



City of New Berlin
3805 South Casper Drive
P.O. Box 510921
New Berlin, WI 53151-0921

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CITY OF WEST ALLIS
CLERK/TREASURER

OFFICIAL NOTICE

**PLEASE TAKE NOTICE OF A PUBLIC HEARING
BEFORE THE CITY OF NEW BERLIN PLAN COMMISSION**

Current Property Owner/Resident:

This notice is to inform you that Jim Frayn with Manhard Consulting Ltd., on behalf of Walmart, is petitioning the City for the following two requests in order to proceed with a Use Approval application to construct a Walmart Store. You are being notified due to your proximity to the subject property.

First Request:

- Rezone the properties located at approximately 15375 W. Greenfield Avenue (The Charcoal Grill, Tax Key #: 1158-995) from B-4 to B-1 & 15205 W. Greenfield Avenue (Tax Key #'s: 1158-999 and 1158-996-001) from R-3 to B-1 and C-2 to field delineate the wetlands and remove the residential zoning district.

Second Request:

- A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A": Greenfield Avenue and Chapter 10 - Land Use) for the following properties:
 - 15205 W. Greenfield Avenue (Tax Key #'s: 1158-999 and 1158-996-001) - from Urban Residential & Mixed Use Residential to Suburban Commercial.

If you have questions or concerns you can attend the public hearing scheduled for January 7, 2013 at 6:00 pm at City Hall, 3805 S. Casper Drive, New Berlin, WI, 53151. You can also log onto the City's website: www.newberlin.org, utilize the QR code below with your Smartphone or contact Nikki Jones, Planning Services Manager at (262)786-8610 Ext. 2503 for additional information.

Thank you for your attention to this matter.

HEARING DATE: January 7, 2013

TIME: 6:00 p.m.

PLACE: Council Chambers
New Berlin City Hall
3805 S. Casper Drive
New Berlin, WI 53151

APPLICANT: Jim Frayn
Manhard Consulting Ltd.



PARCEL B:

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, WHICH IS 1573.44 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 2, WHICH POINT IS THE NORTHEAST CORNER OF LAND DEEDED TO ESTHER MUELLER BY DEED RECORDED IN VOLUME 250 OF DEEDS ON PAGE 328, DOCUMENT NO. 200564, WAUKESHA COUNTY, WISCONSIN RECORDS; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, 528 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 99 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, 468 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 429 FEET TO A POINT, WHICH POINT IS THE MOST SOUTHWESTERLY CORNER OF LAND DEEDED TO ESTHER MUELLER BY DEED RECORDED IN VOLUME 250 OF DEEDS ON PAGE 328, DOCUMENT NO. 200564, WAUKESHA COUNTY, WISCONSIN, RECORDS; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 1325.22 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF THE MILWAUKEE ELECTRIC RAILWAY & LIGHT COMPANY; THENCE NORTH 89 DEGREES 6 MINUTES EAST AND ALONG THE NORTH LINE OF SAID RIGHT OF WAY, TO A POINT WHICH IS 1364.5 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 1 DEGREES 34 MINUTES EAST, 2308.38 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE WEST AND ALONG SAID NORTH LINE OF SAID SECTION, 209.44 FEET MORE OR LESS TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED ON JANUARY 30, 1957 IN VOLUME 730 OF DEEDS, T PAGE 210, AS DOCUMENT NO. 453651. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED ON JULY 10, 1958 IN VOLUME 777 OF DEEDS, AT PAGE 86, AS DOCUMENT NO. 481111. FURTHER EXCEPTING THOSE LANDS CONVEYED TO STATE OF WISCONSIN IN AN AWARD OF DAMAGES RECORDED ON JUNE 16, 1966 IN VOLUME 1052 OF DEEDS, AT PAGE 579, AS DOCUMENT NO. 664253. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN A WARRANTY DEED RECORDED ON MARCH 18, 1999, IN REEL 2864, IMAGE 336, AS DOCUMENT NO. 2433997.

PARCEL C:

ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 2, 561 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; RUNNING THENCE SOUTH AND PARALLEL WITH THE WEST SECTION LINE 472 FEET; THENCE RUNNING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 337 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, 472 FEET TO THE NORTH SECTION LINE; THENCE WEST ON SAID SECTION LINE, 337 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN IN AN AWARD OF DAMAGES RECORDED ON JUNE 16, 1966 IN VOLUME 1052 OF DEEDS, AT PAGE 575, AS DOCUMENT NO. 664251 AND IN AN AWARD OF DAMAGES RECORDED ON JUNE 16, 1966 IN VOLUME 1052 OF DEEDS, AT PAGE 577, AS DOCUMENT NO. 664252. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN A WARRANTY DEED RECORDED ON FEBRUARY 17, 1999, IN REEL 2843, IMAGE 350, AS DOCUMENT NO. 2421473. CONTAINING 688,882 SQUARE FEET, 15.814 ACRES) MORE OR LESS.



DISTANCE OF 35.75 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 29.68 FEET; THENCE NORTH 46 DEGREES 06 MINUTES 06 SECONDS EAST, A DISTANCE OF 23.28 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 25.07 FEET; THENCE NORTH 69 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 25.45 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 20 SECONDS EAST, A DISTANCE OF 29.93 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 20 SECONDS EAST, A DISTANCE OF 34.47 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 182.25 FEET TO THE POINT OF BEGINNING. CONTAINING 10,669 SQUARE FEET, (0.245 ACRES) MORE OR LESS.

WETLAND AREA 3

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 561.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 1029.73, TO THE PLACE OF BEGINNING; THENCE SOUTH 79 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 0.17 FEET; THENCE SOUTH 72 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 17.13 FEET; THENCE SOUTH 42 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.53 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 07 SECONDS WEST, A DISTANCE OF 26.81 FEET TO SAID PARALLEL LINE; THENCE NORTH 01 DEGREES 19 MINUTES 04 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.05 FEET TO THE POINT OF BEGINNING. CONTAINING 278 SQUARE FEET, (0.006 ACRES) MORE OR LESS.

ALL PERSONS INTERESTED WILL BE AFFORDED A HEARING AT THE ABOVE TIME AND PLACE.

Dated & posted this 3rd day of December, 2012

KARI MORGAN
CITY CLERK

To be published: December 20, 2012 and December 27, 2012

Also, upon reasonable notice, efforts will be made to accommodate the needs of Disabled individuals through appropriate aids and services. For additional information or to request this service, contact Kari Morgan, City Clerk at 262-786-8610.

Please scan the QR Code with your Smartphone for more information.

