

City Center Development

NEW BERLIN, WISCONSIN

The New Berlin City Center is a 74-acre pedestrian friendly, neo-traditional, mixed-use planned unit development consisting of residential living, offices, retail and restaurants. Sigma assisted with the multiple issues related to the property use, including the maintenance and preservation of existing wetlands.

In addition to environmental considerations common to this type of property, Sigma worked with the City of New Berlin to integrate strategic storm water management designs, public road expansions and integration of a bridge into the redevelopment design.

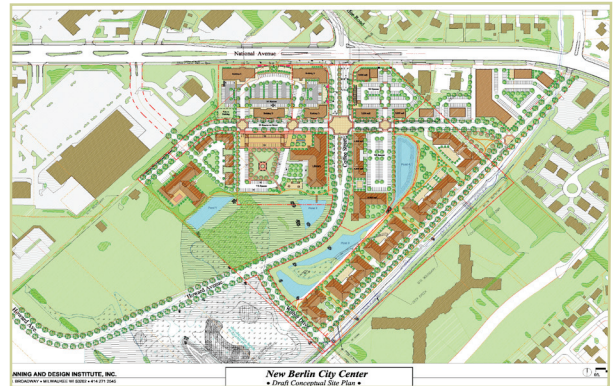
Services performed by Sigma include:

Civil/Site Engineering

Sigma prepared the design for overall development improvements of public infrastructure and the overall site plan. The site plan involved approximately one mile of new roadways, National Avenue and Coffee Street intersection improvements, master grading, erosion control, utilities, lighting, landscaping and a single-span precast bridge over Deer Creek.

Surveying

Sigma performed a survey of the development site, prepared certified survey maps for various property transactions, and conducted property staking and construction layout. Sigma also prepared the base mapping of the overall site for the acquisition and assemblage of parcels.



Construction Management

Held contracts for site development work including grading, utilities, paving, lighting and signals. Coordinated and scheduled contractor work. Communicated and coordinated work with the City of New Berlin, Waukesha County and the WDNR. Supervised all aspects of site.

Storm Water Management

Sigma led the coordination, negotiation, alternative analysis, and permit application with approval and construction coordination to meet the Wisconsin Department of Natural Resources Chapter 30 permit requirements. At the development site, Sigma prepared a storm water management plan that involved five retention ponds to control both the quantity and quality of discharge to Deer Creek and its adjacent wetlands.

Wetlands

Sigma delineated wetlands based on existing mapping and field determinations in agreement with the WDNR and US Army Corps of Engineers (USACE). The Sigma team also established boundaries of delineated areas at the development site for endangered snake species in agreement with the WDNR and a professional herpetologist.