



## AGENDA PLAN COMMISSION

**Tuesday, November 10, 2015 at 6:30 p.m.**  
**Common Council Chambers, 224 East Jefferson Street**

**Mayor Robert Miller**, Chairman  
**Tom Vos**, Aldermanic Representative  
**Todd Bauman**, Aldermanic Representative  
**Darrel Eisenhardt**, Park Board President  
**John Lynch**, Commissioner  
**Chris Reesman**, Commissioner  
**Andy Tully**, Commissioner

1. Call to Order
2. Roll Call
3. Approval of the minutes of October 13, 2015
4. Letters and Communications: None
5. Citizen Comments
6. Public Hearings:
  - A. A Public Hearing to hear public comments regarding a Conditional Use application from Tyler Weavers for property located at 1624 & 1700 S. Teut Road to construct a senior living facility.
7. Old Business: None
8. New Business:
  - A. Consideration to recommend approval to the Common Council of a Certified Survey Map from Shawn McKibben for property located at 1624 & 1700 S. Teut Road to use the property as a senior living facility, subject to Patrick Meehan's October 30, 2015 and Kapur & Associates' November 4, 2015 memorandums to the Plan Commission.
  - B. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Shawn McKibben for property located at 1624 & 1700 S. Teut Road to rezone from B-1, Neighborhood Business District to Rm-4/PUD, Multi-Family Residential with a Planned Unit Development (PUD) Overlay, subject to Patrick Meehan's October 30, 2015 memorandum to the Plan Commission.
  - C. Consideration to approve Resolution 22 to amend the Multi-Jurisdictional Comprehensive Plan at 1624 & 1700 S. Teut Road from Commercial to High Density Residential, subject to Patrick Meehan's October 30, 2015 memorandum to the Plan Commission.

- D. Consideration to approve a Conditional Use and Site Plan application from Tyler Weavers for property located at 1624 & 1700 S. Teut Road to construct Oak Park Place a senior living facility for Phase 1 only, subject to Patrick Meehan's October 30, 2015 and Kapur and Associates' November 4, 2015 memorandums to the Plan Commission.
- E. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Gail Ketterhagen for property located at 5741 Brever Road in the Town of Burlington, subject to Patrick Meehan's October 30, 2015 memorandum to the Plan Commission.

9. Adjournment.

*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.*

*Note: Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Council, the Council will not take any action at this meeting.*



**Minutes**  
**City of Burlington Plan Commission**  
**October 13, 2015, 6:30 p.m.**

Mayor Robert Miller called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Vos and Todd Bauman; Commissioners Darrel Eisenhardt and Andy Tully were present. Commissioners John Lynch and Chris Reesman were excused.

**APPROVAL OF MINUTES**

Commissioner Eisenhardt moved, and Alderman Vos seconded to approve the minutes of September 8, 2015. All were in favor, and the motion carried.

**LETTERS & COMMUNICATIONS**

None

**CITIZEN COMMENTS**

None

**PUBLIC HEARINGS**

**A. A Public Hearing to hear public comments regarding a Conditional Use application from Mike Lewandowski for property located at 996 S. Pine Street to construct a building for marine equipment sales and services.**

- Mayor Miller opened the Public Hearing at 6:31 p.m.
- There were no comments.

Alderman Vos moved, and Alderman Bauman seconded to close the Public Hearing at 6:32 p.m. All were in favor and the motion carried.

**OLD BUSINESS**

**A. Consideration of a Conditional Use application from Mary Ann Sander for property located at 160 W. Chestnut Street for the operation of a tattoo and body piercing studio that was tabled at the September 8, 2015 meeting.**

- Mayor Miller opened this item for discussion.
- Mayor Miller stated Mary Ann Sander filed a new Conditional Use application and then decided to withdraw her second application; however, the commission must vote on the original Conditional Use Permit tabled at the September 8, 2015 meeting.

- Charles Hinds, 35147 Lakewood Drive, Burlington, stated he felt the City was giving false information about him to the public after he had gracefully stepped out of the business. Mr. Hinds stated it is wrong to deny a permit to someone who had no knowledge of the activity going on in the building.
- City Administrator Walters stated Ms. Sander wrote in her email that she chose to withdraw her application and close her business October 12, 2015. Alderman Vos stated the commissioners gave her time to reapply, which she did, and was her choice to withdraw that application.
- There were no further comments.

Commissioner Tully moved, and Alderman Vos seconded to deny the original Conditional Use application that was tabled at the September 8, 2015 meeting.

*All were in favor and the motion carried.*

## **NEW BUSINESS**

### **A. Consideration to approve a Conditional Use and Site Plan application from Mike Lewandowski for property located at 996 S. Pine Street to construct a building for marine equipment sales and services.**

- Mayor Miller opened this item for discussion.
- Greg Dziejic, director of Pinno Builders, and Mike Lewandowski, property owner, stated they would like to get approved for the Conditional Use Permit for the marine sales since it is currently zoned as M-1, which does not specify any marine sales. Patrick Meehan stated the dimensions were incorrect in reference to the off-street parking. Mayor Miller stated in Kapur & Associates' memorandum since the project is in excess of 40,000 square feet it will require a storm water management. Commissioner Tully verified that the two buildings in the back are planned for a future build and questioned if boats will be stored outside. Mr. Lewandowski replied the boats will be outside in a fenced area. Commissioner Tully stated the building is 38 feet from the road and will be at the entrance to the City and would like to see a brick façade facing the road instead of a pole barn. Mr. Dziejic stated that it could be accomplished. Commissioner Eisenhardt asked what the color of the building will be and Mr. Dziejic replied that has not been determined.
- Mr. Dziejic questioned if the sewer and water connection is on the opposite side of the highway. Gregory Guidry stated it is on the opposite side. Mayor Miller stated there will be no exemption for putting in septic and well water connection. Mr. Lewandowski was questioning how Kapur & Associates calculated 40,000 square feet when the two future buildings, not including the two cold storage buildings, are only 4,800 square feet. Patrick Meehan stated he is assuming the calculation came from the lot size. Patrick Meehan also stated the old plans had the future driveway marked and the existing driveway, but the new plans have a 24-foot wide driveway off of S. Pine Street. Patrick Meehan stated he does not see a driveway access easement joining the two properties. Mr. Dziejic stated the existing driveway was serving both properties and there will be a driveway accessing S. Pine Street.

Mayor Miller stated according to Kapur & Associates' memorandum the plans shall include a detailed driveway entrance. Mayor Miller stated there is an easement that covers Mr. Schneider's property located at 988 S. Pine Street to the old feed mill and wanted to know if there was an easement that continued onto the property located at 996 S. Pine Street when the two properties were spilt. Alderman Vos commented it might be beneficial to have the same ingress and egress access, since the taekwondo studio is for sale there might be an issue in the future. Commissioner Tully stated there is principle called "overburdening of an easement", a brand new easement must be drafted between the three properties if the easement will be shared. Mr. Lewandowski stated he wants the driveway on his property and would get rid of the little driveway to share an easement 12 feet in either direction.

- There were no further comments.

Alderman Vos moved, and Commissioner Eisenhardt seconded to recommend a conditional approval of a Conditional Use and Site Plan to construct a building for marine sales and services contingent on coming back in December for final approval with complete plans, drawings and an easement for the driveway, subject to Patrick Meehan's September 30, 2015 and Kapur & Associates' October 5, 2015 memorandums to the Plan Commission as follows:

- The City Zoning Ordinance does not provide a parking standard for marine sales types of uses. However, Section 315-48(J) of the City Zoning Ordinance indicates that: ". . . In the case of conditional uses, parking spaces for conditional uses not listed in Table 5 shall be provided in accordance with requirements designated by the Plan Commission upon recommendation of the City Planner and as may be required by the Common Council. . . ." Since the boats for sale on the subject property would be located in both the porch and enclosed building areas totaling 3,968 square feet of boat sales area (a type of storage area for very large items), Meehan & Company, Inc. recommends to the Plan Commission that a variation of the off-street parking standards set forth for warehouse uses in Table 5 of the City Zoning Ordinance be used as follows: 0.5 parking space per 1,000 square feet of floor area, plus 1 space per employee. This would be a minimum of 2 spaces for the 3,968 square feet of boat sales plus another 2 spaces for the two proposed employees, and one space for persons with disabilities and totaling a minimum of five off-street parking spaces. The applicant's "Site Plan (Plat of Survey)" indicates the provision of a total of eight off-street parking spaces inclusive of one space to accommodate persons with disabilities which meets the City Ordinance.
- Section 315-48(A) of the Zoning Ordinance, the minimum required driveway width to serve the proposed use is 24 feet. The applicant proposes one "future drive" with a width of only 19 feet. As indicated earlier in this memorandum, the subject property is proposed to use the existing, approximate 16-foot wide, shared driveway located contiguous to the abutting property at the northwest corner of the subject property until such time as the future driveway is constructed. However, no time frame for the construction of the proposed future driveway is provided by the applicant. Also, based upon Meehan & Company, Inc.'s September 21, 2015 telephone discussion with the applicant's Land Surveyor, Robert J. Wetzel, no share driveway access easement exists between the subject property and the northerly abutting property for this driveway to be shared by both property owners. Based upon the foregoing, Meehan & Company, Inc. recommends that the proposed

"future drive" be constructed at the City Zoning Ordinance required width of 24 feet in conjunction with the construction of the proposed parking lot which it is to serve. It is further recommended that the driveway location be reviewed and commented upon by the City Engineer regarding the safety and transportation engineering issues of its design and proposed location. A revised "Site Plan" shall be submitted to the City staff for review for compliance with these issues prior to the issuance of a Conditional Use Permit.

- Section 315-48(M) sets forth the minimum required width of off-street parking rows and aisles. Based upon that requirement, a double row and aisle of 60 degree parking spaces needs to be a minimum of 62 feet in width. The proposed "Site Plan (Plat of Survey)" indicates a double row and aisle of 60 degree parking spaces which are only 60 feet in width and not the required 62 feet in width. Therefore, it is recommended that a revised "Site Plan" shall be submitted to the City staff for review for compliance prior to the issuance of a Conditional Use Permit. [Note: Adequate space is available on-site in order to meet this requirement.] Section 315-48(G) of the City Zoning Ordinance requires that all off-street parking areas serving five (5) or more vehicles shall have all parking stalls permanently marked by painted lines or other approved material, and said marking shall be maintained so as to be legible at all times. Section 155-27 requires access roads and fire lanes to be a minimum width of 30 feet. These requirements shall be met prior to the issuance of an Occupancy Permit.
- As required of Section 315-137(C)(6), the existing and proposed topography shall be indicated on the "Site Plan" and the existing and proposed topography shown at a contour interval of not more than two feet at main sea level.
- As required of Section 315-137(C)(15), proposed sanitary sewers, storm sewers, and water mains shall be indicated on the "Site Plan" including existing and the general location of proposed sanitary sewers, storm sewers (including direction of flow), water mains, and fire hydrants noted on the site plan. All locations for the proposed connections to such utilities shall be indicated on the "Site Plan." As required of Section 315-137(C)(16), the location of any proposed storm-water management facilities, including detention/retention area(s) shall be noted on the "Site Plan." It shall indicate how the planned storm-water drainage system meets the requirements of the City's storm-water management plan. The project appears that it may be in excess of 40,000 square feet and will require storm water management due to increase in runoff generated from the additional impervious areas. The project will need to address storm water quality and release rates. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires post construction storm water management for a development site having a gross aggregate area of 40,000 SF or more. It is recommended the submittal of a detailed grading plan, site plan, paving plan, utility plan and all associated details. The plans shall show all dimensions, pavements, walks, grades, contours, erosion control locations, storm-water management, any proposed utilities, utility connections, detail driveway connections, all materials, lengths and restoration.

- As required of Section 315-137(C)(26), the location of all existing and proposed easements shall be shown on the "Site Plan," including access easements, utility easements, and all other easements.
- If any outdoor lighting is proposed in the future, outdoor lighting data is required which indicates location, type, and illumination level (in foot candles), meeting the requirements of Sections 315-30(H) of the City Zoning Ordinance. If lighting is planned, it is recommended that total cut-off luminaires be used throughout the site meeting the requirements of Sections 315-30(H) and 315-137(C)(25) of the City Zoning Ordinance.

*All were in favor and the motion carried.*

**B. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Jon Thorngate for property located at 457 Milwaukee Avenue to rezone from B-1 Central Business District to I-1 Institutional District.**

- Mayor Miller opened this item for discussion.
- Jon Thorngate, applicant, stated the church started with 15 people and has grown to service 250 people. He would like to be a part of the community and also feels it will be good for Burlington. Mr. Thorngate stated the building will be restored to a historical brick façade to give it some character. Mayor Miller stated there might be problems when removing the paint since there are specific ways it can be done. Mr. Thorngate stated he was well aware of the issue.
- There were no further comments.

Alderman Vos moved, and Commissioner Tully seconded to recommend approval for a Rezone Map Amendment, subject to HPC's overview and Patrick Meehan's September 30, 2015 memorandum to the Plan Commission as follows:

- The proposed comprehensive plan amendment is consistent with the goals, objectives, and policies of the plan.
- The proposed comprehensive plan amendment is compatible with surrounding urban land uses when not only considering the abutting, existing land uses but also when considering the specific types of uses currently located in the vicinity of the subject property.
- The proposed comprehensive plan amendment will enhance economic development within the City and County through the continued use of existing, developed, real property in the City.
- The proposed comprehensive plan amendment is in substantial agreement with the recommendations of the regional land use plan since the regional plan calls for urban type development in the area.

- That all of the subject property located at 457 Milwaukee Avenue currently shown as zoned in the B-2 Central Business District be rezoned by the Common Council into the I-1 Institutional District zoning classification.

*All were in favor and the motion carried.*

**C. Consideration to approve Resolution No. 21 to amend the Racine County Multi-Jurisdictional Comprehensive Plan for property located at 457 Milwaukee Avenue.**

- Mayor Miller opened this item for discussion.
- There were no comments.

Alderman Vos moved, and Alderman Bauman seconded to recommend approval of Resolution No. 21 to amend the Racine County Multi-Jurisdictional Comprehensive Plan.

*All were in favor and the motion carried.*

**ADJOURNMENT**

Alderman Bauman moved, and Commissioner Eisenhardt seconded to adjourn the meeting at 7:27 p.m.  
*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant



THE PLAN COMMISSION IN AND FOR THE CITY OF BURLINGTON

Notice of Hearing on  
Proposed Conditional Use Permit  
Rezone from B-1, Neighborhood Business District to Rm-4 (PUD), Multi-Family  
Residential with a Plan Unit Development (PUD) Overlay

TO WHOM IT MAY CONCERN:

**NOTICE** is hereby given that the Plan Commission of the City of Burlington, Racine County, Wisconsin, will conduct a hearing to discuss the proposed Conditional Use Permit for:

**Owner:** Scott Frank  
**Applicant:** Tyler Weavers  
**Location:** 1624 and 1700 S. Teut Road  
**Zoning:** B-1, Neighborhood Business District to Rm-4 (PUD), Multi-Family  
Residential with a Plan Unit Development (PUD) Overlay  
**Use:** Development of a senior living facility

**NOTICE IS FURTHER GIVEN** that a hearing on the above-mentioned Conditional Use Permit will be held by the City Plan Commission in the Courtroom of the Police Department, in the City of Burlington on:

**TUESDAY, NOVEMBER 10, 2015 DURING THE MEETING OF THE PLAN COMMISSION SCHEDULED TO BEGIN AT 6:30 P.M. OR SHORTLY THEREAFTER**

To consider the above Conditional Use Permit and to hear persons in support thereof or opposition thereto.

CITY OF BURLINGTON  
PLAN COMMISSION

Dated at Burlington, Wisconsin, 19<sup>th</sup> day of October 2015.

Diahnn Halbach, City Clerk

*Published in the Burlington Standard Press  
October 22<sup>nd</sup>, 2015 & October 29<sup>th</sup>, 2015*



## CITY OF BURLINGTON

**Administration Department**  
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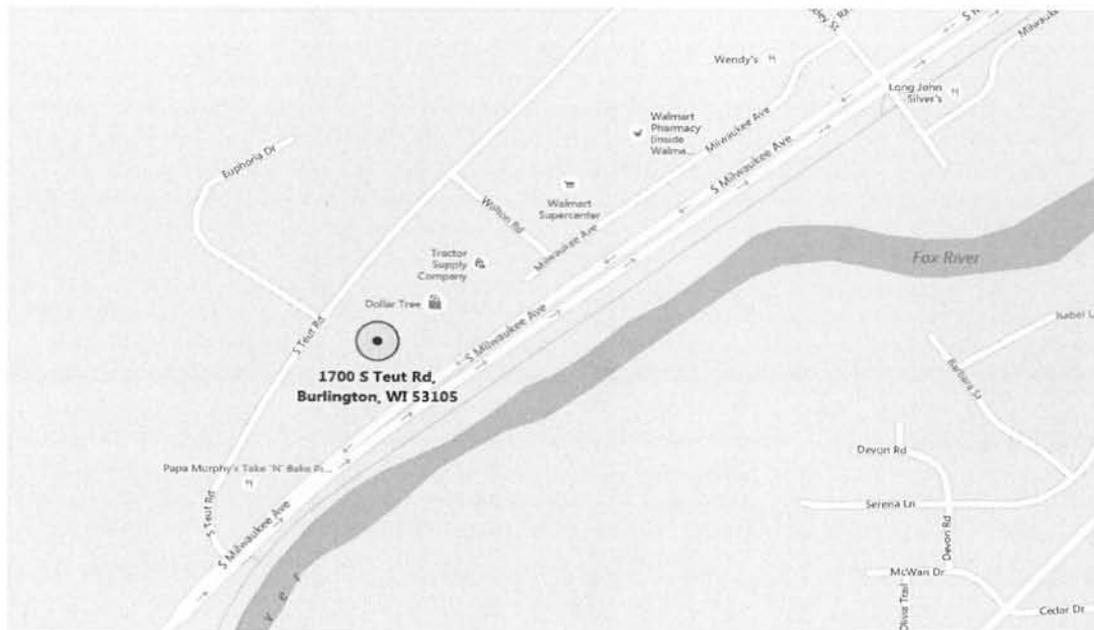
<b>Plan Commission Item Number: 8A</b>	<b>Date:</b> November 10, 2015
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Consideration to recommend approval of a Certified Survey Map at 1624 & 1700 S. Teut Road.

### Details:

This item is to consider recommending approval of a Certified Survey Map from Tyler Weavers, for property located at 1624 & 1700 S. Teut Road for Oak Park Place, a senior living facility. This CSM, drafted by Thomas L. Satter, RLS, seeks to combine the existing parcels into a single proposed Lot 1. Lot 1 is proposed to be about 264,009 square feet in area.

Patrick Meehan and Kapur & Associates conditionally recommend approval of this CSM subject to items listed in their memorandums.

### Map Location:



### Executive Action:

This item is for consideration at the November 10, 2015 Plan Commission meeting and will be placed on the November 17, 2015 Committee of the Whole and December 1, 2015 Common Council meeting for consideration.

# MEEHAN & COMPANY, INC.

PATRICK J. MEEHAN, AICP, AIA  
PRESIDENT

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HALES CORNERS, WI 53130-0925  
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## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** Meehan & Company, Inc.  
Patrick J. Meehan, AICP

**SUBJECT:** Review of a Proposed:

- A. Certified Survey Map (3 Sheets, dated September 28, 2015, prepared by Thomas L. Satter, RLS) for Part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of U.S. Public Land Survey Section 21, T3N, R19E, in the City of Burlington; and
- B. Comprehensive Plan Amendment (from "Commercial" Use to "High Density Residential" Use) in the City of Burlington; and
- C. Rezoning (from the B-1 Neighborhood Business District to the Rm-4 Multiple-Family Residence District and PUD Planned Unit Development Overlay District of Property Located at 1624 and 1700 S. Teut Road (Proposed Lot 1 of the Proposed Certified Survey Map Described Under Item A. Above) in the City of Burlington; and
- D. Conditional Use for a "Community Living Arrangements Which Have a Capacity for 16 Persons or More" in the Rm-4 Multiple-Family Residence District for Phase 1 ONLY; and
- E. Site Plan and Landscape Plan Review for Phase 1 ONLY.

for the Proposed Oak Park Place Senior Living Facility (for Phase 1 ONLY for 40 Units of Assisted Living and 40 Unites of Memory Care—a type of "Community Living Arrangements Which Have a capacity for 16 Persons or More") for Property Located at 1624 and 1700 S. Teut Road (Proposed Lot 1 of the Proposed Certified Survey Map Described Under Item A. Above) in the City of Burlington.

Owner(s): Scott Frank, Oak Park Properties of Burlington, LLC (under "Offer to Purchase" from Rhoda Runzheimer Trust and Rhoda Runzheimer Marital Trust), Oak Park Place; Applicants: Scott Frank, Tyler Weavers, and Shawn McKibben

**DATE:** October 30, 2015

## INTRODUCTION

Pursuant to the October 19, 2015 written request of the Kristine Anderson, Administrative Assistant of the City of Burlington, Meehan & Company, Inc. has prepared the following comments and recommendations pertaining to the proposed:

- Certified Survey Map (3 Sheets, dated September 28, 2015, prepared by Thomas L. Satter, RLS) for Part of the SE 1/4 of the SW 1/4 and the

SW 1/4 of the SE 1/4 of U.S. Public Land Survey Section 21, T3N, R19E ,  
in the City of Burlington; and

- Comprehensive Plan Amendment (from "Commercial" Use to "High Density Residential" Use) in the City of Burlington; and
- Rezoning (from the B-1 Neighborhood Business District to the Rm-4 Multiple-Family Residence District and PUD Planned Unit Development Overlay District of Property Located at 1624 and 1700 S. Teut Road (Proposed Lot 1 of the Proposed Certified Survey Map Described Under Item A. Above) in the City of Burlington; and
- Conditional Use for "Community Living Arrangements Which Have a capacity for 16 Persons or More" in the Rm-4 Multiple-Family Residence District for Phase 1 ONLY; and
- Site Plan and Landscape Plan Review for Phase 1 ONLY.

for the proposed Oak Park Place senior living facility (*for Phase 1 ONLY consisting of 40 units of assisted living and 40 units of memory care — a type of "community living arrangements which have a capacity for 16 persons or more"*) for property located at 1624 and 1700 S. Teut Road (proposed Lot 1 of the proposed Certified Survey Map described above under the first bullet point) in the City of Burlington. The subject property is about 265,009 square feet, or 6.08 acres, in area.

*The subject property is currently zoned in the B-1 Neighborhood Business District. Based upon a review of the application materials submitted, it is the understanding of Meehan & Company, Inc. that the applicant intends to rezone the subject property into the Rm-4 Multiple-Family Residence District and the PUD Planned Unit Development Overlay District.*

*A Comprehensive Plan Amendment to amend the planned land use designation for the subject property from its current "Commercial" land use district designation to a "High Density Residential" land use district designation is required in order to assure the rezoning is consistent with the City's adopted Comprehensive Plan as discussed later in this memorandum.*

*It is the understanding of Meehan & Company, Inc. that a public hearing for the proposed rezoning of the subject property into both the Rm-4 Multiple-Family Residence District zoning classification and the PUD Planned Unit Development Overlay District zoning classification is to be held before the Common Council pursuant to the provisions of Sections 315-121 and 315-43(H)(4) of the City Zoning Ordinance.*

*Under the provisions of Section 315-25(D)(1) of the City Zoning Ordinance, "Community Living Arrangements Which Have a capacity for 16 Persons or More" are conditional uses in the Rm-4 Multiple-Family Residence District. As such, the procedures for a "Conditional Use" as set forth under the provisions of Section 315-130 of the City Zoning Ordinance are to be followed and a public hearing held for the Conditional Use Permit for Phase 1 ONLY.*

The following application materials were submitted as part of the application materials and documents:

- a. "Certified Survey Map Review" Application, 2 pages, dated 10/15/2015.
- b. "Certified Survey Map," (3 Sheets, dated September 28, 2015, prepared by Thomas L. Satter, RLS) for Part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of U.S. Public Land Survey Section 21, T3N, R19E , in the City of Burlington.

- c. Letter to Oak Park Properties of Burlington, LLC from Rick J. Taylor, Trustee, Rhoda Runzheimer Marital Trust and Rhoda Runzheimer, Trustee, Rhoda Runzheimer Trust, 1 page, dated September 15, 2015, and indicating regarding consent for making a rezoning request for the subject property.
- d. "Comprehensive Plan Amendment" Application, 1 page, dated 9/11/2015.
- e. "Oak Park Place Burlington: Proposed Senior Living Center Narrative," 1 page, undated.
- f. "Rezoning" Application, 3 pages (with attached Exhibit A, Description of Property), dated 9/9/2015.
- g. "Conditional Use Permit Application," 3 pages, dated 9/11/2015.
- h. "Site Plan Approval Application," 2 pages, dated 9/14/2015.
- i. "ALTA/ACSM Land Title Survey," 1 Sheet, dated August 31, 2015, as prepared by Thomas L. Satter, RLS, Satter Surveying, LLC.
- j. "Existing Site Plan (Construction Notes, Grading and Erosion Control Notes, Legend, and Utilities): Sheet C1.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- k. "Existing Site Plan (Showing Topography): Sheet C2.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- l. "Proposed Site Plan: Sheet C3.0," 1 Sheet, dated 9/22/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- m. "Proposed Grading Plan: Sheet C4.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- n. "Proposed Utility Plan: Sheet C5.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- o. "Proposed Utility Plan: Sheet C5.1," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- p. "Utility Construction Details: Sheet C6.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- q. "Miscellaneous Construction Details: Sheet C7.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- r. "Storm Pond Details: Sheet C8.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- s. "Landscape Plan: Sheet L-1.1," 1 Sheet, dated 10/12/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- t. "Overall Basement Plan: Sheet A0.0," 1 Sheet, dated 4/29/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- u. "Overall First Floor Plan: Sheet A1.0," 1 Sheet, dated 4/29/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- v. "Overall Second Floor Plan: Sheet A2.0," 1 Sheet, dated 4/29/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- w. "Roof Plan: Sheet A3.0," 1 Sheet, dated 4/29/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- x. "Elevations: Sheet A8.1," 1 Sheet, dated 4/29/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.
- y. "Elevations: Sheet A8.2," 1 Sheet, dated 4/29/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin.

***Meehan & Company, Inc. has not reviewed the proposed project from an engineering standpoint. Any and all site engineering-related portions of this project (including drainage, utility, easements, sewers, water, stormwater and erosion control, vehicular circulation, and all other engineering-related issues) are deferred to the City Engineer for review and comment. All proposed architectural plans shall be reviewed by the City Building Inspector for compliance with all Building Codes.***

#### CHARACTERISTICS OF THE PROPOSED CERTIFIED SURVEY MAP

The proposed Certified Survey Map is to consolidate the various existing parcels of land located at the subject property into one (1) lot—proposed Lot 1. Proposed Lot 1 is proposed to be 265,009 square feet, or 6.08 acres, in area. No new public street right-of-way dedications

are proposed by the proposed Certified Survey Map. Based upon the drawings submitted by the applicant (including the "Existing Site Plan (Construction Notes, Grading and Erosion Control Notes, Legend, and Utilities): Sheet C1.0," 1 Sheet, dated 10/16/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin) there are no existing buildings located on the subject property. However, two asphalt drives are located on the subject property which intersect with Teut Road. There is also a no access restriction to Milwaukee Avenue placed on the proposed Certified Survey Map.

## CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The applicant is proposing to create a PUD Planned Unit Development which will function as one unified development with two driveways intersecting Teut Road—one on the far south side of the proposed development and the second at Euphoria Drive. The applicant is proposing to build, as PHASE 1, one, two-story (39+/-foot tall) senior living center building consisting of 40 units of assisted living (multiple-family residential dwellings) and 40 units of memory care (that is, a community living arrangement) on the total subject property as PHASE 1.

Based upon an October 26, 2015 telephone conversation with Shawn McKibben, the applicant's contractor for the project, it is the understanding of Meehan & Company, Inc. that of the total 40 units of assisted living dwelling units, 16 are studio units (with one bed), 22 are one-bedroom units, and 2 are two-bedroom units. Also, the 40 memory care units are all one-bed units.

*For the proposed PHASE 1 only, the overall density would be 13.16 dwelling units per net acre (excluding adjacent public street right-of-ways).*

The exterior materials of the proposed buildings have NOT been specified on the drawing submitted.

The applicant indicates that the proposed development will have a fully functional kitchen on-site and will provide meals for the residents of the facility. A wide variety of activities, classes, and social interaction to support an active lifestyle are to be provided to the residents. Transportation will be available to take groups or individuals out for day-time trips, events, or appointments.

The applicant indicates that the value of the structure and site improvements would be approximately \$10,000,000. Construction would begin in early December 2015 or perhaps Spring of 2016 pending approvals and weather conditions. Construction would take about 12 months with occupancy about one year after construction is started. Tentative plans for the start of PHASE 2 is the Summer of 2016.

*A total of 52 off-street parking spaces is proposed for PHASE 1 to be located as surface parking outdoors and NO off-street parking spaces are proposed to be located within the proposed building.*

1. *A "Future Building FFE"—a PHASE 2 building addition is indicated on the various proposed site and related plans submitted by the applicant but NO details (other than that this PHASE 2 would include independent living apartments) were presented regarding this building. Therefore, the applicant shall be required to submit additional drawings, data, and information (required by the City Zoning Ordinance for the PUD District and Site Plan Review) to the City regarding the PHASE 2 "Future Building FFE" and its abutting on-site property for the holding of public hearings, City review, and approval as an amendment to both the PUD Planned Unit Development Overlay District and, if changes are involved regarding the community living arrangement, the*

*Conditional Use. The conditions set forth herein in this paragraph shall be applicable to the City's current approval of the PUD Planned Unit Development Overlay District for Phase 1 of the development.*

#### CERTIFIED SURVEY MAP REQUIREMENTS OF SECTION 236 OF THE WISCONSIN STATUTES

The proposed Certified Survey Map appears to meet the various applicable requirements of Sections 236.34(1)(c) and 236.20(2) of the Wisconsin Statutes except as noted below:

2. *It is the understanding of Meehan & Company, Inc. that Milwaukee Avenue is no longer STH 36 and STH 83 and that the segment of Milwaukee Avenue which is contiguous to the subject property is now under the jurisdiction of the City of Burlington. Therefore, the designation of STH 36 & 83 shall be removed from both Sheets 1 and 2 of the proposed Certified Survey Map as well as from the note indicating "Restricted No Access to STH 36 & 83" shall be changed to "Restricted No Access to Milwaukee Avenue" and a revised and redated Certified Survey Map addressing these issues submitted to the City of Burlington for City staff review for compliance.*

#### CERTIFIED SURVEY MAP REQUIREMENTS OF THE CITY OF BURLINGTON'S CHAPTER 278 "SUBDIVISION OF LAND" ORDINANCE

The proposed Certified Survey Map appears to meet the various mandated requirements of Section 278-39 titled "Additional Information" of the City of Burlington's Chapter 278 "Subdivision of Land" Ordinance except as follows:

3. *Section 278-39(A)(2) of Chapter 278 requires that "... setbacks ... " be indicated on the Certified Survey Map. In this respect, and since Milwaukee Avenue is no longer a State Trunk Highway and is under the jurisdiction of the City of Burlington, the notation on Sheet 1 of the proposed Certified Survey Map needs to be changed from "50' MINIMUM HIGHWAY SETBACK" to "25' MINIMUM STREET YARD AND REAR YARD SETBACK" and a revised and redated Certified Survey Map addressing this issue shall be submitted to the City of Burlington for City staff review for compliance.*
4. Section 278-39(A)(5) of Chapter 278 requires that:

*"Existing and proposed contours at vertical intervals of not more than two feet where the slope of the ground surface is less than 10% and of not more than five feet where the slope of the ground surface is 10% or more. Elevations shall be marked on such contours based upon National Geodetic Vertical Datum of 1929 (mean sea level). This requirement may be waived if the parcel(s) created is (are) fully developed."*

*Since the subject property is currently being proposed for the development of a senior living center building consisting of 40 units of assisted living (multiple-family residential dwellings) and 40 units of memory care (that is, a community living arrangement) and an existing topography drawing and detailed grading plan have been submitted by the applicant with the proposed Site Plan for the proposed development, it is recommended that the Plan Commission and Common Council waive the requirement of Section 278-39(A)(5).*

5. *Section 278-39(A)(8) of Chapter 278 requires the name and address of the property owner of the land to be indicated on the Certified Survey Map. Therefore, the "Prepared for:" note on Sheet 1 of the proposed Certified Survey Map is to be changed to "Property Owner:" and a revised and redated Certified Survey Map addressing this issue shall be submitted to the City of Burlington for City staff review for compliance.*

#### 100-YEAR RECURRENCE INTERVAL FLOODPLAIN, SHORELAND WETLANDS, ENVIRONMENTAL CORRIDORS, AND SANITARY SEWER SERVICE AREA

A review of the City's zoning map indicates that no portions of the subject property are located within the 100-year recurrence interval floodplain and/or floodway of the Fox River.

SEWRPC's Community Assistance Planning Report No. 78 (2nd Edition) titled Sanitary Sewer Service Area for the City of Burlington and Environs (Map 8-3 on page 24) indicates that no portion of the subject property is located within a SEWRPC-delineated primary environmental corridor area.

Also, the above referenced SEWRPC Community Assistance Planning Report No. 78 (2nd Edition) Map 8-3 on page 24 indicates that no portions of the subject property are located within a primary environmental corridor area or isolated natural area and that the subject property is located within a SEWRPC-delineated sanitary sewer service area.

#### EXISTING AND PROPOSED ZONING

As indicated earlier, the subject property is currently zoned within the B-1 Neighborhood Business District. The subject property is bounded by:

- The B-1 Neighborhood Business District (with the PUD Planned Unit Development Overlay District) on its northeast; and
- The B-1 Neighborhood Business District on its southwest and southeast; and by
- The Town of Burlington on its northwest.

Based upon a review of the City Zoning Map, the subject property is not located within a WPO Wellhead Protection Overlay District.

*While the subject property is not contiguous to an existing high-density residential development, the existing commercial development and zoning of the area located within the City of Burlington calls for a much higher intensity of land use than the applicant-proposed high-density residential development—the proposed 40 units of assisted living (a type of multiple-family residential dwellings) and 40 units of memory care (that is, a community living arrangement) on the subject property.*

*As also indicated earlier, the proposal calls for the rezoning of the subject property currently zoned in the B-1 Neighborhood Business District into the Rm-4 Multiple-Family Residence District with a PUD Planned Unit Development Overlay District designation with a Conditional Use request for the proposed 40 units of memory care (that is, a community living arrangement) on the subject property. The proposed 40 units of assisted living (a type of multiple-family residential dwellings) is a permitted use under the provisions of the Rm-4 District.*

## CONSISTENCY WITH THE CITY "OFFICIAL MAP"

The City "Official Map" does not indicate any new streets traversing the subject property. Both the proposed Certified Survey Map and the proposed rezoning do not appear to be in conflict with the adopted "Official Map" since the "Official Map" does not indicate additional right-of-way to be dedicated.

## CONSISTENCY WITH CITY PLANS:

### City's Adopted Comprehensive Plan

The subject property is located within an area designated as a "COMMERCIAL" use in the City-adopted SEWRPC Community Assistance Planning Report No. 301 titled A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as described in Appendix D (page D-2) and Map 1 titled "Recommended Land Use Plan for the City of Burlington Planning Area: 2035." *Therefore, the proposed "HIGH DENSITY RESIDENTIAL (Less Than 6,200 sq. ft. Per Dwelling)" use of the subject property is inconsistent with the A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as that plan currently pertains to the subject property. The Comprehensive Plan was adopted by the City under the provisions of Section 66.1001 of the Wisconsin Statutes. Section 66.1001(3) of the Statutes requires that the zoning of property be consistent with a unit of government's comprehensive plan by January 1, 2010. Therefore, a Comprehensive Plan Amendment would be necessary to change the Comprehensive Plan's land use designation for the subject property to "HIGH DENSITY RESIDENTIAL (Less Than 6,200 sq. ft. Per Dwelling)" for those areas of the subject property shown as "COMMERCIAL" use.*

*In order for the proposed rezoning of the subject property into the Rm-4 Multiple-Family Residence District to be consistent with the adopted City Comprehensive Plan, a Comprehensive Plan amendment would be needed (prior to, or in conjunction with, the rezoning of the subject property) from the current "Commercial" land use classification to the proposed "High Density Residential (Less than 6,200 sq. ft. Per Dwelling)" land use classification as required under the provisions of both Section 66.1001(4) of the Wisconsin Statutes and Chapter XV titled "Implementation Element" of the recent, City-adopted, SEWRPC Community Assistance Planning Report No. 301 titled A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035.*

### City of Burlington Bicycle/Pedestrian Plan

The adopted "City of Burlington Bicycle/Pedestrian Plan" dated September 28, 2001 does NOT indicate any bike paths either contiguous to, or located on, the subject property. Therefore, *both the proposed Certified Survey Map and proposed rezoning are not in conflict with this plan.*

### City of Burlington: 2010-2014 Comprehensive Outdoor Recreation Plan

The City of Burlington: 2010-2014 Comprehensive Outdoor Recreation Plan dated July 2010 as prepared by Schreiber/Anderson Associates, Inc. does not indicate any proposed park or proposed trail on the subject property. Therefore, *both the proposed Certified Survey Map and proposed rezoning are not in conflict with this plan.*

## COMPREHENSIVE PLAN AMENDMENT PROCEDURES

The land use plan map(s) may be amended to change the designation, and therefore the allowable uses, on a parcel or parcels of land. The following method for comprehensive plan amendments is set forth in Chapter XV titled "Implementation Element" of the City-adopted, SEWRPC Community Assistance Planning Report No. 301 titled *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035* as that method pertains to the City of Burlington.

A plan amendment may be initiated by a City Common Council. Because primary authority for regulating land use development in the cities of Racine County rests with the associated city through implementation of local zoning ordinances, land owners wishing to amend the land use plan designation for their property must first receive approval from the Common Council.

Because Section 59.69 of the *Wisconsin Statutes* requires that city and village plans for areas within city or village boundaries be incorporated into the county plan without change, plan amendments requested by a city or village that affect only the area within the city or village will be automatically incorporated into the County plan. County Planning and Development Department staff will include a list of plan amendments requested by cities and villages in the Racine County Planning and Development Department's annual report which reports on plan implementation activities and progress in implementing the plan during the previous year.

The State comprehensive planning law requires that local government bodies and the County use the same procedures required by Section 66.1001(4) of the *Wisconsin Statutes* to initially adopt the Comprehensive Plan when amending or updating the plan. The following procedure will be used to review amendments initiated by a City Common Council. The local governing body and County Board should prepare and adopt a public participation plan (PPP) to be used for all amendments to the plan, which will determine the process to be used for amending the plan. Chapter XV titled "Implementation Element" of the recent City-adopted SEWRPC Community Assistance Planning Report No. 301 titled *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035* indicates the following procedure for reviewing comprehensive plan amendments. This procedure appears to be consistent with the procedures required by Section 66.1001(4) of the *Wisconsin Statutes*:

- 1) An application for a plan amendment will be submitted to the local plan commission and City Common Council. The local plan commission will review the proposed amendment and prepare a written recommendation for review by the Common Council, based on the following criteria and any other factors determined to be relevant by the Common Council:
  - Is the proposed amendment consistent with the goals, objectives, and policies of the plan?
  - Will the proposed amendment lead to any detrimental environmental effects?
  - Is the proposed amendment compatible with surrounding land uses?
  - Are existing local and County facilities and services adequate to serve the type of development associated with the amendment?
  - Will the proposed amendment enhance economic development within the County?
  - Is the proposed amendment in substantial agreement with the recommendations of the regional land use plan?

*It is the understanding of Meehan & Company, Inc. that the City Attorney has prepared a "model" of a Plan Commission Resolution (as*

*required under the provisions of Section 66.1001(4)b) of the Wisconsin Statutes) and a "model" of a Common Council Ordinance pertaining to proposed Comprehensive Plan amendments.*

- 2) The City of Burlington Plan Commission will send a copy of the proposed plan amendment and its report *[that is, the Plan Commission Resolution]* to all adjacent local governments and the other parties listed in Section 66.1001 (4) (b) of the *Wisconsin Statutes* as follows:
  - a) Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
  - b) The clerk of every local government unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended *[NOTE: Meehan & Company, Inc. interprets this to also mean Racine and Walworth County.]*
  - c) The Wisconsin Land Council.
  - d) The Wisconsin Department of Administration.
  - e) The Southeastern Wisconsin Regional Planning Commission (SEWRPC).
  - f) The public library that serves the area in which the local governmental unit is located.
  - g) Nonmetallic mine operators and other persons listed in Section 66.1001 (4) (e) of the *Wisconsin Statutes*.

*These governments and individuals should have at least 30 days to review and comment on the proposed plan amendment.*

- 3) *The local governing body (the Common Council) will schedule a public hearing on the proposed amendment and direct the publishing of a Class 1 notice, with such notice published at least 30 days before the public hearing and containing the information required under Section 66.1001(4) (d) of the Wisconsin Statutes as follows:*
  - a) The date, time, and place of the hearing.
  - b) A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
  - c) The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
  - d) Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

The local governing body may, at its discretion, hold a public informational meeting prior to scheduling a public hearing on the

amendment.

- 4) For amendments in cities, the City Plan Commission would make a recommendation to the City Common Council following a local public hearing.
- 5) The Common Council will consider the proposed amendment, together with supporting information and the recommendation of the Plan Commission, and approve (or deny) an ordinance adopting the plan amendment. Adoption must be by a majority vote of all members.

*It is the understanding of Meehan & Company, Inc. that the City Attorney has prepared a "model" Ordinance pertaining to proposed Comprehensive Plan amendment requests.*

- 6) Following Common Council action, the City of Burlington staff will send a copy of the adopting ordinance and the plan amendment to those parties listed in Sections 66.1001 (4) (b) and (e) of the *Statutes*.
- 7) The Racine County Planning and Development Department staff will update the digital version of the County planned land use map (Map IX-1) and local land use plan maps (Maps 1-17 in Appendix IX-2) quarterly, and post the maps on the County website.

#### REVIEW OF THE REQUIREMENTS OF THE RM-4 MULTIPLE-FAMILY RESIDENCE DISTRICT

The Rm-4 Multiple-Family Residence District is a multiple-family zoning district classification designed specifically for high-density (maximum of 75 dwelling units per net acre) housing. *The Rm-4 District is to be applied and used only in conjunction with the use of the PUD Planned Unit Development Overlay District and multiple-family dwellings are ONLY allowed in the Rm-4 District if the subject property is also zoned into the PUD Overlay District.*

The following are some of the most significant dimensional requirements which must be met for any proposed use in the Rm-4 District as indicated under Section 315-25 of the City Zoning Ordinance:

- Minimum Lot Area: 130,680 square feet [3 acres].
- Minimum Front/Street Yard: 25 feet
- Minimum Side Yard: 8 feet for one side and not less than 20 feet total for both side yards
- Minimum Side Yard On a Corner Lot: 30 feet
- Minimum Rear Yard: 25 feet
- Maximum Building Height: 70 feet
- Maximum Density: 75 dwelling units per net acre

*The proposed Site Plan-related documents (except the 50-foot minimum setback along Milwaukee Avenue shown on the proposed Certified Survey Map, 3 Sheets, dated September 28, 2015, as prepared by Thomas L. Satter, RLS) appear to be consistent with and meet the various above dimensional standards of the Rm-4 District.*

6. Number of Off-Street Parking Spaces Provided and Needed: As indicated earlier in this memorandum, based upon an October 26, 2015 telephone conversation with

Shawn McKibben, the applicant's contractor for the project, it is the understanding of Meehan & Company, Inc. that of the total 40 units of assisted living dwelling units that 16 are studio units (with one bed), 22 are one-bedroom units, and 2 are two-bedroom units. Also, the 40 memory care units are all one-bed units.

***As also stated earlier in this memorandum, a total of 52 off-street parking spaces is proposed for PHASE 1 to be located as surface parking outdoors and NO off-street parking spaces are proposed to be located within the proposed building.***

Off-street parking in the Rm-4 District has the following requirements set forth in Table 5 of the City Zoning Ordinance which calls for off-street parking to be provided based upon the number of bedrooms per dwelling unit. Table 5 requires the provision of:

1.5 spaces per one-bedroom apartment dwelling unit, plus 0.5 space per dwelling unit for guest parking.

2.0 spaces per two-bedroom apartment dwelling unit, plus 0.5 space per dwelling unit for guest parking.

1 space per bedroom for group homes or institutional residential.

***However, the current proposed 40 units of assisted living dwelling units are NOT the typical "apartment" unit.***

***And, the current proposed 40 memory care units are all one-bed units serving persons who do NOT driving automobiles. Therefore, off-street parking for these units is only needed for facility staff and visitors.***

***Both the 40 units of assisted living dwelling units and the proposed 40 memory care units can be considered as "Uses Not Listed" in Table 5 of the City of Burlington Zoning Ordinance. In these types of cases, Section 315-48(J) provides for the following:***

"J. Uses not listed in Table 5 and other uses. Parking spaces for permitted uses not listed in Table 5 shall be provided in accordance with requirements designated by the Plan Commission upon recommendation of the City Planner. In the case of conditional uses, parking spaces for conditional uses not listed in Table 5 shall be provided in accordance with requirements designated by the Plan Commission upon recommendation of the City Planner and as may be required by the Common Council. The off-street parking and/or queuing provisions for a use which is deemed similar by the Plan Commission to a use not listed in Table 5 may be applied by the Plan Commission upon recommendation of the City Planner."

For off-street parking analyses purposes, the following guidelines of the Institute of Transportation Engineers' Parking Generation: 3<sup>d</sup> Edition (Washington, D.C.:Institute of Transportation Engineers, 2004) may be considered for assisted living facilities. Under the 254 Land Use designation of the Institute of Transportation Engineers' Parking Generation: 3<sup>d</sup> Edition (Washington, D.C.:Institute of Transportation Engineers, 2004, pp. 62-66), based upon the studies set forth in this publication, for assisted living facilities the average peak period parking demand on:

- a. A weekday for an assisted living facility for one dwelling unit is 0.33 vehicle. The high end of the "range" of demand for parking at this type of facility on a weekday is 0.42 vehicle per dwelling unit.
- b. A Saturday for an assisted living facility for one dwelling unit is 0.24 vehicle. The high end of the "range" of demand for parking at this type

of facility on a Saturday is 0.33 vehicle per dwelling unit.

- c. A Sunday for an assisted living facility for one dwelling unit is 0.28 vehicle. The high end of the "range" of demand for parking at this type of facility on a Sunday is 0.34 vehicle per dwelling unit.

*Based upon the foregoing, it appears that at the high end of off-street parking needs for the 40 dwelling units of assisted living a minimum of only about 17 off-street parking spaces would be needed and no off-street parking spaces would be needed to accommodate the residents of the 40 memory care units (not including the off-street parking needed to accommodate the staff and visitors of each of these types of uses). Since the proposed Site Plan documents indicate a total of 52 off-street parking spaces proposed for PHASE 1, there would be a total of 35 off-street parking spaces (calculated as 52 minus 17) to accommodate both the staff of the entire facility as well as visitors to the facility.*

*Therefore, Meehan & Company, Inc. recommends that the Plan Commission recommend to the Common Council that allowance of the Site Plan proposed number of off-street parking spaces at the proposed facility since the proposed uses are not listed in Table 5 of the City Zoning Ordinance. Based upon the foregoing analysis, no additional off-street parking appears to be needed for the proposed PHASE 1 of the development.*

7. **Minimum Size of Off-Street Parking Spaces:** Section 315-48(B) of the City Zoning Ordinance requires that no off-street parking space be less than 9 feet in width and 180 square feet in area. *The sizes of the proposed outdoor, off-street parking spaces meet this requirement.*
8. **Minimum Distance of Off-Street Parking Areas from Public Street Rights-of-way:** Section 315-48(D)(1) of the City Zoning Ordinance requires that no off-street parking area be closer than eight feet to a public street right-of-way line. In addition, the area between the parking lot and the adjacent street right-of-way shall consist of landscaping. *The above distance requirements appear to be met by the proposed Landscape Plan.*
9. **Minimum Required Width of Off-Street Parking Rows and Aisles:** Section 315-48(M) of the City Zoning Ordinance sets forth the minimum required width of off-street parking rows and aisles. Based upon that requirement, a single row and aisle of 90-degree parking spaces need to be a minimum of 45 feet in width and double row and aisle of 90-degree parking spaces need to be a minimum of 65 feet in width.

*The proposed parking lot areas do NOT meet this requirement since the single row and aisle of 90-degree parking spaces located on the southwestern portion of the property are proposed to be only 42 feet in width and those located around the proposed circular drive in the northeast portion of the subject property are 44 feet in width. Also, the double row and aisle of 90-degree parking spaces located in the northeast portion of the subject property are only 64 feet in width. Therefore, ALL of the applicable affected plans for the proposed development shall be modified accordingly to meet ALL the dimensional requirements of Section 315-48(M) of the City Zoning Ordinance and the revised plans shall be resubmitted to City staff for review for compliance. [NOTE: Adequate space is available on the subject property to meet these requirements.]*

10. **Paving of Off-Street Parking and Loading Spaces:** Pursuant to the requirements of Section 315-48(E) of the City Zoning Ordinance, the proposed off-street parking and loading areas shall be paved with either asphalt or concrete. *These requirements appear to be met by the proposed plans.*
11. **Concrete Curb and Gutter for all Off-Street Parking Areas and Associated Drives:** Pursuant to the requirements of Section 315-48(F) of the City Zoning Ordinance, the proposed off-street parking and associated drive areas shall have concrete curb and gutter. *These requirements appear to be met by the proposed plans.*
12. **Parking for Persons with Disabilities:** Pursuant to the requirements of Section 315-48(H) and Table 4 of the City Zoning Ordinance, off-street parking for persons with disabilities needs to be met and indicated on the Site Plan. Under these requirements and assuming a total number of 52 proposed outdoor, off-street parking stalls, a total of three (3) accessible off-street parking spaces is required to be provided for the outdoor parking area.

*This requirement does NOT appear to be met by the proposed plans for the outdoor parking area since NO off-street parking spaces for persons with disabilities appear to be marked for persons with disabilities on the proposed plans submitted. Therefore, ALL of the applicable affected plans for the proposed development shall be modified accordingly to meet ALL the requirements of Section 315-48(H) and Table 4 of the City Zoning Ordinance and the revised plans shall be resubmitted to City staff for review for compliance.*

13. **Permanent Marking of Off-Street Parking Area:** Section 315-48(G) of the City Zoning Ordinance requires that all off-street parking areas serving five (5) or more vehicles shall have all parking stalls permanently marked by painted lines or other approved material, and said marking shall be maintained so as to be legible at all times. *This requirement will need to be met prior to the issuance of an Occupancy Permit.*
14. **Minimum Required Landscaping Within Off-Street Parking Lots:** Section 315-48(D)(5) of the City Zoning Ordinance requires that:

*"All public off-street parking areas which serve 10 vehicles or more and are created, redesigned and/or rebuilt subsequent to the adoption of this chapter shall be provided with evenly dispersed landscape areas within the interior of such off-street parking areas. Landscape area shall total not less than 5% of the surfaced area (inclusive of both parking stalls and associated drives). Perimeter landscaped areas adjacent to the off-street parking lot shall not be included in the aforementioned required 5%. The minimum size of each such required landscape area in the off-street parking lot shall not be less than 100 square feet in area nor not less than nine feet in width or length. Canopy trees shall be provided at the rate of one tree for each 15 off-street parking spaces (or fraction thereof) within the interior of the off-street parking area. The preservation of existing canopy trees in the parking area may be included in the calculation of the required minimum landscape area."*

*The above requirements of Section 315-48(D)(5) of the City Zoning Ordinance appear*

*to be met by the proposed Landscape Plan.*

15. **Minimum Required Bufferyard Standards of the City Zoning Ordinance:** Based upon a review of the City Zoning Map and Section 315-53(H)(10) and Table 7 of the City Zoning Ordinance, it appears that landscape bufferyards of an Intensity Factor 2 are required on the subject property where the subject property (which is proposed to be zoned into the Rm-4 District) abuts the B-1 Neighborhood Business District zoned properties on both its northeast and southwest boundaries. The northeast boundary of the subject property is a total of 567.03 feet in length and the southwest boundary of the subject property is 372.33 feet in length. The applicant has provided landscape bufferyard calculations and indicates the landscape bufferyard plant materials proposed to be used on the proposed "Landscape Plan: Sheet L-1.1," 1 Sheet, dated 10/12/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin. *The requirements of Section 315-53(H)(10), Table 7, and Table 9 of the City Zoning ordinance appear to be met by the proposed Landscape Plan submitted by the applicant.*

16. **Other Requirements of the Zoning Ordinance:**

- a. *Pursuant to the requirements of Section 315-121 of the City Zoning Ordinance a public hearing is required to be held before the Common Council to rezone the subject property from the current B-1 Neighborhood Business District to the Rm-4 Multiple-Family Residence District.*
- b. *Pursuant to the requirements of Section 315-43(H)(4) of the City Zoning Ordinance a public hearing is required to be held before the Common Council to rezone the subject property to the PUD Planned Unit Development Overlay District.*
- c. *All of the requirements of the PUD Planned Unit Development Overlay District shall be met as set forth and listed under Section 315-43 of the City Zoning Ordinance.*
- d. *Under the provisions of Section 315-25(D)(1) of the City Zoning Ordinance, "Community Living Arrangements Which Have a capacity for 16 Persons or More" are conditional uses in the Rm-4 Multiple-Family Residence District. As such, the procedures for a "Conditional Use" as set forth under the provisions of Sections 315-130 of the City Zoning Ordinance are to be followed and a public hearing held for the Conditional Use Permit for Phase 1 ONLY.*

17. **REVIEW OF THE REQUIREMENTS OF THE PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT**

General and Detailed Development Plans for the PUD Planned Unit Development Overlay District need to meet the requirements of Section 315-43 of the City Zoning Ordinance. In addition, the Site Plan requirements of Section 315-137(C) of the City Zoning Ordinance need to be met.

Pursuant to the requirements of Section 315-43 of the City Zoning Ordinance, a PUD Planned Unit Development Overlay District petition for rezoning shall be accompanied by the following information:

- a. A statement which sets forth the relationship of the proposed PUD to the City's adopted Master Plan, Neighborhood Plan, or any adopted component thereof, and the general character of and the uses to be included in the proposed PUD, including the following information:
- 1) Total area to be included in the PUD, area of open space, residential density computations, proposed number of dwelling units, population analysis, availability of or requirements for municipal services and any other similar data pertinent to a comprehensive evaluation of the proposed development. *[NOTE: This has been indicated on the various materials/drawings submitted by the applicant and the analysis provided in this memorandum.]*
  - 2) A general summary of the estimated value of structures and site improvement costs, including landscaping and special features, and a general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services. *[NOTE: This information has been provided by the applicant in the applicant's submitted document titled "Oak Park Place Burlington: Proposed Senior Living Center Narrative," 1 page, undated.]*
  - 3) Any proposed departures from the standards of development as set forth in the City zoning regulations, Chapter 278, Subdivision of Land, of this Code, other City regulations or administrative rules, or other universal guidelines. *[NOTE: Under the provisions of Section 315-43(A)(3) for PUD Planned Unit Development Districts the following is applicable: "(3) Overlay districts provide for the possibility of superimposing certain additional requirements upon a basic underlying zoning district without disturbing the requirements of the basic district . . ."]*
  - 4) The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned. *[NOTE: This information has been provided by the applicant in the applicant's submitted document titled "Oak Park Place Burlington: Proposed Senior Living Center Narrative," 1 page, undated.]*
- b. A general development plan, including:
- 1) A legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
  - 2) The location of public and private roads, driveways, sidewalks, and parking facilities. *[NOTE: This appears to have been indicated on the materials submitted by the applicant.]*
  - 3) The size, arrangement, and location of any individual building sites and proposed building groups on each individual site. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
  - 4) The location of institutional, recreational, and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways. *[NOTE: No such areas are proposed by the plans]*

*presented to be reserved or dedicated for such public uses.]*

- 5) The type, size, and location of all structures. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- 6) General landscape treatment. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- 7) The existing and proposed location of public sanitary sewer, water supply facilities, and stormwater drainage facilities. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- 8) The existing and proposed location of all private utilities or other easements. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- 9) Characteristics of soils related to contemplated specific uses.

*This should be submitted by the applicant if requested by the City Engineer.*

- 10) Existing topography on the site with contours at no greater than two-foot intervals. *[NOTE: This has been indicated on the various materials submitted by the applicant as listed earlier in this memorandum.]*
- 11) Anticipated uses of adjoining lands in regard to roads, surface water drainage, and compatibility with existing adjacent land uses. *[NOTE: This is not applicable since the area to the northeast has already been developed and the area to the southwest is already planned for development based upon the City's adopted Comprehensive Plan.]*
- 12) If the development is to be staged, a staging plan. *[NOTE: The development has been indicated by the applicant as a two Phase development in the applicant's submitted document titled "Oak Park Place Burlington: Proposed Senior Living Center Narrative," 1 page, undated. The current plans submitted by the applicant are for Phase 1 ONLY and additional plans for Phase 2 will need to be submitted as an amendment to the PUD Planned Unit Development Overlay District and the required Site Plans and possibly the Conditional Use.]*

#### 18. PUD DISTRICT DETAILED PLAN REQUIREMENTS

*Under the provisions of Section 315-43(K)(2)(b) of the City Zoning Ordinance, plans submitted for detailed approval shall be sufficiently precise and all items that are required to be identified by the Common Council shall be presented. Also under these provisions, a letter of credit for all improvements shall be submitted before final approval is given. The proposed plans submitted appear to have this level of detail so as to meet the requirements of "detailed plans" subject to ALL of those outstanding issues and requirements set forth in this memorandum being addressed by the applicant to the satisfaction of the City.*

#### 19. SITE PLAN REQUIREMENTS

Pursuant to the requirements of Section 315-137(C) of the City Zoning Ordinance, a Site Plan needs to be submitted indicating the information and data listed below. Following the items below is a comment in ***bold italics*** indicating if the submission requirement is not met by the materials submitted by the applicant with the Site Plan Review application filed with the City of Burlington.

- a. Site plan drawn to a recognized engineering scale with the name of project noted. *[NOTE: This has been indicated on the materials submitted by the applicant with the Site Plan Review application.]*
- b. Owner's and/or developer's name and address noted on the site plan. *[NOTE: This has been indicated on the various materials submitted by the applicant.]*
- c. Architect's and/or engineer's name and address noted on the site plan. *[NOTE: This has been indicated on the various materials submitted by the applicant.]*
- d. Date of site plan submittal with all dates of revision noted on the site plan. *[NOTE: This has been indicated on the various materials submitted by the applicant.]*
- e. The scale of drawings and the size of the site (in square feet or acres) noted on the site plan. *[NOTE: This has been indicated on the various materials submitted by the applicant with the Site Plan Review application.]*
- f. Existing and proposed topography shown at a contour interval of not more than two feet at National Geodetic Vertical Datum of 1929 (mean sea level). A site grading plan may also be required by the Zoning administrator and/or Plan Commission. *[NOTE: A detailed grading plan has been submitted by the applicant with the proposed Site Plan for City Engineer review and approval.]*
- g. The characteristics and types of soils related to contemplated specific uses noted on the site plan. Soil borings may be required by the City Engineer, Zoning Administrator and/or Plan Commission.  
  
*This should be submitted by the applicant if requested by the City Engineer.*
- h. The total number of off-street parking spaces, loading areas, drives, curb cuts, and vehicular ingress and egress locations to the site noted on the site plan. If the proposed development abuts an existing or planned collector or arterial street or highway, as identified on the City of Burlington Master Plan or component thereof, all driveway locations of all adjoining properties within 200 feet of the site shall be graphically indicated and dimensioned (with distances and widths noted) on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant with the Site Plan Review application.]*
- i. The type, size, and location of all structures and signs with all building and sign dimensions noted on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant with the Site Plan Review application.]*
- j. Height of all buildings, including both principal and accessory, expressed in both feet and stories noted on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- k. Existing and proposed street names noted on the site plan. *[NOTE: No new*

*public streets are proposed by the applicant.]*

- l. Existing and proposed public street rights-of-way or reservations and widths with existing or proposed center-line elevations, pavement type, fire lanes, walks, curbs, gutters, culverts, etc., noted on the site plan. *[NOTE: No new public streets are proposed by the applicant.]*
- m. All building and yard setback lines (along the periphery of the entire subject property) graphically indicated on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- n. North arrow noted on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- o. Existing and general location of proposed sanitary sewers, storm sewers (including direction of flow), water mains, and fire hydrants noted on the site plan. All locations for the proposed connections to such utilities shall be indicated on the site plan.

***Meehan & Company, Inc. defers the determination and comment on the adequacy of the submitted plans and materials as related to the above required utilities to the City Engineer.***

- p. Location of any proposed stormwater management facilities, including detention/retention area(s) noted on the site plan. Stormwater calculations which justify the stormwater detention/retention area(s) shall be submitted. Said submission shall indicate how the planned stormwater drainage system meets the requirements of the City's stormwater management plan.

***Meehan & Company, Inc. defers comment on the above requirements to the City Engineer.***

- q. Location of natural resource features (such as woodlands, wetlands, streams, bodies of water, slopes exceeding 10%, one-hundred-year recurrence interval floodplains, etc.), Southeastern Wisconsin Regional Planning Commission (SEWRPC) delineated environmental corridors and/or isolated natural areas present on the site shall be noted on the site plan. Copies of any letters of review or permits granted by applicable federal or state regulatory agencies having jurisdiction over any natural resources shall also be submitted. *[NOTE: Based upon the materials submitted by the applicant, no such features are located on the subject property.]*
- r. Where landscaping is required to be installed on the site, a landscape plan meeting the requirements set forth in Section 315-138 of the City Zoning Ordinance shall be submitted with the site plan review application for Plan Commission review and approval. *[NOTE: A Landscape Plan has been submitted by the applicant.]*

***The proposed "Landscape Plan" submitted by the applicant appears to have this level of detail so as to meet the informational-related requirements of a "Landscape Plan" subject to ALL of those outstanding landscape plant material issues and Zoning Ordinance requirements set forth earlier in this memorandum being addressed by the applicant with the submission of a revised "Landscape Plan" to the City staff for review for compliance.***

- s. Density of residential uses and the number of dwelling units by type shall be noted on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant and the density has been calculated by Meehan & Company, Inc. as indicated in this memorandum.]*
- t. Type and amount of ancillary and nonresidential uses in the development shall be noted on the site plan. *[NOTE: No nonresidential development is being proposed for the subject property except as noted in the application materials.]*
- u. General location and purpose of each building proposed for the property shall be graphically indicated on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- v. Location of pedestrian sidewalks and walkways shall be noted on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- w. A graphic outline of any development staging or phasing which is planned shall be noted on the site plan. *[NOTE: This has been noted on the various Site Plan related materials submitted by the applicant.]*
- x. Architectural plans, elevations, and perspective drawings and sketches illustrating the design, character, materials, and dimensions of proposed structures shall be noted on the site plan. *[NOTE: This has been indicated on the materials submitted by the applicant.]*
- y. Lighting data shall be submitted which indicates the location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site

*No outdoor lighting is proposed on the various materials submitted by the applicant. However, if outdoor lighting is planned in the future, a lighting plan meeting all of the requirements the City of Burlington Zoning Code and using full cut-off luminaires with footcandle levels not exceeding one (1) footcandle (as measured at the property line), shall be submitted to the City for City staff review for compliance with these requirements.*

- z. Location of all existing and proposed easements on the site, including natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements, shall be noted on the site plan

*No further comment.*

- aa. Copies of any and all letters of review or permits required by, or granted by, applicable federal, state, or county regulatory agencies, if applicable, shall be submitted to the City Clerk for its permanent files.

*No further comment.*

- ab. *Additional data as may be required by the Plan Commission, Zoning Administrator, City Planner, or City Engineer to review the site plan shall be noted on the site plan.*

## 20. LANDSCAPE PLAN REQUIREMENTS

Pursuant to the requirements of Section 315-138 titled "Landscape Plans" of the City Zoning Ordinance, a Landscape Plan needs to be submitted. *The "Landscape Plan: Sheet L-11," (1 Sheet, dated 10/12/15, as prepared by ADCI Architectural Design Consultants, Lake Delton, Wisconsin) appears to meet the various requirements of Section 315-138.*

## RECOMMENDATIONS

Based upon the foregoing analyses and findings, Meehan & Company, Inc. recommends that:

- A. **Certified Survey Map:** The Plan Commission recommend to the Common Council the conditional approval of the proposed Certified Survey Map subject to numbered items 2, 3, 4, and 5 of this memorandum.
- B. **Comprehensive Plan Amendment:** The comprehensive plan map for the City of Burlington (as it relates to the subject property) as described in Appendix D (page D-2) and Map 1 titled "Recommended Land Use Plan for the City of Burlington Planning Area: 2035" be amended by the City of Burlington from the "COMMERCIAL" land use designation to the "HIGH DENSITY RESIDENTIAL (Less Than 6,200 Sq. Ft. Per Dwelling)" land use designation.
  - 1) The Comprehensive Plan Amendment Procedures described in this memorandum be followed by the City staff, Plan Commission, and Common Council prior to, or in conjunction with, the granting of a Comprehensive Plan Amendment and the rezoning of the subject property.
  - 2) Subsequent to the accomplishment of Recommendation B1. above, that the Plan Commission recommend the following to the Common Council:
    - a. The Plan Commission finds and hereby adopts a Resolution reporting said findings, and recommends that the Common Council also find that:
      - The proposed comprehensive plan amendment is consistent with the goals, objectives, and policies of the plan.
      - The proposed comprehensive plan amendment will not lead to any detrimental environmental effects.
      - The proposed comprehensive plan amendment is compatible with surrounding land uses when not only considering the abutting existing land uses.
      - The proposed comprehensive plan amendment would 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 amendment.
      - The proposed comprehensive plan amendment will enhance economic development within the City and County.
      - The proposed comprehensive plan amendment is in substantial agreement with the recommendations of the regional land use plan since the regional plan calls for

urban type development in the area.

- b. That the Common Council amend by ordinance (prepared by the City Attorney) the Comprehensive Plan as it pertains to those portions of the subject property currently shown as "Commercial" land use classification for a change to the "High Density Residential (Less than 6,200 sq. ft. Per dwelling)" land use classification under the provisions of both Section 66.1001(4) of the Wisconsin Statutes and Chapter XV titled "Implementation Element" of the City-adopted SEWRPC Community Assistance Planning Report No. 301 titled A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035.
- C. **Conditional Use and Rezoning:** Subsequent to, or in conjunction with, the accomplishment of recommendations A, B1. and B2. of these recommendations shown above, that the Plan Commission:
- 1) Recommend to the Common Council that a public hearing be held for the proposed rezoning pursuant to the provisions of Section 315-121 of the City Zoning Ordinance; and
  - 2) Hold a public hearing for a "Conditional Use," as set forth under the provisions of Section 315-130 of the City Zoning Ordinance, for the Conditional Use Permit for Phase 1 ONLY consisting of 40 Units of assisted living and 40 units of memory care (*a type of "Community Living Arrangements Which Have a Capacity for 16 Persons or More"*); and
  - 3) That the Plan Commission approve the Conditional Use Permit for Phase 1 ONLY consisting of 40 Units of assisted living and 40 units of memory care (*a type of "Community Living Arrangements Which Have a Capacity for 16 Persons or More"*) subject to the Common Council's rezoning of the subject property to the Rm-4 and PUD Districts and subject to the Common Council's action on numbered items A and B above and numbered items C4 through C11 below of these recommendations; and
  - 4) That all of that portion of the subject property currently shown as zoned in the B-1 Neighborhood Business District be rezoned by the Common Council to the Rm-4 Multiple-Family Residential District with the PUD Planned Unit Development Overlay District zoning classification and which PUD District shall be subject to the following:
    - a. The Common Council's approval of the PUD General Development Plan, PUD Detailed Plan, and Site Plan (with all of the various plan materials as listed in this memorandum and as may be required to be amended as set forth below) for the proposed Oak Park Place senior living facility (Phase 1 ONLY) for 40 Units of assisted living and 40 units of memory care (*a type of "Community Living Arrangements Which Have a Capacity for 16 Persons or More"*) subject to the applicant complying with numbered items 1 through 5, 9, 12, 13, 17b(9), 17b(12), 18, 19g, 19o, 19p, 19y, 19z, 19aa, and 19ab of this memorandum as part of these approvals; and that:
    - b. The Plan Commission recommends to the Common Council the allowance of the applicant's Site Plan proposed number of off-street parking spaces at the proposed facility since the proposed uses are not listed in

Table 5 of the City Zoning Ordinance.

- c. That additional plans for PHASE 2 of the development shall be submitted for City of Burlington review, approval, and City Zoning ordinance required public hearings as amendments to the PUD Planned Unit Development Overlay District, following the same procedures as required under the provisions of Section 315-43 of the City Zoning Ordinance for the PUD Planned Unit Development Overlay District, the Site Plan requirements of Section 315-137(C) of the City Zoning Ordinance, and the conduct of the required public hearings including any public hearings required for any PHASE 2 proposals requiring a Conditional Use.
- 5) The review of the "Developer's Agreement" ("Planned Unit Development Agreement") by the City Attorney relating to any required public improvements associated with the development and a letter of credit for said public improvements associated with the development (as required under the provisions of Section 315-43(K)((2)(b) of the City Zoning Ordinance).
- 6) That all applicable City of Burlington application and review fees shall be paid by the developer.
- 7) That no Building Permits shall be issued until:
  - a) Any needed sanitary and storm sewer and water mains have been installed and tested by the owner and approved by the City of Burlington.
  - b) Drainage has been rough graded by the owner and approved by the City of Burlington.
  - c) The property has been roughgraded by the owner and approved by the City of Burlington.
- 8) That no Occupancy Permits shall be issued until:
  - a) Private drives and parking areas have been paved by the owner except for the final lift of asphalt.
  - b) The gas, telephone, and electrical services have been installed by the owner and are in operation.
  - c) The water system is installed and tested by the owner and approved by the City of Burlington.
  - d) The sanitary sewer system is installed and tested by the owner and approved by the City of Burlington.
  - e) All City of Burlington codes and ordinances and Building Codes have been complied with.
- 9) That any engineering (including grading, erosion control, and utility plans) and/or stormwater management plans for the proposed development shall be reviewed and approved by the City Engineer prior to construction.

- 10) That any and all technical deficiencies shall be corrected.
- 11) Any other additional requirements of the City Plan Commission, Common Council, City Administrator, City Attorney, Fire Chief, Police Chief, and/or City Engineer.





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**To:** Kristine Anderson **Date:** November 4, 2015  
**From:** Gary R. Splinter, PLS  
**CC:** Carina Walters, Gregory Guidry, Tom Foht, Judy Gerulat  
**Subject:** Oak Park Properties of Burlington LLC, CSM Review

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**BACKGROUND AND REQUEST:** We have completed a review of a Certified Survey Map prepared by Thomas Satter of Satter Surveying, LLC. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 278 of the City of Burlington Municipal Code and good surveying practices. The Certified Survey Map dated September 28th, 2015 was reviewed.

**CSM COMMENTS:**

It appears except for some minor technical corrections it conforms to the State Statues. We offer the following comments.

- As per 236.20 (2(k)) – The main chords along Hwy 36 should be dots or dashes.
- Please add the type of Section corner monument found at the S1/4 corner.
- Surveyor indicates that he has set new monuments at locations indicated on the map. If the monuments have not been set prior to approval, he should state that he will set said monuments within 30 days of the approval by all parties.

**RECOMMENDATION:** We recommend approval of the CSM subject to the technical corrections and owner demonstrating to the City's satisfaction that they can obtain access for Pine Street and it is in compliance with all City regulations in regards to driveway construction and drainage.

Please contact me if you have any questions or comments pertaining to this project.



Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 - (262) 763-3474 fax
www.burlington-wi.gov

APPLICATION FOR CERTIFIED SURVEY MAP REVIEW

REVIEW: \$500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY
DATE FILED: 10/16/15
RECEIVED BY: KA (Initials)
AMT. PAID: 500

APPLICANT: Oak Park place
ADDRESS: 719 Jupiter Dr-Madison, WI PHONE NO. 608/663-8792 FAX NO.
OWNER: Oak Park Place
ADDRESS: 719 Jupiter Dr-Madison, WI PHONE NO. 608/663-8792 FAX NO.
SITE ADDRESS: 1624 & 1700 Tuet Rd
PROPOSED USE: Senior Living Center
LEGAL DESCRIPTION: See enclosed description
(Attach full legal description if needed)
LOCATION 1/4 of section , T N, R E,

CERTIFIED SURVEY MAP CHECKLIST
(PLEASE LIST ANY ADDITIONAL INFORMATION WHERE APPLICABLE):

- Subdivider is to submit 27 copies and one original certified survey map (CSM) with this application.
Review fee must be submitted with application.
Survey performed and map prepared by WI Registered Land Surveyor.
(Each Sheet (singled sided) must be signed, sealed and dated by the Surveyor.)

PARCEL LOCATION

- Describe all monuments used for determining the location of the parcel and show by bearing and distance their relationship to the surveyed parcel and indicate whether such monuments were found or placed. (Including monuments from adjoining and section split.)
The location of the certified survey map shall be indicated by bearing and distance from a boundary line of a quarter section, recorded private claim or federal reservation in which the subdivision is located. Include a north arrow on each sheet with details.

PREPARATION

Graphic scale of not more than 500 feet to an inch, which shall be shown on each sheet showing layout features.

When more than one sheet is used for any map, each sheet number shall be labeled as Sheet 1 of 3.

MAP AND ENGINEERING INFORMATION

The exterior boundaries of the land surveyed and divided must be clearly shown.

The Legend for monuments shall indicate the type, the outside diameter, length and weight per lineal foot of the monuments.

The length and bearing of the exterior boundaries, the boundary lines of all blocks, public grounds, streets and alleys, and all lot lines shall be shown. When the lines in any tier of lots are parallel the bearings of the outer lines on each tier may be sufficient.

Easements not parallel to a boundary or lot line shall be shown by centerline bearing and width or by easement boundary bearings and distances.

Abutting street and state highway lines of adjoining plats shall be shown in their proper location by dotted or dashed lines. The width of these streets and highways shall also be given.

All lots and outlots must be consecutively numbered and show the area in square feet for each lot.

The exact width of all easements, streets and alleys and the centerline of all streets shall be shown.

The distances and bearings along all meander lines, and the distance to the ordinary high water mark at each lot line (must be greater than 20 feet) shall be shown.

When a street is on a circular curve, the main chords of the right-of-way lines shall be drawn as dotted or dashed lines in their proper places.

Curves shall show the radius, the central angle, chord bearing, the chord length and the arc length for each segment and the tangent bearing shall be shown for each end of the curve.

**Property Owner:** — See attached Approval letter

\_\_\_\_\_  
Print Signature Date: \_\_\_\_\_

**Applicant:**  
Shawn McKibben \_\_\_\_\_ Shawn McKibben \_\_\_\_\_ Date: 10/15/15  
Print Signature

**Zoning Administrator:** \_\_\_\_\_ Date: \_\_\_\_\_  
Signature

September 15, 2015

Oak Park Properties of Burlington, LLC  
c/o Scott Frank  
7806 Betsy Lane  
Verona, WI 53593

This letter is to confirm that the Rhoda Runzheimer Trust and the Rhoda Runzheimer Marital trust have accepted an offer by Oak Park Properties of Burlington, LLC to purchase the property described on the attached Exhibit A. We understand the property requires rezoning to accommodate the intended use of the purchaser and we hereby consent to the making of such a rezoning request.

I am making this representation and providing this permission as the successor trustee of the Rhoda Runzheimer Marital Trust. Ms. Runzheimer is making this representation and providing this permission as the trustee of the Rhoda Runzheimer Trust.

Sincerely,



Rick J. Taylor, Trustee, Rhoda Runzheimer Marital Trust



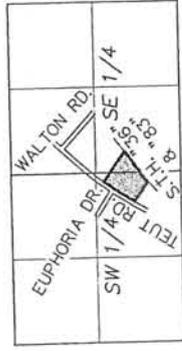
Rhoda Runzheimer, Trustee, Rhoda Runzheimer Trust

**RACINE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

**LOCATION MAP**

SCALE: 1" = 3000'



CENTER OF SECTION 21-3-19  
N. = 261,841.02  
E. = 2,468,348.10

N88°25'15"E 2649.77' EAST 1/4 CORNER SECTION 21-3-19  
N. = 261,914.05  
E. = 2,470,996.78

PREPARED FOR: OAK PARK PROPERTIES OF BURLINGTON, LLC  
7806 BETSY LANE  
VERONA, WI 53593

PREPARED BY: SATTER SURVEYING, LLC  
272 ORIGEN STREET  
BURLINGTON, WI 53105

**LEGEND**

- FOUND BRASS CAPPED CONCRETE MONUMENT
- FOUND ALUMINUM CAPPED CONCRETE MONUMENT
- FOUND 1-5/16" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- FOUND MASONRY NAIL
- ( ) RECORDED AS

**EUPHORIA DR.**

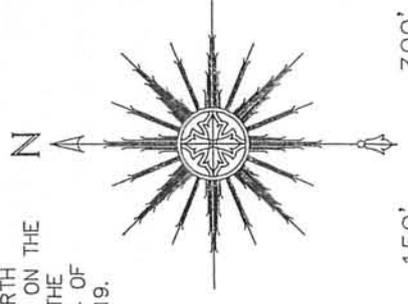
**TEUT RD.**

THIS C.S.M. IS BEING CREATED TO CONSOLIDATE THE THREE SEPARATE PARCEL I.D. NUMBERS.

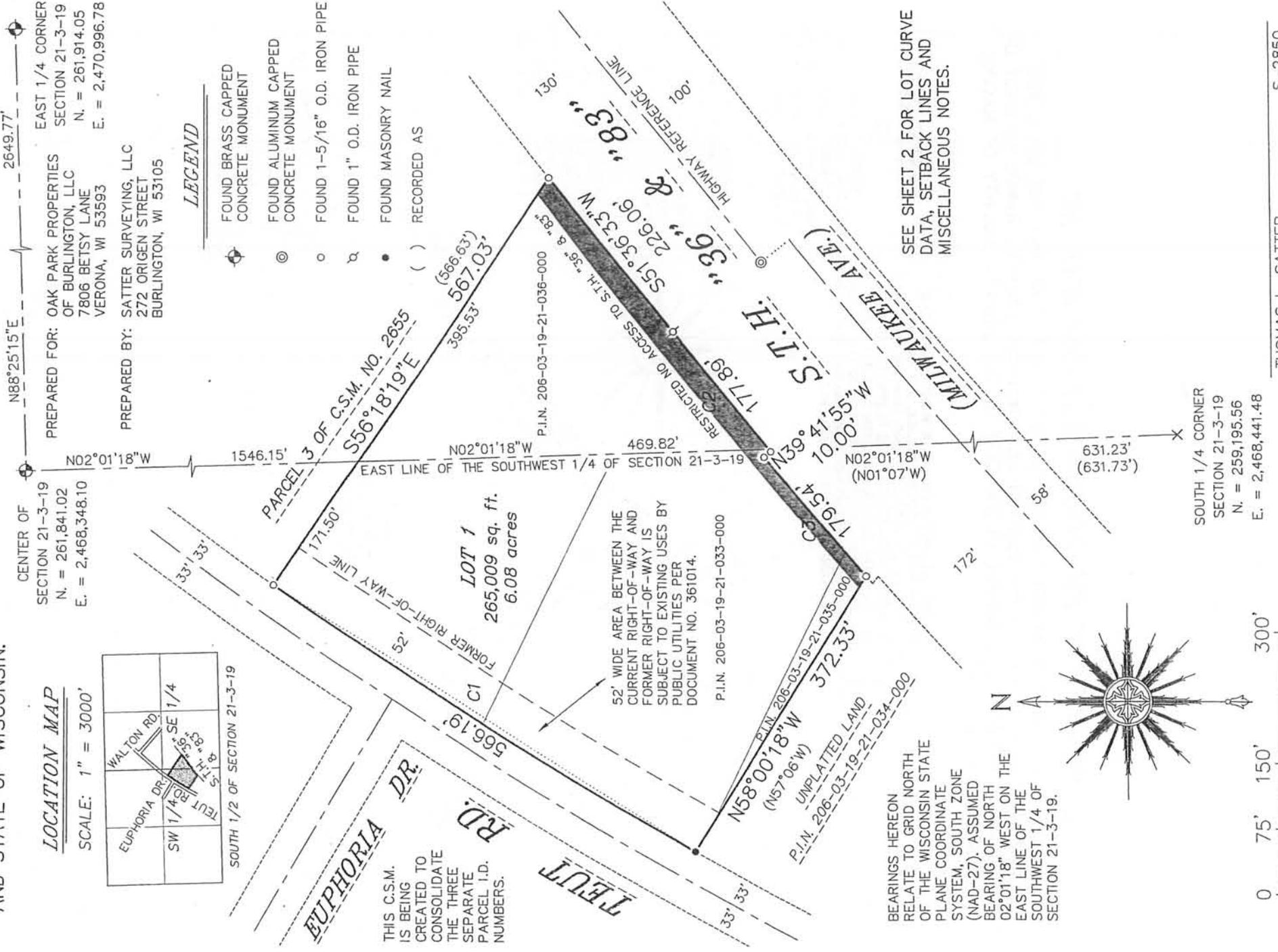
**LOT 1**  
265,009 sq. ft.  
6.08 acres

52' WIDE AREA BETWEEN THE CURRENT RIGHT-OF-WAY AND FORMER RIGHT-OF-WAY IS SUBJECT TO EXISTING USES BY PUBLIC UTILITIES PER DOCUMENT NO. 361014.

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27). ASSUMED BEARING OF NORTH 02°01'18" WEST ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 21-3-19.



SCALE: 1" = 150'



SEE SHEET 2 FOR LOT CURVE DATA, SETBACK LINES AND MISCELLANEOUS NOTES.

SOUTH 1/4 CORNER SECTION 21-3-19  
N. = 259,195.56  
E. = 2,468,441.48

THOMAS L. SATTER S-2850  
SEPTEMBER 28, 2015 JOB NO. 081503-CSM  
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

**RACINE COUNTY CERTIFIED SURVEY MAP NO.**

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

NOTE: "NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT."

NOTE: "THIS LOT MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY."

**CURVE DATA**

**C1**

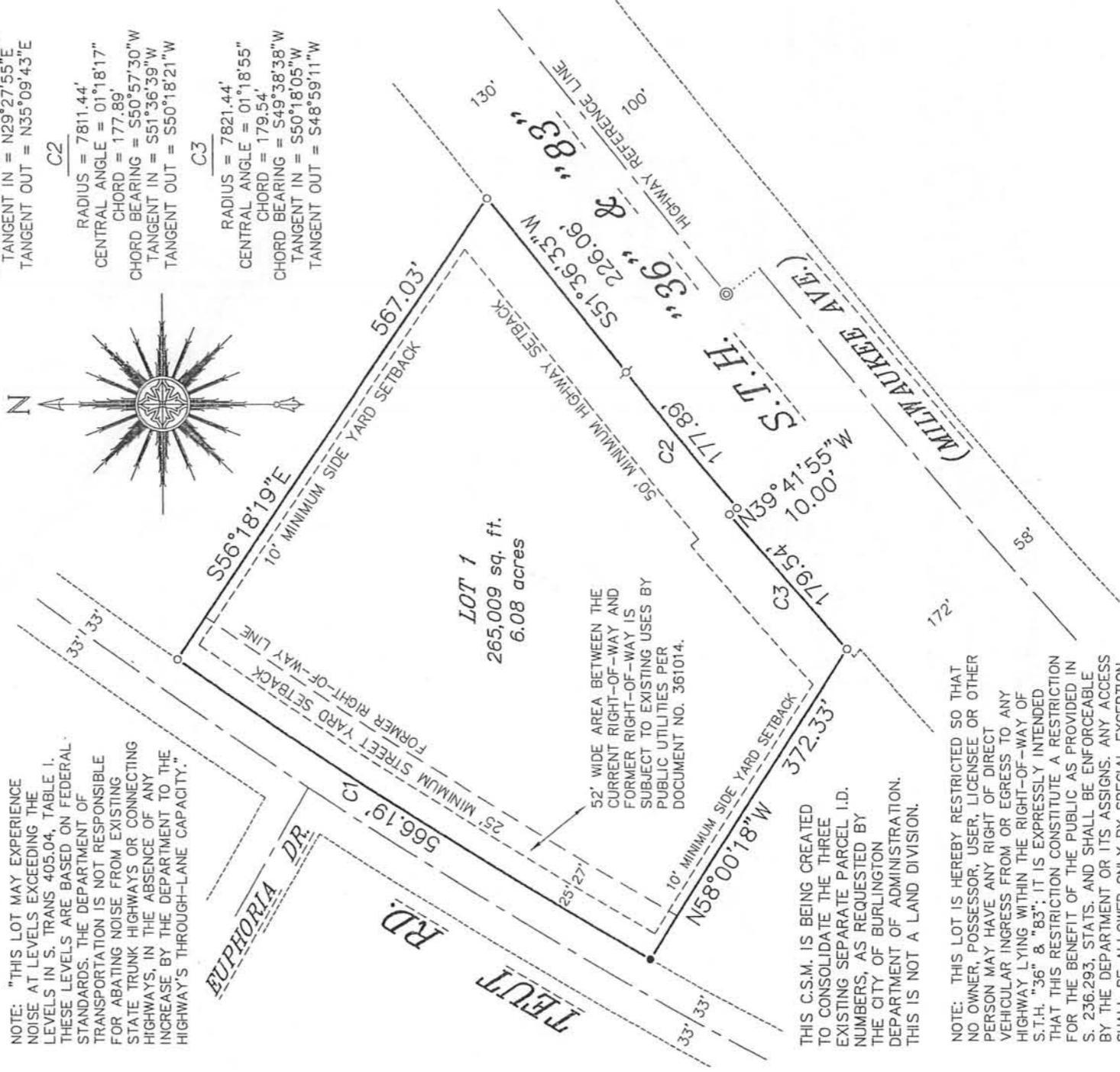
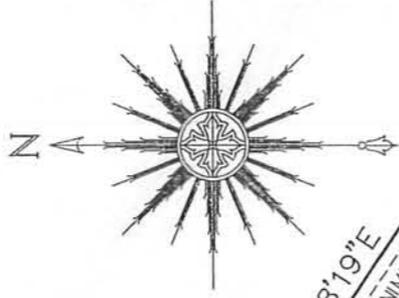
RADIUS = 5694.49'  
CENTRAL ANGLE = 05°41'48"  
CHORD = 565.96'  
CHORD BEARING = N32°18'49"E  
TANGENT IN = N29°27'55"E  
TANGENT OUT = N35°09'43"E

**C2**

RADIUS = 7811.44'  
CENTRAL ANGLE = 01°18'17"  
CHORD = 177.89'  
CHORD BEARING = S50°57'30"W  
TANGENT IN = S51°36'39"W  
TANGENT OUT = S50°18'21"W

**C3**

RADIUS = 7821.44'  
CENTRAL ANGLE = 01°18'55"  
CHORD = 179.54'  
CHORD BEARING = S49°38'38"W  
TANGENT IN = S50°18'05"W  
TANGENT OUT = S48°59'11"W



THIS C.S.M. IS BEING CREATED TO CONSOLIDATE THE THREE EXISTING SEPARATE PARCEL I.D. NUMBERS, AS REQUESTED BY THE CITY OF BURLINGTON DEPARTMENT OF ADMINISTRATION. THIS IS NOT A LAND DIVISION.

NOTE: THIS LOT IS HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "36" & "83"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE."



SCALE: 1" = 150'

THOMAS L. SATTER S-2850  
SEPTEMBER 28, 2015 JOB NO. 081503-CSM  
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

RACINE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 02°01'18" WEST (RECORDED AS NORTH 01°07' WEST) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 SECTION 1101.05 FEET TO A POINT ON THE SOUTHERLY LINE OF RACINE COUNTY CERTIFIED SURVEY MAP NO. 2655 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 56°18'19" EAST ALONG SAID SOUTHERLY LINE 395.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "36" & "83"; THENCE SOUTH 51°36'33" WEST ALONG SAID WESTERLY LINE 226.06 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY LINE IN A SOUTHWESTERLY DIRECTION 177.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7811.44 FEET, CENTRAL ANGLE OF 01°18'17", AND WHOSE LONG CHORD BEARS SOUTH 50°57'30" WEST 177.89 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 39°41'55" WEST 10.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY LINE IN A SOUTHWESTERLY DIRECTION 179.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7821.44 FEET, CENTRAL ANGLE OF 01°18'55", AND WHOSE LONG CHORD BEARS SOUTH 49°38'38" WEST 179.54 FEET; THENCE NORTH 58°00'18" WEST (RECORDED AS NORTH 57°06' WEST) 372.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TEUT ROAD AND POINT OF CURVATURE; THENCE NORTHEASTERLY 566.19 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5694.49 FEET, CENTRAL ANGLE OF 05°41'48", AND WHOSE LONG CHORD BEARS NORTH 32°18'49" EAST 565.96 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 2655; THENCE SOUTH 56°18'19" EAST ALONG SAID SOUTHERLY LINE 171.50 FEET TO THE POINT OF BEGINNING, CONTAINING 6.08 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, THOMAS L. SATTER, WISCONSIN REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT, AT THE DIRECTION OF OAK PARK PROPERTIES OF BURLINGTON, LLC, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF BURLINGTON LAND DIVISION ORDINANCE.

DATED THIS 28TH DAY OF SEPTEMBER, 2015.

THOMAS L. SATTER S-2850  
SEPTEMBER 28, 2015 JOB NO. 081503-CSM  
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

**RACINE COUNTY CERTIFIED SURVEY MAP NO.**

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

**OWNER'S CERTIFICATE**

OAK PARK PROPERTIES OF BURLINGTON, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID LIMITED LIABILITY COMPANY ALSO CERTIFIES THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF BURLINGTON FOR APPROVAL.

SCOTT FRANK, REGISTERED AGENT FOR  
OAK PARK PROPERTIES OF BURLINGTON, LLC

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

STATE OF WISCONSIN) SS  
COUNTY OF RACINE)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_,  
THE ABOVE NAMED SCOTT FRANK, REGISTERED AGENT OF OAK PARK PROPERTIES OF BURLINGTON, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY OF BURLINGTON APPROVAL**

RESOLVED THAT THIS CERTIFIED SURVEY MAP WITHIN THE JURISDICTION OF THE CITY OF BURLINGTON, OAK PARK PROPERTIES OF BURLINGTON, LLC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF BURLINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

ROBERT MILLER, MAYOR

DIAHNN HALBACH, CLERK

THOMAS L. SATTER S-2850  
SEPTEMBER 28, 2015 JOB NO. 081503-CSM  
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER



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

<b>Plan Commission Item Number: 8B</b>	<b>Date:</b> November 10, 2015
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Consideration to recommend approval of a rezone request at 1624 & 1700 S. Teut Road from B-1, to Rm-4/PUD

**Details:**

This item is to consider recommending approval of a rezone request from Shawn McKibben for property at 1624 & 1700 S. Teut Road. The applicant is requesting to rezone the property from B-1, Neighborhood Business District to Rm-4/PUD, Multi-Family Residential with a Planned Unit Development (PUD) Overlay to use the property as a senior living facility, "Oak Park Place".

Patrick Meehan recommends approval of this request.

**Map Location:**



**Executive Action:**

This item is for recommendation to the Council at the November 10, 2015 Plan Commission, is scheduled for the November 17, 2015 Committee of the Whole meeting and with a Public Hearing the same night and at the December 1, 2015 Common Council meeting for consideration.



CITY OF BURLINGTON

Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 - (262) 763-3474 fax
www.burlington-wi.gov

For Office Use Only
Petition No.
Date Filed 9/11/15
Date Received (\$500) 500
Zoning Administrator [initials]
(initials)

ZONING FORM NO. 2
PETITION FOR REZONING MAP AMENDMENT

TO THE COMMON COUNCIL OF THE CITY OF BURLINGTON, WISCONSIN:

I, the undersigned, being owner/owner's agent of all the area herein described, hereby petition the Common Council of the City of Burlington, Wisconsin, to rezone and make appropriate a zoning map amendment to the following described property from B-1 District to Rm - 4/PD District:

Address of Property: 1624 S. Teut Rd, Burlington, WI Acres: 5.87
and 1700 S. Teut Rd

Legal Description of Property (attach additional sheets if needed): Please see attached "Exhibit A"

I have requested this rezoning for the purpose of: Development of a senior living facility.

Please find the following items attached:

Plot Plan drawn to a scale of one inch equals one hundred (100) feet showing the area to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within two hundred (200) feet of the area proposed to be rezoned.

Owners' Names and Addresses of all properties lying within two hundred (200) feet of the area proposed to be rezoned.

Additional Information required by the Plan Commission or Common Council.

I have certified that all the above statements submitted herewith are true and correct to the best of my knowledge and belief.

PROPERTY OWNER:

Name Scott Frank

Address 719 Jupiter Drive

Madison, WI 53718  
(City) (State) (Zip)

Telephone No. 608-663-8728

Date 9/9/15

OWNER'S AGENT:

Name Shawn McKibben

Address 719 Jupiter Drive

Madison, WI 53718  
(City) (State) (Zip)

Telephone No. 608-663-8792

Date 9/9/15

More information maybe requested by the Plan Commission and/or Common Council if deemed necessary to properly evaluate your request. The lack of information requested by this form may be sufficient cause to deny the petition. If you have any question regarding the procedure, please contact the Zoning Administrator.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY  
REZONING 1624 & 1700 S. TEUT ROAD  
FROM B-1, NEIGHBORHOOD BUSINESS DISTRICT TO RM-4/PUD, MULTI-FAMILY  
RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY**

**WHEREAS**, the City of Burlington, owner, requests property located at 1624 & 1700 S. Teut Road as described in Attachment "A" to be rezoned to Rm-4/PUD Overlay; and,

**WHEREAS**, this request was heard at, and recommended for approval by the Plan Commission at their November 10, 2015 meeting; and,

**WHEREAS**, a public hearing was held regarding this matter at the Common Council's November 17, 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:

<b>Owner:</b>	Scott Frank
<b>Applicant:</b>	Tyler Weavers
<b>Applicant Address:</b>	719 Jupiter Drive, Madison, WI 53718
<b>Location of Request:</b>	1624 & 1700 S. Teut Road
<b>Existing Zoning:</b>	B-1, Neighborhood Business District
<b>Proposed Zoning:</b>	Rm-4/PUD, Multi-Family Residential with a Planned Unit Development (PUD) Overlay
<b>Proposed Use:</b>	Development of a senior living facility

**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: November 17, 2015  
Adopted: \_\_\_\_\_, 2015

\_\_\_\_\_  
Robert Miller, Mayor

Attest:

\_\_\_\_\_  
Diahn Halbach, City Clerk

## ATTACHMENT A

### Legal Description

1624 & 1700 S. TEUT ROAD:

THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST TO THE CITY OF BURLINGTON, RACINE COUNTY COMPRISED OF THE FOLLOWING TAX PARCELS: 1624 S. TEUT ROAD #206 03-19-21-033-000 AND #206 03-19-21-033-000 AND 1700 S. TEUT ROAD #206 03-19-21-036-000.

### *LEGAL DESCRIPTION*

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 02°01'18" WEST (RECORDED AS NORTH 01°07' WEST) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 SECTION 1101.05 FEET TO A POINT ON THE SOUTHERLY LINE OF RACINE COUNTY CERTIFIED SURVEY MAP NO. 2655 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 56°18'19" EAST ALONG SAID SOUTHERLY LINE 395.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "36" & "83"; THENCE SOUTH 51°36'33" WEST ALONG SAID WESTERLY LINE 226.06 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY LINE IN A SOUTHWESTERLY DIRECTION 177.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7811.44 FEET, CENTRAL ANGLE OF 01°18'17", AND WHOSE LONG CHORD BEARS SOUTH 50°57'30" WEST 177.89 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 39°41'55" WEST 10.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY LINE IN A SOUTHWESTERLY DIRECTION 179.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7821.44 FEET, CENTRAL ANGLE OF 01°18'55", AND WHOSE LONG CHORD BEARS SOUTH 49°38'38" WEST 179.54 FEET; THENCE NORTH 58°00'18" WEST (RECORDED AS NORTH 57°06' WEST) 372.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TEUT ROAD AND POINT OF CURVATURE; THENCE NORTHEASTERLY 566.19 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5694.49 FEET, CENTRAL ANGLE OF 05°41'48", AND WHOSE LONG CHORD BEARS NORTH 32°18'49" EAST 565.96 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 2655; THENCE SOUTH 56°18'19" EAST ALONG SAID SOUTHERLY LINE 171.50 FEET TO THE POINT OF BEGINNING. CONTAINING 6.08 ACRES OF LAND MORE OR LESS.

EXHIBIT A

Description of Property 1

That part of the South half of Section 21, Township 3 North, Range 19 East comprised of the following tax parcels:

1624 Teut Road, Burlington (PIN 206-03-19-21-033-000); and

[no street address] Teut Road (PIN 206-03-19-21-035-000).

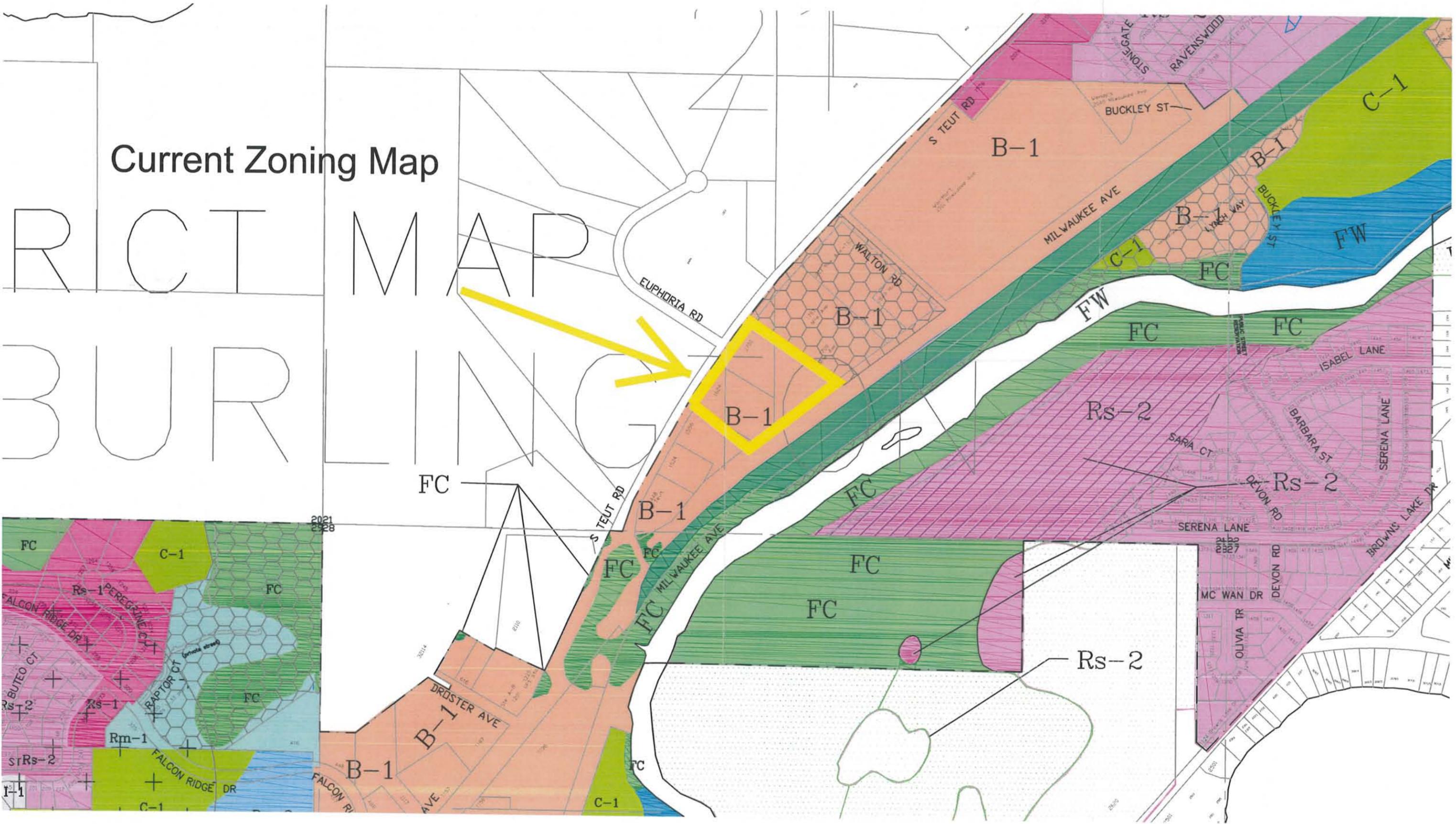
Description of Property 2

That part of the South half of Section 21, Township 3 North, Range 19 East comprised of the following tax parcel:

1700 Teut Road, Burlington (PIN 206-03-19-21-036-000) owned by Trust 2.

# Current Zoning Map

# R I C T M A P B U R L I N G





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

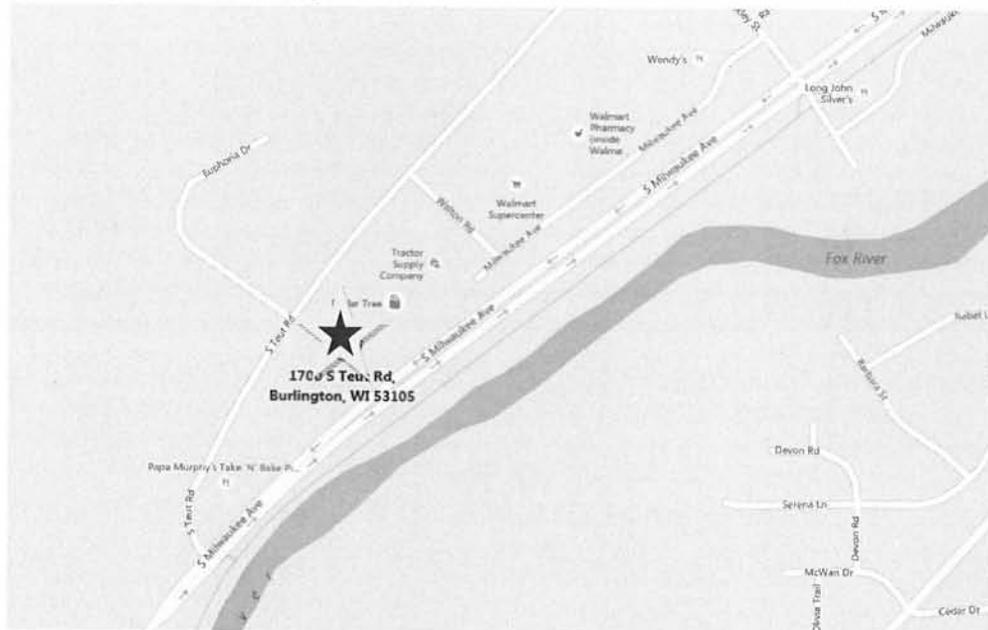
<b>Plan Commission Item Number: 8C</b>	<b>Date:</b> November 10, 2015
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Consideration to approve Resolution 22 to amend the Multi-Jurisdictional Comprehensive Plan for property at 1624 & 1700 S. Teut Road

**Details:**

The Racine County Multi-Jurisdictional Comprehensive Plan was implemented by state statute on January 1, 2010. Upon review of a rezone request from “Oak Park Place” to rezone property at 1624 & 1700 S. Teut Road it was determined a plan amendment was also required. Per the Comprehensive Plan, 1624 & 1700 S. Teut Road is listed as “Commercial” and would not be consistent with the requested zoning change from B-1, Neighborhood Business District to Rm-4/PUD, Multi-Family Residential with a Planned Unit Development (PUD) Overlay. As such, an amendment from “Commercial” to “High Density Residential” is necessary to be compliant.

The process of a Comprehensive Plan Amendment begins with a Plan Commission recommendation. A Public Hearing will be held at the Common Council meeting. After the Public Hearing the Common Council will consider the amendment and make it part of permanent record if approved. Racine County will amend the land use plan yearly with any updates or amendments.

**Map Location:**



**Executive Action:**

Resolution 22 is for consideration at the November 10, 2015 Plan Commission. It will move on as an ordinance at the November 17, 2015 Committee of the Whole meeting with a Public Hearing the same night scheduled for the December 1, 2015 Common Council meeting for consideration.

**CITY OF BURLINGTON PLAN COMMISSION RESOLUTION RECOMMENDING  
THE AMENDMENT OF THE RACINE COUNTY MULTI-JURISDICTIONAL  
COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 1624 AND 1700 S. TEUT ROAD  
IN THE CITY OF BURLINGTON, WISCONSIN**

**WHEREAS**, on July 21, 2009, the City of Burlington adopted, as Ordinance No. 1890(11) a comprehensive plan (the "Plan") pursuant to the provisions of 66.1001 of the Wisconsin Statutes, such Plan being formally titled "A Multi-Jurisdictional Comprehensive Plan for the City of Burlington, Wisconsin"; and,

**WHEREAS**, Section 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 Section 66.1001(4); and,

**WHEREAS**, the City of Burlington Plan Commission wishes to recommend to the City of Burlington Common Council to so amend the Plan as expressly described below (the "Plan Amendment"); and,

**WHEREAS**, 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.

**WHEREAS**, the City of Burlington Plan Commission hereby finds and determines that:

- a) The 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 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 Plan Amendment will enhance economic development within the City and County.
- f) The Plan Amendment is in substantial agreement with the recommendations of the regional land use plan.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Burlington Plan Commission hereby recommends to the City of Burlington Common Council that the Real Property at 1624 & 1700 S. Teut Road (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 "High Density Residential" in the Plan to use the property for development of a senior living facility.

**BE IT FURTHER RESOLVED** that this resolution, having been adopted by a majority of all the members of the City of Burlington Plan Commission as required by Sections 62.23(3)(b) and 66.1001(4)(b) of the Wisconsin Statutes, is hereby certified to the City of Burlington Common Council for its consideration.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2015

Ayes:    Nays:    Absent:

\_\_\_\_\_  
Robert Miller, Chairman  
City of Burlington Plan Commission

Attest:

\_\_\_\_\_  
Kristine Anderson, Secretary  
City of Burlington Plan Commission

## EXHIBIT A

THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST TO THE CITY OF BURLINGTON, RACINE COUNTY COMPRISED OF THE FOLLOWING TAX PARCELS: 1624 S. TEUT ROAD #206 03-19-21-033-000 AND #206 03-19-21-035-000 AND 1700 S. TEUT ROAD #206 03-19-21-036-000.

### *LEGAL DESCRIPTION*

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 02°01'18" WEST (RECORDED AS NORTH 01°07' WEST) ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 SECTION 1101.05 FEET TO A POINT ON THE SOUTHERLY LINE OF RACINE COUNTY CERTIFIED SURVEY MAP NO. 2655 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 56°18'19" EAST ALONG SAID SOUTHERLY LINE 395.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "36" & "83"; THENCE SOUTH 51°36'33" WEST ALONG SAID WESTERLY LINE 226.06 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY LINE IN A SOUTHWESTERLY DIRECTION 177.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7811.44 FEET, CENTRAL ANGLE OF 01°18'17", AND WHOSE LONG CHORD BEARS SOUTH 50°57'30" WEST 177.89 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 39°41'55" WEST 10.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY LINE IN A SOUTHWESTERLY DIRECTION 179.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7821.44 FEET, CENTRAL ANGLE OF 01°18'55", AND WHOSE LONG CHORD BEARS SOUTH 49°38'38" WEST 179.54 FEET; THENCE NORTH 58°00'18" WEST (RECORDED AS NORTH 57°06' WEST) 372.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TEUT ROAD AND POINT OF CURVATURE; THENCE NORTHEASTERLY 566.19 FEET ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5694.49 FEET, CENTRAL ANGLE OF 05°41'48", AND WHOSE LONG CHORD BEARS NORTH 32°18'49" EAST 565.96 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 2655; THENCE SOUTH 56°18'19" EAST ALONG SAID SOUTHERLY LINE 171.50 FEET TO THE POINT OF BEGINNING. CONTAINING 6.08 ACRES OF LAND MORE OR LESS.



## STAFF REPORT COMPREHENSIVE LAND USE PLAN AMENDMENT CITY OF BURLINGTON

**Date:** October 19, 2015

**Report Prepared By:** Kristine Anderson, Administrative Assistant

**Property Address:** 1624 and 1700 S. Teut Road, Burlington, WI 53105

**Parcel Numbers:** 206-03-19-21-033-000, 206-03-19-21-035-000, 206-03-19-21-036-000

**Property Owner:** Scott Frank

**Applicant:** Tyler Weavers

**Date of Public Hearing:** The Public Hearing will be held at 6:30 p.m. or shortly thereafter on November 17, 2015 during the Common Council meeting located at 224 E. Jefferson Street.

**Action Requested:** To change the Racine County Multi-Jurisdictional Comprehensive Plan from "Commercial" to "High Density Residential" for the subject property.

**Summary:** The City of Burlington Common Council has petitioned to rezone property at 1624 and 1700 S. Teut Road, within city zoning district classifications and it was determined a Comprehensive Plan Amendment was also required. Per the Comprehensive Plan, the subject property is listed as Commercial and would not be consistent with the city zoning change from B-1, Neighborhood Business District to Rm-4/PUD, Multi-Family Residential with a Plan Unit Development (PUD) Overlay.

**Existing Comprehensive Plan Zoning:** Commercial

**Surrounding Comprehensive Plan Zoning:** Commercial and Other Agricultural, Rural Residential and Open Land to the north; Other Agricultural, Rural Residential and Open Land to the west; Commercial, Streets and Highways and Primary Environmental Corridor to the south; Commercial and Primary Environmental Corridor to the east.

**Existing Use:** 1624 and 1700 S. Teut Road is vacant land

**Proposed Use:** 1624 and 1700 S. Teut Road is proposing to develop a senior living facility

**Relevant Criteria:**

The City of Burlington Plan Commission shall review and determine that:

- a) The 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 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 Plan Amendment will enhance economic development within the City and County.
- f) The Plan Amendment is in substantial agreement with the recommendations of the regional land use plan.

**Recommendation of Plan Commission:** Recommendation will go before the Plan Commission on November 10, 2015 as Plan Commission Resolution Number 22.

**Future Action:** This item is scheduled for discussion among the Common Council at the Committee of the Whole meeting on November 17, 2015; a Public Hearing is scheduled before the Common Council on November 17, 2015; and scheduled for consideration by the Common Council on December 1, 2015.



Kristine Anderson  
Administrative Assistant



CITY OF BURLINGTON

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

RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AMENDMENT  
APPLICATION FOR CITY OF BURLINGTON

Date of Application for Plan Amendment: 9/11/15

Attach a legal description and provide the tax key numbers of parcels included in the application:  
Please see attached "Exhibit A"

Property Owner's Name:

Scott Frank

[Signature]

Signature

Mailing Address: 719 Jupiter Drive, Madison, WI 53718

Phone Number: 608-663-8728

Note: if the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if different than property owner):

Tyler Weavers

[Signature]

Signature

Mailing Address: 719 Jupiter Drive, Madison, WI 53718

Phone Number: 608-729-2992

Current Zoning: B-1

Existing planned land use category as shown on the land use plan map:

Neighborhood Business

Proposed land use category:

Rm-4, (PUD) Multi-Family Residential

Reason(s) for proposed Amendment: (Describe the intended use of the property)

Development of a senior living facility.

<b>FOR OFFICE USE ONLY:</b>		Resolution No. _____	Ordinance No. _____
Fee Paid:	<input checked="" type="checkbox"/> \$200	Date pd: <u>9/11/15</u>	
Date to Council: _____	Approved by Council: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Approved by Council: _____	

# **Oak Park Place Burlington**

## **Proposed Senior Living Center narrative**

Oak Park Place is a developer and operator of senior living communities based in Madison, WI. We have several communities, most being located in Wisconsin, with the most recent opened in the Milwaukee suburb of Wauwatosa and a soon to be opened center in Menasha, WI. We develop communities to operate them, not to sell them. Our organizational structure is we are owned by Scott Frank as a sole proprietor.

We develop communities that provide a full continuum of care with amenities and services that support a carefree, independent way of life for residents. The care alternatives we offer include Independent Living, Assisted Living, Memory Care and Skilled Nursing with varying levels of support care and assistance. We have a fully functional kitchen on-site and provide meals for our residents. We provide a wide array of activities, classes and social interaction to support an active lifestyle that fits each resident's needs. Transportation is available to take groups or individuals out for day-time trips, events, or appointments.

At this site, we propose to develop 40 units of Assisted Living and 40 units of Memory Care on a 6.1 acre parcel of land. We will tie into city sewer and water that is available at Tuet Road. The value of structures and site improvements is approximately \$10,000,000. We intend to begin construction in early December. That start could push back to spring 2016 pending approvals and weather conditions. Construction will take approximately 12 months, so we anticipate occupancy about one year after we start. A second phase of development would include Independent Living apartments, which are shown as future buildings on our site plan. Tentative plans for the start of those is summer of 2016.



## CITY OF BURLINGTON

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

<b>Plan Commission Item Number: 8D</b>	<b>Date:</b> November 10, 2015
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Consideration to approve a Conditional Use and Site Plan application at 1624 & 1700 S. Teut Road

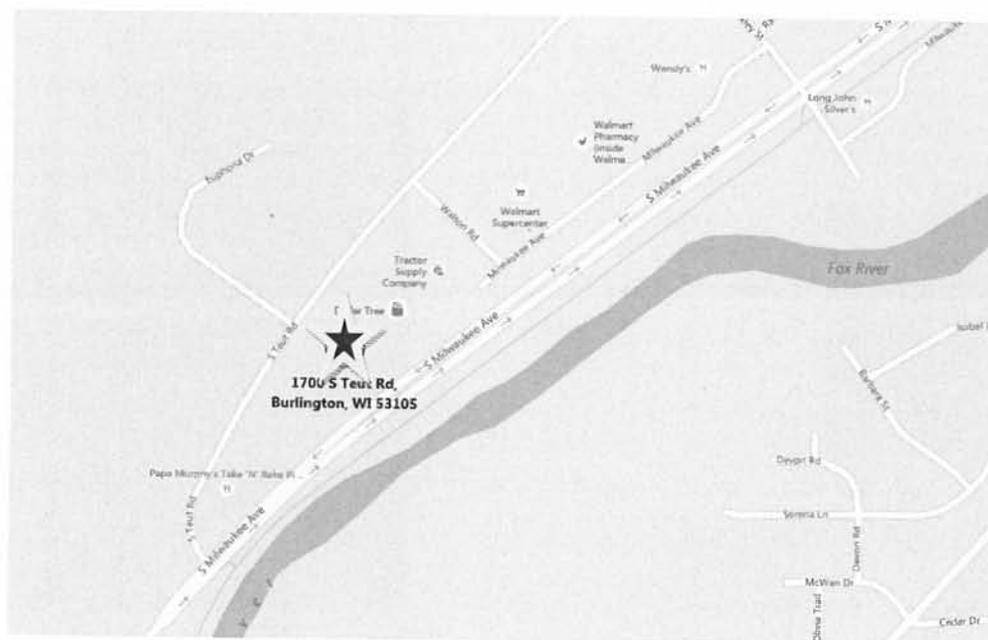
### Details:

This item is to consider approving a Conditional Use and Site Plan application from Tyler Weavers for property located at 1624 & 1700 S. Teut Road. The applicant is proposing to construct "Oak Park Place", a senior living facility. (Phase I will consist of 40 units of assisted living and 40 units of memory care living arrangements).

The applicant has submitted a rezone request, also for discussion at this meeting, to rezone the property from B-1, Neighborhood Business District to Rm-4/PUD, Multi-Family Residential with a Planned Unit Development (PUD) Overlay.

Patrick Meehan, Kapur & Associates, and Fire Chief conditionally recommend approval of this Conditional Use and Site Plan subject to items listed in their memorandums.

### Map Location:



### Executive Action:

This item is for consideration at the November 10, 2015 Plan Commission meeting. No further action is necessary.



Building & Zoning Department  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1163 - (262) 763-3474 fax  
www.burlington-wi.gov

APPLICATION FOR A ZONING PERMIT,  
CERTIFICATE OF COMPLIANCE,  
OR  
CONDITIONAL USE PERMIT

FOR OFFICE USE ONLY	
PERMIT NO. (not C.U.)	_____
AMOUNT PAID \$	500
DATE FILED	9/14/15
DATE PUBLISHED	_____
PUBLIC HEARING DATE:	_____
RECEIVED BY:	KA

- Zoning Permit - \$25.00
- Certificate of Compliance - \$15.00
- Joint Zoning/Certificate of Compliance - \$35.00
- Conditional Use Permit - \$500 Deposit +/- Actual cost

Instructions: Applications are to be filed with the Zoning Administrator, who shall refuse applications that are not complete or that are not legible.

**NAMES AND ADDRESSES**

Applicant Tyler Weavers

Phone No. 608-729-2992 Fax No. 608-251-2955

Applicant's Address 719 Jupiter Drive, Madison, WI 53718

Owner of the site Scott Frank

Phone No. 608-663-8600 Fax No. 608-251-2955

Owner's address 719 Jupiter Drive, Madison, WI 53718

Architect / Professional Engineer Architectural Design Consultants Inc (ADCI)

Architect / Professional Engineer Address 30 Wisconsin Dells Pkwy, Lake Delton, WI 53240

Contractor Shawn McKibben

Contractor's Address 719 Jupiter Drive, Madison, WI 53718

**DESCRIPTION OF THE SUBJECT SITE**

Address 1624 Teut Rd, Burlington, WI 53105  
and 1700 S. Teut Rd.

Or if no address exists: Parcel Identification No. \_\_\_\_\_

Existing Zoning classification B-1

Description of existing use Neighborhood Business

Zoning Application No. 1- Page 1 of 3

Description of the proposed use Development of a senior living facility.  
Number of employees / Hours of operation ~ 30 employees, 24/7/365

**ATTACHMENTS –  
THE FOLLOWING ITEMS MAY NEED TO BE ATTACHED TO THIS APPLICATION:**

**PLAT OF SURVEY** – prepared by a registered land surveyor showing the location, boundaries, elevations, uses and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed street, side and rear yards. In addition, the plat of survey shall show the location, elevation, and use of any abutting lands and their structures within (40) feet of the subject site.

If municipal sewage service or water service is not available, a plan shall be approved by the City Engineer who shall certify in writing that satisfactory, adequate and safe sewage disposal and/or a safe supply of water, is possible on the site as proposed by the plan in accordance with applicable local, county and state board of health regulations.

**Additional information as may be required by City Officials.**

**Reason for requesting a Conditional Use (for Conditional Use Permit Only):**

Section 315-25:DI - Community living arrangements  
which have a capacity for 16 persons or more.  
The proposed facility is proposing 80 units for  
senior living.

Certificate – I hereby certify that all the preceding statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Applicant <u>Tyler Weavers</u> (Signature)	<u>Tyler Weavers</u> (Print)
Owner <u>Scott Frank</u> (Signature)	<u>Scott Frank</u> (Print)
Date: <u>9/11/15</u>	Date application Filed: <u>9/11/15</u>

- Applications will not be processed without the property owner's signature.
- Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.
- Permit is Null and Void if issued in error. It is understood that any permits issued on this application will not grant any right or privilege to erect any structure or to use any premises for any purpose that is prohibited by the Zoning Ordinance or any other state or local laws.
- Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the Zoning Administrator.

Zoning Administrator: \_\_\_\_\_  
(Signature)

Date: \_\_\_\_\_

**To:** Kristine Anderson

**Date:** November 4, 2015

**From:** Greg Governatori, P.E.

**CC:** Carina Walters, Gregory Guidry, Dan Jensen, Judy Gerulat, Tom Foht,

**Subject:** Oak Park Place – Site Plan and C.S.M Review

**BACKGROUND AND REQUEST:** Site plans and a Certified Survey Map for Oak Park Place have been submitted for review. The Property is located at 1624 S. Teut Road on the Northeast and Milwaukee Avenue on the Southwest side of the property directly across from Euphoria Drive. Our review was conducted to determine compliance with City Ordinances, storm water management and good engineering practices.

The following documents were submitted for review:

- Certified Survey Map, Sheets 1 thru 2, Dated July 16, 2015
- Storm water Management and Erosion Control Plan, Dated October 2015
- Preliminary Plans dated October 16, 2015
  - G-000- Title Sheet
  - C-1.0 to C-2.0 – Existing Site plan
  - C-3.0 - Proposed Site Plan
  - C-4.0 - Proposed Grading
  - C-5.0 to C-5.1 - Proposed Utility Plan
  - C-6.0 - Utility Construction Detail
  - C-7.0 - Miscellaneous Construction Detail
  - C-8.0 - Storm Pond Detail
  - A-0.0 and A-8.2- Proposed building details

**STAFF COMMENTS INITIAL REVIEW:**

**General:**

- Wisconsin DNR Notice of intent to grade for construction site in excess of one acre is required prior to construction.
- The existing contours grades interfere with the proposed contour grades on many sheets we recommend decreasing the boldness and/or size of existing elevations the proposed plan sheets.
- The sheets have various hatches and shades. Please provide a legend for the various proposed materials.

- In addition to sheet 4 a detailed site paving plan is required. It should clearly identify spot grades along all curb and gutter, retaining walls (top and bottom), curb cuts, walkways, and ADA ramps, etc for placement of the curb.
- All Watermain and sewer specifications must meet the Standard Specification for Sewer and Water construction in the State of Wisconsin, Latest Edition and the City of Burlington Specifications. I have attached the approved specification list. Update the plans to reflect the correct casting, hydrants, valves, etc as accepted by the City.
- All labels that reference "TYP" should reference the specific typical detail including the number and sheet its located on. There are two sheets of details both label 1 to 4 with numerous details provided. Details that are not part of the project shall be removed from the plan set.
- The Geotechnical report recommend 3.5" of asphalt for the light duty section (Parking Stalls) for the project and 4.5" for heavy duty areas (Drive Lanes), however only 3" was specified on the plans

#### **SHEET C-1.0 EXISTING SITE PLAN**

- This Sheet contains general notes for Construction sequencing, grading and erosion, and utility contacts. Revise the Title to reflect the contents of the sheet.
- The plan set need to have a project location detail for site reference.
- Revise the Utility Contact list as follows:

We-Energies Gas-Operations  
 Al Ferber  
 700 South Kane Street  
 262-763-1005  
[Alan.ferber@we-energies.com](mailto:Alan.ferber@we-energies.com)

We Energies Electric  
 500 S. 116<sup>th</sup> Street  
 West Allis, WI 53214  
 Pam Rakauskas  
 414-944-5549  
[Pam.Rakauskas@we-energies.com](mailto:Pam.Rakauskas@we-energies.com)

We Energies Electric & General  
 Latroy Brumfield  
 414-221-5617  
[Latroy.Brumfield@we-energies.com](mailto:Latroy.Brumfield@we-energies.com)

Time Warner Cable  
 1320 N. Martin Luther King Dr.  
 Milwaukee, WI 53212  
 Robert Detert  
 414-277-4280

AT&T  
 Robert Reese  
 411 7<sup>th</sup> Street  
 Racine, WI 53403  
 Work 262-636-0542  
 Cell 847-212-4930  
[Rr9124@att.com](mailto:Rr9124@att.com)

City of Burlington-DPW  
 2200 S. Pine Street

Kapur & Associates, Inc. ~ 1224 S. Pine Street ~ Burlington, WI 53105 ~ [www.kapurengineers.com](http://www.kapurengineers.com)

Dan Jensen  
Work 262-539-3770  
djensen@burlington-wi.gov

#### Sheet C-3.0 Proposed Site Plan:

- The drive lanes double loaded with parking are required to be 25 feet per ordinance 315-48(m). The Plans provides 24 feet through the parking lot and on western road entrance.
- The 22' drive aisle south of pond B does not meet the required 25-foot width per ordinance 315-48(m).
- Provide all radii dimensions on the plan sheet, at both entrances and other unlabeled locations.
- There are no ADA compliant parking stalls provided on the site plans, and the parking lot does not appear to have an accessible route to the main entrance. A walkway connecting the outer lot to the courtyard would improve pedestrian traffic flow. Indicate handicap parking stall locations with appropriate stripping and signs.
- The utility labels can be removed from the proposed site plan as the pipe line types are adequate for identification. Provide additional dimensions to the concrete slabs located around buildings, some are dimensioned and others are missing dimensions, dimension the retaining wall lengths.
- A proposed curb perforation is called out at the south Drive, please reference the detail of this (Sheet C7). Is this a curb cut, with flume, erosion control?
- A Integral Curb Detail shall be provided for the sidewalk around the entry area.
- curb and gutter should be added at the entrance radius to Teut road.

#### • Sheet C-4.0 Proposed Grading Plan:

- The Grading plan also has erosion control items proposed. Revise the title to Grading and Erosion Control Plan. Refer to Sheet C1.0 for construction sequencing and erosion control operations. It would be ideal if the Erosion control notes could be on the same page as the erosion control if possible.
- The Proposed Stone Culvert Protection is shown as line. Provide a detail as to the installation of this. The height, width, placement, size of rock, underlay fabric, and any other items as required for installation.
- Provide elevation for the overflow weirs of the bio-filter on the West and east sides of the property.
- Provide a hatch legend.
- Provide detailed paving plan for sidewalk, asphalt, curb, and retaining walls as requested in the general comments.
- Class 3 rip-rap is called out at the end sections, which is equivalent to a WDOT Heavy Duty rip-rap 6"-20" at 27" thickness, Is this large of rip-rap necessary for a 12" discharge pipe? What type of fabric is required under the rip-rap, the detail does not specify.
- All side slopes that are 4:1 or greater require the Erosion Mat Type B, Class 2 as specified. The area to the east of the building and the storm water pond require erosion mat on the side slopes.
- The emergency spillways need to be reinforced with a heavy duty erosion mat such as a Class III, TYPE D erosion mat (pyramat or equal) overlaid with 3" of topsoil and then a standard coconut mat and seed.

- The south rock retaining wall appears to have heights in the 7 to 8-foot range, this will require tie back stabilization and structural approval or tiering of the walls with a 4' maximum height. This wall will also need a guard rail or fence as the drop is significant adjacent to the Driveway.
- Label The proposed curb cut east of pond B
- The Elevation of the proposed infiltration area is 10' to high, there is also an inlet at the radius with no outlet pipe shown on this sheet.
- Sanitary Manholes and hydrants are shown without the sewer and water lines.

#### **Sheet C-5.0-C5.1 Proposed Utility Plans:**

- Storm sewer sizing computations were not provided as part of the submittal. Please provide pipe sizing and inlet calculations for the storm sewer system.
- As part of the WDNR Watermain Extension submittal fire flow and hydrant pressure calculations will be required. Please provide the pressure and fire flow calculations once completed.
- The Watermain is shown as being capped at both the North and south sides of the building and not continued to the existing 12" Watermain along the west side of Milwaukee Avenue. The system should be looped on itself or preferably connected to the Milwaukee Avenue Watermain.
- The Water Main design requires grades, pipe lengths, deflection callouts, and inverts similar to the sanitary sewer.
- Storm sewer inlet - E is called out as 24" ADS, it is not shown on the grading plan, and does not reference a detail. It appears to be for roof drains.
- The culvert at the north entrance may not have enough cover. The inverts are at 786.80 and the proposed grade is roughly 787.50+

#### **Storm Water Management:**

- The rainfall intensity values used in the HydroCAD Modeling are incorrect for the SE Region, appropriate values for the report should be 2.57" for the 2-YR, 3.62" for the 10-YR and 5.88" for the 100-yr. The other 1,25 and 50-year storm events are not necessary in the report and should be eliminated.
- The on-site clay used as the clay liner shall be tested and the results submitted for permeability with an in-place hydraulic conductivity of  $1 \times 10^{-6}$  cm./sec. or less. The liner is required to be 2' thick and installed per plan.
- The Bio-Filter has 4' of storage in the report and detail but was modeled with 4.5 feet of storage. The report also says it has 1000 SF of storage at the bottom while the model was computed with 2000 SF.
- The Wet Detention Basin "A" has a surface elevation of 788.50 in the detail and an elevation of 789.50 in the HydroCAD report which submerges the storm sewer inlets. Pond "C" has storage starting at 791.00 in the details and plan and an elevation of 793 in the report. There are many inconsistencies between the report, plans, details and model. Please review prior to resubmission.
- The outlet control structure from the detention basin needs to be a minimum of 12" in size for maintenance and to prevent clogging. The current structure proposed 2' to 4" orifices at the water elevation which will plug. I have attached two separate acceptable typical type outlet structures.
- The infiltration basin has the overflow standpipe at 786.20, but was modeled with the pipe at 3.5 feet from the bottom or 785.75. The emergency spillway appears to be at an elevation of 786.25. Please clarify all design and model computations.

Kapur & Associates, Inc. ~ 1224 S. Pine Street ~ Burlington, WI 53105 ~ [www.kapurengineers.com](http://www.kapurengineers.com)

- The SLAMM analysis was run using Madison WI 1981 Data. We are in the Milwaukee\_WI\_1969 Region. Update the SLAMM with the resubmittal. (Note the winter range is 12/6 to 3/28 for Milwaukee)
- The emergency spillway stabilization was not specified but should be naturally vegetated with seed mix and not have exposed stone aggregate. Turf spillways are preferred for lawn maintenance and aesthetics. We have attached an acceptable form of spillway stabilization and restoration for your use.
- The ponds are required to be certified by the City of Burlington. After construction but prior to holding water the City Engineer must be notified for inspection and certification of the detention basins and outlets.
- Refer to city planning memorandum in regards to any required landscaping requirements, lighting and zoning related comments.

**RECOMMENDATION:** We recommend the plan commission approval subject to providing final engineering plans addressing comments as outlined in this memorandum.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the design engineer is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.



**Perry S. Howard**  
Fire Chief M.B.A., EFO, CFO

**Fire Department**  
165 W. Washington Street, Burlington, WI 53105  
(262) 763-7842 – (262) 767-8602 fax  
[www.burlington-wi.gov](http://www.burlington-wi.gov)

**To:** Megan Watkins  
**From:** Perry Howard  
**Subject:** 1624 Teut Road – Site Plan Review

Site Plan review of the above mentioned project was completed on October 27, 2015. Based on the review of the proposal the following conditions must be met for approval by the Fire Department. Fire Sprinkler and Fire alarm Systems are required by the Prevention, Protection and Control Chapter 155 of the City of Burlington Code. Reference the following tables 155-21H for Fire Sprinkler Systems and 155-23B for Fire Alarm Systems. Requirements for an Access Box system applies to this project; commercial or industrial structures protected by a fire alarm system, fire control system, fire extinguishing system or fire suppression system 155-29[1]. 155-27 Fire Department access roads and fire lanes require a minimum width of 30 feet. A meeting with the Fire Department is also required in order to determine the location of a Fire Department connection.

The plans have been reviewed for conformance with the City of Burlington Fire Department Prevention, Protection, and Control chapter 155. Any alteration to the plans shall be submitted to the City of Burlington Fire Department for review. At this time the Fire Department conditionally approves the project as submitted on October 19, 2015.

Please contact me if you have any questions or comments pertaining to this project.



CITY OF BURLINGTON

Building & Zoning Department  
300 N. Pine Street, Burlington, WI, 53105  
(262) 342-1163 – (262) 763-3474 fax  
www.burlington-wi.gov

SITE PLAN APPROVAL APPLICATION

REVIEW: \$500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY  
DATE FILED: 9/14/15  
RECEIVED BY: 194  
(Initials)  
AMT. PAID: \_\_\_\_\_

APPLICANT: Tyler Weavers  
ADDRESS: 719 Jupiter Drive, Madison, WI 53718 PHONE NO. 608-729-2992 FAX NO. 608-251-2955  
OWNER: Scott Frank  
ADDRESS: 719 Jupiter Dr, Madison, WI 53718 PHONE NO. 608-663-8600 FAX NO. 608-251-2955  
SITE ADDRESS: 1700 S. Tent Rd and 1624 Tent Rd, Burlington, WI 53105  
PROPOSED USE: Rm-4 Multi Family for Senior Living PRESENT ZONING: B-1 Neighborhood Business  
LEGAL DESCRIPTION: Please see attached  
(Attach full legal description if needed)

THE SITE PLAN MUST INCLUDE THE FOLLOWING INFORMATION  
(PLEASE LIST ANY ADDITIONAL INFORMATION WHERE APPLICABLE):

- Site plan drawn to a recognized engineering or architectural scale with graphic scale, shown as well as the date of drawing and the north arrow shown.
- Project title and owner's/developer's name and address noted.
- Architect's and/or engineer's name and address noted.
- Property boundaries and dimensions. ✓
- Abutting property zoning classifications.
- General description of building materials, façade and roof detail.
- Setback lines indicated. ✓
- Easements for access, if any.
- 100-year floodplain identification. ✓
- Existing and proposed topography show at a contour interval of not less than two feet, indicating proposed grade and location of improvements.
- Signage and outdoor lighting – proposed location and details. ✓
- Total number of employees: ~ 30 and Hours of operation 24/7/365.

- Total no. of parking spaced noted. No. of parking spaces provided: \_\_\_\_\_. Calculations used to arrive at the no. of spaces: \_\_\_\_\_.
- Type, size and location of all structures with all building dimensions shown. ✓
- Locate existing and general location of proposed sanitary sewers, storm sewers and watermains. ✓
- Locate any proposed stormwater management facilities, including detention/retention areas. The City of Burlington has a stormwater ordinance in effect. ✓
- Note location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening. ✓
- Note, location of pedestrian sidewalks and walkways.
- Graphic outline of any development staging that is planned.
- Driveway locations and sizes.
- Handicap accessibility.
- NA List environmental concerns, i.e. odor, smoke, noise.

Owner: Scott Frank

Date: 9/14/15

(Print)

Owner: *Scott Frank*

(Signature)

Applicant: Tyler Weavers

Date: 9/14/15

(Print)

Applicant: *Tyler Weavers*

(Signature)

Zoning Administrator: \_\_\_\_\_

Date: \_\_\_\_\_

(Signature)



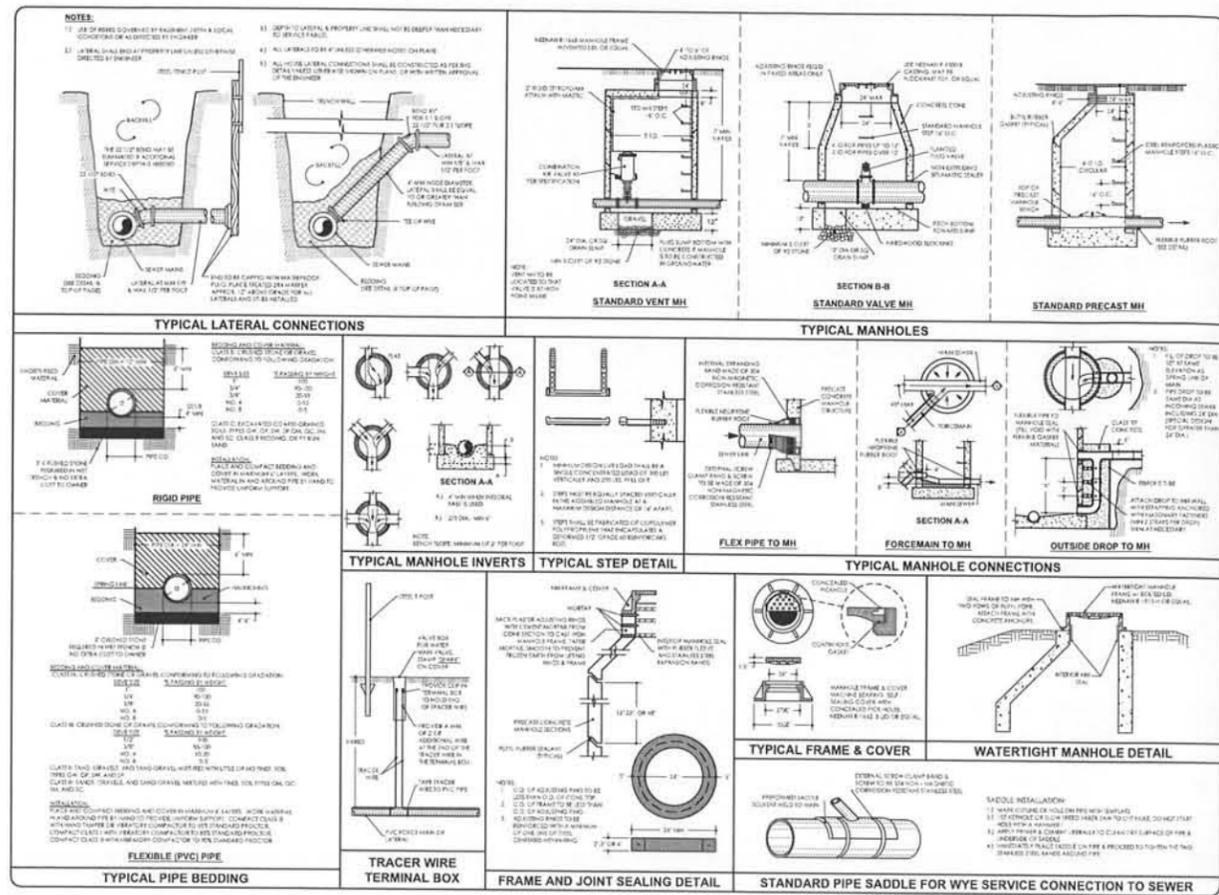






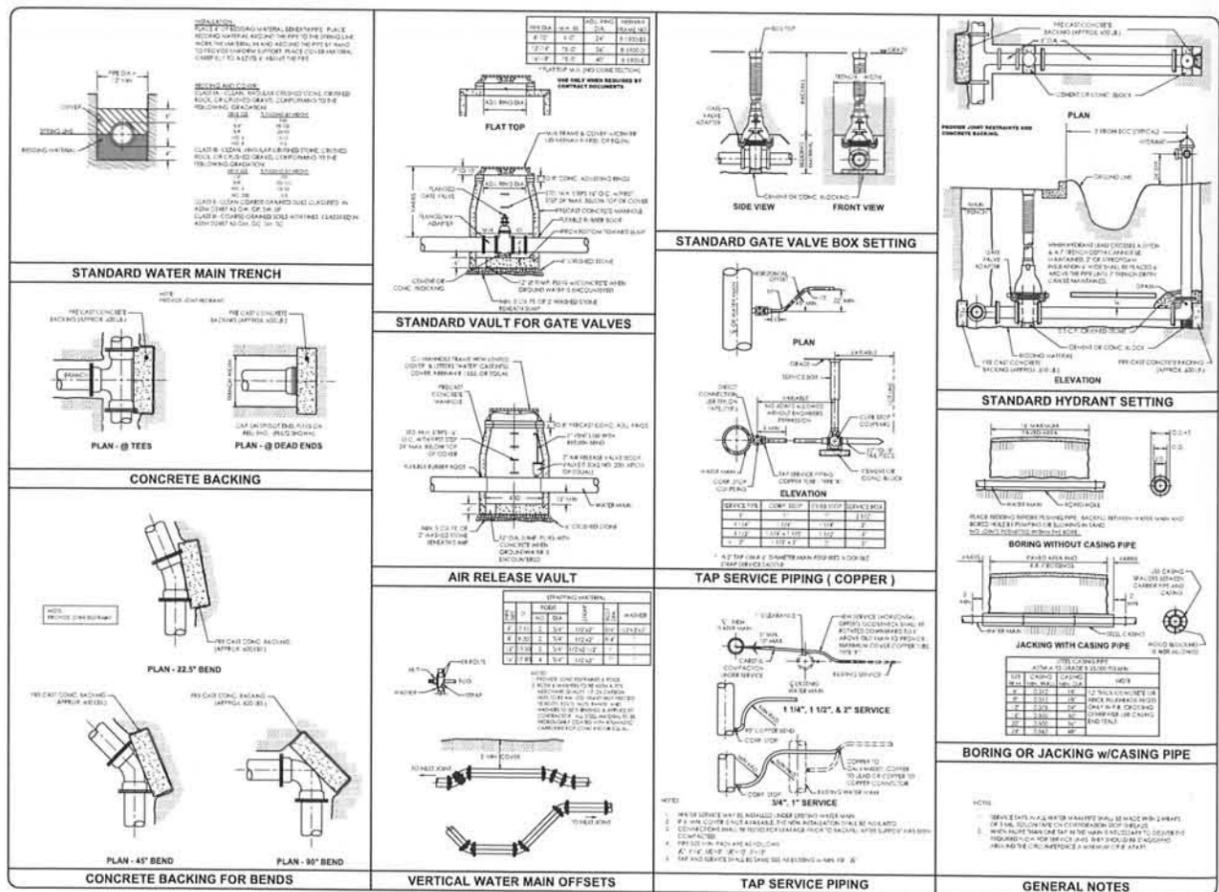






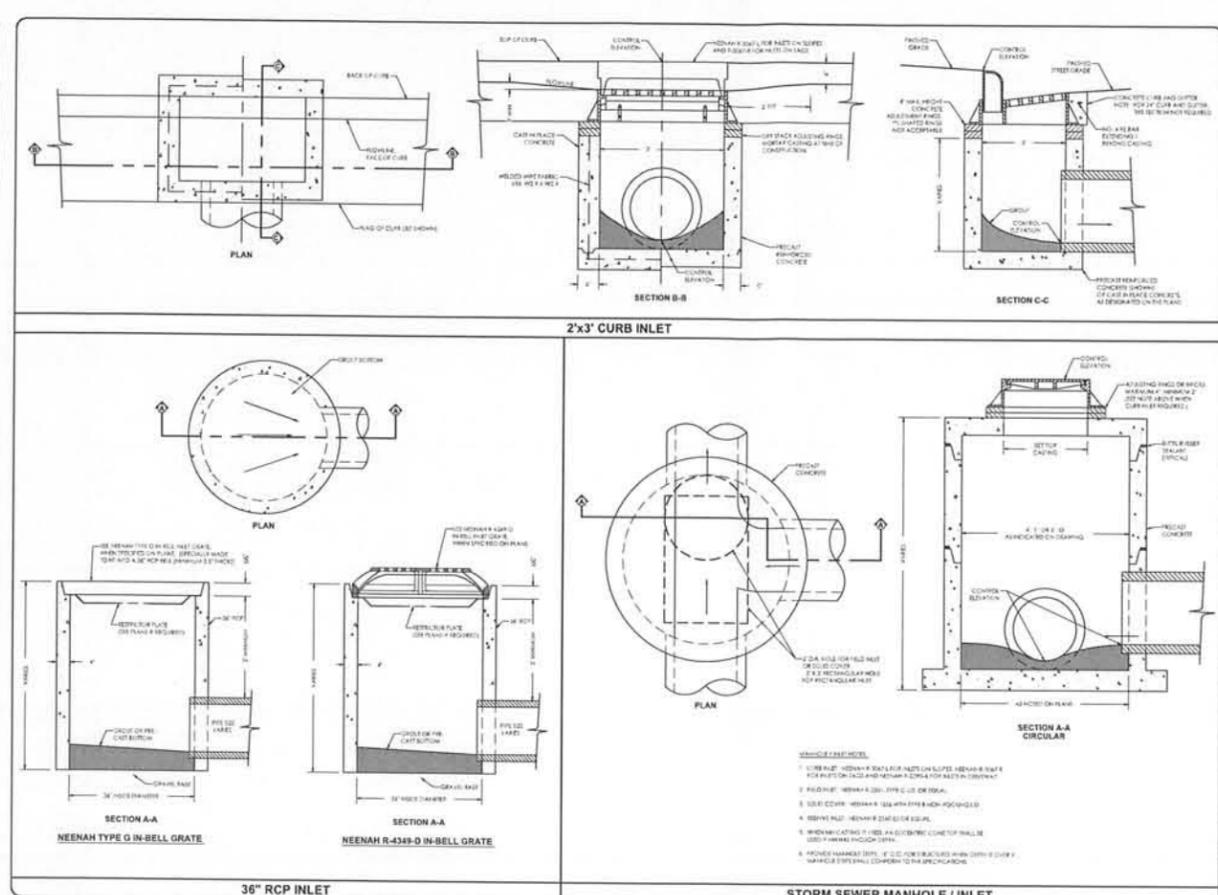
**1 SANITARY SEWER CONSTRUCTION DETAILS**

SCALE: None



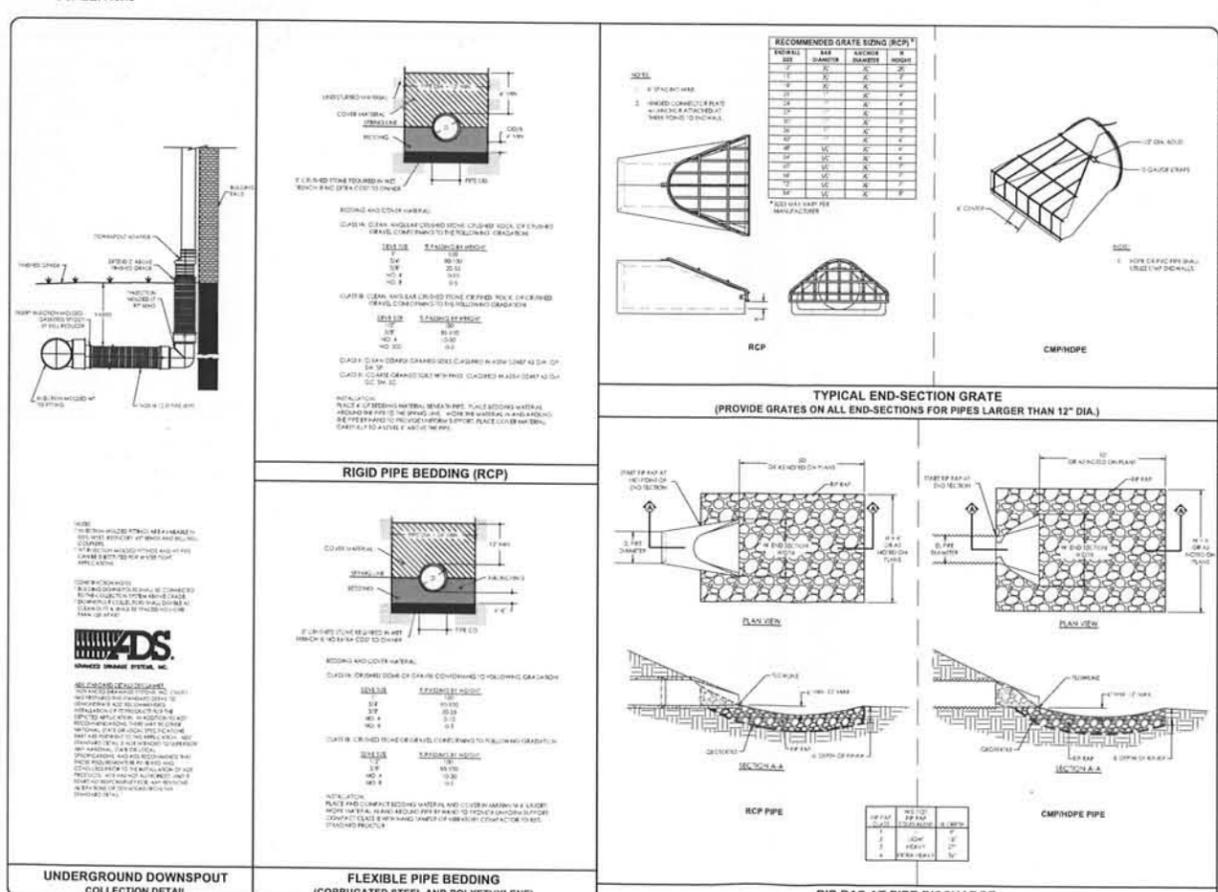
**2 WATER MAIN CONSTRUCTION DETAILS**

SCALE: None



**3 STORM SEWER MANHOLE & INLET DETAILS**

SCALE: None



**4 STORM SEWER CONSTRUCTION DETAILS**

SCALE: None

**PRELIMINARY PLANS NOT FOR CONSTRUCTION**

**ADCI**  
Architectural Design Consultants, Inc.  
30 Wisconsin Delis Parkway • P.O. Box 580  
Lake Delton, WI 53940  
Phone: (608) 254-6181 Fax: (608) 254-2139

**OAK PARK PLACE**  
BURLINGTON

Utility Construction Details

Drawn By: L. LITWA  
Engineer: B. BOETTCHER  
Date: 10-16-2015  
Scale: NONE  
Job Number: 15-046

SHEET NUMBER  
**C6.0**











NOTE: TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS COMMITMENT NO. NCS-742400-MAD AND DATED JULY 16, 2015.

ALTA/ACSM LAND TITLE SURVEY  
-OF-

**PARCEL 1**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 21; RUN THENCE NORTH 1°07' WEST ALONG THE NORTH-SOUTH 1/4 SECTION LINE 659.55 FEET TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY 36 AND B3; THENCE SOUTH 50°38' WEST 191.96 FEET ALONG THE CHORD OF A CURVE ON STATE TRUNK HIGHWAY 36 AND B3 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; RUN THENCE NORTH 57°06' WEST 334.21 FEET; THENCE SOUTH 62°55' EAST 347.00 FEET MORE OR LESS TO THE ARC OF CURVE, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY 36 AND B3; THENCE ALONG THE ARC OF SAID CURVE TO A POINT THAT IS SOUTH 50°16'26" WEST 36.8 FEET MORE OR LESS FROM THE LAST MENTIONED POINT, AND THE POINT OF BEGINNING, EXCEPTING PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 1500502.

**PARCEL 2**  
PART OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 2°01'18" WEST, 631.73 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 21 TO THE NORTHWESTERLY LINE OF HIGHWAY 36 AND THE PLACE OF BEGINNING OF PARCEL OF LAND HERINAFTER DESCRIBED; THENCE CONTINUE NORTH 2°01'18" WEST, 175.03 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 21; THENCE NORTH 63°57'02" WEST (RECORDED AS NORTH 62°55' WEST), 346.54 FEET TO THE SOUTHEASTERLY LINE OF LOOMIS ROAD; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOOMIS ROAD ALONG THE ARC OF A CURVE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 5694.49 FEET AND A CHORD OF 225.00 FEET WHICH BEARS NORTH 33°43'39" EAST; THENCE SOUTH 56°16'19" EAST, 566.63 FEET TO THE NORTHWESTERLY LINE OF STATE HIGHWAY #36; THENCE SOUTH 51°36'33" WEST, 226.06 FEET ALONG THE NORTHWESTERLY LINE OF HIGHWAY 36; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE ALONG THE NORTHWESTERLY LINE OF HIGHWAY #36, SAID CURVE BEING CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 7811.44 FEET AND A CHORD OF 173.74 FEET WHICH BEARS SOUTH 50°58'19" WEST TO THE PLACE OF BEGINNING, CONTAINING 3.32 ACRES OF LAND, MORE OR LESS, SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN. EXCEPTING PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 1500502.

**PARCEL 3**  
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGN AT THE SOUTH 1/4 CORNER OF SAID SECTION, RUN THENCE NORTH 1°07' WEST ALONG THE NORTH AND SOUTH 1/4 SECTION LINE 499.82 FEET TO THE PLACE OF BEGINNING OF PARCEL OF LAND HERINAFTER DESCRIBED; RUN THENCE NORTH 1°07' WEST ALONG SAID 1/4 SECTION LINE 322.11 FEET, THENCE NORTH 62°55' WEST 307.10 FEET TO THE SOUTHEASTERLY SIDE OF STATE TRUNK HIGHWAY #36 AND #83, THENCE ON AN ARC ALONG THE SOUTHEASTERLY SIDE OF SAID HIGHWAY, ON THE WESTERLY SIDE OF A CHORD THAT RUNS SOUTH 32°09' WEST 286.40 FEET, THENCE SOUTH 62°55' EAST, 483.20 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.608 ACRES OF LAND MORE OR LESS, EXCEPTING THEREFROM LANDS CONVEYED FOR HIGHWAY PURPOSES AS RECORDED IN VOLUME "919" OF RECORDS, PAGES 294-295, DOCUMENT NO. 812005, AND FURTHER EXCEPTING PROPERTY CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 1500502. SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

NOTE: THIS PROPERTY IS LOCATED IN A ZONE X AREA, MEANING THIS IS AN AREA OF MINIMAL FLOOD HAZARD. SAID INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP NUMBER 55101C0134D WITH AN EFFECTIVE DATE OF MAY 2, 2012.

NOTE: THE EXISTING ASPHALT DRIVES EXTEND A LITTLE FURTHER TO THE EAST THAN WHAT IS SHOWN, BUT ARE OVERGROWN WITH WEEDS. ONLY THE ACCESS POINTS TO TEUT ROAD WERE LOCATED AS DEPICTED HEREON.

NOTE: DIGGERS HOTLINE WAS CONTACTED ON AUGUST 24, 2015 AND THIS OFFICE WAS GIVEN TICKET NUMBER 20153501275. THERE WERE NO FLAGS OR PAINT MARKS PLACED FOR BURIED ELECTRIC AND GAS LINES, AND THERE WAS YELLOW PAINT AND RED PAINT SPELLING "OK" AT THE SOUTH DRIVEWAY ENTRANCE. THIS OFFICE TALKED WITH A CONTRACTOR FOR DIGGERS HOTLINE AT THE PROJECT SITE, AND SAID CONTRACTOR INDICATED THAT THE BURIED TELEPHONE LINES BASICALLY RAN FROM UTILITY BOX TO UTILITY BOX (SAID BOXES ARE DEPICTED HEREON).

NOTE: ELEVATIONS ARE BASED ON THE MEAN VALUES OF THE AS-BUILT INVERT ELEVATIONS AS DEPICTED ON ENGINEERING PLANS FOR SANITARY SEWER CONSTRUCTION ON TEUT ROAD. SAID VALUES ARE DEPICTED ON SHEET NO. 18 OF PROJECT NO. 00205.202 AS PREPARED BY KAPUR & ASSOCIATES, INC. THE INVERT ELEVATIONS DEPICTED ON THIS PLAN OF SURVEY ARE TO THE APPROXIMATE MIDPOINT BETWEEN THE INDICATED INVERTS AS SHOWN ON SAID SHEET NO. 18.

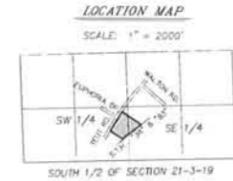
16" DIA. CORRUGATED PVC CULVERT PIPE  
NORTH FLOW LINE ELEV. = 778.87'  
SOUTH FLOW LINE ELEV. = 778.50'  
1.6' x 1.6' STEEL CATCH BASIN  
RIM ELEVATION = 780.03'  
NORTH INVERT ELEVATION = 777.55'  
SOUTH INVERT ELEVATION = 777.50'

PROJECT BENCHMARK  
SANITARY SEWER MANHOLE  
RIM ELEVATION = 778.73'  
MIDDLE INVERT ELEVATION = 763.87'

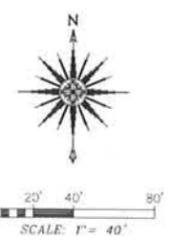
Approximate area of sanitary sewer and water laterals per engineering drawing sheet no. 18, project no. 00205.202 prepared by Kapur & Associates, Inc.

**CURVE DATA**

<b>C1</b>	RADIUS = 5094.49'
	CENTRAL ANGLE = 02°41'48"
	CHORD = 565.90'
	CHORD BEARING = 102°16'19"E
<b>C2</b>	RADIUS = 5094.49'
	CENTRAL ANGLE = 02°49'42"
	CHORD = 261.09'
	CHORD BEARING = N30°52'47"E
<b>C3</b>	RADIUS = 5094.49'
	CENTRAL ANGLE = 02°52'08"
	CHORD = 285.04' (285.00')
	CHORD BEARING = N35°42'59"E
<b>C4</b>	RADIUS = 7811.44'
	CENTRAL ANGLE = 01°16'11"
	CHORD = 177.89'
	CHORD BEARING = S50°57'30"W
<b>C5</b>	RADIUS = 7811.44'
	CENTRAL ANGLE = 01°16'40"
	CHORD = 174.21' (173.74')
	CHORD BEARING = S50°58'19"W
<b>C6</b>	RADIUS = 7811.44'
	CENTRAL ANGLE = 00°01'33"
	CHORD = 3.68'
	CHORD BEARING = S50°16'34"W
<b>C7</b>	RADIUS = 7811.44'
	CENTRAL ANGLE = 01°18'55"
	CHORD = 179.54'
	CHORD BEARING = S48°53'36"W



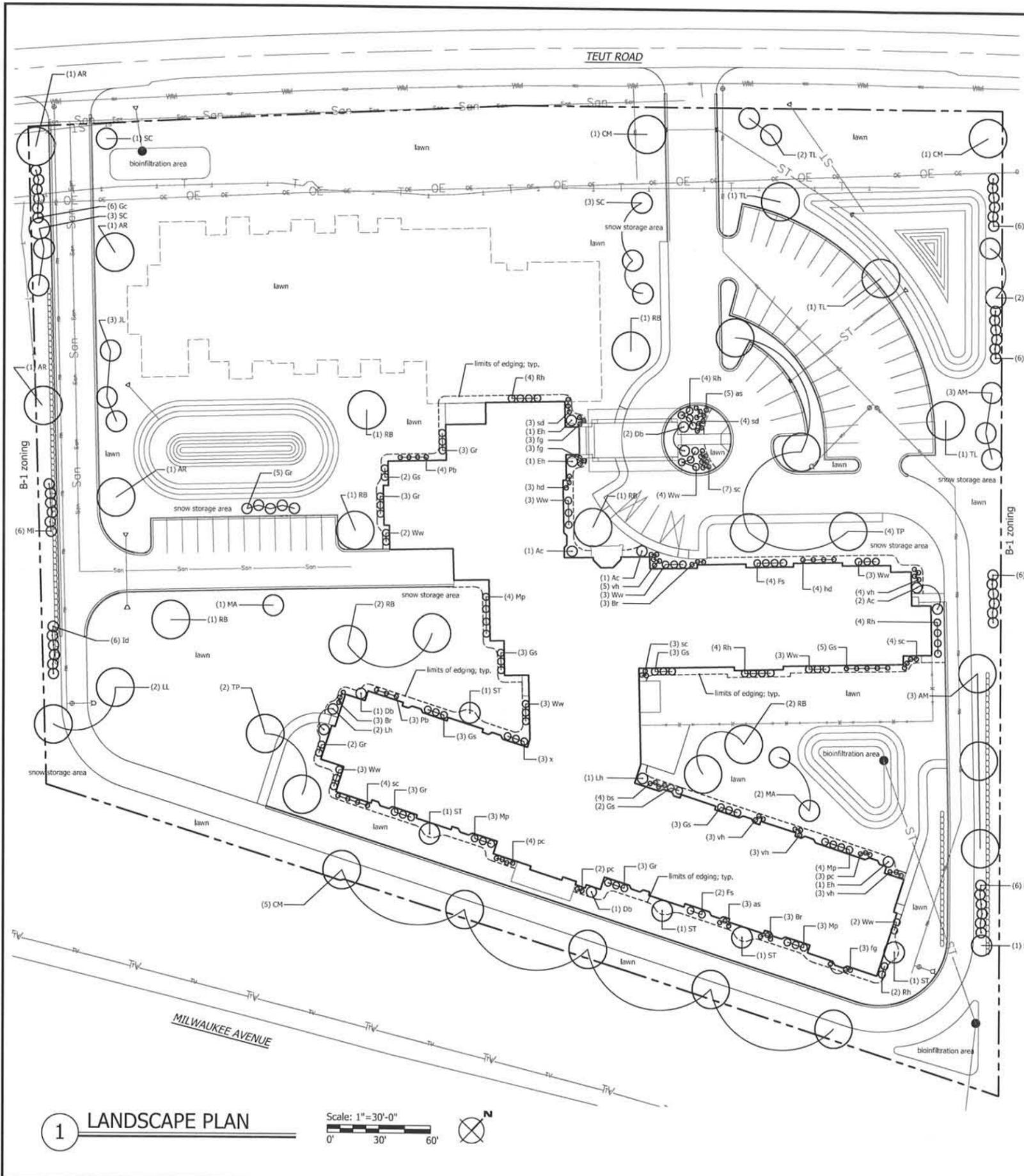
- LEGEND**
- ⊙ FOUND ALUMINUM CAPPED CONCRETE MONUMENT
  - ⊙ FOUND 1-1/2" O.D. IRON PIPE
  - FOUND 1" O.D. IRON PIPE
  - ⊙ FOUND "MAG" NAIL
  - ⊙ UTILITY POLE
  - ⊙ UTILITY BOX
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ FIRE HYDRANT
  - ( ) RECORDED AS
  - - - OVERHEAD UTILITY LINES



THIS IS NOT AN ORIGINAL, PRINT UNLESS THIS SEAL IS RED

THOMAS L. SATTER 5-2850  
AUGUST 31, 2015 081503  
DATE JOB NUMBER

**SATTER SURVEYING, LLC**  
LAND SURVEYS, MAPPING AND PLANNING  
272 ORIGIN STREET  
BURLINGTON, WI 53105  
262-661-4239  
e-mail: ts1@csdwi.com

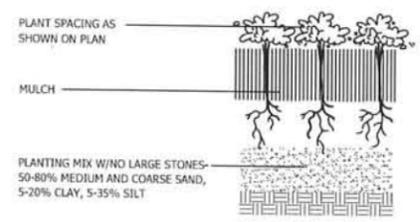


**1 LANDSCAPE PLAN**

Scale: 1"=30'-0"  
0' 30' 60'

**Notes:**

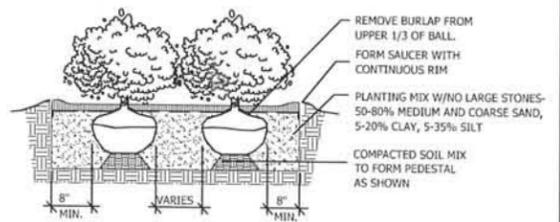
- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond, Valley View Industries. ([www.valleyviewind.com/professional/](http://www.valleyviewind.com/professional/))
- All lawn areas shall be fine graded and installed with seed at a rate of 200lbs. per acre. Basis of Design: Supreme Lawn Seed Mix, Reinders Company ([www.reinders.com/golfsoftgoods/reinmixtures.asp](http://www.reinders.com/golfsoftgoods/reinmixtures.asp)).
- Slope areas of 3:1 or greater and concentrated overland drainage channels shall be seeded with lawn seed mixture and overlaid with a single net, photo biodegradable straw blanket that is pegged with metal staples or biodegradable stakes. Basis of Design: Tensor D575, North American Green. ([www.nagreen.com](http://www.nagreen.com))
- Unless otherwise indicated, plant beds to receive locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
- Perennials in mass bed plantings to be planted in staggered rows.
- Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
- Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.



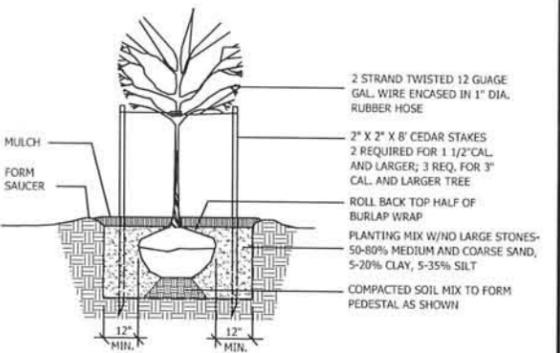
**2 PERENNIAL PLANTING**  
NTS

**CITY OF BURLINGTON LANDSCAPING REQUIREMENTS:**  
Min. Canopy Tree and Parking Space Requirements  
(1) Canopy Tree per (15) Parking Spaces  
48 Spaces = 3.2 Trees Required  
10 Trees Proposed as Shown

Proposed site zoning classification	RM-4
Adjacent zoning classifications	Southwest of property B-1 Northeast of property B-1
Bufferyard Intensity factor required	2
Southwest bufferyard distance	378.5 ft.
Type 2 bufferyard proposed	
Canopy/shade Trees	Required: 0.4 x 379 ft./100 = 2 Shown: 3
Understory trees	0.9 x 379 ft./100 = 3 Shown: 3
Shrubs	3.4 x 379 ft./100 = 13 Shown: 18
Northeast bufferyard distance	566.75 ft.
Type 2 bufferyard proposed	
Canopy/shade Trees	Required: 0.4 x 567 ft./100 = 3 Shown: 4
Understory trees	0.9 x 567 ft./100 = 5 Shown: 6
Shrubs	3.4 x 567 ft./100 = 19 Shown: 24



**3 SHRUB PLANTING**  
NTS



**4 TREE PLANTING**  
NTS

**DECIDUOUS AND EVERGREEN TREES**

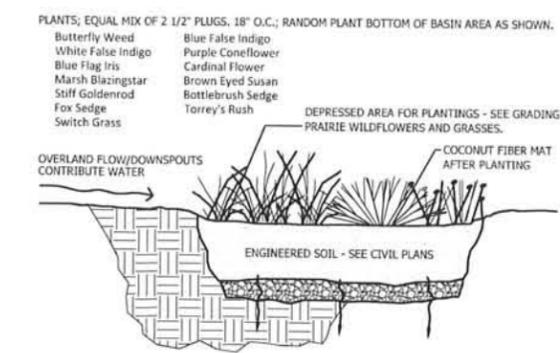
CM Celebration Maple	3" B&B
AR Armstrong Maple	3" B&B
LL Littleleaf Linden	3" B&B
RB Royal Frost Birch	6" B&B
TP Trinity Ornamental Pear	3" B&B
SC Sargent Crabapple	1 1/2" B&B
ST Sargent Tina Crabapple	1 1/2" B&B
MA Magnolia 'Ann'	6" B&B
RB Redbud	6" B&B
ML Meyer Lilac (tree form)	#5 Cont
TL Japanese Tree Lilac	#7 Cont
AM Amur Maple 'Flame'	#7 Cont

**DECIDUOUS AND EVERGREEN SHRUBS**

Db Dwarf Burningbush	#2 CONT.
MI Meyer Lilac	#2 CONT.
Gc Glossy Black Chokeberry	#2 CONT.
Mp McKay White Potentilla	#2 CONT.
Gr Cuthbert Grant Rose	#2 CONT.
Pb Crimson Pygmy Barberry	#2 CONT.
Rh P.J.M. Rhododendron	#2 CONT.
Ac Am. Cranberry 'Alfredo Compact'	#2 CONT.
Ww Wine and Roses Weigela	#2 CONT.
Id 'Ivory Halo' Dogwood	#2 CONT.
Gs Goldmound Spirea	#2 CONT.
Eh Endless Summer Hydrangea	#2 CONT.
Lh Limelight Hydrangea	#2 CONT.
Fs Gro Low Fragrant Sumac	#2 CONT.
Bj Blue Rug Juniper	#2 CONT.

**PERENNIALS**

Tg Karl Foerster Feather Reed Grass	#1 CONT.
sc 'Prairie Splendor' Coneflower	#1 CONT.
hd 'Happy Returns' Daylily	#1 CONT.
sd 'Stella de Oro' Daylily	#1 CONT.
pc Plum Pudding Coralbells	#1 CONT.
vh Variegated Hosta	#1 CONT.
bs Black Eyed Susan	#1 CONT.
as 'Autumn Fire' Sedum	#1 CONT.



**5 BIOINFILTRATION PLANTS**  
NTS



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

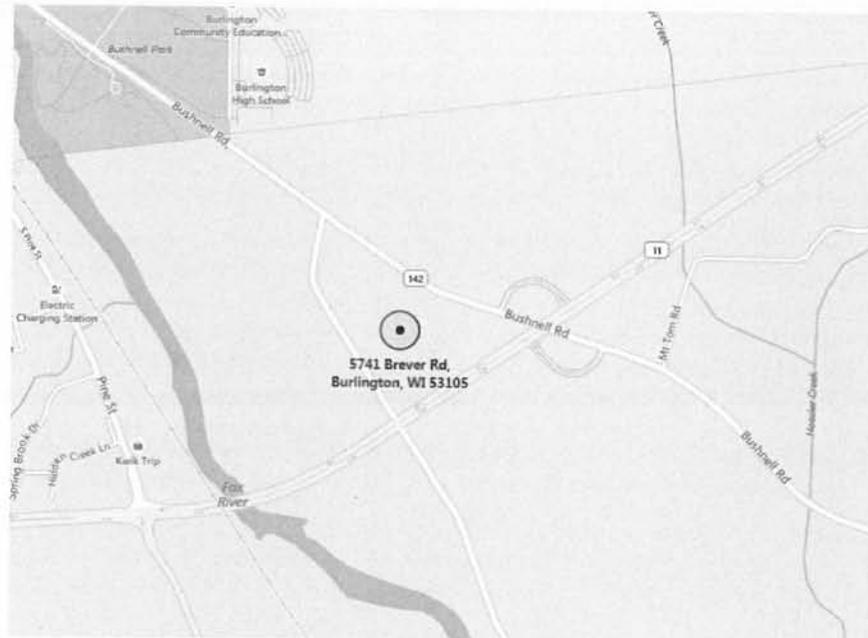
<b>Plan Commission Item Number: 8E</b>	<b>Date:</b> November 10, 2015
<b>Submitted By: Gregory Guidry, Building Inspector</b>	<b>Subject:</b> ETZ Certified Survey Map

**Details:**

As part of the City’s Extraterritorial Plat Approval Jurisdiction Area, which includes any area within 1.5 miles of the City of Burlington, all divisions and subdivisions of land shall be reviewed by the Plan Commission and Common Council. The purpose of this is to enable the City to extend regulations to adjacent land that could affect quality of life within the city. The Extraterritorial Zoning District (ETZ) represents a city’s potential growth boundary, both with respect to its future tax base and municipal service area.

This Certified Survey Map has been submitted for review by Joe and Gail Ketterhagen for property located on 5741 Brever Road in the Town of Burlington. The applicants would like to divide an approximate 26.97 acre lot into four lots. The Town of Burlington Planning and Zoning Committee will consider to approve this CSM at their November 12, 2015 meeting.

**Map Location:**



**Executive Action:**

This item is for consideration at the November 10, 2015 Plan Commission meeting and will be placed on the November 17, 2015 Committee of the Whole and Common Council meeting for consideration.

# MEEHAN & COMPANY, INC.

PATRICK J. MEEHAN, AICP, AIA  
PRESIDENT

P. O. BOX 925  
HALES CORNERS, WI 53130-0925  
PHONE: (414) 529-9559  
FAX: (414) 529-9559

## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** Meehan & Company, Inc.  
Patrick J. Meehan, AICP

**SUBJECT:** Review of an Extraterritorial Certified Survey Map (4 Sheets as prepared by Robert J. Wetzel, RLS of B.W. Surveying, Inc. dated September 30, 2015) for the Joe Ketterhagen Property Located in Part of the SE 1/4 of the NE 1/4 of U.S. Public Land Survey Section 4, T2N, R19E, Town of Burlington, Racine County, Wisconsin

**DATE:** October 30, 2015

Pursuant to the October 19, 2015 written request of Kristine Anderson, Administrative Assistant of the City of Burlington, Meehan & Company, Inc. has reviewed the above referenced extraterritorial Certified Survey Map located within the City's extraterritorial plat approval jurisdiction area as allowed under both Section 236.45(3) of the Wisconsin Statutes and Section 278-7 of the City of Burlington's "Subdivision of Land" Ordinance.

The total subject property is about 26.97 acres in area and is proposed to be divided into four lots. The subject property is bounded on the southwest by Brever Road; on the southeast by the STH 11 Bypass; and on the northeast by STH 142.

Proposed Lot 1 is 435,501 square feet, or about 10.00 acres, in area. Proposed Lot 2 is 411,307 square feet, or about 9.44 acres, in area. Proposed Lot 3 is 65,528 square feet, or about 1.50 acres, in area. And, proposed Lot 4 is 262,830 square feet, or about 6.03 acres, in area. Proposed Lot 2 has an existing shed located on the eastern lot line of proposed Lot 2. Proposed Lot 4 has several existing structures on the property including a dwelling, barn, pole building, concrete pad, one silo, septic tank, septic vent, and well.

An additional 33 +/- feet of public street right-of-way is proposed to be dedicated as a part of Brever Road along the southwest boundary of proposed Lot 4 and along the northwest corner of proposed Lot 2.

Based upon Meehan & Company, Inc.'s October 29, 2015 review of the 2010 aerial photograph and mapping data located at the Racine County CORAGIS Interactive GIS Mapping website, it appears that:

- Although on October 29, 2015 the Racine County CORAGIS Interactive GIS Mapping website indicated that the entire subject property is located within the A-3 District zoning classification under Racine County zoning, based upon an October 29, 2015 telephone conversation with Robert J. Wetzel, RLS of B.W. Surveying, Inc., it is the understanding of Meehan & Company, Inc. that the property owner has recently rezoned the subject property into the A-2 General Farming and Residential District II.

- A 100-year recurrence interval floodplain is located on the southeast side of proposed Lot 1 of the proposed Certified Survey Map and on the east side of proposed Lot 2 of the proposed Certified Survey Map. *However, the acknowledgment of this feature is not delineated nor indicated on the face of the proposed Certified Survey Map.*
- Wetlands are located on the eastern boundary of proposed Lots 1 and 2 of the proposed Certified Survey Map. *However, the acknowledgment of this feature is not delineated nor indicated on the face of the proposed Certified Survey Map.*
- A significant wooded area is located in the eastern half of proposed Lots 1 and 2 of the proposed Certified Survey Map. *However, the acknowledgment of this feature is not delineated nor indicated on the face of the proposed Certified Survey Map.*
- A portion of an environmental corridor (delineated by the Southeastern Wisconsin Regional Planning Commission) is located on the east sides of both proposed Lots 1 and 2 of the proposed Certified Survey Map.

Meehan & Company, Inc. offers the following comments:

1. The City does not have an adopted detailed land use plan for the subject property.

However, the Town of Burlington does have an adopted year 2035 land use plan for the subject property (documented in SEWRPC Community Assistance Planning Report No. 301 titled *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035* dated November 2009, Appendix D, Map 12, p. D-25) which appears to indicate that the eastern portion of proposed Lots 1 and 2 of the proposed Certified Survey Map is planned to be preserved as a "Primary Environmental Corridor" and all of the other portions of the proposed Certified Survey Map are planned to be residential, unsewered (the western portions of the subject property with a density of 1.5 to 4.99 acres per dwelling unit).

2. The City's adopted "Official Map" does not indicate any increased right-of-way width in the area. In addition, no neighborhood plan or highway corridor plan currently adopted by the City of Burlington as part of the City's master plan extend into the area of the subject property.
3. Based upon a review of SEWRPC's Community Assistance Planning Report No. 78 (Second Edition) titled *Sanitary Sewer Service Area for the City of Burlington and Environs* dated December 2001 and amendments thereto (Map 5, p. 14), the subject property appears to be located outside of a SEWRPC-delineated public sanitary sewer service area under the City's current local sanitary sewer service area refinements to the regional water quality management plan.
4. The City of Burlington Bicycle/Pedestrian Plan dated September 28, 2001 does not indicate any planned "Main Bike/Ped Route (Bike Lanes and Sidewalks)" or "Neighborhood Route (Bike Route Signs and Sidewalks)" to be located on or adjoining the subject property.
5. The *City of Burlington: 2010-2014 Comprehensive Outdoor Recreation Plan* dated July 2010 as prepared by Schreiber/Anderson Associates, Inc. does not indicate any proposed park or proposed trail on the subject property.

6. Without elaborating on all of the dimensional requirements of the County Zoning Ordinance relative to the A-2 General Farming and Residential District II, the following are some of the most significant dimensional requirements of lots created in the A-2 District:

- Minimum Lot Area: 40,000 square feet
- Minimum Lot Width: 150 feet
- Minimum Street Yard: 75 feet
- Minimum Side Yard: 25 feet
- Minimum Rear Yard: 25 feet
- Minimum Shore Yard: 75 feet

The proposed Certified Survey Map appears to meet the minimum lot area and minimum lot width requirements. Some of the structures located on the southwest side of proposed Lot 4 and an existing shed on proposed Lot 2 appear to be nonconforming structures relative to the required setbacks of the A-2 District; however, Meehan & Company, Inc. defers the determination of whether this is the case to the Town's Zoning Code Enforcement Officer.

7. The proposed Certified Survey Map appears to meet the various applicable requirements of Sections 236.34(1)(c) and 236.20(2) of the Wisconsin Statutes.
8. The proposed Certified Survey Map appears to meet the various mandated requirements of Section 278-39(A) titled "Additional Information" of the City of Burlington's Chapter 278 "Subdivision of Land" Ordinance except:
- a. Since the proposed Lot 4 of the subject property has existing buildings and uses thereon and no new structures are planned (at this point in time) for proposed Lots 1, 2, and 3, it is recommended that the City of Burlington waive the requirements to indicate both existing and proposed contours on the face of the Certified Survey Map pursuant to the requirements of Section 278-39(5) of the City's "Subdivision of Land" Code.

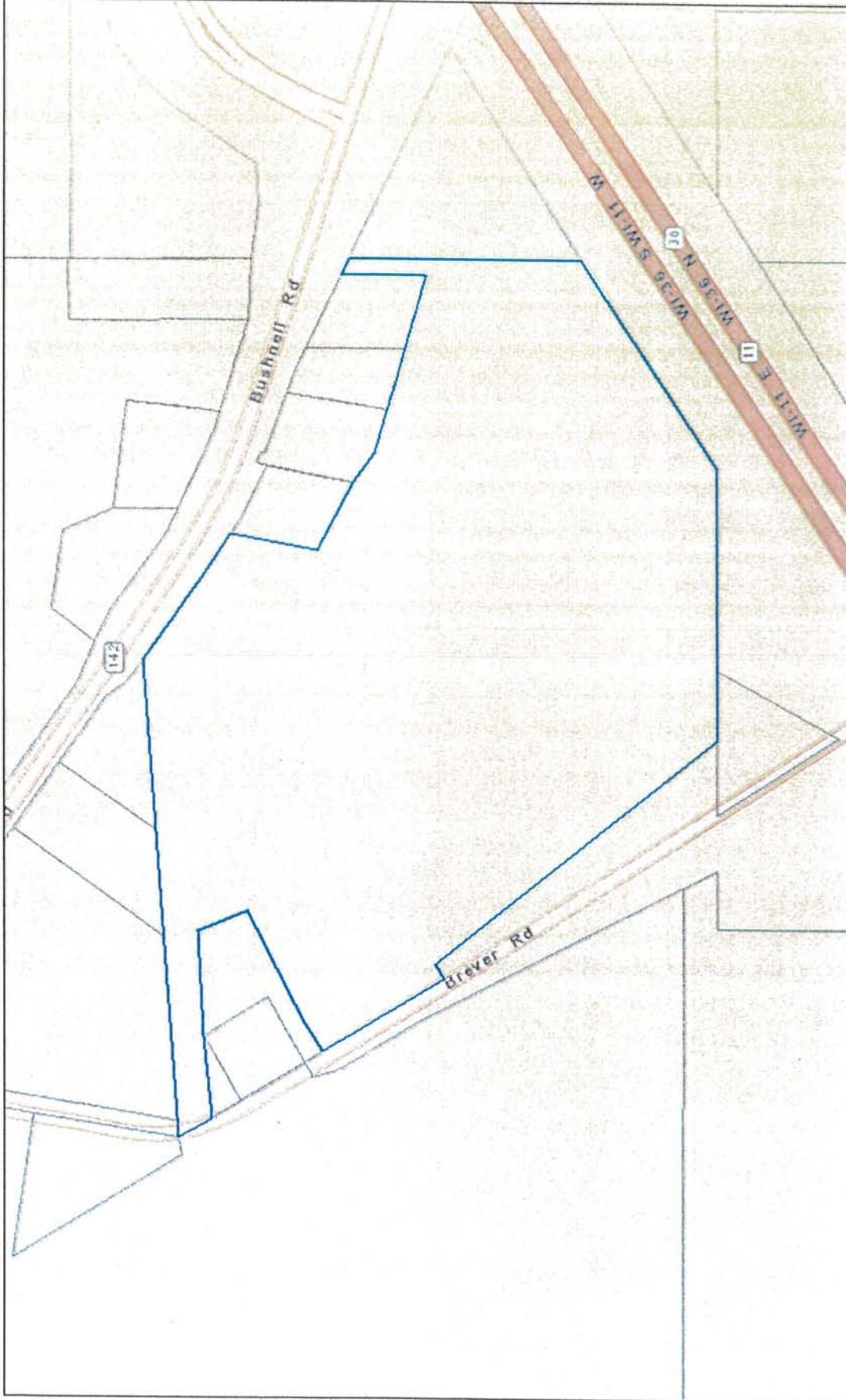
## RECOMMENDATIONS

Based upon the foregoing findings, it is recommended that the Plan Commission recommend the conditional approval of the proposed extraterritorial Certified Survey Map by the Common Council subject to:

- a. The City of Burlington waiving the requirements to indicate both existing and proposed contours on the face of the Certified Survey Map pursuant to the provisions of Section 278-39(5) of the City's "Subdivision of Land" Code.
- b. The Town of Burlington's and Racine County's final approvals of the Certified Survey Map.

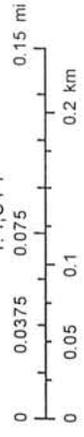


5741 Brever Road



October 9, 2015  
Tax Parcels

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,  
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PREPARED FOR: JOE KETTERHAGEN  
5741 BREVER ROAD  
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225  
JOB NO. 8599C.S.M.

ZONED: A-2

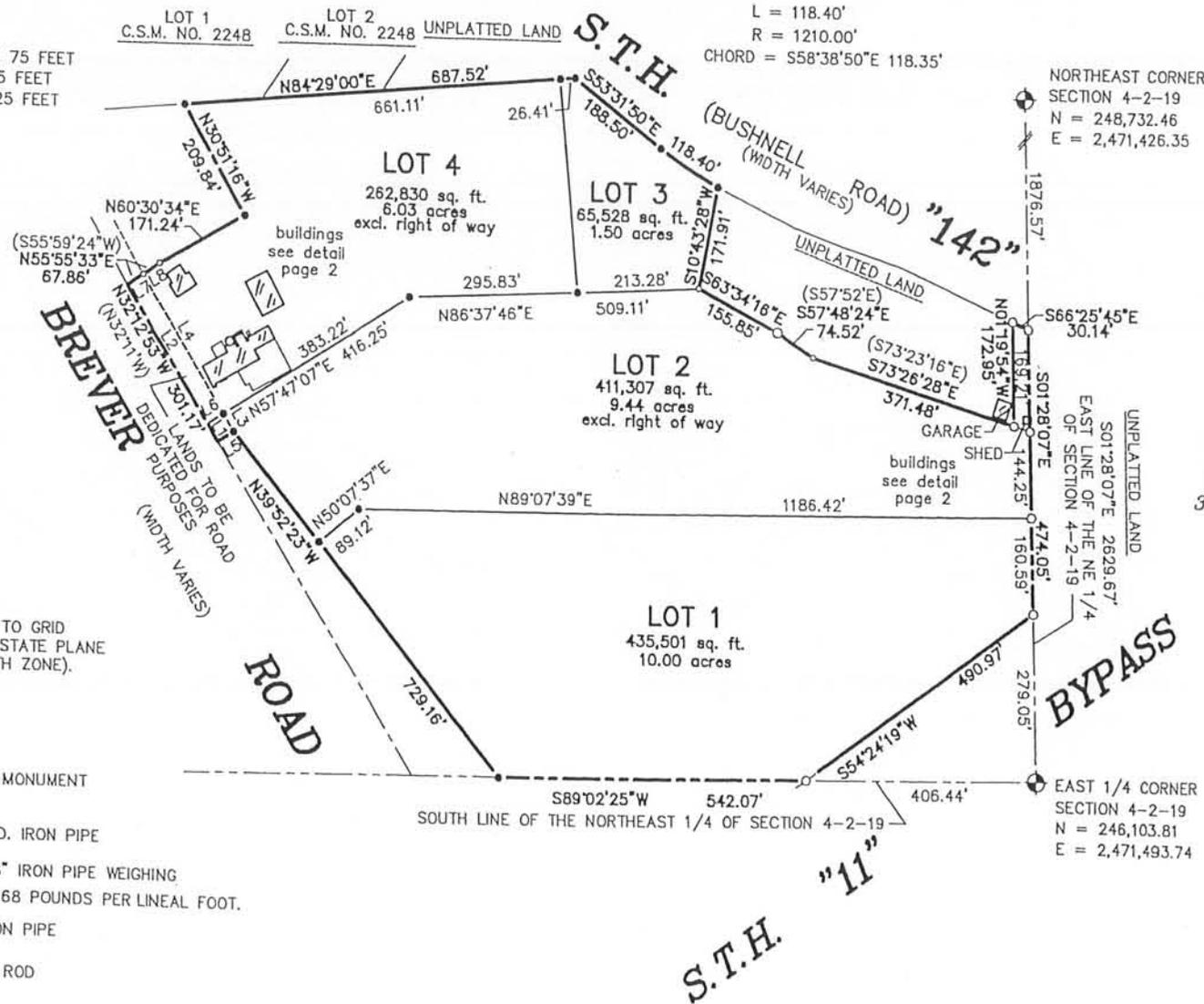
SETBACKS:  
STREET YARD: NOT LESS THAN 75 FEET  
SIDE YARD: NOT LESS THAN 25 FEET  
REAR YARD: NOT LESS THAN 25 FEET

LINE	BEARING	DISTANCE
L1	N32°12'53"W	34.29'
L2	N32°12'53"W	266.88'
L3	N32°12'53"W	34.29'
L4	N32°12'53"W	267.95'
L5	S57°47'07"W	33.00'
L6	N57°47'07"E	33.00'
L7	N55°55'03"E	33.02'
L8	N55°55'03"E	34.84'

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

- ◆ FOUND CONCRETE MONUMENT WITH BRASS CAP
- FOUND 1-5/16 O.D. IRON PIPE
- SET 1-5/16" X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- FOUND 1" O.D. IRON PIPE
- ⚡ FOUND 3/4" IRON ROD

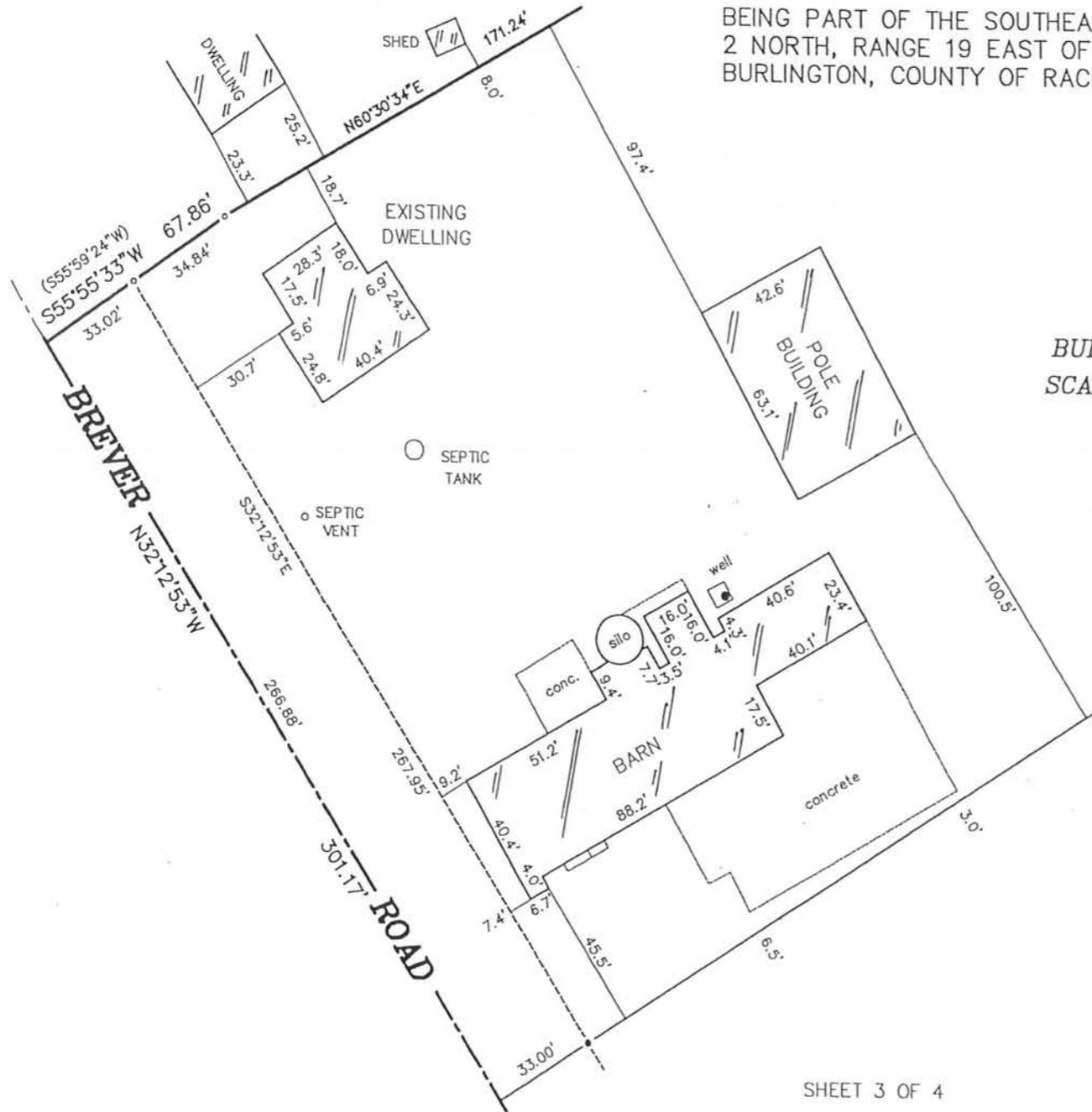
CURVE DATA  
L = 118.40'  
R = 1210.00'  
CHORD = S58°38'50"E 118.35'



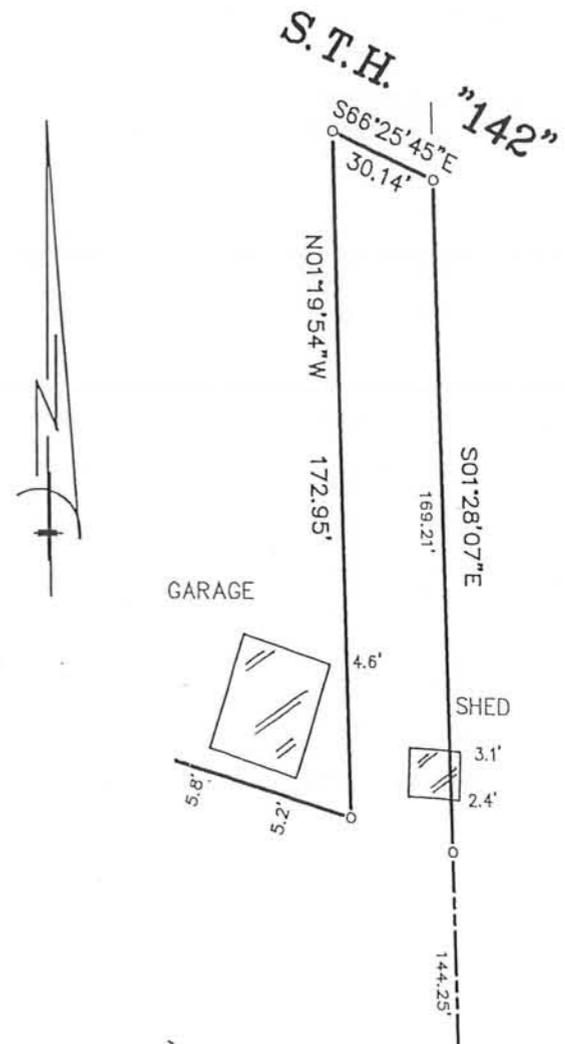
*Robert J. Wetzel*  
ROBERT J. WETZEL  
SEPTEMBER 30, 2015  
S-1778

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.



BUILDING DETAIL  
SCALE: 1" = 50'



*Robert J. Wetzel*  
ROBERT J. WETZEL S-1778  
SEPTEMBER 30, 2015

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

OWNERS CERTIFICATE OF DEDICATION:

WE, JOSEPH W. AND GAIL M. KETTERHAGEN, AS OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201 .

\_\_\_\_\_  
JOSEPH W. KETTERHAGEN

\_\_\_\_\_  
GAIL M. KETTERHAGEN

STATE OF WISCONSIN)  
RACINE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201 , THE ABOVE NAMED JOSEPH W. AND GAIL M. KETTERHAGEN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

TOWN OF BURLINGTON TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP APPROVED BY THE TOWN OF BURLINGTON TOWN BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201 .

\_\_\_\_\_  
RALPH RICE

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
ADELHEID P. STREIF

\_\_\_\_\_  
CLERK

CITY OF BURLINGTON EXTRATERRITORIAL APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF BURLINGTON, JOSEPH W. AND GAIL M. KETTERHAGEN, OWNERS, IS HEREBY APPROVED BY THE CITY OF BURLINGTON COMMON COUNCIL, COUNTY OF RACINE, STATE OF WISCONSIN.

DATE: \_\_\_\_\_, 201

APPROVED:

\_\_\_\_\_  
ROBERT MILLER

\_\_\_\_\_  
MAYOR

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A COPY OF A RESOLUTION ADOPTED BY THE CITY OF BURLINGTON COMMON COUNCIL OF THE COUNTY OF RACINE, STATE OF WISCONSIN.

\_\_\_\_\_  
DIAHNN HALBACH

\_\_\_\_\_  
CLERK

DATED THIS 30TH DAY OF SEPTEMBER, 2015.

\_\_\_\_\_  
ROBERT J. WETZEL  
S-1778



CERTIFIED SURVEY MAP NO. \_\_\_\_\_.

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST  
1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19  
EAST OF THE FOURTH PRINCIPAL MERIDIAN IN  
THE TOWNSHIP OF BURLINGTON, COUNTY OF  
RACINE AND STATE OF WISCONSIN.

SURVEY FOR: JOSEPH W. AND GAIL M. KETTERHAGEN  
5741 BREVER ROAD  
BURLINGTON, WI 53105

SURVEY BY: B. W. SURVEYING  
412 N. PINE STREET  
BURLINGTON, WI 53105  
JOB NO. 8599-CSM

LEGAL DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 4, THENCE SOUTH 89°02'25" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION 406.44 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 89°02'25" WEST ALONG SAID SOUTH LINE 542.07 FEET TO A POINT ON THE EASTERLY LINE OF BREVER ROAD; THENCE NORTH 39°52'23" WEST ALONG SAID EASTERLY LINE 729.16 FEET; THENCE SOUTH 57°47'07" WEST 33.00 FEET TO A POINT IN THE CENTER LINE OF BREVER ROAD; THENCE NORTH 32°12'53" WEST (RECORDED AS NORTH 32°11' WEST) ALONG SAID CENTER LINE 301.17 FEET; THENCE NORTH 55°55'33" EAST (RECORDED AS NORTH 55°59'24" EAST) 67.86 FEET; THENCE NORTH 60°30'34" EAST 171.24 FEET; THENCE NORTH 30°51'16" WEST 209.84 FEET TO A POINT ON THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 2248 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, RACINE COUNTY, WISCONSIN; THENCE NORTH 84°29'00" EAST ALONG SAID SOUTHERLY LINE AND IT'S EXTENSION EASTERLY 687.52 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STATE TRUNK HIGHWAY 142 (a.k.a. BUSHNELL ROAD); THENCE SOUTH 53°31'50" EAST ALONG SAID LINE 188.50 FEET; THENCE SOUTH EASTERLY 118.40 FEET ALONG SAID LINE BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1210.00 FEET AND WHOSE LONG CHORD BEARS SOUTH 58°38'50" EAST 118.35 FEET; THENCE SOUTH 10°43'28" WEST 171.91 FEET; THENCE SOUTH 63°34'16" EAST 155.85 FEET; THENCE SOUTH 57°48'24" EAST (RECORDED AS SOUTH 57°52' EAST) 74.52 FEET; THENCE SOUTH 73°26'28" EAST (RECORDED AS SOUTH 73°23'16" EAST) 371.48 FEET; THENCE NORTH 01°19'54" WEST 172.95 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STATE TRUNK HIGHWAY 142 (a.k.a. BUSHNELL ROAD); THENCE SOUTH 66°25'45" EAST ALONG SAID LINE 30.14 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 01°28'07" EAST ALONG SAID LINE 474.05 FEET; THENCE SOUTH 54°24'19" WEST 490.97 FEET TO THE PLACE OF BEGINNING. CONTAINING 26.97 ACRES OF LAND MORE OR LESS. DEDICATING THE SOUTHWESTERLY 33 FEET AS SHOWN ON THIS CERTIFIED SURVEY MAP FOR PUBLIC ROAD PURPOSES (BREVER ROAD).

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JOSEPH W. AND GAIL M. KETTERHAGEN, AS OWNERS, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.24 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

DATED THIS 30TH DAY OF SEPTEMBER, 2015.

  
ROBERT J. WETZEL  
S-1778