



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

**RECEIVED**

**OFFICIAL NOTICE**

**AUG 07 2015**

**CITY OF WEST ALLIS  
 CITY CLERK**

**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 the City of New Berlin is proposing a Comprehensive Plan Amendment within the area defined as the South Moorland Road Corridor. This notice will be posted in the local paper at least 30 days prior to the public hearing in order to meet the Comprehensive Planning State Statutes 66.1001(4)(d). You are being notified due to your proximity to the subject properties.

This project includes amendments to the text and Future Land Use Map within the City’s Comprehensive Plan Chapter 17 – Neighborhood “G” (Sections 26 & 35), Chapter 18 – Neighborhood “H” (Westridge & Moorland Road) and Chapter 10 - Land Use. The Future Land Use for the properties listed 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
1289993		NEW BERLIN HEIGHTS LLC	Plan Conservation Development	Urban Residential
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



If you have questions or concerns you can attend the public hearing scheduled for September 9, 2015 at 6:01 PM at City Hall, 3805 S. Casper Drive, New Berlin, WI, 53151. You can also log onto the City's website: [www.newberlin.org](http://www.newberlin.org), utilize the QR code below with your Smartphone or contact the Department of Community Development at (262)797-2445 for additional information.

Thank you for your attention to this matter.

**HEARING DATE:** September 9, 2015

**TIME:** 6:01 p.m.

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

**APPLICANT:** City of New Berlin

**PROPERTY OWNERS:** See table above.

**REQUESTS:** This project includes amendments to the text and Future Land Use Map within the City's Comprehensive Plan Chapter 17 – Neighborhood "G" (Sections 26 & 35), Chapter 18 – Neighborhood "H" (Westridge & Moorland Road) and Chapter 10 - Land Use). The Future Land Use for the properties listed in the table above are proposed to be changed as noted.

**TAX KEY(S):** 1289996, 1289992, 1289999, 1289994, 1289993, 1292999, 1289998, 1291998, 1291997, 1289995, 1291999, 1290999 and 1289997

**LEGAL DESCRIPTIONS:**

Tax Key: 1289996

PT E.50 W.50 NE.25 SEC 35 T6N R20E COM AT NE COR, TH W 148.75 FT, TH S 224.75 FT, TH E 148.75 FT, TH N 224.75 FT/BGN .767 AC R690 I7 R2599 I396 2/10/98

Tax Key: 1289992

PT NE.25 SEC 35 T6N R20E AS DESC IN C.S.M. #1468 VOL 10 PG 35 DOC.#799977 #2720454 7/20/01 #3149107 4/8/04

Tax Key: 1289999

NE.25 NE.25 SEC 35 T6N R20E 30.85 AC - EX VOL 655/591 R131 I1291 EXC R412 I150 R2815 I340 1/8/99 R3002 I724 9/30/99 DOC #3807021 01/10/2011

Tax Key: 1289994

N 20 AC SE.25 NE.25 SEC 35 T6N R20E V1010 P167 DOC #3852565 08/30/2011

Tax Key: 1289993

S.50 SE.25 NE.25 SEC 35 T6N R20E 20 AC R2540 I576 11/11/97, R2650 I824 4/16/98 #3238865 1/5/05 EASE DOC #3948485 REC 09/10/2012



Tax Key: 1292999

PT SE.25 SEC 35 T6N R20E 70.149 AC COM ON E LI N 0 DGR 37' W & 327.35 FT FROM SE COR TH N 0 DGR 37' W 2308 FT, TH N 89 DGR 43' W 1314.69 FT, TH S 0 DGR 15' E 2314.39 FT, TH E 1329.71 FT TO BGN R2540 I577 11/11/97 EXC 25 FT X 1250 FT TO CITY FOR PROPOSED ROAD RIGHT OF WAY #2817230 7/2/02 #3238865 1/5/05

Tax Key: 1289998

PT NE.25 NE.25 SEC 35 T6N R20E COM AT NW COR, TH S 1319.50 FT TH E 302 FT, TH N 1318.58 FT, TH W 302 FT TO BGN 9.15 AC. V975 P451 DOC #4109259 11/07/2014

Tax Key: 1291998

W 60 AC OF E.50 SW.25 SEC 35 T6N R20E EXC VOL 257/95 OF DEEDS, EXC S 33 FT FOR ROAD, EXC R211 I891 R1310 I574 EXC R2722 I1012 8/19/98 FOR CTY R.O.W. ACQ. #2586534 8/15/00 EASE DOC #3948487 REC 09/10/2012

Tax Key: 1291997

W 30 AC OF E.50 SW.25 SEC 35 T6N R20E EX VOL 745/301 EXC S 33 FT FOR RD, C.S.M. VOL 19 PG 133, EXC R247 I268 DOC #3874965 11/29/2011 EASE DOC #3948483 REC 09/10/2012 EASE DOC #3991954 REC 02/15/2013

Tax Key: 1289995

W.50 W.50 NE.25 SEC 35 T6N R20E. DOC #3731198

Tax Key: 1291999

E 20 AC OF E.50 SW.25 & W.50 SE.25 EX 40 RD SQ IN SE COR SEC 35 T6N R20E 90 AC EXC S 33 33 FT FOR RD, EXC R211 I891 R1384 I212 EXC R2722 I1012 8/19/98 FOR CTY R.O.W. ACQ. #2586532 8/15/00 EASE DOC #3948487 REC 09/10/2012 EASE DOC #3991956 REC 02/15/2013

Tax Key: 1290999

E.50 NW.25 SEC 35 T6N R20E 80 AC DOC #3715598

Tax Key: 1289997

E.50 W.50 NE.25 SEC 35 T6N R20E 39.233 AC EX VOL 660/544 EXC C.S.M. VOL 10 PG 32 R2010 I480 EASE DOC #3950241 REC 09/14/2012

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

Dated & posted this 29<sup>th</sup> day of July, 2015.

KARI MORGAN  
CITY CLERK

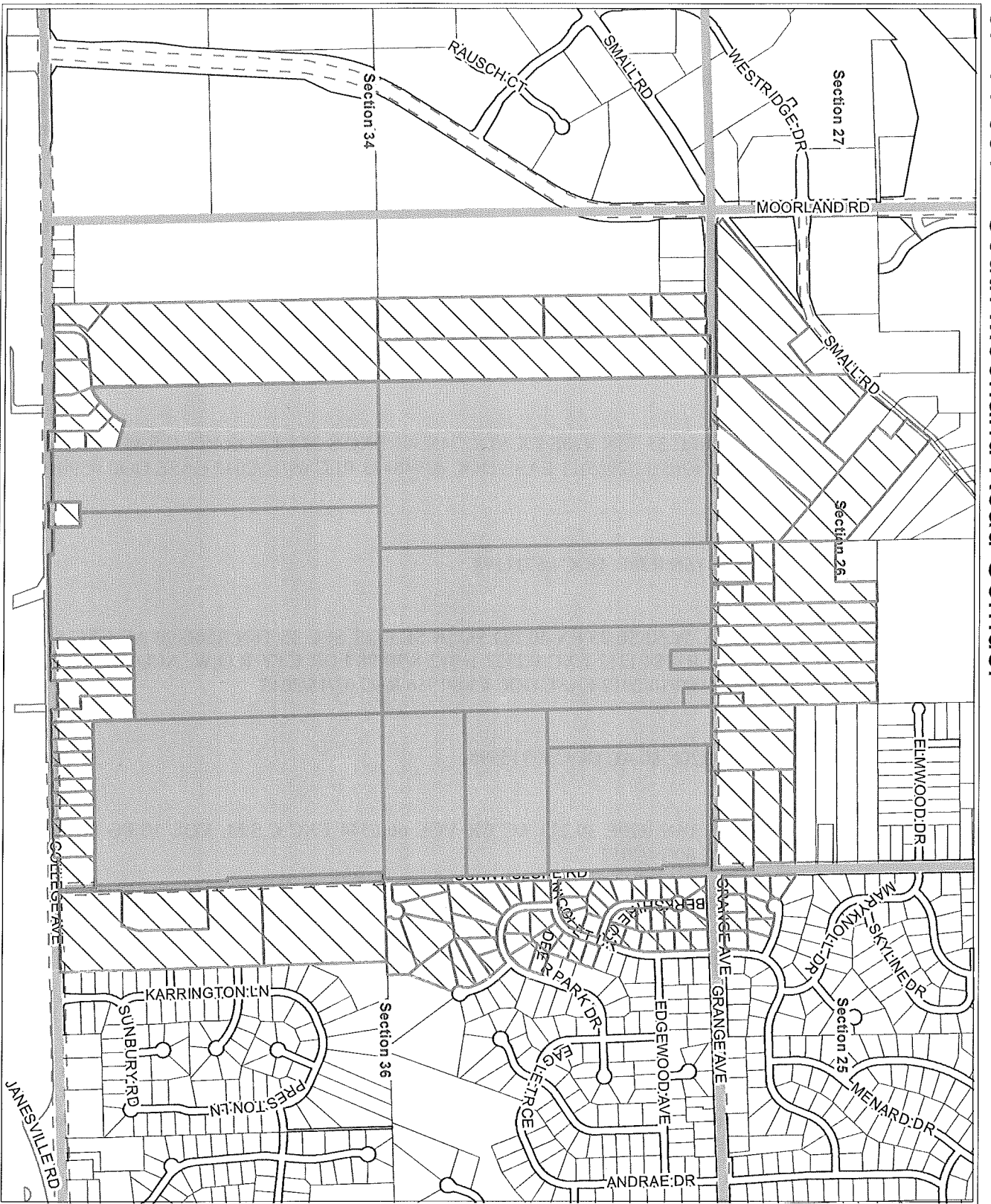
To be published: August 6, 2015.

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.

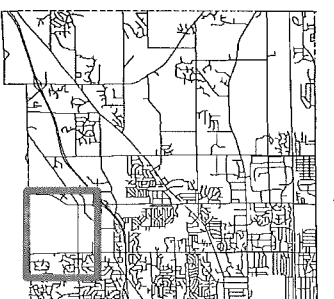
Please scan the QR Code with your Smartphone for more information.







# CP-14-001 -- South Moorland Road Corridor



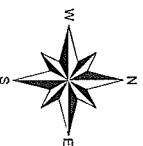
Overview Map



## Legend

-  Subject to Action
-  Notified Parcels
-  Other Parcels
-  Road Right-of-Way

Notified parcels (green hash lines) are those properties that fall within a certain distance of a property that is subject to City of New Berlin action.



Map Printed: 8/4/2015 2:00:41 PM



**City of New Berlin**  
 Department of Community Development  
 3805 S Casper Drive, New Berlin WI 53151  
 (262) 797-2445  
[www.newberlin.org](http://www.newberlin.org)

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