

**AGENDA**  
**COMMITTEE OF THE WHOLE**  
**Tuesday, October 18, 2016 at 6:30 p.m.**  
**Common Council Chambers - 224 East Jefferson Street**

Mayor Jeannie Hefty  
John Ekes, Alderman, 1<sup>st</sup> District  
Edward Johnson, Alderman, 1<sup>st</sup> District  
Bob Grandi, Alderman, 2<sup>nd</sup> District  
Ruth Dawidziak, Alderman, 2<sup>nd</sup> District  
Tom Vos, Council President, Alderman, 3<sup>rd</sup> District  
Jon Schultz, Alderman, 3<sup>rd</sup> District  
Thomas Preusker, Alderman, 4<sup>th</sup> District  
Todd Bauman, Alderman, 4<sup>th</sup> District

1. Call to Order – Roll Call
2. Citizen comments
3. Approval of minutes for October 4, 2016 (*T. Preusker*) ..... *pg. 2*
4. **Topic:** **Discussion** regarding conducting an Airport Feasibility Study to expand the runway at the Burlington Municipal Airport. This item is for discussion only.
5. **Topic:** **Resolution 4807(26)** to consider approving the submittal of a Joint Grant Application between the City of Burlington and the Town of Burlington to the Federal Emergency Management Agency (FEMA) for Self-Contained Breathing Apparatus (SCBA) packs. Due to the timeliness, this item is scheduled for final consideration at tonight’s Common Council meeting. .... *pg. 5*
6. **Topic:** **Resolution 4808(27)** to consider approving a Certified Survey Map for properties located at 449 Storle Avenue and 488 Lewis Street. This item is scheduled for final consideration November 1, 2016 Common Council meeting. .... *pg. 8*
7. **Topic:** **Ordinance 2008(4)** to consider rezoning property located at 672 W. State Street from B-1, Neighborhood Business District to I-1, Institutional District. This item is scheduled for the November 1, 2016 Common Council meeting..... *pg. 13*
8. **Topic:** **Motion 16-854** to consider approving a Certificate of Appropriateness for 597 N. Pine Street. Due to the timeliness, this item is scheduled for final consideration at tonight’s Common Council Meeting. .... *pg. 18*
9. **Adjourn** (*T. Bauman*)



**COMMITTEE OF THE WHOLE**

**ITEM NUMBER: 3**

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**DATE:** October 18, 2016

**SUBJECT:** October 4, 2016 Committee of the Whole Minutes

**SUBMITTED BY:** Diahnn Halbach, City Clerk

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**BACKGROUND/HISTORY:**

The attached minutes are from the October 4, 2016 Common Council meeting.

**BUDGET/FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval of the attached minutes from the October 4, 2016 Committee of the Whole meeting.

**TIMING/IMPLEMENTATION:**

This item is scheduled for final consideration at the October 18, 2016 Common Council meeting.

**ATTACHMENTS:**

Committee of the Whole Minutes



**CITY OF BURLINGTON**  
**Committee of the Whole Minutes**  
**Jeannie Hefty, Mayor**  
**Diahnn Halbach, City Clerk**  
**Tuesday, October 4, 2016**

**1. Call to Order/Roll Call**

Mayor Jeannie Hefty called the meeting to order at 6:32 p.m. starting with roll call. Aldermen present: Ed Johnson, Bob Grandi, \*Ruth Dawidziak, Tom Vos, Jon Schultz, Tom Preusker and Todd Bauman. Excused: John Ekes

Also present: City Administrator Carina Walters, Director of Administrative Services Megan Watkins, Treasurer and Budget Officer Steve DeQuaker, City Attorney John Bjelajac, Police Chief Mark Anderson, Fire Chief Alan Babe, DPW Director James Bergles, and Building Inspector Gregory Guidry.

\*Alderman Dawidziak arrived at 6:47 p.m.

**2. Citizens Comments and Questions**

There was none.

**3. Approval of Minutes from September 20, 2016**

A motion was made by Bauman with a second by Vos to approve the minutes from September 20, 2016. With all in favor, the motion carried to approve the minutes.

**4. Topic: Resolution 4803(22) to consider adopting a Five Year Financial Management Plan.**

Treasurer, Steve DeQuaker explained that during the 2016 Budget Workshops, staff and council discussed the need for a Financial Management Plan for the City and hired Ehlers, Inc. to create this fluid document. DeQuaker then introduced Jim Mann and Jon Cameron of Ehlers, Inc. Mann reviewed the planning process which included the monetary effects of closing TIF's 1 and 3, resolving infrastructure and other fund deficiencies as noted in the annual audit, Water and Sewer Rate plans to address capital and infrastructure needs, General Fund Equipment and Capital funding needs, expenditure restraint, and the borrowing and levy limit challenges for operational funding needs.

**5. Topic: Discussion regarding the City of Burlington Fire Department applying for the Assistance to Firefighters Grant Program for Self-Contained Breathing Apparatus (SCBA).**

Chief Babe reviewed the background and history of the Assistance to Firefighters Grant Program (AFG) and explained the possible grant money available for the purchase of Self-Contained Breathing Apparatuses and masks that would replace the old and outdated ones they currently have. Babe further stated that the Town of Burlington Fire Department has also evaluated the status of

their SCBA packs and have found that they too would benefit from this grant and has agreed to share half the estimated cost of the grant application process of \$19,450.

Council agreed that the new equipment was needed and directed Chief Babe to move forward with a resolution to begin the grant application process.

6. **Topic:** **Motion 16-853** – to approve a Memorandum of Understanding regarding the Burlington Dog Park.

Jim Bergles reviewed the background history of the Burlington Dog Park and explained changes that were made within the MOU and that according to the Terms of Agreement, the City must approve the changes.

7. **Adjourn**

A motion was made by Johnson with a second by Preusker to adjourn the meeting. With all in favor, the meeting adjourned at 7:31 p.m.

Minutes respectfully submitted by:



Diahm C. Halbach  
City Clerk  
City of Burlington



## **COMMITTEE OF THE WHOLE**

**NUMBER: 5**

**DATE:** October 18, 2016

**SUBJECT:** **RESOLUTION 4807(26)** to consider approving the submittal of a Joint Grant Application between the City of Burlington and the Town of Burlington to the Federal Emergency Management Agency (FEMA) regarding the Joint Assistance to Firefighters Grant for Self-Contained Breathing Apparatus (SCBA) packs.

**SUBMITTED BY:** Chief Alan Babe, Fire Department

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### **BACKGROUND/HISTORY:**

During the October 4, 2016 Committee of the Whole meeting, Chief Babe made a presentation regarding the need to replace the Fire Department's breathing apparatuses. He further explained the Assistance to Firefighters Grant program, also known as AFG or the FIRE Act grant program, which was established in 2001 and is administered by the Federal Emergency Management Agency (FEMA) in the Department of Homeland Security.

Following is a recap of the information presented to you at the October 4<sup>th</sup> meeting:

Both the City of Burlington Fire Department (CBFD) and the Town of Burlington Fire Department (TOBFD), have evaluated their current Self-Contained Breathing Apparatus (SCBA) packs. The findings are as follows:

- Currently the CBFD has 31 units and the TOBFD has 27 units
- None of the SCBA's meet the current NFPA 1981 standard (2007 and 2013 edition)
- All SCBA's lack the heads-up display, interoperability options (and do not meet 2007 or 2013 standards)
- All SCBA's lack the quick-fill connections and buddy-breathing connections
- A high percentage of the units are more than three (3) NFPA standards out, 2002, 2007, 2013
- All SCBA units are 10 years old or older offering limited upgrades/parts

Additionally face pieces that are assigned to air-packs in the apparatus require members to "share" masks. This practice creates numerous operational issues related to the proper mask size, fit, and sanitation for each member using the face piece.

As a result of these findings, the CBFD in conjunction with the TOBFD propose the preparation and submission of a Regional Project AFG application in order to replace all SCBA packs, air cylinders, and face pieces with the current standard of 2013 NFPA 1981 equipment. Furthermore, each member assigned to fire suppression will be issued their own personal face piece eliminating sanitary issues.

In an effort to ascertain the probability of securing an AFG, the CBFD identified that FEMA has established three priorities for AFG's regarding SCBA's:

1. Replacing SCBA compliant with NFPA 1981, 2002 or earlier editions.
2. Replacing obsolete or damaged SCBA.
3. Funding every operational member with their own face piece.

**BUDGET/FISCAL IMPACT:**

**Potential Grant Monies Awarded**

58 new units*	X	\$5,500	=	\$319,000
20 extra masks**	X	\$ 500	=	+ \$ 10,000
Total Grant Dollar Amount:				= \$329,000

**Potential Cost for AFG process:**

Five Percent (5%) by City Match of Total Grant	=	\$ 16,450
<u>Contracted Services for Grant Writing</u>	=	+ \$ 2,500
Total Cost of AFG Process	=	\$ 18,950

**Total Financial Impact for the City of Burlington:**

<b>Total Cost of AFG Process: \$18,950 / 2</b>	<b>=</b>	<b>\$ 9,475</b>
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*\*New SCBA units will include air pack harness, two (2) air cylinders, and face piece.*

*\*\*Each department will receive 10 additional face pieces.*

**RECOMMENDATION:**

Staff recommends the Common Council consider the Joint Grant Application between the City of Burlington and the Town of Burlington that will include the creation of a Memorandum of Understanding (MOU) in an effort to jointly collect data and define the grant characteristics, prepare the grant application, submit the grant application, manage awarded grant money, complete the closeout process, and agree to evenly share the cost of the grant process. The City will be the Grant applicant; therefore, the dollars will be funneled through the City of Burlington. This also serves as the City's commitment to the 5% grant match.

**TIMING/IMPLEMENTATION:**

This item was discussed at the October 4, 2016 Committee of Whole meeting, is for discussion at tonight's Committee of the Whole meeting and is scheduled for final consideration at the Common Council meeting the same night.

**ATTACHMENTS:**

Resolution

**A RESOLUTION APPROVING THE SUBMITTAL OF A JOINT GRANT APPLICATION BETWEEN THE CITY OF BURLINGTON AND THE TOWN OF BURLINGTON TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REGARDING THE JOINT ASSISTANCE TO FIREFIGHTERS GRANT FOR SELF-CONTAINED BREATHING APPARATUS (SCBA) PACKS**

**WHEREAS**, the applicant, City of Burlington is interested in obtaining a cost-share grant from the Federal Emergency Management Agency (FEMA) for the purpose of funding the purchase of self-contained breathing apparatus (SCBA) packs; and,

**WHEREAS**, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and,

**WHEREAS**, the City of Burlington will work jointly with the Town of Burlington Fire Department to apply for said grant and equally share the cost requirement of \$18,950,

**WHEREAS**, the City of Burlington has budgeted \$9,475, which is the sum sufficient to pay fifty percent of the required five percent match of the total cost of the SCBA packs.

**NOW, THEREFORE, BE IT RESOLVED**, the applicant, the City of Burlington, will comply with all local, state, and federal rules, regulations and ordinances relating to the purchase of SCBA equipment and the cost-share agreement;

**BE IT FURTHER RESOLVED**, the Common Council of the City of Burlington hereby authorizes and empowers Alan J. Babe, Fire Chief, its official or employee, to act on its behalf to:

1. Sign and submit the grant application
2. Sign a grant agreement between applicant and the FEMA
4. Submit grant reimbursement request to the FEMA
5. Sign and submit other required documentation

Introduced: October 18, 2016  
Adopted:

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Jeannie Hefty, Mayor

Attest:

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Diahnn Halbach, City Clerk



**DATE:** October 18, 2016

**SUBJECT:** RESOLUTION 4808(27) to consider an approval of a Certified Survey Map for properties located at 449 Storle Avenue and 488 Lewis Street

**SUBMITTED BY:** Gregory Guidry, Building Inspector and Zoning Administrator

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**BACKGROUND/HISTORY:**

This item is to consider recommending approval of a Certified Survey Map request from Laura Freeburn for property located at 449 Storle Avenue. This CSM, drafted by Robert J. Wetzel, WLS, seeks to adjust a shared lot line between the properties at 449 Storle Avenue and 488 Lewis Street. The Freeburn property (Lot 2) at 449 Storle Avenue is currently 0.21 acres in size with a single-family residence and garage. The Spires property (Lot 1) at 488 Lewis Street is currently 0.37 acres in size which contains no structures and is a vacant grass lot. The two properties share a rear lot line that is proposed to be adjusted. Following the proposed lot line adjustment, the Freeburn property would increase to 0.24 acres in size while the Spires property would decrease to 0.33 acres in size. The Freeburn property currently is a through lot and has street frontage on public right-of-way along Storle Avenue and along Lewis Street. The Freeburn property's frontage along Lewis Street would increase from 21.39 feet to 81.95 feet.

**BUDGET/FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

The Plan Commission and City Staff recommend approval of this Certified Survey Map request.

**TIMING/IMPLEMENTATION:**

This item is for discussion at the October 18, 2016 Committee of the Whole meeting and for final consideration at the November 1, 2016 Common Council meeting.

**ATTACHMENTS:**

Resolution  
CSM

**A RESOLUTION APPROVING A CERTIFIED SURVEY MAP IN THE CITY OF BURLINGTON  
FOR PROPERTY LOCATED AT 449 STORLE AVENUE & 488 LEWIS STREET**

**WHEREAS**, the Plan Commission of the City of Burlington has reviewed a Certified Survey Map (CSM) for property described as:

BEING A REDIVISION OF LOT 5 AND PART OF LOT 4, BLOCK 1 OF STORLE AND WILLIAMS ADDITION, AND PART OF LOT 1, BLOCK 1 OF BRIDY'S ADDITION, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, AND PART OF LANDS LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

TAX PARCEL ID: 206 03-19-32-680-050 (LOT 2) & 206 03-19-31-050-010 (LOT 1)  
CONTAINING 10,515 SQUARE FEET (0.24 ACRES) & 14,223 /SQUARE FEET (0.33 ACRES)

**WHEREAS**, at their October 11, 2016 meeting, the Plan Commission did recommend approval of the CSM.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Burlington, Racine County, State of Wisconsin, that the attached CSM prepared on August 24, 2016 by Robert J. Wetzel, WLS, is hereby approved.

**BE IT FURTHER RESOLVED** that the City Clerk record said CSM with the Racine County Register of Deeds and provide a copy of the recorded CSM to the Planning and Development Director, Julie Anderson, of Racine County Planning and Development, located at 14200 Washington Ave., Sturtevant, WI 53177.

Introduced: October 18, 2016  
Adopted:

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Jeannie Hefty, Mayor

Attest:

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Diahnn Halbach, City Clerk

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

BEING A REDIVISION OF LOT 5 AND PART OF LOT 4, BLOCK 1 OF STORLE AND WILLIAMS ADDITION, AND PART OF LOT 1, BLOCK 1 OF BRIODYS ADDITION, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, AND PART OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: RYAN PATRICK AND LAURA ELIZABETH FREEBURN  
449 STORLE AVENUE  
BURLINGTON, WI 53105

JAMES W. SPIRES AND JEANETTE B. SPIRES  
BYPASS TRUST DATED FEBRUARY 17, 2012  
111 FALLSTONE DRIVE  
LAKE FOREST, IL 60045

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
JOB NO. 9147-CSM

**LEGAL DESCRIPTION:**

BEING A REDIVISION OF LOT 5 AND PART OF LOT 4, BLOCK 1 OF STORLE AND WILLIAMS ADDITION, AND PART OF LOT 1, BLOCK 1 OF BRIODYS ADDITION, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, AND PART OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 09°39'33" WEST 32.13 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STORLE AVENUE AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°29'30" WEST 140.42 FEET; THENCE NORTH 53°57'37" WEST 21.39 FEET; THENCE SOUTH 88°37'29" WEST 216.55 FEET; THENCE NORTH 12°38'43" EAST 135.87 FEET; THENCE SOUTH 72°47'55" EAST 49.77 FEET; THENCE SOUTH 36°04'07" WEST 9.20 FEET; THENCE SOUTH 53°57'37" EAST 131.00 FEET; THENCE NORTH 36°25'21" EAST 137.56 FEET; THENCE SOUTH 56°19'30" EAST 69.48 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.57 ACRES OF LAND MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF RYAN PATRICK AND LAURA ELIZABETH FREEBURN AND JEANETTE B. SPIRES, 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 CHAPTER 236.34 OF THE WISCONSIN STATUTES.

DATED THIS 12TH DAY OF AUGUST, 2016.  
REVISED THIS 24TH DAY OF AUGUST, 2016.

*Robert J. Wetzel*  
ROBERT J. WETZEL S-1778



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

BEING A REVISION OF LOT 5 AND PART OF LOT 4, BLOCK 1, STORLE AND WILLIAMS ADDITION AND PART OF LOT 1, BLOCK 1 OF BRIDODYS ADDITION, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, AND PART OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

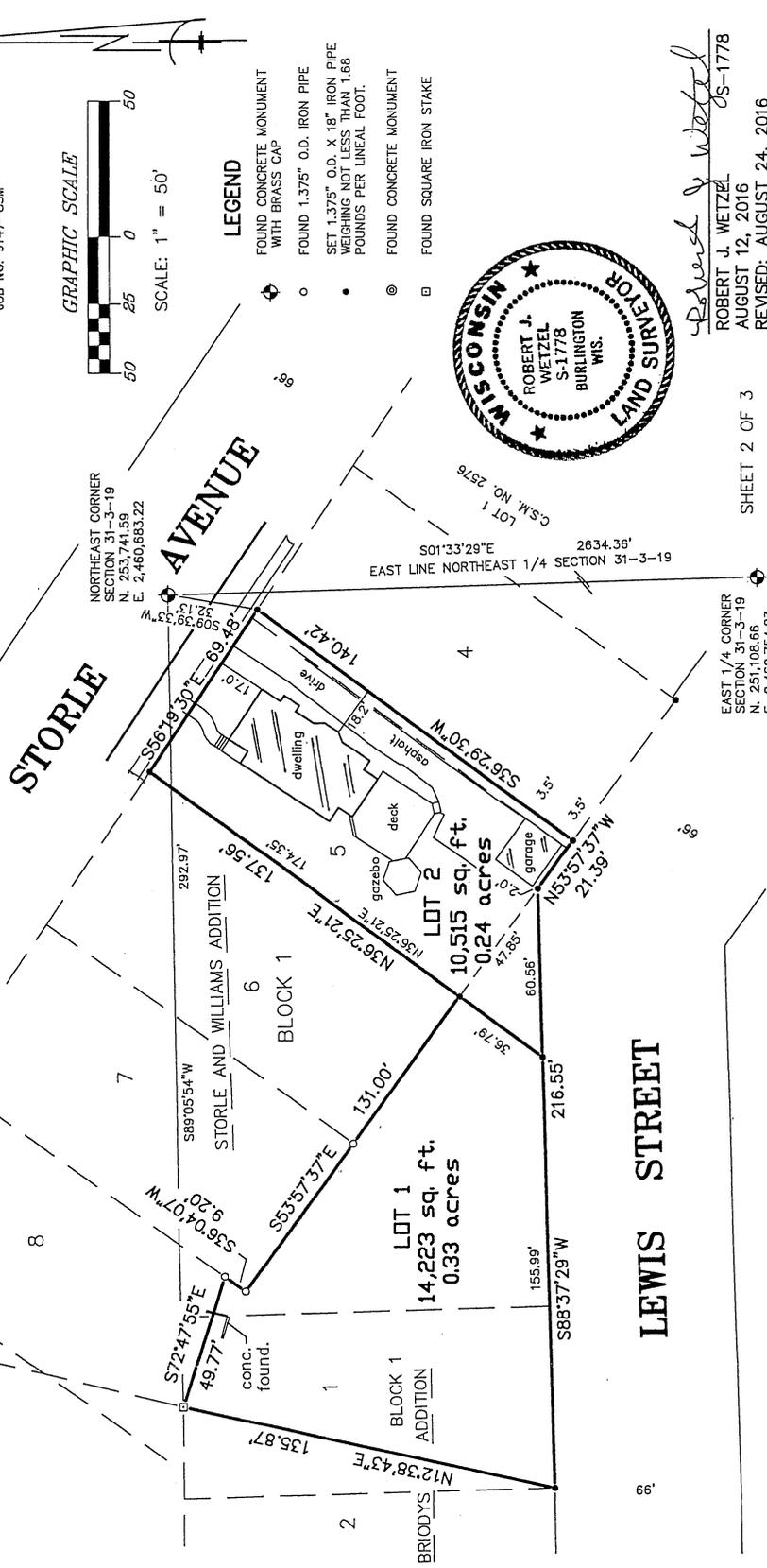
ZONED: RS-3

STREET YARD = NOT LESS THAN 25 FEET  
 SIDE YARD = NOT LESS THAN 8 FEET  
 REAR YARD = NOT LESS THAN 25 FEET

BEARINGS HEREON RELATE TO THE EAST LINE OF THE NE 1/4 OF SECTION 31-3-19, ASSUMED BEARING SOUTH 01°33'29" EAST.

ORDERED BY: LAURA ELIZABETH FREEBURN  
 449 W. STORLE AVENUE  
 BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.  
 412 N. PINE STREET  
 BURLINGTON, WI 53105  
 (262)-767-0225  
 JOB NO. 9147-CSM



*Robert J. Wetzel*  
 ROBERT J. WETZEL  
 S-1778  
 BURLINGTON  
 WIS.  
 AUGUST 12, 2016  
 REVISED: AUGUST 24, 2016

SHEET 2 OF 3

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

BEING A REDIVISION OF LOT 5 AND PART OF LOT 4, BLOCK 1 OF STORLE AND WILLIAMS ADDITION, AND PART OF LOT 1, BLOCK 1 OF BRIDYD'S ADDITION, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, AND PART OF LANDS LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

**OWNERS CERTIFICATE:**

WE, RYAN PATRICK AND LAURA ELIZABETH FREEBURN AS OWNERS, AND I JEANETTE B. SPIRES AS TRUSTEE OF THE JAMES W. SPIRES AND JEANETTE B SPIRES BYPASS TRUST DATED FEBRUARY 17, 2012, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201

\_\_\_\_\_  
RYAN PATRICK FREEBURN

\_\_\_\_\_  
LAURA ELIZABETH FREEBURN

\_\_\_\_\_  
JEANETTE B. SPIRES, TRUSTEE

STATE OF WISCONSIN)  
RACINE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201 , THE ABOVE NAMED RYAN PATRICK AND LAURA ELIZABETH FREEBURN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

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

STATE OF \_\_\_\_\_ )  
COUNTY)SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201 , THE ABOVE NAMED JEANETTE B. SPIRES, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

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

**CITY OF BURLINGTON APPROVAL CERTIFICATE:**

RESOLVED THAT THE PLAT OF CERTIFIED SURVEY MAP IN THE CITY OF BURLINGTON, RYAN PATRICK AND LAURA ELIZABETH FREEBURN AND JEANETTE B. SPIRES, IS HEREBY APPROVED BY THE CITY OF BURLINGTON COMMON COUNCIL, COUNTY OF RACINE, STATE OF WISCONSIN.

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

\_\_\_\_\_  
JEANNIE HEFTY MAYOR

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

DATED THIS 12TH DAY OF AUGUST, 2016.  
REVISED THIS 24TH DAY OF AUGUST, 2016.

*Robert J. Wetzel*  
\_\_\_\_\_  
ROBERT J. WETZEL S-1778





**DATE:** October 18, 2016

**SUBJECT:** ORDINANCE 2008(4) to consider a rezone for property located at 672 W. State Street from B-1, Neighborhood Business District to I-1, Institutional District.

**SUBMITTED BY:** Gregory Guidry, Building Inspector and Zoning Administrator

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**BACKGROUND/HISTORY:**

This item is to consider recommending approval of a rezone request from the Jeffery Erickson on behalf of Faith Chapel Evangelical Free Church for property located at 672 W. State Street. The applicant is requesting to rezone the property from B-1, Neighborhood Business District to I-1, Institutional District, for a lot consolidation and expansion of Faith Chapel Evangelical Free Church, located at 141 Westridge Avenue. The property located at 672 W. State Street is 2.58 acres in size and contains a single-family residence and two outbuildings, most recently used as an office for Gooseberries. The residence and outbuildings are located along the southern border of the property that fronts State Street/State Highway 36. The remainder of the property is woodlands and extends between 885 to 912 feet north to the rear lot line. A portion 672 W. State Street's eastern lot line shares the border with the rear lot line of 141 Westridge Avenue.

**BUDGET/FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

The Plan Commission and City Staff recommend approval of this rezone request as it is a valuable resource for the community.

**TIMING/IMPLEMENTATION:**

This item is for discussion at the October 18, 2016 Committee of the Whole meeting, scheduled for a Public Hearing the same night and for final consideration at the November 1, 2016 Common Council meeting.

**ATTACHMENTS:**

Ordinance

Map

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY REZONING 672 W. STATE STREET FROM B-1, NEIGHBORHOOD BUSINESS DISTRICT TO I-1, INSTITUTIONAL DISTRICT.**

**WHEREAS**, the City of Burlington, owner, requests property located at 672 W. State 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 October 11, 2016 meeting; and,

**WHEREAS**, a public hearing was held regarding this matter at the Common Council's October 18, 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>	Spiegelhoff Development
<b>Applicant:</b>	Jeffery Erickson
<b>Applicant Address:</b>	141 Westridge Avenue, Burlington, WI 53105
<b>Location of Request:</b>	672 W. State Street
<b>Existing Zoning:</b>	B-1, Neighborhood Business District
<b>Proposed Zoning:</b>	I-1, Institutional District
<b>Proposed Use:</b>	To be used for a lot consolidation and to use the property as an expansion of Faith Chapel Evangelical Free Church.

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

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

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

Introduced: October 18, 2016  
Adopted:

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

Attest:

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

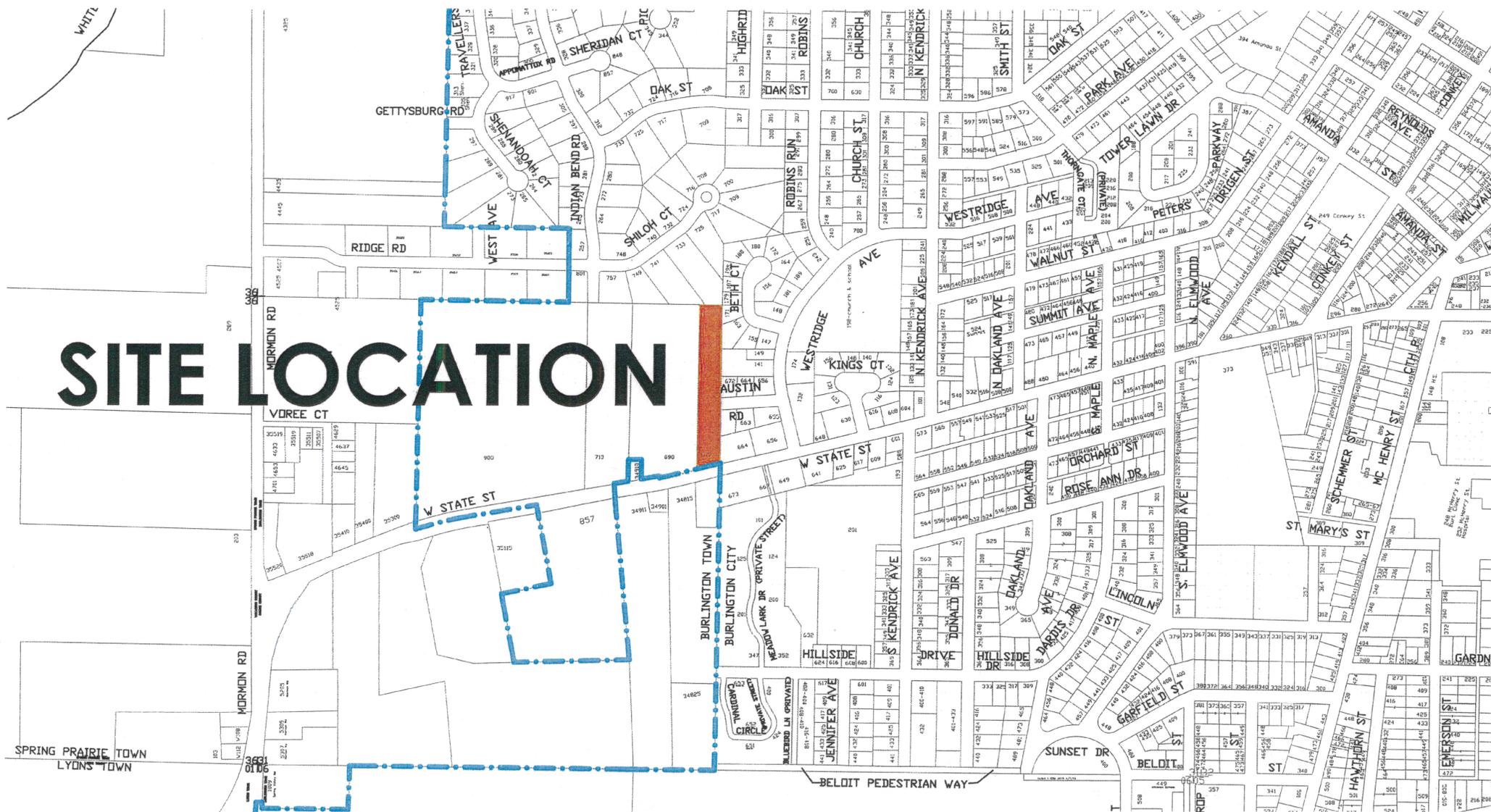
## ATTACHMENT A

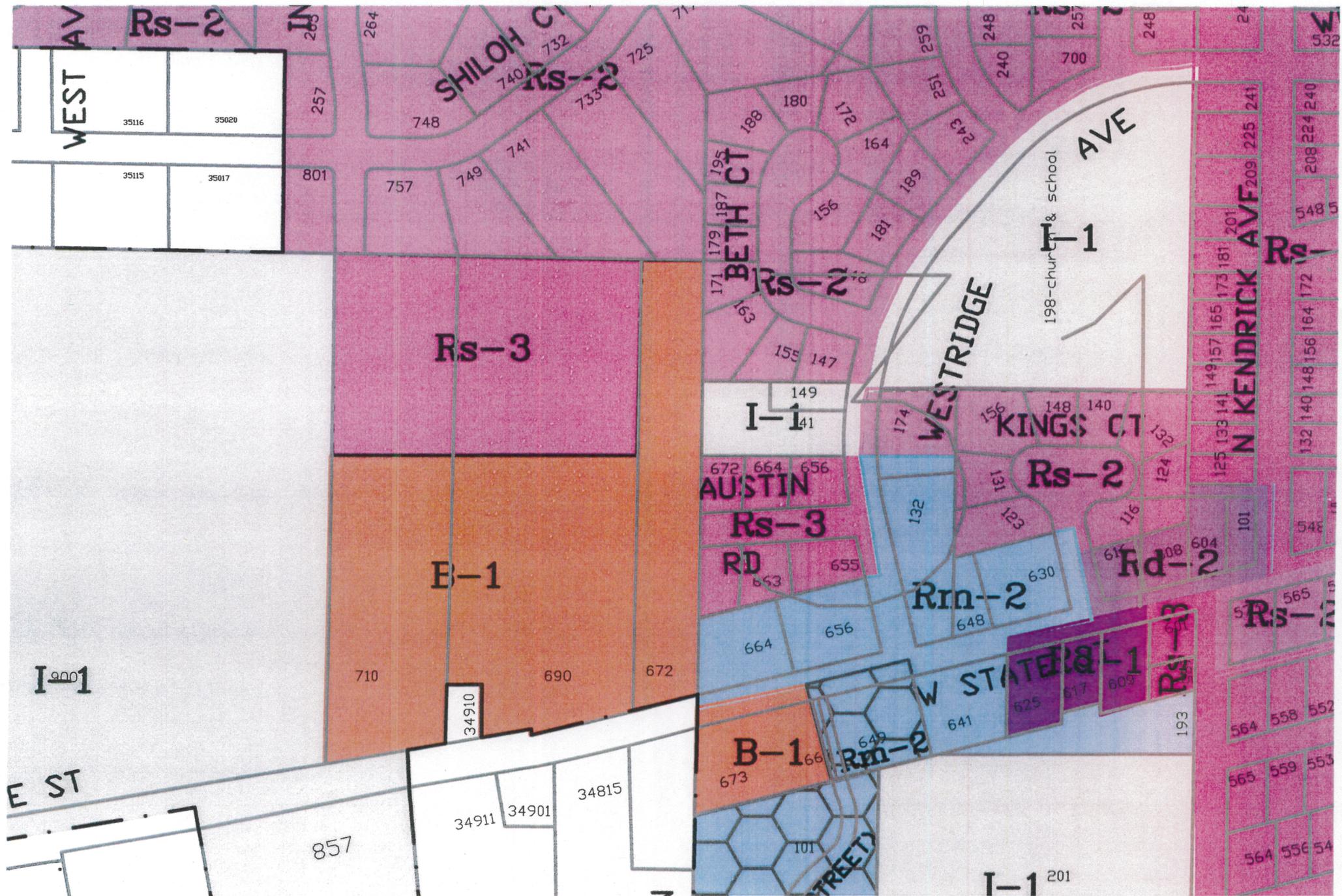
### Legal Description

206-03-19-31-012-130  
672 W. State Street

THAT PART OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST, BOUNDED AS FOLLOWS: BEGINNING IN CENTER OF SAID SECTION 31 SAID POINT MARKS PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED; RUN THENCE NORTH 87° 58' WEST ALONG EAST AND WEST ½ SECTION LINE 125.00 FEET TO CONCRETE MONUMENT; THENCE SOUTH 1° 44' WEST 957.13 FEET TO CROSS CUT IN PAVEMENT IN CENTER OF STATE TRUNK HIGHWAY 36; THENCE NORTH 81° 18' EAST ALONG CENTER LINE OF SAID HIGHWAY 127.10 FEET TO CROSS CUT IN PAVEMENT; THENCE NORTH 1° 44' EAST ALONG NORTH AND SOUTH ½ SECTION LINE 933.46 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM DEED RECORDED IN VOLUME 1710 OF RECORDS, PAGE 78, DOCUMENT NO. 1145051. SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

# SITE LOCATION







**COMMITTEE OF THE WHOLE**

**ITEM NUMBER: 8**

**DATE:** October 18, 2016

**SUBJECT:** MOTION 16-854 to consider approving a Certificate of Appropriateness for 597 N. Pine Street.

**SUBMITTED BY:** Gregory Guidry, Building Inspector

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**BACKGROUND/HISTORY:**

Rugan's, a new business, has petitioned the City for new lights, electrical conduit and fresh air intake louvers.

The proposed project consists:

- The installation of an electrical pipe running down the side of the building for safety of the public as well as to paint the electrical pipe same as the brick.
- The installation of a light next to the side door on Milwaukee Avenue.
- The installation of heating, ventilation and air conditioning fresh air intake louvers in the window opening and paint to match the color of the existing windows on Milwaukee Avenue side.
- The installation of lights above the signage by the entrance door at the corner of N. Pine Street and Milwaukee Avenue.

**BUDGET/FISCAL IMPACT:**

None

**RECOMMENDATION:**

The Historic Preservation Commission (HPC) unanimously recommended approval of the Certificate of Appropriateness Application at their September 22, 2016 meeting.

**TIMING/IMPLEMENTATION:**

This item is for discussion at the October 18, 2016 Committee of the Whole meeting and per common practice is scheduled for consideration at the Common Council meeting the same evening.

**ATTACHMENTS:**

Photos



#1

#2

524



#3

#4



#4

RUGAN'S  
WHERE FRIENDS MEET

SEUM

TEACHER PLACE &  
PARENT RESOURCES

TOY HOME  
LOGIC PUZZLE MUSEUM