



**AGENDA**  
**PLAN COMMISSION**  
**Tuesday, March 13, 2018 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  
**Andy Tully**, Commissioner  
**John Ekes**, Commissioner  
**Art Gardner**, Commissioner  
**Samuel Jorudd**, Student Representative  
**Aysha Schiller**, Student Representative

1. Call to Order
2. Roll Call
3. Approval of the minutes of February 13, 2018
4. Letters and Communications: None
5. Citizen Comments
6. Old Business: None
7. New Business:
  - A. Public Hearing to hear public comments regarding a Conditional Use application from US Cellular Operating Company LLC for property located at 756 McHenry Street to construct a 185' multi-carrier self-support cell tower.
  - B. Consideration to approve a Site Plan and Conditional Use application from US Cellular Operating Company LLC for property located at 756 McHenry Street to construct a 185' multi-carrier self-support cell tower, subject to Graef's March 5, 2018 memorandum to the Plan Commission.
  - C. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Bryon Perona of Country Craftsmen, for property located at 33911 Hillcrest Drive in the Town of Burlington to subdivide a parcel, subject to Graef's March 5, 2018 memorandum to the Plan Commission.

- D. Consideration to approve a Site Plan application from Veterans Truck Line for property located at 800 Blackhawk Drive to construct a new truck terminal to the existing Veteran’s Truck Line facility, subject to Graef’s March 5, 2018 memorandum to the Plan Commission.

8. Adjournment.

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

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



**Minutes**  
**City of Burlington Plan Commission**  
**February 13, 2018, 6:30 p.m.**

Alderman Tom Vos called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Bob Grandi; Commissioners Chad Redman; Andy Tully; John Ekes; and Art Gardner were present. Mayor Jeannie Hefty was excused. Student Representatives Samuel Jorudd and Aysha Schiller were present.

Alderman Vos stated he would retain his voting rights.

**APPROVAL OF MINUTES**

Alderman Grandi moved, and Commissioner Ekes seconded to approve the minutes of January 9, 2018. All were in favor and the motion carried.

**LETTERS & COMMUNICATIONS**

None

**CITIZEN COMMENTS**

None

**OLD BUSINESS**

**A. Consideration to approve a Conditional Use application located at 100 and 124 S. Dodge Street to construct a convenience store and gas station, subject to Graef's December 5, 2017 and Kapur & Associates' December 4, 2017 memorandums to the Plan Commission.**

- Alderman Vos opened this item for discussion.
- Alderman Grandi stated on the Site Plan there was no landscape plan for Adams Street and would like to see some added to improve the appearance. Alderman Grandi also commented that he did not see any sidewalk on Adams Street. Lauren Downing, of Arc Design Resources Engineering Company, stated the landscape was done according to the ordinance and a sidewalk will be added according to the January 9, 2018 meeting. Tanya Fonesca, Graef, and Gregory Guidry, Building Inspector, both commented that the landscape meets the code requirements and does not want there to be an issue with the vision triangle. Ms. Downing stated a small landscape bed could be added. Commissioner Ekes stated there is a lot more traffic on Adams Street and anything to enhance the appearance should be done. Carina Walters, City Administrator, stated city staff will work with Casey's to satisfy everything.
- There were no further comments.

Commissioner Redman moved, and Alderman Grandi seconded to approve a Conditional Use for 100 and 124 S. Dodge Street.

*All were in favor and the motion carried.*

**NEW BUSINESS**

**A. Consideration to approve a Site Plan application from Tri-County Fire & Rescue Association for property located at 2200 S. Pine Street to construct a building for a fire training facility, subject to Graef's February 2, 2018 and Kapur & Associates' February 2, 2018 memorandums to the Plan Commission.**

- Alderman Vos opened this item for discussion.
- There were no comments.

Commissioner Tully moved, and Commissioner Ekes seconded to approve the Site Plan for a fire training facility.

**B. Consideration to approve Resolution No. 25 to amend the Racine County Multi-Jurisdictional Comprehensive Plan for property located in the Burlington Area Manufacturing and Office Park.**

- Alderman Vos opened this item for discussion.
- There were no comments.

Alderman Grandi moved, and Commissioner Gardner seconded to approve Resolution 25 to amend the Racine County Multi-Jurisdictional Comprehensive Plan.

**C. Consideration to recommend approval to the Common Council of a Certified Survey Map Amendment application from Lynch & Associates Engineering for property located at 1088 Hidden Creek Lane, subject to Graef's February 5, 2018 and Kapur & Associates' February 5, 2018 memorandums to the Plan Commission.**

- Alderman Vos opened this item for discussion.
- There were no comments.

Commissioner Tully moved, and Commissioner Ekes seconded to recommend approval of a Certified Survey Map Amendment.

**D. Consideration to approve a Site Plan application from Lynch & Associates for property located at 1088 Hidden Creek Lane for the Springbrook Townhome Phase II project, subject to Graef's February 5, 2018 and Kapur & Associates' February 2, 2018 memorandums to the Plan Commission.**

- Alderman Vos opened this item for discussion.
- There were no comments.

Commissioner Ekes moved, and Alderman Grandi seconded to approve the Site Plan for the Springbrook Townhome Phase II project.

**E. Public Hearing to hear comments regarding a Conditional Use application from Andrew Dillon for property located at 701 Blackhawk Drive, Unit E, for chocolate manufacturing, packaging and distribution.**

- Alderman Vos opened the Public Hearing at 6:41 pm.
- There were no comments.

Commissioner Ekes moved, and Commissioner Gardner seconded to close the Public Hearing at 6:42 p.m.

*All were in favor and the motion carried.*

**F. Consideration to approve a Conditional Use application from Andrew Dillon of Dillon's Chocolates for property located at 701 Blackhawk Drive, Unit E, for manufacturing chocolate, packaging and distribution, subject to Graef's November 6, 2017 memorandum to the Plan Commission.**

- Alderman Vos opened this item for discussion.
- Commissioner Ekes questioned if this is a second facility or is everything being moved into this facility. Patrick Dillon, Andrew Dillon's father and associate, responded this location is a larger facility and the current facility located at 147 Industrial Drive will be transitioned out.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to approve the Conditional Use for Dillon's Chocolates.

*All were in favor and the motion carried.*

Commissioner Ekes reminded everyone that Jeff Way's six month extension for the Conditional Use at property located at 1157 Milwaukee Avenue is expiring March 12, 2018 and questioned what the next step is. Commissioner Ekes stated that more cars have been added instead of taken off the property. Ms. Walters replied this will be taken to the City Attorney for the next phase.

**ADJOURNMENT**

Commissioner Ekes moved, and Alderman Grandi seconded to adjourn the meeting at 6:45 p.m.

*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant



**PLAN COMMISSION**

**ITEM NUMBER: 7A**

**DATE:** March 13, 2018

**SUBJECT:** A Public Hearing for a Conditional Use application at 756 McHenry Street

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

**PROJECT/SCOPE:**

A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from US Cellular Operating Company LLC, for property located at 756 McHenry Street. The applicant is proposing to construct a 185' multi-carrier self-support cell tower.

**ZONING:**

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

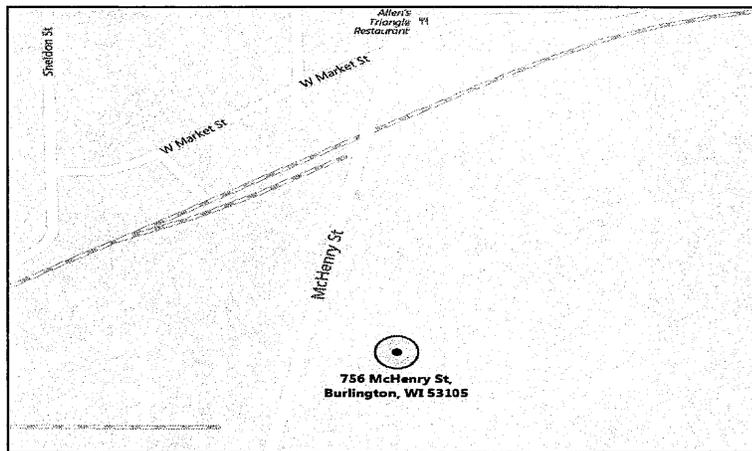
**RECOMMENDATION:**

N/A

**TIMING/IMPLEMENTATION:**

This item is for a Public Hearing at the March 13, 2018 Plan Commission meeting and will be for discussion the same night.

**MAP:**



THE PLAN COMMISSION IN AND FOR THE CITY OF BURLINGTON

Notice of Hearing on  
Proposed Conditional Use Permit  
B-1, Neighborhood Business District

TO WHOM IT MAY CONCERN:

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

**Owner:** Jeff Hynous  
**Applicant:** US Cellular Operating Company LLC  
**Location:** 756 McHenry Street  
**Zoning:** B-1, Neighborhood Business District  
**Use:** To construct a 185' multi-carrier self-support cell tower

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

**TUESDAY, MARCH 13, 2018 DURING THE MEETING OF THE PLAN COMMISSION SCHEDULED TO BEGIN AT 6:30 P.M. OR SHORTLY THEREAFTER**

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

CITY OF BURLINGTON  
PLAN COMMISSION

Dated at Burlington, Wisconsin, 3<sup>rd</sup> day of February 19, 2018.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press  
February 22<sup>nd</sup> and March 1<sup>st</sup>, 2018



**PLAN COMMISSION**

**ITEM NUMBER: 7B**

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**DATE:** March 13, 2018

**SUBJECT:** Consideration to approve a Conditional Use and Site Plan application at 756 McHenry 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 US Cellular Operating Company LLC, for property located at 756 McHenry Street. The applicant is proposing to construct a 185' multi-carrier self-support cell tower. The proposed construction of the cell tower is comprised of three components:

1. A 30-foot wide utility and ingress/egress easement that extends from McHenry Street to the southeastern corner of the parcel,
2. A 10-foot wide utility easement that extends along the southern and western borders of the cell tower lease area, and
3. The cell tower located at the end of the access drive. The cell tower will occupy a 75-foot by 75-foot lease area that will include a gravel compound, a utility rack, a shelter for possible CDMA relocation, and the 189-foot monopole cell tower. The gravel compound will be encircled by an 8-foot wire mesh fence that is capped with 1-foot of barbed wire. The wire mesh fence will have a 12-foot wide double-swing access gate and a 4-foot wide gate.

The fence does not comply with the current regulations, both in height and in the use of barbed wire. According to the city ordinance, no fence shall be constructed with barbed wire, and the maximum height allowed is six feet and not eight feet. Outdoor storage shall be screened from view of any public street right-of-way, public park or public open space area. The screening shall consist of a solid fence at least eight feet in height. When evaluated under these screening provisions, the proposed fence is substantively compliant. Though the proposed fence is not entirely solid, the wire-mesh nature of the fence "seems" solid.

An explanation and sworn statement as to why the applicant chose the proposed location is required. In order to bypass the City of Burlington setback or fall zone requirements, which is greater than what was proposed, the applicant shall submit a Fall Zone Certification indicating that the cell tower will collapse entirely within the property upon which it is located.

**ZONING:**

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

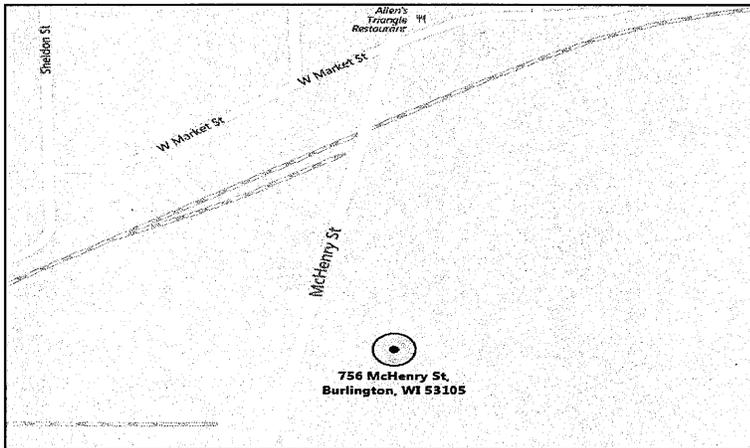
**RECOMMENDATION:**

Graef recommends a conditional approval of this Conditional Use and Site Plan, subject to items listed in the March 5, 2018 memorandum.

**TIMING/IMPLEMENTATION:**

This item is for consideration at the March 13, 2018 Plan Commission meeting. No further action is necessary.

**MAP:**





collaborate / formulate / innovate

## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Ben Block  
Tanya Fonseca, AICP

**DATE:** March 5, 2018

**SUBJECT:** Review of Site Plan Approval Application and Application for Conditional Use Permit for a US Cellular cell tower at 756 McHenry Street, Burlington, WI 53105.

### A. PURPOSE

- 1) Consider for approval the Site Plan Approval Application and Application for Conditional Use Permit for a US Cellular cell tower at 756 McHenry Street, Burlington, WI.

### B. BACKGROUND

Todd Anderson of United States Cellular Operating Company LLC ("US Cellular") of N64 W12883 Daylily Court, Menomonee Falls, WI 53051 (Agent) submitted a "Site Plan Approval Application" and an "Application for Conditional Use Permit" to construct a cell tower on parcel number 206-02-19-05-065-011. This property is owned by Jeffrey A. Hynous of 1716 Church Street, Burlington, WI 53105, and is currently unimproved. The property is zoned "B-1 Neighborhood Business District."

The proposed construction of the cell tower is comprised of three components:

- 1) A 30-foot wide utility and ingress/egress easement that extends from McHenry Street to the southeastern corner of the parcel,
- 2) A 10-foot wide utility easement that extends along the southern and western borders of the cell tower lease area, and
- 3) The cell tower located at the end of the access drive. The cell tower will occupy a 75-foot by 75-foot lease area that will include a gravel compound, a utility rack, a shelter for possible CDMA relocation, and the 189-foot monopole cell tower. The gravel compound will be encircled by an 8-foot wire mesh fence that is capped with 1-foot of barbed wire. The wire mesh fence will have a 12-foot wide double-swing access gate and a 4-foot wide gate.

**NOTE:** The legal descriptions below refer to "McHenry Road;" the proper name is "McHenry Street."

The legal description for the 30-foot wide access and utility easement and the lease area is as follows:

*A part of Lot One (1) of Certified Survey Map No. 1939, recorded in Volume 5 on Page 912 as Document No. 1573876, Racine County Records, being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Two (2) North, Range Nineteen (19) East, City of Burlington, Racine County, Wisconsin containing 8,734 square feet (0.200 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:*

*Commencing at the West Quarter Corner of said Section 5; thence N01 °41'-18"E 70.00 feet to the point of termination. Also, beginning at said Point "A" thence N85 °18'-42"W 211.14 feet to a point on the East right of way line of McHenry Road and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on the East right of way line of McHenry Road.*

The legal description for the 10-foot wide utility easement is as follows:

*A part of Lot One (1) of Certified Survey Map No. 1939, recorded in Volume 5 on Page 912 as Document No. 1573876, Racine County Records, being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Two (2) North, Range Nineteen (19) East, City of Burlington, Racine County, Wisconsin containing 900 square feet (0.020 acres) of land and being Five (5) feet each side of and parallel to the following described line:*

*Commencing at the West Quarter Corner of said Section 5; thence N01 °57'-07"W 950.61 feet along the West line of the NW1/4 of said Section 5; thence N88 °02'-53"E 524.94 feet; thence S85 °18'-42"E 75.00; thence S04 °41'-18"W 80.00 feet to the point of beginning; thence N85 °18'-42"W 90.00 feet to the point of termination.*

The legal description for the lease 75-foot by 75-foot lease parcel is as follows:

*A part of Lot One (1) of Certified Survey Map No. 1939, recorded in Volume 5 on Page 912 as Document No. 1573876, Racine County Records, being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Two (2) North, Range Nineteen (19) East, City of Burlington, Racine County, Wisconsin containing 5,625 square feet (0.129 acres) of land and being described by:*

*Commencing at the West Quarter Corner of said Section 5; thence N01 °67'-07"W 950.61 feet along the West line of the NW1/4 of said Section 5; thence N88 °02'-53"E 524.94 feet to the point of beginning; thence S85 °18'-42"E 75.00 feet; thence S04 °41'-18"W 75.00 feet; thence N85 °18'-42"W 75.00 feet; thence N04 °41'-18"E 75.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.*

**NOTE:** While the Applicant did provide the above legal descriptions, a site survey or certified survey map (CSM) was not provided to graphically depict the access and utility easement and the lease area. Professional best management practices dictate that a certified survey map should be required to provide future property owners with the needed information to understand the easement and lease area. A CSM will be required as a condition of approval of this Special Use Request to maintain the best management practice.

The following documents were submitted by Todd Anderson of US Cellular (Agent) as part of the "Site Plan Approval Application" and "Application for Conditional Use Permit":

- a. "Site Plan Approval Application" (2 sheets, dated February 19, 2018, as prepared by Todd Anderson)
- b. "Application for Conditional Use Permit" (2 sheets, dated February 13, 2018, as prepared by Todd Anderson and Jeffery Hynous)
- c. Racine County Real Estate Tax Record Detail for Parcel 206-02-19-05-065-011 (2 sheets, dated February 16, 2018)
- d. Title Sheet (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- e. Survey (3 sheets, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)

- f. Specifications (2 sheets, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- g. Site Plan (2 sheets, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- h. Construction Details (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- i. Fence Details (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- j. Equipment Details (3 sheets, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- k. Site Elevation (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- l. Ice Bridge Details (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- m. Installation Details (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- n. SPD and Fiber Cabling (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- o. Antenna Specifications and Plumbing Diagram (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- p. Grounding Plan (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- q. Grounding Details (2 sheets, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- r. Grounding Notes (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- s. Electrical Notes (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- t. Utility Rack Details (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)
- u. Electrical Site Details (1 sheet, dated February 9, 2018, as prepared by Edge Consulting Engineers Inc.)

*It is the understanding of GRAEF that reviews and comments on all engineering-related aspects of the proposed wireless tower facility are to be accomplished by the Village Engineer. GRAEF defers all engineering-related review and comment to the Village Engineer.*

### **C. REVIEW OF COMPLIANCE WITH WISCONSIN STATE STATUTE §66.0404 "MOBILE TOWER SITING REGULATIONS"**

Wisconsin State Statute §66.0404 governs the approval of wireless tower facilities in Wisconsin municipalities. The section is superior to local zoning ordinances; thus, a local ordinance that contradicts the State Statute is nullified and not applicable during the review process: "If a political subdivision has in effect on July 2, 2013, an ordinance that applies to the activities described under [§66.0404(2)(a)] and the ordinance is inconsistent with [that] section, the ordinance does not apply to, and may not be enforced against, the activity." State Statute §66.0404(2)(b)(1-3 & 5-6) enumerate the materials required to consider an application complete and ready for review. "Table A: Completeness of Application per Wisconsin State Statute §66.0404(2)(b)" identifies the Applicant's application as complete pending the submittal of a sworn Need Affidavit, as discussed in Section C of this memorandum and below in Table A.

**Table A: Completeness of Application per Wisconsin State Statute §66.0404(2)(b)**

| <b>Statute Sub-paragraph</b>   | <b>Status</b>  |
|--|--|
| 1. The name and business address of, and the contact individual for, the applicant.  | <b>Complete</b>  |
| 2. The location of the proposed or affected support structure.   | <b>Complete</b>  |
| 3. The location of the proposed mobile service facility.   | <b>Complete</b>  |
| 4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.   | Not applicable.  |
| 5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.   | <b>Complete</b> – Described on the Engineering Drawings.   |
| 6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. | <b>Incomplete</b> – An explanation and sworn statement as to why the applicant chose the proposed location was not included in this Application. |

Wisconsin State Statute §66.0404(4) identifies those considerations that a municipality MAY NOT use to regulate or prohibit the modification to or construction of a wireless tower facility. These limitations impacted the review and its ability to regulate a wireless tower facility in the B-1 zoning district. The pertinent limitations enumerated in §66.0404(4) include:

- (c) Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.
- (g) Disapprove an application to conduct an activity described under [§66.0404(2)(a)] based solely on aesthetic concerns.
- (L) Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.
- (p) Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.
- (r) Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.

It is our opinion that §66.0404(4)(r), relating to limitations on the local municipality in regulating setback or fall zone requirements, should be interpreted as limiting the type of requirements that can be imposed on cell towers. As the City of Burlington Zoning Code imposes the same type of setback requirements on commercial buildings as it does on cell towers, it is our opinion that the setback provisions for cell towers outlined in the City of Burlington Zoning Code are able to be enforced. **We recommend confirming the validity of this interpretation with the City Attorney.**

As will be discussed below, Burlington Zoning Code requires a setback or fall zone that is greater than what is proposed. State Statutes allow an Applicant to bypass local ordinances pertaining to setbacks or fall zones, however, by providing an engineering certification showing that the cell tower is designed to collapse within a smaller area than the setback zone required by local ordinances.

§66.0404(2)(g): If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.

This certification was not provided in the Applicant's materials. In order to bypass the City of Burlington setback requirements, and as a condition of approval for these Applications, the Applicant will be required to submit a Fall Zone Certification indicating that the cell tower will collapse entirely within the property upon which it is located.

Based upon the requirements and limitations in Wisconsin State Statute §66.0404(2 & 4), the review of the siting of the wireless tower facility concludes that the application is not yet fully complete. The siting can be determined compliant pending the submittal of the following documents:

- 1) An explanation and sworn statement as to why the applicant chose the proposed location
- 2) A Fall Zone Certification indicating that the cell tower will collapse entirely on the property in which it is located.

#### **D. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-26 "B-1 NEIGHBORHOOD BUSINESS DISTRICT"**

As was mentioned above, State Statutes supersede many of the regulations contained in this section. With respect to the regulations contained in this section that are able to be enforced, the proposed cell tower is compliant.

#### **E. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-49 "DRIVEWAYS"**

The access driveway for the proposed cell tower is compliant with these regulations.

#### **F. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-51 "FENCES"**

The proposed fence encircling the cell tower will be 8-feet tall, with an additional 1-foot of barbed wire. As this section of the code was amended in December of 2016, the proposed fence does not comply with the current regulations, both in height and in the use of barbed wire.

§315-51.C(1)(b): Side and rear yards. A fence may not exceed six feet in height.

§315-51.C(2)(b): No fence may be constructed as a fence which conducts electricity, or is designed to electrically or shock or which uses barbed wire, or which contains a component designed to cause harm to a person, except as provided below.

Considering the above, it is our opinion that the proposed fence should be evaluated under the screening provisions outlined in the "B-1 Neighborhood Business District" regulations:

§315-26.N(4): No portion of any lot shall be used for open or unscreened storage of any kind. Outdoor storage areas shall be screened from view of any public street right-of-way, public park or public open space area and from the view from all residential zoning districts. The screening of all such areas in the B-1 district shall consist of the following:

- (a) Solid walls or solid fences at least eight feet in height and in no case lower in height than the enclosed storage area when a height exceeding eight feet is approved by the Plan Commission. In no case, however, shall a solid wall exceed a height of 14 feet or solid fence exceed a height of 14 feet. Access to such storage areas shall be through solid gates that shall be closed except when said outdoor storage area is in use for the transport of stored materials. In addition, all such outdoor storage areas shall provide a contiguous landscaped area meeting the minimum requirements of bufferyard intensity factor of two as set forth in Table 9 of this chapter.
- (b) Walls, fencing, and landscaping for outdoor storage areas shall be maintained in good conditions and kept litter-free.

When evaluated under these screening provisions, the proposed fence is substantively compliant. Though the proposed fence is not entirely solid, the location of the fence far away from the view of the public will ensure that the wire-mesh nature of the fence “seems” solid. Additionally, the close proximity of the adjacent woods to the southeast satisfy the minimum requirements of bufferyard intensity factor two.

Summary of Table 9, §315 City of Burlington

| Bufferyard | Type of Plants     | Minimum Quantity / 100 feet of Bufferyard | Minimum Required Bufferyard Width | Minimum Structure Type          |
|------------|--------------------|---|-----------------------------------|---------------------------------|
| Type 2     | Canopy/shade trees | 0.4                                       | 10                                | Minimum 6-foot-tall solid fence |

Thus, it is our opinion that the proposed fence is compliant with the Burlington Zoning code under the screening provisions outlined in §315-26.N(4).

**G. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-130.1 “ADDITIONAL STANDARDS AND REQUIREMENTS FOR SPECIFIC CONDITIONAL USES”**

This section of the code provides additional regulations that apply to the construction of cell towers. Many of these regulations are superseded by the State Statutes outlined above, though there are some that remain enforceable. Of these, there are two provisions that will require further action from the Applicant before approving the proposed cell tower. The first of these provisions relates to the potential abandonment of the cell tower:

§315-130.1(B)(2)(K)[2]: The property owner shall sign, as a condition of issuance of a conditional use permit, an agreement (subject to the City Attorney’s review and approval) and record (with the Racine County or Walworth County Register of Deeds, as applicable) as a deed restriction to remove the communications tower, antenna(s), and associated accessory structure(s) and/or facility(ies) within 180 days of the determination of such abandonment. The City of Burlington may cause such removal to be performed and levy the cost thereof, including direct costs (i.e., contractual costs, personnel and legal expenses) and overhead expenses (to be calculated at 55% of all direct costs), as a special charge against the property. In conjunction with said removal, the City of Burlington shall have full access to both the tower site and all access and/or utility easements associated with said facilities.

The approval the proposed cell tower will be conditioned on the above requirement.

The second provision that requires additional action from the Applicant relates to the setback or fall zone of the cell tower:

§315-130.1(B)(2)(s): Minimum setback requirements. No portion of any wireless communications towers, antennas, and associated accessory structures and facilities shall overhand any property line. There shall be a setback from any adjacent property lines, right-of-way lines, and overhead power lines of sufficient radius around the tower or alternative tower structure (as measured from the extremities of the tower base or alternative tower structure base) equal to the tower height or alternative tower structure height (as applicable and as set forth in the conditional use permit) plus 25 feet so that its collapse will be entirely contained on the property. This standard may be modified to a lesser requirement if the applicant submits written evidence from a structural professional engineer licensed in the State of Wisconsin which indicates that the tower is designed that the collapse of the tower would require a lesser setback in order to entirely contain its collapse on the property upon which its placed. All setbacks shall be measured from the base of the tower or alternative tower structure closets to the applicable property line. Tower or alternative tower structure setback requirements may be waived by the City Plan Commission only under the following circumstances as determined by the City Plan Commission:

[1] The communications antennae and associated accessory structures and facilities are proposed to be located on an existing, legally established tower or alternative tower structure, building or accessory structure; and

[2] Overall, the reduced setback enables the further mitigation of adverse visual and other environmental impacts than would otherwise be possible.

The proposed cell tower has a height of 189 feet, with a setback of only 45 feet (at the shortest distance). In order to ensure the safety of the community during a potential collapse of the cell tower, a professional engineer will need to certify that the tower is designed to collapse entirely on the property upon which it is placed – the approval of the proposed cell tower will be conditioned on this certification (referred to above as the Fall Zone Certification).<sup>1</sup>

#### **H. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §278-50 “EASEMENTS”**

This section of the code indicates that the location and design consideration of all easements shall be subject to the approval of the City Engineer.

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<sup>1</sup> As mentioned above, the interpretation of State Statute §66.0404(4)(r) on which we are relying should be confirmed with the City Attorney.

## I. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Approval Application and the Conditional Use Application for a US Cellular cell tower at 756 McHenry Street, Burlington, WI based on the following:

- 1) The City Attorney confirms that our interpretation that State Statute §66.0404(4)(r) allows for local municipalities to have setback or fall zone requirements that are quantitatively, but not qualitatively different, from the setback or fall zone requirements imposed on commercial buildings;
- 2) The Applicant provides an explanation as to why they chose the proposed location and why they did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the cell tower, as required by State Statute §66.0404(2)(b)[6];
- 3) The Applicant submit a Fall Zone Certification indicating that the cell tower will collapse entirely on the property in which it is located, as required by State Statute §66.0404(2)(g);
- 4) The property owner shall sign an agreement (subject to the City Attorney's review and approval) and record (with the Racine County Register of Deeds) as a deed restriction to remove the cell tower, antenna, and associated accessory structures within 180 days of the determination of such abandonment; and
- 5) The City Engineer approves the location and design considerations of the utility and ingress/egress easements.



**CITY OF BURLINGTON**

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

**APPLICATION FOR A CONDITIONAL  
USE PERMIT**

|                       |                |
|-----------------------|----------------|
| FOR OFFICIAL USE ONLY |                |
| Date Filed            | <u>2/13/18</u> |
| Received by           | <u>KA</u>      |

**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 United States Cellular Operating Company LLC, /Todd Anderson Agent  
Phone No. 414-308-2886

Applicant's Address N64W12883 Daylily Court, Menomonee Falls, WI 53051

Applicant's Email Address toddanderson@wirelessplanning.com

Owner of the site Jeffery Hynous

Phone No. 262-206-0955

Owner's address 1716 Church Street, Burlington, WI 53105

**DESCRIPTION OF THE SUBJECT SITE**

Business name United States Cellular Operating Company LLC,

Address TBD McHenry Street, Burlington, WI 53105

Or if no address exists: Parcel Identification No. 206-02-19-05-065-011

Existing Zoning classification B-1

Description of the proposed use Construct a 185' multi carrier self-support tower

Number of employees / Hours of operation N/A

**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**

**Reason for requesting a Conditional Use:**

To construct a multi carrier 185' self-support tower.

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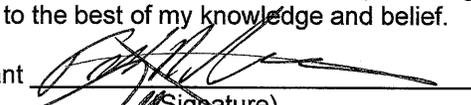
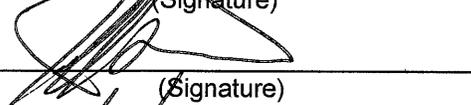
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|  |                               |
|--|-------------------------------|
| Certificate – I hereby certify that all the preceding statements and attachments submitted hereto are true and correct to the best of my knowledge and belief. |                               |
| Applicant <br>(Signature)   | Todd Anderson<br>(Print)      |
| Owner <br>(Signature)  | Jeffery Hynous<br>(Print)     |
| Date: <u>2/13/18</u>   | 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: \_\_\_\_\_  
(Signature)

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



**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**

|                            |               |
|----------------------------|---------------|
| <b>FOR OFFICE USE ONLY</b> |               |
| DATE FILED:                | 2/21/18       |
| RECEIVED BY:               | KJ (initials) |
| AMT. PAID:                 | 500           |

**APPLICANT:** United States Cellular Operating Company LLC, / Todd Anderson-Agent

**ADDRESS:** N64W1283 Daylily Court, Menomonee Falls, WI 53051 **PHONE NO.** 414-308-2886

**E-MAIL ADDRESS:** toddanderson@wirelessplanning.com

**OWNER:** Jeffery Hynous

**ADDRESS:** 1716 Church Street, Burlington, WI 53105 **PHONE NO.** 262-206-0955

**SITE ADDRESS:** TBD McHenry Street, Burlington, WI 53105

**PROPOSED USE:** Cell Tower **PRESENT ZONING:** B-1

**LEGAL DESCRIPTION:** See attached Survey  
(Attach full legal description if needed)

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

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

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

Owner: Jeff Hynous  
(Print)

Date: 2/20/18

Owner:   
(Signature)

Applicant: United States Cellular Operating Company LLC, Todd Anderson Agent  
(Print)

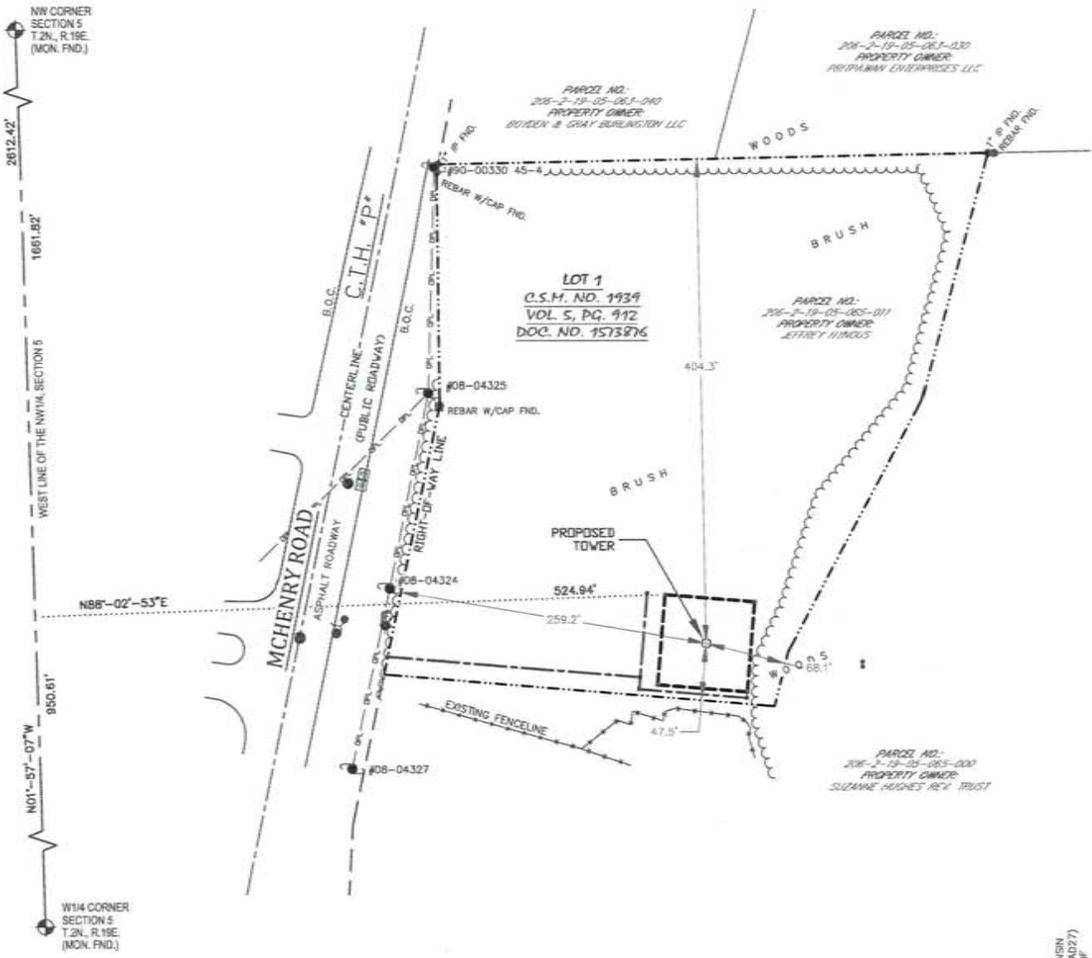
Date: 2-19-2018

Applicant: Todd Anderson  
Digitally signed by Todd Anderson  
DN: cn=Todd Anderson, o=Wireless Planning, ou,  
email=toddanderson@wirelessplanning.com, c=US  
Date: 2018.02.19 11:32:04 -0600  
(Signature)

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

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





**PROPOSED TOWER BASE**  
 LATITUDE: 42°-39'-50.79"  
 LONGITUDE: 88°-17'-03.49"  
 (Per North American Datum of 83/2011)  
 Ground Elevation: 785.8'  
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" x 18" IRON PIPE SET
  - = 6" NAIL SET
  - = 1" IRON PIPE FOUND
  - ⊙ = COUNTY MONUMENT FOUND
  - ⊕ = FIRE HYDRANT
  - ⊙ = STORM MANHOLE
  - ⊕ = STORM INLET (SQUARE)
  - ⊙ = SANITARY MANHOLE
  - ⊕ = GAS VALVE
  - ⊕ = GAS MARKER
  - ⊕ = FIBER OPTIC POST
  - ⊕ = EXISTING POWER POLE
  - B.O.C. = BACK OF CURB
  - = OVERHEAD ELECTRIC
  - f—f— = BURIED FIBER OPTIC LINE
  - +—+— = FENCE LINE
  - w—w— = EDGE OF BRUSH/WOODS
  - - - - = PROPERTY LINE

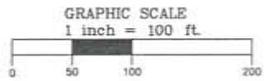
**SURVEY NOTES:**

- THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
- DIGGERS HOTLINE TICKET NO. 20173517671.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.
- FEMA NOTE:  
 -ACCORDING TO FEDERAL EMERGENCY AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55101001410, DATED MAY 2 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".
- WETLAND NOTE:  
 -THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED ON THIS PROPERTY. WETLANDS SHOULD ONLY BE DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

**SURVEYOR'S CERTIFICATE**  
 I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Craig A. Keach, S-2333



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83) ARE SHOWN IN RED. THE NW 1/4, SECTION 5, T.2N., R.19E., WHICH BEARS: N01°-57'-07"W

SURVEYED FOR:  
**Edge**  
 Consulting Engineers, Inc.  
 804 Water Street  
 Racine WI 53408  
 608.664.1449 voice  
 608.644.1549 fax  
 www.edgeconsult.com

SURVEYED FOR:  
**U.S. Cellular**  
 8410 BRYN MAWR AVENUE  
 CHICAGO, IL 60631

**MERIDIAN**  
 SURVEYING, LLC  
 N6774 Firelane 1 Office: 920-993-0881  
 Menasha, WI 54952 Fax: 920-273-6037

**SITE NAME:**  
 BURLINGTON II  
**SITE NUMBER:**  
 783382  
**SITE ADDRESS:**  
 756 MCHENRY STREET  
 BURLINGTON, WI 53105

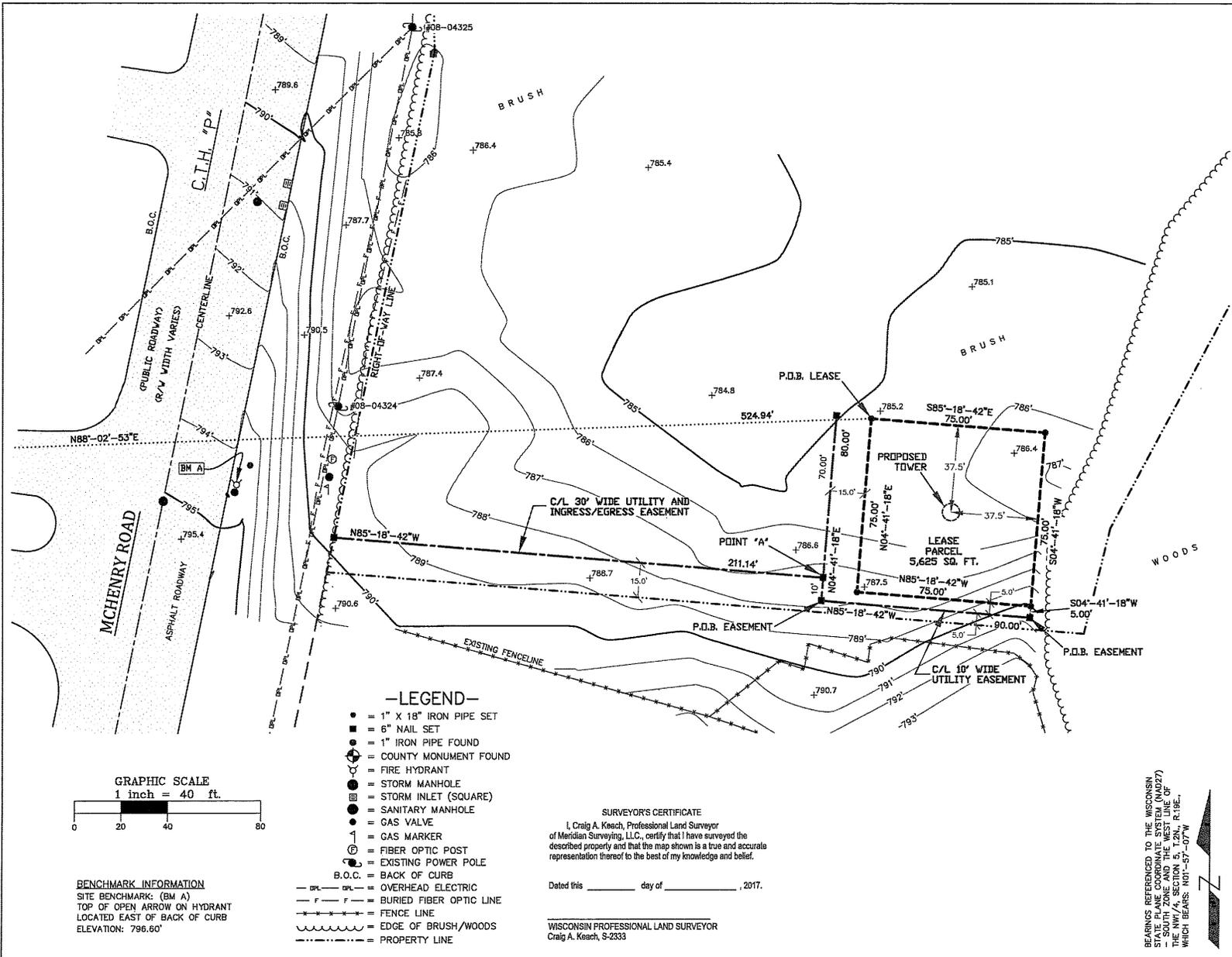
**PROPERTY OWNER:**  
 JEFFREY HYNOS  
 1716 CHURCH STREET  
 BURLINGTON, WI 53105

**PARCEL NO.:** 206-02-19-05-065-011  
**ZONED:** AG  
**DEED REFERENCE:** DOCUMENT NO. 2420947

**LEASE EXHIBIT**  
 FOR  
**US CELLULAR**  
 BEING A PART OF THE SW 1/4 OF THE  
 NW 1/4, SECTION 5, T.2N., R.19E.,  
 CITY OF BURLINGTON, RACINE COUNTY,  
 WISCONSIN

| NO. | DATE    | DESCRIPTION               | BY |
|-----|---------|---------------------------|----|
| 2   | 9/21/17 | Added Lease and Easements | JD |
| 1   | 9/12/17 | Preliminary Survey        | JD |

**DRAWN BY:** J.D. **FIELD WORK DATE:** 9-7-17  
**CHECKED BY:** C.A.K. **FIELD BOOK:** M-45, PG. 1  
**JOB NO.:** 9696 **SHEET:** 1 OF 3



SURVEYED FOR:  
**Edge**  
 Consulting Engineers, Inc.  
 624 Water Street  
 Profile du Soc. WI 53578  
 608.644.1449 voice  
 608.644.1549 fax  
 www.edgeconsult.com

SURVEYED FOR:  
**U.S. Cellular**  
 8410 BRYN MAWR AVENUE  
 CHICAGO, IL 60631

**MERIDIAN**  
 SURVEYING, LLC  
 N8774 Firelane 1 Office: 920-993-0881  
 Menasha, WI 54952 Fax: 920-273-6037

SITE NAME:  
**BURLINGTON II**  
 SITE NUMBER:  
**783362**  
 SITE ADDRESS:  
**756 MCHENRY STREET  
 BURLINGTON, WI 53105**

PROPERTY OWNER:  
 JEFFREY HYNOS  
 1716 CHURCH STREET  
 BURLINGTON, WI 53105

PARCEL NO.: 206-02-19-05-065-011  
 ZONED: AG  
 DEED REFERENCE: DOCUMENT NO. 2420947

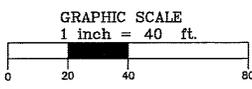
**LEASE EXHIBIT**  
 FOR  
**US CELLULAR**  
 BEING A PART OF THE SW1/4 OF THE  
 NW1/4, SECTION 5, T.2N., R.19E.,  
 CITY OF BURLINGTON, RACINE COUNTY,  
 WISCONSIN

| NO. | DATE    | DESCRIPTION               | BY |
|-----|---------|---------------------------|----|
| 2   | 9/21/17 | Added Lease and Easements | JD |
| 1   | 9/12/17 | Preliminary Survey        | JD |

DRAWN BY: J.D. FIELD WORK DATE: 9-7-17  
 CHECKED BY: C.A.K. FIELD BOOK: M-45, PG. 1  
 JOB NO.: 9696 SHEET 2 OF 3

**-LEGEND-**

- = 1" x 18" IRON PIPE SET
- = 6" NAIL SET
- = 1" IRON PIPE FOUND
- ⊙ = COUNTY MONUMENT FOUND
- ⊕ = FIRE HYDRANT
- ⊗ = STORM MANHOLE
- ⊠ = STORM INLET (SQUARE)
- ⊙ = SANITARY MANHOLE
- ⊕ = GAS VALVE
- = GAS MARKER
- ⊕ = FIBER OPTIC POST
- ⊕ = EXISTING POWER POLE
- ⊕ = BACK OF CURB
- = OVERHEAD ELECTRIC
- F—F— = BURIED FIBER OPTIC LINE
- — — = FENCE LINE
- ~~~~~ = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE



**BENCHMARK INFORMATION**  
 SITE BENCHMARK: (BM A)  
 TOP OF OPEN ARROW ON HYDRANT  
 LOCATED EAST OF BACK OF CURB  
 ELEVATION: 796.60'

**SURVEYOR'S CERTIFICATE**  
 I, Craig A. Keach, Professional Land Surveyor  
 of Meridian Surveying, LLC, certify that I have surveyed the  
 described property and that the map shown is a true and accurate  
 representation thereof to the best of my knowledge and belief.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
 WISCONSIN PROFESSIONAL LAND SURVEYOR  
 Craig A. Keach, S-2333

BEARINGS REFERENCED TO THE WISCONSIN  
 BEARS ARE: 1983 (1983) AND 1987 (1987)  
 1 - SOUTH ZONE AND THE WEST LINE OF  
 THE NW1/4, SECTION 5, T.2N., R.19E.,  
 WHICH BEARS: NOT-57-07"W

**LEASE PARCEL**

A part of Lot One (1) of Certified Survey Map No. 1939, recorded in Volume 5 on Page 912 as Document No. 1573876, Racine County Records, being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Two (2) North, Range Nineteen (19) East, City of Burlington, Racine County, Wisconsin containing 5,625 square feet (0.129 acres) of land and being described by;

Commencing at the West Quarter Corner of said Section 5; thence N01°-57'-07"W 950.61 feet along the West line of the NW1/4 of said Section 5; thence N88°-02'-53"E 524.94 feet to the point of beginning; thence S85°-18'-42"E 75.00 feet; thence S04°-41'-18"W 75.00 feet; thence N85°-18'-42"W 75.00 feet; thence N04°-41'-18"E 75.00 feet to the point beginning, being subject to any and all easements and restrictions of record.

**30 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT**

A part of Lot One (1) of Certified Survey Map No. 1939, recorded in Volume 5 on Page 912 as Document No. 1573876, Racine County Records, being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Two (2) North, Range Nineteen (19) East, City of Burlington, Racine County, Wisconsin containing 8,734 square feet (0.200 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line;

Commencing at the West Quarter Corner of said Section 5; thence N01°-57'-07"W 950.61 feet along the West line of the NW1/4 of said Section 5; thence N88°-02'-53"E 524.94 feet; thence S85°-18'-42"E 75.00 feet; thence S04°-41'-18"W 80.00 feet; thence N85°-18'-42"W 90.00 feet to the point of beginning; thence N04°-41'-18"E 10.00 feet to a point herein after referred to as Point "A"; thence continue thence N04°-41'-18"E 70.00 feet to the point of termination. Also, beginning at said Point "A" thence N85°-18'-42"W 211.14 feet to a point on the East right of way line of McHenry Road and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on the East right of way line of McHenry Road.

**10 FOOT WIDE UTILITY EASEMENT**

A part of Lot One (1) of Certified Survey Map No. 1939, recorded in Volume 5 on Page 912 as Document No. 1573876, Racine County Records, being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Five (5), Township Two (2) North, Range Nineteen (19) East, City of Burlington, Racine County, Wisconsin containing 900 square feet (0.020 acres) of land and being Five (5) feet each side of and parallel to the following described line;

Commencing at the West Quarter Corner of said Section 5; thence N01°-57'-07"W 950.61 feet along the West line of the NW1/4 of said Section 5; thence N88°-02'-53"E 524.94 feet; thence S85°-18'-42"E 75.00 feet; thence S04°-41'-18"W 80.00 feet to the point of beginning; thence N85°-18'-42"W 90.00 feet to the point of termination.

SURVEYED FOR:



**Edge**  
Consulting Engineers, Inc.  
624 Warrar Street  
Prokto du Soc, WI 53578  
608.694.1449 voice  
608.644.1549 fax  
www.edgeconsult.com

SURVEYED FOR:



**U.S. Cellular**  
8410 BRYN MAWR AVENUE  
CHICAGO, IL 60631

**MERIDIAN**



**SURVEYING, LLC**  
N8774 Firelane 1 Office: 920-993-0881  
Menasha, WI 54952 Fax: 920-273-6037

SITE NAME:  
**BURLINGTON II**

SITE NUMBER:  
**783362**

SITE ADDRESS:  
**756 MCHENRY STREET  
BURLINGTON, WI 53105**

PROPERTY OWNER:  
JEFFREY HYNOS  
1716 CHURCH STREET  
BURLINGTON, WI 53105

PARCEL NO.: 206-02-19-05-065-011

ZONED: AG

DEED REFERENCE: DOCUMENT NO. 2420947

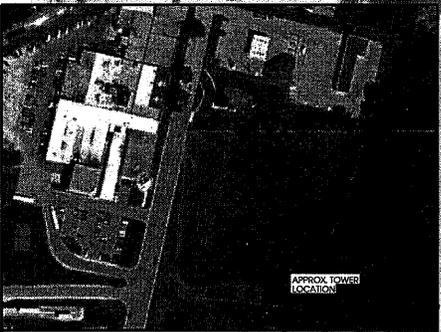
**LEASE EXHIBIT**  
FOR  
**US CELLULAR**  
BEING A PART OF THE SW1/4 OF THE  
NW1/4, SECTION 5, T.2N., R.19E.,  
CITY OF BURLINGTON, RACINE COUNTY,  
WISCONSIN

| NO. | DATE    | DESCRIPTION               | BY   |
|-----|---------|---------------------------|------|
| 2   | 9/21/17 | Added Lease and Easements | J.D. |
| 1   | 9/12/17 | Preliminary Survey        | J.D. |

|             |        |                  |             |
|-------------|--------|------------------|-------------|
| DRAWN BY:   | J.D.   | FIELD WORK DATE: | 9-7-17      |
| CHECKED BY: | C.A.K. | FIELD BOOK:      | M-45, PG. 1 |
| JOB NO.:    | 9696   | SHEET            | 3 OF 3      |







**AERIAL OVERVIEW OF SITE**

APPROX. TOWER LOCATION



**Edge**  
 Consulting Engineers, Inc.  
 608 Water Street  
 Burlington, WI 53111  
 608.644.1400  
 608.644.1540 fax  
 www.edgecon.com

**SITE PLAN**  
**BURLINGTON II (783362)**  
**BURLINGTON, WISCONSIN**

|                         |            |
|-------------------------|------------|
| SHEET TITLE             |            |
| ISSUE DATE:             | 2/6/2017   |
| ZONING DWS-04/18/2017   | DMK        |
| REVISIONS - 02/09/2018  | JLM        |
| PRELIM CDX - 02/09/2018 | UMK        |
| CHECKED BY:             | DCL        |
| PLOT DATE:              | 2/9/2018   |
| PROJECT #:              | 16715      |
| FILE NAME:              | C-1.dgn    |
| SHEET NUMBER:           | <b>C-1</b> |

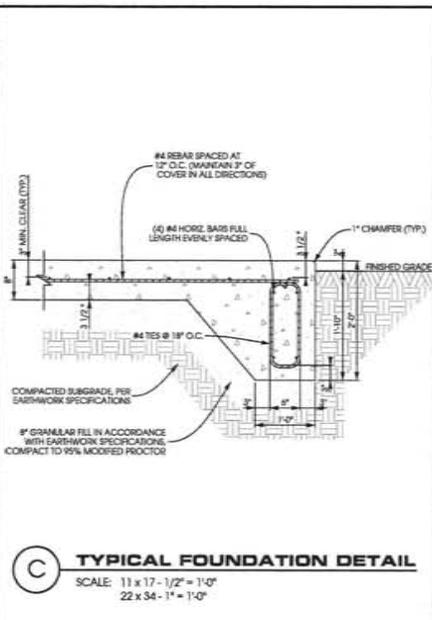
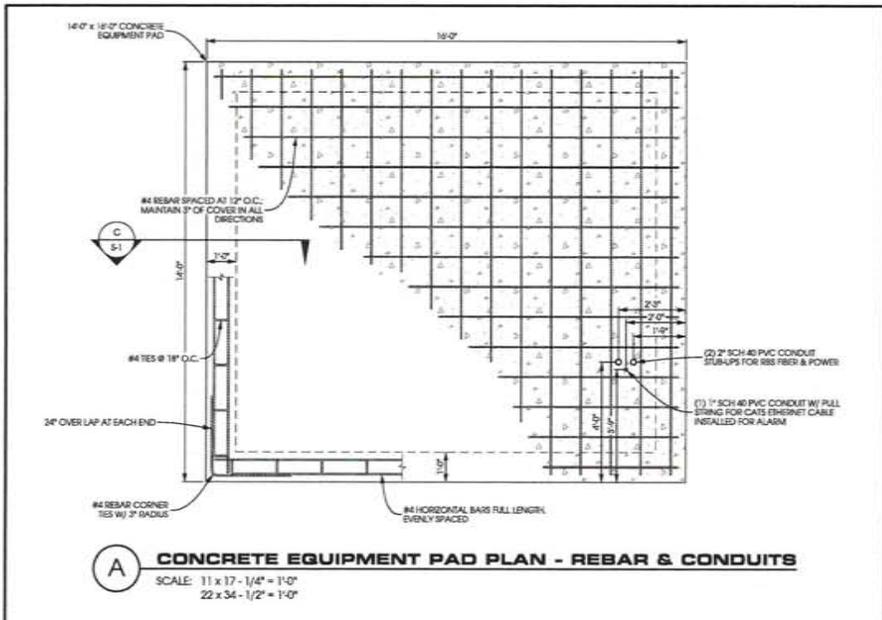
**NOTE**  
 SITE LAYOUT BASED ON SURVEY PROVIDED BY  
 MERIDIAN SURVEYING, LLC (DATED 09/21/2017)

SCALE: 1" = 17' - 11" = 20'  
 22" x 34" - 11" = 20'

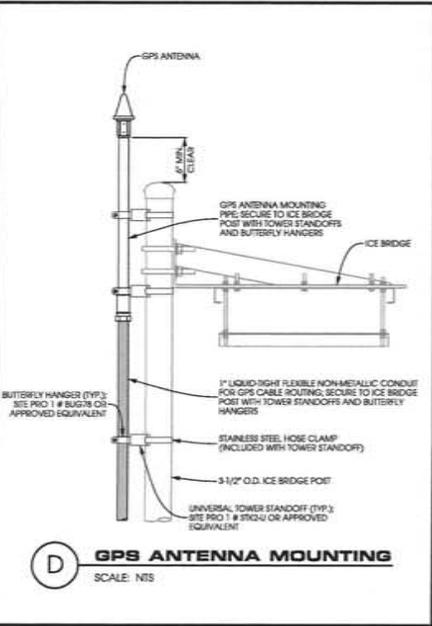
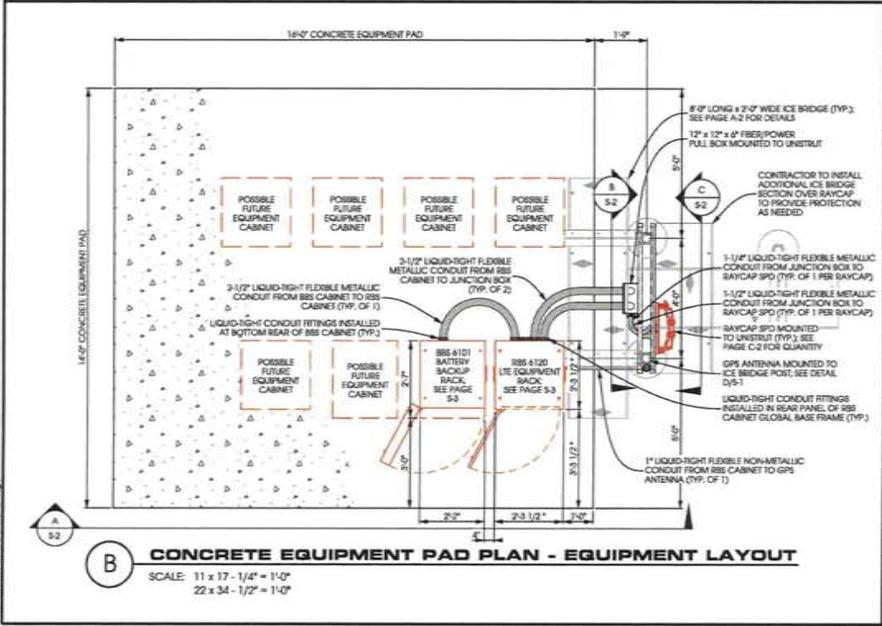








- CONCRETE AND REINFORCING NOTES:**
- 1) ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.
  - 2) ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (F<sub>c</sub>) OF 4000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% +/- 1% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (2" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.
  - 3) ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS.
  - 4) REMOVE ALL ORGANIC MATERIAL, SOFT AND/OR UNSUITABLE SOILS WITHIN FOUNDATION FOOTPRINT. DO NOT UTILIZE THESE SOILS FOR BACKFILL.
  - 5) CONSULT GEOTECHNICAL INVESTIGATION REPORT FOR ANTICIPATED SOIL CONDITIONS AND CONSTRUCTION CONSIDERATIONS.
  - 6) FOUNDATION DESIGN BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF AND MAX. PLASTICITY INDEX OF 20, CONTRACTOR TO CONFIRM BEARING SOILS MEET THESE CONDITIONS BEFORE INSTALLATION.
  - 7) SOILS NOT MEETING THE DESIGN BEARING STRENGTH SHALL BE UNDERCUT AND REPLACED WITH SANCH BREAKER STONE. UNDERCUT ONE FOOT ON EACH SIDE OF THE FOOTING FOR EVERY FOOT IN DEPTH. CONSULT WITH ENGINEER FOR REQUIRED UNDERCUT DEPTH.
  - 8) CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.

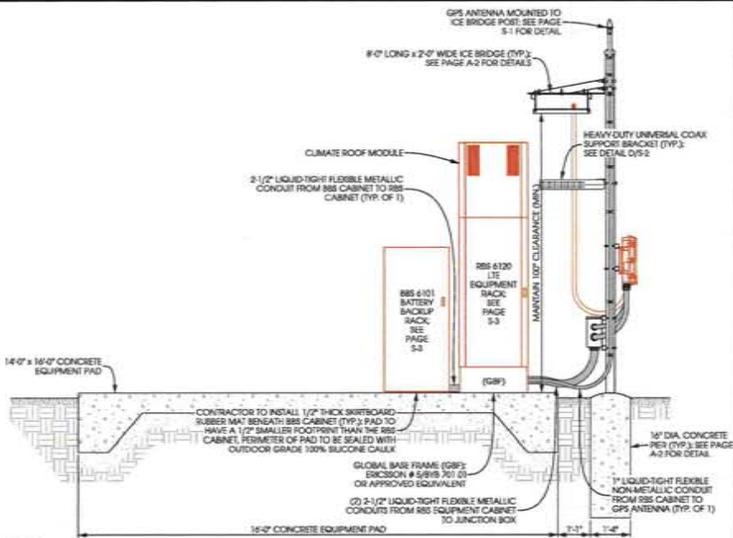


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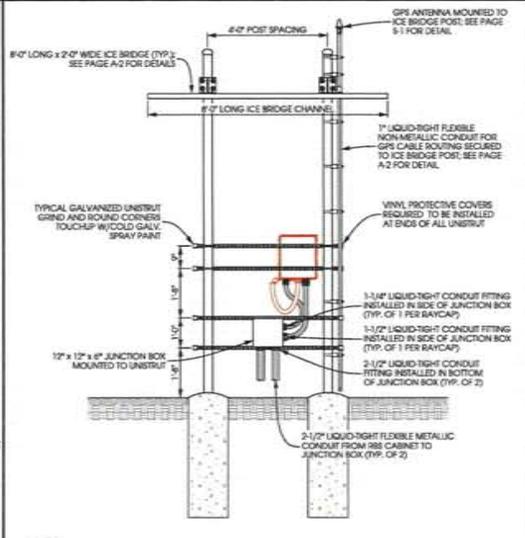
SHEET TITLE

| ISSUE DATE | INT. |
|------------|------|
| 2018-02-20 | 1    |
| 2018-02-20 | 2    |
| 2018-02-20 | 3    |
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| 2018-02-20 | 5    |
| 2018-02-20 | 6    |
| 2018-02-20 | 7    |
| 2018-02-20 | 8    |
| 2018-02-20 | 9    |
| 2018-02-20 | 10   |
| 2018-02-20 | 11   |
| 2018-02-20 | 12   |
| 2018-02-20 | 13   |
| 2018-02-20 | 14   |
| 2018-02-20 | 15   |
| 2018-02-20 | 16   |

CHECKED BY: DCL  
 PLOT DATE: 2/20/18  
 PROJECT #: 18715  
 FILE NAME: S-1.dwg  
 SHEET NUMBER: **S-1**



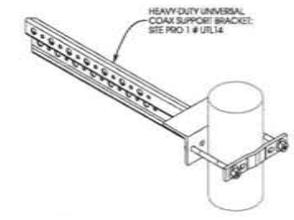
**A CONCRETE EQUIPMENT PAD ELEVATION - FRONT VIEW**  
 SCALE: 11 x 17 - 1/4" = 1'-0"  
 22 x 34 - 1/2" = 1'-0"



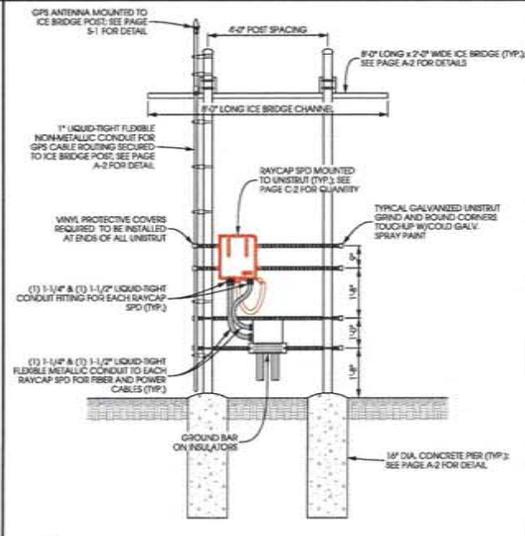
**B JUNCTION BOX MOUNTING ELEVATION**  
 SCALE: 11 x 17 - 1/4" = 1'-0"  
 22 x 34 - 1/2" = 1'-0"

**PRODUCT DESCRIPTION**

- HEAVY DUTY UNIVERSAL SUPPORT BRACKET
- SITE PRO 1 PART # UTL14
- MOUNTS TO ROUND MEMBERS (1-1/2" O.D. TO 5-1/2" O.D.)
- PUNCHED WITH 3/4" HOLES FOR SNAP-IN HANGERS AND 7/16" HOLES FOR HARDWARE
- HDROP GALVANIZED
- CAN BE BOLTED DIRECTLY TO PROUD KNOCKDOWN LEGS WITH INCLUDED HARDWARE



**D HEAVY-DUTY UNIVERSAL COAX SUPPORT BRACKET**  
 SCALE: NTS



**C RAYCAP SPD MOUNTING ELEVATION**  
 SCALE: 11 x 17 - 1/4" = 1'-0"  
 22 x 34 - 1/2" = 1'-0"

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**EQUIPMENT PAD DETAILS**  
**BURLINGTON II (783362)**  
**BURLINGTON, WISCONSIN**

SHEET TITLE

| ISSUE DATE | REV. |
|------------|------|
| 2017-08-16 | 1    |
| 2017-08-16 | 2    |
| 2017-08-16 | 3    |
| 2017-08-16 | 4    |
| 2017-08-16 | 5    |
| 2017-08-16 | 6    |
| 2017-08-16 | 7    |
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| 2017-08-16 | 38   |
| 2017-08-16 | 39   |
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| 2017-08-16 | 50   |

CHECKED BY: DCL  
 PLOT DATE: 3/2/2019  
 PROJECT #: 14719  
 FILE NAME: S-2.dwg  
 SHEET NUMBER: 5-2

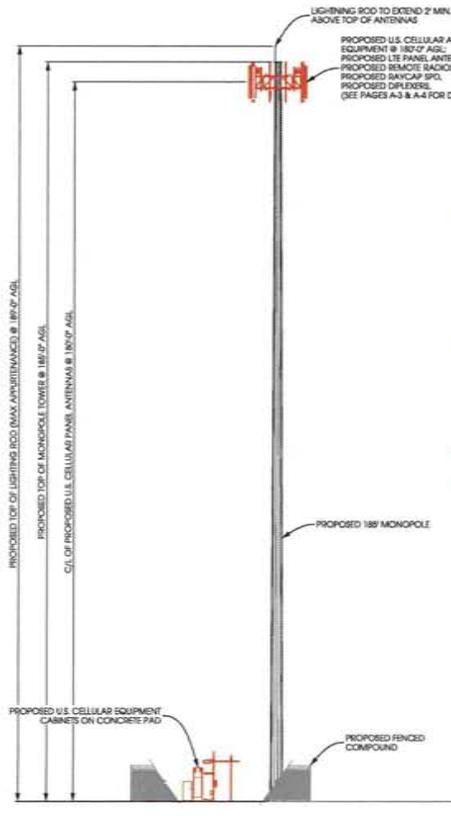


**NOTES:**  
 - CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNAS WITH PROJECT MANAGER.  
 - ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.  
 - CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2 MIN. ABOVE ALL ANTENNAS & EQUIPMENT.

| EUREP HYBRID CABLE                    |            | LENGTH |
|---------------------------------------|------------|--------|
| QUANTITY FROM BAYCAP SPD CO.          | ICE BRIDGE | 77 FT  |
| LENGTH ALONG ICE BRIDGE               |            | 77 FT  |
| LENGTH FROM T.O.C. TO BAYCAP SPD      |            | 77 FT  |
| TOTAL LENGTH OF HYBRID CABLE          |            | 77 FT  |
| ROUNDED LENGTH                        |            | 77 FT  |
| 420 MAH * 7' BROAD CABLE              |            |        |
| 500 MAH * 12' INDUCTANCE HYBRID CABLE |            |        |

| HYBRID JUMPER CABLE INFO |                        |
|--------------------------|------------------------|
|                          | BAYCAP TO REMOTE RADIO |
| ALPHA SECTOR             | 16.8 FT 5.9m           |
| BETA SECTOR              | 16.8 FT 5.9m           |
| GAMMA SECTOR             | 16.8 FT 5.9m           |

\* PREFERRED JUMPER LENGTH OF 5m (16.4')  
 † MAXIMUM JUMPER LENGTH OF 5m (16.7')



**OR AFTER TO VERIFY IF MORE THAN PHYSICAL LENGTH IS NEEDED**

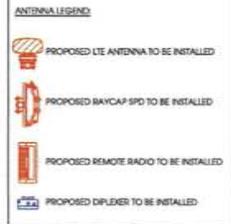
| L8 COAX JUMPER CABLE |              | LENGTH |
|----------------------|--------------|--------|
| ALPHA SECTOR         | REMOTE RADIO | 8 FT   |
| BETA SECTOR          |              | 8 FT   |
| GAMMA SECTOR         |              | 8 FT   |

**OR AFTER TO VERIFY IF MORE THAN PHYSICAL LENGTH IS NEEDED**

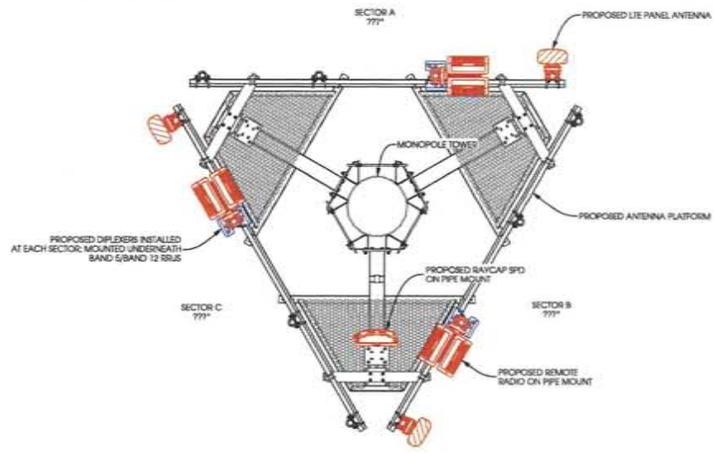
| L8 COAX JUMPER CABLE |              | LENGTH |
|----------------------|--------------|--------|
| ALPHA SECTOR         | REMOTE RADIO | 8 FT   |
| BETA SECTOR          |              | 8 FT   |
| GAMMA SECTOR         |              | 8 FT   |

**THIS JUMPER IS NOT REQUIRED AT ALL SITES. REQUIRED LENGTHS TO BE JUMPER LENGTHS TO BE JUMPER LENGTHS. MUST HAVE THE SAME JUMPER LENGTHS.**

**A TOWER PROFILE (SOUTH ELEVATION)**  
 SCALE: 11" x 17" - 1" = 30'-0"  
 22" x 34" - 1" = 15'-0"



**NOTE:**  
 ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH



**4566 TO PROVIDE TOWER LOADING**

| TECHNOLOGY BAND |        |
|-----------------|--------|
| CDMA            | YELLOW |
| GSM             | VIOLET |
| LTE             | ORANGE |

| FREQUENCY BAND |       |
|----------------|-------|
| 700            | GREEN |
| 800            | BROWN |
| 1900           | BLUE  |
| 2100           | WHITE |

| SECTOR BAND        | ASSIGNED COLOR | SECTOR BAND ASSIGNMENTS |                |                |                |
|--------------------|----------------|-------------------------|----------------|----------------|----------------|
|                    |                | LINE 1                  | LINE 2         | LINE 3         | LINE 4         |
| ALPHA (SECTOR 1)   | RED            | 1 RED BAND              | 2 RED BANDS    | 3 RED BANDS    | 4 RED BANDS    |
| BETA (SECTOR 2)    | WHITE          | 1 WHITE BAND            | 2 WHITE BANDS  | 3 WHITE BANDS  | 4 WHITE BANDS  |
| GAMMA (SECTOR 3)   | BLUE           | 1 BLUE BAND             | 2 BLUE BANDS   | 3 BLUE BANDS   | 4 BLUE BANDS   |
| DELTA (SECTOR 4)   | GREEN          | 1 GREEN BAND            | 2 GREEN BANDS  | 3 GREEN BANDS  | 4 GREEN BANDS  |
| EPSILON (SECTOR 5) | VIOLET         | 1 VIOLET BAND           | 2 VIOLET BANDS | 3 VIOLET BANDS | 4 VIOLET BANDS |
| ZETA (SECTOR 6)    | BROWN          | 1 BROWN BAND            | 2 BROWN BANDS  | 3 BROWN BANDS  | 4 BROWN BANDS  |

**B ANTENNA PLATFORM ASSIGNMENT**  
 SCALE: 11" x 17" - 1/4" = 1'-0"  
 22" x 34" - 1/2" = 1'-0"

PER U.S. CELLULAR 46P DATED 7/17/2017 PROVIDED BY OTHERS

USE SCOTCH VINYL TAPE 35, AVAILABLE AT GRAYBAR OR LOCAL 3M DISTRIBUTOR.

**NOTES:**

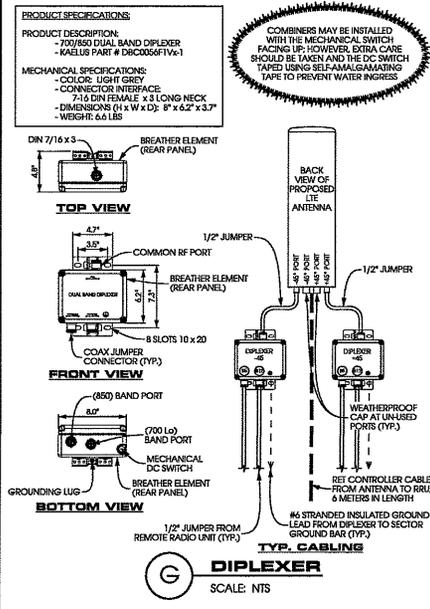
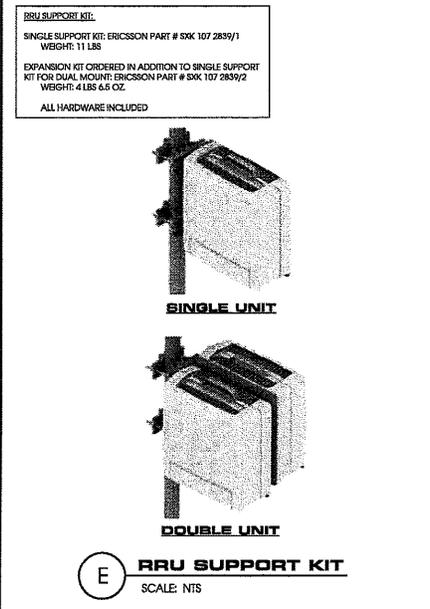
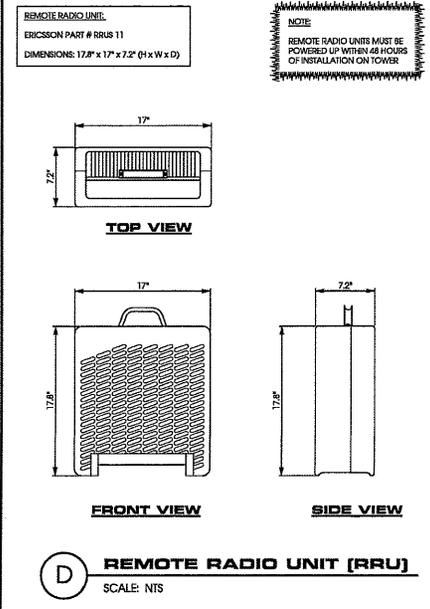
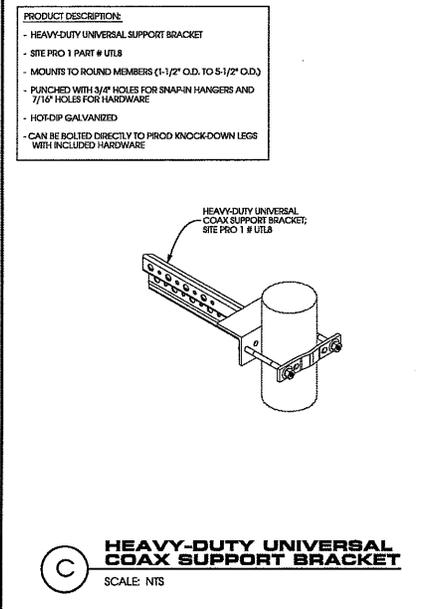
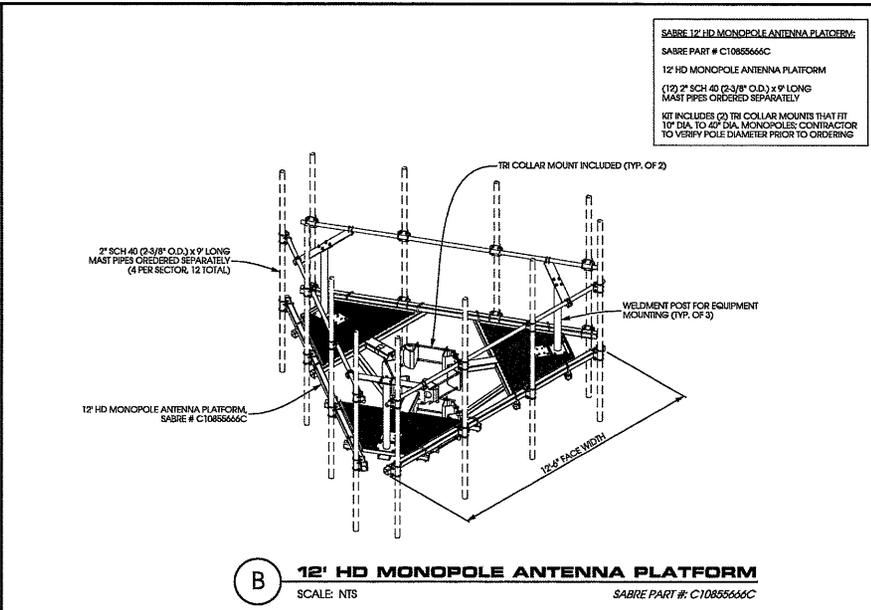
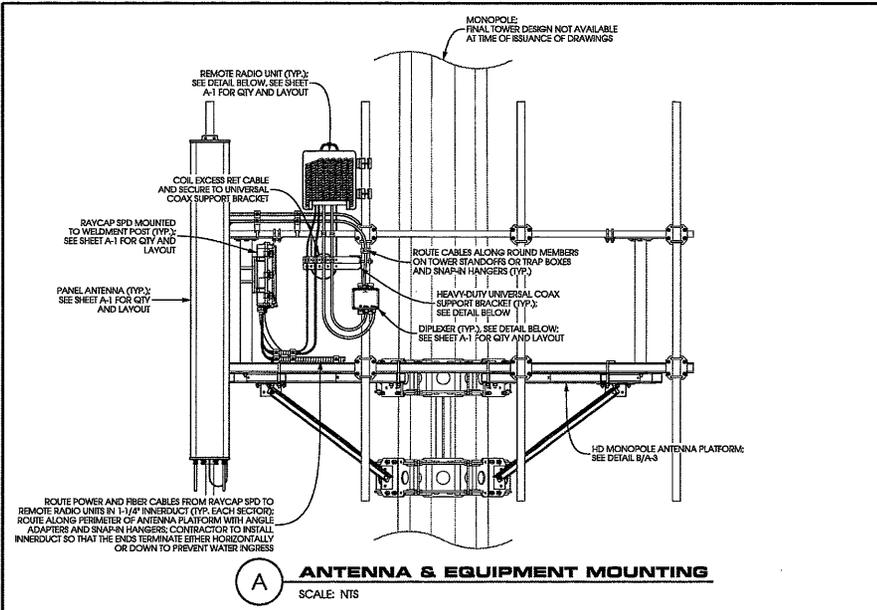
- BEGIN SECTOR BAND >10' FROM CABLE TERMINATION.
- SECTOR POSITION BANDS INDICATE LINE 1, LINE 2, ETC. REPEAT FOR EACH UNIQUE TECHNOLOGY.
- IF ANTENNA IS DUPLEXED, BOTH TECHNOLOGY BANDS SHOULD BE USED.

**SITE ELEVATION**  
**BURLINGTON II (783362)**  
**BURLINGTON, WISCONSIN**

| ISSUE DATE | INT. |
|------------|------|
| 2016-09-26 | AM   |
| 2016-09-26 | AM   |
| 2016-09-26 | AM   |

CHECKED BY: DCL  
 PLOT DATE: 2/26/18  
 PROJECT #: 15175  
 FILE NAME: A-1.dwg  
 SHEET NUMBER: **A-1**





**Edge**  
Consulting Engineers, Inc.  
600 Water Street  
Burlington, WI 53111  
608.444.1697 fax  
608.444.1697 fax  
www.edgeconsulting.com

**INSTALLATION DETAILS**  
**BURLINGTON II [783362]**  
**BURLINGTON, WISCONSIN**

SHEET TITLE:

| ISSUE DATE:              | BY: |
|--------------------------|-----|
| ZONING DWGS - 08/18/2017 | LMK |
| REVISIONS - 02/08/2018   | JEM |
| PRELIM CDS - 02/09/2018  | LMK |

CHECKED BY:  
DCL

PLT DATE:  
2/9/2018

PROJECT #:  
16715

FILE NAME:  
A-3.dwg

SHEET NUMBER:  
**A-3**

© EDGE CONSULTING ENGINEERS, INC.

**PRODUCT DESCRIPTION:**

- 1/4" HYBRID FIBER OPTIC CABLE WITH 48V ENERGY FEEDER IN CORRUGATED ALUMINUM SHIELDING WITH UV RESISTANT PE JACKET
- MINIMUM BENDING RADIUS: 360mm (14")
- MAXIMUM PULLING STRENGTH: 180 cN
- MAXIMUM HANGER SPACING: 1.0m
- APPROX. WEIGHT: 2300 kg/km (1.65 lb/ft)
- SHIPPED W/4" PROTECTED JACKET (2.52" O.D.) AT EACH END
- NON-ARMORED ENDS ARE 3" IN LENGTH (2" O.D.)



**A EUPEN HYBRID CABLE**  
SCALE: NTS

**PRODUCT DESCRIPTION:**

- BARREL CUSHION FOR 1/4" SNAP-STACK HANGERS
- ACCOMMODATES (4) 1/2" COAX
- SITE PRO 1 PART # 3C124
- DOUBLE STACKING ALLOWED PER MANUFACTURER

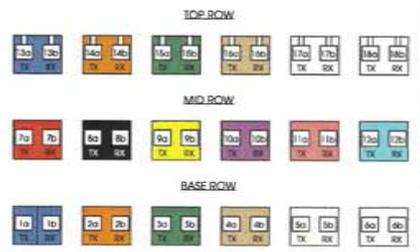


**B STACKABLE SNAP-IN HANGER ON UNIVERSAL STANDOFF KIT**  
SCALE: NTS

**HYBRID COLOR CODING**

| WAVE | SEC | FRQ | MU | ENR |
|------|-----|-----|----|-----|
| 1    | SEC | FRQ | MU | ENR |
| 2    | SEC | FRQ | MU | ENR |
| 3    | SEC | FRQ | MU | ENR |
| 4    | SEC | FRQ | MU | ENR |
| 5    | SEC | FRQ | MU | ENR |
| 6    | SEC | FRQ | MU | ENR |
| 7    | SEC | FRQ | MU | ENR |
| 8    | SEC | FRQ | MU | ENR |
| 9    | SEC | FRQ | MU | ENR |
| 10   | SEC | FRQ | MU | ENR |
| 11   | SEC | FRQ | MU | ENR |
| 12   | SEC | FRQ | MU | ENR |
| 13   | SEC | FRQ | MU | ENR |
| 14   | SEC | FRQ | MU | ENR |
| 15   | SEC | FRQ | MU | ENR |
| 16   | SEC | FRQ | MU | ENR |
| 17   | SEC | FRQ | MU | ENR |
| 18   | SEC | FRQ | MU | ENR |
| 19   | SEC | FRQ | MU | ENR |
| 20   | SEC | FRQ | MU | ENR |

**C HYBRID COLOR CODING**  
SCALE: NTS

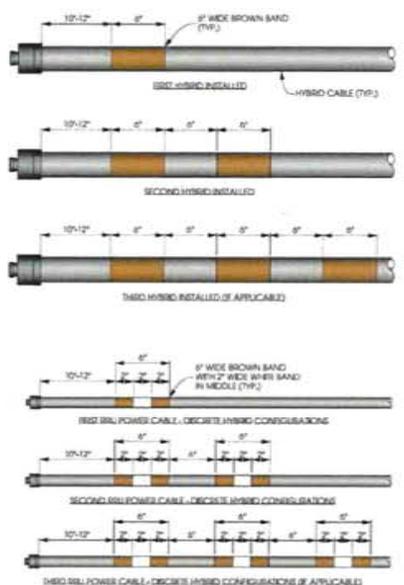


**D FIBER LABEL**  
SCALE: NTS

**NOTE:**

AT THE TOP OF THE TOWER/BUILDING/WATER TOWER AND AT THE ENTRY POINT OF THE GROUND LEVEL JUNCTION BOX, HYBRID/DISCRETE CABLES MUST BE Banded IN ACCORDANCE TO THE ILLUSTRATION BELOW. THE ILLUSTRATION SHOWS THE FIRST HYBRID/DISCRETE CABLE INSTALLED WITH ONE BROWN BAND, THE SECOND HYBRID/DISCRETE CABLE WITH TWO BROWN BANDS AND THE THIRD (IF APPLICABLE) WITH THREE BROWN BANDS.

REFER TO LATEST EDITION OF U.S. CELLULAR STANDARD: ST072 TO VERIFY CURRENT COLOR CODING



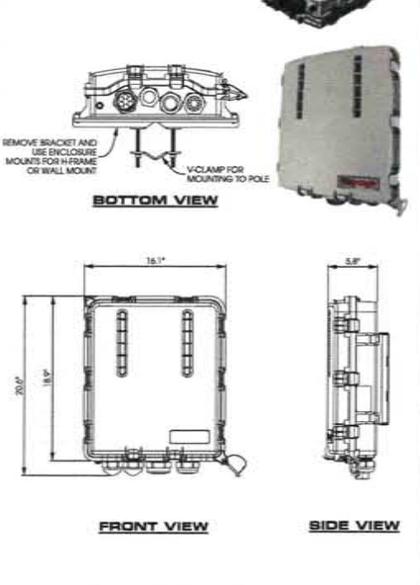
**E TYP. HYBRID CABLE BANDING**  
SCALE: NTS

**RAYCAP SPD SURGE PROTECTION:**

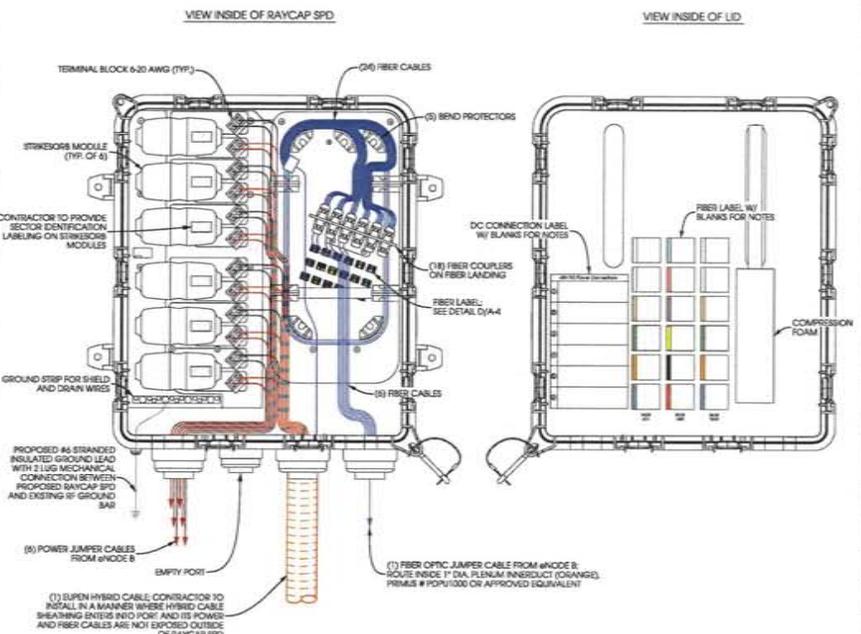
RAYCAP MODEL #: R502C-6527 PE-48

DIMENSIONS: 20.6" x 18.6" x 5.8" (H x W x D)

WEIGHT: 19.95 lbs



**F RAYCAP SURGE PROTECTIVE DEVICE (SPD)**  
SCALE: NTS



**G RAYCAP SPD CABLING**  
SCALE: NTS

SHEET TITLE:

| ISSUE DATE:              | FIG. |
|--------------------------|------|
| ZONING DWG3 - 06/18/2017 | UNR  |
| REVISIONS - 02/08/2018   | A-34 |
| PRELIM CD3 - 02/08/2018  | UNR  |

CHECKED BY: DCL

PLOT DATE: 2/9/2018

PROJECT #: 13715

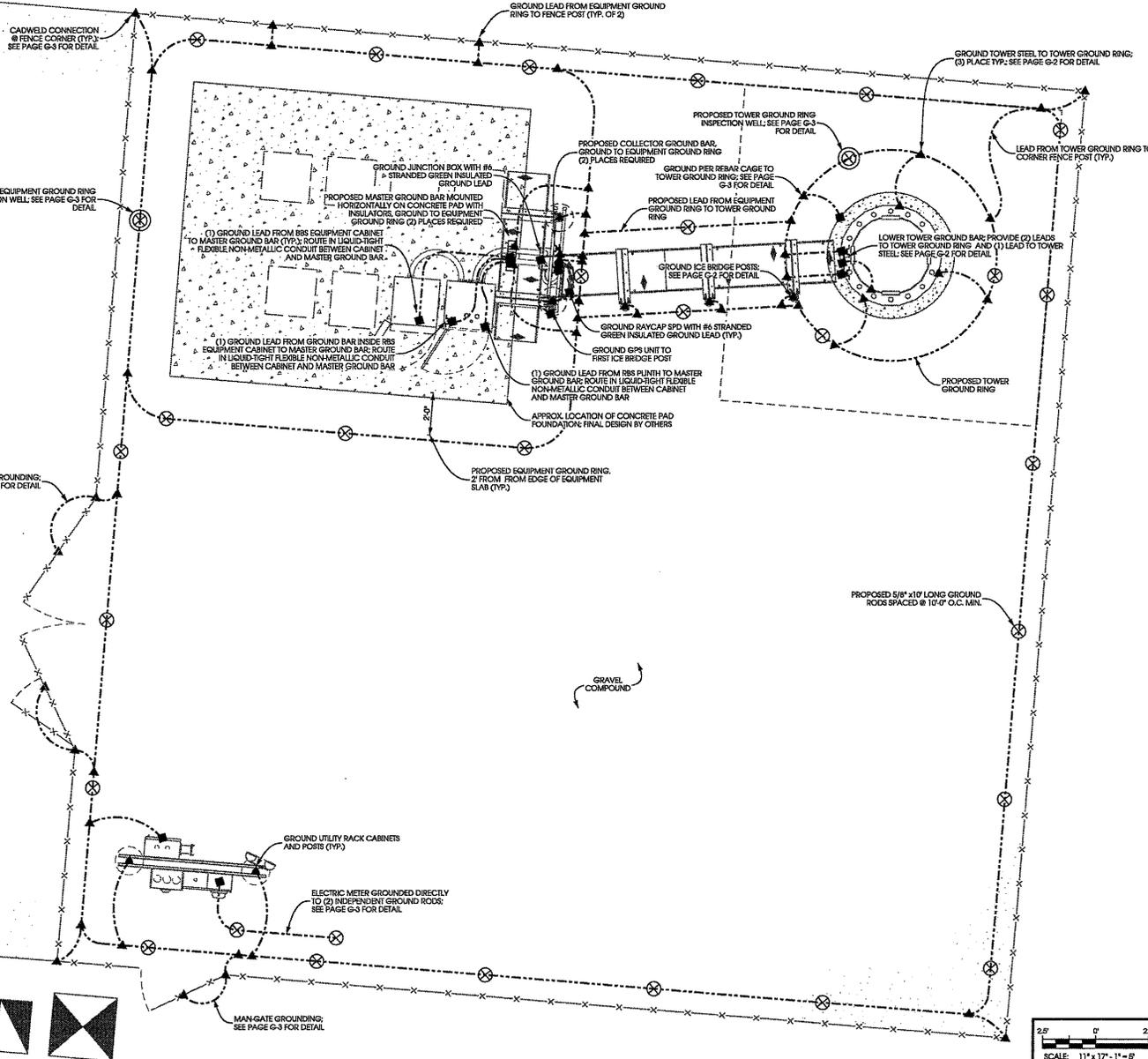
FILE NAME: A-4.dwg

SHEET NUMBER:





NORTH



**GROUNDING SCHEDULE:**

- ▲ CADWELD CONNECTION
- MECHANICAL BURNDY CONNECTION
- ⊗ GROUND ROD (#4" x 10' LONG COPPER CLAD SPACED 10' O.C.)
- ⊗ GROUND ROD W/INSPECTION WELL
- #2 AWG SOLID, TINNED COPPER  
- FENCE COMPOUND GROUND RING  
- LEAD FROM GROUND RING TO TOWER CABINET  
- MAIN LEADS TO GROUND BARS
- #6 STRANDED GREEN INSULATED COPPER  
- RAYCAP SPD TO GROUND BAR  
- JUNCTION BOX TO GROUND BAR

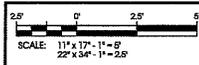
**NOTES:**

1. ALL GROUND LEADS EXTENDING FROM BELOW GRADE SHALL EXTEND A MINIMUM OF 6" ABOVE GRADE FOR TESTING PURPOSES.
2. ALL GROUND LEADS EXTENDING FROM BELOW GRADE TO BE ENCASED IN 3/4" LIQUID-TIGHT FLEXIBLE NON-METALLIC OR 3/4" RIGID CONDUIT W/ THE CONDUIT BEING BURIED A MIN. OF 24" BELOW GRADE.
3. PRIOR TO FINAL COMPACTION, CONTRACTOR SHALL TEST GROUND SYSTEM TO VERIFY 5 OHM OR LESS CRITERIA IS ACHIEVED. CONTRACTOR SHALL SUPPLEMENT GROUND SYSTEM AS NEEDED. FINAL TEST RESULTS SHALL BE DOCUMENTED AND PROVIDED TO ENGINEER.
4. CHEM-ROD TO BE UTILIZED IN EVENT OF SHALLOW BEDROCK OVERLYING SHALLOW FOUNDATION WHERE CONVENTIONAL RODS CANNOT BE INSTALLED. WHERE GROUND SYSTEM NEEDS TO BE SUPPLEMENTED TO ACHIEVE 5 OHM OR LESS RESISTANCE.

**GROUNDING NOTE:**

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE COMPLETION OF THE GEOTECHNICAL REPORT AND RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITIONAL SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

1.000012710.CADWELD.CONNECTION

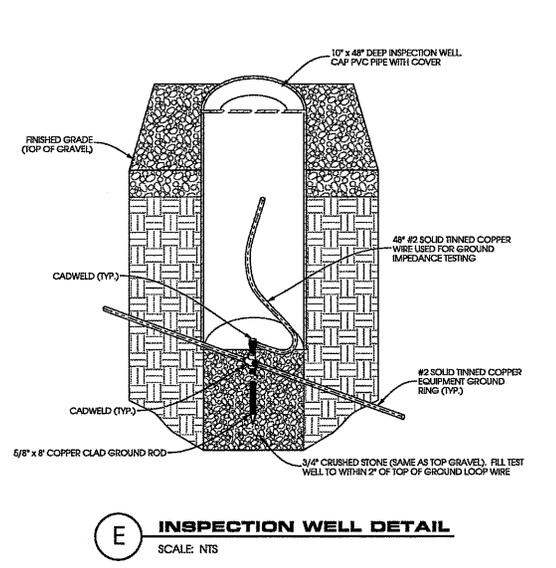
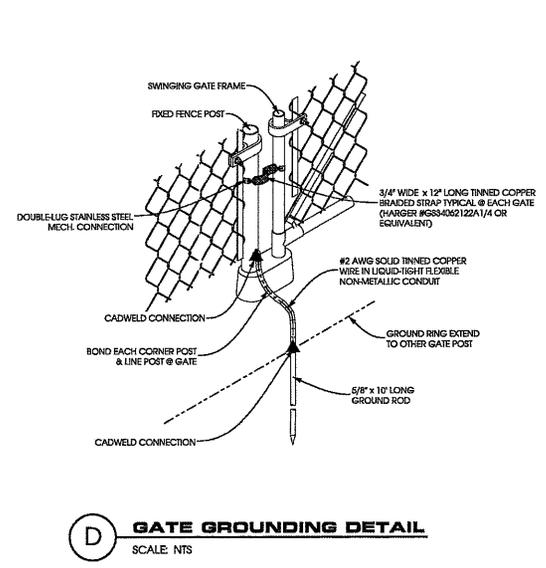
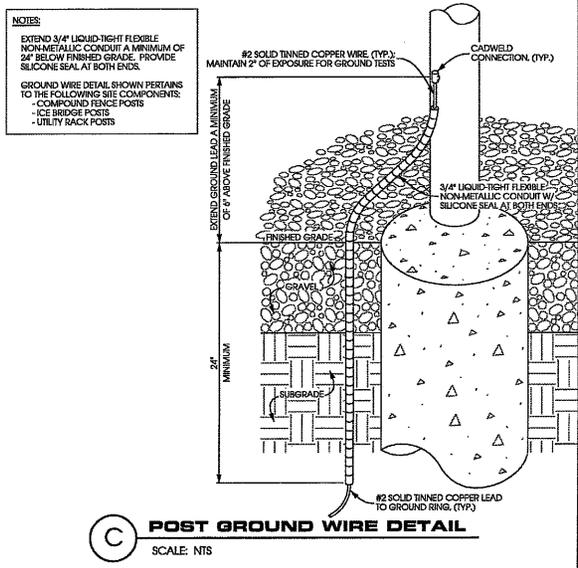
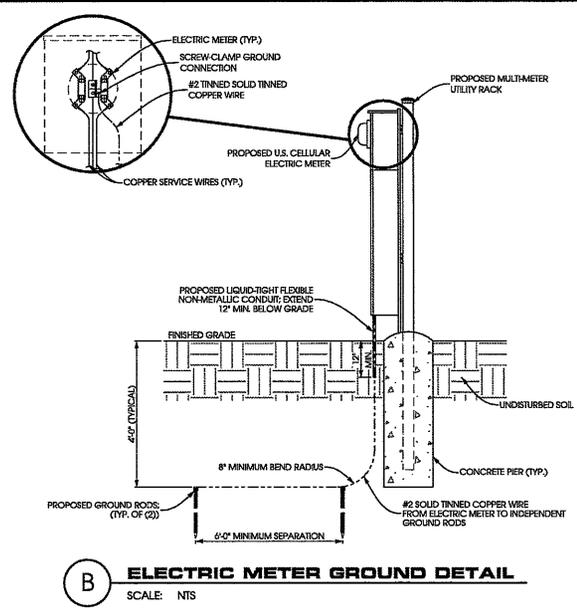
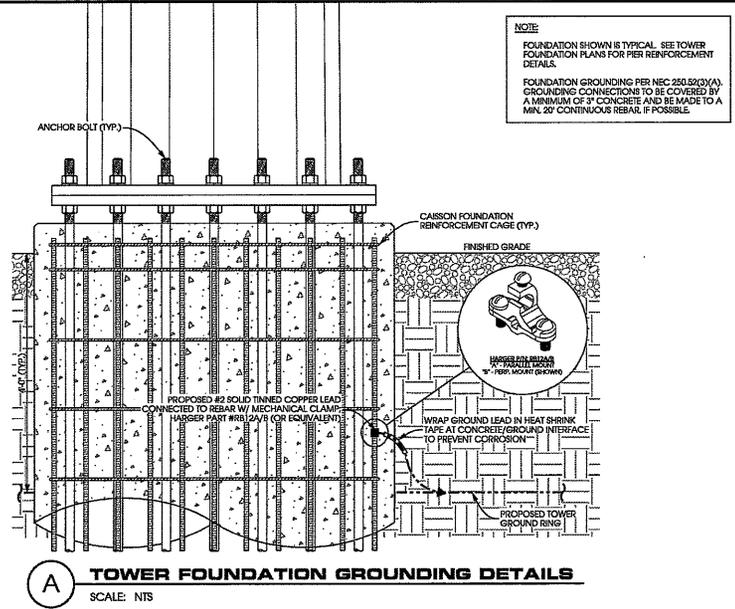


**Edge**  
Consulting Engineers, Inc.  
1000 North Lincoln Ave. #2570  
P.O. Box 1447  
60854-1447  
www.edgeconsulting.com

**GROUNDING PLAN**  
**BURLINGTON II (783362)**  
**BURLINGTON, WISCONSIN**

|                         |      |
|-------------------------|------|
| SHEET TITLE             |      |
| ISSUE DATE:             | REV: |
| 2016-03-03 - 01/18/2017 | 1.0  |
| 02/05/2018              | 2.0  |
| 02/05/2018              | 3.0  |
| 02/05/2018              | 4.0  |
| CHECKED BY:             |      |
| DCL                     |      |
| PLOT DATE:              |      |
| 3/9/2018                |      |
| PROJECT #:              |      |
| N/A                     |      |
| FILE NAME:              |      |
| G-1.dwg                 |      |
| SHEET NUMBER:           |      |
| <b>G-1</b>              |      |





**Edge**  
Consulting Engineers, Inc.  
P.O. Box 180, W. Burlington, WI 53190  
608.644.1447 voice  
608.644.1449 fax  
www.edgeconsult.com

**GROUNDING DETAILS**  
**BURLINGTON II (789362)**  
**BURLINGTON, WISCONSIN**

|               |                           |      |
|---------------|---------------------------|------|
| SHEET TITLE   | ISSUE DATE                | REV. |
|               | ZONING DAVIS - 04/18/2017 | JMK  |
|               | REVISION - 02/02/2018     | JMK  |
|               | PRELIM CDS - 02/02/2018   | JMK  |
| CHECKED BY:   | DATE                      |      |
| DCL           | 2/9/2018                  |      |
| PLOT DATE:    |                           |      |
| PROJECT #:    |                           |      |
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| SHEET NUMBER: |                           |      |

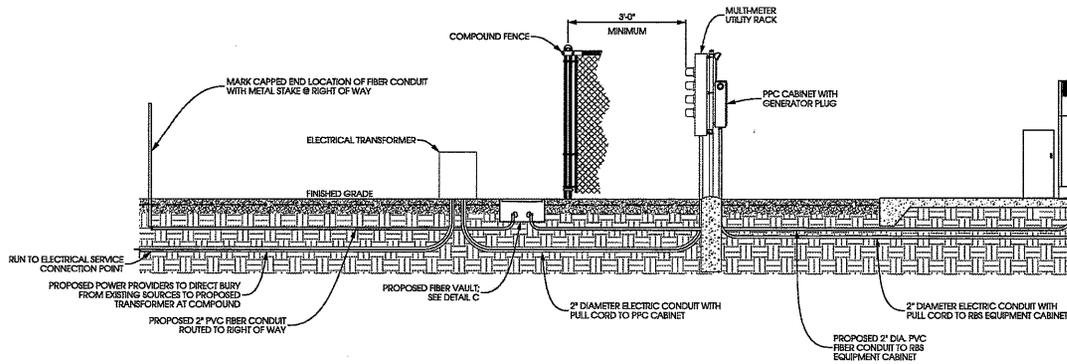
**G-3**





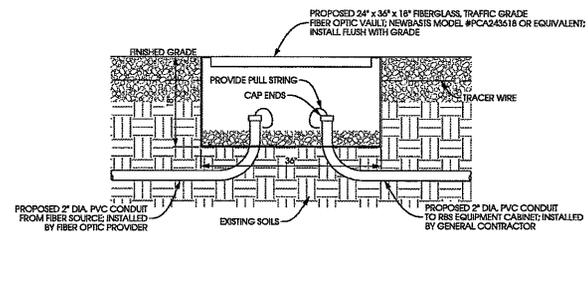


**NOTE**  
INSTALL IN ACCORDANCE WITH LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.



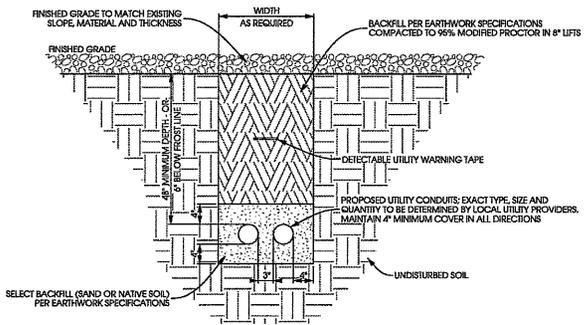
**(A) STANDARD UNDERGROUND UTILITIES**  
SCALE: NTS

**NOTE**  
PROVIDE 8" x 8" x 6" PVC BOX AT SHELTER TELCO ENTRANCE CANTEX MODEL #F133164 OR EQUIVALENT

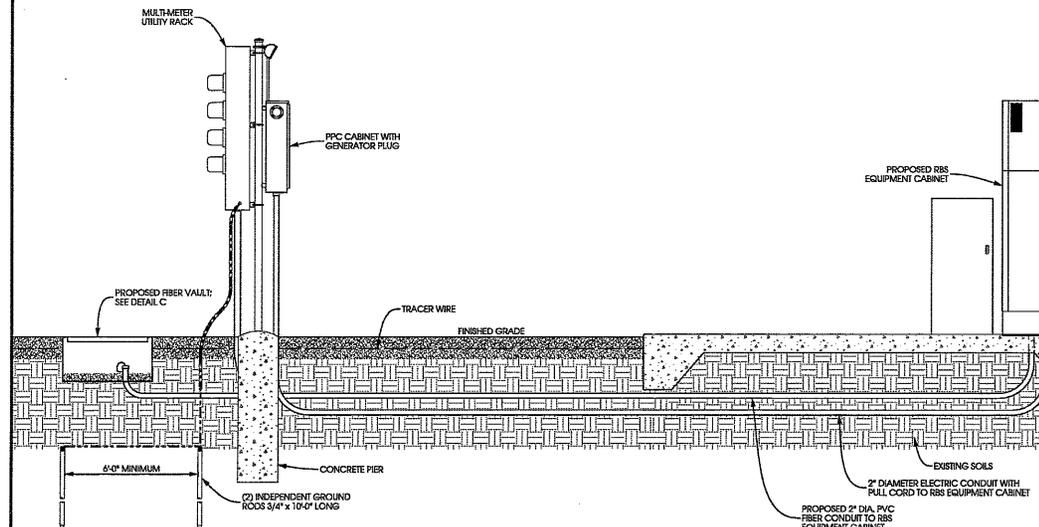


**(C) FIBER VAULT DETAIL**  
SCALE: 11" x 17" - 1/2" = 1'-0"  
22" x 34" - 1" = 1'-0"

**NOTES**  
UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 48" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE.  
CONDUIT TYPE, SIZE, QUANTITY AND SEPARATION TO BE VERIFIED WITH LOCAL UTILITY PROVIDER REQUIREMENTS.



**(B) UTILITY TRENCH DETAIL**  
SCALE: NTS



**(D) MULTI-CARRIER UTILITY PEDESTAL DETAIL**  
SCALE: NTS

**Edge**  
Consulting Engineers, Inc.  
525 Water Street, E. 8278  
P.O. Box 1447, Waco, TX 76788  
817.674.1871 fax  
www.edgeconsulting.com

**ELECTRICAL SITE DETAILS**  
**BURLINGTON II (783362)**  
**BURLINGTON, WISCONSIN**

|                          |     |
|--------------------------|-----|
| ISSUE DATE:              | PN: |
| ZONING DWGS - 08/18/2017 | LMK |
| REVISIONS - 02/09/2018   | JLM |
| PRELIM CD3 - 02/09/2018  | LMK |

|             |          |
|-------------|----------|
| CHECKED BY: | DCL      |
| PLOT DATE:  | 3/9/2018 |
| PROJECT #:  | 16715    |
| FILE NAME:  | 8-3.dgn  |

SHEET NUMBER:  
**E-3**



**PLAN COMMISSION**

**ITEM NUMBER: 7C**

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**DATE:** March 13, 2018

**SUBJECT:** Consideration to recommend approval for an ETZ Certified Survey Map application at 33911 Hillcrest Drive.

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

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**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 Bryon Perona of New Winds Properties LLC for property located at the 33911 Hillcrest Drive in the Town of Burlington. The applicant would like to subdivide one parcel to create Proposed Lots 1 and 2. Proposed Lot 1 will consist of 15,598 square feet with an accessory structure that crosses the property lines. Proposed Lot 2 will consist of 13,229 square feet with an existing single-family residence and an accessory structure. The two Proposed Lots will retain the current zoning classification.

The Town of Burlington Planning and Zoning Committee approved this CSM at their February 8, 2018 meeting.

**ZONING:**

The parcel is located in the Town of Burlington.

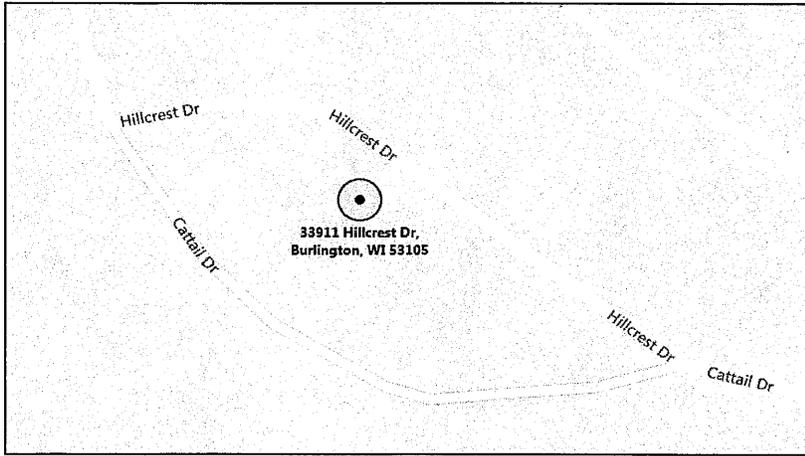
**RECOMMENDATION:**

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 March 13, 2018 Plan Commission meeting and will be placed on the March 20, 2018 Committee of the Whole and Common Council meeting for final consideration the same night.

**MAP:**





One Honey Creek Corporate Center  
125 South 84<sup>th</sup> Street, Suite 401  
Milwaukee, WI 53214-1470  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

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## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Ben Block  
Tanya Fonseca, AICP

**DATE:** March 5, 2018

**SUBJECT:** Review of Certified Survey Map for Land Division on Property at 33911 Hillcrest Drive, Town of Burlington, WI 53105

### A. PURPOSE

- 1) Consider for approval the Extraterritorial Zoning District Certified Survey Map from Bryon Perona, Agent of New Winds Properties LLC, for parcel 002-02-19-20-136-000 located at 33911 Hillcrest Drive 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:

- 2) The Extraterritorial Zoning District Certified Survey Map from Bryon Perona, Agent of New Winds Properties LLC, for parcel 002-02-19-20-136-000 located at 33911 Hillcrest Drive 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 Bryon Perona, Agent of New Winds Properties LLC, to divide parcel 002-02-19-20-136-000 located at 33911 Hillcrest Drive in the Town of Burlington.

As presently exists, parcel 002-02-19-20-136-000 is comprised of two lots ("Existing Lot 2" and "Existing Lot 3") that are connected by a parcel tie line. The intent of this Application is to create two new lots that will better conform to the underlying zoning code. This Application proposes to divide parcel 002-02-19-20-136-000 to create "Proposed Lot 1," consisting of 15,598 square feet, and "Proposed Lot 2," consisting of 13,229 square feet.

The Proposed Lot 2 has an existing single-family residence and an accessory structure. Proposed Lot 1 has no principal structure, but there is an existing accessory structure that crosses the property line between



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parcel 002-02-19-20-136-000 (33911 Hillcrest Drive) and parcel 002-02-19-20-139-000 (34016 Cattail Drive); the majority of this accessory structure lies in parcel 002-02-19-20-139-000 (34016 Cattail Drive – the resident and/or property owner is the assumed owner of the accessory structure). This Application does not alter the property line that intersects this existing accessory structure. It is recommended that any potential issues with this structure be proactively addressed prior to the development or sale of Proposed Lot 1.

Both Proposed Lots will retain their existing Racine County Zoning classification of “R-4 Urban Residential District,” which principally accommodates single-family dwellings on lots served by public sanitary sewer.

The Applicant submitted the following materials:

- Certified Survey Map of the proposed division of parcel 002-02-19-20-136-000 (3 sheets, as prepared by Mark A. Bolender, Wisconsin Professional Land Surveyor, December 18, 2017)

#### **D. COMPLIANCE WITH MUNICIPAL CODE §278-86 “MINOR LAND DIVISION”**

Pursuant to Municipal Code §278-86, a certified survey map is the appropriate tool to divide parcel 002-02-19-20-136-000, as the division will create two – but no more than four – parcels and the parcels are less than 35 acres in size. As the Applicant 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 Applicant’s 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 Applicant’s 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, 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 002-02-19-20-136-000 will remain as “Residential Sewered.” This land use designation indicates that lots should be sized between 25,000 square feet to 1.49 acres per dwelling unit, though both Proposed Lots will be smaller than this (Proposed Lot 1: 15,598 square feet; Proposed Lot 2: 13,229 square feet). Considering that the Proposed Lots will be consistent in size with many of the lots in the surrounding area, this discrepancy should not be seen as problematic.



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*II. Compliance with Racine County Zoning Classification "A-4 Urban Residential District"*

The proposed division of parcel 002-02-19-20-136-000 is compliant with the provisions enumerated in Racine County Code of Ordinances Division 7 "A-4 Urban Residential District." Both of the Proposed Lots are compliant with the area requirements and yard setback requirements.

*III. Environmental Corridors*

The "Town of Burlington 2035 Land Use Plan"<sup>1</sup> map provided in the 2008 Town of Burlington Land Use Plan does not indicate the presence of environmental corridor on or in the immediate vicinity of Proposed Lots 1 and 2.

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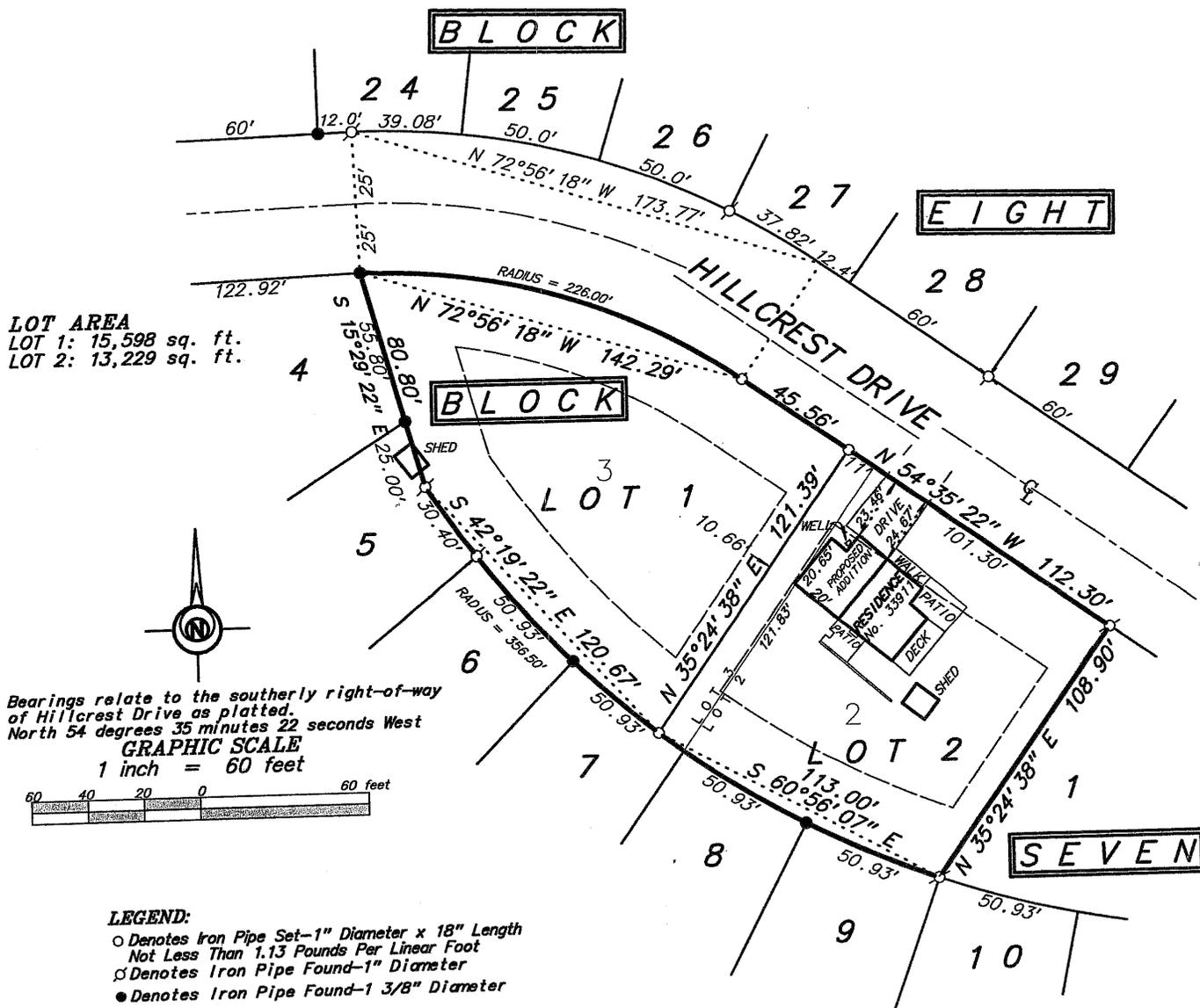
<sup>1</sup> Available via the Town of Burlington: <http://www.in.burlington.wi.gov/docview.asp?docid=3560&locid=142>, accessed 28 February, 2018.

# RACINE COUNTY CERTIFIED SURVEY NUMBER \_\_\_\_\_

Being a division of Lots 2 and 3, in Block 7, SECOND ADDITION OF OAKWOOD HILLS OF BOHNER'S LAKE, being parts of the Southeast Quarter of the Southwest Quarter of Section 17, the Northeast Quarter of the Northeast Quarter of Section 19 and the Northwest Quarter and the West Half of the Northeast Quarter of Section 20, Township 2 North, Range 19 East of the 4th Principal Meridian, Town of Burlington, Racine County, Wisconsin.

**OWNER & SUBDIVIDER:** New Winds Properties LLC.  
 Bryon Perona, Agent  
 3910 348th Ave.  
 Burlington, WI. 53105

**PARCEL SURVEYED & MAPPED BY:** Arbit Land Surveying  
 8120 312th Ave.  
 Wheatland, WI. 53105



*Mark A. Bolender*  
 Mark A. Bolender  
 Wisconsin Professional Land Surveyor - 1784  
 December 18, 2017

**RACINE COUNTY CERTIFIED SURVEY NUMBER \_\_\_\_\_**

Being a division of Lots 2 and 3, in Block 7, SECOND ADDITION OF OAKWOOD HILLS OF BOHNER'S LAKE, being parts of the Southeast Quarter of the Southwest Quarter of Section 17, the Northeast Quarter of the Northeast Quarter of Section 19 and the Northwest Quarter and the West Half of the Northeast Quarter of Section 20, Township 2 North, Range 19 East of the 4th Principal Meridian, Town of Burlington, Racine County, Wisconsin.

**SURVEYOR'S CERTIFICATE**

I, Mark A. Bolender, professional land surveyor hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Burlington, Racine County, Wisconsin and under the direction of Bryon Perona, agent for New Winds Properties, LLC, owner of said land, I have surveyed, divided, mapped and divided this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of land surveyed; and that this land is located in the Southeast Quarter of the Southwest Quarter of Section 17, in the Northeast Quarter of the Northeast Quarter of Section 19 and the Northwest Quarter and the West Half of the Northeast Quarter of Section 20, Township 2 North, Range 19 East of the 4th Principal Meridian, Town of Burlington, Racine County, Wisconsin, containing 0.66 acres, and described as follows: Lots 2 and 3, Block 7, in the 2nd ADDITION OF OAKWOOD HILLS OF BOHNER'S LAKE according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Racine County, Wisconsin as Document Number 506846, and recorded on May 6, 1946.

Dated at Wheatland, Wisconsin this 9<sup>th</sup> day of FEBRUARY, 2018.



*Mark A. Bolender*

Mark A. Bolender - Wisconsin Registered Land Surveyor S - 1784  
AMBIT LAND SURVEYING \* 8120-312th Avenue \* Wheatland \* Wisconsin 53105

**TOWN OF BURLINGTON APPROVAL**

Approved by the Town Board at the Town of Burlington on this 9<sup>th</sup> day of Feb., 2018

*Ralph Rice*  
Ralph Rice - Chairman

*Adelheid Streif*  
Adelheid Streif - Clerk

**RACINE COUNTY CERTIFIED SURVEY NUMBER \_\_\_\_\_**

*Being a division of Lots 2 and 3, in Block 7, SECOND ADDITION OF OAKWOOD HILLS OF BOHNER'S LAKE, being parts of the Southeast Quarter of the Southwest Quarter of Section 17, the Northeast Quarter of the Northeast Quarter of Section 19 and the Northwest Quarter and the West Half of the Northeast Quarter of Section 20, Township 2 North, Range 19 East of the 4th Principal Meridian, Town of Burlington, Racine County, Wisconsin.*

**OWNER'S CERTIFICATE**

*I, Bryon Perona, agent for New Winds Properties, LLC. owner of said land, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:*

*Township of Burlington  
City of Burlington*

\_\_\_\_\_  
*Bryon Perona*

*Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018*

STATE OF WISCONSIN }  
COUNTY OF RACINE } SS

*Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.*

\_\_\_\_\_  
*Notary Public*

*My Commission Expires: \_\_\_\_\_*

*Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2018*

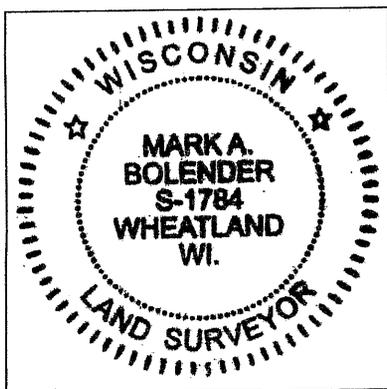
**CITY OF BURLINGTON CERTIFICATE (EXTRATERRITORIAL)**

STATE OF WISCONSIN }  
COUNTY OF RACINE } SS

*Resolved that this Certified Survey Map, in the Town of Burlington, Bryon Perona, agent for New Winds Properties LLC. owner is hereby approved by the City Board of the City of Burlington on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.*

\_\_\_\_\_  
*Jeannie Hefty-City Mayor*

\_\_\_\_\_  
*Diahnn Halbach-City Clerk*



*Mark A. Bolender*  
\_\_\_\_\_  
*Mark A. Bolender  
Wisconsin Professional Land Surveyor - 1784*



**PLAN COMMISSION**

**ITEM NUMBER: 7D**

**DATE:** March 13, 2018

**SUBJECT:** Consideration to approve a Site Plan application at 800 Blackhawk Drive.

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

**PROJECT/SCOPE:**

This item is to consider approving a Site Plan application from Veterans Truck Line for property located at 800 Blackhawk Drive. The applicant is proposing to construct a new truck terminal to the existing Veteran's Truck Line facility. The proposed addition will occur in two phases. Phase 1 involves the construction of a shipping and receiving addition to the north of the existing building. Phase 2 involves the construction of a two-story office addition to the east of the existing building. Phase 2 will occur after Phase 1 is complete and operational. Phase 2 will be required to submit additional material prior to approval. The photometric plan provided indicates that the fixtures and the proposed exterior lighting will be compliant. There will be 64 parking spaces provided for the 35 employees, which is compliant. However, the applicant will need to provide additional accessible parking spaces. The Site Plan indicates that parking spaces are marked in the parking lots on the south end of the property, but potentially unmarked in the paved area to the north end of the property. The applicant will need to delineate these parking spaces in the back of the property. The existing landscaping is compliant.

**ZONING:**

The parcel is zoned M-3, Manufacturing and Office Park District.

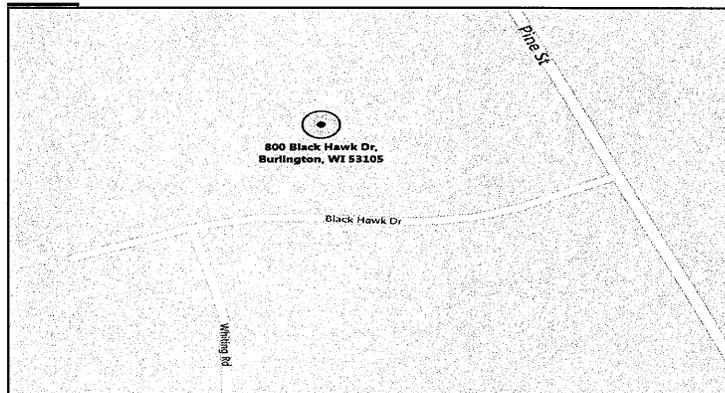
**RECOMMENDATION:**

Graef recommends a conditional approval of this Site Plan, subject to items listed in the March 5, 2018 memorandum.

**TIMING/IMPLEMENTATION:**

This item is for consideration at the March 13, 2018 Plan Commission meeting. No further action is necessary.

**MAP:**





One Honey Creek Corporate Center  
125 South 84<sup>th</sup> Street, Suite 401  
Milwaukee, WI 53214-1470  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

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## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Ben Block  
Tanya Fonseca, AICP

**DATE:** March 5, 2018

**SUBJECT:** Review of Site Plan Approval Application for a Truck Terminal Addition for Veteran's Truck Line located at 800 Black Hawk Drive, Burlington, WI 53105

### A. PURPOSE

- 1) Consider for approval the Site Plan Approval Application from John F. Schmidbauer, Agent of Kueny Architects, for parcel 206-02-19-09-007-120 located at 800 Black Hawk Drive, Burlington, WI 53105.

### B. RECOMMENDATION

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

- 1) The Site Plan Approval Application from John F. Schmidbauer, Agent of Kueny Architects, for parcel 206-02-19-09-007-120 located at 800 Black Hawk Drive, Burlington, WI 53105.

### C. BACKGROUND

John F. Schmidbauer (Agent) submitted a Site Plan Approval Application to add a new truck terminal to the existing Veteran's Truck Line, Inc. facility located at 800 Black Hawk Drive, Burlington, WI 53105. Veteran's Truck Line, Inc. provides trucking service to a wide-range of customers, including grocers and restaurant-supply companies.

Parcel 206-02-19-09-007-120 is comprised of two lots that are connected via a parcel tie line. The parcel is zoned "M-3 Manufacturing and Office Park District."

The proposed addition will occur in two phases. Phase 1 involves the construction of a shipping and receiving addition to the north of the existing building. Phase 2 involves the construction of a two-story office addition to the east of the existing building. Phase 2 will occur after Phase 1 is complete and operational. *This review covers the proposed addition of Phase 1 – additional materials will need to be submitted before the proposed addition of Phase 2 can be reviewed.*

**D. COMPLIANCE WITH MUNICIPAL CODE §315-32 “M-3 MANUFACTURING AND OFFICE PARK DISTRICT”**

The proposed building addition is compliant with the regulations outlined in this section of Burlington Code. It is our opinion that the additional will be compatible with the existing building and that the newly expanded building will be coherent with the surrounding properties.

The proposed building addition is compliant with the setback and open space requirements outlined by Table 3 (Attachment 5 of §315).

The Applicant is proposing to use the following light fixtures for exterior lighting: Cree, OSQ Area/Flood luminaire (2 varieties); Lumark, high wattage LED floodlight luminaire (2 varieties). The photometric plan provided with this Application indicates that these fixtures and the proposed exterior lighting will be compliant with §315-32(L)(2).

**E. COMPLIANCE WITH MUNICIPAL CODE §315-48 “PARKING REQUIREMENTS”**

The Application indicates there will be 64 parking spaces provided for 35 employees. This amount of spaces is compliant with the provisions outlined in Table 5 (Attachment 7 of §315).

Table 4 (Attachment 6 of §315) indicates that 3 accessible parking spaces are required (at least 1 of which is van-accessible). The existing (and proposed) Site Plans included in the Application indicate there presently is (and will be) 1 van-accessible parking space. In order to be compliant with this section of Burlington Code, the Applicant will need to provide additional accessible parking spaces – this will be a condition of approval for this Application.

This section of Burlington Code also requires that all off-street parking areas serving 5 or more vehicles be permanently marked by painted lines or other approved materials. The site plans submitted with this Application indicate that parking spaces area marked in the parking lots on the south end of the property, but potentially unmarked in the paved area to the north end of the property. In order to be compliant with this section of Burlington Code, the Applicant will need to delineate these parking spaces in the back of the property (or provide evidence that they are presently delineated) – this will be a condition of approval for this Application.

**F. COMPLIANCE WITH MUNICIPAL CODE §315-52 “LANDSCAPING”**

The proposed building addition does not affect the existing landscaping of the property. The existing conditions are compliant with the landscaping and bufferyard requirements outlined by this section of Burlington Code.

**G. COMPLIANCE WITH MUNICIPAL CODE §315-137 “SITE PLANS”**

The Application is compliant and includes all the pertinent materials required by this section of Burlington Code.



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#### H. EROSION CONTROL PLAN

Per correspondence with the City Engineer on 1/22/18, it is recommended that an erosion control plan be submitted to be reviewed by the City Engineer – this submittal will be a condition of approval for this Application.

#### I. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Approval Application for a truck terminal addition at 800 Black Hawk Drive, Burlington, WI 53105 based on the following:

- 1) The Applicant provide additional accessible parking spaces, compliant with the provisions outlined by Table 4 (Attachment 6 of §315);
- 2) The Applicant marks with painted lines or other appropriate materials the parking spaces at the north end of the lot (or provides proof that these spaces are already delineated); and,
- 3) The Applicant submit an erosion control plan to be reviewed by the City Engineer.



**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**

|                            |                         |
|----------------------------|-------------------------|
| <b>FOR OFFICE USE ONLY</b> |                         |
| DATE FILED:                | <u>2/16/18</u>          |
| RECEIVED BY:               | <u>KA</u><br>(Initials) |
| AMT. PAID:                 | <u>500</u>              |

**APPLICANT:** John F. Schmidbauer, P.E. - Kueny Architects - Agent

**ADDRESS:** 10505 Corporate Drive, Suite 100, Pleasant Prairie, WI **PHONE NO.** (262) 857-8101

**E-MAIL ADDRESS:** johns@kuenyarch.com

**OWNER:** BCD Enterprises, LLC

**ADDRESS:** 800 Black Hawk Drive, Burlington, WI 53105 **PHONE NO.** (262) 539-3400

**SITE ADDRESS:** 800 Black Hawk Drive, Burlington, WI 53105

**PROPOSED USE:** Truck Terminal Addition **PRESENT ZONING:** M-3

**LEGAL DESCRIPTION:** 206-02-19-09-007-120

(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.
- N/A 100-year floodplain identification.
- Existing and proposed topography show at a contour interval of not less than two feet, indicating proposed grade and location of improvements.
- Signage and outdoor lighting – proposed location and details.

- X Total number of employees: 35 and Hours of operation 24 Hrs 5 days per week.
- X Total no. of parking spaced noted. No. of parking spaces provided: 64. Calculations used to arrive at the no. of spaces: 1.5 sp. /1000 s.f.
- X Type, size and location of all structures with all building dimensions shown.
- X Locate existing and general location of proposed sanitary sewers, storm sewers and water-mains.
- 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.
- N/A List environmental concerns, i.e. odor, smoke, noise.

Owner: Barbara Morman  
(Print)

Date: 2/15/2018

Owner:   
(Signature)

Applicant: John F. Schmidbauer, P.E. - Agent  
(Print)

Date: 2/15/2018

Applicant:   
(Signature)

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

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



**OCCUPANCY CLASSIFICATIONS**

Shipping/Receiving Addition IBC 311.3 Low-Hazard Storage, Group S-2 (Unsprinklered)  
Office Addition IBC 304.1 Business, Group B (Unsprinklered)

**ZONING**

City of Burlington M-3 Manufacturing and Office Park

**GENERAL NOTES**

1. All concrete to test 4000 psi (exterior) or 3000 psi (interior) in 28 days.
2. Verify all dimensions, access, utilities and working conditions in the field.
3. Conform to all applicable codes, ordinances and safety standards.
4. Obtain and pay for all required permits and fees.
5. Notify Architect immediately if work cannot proceed as shown on Drawings or as described in the Specifications.
6. No concrete to be poured without Architect's prior review.
7. All Contractor's to co-operate with all trades, Owner's and Architect's representatives.
8. Leave site clean, neat and free of debris at all times.
9. Each Prime and Sub-contractor is responsible for having read each page of the Specifications, Drawings, Addenda and Change Orders.
10. Guard against interfering with Owner's operations.
11. These Drawings contain no provisions or procedures for on-site safety. Each Contractor and their employees are responsible to follow all laws and ordinances and provide their own engineering to provide a safe work place.
12. The locations of existing underground utilities, shown on these Drawings, are shown in an approximate way only and have not been independently verified by the Owner or its representatives. The Contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.
13. Services perform for this project have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

**MATERIAL INDICATIONS**

|                  |  |                 |  |
|------------------|--|-----------------|--|
| Earth Backfill   |  | Sand Fill       |  |
| Rigid Insulation |  | Concrete        |  |
| Concrete Block   |  | Finished Wood   |  |
| Aluminum         |  | Stone Fill      |  |
| Lumber (Rough)   |  | Plywood         |  |
| Steel            |  | Batt Insulation |  |

**DRAWING LEGEND**

- + 461.0 New or Required Point Elevation
- + 461.0 Existing Point Elevation
- + 461.0 Existing Contours
- + 461.0 New or Required Contours
- 10 Room/Space Number
- 10 Door Number
- Building Section
- Wall Section
- Column Grids

**CONSULTANTS**

|              |   |                               |                                   |
|--------------|---|-------------------------------|-----------------------------------|
| ARCHITECT    | Kuony Architects, LLC<br>(262) 857-8101       | 10505 Corporate Drive         | Pleasant Prairie, Wisconsin 53158 |
| MECHANICAL   | Southport Engineered System<br>(262) 854-5630 | 1343 South 27th Street        | Caledonia, Wisconsin 53108        |
| ELECTRICAL   | Rewald Electric<br>(262) 763-3573             | 1556 South Teut Road          | Burlington, Wisconsin 53105       |
| CONSTRUCTION | Pioneer Projects<br>(262) 764-1478            | 3200 Sheridan Road, Suite 105 | Kenosha, Wisconsin 53140          |

**SHEET INDEX**

- 1. Title Sheet
- A1.1 Existing Site Plan
- A1.2 Grading Plan
- A1.3 Site Plan
- AS.1 Exterior Elevations - Addition
- PG.1 Plumbing Site Plan
- SP.1 Site Photometric Plan
- PIX Site Renderings

**SITE MAP**



**Dock Addition**

**Kuony Architects**

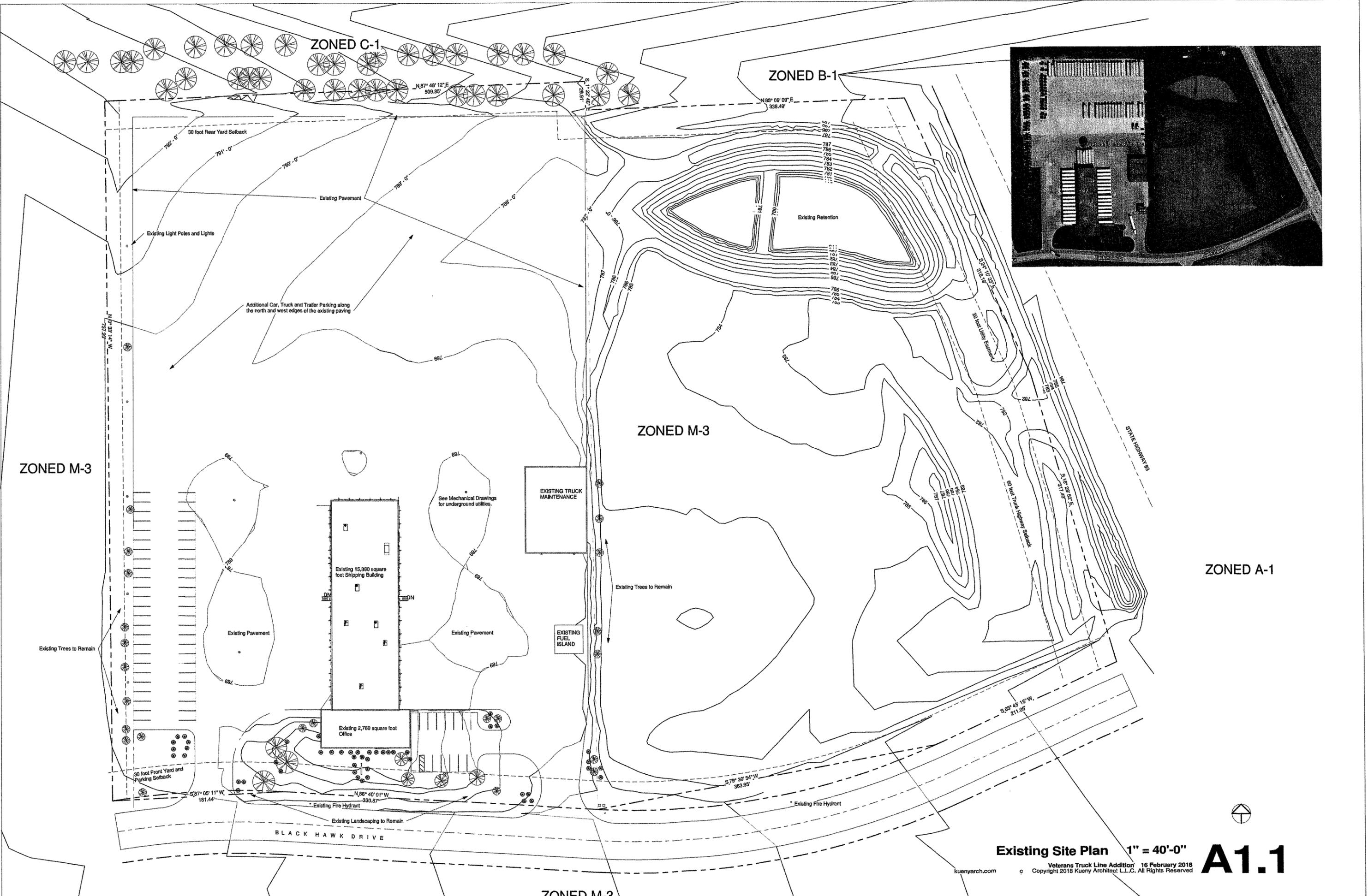
**Pioneer Projects**  
General Contractors • Construction Managers  
3200 Sheridan Road, Suite 105 • Kenosha, WI 53140

**VETERAN'S TRUCK LINE, INC.**

800 Black Hawk Drive

Burlington, Wisconsin 53105





Existing Site Plan 1" = 40'-0"

Veterans Truck Line Addition 16 February 2018  
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**A1.1**

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ZONED M-3

BLACK HAWK DRIVE

STATE HIGHWAY 83

ZONED A-1

ZONED M-3

ZONED C-1

ZONED B-1

ZONED M-3

Additional Car, Truck and Trailer Parking along the north and west edges of the existing paving

Existing Light Poles and Lights

30 foot Rear Yard Setback

30 foot Front Yard and Parking Setback

Existing 15,380 square foot Shipping Building

Existing 2,760 square foot Office

EXISTING TRUCK MAINTENANCE

EXISTING FUEL ISLAND

Existing Retention

See Mechanical Drawings for underground utilities.

Existing Trees to Remain

Existing Pavement

Existing Pavement

Existing Landscaping to Remain

Existing Fire Hydrant

N 87° 48' 12" E 509.85'

N 88° 09' 09" E 338.49'

N 67° 33' 14" W 137.20'

S 87° 05' 11" W 181.44'

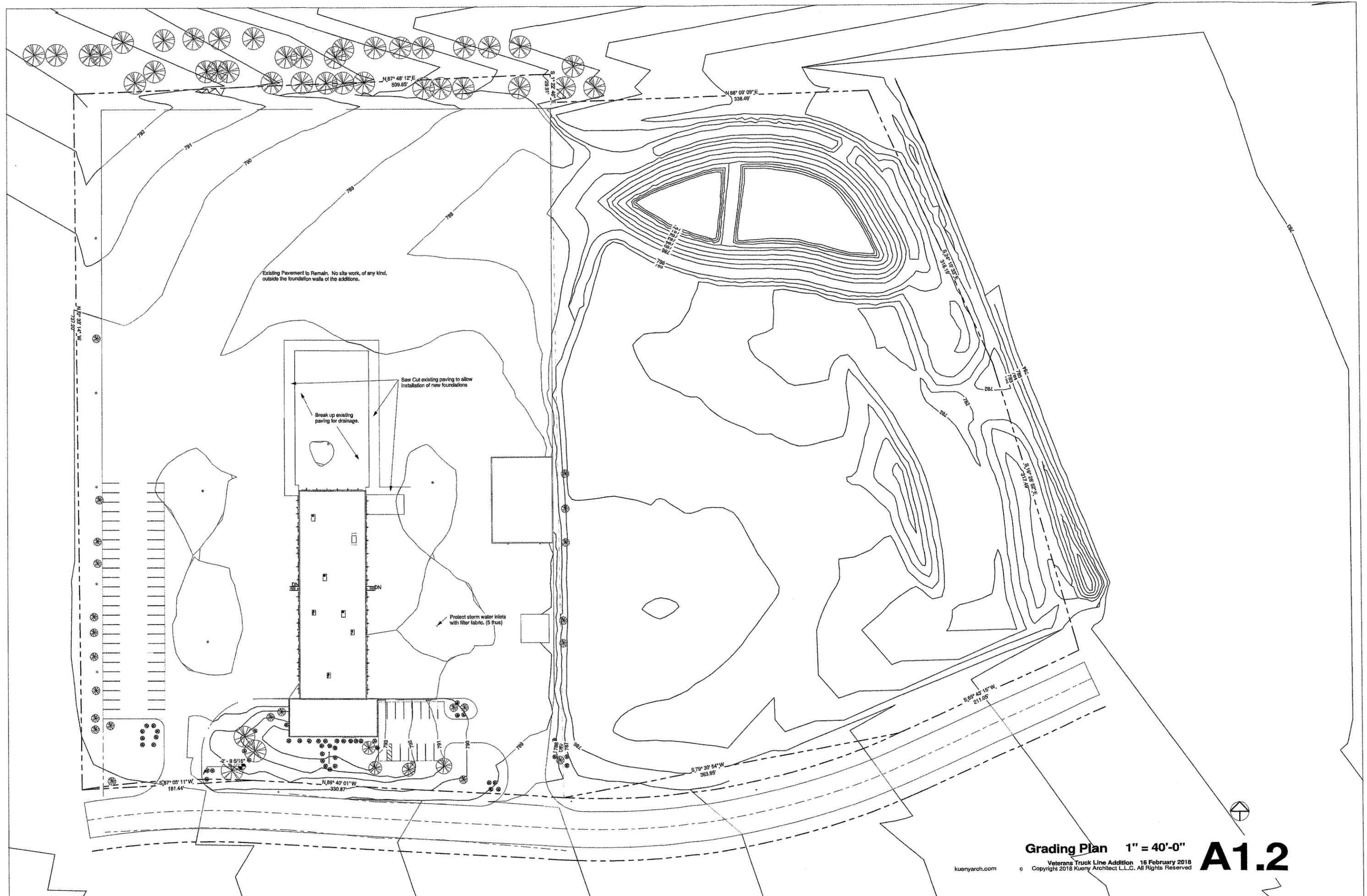
N 86° 40' 01" W 330.67'

S 78° 30' 54" W 363.95'

S 88° 43' 15" W 211.05'

S 54° 17' 55" E 318.9'

20 foot Utility Easement



Existing Pavement to Remain. No site work, of any kind, outside the foundation walls of the additions.

Saw Cut existing paving to allow installation of new foundations

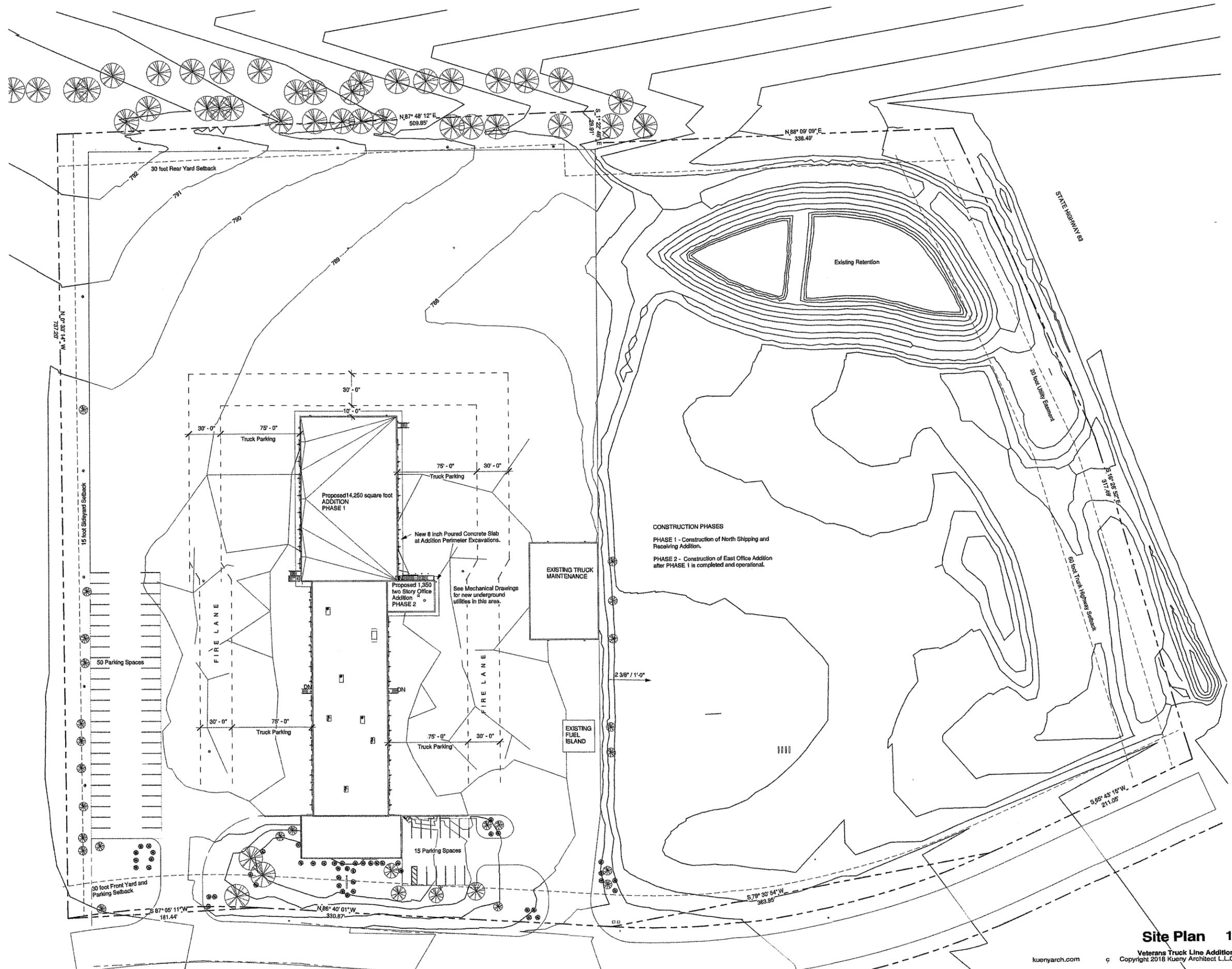
Break up existing paving for drainage.

Protect storm water inlets with filter fabric. (5 thus)

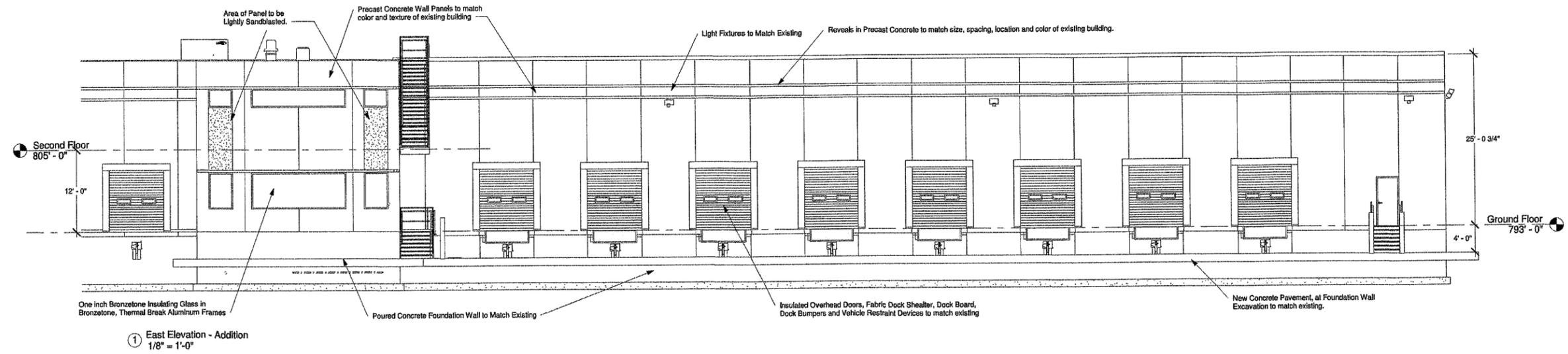
Grading Plan 1" = 40'-0"

**A1.2**

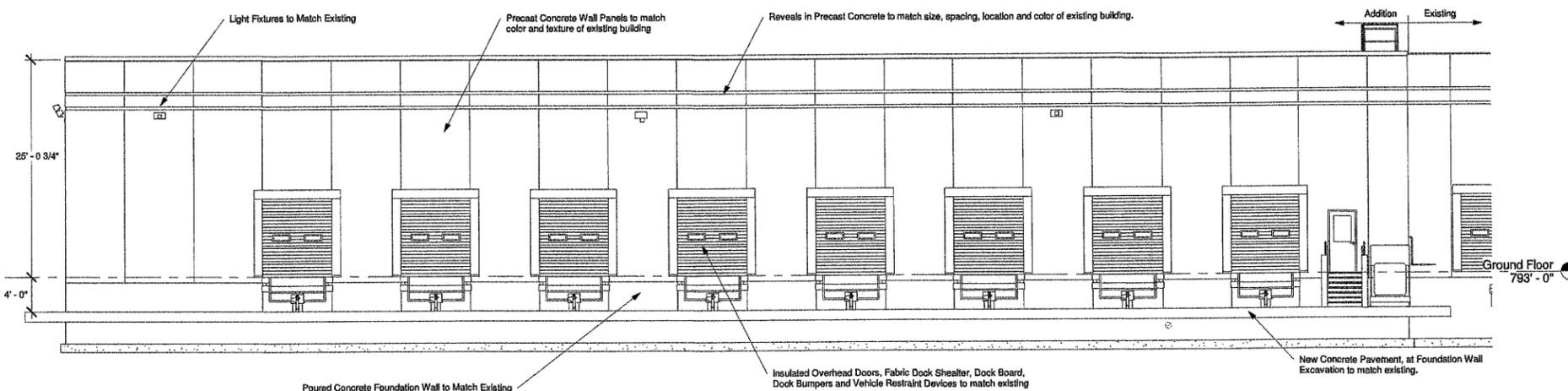
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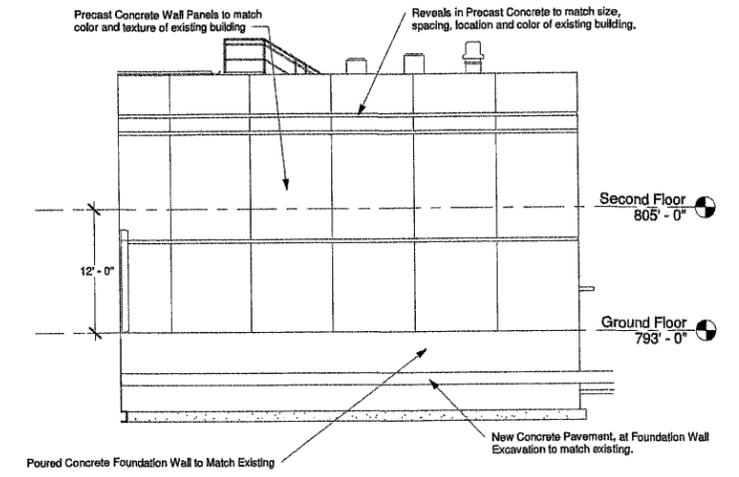
**CONSTRUCTION PHASES**  
 PHASE 1 - Construction of North Shipping and Receiving Addition.  
 PHASE 2 - Construction of East Office Addition after PHASE 1 is completed and operational.



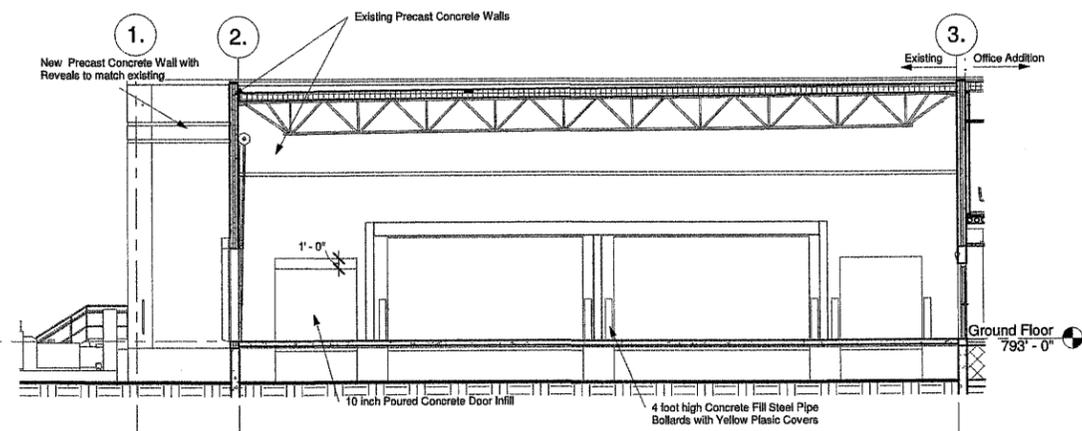
① East Elevation - Addition  
1/8" = 1'-0"



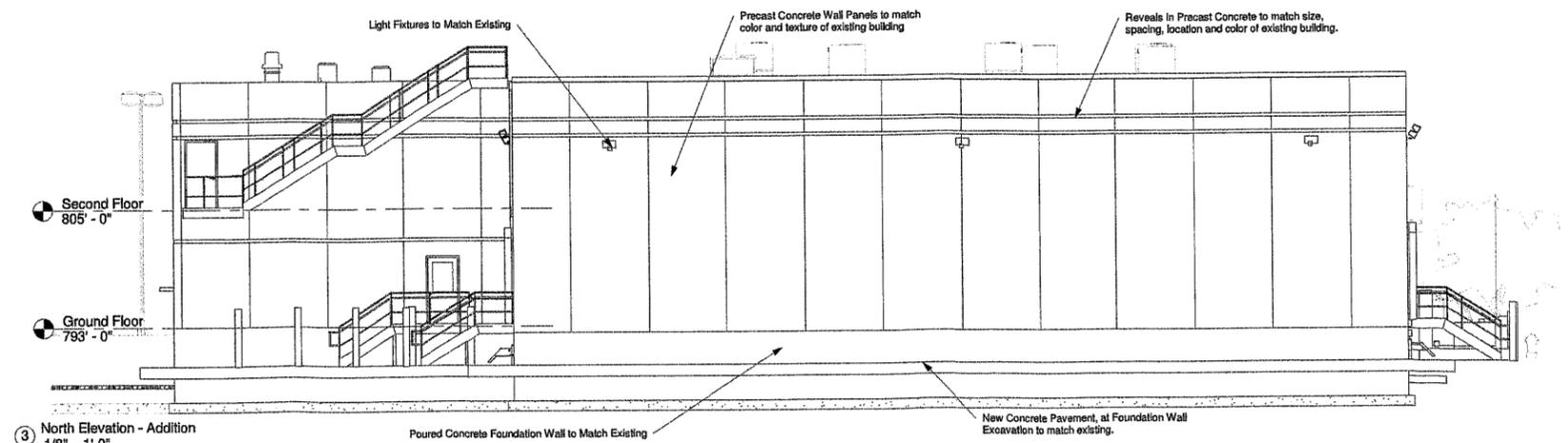
② West Elevation - Addition  
1/8" = 1'-0"



⑤ South Elevation Office Addition  
1/8" = 1'-0"



Existing SHIPPING/RECEIVING looking North  
④ 1/8" = 1'-0"

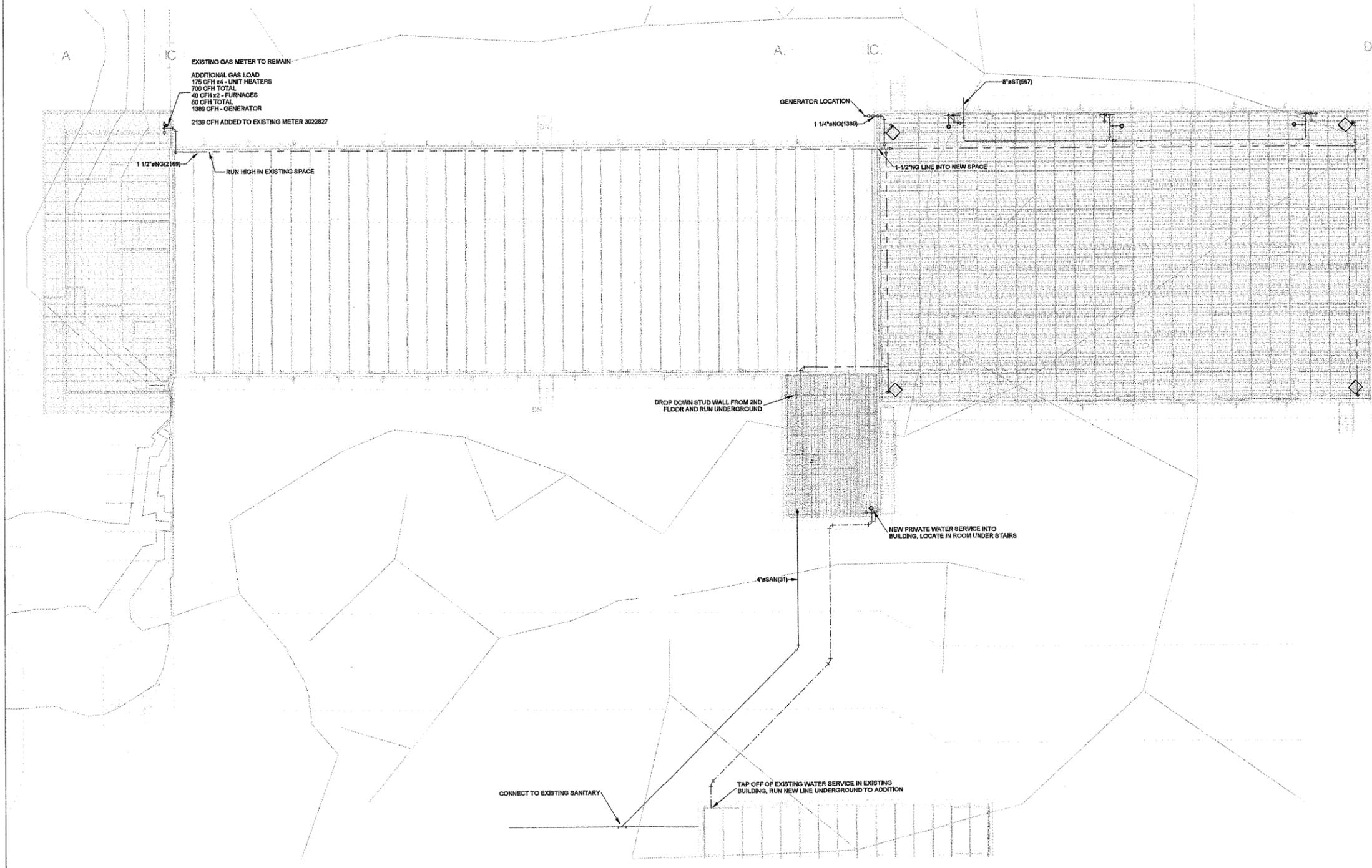


③ North Elevation - Addition  
1/8" = 1'-0"

Exterior Elevations - Addition 1/8" = 1'-0"

1  
2  
3  
4

1  
2  
3  
4  
5



Plumbing Site Plan  
 P0.1  
 SCALE: 1/16" = 1'-0"

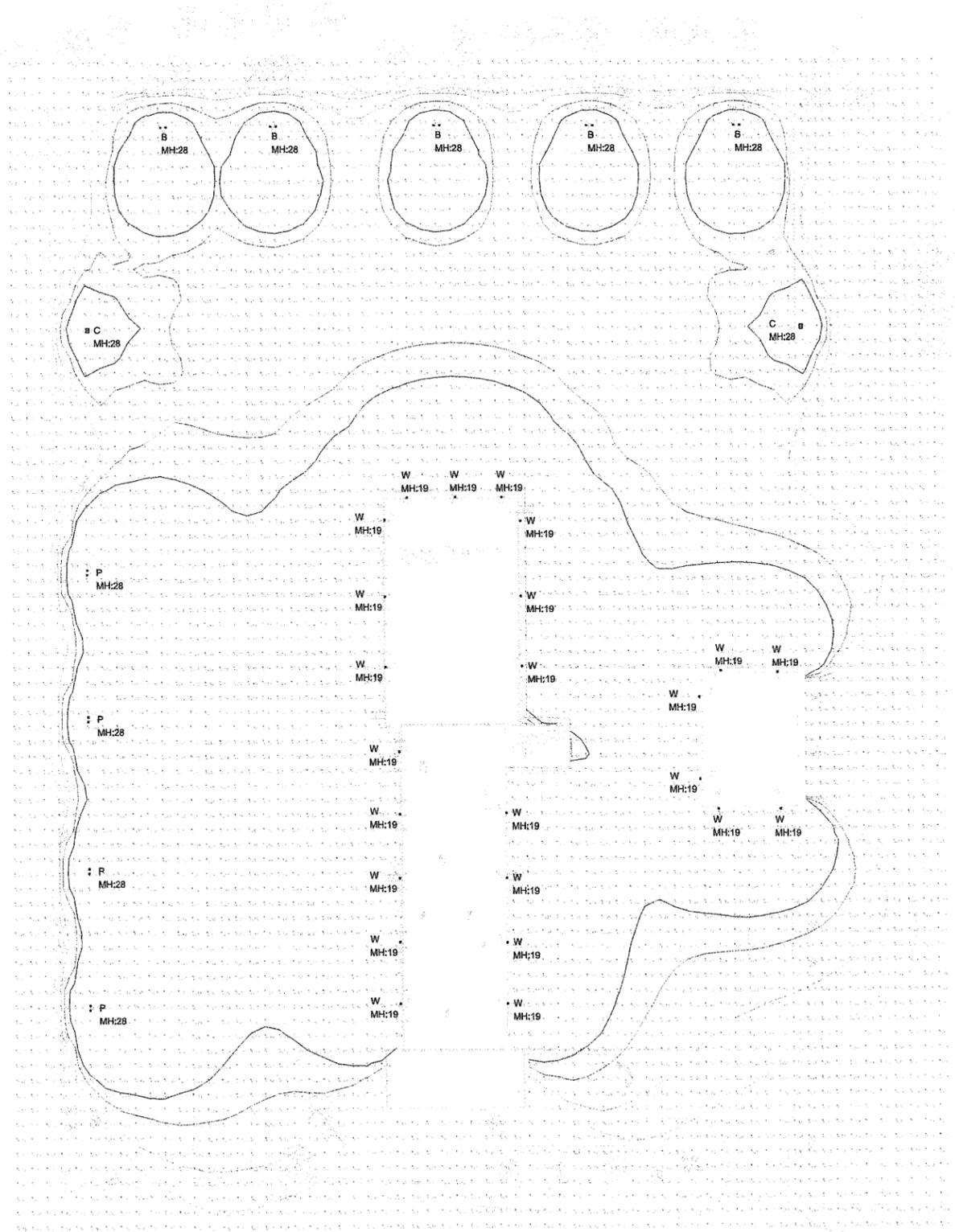
| Plumbing Sheet List |   |
|---------------------|---|
| Sheet Number        | Sheet Name                              |
| P0.1                | Plumbing Site Plan                      |
| P2.0                | Underground Plumbing Plan               |
| P2.1                | Ground Floor Above Ground Plumbing Plan |
| P2.2                | Plumbing Detail Plans                   |
| P2.3                | Plumbing Roof Plan                      |
| P3.0                | Plumbing Isometrics and Details         |

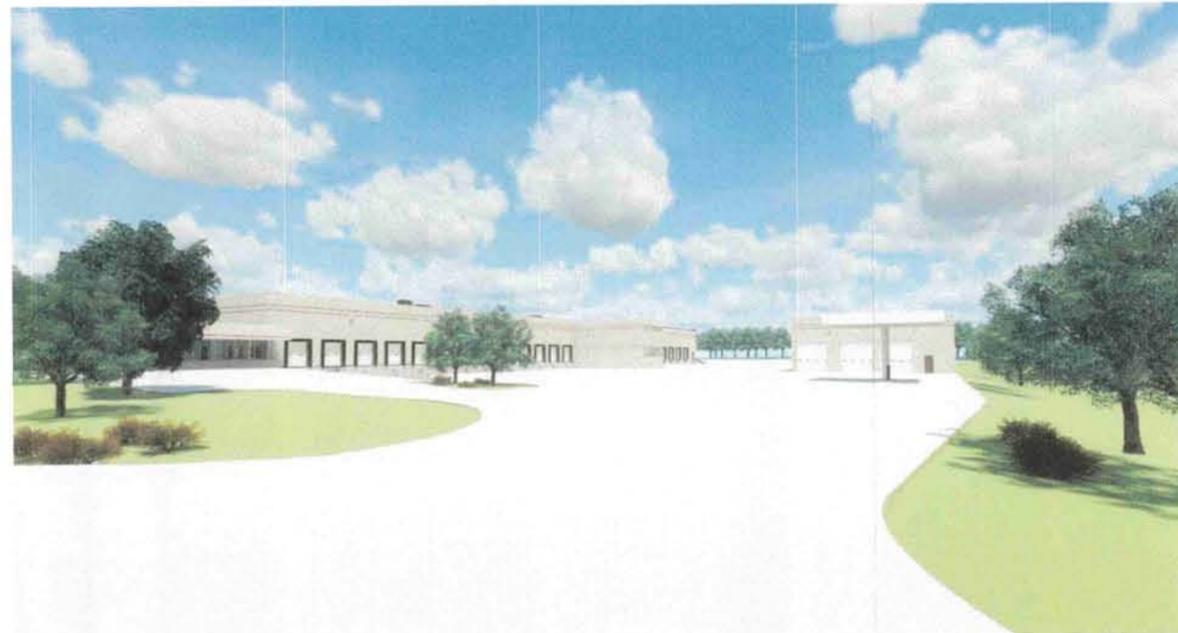
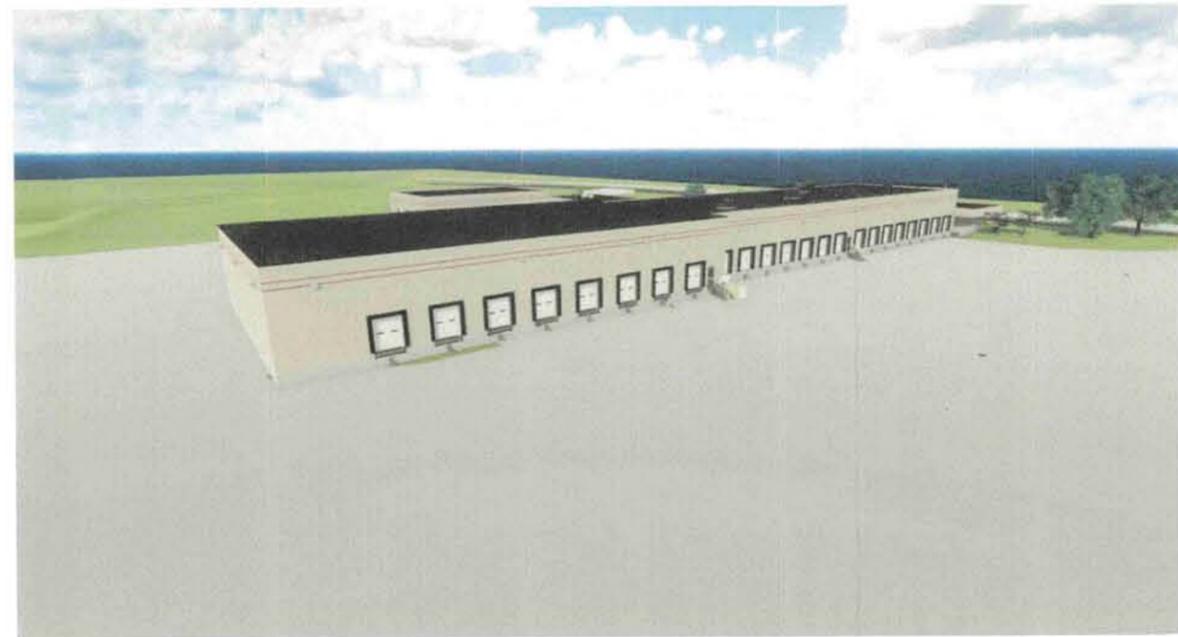
**Plumbing Site Plan 1/16" = 1'-0"**  
**P0.1**

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| Luminaire Schedule |       |              |  |       |
|--------------------|-------|--------------|--|-------|
| Qty                | Label | Manufacturer | Description  | LLF   |
| 5                  | B     | Cree         | (2) OSQ-A-40D-S-40K-UL (25' POLE, 3' BASE)         | 0.900 |
| 2                  | C     | Cree         | OSQ-A-DM-3ME-S-40K (25' POLE, 3' BASE)             | 0.900 |
| 4                  | P     | Lumark       | (2) NFFLD-L-B100-D-UNV-66-S-CB (25' POLE, 3' BASE) | 0.900 |
| 24                 | W     | Lumark       | NFFLD-L-B75-X-U-66-S + RABBZ                       | 0.900 |





Site Renderings

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**PIX**