

The future land use plan identifies the majority of the lands west of Calhoun Road as Country Residential with the corresponding zoning being R-1/R-2 (Rural Conservation Single-Family Residential – 5 acre lots / 5 acre densities).

Sanitary sewer and water serving the Mill Valley Redevelopment Area and surrounding lands will be provided by the City of Muskego.

Potential Development Lands portrayed on this map have been determined using a combination of factors, which are listed here:

– The land must contain a valid zoning type that has the potential for development, as listed in the map legend. Zoning data has last been updated in February of 2008.

– The property is considered to have potential for development if it has a building contained on the property that has an assessed value of \$1,000 or less, according to the New Berlin Assessor Database, dated February 2008. Exceptions to this rule include properties that are coded as agricultural, commercial vacant, or other open lands, as listed in the Assessor Database. These exceptions are considered to be undeveloped regardless of the assessed value of the building that is currently present.

– Various properties that are currently in development, but have not yet been reflected in the Assessor Database, have been removed from this map, based on City of New Berlin Planner Input.

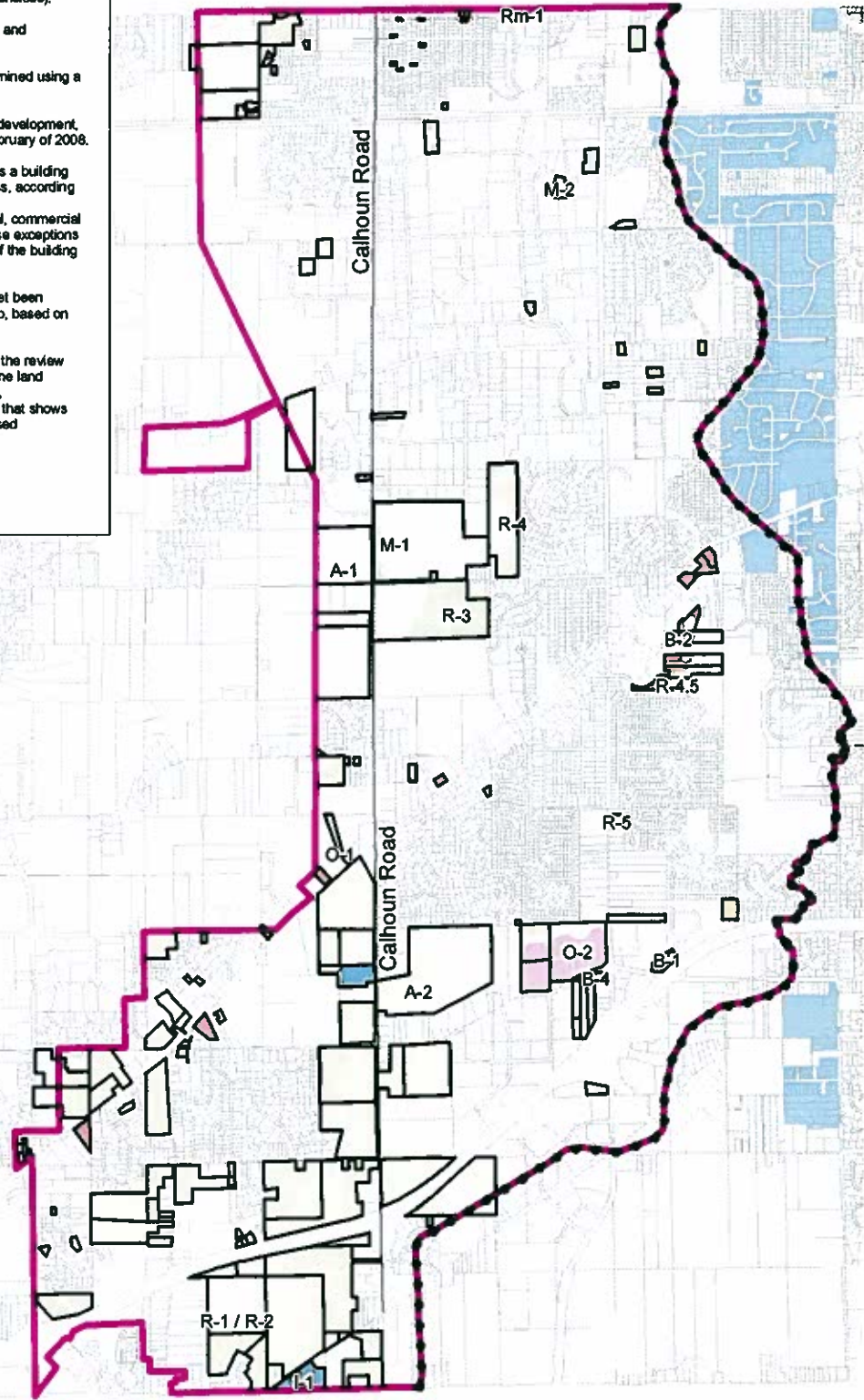
All Potential Development Lands portrayed on this map are subject to the review process of the City of New Berlin. This review process may find that the land does not have development potential based on zoning, environmental, engineering, and/or future land use studies. This is not an official map that shows land to be developed; it only shows lands that could be developed based on the development criteria listed.

This map is intended for informational purposes only.

Revised 6/27/2008

Potential Development Lands by Current Zoning Type

- A-1 Agricultural
- A-2 Agricultural and Rural Holding
- R-1 / R-2 Rural Estate Single-Family Residential
- R-2E Residential Estate Single-Family
- R-3 Low-Density S-F Residential
- R-4 Low-Density S-F Residential
- R-4.5 Medium-Density S-F Residential
- R-5 Medium-Density S-F Residential
- Rd-1 Two-Family Residential
- Rm-1 Multi-Family Residential
- B-1 Shopping Center
- B-2 General Retail Sales & Service
- B-3 General Commercial Sales & Bulk Storage
- B-4 Automobile Oriented Business (Repealed)
- B-5 Rural Commercial District
- O-1 Office and Business Service
- O-2 Business Park Development
- O-3 Transitional Office District
- I-1 Institutional
- M-1 Light Manufacturing
- M-2 General Industrial
- Q-1 Quarrying and Extractive
- L-1 Landfill
- P-1 Park
- C-1 Upland Conservancy
- C-2 Shoreland-Wetland Conservancy
- C-3 Permanent Open Space / Conservation Lands



Potential Development Lands in New Berlin

- Potential Development Parcels
- Potential Milwaukee Water Contract Area
- Parcels with Milwaukee Water (Currently)
- Sub-continental Divide
- Other Parcel

Potential Development Lands in New Berlin
Muskego Service Areas Removed

Zoning Code	Area (sq. ft.)	Acres
A-1	1,436,354.06	32.97
A-2	21,595,453.16	495.76
B-1	262,961.05	6.04
B-2	1,290,142.04	29.62
B-4	63,971.79	1.47
I-1	891,155.67	20.46
M-1	3,583,977.95	82.28
M-2	257,172.94	5.90
O-1	66,104.57	1.52
O-2	1,890,706.70	43.40
R-1 / R-2	10,610,687.06	243.59
R-3	3,701,321.52	84.97
R-4	1,943,414.01	44.61
R-4.5	408,403.35	9.38
R-5	460,626.33	10.57
Rm-1	30,905.35	0.71
TOTAL	48,493,357.56	1,113.25

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Potential Development Lands portrayed in the above totals have been determined using a combination of factors, which are listed here:

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- 2) The property is considered to have potential for development if it has a building contained on the property that has an assessed value of \$1,000 or less, according to the New Berlin Assessor Database, dated February 2008. Exceptions to this rule include properties that are coded as agricultural, commercial vacant, or other open lands, as listed in the Assessor Database. These exceptions are considered to be undeveloped regardless of the assessed value of the building that is currently present.
- 3) Various properties that are currently in development, but have not yet been reflected in the Assessor Database, have been removed from the totals, based on City of New Berlin Planner input.

All Potential Development Lands portrayed on the above figures are subject to the review process of the City of New Berlin. This review process may find that the land does not have development potential based on zoning, environmental, engineering, and/or future land use studies.

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