

Rezoning Application Description
New Berlin Contractor Services Development

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

Planning Commission Submittal: August 18, 2025

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

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

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

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

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

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

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