGHT	THICK.									WIDTH	HEIGHT																					
100A	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
100B	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
100C	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
100D	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
101	3'-0"	7'-0"	1-3/4"	B	SCW	S/S	-	-	HM	PTD					3	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	
102	3'-0"	7'-0"	1-3/4"	B	SCW	S/S	-	-	HM	PTD					3	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	
103	3'-0"	7'-0"	1-3/4"	B	SCW	S/S	-	-	HM	PTD					3	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	-	
104A	3'-0"	7'-0"	1-3/4"	B	SCW	S/S	-	-	HM	PTD					3	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	
104B	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-			
200A	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
200B	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
300A	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
300B	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
400A	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
400B	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
400C	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	
400D	3'-0"	7'-0"	1-3/4"	A	ALUM	FF	SGI	-	ALUM	FF					3	1	1	1	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-	

GENERAL DOOR/HARDWARE NOTES:
1. COORDINATE KEYING W/OWNER. HARDWARE GROUPS TO BE VERIFIED
2. PROVIDE COMMERCIAL GRADE SCHLAGE ELAN LEVER STYLE HANDLE IN A SATIN CHROME FINISH.
3. PROVIDE MEDIUM DUTY CLOSER IN MATCHING FINISH TO OTHER HARDWARE.
4. METAL FRAMES TO BE 16 GA PRIMED PAINTED SUPPPLIE APROPRIATE ANCHORS TO MATCH WALL TYPE
5. WOOD FLUSH DOORS WILL BE GRADE 'A' BOOK & RUNNING MATCHED IN A PLANE SLICED MAPLE

ABBREVIATIONS

MATERIAL		FINISH	
ALUM	ALUMINUM	FF	FACTORY FINISH
HM	HOLLOW METAL	PT	PAINT - ALKYD ENAMEL (SEMI-GLOSS)
HMI	HOLLOW METAL INSULATED		
SCW	SOLID CORE WOOD	S/S	STAIN & SEAL
IOHD	INSULATED STEEL OVERHEAD	P.LAM.	PLASTIC LAMINATE
HSFD	HIGH SPEED FABRIC DOOR		
RSD	ROLLING COIL STEEL DOOR	GLASS	
		IG	INSULATED GLASS
		ISG	INSULATED SAFETY GLASS
		SG	SAFETY GLASS

ROOM FINISH SCHEDULE

ROOMS		FINISHES								NOTES	ABBREVIATIONS
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING			
				NORTH	EAST	WEST	SOUTH	TYPE	HEIGHT		
100	TENANT SPACE	CONC	-	ESW	ESW	ESW	ESW	ESS	14'-0"		FLOORING
101	WOMENS RR	LVT	VCB	PT1	PT1	PT1	PT1	CL2	10'-0"		LVT LUXURY VINYL TILE
102	MENS RR	LVT	VCB	PT1	PT1	PT1	PT1	CL2	9'-0"		PT PORCELAIN TILE
103	MECHANICAL RM	LVT	VCB	PT1	PT1	PT1	PT1	CL2	9'-0"		CONC CONCRETE
104	HALL	LVT	VCB	PT1	PT1	PT1	PT1	CL2	9'-0"		BASE
200	TENANT SPACE	CONC	-	ESW	ESW	ESW	ESW	ESS	14'-0"		VCB VINYL COVE BASE
300	TENANT SPACE	CONC	-	ESW	ESW	ESW	ESW	ESS	14'-0"		PT PORCELAIN TILE
400	TENANT SPACE	CONC	-	ESW	ESW	ESW	ESW	ESS	14'-0"		WALLS
											PT1 PAINTED TEXTURED DRYWALL
											DW1 DRYWALL TAPED ONE COAT
											ESW EXPOSED STUD WALL
											CEILING
											CL2 2x2 GRID WITH MARS CHANFERED TILE
											ESS EXPOSED STRUCTURAL STEEL PAINTED

REVISION
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JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DRAWING DESCRIPTION
SCHEDULES

DATE
11 14 25

DESIGNER
F CARLSON

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

IMPACT GENERAL

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A6.0

JOB # 2025-18

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SITE AERIAL VIEW

SITE PERSPECTIVE VIEW

SOUTH VIEW

EAST VIEW

REVISION
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JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE NEW BERLIN, WI

DATE 5 6 26

DRAWING DESCRIPTION RENDERINGS

F CARLSON

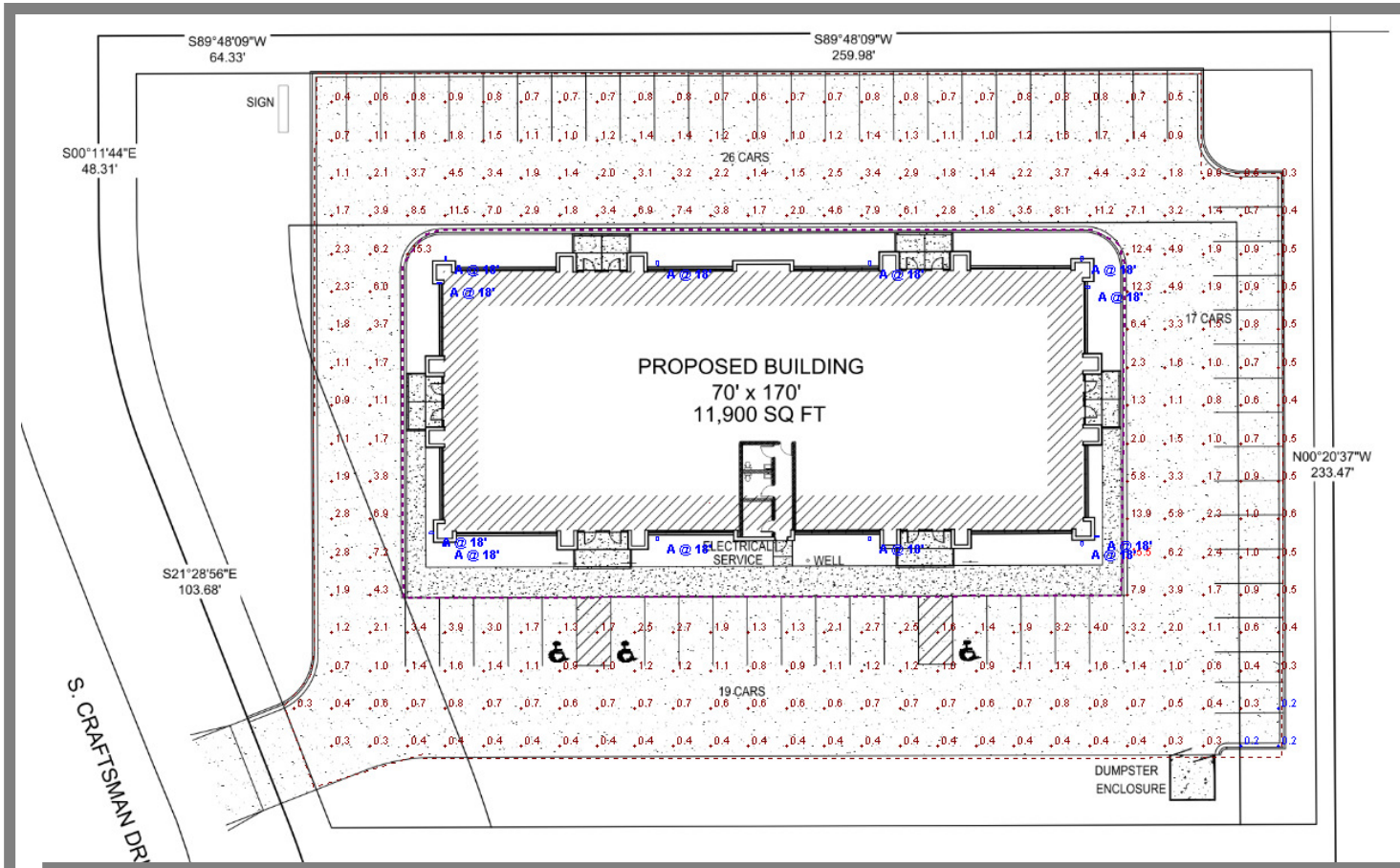
P O BOX 132
OCONOMOWOC, WI 53066
PH262-691-3330

IMPACT GENERAL

JOB DESCRIPTION
GREENFIELD AVE PROFESSIONAL CENTER
21477 W GREENFIELD AVE, NEW BERLIN, WI

SHEET # A0.2

JOB # 2025-18



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

IMPACT GENERAL

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	12	Industrial Lighting Products LLC	VWM2-8L_11L_14L-U-40-T4	ViewPoint Wall Pack 2, 8,000/11,000/14,000 Lumens, 120V-277V Universal Voltage Driver, 3000K/4000K/5000K Selectable CCTs, Type 4 Optic, ILP Bronze Finish.	1	13494	0.9	96.24

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Layout	+	2.0 fc	15.5 fc	0.2 fc	77.5:1	10.0:1

Note

1. Dimensions:
2. Mounting Height: 18, 20
3. Calc Zone: 0
4. Reflectances:

Calculations provided are estimates only.

Greenfield professional building

Designer
Bryan Schneider
Date
05/08/2026
Scale
Not to Scale
Drawing No.

Summary

1 of 1

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Matthew Lyons / Azura Memory Care and Assisted Living of New Berlin**
LOCATION:	**4675 S. Moorland Road (Tax Key #: 1240.987.001)**
REQUEST:	**Conceptual plan review for Azura Memory Care and Assisted Living of New Berlin building located at 4675 S. Moorland Road.**
D.R.C. RECOMMENDATION:	**NO RECOMMENDATION, for discussion purposes only. Main topics to discuss with the Plan Commission:** • **Use** • **Architecture**

1. Planning:

a. Please see applicant's plan of operation letter attached. The applicant's proposed use of the property would be a memory care and assisted living facility.

b. Comprehensive Plan –

(1) The current Future Land Use designation is Urban Residential. The corresponding zoning district is R-4 (Low-Density Single-Family Residential), R-4.5 (Medium-Density Single-Family Residential), R-5 (Medium-Density Single-Family Residential) and R-6 (Section 35 Low-Density Single-Family Residential).

(2) The applicant would need to amend the Comprehensive Plan and Future Land Use designation to Institutional for this use.

(3) <u>Rationale:</u>

<u>CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE:</u>

<u>Chapter 16: Neighborhood "F": Urban Neighborhood South:</u> Yes, this request submittal meets the intent of this Chapter.

a. Vision:

- ***The Urban Neighborhood South 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 the State Smart Growth Legislation, the City should also encourage infill residential development of quarter acre or larger lots to match the existing character of the neighborhood.***

b. Development Policies:

- ***Create flexible but predictable compatibility standards for new construction and redevelopment related to site planning, building design and materials, landscaping, buffering, access, signage, and other land use***

impacts.

- ***Maintain public infrastructure in the neighborhood, including streets and sewer service, to maintain property values.***
- ***Complete the linear greenway system connecting the City Center south to the neighborhood.***
- ***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.***

c. Zoning:

(1) The current Zoning District is R-3 Suburban Single-Family Residential District. Zoning Section 275-33B(3). The site currently has a single-family home and detached garage.

(2) Based on the proposed use, the applicant would need to rezone the property to I-1, Institutional District.

(3) Per 275-41B residential uses:

(1) Elderly housing and assisted-living facilities.

a. The density of an elderly housing development shall not exceed 14 dwelling units per acre.

b. All buildings shall be 50 feet from any exterior lot line. The Plan Commission may, however, permit buildings to have covered walks or be attached to other related structures, such as senior centers, hospitals, clinics or shopping centers.

c. Buildings shall be specifically designed for the elderly and handicapped. Projects shall include such features as central locked lobby entrances; common rooms and areas on every floor and wing within a building; elevators; wider hallways with hand railings; walking paths and outdoor sitting areas; and programs and activities designed for the elderly.

d. Visitor and staff parking shall be provided. Underground or attached parking for residents shall be provided at a ratio consistent with expected automobile usage rates.

e. All units in a project shall be rented or sold to the elderly or handicapped to qualify as an elderly project. Mixed projects shall be designed and built under the regular multifamily residential regulations.

f. Nursing homes, true assisted-care elderly facilities, and community-based residential facilities (CBRF) may be constructed as conditional uses in an Rm-1 Zoning District; however, such uses are provided for as principal uses in the I-1 Institutional District.

g. Minimum dwelling unit size for an individual living unit designed for a single person-occupancy, one-bedroom unit shall be 600 square feet. An additional 100 square feet shall be required for each additional bedroom, with a maximum of five bedrooms per dwelling unit in cases of congregate living. Efficiency units shall

be a minimum of 500 square feet. This requirement may be waived by the Plan Commission in the case of a building designed for congregate living, provided that the combination of the individual and common areas together meets the overall living space requirements for the number of people intending to occupy the building.

h. Building exteriors shall incorporate maintenance-free materials, such as brick, stone, vinyl, etc., to the maximum extent practical.

i. In addition, the Plan Commission shall establish separate building area, dwelling unit size, amenity, enclosed parking, screening, setback and yard and other requirements for the health, safety, and welfare for each housing-for-the-elderly project.

j. Buildings or developments not determined to be true elderly or handicapped projects by the Plan Commission shall be subject to all requirements of the regular multifamily zoning district. Qualification as "elderly" under state or federal law does not automatically meet criteria under this zoning provision.

(4) The building setbacks of the I-1 Zoning District are: 50' Front, 50' Side, and 50' Rear.

(5) The required open space in the I-1 zoning District is 30%.

(6) Per § 275-56F, a 10' moderate bufferyard is required for this proposed development, as it is adjacent to a single-family residential use to the north and west. A 15' average bufferyard would be required to the south.

(7) Dumpsters, roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with § 275-56G of the Zoning Code. Please include this information on the drawings. Provide a detail for the dumpster enclosure.

2. Building Inspection:

a. Inspection CU - STATE REVIEW

b. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).

c. Building plans shall be approved by the State of Wisconsin Department of DHS.

d. State letter required with permit application

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

f. Zoning approval will be required before applying for the building permit. Separate application and construction plans are required.

g. Plumbing: State review is required for over 16 fixtures - new and/or replacements

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

i. The City of New Berlin does not allow phased, partial or temporary occupancies.

j. Additional fees will be required for failure to cancel an inspection, additional inspection after the initial re-inspection to correct a code item and failure to be ready for an inspection.

3. **Fire:**
    a. **Fully sprinklered to NFPA 13/IBC 903.2 (S-2 parking garage & Group 1-2 floors above)**
        - **Standpipes required - highest occupied floor level is 30 feet above the lowest fire department access level.**
        - **FDC located on the street side of building, fully visible/accessible and within 150 feet of municipal hydrant. With 5-inch Storz and 30-degree elbow.**
    b. **2-hour horizontal fire assembly separating the parking garage from first floor assembly. Columns, beams and walls supporting the concrete assembly must have 2-hour fire-resistance rating.**
    c. **Additional fire hydrant(s) may be needed**
    d. **Underground garage CO/NO2 mechanical ventilation - monitored through FACP.**
    e. **Twenty-six-foot-wide access road - building height exceeds 30 feet.**
    f. **Manual fire alarm system (NFPA72) required.**
        - **Voice evacuation alarms required.**
    g. **Smoke barrier compartmentation on residential floors.**
    h. **Knox box required.**
    i. **All fire protection systems require separate permits and plan review.**
4. **Storm Water Utility:**
    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.**
    d. **Asbuilt plans of the Stormwater Management facilities are required per Developer Handbook Section VI.D.7. If the stormwater management facilities are used for erosion control during construction, an asbuilt is required after construction of the facilities, and a recertification/asbuilt is required prior to Occupancy.**
5. **Water Utility:**
    a. **Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**
    b. **Maintain 24-inche vertical clearance when crossing any pipes and structures.**
    c. **Need to show valve placement.**
    d. **One-Valve on tapping sleeve.**
    e. **Two-valve on hydrant tee.**
    f. **Three-valve going into building.**
6. **Engineering:**
    a. **If retaining walls are needed on the project, follow 275-55.A.(5). Retaining walls exceeding 16 inches in height may be constructed only upon issuance of an administrative permit. Retaining walls may be reviewed and approved with a building permit, in which case a separate use approval permit would not be required.**
        (1) **A retaining wall plan detailing the location, size, type and proposed grades on both sides of the retaining wall, together with a detailed cross section of the retaining**

wall, a description of the material to be used, and a description of the method of construction to be utilized shall be required.

(2) Retaining walls should not exceed 48 inches in height unless designed by a professional engineer or installed according to manufacturer's specifications. Walls that are not tiered and exceed seven feet in height shall require a professional engineer on site overseeing the construction of the retaining wall.

(3) Retaining walls shall not be located closer than 5 feet to a side or rear lot line unless the Director finds that there is no other practical location, and only after written approval by the affected neighbor is received.

(4) Adequate safety features and precautions shall be incorporated into the retaining wall design to mitigate the hazard of the abrupt drop off created by the wall.

(5) Retaining walls structures, including tiebacks, are to be located outside the base setback line.

b. Parking lot layout - Per 275-57A:

(1) The minimum area for each parking space, excluding the area needed to maneuver, shall be 9 ft wide and 18 ft long, except for designated handicapped parking.

(2) Method of measurement. All drive aisles and parking space widths shall be measured from edge of pavement to edge of pavement. Parking stall depths can be measured to the face of the curb, where applicable.

(3) Where more than three parking spaces are served by a single driveway, a turnaround area shall be provided or other provision made to permit cars to exit the parking lot without backing onto a street or sidewalk.

(4) All off-street parking areas open to the public shall provide and reserve parking spaces for the use by motor vehicles which transport physically disabled persons in accordance with the applicable state and federal requirements.

c. Provide locations and details for the ADA pedestrian ramps.

d. A Wetland fill permit will be needed with the Use approval submission.

e. The Fire department will need to comment on the truck access.

f. Remove and replace the curb and gutter with vertical face curb along Moorland Road where the existing driveway is being removed.

g. Per Developer Handbook 5.2.12.5 Turning radii for a single unit truck (SU Design Vehicle) shall be provided as a minimum to all portions of the lot.

h. Per Developer Handbook 5.2.12.4 Sidewalks adjacent to parking stalls shall be 8 feet wide.

i. Per Zoning Code 275-55A.(3)(h). Proposed lot grades shall not exceed a gradient of 4:1. A maximum slope of 3:1 shall be allowed along the side of proposed buildings.

7. Emergency Management:

a. For the safety of the residents and staff, the City of New Berlin Emergency Management Department recommends that the applicant/facility consider including a backup generator and optional standby transfer switch, sized accordingly to permit normal operations during a power outage.

A Neighborhood Meeting was held on June 30th, 2026. 330 properties were included in the notice and 12 people attended. Main discussion topics were:

- **Stormwater / Drainage**
- **Landscaping & Existing Vegetation**

The following documents and reports will be required with future submittals:

b. Tree Inventory Report & Replacement Schedule

c. Civil, Architectural, Landscaping and Photometric Plans.

ATTACHMENTS:

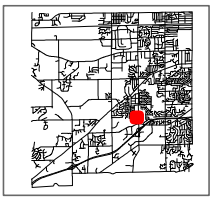
Location Map
Zoning Map
Future Land Use Map
Plan of Operation Letter
Conceptual Plan Set
Neighborhood Meeting Presentation

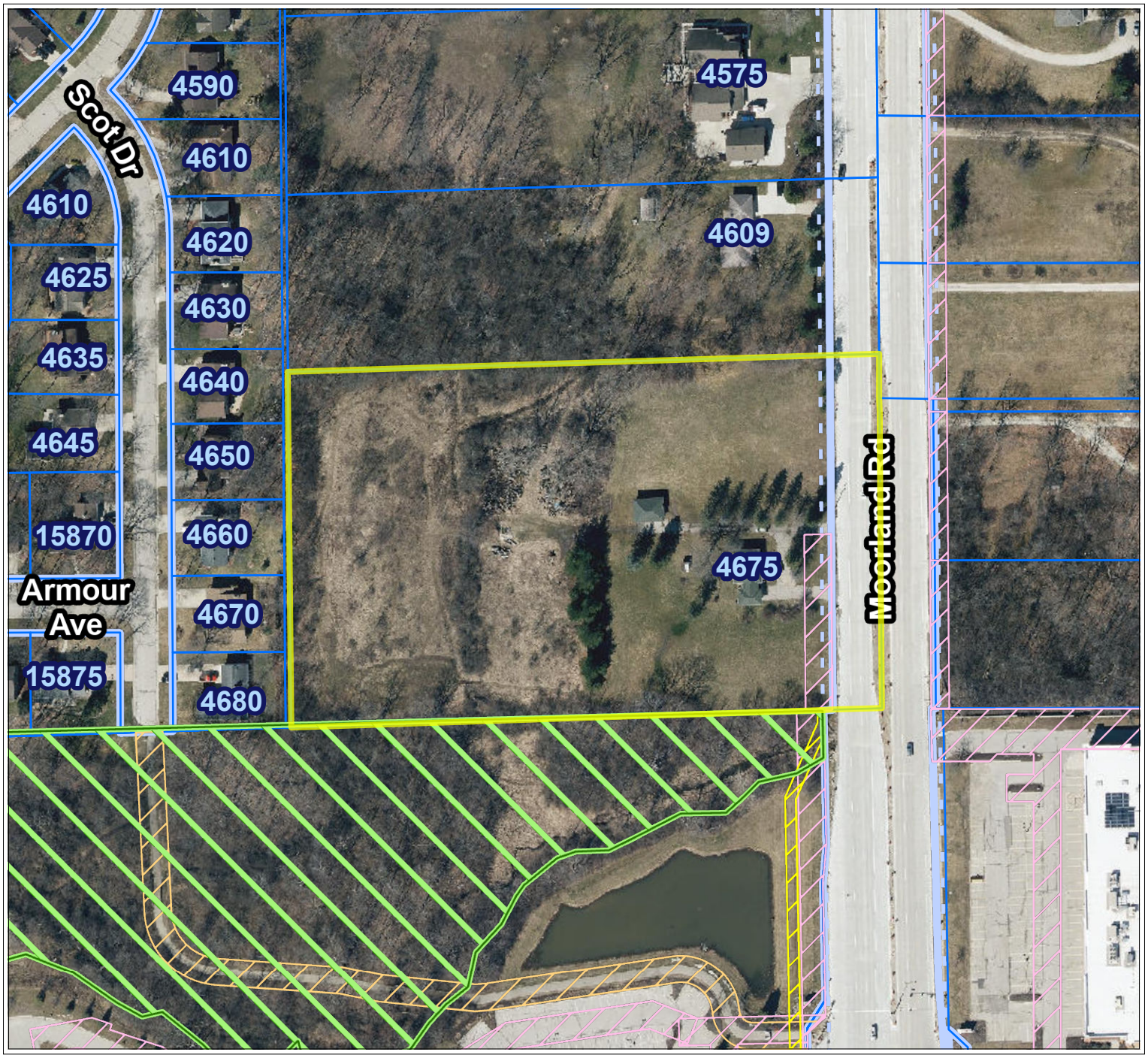
City of New Berlin
Community Development

UA-2601023

Azura Memory Care & Senior Living of New Berlin

4675 S. Moorland Rd





Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 75 150
ft

Scale is estimate - not survey

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

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City of New Berlin
Community Development

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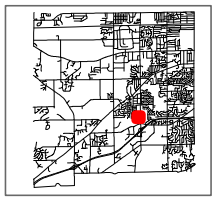

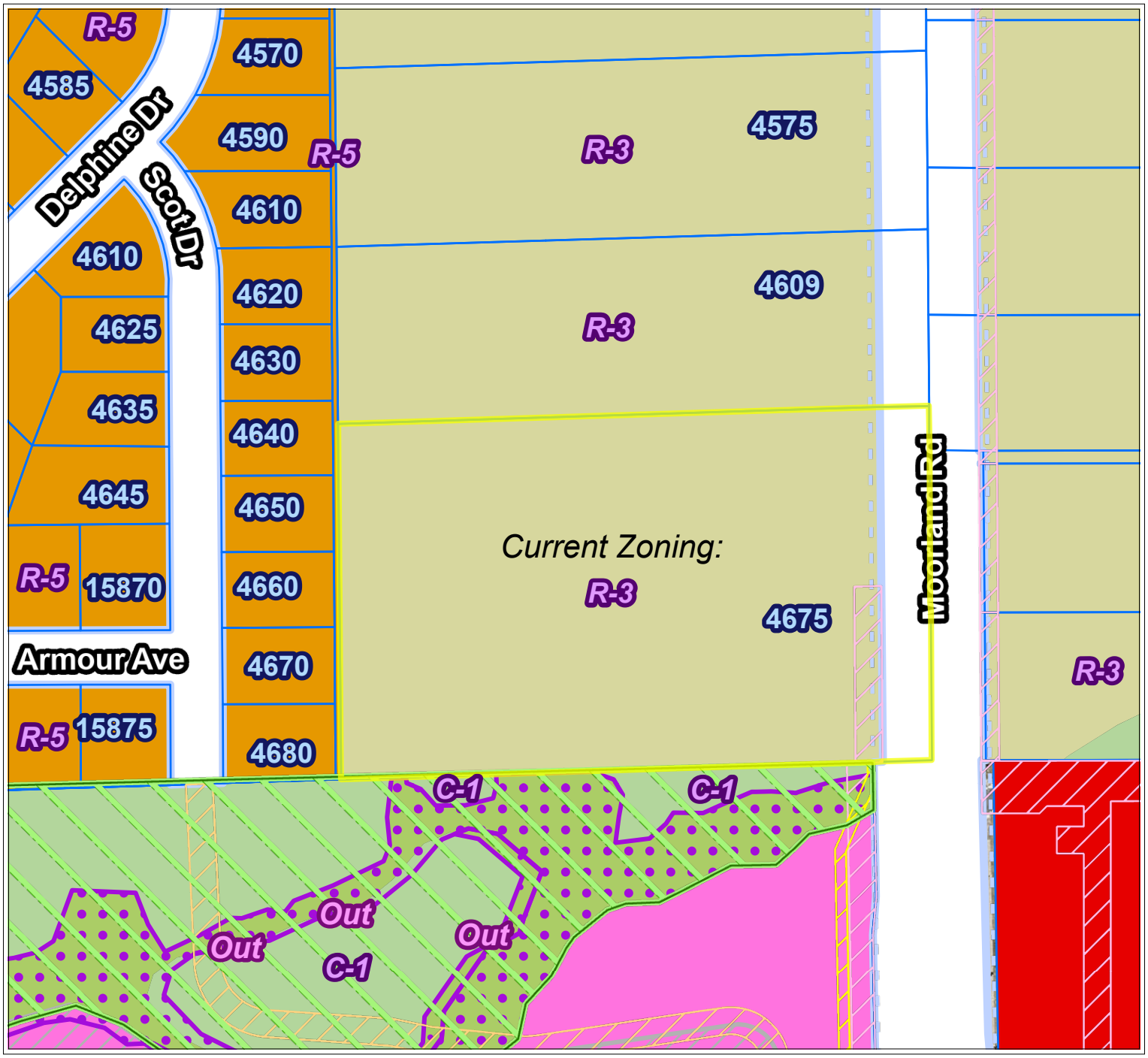

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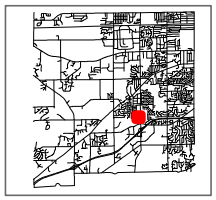
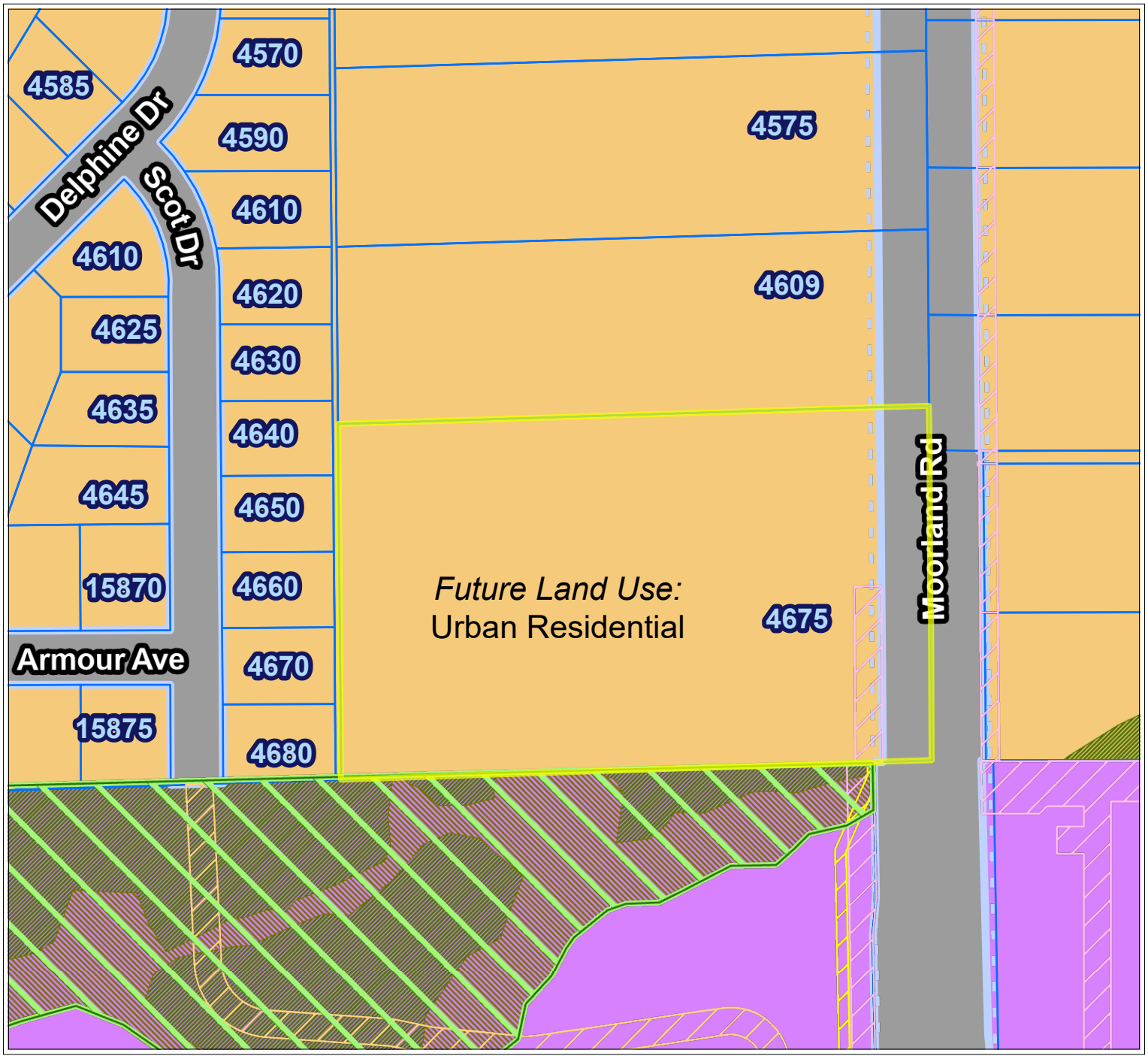
City of New Berlin
Community Development

UA-2601023

Azura Memory Care & Senior Living of New Berlin

4675 S. Moorland Rd





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AZURA®

AT

New Berlin

Submittal for

Concept Review

City of New Berlin

May 29, 2026

AZURA®
MEMORY CARE • ASSISTED LIVING

Matthew Lyons
Director of Development
Azura, LLC
1233 N Mayfair Road, Suite 301
Milwaukee, Wisconsin 53226

May 29, 2026

Ms. Kelly Wall
City of New Berlin
3805 S. Casper Dr.
New Berlin, Wisconsin 53151

Dear Ms. Wall:

Azura is pleased to submit our application for Concept Review of the Azura at New Berlin proposed development. Azura is currently under contract to purchase the property located at 4675 S Moorland Road. This property is a ~6-acre parcel that is currently improved with a residential home constructed in the 1950s and is located adjacent to the retail and business uses on the S Moorland Road corridor. The proposed project considers a redevelopment of the existing property into a Memory Care and Assisted Living community, Azura at New Berlin, consisting of a total of 80 resident rooms and up to 108 licensed beds.

Azura at New Berlin will be the latest iteration of Azura's Household Model serving as a flagship within Waukesha County and complementing existing Azura locations in Brookfield and Mukwonago as well as Milwaukee locations in Oak Creek and Fox Point. Azura at New Berlin will fill a significant gap in supply and serve a significant and growing need for memory care and assisted living within the City of New Berlin. The project will be licensed as a Community Based Residential Facility ("CBRF") and will be a top Memory Care and Assisted Living Community within the state of Wisconsin. The building will include four separate households (each with 20 units) that create smaller household environments for our residents as well as a large central community area that will be utilized for community amenities and events.

Azura is a premier provider of memory care services and programs throughout the state of Wisconsin. From homelike settings to transformational programming, our memory care and assisted living communities provide a safe and nurturing place for the elderly who need some assistance with daily living as well as those with Alzheimer's disease and other forms of dementia. Recognized as Wisconsin's Dementia Care Experts, our team provides advanced education in dementia care through our proprietary MOSAIC training and engagement programming. In addition to the care provided within our homes, Azura strives to become an active member of the communities in which we are located. Azura hosts annual dementia conferences, support groups and Memory Cafés, and Azura provides education on Alzheimer's and the various forms of dementia.

We look forward to the opportunity to present Azura at New Berlin to you and the Plan Commission, and we are excited to be a part of your community. Thank you in advance for your consideration of our development project.

Sincerely,

Matthew Lyons
Director of Development

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About Azura

Azura Memory Care was founded in 2009 with the mission to "transform the culture of care". Since then, Azura has become a trusted provider of innovative memory care and assisted living services and programs. From household settings to transformational programming, our communities provide a safe and nurturing place for the aging and those with Alzheimer's disease and dementia. Azura has a team of Quality-Of-Life specialists who have developed a holistic programming plan for each community. Our MOSAIC programming provides insight into the disease process, while teaching advanced dementia communication, approach and engagement techniques to stimulate and elevate the quality of life.

MISSION — **TO TRANSFORM THE CULTURE OF CARE**

CORE VALUES

We are **COMMITTED** to the care of our residents and team members.
We **LOVE** what we do and who we do it with.
We encourage **INNOVATION** and creativity.
We treat our residents with the utmost **COMPASSION.**
We treat everyone with **KINDNESS** dignity and respect.

MOSAIC

MOSAIC is training and programming which ensures that our team provides not just high-quality care, but exceptional personalized engagements that result in magical MOSAIC Moments and radiant smiles.

MOSAIC DREAMS

What would your best day be? It's a simple question that we ask our residents at Azura Memory Care as part of our MOSAIC Dreams initiative. MOSAIC Dreams by Azura is a program that seeks to make the dreams and special personalized moments of joy for our residents come true.

"Just play Golf again"

"Graduate from College"

"Meet Vince Gill"

About Azura

Azura, headquartered in Milwaukee, currently operates 5 communities throughout southeastern Wisconsin. All of Azura's communities have a focus on serving those with Alzheimer's and dementia (Memory Care) and aging adults in need of assistance with daily living (Assisted Living). Through the operation of these existing Memory Care and Assisted Living Communities, in addition to extensive research, Azura has developed a design concept that helps optimize the care we provide for our residents.

Recent developments include memory care and assisted living communities Brookfield and Fox Point, Wisconsin (both opened in November 2020), Verona, Wisconsin (opened in December 2024) and Mukwonago, Wisconsin (opened in October 2025). All of these developments have utilized Azura's household design concept and have been extremely well received within the communities that they are located.

Additionally, Azura strives to be a partner within the communities where we are located. Azura provides events to help educate and inform the community about various aspects of aging as well as Alzheimer's and dementia. Azura also facilitates support groups and other resources to assist family members who may be caring for aging loved ones, themselves.

Azura Locations

Azura currently operates 5 communities throughout Southeastern Wisconsin.

Proudly serving the communities of

- Brookfield
- Fox Point
- Mukwonago
- Oak Creek
- Verona

Azura Team

To hire and retain the finest people is one of Azura's core drivers. Azura anticipates hiring over 100 new team members at Azura at New Berlin.

Azura has strict internal processes to ensure that we hire the finest team members who will align with our mission to transform the culture of care. As a part of these processes, all employees undergo state and federal background checks as well as an extensive interview process.

Once hired, Azura team members receive over 110 hours of training within their first year including our proprietary MOSAIC training which ensures every team member has an enhanced understanding of memory loss and the aging process and recognizes how to properly communicate and engage those within our family of care.

Azura Awards

Design Awards:

Azura' has been honored with awards from Argentum, Milwaukee Business Journal, and International Interior Design Association (among others) for recent development projects including Azura Brookfield, Azura Fox Point, and Azura Verona.

Operational Awards

Azura has earned recognition from Great Place to work, National Recognition from USA TODAY Top Workplaces and has consistently received Top Choice and other awards for operational excellence.

WHAT'S THE BUZZ AT AZURA®

GREAT COMMUNITY

"Azura is a fabulous home for my aunt! From the moment we walked in, we felt welcomed and reassured. The staff are not only professional and attentive, but genuinely compassionate — they treat residents like family. The facility is always clean, safe, and inviting, with a warm atmosphere that feels like home. There are wonderful activities and social opportunities that keep residents engaged and happy. The meals are nutritional and there is a good variety of food being served. Azura is truly an exceptional place!"

-HEATHER K.

TWO THUMBS UP!

"Azura is exceptional! The team provides compassionate, personalized care with genuine warmth and respect. The community feels like family, offering a safe, comfortable, and welcoming environment. My loved one is thriving thanks to the attentive staff, engaging activities, and beautiful surroundings. It's a place filled with kindness, dignity, and joy. I have complete peace of mind knowing they are cared for so well—highly recommend Azura to anyone seeking quality assisted living or memory care!"

-JODIE P.

PEACE OF MIND AT LAST

"My mother and father have lived at seven assisted living facilities between them and NONE have been as caring and competent as Azura Assisted Living in Verona, WI. Constant improvements are made and the staff are responsive to my mother's needs. Plus, she loves the chef's food and enjoys her apartment. We are so fortunate to be part of the Azura's family!"

-HEIDI D.

WOW, WOW, WOW!

"Azura came into my mother's life at a crucial moment and welcomed her with open arms. Her care needs rapidly progressed and they never missed a step in giving her exactly the kind of warm, thorough and caring assistance she needed. Everything that I could not do, they could. Additionally they helped me with coping skills as this "journey" went into all new areas for me. They were professionals in every sense of the word, but at the same time they were people, and they treated my mother as a special person. I'll always be grateful."

-JENNY G.

Great Place To Work. Certified MAR 2025-MAR 2026 USA

TOP WORK PLACES 2025

TOP WORK PLACES 2024 USA

WISCONSIN'S PREFERRED PROVIDER EXCEPTIONAL CARE

ARGENTUM AWARDS 2021 SENIOR LIVING BY DESIGN AWARD WINNER

TOP CHOICE AWARDS 2021 WINNER

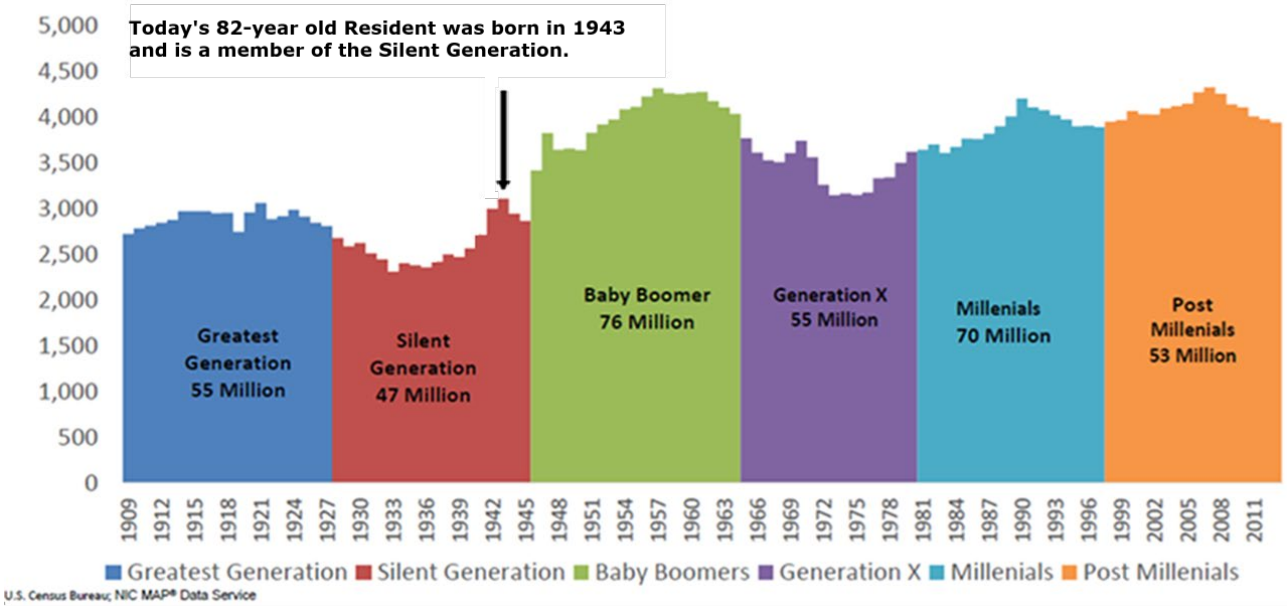
WISCONSIN'S PREMIER SENIOR CARE PROVIDER

Market Analysis

Within the primary market area of the proposed Azura at New Berlin development, the population over the age of 65 is 21,218 or 25.1% of the population and over the age of 75 is 9,701 or 11.5% of the population. Current market analysis has projected an existing need for over 2,000 beds of CBRF Assisted Living and Memory Care within this market area and the 75+ population is expected to grow by 21.8% over then next 5 years.

The average age of residents in memory care and assisted living is 82 years. The chart below shows the number of live births per year since 1909 and an arrow showing the birth year of current residents aged 82. This chart shows the trajectory of growth in the population that directly impacts the need for senior living. This growth will represent a paradigm shift Assisted Living Population and that extended future populations will be sustained at these similar higher levels indicating long term demand for this product.

Number of Live Births (1909 to 2013, 000s)



U.S. Census Bureau; NIC MAP® Data Service

With Baby Boomers hitting the average age of senior living in the next 3 years, the demographic trends indicated substantially increases the senior living demand over the next 15+ years.

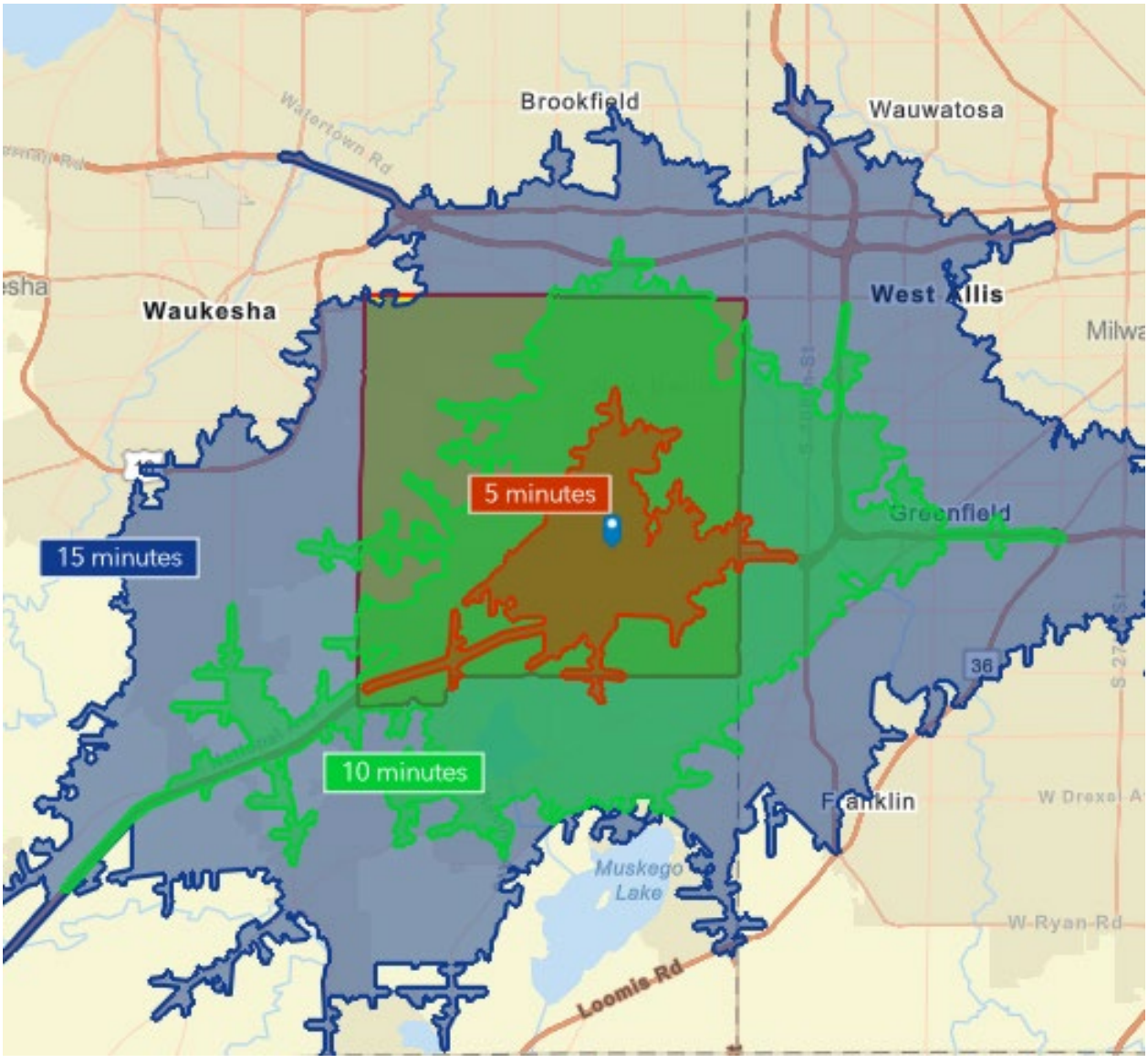
The Alzheimer's Association projects over 7 million people living with Alzheimer's in the US, currently.

Market Analysis

Within the City of New Berlin, there are currently only 11 CBRF communities consisting of 364 total CBRF licensed beds. Average occupancy of existing supply within the market is 91% indicating that there are currently only 33 CBRF licensed beds available within this market.

With total demand for 2,000 beds and currently supply of 364, there is a substantial need for additional CBRF Licensed Assisted Living and Memory Care services in this market.

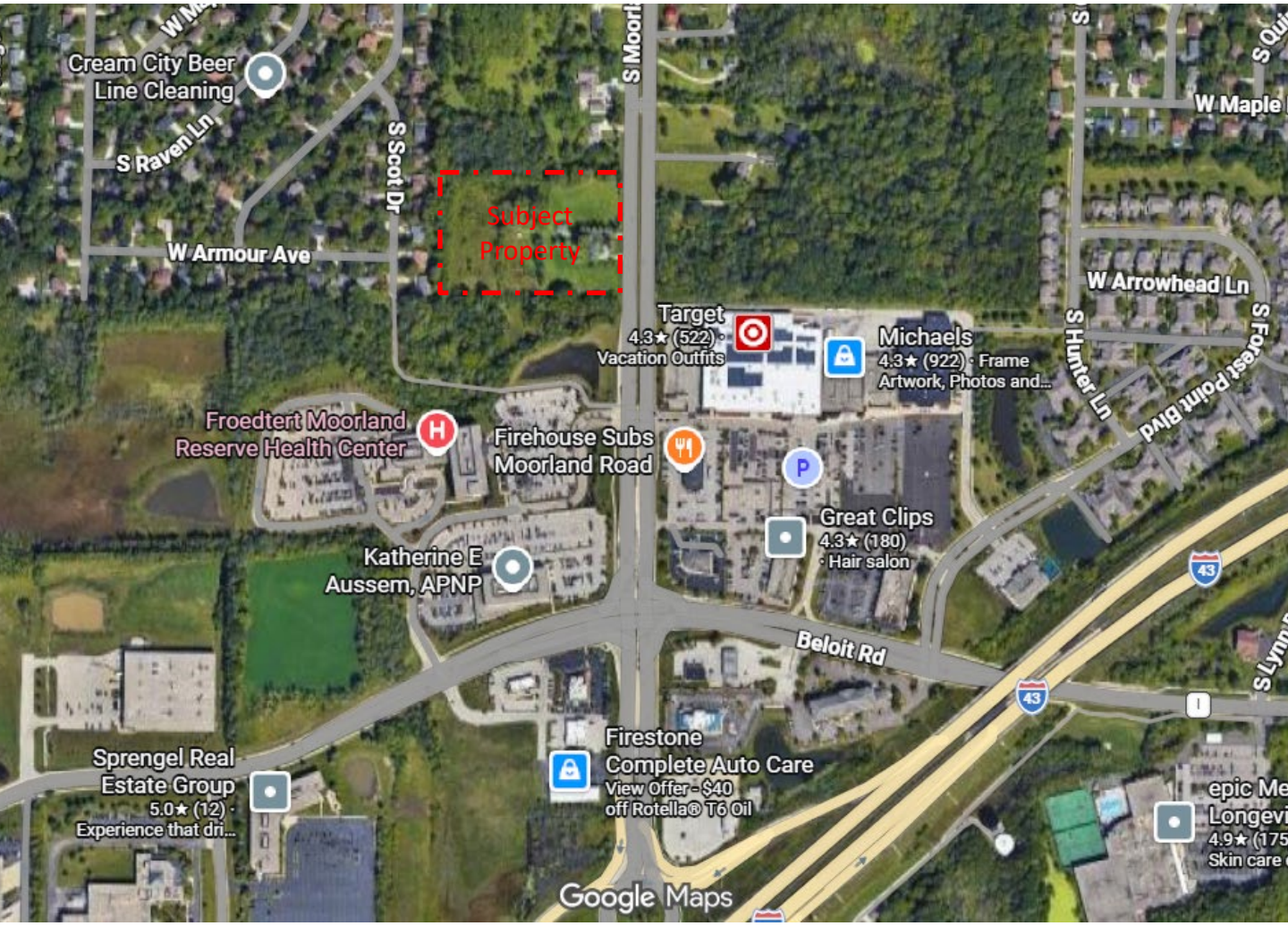
This indicates that existing residents are likely forced to leave the City of New Berlin to find adequate senior living services.



Azura at New Berlin

Azura is under contract to purchase the property located at 4675 S Moorland Road. The property currently consists of a residential home and detached garage on 5.98 acres of land. This parcel is located 0.19 miles north of the intersection of S Moorland Road and W Beloit on the west side of S Mooreland Road. This parcel is immediately north of Froedtert Moorland Reserve Health Center and northwest of Target.

To the north, east, and west of the subject property are primarily single-family homes with Crossroads Community Church located 0.3 miles north. To the south of the subject property are primarily commercial uses including healthcare, retail and business uses. Azura's senior living use is an ideal transition from higher intensity commercial uses to the south and lower density single family homes to the north. The addition of Azura at New Berlin in this location will allow the city to achieve several stated goals from the Comprehensive Plan in a location that has minimal impact on surrounding uses and serves as an ideal transition between existing surrounding land uses.



Azura at New Berlin

General

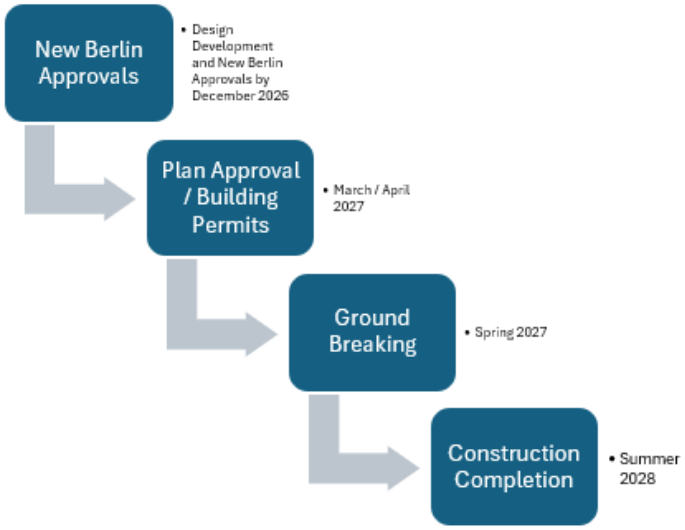
Azura floor plans consist of an “H” shaped building over a lower-level. The lower level contains a parking garage, commercial kitchen, and additional storage and mechanical spaces. The first and second levels will each contain one household of memory care (north), one household of assisted living (south), and a central common area that will contain administrative and amenity spaces for the community.

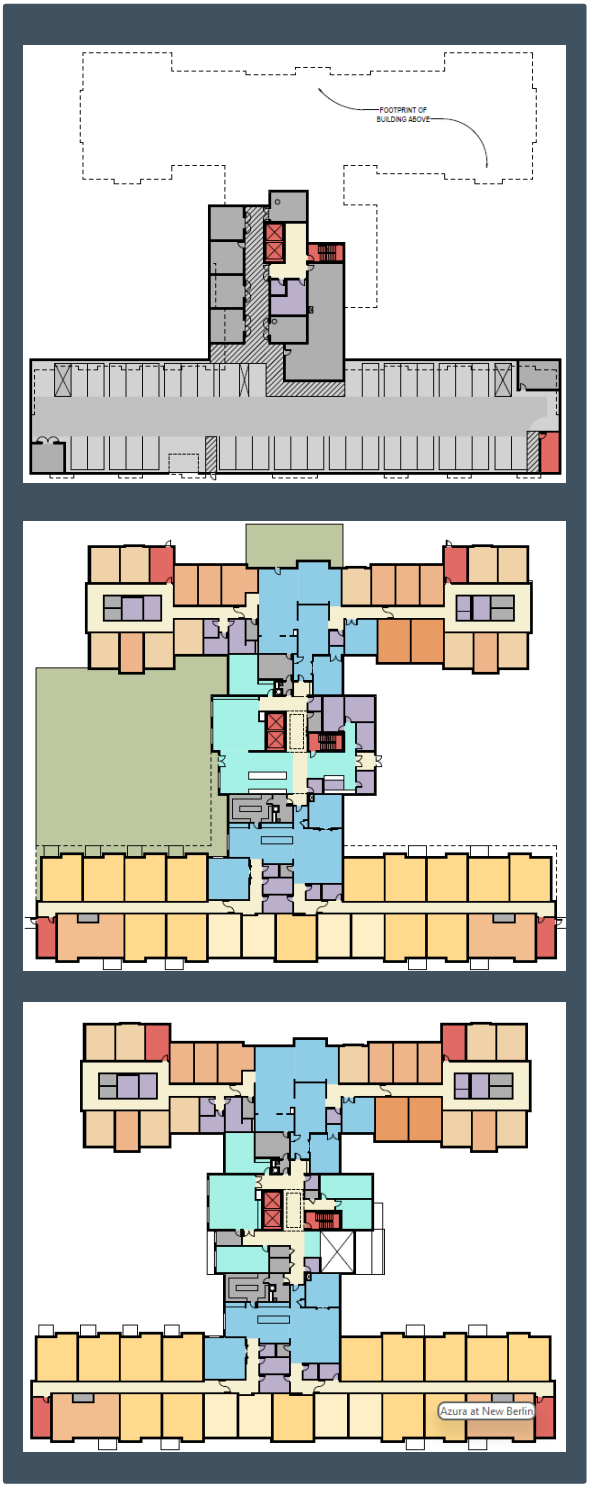
The memory care and assisted living households will each contain their own residential style living and dining common areas and 20 units for each Memory Care Household and 20 units for each Assisted Living Household.

Memory Care units will range in size from 293 to 494 square feet and Assisted Living units will range in size from 426 to 845 square feet.

Schedule

Azura at New Berlin will be a single-phase construction project. It is anticipated that construction will commence in Spring 2027 and that construction will take approximately 14 months, with opening in Summer 2028.





Azura at New Berlin

Azura at New Berlin will be the latest iteration of the Azura Household Model. Each household has 20 units which is based on the ideal balance of small residential environments along with optimal staffing ratios. Our homes have a residential design with spaces that you would find at home with adaptations and technology blended in to provide the optimal environment to support our residents. In addition, our homes incorporate outdoor living spaces that include raised gardens, patio, grilling areas and much more.

Images from Azura Verona

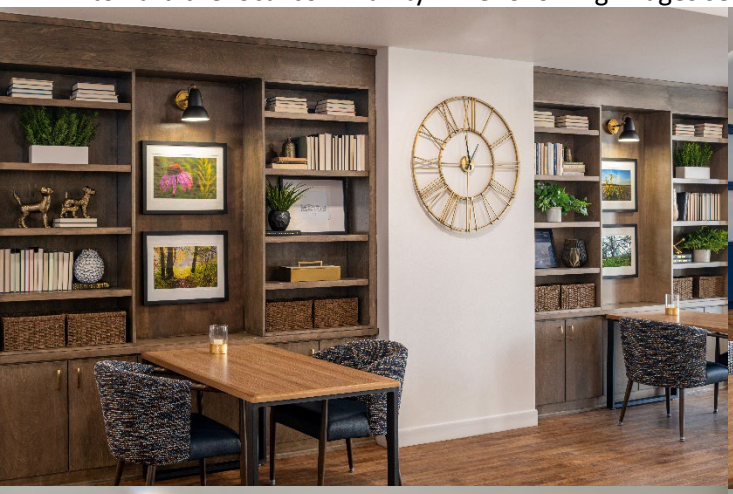
Azura at New Berlin Attributes:

- Two 20-Unit Assisted Living Households; 40 units (up to 60 beds) licensed as CBRF
- Two 20-Unit Memory Care Households; 40 units (up to 48 beds) licensed as CBRF
- ~10,000 square feet of central amenity and administrative space
- Lower level with central kitchen, mechanical / storage space, and up to ~40 underground parking stalls for team members, families, and visitors
- Outdoor living areas and amenities (patio seating, walking paths, putting greens, raised garden beds)

Images from Azura Brookfield

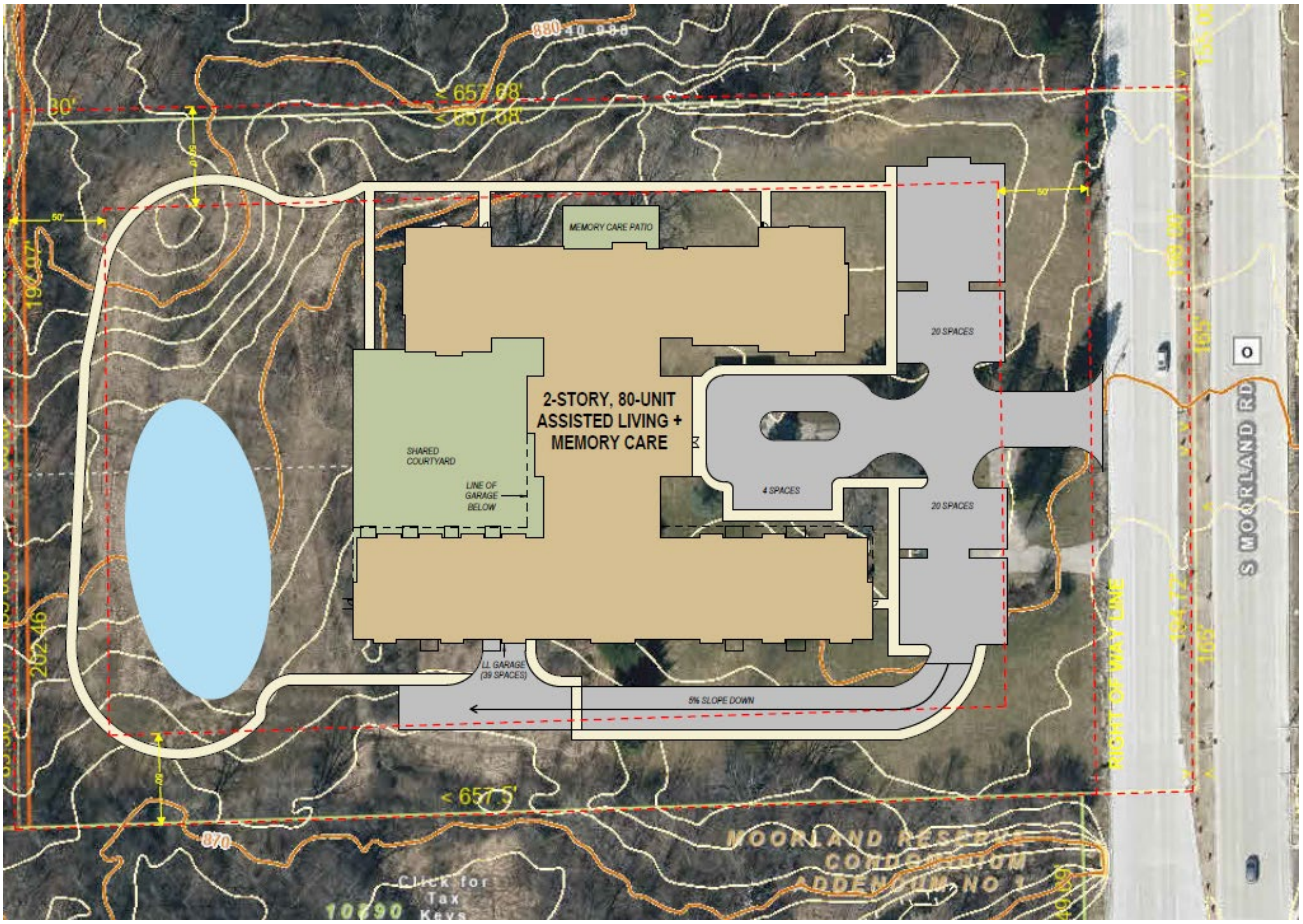
Azura at New Berlin

Following are images from Azura at Verona. The interior design of New Berlin will be unique and tailored toward the local community. The following images serve as a representation to the quality of design.



Site Plan

The site has been carefully studied and Azura's site has been laid out in a manner to maximize the natural setting and minimize impact on neighboring homes.



Natural Setting and Visual Buffer

Azura intends to maintain the tree line along the north and west edges of the property and is providing a buffer of 74' to the northern property line and 189' to the western property line. This will allow existing mature trees to create a natural setting for Azura and its residents as well as an established visual buffer.

Parking, Loading, and Emergency Services

Azura's entrance, surface parking, and parking garage locations have all been intentionally located to minimize impact to neighbors. There is a motor court with visitor parking that allows for drop off of residents and guests at the main entrance to Azura. This motor court, which is within the "H" shape of the building is where emergency vehicles will access the building. This allows the building itself to act as a screen to minimize disturbance to neighbors. Surface parking is located along the east end of the site bordering S Moorland Road where vehicle traffic is already prominent, and the parking lot is also screened by the building. Additionally, the parking garage entrance, at the southwest corner of the building, is also where deliveries and trash pickup will be located, again using the building to keep this activity as removed from neighboring properties as possible.

Architecture

EUA Architects conducted an architectural analysis of New Berlin focused on both neighborhood residential and prominent commercial properties to provide context and direction for the design of Azura at New Berlin. The following images were provided as a representative sample of typical New Berlin architecture. These images share some common elements including prairie style and mid-century style architecture, stone feature architectural elements, and vertical anchor elements. Earth tone and muted color palettes are also frequently utilized to complement the natural green spaces that are abundant throughout New Berlin.

The concept architectural design of Azura at New Berlin directly translates the character-defining elements of this architectural analysis into a neighborhood-compatible contemporary senior living community. This approach preserves the site's suburban identity and mature tree lines while creating functional spaces that meet current care standards and sustainable building practices.

Architecture

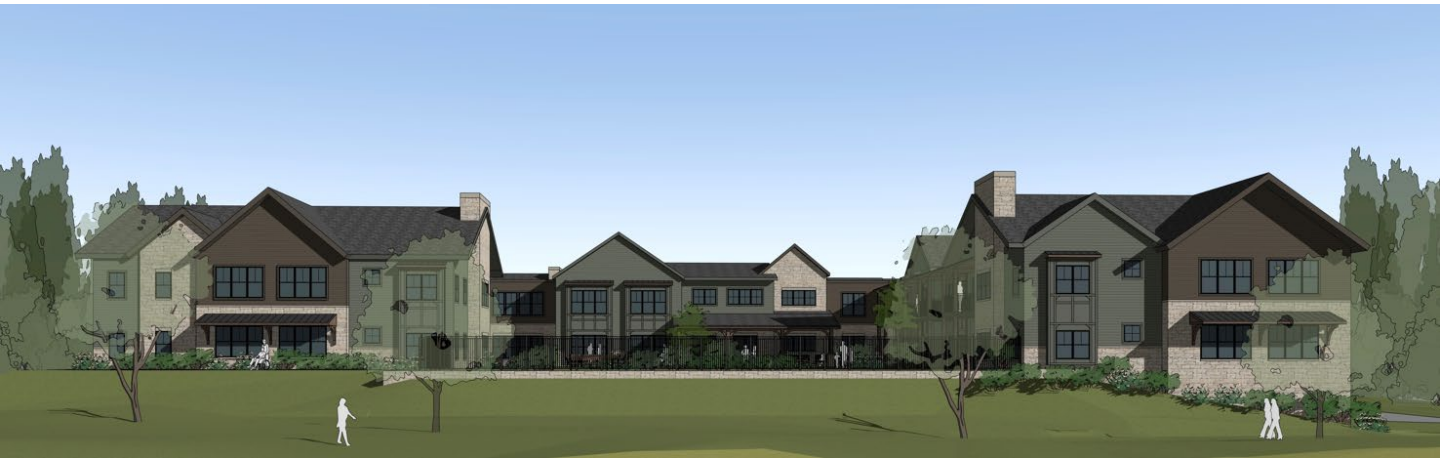
The subject site is ~6 acres and current zoning would allow for up 10-12 new residential homes on this site. Through EUA's architectural analysis of New Berlin, a current single-family residential development was identified 1.5 miles from the subject property.

Below is an example of a home in this residential development that is ~32'-33' in height.

In contrast, Azura's proposed building is 34' in height to the tallest point on the north side and 45' on the south side measured from the lower level with the building being oriented to minimize the scale visible by existing single-family residential homes. While Azura's building is a single footprint that is larger in scale, it is also centralized on the site, maximizing the distance from existing homes which will reduce the perceived scale of the project.

Architecture

The conceptual design of Azura at New Berlin draws directly from the character-defining elements identified in EUA Architects' analysis of the New Berlin built environment. The design reflects the prairie-influenced and mid-century residential architecture that defines the surrounding neighborhood, incorporating stone feature elements, vertical anchor elements at key building corners, and an earth tone and muted color palette that complements the mature tree canopy and natural green spaces throughout New Berlin. The building's H-shaped massing is organized to present a residential-scale facade on all sides adjacent to single-family homes, with a proposed height of 35 feet, consistent with larger single-family homes in the immediate area. The design is neighborhood-compatible in both scale and material expression, purposefully avoiding an institutional appearance in favor of a contemporary residential aesthetic that is consistent with the quality and character of the surrounding community.



Comprehensive Plan

Azura's proposed project is consistent with the New Berlin 2020 Comprehensive Plan and directly meets several of the stated goals for housing diversity, high-quality redevelopment, neighborhood compatibility, and community enrichment.

Senior Housing is Explicitly Envisioned for This Neighborhood. The Comprehensive Plan's description of Neighborhood F identifies it as an area with "a blend of condominiums, rental apartments, and a range of senior housing opportunities" establishing senior housing as an existing and anticipated use within this neighborhood. The Plan's Housing chapter further directs the City to "review senior housing on a case-by-case basis, with particular emphasis upon neighborhood compatibility and high-quality development". Azura's award-winning design has been tailored to fit New Berlin's and local neighborhood design characteristics.

The Project Advances the Plan's Core Housing Goals. Chapter 7 of the Comprehensive Plan calls for the City to "promote the development of new housing and provide a range of housing choices that will meet the needs of persons of all income levels and age groups, as well as those with special needs." Azura Memory Care and Assisted Living will directly serve New Berlin's aging population and residents with special needs who deserve to receive care within their own community rather than being displaced to distant facilities. As New Berlin's population continues to age, this use fills a documented and growing gap in the local housing continuum.

Redevelopment of the Subject Site is Consistent with Plan Policy. The Comprehensive Plan acknowledges that "there will be continued pressure for redevelopment of existing developed areas or infill development of difficult sites" and calls for compatibility standards to ensure such redevelopment strengthens the neighborhood. The subject site represents exactly the type of infill redevelopment opportunity the Plan anticipates. Azura's household model is purpose-built to complement rather than contrast with surrounding residential character.

Azura Strengthens the Fabric of the Community Beyond Its Walls. The Comprehensive Plan's vision for Neighborhood F emphasizes creating "a better sense of neighborhood" and community connectivity. Azura actively supports this goal through public programming that extends well beyond its residents and extends to the greater community. These contributions make Azura not simply a land use, but a community asset that serves New Berlin families navigating one of life's most difficult transitions.

A Strategic Location on an Appropriate Corridor. S Moorland Road is classified as a primary arterial in the Comprehensive Plan, designed to accommodate a range of uses and serve inter- and intra-community trips. Locating a senior care facility on a primary arterial with convenient access to Froedtert Moorland Reserve Health Center and adjacent retail and business services reflects sound, plan-consistent site selection that minimizes traffic impacts on residential streets while maximizing accessibility for residents, families, and staff.

Azura's proposed development at 4675 S Moorland Road advances the New Berlin 2020 Comprehensive Plan's vision of a well-served, age-inclusive community with high-quality housing options, thoughtful infill redevelopment, and residents who invest in the neighborhoods they call home.

Zoning

Current Zoning
R3 Residential

Proposed Zoning
I1 Institutional

Site Selection
Azura's proposed project will require a comprehensive plan amendment and a change in zoning from R3 Residential to I1 Institutional. Assisted living facilities are only permitted, by right, in I1 Institutional Zoning within the City of New Berlin. Azura conducted a comprehensive site selection analysis looking at potential sites that were both listed for sale and off-market sites. Azura was unable to identify any sites within New Berlin with Institutional Zoning that were vacant and/or available. Upon this discovery, Azura focused its search on ideal locations that could serve as a transition between existing commercial and residential uses, had sufficient acreage for a senior living development, and had sufficient access where the use would not create a significant burden on local traffic. Through this analysis, Azura identified the subject site which hit on all of these criteria and was also adjacent to Froedtert. It is Azura's conclusion that this site is the ideal location for Senior Living within New Berlin. Azura has approached the owner, of this site and has negotiated an agreement that was amenable to both Azura and the land seller.

Zoning Analysis
Following is a chart showing R3 and I1 Zoning requirements as well as the proposed project details for Azura at New Berlin.

City of New Berlin
Zoning Standards

Bulk and Dimensional Standards

	R3 - Residential Existing Zoning	I1 - Institutional Proposed Zoning	Azura Proposed Project Details
Density	2 units / acre	14 units / acre	14 units / acre
Setbacks			
Front Yard	50'	50'	123'
North Side Yard	15'	50'	74'
South Side Yard	15'	50'	88'
Rear Yard	50'	50'	189'
Wetland	10'	30'	33'
Building Height	35'	45'	29' / 40'
Required Off-street Parking and Loading			
Surface	2 spaces	2 spaces per 3 bedrooms plus	~50 stalls
Underground	per dwelling unit	1 space per employee	~40 Stalls
TOTAL		83 Stalls	~90 Stalls
Maximum Floor Area Ratio	n/a	50%	17%
Maximum Impervious Surface Ratio	n/a	70%	40%
Green Space Ratio	n/a	30%	60%
Potential Uses	Assisted living facilities are a Prohibited Use	Assisted living facilities are a Permitted Use	Senior Living Licensed CBRF AL / MC

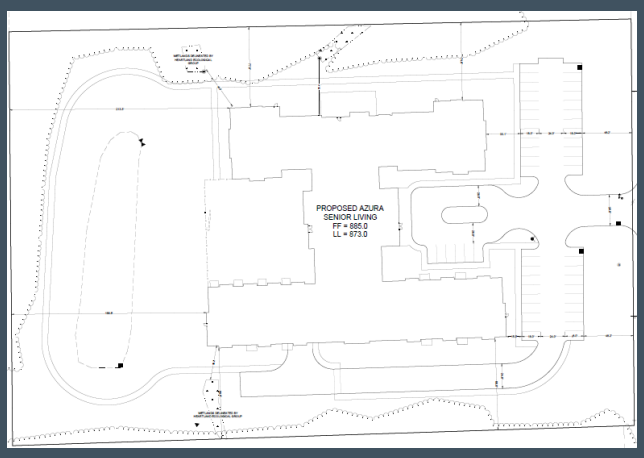
Parking and Circulation

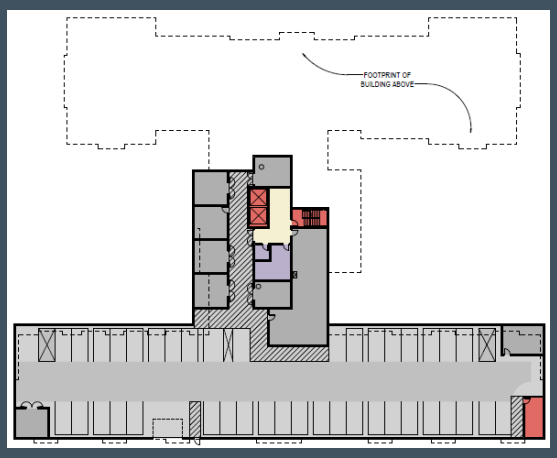
Azura's operation requires parking at a ratio of 1 stall per 3 resident rooms for memory care and 1 stall per 2 resident rooms for Assisted Living. With 40 resident rooms of memory care and 40 resident rooms of assisted living at Azura at New Berlin, Azura's parking requirement will be 33 stalls. As Azura's residents do not typically drive, these stalls will primarily be used by residents' visitors.

While Azura anticipates employing over 100 team members across all shifts, the peak shift of employees at Azura at New Berlin is expected to be 30 employees. An employee parking ratio of 1 stall per 1 employee would require 30 parking stalls .

The total calculated parking need for the development is projected to be 63 parking stalls.

Parking for the development will be served by a mix of surface parking (~50 stalls) and parking in the lower-level parking garage (~40 stalls) . The project is expected to have a total of ~90 parking stalls which exceeds projected demand and city requirements, providing flexibility for visitors, staff, and special events.





The primary entrance to the site is planned at the curb cut in S Moorland Road where the northern existing driveway is located. Upon entering the site, guests and prospective residents proceed straight (west) to the main entrance where there will be a drop off, turnaround, and visitor parking. Staff and residents will be able to park in the main surface parking lot or veer left (south) upon entering the site to access the underground parking garage.

Building Service Deliveries and Private Waste Pickup will also veer left (south) after entering the community. There is a dumpster pad that will be utilized for temporary parking of box trucks for deliveries as well as waste pickup. The building includes trash chutes and trash storage rooms in the underground parking garage, so dumpsters will only be located outside of the building for pickup.

Traffic

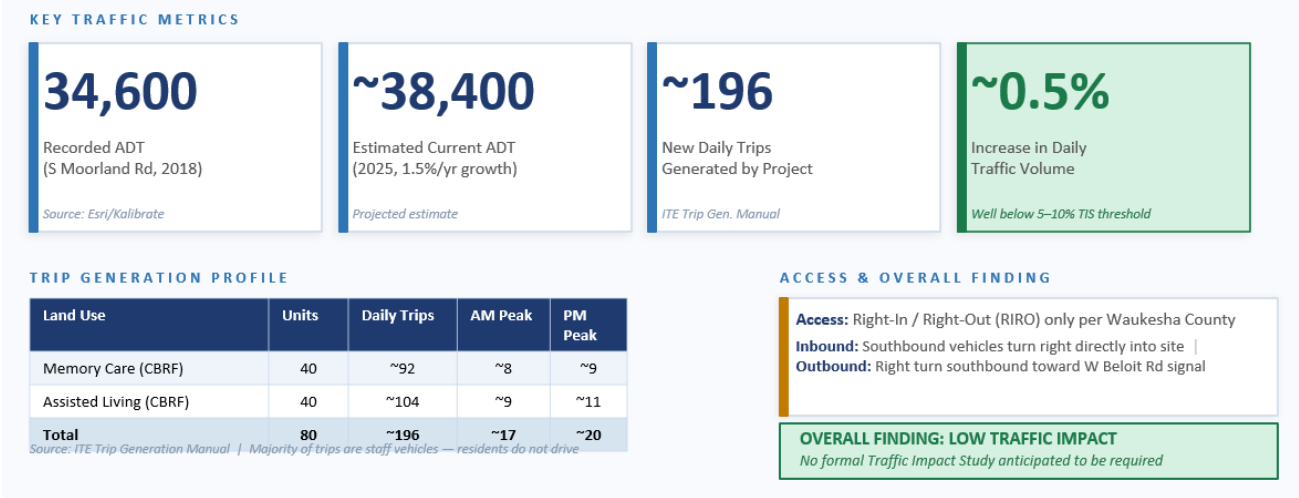
Azura New Berlin – Traffic Impact
Azura has conducted an investigation and analysis of the contemplated traffic impact related to the proposed project which consists of 80 total units of Community-Based Residential Facility (CBRF) licensed senior housing (40 units of Memory Care and 40 units of Assisted Living). The subject site is currently improved as a single-family residence, which generates negligible traffic.

Access
Waukesha County has been consulted and indicated that right-in / right-out only access will be available for Azura's proposed use at this location.

Volume
Traffic volume was indicated at 34,600 vehicles per day in 2018. Utilizing conservative growth rates of 1.5%/year, it is estimated that current traffic volume on Moorland Road is approximately 38,400 vehicles per day.

Trip Generation
Utilizing ITE Trip Generation Manual rates for Assisted Living and Memory Care / Alzheimer's uses, it is estimated that the proposed project will generate ~196 daily trips with ~17 trips in the AM Peak and ~20 trips in the PM Peak.

Impact Summary
Azura's projected impact to traffic on Moorland Road is approximately 0.5% of current daily traffic counts. This is a negligible impact to current traffic.



Economic Development

Capital Investment

Azura's redevelopment project will create significant project related revenue to the City of New Berlin as well as economic impact from construction contracts, temporary construction jobs (over 14-month construction timeframe), and the multiplier effect that occurs from this type of project. Directly, Azura estimates that total fees to the city for project review, impact fees, and construction permits will be in excess of $250,000.

Real Estate Taxes

Azura is a for-profit operator of senior living. As such, Azura's proposed development will generate significant property tax revenue for the City of New Berlin and the New Berlin School District. Utilizing the assessed value of Azura at Brookfield along with New Berlin's mill levy rates, estimated annual property taxes would be $140,425 which would result in direct revenue to the City of New Berlin of $59,317 and additional revenue to New Berlin School District of $61,747.

Employment

Azura will employ over 100 persons at Azura at New Berlin. This will include a range of positions and income levels including management, nursing, culinary, quality of life, care giving, and maintenance. Azura has continually been awarded as a top place to work due to the sense of purpose that team members feel in their work and the positive work culture at Azura which includes opportunities for internal growth and career development.

Business Activity and Local Spending

Azura's business operation will include purchasing of food, medical supplies, linens, maintenance, landscaping, and professional services that will support local and regional jobs and generate revenue that may be redistributed within the local economy. Azura's business operation will also support the local healthcare ecosystem including physicians, pharmacies, and therapists serving residents.

Additionally, Azura's operation with include 100+ employees and 80 residents with families and visitors that will patronize local restaurants, retailers, and service businesses.

Population Retention

Azura at New Berlin will help to keep New Berlin seniors in New Berlin rather than relocating to other municipalities. This can free family caregivers to remain employed and spending locally which can assist in stabilizes surrounding residential property values.

Impact on Surrounding Property Values

Published research consistently indicates that well-designed, professionally operated senior care facilities do not negatively impact neighboring residential property values. The American Planning Association conducted a comprehensive review of more than 50 studies and concluded that residential care facilities have no adverse effects on neighboring property values, including for homes located immediately adjacent to such facilities. A separate peer-reviewed study published in *Urban Studies* (2010) found that senior housing, including assisted living, was associated with a 2 to 4 percent faster rate of appreciation in neighboring single-family home values compared to similar areas without such development.

City Services

Azura Performance

Azura has received actual performance information on an existing 80-unit Memory Care community in the Milwaukee Metro Area. This community averaged 80 calls for service from 2021 – 2024 with only 77 calls in 2024. In 2024, there was only 1 "lift-assist" call and 75% of calls were for life threatening level emergencies. This data indicates that Azura has 57% fewer dispatches than national senior housing average and a 1.3% lift assist rate compared to 15-20% industry norms.

Residents

Azura's market analysis anticipates that 70% of demand for assisted living will come from within the Primary Market Area (City of New Berlin) and up to 30% could come from outside of the market. This indicates that at 100% occupancy, approximately 56-60 Azura residents would likely be existing New Berlin residents that have relocated to Azura and only 20-24 would likely be new residents to the City of New Berlin. Azura's proposed project in New Berlin may help to consolidate the need for services into a single location in addition to adding a small number of existing elderly resident who could have a potential impact on increasing the need for services.

Service Calls

Performance data from an existing Azura community and market research indicate that Azura at New Berlin will likely generate ~80 EMS calls per year, that only 30% of these calls (24) would come from new residents to New Berlin (vs. existing residents who have relocated) and that 75% of these calls would likely be Advanced Life Support (ALS) and the remaining 25% would be Basic Life Support (BLS) calls.

EMS Call - New Berlin Cost Data			
	Billing Rate	**Medicare Remibursement Rate**	**Est. Loss**
Advanced Life Support (ALS)	$1,600	$536	$1,064
Basic Life Support (BLS)	$1,350	***$450***	$900

Above is a chart indicating costs and reimbursement rates for ALS vs. BLS calls and below is an analysis of the projected net annual cost as a result of Azura's proposed development.

Annual Azura Estimated EMS Calls		
Total Annual Calls		80
Existing New Berlin Residents	70%	56
New Residents	30%	24
ALS	75%	18
BLS	25%	6
ALS Net Cost	$1,064	$19,152
BLS Net Cost	$900	$5,400
Total Net Cost		**$24,552**

Summary of Requests

Comprehensive Plan Amendment

Zoning Change from R3 to I1

Density
80 Senior Living units

Unit Size
Azura's Memory Care units will range in size from 293 to 494 square feet and Assisted Living units will range in size from 426 to 845 square feet.
New Berlin Zoning Code states:

> *Minimum dwelling unit size for an individual living unit designed for a single person-occupancy, one-bedroom unit shall be 600 square feet. An additional 100 square feet shall be required for each additional bedroom, with a maximum of five bedrooms per dwelling unit in cases of congregate living. Efficiency units shall be a minimum of 500 square feet. This requirement may be waived by the Plan Commission in the case of a building designed for congregate living, provided that the combination of the individual and common areas together meets the overall living space requirements for the number of people intending to occupy the building.*

Azura is requesting allowance for its proposed unit sizes as Azura's community will be congregate living and will provide home-like living and dining areas within each of its four households in addition to ample amenity spaces including a bistro, library, fitness room, and salon.

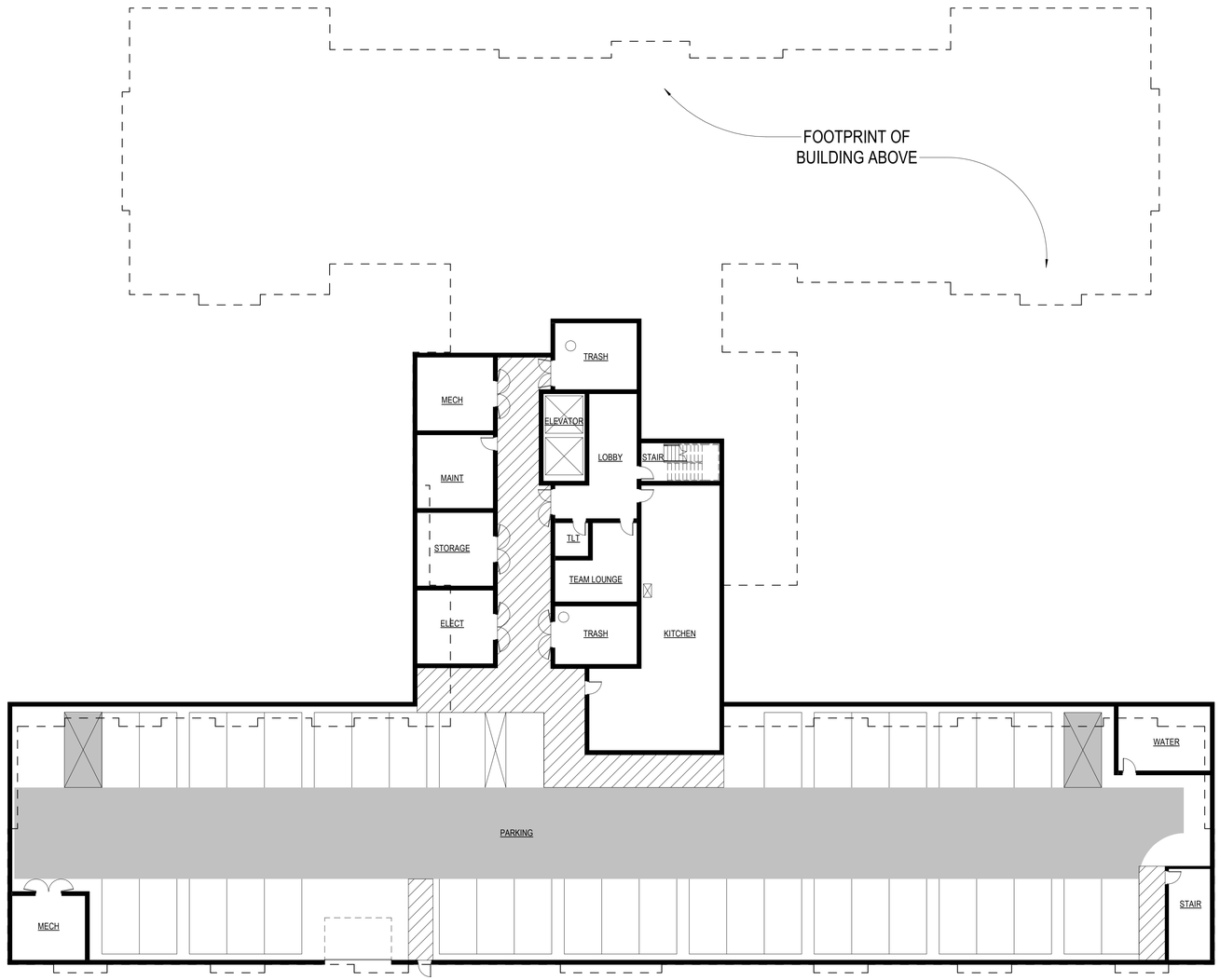
Contact Information

Azura, LLC
Matthew Lyons, Director of Development
1233 N Mayfair Road, Suite 301
Milwaukee, Wisconsin 53226
Matt@AzuraLiving.com

Conceptual Architectural Perspectives

AZURA

Conceptual
Architectural Floor Plans



N

0' 4' 8' 16' 32'

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

PROPOSED LOWER LEVEL FLR PLAN

1/16" = 1'-0"

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AZURA OF NEW BERLIN

125843-00
05/29/26

N

0' 4' 8' 16' 32'

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

PROPOSED 1ST FLR PLAN

1/16" = 1'-0"

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AZURA OF NEW BERLIN

125843-00
05/29/26

N

0' 4' 8' 16' 32'

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

PROPOSED 2ND FLR PLAN

1/16" = 1'-0"

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AZURA OF NEW BERLIN

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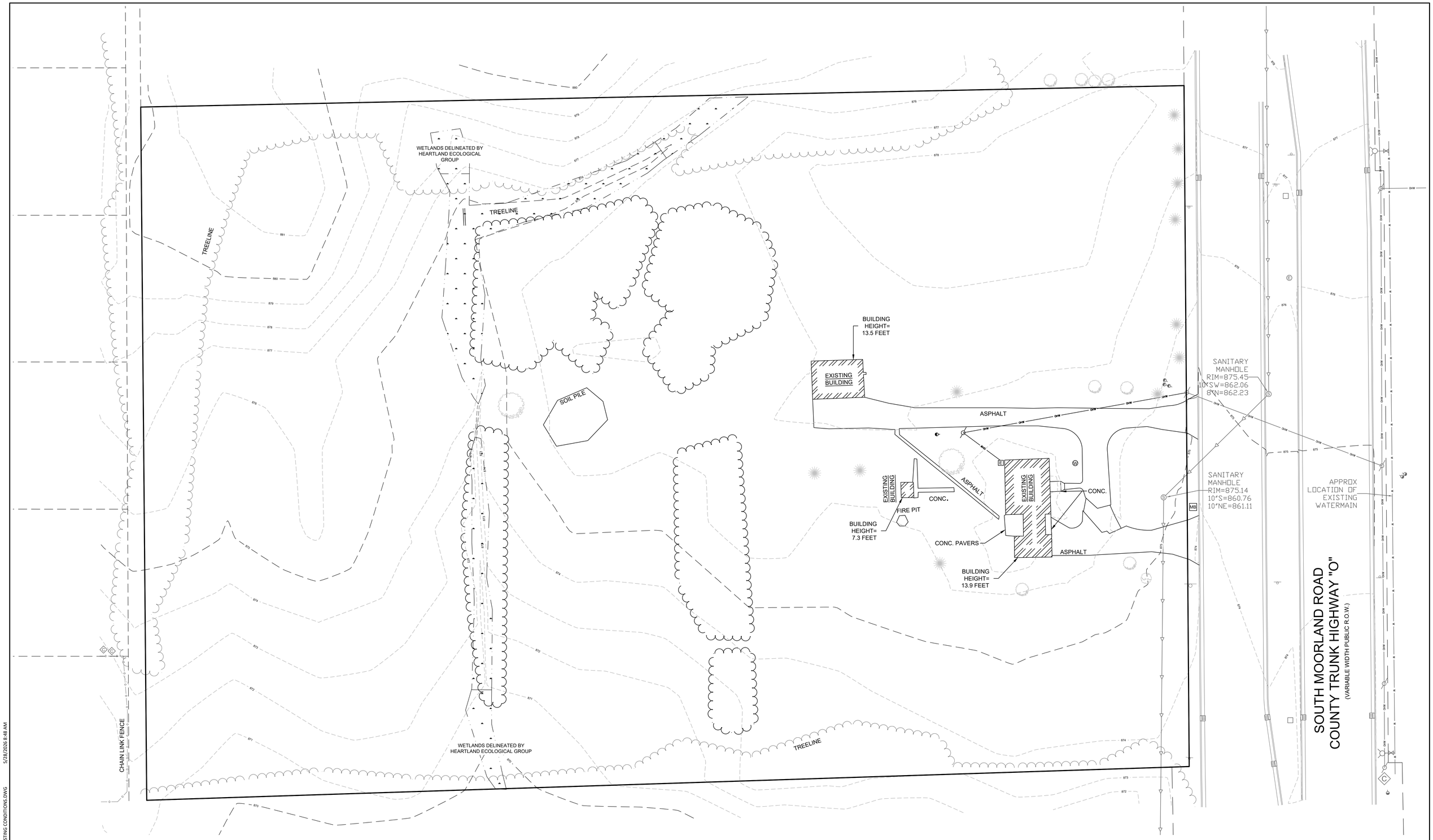
05/29/26

Conceptual Civil Plans



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AZURA SENIOR LIVING - EXISTING CONDITIONS

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

5-18-26

PEG JOB# 6989.00

SITE DATA

TOTAL SITE AREA: 239,105 SF (5.49 AC)
TOTAL DISTURBED SITE AREA: 194,865 SF (4.47 AC)

EXISTING IMPERVIOUS AREA: 7,594 SF (0.17 AC)

PROPOSED IMPERVIOUS AREA:
- PROPOSED BUILDING- 40,096 SF (0.92 AC)
- PROPOSED PAVEMENT- 55,554 SF (1.28 AC)
- TOTAL IMPERVIOUS- 95,650 SF (2.20 AC)

BUILDING COVERAGE: 16.7%

LOT COVERAGE: 40.0%

PROPOSED PARKING:
- SURFACE PARKING SPACES: 50 SPACES

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP

PROPOSED AZURA SENIOR LIVING
FF = 885.0
LL = 873.0

MONUMENT SIGN

213.3'
188.8'
177.0'
174.6'
58.5'
33.2'
33.1'
18.0'
24.0'
48.2'
15.0'
20.0'
30.0'
88.0'

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP

SOUTH MOORLAND ROAD
COUNTY TRUNK HIGHWAY "O"
(VARIABLE WIDTH PUBLIC R.O.W.)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

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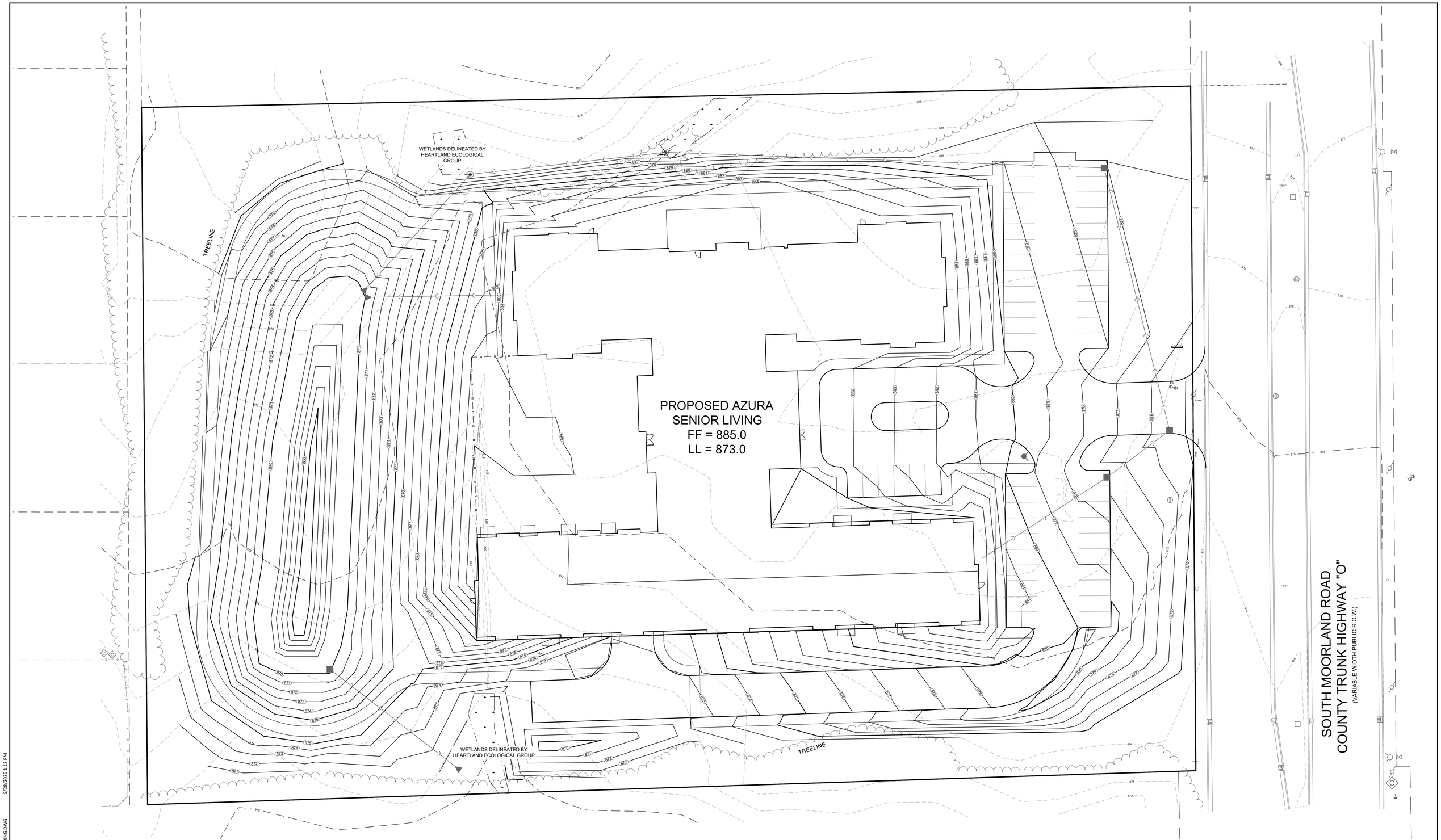
AZURA SENIOR LIVING - SITE PLAN

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

5-18-26

PEG JOB# 6989.00



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AZURA SENIOR LIVING - GRADING PLAN

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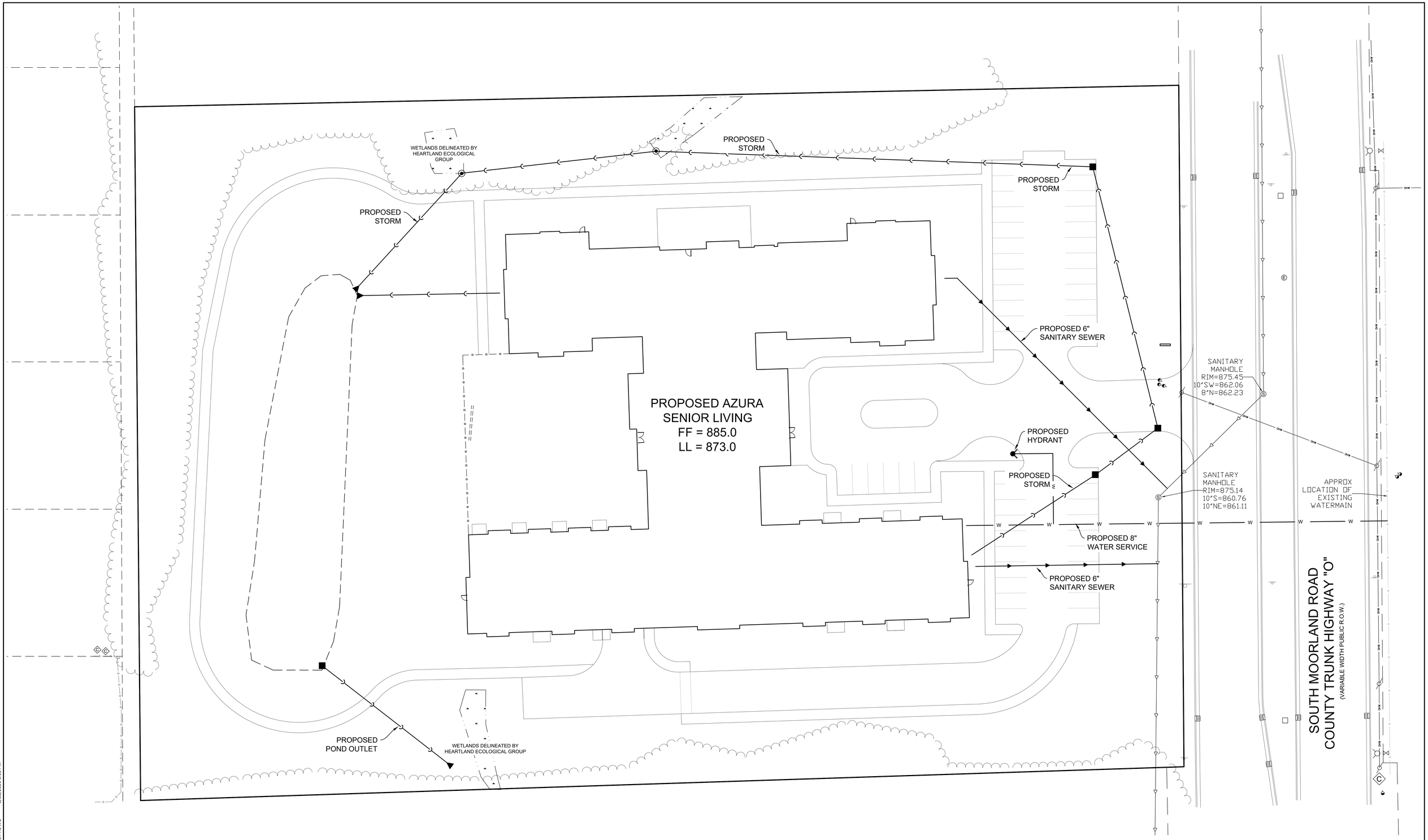
PLAN | DESIGN | DELIVER

5-18-26

PEG JOB# 6989.00



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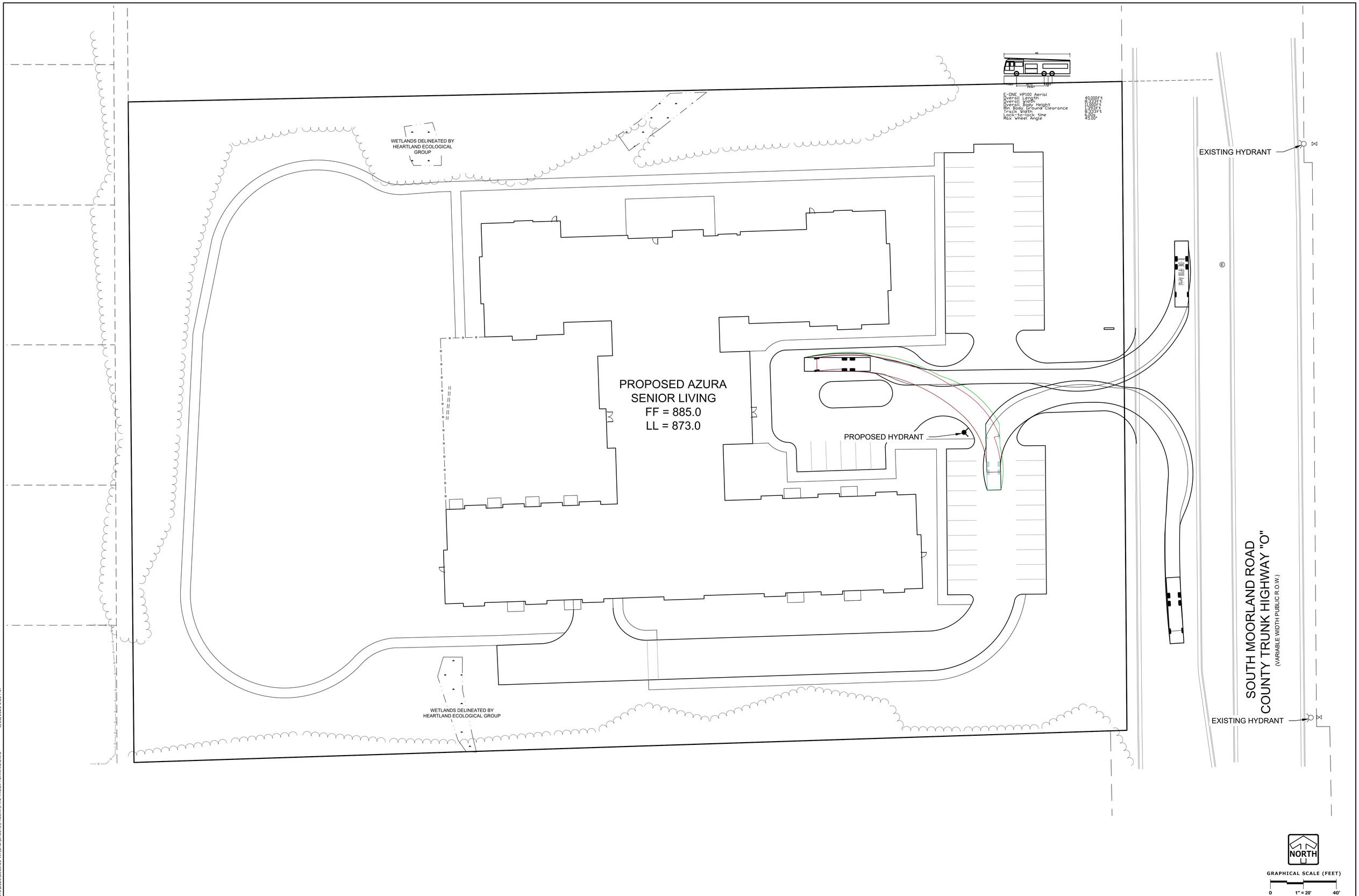
AZURA SENIOR LIVING - UTILITY PLAN

5-6-26

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB# 6989.00



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AZURA SENIOR LIVING - FIRE TRUCK MOVEMENT

5-27-26

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20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

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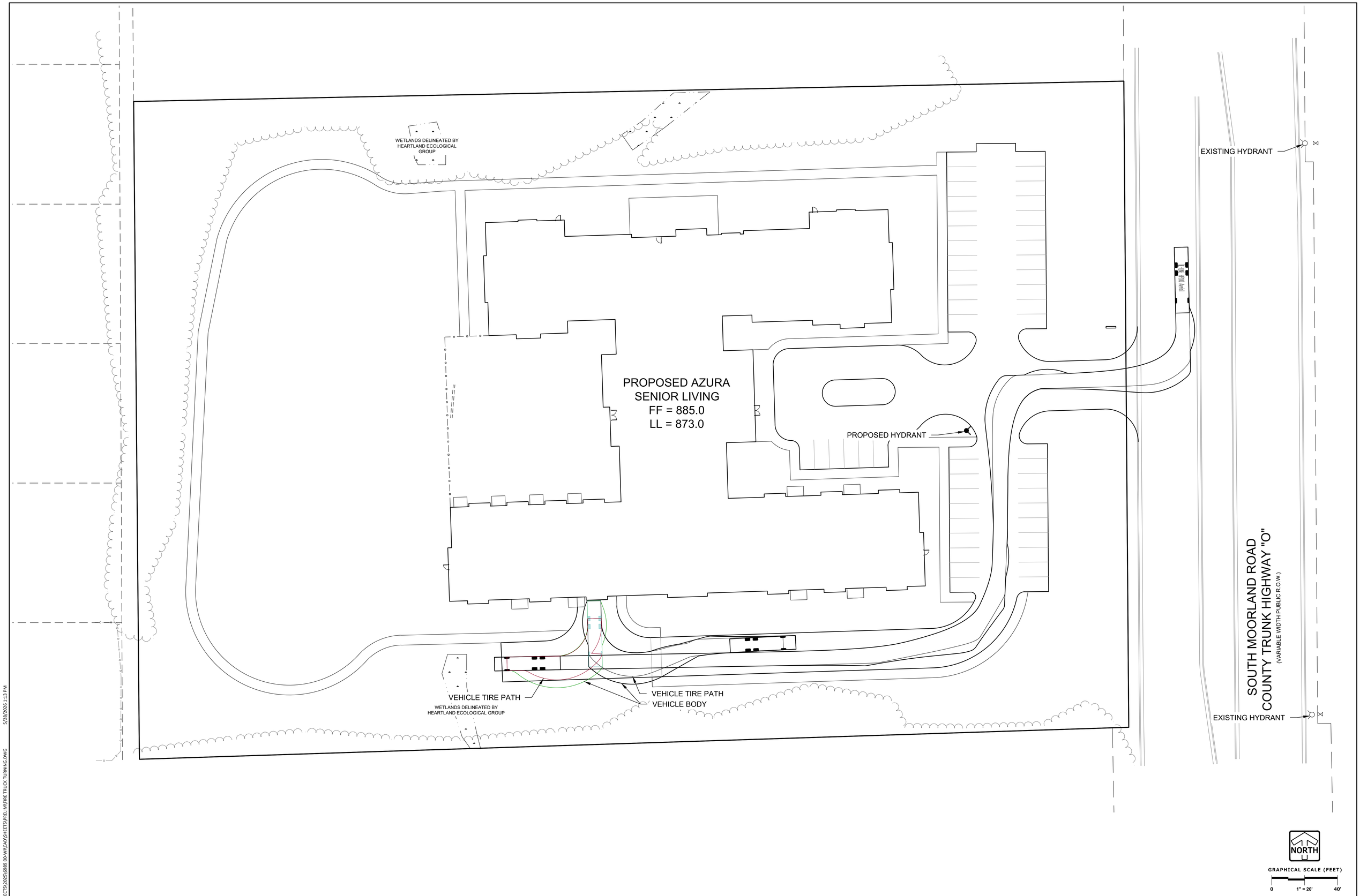

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AZURA SENIOR LIVING - FIRE TRUCK MOVEMENT

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20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

05/28/2026

PEG JOB# 6989.00

Conceptual Photometric Plans

NOTES:

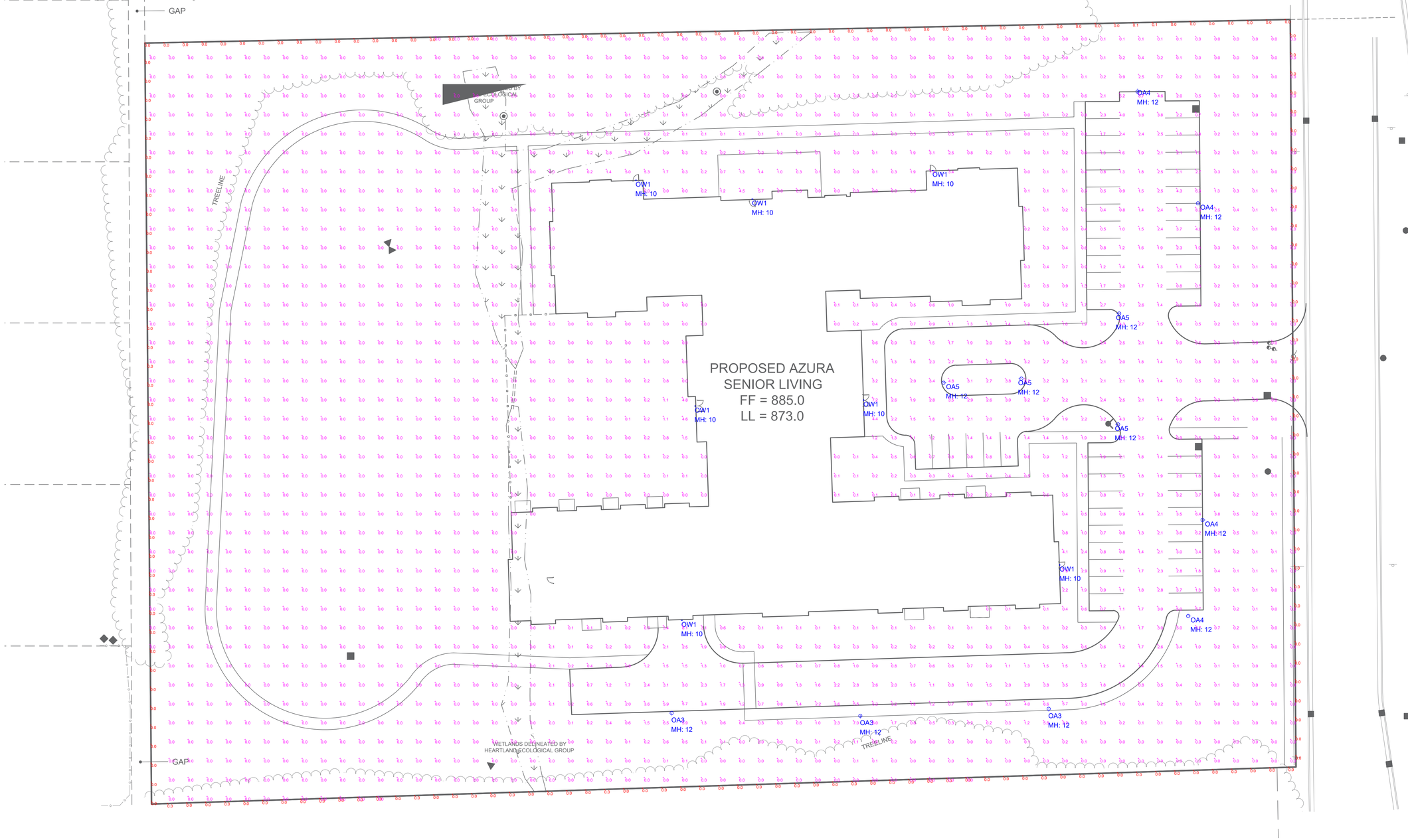
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
3	OA3	Single	0.950	US ARCH	DS8 T PLED-III-W 36LED 525mA xxK UNV 1 + 12FT POLE	62	186	8074
4	OA4	Single	0.950	US ARCH	DS8 T PLED-IV-FT 36LED 525mA xxK UNV 1 + 12FT POLE	62	248	7861
4	OA5	Single	0.950	US ARCH	DS8 T PLED-VSQ-W 36LED 525mA xxK UNV 1 + 12FT POLE	62	248	8634
7	OW1	Single	0.950	LITHONIA	WPX1 LED P2 xxK MVOLT	24.42	170.94	2913

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PRESUMED PROPERTY LINE	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.49	8.7	0.0	N.A.	N.A.
PARKING AND DRIVES	Illuminance	Fc	2.01	8.7	0.4	5.03	21.75



ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : BB

DATE : MAY 26, 2026

SCALE : 1" = 25'-0"

AZURA SENIOR LIVING

NEW BERLIN, WI

SITE LIGHTING LAYOUT

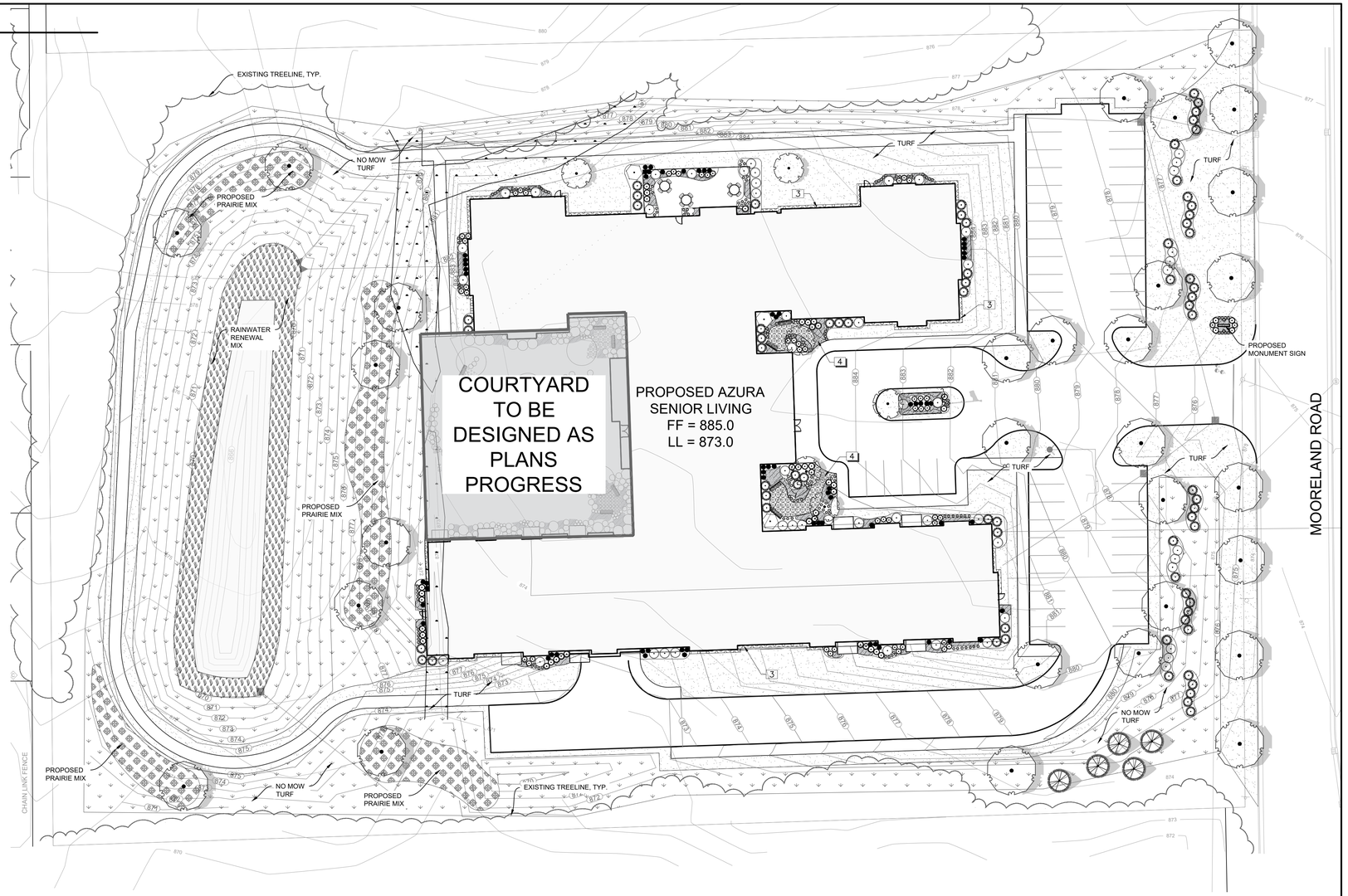
Conceptual Landscape Plans

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	29	CANOPY TREE			
		Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	50' T x 35' W
		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	2" Cal.	50' T x 35' W
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	45' T x 25' W
		Ulmus x 'New Horizon'	New Horizon Elm	2" Cal.	55' T x 45' W
	6	ORNAMENTAL TREE			
		Acer griseum	Paperbark Maple	1.5" Cal.	25' T x 20' W
		Carpinus caroliniana 'JN Strain'	Fire King Musclewood	1.5" Cal.	20' T x 20' W
		Chionanthus virginicus	White Fringetree	1.5" Cal.	20' T x 15' W
		Heptacodium miconioides 'SMNHMRF'	Temple of Bloom®Seven Son Flower	5' Ht.	15' T x 8' W
		Magnolia x 'Butterflies'	Butterflies Magnolia	1.5" Cal.	17' T x 12' W
		Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac	1.5" Cal.	17' T x 12' W
	5	EVERGREEN TREE			
		Abies concolor	White Fir	5' Ht.	40' T x 25' W
		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' Ht.	50' T x 25' W
		Pseudotsuga menziesii	Douglas Fir	5' Ht.	60' T x 25' W
		Thuja occidentalis 'Dark Green'	Dark American Arborvitae	6' Ht.	25' T x 15' W
SHRUBS					
	3	LARGE DECIDUOUS SHRUB			
		Cotinus coggygria 'Royal Purple'	Royal Purple Smokebush	36" Ht.	15' T x 12' W
		Rosa x 'Blaze'	Blaze Climbing Rose	36" Ht.	
		Syringa vulgaris 'Beauty of Moscow'	Beauty of Moscow Common Lilac	36" Ht.	8' T x 7' W
	71	MEDIUM EVERGREEN SHRUB			
		Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	24" Ht.	6' T x 7' W
		Picea glauca 'Conica'	Dwarf Alberta Spruce	24" Ht.	8' T x 5' W
		Pinus cembra 'Chalet'	Chalet Swiss Stone Pine	24" Ht.	8' T x 4' W
		Taxus x media 'SMNTHDC'	Stonehenge®Anglo–Japanese Yew	24" Ht.	10' T x 4' W
	52	MEDIUM DECIDUOUS SHRUB			
		Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	24" Ht.	5' T x 5' W
		Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	24" Ht.	4' T x 4' W
		Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" Ht.	4' T x 5' W
		Philadelphus coronarius 'Aureus'	Golden Mockorange	24" Ht.	6' T x 5' W
		Rhus typhina 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac	24" Ht.	5' T x 5' W
		Rosa rugosa 'Blanc Double de Coubert'	Blanc Double de Coubert Rose	24" Ht.	6' T x 5' W
		Weigela florida 'Bokrasopin'	Sonic Bloom®Pink Weigela	24" Ht.	5' T x 5' W
	42	SMALL DECIDUOUS SHRUB			
		Cornus sanguinea 'Anny's Winter Orange'	Anny's Winter Orange Dogwood	18" Ht.	4' T x 3' W
		Hydrangea paniculata 'SMHPS'	Razzleberri™Hydrangea	18" Ht.	3' T x 3' W
		Itea virginica 'SMNIVDFC'	Scentlandia®Sweetspire	18" Ht.	3' T x 3' W
		Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	18" Ht.	2' T x 3' W
		Rosa x 'KORvioros'	Sunbelt®Savannah™Hybrid Tea Rose	18" Ht.	4' T x 3' W
		Rosa x 'Meiswetdom'	Sweet Drift®Groundcover Rose	18" Ht.	2' T x 3' W
		Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac	18" Ht.	3' T x 3' W
	49	SMALL EVERGREEN SHRUB			
		Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	18" W	1' T x 4' W
		Pinus mugo 'Slowmound'	Mugo Pine	18" Ht.	3' T x 4' W
		Taxus x media 'SMNTHDB'	Stonehenge Dark Druid®Yew	18" Ht.	3' T x 3' W
		Thuja occidentalis 'Anna Van Vloten'	Anna's Magic Ball®Arborvitae	18" Ht.	2' T x 3' W
		Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	18" Ht.	2' T x 3' W
		Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18" Ht.	3' T x 3' W
	63	TALL ORNAMENTAL GRASS			
		Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
		Miscanthus sinensis 'Fire Dragon'	Fire Dragon Eulalia Grass	1 gal.	6' T x 4' W
		Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	1 gal.	4' T x 3' W
		Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W
	163	SHORT ORNAMENTAL GRASS			
		Calamagrostis x a 'Overdam'	Overdam Reed Grass	1 gal.	24" T x 24" W
		Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	1 gal.	18" T x 18" W
		Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.	18" T x 24" W
		Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W
		Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem	1 gal.	24" T x 20" W

SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
SHRUB AREAS			
	PERENNIALS		
	Allium x 'Millenium'	Millenium Ornamental Onion	15" T x 12" W
	Astilbe x 'Chocolate Cherry'	Mighty®Chocolate Cherry Astilbe	40" T x 28" W
	Coreopsis grandiflora 'Sunburst'	Sunburst Tickseed	12" T x 18" W
	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	12" T x 12" W
	Echinacea x 'Balsomemyim' TM	Sombrero Lemon Yellow Improved Coneflower	28" T x 28" W
	Heuchera x 'Berry Smoothie'	Berry Smoothie Coral Bells	18" T x 18" W
	Hosta x 'Rainforest Sunrise'	Rainforest Sunrise Hosta	12" T x 18" W
	Lavandula x intermedia 'Niko'	Phenomenal®Lavendin	24" T x 22" W
	Paeonia lactiflora 'Karl Rosenfield'	Karl Rosenfield Chinese Peony	30" T x 24" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	6,967 sf	Economy Prairie	Agrecol Native Seed & Plant Nursery	This cost–effective native prairie mix contains many early–successional species for quick establishment. Plant in medium to dry soils with a full sun. 10.00 PLS lb per 1.00 acre
	5,121 sf	Rainwater Renewal Mix	Agrecol Native Seed & Plant Nursery	Seed mix for detention basins and bioretention areas. Deep root systems increase infiltration, reduce erosion, and manage rainwater while supporting a native plant community. Wet mesic to dry mesic, full to part sun. 8.00 PLS lb per 1.00 acre
	40,862 sf	TURF		
		Turf	Drought Tolerant Fescue Blend	
TURF				
	48,968 sf	Turf Low Grow	Reinders No Mow/Low Grow Mix	



REFERENCE NOTES SCHEDULE		
SYMBOL	CODE	DESCRIPTION
	3	MAINTENAINCE STRIP
	4	CRUSHED GRANITE

NOTES

- EXISTING TREES TO BE UTILIZED TO MEET CODE REQUIREMENTS.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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PRELIMINARY LANDSCAPE EXHIBIT - LANDSCAPE OVERVIEW

L-1 05/29/2026

CONCEPT PLANT KEY

CANOPY TREE
Acer x freemanii 'Sienna' / Sienna Glen Maple
Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry
Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust
Gymnocladus dioicus 'Espresso' / Espresso Kentucky Coffeetree
Tilia tomentosa 'Sterling' / Sterling Silver Linden
Ulmus x 'New Horizon' / New Horizon Elm

ORNAMENTAL TREE
Acer griseum / Paperbark Maple
Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry
Carpinus caroliniana 'JN Strain' / Fire King Musclewood
Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud
Chionanthus virginicus / White Fringetree
Heptacodium miconioides 'SMNHMRF' / Temple of Bloom®Seven Son Flower
Magnolia x 'Butterflies' / Butterflies Magnolia
Syringa reticulata 'Summer Storm' / Summer Storm Tree Lilac

EVERGREEN TREE
Abies concolor / White Fir
Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine
Pseudotsuga menziesii / Douglas Fir
Thuja occidentalis 'Dark Green' / Dark American Arborvitae

LARGE DECIDUOUS SHRUB
Aesculus parviflora / Bottlebrush Buckeye
Cotinus coggygria 'Royal Purple' / Royal Purple Smokebush
Hamamelis vernalis 'Kohankie Red' / Kohankie Red Ozark Witchazel
Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark
Rosa x 'Blaze' / Blaze Climbing Rose
Syringa vulgaris 'Beauty of Moscow' / Beauty of Moscow Common Lilac

MEDIUM EVERGREEN SHRUB
Juniperus chinensis 'Mint Julep' / Mint Julep Juniper
Picea glauca 'Conica' / Dwarf Alberta Spruce
Picea pungens 'Montgomery' / Montgomery Blue Spruce
Pinus cembra 'Chalet' / Chalet Swiss Stone Pine
Taxus x media 'SMNTHDC' / Stonehenge®Anglo–Japanese Yew

MEDIUM DECIDUOUS SHRUB
Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet
Cornus sericea 'Bergeson's Compact' / Bergeson's Red Twig Dogwood
Cotinus coggygria 'Lilla' / Lilla Dwarf Smoke Tree
Hydrangea p 'Vanilla Strawberry' / Vanilla Strawberry Hydrangea
Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire
Philadelphus coronarius 'Aureus' / Golden Mockorange
Rhus typhina 'Bailtiger' / Tiger Eyes Cutleaf Staghorn Sumac
Rosa rugosa 'Blanc Double de Coubert' / Blanc Double de Coubert Rose
Weigela florida 'Bokrasopin' / Sonic Bloom®Pink Weigela

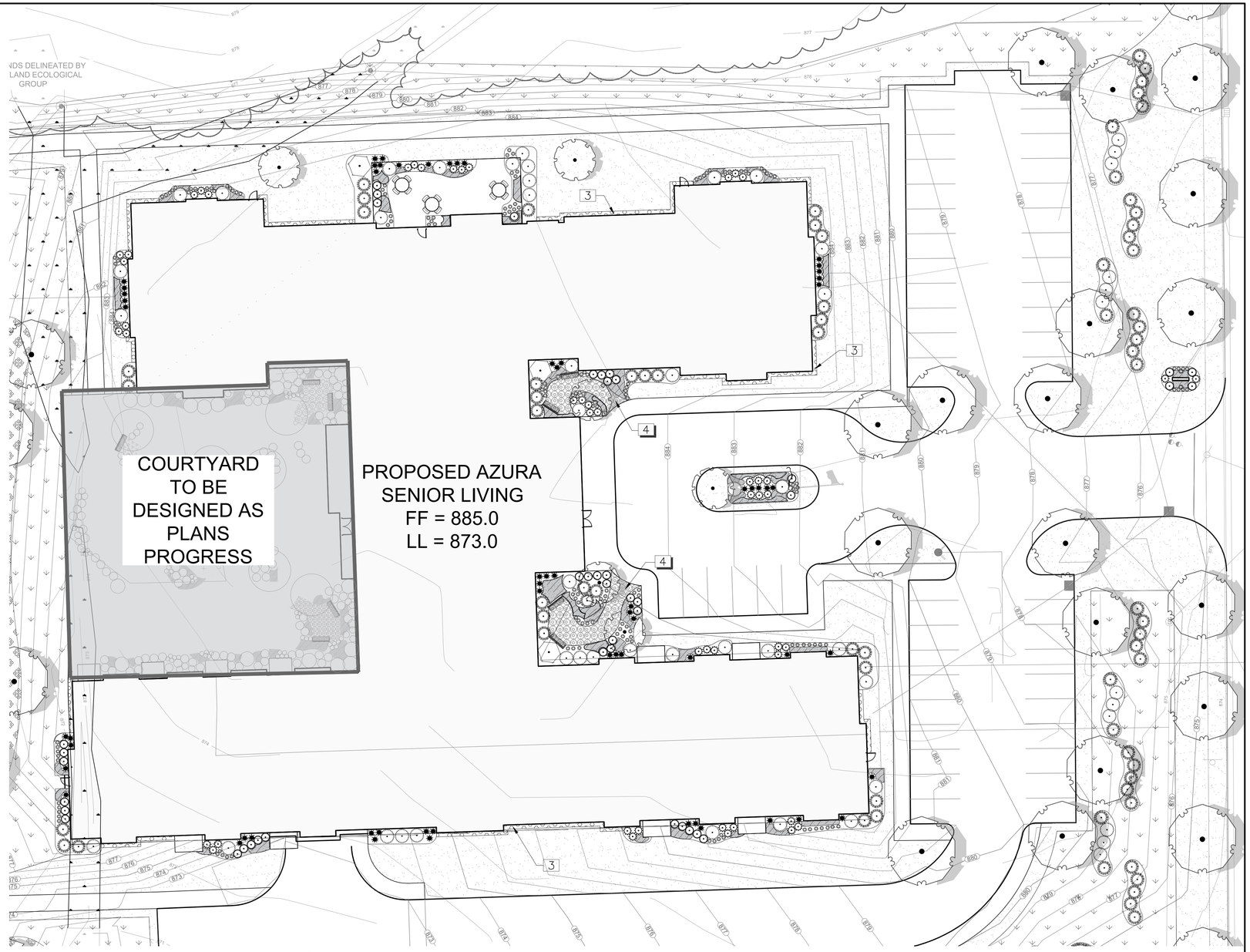
SMALL DECIDUOUS SHRUB
Cornus sanguinea 'Anny's Winter Orange' / Anny's Winter Orange Dogwood
Hydrangea paniculata 'SMHPS' / Razzleberri™Hydrangea
Itea virginica 'SMNIVDFC' / Scentlandia®Sweetspire
Physocarpus opulifolius 'Nanus' / Dwarf Ninebark
Rosa x 'KORvioros' / Sunbelt®Savannah™Hybrid Tea Rose
Rosa x 'Meiswetdam' / Sweet Drift®Groundcover Rose
Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac

SMALL EVERGREEN SHRUB
Juniperus horizontalis 'Blue Forest' / Blue Forest Creeping Juniper
Juniperus squamata 'Blue Star' / Blue Star Juniper
Pinus mugo 'Slowmound' / Mugo Pine
Taxus x media 'SMNTHDB' / Stonehenge Dark Druid®Yew
Thuja occidentalis 'Anna Van Vloten' / Anna's Magic Ball®Arborvitae
Thuja occidentalis 'Congabe' / Fire Chief Arborvitae
Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae

TALL ORNAMENTAL GRASS
Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
Miscanthus sinensis 'Fire Dragon' / Fire Dragon Eulalia Grass
Panicum virgatum 'Prairie Sky' / Prairie Sky Switch Grass
Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem

SHORT ORNAMENTAL GRASS
Calamagrostis x a 'Overdam' / Overdam Reed Grass
Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass
Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass
Schizachyrium scoparium 'Chameleon' / Chameleon Little Bluestem

PERENNIALS
Allium x 'Millenium' / Millenium Ornamental Onion
Astilbe x 'Chocolate Cherry' / Mighty®Chocolate Cherry Astilbe
Coreopsis grandiflora 'Sunburst' / Sunburst Tickseed
Dianthus gratianopolitanus 'Firewitch' / Firewitch Dianthus
Echinacea x 'Balsomemyim' TM / Sombrero Lemon Yellow Improved Coneflower
Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells
Hosta x 'Rainforest Sunrise' / Rainforest Sunrise Hosta
Lavandula x intermedia 'Niko' / Phenomenal®Lavendin
Paeonia lactiflora 'Karl Rosenfield' / Karl Rosenfield Chinese Peony



SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS			
	Economy Prairie	Agrecol Native Seed & Plant Nursery	This cost–effective native prairie mix contains many early–successional species for quick establishment. Plant in medium to dry soils with a full sun. 10.00 PLS lb per 1.00 acre
	Rainwater Renewal Mix	Agrecol Native Seed & Plant Nursery	Seed mix for detention basins and bioretention areas. Deep root systems increase infiltration, reduce erosion, and manage rainwater while supporting a native plant community. Wet mesic to dry mesic, full to part sun. 8.00 PLS lb per 1.00 acre
	TURF		
	Turf	Drought Tolerant Fescue Blend	
TURF			
	Turf Low Grow	Reinders No Mow/Low Grow Mix	

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PRELIMINARY LANDSCAPE EXHIBIT - LANDSCAPE ENLARGEMENT

L-2 05/29/2026

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEGJOB#** 6989.00-wi

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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:

    -10 FEET FROM ANY FIRE HYDRANT

    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT **NOTES**

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼ -INCH TO ½ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

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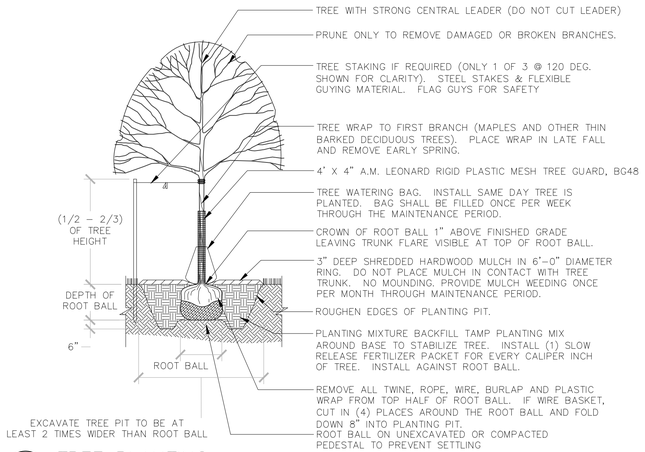
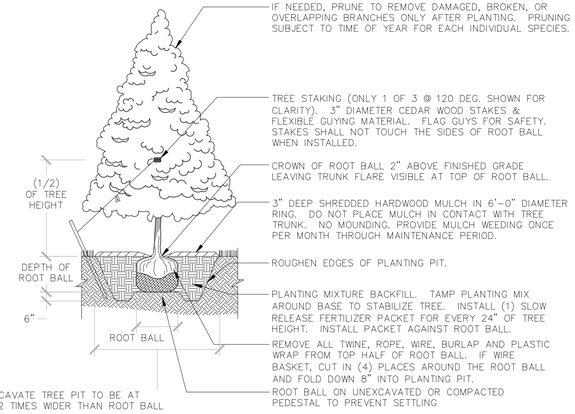
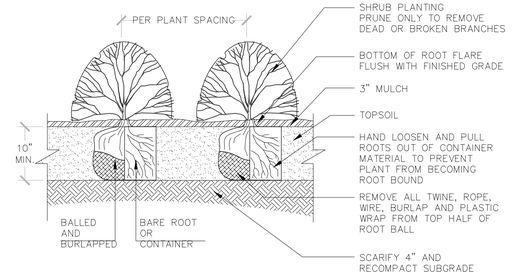


1 TREE PLANTING
1/4" = 1'–0" 329343–01

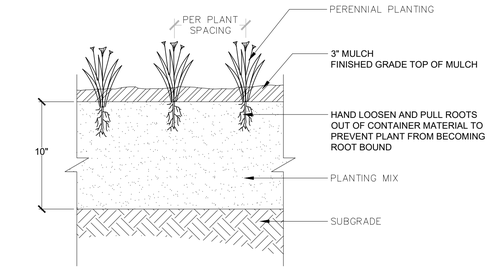


2 EVERGREEN TREE PLANTING
1/4" = 1'–0" 329343–03

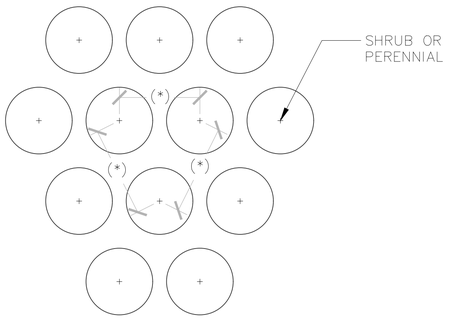


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

3 SHRUB PLANTING
1/2" = 1'–0" 329333–02

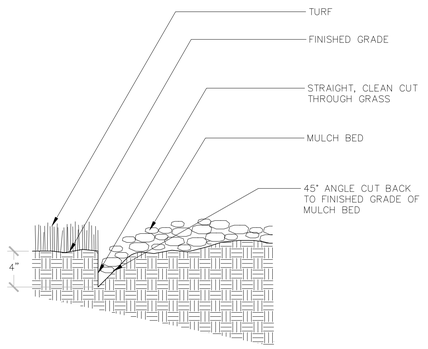


4 PERENNIAL PLANTING
1" = 1'–0" 3293–01

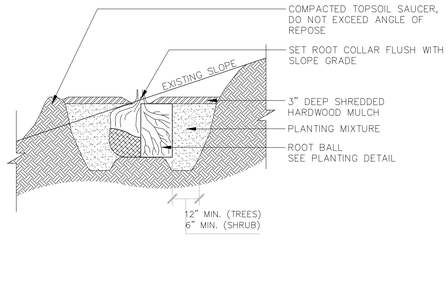


(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

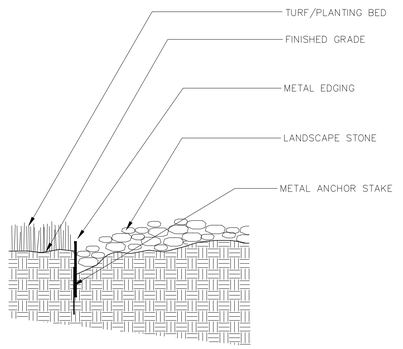
5 PLANT SPACING
3/4" = 1'–0" 3293–02



6 TRENCHED BED EDGE
3/4" = 1'–0" 3293–03

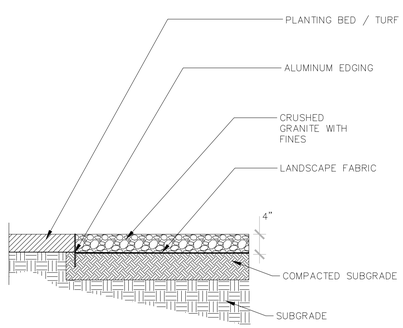


7 TREE PLANTING ON SLOPE
3/8" = 1'–0" 329343–02

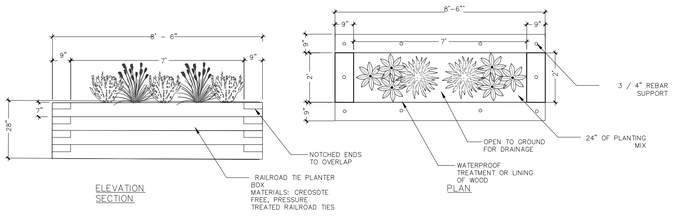


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

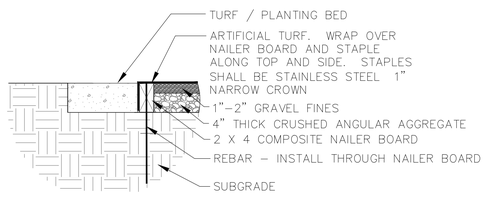
8 METAL BED EDGE
NTS 329413–10



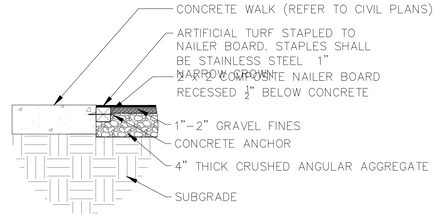
9 CRUSHED GRANITE SURFACE
3/4" = 1'–0" P–AZ–01



10 RAILROAD TIE RAISED BED
3/4" = 1' 323333–06



EDGE CONDITION – TURF/PLANTING BED



EDGE CONDITION – CONCRETE

11 PUTTING GREEN
3/8" = 1'–0" P–AZ–03

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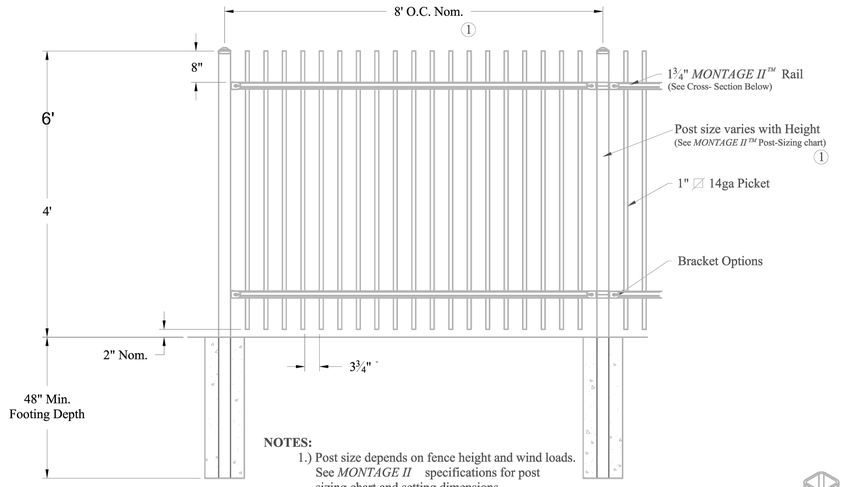
PRELIMINARY LANDSCAPE EXHIBIT - LANDSCAPE GENERAL DETAILS

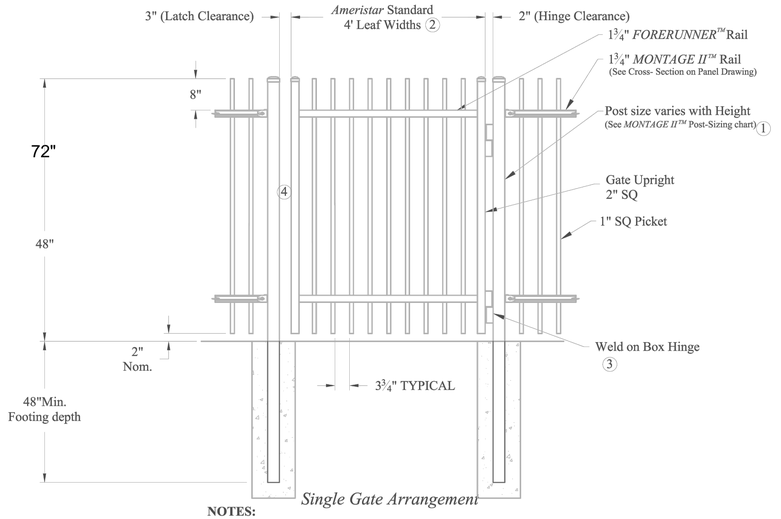
L-4 05/29/2026



NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE II* specifications for post sizing chart and setting dimensions.

2.) Third & Forth rail optional.



Single Gate Arrangement

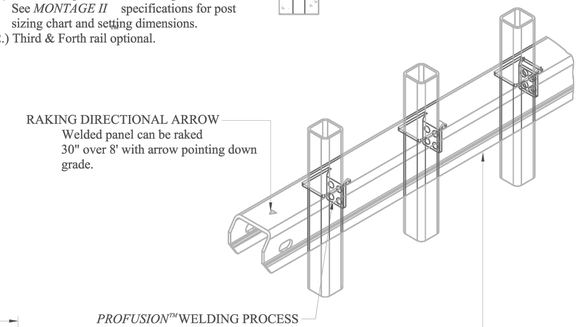
NOTES:

1.) Post size depends on fence height, weight and wind loads. See *MONTAGE II ™* specifications for post sizing chart.

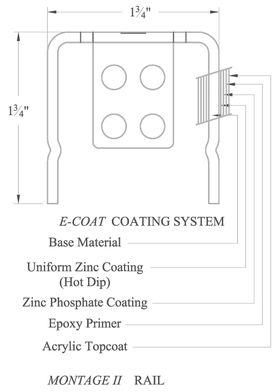
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.

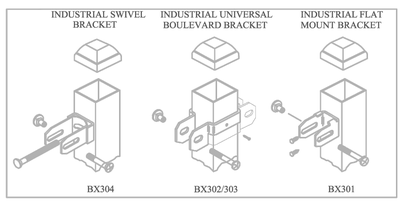
3.) Use Box Hinges from fence supplier see specifications for further detail.

4.) For latch use Top Pull Magna Latch from fence supplier see specifications for further detail.

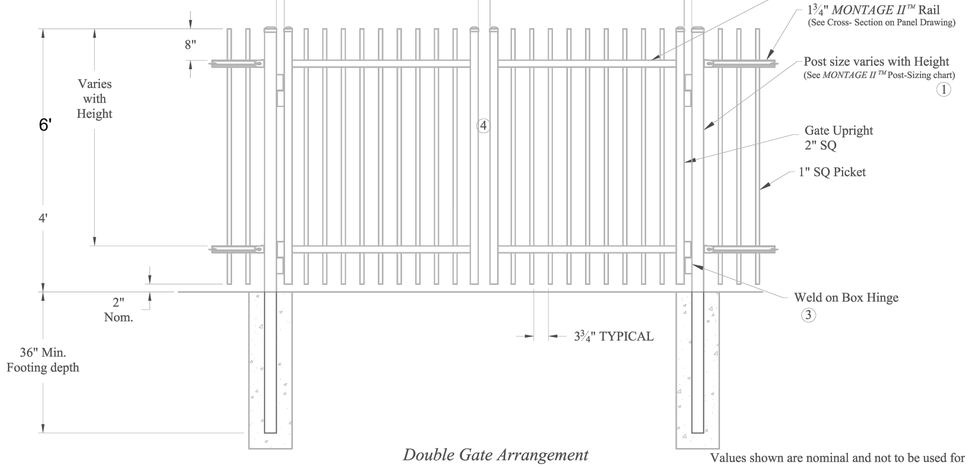


LATCH DETAIL





Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



Double Gate Arrangement

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

FENCE NOTES

1. For fencing use Ameristar, Montage II-Genesis fencing
2. For gates use Ameristar, Montage II-Genesis gates
3. Any gaps between fence and building must be 4" or less.

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Stormwater Memo

M E M O

To: **City of New Berlin**

From: **Aaron Koch**
Pinnacle Engineering Group

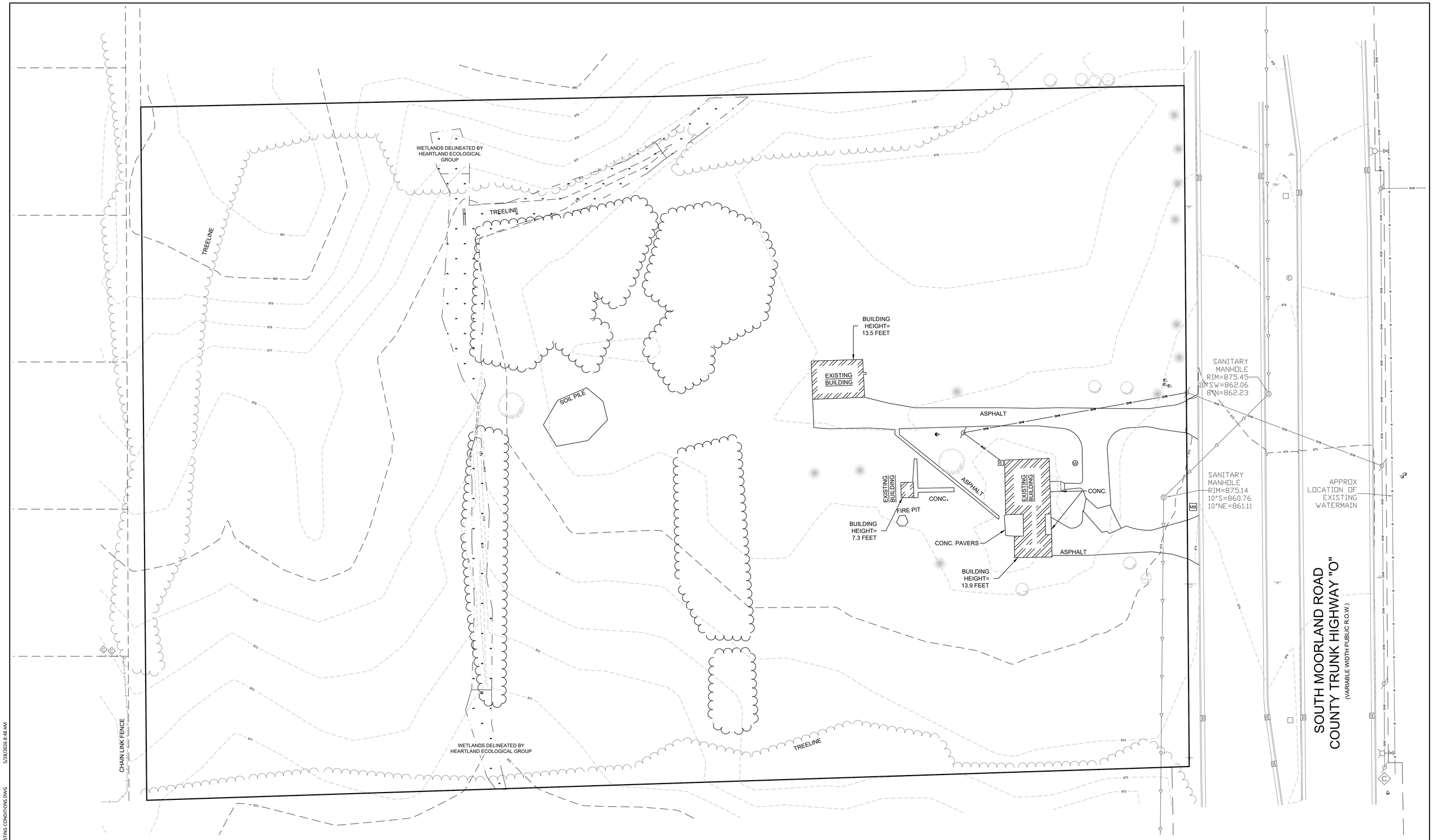
RE: **Azura New Berlin**
Stormwater Concept

DATE: **5-27-26**

Pinnacle Engineering group has completed a preliminary stormwater analysis of the proposed Azura site located at 4675 S Moorland Road. The property is a 5.5 acre site that is currently a residential home containing a small amount of impervious surface. Existing drainage is mostly internal to a swale in the middle of the site that flows from north to south. A small amount of runoff goes directly to Moorland Road. The on-site swale is non-navigable and is not associated with any floodplain but does contain a small amount of wetlands. There is a significant drainage area, estimated between 11 and 16 acres, upstream, that utilities this swale which ultimately discharges to the Muskego Creek to the south.

The proposed project would eliminate the majority of the swale. Both offsite and onsite water would be routed into a new stormwater pond and release at the south end of the pond in the same location the swale currently discharges to the south. The offsite water would be treated as bypass with no detention or water quality treatment being provided (though some typically occurs naturally), but the onsite water would be detained and treated. The pond will be designed to meet City of New Berlin, MMSD, and DNR regulations. Infiltration is not included in the stormwater goals since the soils are clayey in nature. A wetland impact permit will also be required to be granted by the DNR, but the total area is less than 10,000 s.f. which falls under the general permit category.

Based on preliminary calculations, the pond area set aside is more than adequate to meet all of the stormwater goals for the site. A full report will be prepared in the future to detail compliance.



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AZURA SENIOR LIVING - EXISTING CONDITIONS

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

5-18-26

PEG JOB# 6989.00

SITE DATA

TOTAL SITE AREA: 239,105 SF (5.49 AC)
TOTAL DISTURBED SITE AREA: 194,865 SF (4.47 AC)

EXISTING IMPERVIOUS AREA: 7,594 SF (0.17 AC)

PROPOSED IMPERVIOUS AREA:
- PROPOSED BUILDING- 40,096 SF (0.92 AC)
- PROPOSED PAVEMENT- 55,554 SF (1.28 AC)
- TOTAL IMPERVIOUS- 95,650 SF (2.20 AC)

BUILDING COVERAGE: 16.7%

LOT COVERAGE: 40.0%

PROPOSED PARKING:
- SURFACE PARKING SPACES: 50 SPACES

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP

PROPOSED AZURA SENIOR LIVING
FF = 885.0
LL = 873.0

MONUMENT SIGN

213.3'
188.8'
177.0'
174.6'
58.5'
33.2'
33.1'
18.0'
24.0'
48.2'
15.0'
20.0'
30.0'
88.0'
24.0'

SOUTH MOORLAND ROAD
COUNTY TRUNK HIGHWAY "O"
(VARIABLE WIDTH PUBLIC R.O.W.)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

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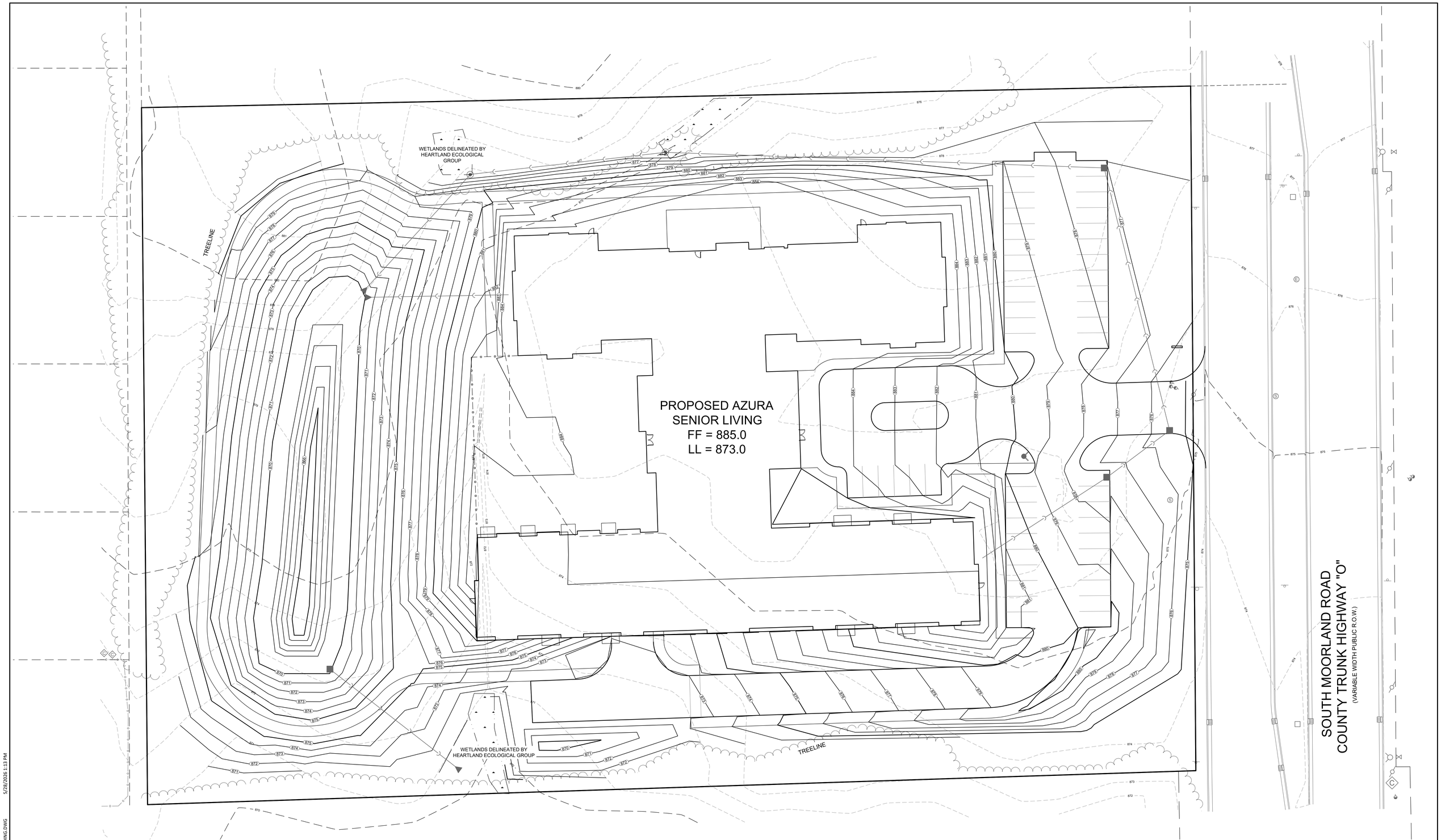
AZURA SENIOR LIVING - SITE PLAN

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

5-18-26

PEG JOB# 6989.00



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AZURA SENIOR LIVING - GRADING PLAN

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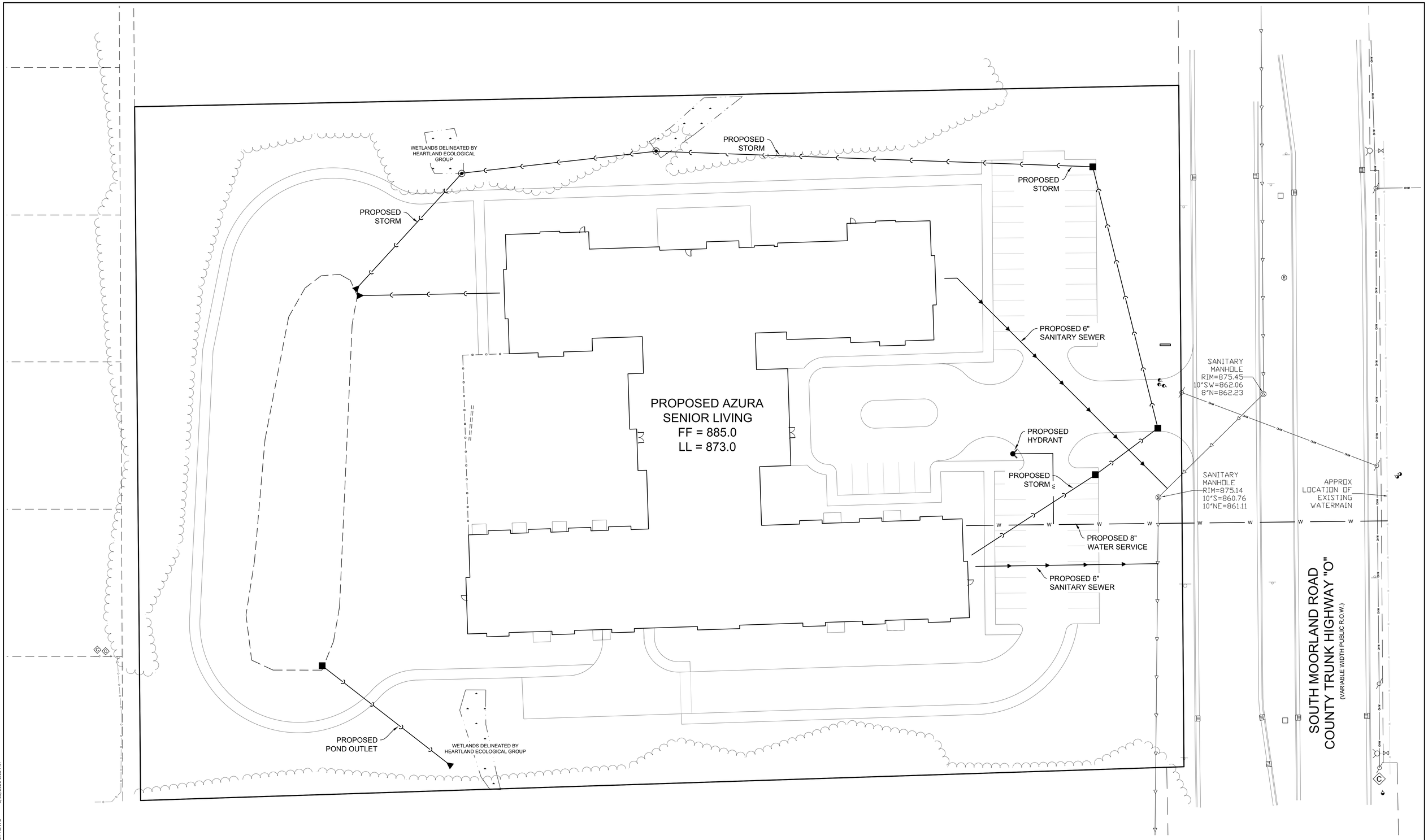

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AZURA SENIOR LIVING - UTILITY PLAN

5-6-26

PINNACLE ENGINEERING GROUP

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PLAN | DESIGN | DELIVER

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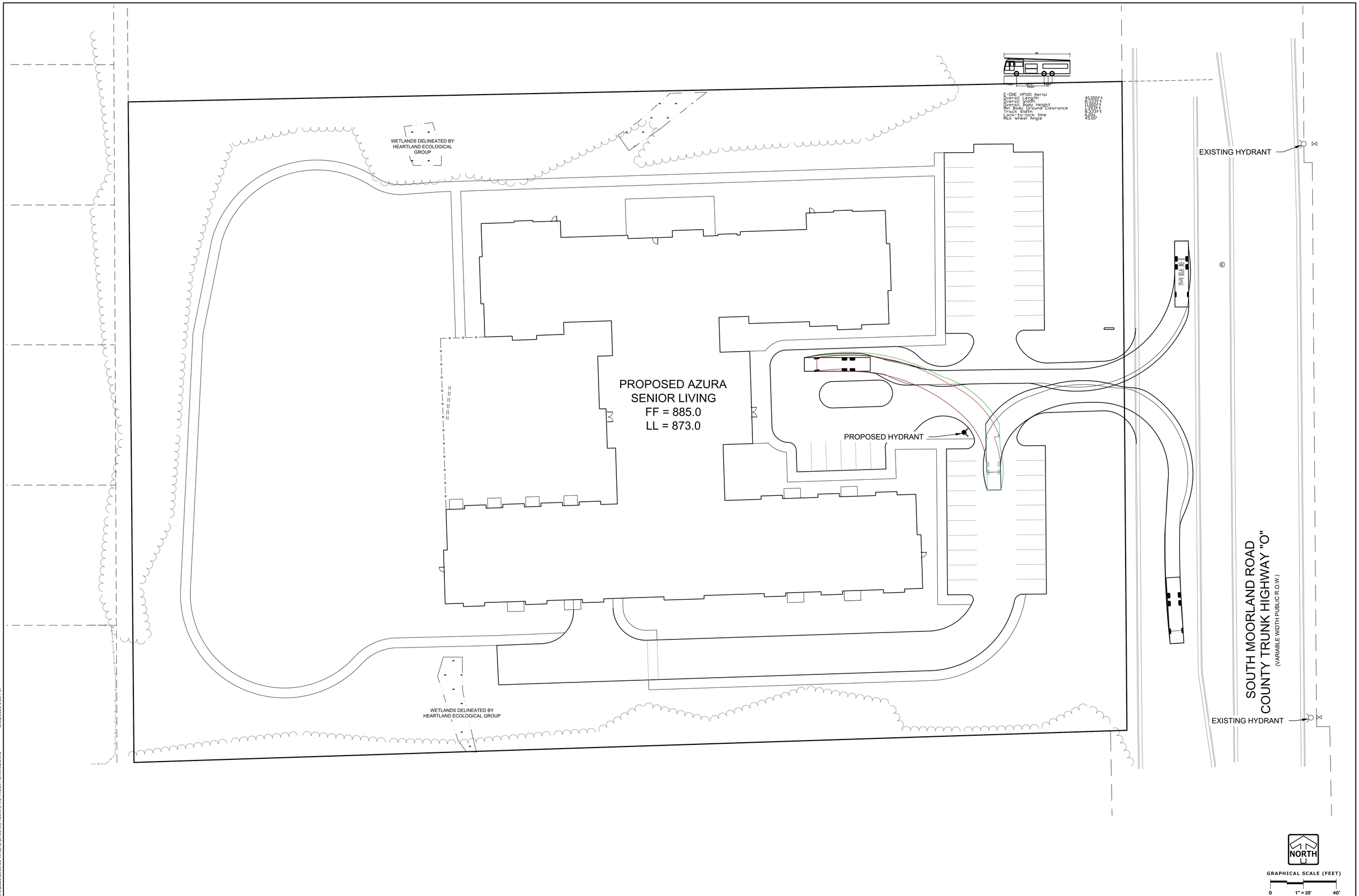

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AZURA SENIOR LIVING - FIRE TRUCK MOVEMENT

5-27-26

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

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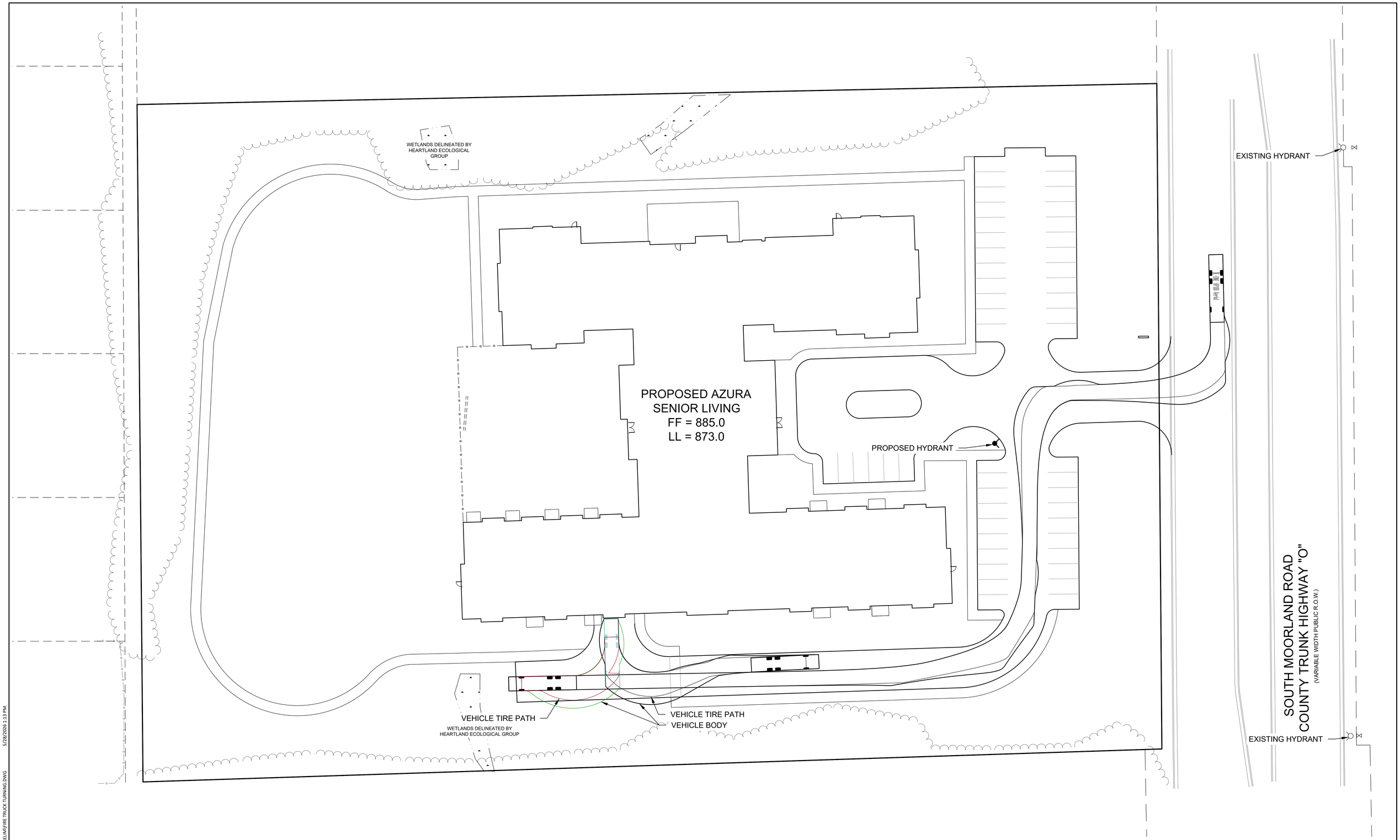
PEG JOB# 6989.00



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AZURA SENIOR LIVING - FIRE TRUCK MOVEMENT

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

05/28/2026

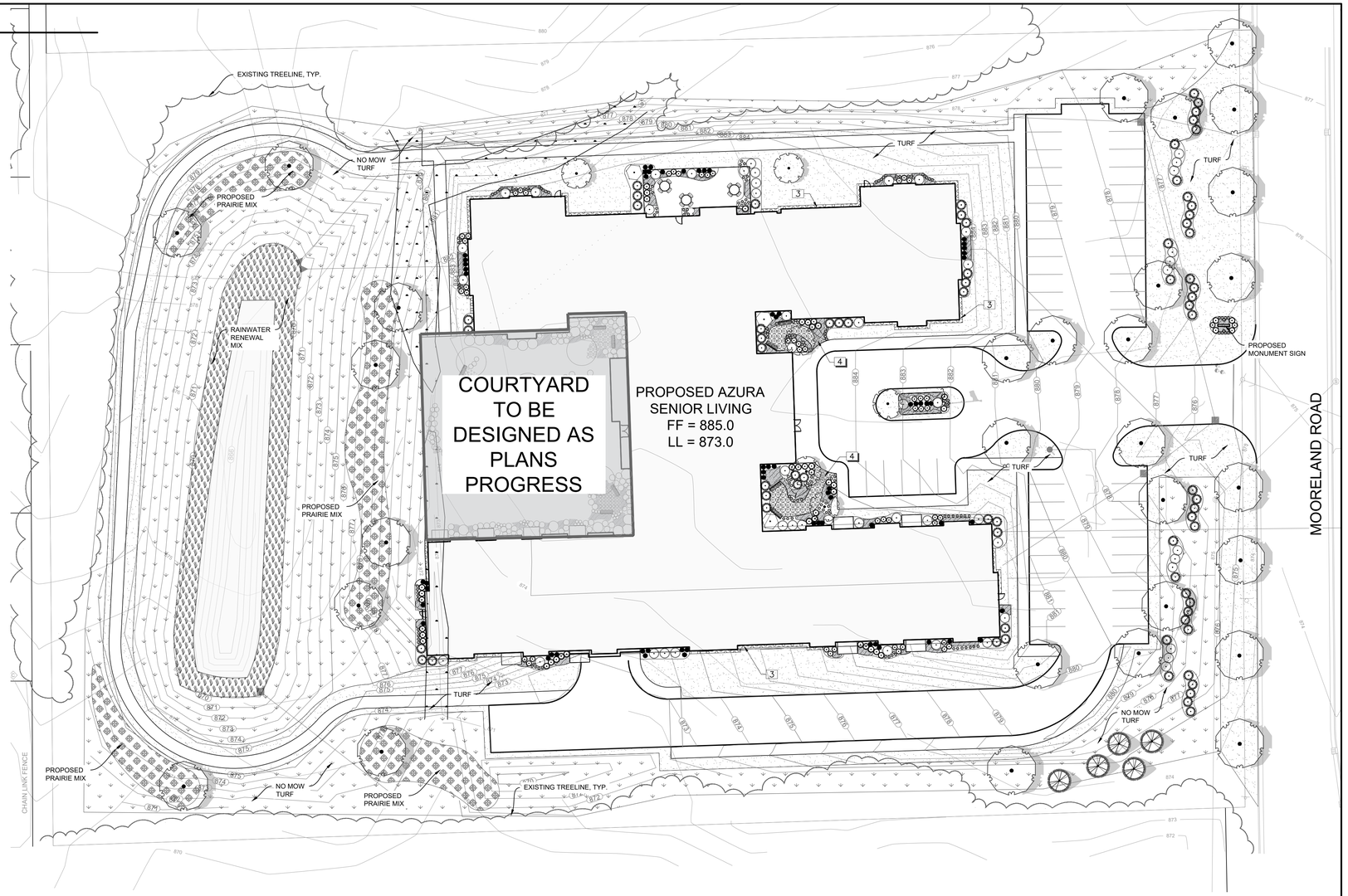
PEG JOB# 6989.00

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	29	CANOPY TREE			
		Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	50' T x 35' W
		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	2" Cal.	50' T x 35' W
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	45' T x 25' W
		Ulmus x 'New Horizon'	New Horizon Elm	2" Cal.	55' T x 45' W
	6	ORNAMENTAL TREE			
		Acer griseum	Paperbark Maple	1.5" Cal.	25' T x 20' W
		Carpinus caroliniana 'JN Strain'	Fire King Musclewood	1.5" Cal.	20' T x 20' W
		Chionanthus virginicus	White Fringetree	1.5" Cal.	20' T x 15' W
		Heptacodium miconioides 'SMNHMRF'	Temple of Bloom®Seven Son Flower	5' Ht.	15' T x 8' W
		Magnolia x 'Butterflies'	Butterflies Magnolia	1.5" Cal.	17' T x 12' W
		Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac	1.5" Cal.	17' T x 12' W
	5	EVERGREEN TREE			
		Abies concolor	White Fir	5' Ht.	40' T x 25' W
		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' Ht.	50' T x 25' W
		Pseudotsuga menziesii	Douglas Fir	5' Ht.	60' T x 25' W
		Thuja occidentalis 'Dark Green'	Dark American Arborvitae	6' Ht.	25' T x 15' W
SHRUBS					
	3	LARGE DECIDUOUS SHRUB			
		Cotinus coggygria 'Royal Purple'	Royal Purple Smokebush	36" Ht.	15' T x 12' W
		Rosa x 'Blaze'	Blaze Climbing Rose	36" Ht.	
		Syringa vulgaris 'Beauty of Moscow'	Beauty of Moscow Common Lilac	36" Ht.	8' T x 7' W
	71	MEDIUM EVERGREEN SHRUB			
		Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	24" Ht.	6' T x 7' W
		Picea glauca 'Conica'	Dwarf Alberta Spruce	24" Ht.	8' T x 5' W
		Pinus cembra 'Chalet'	Chalet Swiss Stone Pine	24" Ht.	8' T x 4' W
		Taxus x media 'SMNTHDC'	Stonehenge®Anglo–Japanese Yew	24" Ht.	10' T x 4' W
	52	MEDIUM DECIDUOUS SHRUB			
		Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	24" Ht.	5' T x 5' W
		Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	24" Ht.	4' T x 4' W
		Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" Ht.	4' T x 5' W
		Philadelphus coronarius 'Aureus'	Golden Mockorange	24" Ht.	6' T x 5' W
		Rhus typhina 'Bailtiger'	Tiger Eyes Cutleaf Staghorn Sumac	24" Ht.	5' T x 5' W
		Rosa rugosa 'Blanc Double de Coubert'	Blanc Double de Coubert Rose	24" Ht.	6' T x 5' W
		Weigela florida 'Bokrasopin'	Sonic Bloom®Pink Weigela	24" Ht.	5' T x 5' W
	42	SMALL DECIDUOUS SHRUB			
		Cornus sanguinea 'Anny's Winter Orange'	Anny's Winter Orange Dogwood	18" Ht.	4' T x 3' W
		Hydrangea paniculata 'SMHPS'	Razzleberri™Hydrangea	18" Ht.	3' T x 3' W
		Itea virginica 'SMNIVDFC'	Scentlandia®Sweetspire	18" Ht.	3' T x 3' W
		Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	18" Ht.	2' T x 3' W
		Rosa x 'KORvioros'	Sunbelt®Savannah™Hybrid Tea Rose	18" Ht.	4' T x 3' W
		Rosa x 'Meiswetdom'	Sweet Drift®Groundcover Rose	18" Ht.	2' T x 3' W
		Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac	18" Ht.	3' T x 3' W
	49	SMALL EVERGREEN SHRUB			
		Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	18" W	1' T x 4' W
		Pinus mugo 'Slowmound'	Mugo Pine	18" Ht.	3' T x 4' W
		Taxus x media 'SMNTHDB'	Stonehenge Dark Druid®Yew	18" Ht.	3' T x 3' W
		Thuja occidentalis 'Anna Van Vloten'	Anna's Magic Ball®Arborvitae	18" Ht.	2' T x 3' W
		Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	18" Ht.	2' T x 3' W
		Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18" Ht.	3' T x 3' W
	63	TALL ORNAMENTAL GRASS			
		Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
		Miscanthus sinensis 'Fire Dragon'	Fire Dragon Eulalia Grass	1 gal.	6' T x 4' W
		Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	1 gal.	4' T x 3' W
		Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W
	163	SHORT ORNAMENTAL GRASS			
		Calamagrostis x a 'Overdam'	Overdam Reed Grass	1 gal.	24" T x 24" W
		Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	1 gal.	18" T x 18" W
		Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.	18" T x 24" W
		Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W
		Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem	1 gal.	24" T x 20" W

SYMBOL		BOTANICAL NAME	COMMON NAME	REMARKS
SHRUB AREAS				
		PERENNIALS		
		Allium x 'Millenium'	Millenium Ornamental Onion	15" T x 12" W
		Astilbe x 'Chocolate Cherry'	Mighty®Chocolate Cherry Astilbe	40" T x 28" W
		Coreopsis grandiflora 'Sunburst'	Sunburst Tickseed	12" T x 18" W
		Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	12" T x 12" W
		Echinacea x 'Balsomemyim' TM	Sombrero Lemon Yellow Improved Coneflower	28" T x 28" W
		Heuchera x 'Berry Smoothie'	Berry Smoothie Coral Bells	18" T x 18" W
		Hosta x 'Rainforest Sunrise'	Rainforest Sunrise Hosta	12" T x 18" W
		Lavandula x intermedia 'Niko'	Phenomenal®Lavendin	24" T x 22" W
		Paeonia lactiflora 'Karl Rosenfield'	Karl Rosenfield Chinese Peony	30" T x 24" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS				
	6,967 sf	Economy Prairie	Agrecol Native Seed & Plant Nursery	This cost–effective native prairie mix contains many early–successional species for quick establishment. Plant in medium to dry soils with a full sun. 10.00 PLS lb per 1.00 acre
	5,121 sf	Rainwater Renewal Mix	Agrecol Native Seed & Plant Nursery	Seed mix for detention basins and bioretention areas. Deep root systems increase infiltration, reduce erosion, and manage rainwater while supporting a native plant community. Wet mesic to dry mesic, full to part sun. 8.00 PLS lb per 1.00 acre
	40,862 sf	TURF		
		Turf	Drought Tolerant Fescue Blend	
TURF				
	48,968 sf	Turf Low Grow	Reinders No Mow/Low Grow Mix	



REFERENCE NOTES SCHEDULE		
SYMBOL	CODE	DESCRIPTION
	3	MAINTENAINCE STRIP
	4	CRUSHED GRANITE

NOTES

- EXISTING TREES TO BE UTILIZED TO MEET CODE REQUIREMENTS.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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PRELIMINARY LANDSCAPE EXHIBIT - LANDSCAPE OVERVIEW

L-1 05/29/2026

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 6989.00-WI

CONCEPT PLANT KEY

CANOPY TREE
Acer x freemanii 'Sienna' / Sienna Glen Maple
Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry
Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust
Gymnocladus dioicus 'Espresso' / Espresso Kentucky Coffeetree
Tilia tomentosa 'Sterling' / Sterling Silver Linden
Ulmus x 'New Horizon' / New Horizon Elm

ORNAMENTAL TREE
Acer griseum / Paperbark Maple
Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry
Carpinus caroliniana 'JN Strain' / Fire King Musclewood
Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud
Chionanthus virginicus / White Fringetree
Heptacodium miconioides 'SMNHMRF' / Temple of Bloom®Seven Son Flower
Magnolia x 'Butterflies' / Butterflies Magnolia
Syringa reticulata 'Summer Storm' / Summer Storm Tree Lilac

EVERGREEN TREE
Abies concolor / White Fir
Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine
Pseudotsuga menziesii / Douglas Fir
Thuja occidentalis 'Dark Green' / Dark American Arborvitae

LARGE DECIDUOUS SHRUB
Aesculus parviflora / Bottlebrush Buckeye
Cotinus coggygria 'Royal Purple' / Royal Purple Smokebush
Hamamelis vernalis 'Kohankie Red' / Kohankie Red Ozark Witchazel
Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark
Rosa x 'Blaze' / Blaze Climbing Rose
Syringa vulgaris 'Beauty of Moscow' / Beauty of Moscow Common Lilac

MEDIUM EVERGREEN SHRUB
Juniperus chinensis 'Mint Julep' / Mint Julep Juniper
Picea glauca 'Conica' / Dwarf Alberta Spruce
Picea pungens 'Montgomery' / Montgomery Blue Spruce
Pinus cembra 'Chalet' / Chalet Swiss Stone Pine
Taxus x media 'SMNTHDC' / Stonehenge®Anglo–Japanese Yew

MEDIUM DECIDUOUS SHRUB
Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet
Cornus sericea 'Bergeson's Compact' / Bergeson's Red Twig Dogwood
Cotinus coggygria 'Lilla' / Lilla Dwarf Smoke Tree
Hydrangea p 'Vanilla Strawberry' / Vanilla Strawberry Hydrangea
Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire
Philadelphus coronarius 'Aureus' / Golden Mockorange
Rhus typhina 'Bailtiger' / Tiger Eyes Cutleaf Staghorn Sumac
Rosa rugosa 'Blanc Double de Coubert' / Blanc Double de Coubert Rose
Weigela florida 'Bokrasopin' / Sonic Bloom®Pink Weigela

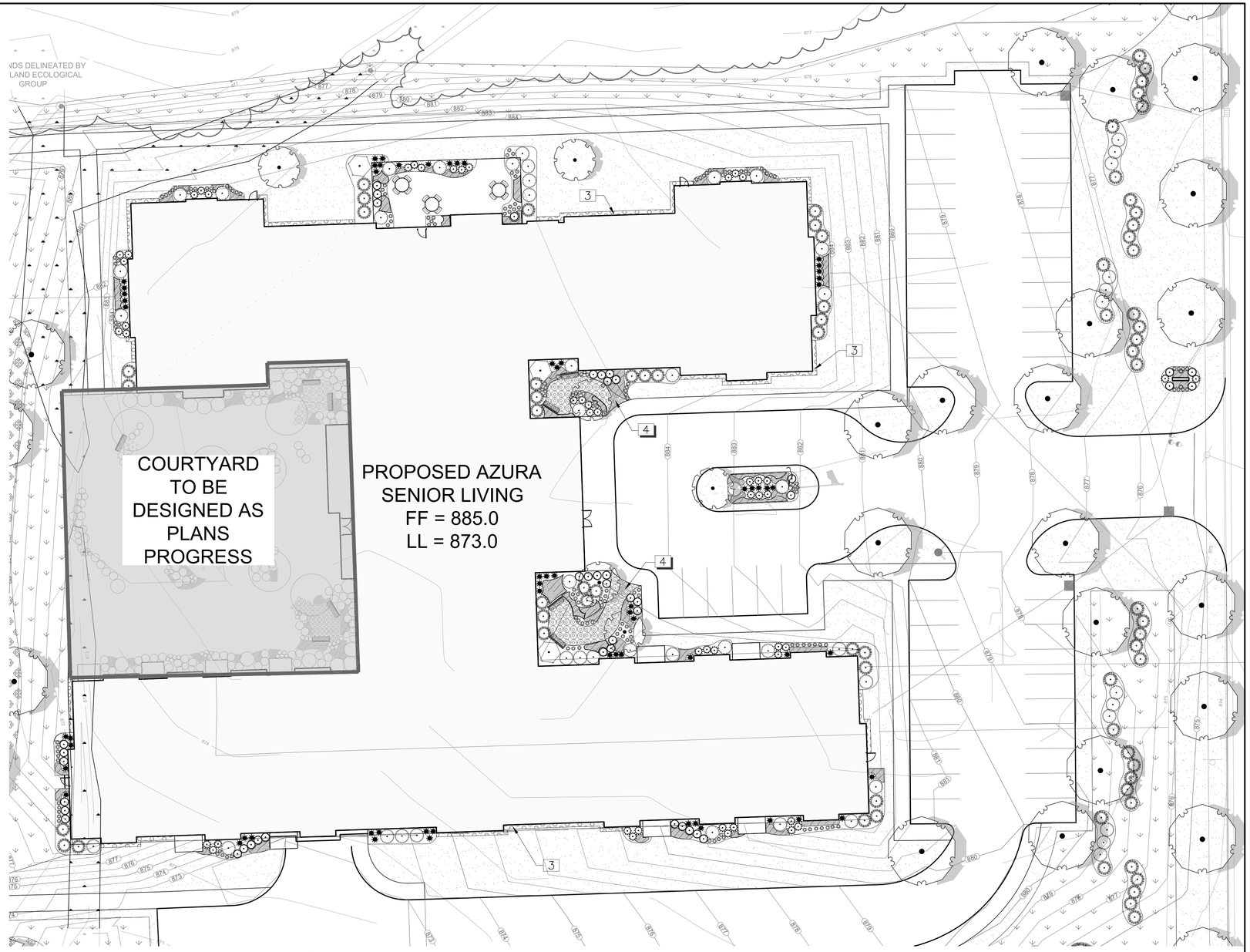
SMALL DECIDUOUS SHRUB
Cornus sanguinea 'Anny's Winter Orange' / Anny's Winter Orange Dogwood
Hydrangea paniculata 'SMHPS' / Razzleberri™Hydrangea
Itea virginica 'SMNIVDFC' / Scentlandia®Sweetspire
Physocarpus opulifolius 'Nanus' / Dwarf Ninebark
Rosa x 'KORvioros' / Sunbelt®Savannah™Hybrid Tea Rose
Rosa x 'Meiswetdam' / Sweet Drift®Groundcover Rose
Syringa x 'SMNJRPI' / Bloomerang Dwarf Pink Lilac

SMALL EVERGREEN SHRUB
Juniperus horizontalis 'Blue Forest' / Blue Forest Creeping Juniper
Juniperus squamata 'Blue Star' / Blue Star Juniper
Pinus mugo 'Slowmound' / Mugo Pine
Taxus x media 'SMNTHDB' / Stonehenge Dark Druid®Yew
Thuja occidentalis 'Anna Van Vloten' / Anna's Magic Ball®Arborvitae
Thuja occidentalis 'Congabe' / Fire Chief Arborvitae
Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae

TALL ORNAMENTAL GRASS
Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
Miscanthus sinensis 'Fire Dragon' / Fire Dragon Eulalia Grass
Panicum virgatum 'Prairie Sky' / Prairie Sky Switch Grass
Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem

SHORT ORNAMENTAL GRASS
Calamagrostis x a 'Overdam' / Overdam Reed Grass
Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass
Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass
Schizachyrium scoparium 'Chameleon' / Chameleon Little Bluestem

PERENNIALS
Allium x 'Millenium' / Millenium Ornamental Onion
Astilbe x 'Chocolate Cherry' / Mighty®Chocolate Cherry Astilbe
Coreopsis grandiflora 'Sunburst' / Sunburst Tickseed
Dianthus gratianopolitanus 'Firewitch' / Firewitch Dianthus
Echinacea x 'Balsomemyim' TM / Sombrero Lemon Yellow Improved Coneflower
Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells
Hosta x 'Rainforest Sunrise' / Rainforest Sunrise Hosta
Lavandula x intermedia 'Niko' / Phenomenal®Lavendin
Paeonia lactiflora 'Karl Rosenfield' / Karl Rosenfield Chinese Peony



SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
GROUND COVERS			
	Economy Prairie	Agrecol Native Seed & Plant Nursery	This cost–effective native prairie mix contains many early–successional species for quick establishment. Plant in medium to dry soils with a full sun. 10.00 PLS lb per 1.00 acre
	Rainwater Renewal Mix	Agrecol Native Seed & Plant Nursery	Seed mix for detention basins and bioretention areas. Deep root systems increase infiltration, reduce erosion, and manage rainwater while supporting a native plant community. Wet mesic to dry mesic, full to part sun. 8.00 PLS lb per 1.00 acre
	TURF		
	Turf	Drought Tolerant Fescue Blend	
TURF			
	Turf Low Grow	Reinders No Mow/Low Grow Mix	

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

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PRELIMINARY LANDSCAPE EXHIBIT - LANDSCAPE ENLARGEMENT

L-2 05/29/2026

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:

    -10 FEET FROM ANY FIRE HYDRANT

    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT **NOTES**

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼ -INCH TO ½ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

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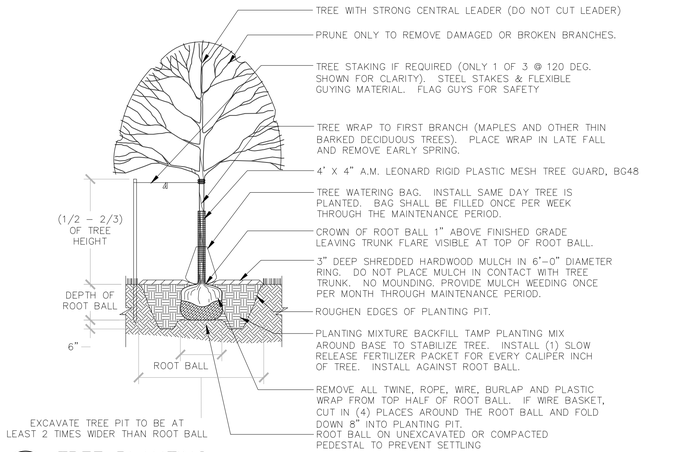
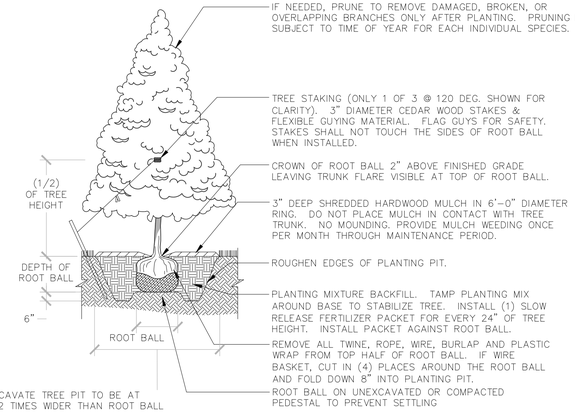
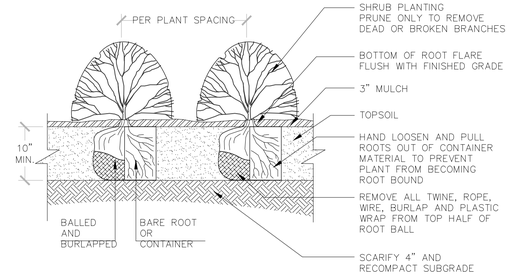


1 TREE PLANTING
1/4" = 1'–0" 329343–01

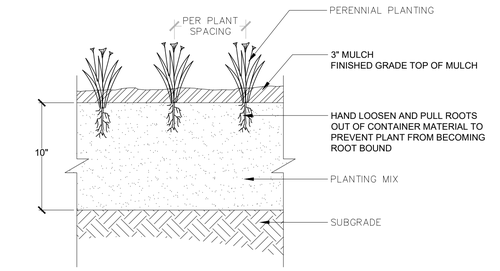


2 EVERGREEN TREE PLANTING
1/4" = 1'–0" 329343–03

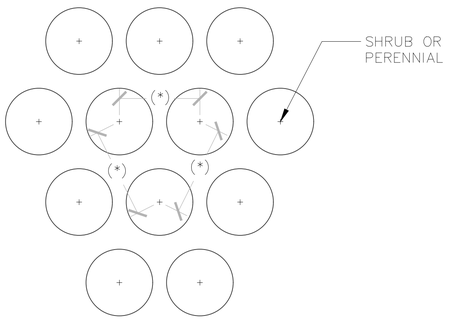


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

3 SHRUB PLANTING
1/2" = 1'–0" 329333–02

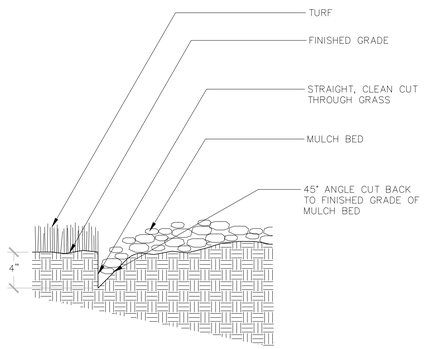


4 PERENNIAL PLANTING
1" = 1'–0" 3293–01

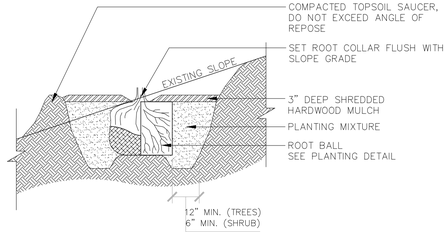


(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

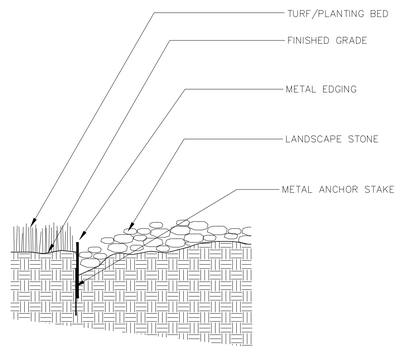
5 PLANT SPACING
3/4" = 1'–0" 3293–02



6 TRENCHED BED EDGE
3/4" = 1'–0" 3293–03

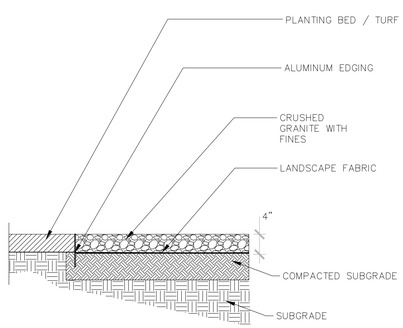


7 TREE PLANTING ON SLOPE
3/8" = 1'–0" 329343–02

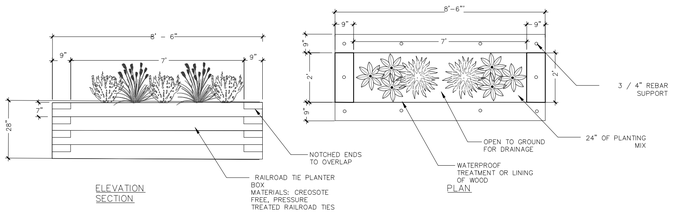


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

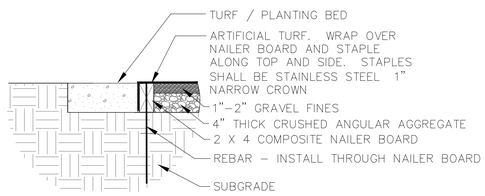
8 METAL BED EDGE
NTS 329413–10



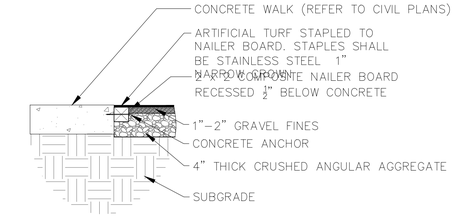
9 CRUSHED GRANITE SURFACE
3/4" = 1'–0" P–AZ–01



10 RAILROAD TIE RAISED BED
3/4" = 1' 323333–06



EDGE CONDITION – TURF/PLANTING BED



EDGE CONDITION – CONCRETE

11 PUTTING GREEN
3/8" = 1'–0" P–AZ–03

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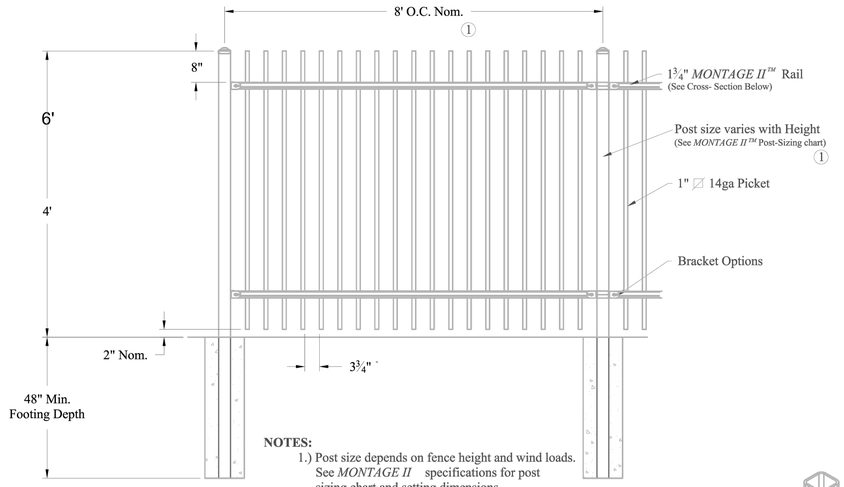
PRELIMINARY LANDSCAPE EXHIBIT - LANDSCAPE GENERAL DETAILS

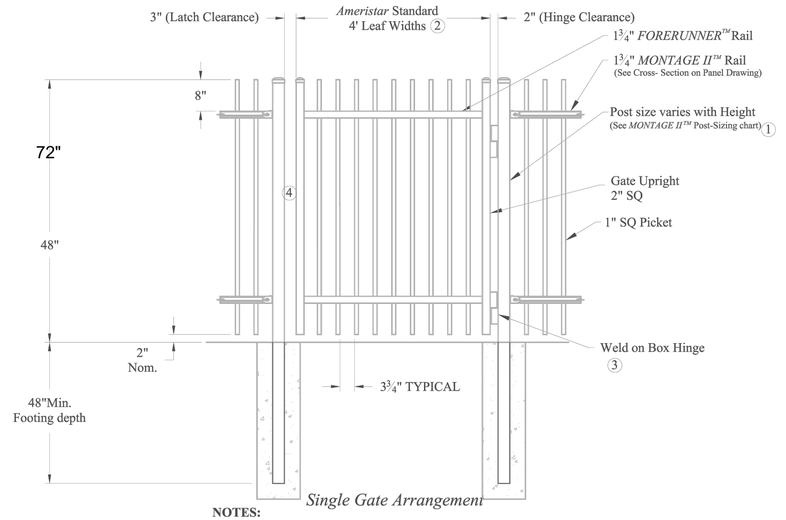
L-4 05/29/2026



NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE II* specifications for post sizing chart and setting dimensions.

2.) Third & Forth rail optional.



Single Gate Arrangement

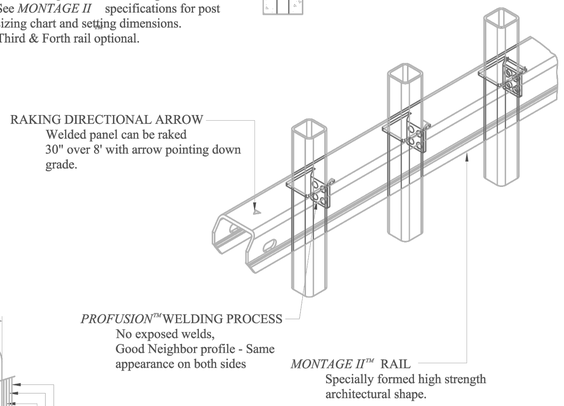
NOTES:

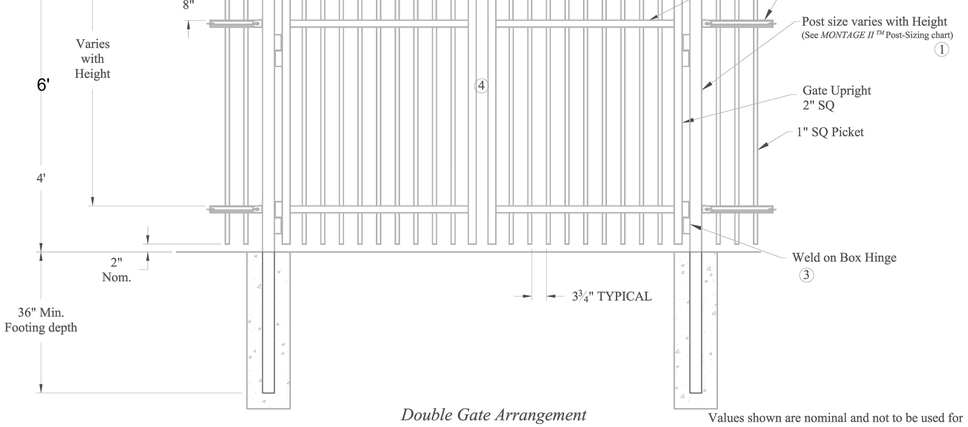
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE II ™* specifications for post sizing chart.

2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.

3.) Use Box Hinges from fence supplier see specifications for further detail.

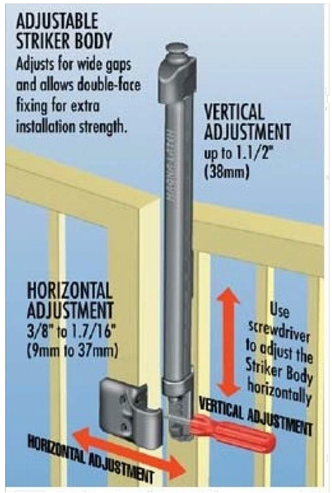
4.) For latch use Top Pull Magna Latch from fence supplier see specifications for further detail.



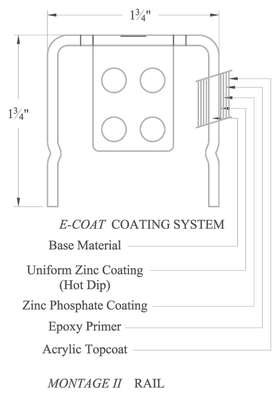


Double Gate Arrangement

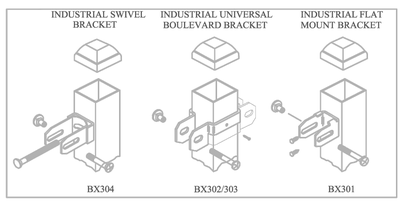
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



LATCH DETAIL



MONTAGE II RAIL



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

FENCE NOTES

1. For fencing use Ameristar, Montage II-Genesis fencing
2. For gates use Ameristar, Montage II-Genesis gates
3. Any gaps between fence and building must be 4" or less.

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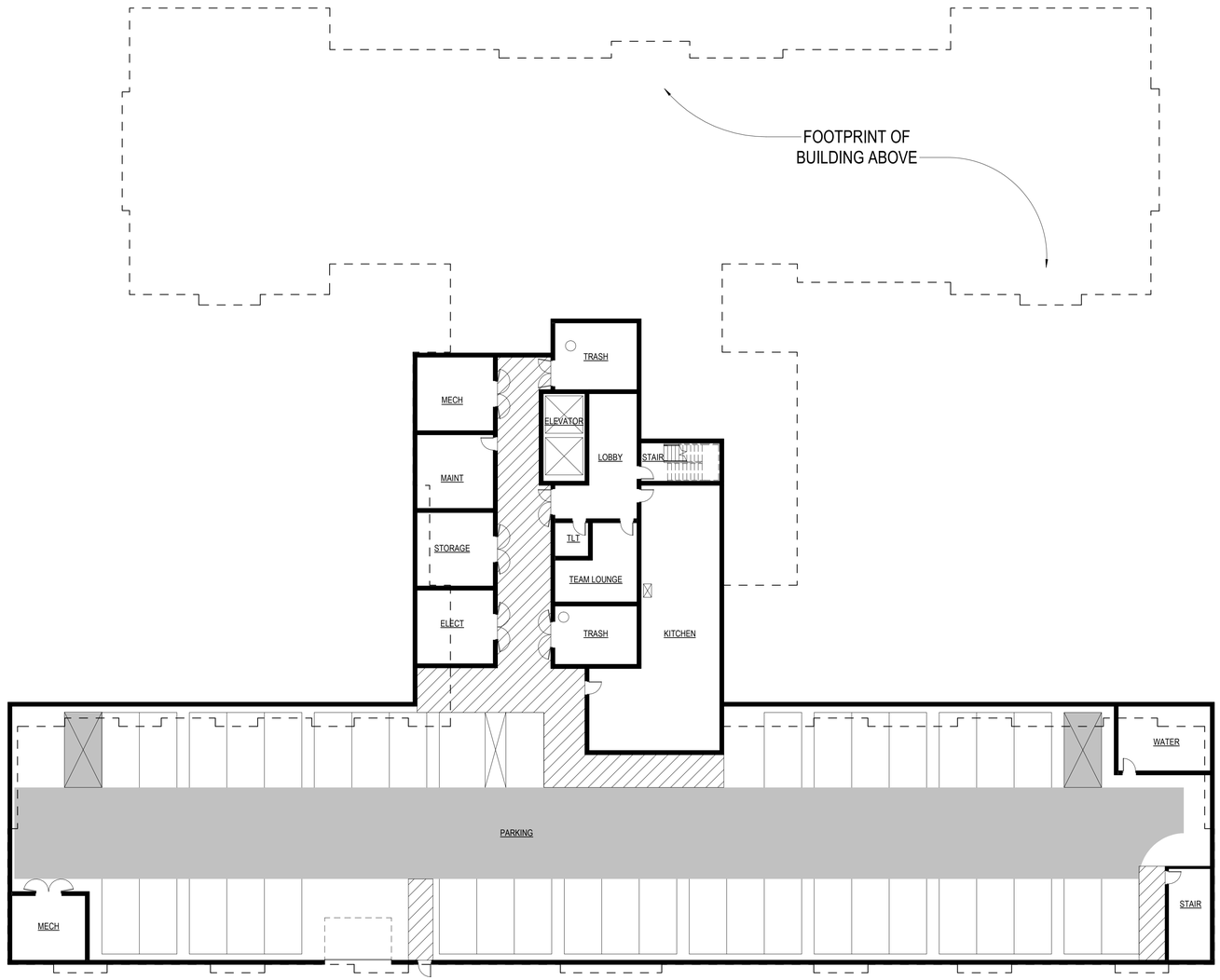

N

0' 4' 8' 16' 32'

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

PROPOSED LOWER LEVEL FLR PLAN

1/16" = 1'-0"

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AZURA OF NEW BERLIN

125843-00
05/29/26

N

0' 4' 8' 16' 32'

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

PROPOSED 1ST FLR PLAN

1/16" = 1'-0"

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AZURA OF NEW BERLIN

125843-00
05/29/26

N

0' 4' 8' 16' 32'

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

PROPOSED 2ND FLR PLAN

1/16" = 1'-0"

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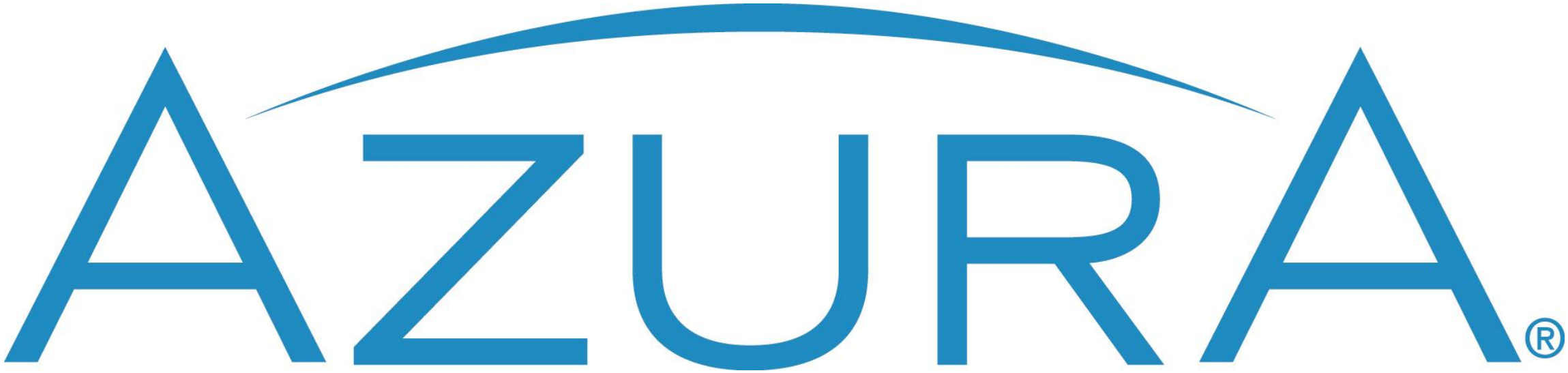
AZURA OF NEW BERLIN

125843-00
05/29/26

AZURA



TRANSFORMING THE *Culture* OF CARE

Agenda

- About Azura
- Market Analysis
- Azura Recent Projects / Representative Images
- Proposed Project
  - Project Schedule
  - Location / Site Plan
  - Landscape Plan
  - Stormwater
  - Floor Plans
  - Architecture
  - Parking / Traffic
  - Economic Development / City Services
- Questions & Answers

AZURA SUMMARY

MISSION

- To Transform the Culture of Care

CORE VALUES (CLICK)

- We are **COMMITTED** to the care of our residents and team members
- We **LOVE** what we do and who we do it with
- We encourage **INNOVATION** and creativity
- We treat our residents with the utmost **COMPASSION**
- We treat everyone with **KINDNESS** dignity and respect

MOSAIC

- Memory care professionals Offering Support through Advances and Innovation in Care. MOSAIC is training and programming which ensures that our team provides not just high quality care, but exceptional personalized engagements that result in magical MOSAIC Moments and radiant smiles

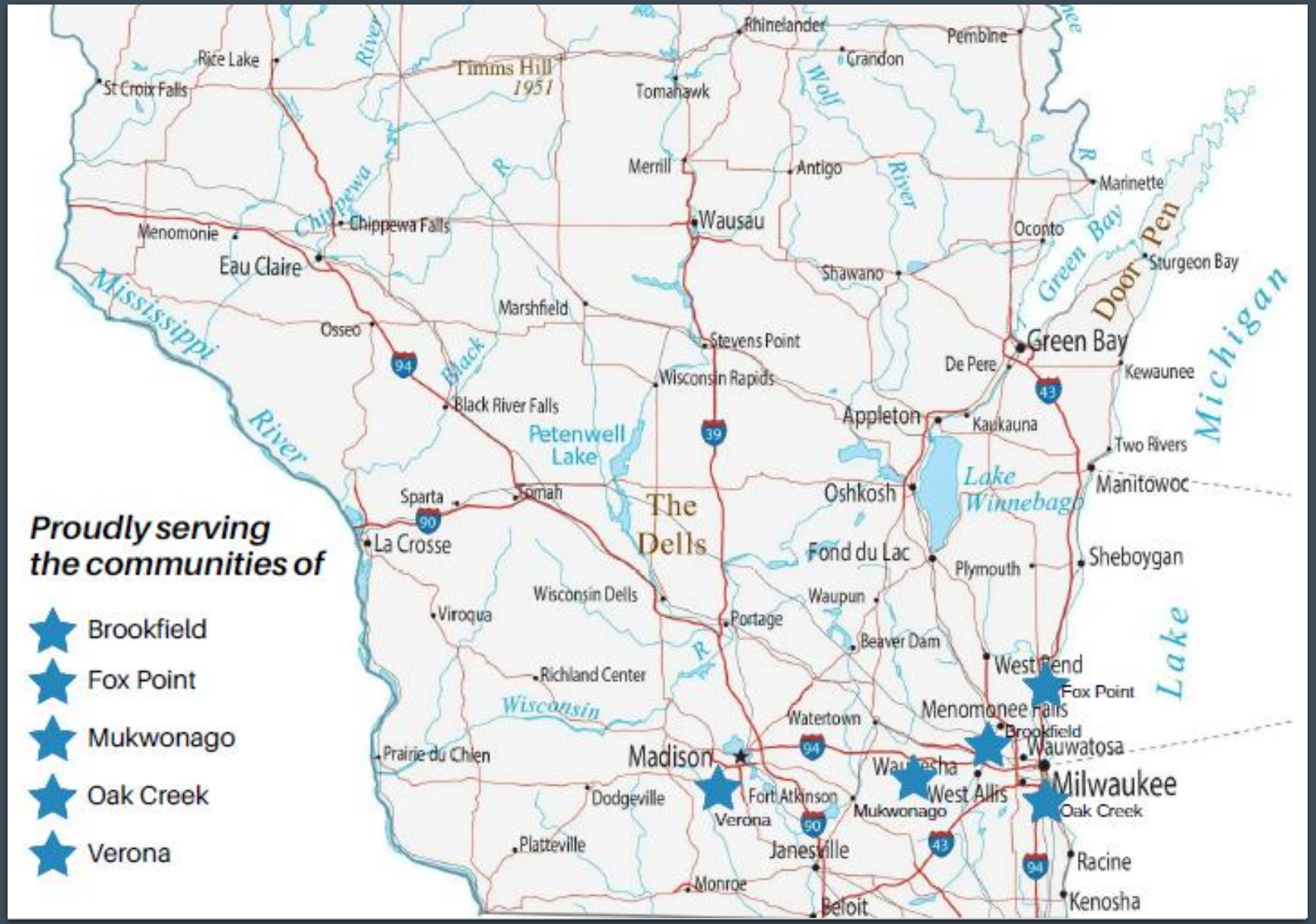
MOSAIC DREAMS

- What would be your best day be?
- We make our residents come true.

AZURA AWARDS

AZURA

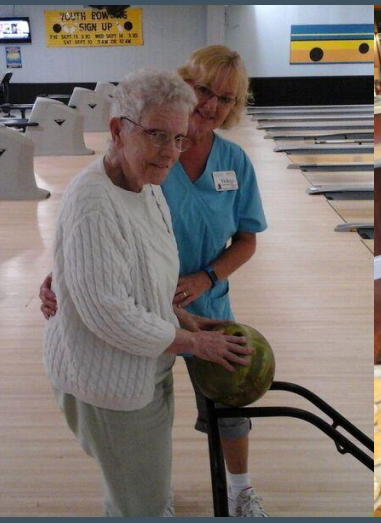
Household Model



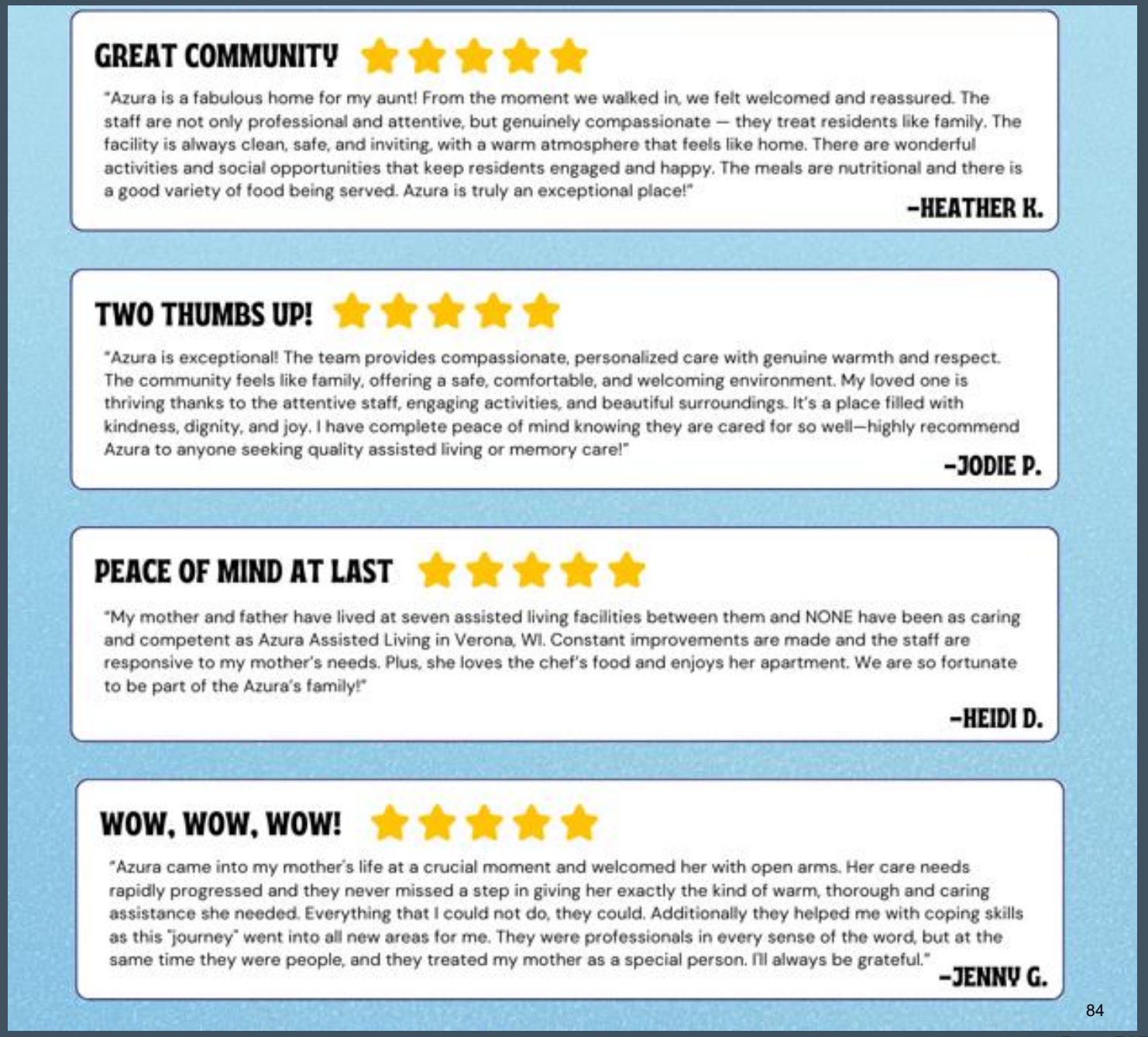
Azura Locations

Azura Team

- Azura anticipates hiring over 100 new team members at Azura at New Berlin
  - Peak Shift will consist of ~30 team members
  - 24/7 staffing
  - Azura team members receive over 110 hours of training within their first year including our proprietary MOSAIC training



Azura Reviews



GREAT COMMUNITY ★★★★★

"Azura is a fabulous home for my aunt! From the moment we walked in, we felt welcomed and reassured. The staff are not only professional and attentive, but genuinely compassionate — they treat residents like family. The facility is always clean, safe, and inviting, with a warm atmosphere that feels like home. There are wonderful activities and social opportunities that keep residents engaged and happy. The meals are nutritional and there is a good variety of food being served. Azura is truly an exceptional place!"

-HEATHER K.

TWO THUMBS UP! ★★★★★

"Azura is exceptional! The team provides compassionate, personalized care with genuine warmth and respect. The community feels like family, offering a safe, comfortable, and welcoming environment. My loved one is thriving thanks to the attentive staff, engaging activities, and beautiful surroundings. It's a place filled with kindness, dignity, and joy. I have complete peace of mind knowing they are cared for so well—highly recommend Azura to anyone seeking quality assisted living or memory care!"

-JODIE P.

PEACE OF MIND AT LAST ★★★★★

"My mother and father have lived at seven assisted living facilities between them and NONE have been as caring and competent as Azura Assisted Living in Verona, WI. Constant improvements are made and the staff are responsive to my mother's needs. Plus, she loves the chef's food and enjoys her apartment. We are so fortunate to be part of the Azura's family!"

-HEIDI D.

WOW, WOW, WOW! ★★★★★

"Azura came into my mother's life at a crucial moment and welcomed her with open arms. Her care needs rapidly progressed and they never missed a step in giving her exactly the kind of warm, thorough and caring assistance she needed. Everything that I could not do, they could. Additionally they helped me with coping skills as this "journey" went into all new areas for me. They were professionals in every sense of the word, but at the same time they were people, and they treated my mother as a special person. I'll always be grateful."

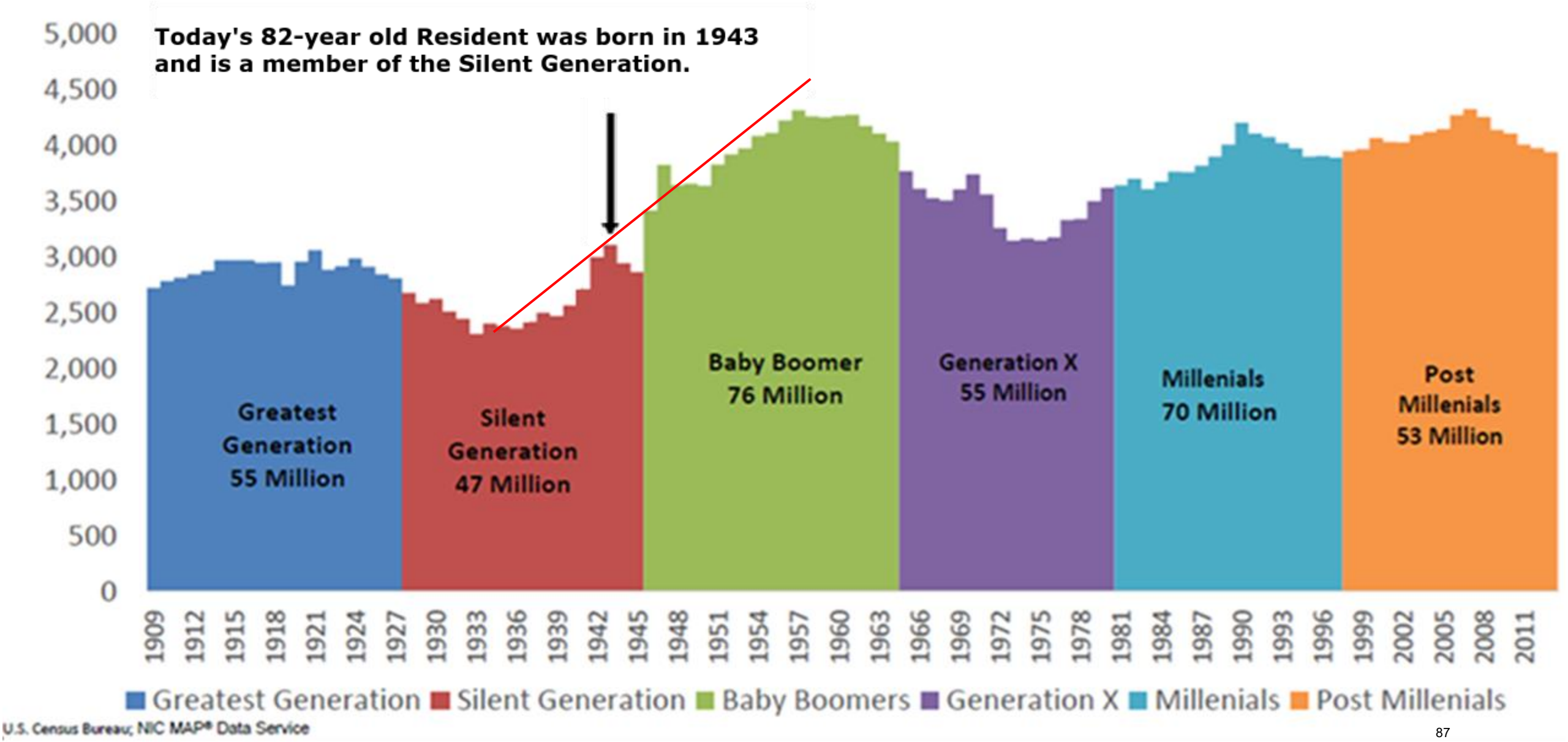
-JENNY G.

Azura in the Community

- T.I.M.E Program
  - Tessera Integrated Memory Enhancement early memory loss class
- Memory Café
- Support Groups
- Community Education Series Events
  - VDT Training
  - Dementia Talks Webinar Series
- Community Events
  - Halloween / Trick or Treating
  - Easter Egg Hunts
  - Volunteer Program
- Walk to End Alzheimer's Fundraisers
  - Azura supports the Alzheimer's Association's Walk to End Alzheimer’s which helps to advance care, support, and research for those impacted by the disease.
- Scholarship Program
  - Azura partners with local schools and awards annual scholarships to outstanding students who have been directly impacted by dementia/Alzheimer's disease and are pursuing careers in healthcare or related fields.

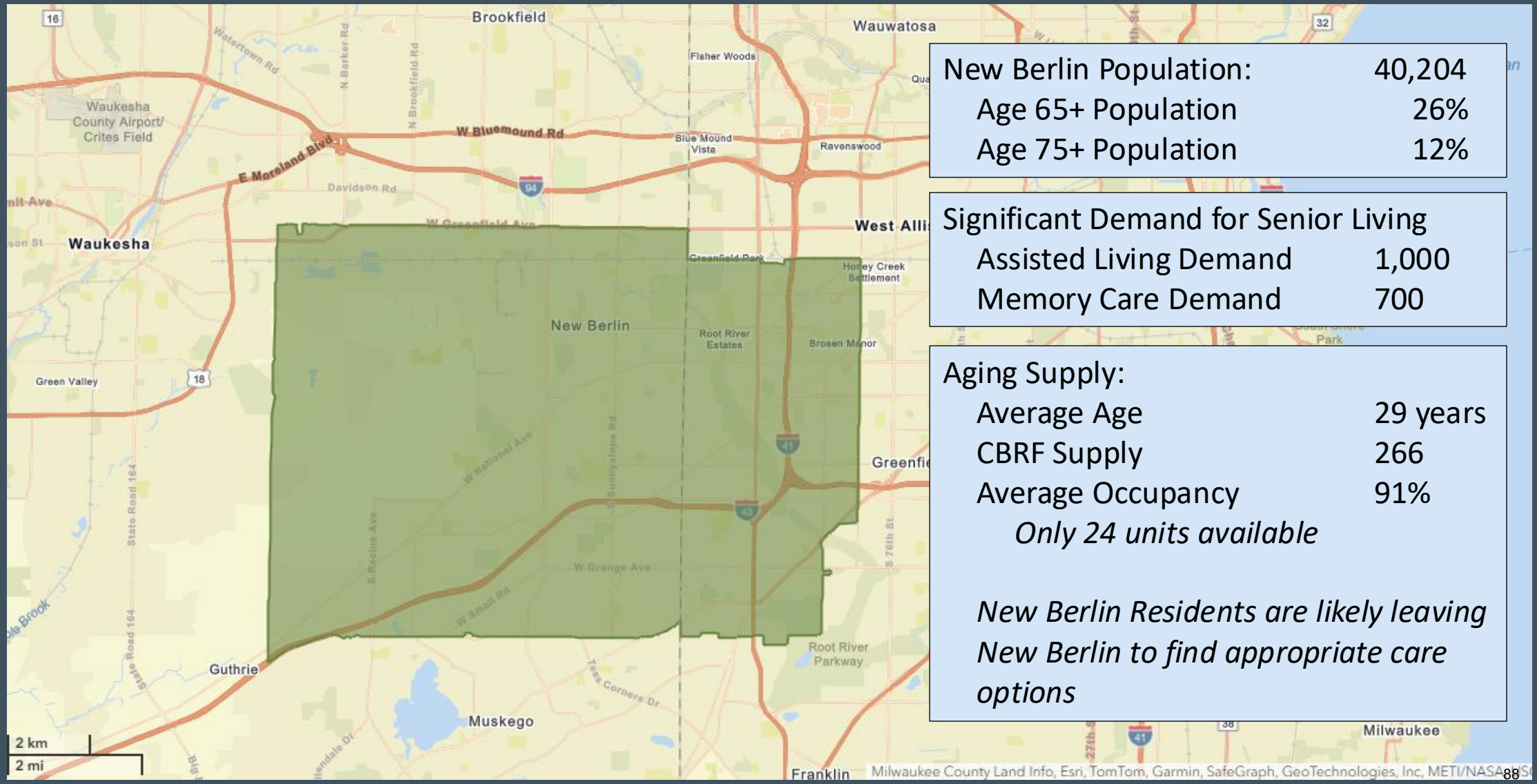
Market Analysis

Number of Live Births (1909 to 2013, 000s)



U.S. Census Bureau; NIC MAP® Data Service

New Berlin Market Summary



New Berlin Population:	40,204
Age 65+ Population	26%
Age 75+ Population	12%

Significant Demand for Senior Living

Assisted Living Demand	1,000
Memory Care Demand	700

Aging Supply:

Average Age	29 years
CBRF Supply	266
Average Occupancy	91%

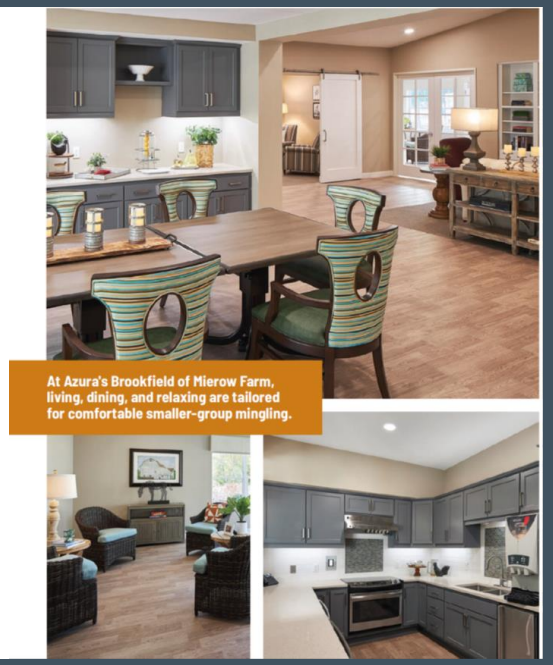
Only 24 units available

New Berlin Residents are likely leaving New Berlin to find appropriate care options

Award Winning Projects

ARGENTUM AWARDS

2021 SENIOR LIVING BY DESIGN AWARD WINNER



At Azura's Brookfield of Mierow Farm, living, dining, and relaxing are tailored for comfortable smaller-group mingling.

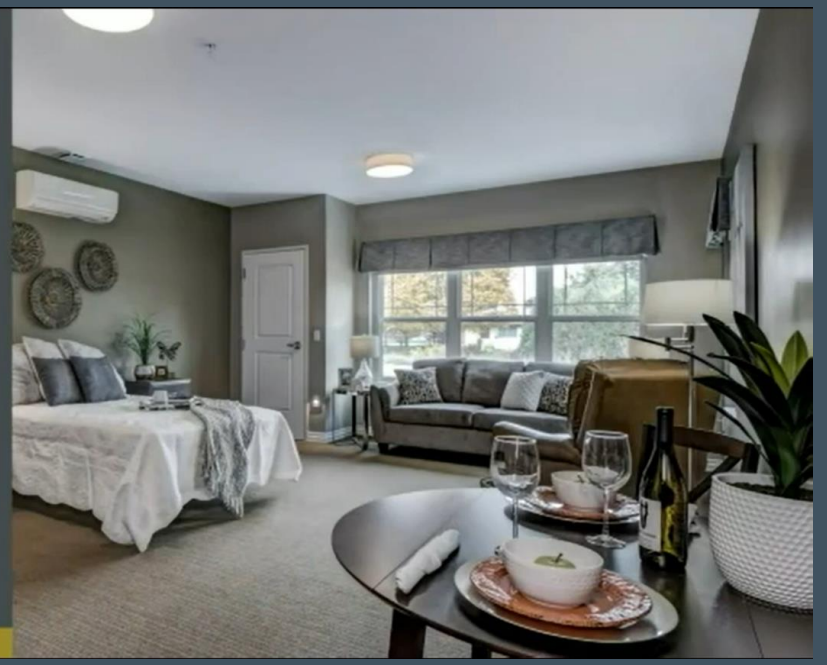
MILWAUKEE BUSINESS JOURNAL

REAL ESTATE AWARDS

2021 Real Estate Award Winner

BEST RENOVATION HEALTH CARE

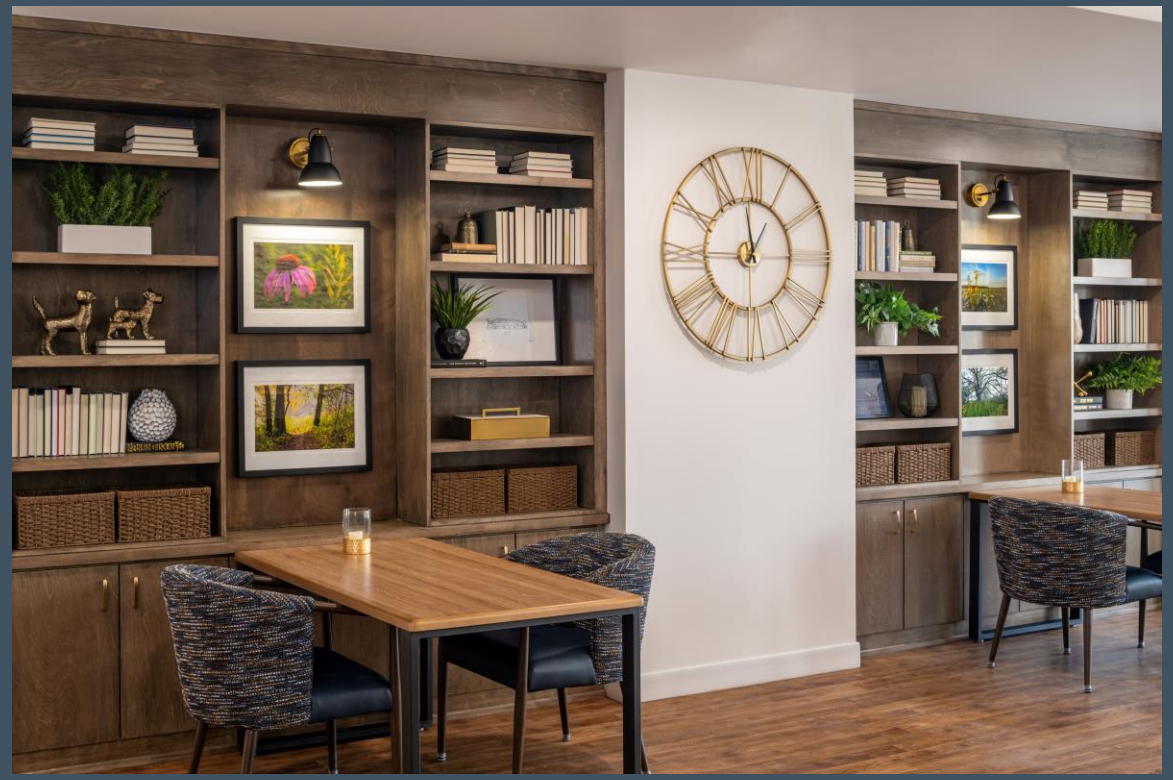
AZURA ASSISTED LIVING & MEMORY CARE

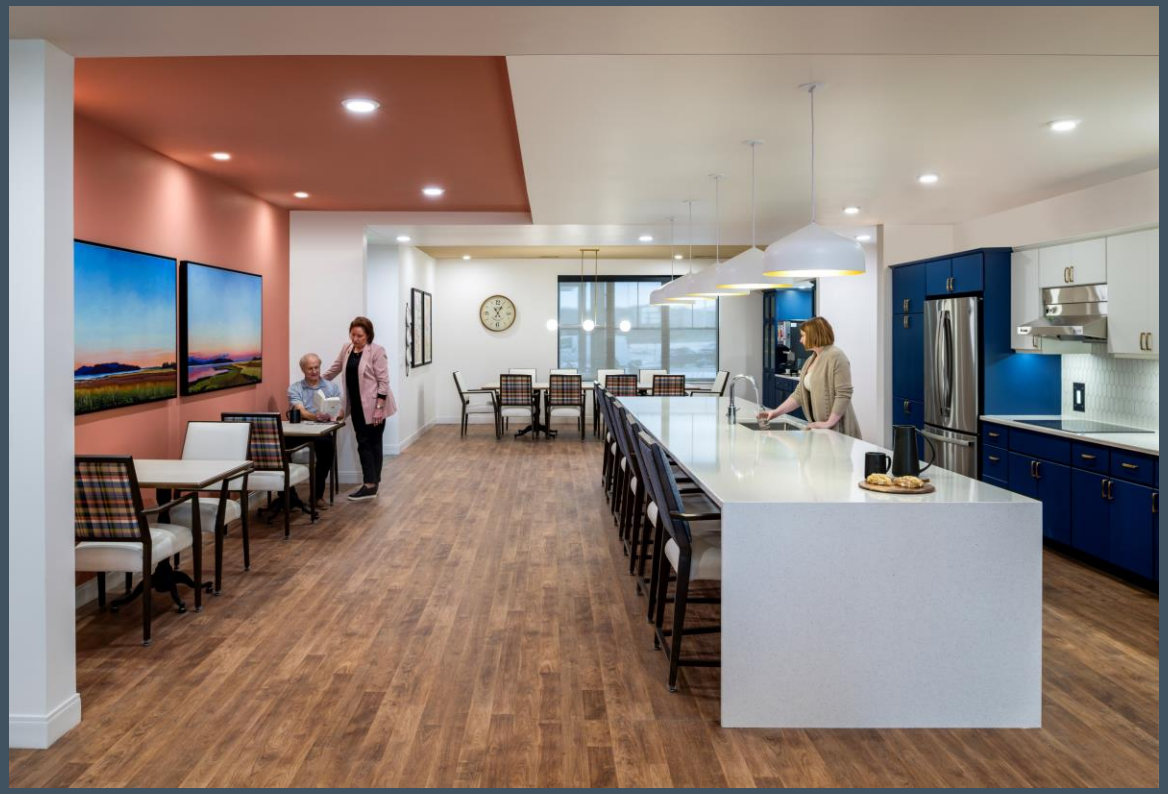


2025 Celebrate in Design

FIRST PLACE SENIOR LIVING

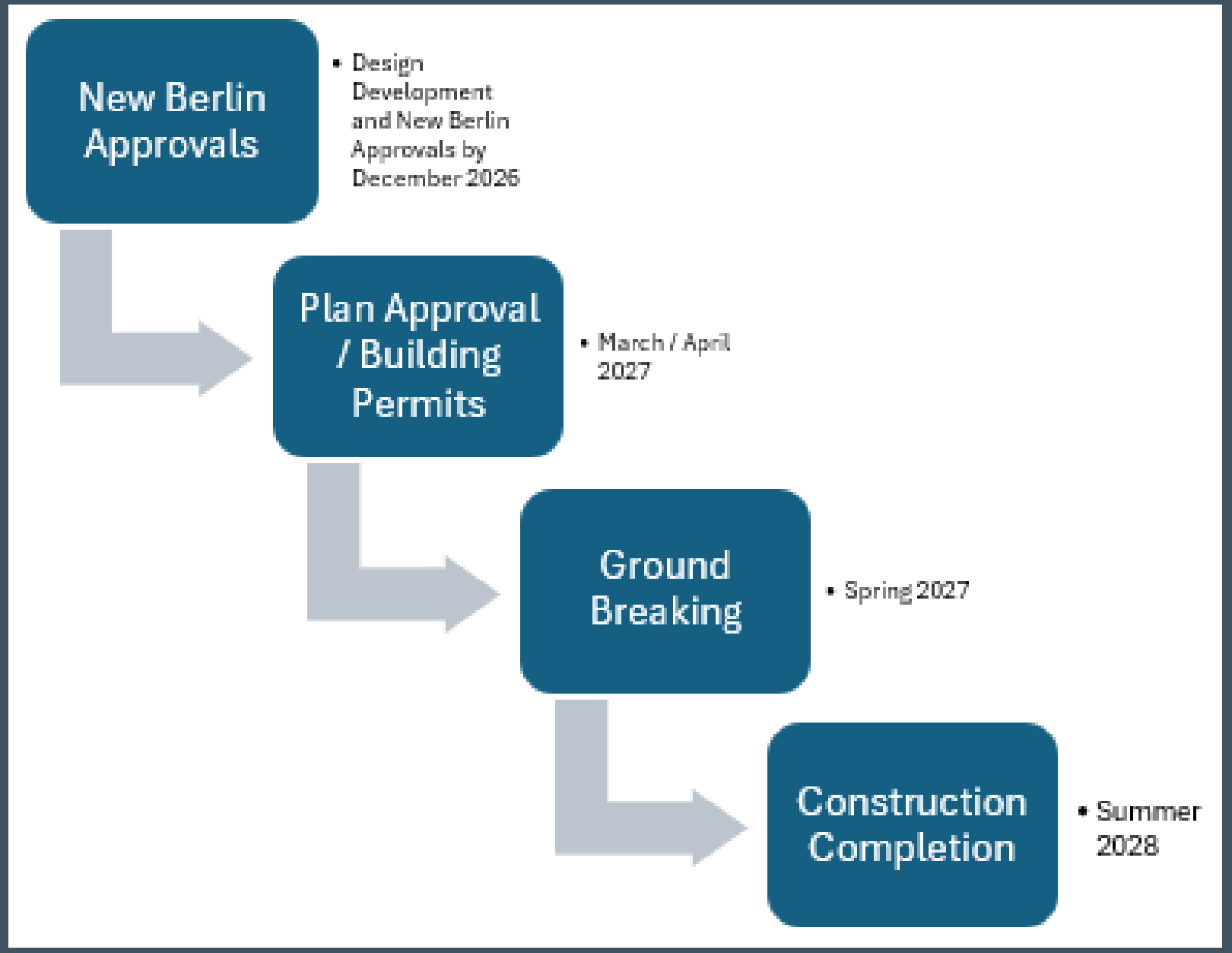
IIDA WISCONSIN chapter





welcome

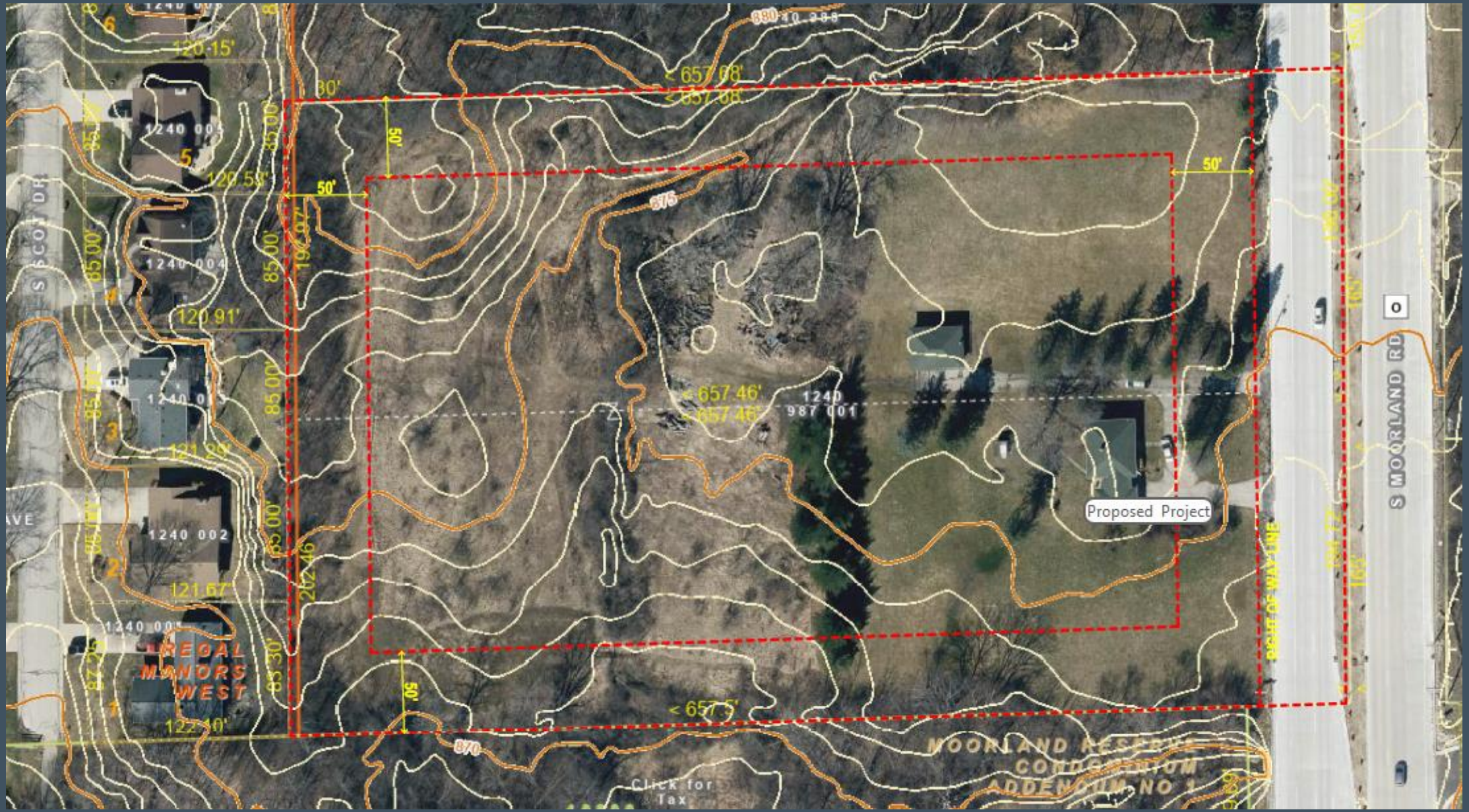
Project Schedule

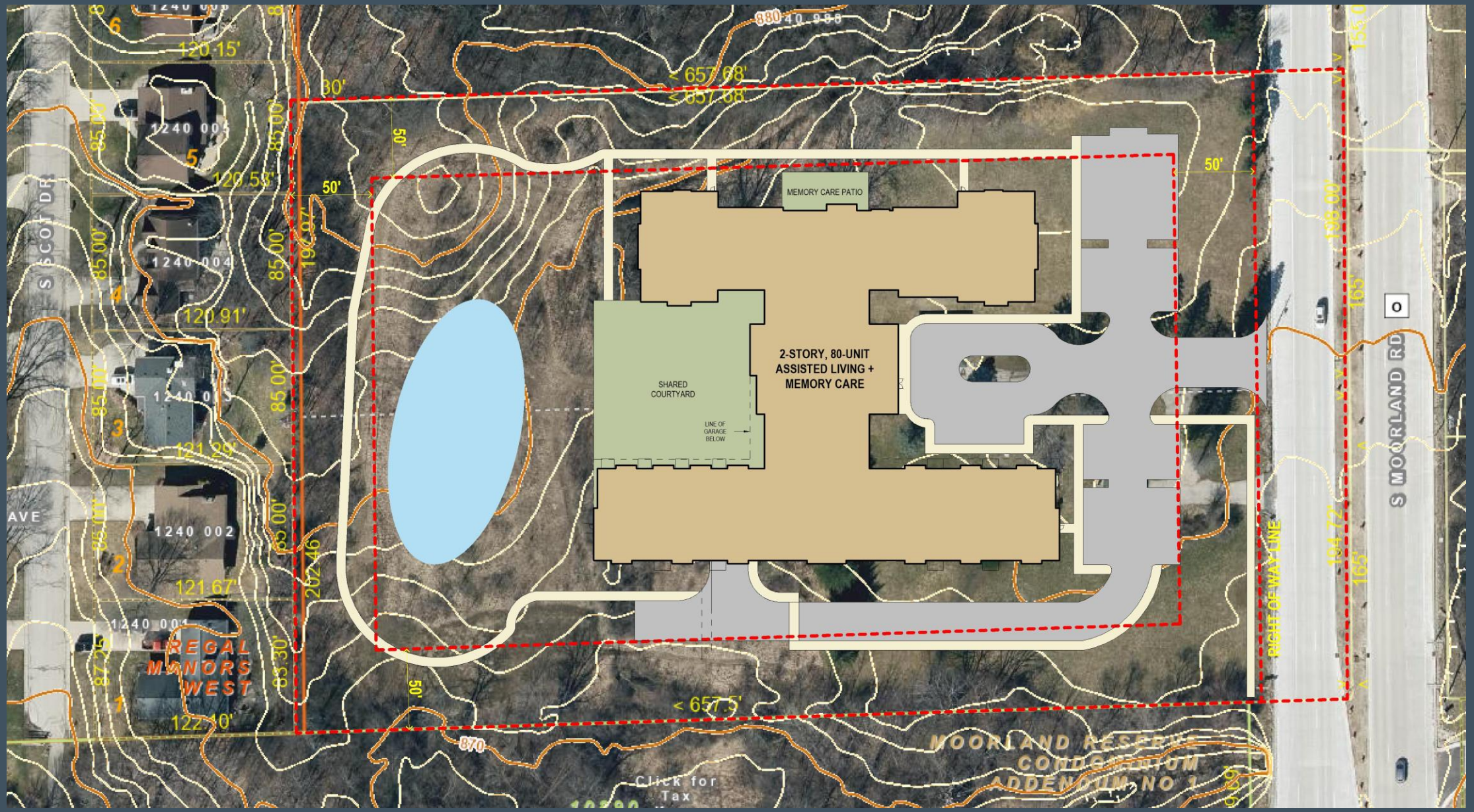

New Berlin Approvals
• Design Development and New Berlin Approvals by December 2026
Plan Approval / Building Permits
• March / April 2027
Ground Breaking
• Spring 2027
Construction Completion
• Summer 2028

Location / Site Plan

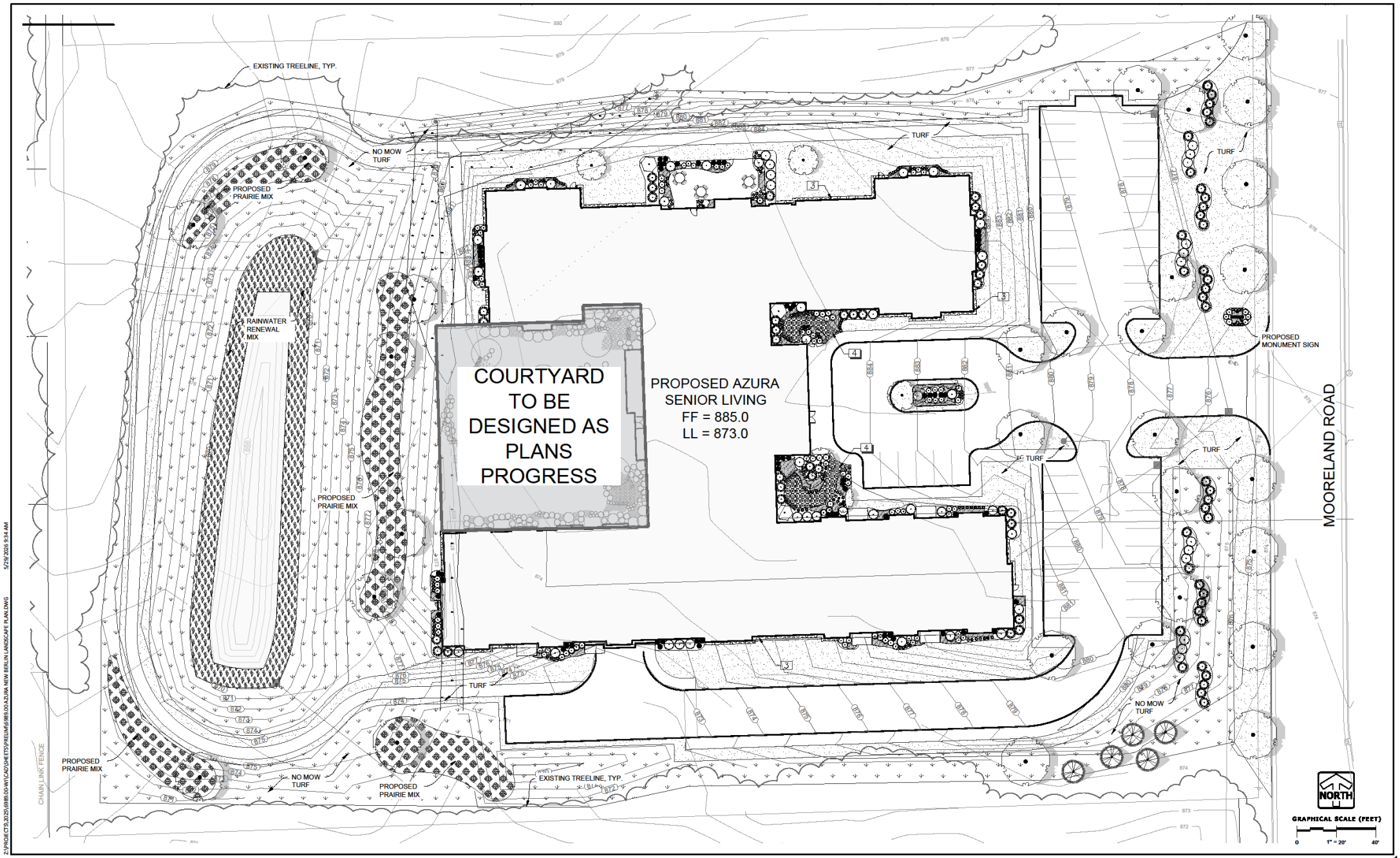
Proposed Site
Target
Dunham's
Froedtert
Children's

~200’ to home
~230’ to home


Proposed Project
S MOORLAND RD
REGAL MANORS WEST
MOORLAND RESERVE CONDOMINIUM ADDENDUM NO 1
Click for Tax
50'
50'
50'
50'
85.00'
85.00'
85.00'
85.00'
85.00'
120.15'
120.58'
120.91'
121.67'
122.40'
262.46'
657.08'
657.46'
1240 004
1240 002
1240 987 001


MEMORY CARE PATIO
2-STORY, 80-UNIT
ASSISTED LIVING +
MEMORY CARE
SHARED
COURTYARD
LINE OF
GARAGE
BELOW
50'
30'
120.15'
120.53'
120.91'
121.29'
121.67'
122.10'
< 657.68'
< 657.5'
262.46'
S MOORLAND RD
RIGHT OF WAY LINE
REGAL
MANORS
WEST
MOORLAND RESERVE
CONDOMINIUM
ADDENDUM NO 1
Click for
Tax
1240 002
1240 004
AVE

Landscape Plan



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PRELIMINARY LANDSCAPE EXHIBIT - LANDSCAPE OVERVIEW

L-1 05/29/2026

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

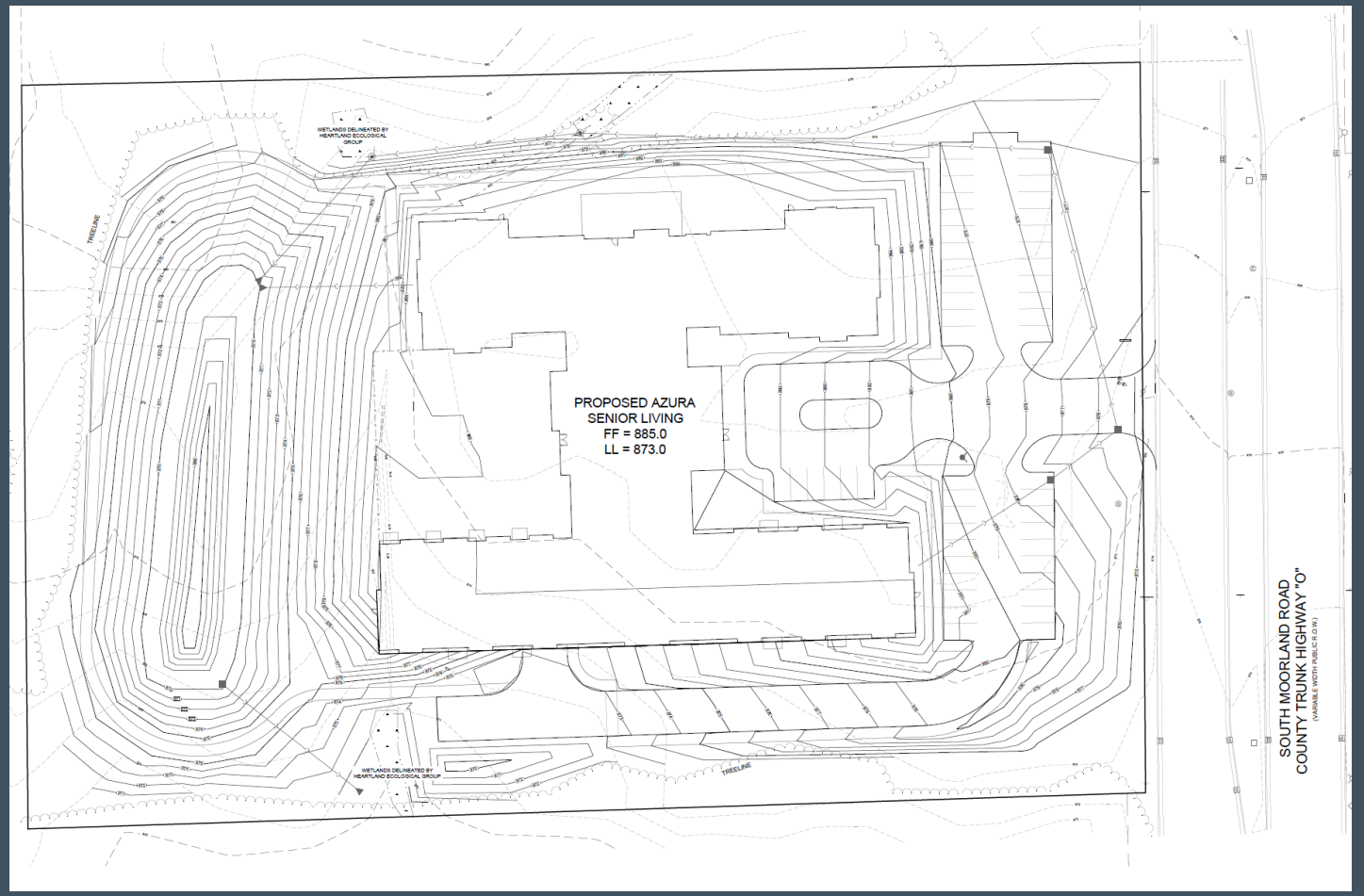
PLAN | DESIGN | DELIVER

PEGJOB# 6989.00-WI

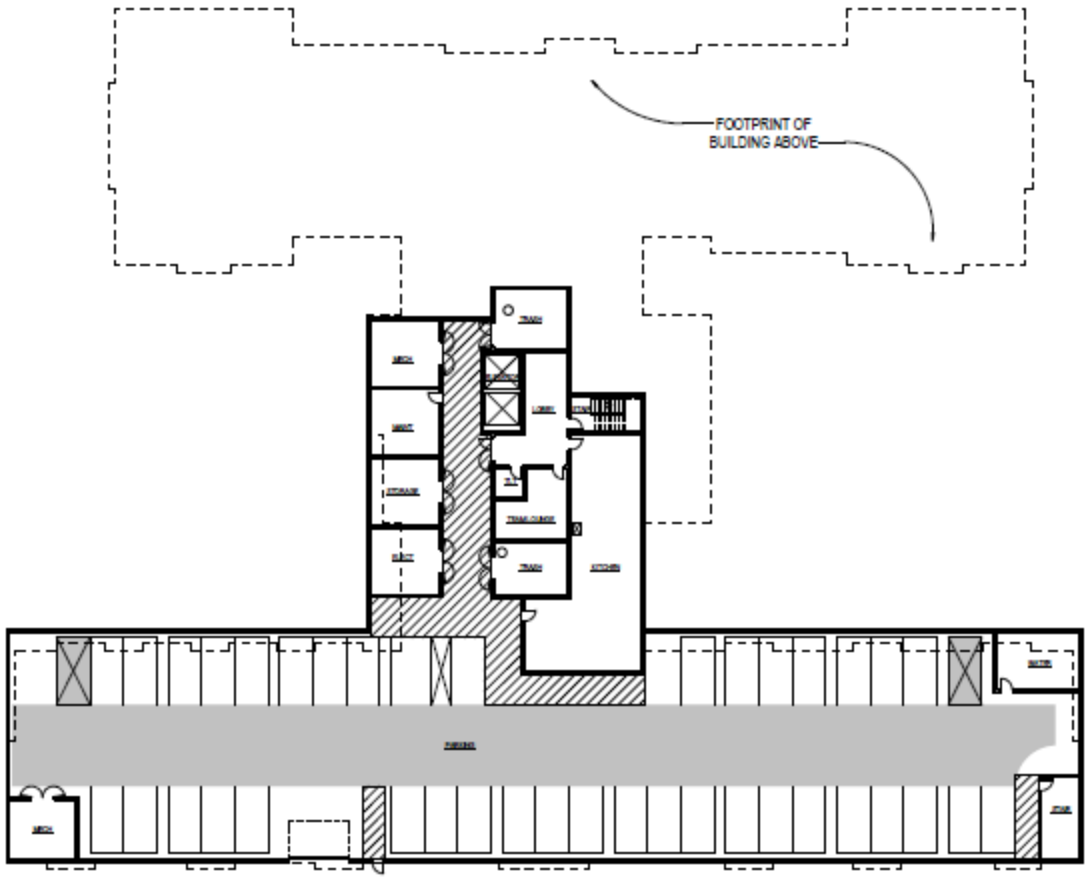
Stormwater

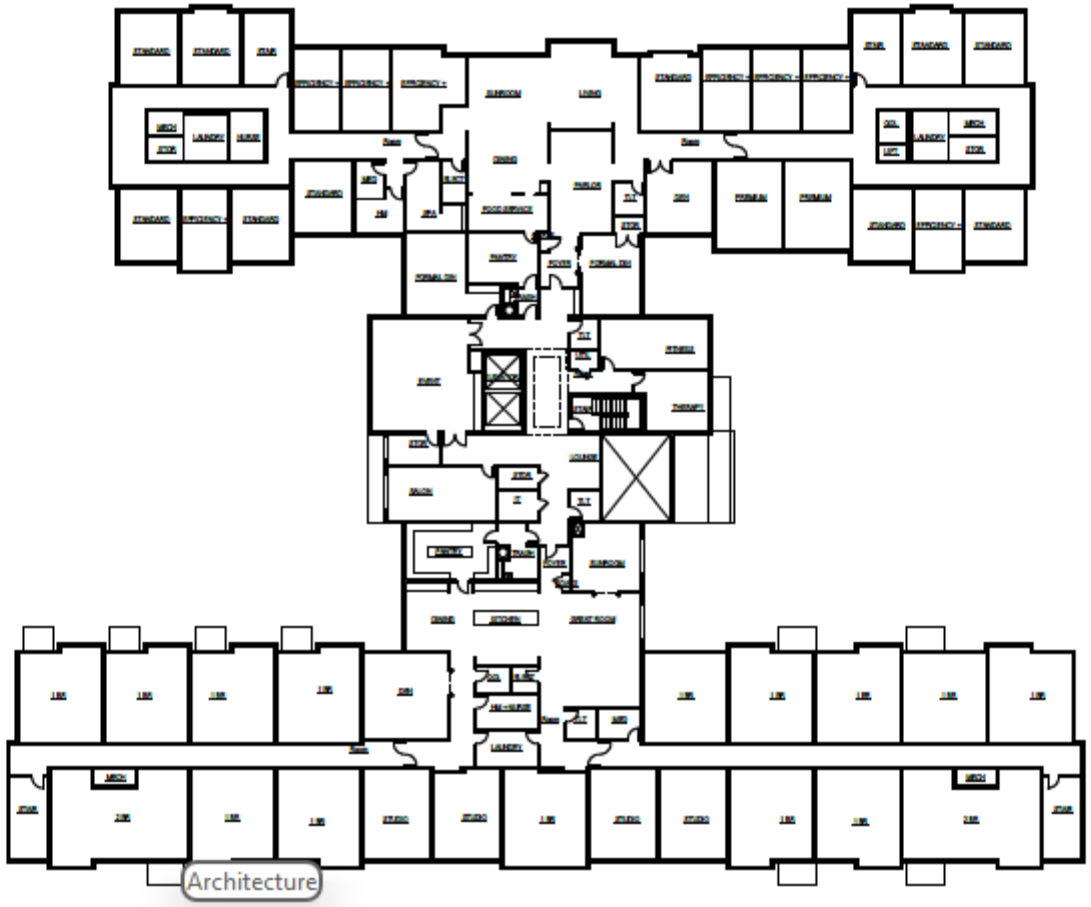
STORMWATER

- Civil Engineering is preliminary at this stage as this is a conceptual review.
- There is a significant drainage area upstream of the property (~ 11-16 acres) that drains across the site via an existing swale and discharges to the Muskego Creek to the south.
- The proposed project would eliminate much of the existing swale.
- Offsite and onsite water would be routed into a new stormwater pond and release at the south end of the pond in the same location the swale currently discharges to the south.
- The pond will be designed to meet City of New Berlin, MMSD, and DNR regulations
- Based on preliminary calculations, the pond area set aside is more than adequate to meet all of the stormwater goals for the site.



Floor Plans


FOOTPRINT OF
BUILDING ABOVE


Architecture

Architecture

City of New Berlin

AZURA

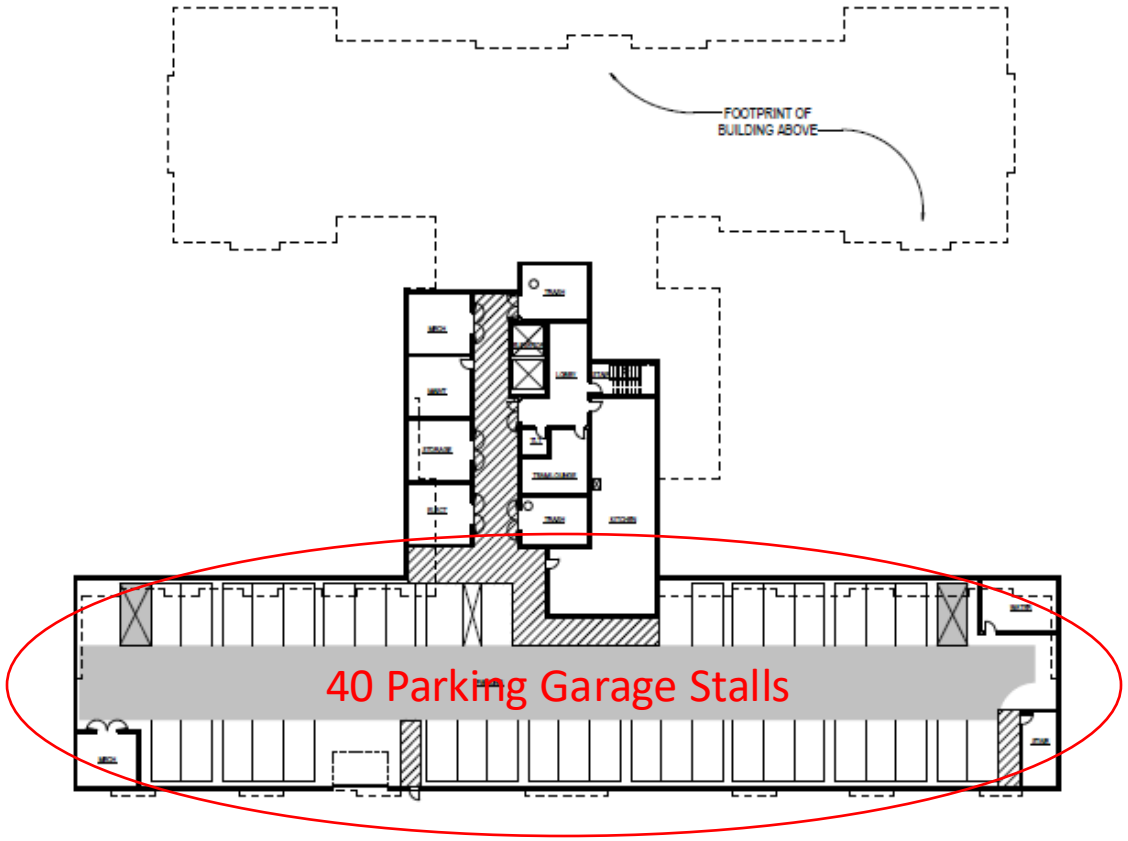
Scot Drive
Armour Ave

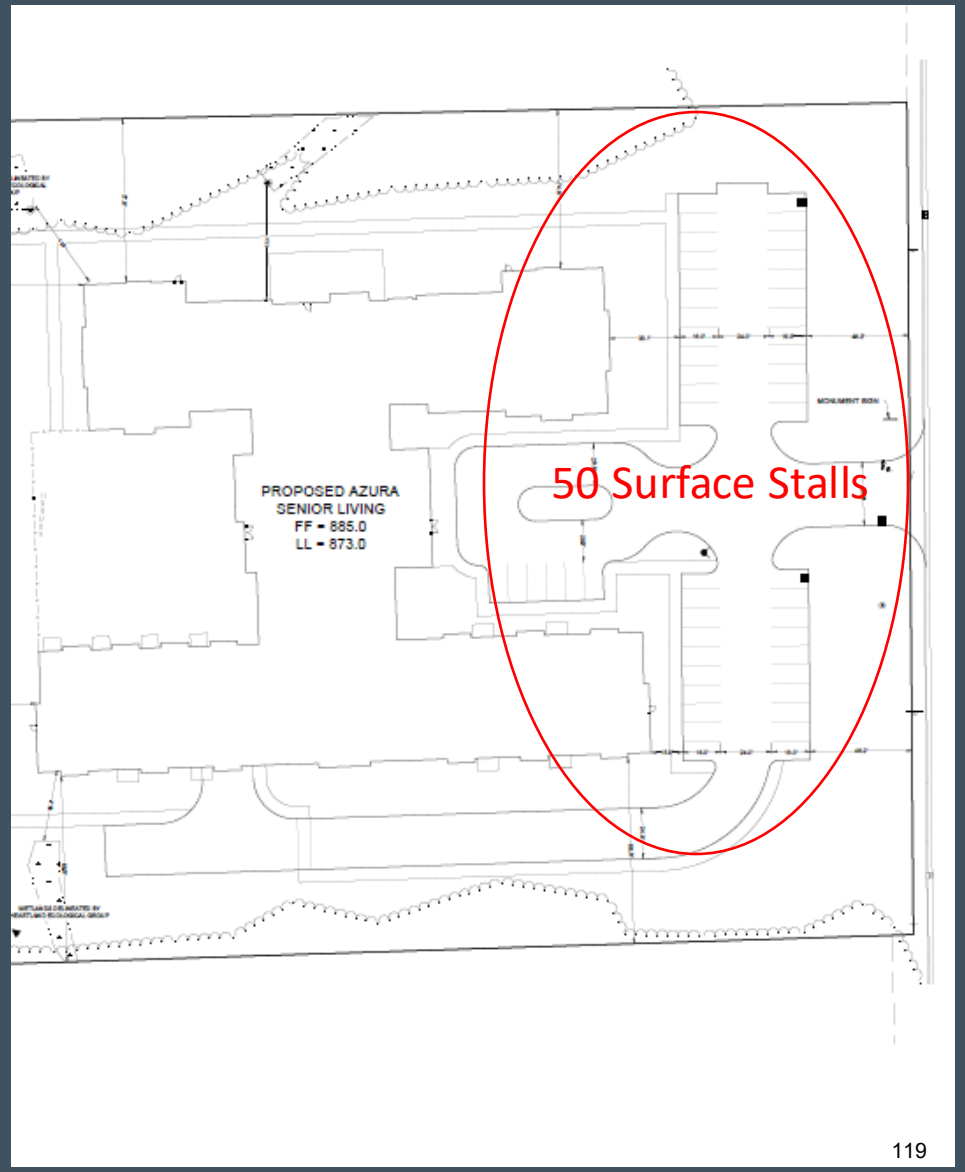
Moorland Road

AZURA

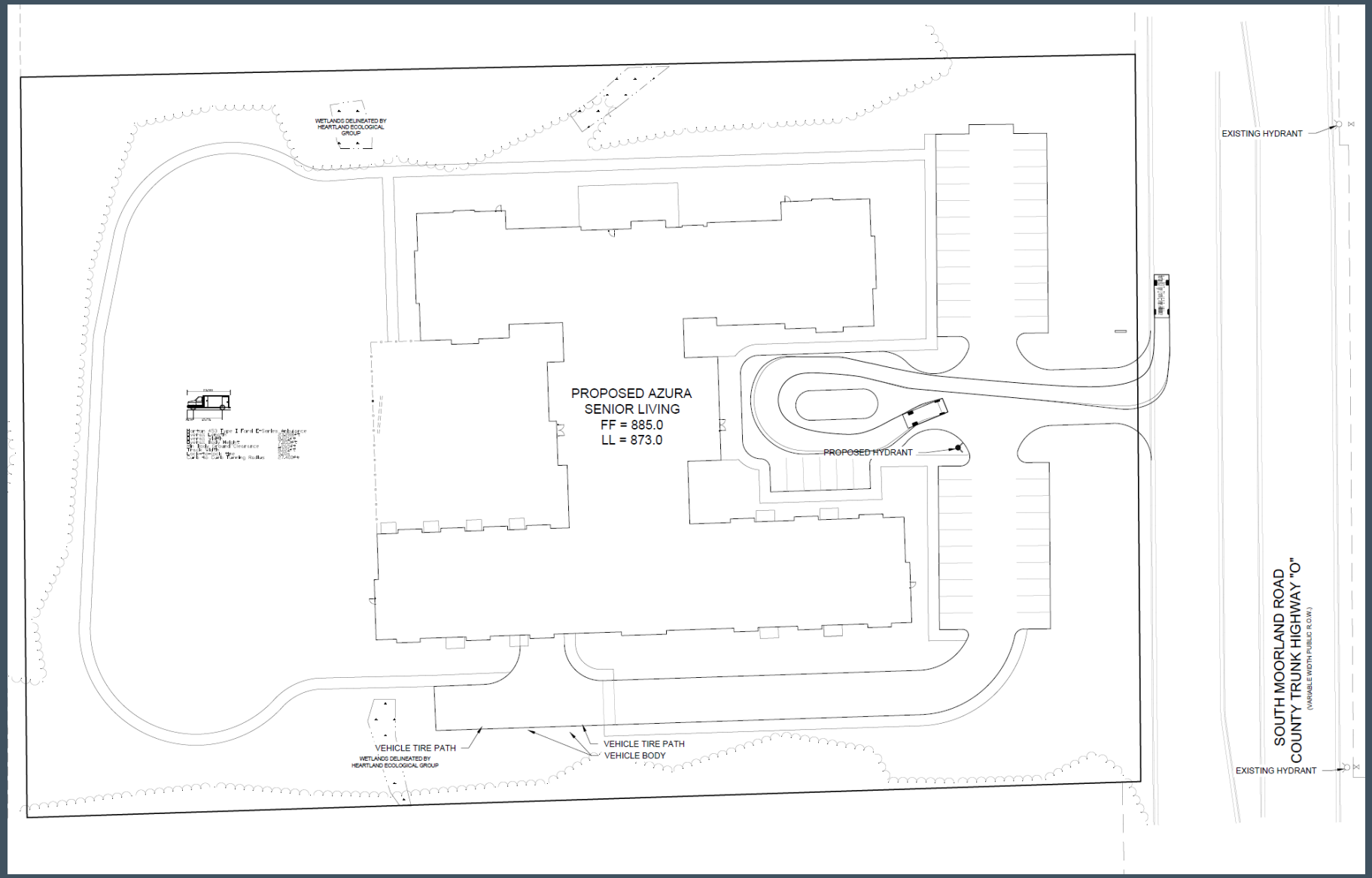
Parking / Traffic

PARKING / CIRCULATION



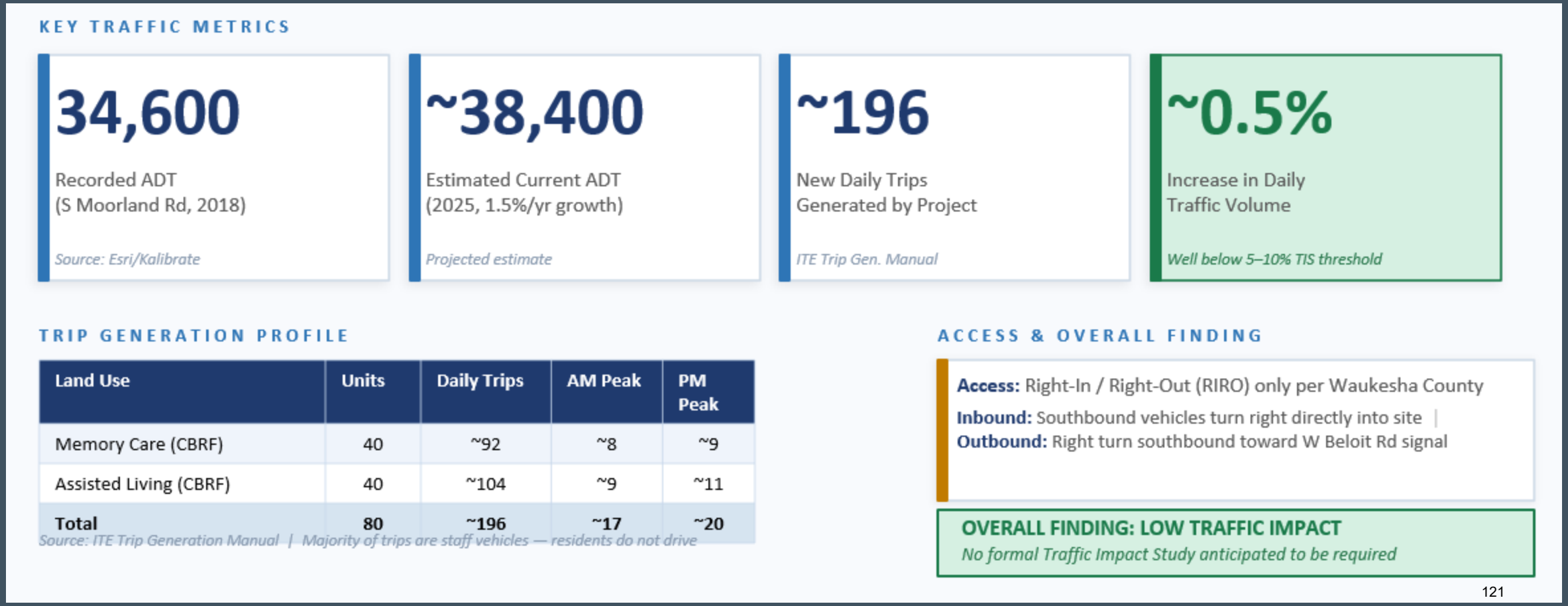


PARKING / CIRCULATION



TRAFFIC

- Pinnacle Engineering has reached out to Waukesha County regarding this site.
  - County confirmed that a single, entry point with right-in / right-out access is available for this site.
- Traffic Counts on Moorland Road 34,600 per day (2018).
- Projected trips for Azura project are less than 0.5% of Daily Traffic Volume.



TRAFFIC

- Right in / Right out access
  - It is anticipated that the majority of traffic to Azura will be travelling from the north, allowing direct right-in access.
  - The existing median opening immediately north of the site provides a safe, legal U-turn for northbound drivers accessing the property.
  - Exiting vehicles traveling north can use the signalized intersection between Target and Froedtert.
  - An estimated 40% of trips may utilize one of these two designated U-turn locations, representing a modest and distributed impact on the surrounding network
  - This is roughly 2-3 U-turns per hour at each location.

Image looking north at median immediately north of subject property.
Vehicles travelling north could make a legal U-turn here to access site.

Image looking north at signaled intersection between Target and Foedtert.
Vehicles travelling south could make a legal U-turn here to travel north..

Economic Development / City Services

Economic Development

Capital Investment

Construction project – Local Jobs / Revenue

Permit / Impact Fees to City - ~$250,000

Real Estate Taxes

Est. $140,000 (based on actual taxes in Brookfield)

- $60,000 to New Berlin
- $60,000 to New Berlin School District

Population Retention

- More New Berlin Seniors will be able to stay in New Berlin

Business Activity & Local Spending

- Azura's business will have spill over into local economy.

Employment

Anticipate 100 employees

- Ranges from Management and Nursing to CNAs and Concierge

Impact on Home Values

- Research consistently indicates senior care facilities do not negatively impact neighboring residential property values.

- American Planning Association - review of more than 50 studies concluded that residential care facilities have no adverse effects on neighboring property values

City Services

EMS Call - New Berlin Cost Data			
	Billing Rate	Medicare Remibursement Rate	Est. Loss
Advanced Life Support (ALS)	$1,600	$536	$1,064
Basic Life Support (BLS)	$1,350	***$450***	$900

Annual Azura Estimated EMS Calls		
Total Annual Calls		80
Existing New Berlin Residents	70%	56
New Residents	30%	24
ALS	75%	18
BLS	25%	6
ALS Net Cost	$1,064	$19,152
BLS Net Cost	$900	$5,400
Total Net Cost		**$24,552**

Azura Performance

Average EMS calls equate to 1 call per resident (80 calls per year)

75% of calls are for life threatening level emergencies

Azura has 57% fewer dispatches than senior housing national averages

Azura has a 1.3% lift-assiste rate compared to 15-20% industry norms.

Residents

Market analysis anticipates that >70% of residents will come from within the City of New Berlin

At 100% occupancy, approximately 56-60 Azura residents would likely be existing New Berlin residents that have relocated to Azura

Only 20-24 would likely be new residents to the City of New Berlin.

Service Calls

Azura at New Berlin will likely generate ~80 EMS calls per year, that only 30% of these calls (24) would come from new residents to New Berlin.

75% of these calls would likely be Advanced Life Support (ALS)

25% would be Basic Life Support (BLS) calls

Questions & Answers

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT: **John Spitz with Western Contractors Inc. / Filling & Grading Permit**

LOCATION: **2345 S. 179th Street (Tax Key #: 1185.990.001)**

REQUEST: **Use Approval for filling, grading and utility work on the property located at 2345 S. 179th Street (Tax Key #: 1185.990.001).**

D.R.C. RECOMMENDATION: **Recommend approval of the Use Approval for filling, grading and utility work on the property located at 2345 S. 179th Street (Tax Key #: 1185.990.001) subject to the application, plans on file and the following conditions:**

Waiver Request: **Per §275-57A(7)(d)[2], Parking areas and aisles in all districts shall be paved with an asphalt or concrete surface. The applicant is proposing all driveways, parking lots, and building entrances will be paved with asphalt. The applicant is requesting that an area south of the future building and parking lot, be a gravel surface for future development. Staff can support the wavier to use gravel surface for the areas proposed, on the plans attached to this staff report. This area will be used for outdoor storage for an existing tenant for heavy equipment as well as for temporary staging for an upcoming ANR pipeline project. See findings section of this staff report.**

1. **General:**
   a. **Plan of Operation:**
      i. **The applicant shall adhere to the submitted Plan of Operation.**
      ii. **Hours: 7:00 AM to 5:00 PM Monday – Friday, 7:00 AM to 2:00 PM Saturday. Extended hours may be necessary from time to time. The applicant will notify the City (see submitted Plan of Operation) for exceptions to the hours of operation and when large volume activities are anticipated.**
      iii. **Number of Employees: 1 to 5 employees.**
      iv. **Applicant estimates a maximum of 3 loads per hour during full operation.**
   b. **Only equipment and trucks used to grade, transport and compact material shall be parked and stored on-site.**
   c. **Any future buildings placed on this site shall require a soils engineering report at the time of building permit application.**
   d. **Final grades shall be consistent with those on the submitted grading plans. Minor topography changes that deviate from the approved conceptual grading plan can be staff approved.**
   e. **Employee parking shall be contained on-site.**
   f. **Grading and/or filling shall not extend beyond the limits of disturbance shown on submitted plans. Perimeter vegetation shall be maintained to the maximum extent practicable.**

g. **Applicant shall notify the City prior to the start of a large volume job.**

h. **Applicant shall accommodate an annual inspection by the City upon request by Staff. Staff shall review the site and the Annual Report every year for compliance with this Conditional Use permit and refer any unresolved issues to the Plan Commission for review.**

i. **Applicant shall provide staff with an Annual Report in the following format:**

   i. **Site Plan showing locations of fill placed during the previous year.**

   ii. **The approximate quantity of fill brought in during the previous year.**

   iii. **An aerial photo to be included at a minimum of every third year.**

   iv. **Advanced discussions presenting potential modifications to the site plan, the grades, or methods of operations and the reasons for those requests.**

   v. **Any other relevant project data or information from the previous year or anticipated for the following year.**

2. **Engineering:**

   a. **Per Section 275-55.A(4)(a) of the Zoning Code, *"In all cases, fill shall consist of clean earth containing no more than 25%, by volume, of building stone and concrete, and no more than 5%, by volume, of incidental asphalt. Fill operations which exceed these limits or operations that require more than one year for completion are considered a landfill and will be regulated as such."***

   b. **Per Section 275-55.A(4)(b) of the Zoning Code, *"Fill shall consist of satisfactory soil or a mixture of satisfactory soil, stone, gravel or other acceptable materials which is of a character and quality satisfactory for the purpose intended. The material shall be free from sod, stumps, logs or other organic matter, all types of refuse including construction refuse, fragments of concrete larger than two feet in any dimension and such other material that in the judgment of the Director is unsuitable."***

   c. **The slopes for the fill site shall not exceed the maximum slope of (4:1, 25%) change in gradient up to the maximum fill height for the site.**

   d. **A stoned area shall be provided for the staging of the construction equipment, job trailers, parking for the contractors/sub-contractors, inspectors and visitors to the site.**

   e. **Per 275-55.A.(5) Retaining walls. Use of slopes and natural grading is encouraged. However, retaining walls exceeding 16 inches in height may be constructed only upon issuance of an administrative permit. Retaining walls may be reviewed and approved with a building permit, in which case a separate use approval permit would not be required. Retaining walls 16 inches or less in height are considered curbs and are not regulated by this section. Stepped retaining walls that do not exceed an overall gradient of 3 feet horizontal to one foot vertical are exempt.**

   f. **The revetment wall sections exceed the 3:1 slope max and will be considered a retaining wall, therefore it needs to follow the requirements of 275-55.**

   g. **Provide drop-off protection.**

   h. **Provide engineering calculations for the sheet piling walls.**

   i. **The private utilities will need to be in a Private Utility Easement.**

   j. **Hydrant flushing and maintenance records will need to be kept and accessible to the fire department upon request.**

k. **Developer shall provide 48 hours advance notice to the Utility Department prior to making lateral connections for both sanitary & water. A Utility Department representative must observe the actual connections.**

l. **The proposed use of the building is not identified. The 36,000 SF building if used for warehousing/storage would need 18 parking spaces, 14 spaces are shown. This will need to be reviewed with the proposed building. Approval of this plan does not approve building or parking layout.**

3. **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.**
   d. **As-built plans of the Stormwater Management facilities are required per DH Section VI.D.7. If the stormwater management facilities are used for erosion control during construction, an as-built is required after construction of the facilities, and a recertification/as-built is required prior to Occupancy.**
   e. **Storm Water Maintenance Plan**
      i. **Rainfall depths shall be NOAA Atlas 14. Current depths used in model do not appear to reflect the NOAA Atlas 14 depths. Revise and resubmit.**
      ii. **Storm Distribution shall be NOAA Atlas 14 MSE3. Current model is using SCS type II. Revise and resubmit.**
      iii. **Model must meet DNR, MMSD Chapter 13, and City of New Berlin requirements. Currently only reflecting City of New Berlin requirements. Revise and resubmit.**
      iv. **Clearly show the boundaries of the drainage areas on the existing and proposed drainage maps. Revise and resubmit.**
      v. **A full review of the SWMP will be completed once these items have been addressed.**
   f. **Pond cross sections are calling out an orifice and a weir on each cross section. Indicate if there are there are multiple outlet locations. Show the location of the orifice and weir on the plan view as well.**
   g. **Provide details for the revetment wall and the sheet pile wall.**

4. **Utility:**

   a. **Sewer extensions through property should be private sanitary main.**

   b. **Per Section 2.3 of the Development Handbook - Regarding Water Use and Testing**

      i. **Water for filling, testing and flushing for safe sampling of watermain will be supplied only by permission of the Water Utility via permit. All water that is used for filling new mains, pressure testing, flushing of mains, trench flushing, and safe sampling etc., will be witnessed by an inspector or Utility employee. Water used will be charged at the current rate.**

      ii. **No chlorination or flushing between safe samples.**

      iii. **Use only chlorine tablets glued to the top interior wall of the pipe (no powder) to disinfect pipelines and service/fire lines in accordance with SWS, Section 4.3.12. The Water Utility will collect samples of the chlorinated water for safe water testing. Contractor shall supply all labor assistance to flush mains and to take sample(s).**

iv. **Water wasted to surface may not contain any substances in concentrations that adversely affect the water as determined by the Wisconsin Administrative Code, NR 105 and 106. For chlorine, no total residual chlorine may be measured in the water being discharged to a surface water greater than ambient total chlorine residual in system water supply (typically 0.5 mg/L). Advise the Water Utility and City Engineer of proposed discharge schedule to arrange DNR-required chlorine residual measurements for main flushing water.**

c. **Pressure and leakage testing shall include all installed system components, such as mains, branches, services and fire protection taps to terminus of all lines to be installed under the Contract.**

d. **Two (2) business days advance notice to the Engineering Project Inspector and Water Utility shall be required.**

e. **Prior to pre-punch list work, tracer wires shall be tested by Contractor prior to City accepting the work. The Utility Department has the option to spot check the continuity of the tracer wires.**

f. **Pressure and leakage tests shall be performed in accordance with SWS and under the jurisdiction of the Engineering Project Inspector and Water Utility.**

g. **Pressure Test: After the test connections are made and the main filled with water, the test section shall be subjected to water pressure normal to the area. After examination of exposed parts of the system, the test pressure will be increase to 150 psi on the main at the lowest elevation. The main shall be examined and if any defects are found, the Contractor shall immediately make the necessary repairs at his own expense. The pressure test shall be repeated until no defects can be found. The duration of the final pressure test shall be one hour. If it is found unnecessary to add water during the duration of the pressure test, the leakage test may be waived at the direction of the Inspector and Water Utility. If waived by the Inspector and Water Utility, a combination leak/pressure test will be performed.**

h. **Leakage Test: The leakage test, if required, shall be conducted after satisfactory completion of the pressure test. The test section shall be subjected to approximately 100 psi gauge pressure at eh point of highest elevation of the main under test. The duration of the leakage test shall be two hours unless otherwise specified. Should any test section fail to meet the leakage test, the Contractor shall immediately make the necessary repairs at his own expense. The duration of the final leakage test shall be one continuous hour.**

i. **Fire and Combination water/fire service lines shall be tested at 200 psi for 2.0 hours.**

j. **The Water Utility shall take the water samples. The first 2 water samples are at the utilities expense. After the initial 2 samples are taken, the Developer/Contractor shall pay all utility expenses until the system is considered safe.**

   i. **Approximate cost per sample trip is $250**

   ii. **No first sample will be taken on a Friday, weekend, or adjacent to a holiday.**

   iii. **Note: In order for acceptance, 2 consecutive samples must pass in a 24-hour period.**

k. **Water main and hydrants through property will be private. 8" valve at St 30-25.2 should be directly teed to the main.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of July 15, 2026

John Spitz with Western Contractors Inc. / Filling, Grading & Utility Plan
2345 S. 179th Street (Tax Key #: 1185.990.001)

DATE STAFF REPORT PREPARED: June 15, 2026

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

REQUEST / DESCRIPTION OF PROJECT: Use Approval for filling, grading and utility work on the property located at 2345 S. 179th Street (Tax Key #: 1185.990.001).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 05/27/2026

DATE OF COMPLETENESS DETERMINATION: 05/27/2026

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s):
Staff Site Visit: Several with the most recent on June 17, 2026

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 10.76 Acres

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

CURRENT LAND USE: City of New Berlin – Jacob's Ridge Lift Station & a multi-tenant industrial building.

PROPOSED ZONING: N/A

PROPOSED LAND USE: No change

PROPOSED LOT SIZE: N/A

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): Yes, meets the requirements in §275-35B(4), §275-39F, §275-37B(4) & §275-55.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes, see attached filling and grading plan.
Architectural Review Required: No, not required for a filling and grading plan.

PROPOSED ARCHITECTURE: No

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-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): Erosion control plan included.
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. The applicant has submitted a stormwater management plan.

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: (Note, these were the previous tax keys for this property prior to the 1-Lot CSM that was recently completed earlier this year).

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.
2/2/2026	Plan Commission approved a one-lot CSM.
2/10/2026	Common Council approved a 1-Lot CSM.

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:

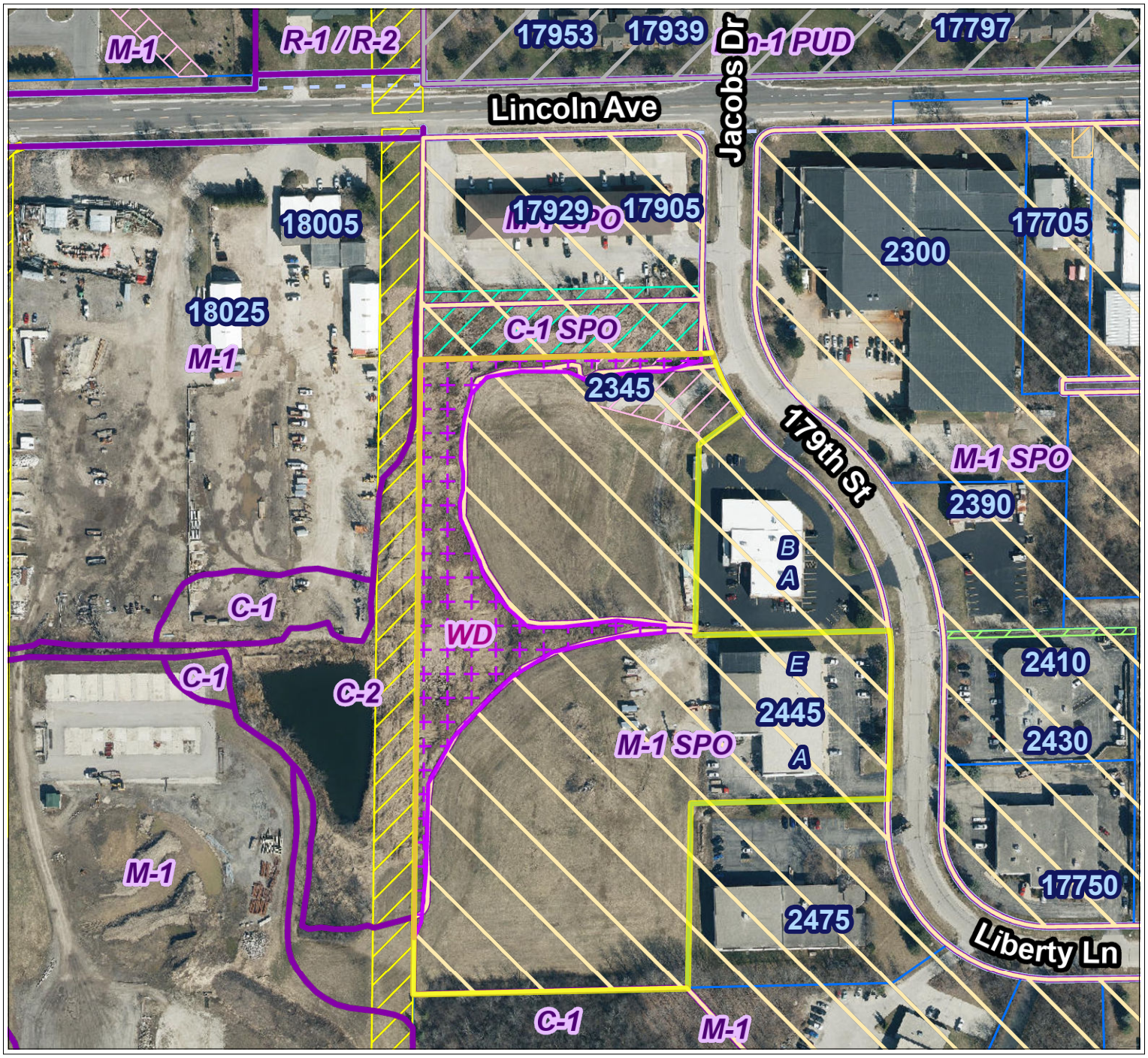
1. The owner of the property prepared a wetland delineation report dated 11/16/2021. The wetland delineation was conducted on 8/12/21 by Dave Meyer with Wetland & Waterway Consulting, LLC. The wetlands have been registered on the City's Zoning map.
2. The City has an easement for Jacob's Ridge Permanent Sanitary Sewerage Lift Station and Force Main Easement. The document was recorded on July 15, 2003.
3. The applicant submitted three 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. An additional report dated March 31, 2026 which evaluated the subsurface conditions for possible future building areas.
4. Applicant has provided a filling, grading and utility plans for this parcel. Future plans for this site include uses consistent with the M-1 Zoning District. The owner indicated he may build within one year.
5. Per municipal code 275-572 (7)(d) the applicant is requesting the expansion of outside storage area for Titan Building Company (tenant on property) rear lot per our plan.
6. This gravel lot will function for Trans Canadian Pipeline Project Starting early spring 2027. Trans Canadian to secure temporary use permit with City of New Berlin.
7. Staff will require the applicant to submit an annual report that summarizes the source of fill, quantity and general area that has been filled.

D.R.C. RECOMMENDATION: Recommend approval of the Use Approval for filling, grading and utility work on the property located at 2345 S. 179th Street (Tax Key #: 1185.990.001) subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
Plan

City of New Berlin
Community Development

UA-2600986
Spitz Grading Plan
2345 S. 179th Street



Parcels
Road Right-of-Way
Conservation Easement
Environmental Corridor

Floodplain FEMA DFIRM
FEMA DFIRM - Zone A
FEMA DFIRM - Zone AE
FEMA DFIRM - 0.2% Chance

Wetland

Zoning Wetland Registration
Registered Wetland
Outside Wetland

Zoning Overlay
PUD
Special Conditions Apply
SPO

Zoning Boundaries

N

0 100 200
ft

Scale is estimate - not survey

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

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179TH STREET FUTURE BUILDINGS

GRADING & EROSION CONTROL
SANITARY SEWER & WATER MAIN PLANS

NEW BERLIN, WI 53146

WAUKESHA COUNTY, WISCONSIN

1" = 1000'

NE 1/4, SEC 09-06-20
LOCATION SKETCH

GENERAL UTILITY NOTES

1.) ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION.

2.) EXISTING CONDITIONS, INCLUDING UTILITY SIZES AND ELEVATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING OF WORK.

3.) MAINTAIN CONTINUOUS UTILITY SERVICE AT ALL TIMES.

4.) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN EXISTING UTILITY ALIGNMENTS SO THAT ADJUSTMENTS IN DEPTH AND/OR ALIGNMENT MAY BE MADE.

5.) PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURE.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

OWNER

JOHN AND MARILYNN SPITZ JOINT TRUST
W267N6389 TOP O HILL DR.
SUSSEX, WI 53089
CONTACT PERSON – JOHN SPITZ
JOHNSPITZ350@YAHOO.COM
(414) 349-5340

CIVIL DESIGN BY

ROB DAVY P.E.
LAKE COUNTRY ENGINEERING, INC.
970 S. SILVER LAKE ST., SUITE 105
OCONOMOWOC, WI. 53066
ROBD@LCE.BIZ
(262)569-9331

1) TITLE PAGE
2) SITE PLAN
3) EROSION CONTROL PLAN
4) BMP CROSS SECTIONS
5) OVERALL GRADING PLAN
6) NORTH GRADING PLAN
7) MID GRADING PLAN
8) SOUTH GRADING PLAN
9) SANITARY SEWER AND WATER MAIN PLAN
10) DETAIL PAGE

CONSTRUCTION SEQUENCE

1) INSTALL ALL EROSION CONTROL MEASURES.
2) STRIP TOPSOIL & STOCKPILE TOPSOIL (SEED WITH WINTER WHEAT IF LEFT INACTIVE FOR MORE THAN 7 DAYS, ADD TACKIFIED MULCH AFTER OCTOBER 15TH).
3) INSTALL STORM WATER BMP PLACING FILL WHERE NEEDED, (BASIN TO BE USED AS SEDIMENT TRAP ALL DISTURBED AREAS TO BE DIRECTED TO BASIN / SEDIMENT TRAP DURING CONSTRUCTION. ONCE BASINS ARE CONSTRUCTED SEED SIDE SLOPES OF BASINS
4) INSTALL DITCH CHECKS AS SHOWN ON PLANS ONCE SWALES HAVE BEEN GRADED
5) ROUGH GRADE REMAINDER OF SITE.
6) INSTAL SANITRY SEWER , WATER MAIN, & STORM SEWER
7) FINALIZE GRADING OF SITE INCLUDING CULVERTS WHERE NEEDED,
8) PROOF ROLL ROADWAYS, STONE ROADS, FINE GRADE ROADS.
9) TOPSOIL, & INSTALL REVENTMENT STONE.
10) RESTORE SITE WITHIN 7 DAYS OF COMPLETING FINAL GRADING.
11) ONCE SITE IS VEGETATED AND VILLAGE HAS APPROVED SITE, REMOVE ALL REMAINING EROSION CONTROL MEASURES.

WISCONSIN
ROBERT J. DAVY
E-31946
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. BOX 144, Oconomowoc, WI 53066
Phone (262) 569-9331

MAY 15, 2026

25-3554

SCALE 1" = 40'
0 20 40 80
FEET

LOT #1 = 468,998 SF (10.767 AC)
EX BUILDING = 23,494 SF
PR BUILDING = 36,000 SF
TOTAL BUILDING = 59,494SF (1.366 AC) (12.7%)
OTHER EX IMP = 60,355 SF (1.386 AC)
TOTAL EX IMP = 83,849 SF (1.925 AC) (17.9%)
OTHER PR IMP = 209,236 SF (4.803 AC)
WATER = 21,237 SF (0.488 AC)
TOTAL PR IMP = 289,967 SF (6.657 AC) (61.8%)
GREEN SPACE = 179,031 SF (4.110 AC) (38.2%)

WISCONSIN
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OCONOMOWOC, WI
PROFESSIONAL ENGINEER

LEGEND

--864--	EXISTING 1' CONTOURS
---865---	EXISTING 5' CONTOURS
864	FUTURE 1' CONTOURS
865	FUTURE 5' CONTOURS
864.66	EXISTING SPOT GRADES
864.66	PROPOSED SPOT GRADES
	EXISTING EASEMENT SEE PLAT
ST	EXISTING STORM SEWER
STM>	PROPOSED STORM SEWER
W	EXISTING WATER MAIN
WTR	PROPOSED WATER MAIN
san	EXISTING SANITARY SEWER
SAN >	PROPOSED SANITARY SEWER
GAS	EX GAS MAIN
	WETLANDS LINE

179TH STREET
S 179TH ST
A = 52.56'
R = 370.00
CH = 52.51
CB = S02°55'41"E
S01°08'30"W 197.46'
290.76'
N88°44'30"E
294.49'
S88°44'30"W
5351
992
990
989
5350
005
008
009
179TH STREET
A = 100.53
R = 100.00
CH = 100.12
CB = S26°53'22"E
S01°08'30"W 60.87'
283.55'
276.55'
IN #1
FLANGE = 847.38
15" IE = 845.13
REVETMENT STONE TO BE SEEDED WITH BIG BLUE STEM GRASSES (TYP.)
24" CMP
IE = 843.11
12" HDPE
IE = 844.47
EX 150 LF OF 12" HDPE N12
S = 0.88%
12" HDPE
IE = 845.79
PR 88 LF OF 12" HDPE N12
S = 0.88%
12" HDPE
IE = 846.56
EX 24 LF OF 18" RCP
EXTEND 12LF
EX IE N = 843.92
EX IE S = 844.43
PE IE S = 844.68
171.89'
434.59'
37.0'
30.0'
24.0'
18.0'
10.0'
GENERATOR PAD
180.0'
200.0'
PROPOSED BUILDING
FF = 850.50
18" VCP
S = 0.40%
163 LF OF 15" HDPE N12
S = 0.40%
O.F #2
15" IE = 844.48
O.F #5
12" IE = 844.63
30.0'
60.0'
166.4'
186 LF OF 12" HDPE N12
S = 0.50%
IN #4
FLANGE = 849.43
10" IE = 845.73
12" IE = 845.56
87 LF OF 10" HDPE N12
S = 0.50%
IN #3
FLANGE = 847.99
10" IE = 846.16
6.92'
TP-1
TP-2
TP-3
TP-4
STORMWATER BMP A
STORMWATER BMP B
40 LF OF 30" RCP CLIII
S = 0.87%
IE W = 841.55
IE E = 841.90
EX 54" CMP
IE = 841.86
IE = 841.55
EXISTING STONE REVENTMENT TO BE REPLACED
INTERIM STORAGE / STAGING
CRUSHED ARGREGATE BASE
COURSE (CABC)
(FUTURE BUILDING SITE)
TAX KE # NBC 1185994
GRASS SWALE
409.02'
S88°44'30"W
12" IE = 845.50
88 LF OF12" HDPE N12 S = 1.70%
12" IE = 844.00
946.14'
N00°39'16"E
TAX KE # NBC 1185999002

REMARKS | REVISION DATE

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: MAY 15, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. Box 144, Oconomowoc, WI 53066
Phone (262) 569-9331

SITE PLAN

CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9, T6N, R20E. CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 2 OF 10

SCALE 1" = 40'
0 20 40 80
FEET

PROPOSED BUILDING
FF = 850.50

INTERIM STORAGE / STAGING
CRUSHED AGGREGATE BASE
COURSE (CABC)
(FUTURE BUILDING SITE)

STORMWATER BMP A

STORMWATER BMP B

TP-1
TP-2
TP-3
TP-4

EX POND
WS = 839.50

TAX KE # NBC 1185994
TAX KE # NBC 1185999002
TAX KE # NBC 1186999

90 LF OF 18" CMP
S = 1.67%

GRASS SWALE

SILT FENCE

DITCH CHECK

CLASS I TYPE B EROSION MATTING
TO BE SEEDED WITH BIG
BLUE STEM GRASSES
(TYP.)

REVETMENT STONE
TO BE SEEDED WITH BIG
BLUE STEM GRASSES
(TYP.)

SEED MIX TO BE LANDSCAPE 40
(UNLESS NOTED FOR STORM WATER BMP OR
APPROVED EQUAL)
6% NAMED KENTUCKY BLUEGRASS
28% KENTUCKY BLUEGRASS
20% ANNUAL RYE GRASS
25% CREEPING RED FESCUE
15% WICKED PERENNIAL RYE GRASS
TO BE APPLIED AT A RATE OF 200-250 LBS ACRE

WISCONSIN
ROBERT J.
DAVY
E-31946
OCONOMOWOC,
WI
PROFESSIONAL ENGINEER

REVISION	DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: MAY 15, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
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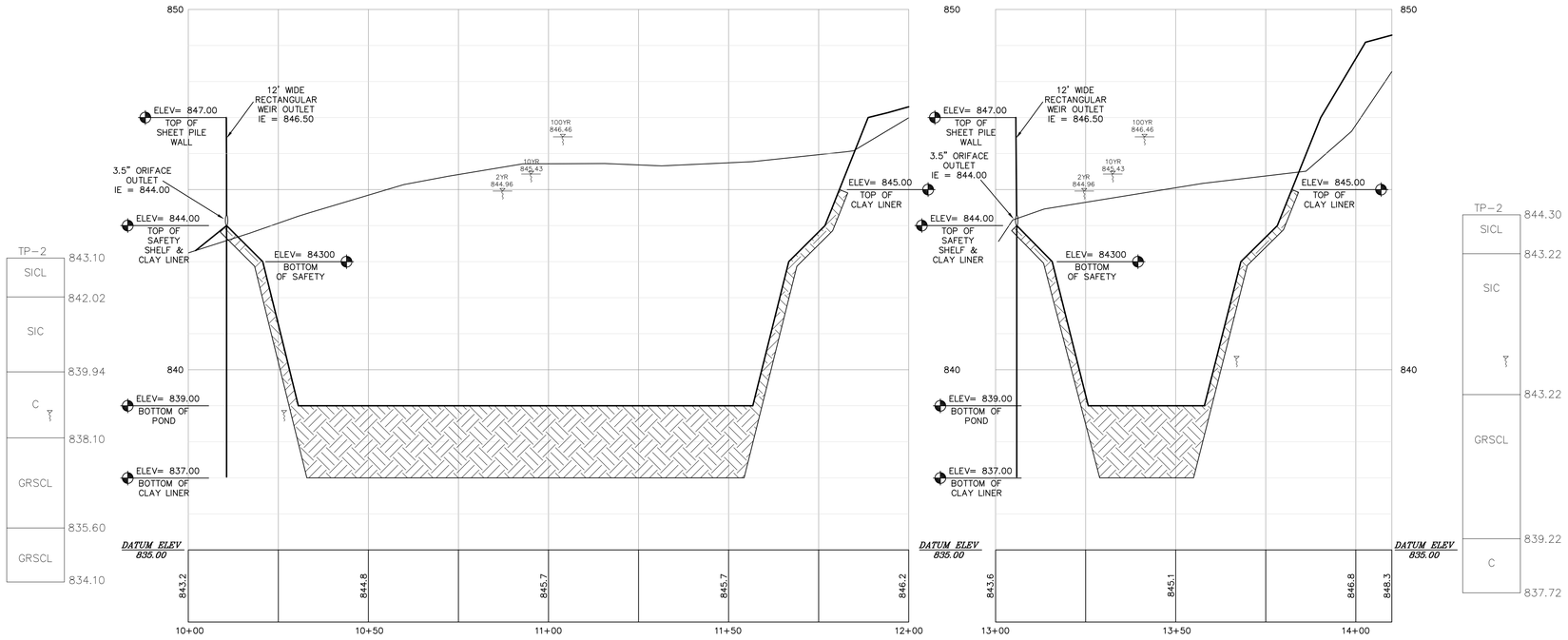
Phone (262) 569-9331

EROSION CONTROL PLAN
CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9, T6N, R20E. CO NEW BERLIN, WAUKESHA CO. WI

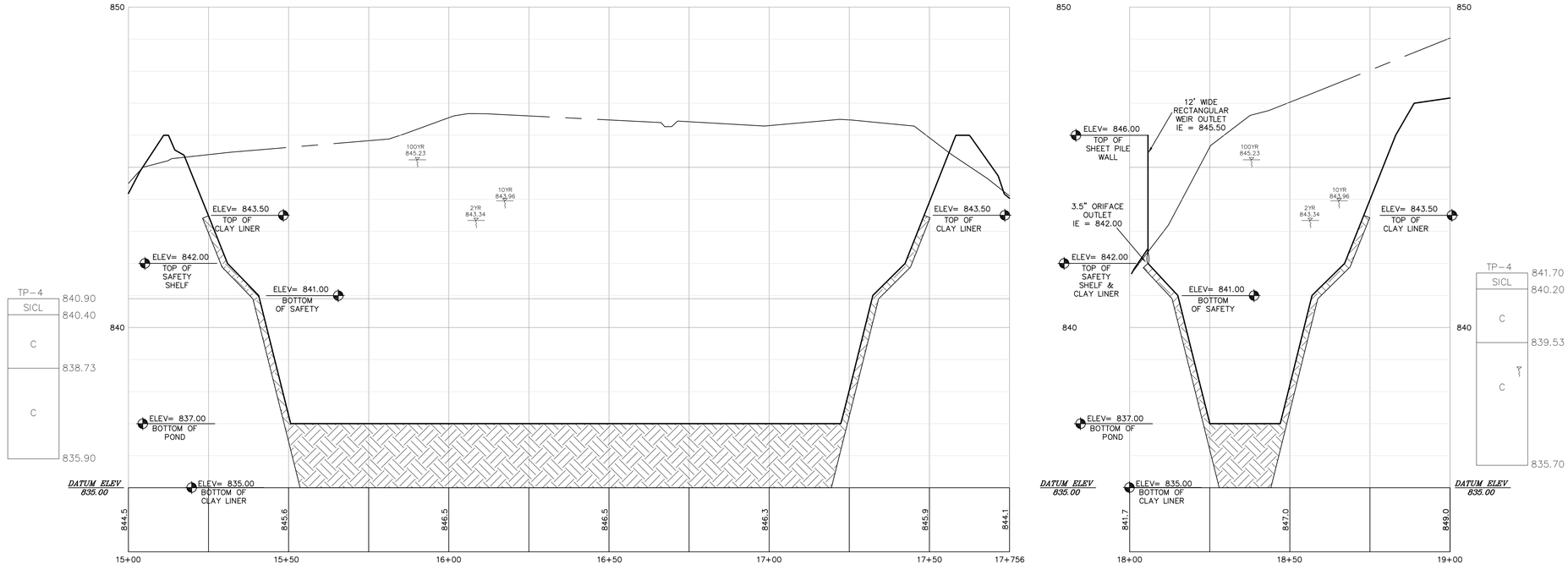
PROJ. # 25-3554

SHEET # 3 OF 10

BMP A (NORTH)



BMP B (SOUTH)



REVISION DATE	REMARKS

SCALE: NTS
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: MAY 15, 2026

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BMP CROSS SECTIONS
CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9, T6N, R20E, CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 4 OF 10

SCALE 1" = 40'
0 20 40 80
FEET

PROPOSED BUILDING
FF = 850.50

INTERIM STORAGE / STAGING
CRUSHED ARGREGATE BASE
COURSE (CABC)
(FUTURE BUILDING SITE)

STORMWATER BMP A

STORMWATER BMP B

EX POND
WS = 839.50
BOTTOM ELEV = 829+/-

TP-1
TP-2
TP-3
TP-4

TAX KE # NBC 1185994

TAX KE # NBC 1185999002

TAX KE # NBC 1186999

90 LF OF 18" CMP
S = 1.67%

GRASS SWALE

LEGEND

864	EXISTING 1' CONTOURS
865	EXISTING 5' CONTOURS
864	FUTURE 1' CONTOURS
865	FUTURE 5' CONTOURS
864.66	EXISTING SPOT GRADES
864.66	PROPOSED SPOT GRADES
	EXISTING EASEMENT SEE PLAT
ST	EXISTING STORM SEWER
STM>	PROPOSED STORM SEWER
W	EXISTING WATER MAIN
WTR	PROPOSED WATER MAIN
san	EXISTING SANITARY SEWER
SAN >	PROPOSED SANITARY SEWER
GAS	EX GAS MAIN
	WETLANDS LINE

WISCONSIN
ROBERT J. DAVY
E-31946
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

REVISION	DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: MAY 15, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
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Phone (262) 569-9331

OVERALL GRADING PLAN

CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9, T6N, R20E. CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 5 OF 10

REMARKS

REVISION DATE

SCALE: 1" = 20'
DRAFTED BY: RJD
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DATE: MAY 15, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. Box 144, Oconomowoc, WI 53066
Phone (262) 569-9331

NORTH GRADING PLAN

CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9, T6N, R20E. CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 6 OF 10

WISCONSIN
ROBERT J. DAVY
E-31946
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

LEGEND

864	EXISTING 1' CONTOURS
865	EXISTING 5' CONTOURS
864	FUTURE 1' CONTOURS
865	FUTURE 5' CONTOURS
864.66	EXISTING SPOT GRADES
864.66	PROPOSED SPOT GRADES
	EXISTING EASEMENT SEE PLAT
ST	EXISTING STORM SEWER
STM>	PROPOSED STORM SEWER
W	EXISTING WATER MAIN
WTR	PROPOSED WATER MAIN
san	EXISTING SANITARY SEWER
SAN >	PROPOSED SANITARY SEWER
GAS	EX GAS MAIN
	WETLANDS LINE

PROPOSED BUILDING
FF = 850.50

REVETMENT STONE TO BE SEEDED WITH BIG BLUE STEM GRASSES (TYP.)

REVETMENT STONE TO BE SEEDED WITH BIG BLUE STEM GRASSES (TYP.)

SCALE 1" = 20'

TP-3

TP-4

STORMWATER BMP B

SHEET PILING WALL (TYP)
OUTSIDE EL = 842.00±
TOP OF WALL = 846.00
INSIDE WALL = 842.00

INTERIM STORAGE / STAGING
CRUSHED ARGREGATE BASE
COURSE (CABC)
(FUTURE BUILDING SITE)

EX POND
WS = 839.50

841.78

841.10

REVISION DATE	REMARKS

SCALE: 1" = 20'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: MAY 15, 2026

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MID GRADING PLAN

CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9. T6N, R20E. CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 7 OF 10

WISCONSIN
ROBERT J. DAVY
E-31946
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

INTERIM STORAGE / STAGING
CRUSHED ARGREGATE BASE
COURSE (CABC)
(FUTURE BUILDING SITE)

TAX KE # NBC 1186999

TAX KE # NBC 1185994

GRASS SWALE

LEGEND

--864--	EXISTING 1' CONTOURS
---865---	EXISTING 5' CONTOURS
864	FUTURE 1' CONTOURS
865	FUTURE 5' CONTOURS
864.66	EXISTING SPOT GRADES
864.66	PROPOSED SPOT GRADES
	EXISTING EASEMENT SEE PLAT
ST	EXISTING STORM SEWER
STM>	PROPOSED STORM SEWER
W	EXISTING WATER MAIN
WTR	PROPOSED WATER MAIN
san	EXISTING SANITARY SEWER
SAN >	PROPOSED SANITARY SEWER
GAS	EX GAS MAIN
	WETLANDS LINE

SCALE: 1" = 20'
0 10 20 40 FEET

REVISION DATE	REMARKS

SCALE: 1" = 20'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: MAY 15, 2026

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Consulting Engineers - Surveyors
P.O. Box 144, Oconomowoc, WI 53066
Phone (262) 569-9331

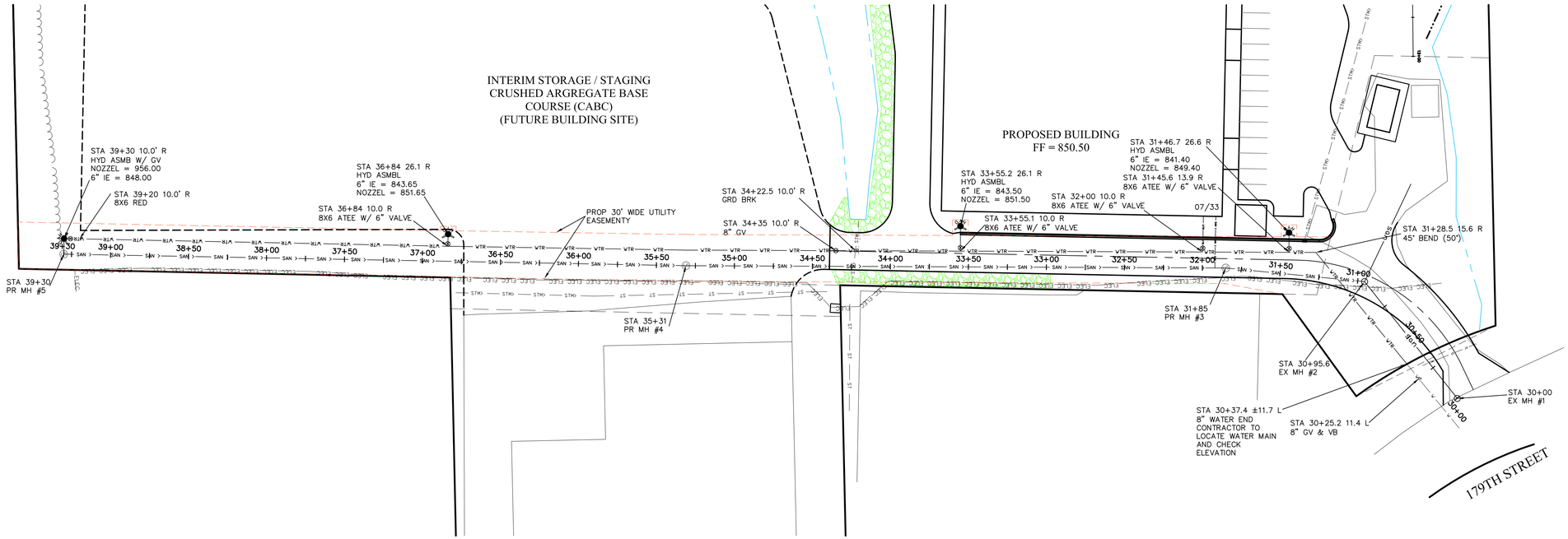
NORTH GRADING PLAN

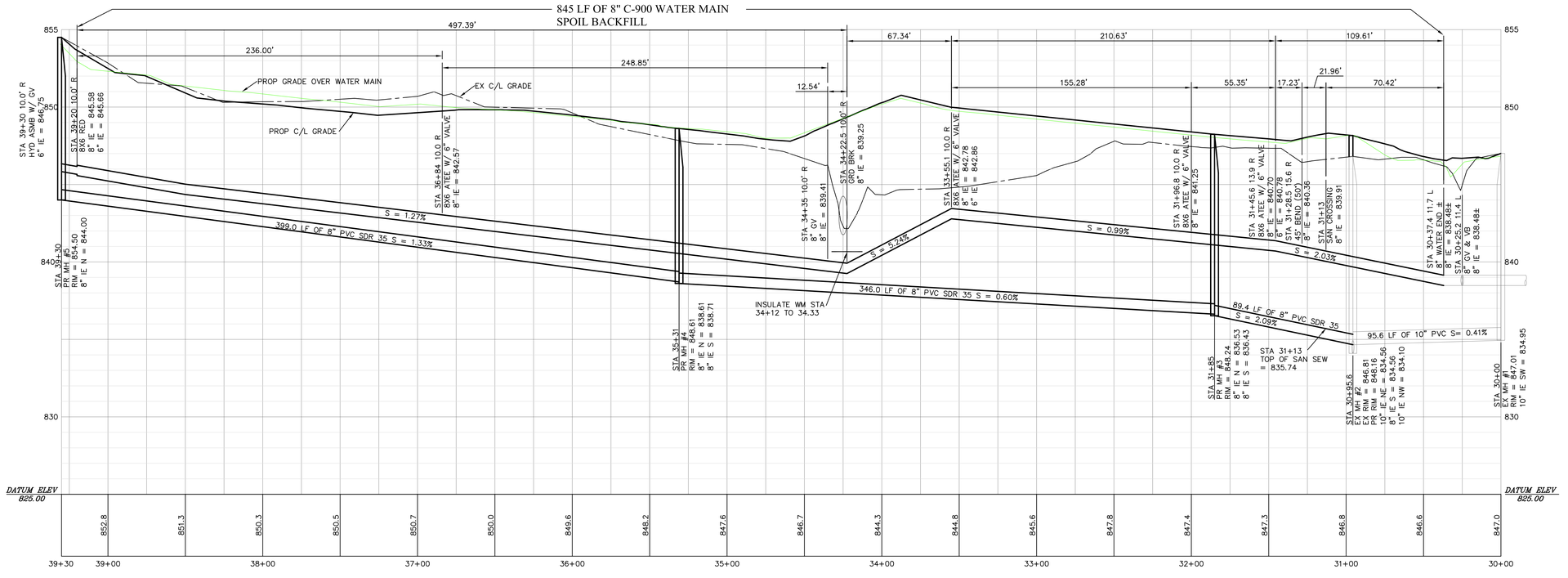
CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9, T6N, R20E, CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 8 OF 10

WISCONSIN
ROBERT J. DAVY
E-31948
OCONOMOWOC, WI
PROFESSIONAL ENGINEER





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REMARKS	REVISION DATE

SCALE: 1" = 40'
DRAFTED BY: RJD
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DATE: MAY 15, 2026

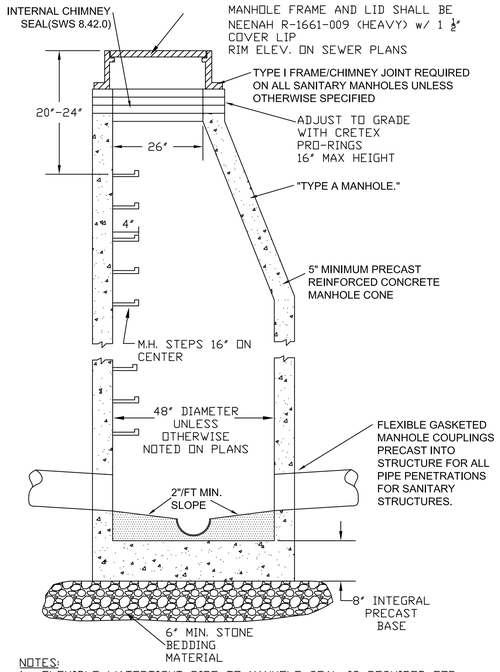
SANITARY SEWER AND WATER MAIN PLAN

CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9. T6N, R20E. CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 9 OF 10

WISCONSIN
ROBERT J. DAVY
E-31946
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

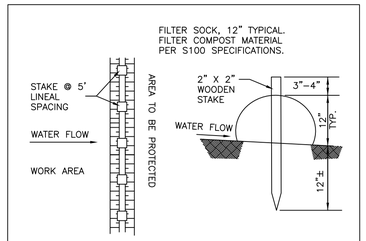


NOTES:

1. FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. ALL ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE SHALL BE FILLED WITH MORTAR OR CONCRETE MATERIAL BELOW SURFACE OF BENCH OR SPRINGLINE.
2. 1" EZ-STIK BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RING AND FRAME. USE INTERNAL/EXTERNAL CHIMNEY SEALS. 9" WIDE BARREL WRAP REQ'D AT ALL JOINTS. BARREL WRAP AND ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
3. THE EZ-STIK JOINT SHALL BE MANUALLY COMPRESSED PRIOR TO SETTING THE NEXT CASTING, ADJUSTING RING, OR MANHOLE SECTION. 2 STRIPS OF 1" EZ-STIK BETWEEN ALL MANHOLE SECTIONS IS REQUIRED.

TYPICAL SANITARY MANHOLE DETAIL

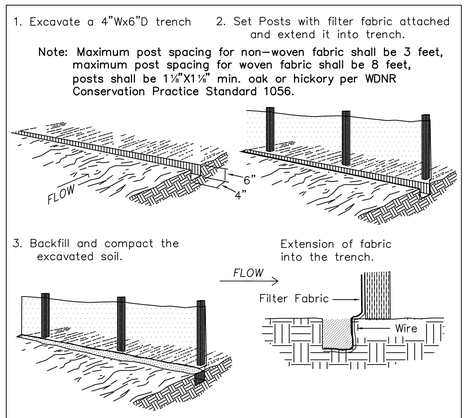
NTS



NOTES:

1. ALL MATERIAL TO MEET WI D.O.T. P.A.L. SPECIFICATIONS.
2. THE CONTRACTOR SHALL ROUTINELY INSPECT, MAINTAIN AND REPAIR THE FILTER SOCK THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTER, OR AS DIRECTED BY THE ENGINEER.
4. MINIMUM SPACING: ONE DITCH CHECK PER TWO FEET OF ELEVATION CHANGE

DITCH CHECK



CONSTRUCTION OF A SILT FENCE

CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DNR'S STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MONITORED DAILY FOR STABILITY AND OPERATION AND REPORTED AT LEAST ONCE PER WEEK AND FOLLOWING EVERY 0.5" RAINFALL.

DUST CONTROL TO FOLLOW WDNR T.S. 1068

ALL RESTORATION TO BE IN ACCORDANCE WITH WDNR's CONSERVATION PRACTICE STD 1059. CUT AND FILL SLOPES WILL BE 1.5:1 OR FLATTER OUTSIDE ROAD RIGHT OF WAY & 4:1 OR FLATTER WITHIN ROAD RIGHT OF WAY.

RESTORATION AREAS TO BE TOP SOILED (4" MIN), (IF GRADED), SEEDED, FERTILIZED, AND MULCHED UNLESS OTHERWISE NOTED. ON SLOPES 1.5:1 TO 2.5:1 REVETMENT STONE PLANTED WITH BIG BLUE STEM TO BE USED, AND 4:1 TO 2.5:1 I TYPE B (WISDOT PAL) EROSION MAT REQUIRED. (SEE EROSION CONTROL PLAN FOR OTHER EMATTING REQUIREMENTS) (UNLESS OTHERWISE NOTED ON PLANS)

IF THE SITE OR PORTIONS OF THE SITE ARE TO REMAIN INACTIVE FOR GREATER THAN 14 DAYS TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING OR MULCHING SHALL BE TAKEN WITHIN 7 DAYS FROM THE SITE BEING LEFT INACTIVE.

SEE RESTORATION PLAN FOR SEED TYPES.

CONTRACTOR TO FOLLOW STANDARD PROCEDURES FOR SPILL PREVENTION AND RESPONSE

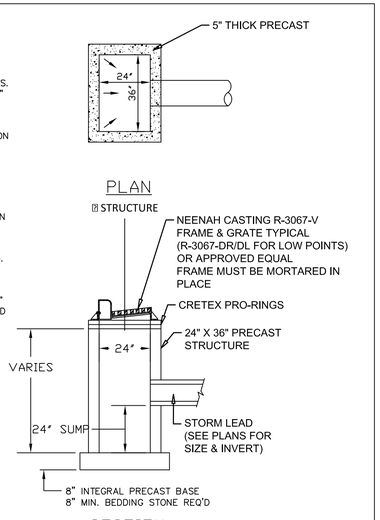
ALL UTILITIES TO BE INSTALLED PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN LATEST ADDITION AND ADDENDUM'S., AND SECTION 2 & 3 OF THE DEVELOPMENT HANDBOOK CITY OF NEW BERLIN INFRASTRUCTURE STANDARDS THIRD REVISION ADOPTED BY BPW AUGUST 16, 2021

GRADING AND PAVING PER STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION

PROOF-ROLLING SHALL BE COMPLETED PRIOR TO PLACING BASE COURSE AND PRIOR TO PAVING

NOTES:

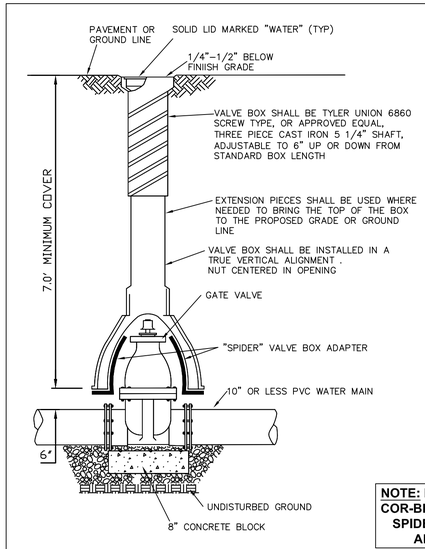
1. EZ STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL CATCH BASIN JOINTS. PROVIDE MANUFACTURER'S RECOMENDED SEALANT ABOVE, BELOW, AND BETWEEN PE ADJUSTMENT RINGS.
2. ADJUSTING RING MINIMUM OF 2" AND MAXIMUM OF 6".
3. NO CORBELLING OF PRECAST RINGS ALLOWED.
4. CLEAN UNDERSIDE OF CAST IRON FRAME AND MORTAR IN PLACE.
5. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
6. MUST MEET REQUIREMENTS OF ASTM C478.
7. EXPANSION JOINTS WITH FELT IN CURB AND GUTTER FOR INLET SHALL BE LOCATED MINIMUM 5 FEET AWAY FROM FRAME ON BOTH SIDES (INCIDENTAL COST).
8. CATCH BASIN CASTINGS TO BE INSTALLED 1" LOWER THAN STANDARD CURB FLOWLINE ELEVATION TO ACCOUNT FOR 1" DIFFERENCE BETWEEN STANDARD CURB FLANGE TO FLOWLINE DROP AND STANDARD CASTING FLANGE TO FLOWLINE DROP.



SECTION

TYPICAL STORM CATCH BASIN DETAIL

NTS



NOTE: EPOXY COATED COR-BLUE BOLTS AND SPIDERS REQ'D ON ALL VALVES

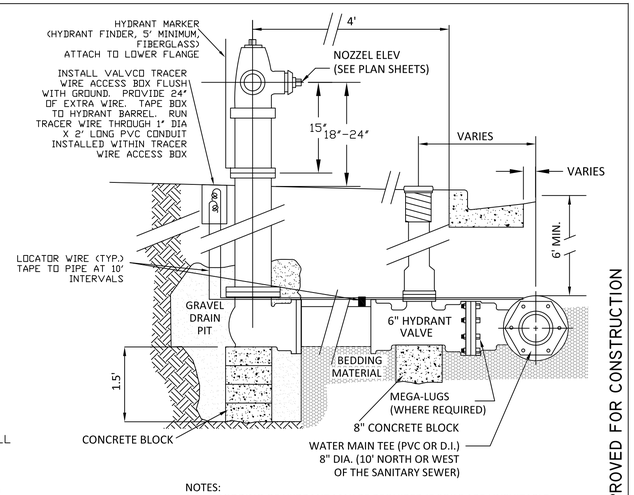
GATE VALVE DETAIL

NTS

NOTES:

1. COR-BLUE EPOXY NUTS & BOLTS REQUIRED ON ALL WATER MAIN HYDRANT ASSEMBLIES.
2. BREAKAWAY FLANCE SHALL BE 0"-4" FROM FINISHED GROUND.
3. KEEP HYDRANT WEEPS COMPLETELY OPEN DURING CONCRETE PLACEMENT. WEEPS MUST BE FREE AND CLEAR FOR DRAINING.
4. GRAVEL BACKFILL SHALL BE REQUIRED.

HYDRANT ASSEMBLY



NOTES:

1. RODDING OF HYDRANT MAY BE REQUIRED IF SOILS ARE UNSUITABLE.
2. ENCASE ENTIRE BRANCH AND VALVE IN POLYETHYLENE WRAP.

HYDRANT DETAILS

NTS

APPROVED FOR CONSTRUCTION

REVISION DATE	REMARKS

SCALE: 1" = 40'
DRAFTED BY: RJD
CHECKED BY: RJDAVY
DATE: MAY 15, 2026

LAKE COUNTRY ENGINEERING, INC.
Consulting Engineers - Surveyors
P.O. Box 144, Oconomowoc, WI 53066
Phone (262) 569-9331

DETAIL PAGE
CSM 12787 TK # NBC 1185994
JOHN SPITZ
NE 1/4 S9, T6N, R20E. CO NEW BERLIN, WAUKESHA CO. WI

PROJ. # 25-3554

SHEET # 10 OF 10