



AGENDA
COMMITTEE OF THE WHOLE
Tuesday, October 20, 2015 at 6:30 p.m.
Common Council Chambers - 224 East Jefferson Street

Mayor Robert Miller
Edward Johnson, Alderman, 1st District
John Ekes, Alderman, 1st District
Ruth Dawidziak, Alderman, 2nd District
Bob Grandi, Alderman, 2nd District
Tom Vos, Council President, Alderman, 3rd District
Jon Schultz, Alderman, 3rd District
Thomas Preusker, Alderman, 4th District
Todd Bauman, Alderman, 4th District

1. Call to Order – Roll Call
2. Citizen comments
3. Approval of minutes for October 6, 2015 (*J. Ekes*)
4. **Topic:** Discussion regarding status, limitations and solutions for the intersection of Pine Street and the Burlington Bypass.
5. **Topic:** Discussion regarding restricting residential parking in the front, side, and street yards.
6. **Topic:** Resolution 4748(22) to consider authorizing permission to the RCEDC to submit a WI Economic Development Corporation (WEDC) Community Development Investment (CDI) grant application for the downtown redevelopment project being undertaken by WIN Properties, LLC at 425 N. Pine Street. This item is scheduled for final consideration at the November 3, 2015 Common Council meeting.
7. **Topic:** Resolution 4749(23) to consider approving the purchase of a 99.8% efficient boiler system for the Police Department in the amount of \$36,580 and \$830 for the removal and demolition of the existing expansion tank for a total of \$37,680 from Just Service, Inc. This item is scheduled for final consideration at the November 3, 2015 Common Council meeting.

8. **Topic:** Ordinance 1999(5) to consider amending the Official Zoning Map for property located at 457 Milwaukee Avenue to rezone from B-2, Central Business District to I-1, Institutional District. This item is scheduled for final consideration at the November 3, 2015 Common Council.

9. **Topic:** Ordinance 2000(6) to consider amending the Racine County Multi-Jurisdictional Comprehensive Plan for property located at 457 Milwaukee Avenue. This item is scheduled for final consideration at the November 3, 2015 Common Council meeting.

10. **Adjourn** (*R. Dawidziak*)

Note: If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.



CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

Committee of the Whole Number: 3	Date: October 20, 2015
Submitted By: Diahnn Halbach, City Clerk	Subject: Meeting Minutes

Details:

Staff recommends approval of the attached Minutes from the October 6, 2015 meeting.

Options & Alternatives:

N/A

Financial Remarks:

None.

Executive Action:

Staff recommends that the Common Council approve these Minutes at the October 20, 2015 Committee of the Whole meeting and as a report on the Common Council Agenda.



CITY OF BURLINGTON
Committee of the Whole Minutes
Robert Miller, Mayor
Diahnn Halbach, City Clerk
Tuesday, October 6, 2015

1. Call to Order/Roll Call

Mayor Robert Miller called the meeting to order at 6:30 p.m. starting with roll call. Aldermen present: John Ekes, Ed Johnson, Bob Grandi, Ruth Dawidziak, Tom Vos, Jon Schultz, Tom Preusker, and Todd Bauman. Excused: none

Also present: City Administrator Carina Walters, Treasurer Steven DeQuaker, Director of Administrative Services Megan Watkins, Police Chief Mark Anderson, Fire Chief Perry Howard, City Attorney John Bjelajac, and Tom Foht of Kapur and Associates.

Before the meeting started, Mayor Miller had Jon Schultz introduce two guests, Brian and Nathan, members of Boy Scout Troop 336, who were attending tonight's meeting as part of their civic requirement.

2. Citizens Comments and Questions

Jean Otter, 133 N. Perkins Blvd, inquired about the status of the Burlington Community Pool. Otter brought with her a petition with 800 signatures in support of the pool and would like to see the project move forward. Mayor replied that the pool topic will be brought up and discussed at the upcoming council budget sessions.

3. Approval of Minutes from September 1, 2015

A motion was made by Johnson with a second by Grandi to approve the minutes from September 1, 2015. With all in favor, the motion carried to approve the minutes.

4. Topic: Discussion and report by Dave Wagner of Ehlers & Associates regarding Resolution 4746(20) to consider authorizing the solicitation of up to \$450,000 General Obligation Promissory Notes for the TID 5 Project.

Wagner presented options to Council for financing the \$450,000 as it relates to the tax increment and PILOT payments expected from TIF District 5. Wagner explained that in accordance with State Statute 67.12(12), the City is able to seek additional financing through the solicitation of General Obligation Promissory Notes and if less is needed, less would be borrowed.

Schultz asked if the lifetime of the loan can only last the length of the TID. Wagner responded that the payback of the loan would be within the seven year maximum.

Dawidziak asked if the money borrowed would only be used within the TID. Wagner responded that any monies borrowed must remain and can only be used towards expenditures in that TID.

5. Topic: Presentation by United Way of Racine County regarding the 2016 United Way Campaign.

Mayor Miller introduced Colleen Benkendorf, Manager Investor Relations with United Way, in which she gave a brief presentation and overview of the 2016 United Way Campaign and encourage council and staff to get involved.

6. **Topic:** Resolution 4747(21) to consider approving Task Order Number Ninety-Six with Kapur & Associates for the TID 5 Project in the amount of \$292,806.

Mayor Miller introduced Resolution 4747(21) and explained that the amendment is required due to several unknown details that weren't known when the original task order was approved, including unknown utility locations, wetland delineations, lift station location and design, and bike trail specifications. Mayor then opened it up for discussion.

Dawidziak asked if this amount was part of the \$450,000 from the overage on the Aurora Project. Mayor replied that a small portion of the amount is part of the overage and that the majority of the amount that put us over was the sanitary lift station and the water lines that were supposed to be bored and were trenched instead. Dawidziak asked what the actual overage is. Mayor replied that the City is currently at approximately \$320,000 in overages; however, the total amount of \$450,000 includes the \$292,806.

Bauman asked if there has been any consideration from Aurora in paying anything towards the \$320,000. Mayor replied that there has been no word from Aurora as of yet, which has to go through several channels before it would come back to the City.

Ekes asked about Kapur doing the work on the bike trail, as originally it was Schreiber Anderson that was going to be doing the work and wanted to know if any money had been involved with this portion. Tom Foht, Kapur & Associates, responded that although Schreiber Anderson drafted plans for the bike trail, the City never contracted with them after realizing how intertwined the work was with where the watermain was going and it was determined to do the design under Kapur's contract, which was after the original Task Order was completed.

7. **Topic:** Discussion and Presentation of the 2015 Internal Environmental Scan in preparation for the 2015 Strategic Plan.

Walters presented a PowerPoint and explained the importance of why the City must do an Environmental Scan in preparation for the 2015 Strategic Plan. Walters explained that a detailed review of the organization and its operating environment, is deployed as Phase One in a strategic planning process and that it provides a beneficial detailed profile of the organization and its capacity, as well as an examination of the primary external influences that impact organization performance.

Schultz made a statement that what's important is not to lose sight of the importance of "why" the council is doing this and that he fears that sometimes strategic plans turn into check lists of things with no cohesive reasoning behind it and just wants to make sure that "why" it's being done is a primary focus.

8. **Topic:** Ordinance 1997(3) to consider amending the Official Traffic Map by deleting the existing "No Parking During School Hours Zone" on South Kendrick Avenue and replacing and expanding it with "No Parking Zones" on Orchard Street, Rose Ann Drive, and South Kendrick Avenue.

Mayor Miller introduced Ordinance 1997(3) and opened it up for discussion.

Schultz questioned why this needed to be done and stated that there is already no parking during school hours and if people aren't following the rules, they should be ticketed, but doesn't feel parking should be limited during non-school hours. Chief Anderson responded that the school recommended this request. Schultz stated that he felt this approach was overkill and it would make more sense to enforce the laws of the current signage and possibly increase the fines.

Dawidziak asked Chief Anderson if the police has been ticketing and how much the fine is for illegally parking in this particular school zone area. Anderson replied that tickets have been issued and the current fine is \$20. Dawidziak agreed that the fine needs to be increased.

Bauman stated that if people aren't obeying the signs now, a different sign more than likely won't make a difference.

Preusker also had concerns about restricting parking year around and felt it should be enforced during school hours only.

Johnson suggested the topic being tabled until more information could be obtained from the school and the bus service.

Vos stated that although he understands the need for safety and mobility for the buses, restricting parking 24/7 for homes in an area that already have limited parking would be difficult for those residents.

Dawidziak asked what it would take to increase the fines in the school areas. Mayor replied that an amendment to the Ordinance that covers fines for ordinance violations would need to be made. Bjelajac added that the amendment could be school zone specific too.

Mayor stated that this topic would be tabled until the October 20, 2015 Committee of the Whole meeting and information and representatives from the school and bus company would be available.

9. **Topic:** Ordinance 1998(4) to consider amending the Official Traffic Map by placing a yield sign on Devon Road at Serena Lane in the Murphy Farm Fox River Landing subdivision.

Mayor Miller introduced Ordinance 1998(4) and opened it for discussion.

Dawidziak stated that this was a good thing.

10. **Topic:** Motion 15-818 to consider approving an Airport Hangar Lease for a term of 29 years with Gary and Janette Gunderson 1480 Mike Taxiway.

Mayor Miller introduced Motion 15-818 and opened it for discussion. There was no discussion.

11. **Adjourn**

A motion was made by Ekes with a second by Vos to adjourn the meeting. With all in favor, the meeting adjourned at 7:37 p.m.

Minutes respectfully submitted by:



Diahnn Halbach
City Clerk
City of Burlington



CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
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Committee of the Whole Item Number: 5	Date: October 20, 2015
Submitted By: Carina Walters, City Administrator	Subject: Discussion regarding prohibiting parking in the front, side and street yards.

Details:

In 2010 Megan Watkins, presented an amendment to the Municipal Code prohibiting parking in the front, side and street yards of homes. The ordinance was drafted in response to requests of citizens, elected officials and city staff, to eliminate an ongoing issue of parking in the front, side and street yards of residential and business properties. It was a collaborated effort with the then City Administrator, Police Chief, Zoning Administrator, City Attorney, City Planner and the Engineering Technician to ensure proper procedures compliant with current practices and laws. Reasons are unclear per the minutes of July 6, 2010 why the ordinance was delayed and ultimately never brought before the Common Council for further discussion. In September 2015 residents and elected officials asked for this item to come forward for future discussion.

In summary, the then proposed ordinance prohibited parking of vehicles, including recreational vehicles and trailers, on unimproved surfaces in the front, side and street yards. Parking would be allowed on improved surfaces in the rear yard only. Violators would be notified in person or by certified mail to remove the vehicle or apply for a driveway permit within 72 hours of receipt of notification. A driveway or parking pad would be required to be constructed of the same surface material as the current driveway. If non-compliance continues, a \$50 citation would be issued to the vehicle owner. If non-compliance continues after thirty days, another \$50 citation would be issued, and would continue on this schedule until compliance is reached.

The challenges with allowing parking on grass and other unimproved surfaces is not only aesthetics, it creates land erosion, contamination of soil and ground water, breeding grounds for mosquitoes, visual obstructions for drivers and can reduce market values of neighboring properties. Staff is seeking direction from the Common Council to move forward with a similar ordinance that would prohibit parking in the front, side and street yards.

For your convenience, attached is a small sample list to use as a reference point of Wisconsin communities that prohibit yard parking.

Options & Alternatives:

Staff seeks direction from the Council whether to proceed with drafting an ordinance to prohibit parking in the front, side and street yards or to continue with current practice.

Financial Remarks:

For discussion only.

Executive Action:

This item is for discussion at the October 20, 2015 Committee of the Whole meeting.

Wisconsin Municipalities That Ban Front, Side and Street Yard Parking

Municipality	Ordinance Number	Verbiage Within Code Directly Related to Parking in Yards
Altoona	10.21.040A	The parking of any vehicle within the front yard or (street) side yard shall be on an improved surface driveway or parking pad. The remainder of the required front yard setback, and the street side surface driveway or parking pad. The remainder of the required front yard setback, and the street side surface driveway or parking pad. The remainder of the required front yard setback, and the street side yard setback on any corner lot, shall not be considered a part of the permitted parking area and shall be landscaped.
Delavan	10-1-22(d)	Parking of motor vehicles between the curb line area and the sidewalk area, commonly referred to as the "terrace," is prohibited. An exception to the provisions of this Subsection shall be the parking of motor vehicles in driveways, approaches, or areas designated for that purpose and not in violation of other Sections of this Chapter.
Elkhorn	7.11(5)	Parking in Front Yard in Residential District. No person shall park or store any motor vehicle in the established front yard of any residential district except upon a driveway which shall be delineated by the area leading directly from the street to a garage, carport or rear yard parking area. Any vehicle parked in the front yard, shall be parked with all wheels on the driveway surface, without obstructing the sidewalk or the driveway apron. Exemption. (Cr. #10-08) Parking in the front yard is allowed during the Walworth County Fair annually in the residential district of the 10 block of N. Jackson Street and on E. Court Street from N. Lincoln Street to First Avenue.
Eau Claire	16.36.080B	The parking of any motor vehicle on any lot shall be on a driveway or parking area having an improved surface. "Improved surface" means a surface of bituminous paving over a base course, Portland cement concrete, brick or block designed for this use and laid over a sand base, an oiled base course, or crushed rock, which provides a stable, hard driving surface which resists rutting, is impervious to erosion, does not result in blowing dirt or dust and the ponding of water, and which eliminates the accumulation of dust, dirt and mud.
Franklin	178-7F(1)(2)	No motor vehicle may be parked upon premises zoned as or employed for residential use unless within a garage or upon a paved or unpaved driveway leading directly from the roadway to the garage or parking stall. No parking will be allowed upon any unpaved surface.
Kenosha	6.01A2	Off-street parking in residentially-zoned districts (RR-1, RR-2, RR-3, Rs-1, Rs-2, Rs-3, Rg-1,Rg-2) shall be limited to the property's backyard or driveway apron as defined in §12 of this Ordinance,except for periods of a declared snow emergency.
Menomonie	4-6-1 and 4-6-3A	4-6-1: It is hereby recognized that uncontrolled residential off street parking, specifically in residential front yards, is a public nuisance. 4-6-3A: The parking of any motor vehicle upon a residential lot shall be in compliance with the following standards: The parking of any motor vehicle within the front yard or street side yard shall be on a driveway or parking pad.
Milwaukee	295-75	No motor vehicle shall be left parked within the front yard or the front, rear street, side street or side setback of the principal building or any residential property, including single family, 2-family, and multi-family dwellings.
Prescott	635-56C(1)(2)	Off-street parking is permitted in all yards of all districts except in the non-driveway front yards of single-family and two-family residence districts but shall not be closer than five feet to a nonresidential side lot line or rear lot line or closer than 15 feet to a right-of-way. Off-street parking in the single-family and two-family residence districts is permitted in the front yard in the driveway.
Tomah	52-206	No front yard of a lot in any residential or business district upon which a dwelling unit is located shall be used for parking of motor vehicles nor shall motor vehicles parked on any other front yard be permitted within five feet of the right-of-way line of a street. The enforcement of this section shall be the responsibility of the building inspector, or any other code enforcement officer.
Wausau	23.12.130(a)(b)	Parking is permitted anywhere in the rear yard or interior side yard on an improved surface as defined in 23.12.140(b). Parking in the required front yard or required corner side yard will only be permitted if located on a driveway. Vehicles parked on a driveway shall not obstruct the public way. Driveways shall not be wider than: (1) Thirty percent (30%) of the lot width or thirty (30) feet, whichever is less for single family dwellings; (2) Forty percent (40%) of the lot width or forty-two (42) feet, whichever is less for two-family and multi-family dwellings. No parking shall be allowed in the front or corner side yard where a transitional use is involved.

AN ORDINANCE CREATING SECTION 293-3G TITLED "PARKING ON FRONT, SIDE AND STREET YARDS" OF THE CITY OF BURLINGTON MUNICIPAL CODE

WHEREAS, the City of Burlington has adopted Chapter 293 "Vehicles and Traffic" of the City of Burlington Municipal Code to regulate traffic and parking within the City; and,

WHEREAS, the Common Council seeks to create Section 293-3G of the Municipal Code to regulate parking on front and side yards in all Zoning Districts of the City; and,

WHEREAS, the Common Council has determined that the provisions of these amendment to Section 293-3 is necessary in order to protect the health, safety, welfare and convenience of the public:

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Burlington as follows:

Part I. Chapter 293 of the Code of Burlington, Racine and Walworth Counties, Wisconsin, entitled "Vehicles and Traffic", Section 293-3, "Parking Restrictions", Subsection G, "Parking on Front, Side and Street Yards" is hereby created as follows:

G. Parking on Front, Side and Street Yards.

- (1) Purpose. The purpose of this section is to define acceptable areas for parking vehicles within the front yard, side yard or street yard of private properties in order to address off-street parking issues and maintain the acceptable appearance of City neighborhoods.
- (2) Restrictions.
 - (a) This ordinance applies to both (i) the owner of the hereinafter described Vehicle and (ii) the owner of the private real property on which the Vehicle is located.
 - (b) No person shall park or store, or allow the parking or storage, of any motor vehicle, boat, watercraft, trailer, camper, recreation vehicle or off-road vehicles (each hereinafter referred to as a "Vehicle") in the front yard, side yard and/or street yard, as defined in Section 315-140, of any private parcel of real property in any residential or commercial district in the City of Burlington, except upon:
 - (1) A parking area approved by the Plan Commission as a part of an approved Site Plan, Conditional Use Permit, or other similar permit; or
 - (2) A driveway which shall be delineated by the area (i) leading directly from the street to a garage, carport, or rear yard parking area, and/or (ii) a circular

driveway.

- (c) With respect to the parking and/or storage of a Vehicle on a driveway as allowed in the above subsection (2)(b)(2), any such Vehicle shall be located totally within the driveway area, and shall neither intrude into the sidewalk area nor onto any portion of the driveway located within the public right-of-way.
- (d) Extensions to the driveway surface, beyond the area described in subsections (2)(b)(2) and (2)(c), are permissible provided all of the following apply:
 - (1) Both the extension and driveway are paved with the same surface as the existing driveway; and,
 - (2) The extension is at least three feet from the side lot line; and,
 - (3) The paved area is no longer than the rear wall of the existing accessory structure from the edge of the public right-of-way; and,
 - (4) Whenever practicable, the extension shall be located on the side of the driveway such that it extends toward the nearest side lot line. When such a configuration is not possible, the property owner may seek approval from the Plan Commission to add an extension into the greater front yard of the property.
 - (5) The paved area and/or construction of the same shall meet any other requirements of the Municipal Code including, but not limited to, zoning requirements, right-of-way, and building permit requirements.
- (3) Exceptions. Appeals to the requirements of this ordinance shall be filed with the Building Inspector and heard by the Plan Commission. In hearing and deciding appeals, the Plan Commission shall have the power to grant relief from the terms of this section only where there are unusual and practical difficulties or undue hardships due to an irregular shape of the lot, topographical, or other conditions present, as contrasted with merely granting an advantage or convenience. Decisions of the Commission shall be consistent with the purpose and intent of this section.
- (4) Enforcement.
 - (a) Notification of a violation hereunder and order for removal of the Vehicle may be accomplished by the Police Department or Building Inspector by written notice of such violation and order for removal delivered to the Vehicle owner's last known address, or in the event said vehicle is located on private property, to the owner of said property on which the Vehicle is located.

- (b) The written notice of violation and order for removal described in above subsection (4)(a) shall be delivered either by personal delivery or by certified mail return receipt requested. Delivery shall be deemed completed upon the date of such personal service and/or the date of the receipt of the certified mail. The Vehicle owner and/or property owner shall then have a Seventy-Two (72) Hour time period after the date of delivery to remove the Vehicle or apply for a driveway permit with the Building Inspector, of which a thirty (30) day completion date shall succeed. Failure to meet the thirty (30) completion date shall be subject to the enforcement and penalty provisions of this ordinance. Both the Vehicle owner and the owner of the private property on which the Vehicle is located shall be subject to the enforcement and penalty provisions.
- (c) Any person who shall violate any provision of this chapter shall be subject to a penalty as provided in §293-15 of the Municipal Code.

Part II. Common Council Approval. The Common Council of the City of Burlington proceeded to adopt these proposed amendments and additions to the Code of the City of Burlington at its meeting held on _____.

Part III. Severability. If any provision of this Ordinance is found invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions of this Ordinance.

Part IV. Effective Date. This Ordinance shall take effect upon passage and adoption by the Common Council and the filing of proof of posting or publication in the Office of the City Clerk. Approved by the Common Council of the City of Burlington this _____ day of _____, 2010.

Introduced
Adopted:

Robert Miller, Mayor

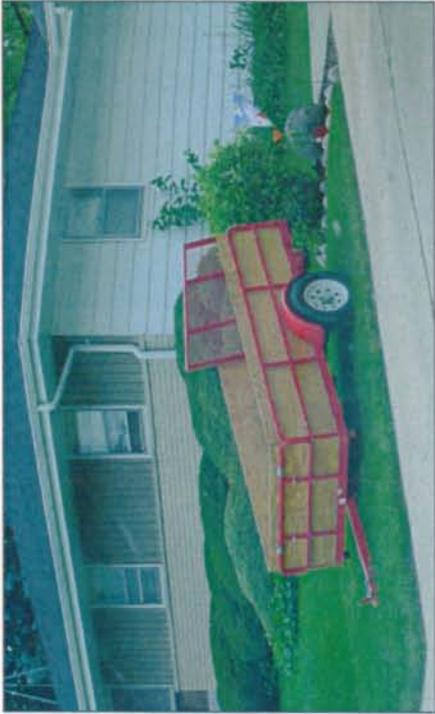
Attest:

Diahn Halbach, City Clerk

Parking examples that would not be allowed with an ordinance amendment



Parking examples that would not be allowed with an ordinance amendment





CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
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Committee of the Whole Item Number: 6	Date: October 20, 2015
Submitted By: Carina Walters, City Administrator	Subject: Resolution 4748(22) to authorize the application and grant agreement for the WEDC Community Development Investment Grant for property at 425 N. Pine Street.

Details:

Please see the attached memorandum from Tina Chitwood, Economic Development Consultant for the Racine County Economic Development Corporation (RCEDC) regarding the submittal of the Wisconsin Economic Development Corporation (WEDC) Community Development Investment (CDI) Grant application for 425 N. Pine Street (WIN Properties, LLC, Shad Brannen, Principle).

Options & Alternatives:

The Common Council could deny the grant application and agreement. The applicants have indicated that the grant would help fill a funding gap needed to make the project fit a sustainable business model. Denying the grant could jeopardize the overall project.

Financial Remarks:

The grant program is a reimbursement program which requires the grantee to submit all the required documentation for reimbursement. The City will apply for reimbursement from the State and act as a “pass-through” agent for the funds.

Executive Action:

This item is for discussion at the October 20, 2015 Committee of the Whole meeting and scheduled for final consideration at the November 3, 2015 Common Council meeting.



MEMORANDUM

TO: City of Burlington Common Council

FROM: Tina Chitwood, Community Development Manager

DATE: October 20, 2015

SUBJECT: Request to Submit a WEDC CDI Grant Application for 425 N. Pine St. (WIN Properties, LLC, Shad Brannen, Principle)

The purpose of this memo is to request approval from the Council to submit a WI Economic Development Corporation (WEDC) Community Development Investment (CDI) grant application for the downtown redevelopment project being undertaken by WIN Properties, LLC at 425 N. Pine St. Since November 2014 RCEDC has been the City's representative on this project coordinating multiple meetings with the building owner and WEDC community development staff regarding this grant program and the importance of historic preservation, as well as coordinating meetings with WI Historical Society staff regarding the Federal and State Historic Tax Credits programs and we have facilitated discussions with City staff and the Mayor to advance the redevelopment project to be applied for by this grant application.

Following is a summary of the CDI grant application deadlines, eligibility requirements, City expectations and project description for your information.

CDI GRANT INFORMATION

1. Grants support community redevelopment efforts by providing a grant up to 25% of the project costs.
2. Funded projects should lead to measureable benefits in job opportunities, property values and/or leveraged investment by public and private partners. Benefits realized may be in the categories of: job creation, tax base growth and strong commercial/downtown districts.
3. Eligible applicants include municipalities.
4. Match requirement: \$3:1 investment in project costs. [25% of the project costs can be covered by the grant.]
5. Eligible activities: construction, renovation, historic preservation and infrastructure investment.

6. Eligible projects: rehabilitation and reuse of landmark buildings, blight elimination in downtown, historic preservation and high impact community space efforts.
7. Maximum award: \$250,000 per project (one application round in FY 2016).
8. Due date: November 13, 2015
9. Awards announced: Late December 2015 to mid-January 2016.
10. Evaluation criteria:
 - a. Direct economic benefits to the community,
 - b. Extent project will lead to additional development in the area,
 - c. Degree to which public and private partnerships have been developed,
 - d. Degree to which both public and private investment is being generated,
 - e. Extent to which the project compliments previous municipal or regional planning efforts,
 - f. Demonstration that grant funding is needed to fill the financial gap that cannot be met with public and/or private sources,
 - g. Demonstration of firm financial commitments for all sources of project funding,
 - h. "Shovel ready" project (able to proceed if grant award is made),
 - i. Degree to which community wide support for the project has been demonstrated, and
 - j. Project support of best downtown redevelopment practices.
11. The City will be expected to submit semi-annual fiscal and narrative reports based off of information compiled by the property owner until the project is completed. The City will handle grant disbursements.

PROJECT DESCRIPTION

1. Rehabilitation of an 18,000 sq. ft. building ravaged by fire in April 2014 and sitting vacant in the heart of the Downtown Historic Central Business District since that time.
2. First floor to be renovated into two retail storefronts of about 3,000 sq. ft. each, second floor to become office suites, and lower level to become a co-working space. Project also consists of an elevator to access all three floors, shared conference room in the lower level, restroom facilities, fire suppression sprinkler system installed in the entire building and new rear access at the back of the building.
3. One retail tenant and one office tenant have been secured and anticipate occupying the building by June 1, 2016.
4. The goal of the co-working space is to create a space that would serves as the stepping stone between a home office or coffee shop and a permanent location for businesses. The co-working space will be an open-concept space including 4-8 moveable work stations, free Wi-Fi, electrical, large screen TV for teleconferencing, and key fob security system for 24-7 access to the space.

5. Users will sign up as members holding them accountable to their use of the space and providing complete access to the amenities of the space at a fraction of the cost of renting an office in the area. An additional membership level will be offered to provide locked office space for people to rent and keep their belongings in a secure locked office, but still have access to the conference room and other amenities.
6. Small business development programming and resources will be offered by Gateway Technical College, Small Business Development Center, WI Women's Business Initiative Corporation and Racine County Economic Development Corporation. Additional partnerships are being forged with the Burlington High School students and staff in the Future Business Leaders of America program and outreach has been made with Catholic Central High School as well.
7. Overall, the co-working space allows entrepreneurs to reduce their operating costs while providing an environment that encourages collaboration, a great place to network, recruit new talent and eliminates the isolation of working from home or other public spaces.

Without Mr. Brannen's vision to rehabilitate the 425 N. Pine St. building the City would have been left with a missing tooth in the award-winning smile of its historic downtown. The overall project advertises to the community the historical and economic importance of the project.

- ❖ *The Council is requested to consider the request to submit a WEDC CDI Grant application on behalf of WIN Properties, LLC.*

A RESOLUTION AUTHORIZING THE APPLICATION AND GRANT AGREEMENT FOR THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION COMMUNITY DEVELOPMENT INVESTMENT GRANT FOR THE 425 N. PINE STREET (WIN PROPERTIES, LLC) REDEVELOPMENT PROJECT

WHEREAS, The Wisconsin Economic Development Corporation has available Community Development Investment Grants; and,

WHEREAS, WIN Properties, LLC has a project that is eligible for a WEDC Community Development Investment Grant; and,

WHEREAS, the City of Burlington's Downtown Strategic Plan calls for the promotion of downtown redevelopment projects through the use of grant dollars, and;

WHEREAS, the Common Council has determined that entering into an agreement with WIN Properties, LLC for the management of grant funds advances the strategic goals of the City; and,

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington that the application for the Wisconsin Economic Development Corporation Community Development Investment Grant for the WIN Properties, LLC project be approved and the Mayor will submit a letter of support of the project on behalf of the Council.

BE IT FURTHER RESOLVED that the Mayor is authorized to sign the WIN Properties, LLC project grant application and provide a letter of support on behalf of the Council in support of the project.

Introduced: October 20, 2015
Adopted:

Robert Miller, Mayor

Attest:

Diahnn Halbach, City Clerk



CITY OF BURLINGTON

Police Department

224 E. Jefferson Street, Burlington, WI, 53105
 (262) 342-1100 – (262) 763-5158 fax
 www.burlington-wi.gov

Committee of the Whole Item Number: 7	Date: October 20, 2015
Submitted By: Mark J. Anderson, Chief of Police	Subject: Resolution 4749(23) approving the award of building heating boilers in the amount of \$36,580.00.

Details:

The City of Burlington Police Department’s boilers were installed as part of the building’s original construction in 1983. The current boilers are rusted, leak water, and operate at 85% efficiency. While not part of the existing Equipment Replacement Fund, the Equipment Replacement Fund allocated \$49,000.00 for a backup generator for the Police Department. The Police Department is recommending those funds be used to replace the current boilers.

As part of the new boiler system, a new expansion tank will also be installed and will be placed next to the new boiler. The old expansion tank (the large white container in the attached photos) is installed above the old boilers. While most bids remove the old tank as part of the install, the recommended bidder gives the option to leave it. Although it can stay in its current place, the newly installed boiler-related piping will make it impossible to remove at a later time. Therefore, it doesn't make sense to leave an unused piece of equipment in the PD.

Seven bids from four businesses were received during the bidding process (August 20 - October 8, 2015) in response to specifications for building heating boilers:

Mechanical Associated of Wisc., Inc. submitted a bid for	\$29,000.00 (83% efficiency)
Just Service, Inc. submitted a bid for	\$35,750.00 (up to 99.8% efficient)
Just Service, Inc. submitted a bid for	\$36,240.00 (up to 95.7% efficient)
Just Service, Inc. submitted a bid for	\$37,422.00 (up to 95% efficient)
United Mechanical Inc. submitted a bid for	\$48,150.00 (up to 89% efficient)
Mechanical Associated of Wisc., Inc. submitted a bid for	\$50,936.00 (up to 93.5% efficient)
Vorpagel Service, Inc. submitted a bid for	\$59,750.00 (up to 95% efficient)

Staff recommends the Common Council award the bid for boiler replacement to Just Service, Inc. for \$36,580 (\$35,750.00 for the 99.8% efficient boiler system and \$830.00 for the removal and demolition of the existing expansion tank).

Options & Alternatives:

An alternative would be to not replace the existing boilers. There is always a risk of failure or major and expensive repair work. The Police Department operated without air conditioning for a portion of the summer when the air conditioning unit, also installed in 1983, failed earlier this year.

Financial Remarks:

This item was not included Police Department’s Equipment Replacement Fund but is below the budgeted amount of \$49,000 allocated in the Equipment Replacement Fund for a backup generator.

Executive Action:

This item is set for discussion at the October 20, 2015 Committee of the Whole meeting and scheduled for the November 3, 2015 Common Council meeting.

Resolution No. 4749(23)
Introduced by: Committee of the Whole

**A RESOLUTION APPROVING THE AWARD OF BID FOR A NEW BOILER SYSTEM
FOR THE CITY OF BURLINGTON POLICE DEPARTMENT TO JUST SERVICE FOR
THE AMOUNT OF \$36,580.00**

WHEREAS, on June 1, 2004 the Common Council did approve Resolution 3812(18), a Resolution Adopting a Purchasing Policy for the City of Burlington; and,

WHEREAS, the Purchasing Policy requires that all non-construction related Budget Items requiring expenditures of \$15,000 or more to be reviewed and pre-approved by the Common Council; and,

WHEREAS, the Council may direct, at its discretion, that the item is to be bid in the same manner as construction contracts, or that it is to be combined with or included in another governmental bid, but shall not be required to do so; and,

WHEREAS, the City of Burlington Police Department has a need for to replace its existing building heating boilers; and,

WHEREAS, bids were received from four service providers by City and reviewed by City staff and reviewed on October 20, 2015; and,

WHEREAS, the City Administrator does recommend acceptance of the bid from Just Service, Inc. for the not-to-exceed price of \$36,580.00.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington that the bid for an boiler system be awarded to Just Service, Inc. for the not-to-exceed amount of \$36,580.00

Introduced: October 20, 2015
Adopted:

Robert Miller, Mayor

Attest:

Diahnne Hallback, City Clerk



September 22nd, 2015

City of Burlington Police Department
224 E. Jefferson St
Burlington WI
Attn: Brian Wood

Re: Boiler replacement project

We are pleased to provide a quote for the replacement of the building heating boilers with high efficient condensing boilers. I have included 3 options for equipment; the installation is the same for either boiler.

Includes:

- Isolate and demo existing boilers
- Provide (2) new high efficient condensing boilers
- Set new boilers
- Provide new 80 gallon buffer tank
- Pipe boilers and system into buffer tank to have a primary/secondary system
- Pipe gas to new boilers
- Vent new boiler out the side wall
- Duct in combustion air to new boilers
- Wire in new boilers and sensors
- Provide and pipe in new expansion tank sized for the system
- Start new boilers and program outdoor reset curve
- Insulate new piping
- Permits

Option 1

(2) Triangle Tube Solo series model 399 boilers up to 95% efficient.....\$37,422.00

Option 2

(2) IBC model SL 80-399 boilers up to 95.7 % efficient.....\$36,240.00

Option 3

(2) Hamilton Engineering model EVO-299 up to 99.8 % efficient.....\$35,750.00

Phone: (262) 886-2365 ~ Fax: (262) 790-1299
P.O. Box 26537, Milwaukee, WI 53226
www.iustserviceinc.com



Expansion tank option.

The above quote includes a new expansion tank. The existing expansion tank is to be abandoned in place.

To have the existing tank demoed add.....\$830.00

Thank you,

Jeff Kendziorski
Just Service Inc.
262-364-6876

UNITED MECHANICAL INC.

Equal Opportunity Employer

Telephone (262) 632-6131
632-6132
Fax (262) 632-2227
Email unitedmc@execpc.com

1500 Twelfth Street Racine, Wisconsin 53403-1699

October 6, 2015

Burlington Police Department
224 East Jefferson Street
Burlington, WI. 53105

Attn: Mark Anderson

Re: Hot Water Boiler Replacement

We propose to supply the *Labor & Material* to do the following:

- Demo 2 existing cast iron hot water boilers.
- Demo existing expansion tank in the ceiling.
- Set 2 new Weil-McLane Ultra 299,000 BTU boilers.
- Vent new boiler out the set of louvers that are not in use any more. Vents and intakes will be 4 inch sch 80 PVC.
- Install a pot feeder for chemical injection at owner's discretion.
- Install 2 new ¼ HP system pumps.
- Install and pipe a new diaphragm expansion tank that goes on the ground.
- Pipe supply and return header together to make system a primary/secondary.
- Insulate all new piping.

This can be done for a sum of **\$48,150** plus all applicable taxes.

EXCLUSIONS

- N/A

This quotation is based on regular work hours, unless noted, and is valid for 30 days.

Thank you for this opportunity. If you have any questions please feel free to contact me at our office.
(262) 632-6131

Sincerely,
United Mechanical

Corey Kromke
Superintendent

Please sign and date a copy of this letter and mail or fax to our office. (262) 632-2227

Accepted by: _____ Date: _____

HEATING • VENTILATING • AIR CONDITIONING • PLUMBING
PROCESS PIPING • TEMPERATURE CONTROL • FIRE PROTECTION



Mechanical Associates of Wisc., Inc.

1421 13th Street Racine, WI 53403 (262) 633-8811 Fax: (262) 633-5212

Plumbing & HVAC

September 24, 2015

Proposal No. 092415-B

Brian Wood
City of Burlington
224 E. Jefferson
Burlington, WI

RE: BOILER REPLACEMENT

Dear Brian:

We propose to furnish labor, tools and equipment to perform the following two options:

Option 1-

- * Supply and install 2 new Patterson-Kelly MACH Model CM-300.
- * 86% minimum efficiency, 93.5% can be achieved.
- * 2-3 week delivery.

FOR THE SUM OF \$50936.00

Option 2-

- * Supply and install two new Peerless SERIES 64 cast iron boilers.
- * 83% efficiency.
- * 1 week delivery.

FOR THE SUM OF \$29000.00

Both quotes include:

- * Removal of old boilers
- * Gas piping, Water piping
- * Permits, Start up
- * New bladder type expansion tank
- * Breeching and low water cutoffs
- * Electrical wiring, connecting to existing controls

- * The Mach boiler will include new boiler pumps and the piping will have to be modified for these boilers and will take some extra time to convert to a primary, secondary system.

- * We could install the Peerless boilers one at a time after the new isolation valves are installed to keep the building heated during construction.

Note:

- * Interface with your control system by others
- * normal working hours. 7:00am – 3:30pm.
- * We have not included removal of the existing expansion tank.

Give me a call with any questions.

Peter R. Walquist
President

PRW/td



HEATING & AIR CONDITIONING SPECIALISTS
P.O. BOX 367, BURLINGTON WI 53105
(262)763-2573 OR (800)924-2573 (Outside Burlington)
(262)763-3015 (FAX)

PROPOSAL

PROPOSAL SUBMITTED TO: CITY OF BURLINGTON	PHONE NUMBER: 262.763.2920	DATE: AUGUST 20, 2015
STREET: 300 N. PINE STREET	JOB NAME: CITY OF BURLINGTON POLICE DEPT	
CITY, STATE AND ZIP CODE: BURLINGTON, WI 53105	JOB LOCATION: 224 EAST JEFFERSON STREET	

WE PROPOSE, HEREBY TO FURNISH LABOR AND MATERIALS- COMPLETE IN ACCORDANCE WITH SPECIFICATIONS BELOW, FOR THE SUM OF:

FIFTY NINE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND 00/100'S

PAYMENT TO BE MADE AS FOLLOWS:

ALL MATERIALS ARE GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS BELOW INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

AUTHORIZED SIGNATURE _____
ERIC VORPAGEL

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

WE PROPOSE TO FURNISH AND INSTALL THE FOLLOWING SYSTEMS AS SPECIFIED BELOW:

A. TWO (2) TRIANGLE TUBE PRESTIGE SOLO 95% AFUE AS FOLLOWS:

- TWO TRIANGLE TUBE SOLO 399 SERIES HOT WATER HEATING BOILERS WITH AUTOMATIC CONTROLS
- TWO MCDONALD MILLER PS851120 LOW WATER CUT OFFS
- TWO MCDONALD MILLER MANUAL RESET HIGH LIMITS

BOILER STANDARD EQUIPMENT

- FACTORY TESTED
- LIMITED 10 YEAR HEAT EXCHANGER WARRANTY
- STAINLESS STEEL FIRE TUBE HEAT EXCHANGER
- 30 PSI ASME RELIEF VALVE
- DRAIN VALVE
- DIRECT SPARK IGNITION
- NEGATIVE PRESSURE REGULATION GAS VALVE
- 50 VA TRANSFORMER
- COMBINATION T&P GAUGE
- OUTLET WATER TEMPERATURE SENSOR
- RETURN WATER TEMPERATURE SENSOR
- OUTDOOR TEMPERATURE SENSOR
- TriMax CONTROL FEATURES:
 - LARGE GRAPHIC INTERFACE
 - 60 SECOND SET-UP
 - 6 PRESET & CUSTOMIZABLE RESET CURVES
 - STANDARD MODBUS INTERFACE
 - 2 SPACE HEATING CALL INPUTS
 - CONTROLS UP TO 4 CIRCULATORS
 - 0-10 VDC MODULATION INPUT
 - OUTDOOR RESET
 - LOCKOUT SCREENS WITH ERROR DESCRIPTION AND TROUBLESHOOTING

RECOMMENDATIONS: CASCADE CONTROL FOR UP TO 6 BOILERS

- AUTO-CONFIGURE LINKED BOILERS
- SIMULTANEOUS SPACE HEATING & DHW CAPABILITY

Acceptance of Proposal - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
/Content © Vorpapel Service, Inc. 2015

Signature _____

Specifications

- FULL PARALLEL MODULATION
- BOILER ROTATION
 - DHW PRIORITY
 - WARM WEATHER SHUTDOWN
 - LOW WATER CUT OFF
- BELL & GOSSETT BOILER CIRCULATORS
- COMPLETE JACKET ASSEMBLY WITH FULLY REMOVABLE FRONT JACKET COVER
- FLOOR STAND ASSEMBLY FOR UNITS/OR WALL MOUNTED
- AUTOMATIC AIR VENT
- FOLD DOWN CONTROL PANEL FOR EASY ACCESS
- LINE AND LOW VOLTAGE PRE-WIRED TERMINAL STRIPS
- INDIVIDUALLY FUSED HIGH VOLTAGE TERMINALS
- ON/OFF POWER SWITCH
- CONDENSATE TRAP WITH DRAIN TEE ASSEMBLY

INSTALLATION MATERIALS AND LABOR

- CONNECTION TO EXISTING SUPPLY AND RETURN PIPING
- SCHEDULE 40 PVC FLUE VENT PIPING
- SCHEDULE 40 CONDENSATE DRAIN SYSTEM
- CONNECTION TO EXISTING NATURAL GAS AND ELECTRIC UTILITIES
- REQUIRED STATE AND LOCAL PERMITS
- TWO COMPRESSION TANKS WITH ACCESSORIES
- STATE OF WISCONSIN BOILER REGISTRATION
- LABOR TO REMOVE THE EXISTING HEATING BOILERS AND INSTALL TRIANGLE TUBE HIGH EFFICIENCY SYSTEM
- WARRANTY
 - ONE YEAR WARRANTY ON MATERIALS AND WORKMANSHIP
 - TRIANGLE TUBE 10 YEAR LIMITED HEAT EXCHANGER WARRANTY
 - TWO YEAR CONTROL AND BLOWER WARRANTY

TOTAL INVESTMENT: \$59,750.00

(FIFTY NINE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND 00/100'S)

ASBESTOS ABATEMENT ALLOWANCE – BOILER ROOM: \$2,160.00 FPR ABATEMENT PROCEDURES

NOTE: WATER PH MUST BE BETWEEN 6.0 AND 8.0 WITH A HARDNESS OF NO MORE THAN 7 GRAINS





WALSH
Fire & Life
Fire Protection Services, Inc.
PO Box 1077
Waltham, MA 02451
Tel: 781.881.1111
Fax: 781.881.1112
www.walshfire.com

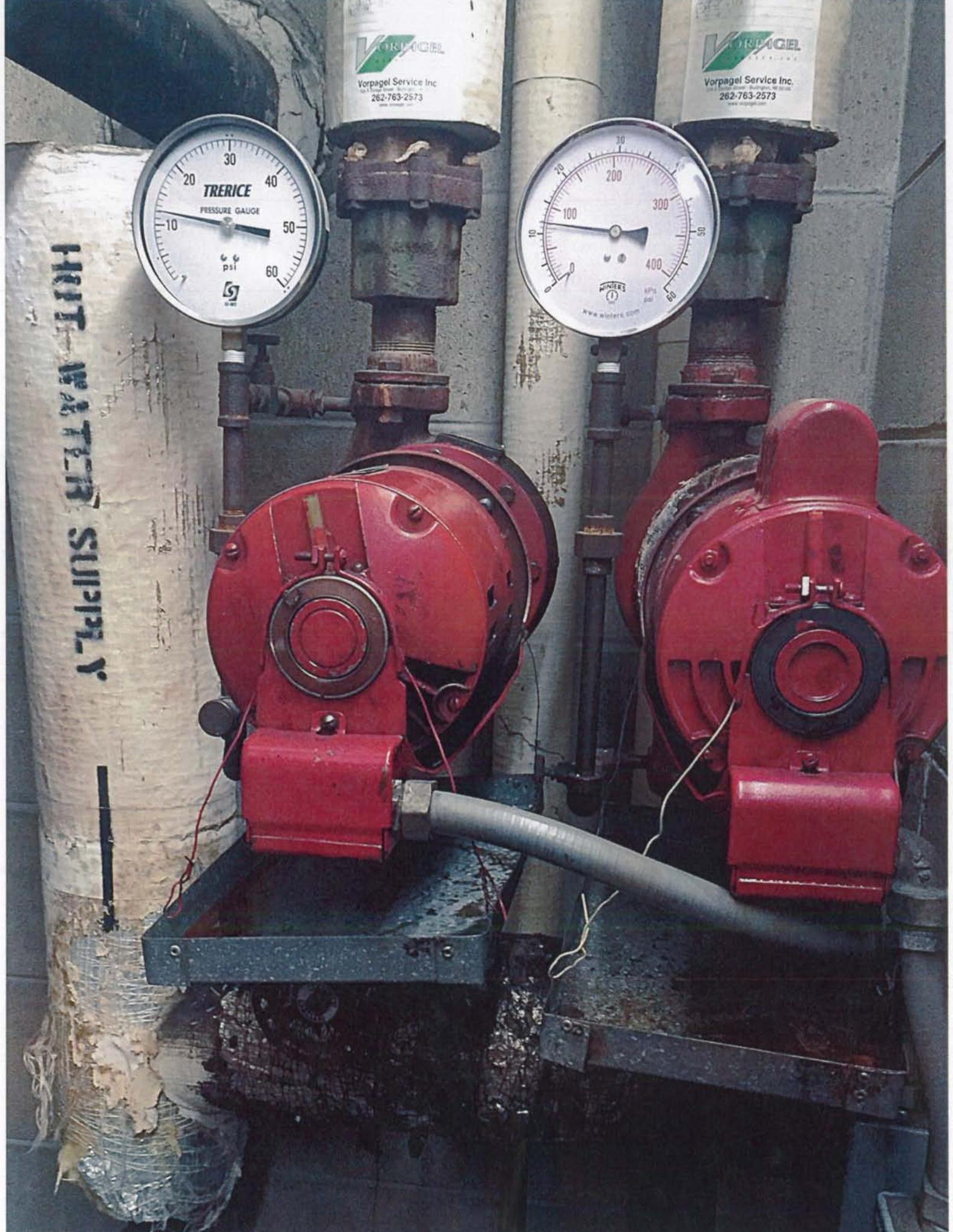


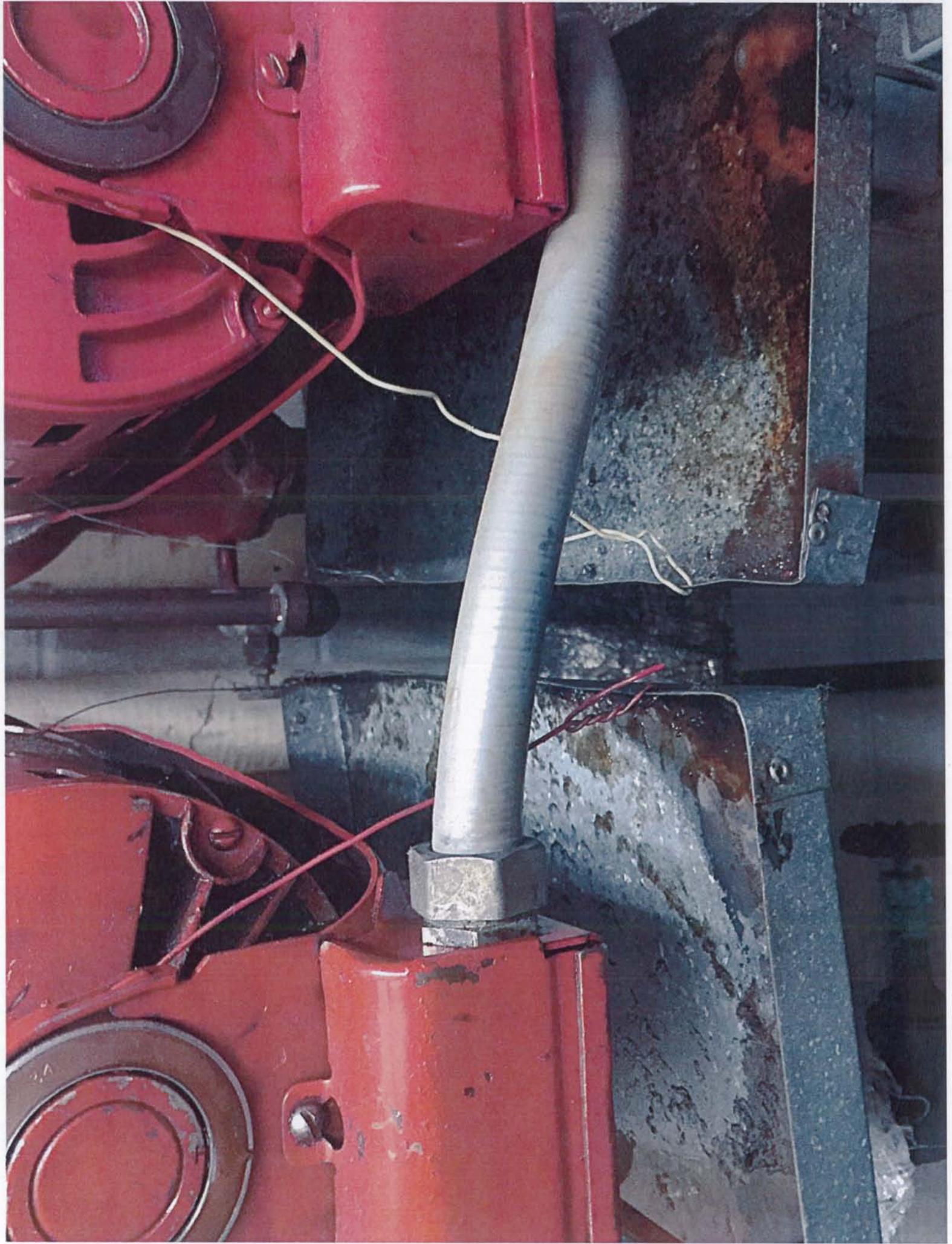


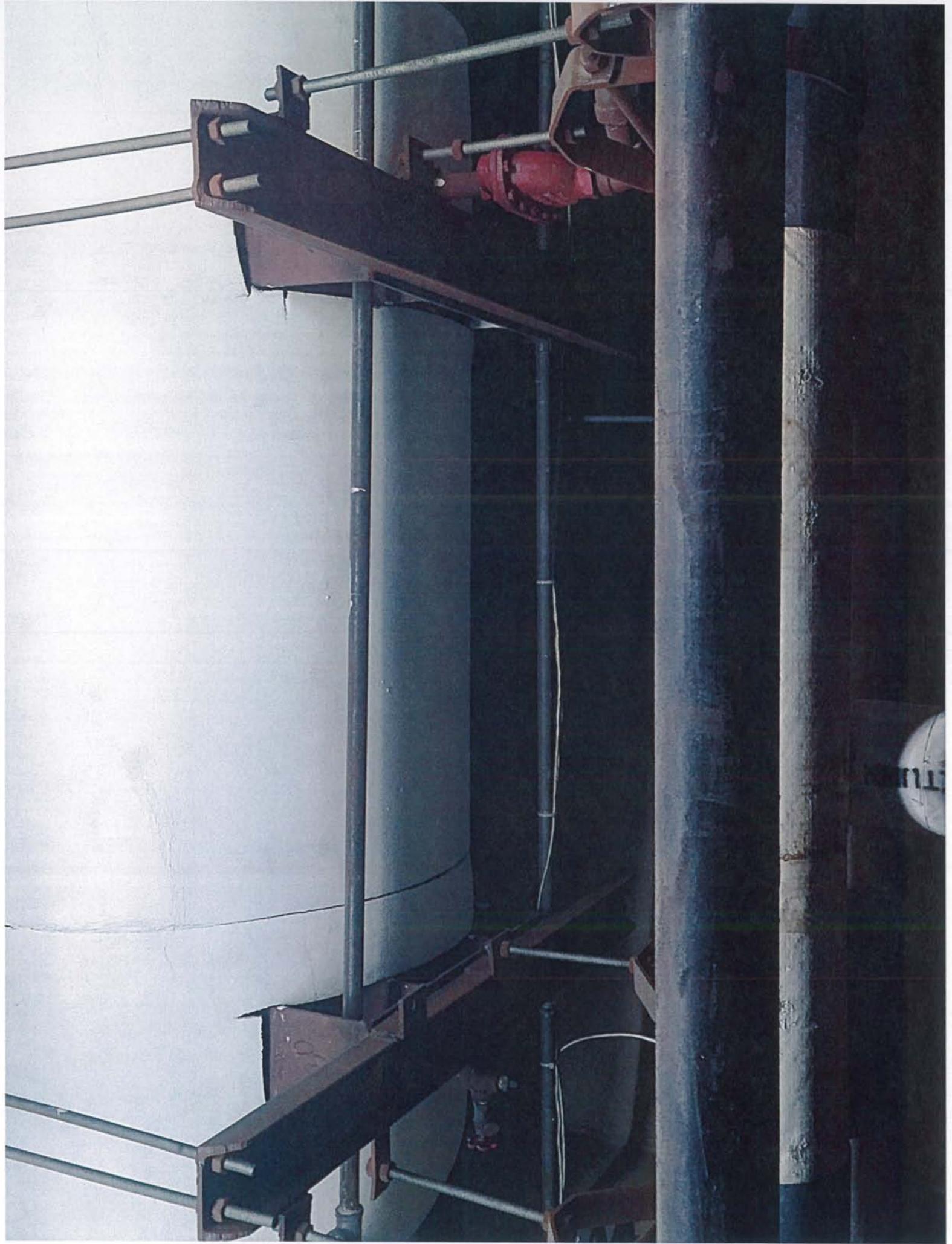
VORPAGEL
Vorpagel Service Inc.
262-763-2573

VORPAGEL
Vorpagel Service Inc.
262-763-2573

HOT WATER SUPPLY









CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

Committee of the Whole Number: 8	Date: October 20, 2015
Submitted By: Gregory Guidry, Building Inspector	Subject: Ordinance 1999(5) to approve a rezone request for 457 Milwaukee Avenue.

Details:

This item is to consider recommending approval of a rezone request from Jon Thorngate at 457 Milwaukee Avenue from B-2, Central Business District to I-1, Institutional District. The applicant intends to use the property as a church for Mt. Zion Christian Church/LifeBridge Community Church. LifeBridge Community Church is currently operating out of the Plaza Theater building across the street from the proposed location at 457 Milwaukee Avenue.

The Plan Commission approved this rezone request at their October 13, 2015 meeting.

Options & Alternatives:

The Council may choose to deny this rezone request.

Financial Remarks: N/A

Executive Action:

This item is for discussion at the October 20, 2015 Committee of the Whole meeting and for Public Hearing and consideration at the Common Council meeting the same night.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY
REZONING 457 MILWAUKEE AVENUE
FROM B-2, CENTRAL BUSINESS DISTRICT TO I-1, INSTITUTIONAL DISTRICT**

WHEREAS, the City of Burlington, owner, requests property located at 457 Milwaukee Avenue as described in Attachment "A" to be rezoned to I-1 Institutional District; and,

WHEREAS, this request was heard at, and recommended for approval by the Plan Commission at their October 13, 2015 meeting; and,

WHEREAS, a public hearing was held regarding this matter at the Common Council's October 20, 2015 meeting.

NOW THEREFORE BE IT ORDAINED that the Common Council of the City of Burlington, Racine County and Walworth County, State of Wisconsin does as follows:

Section 1. The district map of the City of Burlington, as it is incorporated by reference and made part of the City Zoning Ordinance, is hereby amended and changed in relation to the zoning classification of land more particularly described as follows:

Owner:	Wisconsin Vision Associates
Applicant:	Jon Thorngate of Mt. Zion Christian Church/LifeBridge Community Church
Applicant Address:	2330 State Road 120
Location of Request:	457 Milwaukee Avenue
Existing Zoning:	B-2, Central Business District
Proposed Zoning:	I-1, Institutional District
Proposed Use:	To use as a church

Section 2. The district map in all other respects shall remain the same.

Section 3. This ordinance shall take effect upon its passage and publication as provided by law.

NOW THEREFORE BE IT FURTHER ORDAINED that the City Clerk shall provide a copy of this ordinance to Planning and Development Director, Julie Anderson, of Racine County Planning and Development, located at 14200 Washington Ave., Sturtevant, WI 53177 and Walworth County Land Use & Resource, 100 W. Walworth Street, P.O. Box 1001, Elkhorn, WI, 53121.

Introduced: October 20, 2015
Adopted: _____, 2015

Robert Miller, Mayor

Attest:

Diahn Halbach, City Clerk

ATTACHMENT A

Legal Description

457 MILWAUKEE AVENUE:

THAT PART OF NORTHWEST 1/4, NORTHEASTERLY 58 OF SOUTHWESTERLY 412.5 OF SOUTHEASTERLY, 123.25 WEST OF GENEVA STREET, NORTH OF LEWIS STREET TO THE CITY OF BURLINGTON, RACINE COUNTY.



CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

Committee of the Whole Number: 9	Date: October 20, 2015
Submitted By: Gregory Guidry, Building Inspector	Subject: Ordinance 2000(6) to consider amending the Multi-Jurisdictional Comprehensive Plan for property at 457 Milwaukee Avenue.

Details:

This item is to consider approval of request from Jon Thorngate to amend the Racine County Multi-Jurisdictional Comprehensive Plan at 457 Milwaukee Avenue from “Commercial” to “Governmental and Institutional”. The applicant intends to use the property as a church for Mt. Zion Christian Church/LifeBridge Community Church. LifeBridge Community Church is currently operating out of the Plaza Theater building across the street from the proposed location at 457 Milwaukee Avenue.

Plan Commission recommended approval of this amendment as Resolution 21 at their October 13, 2015 meeting.

Options & Alternatives:

The Council may choose to deny this amendment request and recommend a different option from the applicant.

Financial Remarks:

There are no costs associated with this request.

Executive Action:

This item is for discussion at the October 20, 2015 Committee of the Whole, for Public Hearing at the October 20, 2015 Common Council meeting and for consideration at the November 3, 2015 Common Council meeting.

**ORDINANCE AMENDING THE RACINE COUNTY MULTI-JURISDICTION
COMPREHENSIVE PLAN FOR THE CITY OF BURLINGTON, WISCONSIN FOR
457 MILWAUKEE AVENUE**

The City Common Council of the City of Burlington, Wisconsin, do ordain as follows:

Section 1. On July 21, 2009, the City of Burlington adopted, as Ordinance No. 1890(11) a comprehensive plan (the "Plan") pursuant to the provisions of Sections 62.23(3)(b) and 66.1001 of the Wisconsin Statutes, such Plan being formally titled "A Multi-Jurisdictional Comprehensive Plan for the City of Burlington, Wisconsin."

Section 2. Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes allows the Plan to be amended, from time to time, by the City of Burlington under and pursuant to the provisions and procedures contained in such Sections 62.23(3)(b) and 66.1001(4).

Section 3. The City of Burlington wishes to so amend the Plan as expressly described below (the "Plan Amendment") and the procedures specified on Sections 62.23(3)(b) and 66.1001(4) of the Wisconsin Statutes for the Plan Amendment have been fully complied with by the City of Burlington.

Section 4. The Plan Amendment pertains to the real property (the "Real Property") located in the City of Burlington and which is more specifically described in attached Exhibit A, such Exhibit A being hereby incorporated herein by reference.

Section 5. The Common Council held a public hearing on said amendment on October 20, 2015 and which public hearing was properly noticed by a Class 1 notice under Chapter 985 of the Wisconsin Statutes and was duly published at least thirty (30) days before the public hearing was held.

Section 6. The City of Burlington Common Council hereby finds and determines based, in part, upon the City Plan Commission's recommendation and Plan Commission Resolution Number Twenty-One dated October 13, 2015 that:

- a) The Comprehensive Plan Amendment is consistent with the goals, objectives, and policies of the Plan.
- b) The Plan Amendment will not lead to any detrimental environmental effects.
- c) The Plan Amendment is compatible with surrounding land uses.
- d) The Comprehensive Plan Amendment will not overburden existing local and county facilities and services and such facilities and services are adequate to serve the type of development associated with the Plan Amendment.
- e) The Comprehensive Plan Amendment will enhance economic development within the City and County.
- f) The Comprehensive Plan Amendment is in substantial agreement with the recommendations of the regional land use plan.

Section 7. The Comprehensive Plan is accordingly hereby amended by the adoption of the following Plan Amendment: "Real Property (described in attached Exhibit A) be changed from its current land use designation of "Commercial" in the Plan to the new land use designation of "Governmental and Institutional" in the Land Use Plan Element and Land Use Plan Map for the year 2035 of the City's Comprehensive Plan.

Section 8. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City of Burlington Common Council and publication or posting as required by law.

Introduced: October 20, 2015

Adopted: _____, 2015

Robert Miller, Mayor

Attest:

Diahn Halbach, City Clerk

EXHIBIT A

THAT PART OF NORTHWEST 1/4, NORTHEASTERLY 58 OF SOUTHWESTERLY 412.5 OF SOUTHEASTERLY, 123.25 WEST OF GENEVA STREET, NORTH OF LEWIS STREET TO THE CITY OF BURLINGTON, RACINE COUNTY.