
CHAPTER 21: INTERGOVERNMENTAL COOPERATION

Revisions approved by Council 11/15/16 via Ordinance #2579

INTRODUCTION

In "A Guide to Preparing the Intergovernmental Cooperation Element of a Local Comprehensive Master Plan," the Wisconsin Department of Administration (DOA) describes intergovernmental cooperation as "any arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies, and programs to address and resolve issues of mutual interest." Experience has shown that intergovernmental cooperation is essential to successful implementation of transportation, environmental, land use, and utility and community services initiatives, including joint opportunities for shared services with other jurisdictions.

The City of New Berlin regularly works with local and regional jurisdictions to accomplish many of its planning duties. It is particularly important for New Berlin to work cooperatively and continuously with the local school districts, as well as the adjacent local communities (the City of Brookfield, City of Greenfield, City of Muskego, City of Waukesha, City of West Allis, Village of Hales Corners, Town of Brookfield, Town of Vernon, and Town of Waukesha). The City of New Berlin must also regularly coordinate with regional jurisdictions including State of Wisconsin agencies, such as the Wisconsin Economic Development Corporation (WEDC), the Wisconsin Department of Safety and Professional Services (DSPS), The Wisconsin Department of Administration (DOA), the Wisconsin Department of Transportation (WisDOT), and the Wisconsin Department of Natural Resources (WDNR), and other regional jurisdictions such as the Southeastern Wisconsin Regional Planning Commission (SEWRPC), Milwaukee County, Waukesha County and the Milwaukee Metropolitan Sewerage District (MMSD).

Section 66.1001 of the Wisconsin State Statutes requires the Intergovernmental Cooperation element to provide a compilation of goals, objectives, policies, maps, and programs that guide joint planning and decision making with other jurisdictions.

Goals and Objectives:

Intergovernmental Cooperation

1. **Establish cooperative planning with surrounding communities.**
 - Continue cooperative planning with surrounding communities, Milwaukee County, MMSD, and the four school districts.

2. **Encourage coordination and cooperation among nearby units of government.**
 - Continue efforts to establish and maintain existing joint services and identify new opportunities for joint services with adjacent communities, the school district, MMSD, and civic organizations.

3. **Work with adjacent communities and government agencies to resolve land use and/or development conflicts.**
 - Identify the various reasons for differing land use opinions and long-term outcomes of each proposal.
 - Refer to the City's adopted Future Land Use recommendations and determine if changes are valid and warranted.
 - Seek appropriate agreements where they are possible.
 - Suggest other ways of collaborative planning with neighboring municipalities.

Furthermore, Section 16.965 of the Wisconsin State Statutes sets forth goals related to the Intergovernmental Cooperation element that may be addressed as part of the planning process. The goal directly related to this element is stated as the following: "encouragement of coordination and cooperation among nearby units of government."

The intent of this chapter is to address the issues and requirements set forth by the Wisconsin State Statutes.

GOALS AND OBJECTIVES

The goals and objectives listed in Figure 21.1 shall guide New Berlin in its intergovernmental cooperation efforts as they relate to land use, transportation, environmental, utility, and community services. The goals are numbered for reference purposes, not to establish an order of priority, and are followed by corresponding objectives, which are bulleted under each goal.

See Figure 21.2 for the location of other units of government in relation to the City of New Berlin.

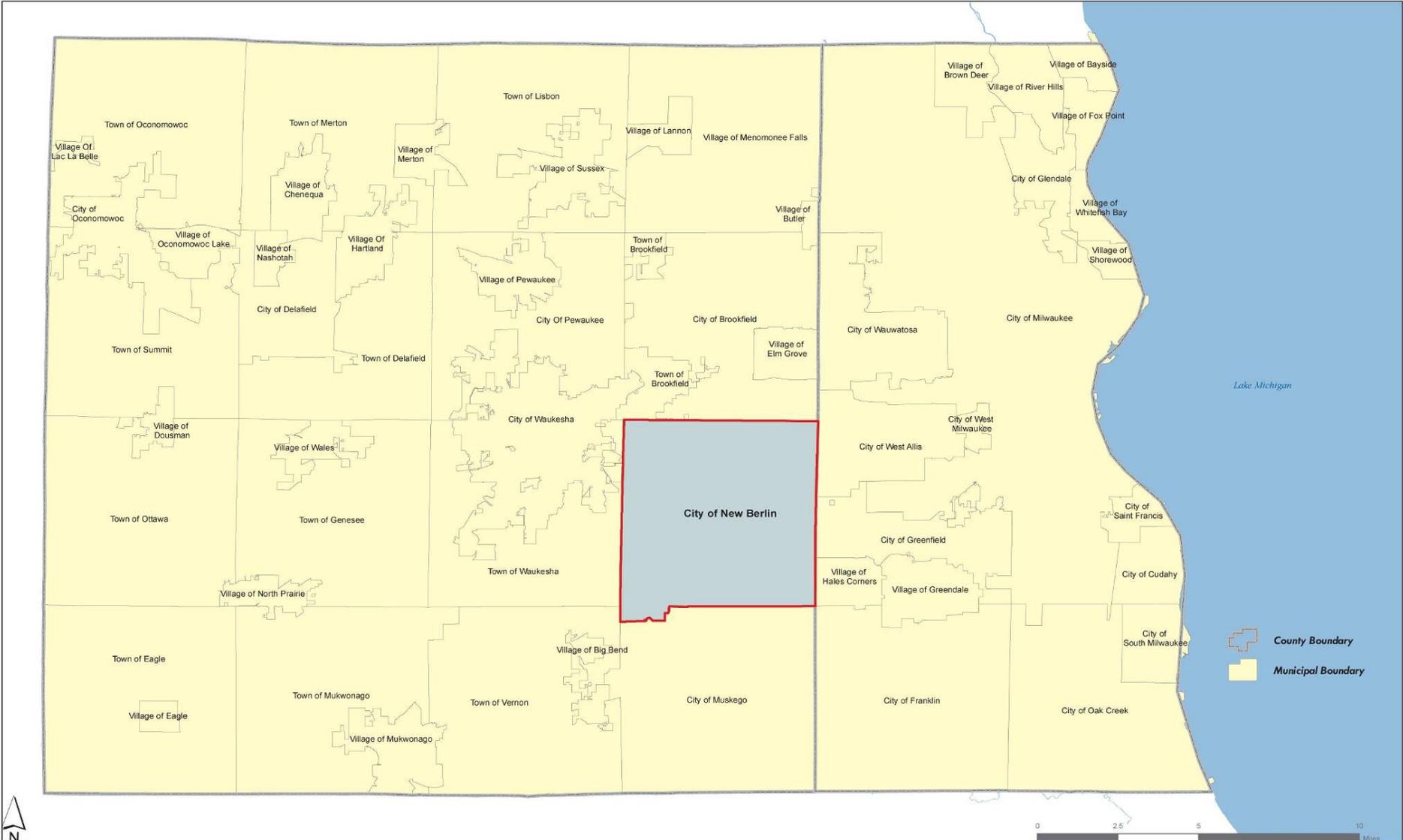
Programs and Recommendations

- **Milwaukee 7 Economic Development Campaign** – participation in Milwaukee 7 Economic Development Strategy is recommended. The strategy is intended to take a regional approach to economic development, and limit unhealthy infighting among neighboring communities.
- **Explore Opportunities for Cooperation with Adjacent Communities** – most adjacent communities have completed, or are in the process of completing, comprehensive plans and future land use plans. Furthermore, many communities have developed, or are developing, more detailed neighborhood plans affecting areas near the New Berlin border. The City of New Berlin should strive to keep itself cognizant of neighboring development plans, and seek opportunities to build communities that transcend borders. Such opportunities may exist in the City of Muskego at Moorland Road or Mill

Figure 21.1. Goals and Objectives for the Intergovernmental Cooperation Element.

Valley; in the City of Brookfield along Greenfield Avenue;
and in the City of West Allis at 'gateway' locations along
major east/west corridors.

REGIONAL CONTEXT OF THE CITY OF NEW BERLIN



September 2, 2008
 PDI GRIEF EHLERS

COMPREHENSIVE PLAN 2020
 CITY OF NEW BERLIN, WISCONSIN

Figure 21.2 Regional Map Depicting the City of New Berlin and Adjacent Municipalities.

Draft New

INTERGOVERNMENTAL COOPERATION BETWEEN MUNICIPALITIES

There are a variety of ways in which neighboring cities, villages, and towns interact, in accordance with Wisconsin State Statutes. The following section provides a basic description of the various means of regulatory interaction between municipalities, as well as an inventory of those issues affecting the City of New Berlin.

Cooperative Plans and Boundary Agreements

Under Section 66.0307 of the Wisconsin State Statutes, any combination of cities, villages, and towns may determine the common boundary lines between themselves under a cooperative plan. The cooperative preparation of a plan for the affected area should be created by the concerned local units of government and prescribe in detail the contents of the cooperative plan.

To date, the City of New Berlin has no cooperative plans or cooperative boundary agreements with adjacent municipalities. The establishment of a cooperative plan or cooperative boundary agreement is not anticipated for New Berlin during the life of this Comprehensive Plan.

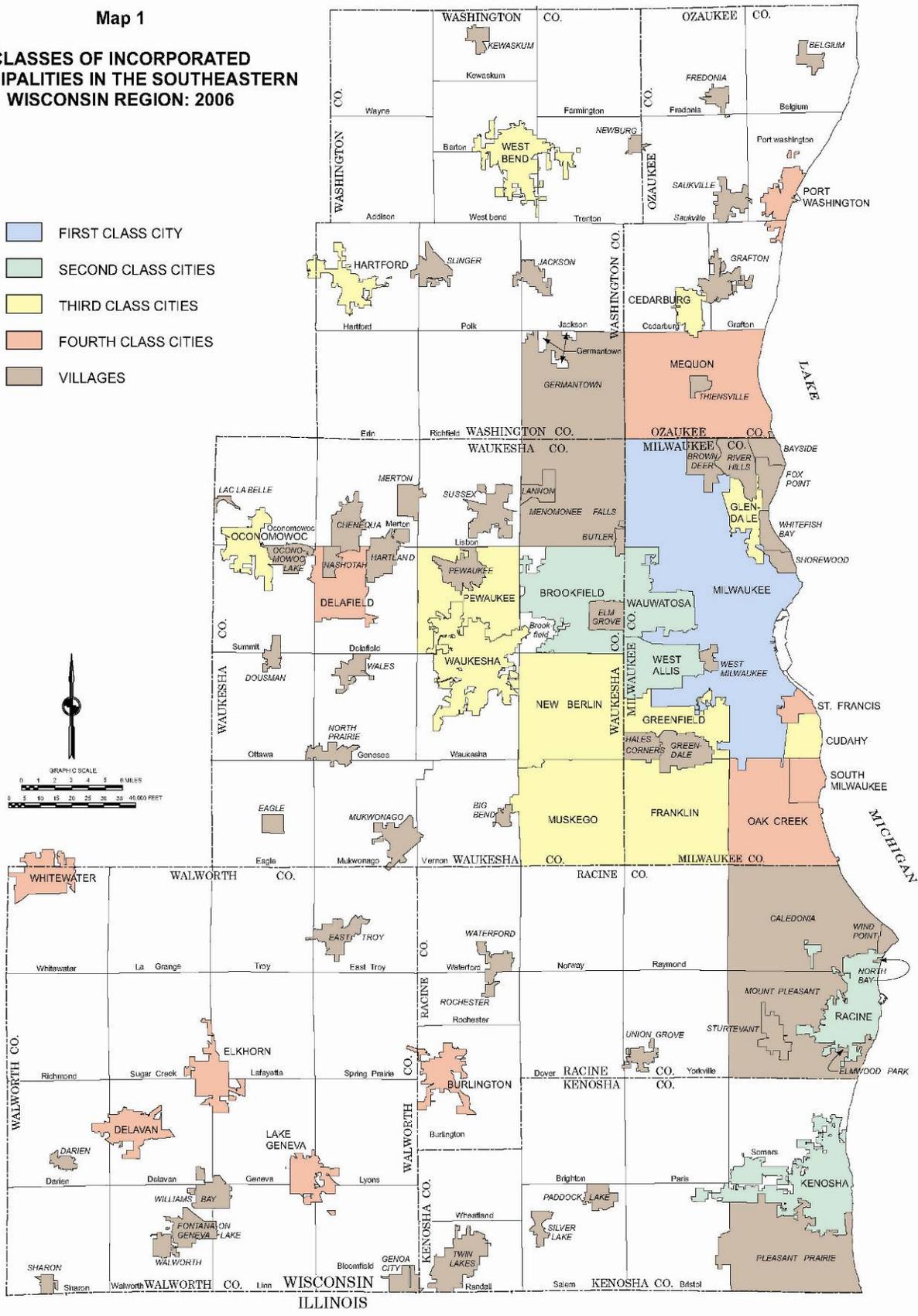
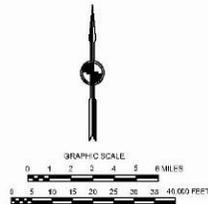
Extraterritorial Zoning Authority

Per Section 62.23(7a) of the Wisconsin State Statutes, a City which has created a plan commission and has adopted a Zoning Ordinance may exercise extraterritorial zoning power. Such cities may have extraterritorial zoning jurisdiction (ETZ) over unincorporated areas within three miles of the corporate limits of a first, second, or third class city or within 1.5 miles of a fourth class city or village. The City of New Berlin is classified as a third class city (Figure 21.3). In accordance with Section 66.0105 of the Wisconsin State Statutes, in situations where ETZ jurisdictions of two or more municipalities overlap, the area must be divided on a line equidistant from the boundaries of each municipality. Therefore, the unincorporated area is not subject to the ETZ regulations of more than one municipality in any given area.

In order to create extraterritorial zoning districts and regulations, the municipality must establish a joint extraterritorial zoning committee (JETZCO). The committee is composed of three citizen members of the municipality's plan commission and three town members from each

Map 1
CLASSES OF INCORPORATED MUNICIPALITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2006

- FIRST CLASS CITY
- SECOND CLASS CITIES
- THIRD CLASS CITIES
- FOURTH CLASS CITIES
- VILLAGES



Source: State of Wisconsin and SEWRPC.

Figure 21.3. Classes of Incorporated Municipalities: 2006. Based on the 2010 Census data, some of these classifications may have changed, but the map has not been updated at this time.

town affected by the proposed zoning districts and regulations. Once established, the committee formulates tentative zoning recommendations for the ETZ area.

The City of New Berlin does not currently exercise extraterritorial zoning authority over another municipality. The City believes that to be most effective, planning for land use and infrastructure should be done cooperatively with surrounding municipalities and government agencies. This will tend to ensure that there is harmony between these uses in contiguous areas. While the City acknowledges that it has rights of extraterritorial review under the Wisconsin State Statutes, it has presently chosen not to exercise that authority. The City will continue to comment, however, regarding plats within the extraterritorial zoning parameter so that the approving jurisdictions are aware of the City's opinions on the appropriate land use in these areas as well as appropriate infrastructure to serve them. The City will continue to review land use and infrastructure and lands in contiguous jurisdictions as the City of New Berlin continues to develop, and the City expects that in the spirit of intergovernmental cooperation, other jurisdictions would do the same.

Extraterritorial Platting Authority

Section 236.10 of the Wisconsin State Statutes stipulates that a city or village may review, and approve or reject, subdivision plats located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. Section 236.02 of the Wisconsin State Statutes defines the extraterritorial plat review jurisdiction (ETP) as the unincorporated area within three miles of the corporate limits of a first, second, or third class city or within 1.5 miles of a fourth class city or village.

Similar to ETZ jurisdictions, Section 66.0105 of the Wisconsin State Statutes stipulates where the ETP jurisdiction of two or more cities or villages would otherwise overlap, the extraterritorial jurisdiction between the municipalities is divided on a line equidistant from the boundaries of each municipality concerned, so that no more than one city or village exercises extraterritorial jurisdiction over any unincorporated area. The extraterritorial jurisdiction area changes whenever a city or village annexes land, unless the city or village has established a permanent extraterritorial area through a resolution of the common council or village board through an agreement with a neighboring city or village. A municipality may also waive its right to approve plats within any portion

of its extraterritorial area by adopting a resolution that describes or maps the area in which it will review plats, as provided in Section 236.10(5) of the Wisconsin State Statutes. The resolution must be recorded by the County Register of Deeds.

State regulations do not specify in detail how ETP reviews and approvals are administered. Consequently, the administration of the reviews and approvals may vary significantly for each of the municipalities with jurisdiction over a town. Furthermore, a municipality's ETZ and ETP areas might not encompass the exact same area. Therefore, a given area in an unincorporated area may fall within the ETZ area of one municipality and the ETP area of a different municipality.

The City of New Berlin does not currently exercise extraterritorial platting authority over another municipality. As mentioned in the section on extraterritorial zoning authority, the City will continue to review land use and infrastructure and lands in contiguous jurisdictions as the City of New Berlin continues to develop. The City expects that in the spirit of intergovernmental cooperation, other jurisdictions would do the same.

Land Division Regulations

Section 236.45 of the Wisconsin State Statutes authorizes county and local governments (cities, villages, and towns) to adopt their own land division ordinances. The City of New Berlin previously adopted the latest revision of its land division ordinance, Chapter 235: Subdivision of Land, on July 26, 2016, a copy is available on the City's website. A land division ordinance regulates the division of land into smaller parcels, and helps to ensure that:

- New development is located appropriately;
- Lot size minimums specified in Zoning Ordinances are observed;
- Arterial street rights-of-way are appropriately dedicated or reserved;
- Access to arterial streets and highways is limited in order to preserve the traffic carrying capacity and safety of such facilities;

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- Adequate land for parks, drainage-ways, and other open spaces is appropriately located and preserved;
 - Street, block, and lot layouts are appropriate; and
 - Adequate public improvements are provided.

Chapter 236 of the Wisconsin State Statutes sets forth general requirements governing the subdivision of land, and grants authority to county and local governments to review subdivision maps (plats) with respect to local plans and ordinances. Under the Chapter, local governments are required to review and take action on plats for subdivisions. Local subdivision ordinances may be broader in scope and require review and approval of land divisions in addition to those meeting the statutory definition of a subdivision.

INTERGOVERNMENTAL COOPERATION WITHIN THE REGION

There are a variety of ways in which neighboring cities, villages, and towns interact in accordance with State Statutes. The following section provides a basic description of relationships and/or partnerships the City of New Berlin has with other government agencies. A full review of the plans listed below was not completed with the 2016 update.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

The Commission serves the seven counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, and was created to provide the basic information and planning services necessary to solve problems which transcend the corporate boundaries and fiscal capabilities of the local units of government comprising the Southeastern Wisconsin Region. The Commission prepares studies relating to highways/transit, sewerage, water supply, park and open space facilities, and land use. It is recommended that New Berlin continue utilize the assistance of SEWRPC in matters of mutual interest.

Waukesha County

The City coordinates with Waukesha County on transportation, planning, environmental, economic development and other related issues.

Wisconsin Department of Transportation (WisDOT)

Currently, the City of New Berlin includes the following arterials that are regulated by WisDOT:

- State Trunk Highway 59: Greenfield Avenue
- Interstate Highway 43 (I-43)

The Transportation element of this Plan provides additional information about these arterials. In the future, the City should collaborate with WisDOT as modifications to these highways are proposed.

Wisconsin Department of Natural Resources (WDNR)

The WDNR is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of our state. It is the one agency charged with full responsibility for coordinating the many disciplines and programs necessary to provide a clean natural environment and a full range of outdoor recreational opportunities for Wisconsin citizens and visitors.

In New Berlin, the Wisconsin Department of Natural Resources is responsible for overseeing state and federal regulations pertaining to floodplain management, stormwater management, natural resource protection, and non-metallic mining operations.

The WDNR requires that a governing body adopt a park plan by resolution in order to be eligible to apply for recreational grant funds administered by the WDNR. Adoption by the Plan Commission is required only if a community wishes to adopt the park plan as an element of its local master plan. The City's Park & Open Space Plan was adopted by the Plan Commission via Resolution #:10-01 on March 29, 2010 and is incorporated as part of the Comprehensive Plan. The Common Council adopted the Park and Open Space Plan via Ordinance No. 2427 on April 13, 2010. The City is currently in the process of updating this Plan.

It is recommended that New Berlin continue to work with the Wisconsin Department of Natural Resources, particularly in regard to natural resource protection issues of mutual interest.

School Districts

There are four school districts located within the City of New Berlin (see Figures 9.8 and 9.9, Chapter 9: Community Facilities):

- School District of New Berlin
- Elmbrook School District
- Muskego-Norway School District
- West Allis School District

The School District of New Berlin is located entirely within the City, and thus houses the largest percentage of students in New Berlin. Detailed data about the School District of New Berlin is shown in Figure 9.7 in Chapter 9. It is recommended that the City of New Berlin continue its working relationship with each school district, particularly in regard to future school sites, recreation, and transportation.

PLANS IN THE REGION

SEWRPC Planning Report No. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035

This plan, adopted in June of 2006, is the fifth generation of regional land use plans prepared by SEWRPC. SEWRPC is charged by law with the “function and duty of making and adopting a master plan for the physical development of the region.” The plan emphasizes the “preparation of spatial designs for the use of land and for supporting transportation and utility facilities.” Further detail regarding the 2035 Regional Land Use Plan can be found the Land Use element of this Comprehensive Plan.

SEWRPC staff is currently preparing a major review and update of the regional land use and transportation plans for Southeastern Wisconsin. This effort, called VISION 2050, is expected to be completed in 2016. Vision 2050 will replace the current year 2035 plans, extending the design year of the plans to 2050. It should be noted that the SEWRPC plans are advisory only. Refer to the SEWRPC VISION 2050 plan for

the most updated information related to their regional planning efforts and recommendations.

SEWRPC Planning Report No. 49, A Regional Transportation Plan for Southeastern Wisconsin: 2035

This plan was developed concurrently with the Regional Land Use Plan, and it represents the fifth generation of SEWRPC's Regional Transportation Plans. The plan is intended to provide vision and guidance to the development of the region's transportation system. Plan elements include public transportation, systems and demand management, bicycle and pedestrian facilities, and arterial streets and highways. Transportation needs were based on projected growth as developed through the Regional Land Use Plan.

SEWRPC staff is currently preparing a major review and update of the regional land use and transportation plans for Southeastern Wisconsin. This effort, called VISION 2050, is expected to be completed in 2016. Vision 2050 will replace the current year 2035 plans, extending the design year of the plans to 2050. It should be noted that the SEWRPC plans are advisory only. Refer to the SEWRPC VISION 2050 plan for the most updated information related to their regional planning efforts and recommendations.

SEWRPC Planning Report No. 50, A Regional Water Quality Management Plan Update for the Greater Milwaukee Watershed

In 2007, SEWRPC adopted an updated water quality management plan as a guide to achieving clean and wholesome surface waters within the five watersheds which lie entirely or partially in the greater Milwaukee area, the Lake Michigan direct drainage area, the Milwaukee Harbor estuary, and a portion of nearshore Lake Michigan, as shown in Figure 21.4. The watersheds involved are those of the Kinnickinnic River, Oak Creek, Menomonee River, Milwaukee River, and Root River.

SEWRPC, working in cooperation with MMSD, completed this effort following the U.S. Environmental Protection Agency's recommended watershed approach. As recommended, the approach uses nature's boundaries instead of jurisdictional limits, recommends decisions based on science and engineering, and requires strong partnerships and

public involvement with people, interest groups, and agencies. The plan recommends the control of both point and non-point pollution sources, and provides the basis for decisions on community, industrial, and private waste disposal systems, with a focus on smart growth and enhancing the region's quality of life.

In 2013, SEWRPC completed an amendment titled "Community Assistance Planning Report No. 316 – A Restoration Plan for the Root River Watershed." This amendment was incorporated into the overall plan.

SEWRPC Technical Report No. 37, Groundwater Resources of Southeastern Wisconsin

SEWRPC worked cooperatively with the Wisconsin Geological and Natural History Survey (WGNHS) and the WDNR on a regional groundwater plan to develop hydrologic data that can be used to support the preparation of a regional groundwater modeling program. The document also provides information useful for land use and related planning efforts.

SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin

SEWRPC completed a regional water supply study, with the resulting plan completed in 2010. The regional water supply plan, together with the above mentioned groundwater inventories and a ground water simulation model, forms the SEWRPC regional water supply management program. The preparation of these three elements includes interagency partnerships with the U.S. Geological Survey, the Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, the Wisconsin Department of Natural Resources, and many of the area's water supply utilities.

The regional water supply plan includes the following major components:

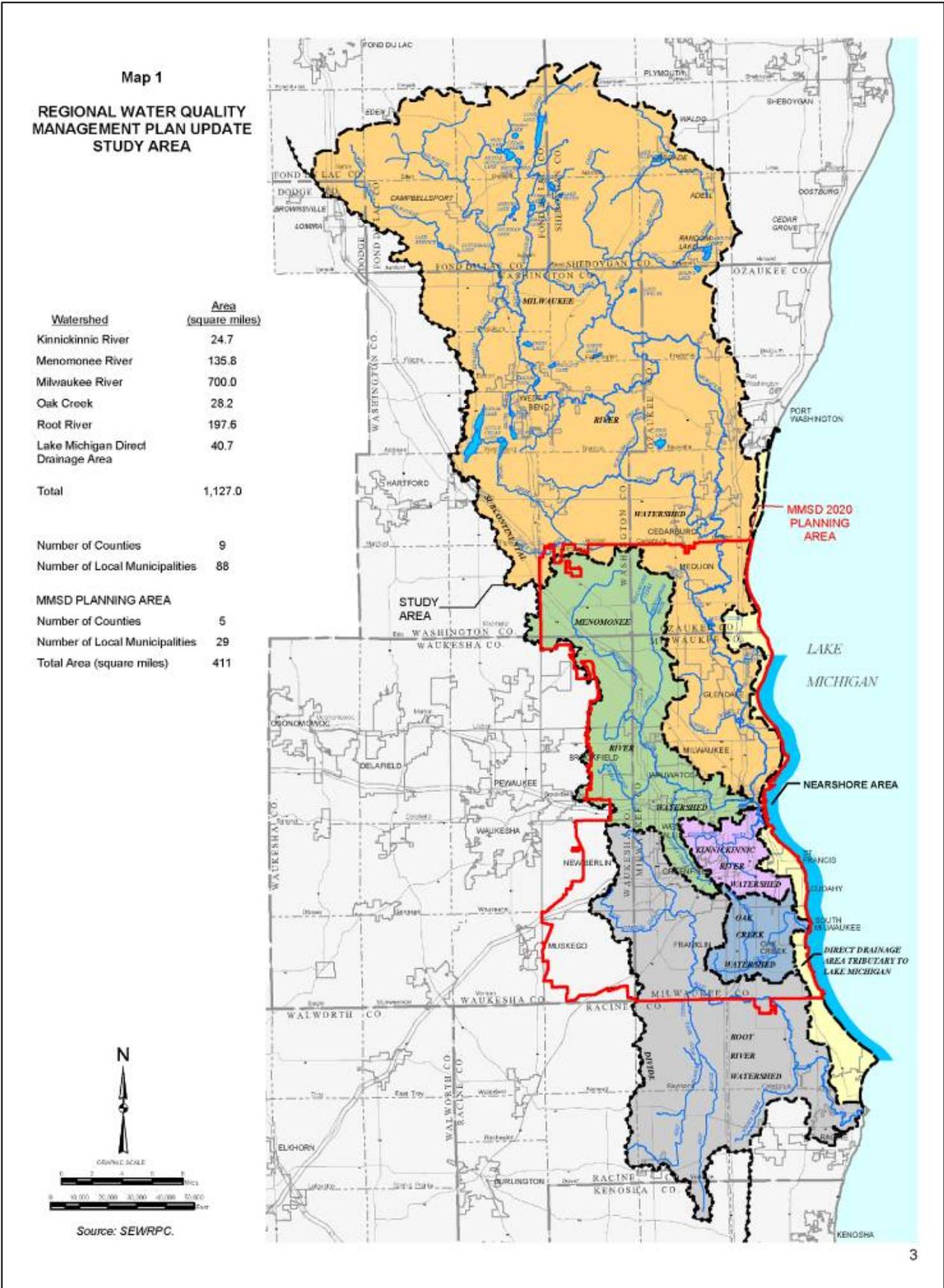


Figure 21.4. Regional Water Quality Management Plan Update Study Area.

Source: SEWRPC.

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- Water supply service areas and forecasted demand for water use.
 - Recommendations for water conservation efforts to reduce water demand.
 - Evaluation of alternative sources of supply, recommended sources of supply for each service area, and recommendations for development of the basic infrastructure required to deliver that supply.
 - Identification of groundwater recharge areas to be protected from incompatible development.
 - Specification of new industrial structures necessary to carry out plan recommendations.
 - Identification of constraints to development levels in subareas of the region that emanate from water supply sustainability concerns.

Waukesha County Comprehensive Plan

Twenty-seven of the thirty-seven cities, villages, and towns in Waukesha County participated in a multi-jurisdictional planning effort. The resulting document, entitled 'Comprehensive Development Plan for Waukesha County', was adopted in February 2009. Participants located adjacent to the City of New Berlin include the City of Brookfield, the Town of Brookfield, the Town of Vernon, and the Town of Waukesha. The City of New Berlin did not participate in this comprehensive planning process. The Land Use element of this Plan provides additional detail as to the relationship of the County plan with this Comprehensive Plan.

PLANS IN ADJACENT MUNICIPALITIES

City of Brookfield

The City of Brookfield, population 38,649 (2000 Census), is located in Waukesha County, adjacent to most of the City of New Berlin's northern border. Planning in the City of Brookfield is performed by the 'Community Development and Planning Department' which is engaged in master planning, zoning, plan review, economic development, and environmental preservation.

Comprehensive Plan - The City of Brookfield's current comprehensive plan, "City of Brookfield 2035 Comprehensive Plan," was adopted on December 1, 2009. '

The "2035 Comprehensive Plan" includes a Future Land Use Plan for the City. Recommended land uses along the New Berlin border (Greenfield Avenue) include (from east to west) a medium-density residential neighborhood, a commercial district, a small node of high-density residential, a low density shopping area and a low-density residential neighborhood.

Neighborhood Plans – stemming from the 'Year 2020 Master Plan', the City of Brookfield developed neighborhood plans for a series of Targeted Intervention Areas. These neighborhood plans provide a vision for future land use, development, redevelopment, transportation, and other issues specific to each neighborhood. Specific information regarding the content of these plans can be found on the City's website. These plans include the following (plans have been adopted unless noted otherwise):

- Northwest Gateway Neighborhood Plan
- South Gateway Neighborhood Plan
- Civic Center Neighborhood Plan
- Brookfield Road & Capitol Drive Neighborhood Plan
- Calhoun Road & Capitol Drive Neighborhood Plan
- Moorland Road Neighborhood Plan
- Calhoun Road South Neighborhood Plan
- Lilly Road & Capitol Drive Neighborhood Plan
- 124th & Capitol Drive Neighborhood Plan
- Village Area Neighborhood Plan
- 124th & Bluemound Road Neighborhood Plan
- 124th & Lisbon Road Neighborhood Plan

Two of the above plans are of particular relevance to the City of New Berlin as they pertain to lands on the Greenfield Avenue border. These are:

- **South Gateway Neighborhood Plan** – this plan, currently in development, focuses on the area at the

intersection of Moorland Road and Greenfield Avenue. Some of the challenges the City of Brookfield hopes to address with this plan include the creation of a southern “gateway” into Brookfield through changes in texture and development pattern, the creation of a recreational trail across Moorland Road connecting Westchester Park to Mary Knoll Park, and the establishment of pedestrian/bicycle connections to multi-family housing opportunities northeast of the Moorland Road /Greenfield Avenue intersection. A commercial development has been recently constructed on the northeast corner of Greenfield Avenue and Moorland Road. This parcel was identified within the plan boundary.

- **Calhoun Road South Neighborhood Plan** – this plan, adopted in July 2001, pertains roughly to the area between Brookfield Road and Moorland Road, north of Greenfield Avenue. According to the plan, the area was hampered by segregated land uses and a fragmented traffic network. The City’s vision for the area includes a mix of land uses, a variety of transportation options, maintenance of single-family residential neighborhood stability, the inclusion of sound development and redevelopment, and the provision of park and recreational opportunities. Areas of the plan scope located directly adjacent to Greenfield Avenue are single-family residential neighborhoods. The plan recommends the enhancement of these areas through street beautification, and the possible addition of higher density residential along Calhoun Road. The plan advises against the encroachment of commercial into the neighborhoods. A commercial/office development has been recently constructed on the northeast corner of Calhoun Road and Greenfield Avenue.

Brookfield Square Redevelopment – the City of Brookfield has made redevelopment of the Brookfield Square area a major priority, with the

following initiatives aimed at providing infill opportunities while enhancing neighborhood vitality:

- Brookfield Square Area Redevelopment Plan
- Tax Increment District #3

City of Greenfield

The City of Greenfield, population 35,476 (2000 Census), is located east of the City of New Berlin in Milwaukee County. In the City of Greenfield, planning duties are performed by the 'Planning and Economic Development Division' within the Department of Neighborhood Services. Duties include plan and development review, community development, and economic development.

Comprehensive Plan - The City of Greenfield began the process of updating its 1992 comprehensive plan in 2005. The resulting document, entitled 'City of Greenfield: Comprehensive Plan 2008' was adopted in November, 2008.

'City of Greenfield: Comprehensive Plan 2008' includes a Future Land Use Map. According to this map, recommended land uses along the New Berlin border (124th Street) include single-family residential with some duplexes or townhomes north of Beloit Road, some mixed residential at Beloit Road, and single-family residential south of Beloit Road with some neighborhood business at Layton Road.

The 2008 Comprehensive Plan refers to a number of Special Interest Areas (SIA) that were originally addressed in the 1992 Comprehensive Plan and were reexamined in the 2008 Plan. Two of these SIAs are adjacent to the City of New Berlin:

- **SIA #3** – located east of 124th Street and north of Cold Spring Road. The 1992 plan recommended that remaining vacant lots in this area be developed as low density residential. The 2008 plan recommends the continuation of that policy.
- **SIA #4** – located east of 124th Street and south of Beloit Road. Undeveloped in 1992, the original plan recommended the development of single-family housing with multi-family development along Beloit Road. As of

2008, the area had been fully developed along those guidelines.

Other Plans and Studies

- 76th Street – Southridge Corridor Study (September 2002)
- Loomis Crossing Redevelopment Proposal (TIF)
- 84 South (TIF District #6 – Chapman School/Cobalt)

City of Muskego

The City of Muskego, population 21,397 (2000 Census), is located in Waukesha County where it is adjacent to the entire southern border of New Berlin. Planning in the City of Muskego is performed by the 'Planning Services Division' within the Department of Community Development. The division's purpose is to "facilitate the most appropriate use of land" within the city.

Comprehensive Plan - The 'City of Muskego 2020 Comprehensive Plan' was adopted in April of 2009, following a two and a half year process.

The 'City of Muskego 2020 Comprehensive Plan' contains a Future Land Use Map which includes recommendations for the development of currently vacant lands south of College Avenue, along the New Berlin border. Two relatively large areas should be noted. First, the plan recommends the creation of a business park along both sides of Moorland Road, north of Janesville Road. This park is intended to contain a mix of retail/commercial, light manufacturing, and office/business uses.

Second, the plan recommends the creation of a low-density residential neighborhood immediately west of the proposed business park. This neighborhood falls within the 'Conservation Preservation Desired Development Area' indicating that the City will encourage the development of conservation subdivisions in this area.

Other Plans and Studies

- Economic Development Strategic Plan (2003)
- Parks and Conservation Plan 2007-2011 (2007)
- Redevelopment District #1, #2, & #3 Project Plans
- Urban Forestry Strategic Plan (1999)

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- Design Guidelines for several neighborhoods

City of Waukesha

The City of Waukesha, population 64,825 (2000 Census), lies in the heart of Waukesha County to the west of the City of New Berlin. In the City of Waukesha, planning duties are performed by the 'Planning Division' within the Department of Community Development.

Downtown Master Plan - The City of Waukesha adopted a new Central City Master plan on October 31, 2012.

City of West Allis

The City of West Allis, population 61,254 (2000 Census), lies to the east and northeast of the City of New Berlin, in Milwaukee County. Planning duties in the City of West Allis are performed by the 'Planning and Zoning Division' within the Department of Development. Duties include long range planning and development review.

Comprehensive Plan - The City of West Allis adopted their 2030 Comprehensive Plan on February 15, 2011.

Other Plans & Studies – the City has neighborhood, area, or project plans related to its open TIF districts. They include:

- S. 70th Street & W. Walker Street (closed)
- Veterans Park (closed)
- Quad Graphics (closed)
- S. 113th Street & W. Greenfield Avenue (closed)
- Six Points/Farmers Market
- Lime Pit
- Summit Place
- Wehr Steel (closed)
- Pioneer Neighborhood Redevelopment Plan
- Yellow Freight
- 84th and Greenfield
- Teledyne
- Former Home Juice Area
- 68th and Mitchell

Village of Hales Corners

The Village of Hales Corners, population 7,765 (2000 Census) is located to east and southeast of the City of New Berlin. Planning duties are carried out by the 'Department of Planning and Zoning Administration.'

Comprehensive Plan - The Village of Hales Corners adopted their Comprehensive Plan on December 28, 2009..

Town of Brookfield

The Town of Brookfield in Waukesha County, population 6,390 (2000 Census), shares a small portion of the western end of the northern border of the City of New Berlin. The Town has a Plan Commission, and a permanent Department of Building and Zoning which handles plan reviews and inspections.

Comprehensive Plan – The Town participated in Waukesha County's multi-jurisdictional comprehensive plan.

Other plans and Studies:

- The Corners (TIF District #1)

Town of Vernon

The Town of Vernon in Waukesha County, population 7,227 (2000 Census), shares a small portion of the southern end of the City of New Berlin's western boundary. The Town has a Plan Commission, but no permanent planning staff.

Comprehensive Plan – The Town of Waukesha originally adopted a master plan in 1994. An update entitled 'Master Plan 2010: Town of Vernon, Wisconsin' was adopted in 2004. The Town participated in Waukesha County's multi-jurisdictional comprehensive plan.

Town of Waukesha

The Town of Waukesha, population 8,596 (2000 Census), lies adjacent to much of the western border of the City of New Berlin in Waukesha County. The Town has a Plan Commission, but no permanent planning staff.

Comprehensive Plan – The Town of Waukesha originally adopted a master plan in 1994 which was subsequently amended in 2005 and 2007. The Town participated in Waukesha County’s multi-jurisdictional comprehensive plan.