
STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Patrick Vanderburgh with Milwaukee Rescue Mission – New Journey / CSM

LOCATION: 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002)

REQUEST: 1-Lot Certified Survey Map

REVIEW SCHEDULE:

CSM Received:	10/24/2025
Completeness Determination:	10/24/2025
90-day time limit expires:	1/22/2025
Final Common Council Action (expected):	1/13/2026

D.R.C. RECOMMENDATION: Recommend to Common Council approval of the 1-Lot Certified Survey Map located at 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002), subject to the application, plans on file and the following conditions:

1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.
2. The existing 33 ft wide public access easement. should read, to be, vacated.
3. Applicant shall address any comments from Waukesha County.
4. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.
5. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.
6. Applicant and/or new property owners shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of December 8, 2025

Patrick Vanderburgh with Milwaukee Rescue Mission – New Journey
1-Lot Certified Survey Map
5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002)

DATE STAFF REPORT PREPARED: October 31, 2025

APPLICANT / OWNER(S): Patrick Vanderburgh with Milwaukee Rescue Mission New Journey / Moorland Hospitality Group, LLC

REQUEST / DESCRIPTION OF PROJECT: Approval of the 1-Lot Certified Survey Map located at 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 10/24/25

DATE OF COMPLETENESS DETERMINATION: 10/24/25

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 5/20/25, 7/9/25 & 10/16/25

CONCEPTUAL PLAN: Yes, CSM is attached.

SIZE OF DEVELOPMENT / PARCEL(S): 5.67 acres (once CSM is approved).

CURRENT ZONING: M-1 (Light Manufacturing District)

CURRENT LAND USE: Vacant former Single-family residential / home was taken down 10/25/24.

PROPOSED ZONING: N/A

PROPOSED LAND USE: Construction of a 57,010 sq. ft. rehabilitative development. (See File #: UA-2502143).

PROPOSED LOT SIZES: Lot 1: 5.6858 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: N/A
South: Zoning: M-1

East: Zoning: M-1
West: Zoning: N/A

Land Use: Interstate 43
Land Use: Light Manufacturing (Nassco Inc. & Pieper Automation, Apria Healthcare LLC & Renewable Energy & Drives - US)
Land Use: Light Manufacturing (Roadrunner Express Car Wash)
Land Use: Interstate 43

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road

Planning Context / Vision / Development Policies:

Neighborhood H:

- *Westridge/Towne Corporate Business Park should be expanded as a major economic center for the City. The Business Park should continue to set an example of high standards in architecture, site planning, and sustainable practices. Primary uses should promote light manufacturing and office complexes. Hotels, clinics, entertainment (i.e. restaurants, shopping center, and cinemas), and retail should serve as supporting uses.*
- *The vision for the South Moorland Road Corridor includes the following elements that have been incorporated into the development of the plan:*
 - ✓ *A business community that focuses on sustainable site and building design.*
 - ✓ *Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.*
 - ✓ *Focus on green infrastructure and creative storm water management elements.*
 - ✓ *A system of meaningful pedestrian connections to create a walkable and connected community.*
 - ✓ *Focus on sound planning and architecture practices.*
 - ✓ *Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.*
 - ✓ *Allow for flexible site design for both residential and nonresidential development by creating Zoning Code standards that promote creativity and sustainability.*
 - ✓ *Require significant buffers between contrasting uses and main thoroughfares.*

Development Policies:

- *Emphasize mixed use developments with light industrial and office as the dominant land uses. Supporting hospitality related uses (i.e., hotels and table service restaurants) should complement the primary uses.*
- *Use low-intensity office or neighborhood-oriented retail as a buffer between the industrial areas and the residential areas to the north and west.*
- *Require traffic impact studies to be submitted for new construction as indicated in the City Zoning Code requirements. The City should ensure that impact studies include consideration of the surrounding area at full build-out.*
- *Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.*
- *Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.*
- *Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.*

Land Use

- *Future Land Use Map: Business Park Industrial*

ZONING CODE (Chapter 275): Yes, this request is consistent with Section 275-35B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, a Certified Survey Map was submitted.

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, the majority of the site is considered environmental corridor. However, much of the site has already been clear cut / disturbed many years ago.

Wetland On Property: Yes, applicant completed a wetland delineation on May 23, 2025 by Wetland & Waterway Consulting, LLC. The report indicates the complex flagged during the current delineation remains the same as that flagged during the 2019 delineation. Wetlands were registered on the City's Zoning Map. (See File #: WD-1903347).

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: None identified.

PARK & OPEN SPACE PLAN: None identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Yes, applicant will provide an erosion control plan.

Woodland, Tree, and Vegetation Protection: The applicant has submitted a Tree Inventory along with a landscape plan and tree-planting schedule.

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Applicant completed a wetland delineation on May 23, 2025 by Wetland & Waterway Consulting, LLC. The report indicates the complex flagged during the current delineation remains the same as that flagged during the 2019 delineation. Wetlands were registered on the City's Zoning Map. (See File #: WD-1903347).

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A stormwater management plans as been included.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be furthered reviewed at the time of building permit.

TRAFFIC IMPACT: Applicant submitted a TIA prepared by TADI on September 17, 2025. This is on file with DCD.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

3/2/2020 Plan Commission approved a 2-Lot CSM and a Hampton Inn Hotel.
3/10/2020 Common Council approved a 2-Lot CSM.
3/1/2021 The Plan Commission approved a 12-month extension.
2/7/2022 The Plan Commission approved a limited extension through May 31, 2022.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant has simultaneously applied for a Use Approval to construct a 57,010 sq. ft. rehabilitative development. (See File #: UA-2502143).
2. Applicant completed a wetland delineation on May 23, 2025 by Wetland & Waterway Consulting, LLC. The report indicates the complex flagged during the current delineation remains the same as that flagged during the 2019 delineation. Wetlands were registered on the City's Zoning Map. (See File #: WD-1903347).

STAFF RECOMMENDATION:

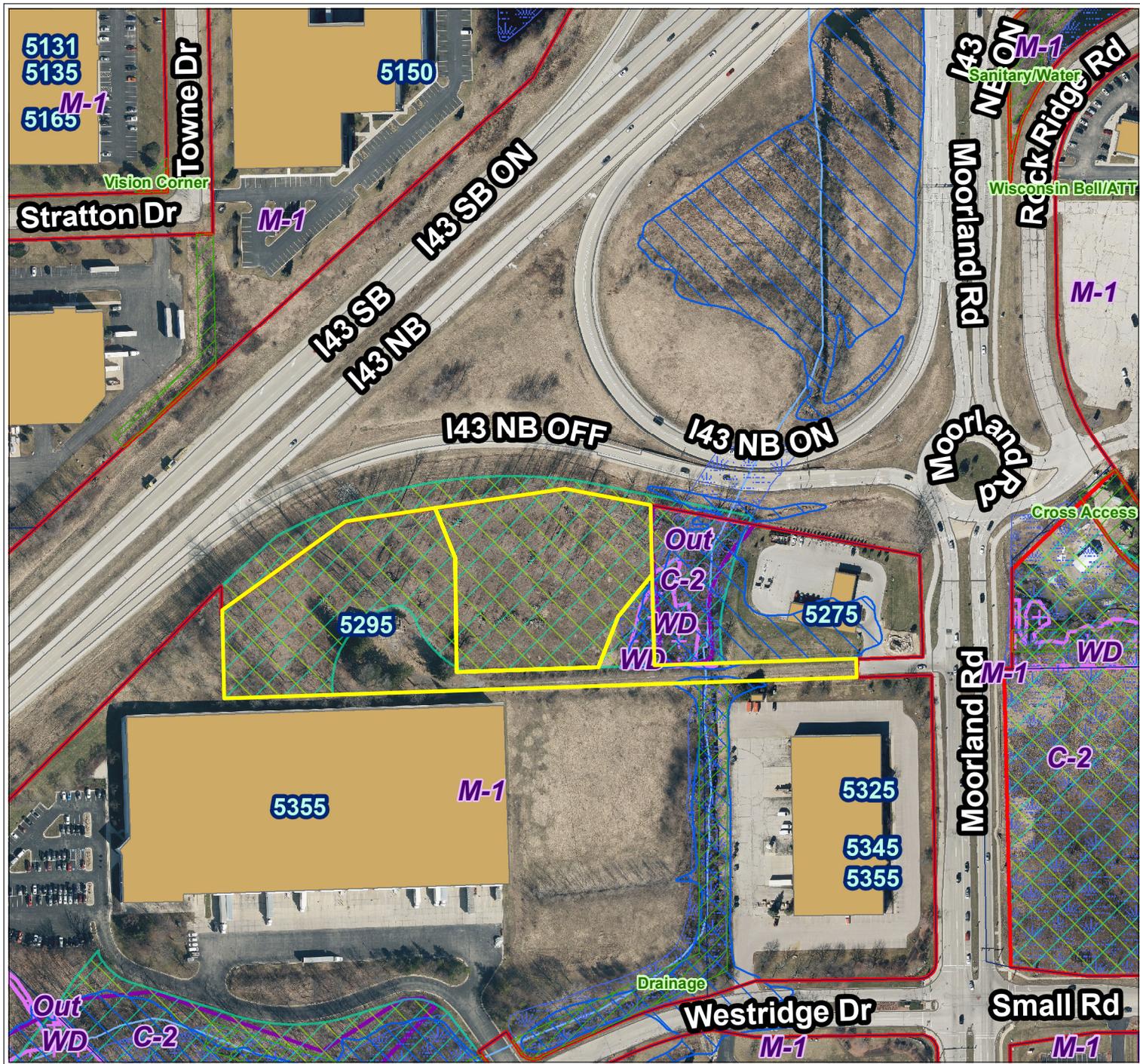
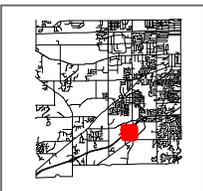
Recommend to Common Council approval of the 1-Lot Certified Survey Map located at 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002), subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:

Location Map
CSM

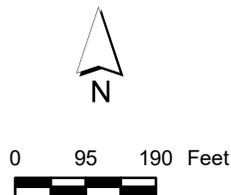


LD-2502142 & UA-2502143
 Milwaukee Rescue Mission-
 New Journey
 5295 S. Moorland Road
 (Tax Key #'s: 1260.998.001 & 1260.998.002)



City of New Berlin
 Department of Community Development
 3805 S Casper Dr.
 New Berlin WI 53151
 (262) 797-2445
 www.newberlin.org

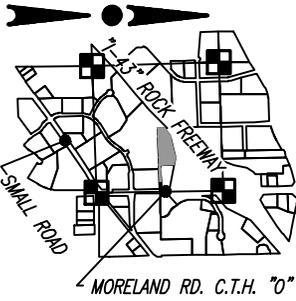
Legend			
	Parcels		Environmental Corridor
	Road Right-of-Way		Isolated Natural Resource Area
	FEMA Flood Zone (2023)		Primary Environmental Corridor
	Flood Zone		Secondary Environmental Corridor
	FEMA Flood - Zone A		Wetland
	FEMA Flood - Zone AE		Sewer Service Area (MMSD)
	Zoning Boundaries		Current
	Zoning Wetland Registration		Ultimate
	Wetland Registration Type		
	Registered Wetland		
	Outside Wetland		



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CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 12253. BEING A THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, IN TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



LOCALITY MAP:
 S.E. 1/4, SEC. 27,
 T. 6 N., R. 20 E.
 SCALE: 1"=2000'

OWNER:
 MILWAUKEE RESCUE MISSION
 1820 W. WELLS STREET
 MILWAUKEE, WI 53233

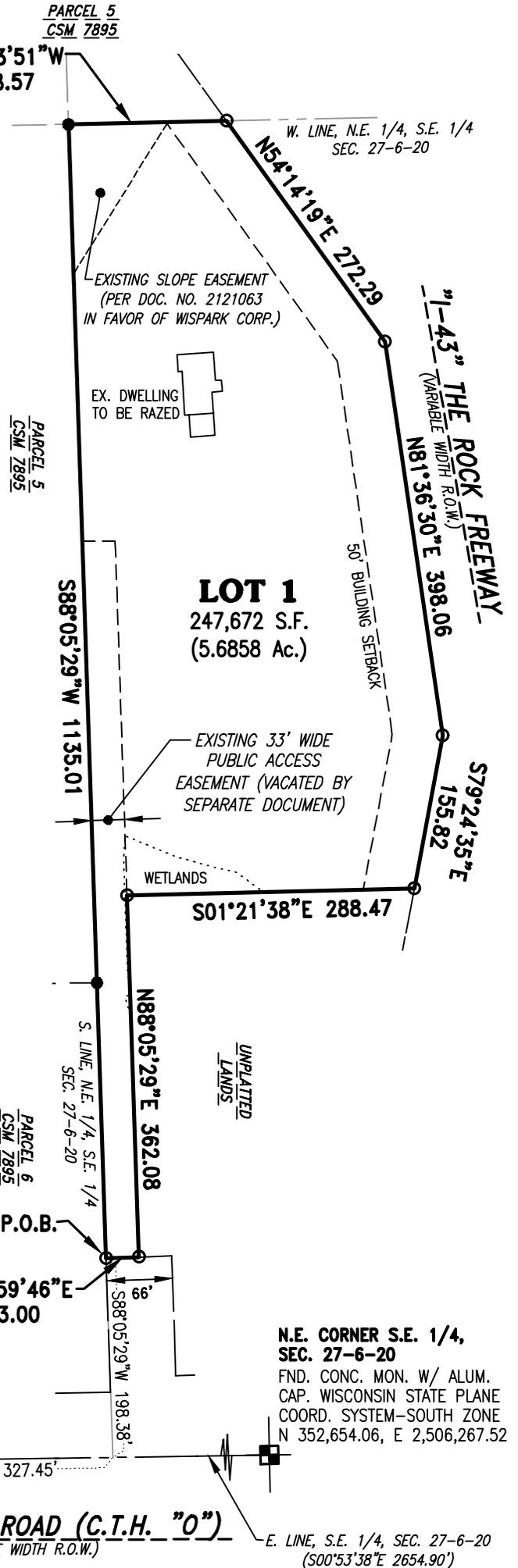
PREPARED BY:
 TRIO ENGINEERING, LLC
 19035 W. CAPITOL DRIVE, SUITE 200
 BROOKFIELD, WI 53045
 PHONE: 262-790-1480
 FAX: 262-790-1481

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE S.E. 1/4 OF SECTION 27, TOWN 6 NORTH, RANGE 20 EAST, BEARS S00°53'38"E.
- WETLAND LINES SHOWN HEREON WERE FIELD DELINEATED BY WETLAND AND WATERWAY CONSULTING (DAVE MEYER) ON SEPTEMBER 23, 2025, AND WAS FIELD LOCATED BY TRIO ENGINEERING, LLC.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATION LINES AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.
- AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH INTERSTATE "43" AS SHOWN ON THIS MAP; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.
- THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN s. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Found" 3/4" Iron Rod.
- - INDICATES "Found" 1" Iron Pipe.



P.O.C.
 S.E. CORNER, S.E. 1/4,
 SEC. 27-6-20
 FND. CONC. MON. W/ ALUM.
 CAP. WISCONSIN STATE PLANE
 COORD. SYSTEM-SOUTH ZONE
 N 349,999.69, E 2,506,308.94

**N.E. CORNER S.E. 1/4,
 SEC. 27-6-20**
 FND. CONC. MON. W/ ALUM.
 CAP. WISCONSIN STATE PLANE
 COORD. SYSTEM-SOUTH ZONE
 N 352,654.06, E 2,506,267.52



SCALE: 1"=150'



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CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 12253. BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, IN TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, and the Subdivision Regulations of the City of New Berlin, this _____ day of _____, 20 ____.

MILWAUKEE RESCUE MISSION

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, _____, _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL:

This Certified Survey Map is hereby approved by the City of New Berlin Common Council, on this _____ day of _____, 20 ____.

David A. Ament, Mayor

Date:

Rubina R. Medina, City Clerk

Date:

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the City of New Berlin Plan Commission, on this _____ day of _____, 20 ____.

David A. Ament, Mayor

Date:

Nikki Jones, Secretary

Date: