



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

RECEIVED

APR 30 2015

CITY OF WEST ALLIS  
CAO

OFFICIAL NOTICE

RECEIVED

MAY 01 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 rezoning and comprehensive plan amendment petitions have been filed by Eddie Millikin with EWM Consulting. This notice will be posted in the local paper three times. Once at least 30 days prior to the public hearing in order to meet the Comprehensive Planning, State Statutes 66.1001(4)(d), and twice prior to the public hearing as a Class II notice for the rezoning request in order to meet State Statutes 62.23(7) and Chapter 985.

This notice is to inform you that Eddie Millikin with EWM Consulting is petitioning the City for the following two requests in order to proceed with a Preliminary Plat application for Kohler Ridge Subdivision. You are being notified due to your proximity to the subject property.

**First Request:**

- A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 12 - Neighborhood "B" and Chapter 10 - Land Use) for the following properties:
  - Approximately 21025 W. Lawnsdale Road (Tax Key: 1269-999003) from Quarry to Country Residential.
  - A portion of the property at 20640 W. Lawnsdale Road (Tax Key: 1228-999) from Quarry to Country Residential.
  - Approximately 21300 W. Lawnsdale Road (Tax Key: 1227-999 & 1269-996) from Suburban Residential to Country Residential.

**Second Request:**

- A Request to rezone the properties located at approximately 20640 & 21405 W. Lawnsdale Road (Tax Keys: 1228-999, 1270-999, 1269-999003 & 1269-995001) from R-1/R-2, Q-1, C-1 and C-2 to R-1/R-2, C-1 and C-2 to remove the Quarry zoning district.

If you have questions or concerns you can attend the public hearing scheduled for June 1, 2015 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](http://www.newberlin.org), utilize the QR code below with your Smartphone or contact Jessica Titel, Associate Planner at (262)797-2445 Ext. 2550 for additional information.

Thank you for your attention to this matter.

**HEARING DATE:** June 1, 2015

**TIME:** 6:00 p.m.



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

**APPLICANT:** Eddie Millikin  
EWM Consulting  
W200 S6893 Adrian Drive  
Muskego, WI 53150

**APPLICANTS &  
PROPERTY OWNERS:** Katherine Gumieny  
20500 W. Lawnsdale Road  
New Berlin, WI 53146

Kohler Pit, Inc.  
20640 W. Lawnsdale Road  
New Berlin, WI 53146

Catherine C. Gumieny Survivor's Trust  
C/O NEW BERLIN REDI-MIX  
20500 W. Lawnsdale Road  
New Berlin, WI 53146

**REQUESTS:** Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 12 - Neighborhood "B" and Chapter 10 - Land Use) for the property at approximately 21025 W. Lawnsdale Road (Tax Key: 1269-999003) and a portion of the property at 20640 W. Lawnsdale Road (Tax Key: 1228-999) from Quarry to Country Residential and to change the future land use for the property at approximately 21300 W. Lawnsdale Road (Tax Key: 1227-999 & 1269-996) from Suburban Residential to Country Residential.

Rezone the properties located at approximately 20640 & 21405 W. Lawnsdale Road (Tax Keys: 1228-999, 1270-999, 1269-999003 & 1269-995001) from R-1/R-2, Q-1, C-1 and C-2 to R-1/R-2, C-1 and C-2 to remove the Quarry zoning district.

**TAX KEY(S):** 1228-999, 1270-999, 1269-999003 & 1269-995001, 1227-999 & 1269-996

**LEGAL DESCRIPTIONS:**

**LEGAL DESCRIPTION "A" (Lands to be Rezoned to "R-1/R-2"):  
(NORTH OF LAWNSDALE ROAD)**

All that part of the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 19; Thence North 00°40'27" West and along the West line of the said Southeast 1/4 Section, 50.01 feet to a point on the North Right-of-Way line of "Lawnsdale Road" (C.T.H. "I") and the place of beginning of lands hereinafter described;



Continuing thence North 00°40'27" West and along the said West line of the said Southeast 1/4 Section, 331.03 feet to a point on the South Right-of-Way line of "Lawnsdale Court"; Thence North 64°49'54" East and along the said South Right-of-Way line, 13.67 feet to a point; Thence North 64°49'33" East and along the said South Right-of-Way line, 167.65 feet to a point; Thence North 00°40'27" West and along the East line of Unplatted Lands and the Southerly extension thereof, 259.34 feet to a point; Thence South 89°19'33" West and along the North line of said Unplatted Lands, 165.00 feet to a point on the said West line of the said Southeast 1/4 Section; Thence North 00°40'27" West and along the said West line of the said Southeast 1/4 Section, 609.94 feet to a point; Thence North 88°25'06" East and along the North line of the said Southwest 1/4 of the said Southeast 1/4 Section, 1356.98 feet to a point; Thence North 00°28'33" West and along the East Right-of-Way line of "S. Swartz Road", 1325.64 feet to a point on the North line of the said Southeast 1/4 Section; Thence North 88°25'00" East and along the said North line of the said Southeast 1/4 Section, 857.91 feet to a point; Thence South 00°32'42" East, 978.16 feet to a point; Thence South 89°45'58" West, 453.89 feet to a point; Thence South 00°15'47" East, 477.89 feet to a point; Thence South 57°49'44" East, 150.07 feet to a point on the proposed Right-of-Way line of "Kohler Court"; Thence Southeasterly 77.68 feet along the said proposed Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 60.00 feet; whose central angle is 74°10'57", and whose chord bears South 05°17'42" East, 72.37 feet to a point; Thence South 49°18'43" West, 171.96 feet to a point; Thence South 00°23'24" East, 916.10 feet to a point on the said North Right-of-Way line of said "Lawnsdale Road" (C.T.H. "I"); Thence South 89°37'19" West and along the said North Right-of-Way line, 1156.03 feet to a point; Thence South 88°25'13" West and along the said North Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the South line of the said Southeast 1/4 Section, 599.42 feet to the point of beginning of this description.

Said Parcel contains 3,206,668 Square Feet (or 73.6150 Acres) of land, more or less.

**LEGAL DESCRIPTION "B" (Lands to be Rezoned to "R-1/R-2"):**  
**(SOUTH OF LAWNSDALE ROAD)**

All that part of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 30; Thence South 00°48'13" East and along the East line of the said Northwest 1/4 Section (also being the West line of the said Northeast 1/4 Section), 1328.68 feet to the place of beginning of lands hereinafter described;

Thence North 88°37'09" East and along the North line of the said Southwest 1/4 of the said Northeast 1/4 Section, 658.18 feet to a point on the West line of Unplatted Lands; Thence South 00°44'23" East and along the said West line of said Unplatted Lands, 665.49 feet to a point; Thence South 88°43'08" West, 328.65 feet to a point; Thence South 57°32'04" West, 386.26 feet to a point on the said West line of the said Northeast 1/4 Section; Thence South 00°48'13" East and along the said West line of the said Northeast 1/4 Section, 464.33 feet to a point marking the Center of said Section 30; Thence South 88°40'56" West and along the South line of the said Northwest 1/4 Section, 478.45 feet to a point on the East line of Unplatted Lands; Thence North 14°28'45" West and along the said East line of said Unplatted Lands, 474.56 feet to a point; Thence North 23°46'25" West and along the said East line, 198.00 feet to a point; Thence North 01°46'25" West and along the said East line, 682.03 feet to a point on the North line of the said Southeast 1/4 of the said Northwest 1/4 Section; Thence North 88°33'09" East and along the said North line of the said Southeast 1/4 of the said Northwest 1/4 Section, 679.49 feet to the point of beginning of this description.

Said Parcel contains 1,292,399 Square Feet (or 29.6694 Acres) of land, more or less.



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

Dated & posted this 23<sup>rd</sup> day of April, 2015.

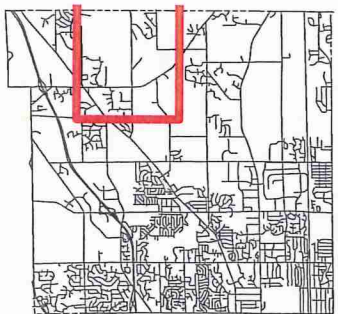
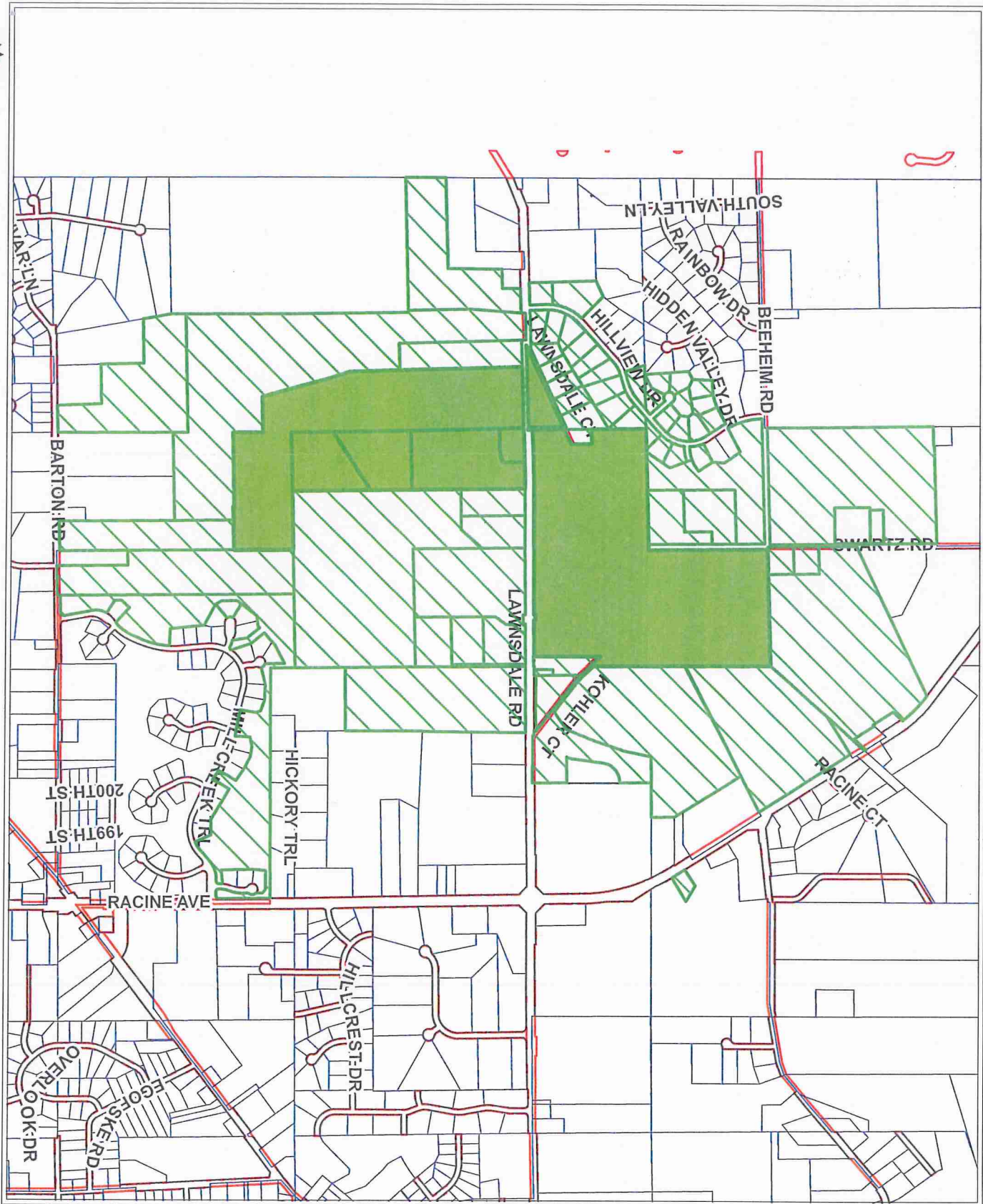
KARI MORGAN  
CITY CLERK

To be published: April 30, 2015; May 14, 2015 and May 21, 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.





**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.

