CITY OF BURLINGTON

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

AGENDA
PLAN COMMISSION
Tuesday, May 9, 2017 at 6:30 p.m.
Common Council Chambers, 224 East Jefferson Street

Mayor Jeannie Hefty, Chairman
Tom Vos, Aldermanic Representative
Bob Grandi, Aldermanic Representative
Chad Redman, Commissioner
Chris Reesman, Commissioner
Andy Tully, Commissioner
Jack Schoepke, BHS Student Representative

1. Call to Order

2. Roll Call

3. Approval of the minutes of April 11, 2017

4. Letters and Communications:

   A. Public Disclosure by Alderman Tom Vos and Robin Vos

5. Citizen Comments

6. Public Hearings: None

7. Old 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to construct a building for marine equipment sales and services that was tabled at the October 13, 2015 meeting and withdrawn at the December 8, 2015 meeting, subject to Patrick Meehan's November 25, 2015 and Kapur and Associates' November 30, 2015 memorandums to the Plan Commission.

8. New Business:

   A. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Paul & Patricia Naber for property located at Stoney Hill Road in the Town of Burlington to subdivide a parcel, subject to Graef's May 3, 2017 memorandum to the Plan Commission.

B. Consideration to approve a Conditional Use and Site Plan applications from Jason Riehle for property located at 1456 S. Pine Street to construct a new storage facility, subject to Graef's May 3, 2017 and Kapur & Associates' May 2, 2017 memorandums 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.*

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Minutes
City of Burlington Plan Commission
April 11, 2017, 6:30 p.m.

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

APPROVAL OF MINUTES

Alderman Grandi moved, and Commissioner Eisenhardt seconded to approve the minutes of March 14, 2017. All were in favor, and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

PUBLIC HEARINGS

None

OLD BUSINESS

A. Consideration to approve an extension of a Conditional Use Permit application for one year for Cretex Materials, Inc. for property located at 500 W. Market Street. This item was tabled at the February 14, 2017 and March 14, 2017 meetings.

- Mayor Hefty opened this item for discussion.

- Gregory Guidry, Building Inspector, stated the original Conditional Use Permit was issued in 1994 and amended in 2003. Mr. Guidry stated the file should be updated with new aerial photos and other reports. Mr. Guidry explained after meeting with Carl Beck of Cretex and Kapur & Associates, the City received the information that was requested, plus an aerial photo will be taken in the Fall after the leaves have fallen. Alderman Grandi stated in Mr. Guidry's letter, there was a comment regarding the clear cutting of the trees, and questioned how far into the property line the trees were cut and why. Mr. Guidry replied the trees were heavily diseased and were cut up to the property line to prevent further disease spread. Mr. Guidry also stated with the aerial photo, there will be a better view of the property lines. Mr. Beck stated an aerial photo was sent to the City. Carina Walters, City Administrator, commented that this photo was not detailed enough. Mr. Beck stated some of the trees on higher land were not diseased. Alderman Grandi also questioned about the well drilling on City property. Mr. Guidry answered that the wells were not on City property, like originally thought.

- There were no further comments.

Commissioner Redman moved, and Commissioner Eisenhardt seconded to approve the extension of a Conditional Use for one year.

Aye 4, Commissioners Redman; Eisenhardt; Reesman; and Tully. Nay 1, Alderman Grandi. Motion carried 4-1.

NEW BUSINESS

A. Consideration to approve a Site Plan application from ABC Supply for property located at 681 S. Kane Street for additional pavement and outdoor storage, subject to Graef's April 3, 2017 and Kapur & Associates' March 27, 2017 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Mr. Guidry explained that ABC Supply would like to expand to allow for more storage facilities for their materials due to the increase in business. The expansion would include additional fencing, security, and driveway. Tanya Fonesca, Graef, stated a few requirements have been waived due to the surrounding properties' zoning.

- Commissioner Tully stated in the industrial park there was only one drive for the entrance and exit off of Market Street. Commissioner Tully asked if there were any plans in the future for an additional drive. Ms. Walters explained there is a property on the other side of the industrial park and in the past the owners of that property asked the City if they would be interested in purchasing this property. Due to finances it was not possible and no one has approached the City since. Currently, there are no plans for the additional drive.

- There were no further comments.

Alderman Grandi moved, and Commissioner Tully seconded to approve a Site Plan application for the expansion of the parking lot and storage.

All were in favor and the motion carried.

B. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Charles Albee for property located at 317 McHenry Street to rezone the property from B-3, Professional Office to Rs-3, Single-Family Residential, subject to Graef's April 3, 2017 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Mr. Guidry explained the owner requested to have a mother-in-law living quarters and by rezoning to Rs-3 it is more appropriate for the surrounding properties, plus it eliminates the spot zoning. Charles Albee, owner, stated that this property used to be an insurance business and a residence, but would like to have it as a residential for selling purposes instead of

applying for a commercial loan. Mr. Albee stated there is a potential buyer contingent on the approval.

- There were no further comments.

Commissioner Tully moved, and Alderman Grandi seconded to recommend approval of a Rezone Map Amendment to rezone from B-3, Professional Office to Rs-3, Single-Family Residential.

All were in favor and the motion carried.

C. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Timothy & Joan Warren for property located at 30561 Bushnell Road in the Town of Burlington, subject to Graef's April 3, 2017 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Mr. Guidry explained the owners would like this farm property to have multiple parcels, which meets the City master plan requirements. Ms. Fonesca stated this was an unusual circumstance the way they wanted it split. Commissioner Eisenhardt questioned if the minimum acres for the Town of Burlington is 5 acres. Tim Warren, owner, replied yes, it is 5 acres for a subdivision in the Town of Burlington.

Commissioner Redman moved, and Commissioner Reesman seconded to recommend approval of an Extraterritorial Certified Survey Map for 30561 Bushnell Road in the Town of Burlington.

All were in favor and the motion carried.

ADJOURNMENT

Alderman Grandi moved, and Commissioner Eisenhardt seconded to adjourn the meeting at 6:49 p.m. *All were in favor and the motion carried.*

Recording Secretary
Kristine Anderson
Administrative Assistant

PLAN COMMISSION **ITEM NUMBER: 4A**

DATE: May 9, 2017

SUBJECT: Public Disclosure by Alderman Tom Vos and Robin Vos

SUBMITTED BY: Gregory Guidry, Building Inspector and Zoning Administrator

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PROJECT/SCOPE:
Please see attached correspondence by Alderman Tom Vos and Robin Vos.

April 12, 2017

Jeannie Hefty, Mayor
Carina Walters, City Administrator
City of Burlington
300 N. Pine Street
Burlington, WI 53105

City of Burlington Common Council
c/o Diahnn Halbach
City of Burlington
300 N. Pine Street
Burlington, WI 53105

RE: Chapter 35-4 Code of Ethics, Conflict of interest – Public Disclosure by Alderman Tom Vos

Dear Mayor Hefty, Ms. Walters, and members of the Common Council,
The City will soon be contacted by representatives from PSG, Inc. to discuss a potential new facility in the City of Burlington. The new facility will house Rojo Popcorn, Troy-Star Packaging, and Robin J. Vos Enterprises; businesses in which I have ownership and financial interest. Further, I have employment through the businesses. Finally, I have ownership in the real estate currently housing these businesses personally and through Romata LLP and T&M Rental LLC and expect to have ownership in the real estate for the new facility. Other owners of the businesses listed in this paragraph include my wife Margie Vos and my son Robin Vos.

PSG, Inc. will be engaging in discussions with the City our behalf related to potential land acquisitions, potential local funding tools and incentives for a development of this nature. Should this project move forward, PSG will facilitate the process for entitlements and municipal approvals, obtain permits and provide construction management services in the construction of the new facility. Ownership interest in the new facility is anticipated to include myself, my wife Margie Vos, and my son Robin Vos.

The City of Burlington Municipal Code, Chapter 35-4, Code of Ethics, Conflict of Interest states as follows:

A. *Financial or personal interest. No official or employee, either for himself or on behalf of any other person, shall have any financial or personal interest in any business or transaction with any public body in the City until he shall first make full public disclosure of the nature and extent of such interest.*
B. *Disclosure and disqualification. Whenever the performance of his official duties shall require any official or employee to deliberate and vote on any matter involving his financial or personal interest, he shall publicly disclose the nature and extent of such interest and disqualify himself from participating in the deliberations as well as in the voting. Elected officials and members of the Plan Commission shall disclose any legal or equitable interest which they might have in any real estate subject to the deliberation of the Commission.*
C. *Incompatible employment. No official or employee shall engage in private employment with or render service for any private person who has business transactions with any public body of the City unless he shall make full public disclosure of the nature and extent of such employment or services.*

As President of the City of Burlington Common Council and a Third District Alderman for the City of Burlington, in compliance with the City's Code of Ethics, I hereby make full public disclosure of my personal, financial, and legal interest in the above referenced businesses and real estate. I hereby disqualify myself from participating in the deliberations or voting related to these businesses and any matters pertaining to the potential new facility for these businesses.

Sincerely,

Thomas Vos

Thomas Vos
City of Burlington Council President and Third District Alderman

NOTICE OF POTENTIAL INTEREST IN STATE CONTRACT OR LEASE

To: City of Burlington, Wisconsin
(Agency acting for the State in regard to contract or lease)

300 N. Pine Street
(Address of above agency)

Burlington, WI 53105
City, State, Zip Code

cc: Wisconsin Ethics Commission
212 E. Washington Ave, 3rd Floor
P.O. Box 7984
Madison, WI 53707-7984

Re: Robin J. Vos Enterprises, Rojo Popcorn, Troystar Packaging, Romata LLP, and T&M Rental LLC
(Business that may desire to enter into a contract or lease involving the payment of state funds)

171 Industrial Drive
(Address of above business)

Burlington, WI 53105
City, State, Zip Code

Pursuant to sec. 19.45(6)* Wisconsin Statutes, I notify you that I or a member of my immediate family owns or controls at least 10% of the outstanding equity, voting rights, or outstanding indebtedness of the above-named business which may desire to enter into a contract or lease involving the payment of state funds during my tenure as a state public official.

Official's signature	4/13/17 **Date**
Robin J. Vos **Name of official (please print or type)**	State Representative **State Public Office held**

* Sec. 19.45(6), Stats., provides:

19.45(6) No state public official, member of a state public official's immediate family, nor any organization with which the state public official or a member of the official's immediate family owns or controls at least 10% of the outstanding equity, voting rights, or outstanding indebtedness may enter into any contract or lease involving a payment or payments of more than $3,000 within a 12-month period, in whole or in part derived from state funds unless the state public official has first made written disclosure of the nature and extent of such relationship or interest to the board and to the department acting for the state in regard to such contract or lease. Any contract or lease entered into in violation of this subsection may be voided by the state in an action commenced within 3 years of the date on which the ethics board, or the department or officer acting for the state in regard to the allocation of state funds from which such payment is derived, knew or should have known that a violation of this subsection had occurred. This subsection does not affect the application of s. 946.13.

Rev. 3/17

ETHFR-866

PLAN COMMISSION **ITEM NUMBER: 7A**

DATE: May 9, 2017

SUBJECT: Consideration to approve a Conditional Use and Site Plan application at 996 S. Pine Street.

SUBMITTED BY: Gregory Guidry, Building Inspector and Zoning Administrator

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PROJECT/SCOPE:
This item is to consider approving a Conditional Use and Site Plan application from Mike Lewandowski for property located at 996 S. Pine Street. The applicant is proposing to construct a building for marine equipment sales and services at 996 S. Pine Street.

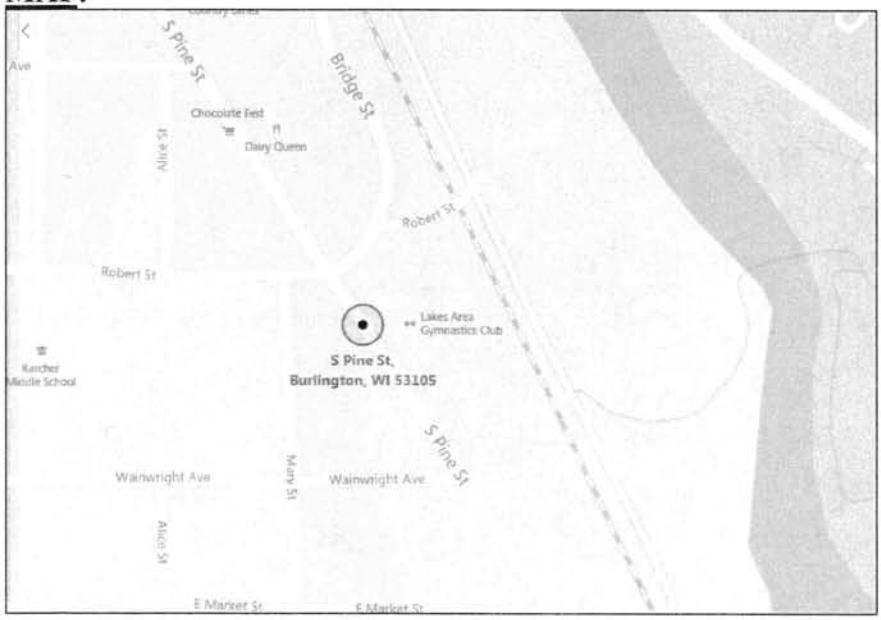
This item was tabled at the October 13, 2015 meeting and withdrawn at the December 8, 2015 meeting. Revised plans are attached.

ZONING:
The parcel is zoned M-1, Light Manufacturing District.

RECOMMENDATION:
Patrick Meehan, Kapur & Associates and the Fire Chief recommend a conditional approval of this Site Plan subject to items listed in their memorandums.

TIMING/IMPLEMENTATION:
This item is for consideration at the May 9, 2017 Plan Commission meeting. No further action is necessary.

MAP:



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 $ Waived
DATE FILED 3/13/17
DATE PUBLISHED
PUBLIC HEARING DATE:
RECEIVED BY: KA

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

☐ **Zoning Permit - *$25.00***

☐ **Joint Zoning/Certificate of Compliance - *$35.00***

☐ **Certificate of Compliance - *$15.00***

☒ **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 MIKE LEWANDOWSKI MJ SERVICES

Phone No. 262-206-3045 Fax No.

Applicant's Address 417 N. STATE ST P.O. BOX 404 ROCHESTER, WI 53167

Owner of the site MIKE & DAWN LEWANDOWSKI

Phone No. SAME AS ABOVE Fax No.

Owner's address SAME AS ABOVE

Architect / Professional Engineer CADCE INC. – HOWARD FLOETER

Architect / Professional Engineer Address P.O. BOX 983 FOND DU LAC, WI 54936

Contractor PINNO BUILDINGS WI # 1567

Contractor's Address W8856 COUNTY ROAD T ROSENDALE, WI 54974

DESCRIPTION OF THE SUBJECT SITE

Address 996 S. PINE ST BURLINGTON, WI 53105

Or if no address exists: Parcel Identification No.

Existing Zoning classification M-1

Description of existing use MANUFACTURING

Description of the proposed use MARINE SALES

Number of employees / Hours of operation 2 (8-5)

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):

CONDITIONAL USE REQUIRED FOR MARINE SALES

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 Same (Signature) _____ (Print)

Owner Michael Lewandowski (Signature) MICHAEL LEWANDOWSKI (Print)

Date: 9/1/2015 Date application Filed: _____

- 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:_____ Date:_____
(Signature)

CITY OF BURLINGTON

Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 – (262) 763-3474 fax
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SITE PLAN APPROVAL APPLICATION

REVIEW: $500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY
DATE FILED: 3/13/17
RECEIVED BY: KA (Initials)
AMT. PAID: (x) Owed

APPLICANT: MICHAEL LEWANDOWSKI

ADDRESS: 417 N. STATE ST P.O. BOX 494 ROCHESTER, WI PHONE NO. 262-206-3045 FAX NO. N/A

OWNER:

ADDRESS: PHONE NO. FAX NO.

SITE ADDRESS: 996 S. PINE ST

PROPOSED USE: MARINE SALES PRESENT ZONING: M-1

LEGAL DESCRIPTION: SEE SITE PLAN
(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. N/A

___ 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: 2 and Hours of operation 8-5

✓ 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. N/A

✓ Graphic outline of any development staging that is planned.

✓ Driveway locations and sizes.

✓ Handicap accessibility.

____ List environmental concerns, i.e. odor, smoke, noise.

Owner: MICHAEL LEWANDOWSKI (Print) Date: 9/1/15

Owner: Michael A Lewandowski (Signature)

Applicant: Same (Print) Date:_____

Applicant:_____ (Signature)

Zoning Administrator: Gregory E Crisby (Signature) Date: 10/5/16

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Minutes
City of Burlington Plan Commission
December 8, 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; Chris Reesman; and Andy Tully were present. Commissioners John Lynch was excused.

APPROVAL OF MINUTES

Alderman Vos moved, and Commissioner Eisenhardt seconded to approve the minutes of November 10, 2015. All were in favor, and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

PUBLIC HEARINGS

None

OLD BUSINESS

None

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 that was tabled at the October 13, 2015 meeting, subject to Patrick Meehan's November 25, 2015 and Kapur & Associates' November 30, 2015 memorandums to the Plan Commission.

- Mayor Miller opened this item for discussion.

- Alderman Bauman questioned Patrick Meehan if all the issues were corrected on the revised Site Plan. Patrick Meehan stated there are a few more issues with the City Engineer, driveway width and parking lot size, which can all be reviewed by city staff.

- Greg Dziedzic, director of Pinno Builders, stated there were issues that were discovered regarding the sewer and water connection. The problem is, no companies are willing to take the risk of handling the project with the current sewer problem, which cannot hold the 1% minimum grading slope at this site, and requires the steel casing with the boring. The pricing for the boring alone, for sewer and water, came to $121,000- $140,000 with no hook-ups to the building. The cost of the boring is more than the actual cost of the building. The risk involved in the tight boring process application is too high because of what is going on underneath the rock bed to hold the 1% slope. Mr. Dziedzic asked if there was any way to get

around this problem by hooking-up to septic and well. Commissioner Tully questioned if open cutting could be done instead of boring. Mr. Dziedzic replied because of the grading, location and amount of rock bed not being able to hold the 1% grading slope, the open cutting could be done with an extra cost of $20,000 to $30,000. Mr. Dziedzic stated the storm sewer and the tight fit under the road cannot bore without running the steel casing to assure there will not be a problem with the drilling for the amount of rock.

- Ms. Walters stated the request for hooking-up to septic and well is more of a policy question for the Council instead of the Plan Commission. Mayor Miller stated this body does not have the authority to grant this request. The other surrounding properties were annexed in from the Township and did not have the connection at that point in time, and when the septic system failed, the properties had to connect. Mayor Miller stated if Mr. Dziedzic withdraws the application and brings it to Council, no action will be taken. Mr. Dziedzic stated he agreed to the withdrawal of his application until he has an opportunity to talk with the City Engineer and Council about their options. Mr. Dziedzic asked if he withdraws, that no additional fees be charged. Mayor Miller stated he would waive the fee. Patrick Meehan stated the condition of waiving the fee should include similar applications.

- Mike Lewandowski, owner, questioned if all the businesses on the same side had the same issues of hooking-up to sewer. Alderman Vos stated they always knew this would be an issue and until something like this happened they didn't know how to address it. Mayor Miller stated the reason for the withdrawal is mainly because of the high cost. Ms. Walters suggested to see if other communities have similar situations and what they do. Alderman Vos stated the City of Burlington has never made an exception to hook-up to sewer and water before until the new Aurora at 709 Spring Valley Road came along, because it was a benefit to the City leaving the lift station where it was. Mayor Miller stated the difference is that the property hooking-up is not in the City and the precedence was a township resident being able to hook-up to the City water system without being annexed. Mayor Miller stated it was a change since the property is in the township but technically with City services. Mr. Schneider, 988 S. Pine Street, questioned that the precedence of any City property has to hook-up to sewer and water. Mayor Miller stated that has been the precedence all along. Mr. Schneider stated there are other City properties not hooked-up to City sewer and water, such as the Burlington Airport. Mayor Miller stated there is a City well out there and the rest are holding tanks. Mr. Dziedzic stated given the circumstance, it is best to withdraw the application.

- There were no further comments.

All were in favor and the motion carried.

ADJOURNMENT

Alderman Vos moved, and Commissioner Tully seconded to adjourn the meeting at 6:55 p.m. *All were in favor and the motion carried.*

Recording Secretary
Kristine Anderson
Administrative Assistant

CITY OF BURLINGTON

Administration Department
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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 Dziedzic, 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. Dziedzic stated that it could be accomplished. Commissioner Eisenhardt asked what the color of the building will be and Mr. Dziedzic replied that has not been determined.

- Mr. Dziedzic 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. Dziedzic 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 requirement 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 Sections315-30(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.

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: Conditional Use and Site Plan Review for a Proposed Marine Sales Use at 996 S. Pine Street in the M-1 Light Manufacturing District (Applicant: Mike Lewandowski, MD Services; Owners: Mike and Dawn Lewandowski)

[An Update to Meehan & Company, Inc.'s Memorandum to the Plan Commission dated September 30, 2015 Based Upon the Applicant's Submission of Additional Drawings.]

DATE: November 25, 2015

INTRODUCTION AND BACKGROUND

Pursuant to the December 8, 2015 [sic—mid-November 2015], written request of Kristine Anderson, Administrative Assistant, City of Burlington, Meehan & Company, Inc. has prepared this ***updated*** memorandum review of the proposed request for a Conditional Use and Site Plan Review for a proposed marine sales use (a type of retail stores and services use) at 996 S. Pine Street located in the M-1 Light Manufacturing District.

Within the M-1 Light Manufacturing District, "retail stores and services" uses are a conditional use which requires the holding of a public hearing before the City Plan Commission pursuant to the requirements of Section 315-130(C) of the City Zoning Ordinance.

The Plan Commission held the required Conditional Use Public Hearing and reviewed the initially proposed project at its meeting of October 13, 2015. The Plan Commission conditionally approved the request for the Conditional Use contingent upon the applicant making modifications to the original submitted plans and drawings and returning with those revisions to the December 2015 Plan Commission for final approval and subject to the various conditions set forth in Meehan & Company, Inc.'s September 30, 2015 and Kapur & Associates' October 5, 2015 memorandums.

The original and the revised/additional materials submitted by the applicant are as follows:

a. "Application for Conditional Use Permit," 3 pages, dated 9/1/15.

b. "Site Plan Approval Application," 2 pages, dated 9/1/15.

c. "Site Plan (Plat of Survey)," 1 Sheet, dated August 31, 2015 as prepared by Robert J. Wetzel, RLS, B.W. Surveying, Inc. ***[Note: It is the understanding of Meehan & Company, Inc. that this drawing is no longer applicable to the development proposal and has been replaced by "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015.]***

d. "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015.

e. ***[Note: It is the understanding of Meehan & Company, Inc. that the following drawings 1. through 4. below, are no longer applicable to the development proposal and have been replaced by drawings f., g., h., i., j., and k. listed below]***

1. "(Building) Elevations (North, South, West, and East)," Sheet 1 of 4, dated, 8/10/15, as prepared by Pinno Buildings.
2. "Floor Plan," Sheet 2 of 4, dated, 8/10/15, as prepared by Pinno Buildings.
3. "Details," Sheet 3 of 4, dated, 8/10/15, as prepared by Pinno Buildings.
4. "Details," Sheet 4 of 4, dated, 8/10/15, as prepared by Pinno Buildings.

f. "(Building) Elevations (North, South, West, and East)," Sheet 1 of 6, dated, 10/29/15, as prepared by Pinno Buildings.

g. "Framing Plan," Sheet 2 of 6, dated, 10/29/15, as prepared by Pinno Buildings.

h. "Bracket Plan," Sheet 3 of 6, dated, 10/29/15, as prepared by Pinno Buildings.

i. "Details," Sheet 4 of 6, dated, 10/29/15, as prepared by Pinno Buildings.

j. "Details," Sheet 5 of 6, dated, 10/29/15, as prepared by Pinno Buildings.

k. "Details," Sheet 6 of 6, dated, 10/29/15, as prepared by Pinno Buildings.

All site engineering-related portions of this project (including drainage, utility, easement, sewer, water, and all other engineering-related issues) are deferred to the City Engineer for review and comment.

Meehan & Company, Inc. did not review the submitted plans for compliance with City Building Codes. All proposed architectural plans need to be reviewed by the City Building Inspector for compliance with all applicable Building Codes.

1. **GENERAL CHARACTERISTICS:** Based upon the "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015 and submitted by the applicant, the subject property is 1.58 acres, or 68,671 square feet, in area. It is the understanding of Meehan & Company, Inc. that the proposed marine sales use would occupy a proposed 3,200 square-foot building (50 feet X 64 feet) with a 768 square-foot (64 feet long) covered "porch" facing S. Pine Street and located on the west side of the subject property. The subject property is proposed to be continued to be served by a new, paved, 24-foot wide driveway located near the northwest corner of the subject property.

   Also shown on the "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015 and submitted by the applicant, is an asphalt-paved, nine-space, off-street, 90-degree, parking lot located in the northwest corner of the subject property. One of those proposed off-street parking spaces is proposed to accommodate persons with disabilities.

   The applicant is proposing to have two (2) employees on the premises and the hours of operation are proposed to be from 8:00 am to 5:00 pm.

2. **EXISTING AND SURROUNDING ZONING:** The subject property is zoned within the M-1 Light Manufacturing District zoning classification and also surrounded by the M-1 Light Manufacturing District zoning classification. Retail stores and services uses

(including marine sales) are conditional uses in the M-1 Light Manufacturing District. Off-street parking uses (accessory to principal uses) are permitted accessory uses.

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

Based upon a review of the City Zoning Map, it is the understanding of Meehan & Company, Inc. that property abutting the subject property on all sides is the M-1 Light Manufacturing District.

3. **100-YEAR RECURRENCE INTERVAL FLOODPLAIN AND ENVIRONMENTAL CORRIDORS:** Based upon a review of the City's zoning map, *no* 100-year recurrence interval floodplain area is indicated for the subject property.

   SEWRPC's Community Assistance Planning Report No. 78 titled Sanitary Sewer Service Area for the City of Burlington indicates that no portion of the subject property is located within a SEWRPC-delineated primary environmental corridor.

4. **CONSISTENCY WITH CITY PLANS:**

   City's Adopted Comprehensive Plan: The subject property is located within an area designated as "Commercial" in the City-adopted SEWRPC Community Assistance Planning Report No. 301 titled *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035* dated November 2009 as described in Appendix D (Map 1 titled "Recommended Land Use Plan for the City of Burlington Planning Area: 2035"). *The existing M-1 Light Manufacturing District zoning classification's conditional use allowance of retail stores and services uses is consistent with the A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as that plan currently pertains to such uses proposed for the subject property. The Comprehensive Plan was adopted by the City under the provisions of Section 66.1001 of the Wisconsin Statutes.*

   The *City of Burlington Bicycle/Pedestrian Plan* dated September 28, 2001 as prepared by Schreiber/Anderson Associates, Inc. does not indicate any bicycle routes proposed on the subject property. ***Therefore, the proposed use is not inconsistent with this existing 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, the proposed marine sales use is not in conflict with this plan since no park or proposed trail is planned to be located on the subject property.***

5. **CITY "OFFICIAL MAP":** The City "Official Map" does not indicate any new streets traversing the subject property. The proposed use is in conformance with the adopted "Official Map" since the "Official Map" does not indicate additional right-of-way to be dedicated for S. Pine Street.

6. **ZONING AND M-1 LIGHT MANUFACTURING ZONING DISTRICT DIMENSIONAL REQUIREMENTS:**

   a. **Conditional Use Permit Required**: As indicated earlier in this memorandum, retail store and services uses (including marine sales) are considered a conditional

use in the M-1 Light Manufacturing District zoning classification and require a public hearing before the Plan Commission and the grant of a Conditional Use Permit by the Plan Commission pursuant to the requirements of Section 315-130(C) of the City Zoning Ordinance.

b. **Dimensional Requirements:** Without elaborating on all of the dimensional requirements of the City Zoning Ordinance relative to the proposed use, the following are some of the most significant dimensional requirements of lots in the M-1 Light Manufacturing District:

- Minimum Lot Area: 7,200 square feet
- Minimum Lot Width: 60 feet
- Minimum Front Yard: 30 feet from the street right-of-way line
- Minimum Side Yard: 10 feet
- Minimum Rear Yard: 25 feet
- Max. Building Height: 40 feet

The proposed building location on the subject property meets the above dimensional requirements of the M-1 Light Manufacturing District.

7. **OTHER ZONING ORDINANCE REQUIREMENTS:** The following requirements need to be met by the proposed Conditional Use and Site Plan:

a. **Number of Off-Street Parking Spaces Required:** The City Zoning Ordinance does not provide a parking standard for marine sales types of uses. However, Section 315-48J 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. . . ."*

Also, it is important to note that not even the Institute of Transportation Engineers' Parking Generation—3rd Edition (Washington, D.C.: Institute of Transportation Engineers, 2004) addresses the off-street parking needs of marine sales facilities.

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. In the current instance, 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 "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015 and submitted by the applicant indicates the provision of a total of nine (9) off-street parking spaces inclusive of one space to accommodate persons with disabilities. *Under the applicant's proposed "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015, this requirement would be met.*

b. <u>Minimum Setback of Off-Street Parking and Drive Areas from Rear and Side Lot Lines</u>: Section 315-48(D) requires that no off-street parking area or associated driveway serving more than five (5) vehicles shall be closer than eight (8) feet to a side or rear lot line and that the area between the parking lot and lot or parcel line shall consist of landscaping. *These requirements appear to have been met by the proposed "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015.*

c. <u>Paving of Off-Street Parking and Loading Spaces</u>: Pursuant to the requirements of Section 315-48(E)(1), the proposed off-street parking and loading areas shall be paved with either asphalt or concrete. *This requirement appears to have been met by the proposed "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015.*

d. <u>Minimum Driveway Width</u>: Pursuant to the requirements of Section 315-48(A) of the Zoning Ordinance, the minimum required driveway width to serve the proposed use is 24 feet. *This requirement appears to have been met by the proposed "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015.*

Meehan & Company, Inc. recommends that the final driveway location be reviewed and commented upon by the City Engineer regarding safety and any other transportation engineering issues relating to its design and proposed location.

e. <u>Minimum Size of Off-Street Parking Spaces</u>: Section 315-48(B) requires that no off-street parking space be less than 9 feet in width and 180 square feet in area. ***The proposed "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" as prepared by Farris, Hansen & Associates dated 10/12/2015 does NOT meet this requirement since the off-street parking spaces proposed are proposed to be 9 feet in width and only 162 square feet in area. Therefore, a revised "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" shall be submitted to the City staff for review for compliance with this requirement prior to the issuance of a Conditional Use Permit.*** *[Note: Adequate space is available on-site in order to meet this requirement.]*

f. <u>Minimum Required Width of Off-Street Parking Rows and Aisles</u>: Section 315-48(M) 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 needs to be a minimum of 45 feet in width. ***The proposed "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" indicates a single row and aisle of 90 degree parking spaces which is only 42 feet in width and NOT the required 45 feet in width. Therefore, it is recommended that a revised "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" shall be submitted to the City staff for review for compliance with this requirement prior to the issuance of a Conditional Use Permit.*** *[Note: Adequate space is available on-site in order to meet this requirement.]*

g. <u>Permanent Marking of Off-Street Parking Area</u>: 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 shall be met prior to the issuance of an***

Occupancy Permit.

h. Parking Space Allocation for Persons with Disabilities: Pursuant to the requirements of Section 315-48(H) and Table 4 of the City Zoning Ordinance, per each parking lot which has 1 to 25 parking spaces (such as the applicant proposed parking lot), a minimum total of one (1) off-street parking space is needed to accommodate persons with disabilities. *The proposed "Site, Grading, Drainage, & Erosion Control Plan for MD Services: Sheet 1 of 1" appears to meet this requirement.*

8. SITE PLAN REQUIREMENTS OF THE CITY ZONING ORDINANCE

The submitted plans need to meet the following requirements of Section 315-137(C) of the City Zoning Ordinance:

a. *As required under the provisions of Section 315-137(C)(15), proposed sanitary sewers and water lines (including the proposed laterals to serve the proposed building) shall be indicated on the "Site Plan" including existing and the location of proposed sanitary sewers (including direction of flow) and water supply facilities to the proposed building. All locations for the proposed connections to such utilities shall be indicated on a revised "Site Plan" submitted to the City staff and City Engineer for review and approval.*

b. *As required under the provisions of Section 315-137(C)(16), the location of any proposed stormwater management facilities, including detention/retention area(s) shall be noted on the "Site Plan." Said submission shall indicate how the planned stormwater drainage system meets the requirements of the City's stormwater management plan. Proposed stormwater management calculations may need to be submitted to the City if required by the City Engineer.*

c. *If any outdoor lighting serving the proposed use is proposed in the future, outdoor lighting data is required which indicates location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site meeting the requirements of Sections 315-30(H) of the City Zoning Ordinance. If lighting is planned, total cut-off luminaires shall be used throughout the site meeting the requirements of Sections 315-30(H) and 315-137(C)(25) of the City Zoning Ordinance.*

RECOMMENDATIONS

Based upon the foregoing analyses and findings, Meehan & Company, Inc. recommends that the Plan Commission conditionally approve the proposed Conditional Use and Site Plan documents subject to the applicant's compliance with City Zoning Ordinance requirements as set forth under numbered items 7e, 7d, 7f, 7g, and 8a through 8c of this memorandum (including the submission of all required revised documents to City staff for City staff for review for compliance with these stated conditions prior to the City Zoning Administrator's issuance of the Conditional Use Permit), and compliance with any other conditions required by the City Administrator, City Departments, City Attorney, and/or City Engineer, prior to the issuance of a Conditional Use Permit.

■ ■ ■

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson **Date:** November 30, 2015

From: Greg Governatori

CC: Carina Walters, Gregory Guidry, Tom Foht, Judy Gerulat,

Subject: 996 S. Pine Street Marine Sales–Site Plan Application 2nd Review

BACKGROUND AND REQUEST: Mr. Mike Lewandowski of MD Services has submitted site and building plans for 996 S. Pine Street to use for future Marine sales. The site plans provided specify creating a new access drive from Pine Street, Three future buildings and the use of a single existing building, new asphalt pavement, gravel drives, and other improvements. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following additional information was submitted for review:

- Sheet 1 -1 Site Grading, Drainage and Erosion Control Plan Prepared by Farris, Hansen and Associates, Inc. Dated, 10/12/2015

General:

- The connection of the Private Water Main to the public 16" water main requires more detail. The Connection will occur in the pavement of S. Pine Street at the Intersection of Spring Brook Drive. The connection is assumed to be a live (wet)-tap connection and will require slurry backfill. The anticipated area of disturbance shall be shown on the plan, size of bore pits, area protection, etc.

- A valve and box is required on the 6" private water main at the connection.

- Provide Tracer wire on the Water main, with a tracer wire access box at the hydrant.

- The proposed hydrant shall be Mueller Centurion A423, with National standard nozzles painted Red. The hydrant shall meet the standard requirements of the City of Burlington.

- The water main and sanitary sewer pipe materials shall be specified. The bore is specified as HDPE pipe; will this be used for the entire Sewer line?

- Anticipated Service Laterals locations are not shown in the plans. The lateral size, material, and location shall be shown for the proposed building, along with anticipated size, location and material of the connection to the existing Lot 2 building.

- There is a caution note on S. Pine Street that points to the approximate Storm Sewer location and the 16" Water Line. The storm sewer utility should be shown on the plan, with the noted caution callouts. The 20" Force main shall be excavated prior to the connection to ensure location, support and protection.

- The proposed parking stalls do not meet section 315-48(B) of the zoning code, in addition no detail was provided in regards to the accessible access ramp at the curbed sidewalk. An accessible ramp will be required. Please provide ramp type and detail.

- The curb replacement on Pine Street shall be taken to the nearest joint. The asphalt shall be saw cut to provide a clean joint and replaced in kind.

- Thickness for concrete flat work was not provided, it is assumed the concrete for the walks will be 4" minimum. The concrete apron shall be 7 Inches minimum thickness.

- The sanitary sewer is less than the required minimum of 60" of cover. Insulation will be required for any sewer or water that has less than the minimum cover. Please proved insulation installation detail and notes on the plan.

- A City permit for both the utility and driveway construction work in the right-of-way is required before construction can begin.

- Remove all information not needed or not pertaining to this site from the construction sequence notes. The notes reference a storm water basin.

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 at (262) 767-2747.

CITY OF BURLINGTON

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

Date: November 24, 2015

To: Megan Watkins

From: Perry Howard

Subject: 996 S. Pine Street – Site Plan Review

Site Plan review of the above mentioned project was completed on October 8, 2015. Based on the review of the proposal the following conditions must be met for approval by the Fire Department. 155-27 Fire Department access roads and fire lanes require a minimum width of 30 feet.

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 September 1, 2015.

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

Perry
Fire Chief

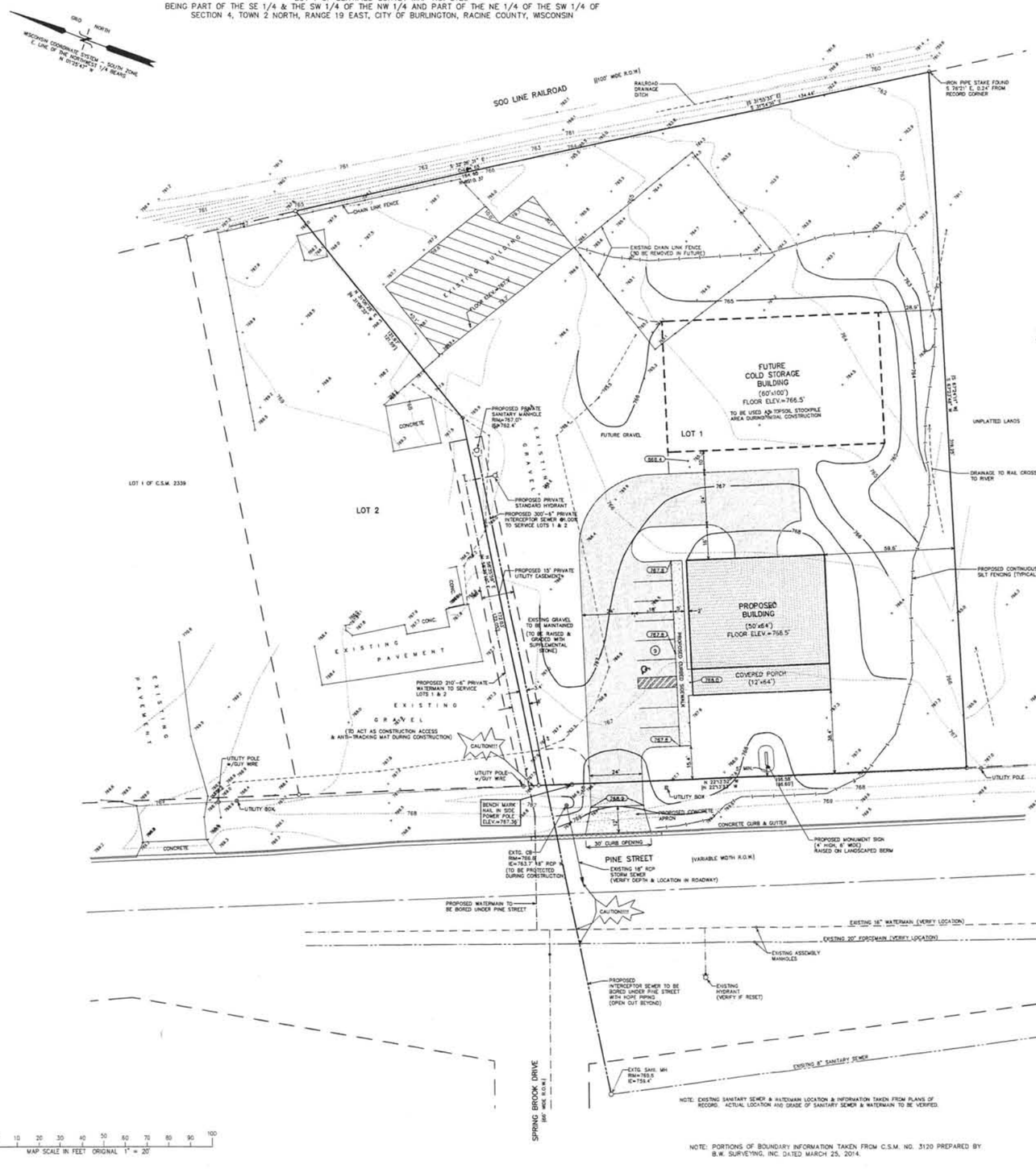
SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

MD SERVICES

988 PINE STREET

LOT 1 OF CERTIFIED SURVEY MAP NO. 3120

BEING PART OF THE SE 1/4 & THE SW 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 2 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN



NOTE: EXISTING SANITARY SEWER & WATERMAIN LOCATION & INFORMATION TAKEN FROM PLANS OF RECORD. ACTUAL LOCATION AND GRADE OF SANITARY SEWER & WATERMAIN TO BE VERIFIED.

NOTE: PORTIONS OF BOUNDARY INFORMATION TAKEN FROM C.S.M. NO. 3120 PREPARED BY: B.W. SURVEYING, INC. DATED MARCH 25, 2014.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT:

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOTE: THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATION OF EXISTING UTILITIES.

LOCATION SKETCH

LEGEND

- O = FOUND IRON PIPE STAKE
- [XXX] = RECORDED AS
- = PROPOSED BUILDING
- = PROPOSED PAVING
- XXX.X = PROPOSED FINISHED PAVEMENT GRADE
- XXX.X = PROPOSED FINISHED GROUND ELEVATION
- 765 = EXISTING GROUND ELEVATION
- XXX = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS

SITE SUMMARY

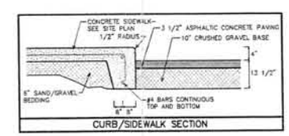
TOTAL LAND AREA	– 68,671 S.F. (1.58 ACRES)
EXISTING ZONING	– M-1
EXISTING BUILDING AREA	– 2,976 S.F. (4.3%)
PROPOSED BUILDING AREA	– 9,968 S.F. (14.5%)
IMPERVIOUS AREA	– 20,360 S.F. (29.6%)
GREEN SPACE	– 35,367 S.F. (51.5%)
PROPOSED PARKING	– 9 SPACES (INCLUDING 1 HANDICAP)
TOTAL LAND DISTURBANCE	– 0.80 ACRES

GRADING NOTES

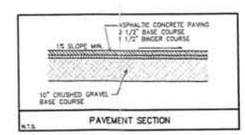
1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1% SLOPE WITHIN PARKING AREAS.
2. CONTRACTOR SHALL MAINTAIN A MAXIMUM SLOPE OF 2% ACROSS HANDICAP SPACES PER ADA REQUIREMENTS.
3. SHEET DRAINAGE ACROSS PARKING AND DRIVE SURFACES EXPECTED, POINT TO POINT STRAIGHT GRADES.

EROSION NOTES

1. ALL DISTURBED SLOPES 4:1 OR GREATER SHALL BE RESTORED WITH 6" OF TOPSOIL, "NO MOW" FESCUE SEED AND NAG SC150 EROSION CONTROL BLANKET.
2. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE PROPOSED CONSTRUCTION ENTRANCE. THE USE OF ANY OTHER ACCESS IS PROHIBITED.

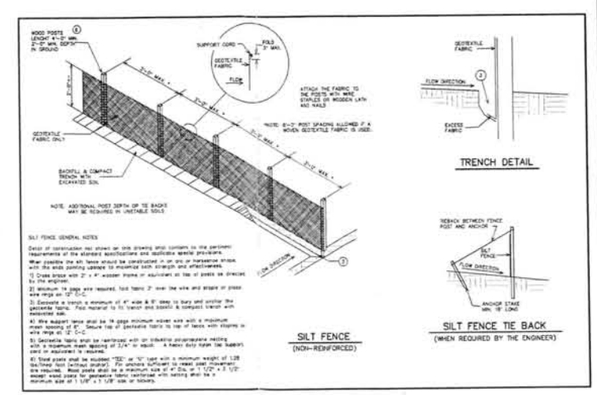


CURB/SIDEWALK SECTION



N.T.S.

PAVEMENT SECTION



SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
MD SERVICES
[996] PINE STREET
CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

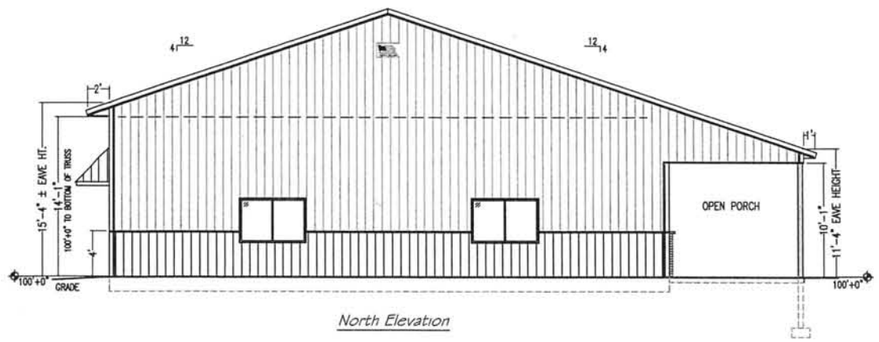
– WORK ORDERED BY –
PINNO BUILDINGS
5540 STATE ROAD 50, SUITE 102
DELAVAN, WI 53115

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

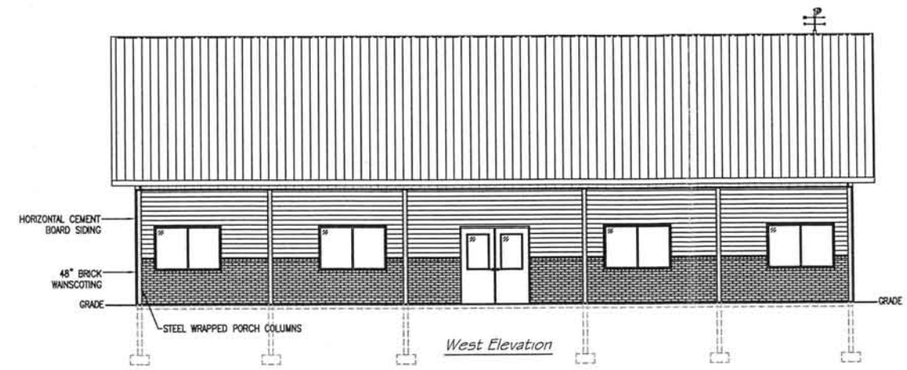
REVISIONS

N.T.S. for location purposes only

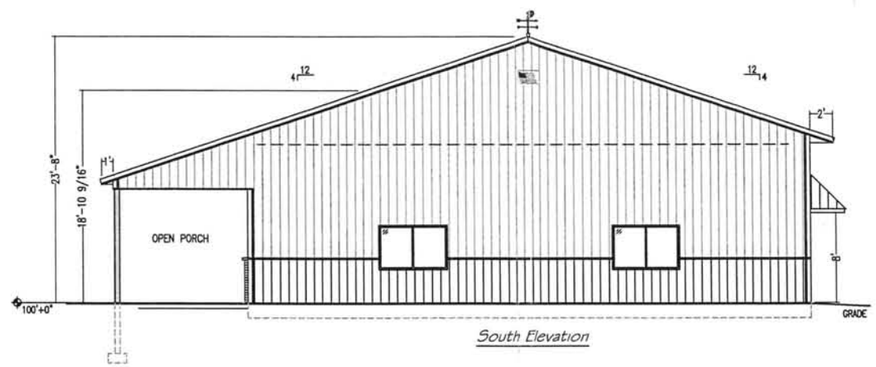
PROJECT NO.	9382
DATE	10/12/2015
SHEET NO.	1 OF 1



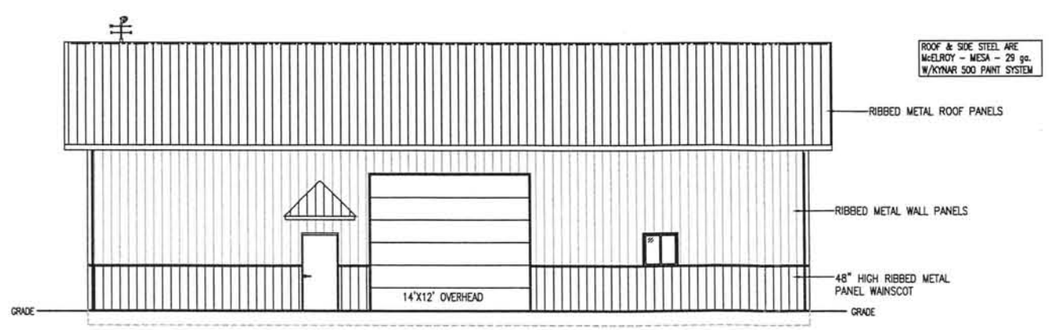
North Elevation



West Elevation



South Elevation



East Elevation

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JOB # 2015-154

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Burlington, WI

ELEVATIONS

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DRAWING NO.
15-300

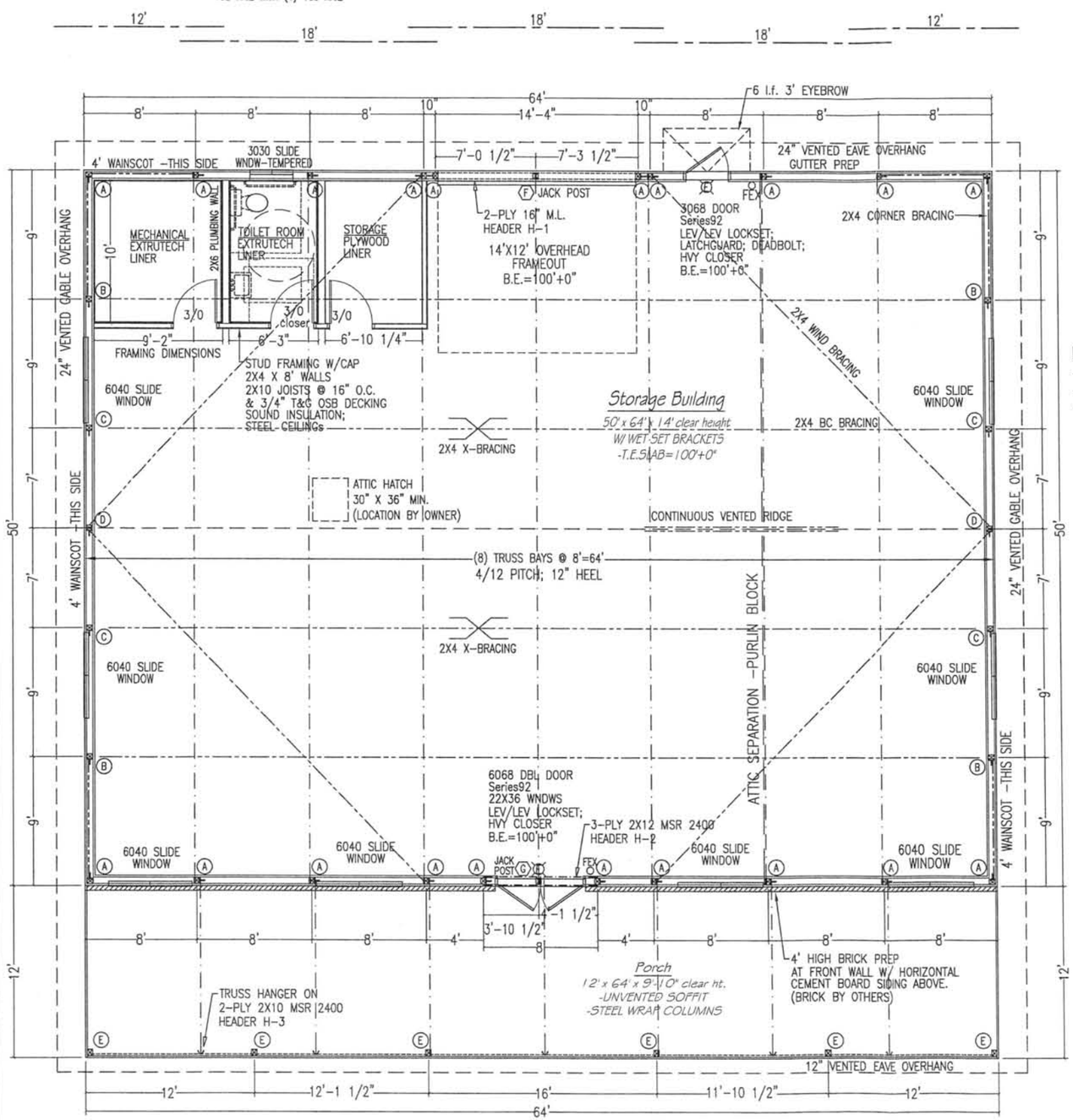
SCALE:
1/8"=1'

DATE:
10/29/2015

REVISIONS:

PURLIN LAYOUT

NOTE:
ATTACH PURLINS TO EACH TRUSS
WITH (1) 60d NAIL &
TOE NAIL WITH (1) 10d NAIL



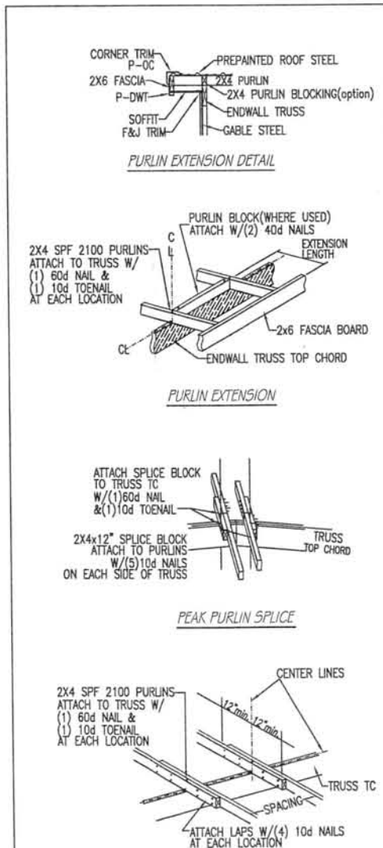
N FLOOR & FRAMING PLAN

COLUMN SCHEDULE				
COLUMNS:	SIZE:	HOLE DEPTH:	FOOTING:	QTY:
(A)	3-PLY 2x6 x 16'	WET SET STEEL BRACKET	12" X 16" CONC GRADE BEAM W/ (3) #4	20
(B)	3-PLY 2x6 x 20'	WET SET STEEL BRACKET	12" X 16" CONC GRADE BEAM W/ (3) #4	4
(C)	3-PLY 2x6 x 22'	WET SET STEEL BRACKET	12" X 16" CONC GRADE BEAM W/ (3) #4	4
(D)	3-PLY 2x6 x 24'	WET SET STEEL BRACKET	12" X 16" CONC GRADE BEAM W/ (3) #4	2
(E) FULL TRT.	3-PLY 2x6 x 16'	5'-4"	10" X 20"ø POURED CONCRETE, UNREINF.	6
(F) JACK POST	3-PLY 2x6 x 3'-2 1/2"	NONE	NONE	1
(G) JACK POST	3-PLY 2x6 x 8'-4"	NONE	NONE	1

NOTES:
1) FIELD VERIFY ALL ACTUAL DOOR & WINDOW R.O. DIMENSIONS BEFORE INSTALLING FRAMEOUTS
2) OVERHEAD DOORS BY OTHERS
3) 2X4 JACK BRACING AT ENDWALL COLUMNS
4) 2X4 CORNER BRACING REQUIRED
5) SEE DETAILS FOR GIRT SPACING
6) 4/12 ROOF PITCH

OWNER TO VERIFY HEIGHT AND LOCATION OF WINDOWS

INTERIOR FINISH
-CEILING LINER W/ VAPOR RETARDER
-R-38 BLOWN INSULATION
-STEEL WALL LINER W/ VAPOR RETARDER ON 2X4 NAILERS @ 24" O.C. W/ R-19 BATT INSULATION



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FLOOR & FRAMING PLAN

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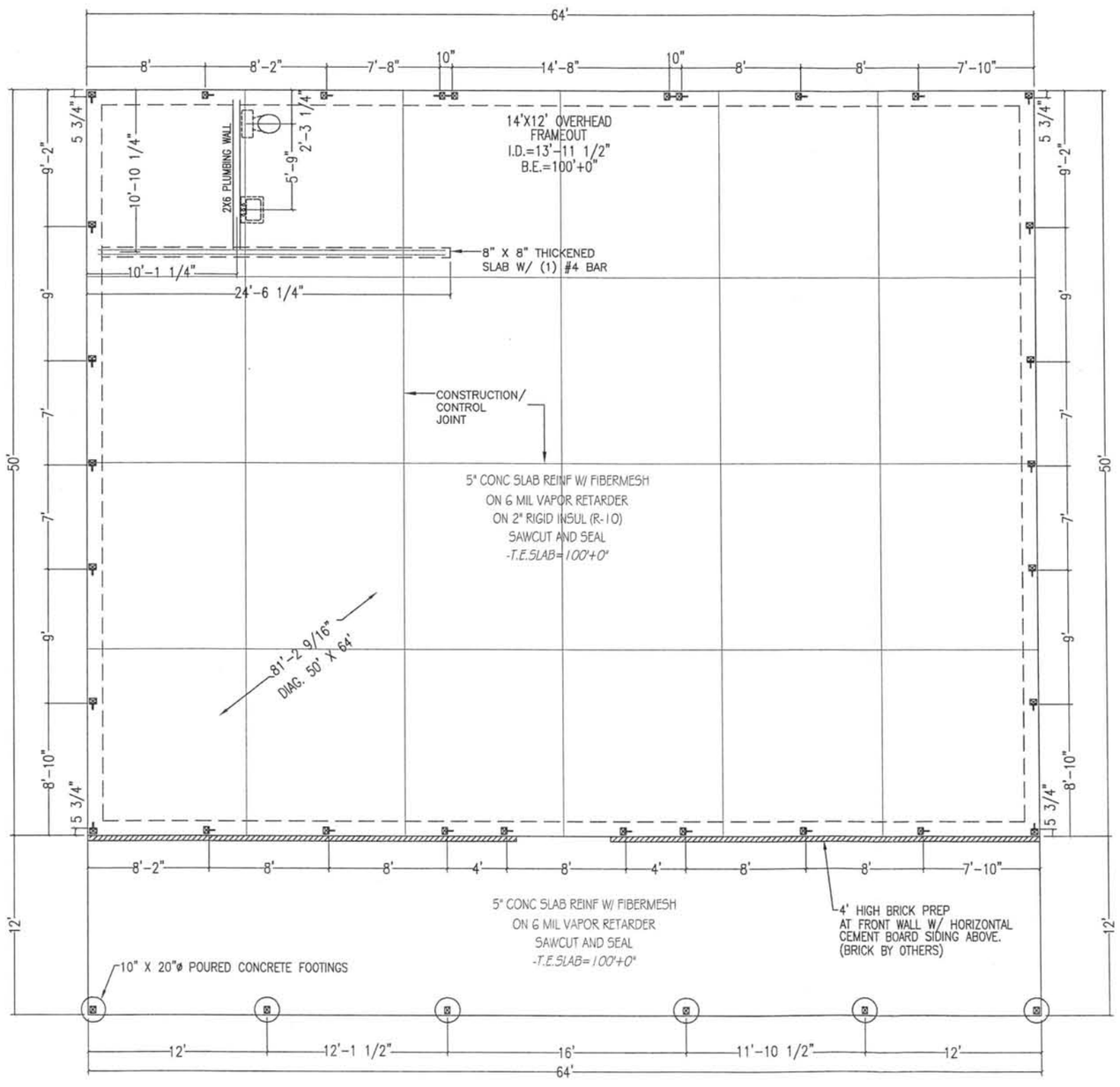
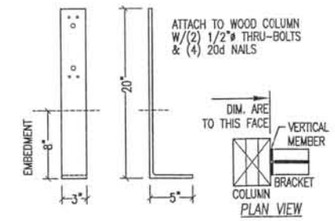
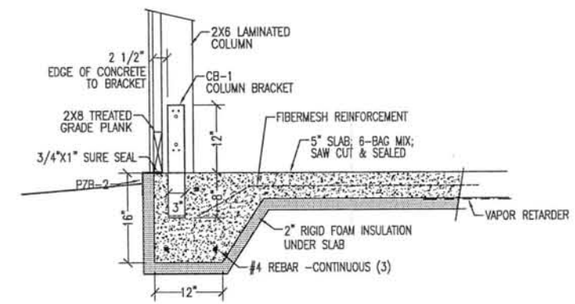
SCALE: 3/16"=1'
DATE: 10/29/2015
REVISIONS:



FOUNDATION PLAN

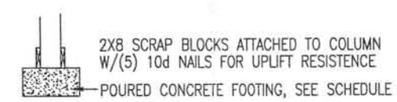


CB-1 BRACKET



Column to Grade Beam

Wet-Set Bracket -2" FOAM



FOOTING DETAIL

10"X 20"Ø POURED CONCRETE

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FOUNDATION PLAN

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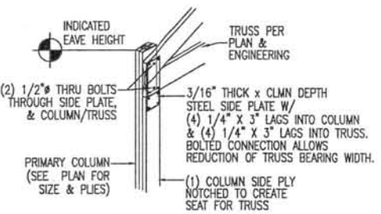
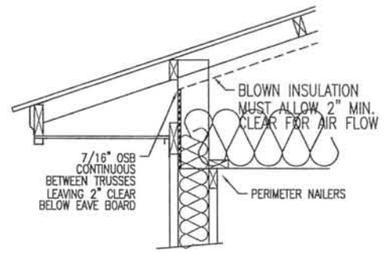
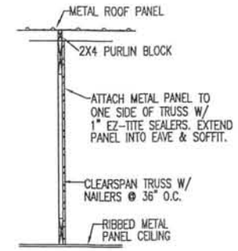


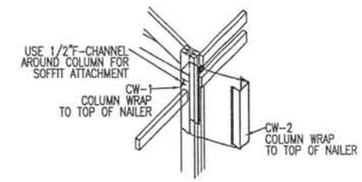
TYPICAL TRUSS INSTALLATION



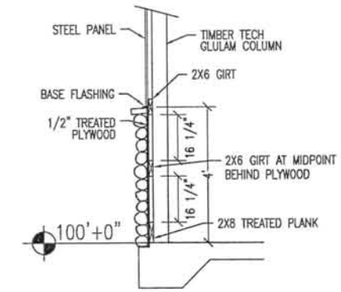
INSULATION STOP
24" OVERHANG



Attic Separation Truss

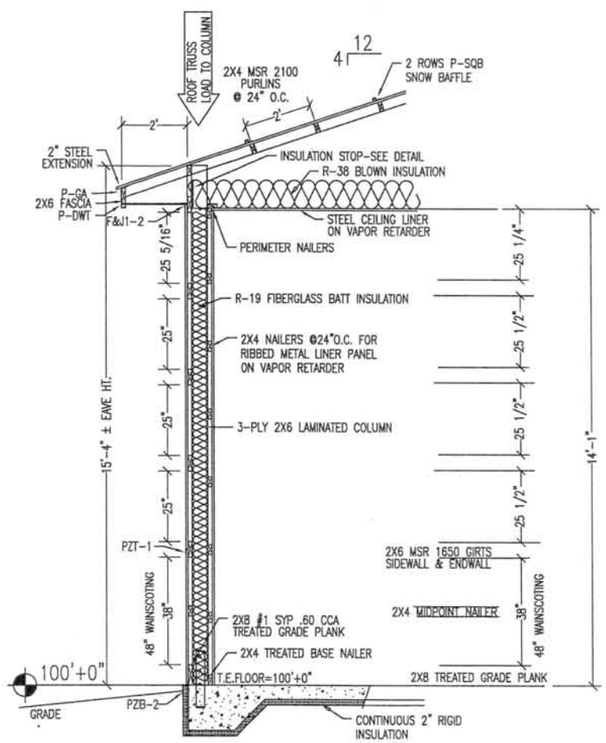


STEEL WRAPPED CLMN.

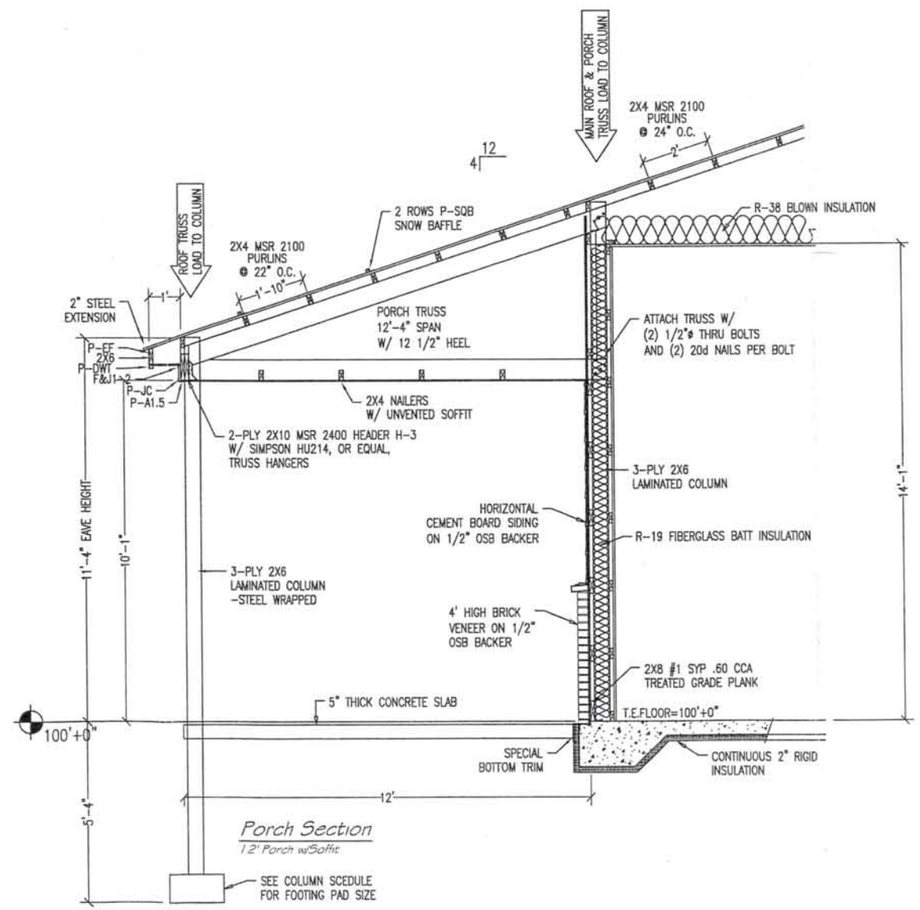


48" Brick/Stone Prep
Grade Beam

COLUMNS ARE TITAN TIMBER GLUE LAMINATED COLUMNS
LOWER - #1 SYP .60 CCA
UPPER - 2X6 SPF MSR1650



Wall Section & Girt Spacing



Porch Section
12' Porch w/Soffit

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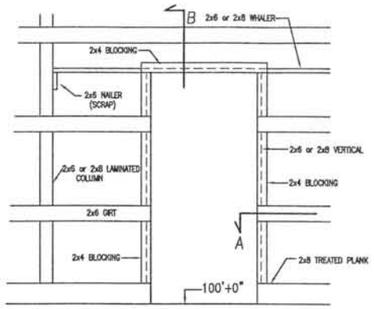
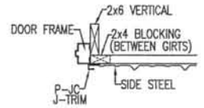
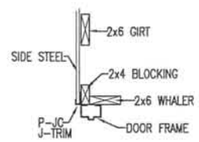


ENTRY DOOR FRAME OUT

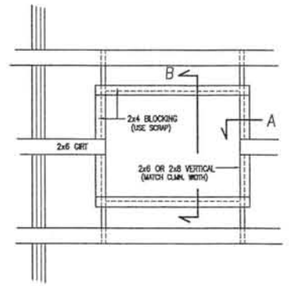
ROUGH OPENING SIZES FOR SERVICE DOORS		
MFG	SERIES	3068
PLYCO	99	37-7/8" x 81-3/4"
PLYCO	92	40-1/2" x 83-9/16"
PLYCO	20	40-1/2" x 81-3/4"
CANNONBALL	2005	40-1/8" x 81-0"



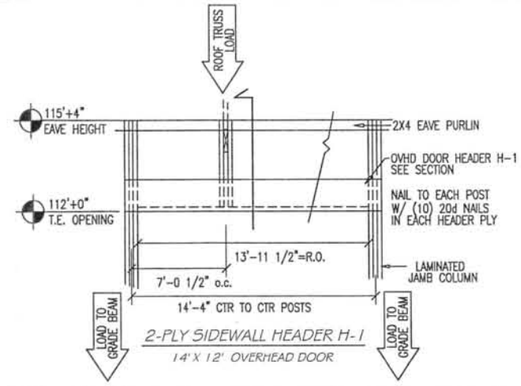
SECTION A



SECTION B

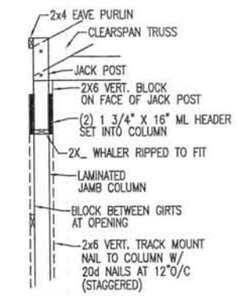


2x6 OR 2x8 WINDOW FRAME OUT



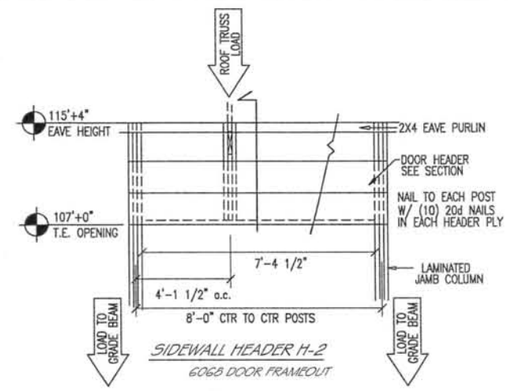
2-PLY SIDEWALL HEADER H-1

14' X 12' OVERHEAD DOOR



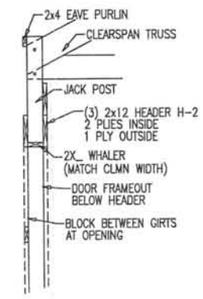
SIDEWALL SECTION

2-PLY MICROLAM HEADER



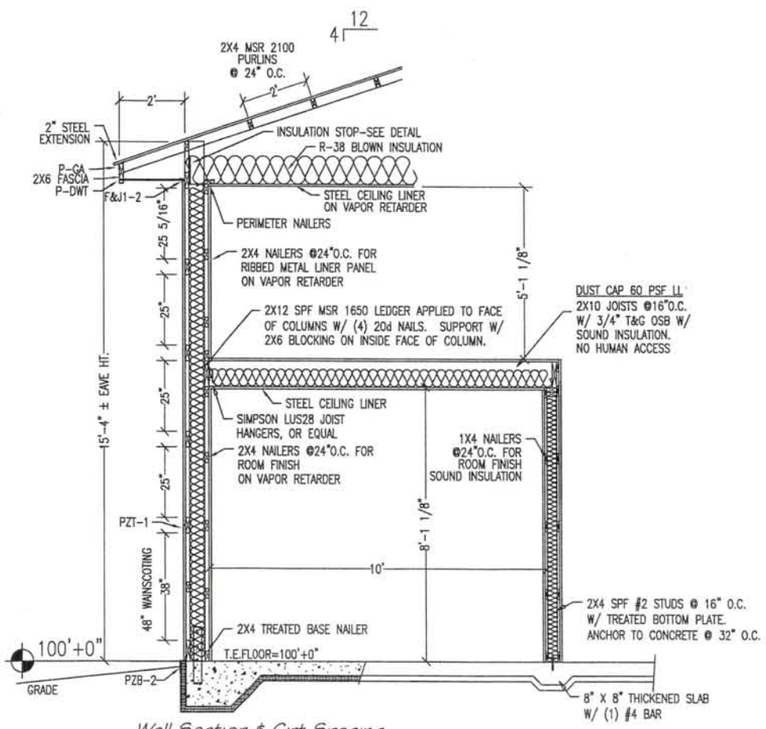
SIDEWALL HEADER H-2

6068 DOOR FRAMEOUT

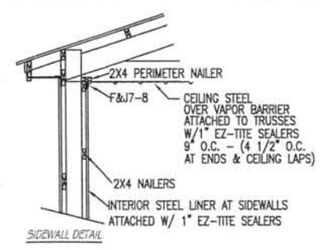


SIDEWALL SECTION

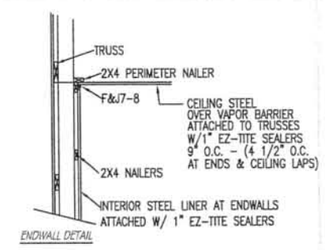
3-PLY STACKED HEADER



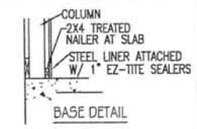
Wall Section & Girt Spacing



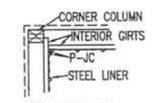
SIDEWALL DETAIL



ENDWALL DETAIL

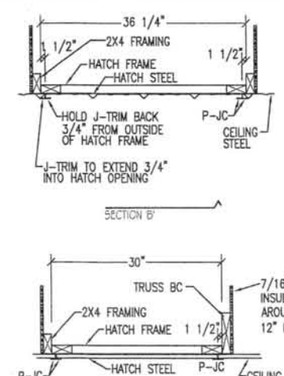


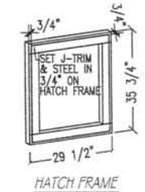
BASE DETAIL



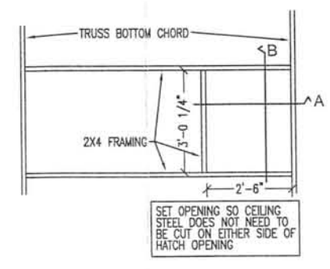
CORNER DETAIL

INTERIOR TRIM DETAILS





HATCH FRAME



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DETAILS

JOB # 2015-154

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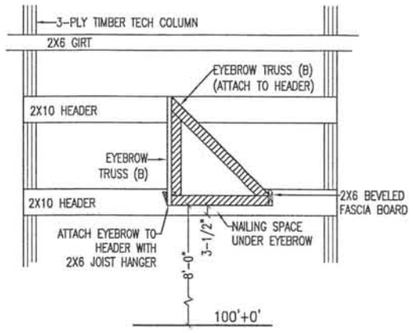
DRAWING NO.
15-300

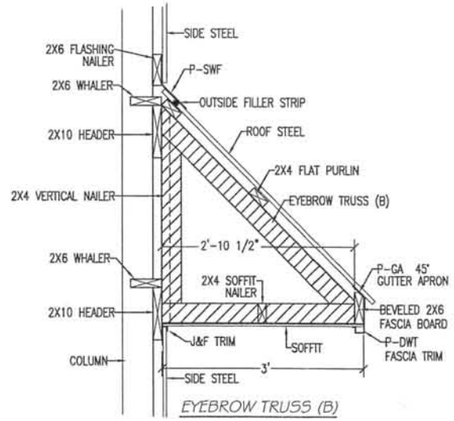
SCALE:
3/8"=1'

DATE:
10/29/2015

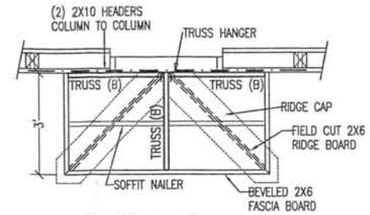
REVISIONS:



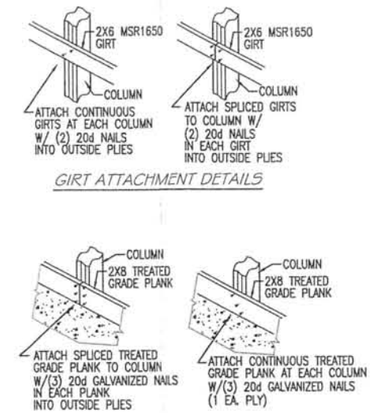
EYEBROW END DETAIL



EYEBROW TRUSS (B)

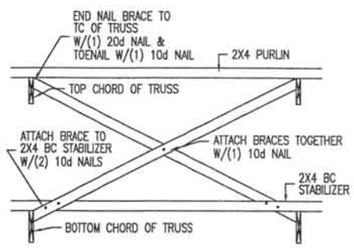


Hipped Eyebrow Overhang



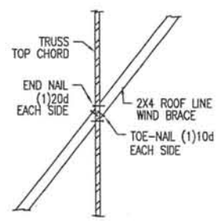
GIRT ATTACHMENT DETAILS

GRADE PLANK ATTACHMENT DETAILS

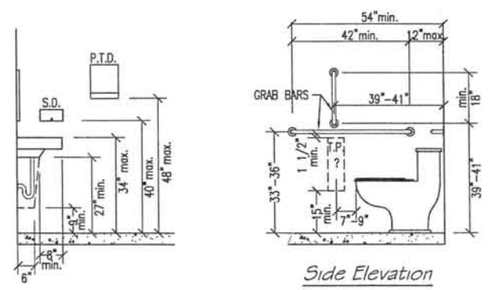


ROOFLINE X-BRACING DETAIL

SEE FLOOR PLAN FOR X-BRACE LOCATIONS



Wind Bracing Connection

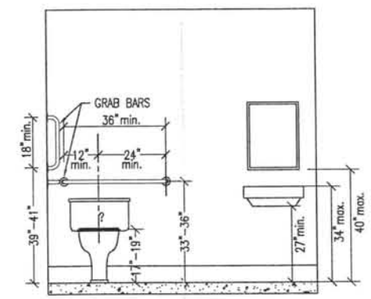


Side Elevation

Lavatory

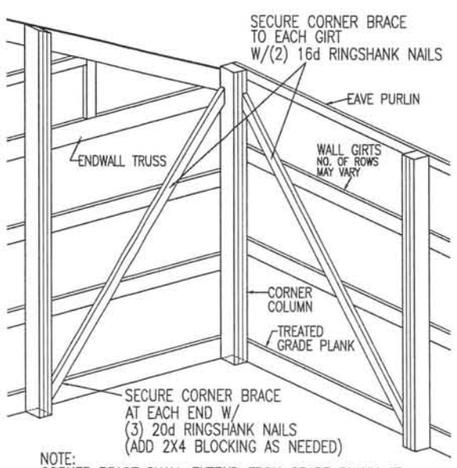
Side Elevation

Toilet



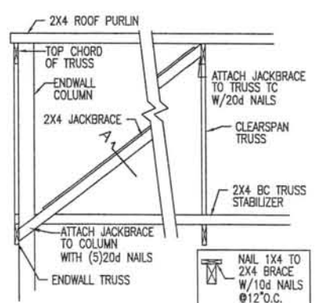
Restroom Elevation

-CEILING SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE
-THE ENTIRE FLOOR SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALL 4" MIN.
-WALLS WITHIN 24" OF A TOILET SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE 48" MIN. ABOVE THE FLOOR.(THE MATERIAL USED SHALL NOT BE ADVERSELY AFFECTED BY MOISTURE.)



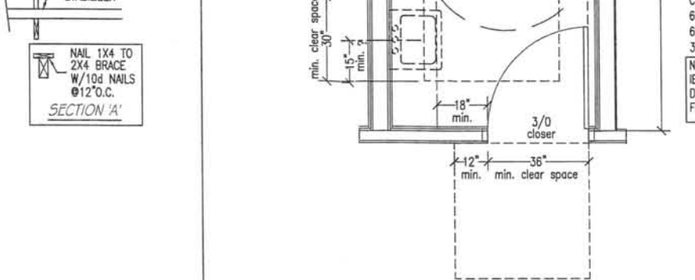
NOTE:
CORNER BRACE SHALL EXTEND FROM GRADE PLANK AT FIRST COLUMN TO TOP OF CORNER COLUMN AT TRUSS

CORNER BRACE

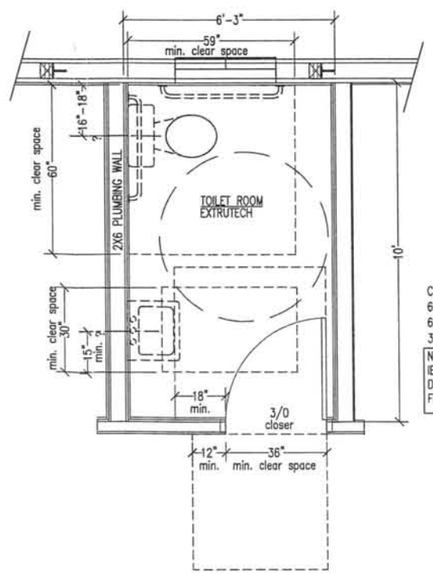


JACKBRACING DETAIL

@ENDWALL COLUMNS



SECTION 'A'



CLEAR FLOOR SPACE @ FIXTURES:
60"X59" AT FLOOR MOUNTED WATER CLOSETS
60"X56" AT WALL MOUNTED WATER CLOSETS
30"X48" AT LAVATORY

NOTE:
IBC 1109.2.1.7
DOORS TO UNISEX RESTROOMS SHALL BE SECURABLE FROM WITHIN THE ROOM

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FAX(920)922-8093
www.rspinno.com
W8856 COUNTY ROAD T
ROSENDALE, WI 54974

JOB # 2015-154

HEATED STORAGE BUILDING
MD Services
996 Pine Street
Burlington, WI

DETAILS

- COPYRIGHT NOTICE -
UNAUTHORIZED COPYING OF
OR BUILDING FROM PLAN IS
VIOLATION OF U.S. COPYRIGHT LAWS,
CONSTITUTING CRIMINAL THEFT

DRAWING NO.
15-300

SCALE:
3/8"=1'

DATE:
10/29/2015

REVISIONS:

PLAN COMMISSION **ITEM NUMBER: 8A**

DATE: May 9, 2017

SUBJECT: Consideration to recommend approval for an ETZ Certified Survey Map application at Stoney Hill Road

SUBMITTED BY: Gregory Guidry, Building Inspector and Zoning Administrator

---

PROJECT/SCOPE:

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 Paul & Patricia Naber for property located at the intersection of Stoney Hill Road and Rocky Road in the Town of Burlington. The applicants would like to subdivide one parcel to create Proposed Lot 1 with the remnants of the existing parcel remaining as is. Proposed Lot 1 will have 12.45 acres and the remnant of the parcel will retain the existing zoning classification and land use designation, which is Racine County Zoning classification A-2 "General Farming and Residential District II" and land use designation "Agricultural Estate."

The Town of Burlington Planning and Zoning Committee has approved of this CSM at their March 9, 2017 meeting.

ZONING:

The parcel is located in the Town of Burlington.

RECOMMENDATION:

Graef recommends approval of this ETZ Certified Survey Map, subject to the items listed in the memorandum.

TIMING/IMPLEMENTATION:

This item is for consideration at the May 9, 2017 Plan Commission meeting and will be placed on the May 16, 2017 Committee of the Whole and June 6, 2017 Common Council meeting for final consideration.

MAP:

Old Highway A
Crossway Rd
83
Rocky Rd
Ketterhagen Rd
Ketterhagen Rd
Kette
Stoney Hill Rd,
Burlington, WI 53105
Red Oak Dr

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRāEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

Copies to: Carina Walters, City Administrator
Megan Watkins, Director of Administrative Services
Gregory Guidry, Building Inspector
Gregory Governatori, City Engineer, Kapur & Associates, Inc.
Timothy C. Lynch, P.E., Town of Burlington Engineer
Paul J. and Patricia A. Naber, Applicant

FROM: GRAEF
Kristian Vaughn
Tanya Fonseca, AICP

DATE: May 3, 2017

SUBJECT: Review of Certified Survey Map for Land Division on Property at the Intersection of Stoney Hill and Rocky Roads, Town of Burlington

A. PURPOSE

1) Consider for approval the Extraterritorial Zoning District Certified Survey Map from Paul J. and Patricia A. Naber for parcel 002-03-19-23-011-003 located at the intersection of Stoney Hill and Rocky Roads in the Town of Burlington.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends that the Plan Commission recommend to the Common Council the ***APPROVAL*** of the following:

a. The Extraterritorial Zoning District Certified Survey Map from Paul J. and Patricia A. Naber for parcel 002-03-19-23-011-003 located at the intersection of Stoney Hill and Rocky Roads in the Town of Burlington.

C. BACKGROUND

Pursuant to City of Burlington Municipal Code §278-2 and upon referral by the Town of Burlington, we reviewed the certified survey map (CSM) of Paul J. and Patricia A. Naber (Owners and Applicants) to subdivide parcel 002-03-19-23-011-003 at the intersection of Stoney Hill and Rocky Roads in the Town of Burlington.

The intent of the Applicants is to subdivide parcel 002-03-19-23-011-003 to create Proposed Lot 1 with the remnants of the existing parcel remaining as is. Proposed Lot 1 will have 12.45 acres and the remnant of parcel 002-03-19-23-011-003 will retain the remaining 91.03 acres. It is our understanding that Proposed Lot 1 will retain the existing zoning classification and land use designation of parcel 002-03-19-23-011-003, which is Racine County zoning classification A-2 "General Farming and Residential District II" and land use designation "Agricultural Estate."

The Applicants submitted the following materials:

a. Certified Survey Map of Parcel 002-03-19-23-011-003 (3 sheets, prepared by Robert J. Wetzel, PLS of B.W. Surveying, Inc., dated March 24, 2017)
b. Context Map via Racine County ArcGIS Online App (1 sheet, dated April 17, 2017)

It is the understanding of GRAEF that reviews and comments on all engineering-related aspects of the certified survey map are to be accomplished by the engineer for the Town and/or City of Burlington. Therefore, GRAEF defers all engineering-related review and comment to that party.

D. COMPLIANCE WITH MUNICIPAL CODE §278-22 "MINOR LAND DIVISION (CERTIFIED SURVEY MAP)"

Pursuant to Municipal Code §278-22, a certified survey map is the appropriate tool to subdivide parcel 002-03-19-23-011-003, as the subdivision will create two – but no more than four – parcels and the parcels are greater than 1.5 acres in size. As the Applicants submitted a CSM, the materials are compliant.

E. COMPLIANCE WITH ARTICLE VI "CERTIFIED SURVEY MAP" OF BURLINGTON MUNICIPAL CODE CHAPTER 278 "SUBDIVISION OF LAND"

The Applicants' CSM currently complies with the provisions in §278-38 "General requirements" and §278-39 "Additional information."

F. LAND USE AND ZONING CONSIDERATIONS

In addition to considering the compliance of the Applicants' request with the City of Burlington Municipal Code in Sections D and E of this memorandum, compliance with Racine County land use planning documents, the County Zoning Code, proximity to the delineated Planned Sewer Service Area Boundary, and the presence of environmental corridors should be considered.

1. Compliance with "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035"
"Map 12 – Recommended Land Use Plan for the Town of Burlington: 2035" (page D-25, *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*) indicates that the land use designation of parcel 002-03-19-23-011-003 will remain as "Agricultural Estate." As Proposed Lot 1 will retain the current land use designation of its parent parcel, the parcel subdivision is compliant.

II. Compliance with Racine County Zoning Classification "A-2 General Farming and Residential District II"
The proposed subdivision of parcel 002-03-19-23-011-003 is compliant with the following relevant provisions enumerated in Racine County Code of Ordinances Division 24 "A-2 General Farming and Residential District II":

> **§20-677 Area requirements:** Proposed Lot 1 conforms to the area requirements required in the A-2 classification with respect to lot width and lot area. The remnant of existing parcel 002-03-19-23-011-003 will continue to be a conforming lot and compliant.

III. SEWRPC Delineated Planned Sanitary Sewer Service Area
Parcel 002-03-19-23-011-003 does not fall within the Planned Sanitary Sewer Service Area, as described in the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) "Amendment to the Regional Water Quality Management Plan – City of Burlington" (adopted September 2014). Any construction on Proposed Lot 1 or the remnant of existing parcel 002-03-19-23-011-003 would require the installation of a private onsite wastewater treatment system (POWTS).

IV. Environmental Corridors
The "Town of Burlington 2035 Land Use Plan"[1] map provided in the 2008 Town of Burlington Land Use Plan indicates the presence of isolated natural resource area (INRA) on parcel 002-03-19-23-011-003. At present, the Applicants' CSM does not suggest any impacts to the INRA. If future development is proposed within the INRA, potential impacts should be re-examined.

[1] Available via the Town of Burlington: http://www.tn.burlington.wi.gov/docview.asp?docid=3560&locid=142, accessed 27 Apr 2017.

FORM NO. 985-A

HCMiller
Print Evolutionaries

Stock No. 26273

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

OWNERS: PAUL J. AND PATRICIA A. NABER
3405 S. BROWNS LAKE DRIVE #3
BURLINGTON, WI 53015

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
262-767-0225
JOB NO. 9263-CSM

LEGAL DESCRIPTION:

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 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 23; THENCE SOUTH 02°06'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION 1315.95 FEET; THENCE SOUTH 88°21'46" WEST 456.45 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 25°33'43" WEST 949.03 FEET; THENCE SOUTH 87°46'14" WEST 420.00 FEETTO A POINT ON THE EAST LINE OF STONEY HILL ROAD; THENCE NORTH 02°13'02' WEST ALONG SAID EAST LINE AND IT'S EXTENSION NORTH, 848.47 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF STONEY HILLS SUBDIVISION; THENCE NORTH 88°21'46" EAST 862.35 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.45 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF PAUL J. AND PATRICIA A. NABER, 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 CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

DATED THIS 30TH DAY OF JANUARY, 2017.
REVISED THIS 24TH DAY OF MARCH, 2017.

ROBERT J. WETZEL S-1778

WISCONSIN
ROBERT J.
WETZEL
S-1778
BURLINGTON
WIS.
LAND SURVEYOR

FORM NO. 985-A

HCMiller
Print Evolutionaries

Stock No. 26273

CERTIFIED SURVEY MAP NO._____

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 9263-CSM

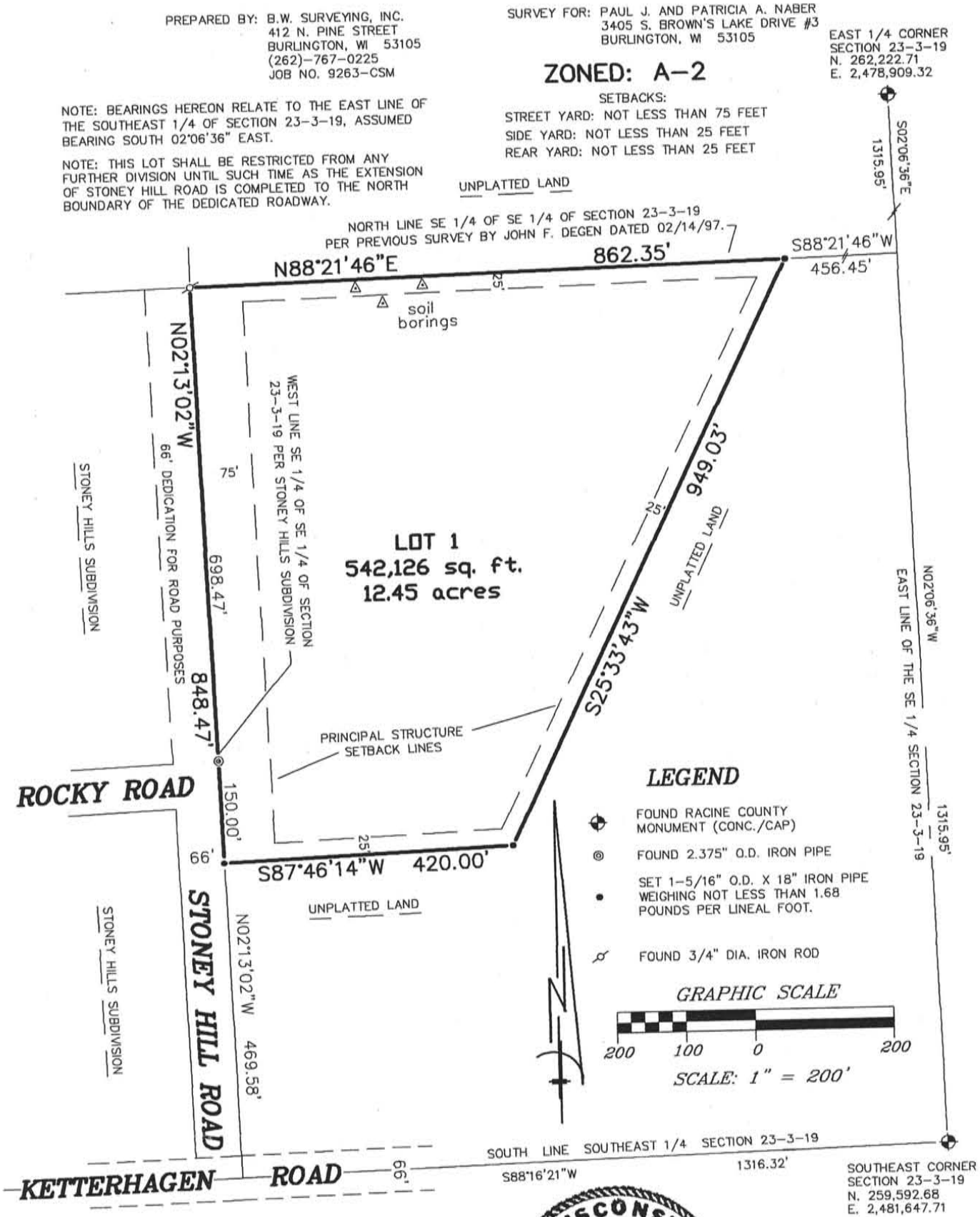
SURVEY FOR: PAUL J. AND PATRICIA A. NABER
3405 S. BROWN'S LAKE DRIVE #3
BURLINGTON, WI 53105

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

NOTE: BEARINGS HEREON RELATE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23-3-19, ASSUMED BEARING SOUTH 02°06'36" EAST.

NOTE: THIS LOT SHALL BE RESTRICTED FROM ANY FURTHER DIVISION UNTIL SUCH TIME AS THE EXTENSION OF STONEY HILL ROAD IS COMPLETED TO THE NORTH BOUNDARY OF THE DEDICATED ROADWAY.



ROBERT J. WETZEL S-1778
JANUARY 30, 2017
REVISED: MARCH 24, 2017

WISCONSIN
ROBERT J. WETZEL
S-1778
BURLINGTON
WIS.
LAND SURVEYOR

SHEET 2 OF 3

FORM NO. 985-A

HCMiller
Print Evolutionaries

Stock No. 26273

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, PAUL J. AND PATRICIA A. NABER AS OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED BY s.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWNSHIP OF BURLINGTON AND THE CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.

_____ _____
PAUL J. NABER PATRICIA A. NABER

STATE OF WISCONSIN)
COUNTY OF RACINE) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20 , THE ABOVE NAMED PAUL J. AND PATRICIA A. NABER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____ NOTARY PUBLIC
COUNTY OF RACINE, STATE OF WISCONSIN
MY COMMISSION EXPIRES:

TOWN OF BURLINGTON TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BURLINGTON TOWN BOARD ON THIS _____ DAY OF _____, 2017.

_____ _____
RALPH RICE TOWN CHAIRMAN ADELHEID STREIF TOWN CLERK

CITY OF BURLINGTON COMMON COUNCIL APPROVAL (EXTRATERRITORIAL):

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF BURLINGTON COMMON COUNCIL ON THIS _____ DAY OF _____, 2017.

_____ _____
JEANNIE HEFTY MAYOR DIAHNN HALBACH CITY CLERK

DATED THIS 30TH DAY OF JANUARY, 2017.
REVISED THIS 24TH DAY OF MARCH, 2017.

ROBERT J. WETZEL S-1778

WISCONSIN
ROBERT J. WETZEL
S-1778
BURLINGTON WIS.
LAND SURVEYOR

ArcGIS WebMap

April 17, 2017

Quarter Quarter Section

Quarter Section

Tax Parcels

PLSS Sections

Water lines

Waterbody

Municipal Boundaries

0 50100 200 300 400 500 600 Feet

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

ArcGIS WebApp Builder

Resolution No. ---------
Introduced by: Committee of the Whole

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR PAUL AND PATRICIA NABER FOR PROPERTY LOCATED AT STONEY HILL ROAD IN THE TOWN OF BURLINGTON, WITHIN THE CITY'S EXTRATERRITORIAL PLAT JURISDICTION

WHEREAS, the Plan Commission of the City of Burlington has reviewed a certified survey map shown hereon, proposed and submitted by Paul and Patricia Naber for property located at Stoney Hill Road in the Town of Burlington; for property described as:

> BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 23, THENCE SOUTH 02°06'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST ¼ SECTION 1315.95 FEET; THENCE SOUTH 88°21'46" WEST 456.45 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 25°33'43" WEST 949.03 FEET; THENCE SOUTH 87°46'14" WEST 420.00 FEET TO A POINT ON THE EAST LINE OF STONEY HILL ROAD; THENCE NORTH 02°13'02" WEST ALONG SAID EAST LINE AND IT'S EXTENSION NORTH, 848.47 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF STONEY HILLS SUBDIVISION; THENCE NORTH 88°21'46" EAST 862.35 FEET TO THE PLACE OF BEGINNING. CONTAINING 12.45 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington, Racine County and Walworth County, State of Wisconsin, that the attached certified survey map prepared on March 24, 2017 by Robert J. Wetzel, WLS, is hereby approved.

BE IT FURTHER RESOLVED that the City Clerk shall forward a copy of this resolution to the Town of Burlington Clerk, 32288 Bushnell Road, Burlington, WI 53105; Julie Anderson, Director, Racine County Planning and Development, 14200 Washington Ave., Sturtevant, WI 53177; and Walworth County Land Use and Resource Management, W3929 County Road NN, Elkhorn, WI 53121.

Introduced: May 9, 2017
Adopted: , 2017

_____
Jeannie Hefty, Mayor

Attest:

_____
Diahnn Halbach, City Clerk

PLAN COMMISSION **ITEM NUMBER: 8B**

DATE: May 9, 2017

SUBJECT: Consideration to approve a Conditional Use and Site Plan application at 1456 S. Pine Street.

SUBMITTED BY: Gregory Guidry, Building Inspector and Zoning Administrator

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PROJECT/SCOPE:

This item is to consider approving a Conditional Use and Site Plan application from Jason Riehle for property located at 1456 S. Pine Street. The applicant is proposing to construct a new self-storage facility. The project proposes to construct a self-storage facility with an initial phase of 42 units. Each unit will measure 12 feet by 30 feet; the overhead doors will range from in height from 8 feet to 14 feet. The first phase will be built in a linear block of units along the northern parcel boundary broken into three smaller blocks of 14 units each. The facility will be secured with a six-foot tall chain link perimeter fence and a gated entrance with a key pad for electronic access. The first phase of the facility will be accessible via a 24-foot wide driveway form the gated entrance to a 30-foot wide access aisle fronting the storage units. A landscape buffer will include 20 maple trees of a six-foot height at the time of planting to shield the facility form traffic on the Burlington Bypass (WI 11). The Site Plan indicates future phases which will be re-submitted for review before construction. Three potential sign locations are being considered.

ZONING:

The parcel is zoned M-1, Light Manufacturing and C-1, Conservancy

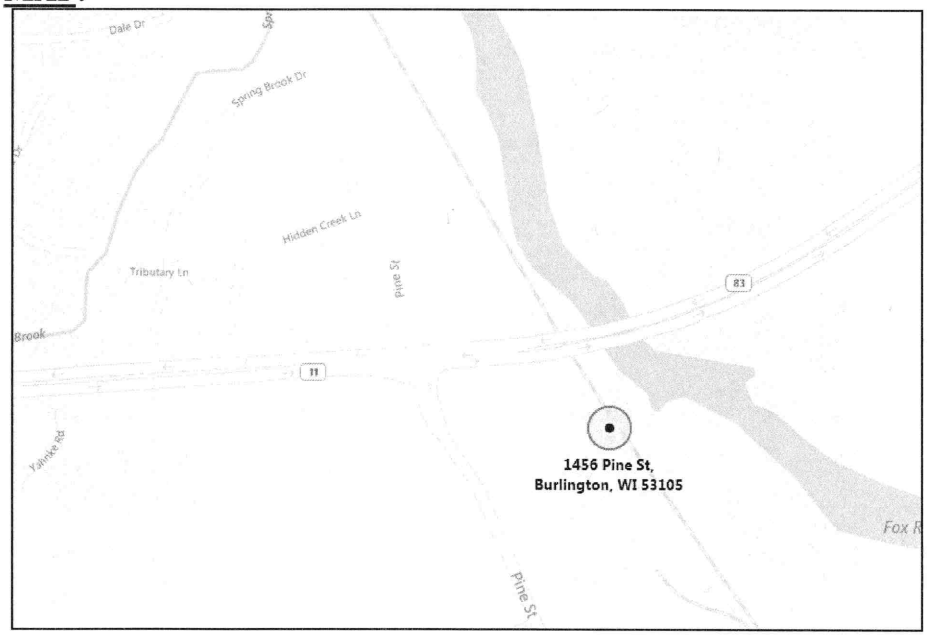
RECOMMENDATION:

Graef and Kapur & Associates recommend a conditional approval of this Site Plan and Conditional Use, subject to items listed in their May 3, 2017 and May 2, 2017 memorandums.

TIMING/IMPLEMENTATION:

These items are for consideration at the May 9, 2017 Plan Commission meeting. No further action is necessary.

MAP:


Dale Dr
Spring Brook Dr
Hidden Creek Ln
Tributary Ln
Pine St
83
Brook
11
Yankee Rd
1456 Pine St,
Burlington, WI 53105
Fox R
Pine St

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRāEF

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MEMORANDUM

TO: Plan Commission
City of Burlington

Copies to: Carina Walters, City Administrator
Megan Watkins, Director of Administrative Services
Gregory Guidry, Building Inspector
Gregory Governatori, City Engineer, Kapur & Associates, Inc.
John Bjelajac, City Attorney
Jason Riehle of Burlington Storage, Applicant

FROM: GRAEF
Kristian Vaughn
Tanya Fonseca, AICP

DATE: May 3, 2017

SUBJECT: Review of Site Plan and Conditional Use Permit for Burlington Storage at 1456 S. Pine Street, Burlington, WI 53105

A. PURPOSE

1) Consider for approval a Site Plan Approval Application from Jason Riehle of Burlington Storage for property located at 1456 S. Pine Street, Burlington, WI 53105 to construct a storage facility.
2) Consider for approval a Conditional Use Permit Application from Jason Riehle of Burlington Storage for property located at 1456 S. Pine Street, Burlington, WI 53105 to construct a storage facility.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends that the Plan Commission recommend to the Common Council the:

a. ***APPROVAL*** of a Site Plan Approval Application from Jason Riehle of Burlington Storage for property located at 1456 S. Pine Street, Burlington, WI 53105 to construct a storage facility subject to the following conditions:
   (1) Pursuant to §315-48(F), the construction of concrete curb and gutter will be required components of the driveway and access aisle design and construction;
   (2) Pursuant to §315-48(G), the five required parking spaces will be required to be indicated on the site plan and striped at the time of construction;
   (3) Pursuant to §315-48(H) and Chapter 315 Table 4 "Minimum Number of Accessible Parking Spaces," one of the five required parking spaces will be required to be accessible, indicated on the site plan, and striped at the time of construction; and,

(4) Following the rough grading of the remaining portion of the project site after construction, the terrain will be required to be seeded with ground cover.

b. and, ***APPROVAL*** of a Conditional Use Permit Application from Jason Riehle of Burlington Storage for property located at 1456 S. Pine Street, Burlington, WI 53105 to construct a storage facility.

C. BACKGROUND

Jason Riehle of Burlington Storage (Applicant) submitted a Site Plan Approval Application and Conditional Use Permit Application for the construction of a self-storage facility at 1456 S. Pine Street, Burlington, WI 53105. The project is proposed to occur on parcel 206-02-19-04-028-060.

The project proposes to construct a self-storage facility with an initial phase of 42 units. Each unit will measure 12 feet by 30 feet; the overhead doors will range in height from 8 feet to 14 feet. The first phase will be built in a linear block of units along the northern parcel boundary broken into three smaller blocks of 14 units each. The facility will be secured with a six-foot tall perimeter fence and a gated entrance with key pad for electronic access. The perimeter fence is proposed as a six-foot tall chain link fence in the side and rear yards; in the front yard, a six-foot tall visual buffer fence will be installed with details made available at the time of permitting. The facility will not be staffed by employees. Three potential sign locations are being considered. The sign location will be determined before construction and subject to the City's permitting process.

The first phase of the facility will be accessible via a 24-foot wide driveway from the gated entrance to a 30-foot wide access aisle fronting the storage units. The remainder of the site will be rough graded with a stormwater facility constructed on the east side of the parcel. A landscaped buffer is proposed along the northern property line to shield the facility from traffic on the Burlington Bypass (WIS 11). The landscape buffer will include 20 maple trees of a six-foot height at the time of planting. The site plan indicates the building footprints of future phases. Future phases will be dictated by market demand; and, the Applicant will be required to re-submit site plans for review before construction.

Parcel 206-02-19-04-028-060 sits at the southeast corner of the intersection of the Burlington Bypass (WIS 11) and South Pine Street. The parcel is bifurcated by Canadian National Railway right-of-way. Half of the parcel sits west of the railroad, while the other half is landlocked between the railroad and the Fox River. The parcel is split zoned with three classifications: FW "Floodway District," M-1 "Light Manufacturing District," and C-1 "Conservancy District."

The Applicant submitted the following materials:

a. Site Plan Approval Application form (2 sheets, as prepared by Jason Riehle, dated April 13, 2017)
b. Conditional Use Permit Application (3 sheets, as prepared by Jason Riehle, dated April 13, 2017)
c. Engineer's Project Letter (2 sheets, as prepared by Ryan Cardinal, P.E., dated April 13, 2017)
d. Project Permitting and Stormwater Management Report (54 sheets, as prepared by Cardinal Engineering LLC, dated April 13, 2017)
e. Plat of Survey of Parcel 206-02-19-04-028-060 (1 sheet, as prepared by Robert J. Wetzel, PLS, dated March 22, 2017)

f. Engineering Drawings – 24"x36" set (9 sheets, as prepared by Cardinal Engineering LLC, dated April 13, 2017)

It is the understanding of GRAEF that reviews and comments on all engineering-related aspects of the site plan are to be accomplished by the City Engineer. Therefore, GRAEF defers all engineering-related review and comment to the City Engineer.

D. EFFECTS OF SPLIT ZONING, IMPLICATIONS OF CONTROLLING ZONING DISTRICTS, AND PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR

The proposed project on parcel 206-02-19-04-028-060 faces site constraints attributable to overlapping land use regulations that control for the parcel's split zoning, the presence of floodway and floodplain, and the presence of primary environmental corridor. From a land use perspective, the project is feasible given the current site plan configuration for the first phase. However, future phases will require a re-submittal of site plan materials and may receive additional scrutiny for compliance with the Municipal Code due to the overlapping land use regulations.

The split zoning of parcel 206-02-19-04-028-060 creates an overlap of land use regulations with zoning districts that have separate provisions for uses and lot configurations. The FW "Floodway District," M-1 "Light Manufacturing District," and C-1 "Conservancy District" are not compatible districts with requirements that conflict with one another. The hierarchy of control on the site will be dictated by the ranking of most to least restrictive provisions. This review considered the FW district to control the site with supremacy along the eastern boundary; the C-1 district followed with control along the southern boundary; and, the M-1 district retained control over the central and northwest portions of the site. Sheet C-1 of the Engineering Drawings indicates that the project is positioned in such a way on the site that the first phase of construction is proposed to occur almost entirely within the M-1 district. The northeast corner of the storage units and a portion of the stormwater facility are proposed within the primary environmental corridor, but do not enter the FW or C-1 districts.

E. COMPLIANCE WITH BURLINGTON ZONING CODE §315-30 M-1 "LIGHT MANUFACTURING DISTRICT"

The proposed self-storage facility is an allowable conditional use pursuant to §315-30(C)(14) and is governed by the use provisions in the Paragraph. The project is compliant with the use provisions.

The Engineer's Project Letter requests a second conditional use for construction services on the site. The Letter describes the use: "to allow contractors to store their equipment and supplies in a rented unit. This is not to run a business out of a rented unit, however, more frequent in/out is expected." The use provisions in Paragraph 14 prohibit the storage of perishable, flammable, or explosive materials on site; the sale of merchandise from a self-storage unit; and, the outside storage of materials, equipment, and vehicles. As the renting of a self-storage unit is a private transaction, the Zoning Code does not govern the landlord-tenant relationship or agreement. That notwithstanding, should a tenant store prohibited materials or sell merchandise from a self-storage unit, the Zoning Code would prohibit the use and enforce the regulations. Additionally, the site is not currently designed to support two conditional uses, as the addition of a second

would increase the intensity of use on the site. This review does not consider the storage of construction materials in an enclosed, private self-storage unit to be governed by conditional use provisions. This review considers the storage of materials to be managed by the landlord-tenant agreement. Thus, the request of a second conditional use is not warranted.

> *Note: The Engineer's Project Letter requests a second conditional use for construction services on the site. The Applicant's Conditional Use Permit Application does not, however, request the second conditional use and solely requests a conditional use for the self-storage facility. This review interpreted the request in the Engineer's Project Letter as a formal request.*

The lot dimensions and project configuration with respect to lot area and width, building height, and setbacks and yards are compliant with §315-30(D, E, & F).

Sheets E-1, E-2, and E-3 provide the required information to determine the compliance of the photometric plan and the electrical details of the lighting plan. The lighting plan is compliant with §315-30(H).

F. COMPLIANCE WITH BURLINGTON ZONING CODE §315-48 "PARKING REQUIREMENTS"

The proposed driveway and access aisle are compliant with §315-48(A).

Landscape requirements in §315-48(D)(5 & 6) do not apply to this project as the facility only requires five parking spaces.

The Engineer's Project Letter requests the waiving of the concrete curb and gutter requirement in §315-48(F). As this project will construct a new facility on a vacant parcel, a stormwater facility is required due to the amount of disturbed area, and the parcel is partially zoned FW "Floodway District," concrete curb and gutter are required. As the project site will be phased over an unknown amount of time, it is unwise to waive a requirement that would allow an asphalt driveway and access aisle to be flush with rough graded natural terrain that led to a stormwater facility. The addition of concrete curb and gutter to the site plan drawings will be a condition of approval.

The calculation of the required number of parking spaces must balance the loading/unloading nature of self-storage as a use and the possibility that individual parking spaces may be needed. Parking requirements in Chapter 315 Table 5 "Off-Street Parking and On-Site Queuing Requirements for Use Types" requires "1 space per employee, plus 1 space per 10 storage units." As the facility will not be staffed by employees, that quantity of parking spaces will not be needed. The 42 self-storage units will require five parking spaces. While the site plan does not delineate these spaces with proposed striping, the 30-foot access aisle fronting the units provides ample space for two drive aisles and a row of parallel parking. While the Engineer's Project Letter requested the waiving of parking requirements, the site plan informally provides the required number of spaces. As a condition of approval, the five parking spaces will be required to be indicated on the site plan and striped pursuant to §315-48(G). In addition, one of these parking spaces will be required to be striped as accessible pursuant to §315-48(H) and Chapter 315 Table 4 "Minimum Number of Accessible Parking Spaces."

G. COMPLIANCE WITH BURLINGTON ZONING CODE §315-52 "LANDSCAPING"

As the parcels surrounding parcel 206-02-19-04-028-060 are also zoned M-1, Chapter 315 Table 7 "Minimum Required Bufferyard Intensity Factor Levels of Bufferyards Between Zoning Districts" states that a bufferyard is not required between parcels that share the same zoning district. As a result, the 20 six-foot maple trees indicated on Sheet C-2 of the Engineering Drawings are a supplement to the existing site, but not required by the Municipal Code.

The off-street parking area landscape requirements in §315-48(D)(5 & 6) do not apply to this project as the facility requires only five parking spaces.

The Engineer's Project Letter states that the remaining, undeveloped portions of the site will be rough graded following the construction of the driveway, access aisle, self-storage units, and stormwater facility. However, the Engineering Drawings do not indicate the seeding of the rough graded terrain to grow ground cover between project phases. The addition of this project component will be a condition of approval.

H. COMPLIANCE WITH BURLINGTON ZONING CODE §315-130 "CONDITIONAL USE PERMIT"

The Applicant's materials comply with the provisions enumerated in §315-130(A) "Application for conditional use permit."

I. COMPLIANCE WITH BURLINGTON ZONING CODE §315-137 "SITE PLANS"

The Applicant's site plan is compliant with the provisions enumerated in §315-137(B) "Principles and standards of review" and (C) "Applications for site plan review."

Sheet C-1 of the Engineering Drawings indicates that a small portion of primary environmental corridor is proposed to be impacted at the northeast corner of the self-storage units and at the stormwater facility. Of the total area of primary environmental corridor on parcel 206-02-19-04-028-060, the proposed area of removal accounts for 0.35 acres or 5.21%. Mitigation for this amount of corridor removal is not warranted. However, should future phases of the project be proposed that remove a larger amount of corridor, a mitigation plan may be warranted.

The Applicant did not provide architectural plans for the self-storage units pursuant to §315-137(C)(24). The Engineer's Project Letter states that the units will be supplied by a prefabricating manufacturer and will be built with metal siding and roofing. Structural details about the prefabricated units will be required to be submitted at the time of permitting.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson **Date:** May 2, 2017

From: Greg Governatori

CC: Carina Walters, Gregory Guidry, Jim Bergles, Judy Gerulat, Tanya Fonseca, Megan Watkins

Subject: **Burlington Storage**

BACKGROUND AND REQUEST: Jason Riehle has submitted review stage site plans and an approval application for 1456 S. Pine Street for new outdoor storage units. The site plans propose to construct multiple outdoor storage buildings in a phased project. No utilities or off street parking our part of the project proposal. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review:

- Site Plan Sheets, T-1, C-1 through C-3, D1 & D2, E-1 through E-3, dated April 13th, 2017

STAFF COMMENTS:

Utility Connections:

- As part of the Burlington Storage application the applicant has requested an exemption from sewer and water lateral requirements. There are currently no wells or septic systems located on the property and the City does not have accessible municipal sanitary sewer in the location of the proposed development. The nearest watermain is located on the west side of S. Pine Street and available for connection at the developer's cost at time of required connection. Sanitary sewer would require a pump system and transmission force main roughly 3000' to the closest southern receiving point, or directional drill north and west under the bypass. If in the future, the municipal sanitary sewer system expands and gravity sewer becomes available to the property, it will be required to connect. The connection requirement would be triggered by a change in use, or need for sewer and water. (the current facility as requested has neither the need or requirement for sewer or water).

  Based on the recommendations of the City Attorney, If the Plan Commission wishes to expressly address this matter in the Conditional Use Permit, it can simply state that no water or sanitary sewer services need to be installed for the property at this time, and that this topic will be addressed in the future, when and if municipal sanitary sewer becomes available to the property.

General:

- The phase 1 paving limits are unclear from the drawings. It appears that the plan is to pave the entrance, a 30' aisle along S. Pine Street and then a 30' aisle south of the one buildings. The remaining area is to be rough graded and restored. Restoration of the rough graded areas was not specified. With no scheduled plan for future phasing the areas should be restored to natural cover or turf grass.

- The plan defines three alternatives for signage, we refer final recommendations to the city planner. Signage alternative 3 (Monument) is located within the apparent access drive aisle and signage alternative 1 is parapet wall to 40' in height, that does not appear to be accurate. The maximum free standing sign height is 15' in the M-1 District.

- We recommend providing complete engineering, erosion and restoration plans, along with a interim plan for Phase 1. Complete Grading has been provided with no interim plan, while certain items such as the rip-rap energy dispersion areas are limited to the first phase. General locations can be used with notation specifying future final location subject to determination. Grading for phase one may require a swale along the south property line to direct storm water to the storm water basin.

Storm Water Management:

- Restoration detail is required for the Grading plans. Please provide erosion mat on the disturbed 4:1 slopes of the pond. Please add the desired seed mixes for the secondary phase as well as the pond restoration area.

- Rainfall data used shall correspond to NOAA ATLAS 14 POINT PRECIPITATION DEPTHS. http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=pa. Modify the storm water calculations accordingly.

- The pond outlet structure shall be modified to provide a structure that prohibits plugging. The structure as provided has a single 2.5" orifice that can easily clog with floatable debris. There are multiple options available, and we can provide suggestions if needed.

- The rip-rap energy dispersion field should be aligned with the retention basin and extend to the toe of the slope.

- Soil borings were not provided and it is anticipated that groundwater may be high in the region, the storm water basin requires a clay liner meeting the WDNR specifications. The clay material used for the liner must be tested and a test report provided to the city. Specification for the liner shall be added to the plans.

- The emergency spillway for the storm water basin shall be protected with a turf reinforcement map, rip-rap or equal. Please provide detail to the plan set for restoration of the spillway.

- The silt fence should be located outside of the project grading limits, as shown it is within areas of the pond construction.

- The storm water management plan requires a maintenance agreement meeting the requirements of chapter 270-10 of the storm water ordinance. The maintenance agreement shall be recorded prior to start of construction.

- Short landscape retaining walls are shown south of wet detention basin however no detail was provided in the plans. Height, anticipated materials, tie back information, etc. that will be required for construction.

- A notice of Intent permit is required by Chapter NR 216.42 of the state statues for construction sites of one acre or more of land disturbance. Provide the city with a copy of the notice of intent once is has been obtained.

- The pond will require as-built certification after construction.

RECOMMENDATION: We recommend approval of the general site plans, subject to submitting revised civil engineering drawings for review and approval prior to construction.

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.

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 4/13/17
DATE PUBLISHED
PUBLIC HEARING DATE:
RECEIVED BY: KA

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

☐ **Zoning Permit - *$25.00***

☐ **Joint Zoning/Certificate of Compliance - *$35.00***

☐ **Certificate of Compliance - *$15.00***

☒ **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 Burlington Storage - Jason Riehle

Phone No. 262-206-2368 Fax No.

Applicant's Address 28829 Bushnell Road Burlington, WI 53105

Owner of the site

Phone No. Fax No.

Owner's address

Architect / Professional Engineer Cardinal Engineering LLC

Architect / Professional Engineer Address N6786 Avataia Trail Elkhorn, WI 53121

Contractor TBD

Contractor's Address TBD

DESCRIPTION OF THE SUBJECT SITE

Address 1456 S Pine Street Burlington, WI 53105

Or if no address exists: Parcel Identification No.

Existing Zoning classification M-1

Description of existing use Gravel Lot

Description of the proposed use Self-Service Storage Facility

Number of employees / Hours of operation No Employees, Key Card Access

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):

Narrative Attached

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 Jason Riehle (Signature) Jason Riehle (Print)

Owner Jason Riehle (Signature) Jason Riehle (Print)

Date: 4-13-17 Date application Filed: _____

- **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:_____ **Date:**_____
(Signature)

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: 4/13/17
RECEIVED BY: KA (Initials)
AMT. PAID: 500

APPLICANT: Burlington Storage - Jason Riehle

ADDRESS: 1456 S Pine Street Burlington, WI 53105 **PHONE NO.** 262-206-2368 **FAX NO.** _____

OWNER: _____

ADDRESS: _____ **PHONE NO.** _____ **FAX NO.** _____

SITE ADDRESS: 1456 S Pine Street Burlington, WI 53105

PROPOSED USE: New Self Storage Facility **PRESENT ZONING:** M-1

LEGAL DESCRIPTION: BEING PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 1097 AS RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGES 237-241 AS DOCUMENT NO. 1181841 IN THE OFFICE OF THE REGISITER OF DEEDS, IN AND FOR RACINE COUNTY, WISCONSIN
(Attach full legal description if needed)

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

- x 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.
- x Project title and owner's/developer's name and address noted.
- x Architect's and/or engineer's name and address noted.
- x Property boundaries and dimensions.
- x Abutting property zoning classifications.
- x General description of building materials, façade and roof detail.
- x Setback lines indicated.
- x Easements for access, if any.
- x 100-year floodplain identification.
- x Existing and proposed topography show at a contour interval of not less than two feet, indicating proposed grade and location of improvements.
- x Signage and outdoor lighting – proposed location and details.
- x Total number of employees: None and Hours of operation Key Card Access.

_X_ Total no. of parking spaced noted. No. of parking spaces provided: In front of buildings Calculations used to arrive at the no. of spaces: See Plan.

_X_ Type, size and location of all structures with all building dimensions shown.

_N/A_ Locate existing and general location of proposed sanitary sewers, storm sewers and watermains.

_X_ Locate any proposed stormwater management facilities, including detention/retention areas. The City of Burlington has a stormwater ordinance in effect.

_X_ Note location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening.

_X_ Note, location of pedestrian sidewalks and walkways.

_X_ Graphic outline of any development staging that is planned.

_X_ Driveway locations and sizes.

_X_ Handicap accessibility.

_X_ List environmental concerns, i.e. odor, smoke, noise.

Owner: Jason Riehle (Print) **Date:** 4-13-17

Owner: Jason Riehle (Signature)

Applicant: Jason Riehle (Print) **Date:** 4-13-17

Applicant: Jason Riehle (Signature)

Zoning Administrator: _____ (Signature) **Date:** _____

CARDINAL ENGINEERING

4/13/17

To: City of Burlington

Project Name: Burlington Storage Project

Re: Plan Review

Dear Reviewers:

The enclosed plans and calculations provide the site plan for the development of a self-service storage unit. A few important items are of note that may not be clear on the plans and can be found in this narrative.

- The applicant wishes to develop a self-service site. Market research has been conducted to build Phase 1 now, however, they would like to find out demand for further phases. They are looking to build Phase 1 that includes 3 buildings with (14) 12'x30' Units. The height will range from 8' overhead doors to 14' overhead doors.
- The future phases are shown for exhibit only. Size and location will be adjusted upon demand. These could range from 10'x20' units, 10'x12' units, 12'x25' units, to more 12'x30' units. Some buildings units would be back to back, while others single side access. The height range would be 8' overhead doors to 14' overhead doors.
- Building material is expected to be metal siding and roof. Specific color and detail is to be determined, however, it is expected to be supplied by a reputable prefabricating manufacturer.
- The drive aisle along the north buildings will be built 30' wide in this phase. Extra width is shown in the site layout to provide site layout adjustment should the building sizes be changed on future phases.
- A drive aisle along the west property line will be constructed in phase 1, 24' wide. The remainder of the site will be rough graded, as necessary to properly drain to the pond. All of the pond will be built in phase 1.
- Asphalt Binder course will be constructed on Phase 1, and surface course will be installed when the adjacent row of buildings is installed.
- Sheet C-1 identifies a small portion of Environmental Corridor that is expected to be impacted as part of the entire project. The property extends beyond the railroad, all of which is environmental corridor and not being impacted.
- There is a WisDOT owned property between the applicant's north property line and the DOT Right of Way. Technically, this exempts the applicant from visual buffer along said Right of Way. Out of good faith, a tree buffer is shown along this north property line.
- A 6' high visual buffer fence is shown along the S Pine Street access. The detail of this fence is to be determined. The remainder of the security fence will be chain link.
- Electronic access will be provided for the site. No employees will be onsite. The applicant requests exemption from any sewer and water lateral requirements due the economical burden for a service that won't be used. Should any facilities be requested and approved in the future, it is understood that laterals would need to be installed at that point.

262-757-8776
WALWORTH COUNTY, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

- Due to no employee access, the applicant is requesting to waive any parking requirements and allow patrons to park next to their units while loading and unloading. It is not expected that any patron would need to park for any extended period of time.
- Applicant is requested to be waived from curb and gutter requirements onsite
- Applicant is requesting to be waived from islands in the pavement area
- Applicant is requesting to be waived from any interior landscape requirements due to the surrounding features and limited interior buildable space.
- Applicant is proposing three sign alternatives shown on C-2. The exact layout and features is yet to be determined.

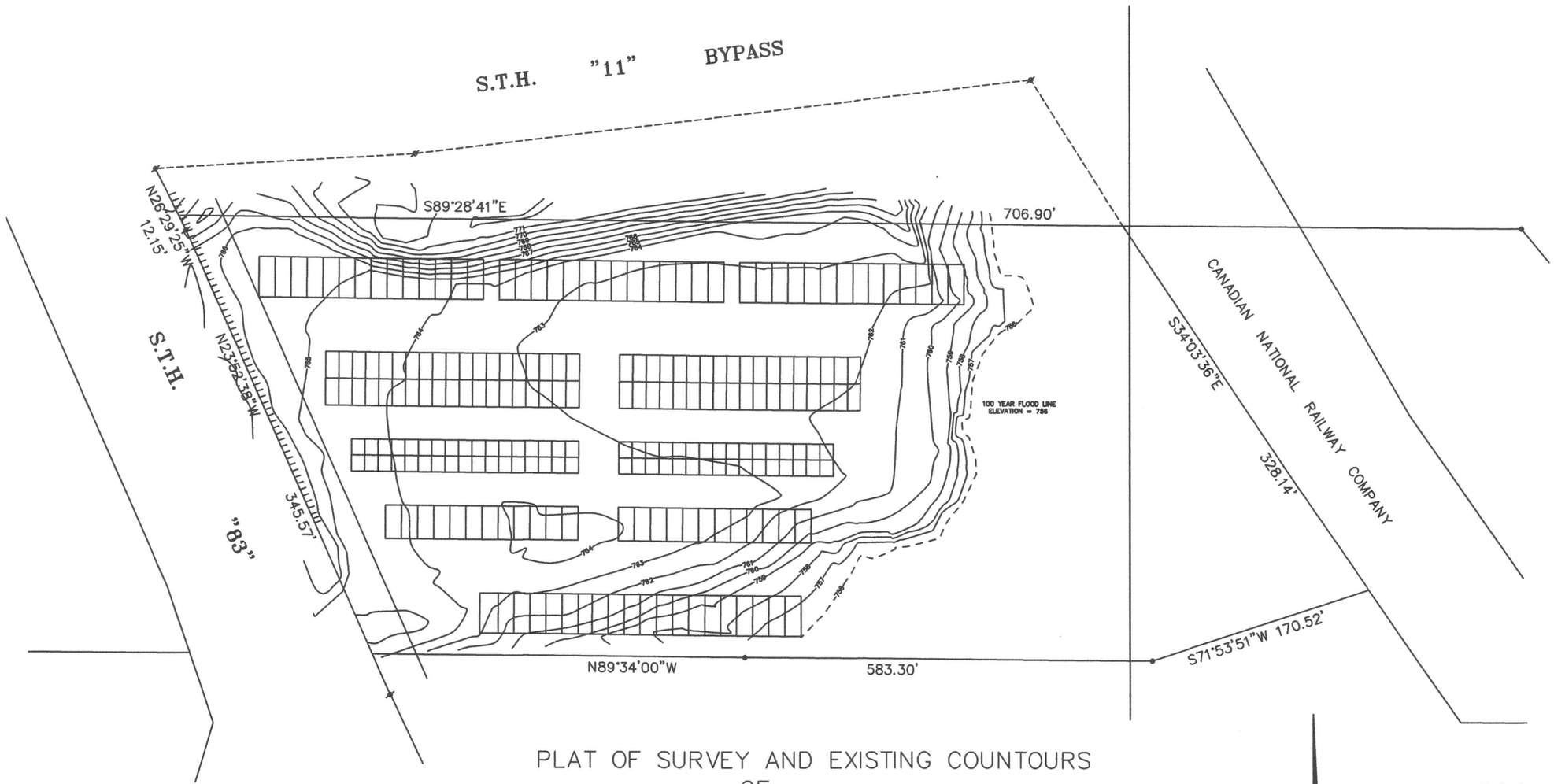
- **Applicant is requesting a Conditional Use Permit for Self Storage Facility in M-1 Zoning, Article III 315-30.C.(14).**

- **Applicant is requesting a Conditional Use Permit for Construction Services in M-1 Zoning, Article III 315-30.C.(15) – to allow contractors to store their equipment and supplies in a rented unit. This is not to run a business out of a rented unit, however, more frequent in/out is expected.**

Thank you very much for your review and coordination. If you need any additional information, please don't hesitate to contact me at 262-379-0270.

Best Regards,

Ryan Cardinal, PE



PLAT OF SURVEY AND EXISTING COUNTOURS
-OF-
PART OF LOT 4 LYING WEST OF THE CANADIAN NATIONAL RAILWAY

BEING PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 1097 AS RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGES 237-241 AS DOCUMENT NO. 1181841 IN THE OFFICE OF THE REGISITER OF DEEDS, IN AND FOR RACINE COUNTY, WISCONSIN AND BEING PART OG THE SOUTH 1/2 OF THE SOUTH 1/2 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: JASON RIEHL

ROBERT J. WETZEL S-1778

LEGEND

- STANDARD RACINE COUNTY MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- FOUND IRON ROD WITH D.O.T. CAP

NOTE: BEARINGS HEREON RELATE TO THE WISCONSIN COUNTY COORDINATE SYSTEM (RACINE ZONE), NAD 1983 (91).

GRAPHIC SCALE
40 20 0 40
SCALE: 1" = 40'

B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

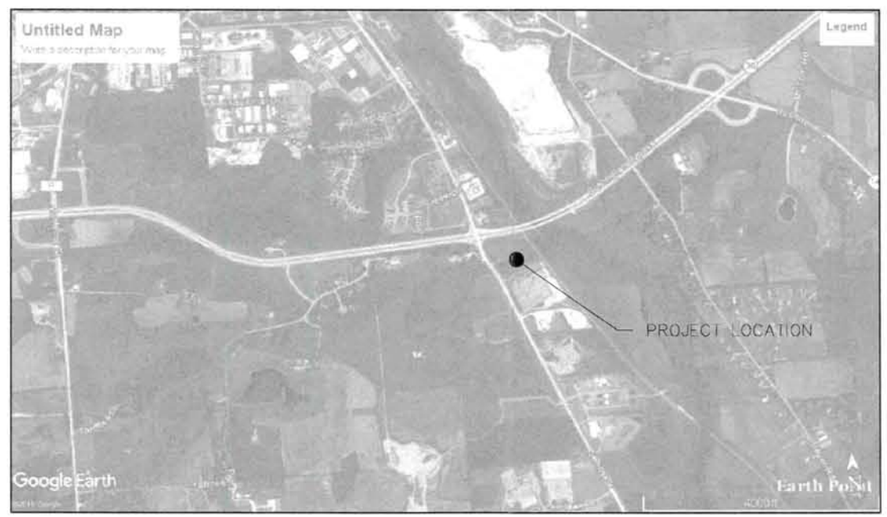
DRAWN BY:	BW	DATE:	MARCH 22, 2017
CHECKED BY:	RW/DW	DRAWING NO.:	9293d1
JOB NO.:	9293	SHEET 1 OF 1	

BURLINGTON STORAGE

REVIEW PLANS
APRIL 13, 2017

CIVIL DRAWING INDEX

T-1	TITLE SHEET
C-1	SITE AREA OVERVIEW
C-2	SITE LAYOUT PLAN
C-3	GRADING AND EROSION CONTROL PLAN
D-1	CONSTRUCTION DETAILS
D-2	CONSTRUCTION NOTES
E-1	PHOTOMETRIC PLAN
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL DETAILS



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION. DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE

WISDOT STANDARD DETAILS TO BE FOLLOWED INCLUDE, BUT NOT LIMITED TO THOSE PROVIDED AT THE END OF THIS PLAN SET. ONLY SPECIFICATIONS OR DETAILS PROVIDED UNDER THIS PROJECT TITLE BLOCK SUPERCEDE THE REFERENCED WISDOT SPECIFICATIONS.

CLIENT

JASON RIEHLE
GREG REESMAN
KEN KESSLER

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
N6786 AVATAIA TRAIL
ELKHORN, WI 53121
262-757-8776
CARDINALENGINEERINGWI.COM

ENGINEERING

PROJECT NUMBER	1701306
DATE	4-13-17
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

REVIEW PLANS

DRAWING TITLE

TITLE SHEET

DRAWING

T-1

SHEET NUMBER

CLIENT

JASON RIEHLE
GREG REESMAN
KEN KESSLER

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

N6786 AVATAIA TRAIL
ELKHORN, WI 53121
262-757-8776
CARDINALENGINEERINGWI.COM

ENGINEERING

0 60 120 Feet

PROJECT NUMBER	1701306
DATE	4/13/17
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

REVIEW PLANS

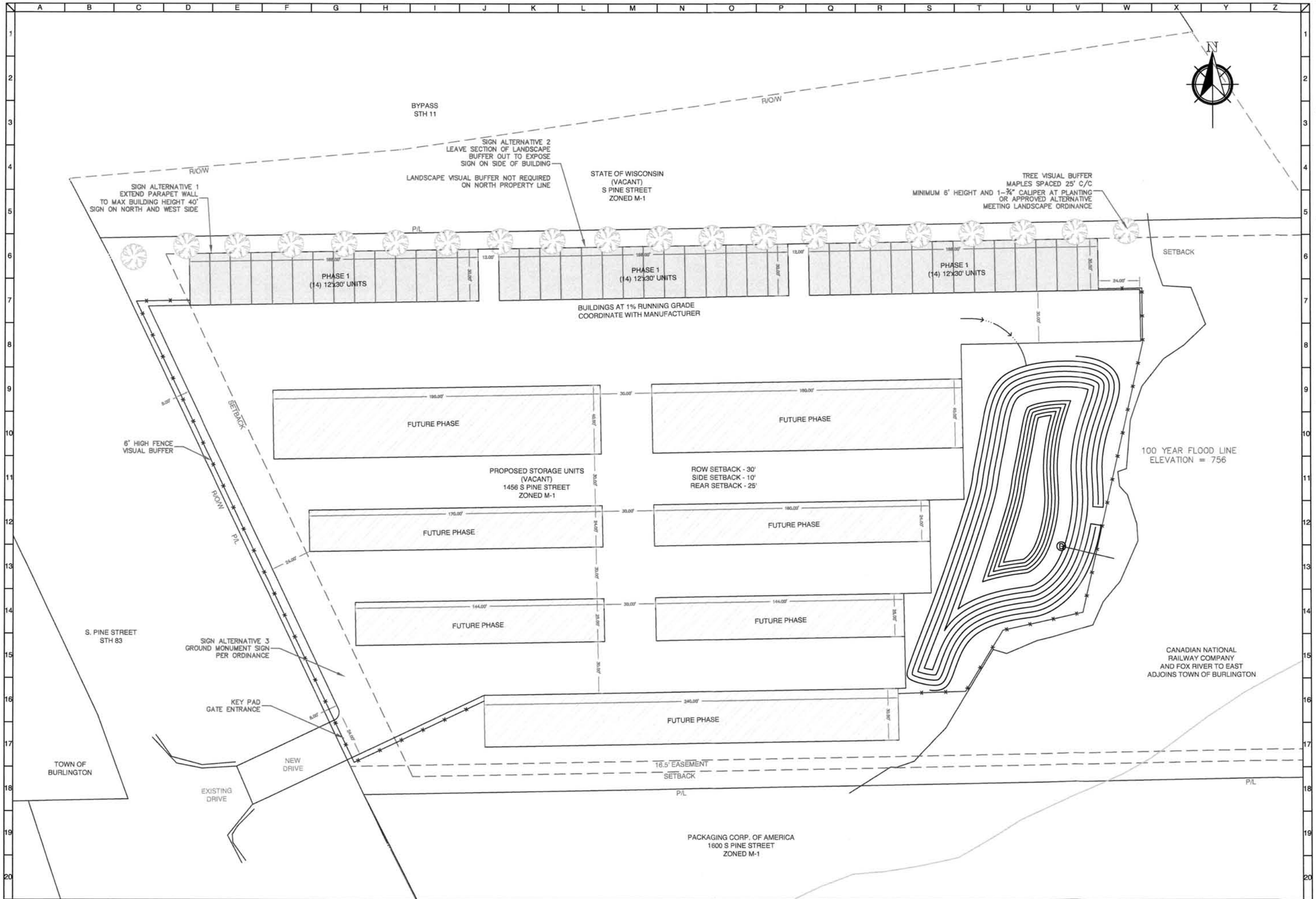
DRAWING TITLE

SITE AREA OVERVIEW

DRAWING

C-1

SHEET NUMBER



CLIENT

JASON RIEHL

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
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0 25 50 Feet

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REVIEW PLANS

DRAWING TITLE

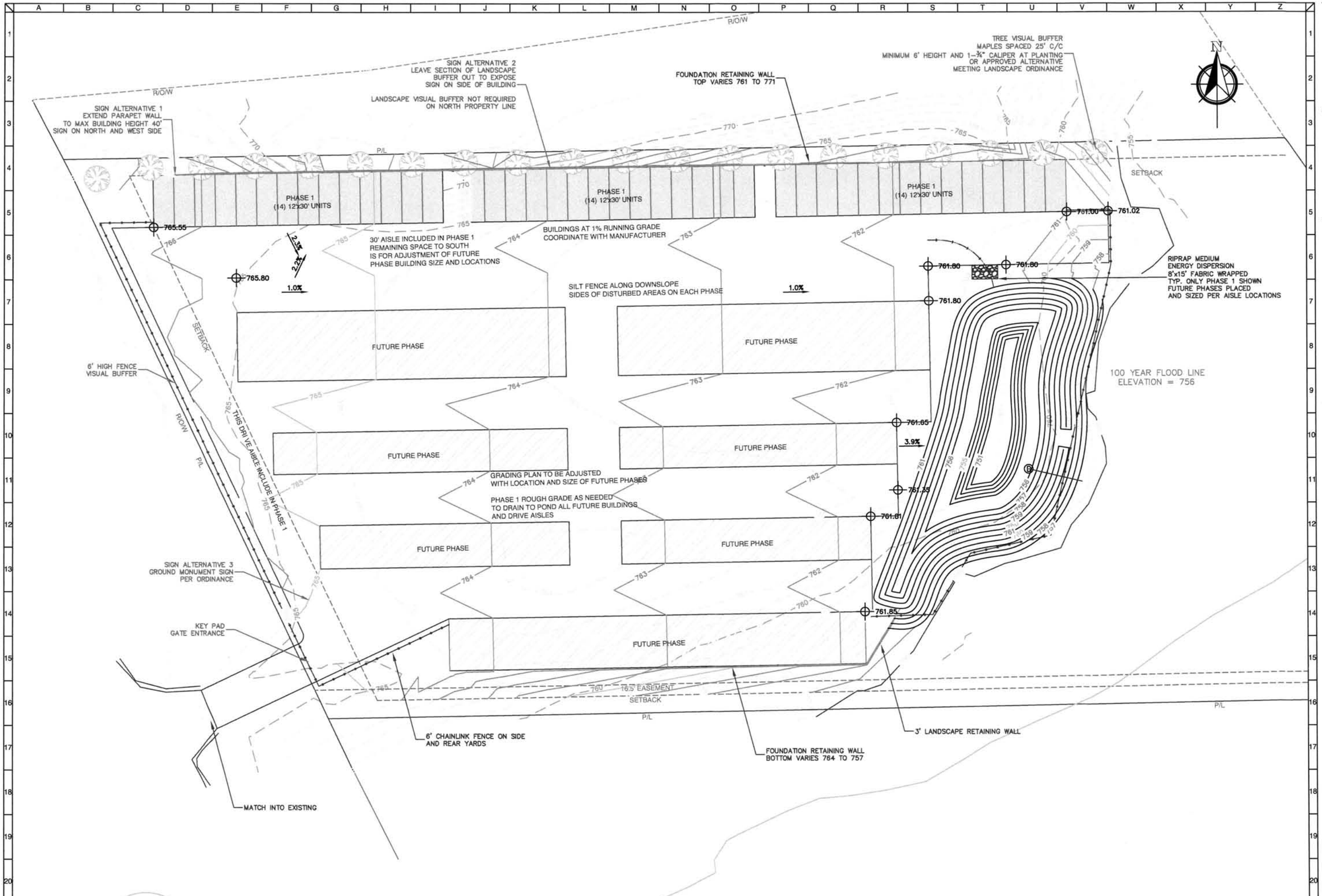
SITE LAYOUT PLAN

DRAWING

C-2

SHEET NUMBER

FILE: D:\OneDrive\Cardinal Engineering\Projects\1701306_Burlington Storage\1701306 Design_4.dwg PLOTTED: 4/13/2017 11:44:47 AM



CLIENT

JASON RIEHLE
GREG REESMAN
KEN KESSLER

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
RACINE COUNTY
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0 25 50 Feet

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REVIEW PLANS

DRAWING TITLE

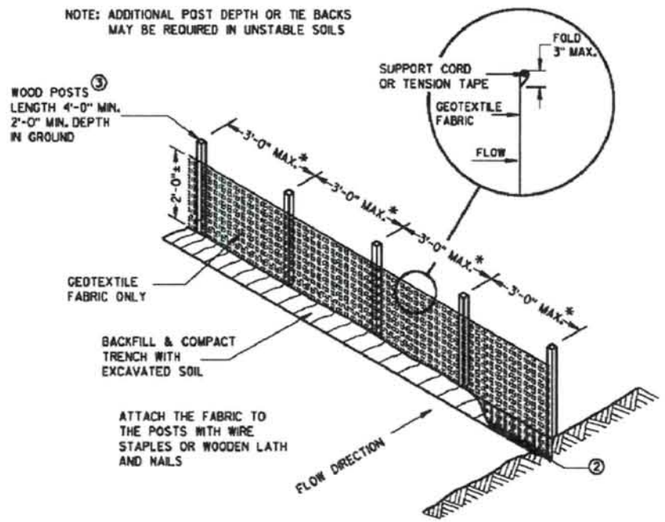
GRADING AND EROSION CONTROL PLAN

DRAWING

C-3

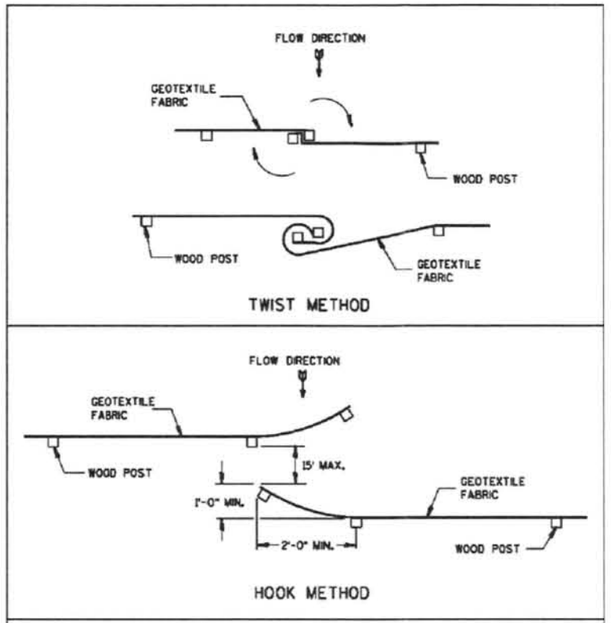
SHEET NUMBER

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

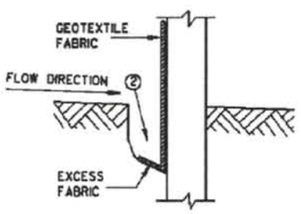


*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

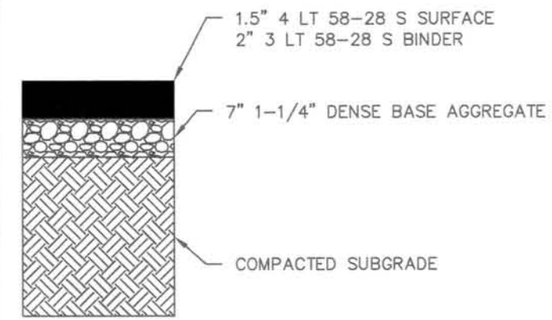
SILT FENCE DETAIL
NTS



JOINING TWO LENGTHS OF SILT FENCE ⑤

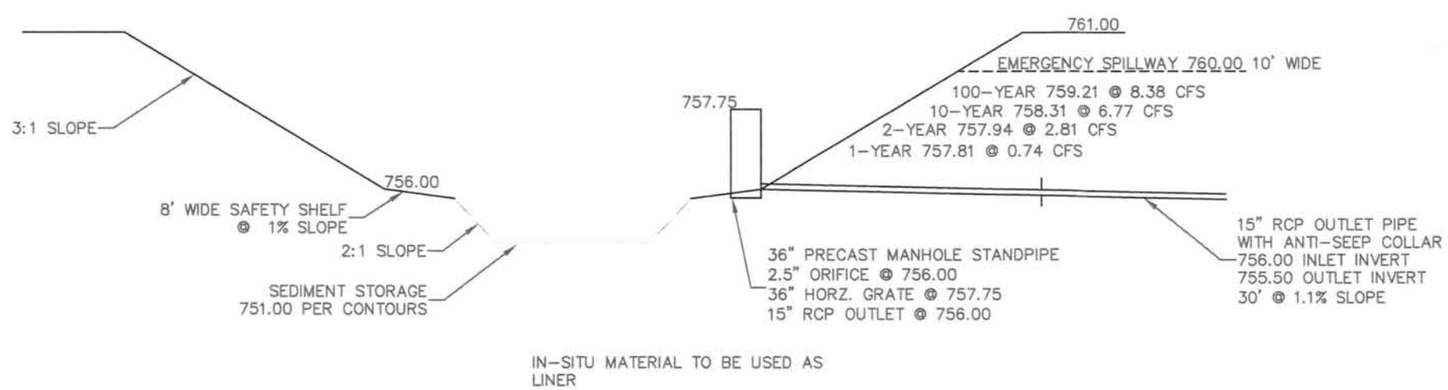


TRENCH DETAIL



CONFORM TO WISCONSIN STANDARD SPECIFCATIONS FOR REQUIRED SUBGRADE WORK, FABRIC, BASE AGGREGATE, AND ASPHALT. TACK COAT MAY BE OMITTED IF BINDER MEETS REQUIRED TEMPERATURES.

ASPHALT PAVEMENT DETAIL
NTS



BASIN DETAIL
NTS

CLIENT

JASON RIEHLE
GREG REESMAN
KEN KESSLER

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
RACINE COUNTY
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REVIEW PLANS

DRAWING TITLE

CONSTRUCTION DETAILS

DRAWING

D-1

SHEET NUMBER

CONSTRUCTION NOTES

1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN, PERMIT, AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.
2. CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF BURLINGTON, ENGINEER, AND OTHER JURISDICTIONAL AUTHORITIES PRIOR TO IMPLEMENTATION.
3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24–HOUR PERIOD. CONTINUE THROUGH STABILIZATION.
4. MAINTAIN INSPECTION RECORDS WITH FORM 3400–017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.
5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE–CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND–DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.
8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.
11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.
12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.
13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF–SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF BURLINGTON. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER, CITY OF BELOIT, OR WDNR.
17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF COMMERCIAL PROPERTY DISTURBING MORE THAN 1 ACRE
18. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:

    INSTALL PERIMETER EROSION CONTROL AND ROCK TRACKING PAD
    CONSTRUCTION GRADING STAGED TO MINIMIZE EXPOSED AREA
    REPAIR OF BREAKS AND GAPS IN SILT FENCE IMMEDIATELY
    ONGOING SITE DUST CONTROL
    TEMPORARY AND FINAL STABILIZATION AND EROSION MATTING

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.

1. THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

1.1. SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.

1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.
1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1–1/8" BY 1–1/8" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.
1.1.E. THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5–INCH SILT FENCE AND 4 FEET FOR 36–INCH SILT FENCE FABRIC.
1.1.F. THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH WIDE BY 6–INCH DEEP TRENCH, OR A S 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
1.1.G. THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WISDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.
1.1.H. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

1.2. TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE (AS NEEDED)

1.2.A. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
1.2.B. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3–INCH SIEVE.
1.2.C. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
1.2.D. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.
1.2.E. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.
1.2.F. IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROADS.
1.2.G. THE WASHING STATION SHALL BE LOCATED ON–SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
1.2.H. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
1.2.I. ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

2. THE FOLLOWING MEASURES SHALL BE FOLLOWED DURING ALL LAND DISTURBING OPERATIONS.

2.1. DUST CONTROL: SEE TECHNICAL STANDARD 1068 FOR FURTHER GUIDANCE.

2.1.A. THE IMPLEMENTATION OF DUST CONTROL SHALL LIMIT THE AREA EXPOSED FOR DUST GENERATION.
2.1.B. ASPHALT AND PETROLEUM BASED PRODUCTS CANNOT BE USED FOR DUST CONTROL.
2.1.C. MUCH AND VEGETATION – MUCH OR SEED AND MULCH MAY BE APPLIED TO PROTECT EXPOSED SOIL FROM BOTH THE WIND AND WATER EROSION, PER APPROPRIATE TECHNICAL STANDARDS.
2.1.D. WATER – WATER UNTIL THE SURFACE IS WET AND REPEAT AS NEEDED. WATER SHALL BE APPLIED AT RATES SO THAT RUNOFF DOES NOT OCCUR. TREATED SOIL SURFACES THAT RECEIVE VEHICLE TRAFFIC REQUIRE A STONE TRACKING PAD OR TIRE WASHING AT ALL POINTS OF ACCESS.
2.1.E. TILLAGE – A CONTROL MEASURE PERFORMED WITH CHISEL TYPE PLOWS ON EXPOSED SOILS. TILLAGE SHALL BEGIN ON THE WINDWARD SIDE OF THE SITE. TILLAGE IS ONLY APPLICABLE TO FLAT AREAS.
2.1.F. POLYMERS – POLYMERS CAN BE AN EFFECTIVE PRACTICE FOR AREAS THAT DO NOT RECEIVE VEHICLE TRAFFIC. DRY APPLIED POLYMERS MUST BE INITIALLY WATERED FOR ACTIVATION TO BE EFFECTIVE FOR DUST CONTROL.
2.1.G. TACKIFIERS AND SOIL STABILIZERS TYPE A – PRODUCTS MUST BE SELECTED FROM AND INSTALLED AT RATES CONFORMING TO THE WISDOT EROSION CONTROL PAL.
2.1.H. CHLORIDES – CHLORIDES SHALL BE APPLIED ACCORDING TO THE MOST RECENT VERSION OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2.1.I. BARRIERS – BARRIERS SHALL BE PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL.

3. THE FOLLOWING MEASURES SHALL BE FOLLOWED UPON TEMPORARY AND FINAL SITE RESTORATION

3.1. SITE SEEDING: SEE TECHNICAL STANDARD 1059 FOR FURTHER GUIDANCE.

3.1.A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2–INCHES.
3.1.B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.C. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.D. TOPSOIL INSTALLATION SHALL BE COMPLETED PRIOR TO PERMANENT SEEDING
3.1.E. PERMANENT SEEDING REQUIRES A SEEDBED OF LOOSE TOPSOIL TO A MINIMUM DEPTH OF 4–INCHESS WITH THE ABILITY TO SUPPORT A DENSE VEGETATIVE COVER.
3.1.F. APPLICATION RATES OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.G. PREPARE A TILLED, FINE BUT FIRM SEEDBED. REMOVE ROCKS, TWIGS, FOREIGN MATERIAL AND CLODS OVER TWO INCHES THAT CANNOT BE BROKEN DOWN.
3.1.H. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.I. SEE MIXTURES THAT WILL PRODUCE DENSE VEGETATION SHALL BE SELECTED BASED ON SOIL AND SITE CONDITIONS AND INTENDED FINAL USE.
3.1.J. SEED MIXTURES THAT CONTAIN POTENTIALLY INVASIVE SPECIES OR SPECIES THAT MAY BE HARMFUL TO NATIVE PLANT COMMUNITIES SHALL BE AVOIDED.
3.1.K. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL.
3.1.L. SEED RATES, INOCULATION, AND SOWING, SHALL ALL CONFORM TO THE TECHNICAL STANDARD, MANUFACTURERS RECOMMENDATIONS, AND THE WISDOT PAL.

3.2. NON–CHANNEL EROSION MAT: SEE TECHNICAL STANDARD 1052 FOR FURTHER GUIDANCE.

3.2.A. ONLY WISDOT PAL APPROVED MATS WILL BE ACCEPTED FOR THIS PROJECT. SEE THE PAL FOR ACCEPTABLE SLOPE AND SLOPE LENGTH APPLICATIONS. TO DIFFERENTIATE APPLICATIONS, EROSION MATS ARE ORGANIZED INTO THREE CLASSES OF MATS, WHICH ARE FURTHER BROKEN DOWN INTO VARIOUS TYPES. FOLLOW THE INFORMATION CALLED FOR IN THE PLANS AND SPECIFICATIONS PROVIDED HEREIN AND IN THE WISDOT PAL.
3.2.B. ECRM'S SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
3.2.C. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3.2.D. TRM SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
3.2.E. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.

CLIENT

JASON RIEHLE
GREG REESMAN
KEN KESSLER

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
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ENGINEERING

PROJECT NUMBER	1701306
DATE	4/13/17
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

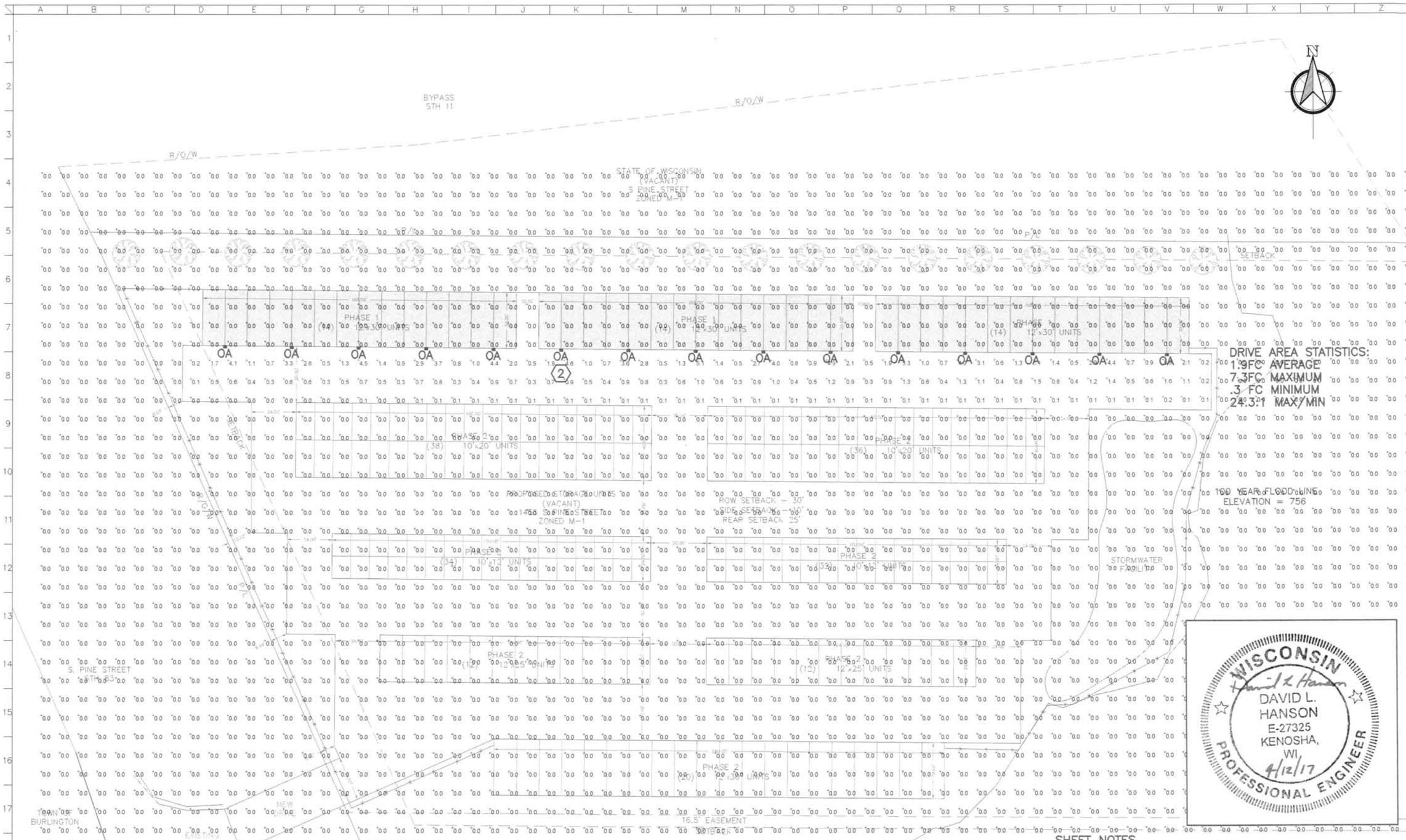
DRAWING TITLE

NOTES

DRAWING

D-2

SHEET NUMBER



SHEET NOTES

1. GENERAL NOTE: FOOT CANDLES SHOWN WITH .75 LIGHT LUMEN DEPRECIATION FACTOR.
2. TYPICAL: MOUNT TYPE OA FIXTURE APPROXIMATELY 10' AFG OR HIGHER. VERIFY BUILDING ELEVATIONS AND STEEL LOCATIONS FOR BEST LIGHT LOCATION.
3. GENERAL NOTE: PROVIDE PHOTOCELL FOR DUSK TO DAWN OPERATION OF SECURITY LIGHTS. PHOTOCELL TO BE MOUNTED ON NORTH SIDE OF EACH BUILDING.

WISCONSIN
DAVID L. HANSON
E-27325
KENOSHA, WI
4/12/17
PROFESSIONAL ENGINEER

CLIENT

JASON RIEHL

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

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ENGINEERING

SCALE 1"=50'

PROJECT NUMBER	1701306
DATE	4/12/17
DESIGNED BY	DLH

NO.	REVISION DESC.	DATE
1	LAYOUT	4-5-17

RELEASE

REVIEW PLANS

DRAWING TITLE

SITE LAYOUT PLAN

DRAWING

E-1

SHEET NUMBER

1 OF 3

SLIM12N

RAB LIGHTING

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.5 lbs

Project: **Type:**

Prepared By: **Date:**

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.12A	Color Temp:	4000K
208V:	0.08A	Color Accuracy:	71 CRI
240V:	0.07A	L70 Lifespan:	100000
277V:	0.06A	Lumens:	1,982
Input Watts:	16W	Efficacy:	125 LPW
Efficiency:	76%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: PGJBD3AQ

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures.

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

Other

California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture__≤__30 Watts.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

SLIM12N

RAB LIGHTING

Technical Specifications (continued)

Other

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

HID Replacement Range:

Replaces 70W Metal Halide.

Optical

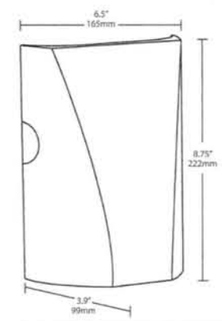
BUG Rating:

B1 U0 G0

BUG Rating:

B1 U0 G0

Dimensions



Features

Full cutoff, fully shielded LED wallpack

Can be used as a downlight or uplight

Contractor friendly features for easy installation

100,000-hour LED Life

5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM					
	26 = 26W **18** = 18W **12** = 12W	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White	**Blank** = No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCT** = 120-277V Twistlock	**Blank** = No Dimming **/D10** = Dimmable

Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

WISCONSIN
David L. Hanson
DAVID L. HANSON
E-27325
KENOSHA, WI
4/12/17
PROFESSIONAL ENGINEER

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFG.	CATALOG NO.	VOLTAGE	LED	DRIVER	LINE AMPS	WATTS	MOUNT	NOTES
OA	WALL MOUNT LED CUT OFF SECURITY	RAB LIGHTING	SLIM-12-N-B	120	4000K, 1,982 LUMENS	STANDARD LED	.12	15.8	SURFACE	1

1. DARK BRONZE.

UNLESS NOTED, EQUIVALENT FIXTURES FROM THE FOLLOWING MANUFACTURERS WILL BE ACCEPTED: HUBBELL, THOMAS INDUSTRIES (DAY-BRITE, CAPRI), USI LIGHTING (COLUMBIA, PRESCOLITE), LITHONIA, CREE AND COOPER LIGHTING.

FIXTURE CUT SHEETS AND SCHEDULE
NTS'

CLIENT

JASON RIEHL

PROJECT

BURLINGTON STORAGE UNITS

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
N6786 AVATAIA TRAIL
ELKHORN, WI 53121
262-757-8776
CARDINALENGINEERINGWI.COM

ENGINEERING

PROJECT NUMBER	1701306
DATE	4/12/17
DESIGNED BY	DLH

NO.	REVISION DESC.	DATE
1.	LAYOUT.	4-5-17

RELEASE

PERMIT PLANS

DRAWING TITLE

SITE LAYOUT PLAN

DRAWING

E-2

SHEET NUMBER

2 OF 3

COM*check* Software Version 4.0.2.9

Exterior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**
Project Title:
Project Type: New Construction
Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use)

Construction Site:

Owner/Agent:

Designer/Contractor:
David Hanson
Hanson and Associates, Inc.
6402-32 Avenue
Kenosha, WI 53142
262-654-2010

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Drive (Driveway)	2700 ft2	0.06	Yes	162	79
			Total Tradable Watts* =	162	79
			Total Allowed Watts =	162	
			Total Allowed Supplemental Watts** =	600	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.
** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Drive (Driveway 2700 ft2): Tradable Wattage				
LED 1: OA: Other:	1	5	15.8	79
			Total Tradable Proposed Watts =	79

Section 4: Requirements Checklist

Lighting Wattage:

☒ 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.
Compliance: Passes.

Controls, Switching, and Wiring:

N/A ☐ 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
N/A ☐ 3. Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.
☒ 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
N/A ☐ 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

Project Title:
Data filename: C:\Users\Dave\Documents\COMcheck\CARDINAL BURLINGTON STORAGE\Burlington Storage.cck

Report date:
Page 1 of 2

N/A ☐ 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- ☐ Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- ☐ Lighting that is specifically designated as required by a health or life safety statue, ordinance, or regulation.
- ☐ Emergency lighting that is automatically off during normal building operation.
- ☐ Lighting that is controlled by motion sensor.

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COM*check* Version 4.0.2.9 and to comply with the mandatory requirements in the Requirements Checklist.

David L. Hanson Electrical Engineer
Name - Title

Signature

Date

WISCONSIN
David L Hanson
DAVID L.
HANSON
E-27325
KENOSHA,
WI,
4/12/17
PROFESSIONAL ENGINEER

Project Title:
Data filename: C:\Users\Dave\Documents\COMcheck\CARDINAL BURLINGTON STORAGE\Burlington Storage.cck

Report date:
Page 2 of 2

COMCHECK LIGHTING CALCULATIONS
NTS'

CLIENT

JASON RIEHL

PROJECT

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RELEASE

PERMIT PLANS

DRAWING TITLE

SITE LAYOUT PLAN

DRAWING

E-3

SHEET NUMBER

3 OF 3