



## **AGENDA PLAN COMMISSION**

**Tuesday, June 14, 2016 at 6:30 p.m.**  
**Common Council Chambers, 224 East Jefferson Street**

**Mayor Jeannie Hefty**, Chairman  
**Tom Vos**, Aldermanic Representative  
**Bob Grandi**, Aldermanic Representative  
**Darrel Eisenhardt**, Park Board President  
**Chad Redman**, Commissioner  
**Chris Reesman**, Commissioner  
**Andy Tully**, Commissioner

1. Call to Order
2. Roll Call
3. Approval of the minutes of May 10, 2016
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 Sandra Wagner for property located at 109 N. Pine Street to use the existing building for printing services with small specialty printing.
7. Old Business: None
8. New Business:
  - A. Consideration to approve a Conditional Use application from Sandra Wagner of Nobius Press, LLC, for property located at 109 N. Pine Street to use the existing building for printing services with small specialty printing, subject to Mark Roffers' June 7, 2016 memorandum to the Plan Commission.
  - B. Consideration to approve a Site Plan application from Andrew Kowalski of Platinum Salon & Spa, for property located at 308 S. Pine Street to expand the existing entrance to 53 feet, allowing patrons to back up safely onto S. Pine Street, subject to Kapur & Associates' June 9, 2016 memorandum to the Plan Commission.
  - C. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Peter Smet of Burlington Area School District for property located at 340 Church Street to rezone the property from Rs-2, Single Family Residential to I-1, Institutional District, subject to Mark Roffers' June 7, 2016 memorandum to the Plan Commission.

D. Introduction and discussion with the new City Planner, Graef, to explain their roles and challenges they will be accepting, as well as a “Plan Commission 101” for the members of the 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**  
**May 10, 2016, 6:30 p.m.**

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. Roll call: Aldermen Tom Vos and Bob Grandi; Commissioners Chris Reesman; Andy Tully; Chad Redman and Darrel Eisenhardt were present. BHS Student Representative, Gabriel King was also present.

Mayor Hefty introduced and welcomed Chad Redman and Bob Grandi to the Plan Commission.

**APPROVAL OF MINUTES**

Commissioner Eisenhardt moved, and Alderman Vos seconded to approve the minutes of April 12, 2016. 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 Bryan Linstroth for property located at 1120 Milwaukee Avenue to have a Seasonal Garden Center and to construct a temporary greenhouse.**

Mayor Hefty requested an input from Gregory Guidry prior to opening the Public Hearing. Gregory Guidry stated the Conditional Use Permit is for a greenhouse to sell flowers in the parking lot. This year Stein Garden Centers need to relocate since a multi-tenant building is being constructed in their previous location. Gregory stated the water provisions and bathroom facilities mentioned in Mark Roffers' memorandum are being resolved.

- Mayor Hefty opened the Public Hearing at 6:32 p.m.
- There were no comments.

Alderman Vos moved, and Commissioner Reesman seconded to close the Public Hearing at 6:33 p.m. All were in favor and the motion carried.

**OLD BUSINESS**

None

**NEW BUSINESS**

- A. Consideration to approve a Conditional Use and Site Plan application from Bryan Linstroth for property located at 1120 Milwaukee Avenue to have a Seasonal Garden Center and to construct a temporary greenhouse, subject to Mark Roffers' May 4, 2016 memorandum to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Commissioner Tully questioned if traffic flow will be controlled and a fence barrier be installed. Gregory Guidry responded yes and the traffic flow will also be accommodated for safety. Bryan Linstroth of Stein Gardens & Gifts stated large orange cones may need to be the barrier since there is nothing to anchor the picket fence down to, like last year.
- There were no further comments.

Alderman Vos moved, and Alderman Grandi seconded to recommend approval of a Conditional Use and Site Plan application to have a temporary greenhouse, subject to Mark Roffers' May 4, 2016 memorandum to the Plan Commission as follows:

- The applicant shall secure a written approval from the Burlington Fire Department and City's Public Works Director for use of fire hydrant and a payment plan for water usage. A restroom facility for use for employees has been met.
- The applicant shall install a temporary fence, rope line or other temporary barrier between the parking rows near the Milwaukee Avenue entrance drive. A southbound driving lane between the tent and the two parking lot landscape islands to the west of the tent shall be created, and not to depend on the coffee hut drive-through lane and to continue to enable two-way access for the coffee hut.
- Per Section 315-45(B) the applicant shall be responsible for containing and removing trash to not promote unwanted animals, blowing of trash in the area, smells or unsightliness. All evidence of the temporary use shall be removed within 48 hours of the end of the operation but no later than August 1, 2016.

*All were in favor and the motion carried.*

Carina Walters, City Administrator, thanked the Commissioners and Mayor Hefty for attending the meeting. Ms. Walters stated at a future meeting there will be a new City Planner joining the meeting to explain their roles and challenges they will be accepting, to help the new members belonging to the Plan Commission.

### **ADJOURNMENT**

Alderman Vos moved, and Commissioner Tully seconded to adjourn the meeting at 6:36 p.m. *All were in favor and the motion carried.*

Recording Secretary  
 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

<b>Plan Commission Item Number: 6A</b>	<b>Date:</b> June 14, 2016
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> A Public Hearing for a Conditional Use application at 109 N. Pine Street

### Details:

A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from Sandra Wagner of Nobius Press, LLC, for property located at 109 N. Pine Street. The applicant is proposing to use the existing building for printing services with small specialty printing.

The parcel is zoned B-2, Central Business District.

### Map Location:



### Executive Action:

This item is for a Public Hearing at the June 14, 2016 Plan Commission meeting and will be for discussion the same night.

THE PLAN COMMISSION IN AND FOR THE CITY OF BURLINGTON

Notice of Hearing on  
Proposed Conditional Use Permit  
B-2, Central Business District

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:** JL Germiswam, LLC  
**Applicant:** Nobius Press, LLC  
**Location:** 109 N. Pine Street  
**Zoning:** B-2, Central Business District  
**Use:** Printing Service (offering small specialty printing)

**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, JUNE 14, 2016 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, 23<sup>rd</sup> day of May, 2016.

Diahnn Halbach, City Clerk

*Published in the Burlington Standard Press  
May 26<sup>th</sup>, 2016 and June 2<sup>nd</sup>, 2016*



# CITY OF BURLINGTON

**Administration Department**  
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<b>Plan Commission Item Number: 8A</b>	<b>Date:</b> June 14, 2016
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Consideration to approve a Conditional Use and application at 109 N. Pine Street.

### Details:

This item is to consider approving a Conditional Use application from Sandra Wagner of Nobius Press, LLC, for property located at 109 N. Pine Street. The applicant is proposing to use the existing building for printing services with small specialty printing. Nobius Press is currently located at 925 Milwaukee Avenue and will relocate to the N. Pine Street address if approved.

The parcel is zoned B-2, Central Business District.

Mark Roffers recommends approval of this Conditional Use, subject to items listed in his memorandum.

### Map Location:



### Executive Action:

This item is for consideration at the June 14, 2016 Plan Commission meeting. No further action is necessary.



To: City of Burlington Plan Commission  
From: Mark Roffers and Colette Spranger, Interim City Planning Consultants  
Date: June 7, 2016  
Re: Application for Conditional Use Permit, 109 N. Pine Street, Printing Establishment (Nobius Press)

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**Requested Approval:** Conditional use permit approval for a printing operation within a 2,000 square foot suite in the Town Center Plaza multitenant commercial center.

**Location:** On the west side of North Pine Street, near the intersection of Pine and East State Streets, at the edge of the City's downtown.

**Current Land Use:** Building was formerly the home of Western Racine County Health Department, but now has several tenants using space within separated suites. Site includes an off-street parking lot.

**Proposed Use:** Specialty printing operation that will employ two people and operate during normal business hours (anticipated to be Monday through Friday, 8:30am - 6:30pm; Saturday 8:30 am-2 pm).

**Current and Proposed Zoning District:** B-2 Central Business District. Printing is listed as a conditional use in the B-2 zoning district. This site is not in the HPO Historic Preservation District.

**Comprehensive Plan's Planned Land Use Designation:** Commercial.

**Surrounding Zoning and Land Use:** Directly adjacent parcels and those across Pine Street are zoned B-2 and in commercial use. Parcels across East State Street and Pine are a mix of RD-2 and B-2 zoning districts mainly in residential use.

**Analysis:** In our opinion, the proposed print shop within 109 N. Pine Street meets ordinance standards for granting a conditional use permit, and should be a positive addition to the existing businesses on and around the site.

The proposed printing operation is small (in contrast to a major print shop or factory), utilizes dry toner, and provides simple binding for custom printing projects. The business does not use hazardous materials and has no need for specialized disposal.

There are two other tenants currently in the building: a day care in the rear suite and an insurance company in the suite adjacent to the one Nobius Press intends to occupy. Another middle suite is currently vacant.

Businesses in the B-2 Central Business District do not require off-street parking; still, this location benefits from a parking lot adjacent to the building.

**Recommendation:** Considering any comments the public hearing, we recommend that the Commission approve a conditional use permit for a “printing” use at 109 North Pine Street, subject to the following conditions:

1. The approval is for a specialty print shop, occupying up to 4,000 square feet (providing an opportunity for modest future expansion without a subsequent or amended conditional use permit), and not requiring hazardous chemicals.
2. Should the conditional use require exterior alterations to the site or building, beyond signage or cosmetic adjustments in the determination of the Zoning Administrator, a site plan shall be submitted and approved per applicable zoning ordinance standards.
3. Permanent signage shall require a sign permit from the City prior to installation. Temporary signs are allowed for a period not exceeding 30 days.
4. The applicant shall satisfy any other requirements of the Plan Commission, Zoning Administrator, Fire Inspector, and Building Inspector that relate to zoning ordinance, fire code, or conditional use permit standards. Some of the work described in the “lease letter of intent” submitted with the application may require a building permit before its completion.



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

PERMIT NO. (not C.U.) \_\_\_\_\_  
AMOUNT PAID \$ 500 \_\_\_\_\_  
DATE FILED 5/9/16 \_\_\_\_\_  
DATE PUBLISHED \_\_\_\_\_  
PUBLIC HEARING DATE: \_\_\_\_\_  
RECEIVED BY: KA \_\_\_\_\_

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

- 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 Nobius Press, LLC

Phone No. 262-763-3334 Fax No. 262-763-3335

Applicant's Address 925 Milwaukee Ave Burlington WI 53105

Owner of the site JL Germswam LLC

Phone No. 262-763-4064 Fax No. 262-299-0350

Owner's address 505 Milwaukee Ave Burlington, WI 53105

Architect / Professional Engineer \_\_\_\_\_

Architect / Professional Engineer Address \_\_\_\_\_

Contractor Strohm Carpentry, LLC

Contractor's Address 2076 Walburg Rd. Burlington, WI 53105

**DESCRIPTION OF THE SUBJECT SITE**

Address 109 N. Pine Street Burlington, WI 53105

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

Existing Zoning classification B-2

Description of existing use Vacant - Previously Offices  
 Description of the proposed use Print service business offering small specialty printing  
 Number of employees / Hours of operation 2 employees - M-F 8:30am - 6:30pm  
Saturday 8:30am - 2:00pm

**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):**

To do a minor remodel to allow Nopius Press to  
occupy a space in a building which has been vacant  
for over 15 months.

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>Sandra L. Wagner</u> (Signature)	<u>Sandra L. Wagner</u> (Print)
Owner <u>Bradley M. Lewis</u> (Signature)	<u>Bradley M. Lewis - Manager</u> (Print)
Date: <u>5-4-16</u>	Date application Filed: <u>5/4/16</u>

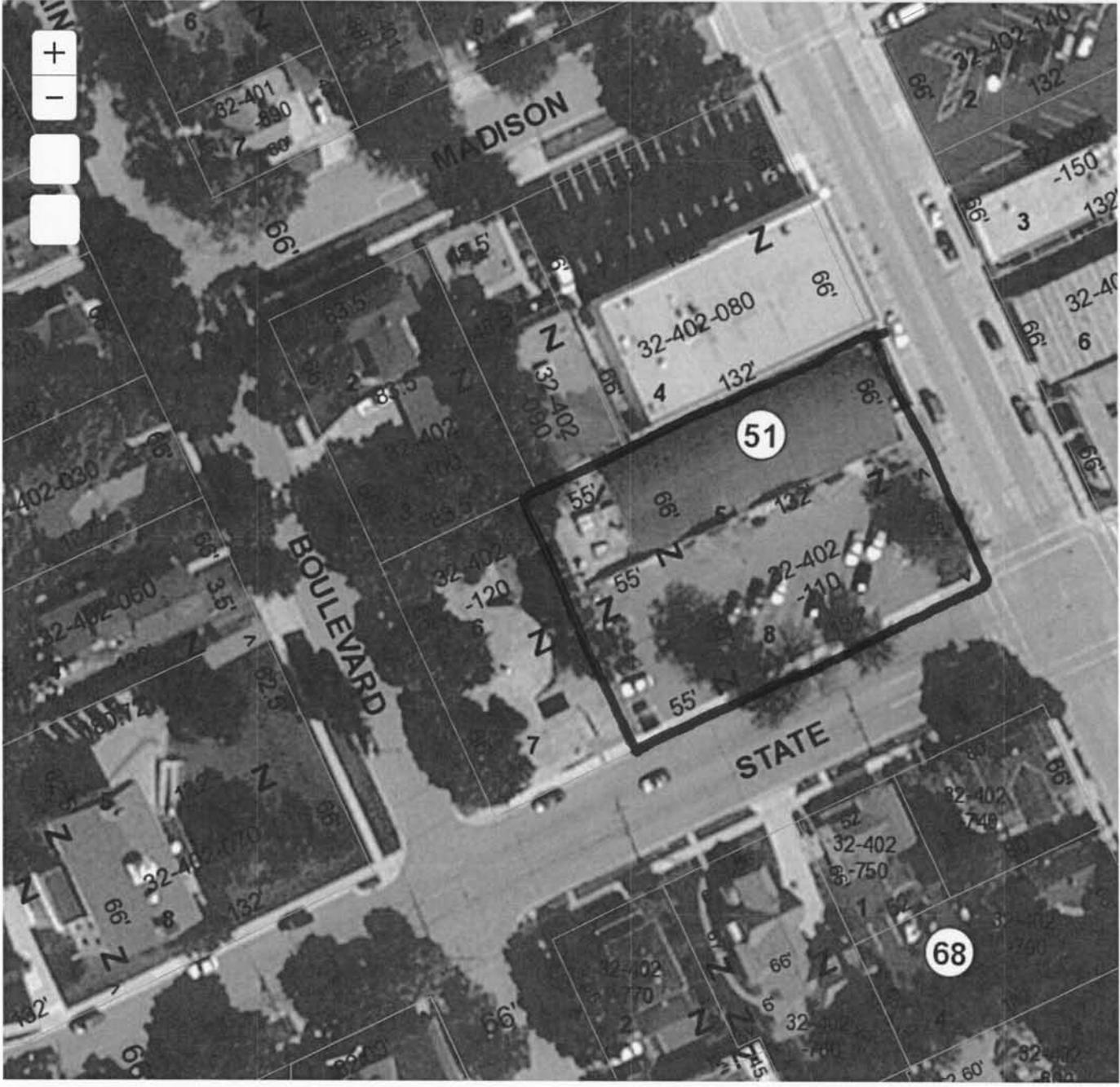
- Applications will not be processed without the property owner's signature.
- Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.
- Permit is Null and Void if issued in error. It is understood that any permits issued on this application 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)

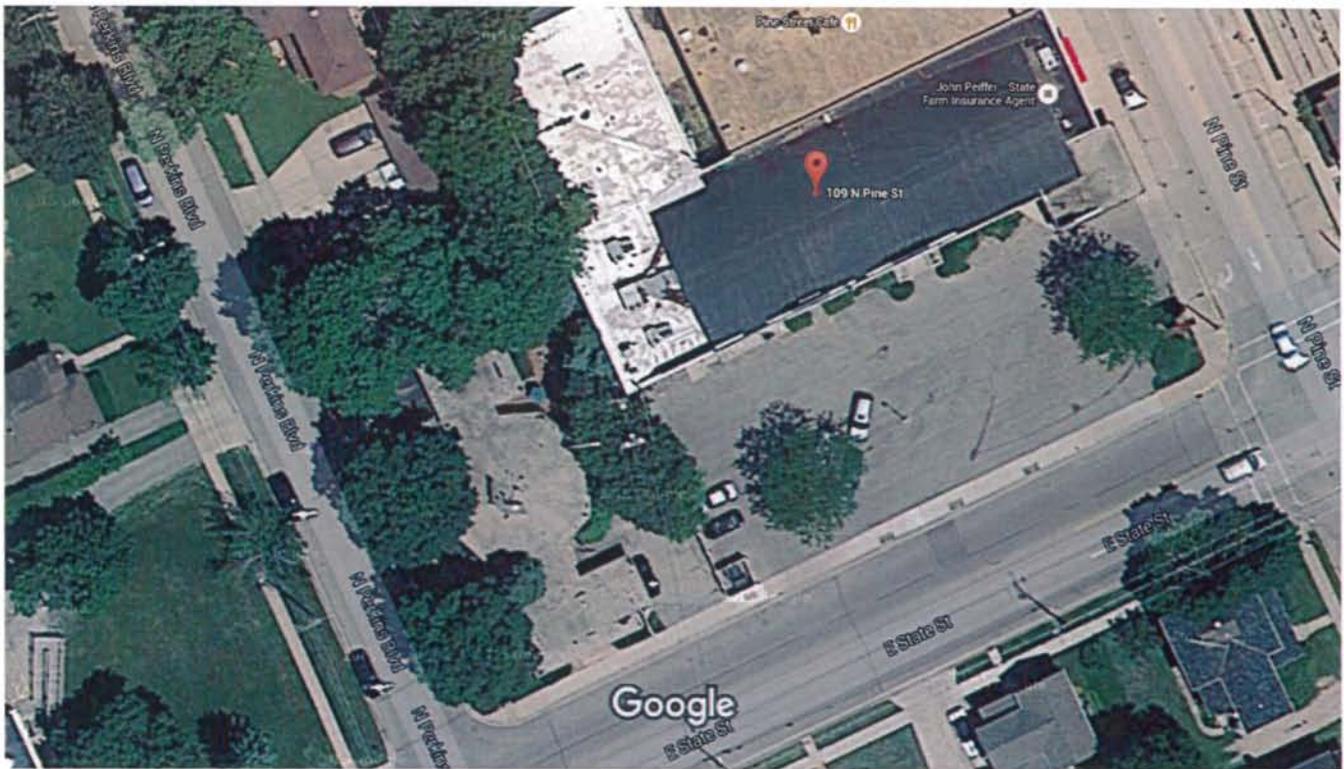
Date: \_\_\_\_\_



# Racine County Tax Parcel Locat



Google Maps 109 N Pine St



Map data ©2016 Google 20 ft



109 N Pine St  
Burlington, WI 53105

STATE ST.

89° 44' 40"

LOT 7

LOT 6

58.0

6.531

LIEV  
ENTRY  
SYSTEM  
SEE A-2

EXISTING  
PARKING LAYOUT

MASONRY BUILDING

STANDARD

LOT 8

S LIGHT

164.1

LOT 5

HANDICAP  
SIGNS

8.5

23.3

90° 15' 50"

CONCRETE BASE  
FOR SIGN

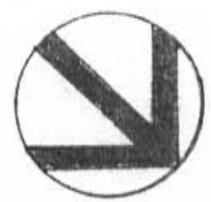
66.39

LOT. 66.39  
BLDG. 66.25

MEAS.  
RECD.

EXISTING BUILDING WALL OVER

PINE



GEOGRAPHICAL  
NORTH

# S I T E P L A N

SCALE: 1" = 20'-0"



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<b>Plan Commission Item Number: 8B</b>	<b>Date:</b> June 14, 2016
<b>Submitted By:</b> Gregory Guidry, Building Inspector	<b>Subject:</b> Consideration to approve a Site Plan application at 308 S. Pine Street.

**Details:**

This item is to consider approving a Site Plan application from Andrew Kowalski of Platinum Salon & Spa, for property located at 308 S. Pine Street. The applicant is proposing to expand the existing entrance to 53 feet, allowing patrons to back up safely onto S. Pine Street. The owners are currently remodeling the former Single Source Store to relocate their salon from its current location at 214 S. Pine Street in the Pinecrest Shopping Center.

It should be noted that the owner has already cut the curb not knowing Plan Commission approval was necessary. The project has been stopped at this time until Plan Commission review and consideration.

The parcel is zoned B-1, Neighborhood Business District.

Kapur & Associates recommends approval of this Site Plan subject to items listed in his memorandum.

**Map Location:**



**Executive Action:**

This item is for consideration at the June 14, 2016 Plan Commission meeting. No further action is necessary.

**To:** Gregory Guidry **Date:** June 9, 2016  
**From:** Greg Governatori, P.E.  
**CC:** Carina Walters, Jim Bergles, Tom Foht, Judy Gerulat  
**Subject:** 308 S. Pine Street Driveway Improvements (Platinum Salon)

The property at 308 S. Pine Street has sawed the head off of approximately 35 feet of curb to widen his existing 24-foot driveway.



Kapur & Associates had previously provided a recommendation to install a depressed curb head in place of the standard six-inch vertical face curb between the driveways, and allow a second driveway exit on the north side of the parcel. It is our understanding that owner has removed the entire curb head, installed a sidewalk and excavated for new driveway apron, without site plan approval, inspections or obtaining the necessary right-of-way permits.

We completed a site visit at the request of the city on May 31<sup>st</sup>, 2016 to review the project with a follow up visit June 8th. The excavated driveway apron has been filled with stone and the applicant has submitted a site plan approval application to the City. The lot is considered non-conforming with parking and access being difficult without adequate space. For cars to adequately maneuver they are required to back up on to the side walk, or into Pine Street.

We recommend providing a raised center median to divide the apron into two driveways similar to what has been done near the Sentry entrance to divide it from the old MI Bank exit on Pine Street. The applicant shall obtain the after the fact right-of-way from the department of public works, as well as receive final site plan approval from the plan commission. The sidewalk has been installed as well as new asphalt, striping and paver stone walkway to the entrance. The only remaining item for completion is the driveway apron.



CITY OF BURLINGTON

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SITE PLAN APPROVAL APPLICATION

REVIEW: \$500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY
DATE FILED: 6/8/16
RECEIVED BY:
AMT. PAID:

APPLICANT: Platinum Salon & Spa
ADDRESS: 308 S. Pine Street PHONE NO. 262-763-6800 FAX NO.
OWNER: ANDREW KOWALSKI
ADDRESS: 8417 Schaal Road PHONE NO. 847-609-2834 FAX NO.
SITE ADDRESS: 308 S. Pine Street
PROPOSED USE: APPROACH PRESENT ZONING: Commercial
LEGAL DESCRIPTION:
(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, facade 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: and Hours of operation

- \_\_\_ 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.
- \_\_\_ List environmental concerns, i.e. odor, smoke, noise.

Owner: Andrew Kowalski  
 (Print)

Date: 6-7-16

Owner: Andrew Kowalski  
 (Signature)

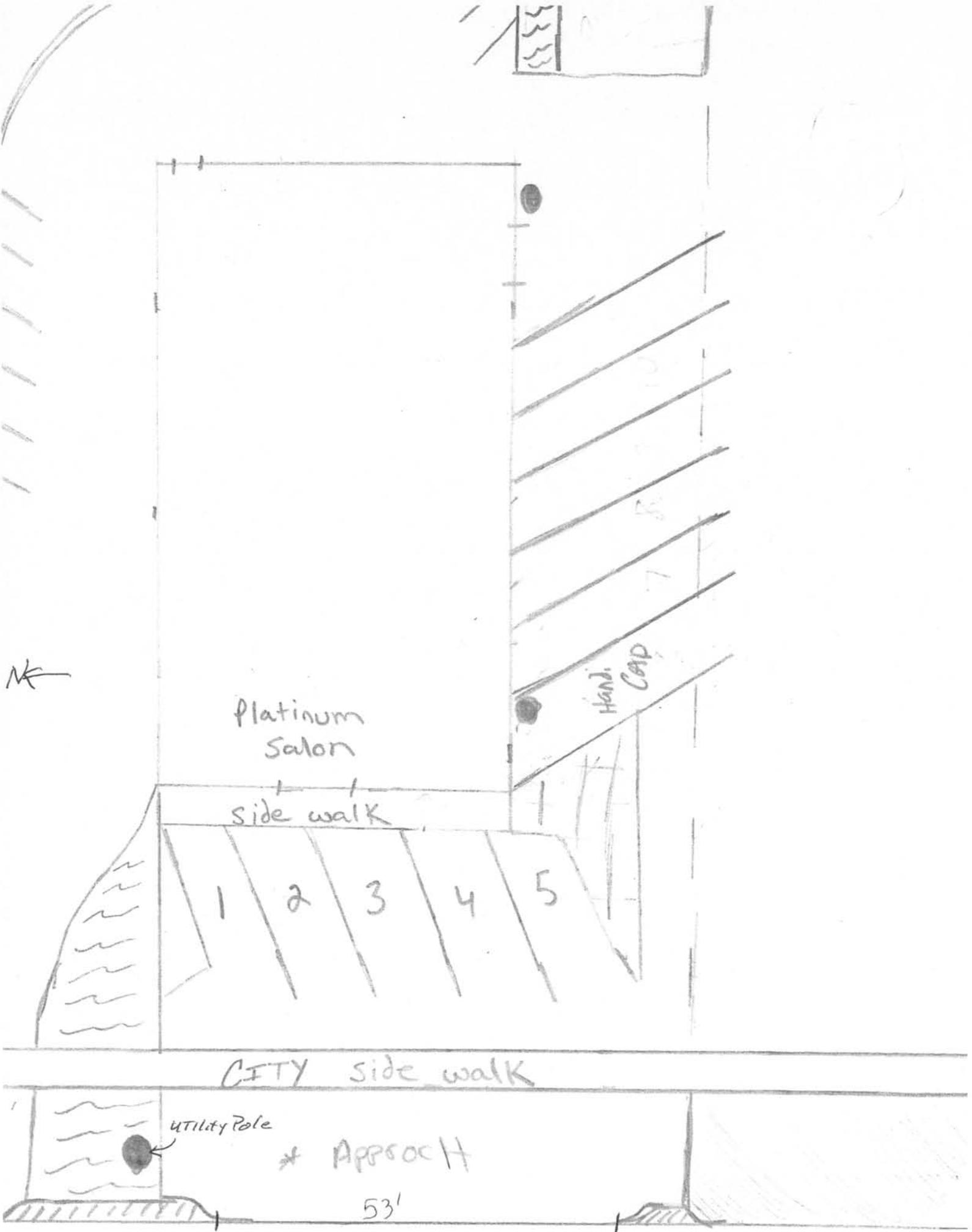
Applicant: same  
 (Print)

Date: 6-7-16

Applicant: \_\_\_\_\_  
 (Signature)

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

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



Platinum Salon

side walk

1 2 3 4 5

CITY side walk

utility pole

\* Approach

53'

Handicap Ramp



# Previous Layout





1489



1490

## Gregory Guidry

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**From:** Gregory L. Governatori <ggovernatori@kapur-assoc.com>  
**Sent:** Thursday, June 02, 2016 11:37 AM  
**To:** Gregory Guidry; James Bergles; Judy Gerulat  
**Subject:** 308 pine street

Gregory

I spoke with Jim and Judy briefly yesterday about the driveway by the DQ. Judy brought up a similar wide drive near sentry and the old MI bank on pine. They were required to install a small elevated median that can be traversed. Similar to elevated rumble strip. Take a look at it let me know what you think. I also would not let them pour until the plan commission approves.

*Sent from my T-Mobile 4G LTE device*



1498

06.09.2016 12:14



1499

06.09.2016 12:14



## CITY OF BURLINGTON

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<b>Plan Commission Item Number: 8C</b>	<b>Date:</b> June 14, 2016
<b>Submitted By:</b> Megan Watkins, Director of Administrative Services	<b>Subject:</b> Consideration to recommend approval of a rezone request at 340 Church Street from Rs-2 to I-1.

### Details:

This item is to consider recommending approval of a rezone request from the Burlington Area School District for property located at 340 Church Street. The applicant is requesting to rezone the property from Rs-2, Single Family Residential to I-1, Institutional District to use the property for the Project Active Citizen (PAC) Program that is currently housed at 348 Paul Street. PAC is a transitional program for 18 to 21 year old students with special needs that teaches students daily living skills, work experience and career development, and household skills. The PAC program has been successfully run at the Paul Street location since 2006 with no complaints received with the City.

The program typically has an average of ten students per year. Operational hours are from 8:00 am to 2:00 pm Monday through Friday. The program does not allow for overnight accommodations. The current Conditional Use Permit for the PAC program at 348 Paul Street, as approved by the 2006 Plan Commission, allowed up to 13 students at one time, 5 staff members, the operational hours of 7:30 am to 3:00 pm and required adequate combined on-site and off-site parking.

The Burlington School District has found a need to seek a larger building with more restroom facilities. BASD has a conditional offer to purchase the property at 340 Church Street pending city approval of a rezone. Current zoning of Rs-2, Single-Family Residence District does not allow for this type of use either as a Permitted or Conditional Use. Rezoning to I-1, Institutional District will allow this use as a Permitted Use under the zoning regulations.

Mark Roffers, City Planner, has expressed concern with rezoning this parcel in a residential neighborhood and recommended City Attorney review of the request for consistency and compliance. Attorney Bjelajac has reviewed the request, his memorandum attached, and has determined it is legal to grant a rezone of 340 Church Street if the Plan Commission and Common Council deem appropriate. Additionally, BASD has voluntarily expressed the desire to draft a restrictive covenant that would help to address some of the concerns of Mark Roffers, as listed on page 4 of his June 7, 2016 memorandum to the Plan Commission.

If the rezone request is approved by the Common Council at their July 5, 2016 meeting, a Comprehensive Plan amendment will come before the Plan Commission and Common Council for consistency of the plan.

### Map Location:

Map attached separately

### Executive Action:

This item is for recommendation to the Council at the June 14, 2016 Plan Commission, is scheduled for the June 21, 2016 Committee of the Whole meeting and with a Public Hearing the same night and at the July 5, 2016 Common Council meeting for consideration.

**Bjelajac & Kallenbach, LLC**  
**Attorneys at Law**

Atty. John M. Bjelajac, LLC  
Terrance L. Kallenbach, S.C.

Judith M. Hartig-Osanka  
(1938-2011)

601 Lake Avenue  
Post Office Box 38  
Racine, Wisconsin 53401-0038  
Telephone: (262) 633-9800  
FAX: (262) 633-1209

**MEMORANDUM**

TO: City of Burlington Plan Commission

FROM: City Attorney John M. Bjelajac

DATE: June 9, 2016

RE: Application for Rezoning, 340 Church Street, Burlington Area School District, Vocational School

For your convenient reference, attached is a copy of the June 7, 2016 memorandum sent by Mr. Mark Roffers and Ms. Colette Spranger regarding the above-referenced rezoning request that has been submitted by the Burlington Area School District ("BASD"). By means of this present memorandum, we wish to provide to you my following comments and observations with respect to this rezoning request, in my capacity as the City Attorney for the City of Burlington:

1. From a legal vantage point, if the Plan Commission determines that the merits of this rezoning request deserve approval of the same, there is no legal impediment to that decision and recommendation to the Common Council for approval. We have carefully considered the observations made by the Planning Consultants in their June 7 memorandum, but we are comfortable giving to you the proverbial "green light" to approve the BASD rezoning request if you deem that decision to be appropriate.
2. It is our understanding that BASD will be voluntarily offering to the City a proposed restrictive covenant for the property in question that would ultimately be carefully drafted in a mutually agreeable document and which would then be recorded shortly after any approval of the rezoning request and the acquisition by BASD of the property. The letter being presented to the Plan Commission for its consideration for this purpose would be outlining conceptually the terms and provisions of the restrictive covenant that would then be more specifically drafted in the final document noted above.
3. The consideration of the BASD rezoning request as well as the consideration of their proposed restrictive covenant can be done in tandem and contemporaneously. Please also be advised that the content of the letter being presented by BASD to the Plan Commission

with respect to a proposed restrictive covenant is solely at the discretion of BASD. It is NOT a matter that should, in any fashion, be negotiated with BASD in the context of your review process. You should simply consider the BASD letter as presented to you.

4. The June 7 memorandum submitted by the Planning Consultants is correct in that any proposed reversion of the property to RS-2, as will apparently be offered in the BASD restrictive covenant letter, is not self-implemented. It would rather require a petition for rezoning similar to the process that is presently being undertaken by BASD with respect to the present rezoning request. Any such proposed rezoning language in the restrictive covenant offered by BASD in this matter would, however, be helpful for such a rezoning process.

5. If you deem the proposed use of the property and its related new zoning to be appropriate for approval, your decision and the decision of the Common Council in that regard will make the rezoning consistent with the City's Comprehensive Plan. It simply boils down to whether the Plan Commission and ultimately the Common Council believe that this land use is in the best interest of our community.

6. A critic of the rezoning request may argue that this constitutes illegal spot zoning. We disagree with that analysis, both from the vantage point of whether it is actually spot zoning and also whether it is in any fashion illegal if it is indeed spot zoning. To put this argument to rest, even if the request would constitute spot zoning (which we do not concede), then such spot zoning is in fact legal spot zoning under the laws of Wisconsin given the stated public purpose and use of the property contained in the BASD rezoning request.

We stand ready to further participate in this entire matter when and if that would prove to be helpful to the Plan Commission, Common Council, and/or BASD. Our final comment, however, is that this rezoning request can be legally granted by the Plan Commission and Common Council if, on the merits, such approval should be given.



# BURLINGTON AREA SCHOOL DISTRICT

June 10, 2016

City of Burlington Common Council  
c/o Carina Walters, City Administrator  
300 N. Pine St.  
Burlington, WI 53105

Re: Further Clarification of Rezoning Request

In response to issues raised by MD Roffers Consulting we will try to provide further clarification of the intent of the Burlington Area School District on how we will use the property at 340 Church Street. We expressly volunteer to work towards a restricted deed on the issues raised by Mr. Roffers. Our attorney has been in contact with the city attorney and come to a general agreement on a restricted deed and we will work towards mutually agreeable terms of a more detailed restricted deed.

To provide this clarification we will draw on our 10 year history at 348 Paul Street. Over the 10 years at Paul Street the Project Active Citizen (PAC) Program has provided the desired residential setting for our transitional program. It will continue to be our desire to continue that quiet residential setting on Church Street.

We will try to respond to as many of MD Roffers concerns as possible at this time. We will respond in order that they were presented on page 4 of his summary.

- The property would not be appropriate for other school uses such as administrative offices or other alternative programs because of its size limitations. It is the intent that it will be used for the PAC Program and if it is no longer appropriate for the PAC Program it would be sold for residential property. We stated in our meeting of Electors for approval that if it is not used for PAC program, it would be sold, and the property asset would be returned to a cash asset of the district.
- Again it is our intent to use this for the PAC program and no other uses. We have legal obligation to serve 18 to 21 year old students with special needs, and it is our intent to serve them in a transitional setting and not an institutional type setting like a traditional school. We want the residential look and feel of the home and have worked hard to maintain that setting on Paul Street.
- We have no intent to provide any residential quarters. We are not equipped to expand so far beyond our mission and do not wish to even consider that possibility.
- We consistently have one teacher and three aides for our students and it is our intent to continue the same staffing ratio. We will continue to staff on student needs which may include individual aides and therapists for the individual student needs.

- Our 10 year history has shown a consistent average of 10 students per year. The students do at times require therapy services and there may be therapist on an hourly basis at the site. The students spend a considerable amount of time in the community or at their job and volunteer sites away from the house.
- We will do our best to limit all parking to the driveway and in front of the house but just like all residents we do have instances where we have guests and celebrations where more cars will be parked in the street. Remember we only use the house during the school year. We are not here nights, weekend, holidays, and summers with the exception of two evening parent meetings.
- We will utilize the garage parking and driveway parking as much as possible.
- We have no intent of doing any exterior changes other than normal maintenance and handicapped accessibility ramping. We will only do minor interior decorating changes limited to such things as paint, flooring light fixtures, etc. It is not our intent to do any major interior remodeling.
- We welcome the city officials to inspect and visit the property at any time and welcome input into our facility in making it acceptable to the neighborhood. Being a property of a public entity the city has more access to our facilities than any private facilities in the city.
- Any agreed upon restrictions will not be changed or removed without city approval.

We will do everything in our power to work with the city and be a good neighbor. We have a long history of a close working relationship with city officials including the police and fire departments and hope to continue the close working relationship. The PAC House record at 348 Paul Street speaks for itself in being a good neighbor and working with the city to be a good neighbor and provide a safe and respected program for our students.

Sincerely,

A handwritten signature in cursive script that reads "Peter Smet".

Peter Smet, Superintendent



To: City of Burlington Plan Commission

From: Mark Roffers and Colette Spranger, Interim City Planning Consultants

Date: June 7, 2016

Re: Application for Rezoning, 340 Church Street, Burlington Area School District, Vocational School

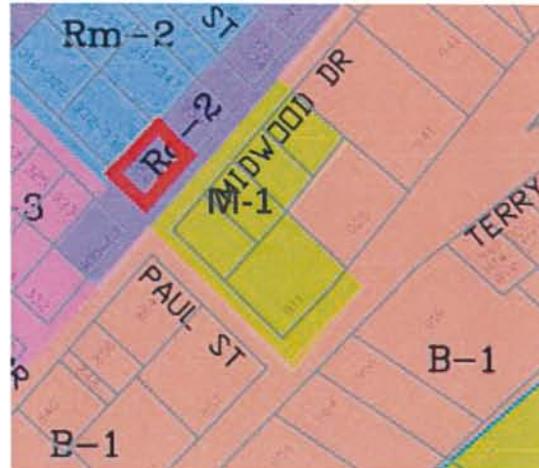
**Requested Approvals:** Rezoning to allow relocation of the District's vocational school to above address

**Location:** East side of Church Street in the First Addition to Highrise Subdivision, in west part of the City

**Current Land Use:** Building was constructed as a single-family dwelling, with a two car garage and standard residential driveway.

**Proposed Use:** A relocated vocational training site for Project Active Citizen (PAC) program, a transitional program for 18 to 21 year-old students who have special needs. At the site, students would receive work training, perform daily living skills, and develop other skills conducive to independent living. The site would be open during school hours, approximately 8 am to 2 pm, Monday through Friday, when school is in session. There is no residential component to this program; no student or staff would use the site for overnight accommodation.

The Burlington Area School District has operated the PAC program since 2006 from 348 Paul Street, a duplex one block from Milwaukee Avenue. That parcel is within the RD-2 Two-Family Residence District, where "residential-based public education outreach centers for disabled students" are listed as conditional uses. The City supported a text amendment to the RD-2 district in 2006 largely to accommodate the PAC program at 348 Paul Street. The zoning ordinance text amendment included specific standards for this type of facility where located in the RD-2 district to address compatibility. As suggested by the City zoning map to the right, the 348 Paul Street site is in a mixed use, mixed zoning area. Milwaukee Avenue is the large street to the southeast.



The School District reports that the PAC program has operated successfully from its 348 Paul Street location, but is now in need of a larger space to accommodate more students, and in a permanent facility to help stabilize program costs. There are also practical limitations at the current site (e.g., one bathroom) that would be addressed with the new location.



in the 2006 zoning ordinance amendment, but those standards apply only were the use to be located in an RD-2 zoning district. Further, rezoning to I-1 would enable by right other uses that are allowed in the I-1 zoning district. The School District writes that it intends to deed restrict the property so that, should the District sell it in the future, the parcel's zoning will revert to RS-2. We do not believe this to be a legal approach under Wisconsin law; instead, we believe that changing the zoning of a parcel must follow the process under Section 62.23(7) of Wisconsin Statutes, which would require a hearing, Plan Commission recommendation, and City Council approval to get the zoning back to RS-2 should the District vacate the site. We advise the City to get a City Attorney opinion on this too, as we are not attorneys.

3. Site Suitability: We question the suitability of this single family building, small site, and standard driveway being suitable for the proposed use. We suggest that the School District provide more information as to the number of students, teachers, and other staff who would be using the site during school hours, and their expectations for changes to these numbers in the future. We also ask the District to provide more information about structural changes proposed to the building and site. For example, though the City's zoning ordinance does not require off-street parking in the I-1 zoning district, knowing how staff parking would be accommodated may be important. Any signage and other desired site changes should be indicated. Minimum I-1 setbacks (25 feet front and back, 10 foot side yard), lot area (10,000 sf), and lot width (80 feet) should be checked against actual conditions on the lot. If one or more of these standards cannot be met, then the building would be considered a non-conforming structure if the rezoning is approved.
4. Comprehensive Plan Consistency: Given the lack of detail in the City's Comprehensive Plan, we believe that a reasonable person (or Plan Commission or Council) could find the proposed rezoning either consistent or inconsistent with the Comprehensive Plan. In support of an "inconsistent" determination, the Plan does not suggest that schools or other institutional uses are acceptable in areas planned for "Urban Residential" use. In support of a "consistent" determination, the City's RS-2 district already enables certain institutional uses, such as small group homes and family day care as permitted uses, and churches by conditional use permit. Further, when advising on comprehensive plans for other communities, we usually create an opening for small-scale institutional uses in areas planned for "Urban Residential" use. The Plan Commission may want to weigh in and provide its recommendation on Comprehensive Plan consistency.

It is possible that the above commentary may lead the District and Commission members to be searching for solutions. As suggested above, we don't believe the "reversion to RS-2" zoning option to be legal. Further, we question the legality of "conditional zoning" in Wisconsin. For example, we do not know if it is legal for the City to approve the rezoning to I-1 subject to a number of conditions. Different municipal attorneys have different opinions.

We have had experience where the applicant/property owner voluntarily places a restriction on a piece of land, limiting future uses or activities, *before* a City takes action on a rezoning application. Then, in evaluating the appropriateness of the rezoning, the City can consider all self-imposed limitations on the

property. If the above issues in our list can be successfully addressed, and the District and City wish to consider this route, the following are some general limitations that could be further developed and considered for such a deed restriction. Most of these reflect the City's RD-2 zoning requirements for similar uses (see section 315-21(C)(8) of Municipal Code)

- a. Limit future uses to the training center only (not any other I-1 use).
- b. Exclusively serve persons with disabilities/special needs.
- c. Not occupied as residential quarters.
- d. Specify a maximum number of employees.
- e. Specify a maximum number of persons served.
- f. Provide a minimum of two off-street parking spaces.
- g. Restrict changes to the exterior of the building so as to detract from the residential character of the neighborhood within which the residential-based public educational outreach center is located.
- h. City provided with the right but not the responsibility to enforce standards
- i. Restriction may not be modified or removed without City approval.

We strongly suggest that the City Attorney provide an opinion on the appropriateness of this potential solution, and confirm (or not) our opinions on zoning reversion and conditional rezoning earlier in this memo. Awaiting that City Attorney opinion may be another reason to postpone action.

**Recommendation:** We recommend that the Plan Commission postpone its recommendation on the rezoning of 340 Church Street until the issues raised in this report, through public input, and by Commission members can be addressed.



# BURLINGTON AREA SCHOOL DISTRICT

June 6, 2016  
City of Burlington Common Council  
c/o Carina Walters, City Administrator  
300 N. Pine Street  
Burlington, WI 53105

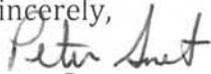
**Re: Petition for Rezoning Map Amendment – 340 Church Street, Burlington, WI  
53105**

To the Common Council:

On behalf of the Burlington Area School District (the "District"), and in support of the District's Petition for Rezoning Map Amendment submitted on May 13, 2016 regarding the property located at 340 Church Street, Burlington, WI 53105 (the "Property"), I am writing to advise the Common Council that the District hereby offers to execute and record an irrevocable deed restriction which declares that, if the District ever ceases to own the Property or if the Property is ever used for any purpose other than education or education administration, then the zoning for the Property shall revert back to RS-2, or single-family residential use at densities not to exceed 3.9 dwelling units per net acre.

If the District takes ownership of the Property on or before July 30, 2016, then the District will execute and record a deed restriction document in a fashion agreed to by the City's legal counsel no later than September 30, 2016, and said restriction shall run with the land and shall be enforceable against the District, its heirs, successors, agents, and assigns, or any other grantee of the Property, shall be incorporated with any subsequent transfers of the Property, and shall be enforceable by the City of Burlington.

Thank you for your consideration of this matter. Please let me know if you have any questions or if I can provide any additional information.

Sincerely,  
  
Peter Smet  
Superintendent  
Burlington Area School District

ZONING FORM NO. 2

PETITION FOR REZONING MAP AMMENDMENT

ADDENDUM FOR BURLINGTON AREA SCHOOL DISTRICT APPLICATION

**I have requested this rezoning for the purpose of:** To relocate the Project Active Citizen (PAC) educational program to a larger school district owned facility.

The Burlington Area School District has an accepted offer to purchase 340 Church Street that is contingent on the district's ability to receive the necessary re-zoning approvals for the intended use of the property as an educational facility providing educational services. The Burlington Area School District is pursuing a deed restriction for 340 Church Street so that if in the event Burlington Area School District sells the property it will convert the zoning back to Rs-2 .

The Burlington Area School District has operated the Project Active Citizen as a cooperative program with Waterford Union High school for 10 years to provide 18 to 21 year-old students with special needs a transitional program from traditional schooling to the world of work and independent living. The program has operated successfully at 348 Paul St. in the city of Burlington for 10 years. We have rented a side of a duplex with one bathroom and now due to changing enrollment, along with student with mobility issues, we need a larger facility with two bathrooms. Since the program has proven its continued success, we also feel it is time to buy a more permanent facility in order to be fiscally responsible.

Federal special education law requires that students with special needs may receive programming until the year that they turn 21 years old. The Project Active Citizen program has been successfully preparing 18 to 21 year old students with special needs for the world of work whether; it is paid employment or a sheltered work environment and independent or group living environments. The program operates on the days that the Burlington Area School District is in session from approximately 8:00 am to 2:00 pm. The program is not a full residential program with no overnight accommodations for the students or staff. The students are either receiving training at the PAC House or out in the community at work or doing other activities.

The PAC Program allows students to become familiar with community resources and supports learning to perform daily living skills, develop a job and work experience portfolio, learn to communicate his or her needs, participate in job training and work experiences in addition to learning to be part of a household.



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	_____
Date Received (\$500)	5/13/16
Zoning Administrator	KA
	(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 Rs-2 District to I-1 District:

Address of Property: 340 Church St. Burlington, WI 53105 Acres: \_\_\_\_\_

Legal Description of Property (attach additional sheets if needed): \_\_\_\_\_

Not Required

I have requested this rezoning for the purpose of: \_\_\_\_\_

See Attached

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 Burlington Area School District

Address 100 N. Kane St.

Burlington, WI 53105  
(City) (State) (Zip)

Telephone No. 262-763-0210

Date May 13, 2016

OWNER'S AGENT:

Name Peter Smet

Address 100 N. Kane St.

Burlington WI 53105  
(City) (State) (Zip)

Telephone No. 262-763-0210

Date 5/13/2016

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.



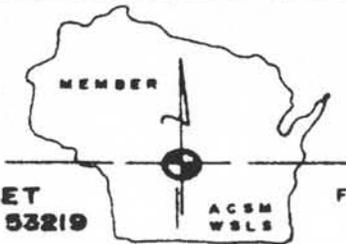


# SURVEYING

MEMBER

# ASSOCIATES

2819 SOUTH 43rd STREET  
MILWAUKEE, WISCONSIN 53219



FREDERICK W. SHIBILSKI RLS  
(414) 321-5851

206-03-19-31-071-020

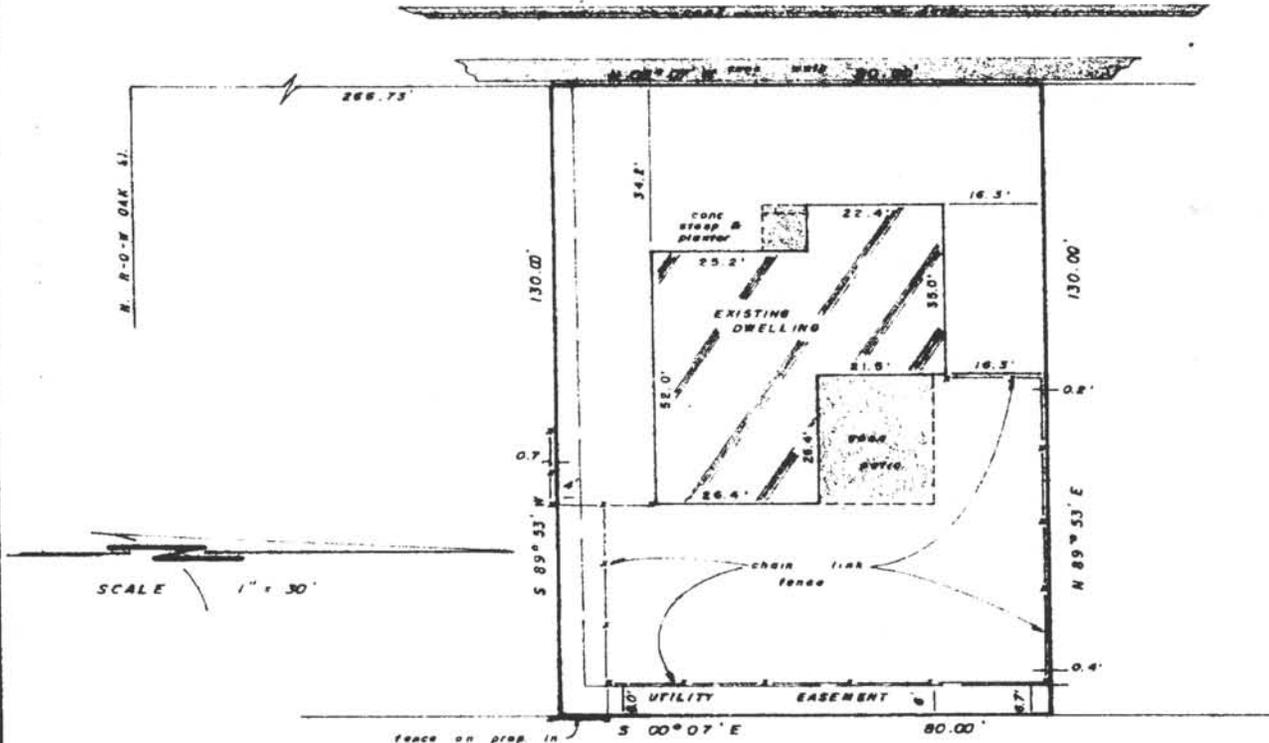
PLAT OF SURVEY  
-of-

LOT 4, BLOCK 1 of FIRST ADDITION TO HIGHRISE, a subdivision of part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 31, Town 3 North, Range 19 East of the Fourth Principal Meridian, City of Burlington, Racine County, Wisconsin.

Survey for: Lomas & Nettleton Co.  
Owners: Dennis & Moreen Ruan  
Survey location: 340 Church Street

## CHURCH STREET

66' WIDE



RACINE COUNTY SURVEYOR

FILE NO. 13697

RECEIVED FEB 17 1983

BY *Neloris A. Biron*  
DEPUTY FOR RECORDS



"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

YES  MONUMENTATION HAS BEEN WAIVED IN ACCORDANCE WITH A-E 8.04(b) OF THE WISCONSIN ADMINISTRATIVE CODE.

*Frederick W. Shibilski*  
WISCONSIN REGISTERED LAND SURVEYOR

JANUARY 25 1983  
DATE

FIELD WORK BY PIV PLS

DRAWN BY NDR DJS

8301112  
JOB NUMBER



## Property Record Card



**Parcel Number:**  
031931071020

**Property Address:**  
340 CHURCH

**Municipality:**  
Burlington City of

**Owner Name:**  
DONALD H BUSCH  
340 CHURCH ST  
BURLINGTON WI 531050000

**Zoning:**  
Not Applicable

**Land Use:**  
Residential

**Date of  
Inspection:**

### Property Photograph:



### Legal Description:

1ST ADD TO HIGHRISE LOT 4 BLK 1

### Building Description

<b>Year Built:</b>	1969	<b>Exterior Wall:</b>	04-Alum/Vinyl
<b>Building Type/Style:</b>	01-Ranch	<b>Bedrooms:</b>	3
<b>Story:</b>	1	<b>Full Baths:</b>	1
<b>Grade:</b>	C+	<b>Half Baths:</b>	1
<b>CDU/Overall Condition:</b>	(D) Average	<b>Room Count:</b>	7
<b>Interior Condition:</b>	2-Same	<b>Basement Description:</b>	Full
<b>Kitchen Condition:</b>	3-Average	<b>Heating:</b>	AC
<b>Bath Condition:</b>	3-Average	<b>Type of Fuel:</b>	1-Gas
		<b>Type of System:</b>	1-Warm Air

### Square Footage / Attachments

Basement: 1616	<b>Total Square Footage:</b> 1616
First Story: 1616	

<b>Attachment Description(s):</b>	<b>Area:</b>
Attached Frame Garage	484
Wood Deck	432
Open Frame Porch	64
<b>Feature Description(s):</b>	<b>Units:</b>
08-Rec. Room Average	1212
05-Metal Fireplace	1

### Other Building Improvements

Structure Type:	Year Built:	Area:	Condition:
			NA

<b>Permit / Construction History</b>						
<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>			
<b>Ownership / Sales History</b>						
<u>Date of Sale:</u> 0000-00-00	<u>Sale Amount:</u> 0	<u>Conveyance Type:</u>				
<b>Land Data &amp; Computations</b>						
<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement:</u>
Residential	10399.99	0.2387			\$20200	\$159700
<b>Total Improvement Value</b>						\$159700
<b>Total Land Value</b>						\$20200
<b>Total Assessed Value</b>						\$179900

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY REZONING 340 CHURCH STREET FROM Rs-2, SINGLE FAMILY RESIDENTIAL TO I-1, INSTITUTIONAL DISTRICT.**

**WHEREAS**, the City of Burlington, owner, requests property located at 340 Church Street as described in Attachment "A" to be rezoned to I-1 Institutional District and,

**WHEREAS**, this request was heard at, and recommended for approval by the Plan Commission at their June 14, 2016 meeting; and,

**WHEREAS**, a public hearing was held regarding this matter at the Common Council's June 21, 2016 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>	Burlington Area School District
<b>Applicant:</b>	Peter Smet of Burlington Area School District
<b>Applicant Address:</b>	100 N. Kane Street, Burlington, WI 53105
<b>Location of Request:</b>	340 Church Street
<b>Existing Zoning:</b>	Rs-2, Single Family Residential
<b>Proposed Zoning:</b>	I-1, Institutional District
<b>Proposed Use:</b>	To be used for the Project Active Citizen (PAC) educational program

**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: June 21, 2016  
Adopted: \_\_\_\_\_ 2016

\_\_\_\_\_  
Jeannie Hefty, Mayor

Attest:

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

**ATTACHMENT A**

**Legal Description**

206-03-19-31-071-020

340 Church Street

LOT 4, BLOCK 1 OF FIRST ADDITION TO HIGHRISE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 31, TOWN 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.