
STAFF REPORT

EXECUTIVE SUMMARY

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

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

REQUEST: Use Approval for a 57,010 sq. ft. rehabilitative development located at 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002).

D.R.C. RECOMMENDATION: Recommend approval for the Use, Site and Architecture for the construction of a 57,010 sq. ft. rehabilitative development 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. Planning:

- a. Common Council approval required of the land division request (File #: LD-2502142) prior to the issuance of the Zoning Permit. CSM shall be recorded with Waukesha County Register of Deeds Office.
- b. Plan of Operation:
 - i. Applicant shall adhere to the submitted plan of operation.
 - ii. The applicant is proposing to construct a 57,010 sq. ft. rehabilitative development.
 - iii. Employee and customer parking shall be contained on site.
 - iv. On-site grading work can begin prior to issuance of zoning permits; however, the grading and stormwater plan shall be approved prior to any site disturbance. A letter of credit shall be on file prior to any site work.
- c. The project will be reviewed by the Architecture Review Committee on December 8, 2025.
- d. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - i. Applicant submitted a detailed tree inventory.
 - ii. Applicant has provided a list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in § 275-54B(6) of the Zoning Code. The initial landscape fee calculations is based on the submitted plans for Options B (planting smaller trees 2.5"-4") the fee would be approximately \$45,300.
 - iii. Consider using larger / taller trees (5"- 7") to bring down the replacement fee or remove fewer trees.
 - iv. Final landscape fee will be calculated upon final submittal.
- e. Mechanical equipment shall be properly screened from the street rights-of-way including I-43and public view in accordance with Section 275-56.G of the Zoning Code.
- f. Applicant shall show any roof, ground, and wall mounted equipment on architectural plans and how they will be screened.
- g. Dumpsters shall be properly screened from the street and public view in accordance with

Article VIII Section 275-56 of the New Berlin Municipal Ordinance.

- h. All permanent and temporary signs require a Sign Application to be filed prior to installation.**
- i. Applicant shall provide copies of any applicable WDNR and Army Corp of Engineers permits prior to issuance of the Zoning Permit.**
- j. Wetlands shall be clearly marked in the field with construction fencing and signage during site work.**

2. Stormwater:

- a. Update the narrative to not round the time of concentration, model has them to one decimal.**
- b. Add the 36-inch horizontal orifice to the model.**
- c. Provide stamped signed cover for the SWMP.**
- d. WDNR NOI is required.**
- e. MMSD Chapter 13 approval is required.**
- f. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**
- g. If the stormwater management facilities are used for erosion control during construction, an asbuilt is required after construction of the facilities, and a recertification/asbuilt is required prior to Occupancy.**
- h. Stormwater Management Facilities Asbuilts are required to be submitted and approved prior to occupancy.**
- i. Recorded Stormwater Maintenance Agreement is required to be recorded prior to occupancy.**

3. Engineering:

- a. Per 275-55.A.(5). Retaining walls exceeding 16 inches in height may be constructed only upon issuance of an administrative permit. Retaining walls may be reviewed and approved with a building permit, in which case a separate use approval permit would not be required.**
 - i. A retaining wall plan detailing the location, size, type and proposed grades on both sides of the retaining wall, together with a detailed cross section of the retaining wall, a description of the material to be used, and a description of the method of construction to be utilized shall be required.**
 - ii. Retaining walls should not exceed 48 inches in height unless designed by a professional engineer or installed according to manufacturer's specifications. Walls that are not tiered and exceed seven feet in height shall require a professional engineer on site overseeing the construction of the retaining wall.**
 - iii. Retaining walls shall not be located closer than 5 feet to a side or rear lot line unless the Director finds that there is no other practical location, and only after written approval by the affected neighbor is received.**
 - iv. Adequate safety features and precautions shall be incorporated into the retaining wall design to mitigate the hazard of the abrupt drop off created by the wall.**
 - v. Retaining walls structures, including tiebacks, are to be located outside the base setback line.**
- b. Parking:**
 - i. The plan provides 75 parking stalls. The Plan of Operation includes 3 facility-owned vehicles, 35 Staff members in 2 shifts and the possibility of 120 clients. It is estimated**

that only 66 clients will have a vehicle on-site. With the highest parking demand of 94 spaces, adjusted with a 20% correction factor for vacancies, the total number of required parking spaces is 75. If parking becomes a problem, where fire lanes are being blocked, etc., additional parking may be required in the future as part of the Zoning Permit requirements.

c. Utilities:

- i. The sanitary and water extensions to the property will be private.**
- ii. The property owner will be responsible for maintenance and flushing of the fire hydrants. A record of hydrant maintenance must be available and presented to the fire inspector upon request.**
- iii. Provide a stand pipe for fire connection within the stair wells for connection on each floor. Show the location of the fire panel and the annunciator panel on the interior building plans.**

d. Provide the City with a copy of the Shared Maintenance Agreement with Roadrunner Express for the shared portion of the entrance drive.

e. Provide the City with a copy of the Wetland fill permit and NOI from the DNR.

f. Lighting Plan:

- i. The lighting plan provided is difficult to read. Provide a new plan printed to a larger size font.**

4. Sewer Utility:

- a. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**
- b. Maintain 24 inches vertical clearance when crossing any pipes and structures.**
- c. Please call Alex Parker at New Berlin Water Utility with Questions.**
- d. If a conflict occurs, conduits will be removed at the owner's expense.**

5. Water Utility:

- a. All hydrants have a hydrant valve.**
- b. Six-inch water service shall have a hydrant valve anchored to 8-inch public water main.**
- c. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.**
- d. Maintain 24 inches vertical clearance when crossing any pipes and structures.**
- e. Please call Alex Parker at New Berlin Water Utility with Questions.**
- f. If a conflict occurs, conduits will be removed at the owner's expense.**

6. Inspection:

- a. Inspection CU - STATE REVIEW**
- b. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**
- c. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60).**
- d. Please contact Wisconsin Department of Health Services for plan review.**
- e. State letter required with permit application.**

- f. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- g. Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.
- h. Plumbing: State review is required for over 16 fixtures - new and/or replacements.
- i. The building shall be fully accessible from the parking lot to the interior elements (SPS.363.1101 and ICC/ANSI A117.1).
- j. 2021 IBC and updated SPS 361-366 apply.
- k. The City of New Berlin DOES NOT issue phased or temporary occupancies.

7. Fire:

- a. Maintain fire sprinkler coverage throughout.
- b. Key for Knox box is required.
- c. Stand pipes required.
- d. Maintain 24' fire access width for fire lane.
- e. Maintain audio and visual fire alarm notification.
- f. Fire hydrants shall be placed every 300 feet starting at Moorland Road edge and located per NBF.D.

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 / Use Approval
5295 S. Moorland Road (Tax Key #: 1260.998.001 & 1260.998.002)

DATE STAFF REPORT PREPARED: October 28, 2025

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

REQUEST / DESCRIPTION OF PROJECT: Use Approval for a 57,010 sq. ft. rehabilitative development located at 5295 S. Moorland Road (Tax Key #'s: 1260.998.001 & 1260.998.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 10/24/2025

DATE OF COMPLETENESS DETERMINATION: 10/27/2025

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

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 5.68 acres (After CSM approval of the 1-Lot CSM LD-2502142)

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.

PROPOSED LOT SIZES: Lot 1: 5.68 Acres (See File #: LD-2502142)

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.*
- *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: Yes

Site Plan Required: Yes

Architectural Review Required: Yes, this item will be reviewed at the December 8, 2025 meeting.

PROPOSED ARCHITECTURE: Please refer to attached plans.

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 has submitted a TIA prepared by TADI on September 17, 2025. This is on file with DCD.

The access driveway for the existing car wash and proposed New Journey development connects to S. Moorland Road with right-in/right-out only movements and stop sign control. Due to the raised median on S. Moorland Road, traffic entering the driveway from the south must do so via a U-turn at the Rock Ridge roundabout to the north. Traffic exiting the driveway to the north on S. Moorland Road must do so via a U-turn at the Westridge Drive/Small

Road signalized intersection to the south.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition does not provide trip data for land uses similar to the Milwaukee Rescue Mission's New Journey development. Therefore, trip generation was completed using a combination of the small office land use (for staff trips) and congregate care facility (for attendee/resident trips). Congregate care facility was chosen as it provides trip rates per bed for residents who generally do not own cars or drive each day.

The small office and congregate care facility trip rates were applied to the 30 weekday/4 weekend staff members and 56 bed/112 attendees, respectively, expected by full occupancy of the New Journey development. Based on ITE, the New Journey development generates 490 weekday daily trips, 40 weekday AM peak hour trips and 50 weekday PM peak hour trips.

The ITE Trip Generation Manual does not provide trip rates for the small office or congregate care facility land uses. Saturday staff numbers are about 15% of the weekday staff numbers, and about 10% of the residents are estimated to drive cars. Saturday peak hour trips for the New Journey facility were therefore conservatively estimated to be about 20% of the weekday PM peak hour trips (10 Saturday midday peak hour trips). The trip generation table is shown on Exhibit 5.

PART A – SUMMARY/RECOMMENDED IMPROVEMENTS

There is expected to be enough capacity at the existing study intersections to accommodate the additional traffic from the proposed New Journey development on the west side of S. Moorland Road. Intersection operations are expected to operate at LOS D or better during the peak hours, both with and without the additional traffic from the proposed development. Therefore, no changes to the existing geometrics or traffic control are recommended at either study intersection.

PART B – CONCLUSION

The existing study intersections are expected to operate safely and efficiently with the buildout of the development site. The additional site traffic traveling through or U-turning at the S. Moorland Road intersection with Small Road/Westridge Drive is not expected to significantly impact delays during the peak hours.

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 1-Lot Certified Survey Map. (See File #'s: LD-2502142).
2. The applicant is proposing construction of a four-story, 57,010 sq. ft. rehabilitative development.
3. 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).
4. Applicant has met the minimum open space requirement of 30% for the M-1 Zoning District.
5. Applicant is proposing 75 parking spaces and meets the City's requirements. Should additional parking be needed, the applicant/owner will be required to provide an application to the city.
6. The applicant has submitted a TIA. This is on file with DCD. See the Transportation Section of this report for additional information.

7. After reviewing the applicant's submitted information as well as city code, specifically Section 275-70 and 275-35, it was the City Attorney's (our) conclusion that from a pure use standpoint the proposed MRM New Journey facility is most appropriately categorized as an institutional use given its nature as an inpatient/outpatient AODA treatment facility.
 - a. We acknowledge that there is some faith-based component to the treatment programs and therefore that this use is arguably consistent with the definition of a community church as defined in the aforementioned code section, as well as under RLUIPA. Definitions as outlined in Zoning Code Section 275-70:
 - i. *CHURCH (COMMUNITY-SCALE) — A place of gathering for religious observance, ministry, and fellowship and related social events and may include classrooms for periodic religious instruction, and administrative offices. These facilities are identified as those with a total building footprint greater than 15,000 square feet or which have accessory uses, which include, but are not limited to, uses such as banquet facilities, day school, day-care facilities, retail stores, restaurant, workout centers/club, gymnasium, health care facilities, assisted-living facilities, library, and cafe. Community-scale churches shall be a conditional use in all agricultural, commercial, office and institutional districts, a principal use in the industrial district and shall be prohibited in all residential districts.*
 - ii. *CHURCH (NEIGHBORHOOD-SCALE) — A place of gathering for religious observance, ministry, and fellowship and related social events and may include classrooms for periodic religious instruction, a kitchen, a meeting area principally for members, and administrative offices. These facilities are identified as those with a total building footprint of less than 14,999 square feet. A total building size of equal to or less than 14,999 square feet shall be considered a principal use within all commercial, industrial, office and institutional districts and a conditional use in all agricultural and residential districts.*
 - b. Such a use is considered a permitted use in the M-1 Zoning District.
 - c. Based upon this analysis, the City considers this proposed Use (church/treatment facility) to be a principal use and may be considered as such by the Plan Commission via a Use, site, and Architectural permit review.
 - d. Any zoning permit issued shall have the following provisions outlined:
 - i. The use will be maintained consistently with the definition of a community church as per Section 275-70 of the city code.
 - ii. The use will be maintained in accordance with the permit(s) that you are issued to operate the facility by any governmental entity with jurisdiction including State of WI DHS.
 - iii. The use will be operated consistently with the approved plan of operation that was supplied by the applicant to the city.
 - iv. The applicant has indicated that in the event that the use becomes tax exempt at any point that the property owner will make a payment in lieu of taxes to the City for the amount which would have been paid by a similar industrial use in the Westridge Business Park. The agreement of this would be memorialized in an agreement to the property owner and the city which will be recorded with the Waukesha County Register of Deeds and will run in perpetuity with the land.
8. Since the property will no longer be developed as a hotel as originally represented in the creation of TID 4 staff will be recommending to the Common Council that it adopt a resolution to terminate TID 4 and therefore that the property will no longer be part of a tax incremental financing district.

STAFF RECOMMENDATION:

Recommend approval for the Use, Site and Architecture for the construction of 57,010 sq. ft. rehabilitative development 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:

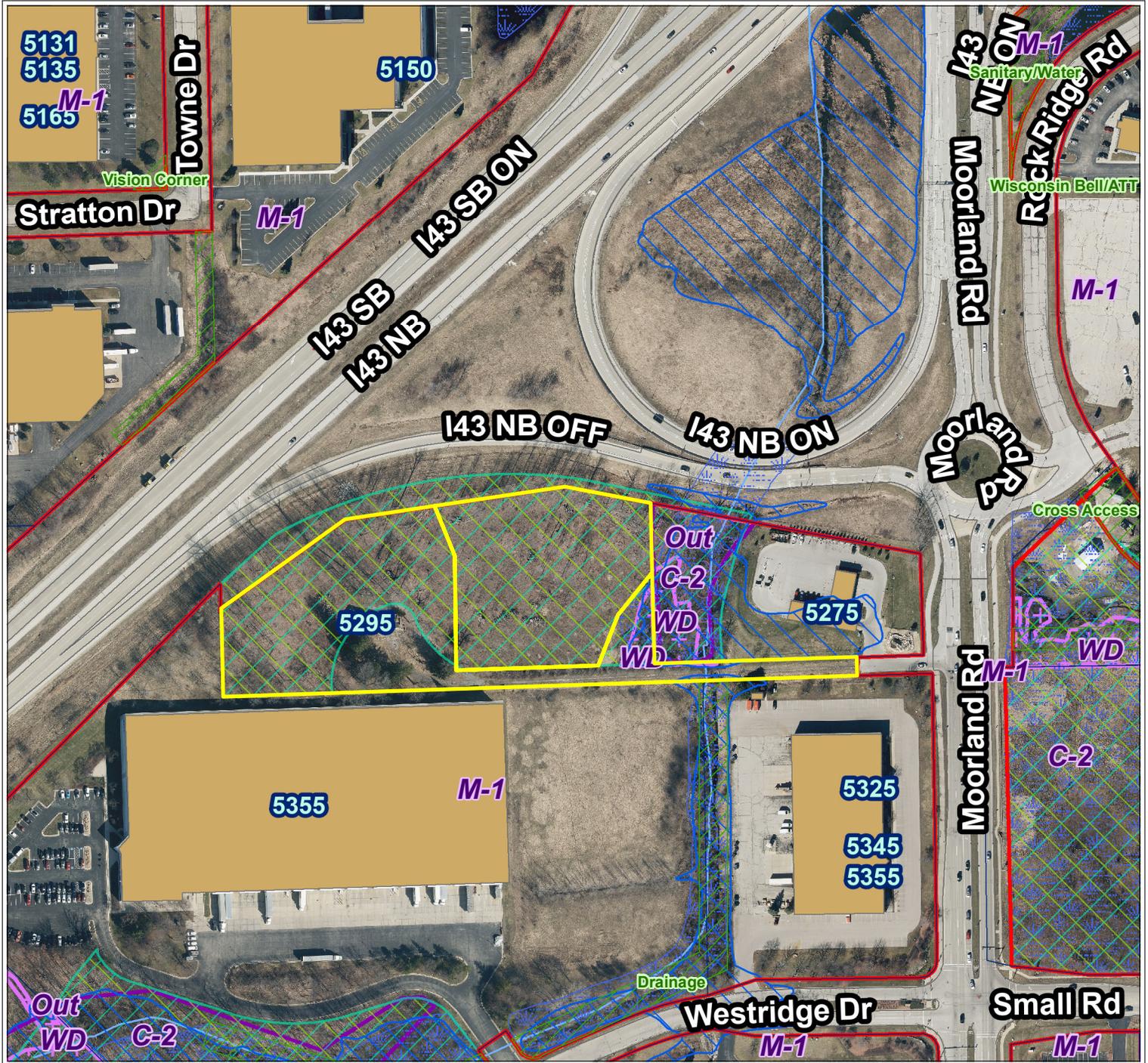
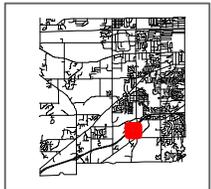
Location Map
Plans
Rendering



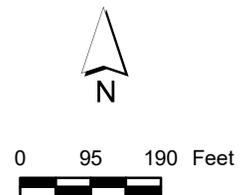
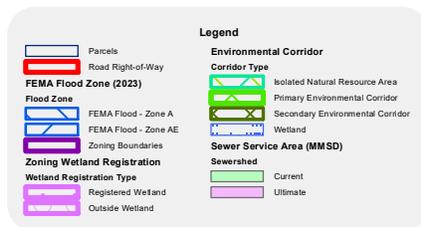
LD-2502142 & UA-2502143
 Milwaukee Rescue Mission-
 New Journey

5295 S. Moorland Road

(Tax Key #'s: 1260.998.001 & 1260.998.002)



City of New Berlin
 Department of Community Development
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New Journey New Berlin Campus

Plan of Operation

October 24, 2025

Proposed Use of Land and Building

Project Description: Milwaukee Rescue Mission's New Journey Campus Development

This property will serve as the permanent, dedicated campus for the Milwaukee Rescue Mission's *New Journey* residential addiction recovery program. For decades, *New Journey* has successfully served single men seeking recovery from substance addiction, offering a structured, supportive, and transformative environment.

Program Overview

The *New Journey* program begins with a 28-day candidacy period during which participants reside on campus while undergoing a thorough evaluation process. During this time, staff conduct interviews and assessments to determine each individual's suitability for the full six-month residential program. This vetting process includes comprehensive background checks, resolution of any outstanding legal issues or warrants, and addressing any critical health or medical concerns.

Six-Month Residential Program

Candidates who are accepted into the program commit to a six-month, full-time residential experience. The program is rigorous and holistic, designed to address the physical, emotional, spiritual, and vocational needs of each participant. Key components include:

- **Personal and group exercises** to promote relational development, emotional growth and self-awareness
- **Adult education** aimed at strengthening academic proficiency and essential life skills
- **Individual and group counseling** led by trained staff counselors
- **Physical fitness activities** to improve health and well-being
- **Christian mentoring and spiritual development**
- **Career training and job readiness preparation**
- **Community-building and accountability structures** to support sustained sobriety and personal growth

The development of this new campus will enhance the effectiveness and reach of the *New Journey* program, providing a stable, purpose-built environment where men can rebuild their lives and establish a foundation for long-term recovery and reintegration into society.

Activities

Typical activities on the campus will include:

- Congregant meals
- Social, recreational and athletic activities both indoors and outdoors
- Support groups
- Classes
- Individual study
- Professional individual and group counseling
- Congregant chapel services

Activity Frequency & Days/Hours of Operation

As a residential campus, typical residential activities – i.e. meals, social/recreational – will occur every day throughout the week.

The concentration of program activities – classes, counseling, group sessions – will occur mostly during typical business hours – 8AM – 4PM, Monday through Friday, with occasional groups or activities occurring in the evenings Monday – Friday.

Total Number of Employees – Peak Number Weekly

The campus will build to full capacity over a three to five year period with maximum staffing level achieved at the end of that period. Total staffing will start at approximately 20 FTE and build to approximately 35 FTE. The campus will maintain a staff presence 24/7/365. The highest concentration of staff will occur during the work week (6AM-8PM; M-F) with approximately 20-25 staff members on campus in overlapping 1st & 2nd shifts.

Number of Program Residents

Participation in the residential component of the *New Journey* program will build through three to five years with projected resident levels as follows:

Year 1 – 50-60

Year 2 – 60-80

Year 3 – 80-100

Year 4 – 90-110

Year 5 - 120

Number and Type of Vehicles on Campus

Three permanent service vehicles will be on the campus – 1 utility vehicle (i.e. pickup truck); 2 passenger vans.

20 – 30 staff and resident vehicles will typically be on the campus at any given time (only residents in the transitional phase of the program will have private vehicles on the campus and this total will likely be 10 or less vehicles).

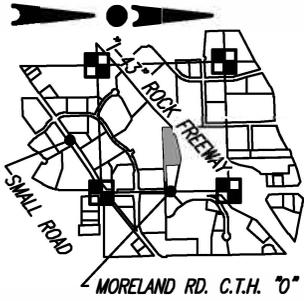
Occasionally the campus will host an event with outside guests as, for instance, program graduations, where an additional 10-20 vehicles may be present on the campus. At these peak events (i.e. special events hosted during the week), there may be a maximum of 40-50 vehicles on the campus. These type of peak events will not occur more two or three times per month.

Expected Start and Completion Dates for Construction

With formal necessary approvals by the City of New Berlin in early 2026, we will plan for construction to begin in the summer/fall of 2026 and complete by summer/fall 2027.

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'

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:

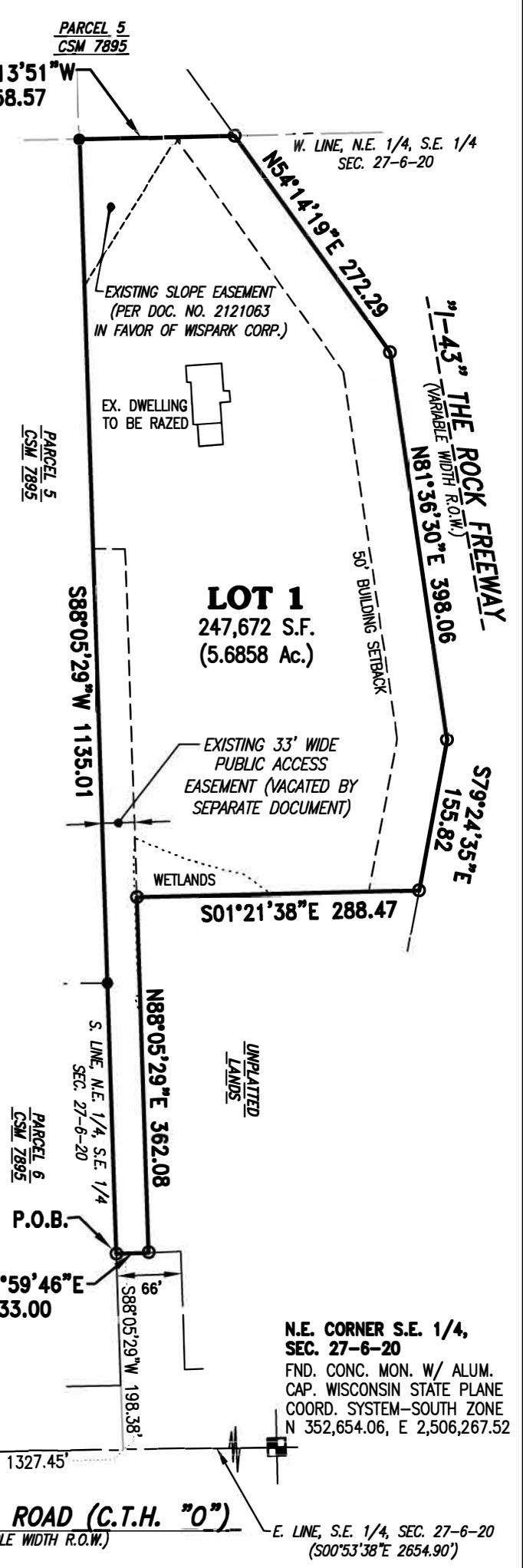
- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Found" 3/4" Iron Rod.
- - INDICATES "Found" 1" Iron Pipe.

OWNER:

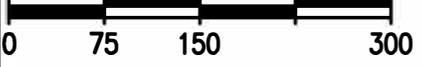
MILWAUKEE RESCUE MISSION
1820 W. WELLS STREET
MILWAUKEE, WI 53233

PREPARED BY:

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



SCALE: 1"=150'



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

S. MOORLAND ROAD (C.T.H. "0")
(VARIABLE WIDTH R.O.W.)

H:\C700\787\19018-01\Survey\CSM\530CSM02.dwg

DRAFTED THIS 24TH DAY OF OCTOBER, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

19-018-787-01
SHEET 1 OF 3

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

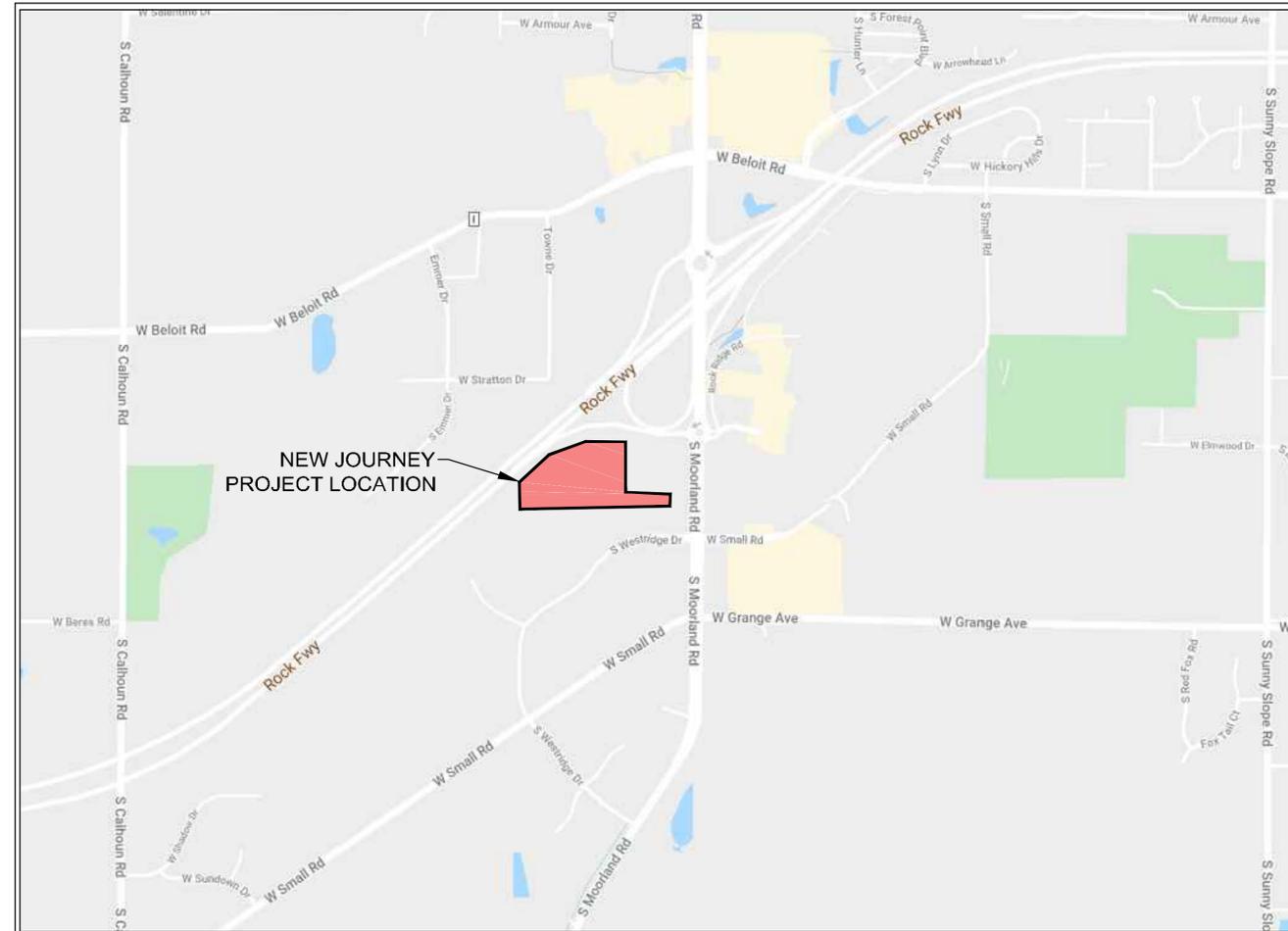
Date:

GENERAL NOTES

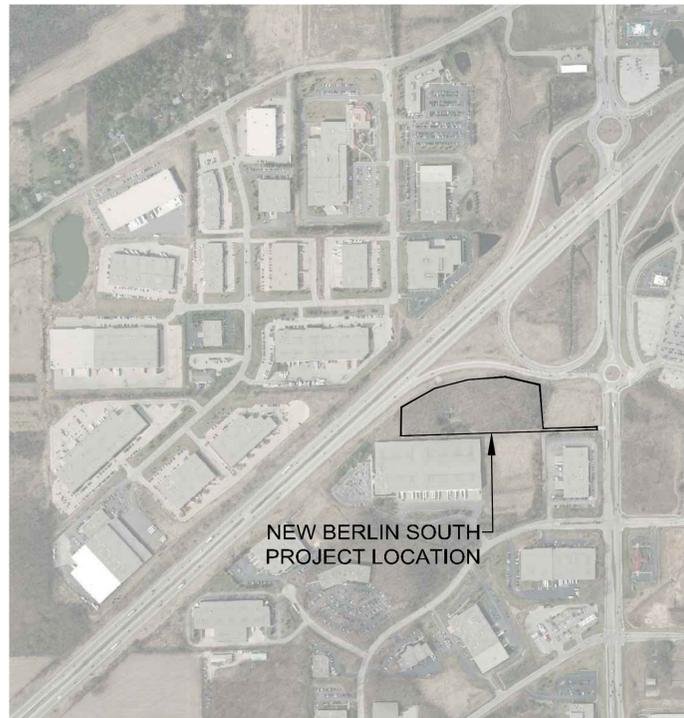
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 -WDR STORMWATER RUNOFF TECHNICAL STANDARDS.
 -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 -CITY OF NEW BERLIN STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING ALL EROSION CONTROL MEASURES AS ILLUSTRATED ON THE APPROVED PLAN. THE VILLAGE ENGINEER RESERVES THE RIGHT TO REQUIRE ANY ADDITIONAL EROSION CONTROL MEASURES AS DEEMED NECESSARY DURING THE COURSE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS DAILY (OR AS ORDERED BY ENGINEER) AS REQUIRED BY MUNICIPAL ORDINANCE.
12. ACCESS TO THE WORK AREA SHALL COME FROM THE ADJACENT PRIVATE LANDS AND NOT THE PAVEMENTS OR SHOULDERS OF THE HIGHWAY (I-43).
13. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ADVANCE WARNING SIGNAGE ALONG S. MOORLAND RD., S. WESTRIDGE DR. & W. SMALL RD. DURING TRUCKING OPERATIONS AND PAVING, GRADING, & UTILITY WORK ALONG & WITHIN PUBLIC RIGHT-OF-WAY. THIS PLAN SHALL BE APPROVED BY THE CITY OF NEW BERLIN. TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS.

NEW JOURNEY PRELIMINARY DEVELOPMENT PLANS

CITY OF NEW BERLIN, WISCONSIN



SITE VICINITY MAP
NOT TO SCALE



AERIAL SITE PHOTO
NOT TO SCALE

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE PLAN
C1.1	- DEVELOPMENT PLAN
C2.0	- GRADING PLAN
C2.1	- POND PLAN
C3.0	- EROSION CONTROL PLAN
C4.0	- UTILITY PLAN
C5.0-5.1	- CONSTRUCTION NOTES & DETAILS



19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jgudek@trioeng.com

PROJECT:
NEW JOURNEY
5295 S MOORLAND ROAD (CTH 0)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MILWAUKEE RESCUE MISSION
890 N. 19th ST.
MILWAUKEE, WI 53233

REVISION HISTORY

DATE	DESCRIPTION
10/24/2025	PRELIMINARY PLANS

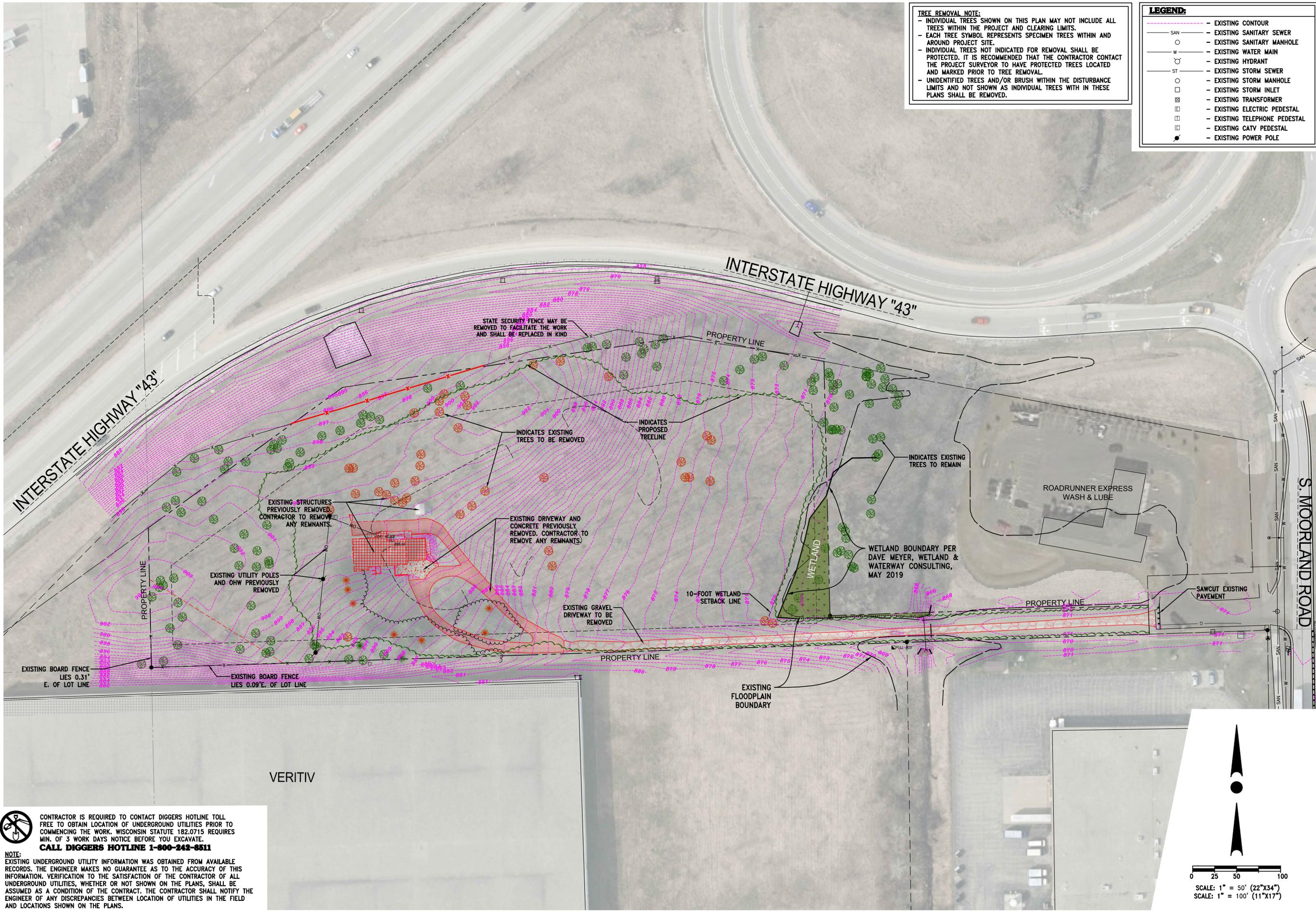
DATE:
OCTOBER 24, 2025

JOB NUMBER:
19018

DESCRIPTION:
COVER SHEET

SHEET
T1

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TREE REMOVAL NOTE:
 - INDIVIDUAL TREES SHOWN ON THIS PLAN MAY NOT INCLUDE ALL TREES WITHIN THE PROJECT AND CLEARING LIMITS.
 - EACH TREE SYMBOL REPRESENTS SPECIMEN TREES WITHIN AND AROUND PROJECT SITE.
 - INDIVIDUAL TREES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE PROJECT SURVEYOR TO HAVE PROTECTED TREES LOCATED AND MARKED PRIOR TO TREE REMOVAL.
 - UNIDENTIFIED TREES AND/OR BRUSH WITHIN THE DISTURBANCE LIMITS AND NOT SHOWN AS INDIVIDUAL TREES WITH IN THESE PLANS SHALL BE REMOVED.

LEGEND:

---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
⊕	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
○	EXISTING STORM INLET
⊠	EXISTING TRANSFORMER
⊠	EXISTING ELECTRIC PEDESTAL
⊠	EXISTING TELEPHONE PEDESTAL
⊠	EXISTING CATV PEDESTAL
⊠	EXISTING POWER POLE



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PROJECT:
NEW JOURNEY
 5295 S MOORLAND ROAD (CTH O)
 CITY OF NEW BERLIN, WI
PREPARED FOR:
 MILWAUKEE RESCUE MISSION
 830 N. 19th ST.
 MILWAUKEE, WI 53233

REVISION HISTORY

DATE	DESCRIPTION
10/24/2025	PRELIMINARY PLANS

DATE:
 OCTOBER 24, 2025

JOB NUMBER:
 19018

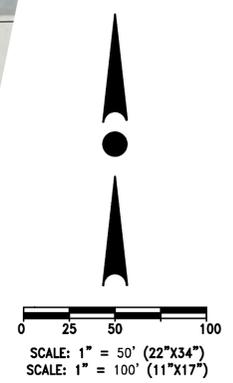
DESCRIPTION:
 EXISTING
 SITE PLAN

SHEET

C1.0

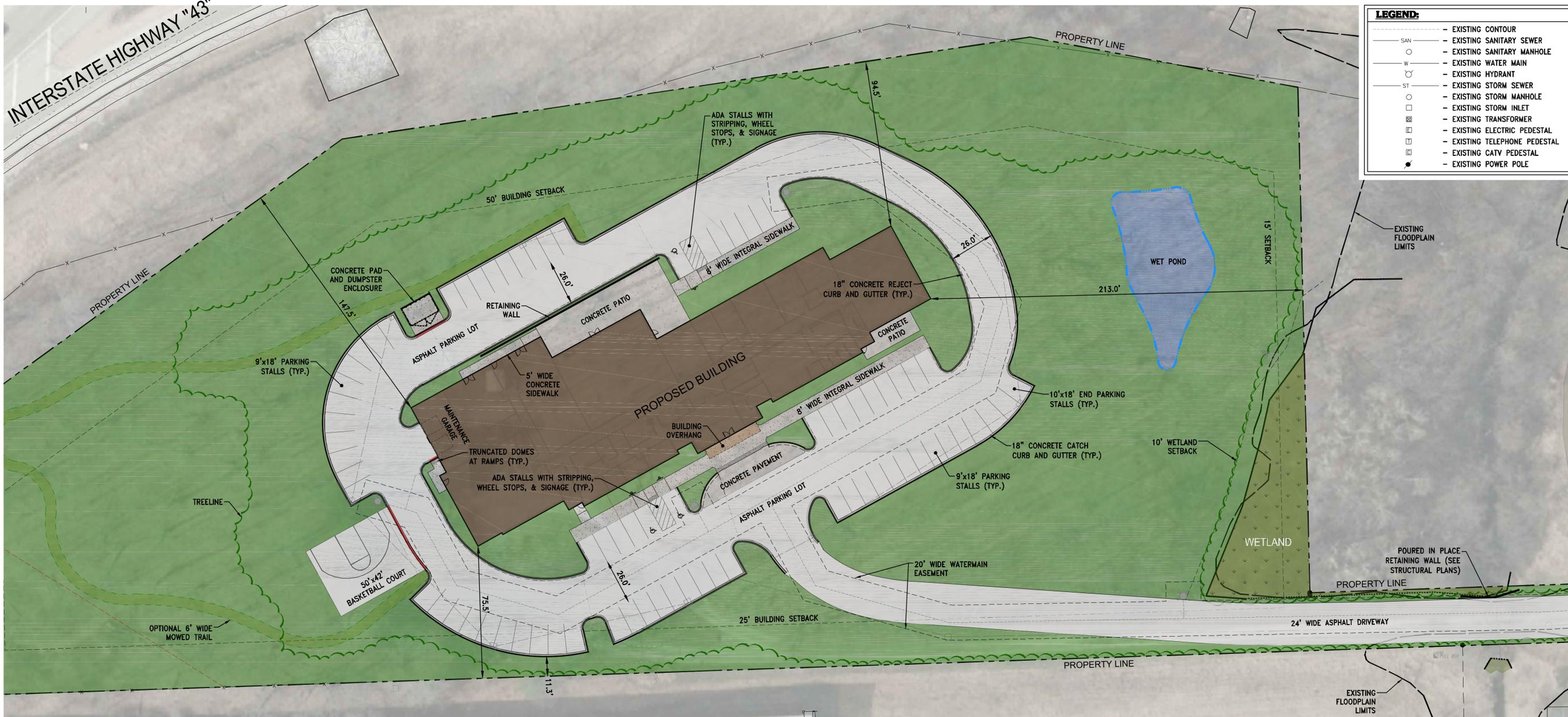
CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



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INTERSTATE HIGHWAY "43"



LEGEND:

- - - - - EXISTING CONTOUR
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING SANITARY MANHOLE
- W - - - - EXISTING WATER MAIN
- - - - - EXISTING HYDRANT
- ST - - - - EXISTING STORM SEWER
- - - - - EXISTING STORM MANHOLE
- - - - - EXISTING STORM INLET
- - - - - EXISTING TRANSFORMER
- - - - - EXISTING ELECTRIC PEDESTAL
- - - - - EXISTING TELEPHONE PEDESTAL
- - - - - EXISTING CATV PEDESTAL
- ⚡ - - - - EXISTING POWER POLE



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PROJECT:
NEW JOURNEY
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MILWAUKEE RESCUE MISSION
830 N. 19th ST.
MILWAUKEE, WI 53233

REVISION HISTORY

DATE	DESCRIPTION
10/24/2025	PRELIMINARY PLANS

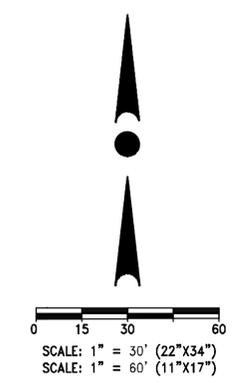
DATE:
OCTOBER 24, 2025

JOB NUMBER:
19018

DESCRIPTION:
DEVELOPMENT PLAN

SHEET

C1.1



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SITE DATA

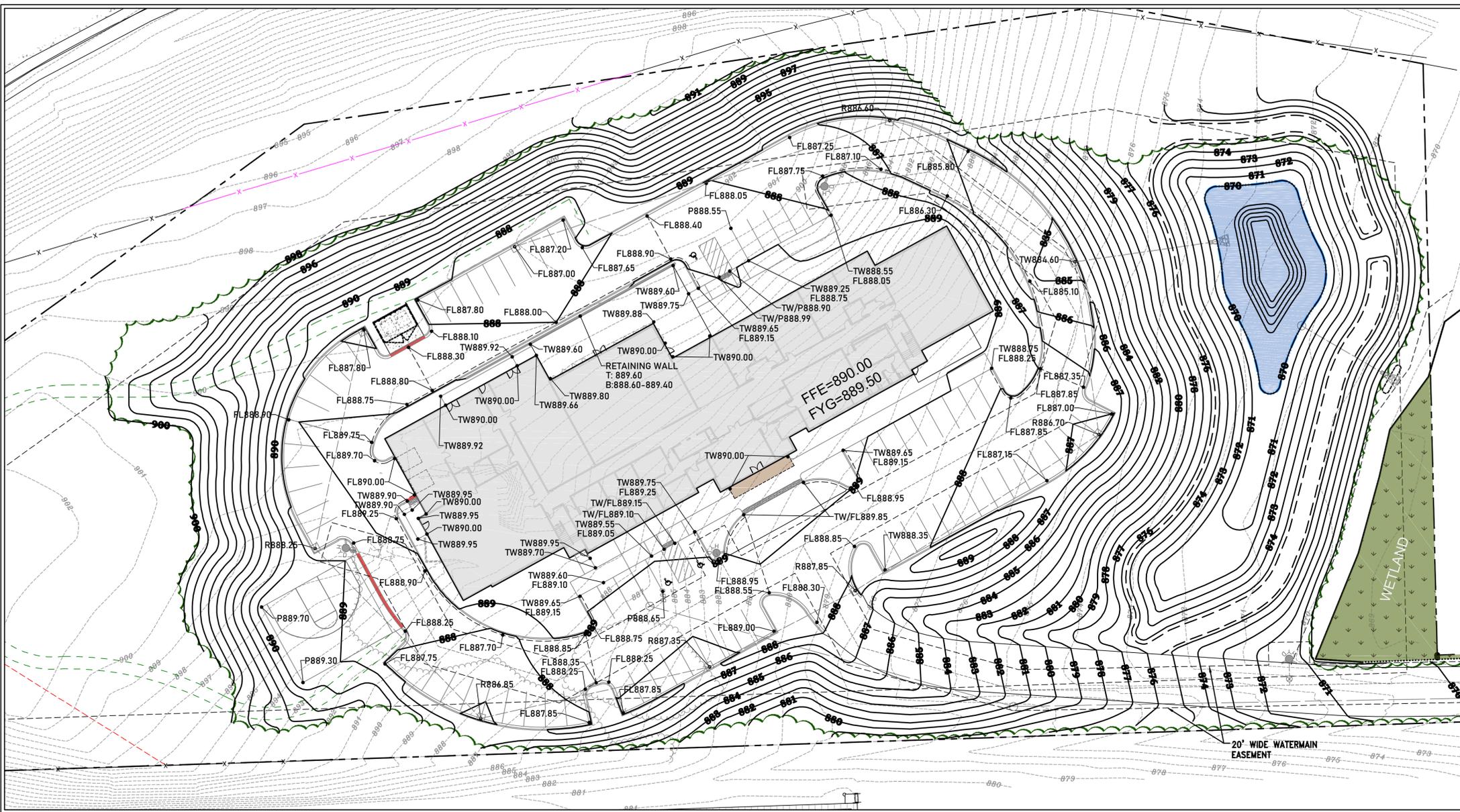
TOTAL LOT AREA:	247,672 S.F. (5.686 Ac)
ZONING:	M-1
FRONT SETBACK:	50'
REAR SETBACK:	15'
SIDE SETBACK:	25'
WETLAND SETBACK:	10'
OHWM SETBACK:	50'
PARKING SETBACK:	10'
EXISTING IMPERVIOUS AREA:	16,503 S.F. (0.379Ac)
BUILDING	2580 S.F. (0.059Ac)
PAVEMENT/GRAVEL	13,923 S.F. (0.320Ac)
EXISTING PERVIOUS AREA:	231,169 S.F. (5.307Ac)
PROPOSED IMPERVIOUS AREA:	84,807 S.F. (1.912Ac)
BUILDING	21,659 S.F. (0.497Ac)
PAVEMENT/GRAVEL	63,148 S.F. (1.431Ac)
PROPOSED PERVIOUS AREA:	162,865 S.F. (3.739Ac)
PARKING DATA:	
PROPOSED STALLS:	75 STALLS
ADA STALLS:	3 STALLS PROVIDED 3 STALLS REQUIRED

EXISTING BUILDING

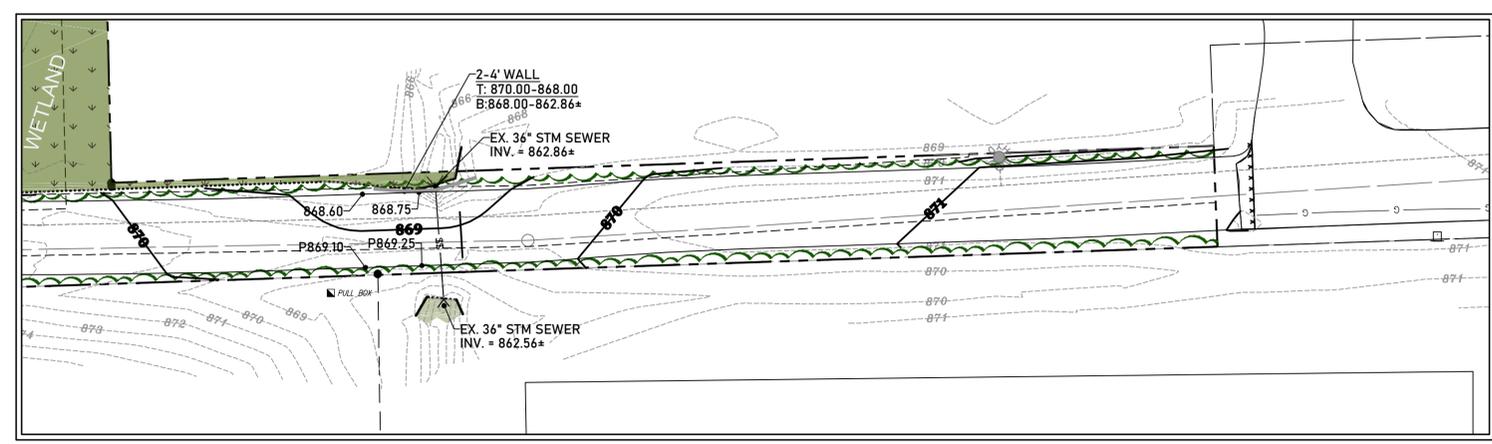
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MAIN BUILDING GRADING



DRIVEWAY GRADING

***AMERICANS WITH DISABILITIES ACT* (ADA) MINIMAL REQUIREMENTS:**

1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
2. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
3. ALL PROPOSED SIDEWALKS SHALL HAVE A MAXIMUM OF 2.0% CROSS SLOPE AND A MAXIMUM OF 5.0% RUNNING SLOPE.
4. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

RAMPS

5. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
6. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).

CURB RAMPS

7. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
8. CURB RAMPS HAVE A MAXIMUM RISE OF 6", MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
9. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (10.00%).

LEGEND:

- - - - - EXISTING CONTOUR
- - - - - 905 - - - - - PROPOSED CONTOUR
- 812.80 / 798.9 - - - - - PROPOSED SPOT ELEVATION
- - - - - - PROPOSED FLOW ARROW
- FFE 900.0 - - - - - PROPOSED FINISHED FLOOR GRADE
- YG 895.0 - - - - - PROPOSED YARD GRADE

NOTE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

PROJECT:
NEW JOURNEY
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MILWAUKEE RESCUE MISSION
830 N. 19TH ST.
MILWAUKEE, WI 53233

REVISION HISTORY

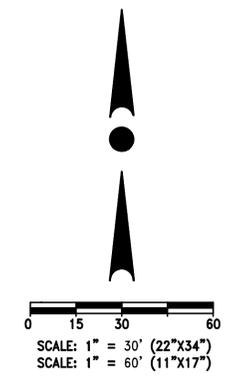
DATE	DESCRIPTION
10/24/2025	PRELIMINARY PLANS

DATE:
OCTOBER 24, 2025

JOB NUMBER:
19018

DESCRIPTION:
MASTER GRADING PLAN
SHEET

C2.0



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19035 W CAPITOL DR., SUITE 200
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REVISION HISTORY	
DATE	DESCRIPTION
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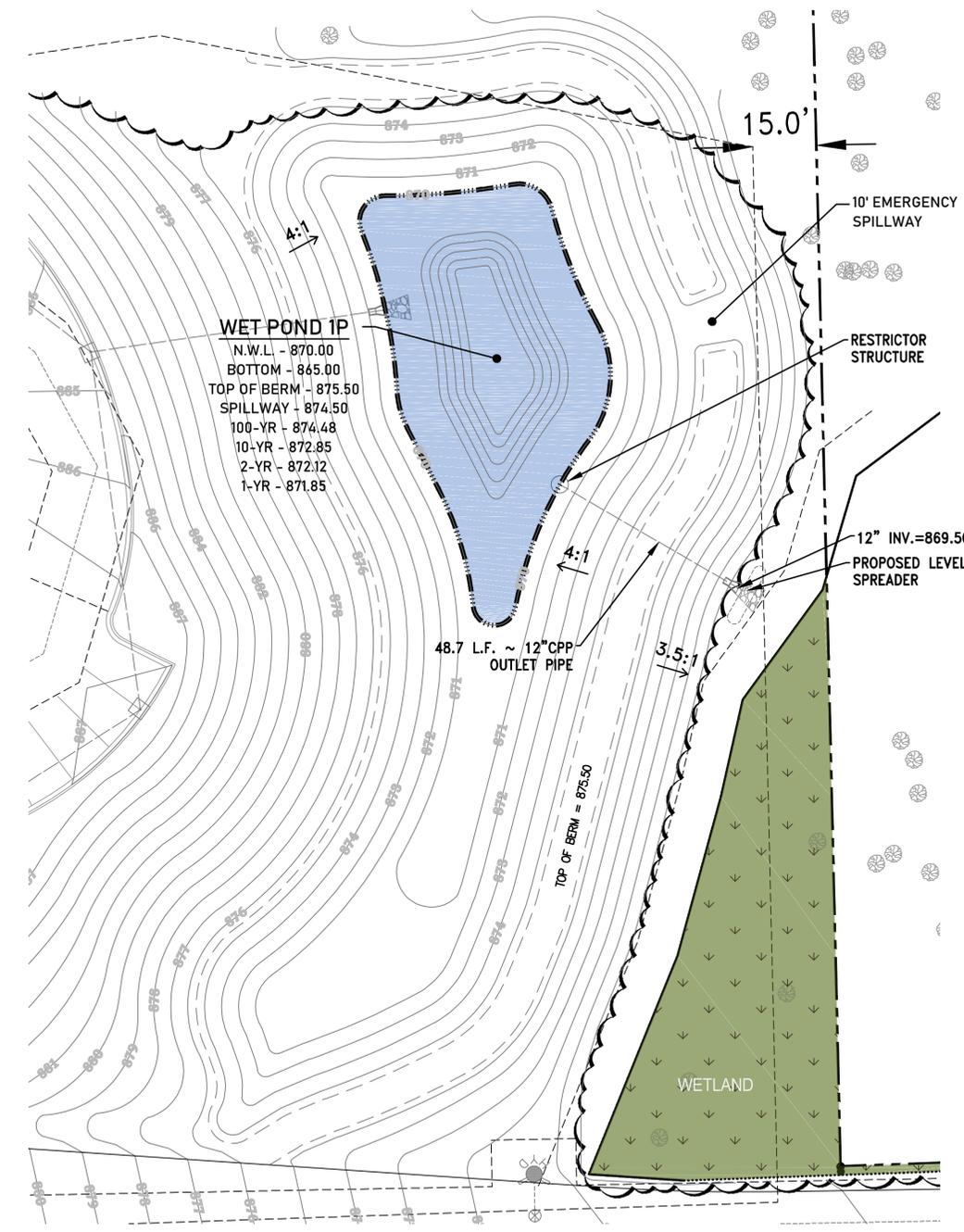
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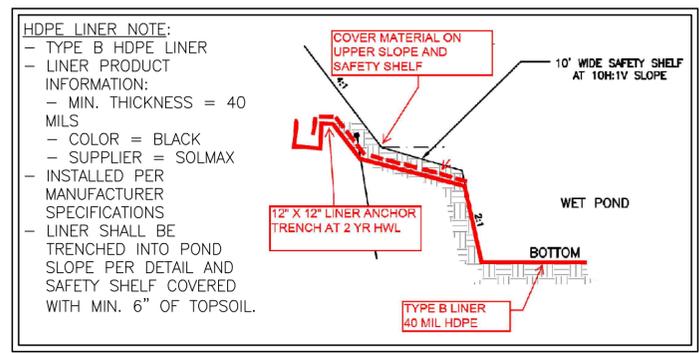
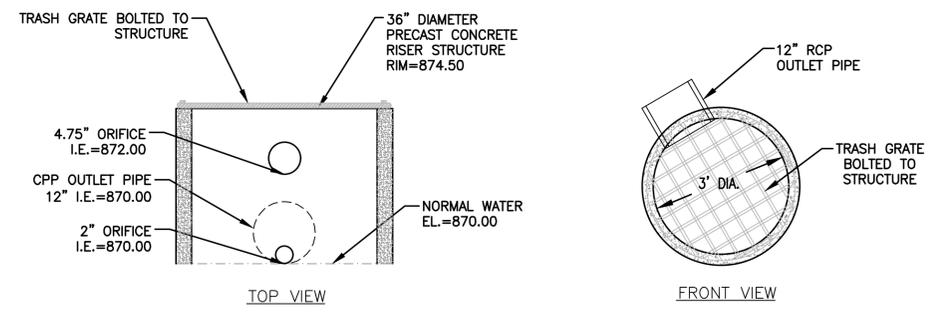
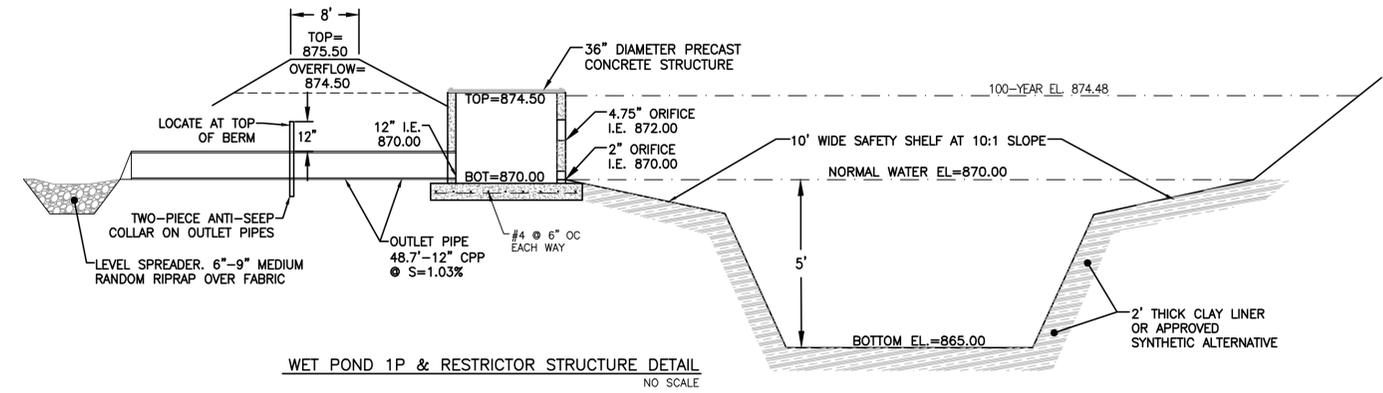
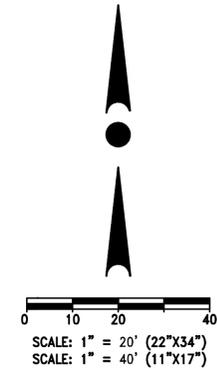
DESCRIPTION:
POND PLAN

SHEET

C2.3



POND 1P PLAN VIEW



WET POND LINER OPTIONS:
A. 2" THICK CLAY LINER (REFER TO CLAY LINER NOTES)
B. BENTONITE GEOSYNTHETIC LINER
C. HDPE LINER (REFER HDPE LINER NOTES)

TWO-PIECE ANTI-SEEP COLLAR NOTES:
- ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.
- ANTI-SEEP COLLARS SHALL BE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE; DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.
- INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.

CLAY LINER NOTE:
- 2" THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.
- CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557).
- IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW IS ENCOUNTERED AT OR BELOW THE BOTTOM ELEVATION OF THE POND, A "SACRIFICIAL" LIFT OF CLAYEY FILL MAY BE REQUIRED TO BE PLACED ALONG THE SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARLY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.
- GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.

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TEMPORARY DEWATERING GEOTEXTILE BAG

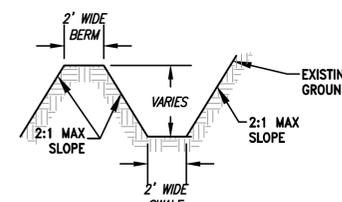
- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINQ, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS. MAX FLOW RATE SHALL NOT EXCEED 70GPM.
- GEOTEXTILE BAG SHALL BE LOCATED ON UNDISTURBED GROUND WITH ESTABLISHED VEGETATIVE COVER. DISCHARGES OF TREATED WATER FROM THE GEOTEXTILE FILTER BAG SHALL NOT FLOW OVER UNSTABILIZED GROUND.

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

STREET SWEEPING NOTE:
PUBLIC STREET SWEEPING SHALL OCCUR DAILY AND/OR AT VILLAGE ENGINEERS REQUEST.

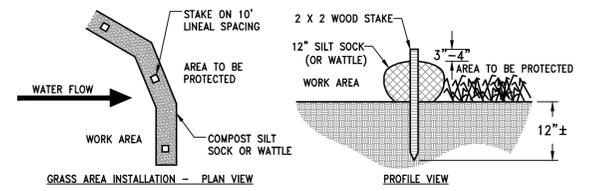
WINTER STABILIZATION PROVISIONS:
IF FINAL SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH VILLAGE ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES. CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1056 - SILT FENCE
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
1061 - DEWATERING
1063 - SEDIMENT TRAP



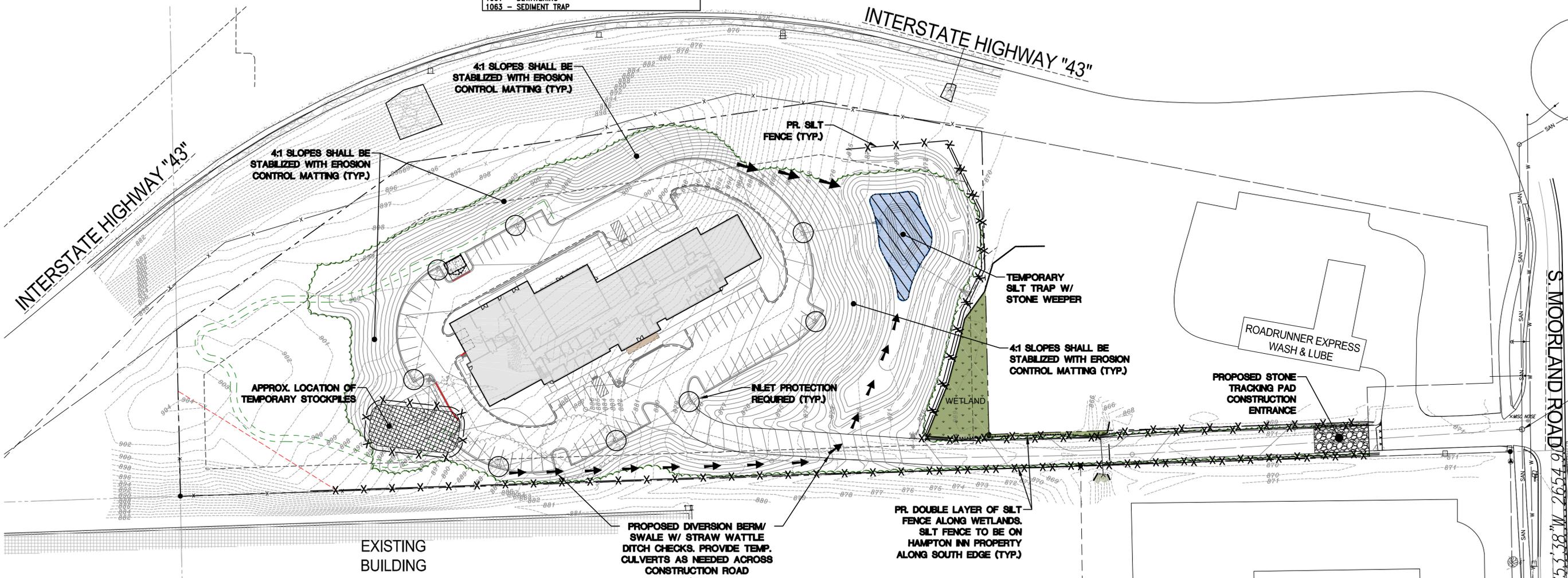
- NOTES:**
- TEMPORARY SEED/STABILIZE BERMS AND DITCHES IMMEDIATELY AS ANY SECTION IS COMPLETED PER WisDOT STD. SPEC.
 - REFER TO WISCONSIN DNR TECHNICAL STANDARD 1066 FOR ADDITIONAL INFORMATION.

DIVERSION BERM/SWALE DETAIL

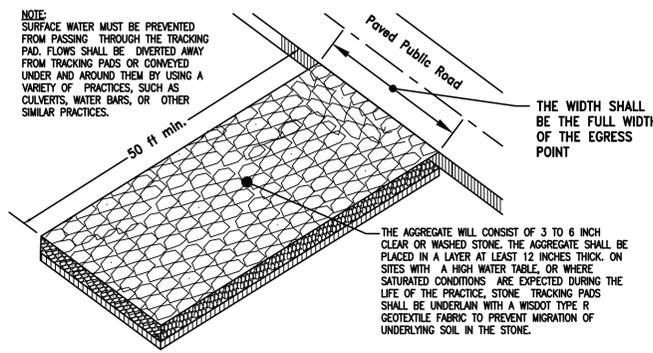


- NOTES:**
- ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 - REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 - ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

SILT SOCK/STRAW WATTLE INSTALLATION DETAIL
NO SCALE



- CONSTRUCTION SEQUENCE PLAN**
- INSTALL PERIMETER SILT FENCE, TRACKING PAD & TEMPORARY DIVERSION SWALES & CULVERT AT TRACKING PAD.
 - CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 1.
 - CONSTRUCT SEDIMENT TRAPS. SEDIMENT TRAPS SHALL USE THE PROPOSED POND FOOTPRINTS. INSTALL OVERFLOW STONE WEEPERS PER PLAN (MAY OCCUR CONCURRENT WITH TOPSOIL STRIPPING AND INITIAL ROUGH GRADING).
 - STRIP TOPSOIL, STOCKPILE AND CREATE TEMPORARY DIVERSION BERM AS INDICATED TO DIRECT SITE RUNOFF TO THE SEDIMENT TRAPS.
 - TEMP SEED DIVERSION BERM AND TOPSOIL STOCKPILES AND INSTALL SILT FENCE AROUND PILES AS NOTED ON THIS PLAN.
 - ROUGH GRADE SITE. PROVIDE TEMPORARY SEED AND BLANKET FOR ALL EXPOSED SLOPES 4:1 OR GREATER. IF SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH CITY ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.
 - INSTALL SANITARY SEWER, WATERMAIN AND STORM SEWER. NOTE THAT UTILITY INSTALLATION MAY COMMENCE CONCURRENT WITH SITE GRADING. ONCE STORM SEWER AND POND OUTFALL STRUCTURES HAVE BEEN INSTALLED, PROVIDE INLET PROTECTION AND REMOVE STONE WEEPER OUTLETS.
 - BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY CITY BUILDING PERMIT (NON-SEQUENTIAL). AS AREAS OF CONSTRUCTION ARE COMPLETED, THE DISTURBED AREAS SHALL BE BROUGHT TO FINAL GRADES AND FINAL STABILIZATION PRACTICES SHALL BE EMPLOYED.
 - FINISH GRADE SITE. REMOVE TEMPORARY DIVERSION SWALES AS THE SITE IS SHAPED TO DRAIN TO THE PROPOSED DRAINAGE SYSTEMS. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING AS INDICATED ON PLAN AND AS NECESSARY TO STABILIZE SITE.
 - INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. (SCHEDULE TO BE DETERMINED BY OWNER)
 - INSTALL STONE BASE, SIDEWALK, CURB AND PAVEMENT FOR ENTRY DRIVE AND LOOP ROAD (WITH PARKING)
 - COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH EACH INDIVIDUAL BUILDING CONSTRUCTION.
 - REMOVE ALL SEDIMENT FROM TEMPORARY SEDIMENT TRAPS. IF UNDERGROUND CHAMBER IS USED, REMOVE ALL SEDIMENT.
 - REMOVE PERIMETER SILT FENCE AND CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS SUBSTANTIALLY VEGETATED (>70% GROUND COVER).



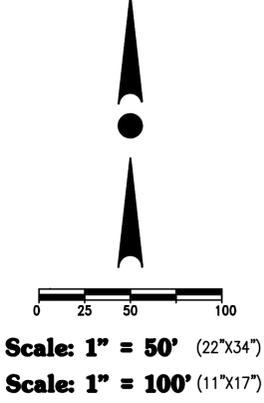
CONSTRUCTION ENTRANCE DETAIL
NO SCALE

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

LEGEND:

	817	EXISTING CONTOUR
	817	PROPOSED CONTOUR
		PROPOSED SILT FENCE
		PROPOSED INLET PROTECTION
		PROPOSED SILT SOCK
		PROPOSED TRACKING PAD



19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
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EMAIL: jpudefko@trioeng.com

PROJECT:
NEW JOURNEY
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MILWAUKEE RESCUE MISSION
830 N. 19th ST.
MILWAUKEE, WI 53233

REVISION HISTORY

DATE	DESCRIPTION
10/24/2025	PRELIMINARY PLANS

DATE:
OCTOBER 24, 2025

JOB NUMBER:
19018

DESCRIPTION:
EROSION CONTROL PLAN
SHEET

C3.0

COMPLIANT DOCUMENTATION:

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDRN STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
- CITY OF NEW BERLIN DEVELOPMENT STANDARDS.

CONTRACTOR RESPONSIBILITY:

-EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

-THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

-THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.

-THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE CONSTRUCTION INSPECTION PLAN.

-THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.

-ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

-CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ON-SITE FOR DEWATERING AND REMOVAL OF ALL SEDIMENT PER CITY, COUNTY AND WDRN REQUIREMENTS PER TECHNICAL STANDARD 1061.

TRAFFIC CONTROL:

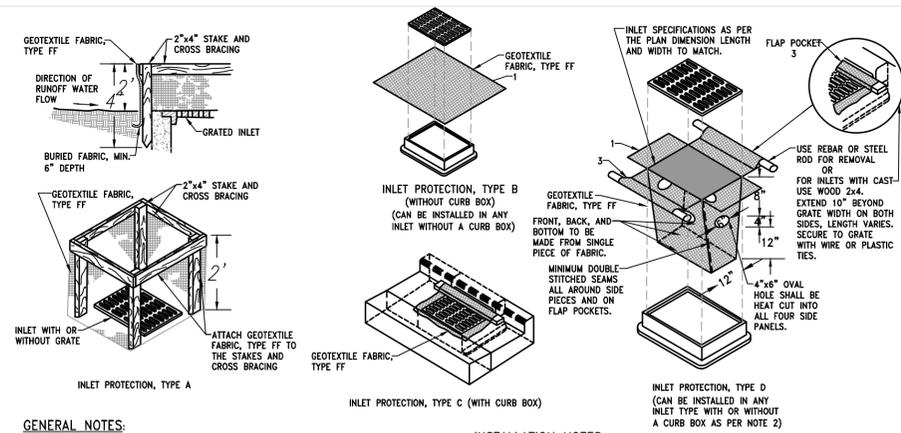
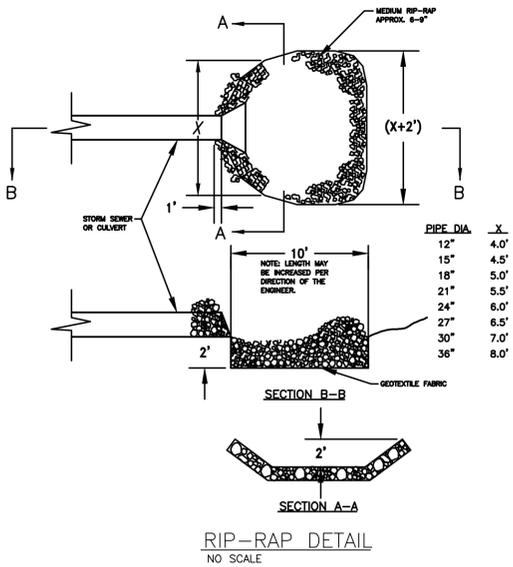
-PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.

CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
- ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN BEST MANAGEMENT PRACTICE HANDBOOK AND TECHNICAL STANDARDS.
- ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, SILT SOCK, GRAVEL ENTRANCE, SILTATION BASIN, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION. GRADING ASSOCIATED WITH INSTALLATION OF EROSION OR SEDIMENTARY PRACTICES MAY OCCUR CONCURRENTLY WITH INSTALLATION OF PRACTICES.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, CITY OF NEW BERLIN SEWER AND WATER UTILITY, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
- INLETS SHALL BE PROTECTED WITH AN EROSION BARRIER MEETING WDRN TECHNICAL STANDARD 1060 UNTIL THE AREA HAS BEEN STABILIZED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
- UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD A MINIMUM OF FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN SEVEN DAYS AFTER BEING DISTURBED USING THE SEED MIX SPECIFIED ON THE PLANS.
- ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.
- REFER TO EROSION CONTROL PLAN FOR SITE EROSION CONTROL ELEMENTS, REQUIREMENTS.

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE SILT SOCK OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
- ALL SEDIMENT TRAPS, SWALES AND DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO USE.
- TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDRN TECHNICAL STANDARDS.
- INSTALL SILT FENCE IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DETAILS
- EROSION CONTROL INSPECTION AND MAINTENANCE
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WISDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

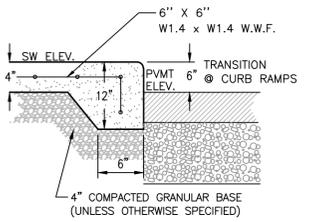
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENINGS.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

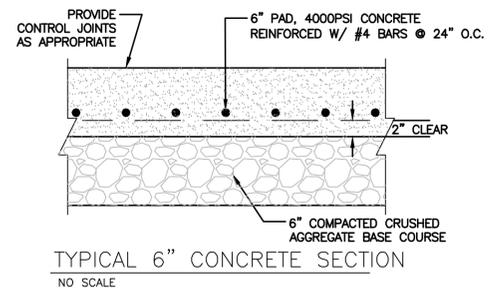
TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

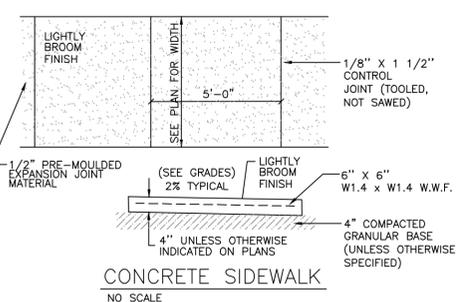
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



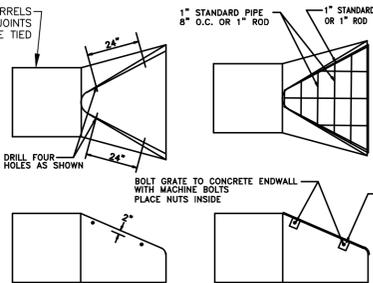
INTEGRAL SIDEWALK & BARRIER CURB
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



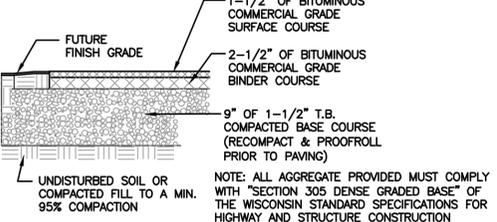
TYPICAL 6" CONCRETE SECTION
NO SCALE



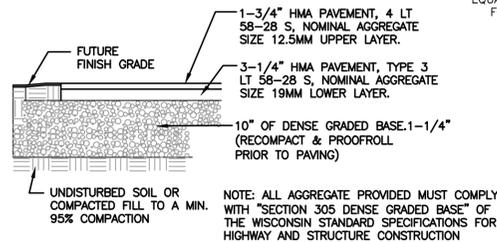
CONCRETE SIDEWALK
NO SCALE



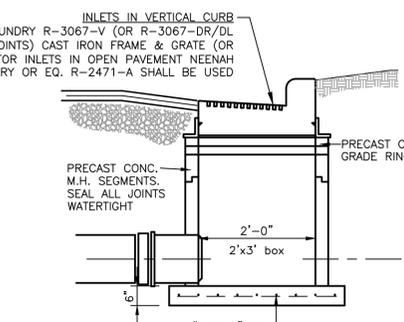
PIPE GRATE DETAIL
NO SCALE



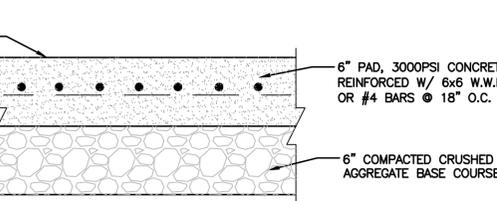
STANDARD DUTY ASPHALT PAVING DETAIL
NO SCALE



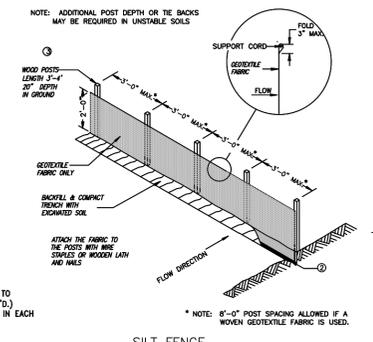
HEAVY DUTY ASPHALT PAVING DETAIL
NO SCALE



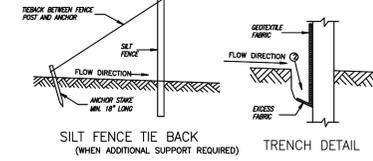
STORM SEWER INLET
NO SCALE



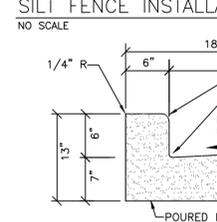
CONCRETE DUMPSTER PAD REQUIREMENT
NO SCALE



SILT FENCE
NO SCALE

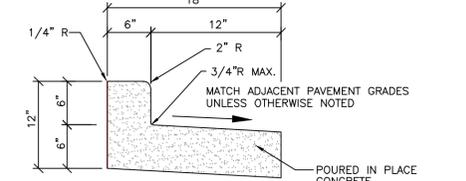


TRENCH DETAIL
NO SCALE



18" CONCRETE CATCH CURB & GUTTER
NO SCALE

NOTE: ALL PROPOSED CURB & GUTTER SHALL BE 18" CONCRETE CATCH CURB & GUTTER UNLESS OTHERWISE NOTED.



18" REJECT CURB & GUTTER DETAIL
NO SCALE

NOTE: SEE PROPOSED SITE PLAN FOR LIMITS OF PROPOSED REJECT CURB & GUTTER.



19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
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FAX: (262) 790-1481
EMAIL: jpuddike@trioeng.com

PROJECT:
NEW JOURNEY
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MILWAUKEE RESCUE MISSION
830 N. 19TH ST.
MILWAUKEE, WI 53233

REVISION HISTORY

DATE	DESCRIPTION
10/24/2025	PRELIMINARY PLANS

DATE:

OCTOBER 24, 2025

JOB NUMBER:

19018

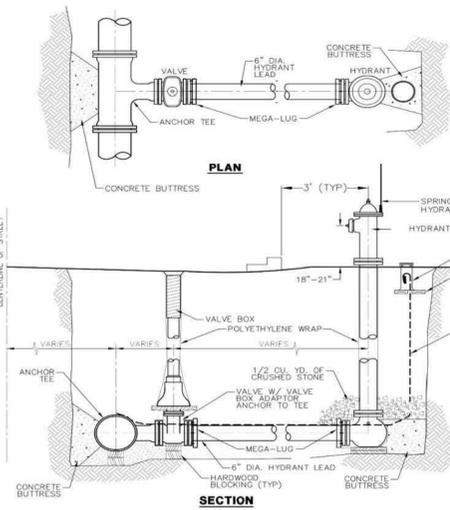
DESCRIPTION:

CONSTRUCTION NOTES & DETAILS

SHEET

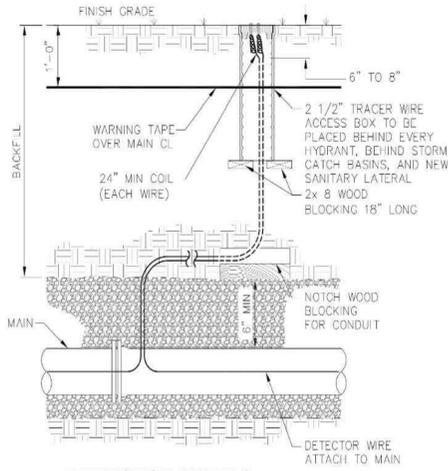
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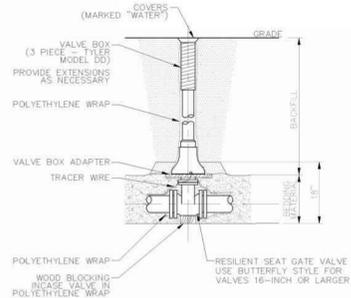


NOTE: REFER TO FILE NO. 38 OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" FOR FURTHER INFORMATION.
HYDRANT LEADS SHALL BE RESTRAINED.
HYDRANT LEADS SHALL BE CLASS 52 DUCTILE IRON.

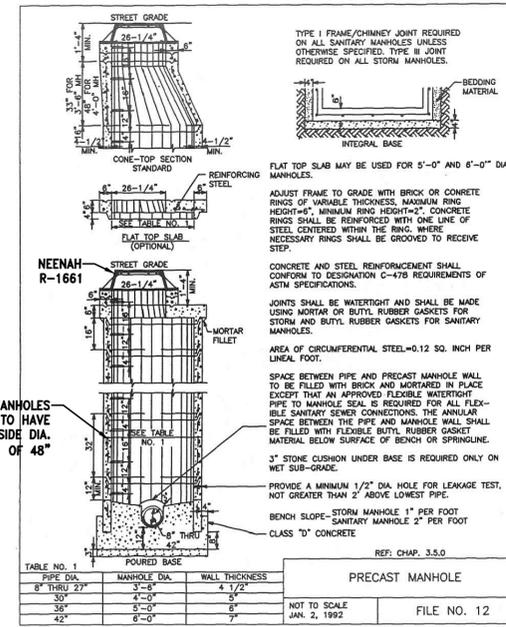
HYDRANT SETTING DETAIL NO SCALE



DETECTOR WIRE & LOCATION BOX (ON TERRACE) NO SCALE



STANDARD GATE VALVE BOX SETTING NO SCALE



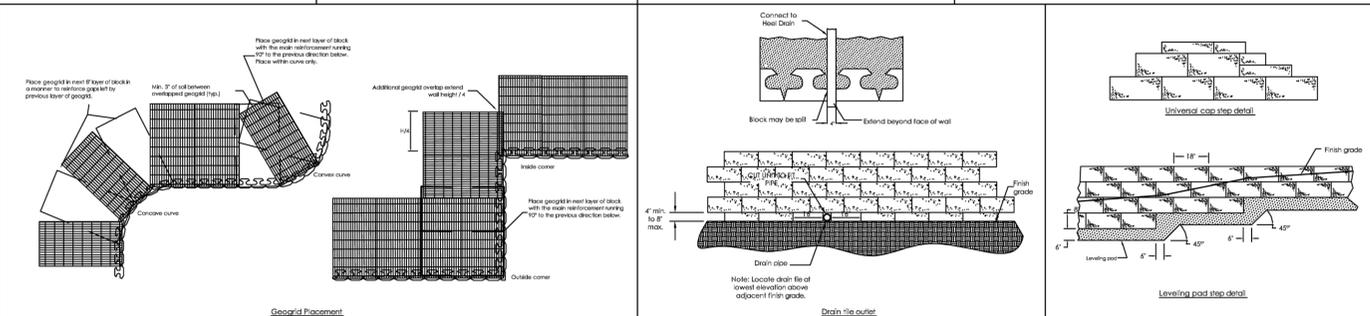
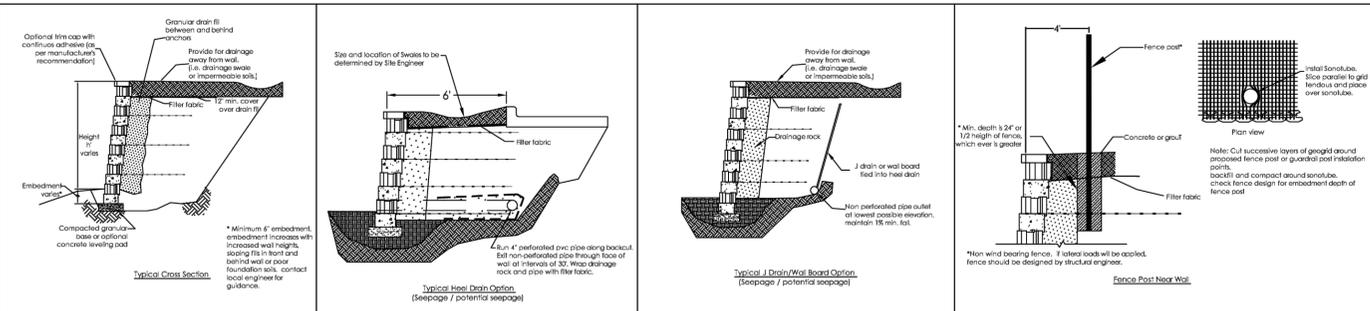
ALL MANHOLES ARE TO HAVE AN INSIDE DIA. OF 48"

SANITARY MANHOLE DETAIL NO SCALE

NOTE: ALL SANITARY MANHOLES SHALL BE WATERPROOFED AND PROVIDED WITH INTERNAL/EXTERNAL SEALS AND MACWRAP JOINTS.

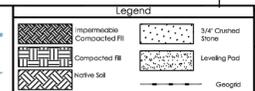
Typical Details Classic 8

(Dimensions may vary by region)



This drawing is furnished for preliminary design purposes only, and should not be used for final design drawings or construction drawings without the certification of a professional engineer registered in the state in which the wall will be constructed.

No.	Date	Revision	By	Approved



Project Name	XX	Prepared by	CCC
Project Location	YY	Checked by	DDD
Drawing Description	Class 8 Typical Details	Date	MM/DD/YYYY
Project Number	WWWPRO#	Scale	AS SHOWN

RETAINING WALL NOTES:

- CONTRACTOR MAY USE ANOTHER RETAINING WALL MANUFACTURER IF DESIRED BASED ON AVAILABILITY AND COST OF MATERIAL. IN THIS EVENT, THE CONTRACTOR SHALL NOTIFY THE CITY OF NEW BERLIN ENGINEER AND PROVIDE ALL REQUIRED AND APPLICABLE DOCUMENTATION REQUESTED.
- RETAINING WALL DETAILS ARE PROVIDED FOR REFERENCE ONLY, CONTRACTOR SHALL FOLLOW ALL MANUFACTURE DETAILS AND SPECIFICATIONS.



19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpubel@trioeng.com

PROJECT:
NEW JOURNEY
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MILWAUKEE RESCUE MISSION
830 N. 19th ST.
MILWAUKEE, WI 53233

REVISION HISTORY

DATE	DESCRIPTION
10/24/2025	PRELIMINARY PLANS

DATE:

OCTOBER 24, 2025

JOB NUMBER:

19018

DESCRIPTION:

CONSTRUCTION NOTES & DETAILS

SHEET

C5.1



SOUTH ELEVATION
1" = 20'-0"



NORTH ELEVATION
1" = 20'-0"



EAST ELEVATION
1" = 20'-0"



WEST ELEVATION
1" = 20'-0"



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MILWAUKEE RESCUE MISSION
3RD CAMPUS

EXTERIOR ELEVATIONS - COLORED

25-073
10/24/2025







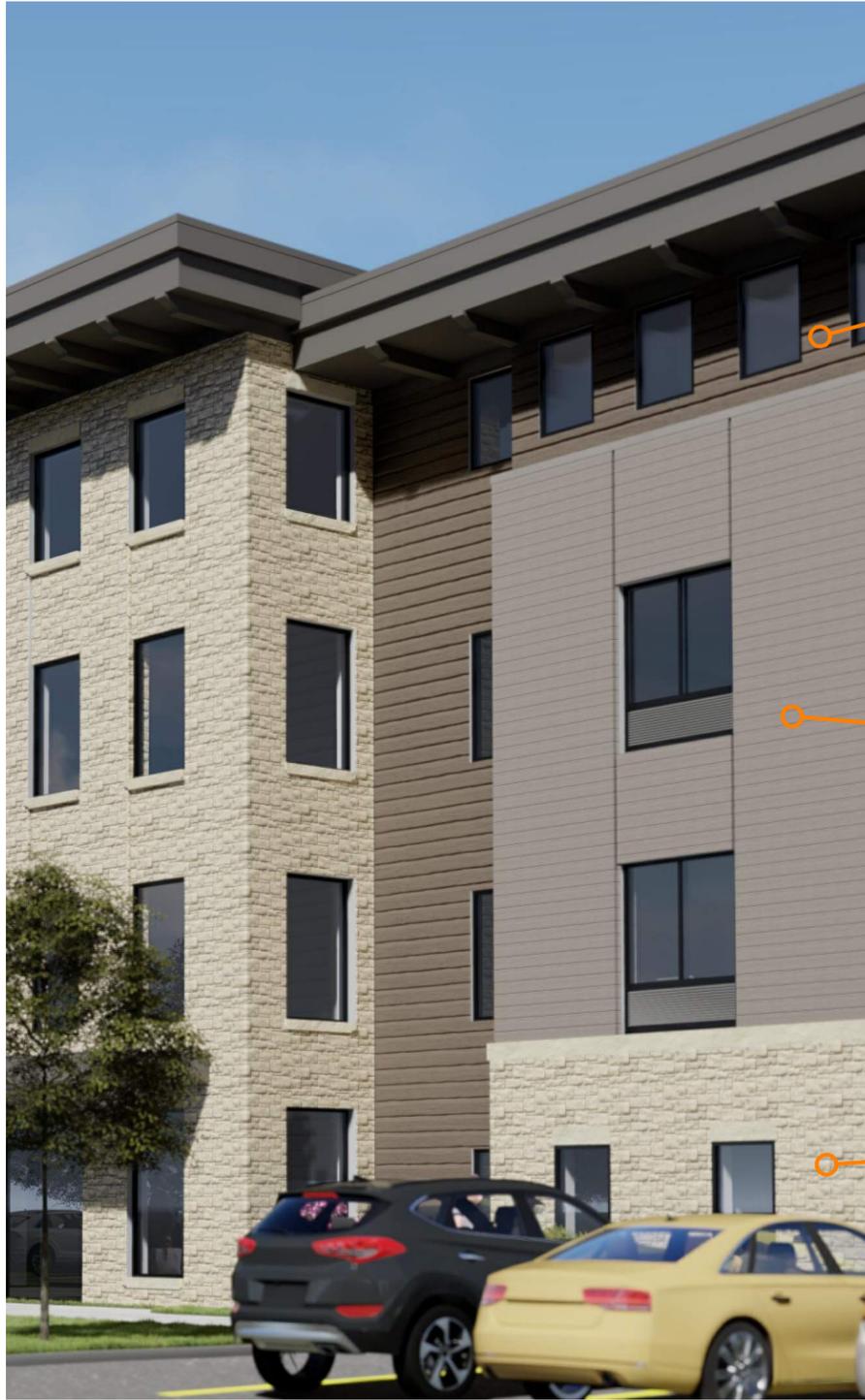
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MILWAUKEE RESCUE MISSION
3RD CAMPUS

RENDERED VIEW 03

25-073
10/24/2025





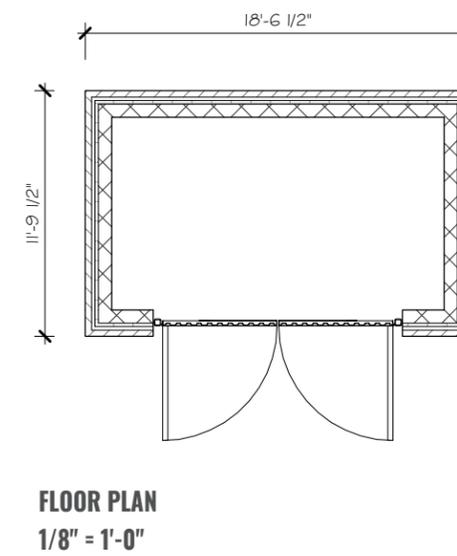
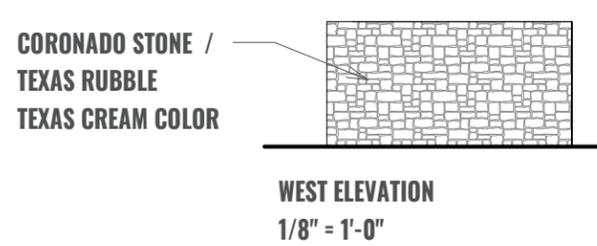
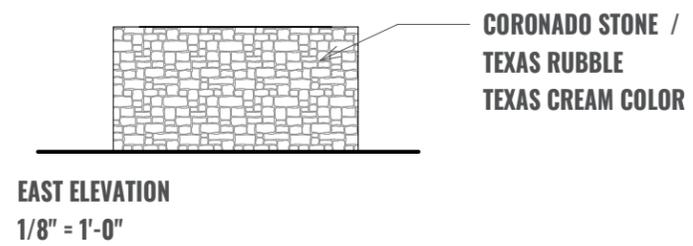
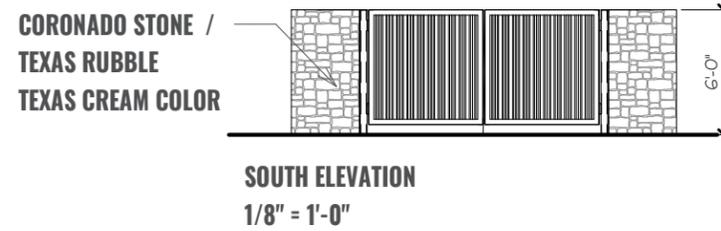
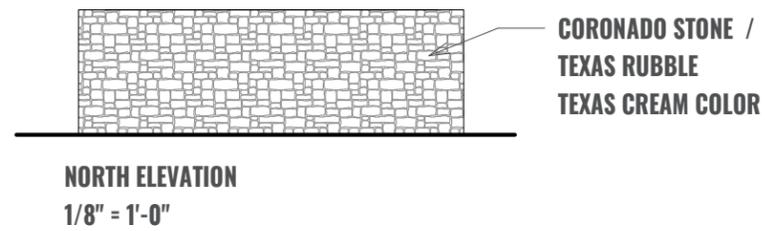
**HARDIE PLANK LAP SIDING
SELECT CEDARMILL / TIMBER BARK COLOR**



**CERACLAD FIBER CEMENT PANEL
WOOD SERIES / URBAN CEDAR / ASH COLOR**



**CORONADO STONE / TEXAS RUBBLE
TEXAS CREAM COLOR**





Building Square Footages
 Floor 1 - 20,800 SF
 Floor 2 - 12,130 SF
 Floor 3 - 12,130 SF
 Floor 4 - 11,950 SF
 Total SF- 57,010 SF
 Total Parking
 72 Spaces + 3 Accessible Spaces

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND + THIRD FLOOR PLANS

SCALE: 1/8" = 1'-0"



FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"