

ORDINANCE NO. 2701

The Conservancy Neighborhood Development Plan 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. Statutes 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 Nicholas Wimmer with Wimmer communities has submitted an application for a Planned Unit Development Overlay District located at 1640 S. Moorland Road (includes Tax Keys #'s 1158.989.001, 1158.989.002 & 1158.989.003 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; and,

WHEREAS, 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, the Applicant has submitted a City of New Berlin Concept Use Approval Application File # UA-2402003 which requires that PUD Ordinance #2679 as amended by PUD Ordinance #2688 be rescinded.

WHEREAS, this request would rescind Planned Unit Development Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD Overlay District (also amended by Ordinance 2688), which would have allowed for a mixed use development, approved by the Common Council on January 9, 2024. At this time, the previous applicant is no longer pursuing that project and has sold the subject property to the present Applicant; and

WHEREAS, this request would rescind Use Approval # UA-2301691 to construct a multi-family development by Mandel Development Group, approved by the Plan Commission on January 8, 2024; and

WHEREAS, a public hearing was held on March 3, 2025 before the Plan Commission to receive comments concerning the proposed Planned Unit Development overlay district Ordinance 2701, as well as the proposed Comprehensive Plan Amendment; an additional public was held on June 2, 2025 to review changes to the initial PUD and;

WHEREAS, following the aforementioned public hearing the Plan Commission at a meeting held on June 2, 2025, made a recommendation to rescind ordinance #2679 (as amended by Ordinance 2688) and to approve the Conservancy Neighborhood Development Planned Unit Development Ordinance # 2701, and to approve the amendment to its Comprehensive Plan and;

WHEREAS, public hearings were held on March 3, 2025 and June 2, 2025 before the Plan Commission, and;

WHEREAS, The Applicant has also submitted a proposed A 3-Lot Certified Survey Map (CSM) the approval of which is a condition of the approval of the PUD Ordinance #2701; the draft CSM is attached as Exhibit F to this ordinance which Exhibit will be replaced with the approved CSM once recorded.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ADOPTED BY THE CITY OF NEW BERLIN, the Planned Unit Development Overlay Ordinance # 2679 – Mandel Neighborhood Development Plan PUD Overlay District (as amended by Ordinance #2688) is hereby rescinded and the Conservancy Neighborhood Development Plan Planned Unit Development Ordinance, Ordinance 2701 is hereby 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 October 7, 2024 and underlying zoning districts: Section 275-33B(10), Multi-Family Residential District, Section 275-34B(1), Shopping Center District, and Shoreland Wetland Holding District.

The parcels of land that are the subject of this ordinance are located at approximately 1640 S. Moorland Road (includes Tax Key # 's 1158.989.001, 1158.989.002 & 1158.989.003) in the City of New Berlin, which are legally described below. The property is approximately 33.76 acres in size.

A 3-Lot Certified Survey Map (CSM) has been submitted, which is attached in its draft form to this ordinance as Exhibit F. Said Exhibit will be substituted with the approved CSM once that CSM is recorded.

SECTION III

Legal Description of Parcel to be rezoned to B-1/PUD:

OVERALL PARCEL:

Lot 1, Lot 2, and Lot 3 of Certified Survey Map No. 12592, recorded in the Office of the Register of Deeds for Waukesha County on August 22, 2024 as Document No. 4780733, being part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

Tax Key #: 1158.989.001

LOT 1 CSM #12592 VOL 131/181 REC AS DOC #4780733 PT NW1/4 SW1/4 OF NW1/4 SEC 2 T6N R20E :: ALSO INCLUDING ACCESS EASEMENT RECORDED IN DOC #4654236

Tax Key #: 1158.989.002

LOT 2 CSM #12592 VOL 131/181 REC AS DOC #4780733 PT NW1/4 SW1/4 OF NW1/4 SEC 2 T6N R20E

Tax Key #: 1158.989.003

LOT 3 CSM #12592 VOL 131/181 REC AS DOC #4780733 PT NW1/4 SW1/4 OF NW1/4 SEC 2 T6N R20E

LANDS TO BE REZONED FROM B-1/PUD, RM-1/PUD, I-1/PUD & C-2/PUD TO RM-1/PUD (LOTS 1, 2 & 3 ON PROPOSED CSM) & LANDS TO BE AMENDED TO FUTURE LAND USE OF MIXED USE RESIDENTIAL:

Lot 1, Lot 2, and Lot 3 of Certified Survey Map No. _____, recorded in the Office of the Register of Deeds for Waukesha County on _____ as Document No. _____, being a redivision of Lots 1, 2, and 3 of CSM 12592, being part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 2, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.
n the City of New Berlin, Waukesha County, Wisconsin.

(The aforementioned references to this CSM are part of the draft CSM attached as Exhibit F)

SECTION IV

Rm-1/PUD: The Conservancy Neighborhood Development Plan / Planned Unit Development District

The overall purpose of this PUD is to begin to establish a set of parameters and requirements for the creation of a cohesive mixed-use neighborhood development that can serve as neighborhood center rather than a continuous, repetitive, bland, homogenous and isolated set of land uses by parking lots, drive aisles and very little to no connectivity. The PUD is being used to organize and connect several developments; fully interconnect streets, drive aisles, walk-ways, & bikeways within the development and to the surrounding neighborhoods; support retail shops & services; create active & secure pedestrian-friendly settings; and to make “parking” ultimately a shared resource available in support of “all” users within the PUD rather than just on a parcel-by-parcel basis. Appendix “A” represents a conceptual master plan that reflects the City’s desired neighborhood plan and design principles. The plan is meant to be flexible and not ridged, and to provide guidance for future development over the years. The design is based on principals in the City’s Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue.

The Rm-1/PUD: The Conservancy Neighborhood Development / Planned Unit Development District is intended to provide for additional density than what is allowed in the Rm-1 Multiple-Family Residential District. The District will allow up to 413 units on 33.76 acres (12.23 units per acre). The PUD will allow retail commercial development to be integrated within the residential apartment buildings. Applicant identified approximately 19,600 sq. ft. of ground floor retail within two mixed-use residential buildings, approximately 9,800 sq. ft. per building. It shall include a network of walkable streets with interconnected sidewalks and pedestrian ways and 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 Rm-1 Zoning District, per Section 275-33B(10) Multiple-Family District.

1. Principal Uses (Multi-Family Residential Uses - See also Chapters 275-33B(10), 275-41B and Table 275-33-1, Shopping Center Uses – integrated into the residential buildings – See also Section 275-34C(1) and Table 275-34-1)
 - a. Section of the Zoning Code Section 275-33B(10) shall not apply which states, The Rm-1 Multiple-Family Residential District is intended to provide for multiple-family residential development served by municipal sewer and water facilities. Net density shall not exceed seven dwelling units per Rm-1 zoned acre. 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.
2. Accessory Uses (See also Chapters 275-33C, 275-42, and Table 275-33-1, Shopping Center Uses integrated into the residential buildings - See also Chapters 275-34C, 275-42, and Table 275-34-1)
 - a. Club house, pools, dog walking area and other typical uses that will serve the residents of the development. Carwashes allowed as an accessory use to the apartment development for residents only.
3. Conditional Uses (See also Chapters 275-33C, 275-27 and Table 275-33-1, Shopping Center Uses integrated into the residential buildings - See also Chapters 275-34C, 275-27 and Table 275-34-1)
4. Prohibited Uses (See also Chapters 275-34C and Table 275-34-1, Shopping Center Uses – integrated into the residential buildings See also Chapters 275-34C and Table 275-34-1)
 - a. Fast food restaurants.

v. Wetland Setback. All impervious surfaces shall be setback a minimum of zero (0) feet.

7. Building Height (See also Chapter 275-33D and Table 275-33-2) The references to the buildings in this subsection are based on the Applicant's concept plan.
 - a. The Meadows buildings shall not exceed 55'.
 - b. The Woodland Apartment buildings shall not exceed 55' as measured from the first floor to the midpoint of the roof; 63' as measured from the exterior grade entry to the midpoint of the roof, and 66' as measured from the underground entry to the midpoint of the roof.
 - c. The Conservancy Center buildings shall not exceed 48' as measured from the grade to the midpoint of the roof.
 - d. The Conservator building shall not exceed 55' as measured from the first floor to the midpoint of the roof; 63' as measured from the exterior grade entry to the midpoint of the roof, and 66' as measured from the underground entry to the midpoint of the roof.
 - e. The Resident Club house shall not exceed 36'.
8. Coverage (See also Chapter 275-33D and Table 275-33-6)
 - a. Table 275-33-6 shall not apply, however, through redevelopment efforts, the City and this applicant would not be able to achieve this amount of open space on the newly created parcels, given the urban setting and the existing cross-access easements for shared parking and utilities. The applicant and the City will work together to achieve additional green space around the building / future building(s) with planters and 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 The Conservancy Neighborhood Development PUD and building permits for construction of any project defined in this PUD, and construction has not started within one calendar year from the approval of this ordinance, the Conservancy Neighborhood Development 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 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.
11. Parking & Circulation (See also Chapter 275-57)

- a. Parking lots may be located at the property line as long as circulation, vision triangles, and/or drainage are taken into consideration.
 - b. Parking. Parking shall meet Zoning Code Section Table 275-57-1.
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.
 - b. Additional requirements for this zoning district listed in Chapter 275-59D(3)(d).
 - c. Specific designs will be based on conceptual images shared during the Conceptual Development Review Phase (See Application File #: UA-2402003 as presented at the October 7, 2024 Plan Commission meeting) and concepts included in this PUD. See Appendix C.
13. Signage (See also Chapter 275-61J(3))
- a. Per Zoning Code Section 275-61J(3) Special Commercial Areas –Moorland Road Business Corridor. This area is identified within the Moorland Road Business Corridor North See also figure VIII-11.
 - i. Off premise signage along Moorland Road may be permitted under this PUD to provide additional signage for a cohesive development. This statement modifies Zoning Code Section 275-61J(3)(c)[3].
 - ii. Zoning Code Section 275-61J(3)(c)[5] is modified to allow for an overall sign height of 15 ft. due to the site constraints along Moorland Road, which include, a deep parcels with buildings located behind other buildings, retaining walls/fences, heavy landscaping, sidepaths, and large county right-of-way. Additional City wayfinding signage and development directional signage is allowed.
 - iii. EMC's may be allowed to be integrated as part of the development and may be closer than 100 feet from a residentially zoned property and within the development itself. This statement modifies Zoning Code Section 275-61J(3)(c)[6] and 275-61I(g)(7).
 - iv. See the appendix section of a sample monument sign.
 - v. Per the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue, Applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.
 - 1. This development shall incorporate "Welcome to City of New Berlin" signage as part of a separate agreement with the City. The applicant to design, build, coordinate and pay for installation of a City sign. The Conservancy shall coordinate with the City of New Berlin on the exact size, design and location for this sign.
14. Landscaping (See also Chapter 275-54 and Chapter 275-56).
- a. Per the City's Comprehensive Plan Chapter 11, Neighborhood A Greenfield Avenue, applicant shall include prominent gateway signage, increased landscaping and plantings beds to be planted throughout the year as part of each development.
 - i. Each development application within this area will be required to provide an enhanced landscaping plan. Refer to images in Chapter 11.
 - b. 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 t, 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. Currently the code calls for, "three-year for maintenance."

15. Site Amenities

- a. Each development shall incorporate public outdoor amenity space(s) and amenities, including but not limited to gathering / seating spaces, benches, picnic tables, bike racks, garbage cans, etc. Public art should also be considered.

Section V

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 VI

WHEREFORE, The amendments to the City of New Berlin Comprehensive Plan necessary to accommodate this PUD having been approved on June 10, 2025, 2025 pursuant to Chapter 275-21.1 and the: Conservancy Neighborhood Development Plan 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 June 10, 2025, 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 Rm-1/PUD, & C-2/PUD to be named the Conservancy Neighborhood Development Plan Planned Unit Development Overlay District, pursuant to the conditions set forth herein.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2701 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 10th day of June 2025.

APPROVED:

A handwritten signature in black ink, appearing to read "David A. Ament", written over a horizontal line.

David A. Ament, Mayor

Countersigned:

A handwritten signature in black ink, appearing to read "Rubina R. Medina", written over a horizontal line.

Rubina Medina, City Clerk

APPENDIX A

Conceptual Master Plan

"CONCEPTUAL ONLY"

QUILLOI 1
CSM



LOT 1
CSM NO. 11111Z
OWNER: WILSON REAL ESTATE BUSINESS TRUST

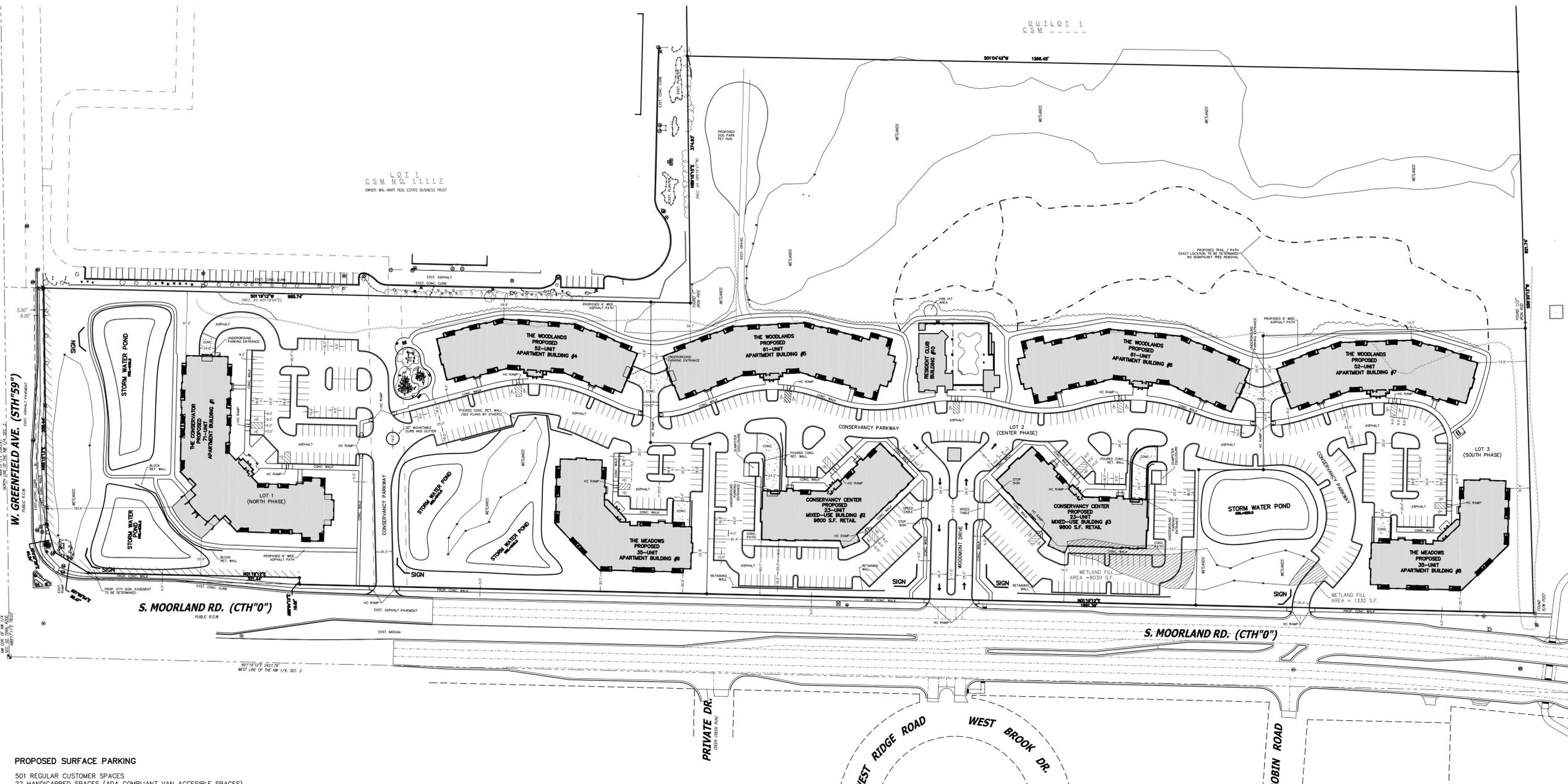
CJ
engineering
 civil design and consulting
 W2338 N1610 Busse Rd.
 Suite 100
 Waukeesa, WI 53188
 PH: (262) 513-0666
 www.cj-engineering.com

THE CONSERVANCY

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

NOTES:
 THE FOLLOWING TREES ARE TO BE REMOVED: 1, 2, 3, 163, 164, 165, 167, 168,
 169, 170, 171, 172, 540, 541, 542, 665, 677, 953, 956, 959, 960, 966, 967, 977

W. GREENFIELD AVE. (STH 59)
S. MOORLAND RD. (CTH 00)
S. MOORLAND RD. (CTH 00)
ROBIN ROAD
WEST BROOK DR.
WEST RIDGE ROAD
PRIVATE DR. (CREEK MAIN)
WEST CREEK MAIN

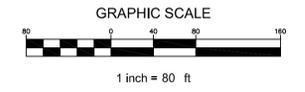


THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

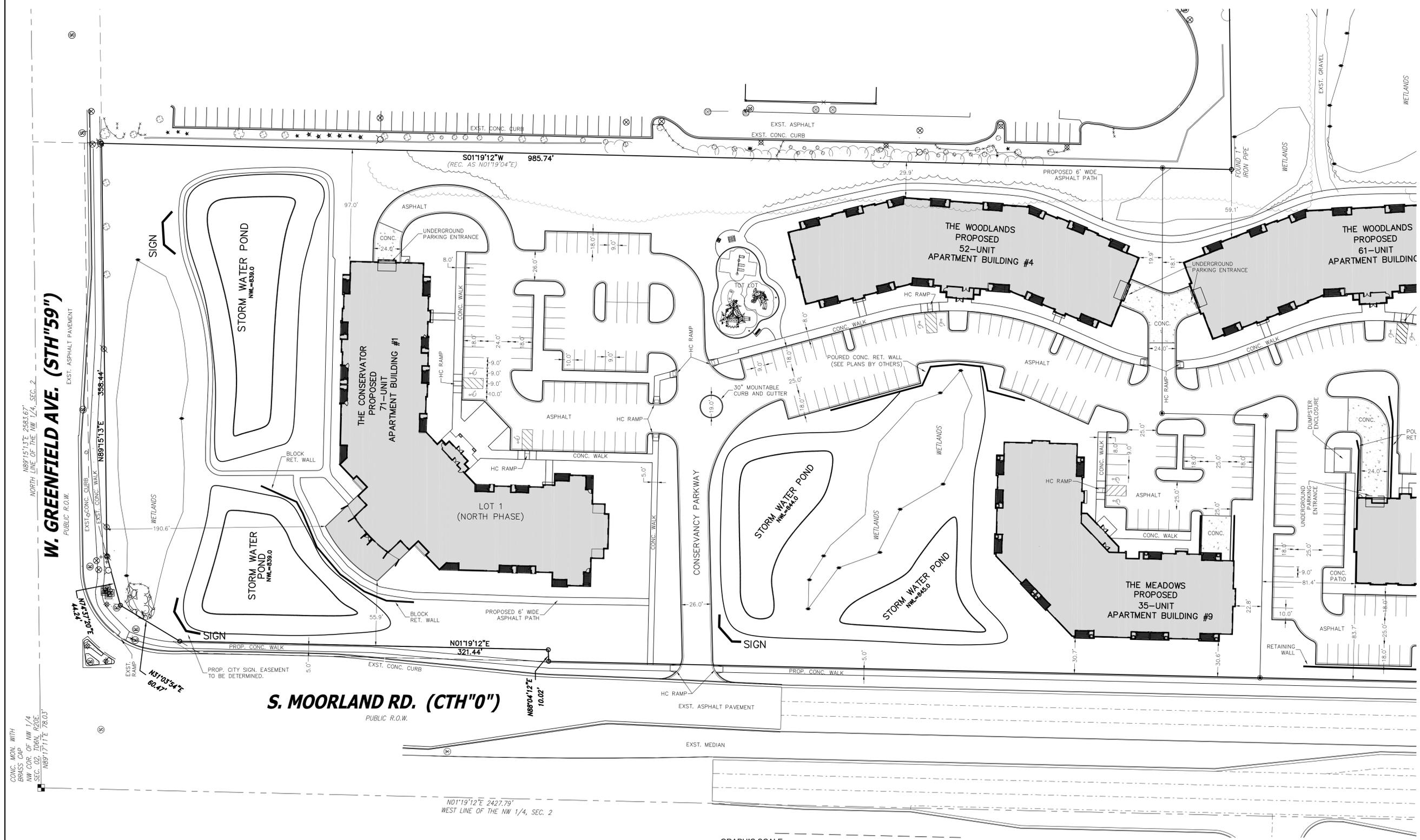
PROPOSED SURFACE PARKING
 501 REGULAR CUSTOMER SPACES
 22 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESSIBLE SPACES)
 523 TOTAL SPACES

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

(1) Sidewalk, Parking, and Green Space

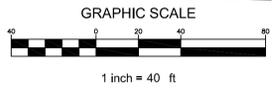


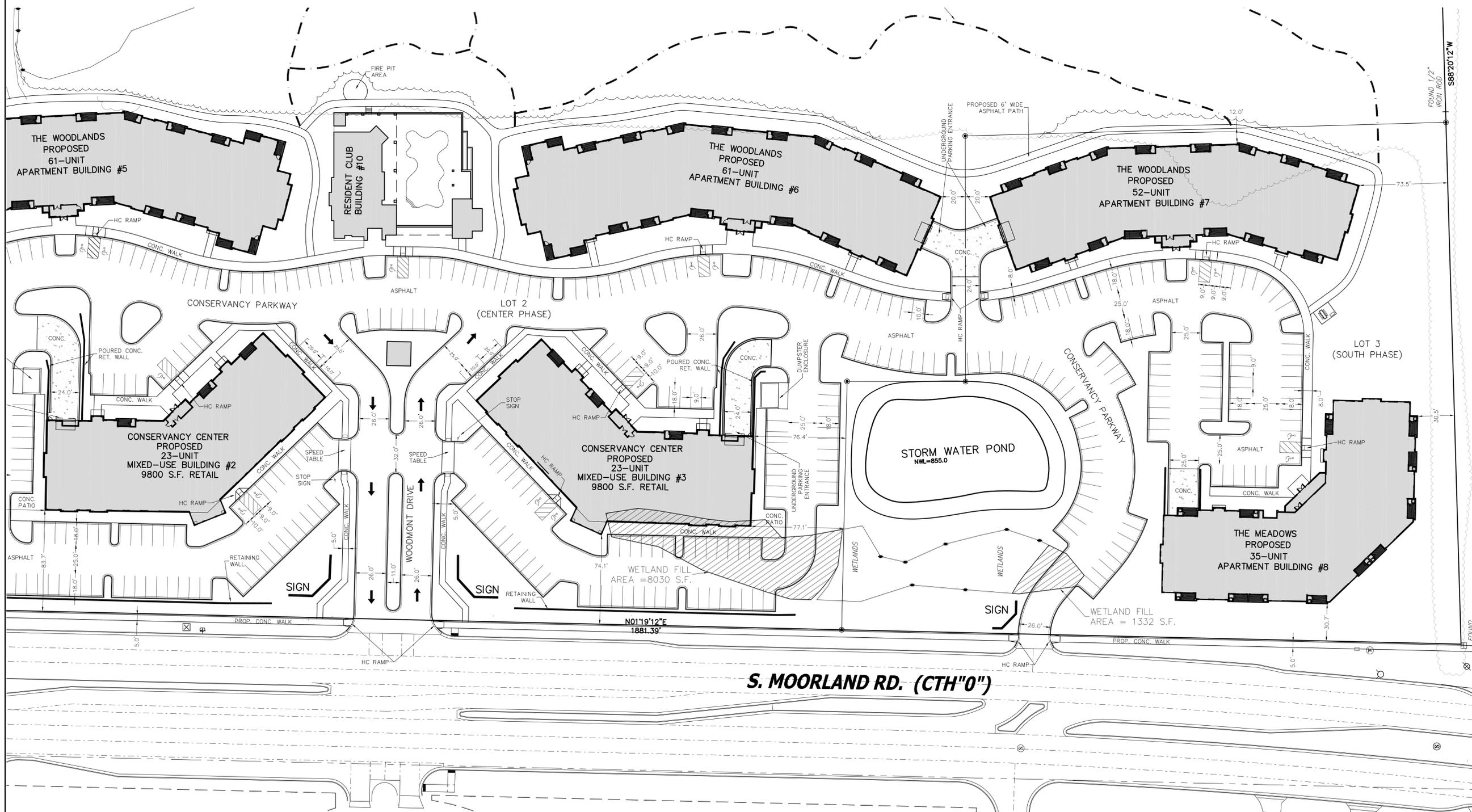
CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 04/17/25



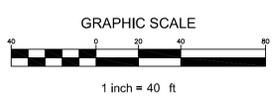
THE CONSERVANCY
 S MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 04/17/25





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



CJE NO.: 2434R6
 AUGUST 23, 2024
 REV: 01/08/25
 REV: 04/17/25

APPENDIX B

The City's Comprehensive Plan Chapter 11 Neighborhood "A" Greenfield Avenue & Chapter 10 Land Use Plan..

Visit the City's website at www.newberlinwi.gov for the most up to date plan.

APPENDIX C

Multiple-Family Concepts

"CONCEPTUAL ONLY"

T H E CONSERVANCY

CONSERVANCY CENTER

- Retail/Office
 - 19,600 Sq Ft
 - 98 Surface
 - Parking Ratio 1.00 : 200 Sq Ft
- 46 Residences
 - 20 one-bedroom
 - 26 two-bedroom
- 145 parking stalls
 - 68 garage spaces
 - 77 surface
 - Ratio 3.15 : 1

Surface parking shall be shared between Retail/Office Use primarily from 8:00 am - 5:00 pm with Residential Use from 5:00 pm - 8:00 am



Retail – Ground Level

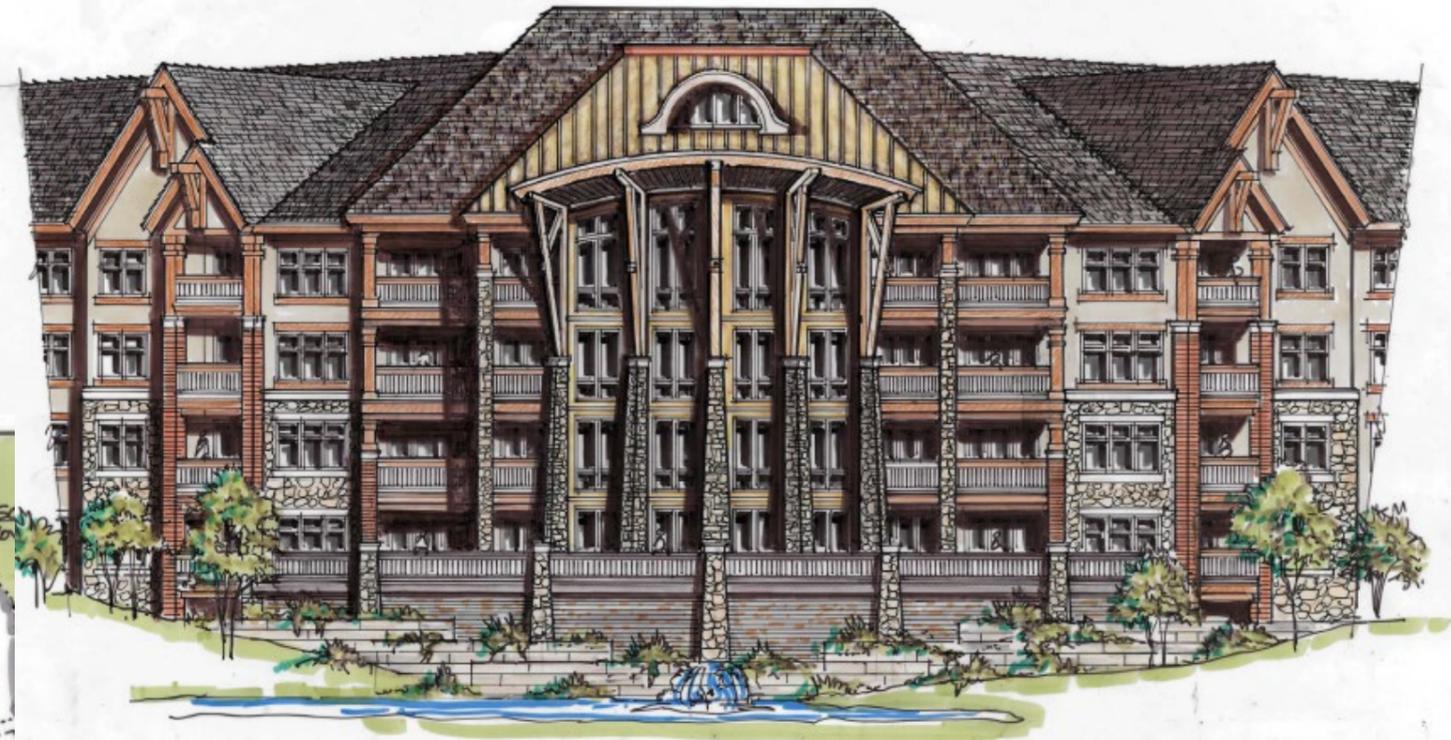
All Architectural Images For Character and Subject to Change



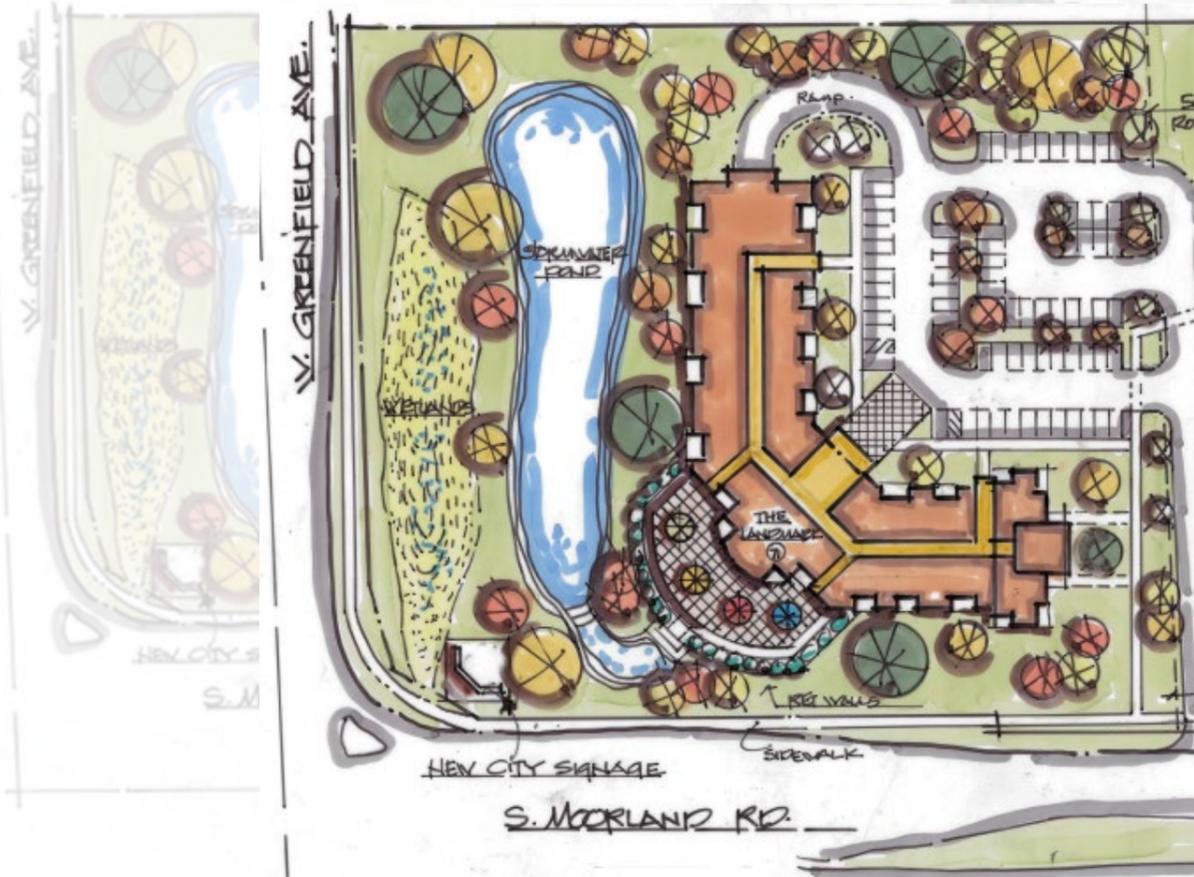
T H E CONSERVANCY

THE CONSERVATOR

- 71 Residences
 - 28 one-bedroom
 - 43 two-bedroom
- 144 parking stalls
 - 71 garage spaces
 - 73 surface
- Ratio 2.03 : 1



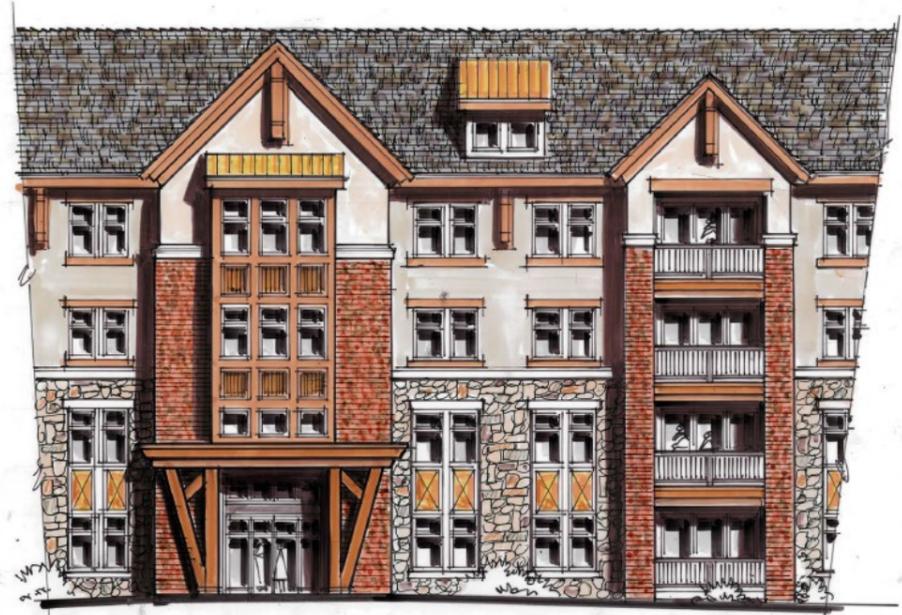
All Architectural Images For Character and Subject to Change



T H E CONSERVANCY

WOODLANDS RESIDENCES

- 226 Residences
 - 114 one-bedroom
 - 112 two-bedroom
- 431 parking stalls
 - 230 underground
 - 201 surface
- Ratio 1.91 : 1



All Architectural Images For Character and Subject to Change





"THE MEADOWS" EAST ELEVATION 2



"THE MEADOWS" WEST ELEVATION

THE CONSERVANCY

RESIDENT CLUB



Resident Club Features:

- Club Room
- Health Club
- Outdoor Pool
- Sundeck
- Pet Spa
- Work Space
- Administrative

- Resident Facilities
 - 7,420 Sq ft.
- Administrative Facilities
 - 2,080 Sq ft.
 - 22 Parking Stalls

Additional surface parking shall be supplemented by shared Retail/Office parking from 5 pm to 8 am.



Site Entrance



Residence Club Building 16



Residence Club Building 16



Residence Club Pool



The Woodlands Building 4



Conservancy Center Building 2



The Woodlands Building 5



The Conservator Building 1

APPENDIX D

Welcome to New Berlin Concepts

“CONCEPTUAL ONLY”

T H E
CONSERVANCY

Conceptual Entry Monument

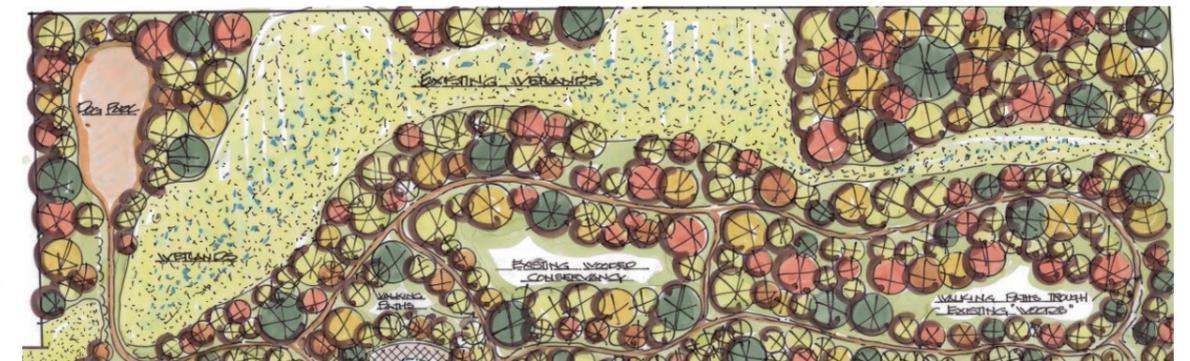


T H E CONSERVANCY

CAMPUS AMENITIES



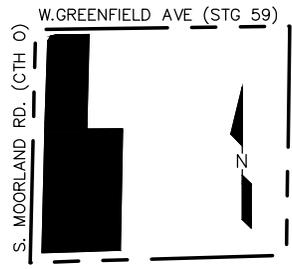
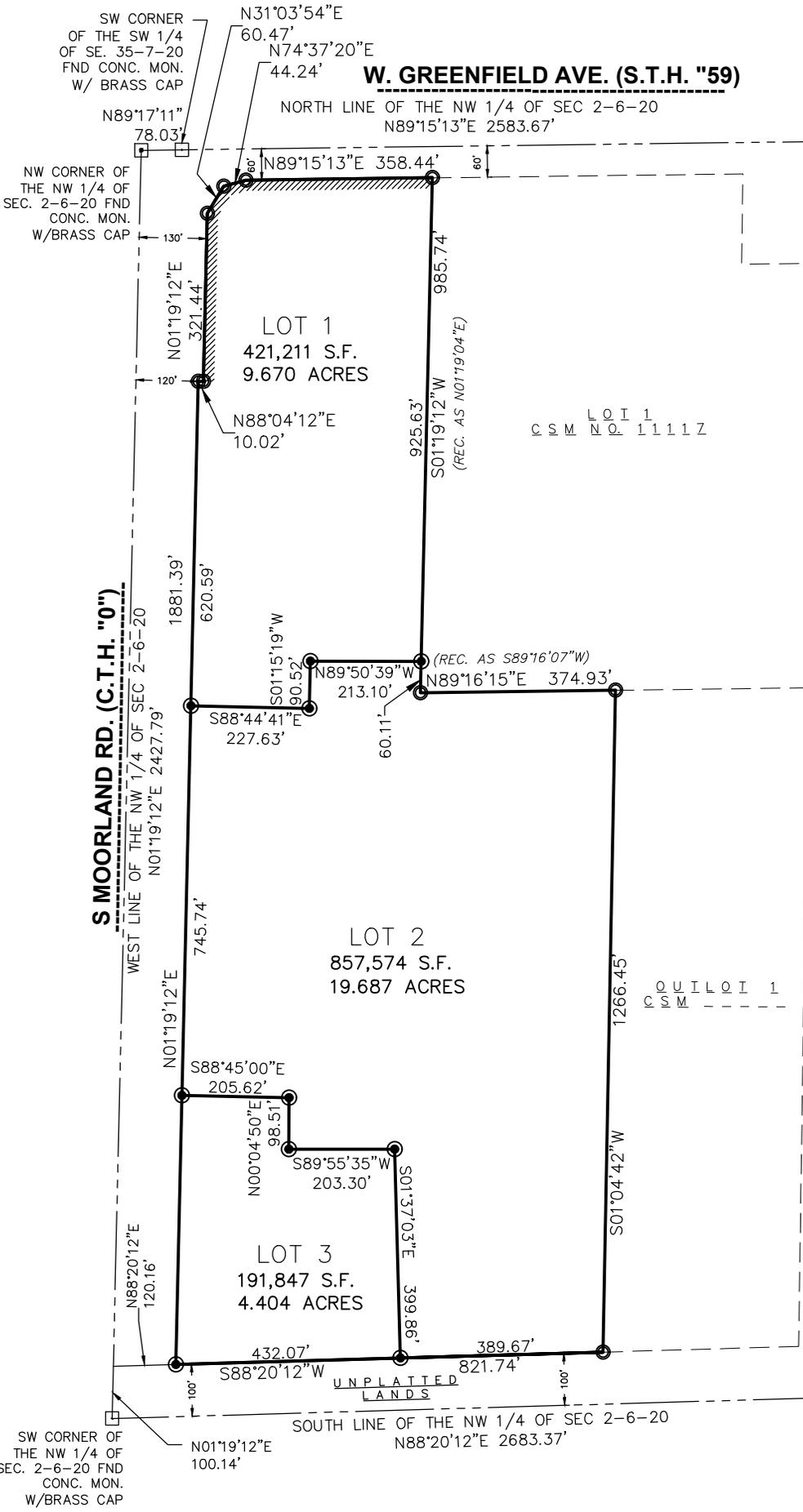
- Hardwood Forest Reserve
- Conservancy Walk
- Neighborhood open greens, Ponds and wetlands preservation
- Resident Club with Pool and Fitness Center
- New Berlin Recreation Trail
- Pet Run
- Walkable sidewalk on site



INSERT CONCEPTS HERE

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

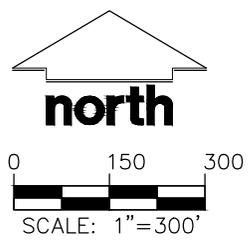


NOTES

- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAR FOOT, SET.
- INDICATES 1 INCH DIA. IRON PIPE, FOUND

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

SEE SHEET 2, 3 AND 4 FOR ACCESS RESTRICTION, EXISTING EASEMENTS AND WETLANDS



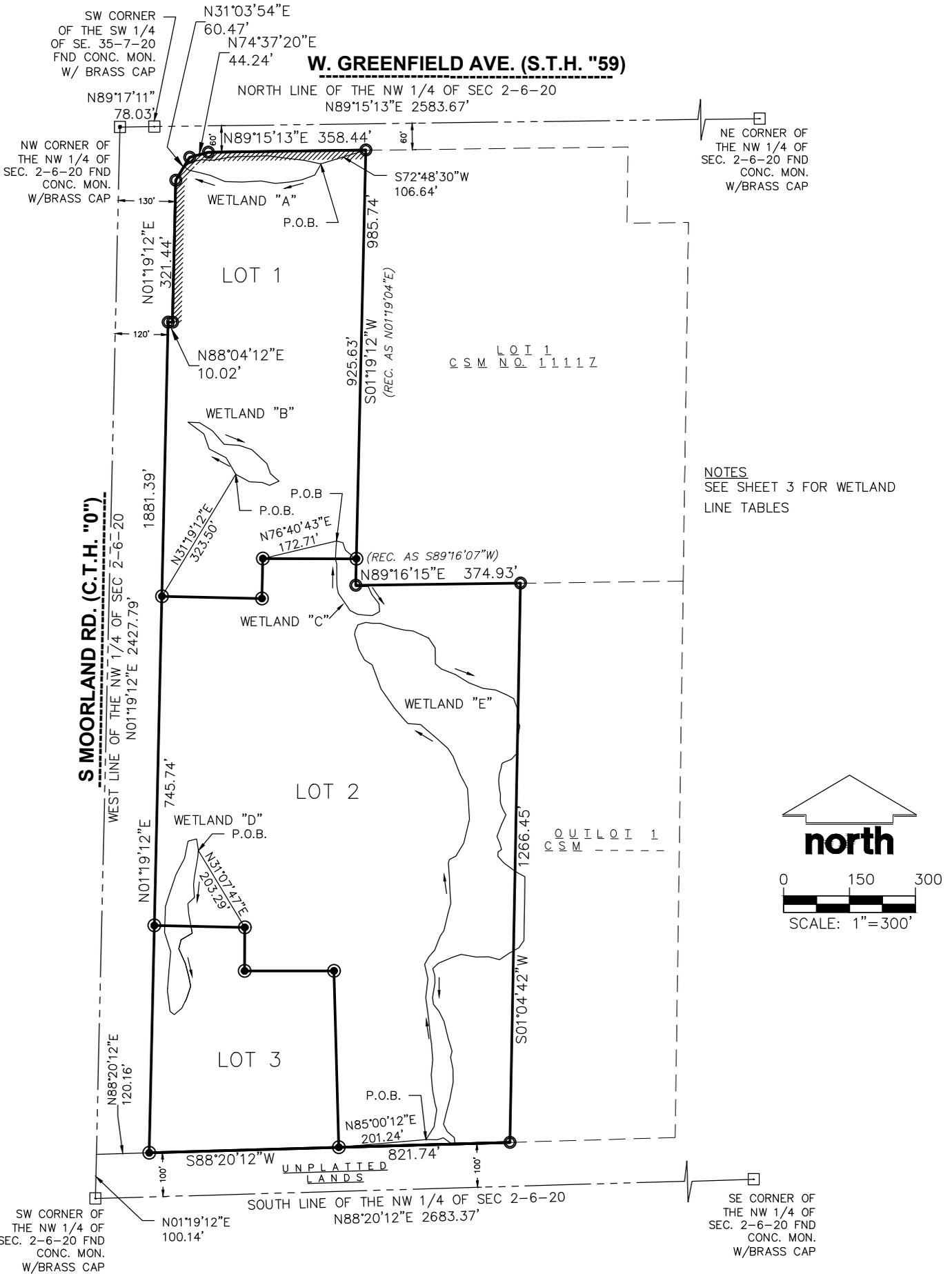
SURVEYOR:
 CHRISTOPHER A. JACKSON, PLS
 CJ ENGINEERING, LLC
 9205 W. CENTER ST., STE 214
 MILWAUKEE, WI 53213
 (414) 443-1312

OWNER:
 THE CONSERVANCY, LLC
 5300 S. 108TH ST.
 HALES CORNERS, WI 53130

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

WETLANDS



CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

WETLANDS (CONTINUED)

WETLAND "A" LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°32'29"W	28.190
L2	S69°14'35"W	31.640
L3	S79°48'41"W	28.810
L4	S84°24'23"W	31.560
L5	N80°04'46"W	34.070
L6	S86°31'07"W	42.870
L7	N88°16'25"W	38.380
L8	N67°31'59"W	36.080
L9	N75°39'46"W	27.980
L10	N78°11'46"W	21.720
L11	N57°41'36"W	9.260
L12	N11°15'12"W	4.060
L13	N47°42'31"E	9.250
L14	N64°43'15"E	12.040
L15	N78°42'32"E	18.380
L16	S88°48'47"E	27.980
L17	N79°52'10"E	34.480
L18	N85°56'14"E	30.990
L19	S89°24'40"E	24.070
L20	N87°15'21"E	34.450
L21	S82°30'29"E	34.360
L22	S83°31'19"E	51.160
L23	S76°59'54"E	37.290

WETLAND "B" LINE TABLE		
LINE	BEARING	LENGTH
L24	N30°15'58"W	43.380
L25	N63°00'52"W	43.410
L26	N19°38'07"W	36.350
L27	N53°29'10"W	44.250
L28	S88°30'14"E	25.580
L29	S57°33'15"E	34.980
L30	S41°23'04"E	40.380
L31	S85°19'45"E	34.510
L32	S71°38'53"E	30.160
L33	S47°34'54"E	46.920
L34	S19°02'52"E	23.690
L35	S49°11'33"E	26.050
L36	S65°48'22"W	23.510
L37	N68°03'30"W	17.350
L38	N86°16'33"W	29.200
L39	N61°54'11"W	35.770

WETLAND "C" LINE TABLE		
LINE	BEARING	LENGTH
L40	S74°13'33"E	15.170
L41	S18°33'40"E	17.340
L42	S49°27'36"E	17.620
L43	S35°27'41"E	19.580
L44	S01°19'12"W	52.520
L45	N89°16'15"E	27.080
L46	S24°20'06"E	22.950
L47	S38°18'39"E	26.620
L48	S04°00'42"E	18.150
L49	S61°08'14"W	18.500
L50	N86°32'49"W	18.000
L51	N82°30'38"W	16.340
L52	N64°17'32"W	19.100
L53	N33°25'05"W	10.150
L54	N35°57'49"W	37.160
L55	N08°00'40"W	15.680
L56	N00°32'18"W	17.350
L57	N00°26'50"W	32.950
L58	N13°57'33"W	12.680
L59	N02°37'38"E	22.220
L60	N05°07'49"E	18.650

WETLAND "D" LINE TABLE		
LINE	BEARING	LENGTH
L61	S05°59'40"W	15.290
L62	S09°39'06"W	44.240
L63	S06°12'34"W	18.580
L64	S03°22'47"E	28.850
L65	S47°20'45"W	20.140
L66	S04°18'48"E	23.310
L67	S10°19'22"E	44.450
L68	S59°10'45"W	29.640
L69	S12°40'22"W	21.020
L70	S24°01'08"E	36.800
L71	S14°10'48"E	29.730
L72	S12°13'50"E	22.360
L73	S18°22'08"W	28.750
L74	S26°19'28"W	24.720
L75	S49°50'11"W	23.420
L76	N51°01'45"W	12.080
L77	N07°14'41"W	47.160
L78	N04°21'57"E	44.640
L79	N05°05'36"E	44.360
L80	N17°42'12"W	45.440
L81	N02°09'56"E	58.330
L82	N16°35'33"E	20.180
L83	N18°42'24"E	56.370
L84	N28°00'51"E	41.420
L85	N11°44'07"E	39.820
L86	N75°51'42"E	20.110
L87	S08°47'56"E	26.900

WETLAND "E" LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L88	N31°47'03"E	34.400	L151	S19°54'01"E	28.99
L89	N09°13'48"E	38.960	L152	S07°22'30"W	14.36
L90	N15°07'01"W	15.100	L153	S15°52'33"E	22.28
L91	N10°31'35"W	30.270	L154	S11°11'10"W	31.28
L92	N04°41'38"W	34.910	L155	S01°53'21"E	21.86
L93	N05°14'17"E	34.310	L156	S13°08'14"W	9.79
L94	N04°11'45"W	36.860	L157	S42°39'22"W	17.12
L95	N08°36'18"W	20.980	L158	S67°5'00"W	21.39
L96	N05°43'06"W	26.230	L159	S39°19'28"W	3.91
L97	N06°22'27"W	20.870	L160	S07°24'58"W	8.99
L98	N07°52'20"W	37.000	L161	S17°39'52"W	13.39
L99	N06°30'03"E	41.900	L162	S06°00'59"W	15.38
L100	N12°11'39"W	34.470	L163	S04°36'15"E	9.50
L101	N30°19'11"E	19.350	L164	S05°57'08"E	12.19
L102	N41°03'09"E	20.560	L165	S12°16'45"E	9.95
L103	N21°26'49"E	33.840	L166	S02°44'39"W	15.07
L104	N34°02'07"E	15.410	L167	S11°39'47"E	7.87
L105	N12°55'23"E	38.750	L168	S22°12'23"E	12.05
L106	N16°19'23"E	24.250	L169	S29°25'35"E	14.68
L107	N04°35'17"W	30.680	L170	S25°39'29"W	23.60
L108	N02°02'40"W	26.150	L171	S20°27'52"W	29.73
L109	N03°23'55"W	35.560	L172	S23°57'46"E	14.97
L110	N18°22'30"E	7.880	L173	S15°39'07"E	15.98
L111	N61°46'30"E	16.310	L174	S53°34'08"W	9.83
L112	N31°14'06"E	34.170	L175	S04°05'57"W	9.17
L113	N14°13'25"E	30.120	L176	S41°24'20"E	21.82
L114	N12°46'32"E	25.200	L177	S54°30'41"E	21.25
L115	N02°47'07"W	42.490	L178	S55°33'33"E	17.70
L116	N05°01'44"W	28.000	L179	S61°58'51"E	17.53
L117	N27°50'52"W	36.060	L180	S00°51'11"W	18.69
L118	N21°28'56"W	42.730	L181	S00°51'13"W	39.15
L119	N32°13'09"W	21.840	L182	S00°51'13"W	49.21
L120	N48°12'19"W	36.880	L183	S00°51'12"W	37.09
L121	N49°57'21"W	29.180	L184	S35°50'42"W	20.14
L122	N48°40'44"W	16.200	L185	S59°58'58"W	24.79
L123	N84°16'55"W	29.270	L186	S56°34'33"W	26.91
L124	N44°42'38"W	9.720	L187	N74°55'10"W	25.11
L125	N40°58'52"W	36.370	L188	S89°24'39"W	29.37
L126	N34°43'43"W	22.310	L189	N80°18'48"W	34.22
L127	N35°26'58"W	31.320	L190	S71°10'47"W	20.57
L128	N20°08'31"W	25.250	L191	S67°10'30"W	34.96
L129	N20°05'22"W	32.860	L192	S47°27'45"W	17.25
L130	N58°09'42"W	19.820	L193	S16°07'58"E	16.33
L131	N29°26'41"W	27.390	L194	S00°46'54"E	16.91
L132	N16°12'02"W	35.260	L195	S09°00'53"W	33.18
L133	N10°37'45"E	8.950	L196	S06°49'31"E	15.63
L134	N23°45'27"E	14.610	L197	S37°15'58"E	20.99
L135	N73°26'51"E	18.750	L198	S27°02'39"E	24.55
L136	S83°20'41"E	14.780	L199	S14°08'30"E	39.63
L137	S89°24'13"E	18.000	L200	S16°42'20"E	31.22
L138	S73°04'36"E	35.010	L201	S14°25'44"W	13.51
L139	S77°00'03"E	23.440	L202	S10°45'31"E	27.62
L140	S84°19'50"E	19.200	L203	S01°31'41"E	29.15
L141	S65°22'54"E	38.680	L204	S11°09'47"W	39.66
L142	S33°29'17"E	26.560	L205	S15°08'18"W	37.23
L143	S01°12'23"E	35.990	L206	S12°41'40"W	21.41
L144	S49°37'35"E	17.770	L207	S26°34'38"E	18.34
L145	S68°06'17"E	34.550	L208	S49°55'12"E	21.23
L146	S58°15'10"E	34.930	L209	S06°00'02"E	13.96
L147	S68°36'30"E	35.730	L210	N85°40'45"W	9.00
L148	S83°09'41"E	28.840	L211	N53°56'37"W	21.58
L149	S65°55'58"E	29.370	L212	S72°04'50"W	14.82
L150	S62°29'28"E	15.860	L213	N89°14'18"W	25.28

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 1, 2 AND 3 OF CSM _____ LOCATEED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE N01°19’12”E, ALONG THE WEST LINE OF THE OF THE SAID NORTHWEST 1/4, 100.14 FEET; THENCE N88°20’12”E, 120.16 FEET TO THE EAST LINE OF S. MOORLAND AND THE POINT OF BEGINNING: THENCE N01°19’12”E, ALONG SAID EAST LINE, 1881.39 FEET; THENCE N88°04’12”E, ALONG SAID EAST LINE, 10.02 FEET; THENCE N01°19’12”E. ALONG SAID EAST LINE, 321.44 FEET; THENCE N31°03’54”E, 60.47 FEET; THENCE N74°37’20”E, 44.24 FEET TO THE SOUTH LINE OF W. GREENFIELD AVE.; THENCE N89°15’13”E, ALONG SAID SOUTH LINE, 358.44 FEET TO A POINT ON THE WEST LINE OF LOT 1, CSM 11117; THENCE S01°19’12”W, ALONG SAID WEST LINE, 985.74 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE N89°16’15”E, ALONG SAID SOUTH LINE, 374.93 FEET TO A POINT ON THE WEST LINE OF OUTLOT 1 CSM _____; THENCE S01°04’42”W, ALONG SAID WEST LINE, 1266.45 FEET TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 SECTION; THENCE S88°20’12”W, ALONG A LINE WHICH IS PARALLEL TO AND 100 FEET NORTH OF SAID SOUTH LINE 821.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,470,632 SQUARE FEET OR 33.761 ACRES MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND COMBINATION AND MAP BY THE DIRECTION OF THE CONSERVANCY, LLC, OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE CITY OF NEW BERLIN ORDINANCE IN SURVEYING, MAPPING AND DIVIDING THE SAME.

DATED THIS ____ DAY OF _____, 20 ____.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CORPORATE OWNER’S CERTIFICATE

THE CONSERVANCY, LLC, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LANDS DESCRIBED ON THIS CSM TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CSM.

IN WITNESS WHEREOF, THE CONSERVANCY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WIMMER BROTHERS REALTY, INC. ITS MANAGER, BY JOHN J. WIMMER, EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED

THIS _____ DAY OF _____, 20 ____.

THE CONSERVANCY, LLC
BY: WIMMER BROTHERS REALTY, INC., ITS MANAGER

BY: JOHN J. WIMMER, EXECUTIVE VICE PRESIDENT

STATE OF) SS
COUNTY OF)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20 ____ , THE ABOVE-NAMED JOHN J. WIMMER, EXECUTIVE VICE PRESIDENT OF WIMMER BROTHERS REALTY, INC., KNOWN BY ME TO BE THE MANAGER OF THE CONSERVANCY, LLC AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MY COMMISSION EXPIRES _____

CERTIFIED SURVEY MAP NO. _____

A REDVISION OF LOTS 1, 2 AND 3 OF CSM _____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN ON THIS _____ DAY OF _____, 2025.

DAVID AMENT, CHAIRPERSON/MAYOR

NIKKI JONES, SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON THIS _____ DAY OF _____, 2025.

DAVID AMENT, PRESIDENT

RUBINA R. MEDINA, CITY CLERK