



AGENDA
PLAN COMMISSION
Tuesday, April 10, 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 March 13, 2018
4. Letters and Communications: None
5. Citizen Comments
6. Old Business: None
7. New Business:
 - A. Consideration to recommend approval to the Common Council of an Ordinance to consider annexing territory located at 6320 S. Pine Street to the City of Burlington and will be temporarily zoned A-1, Agricultural/Holding District.
 - B. Consideration to approve a Site Plan application from Kempken Real Estate Group for property located at 1200 Raptor Court, Unit 1 & 2 for a driveway relocation and additional parking pad, subject to Graef's April 3, 2018 memorandum to the Plan Commission.
 - C. Consideration to approve a Site Plan application from Peter Scherrer Group for property located at 171 Industrial Drive to add on to the existing building for cold storage for Rojo Popcorn Troy-Star Packaging, subject to Graef's April 3, 2018, Kapur & Associates' April 3, 2018 and Fire Department April 4, 2018 memorandums 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
March 13, 2018, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:31 p.m. Roll call: Alderman Bob Grandi; Commissioners Chad Redman; John Ekes; and Art Gardner were present. Alderman Tom Vos and Commissioner Andy Tully were excused. Student Representatives Samuel Jorudd and Aysha Schiller were excused.

APPROVAL OF MINUTES

Commissioner Ekes moved, and Alderman Grandi seconded to approve the minutes of February 13, 2018. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

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.

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

Commissioner Redman moved, and Commissioner Ekes seconded to close the Public Hearing at 6:33 p.m.

All were in favor and the motion carried.

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 6, 2018 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Tanya Fonesca, Graef, explained it is formality that the State Statutes overrule the local ordinance. The signed statement as to why this specific location was chosen has been submitted, but the applicant is still waiting for FAA's approval for the height of the tower and the Fall Zone Certifications.
- Commissioner Redman questioned even though the 8-foot barbed wire fence seems solid, would the commissioners like to see more of a wood or slotted fence to give a more appealing look. Todd Anderson, N64W1283 Daylily Court, Menomonee Falls, stated a chain link fence is more secure.
- Commissioner Ekes asked if the tower is staying within 75 feet of the fall zone area for the 185 foot tower. Mr. Anderson replied that the FAA has to give approval for the height of the tower, which will determine the fall zone area. Commissioner Ekes also questioned if a property can be built near this area. Commissioner Grandi inquired who decides if this area is satisfactory. Ms. Fonesca answered that it is up to the State, and Graef, along with City Attorney John Bjelajac, felt it was appropriate. Commissioner Gardner does not agree that the fence should be solid, because with a see-through fence there is more protection from vandalism. Commissioners Grandi and Ekes were concerned about the looks and would like a privacy fence.
- There were no comments.

Commissioner Redman moved, and Commissioner Ekes seconded to approve the Site Plan and Conditional Use to construct a cell tower as long as the applicant provides the Fall Zone Certification, has FAA approval of height and privacy fence slats added.

All were in favor and the motion carried.

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.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the applicant proposes to subdivide his property into two lots and both property owners should be aware of the accessory structure built on the Lot 1, if the sale of the property occurs. Bryon Perona, applicant, 3910-348th Avenue, Burlington, stated both owners are aware of the structure built on the other lot without a primary principal structure.
- There were no further comments.

Alderman Grandi moved, and Commissioner Gardner seconded to recommend approval of an ETZ CSM.

All were in favor and the motion carried.

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

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained that Veteran's Trucking is expanding their business. Ms. Fonesca stated there are a few additional changes that need to be corrected, such as additional accessible parking lanes, painting of the lanes in the rear and Erosion Control plans are required to be reviewed by the city engineer.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to approve the Site Plan for the addition.

All were in favor and the motion carried.

Commissioner Ekes asked what the update was for Jeff Way's property located at 1157 Milwaukee Avenue. Mr. Guidry responded that Mr. Way had not cleared his lot as requested and this item is going into closed session at the Common Council meeting March 20, 2018. Mr. Guidry also stated Mr. Way was sent a letter informing him of this meeting.

ADJOURNMENT

Commissioner Redman moved, and Commissioner Ekes seconded to adjourn the meeting at 6:58 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant



PLAN COMMISSION

ITEM NUMBER: 7A

DATE: April 10, 2018

SUBJECT: Consideration to approve an annexation request from Craig Faust for property located at 6320 S. Pine Street in the Town of Burlington.

SUBMITTED BY: Carina Walters, City Administrator

PROJECT/SCOPE:

Craig Faust of 6320 S. Pine LLC has submitted a petition for direct annexation for property located at 6320 S. Pine Street. This parcel is adjacent to the Reesman parcel within the city on S. Pine that is part of the Burlington Office and Manufacturing Park (BMOP) expansion and TID 6 creation project. The Council accepted and approved the Petition for Direct Annexation on March 20, 2018 as Resolution 4887(45).

The property petitioned for annexation will consist of 75.06 acres and will be temporarily zoned A-1, Agricultural/Holding District. The property owner intends to use the eastern portion of the property as commercial and light industrial, and the western portion of the property as residential/primary corridor, as reflected in the Comprehensive Plan Amendment that was approved at the February 21, 2018 Common Council meeting. Permanent and appropriate zoning will be considered by the Plan Commission and Common Council at a future date during the development phase of this property.

The applicant is requesting this annexation in order to have access to municipal water and sewer.

ZONING:

The parcel is currently zoned Agriculture and Commercial in the Town of Burlington. Should the property be annexed to the city, it will receive temporary zoning of A-1, Agricultural/Holding District.

RECOMMENDATION:

Staff recommends acceptance of the Unanimous Petition for Direct Annexation from Craig Faust as part of the overall BMOP expansion/TID creation project.

TIMING/IMPLEMENTATION:

This item is for recommendation to the Council at the April 10, 2018 Plan Commission, is scheduled for the May 1, 2018 Committee of the Whole meeting and the May 15, 2018 Common Council meeting for final consideration.

MAP:

See attached.

6320 S. Pine Street

PLAT OF SURVEY AND SITE PLAN -OF-

BEING PART OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, ALSO PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89°06'22" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 2199.63 FEET TO A POINT IN THE WESTERLY LINE OF STATE TRUNK HIGHWAY "83"; THENCE SOUTH 25°19'37" EAST ALONG SAID WESTERLY LINE 495.23 FEET TO A FOUND IRON ROD; THENCE SOUTH 16°47'47" EAST ALONG SAID WESTERLY LINE 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 33°51'28" EAST ALONG SAID WESTERLY LINE, 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°27'24" EAST ALONG SAID WESTERLY LINE, 400.19 FEET TO A FOUND IRON ROD; THENCE SOUTH 22°08'07" EAST ALONG SAID WESTERLY LINE 152.30 FEET; THENCE SOUTH 88°58'56" WEST, 2775.21 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 01°35'45" WEST ALONG SAID WEST LINE, 1327.08 FEET TO THE PLACE OF BEGINNING.
SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

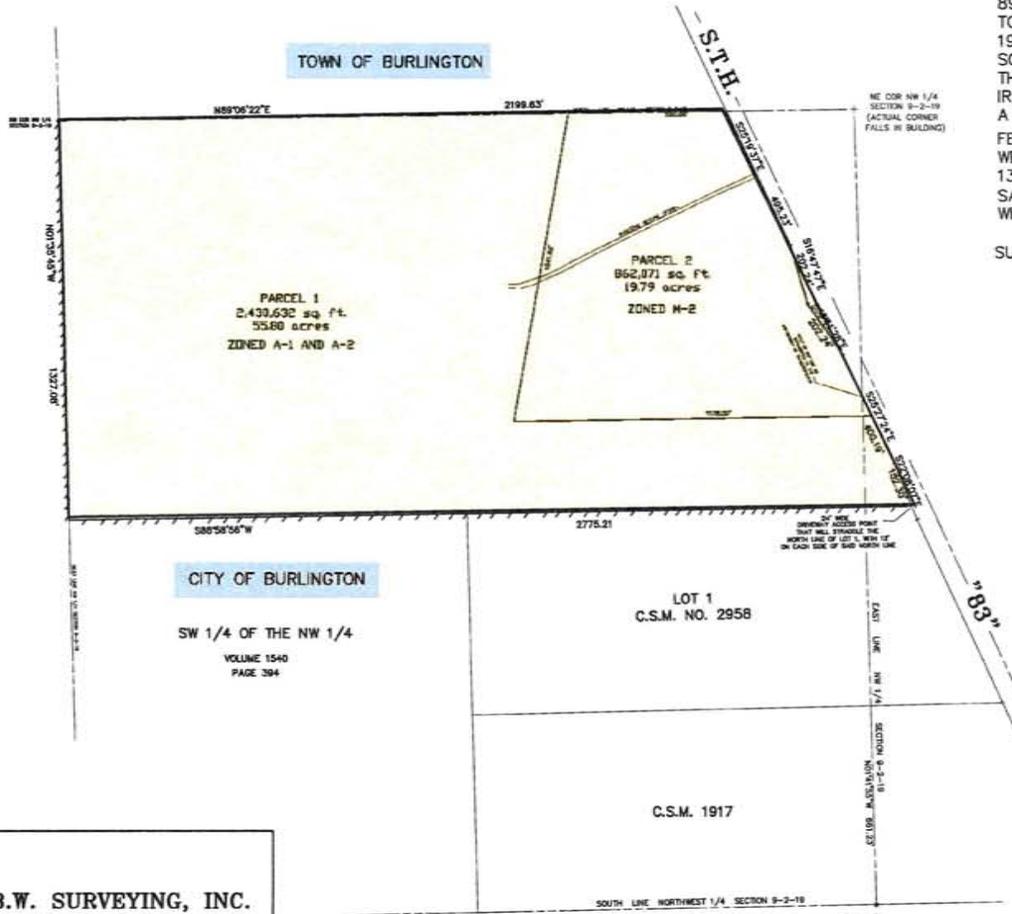
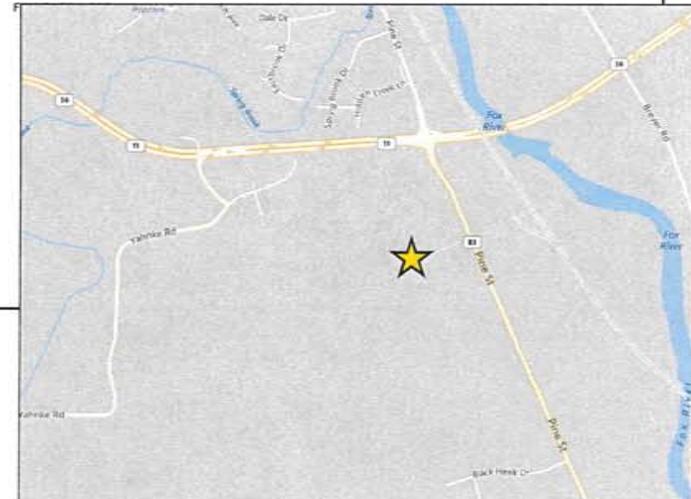
SURVEY FOR: CRAIG FAUST

NOTE: BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

LEGEND

- ⊙ STANDARD RACINE COUNTY MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- ≡

SCALE: 1" = 200'



B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

**AN ORDINANCE ANNEXING TERRITORY LOCATED AT 6320 SOUTH PINE
STREET (51-002-02-19-09-002-000) TO THE CITY OF BURLINGTON,
RACINE COUNTY, WISCONSIN**

The Common Council of the City of Burlington, Wisconsin, do ordain as follows:

SECTION 1. Territory Annexed. In accordance with §66.021 of the Wisconsin Statutes and the petition for direct annexation by unanimous approval filed with the City Clerk on the 20th day of February, 2018, the following described territory having a population of zero (0) and located in the Town of Burlington, Racine County, Wisconsin, is annexed to the City of Burlington, Wisconsin:

Town of Burlington Tax Key Number: 51-002-02-19-09-002-000
Population Total - 0

BEING PART OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, ALSO PART OF THE NORTHWEST 1/4 AND THE SOUTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89°06'22" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 2199.63 FEET TO A POINT IN THE WESTERLY LINE OF STATE TRUNK HIGHWAY "83"; THENCE SOUTH 25°19'37" EAST ALONG SAID WESTERLY LINE 495.23 FEET TO A FOUND IRON ROD; THENCE SOUTH 16°47'47" EAST ALONG SAID WESTERLY LINE 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 33°51'28" EAST ALONG SAID WESTERLY LINE, 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°27'24" EAST ALONG SAID WESTERLY LINE, 400.19 FEET TO A FOUND IRON ROD; THENCE SOUTH 22°08'07" EAST ALONG SAID WESTERLY LINE 199.90 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°02'52" EAST ALONG SAID WESTERLY LINE 671.21 FEET; THENCE SOUTH 88°37'29" WEST 1747.38 FEET; THENCE NORTH 01°38'49" WEST, 668.39 FEET; THENCE SOUTH 88°58'56" WEST, 1311.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 01°35'45" WEST ALONG SAID WEST LINE, 1327.08 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN. LANDS CONTAIN 75.06 acres.

SECTION 2. Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Burlington for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Burlington.

SECTION 3. Zoning Classification. Upon recommendation of the Planning Commission, the territory annexed to the City of Burlington by this ordinance is zoned A-1, Agricultural/Holding District.

SECTION 4. Ward Designation. The territory described in Section 1 of this ordinance is hereby made part of the fourth ward of the City of Burlington, subject to the ordinances, rules and regulations of the City of Burlington governing wards. The population of the property is zero.

SECTION 5. Pursuant to section 60-4 of the Code of the City of Burlington, the property set forth in Section 1 shall be added to the official map of the City of Burlington, upon the recommendation of the Plan Commission at its April 10, 2018 meeting and the public hearing held by the Common Council at its May 1, 2018 meeting.

SECTION 6. Payment to Town. Pursuant to Wis. Stat. ss. 66.1105(4)(gm)1, the City of Burlington pledges to pay the Town of Burlington an amount equal to the property taxes levied on the territory that is being annexed for a term of five years.

SECTION 7. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 8. It is further ordained that the Clerk shall cause this Ordinance to be published as a Class 1 notice. The Clerk shall also perform the filing requirements of Wis. Stat. s. 66.0223(1).

SECTION 9. Effective Date. This ordinance shall take effect upon passage, public hearing and publication as provided by law.

Introduced: May 1, 2018
Adopted:

Jeannie Hefty, Mayor

Attest:

Diahnn Halbach, City Clerk

PLAT OF SURVEY AND SITE PLAN

-OF-

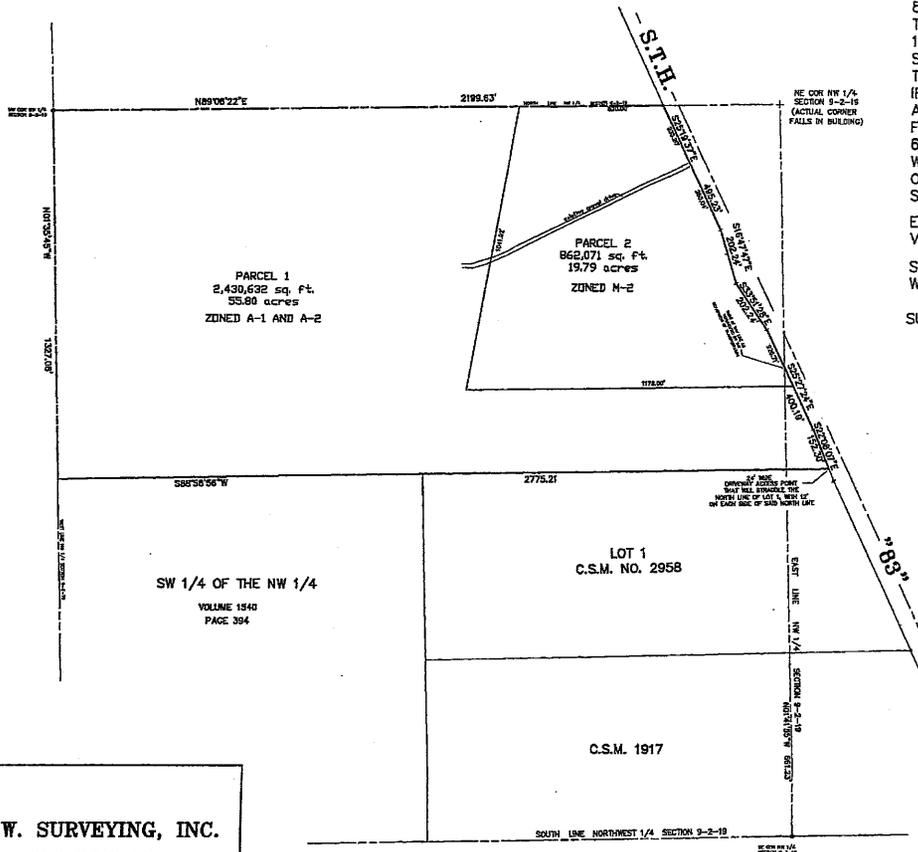
BEING PART OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, ALSO PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89°06'22" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 2199.63 FEET TO A POINT IN THE WESTERLY LINE OF STATE TRUNK HIGHWAY "83"; THENCE SOUTH 25°19'37" EAST ALONG SAID WESTERLY LINE 495.23 FEET TO A FOUND IRON ROD; THENCE SOUTH 16°47'47" EAST ALONG SAID WESTERLY LINE 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 33°51'28" WEST ALONG SAID WESTERLY LINE, 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°27'24" EAST ALONG SAID WESTERLY LINE, 400.19 FEET TO A FOUND IRON ROD; THENCE SOUTH 22°08'07" EAST ALONG SAID WESTERLY LINE 199.90 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°02'52" EAST ALONG SAID WESTERLY LINE 671.21 FEET; THENCE SOUTH 88°37'29" WEST 1747.38 FEET; THENCE NORTH 01°38'49" WEST, 668.39 FEET; THENCE SOUTH 88°58'56" WEST, 1311.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 01°35'45" WEST ALONG SAID WEST LINE, 1327.08 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: LOT 1 OF CERTIFIED SURVEY MAP NO. 2958 AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGES 548-550, DOCUMENT NO. 2231530.

SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

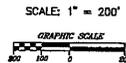
SURVEY FOR: CRAIG FAUST

NOTE: BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE



LEGEND

- ◆ STANDARD RACINE COUNTY MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- ✱ FOUND IRON ROD



I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its relative boundaries, the location of all visible structures and dimensions of all natural features, fences, boundary lines, adjacent easements, highways and monuments, if any.
This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or otherwise the said property within one year from this date.

REVISED: FEBRUARY 15, 2018
REVISED: FEBRUARY 9, 2018

DRAWN BY:	BW	DATE:	AUGUST 15, 2017
CHECKED BY:	RW/DW	DRAWING NO.:	9270d2
JOB NO.:	9270-2	SHEET 1	OF 1

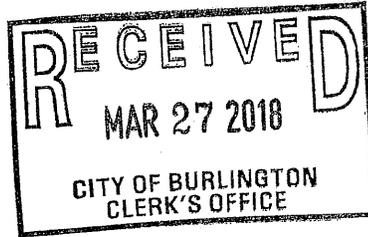


B.W. SURVEYING, INC.

412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225

THIS IS NOT AN OFFICIAL MAP
UNLESS SO INDICATED

ROBERT J. WETZEL S-1778



SCOTT WALKER
GOVERNOR
ELLEN NOWAK
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview>

March 21, 2018

PETITION FILE NO. 14095

DIAHNN HALBACH, CLERK
CITY OF BURLINGTON
300 N PINE ST
BURLINGTON, WI 53105-1435

ADELHEID STREIF, CLERK
TOWN OF BURLINGTON
32288 BUSHNELL RD
BURLINGTON, WI 53105-9426

Subject: 6320 SOUTH PINE STREET LLC ANNEXATION

The proposed annexation submitted to our office on March 01, 2018, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF BURLINGTON**, which is able to provide needed municipal services.

Notes for the ordinance that annexes this territory:

- The metes and bounds legal description included with the ordinance must describe ONLY the territory being annexed; description by exception is not provided for per s. 66.0217 (1) (c), Wis. Stats. (Note: the bearing shown as South 33deg 51min 28sec West in the description provided must be changed to South 33deg 51min 28sec East.)
- The scale map of the territory being annexed must clearly show and identify the existing (prior to annexation) municipal boundary of the City of Burlington (ref: s. 66.0217 (1) (g), Wis. Stats.).

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14095 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2168>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke".

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

**A RESOLUTION ACCEPTING A UNANIMOUS PETITION FOR DIRECT
ANNEXATION OF 75.06 ACRES AT 6320 SOUTH PINE STREET (002-02-19-09-002-000)
IN THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN**

WHEREAS, a *Unanimous Petition for Direct Annexation* of the following territory in the Town of Burlington, Racine County, Wisconsin was filed with the City Clerk on February 20, 2018:

BEING PART OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, ALSO PART OF THE NORTHWEST 1/4 AND THE SOUTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89°06'22" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 2199.63 FEET TO A POINT IN THE WESTERLY LINE OF STATE TRUNK HIGHWAY "83"; THENCE SOUTH 25° 19'37" EAST ALONG SAID WESTERLY LINE 495.23 FEET TO A FOUND IRON ROD; THENCE SOUTH 16°47'47" EAST ALONG SAID WESTERLY LINE 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 33°51'28" WEST ALONG SAID WESTERLY LINE, 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°27'24" EAST ALONG SAID WESTERLY LINE, 400.19 FEET TO A FOUND IRON ROD; THENCE SOUTH 22°08'07" EAST ALONG SAID WESTERLY LINE 199.90 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°02'52" EAST ALONG SAID WESTERLY LINE 671.21 FEET; THENCE SOUTH 88°37'29" WEST 1747.38 FEET; THENCE NORTH 01°38'49" WEST, 668.39 FEET; THENCE SOUTH 88°58'56" WEST, 1311.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 01°35'45" WEST ALONG SAID WEST LINE, 1327.08 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: LOT 1 OF CERTIFIED SURVEY MAP NO. 2958 AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGES 548-550, DOCUMENT NO. 2231530.

SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN

Current population of such territory is 0 persons; and,

WHEREAS, the City Attorney has investigated said petition and certified to the Common Council that it was signed by all of the owners of real property in assessed value and land area in the above territory, proposed for annexation as of the date of filing the petition and shown on the scale map attached thereto, is contiguous to the City of Burlington and is unincorporated; and,

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Burlington, Wisconsin, determines that the *Petition for Direct Annexation* of the above-described property is sufficient and legal petition conforming with the requirements of Sec. 66.0217(5) of the Wisconsin State Statutes.

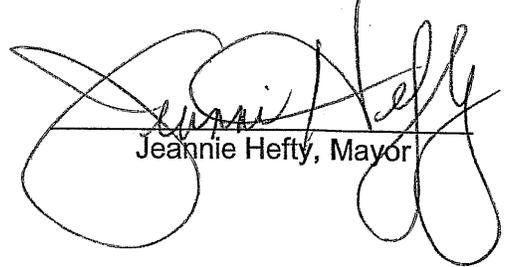
BE IT FURTHER RESOLVED in the event that this land is annexed to the City, then pursuant to Wis. Stat. ss. 66.1105(4)(gm)1 the City of Burlington pledges to pay the Town of Burlington an amount equal to the property taxes levied on the territory that is being annexed for a term of five years.

BE IT FURTHER RESOLVED that this petition be forwarded to the Plan Commission for review and recommendation.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to notify the Clerk of the Town of Burlington by personal service or registered mail, return receipt requested, of the *Resolution of Acceptance*.

Introduced: March 6, 2018

Adopted: March 20, 2018



Jeannie Hefty, Mayor

Attest:



Diahn Halbach, City Clerk

February 18, 2018

City Clerk Diahnn Halbach
300 N Pine Street
Burlington WI 53105

RE: Annexation of 75.06 acres of Property from the Town of Burlington to the City of Burlington

Dear Ms. Halbach,

In accordance with Section 66.0225, Wis. Stats., I respectfully submit for your information the enclosed Petition for Direct Annexation by Unanimous Consent filed with the City of Burlington Racine County by 6320 South Pine Street, LLC (property owner) to annex real property located in the Town of Burlington to the City of Burlington.

The Petitioner requests to have the property zoned A-1, Holding District at the time of annexation.

Per Wis. Stats. copies of this notice are provided to:

Clerk Town of Burlington
Clerk City of Burlington

If you have any questions in regard to this letter or the enclosed petition please call the undersigned at 262-894-2777.

Sincerely,



Craig C. Faust
Manager
6320 South Pine Street, LLC

Encl:

Copy of Request for Annexation Review Application WI DOA
Copy of Petition for Direct Annexation by Unanimous Consent

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

BY UNANIMOUS CONSENT OF PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF BURLINGTON RACINE COUNTY WISCONSIN TO THE CITY OF BURLINGTON RACINE COUNTY WISCONSIN PURSUANT TO SECTION 66.0217 WIS STATS.

THIS PETITION of 6320 South Pine Street, LLC (property owner) hereinafter referred to as Petitioners as the owner of record of real property in the territory sought to be annexed do respectfully state represent and show to the City of Burlington as follows:

1. The Petitioners are the owner of record of the real property in the territory sought to be annexed which property is located contiguous to the City of Burlington in the Town of Burlington Racine County Wisconsin and legally described in Exhibit A herein after Subject Territory.
2. The Petitioners respectfully request all of the Subject Territory contiguous to the City of Burlington Racine County Wisconsin and currently in the Town of Burlington Racine County Wisconsin be annexed to the City of Burlington.
3. Attached hereto as Exhibit B and incorporated herein by reference is a scale map of the subject Territory sought to be annexed.
4. There is 0 electors residing in the Subject Territory sought to be annexed hereunder.
5. The current population of the Subject Territory sought to be annexed hereunder is 0.
6. The Subject Territory is presently zoned 19.79 Acres M-2, and the remaining A-1 & A-2, by the Town of Burlington pursuant to the Town of Burlington and Racine County Ordinance.
7. The Petitioner believes this Petition and the Subject Territory sought to be annexed hereunder meets all legal requirements for annexation and such annexation is in the public interest.

As provided bylaw this Petition Exhibit A Legal Description of Lands to be Annexed and Exhibit B Scaled Annexation map will be filed with the Clerk of the City of Burlington Racine County Wisconsin and also with the Clerk of the Town of Burlington Racine County Wisconsin.

We, the undersigned, constituting all of the owners of the real property, and all of the electors residing in, the following territory of the Town of Burlington, Racine County, Wisconsin, lying contiguous with the City of Burlington to annex the territory described below and shown on the attached scale map to the City of Burlington, Racine County, Wisconsin.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

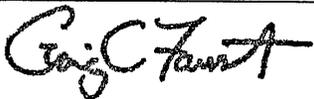
Signature of Petitioner	Date of Signing	Owner/Elector	Address or Description of Property
1. 	2/18/18	6320 South Pine Street, LLC	6320 South Pine Street, 75.06 Acres
2.			

EXHIBIT A: LEGAL DESCRIPTION OF LAND TO BE ANNEXED

Location of Property/Legal Description

"BEING PART OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, ALSO PART OF THE NORTHWEST 1/4 AND THE SOUTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE 4TH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89°06'22" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION 2199.63 FEET TO A POINT IN THE WESTERLY LINE OF STATE TRUNK HIGHWAY "83"; THENCE SOUTH 25° 19'37" EAST ALONG SAID WESTERLY LINE 495.23 FEET TO A FOUND IRON ROD; THENCE SOUTH 16°47'47" EAST ALONG SAID WESTERLY LINE 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 33°51'28" WEST ALONG SAID WESTERLY LINE, 202.24 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°27'24" EAST ALONG SAID WESTERLY LINE, 400.19 FEET TO A FOUND IRON ROD; THENCE SOUTH 22°08'07" EAST ALONG SAID WESTERLY LINE 199.90 FEET TO A FOUND IRON ROD; THENCE SOUTH 25°02'52" EAST ALONG SAID WESTERLY LINE 671.21 FEET; THENCE SOUTH 88°37'29" WEST 1747.38 FEET; THENCE NORTH 01°38'49" WEST, 668.39 FEET; THENCE SOUTH 88°58'56" WEST, 1311.00 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 01°35'45" WEST ALONG SAID WEST LINE, 1327.08 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: LOT 1 OF CERTIFIED SURVEY MAP NO. 2958 AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGES 548-550, DOCUMENT NO. 2231530.

SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN".

EXHIBIT C: PURPOSE OF ANNEXATION

**6320 South Pine Street, LLC
PO Box 365
Burlington, WI 53105**

Tax Key Number: 002 021909002000

Intent

The intent of this petition is to connect to municipal sewer and water services.

Number of Electors: 0

Approximate Value: Land \$232,000 Improvements \$12,500

Present Land Use: Undeveloped 100% Commercial _____% Industrial _____%
 Residential _____% Recreational _____%

Anticipated Land Use: Undeveloped 25% Commercial _____% Industrial 25%
 Residential 50% Recreational _____%



PLAN COMMISSION

ITEM NUMBER: 7B

DATE: April 10, 2018

SUBJECT: Consideration to approve a Site Plan application at 1200 Raptor Court, Unit 1 & 2.

SUBMITTED BY: Gregory Guidry, Building Inspector and Zoning Administrator

PROJECT/SCOPE:

This item is to consider approving a Site Plan application from Kempken Real Estate Group for property located at 1200 Raptor Court, Unit 1 & 2. The applicant is proposing a driveway relocation and additional parking pad. Previously, the applicant was approved to develop this site, but an existing We Energies main power line required them to adjust their schematics. This current Site Plan proposes three schematic changes to the previously approved Site Plan: a) to increase the building setback to 16 feet (approved setback was 9½ feet); b) to relocate the driveways (and thus garage entrances) from side-entrances to front-entrances; and c) to construct an additional parking pad south of the building (18 feet by 20 feet).

ZONING:

The parcel is zoned Rm-1, Multi-Family Residential District.

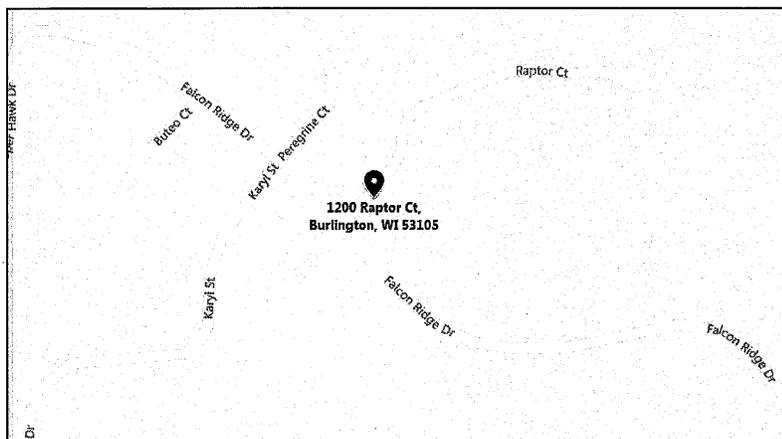
RECOMMENDATION:

Graef, Kapur & Associates and Fire Department recommend approval of this Site Plan, subject to items listed in their April 3, 2018 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the April 10, 2018 Plan Commission meeting. No further action is necessary.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: April 3, 2018

SUBJECT: Review of Site Plan Approval Application for an increased setback, driveway relocation, and additional parking pad for the 2-unit condominium at 1200 Raptor Court, Burlington, WI 53105.

A. PURPOSE

- 1) Consider for approval the Site Plan Approval Application and Application for an increased setback, driveway relocation, and additional parking pad for the 2-unit condominium at 1200 Raptor Court, Burlington, WI 53105.

B. BACKGROUND

The Kempken Real Estate Group (Applicant) submitted a Site Plan Approval Application on March, 16, 2018 to propose a driveway relocation and additional parking pad for a 2-unit condominium at 1200 Raptor Court, Burlington, WI 53105. The Applicant had previously submitted a Site Plan Approval Application and received City approval to develop this site, but an existing WE Energies Main power line required them to adjust their schematics. This Site Plan Approval Application proposes three schematic changes to the previously approved site plan: a) to increase the building setback to 16 feet (approve setback was 9 ½ feet); b) to relocate the driveways (and thus garage entrances) from side-entrances to front-entrances; and, c) to construct an additional parking pad south of the building (18 feet by 20 feet).

Considering that the original Site Plan Approval Application for this development was already approved by the City, this review will only address the proposed changes as they relate to City Ordinances.

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

The following documents were submitted by the Kempken Real Estate Group (Applicant) as part of the Site Plan Approval Application:

- a. Site Plan Approval Application (2 sheets, dated March 16, 2018)
- b. Schematic drawings (1 sheet, no date)
- c. Project description (1 sheet, dated March 13, 2018)
- d. Revised grading plan (1 sheet, dated September 25, 2013)

C. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-22 “RM-1 MULTIPLE-FAMILY RESIDENCE DISTRICT”

The target development is zoned “RM-1 Multiple Family Residence District” and is subject to the regulations under §315-22. All of the schematic changes proposed by this Application are compliant with this section of the Burlington Zoning Code.

D. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-49 “DRIVEWAYS”

This Application proposes alterations to the previously approved driveway layout of the target development and is subject to the regulations under §315-49. The schematic changes to the driveways proposed by this Application are compliant with this section of the Burlington Zoning Code.

E. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-48 “PARKING REQUIREMENTS”

This Application proposes to construct an additional parking pad with the dimensions of 18 feet by 20 feet. The proposed parking pad is compliant with this section of the Burlington Zoning Code.

F. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **APPROVAL** of the Site Plan Approval Application for an increased setback, driveway relocation, and additional parking pad for the 2-unit condominium at 1200 Raptor Court, Burlington, WI 53105.

Anderson, Kristine

Subject: FW: Romata Review

From: Gregory L. Governatori [mailto:ggovernatori@kapurinc.com]

Sent: Tuesday, April 03, 2018 5:22 PM

To: Anderson, Kristine <kanderson@burlington-wi.gov>; Gregory Guidry <gguidry@burlington-wi.gov>

Subject: Romata Review

All Looks Good on this and the driveways on Raptor court also, Just make sure they are aware they cannot block sidewalk with vehicles in the driveway

Gregory L. Governatori,
P.E. IL & WI, LEED AP, CFM
Direct 262-758-6010

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
An employee-owned company

Anderson, Kristine

Subject: FW: Plan review

From: Alan Babe

Sent: Wednesday, April 04, 2018 2:07 PM

To: Anderson, Kristine <kanderson@burlington-wi.gov>; Gregory Guidry <gguidry@burlington-wi.gov>

Cc: Megan Watkins <Megan@burlington-wi.gov>; Wes Miner <wminer@burlington-wi.gov>

Subject: RE: Plan review

Kristine,

Per the plans as presented for 1200 Raptor Ct. Units 1&2 the Fire Chief and Fire Inspector reviewed and approved on 3-20-18.

Regards,
Al



Alan J. Babe | Fire Chief | City of Burlington

165 W. Washington St. | Burlington, WI, 53105

Office: 262-763-7842 | Cell: 262-939-7623 | ababe@burlington-wi.gov

Email, whether received from or sent to, the City of Burlington should be presumed to be a public record, that it will be retained by the City as a public record, and will be subject to public disclosure under Wisconsin's open records law. If you are not the intended recipient of this email, please do not read it or forward it to another person, but notify the sender and then delete it.



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

SITE PLAN APPROVAL APPLICATION

REVIEW: \$500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY
DATE FILED: 3/16/18
RECEIVED BY: KA (Initials)
AMT. PAID: 500

APPLICANT: Kempken Real Estate Group

ADDRESS: 32705 Seidel Drive Burlington PHONE NO. 792-7600

E-MAIL ADDRESS: Nick Kempken @ Gmail . com

OWNER: Kempken Real Estate Group

ADDRESS: 32705 Seidel Drive PHONE NO. 792-7600

SITE ADDRESS: 1200 Raptor Ct Unit 1 & Unit 2

PROPOSED USE: 2 unit Condo PRESENT ZONING: Rm 1 PD

LEGAL DESCRIPTION:
(Attach full legal description if needed)

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

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

Larry Kempken and Sons Builders

March 13, 2018

City of Burlington Building Dept.

We had to move units # 1 & 2 back from curb 7.5 feet because of WE Energies Main power line . We could not have garage foundation over WE Energies main power line. Units # 1 & 2 are now 16 feet back from curb the same as Unit # 28.

Approved setback from curb was 9.5 feet, Now set back is 16 feet. Also we did not want to put driveway over 8 feet of fill. Unit # 2 drive way was almost a u turn. This was very unfair to buyer of unit # 2. We propose putting an extra parking pad south of Unit # 1.

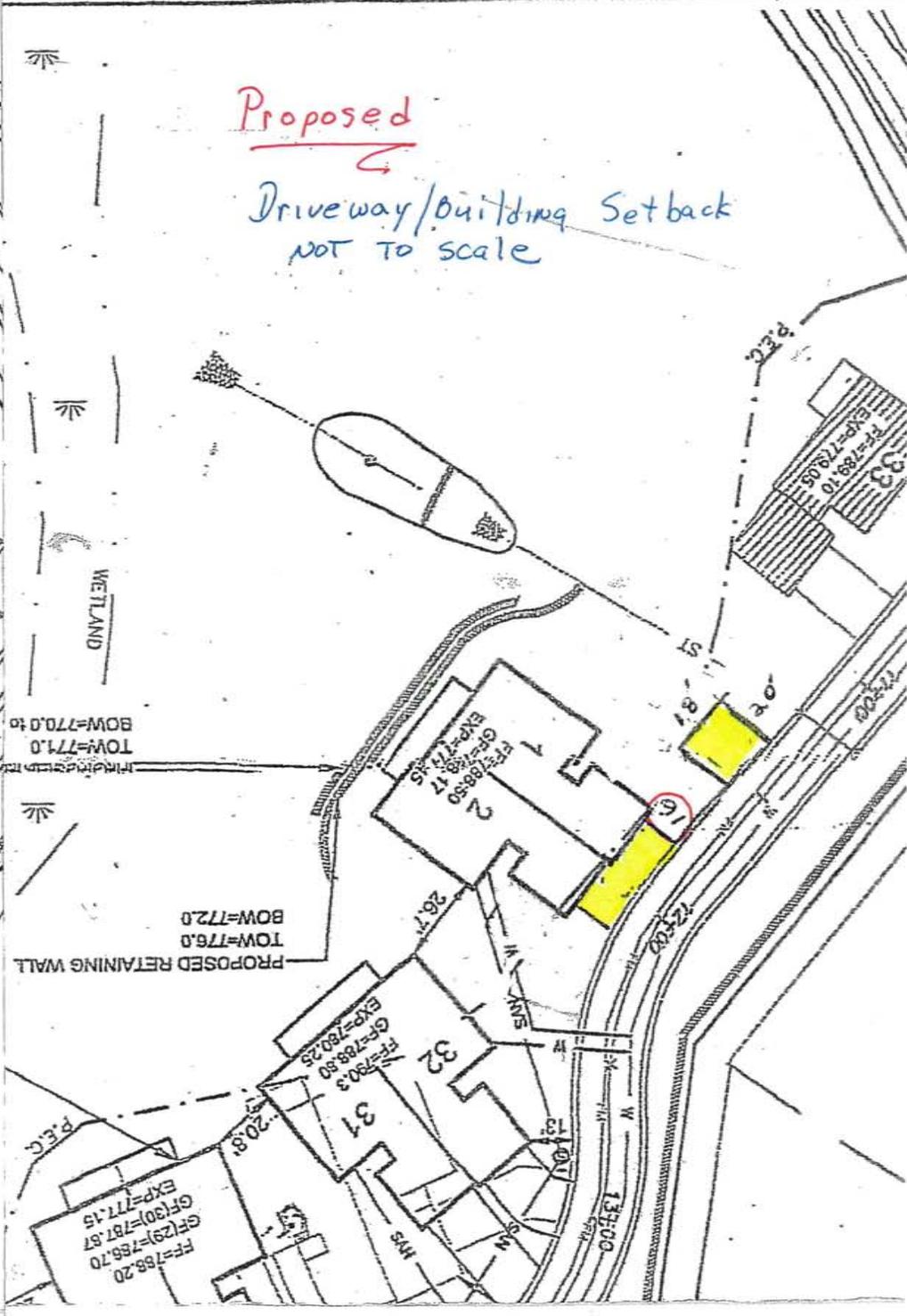
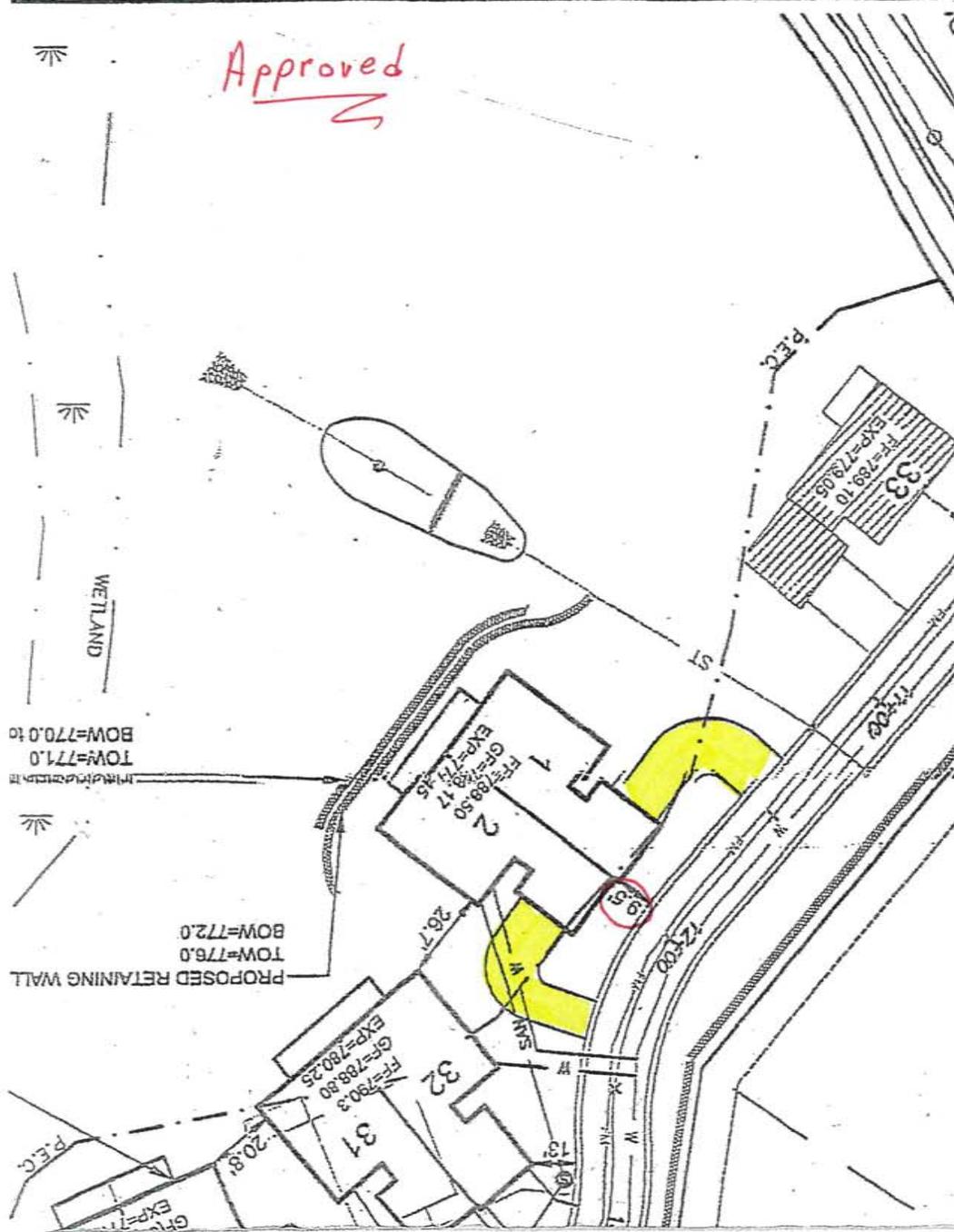
Thank you for your consideration.

Larry Kempken and sons.

Approved

Proposed

Driveway/Building Setback
NOT TO SCALE





PLAN COMMISSION

ITEM NUMBER: 7C

DATE: April 10, 2018

SUBJECT: Consideration to approve a Site Plan application at 171 Industrial Drive.

SUBMITTED BY: Gregory Guidry, Building Inspector and Zoning Administrator

PROJECT/SCOPE:

This item is to consider approving a Site Plan application from Peter Scherrer Group for property located at 171 Industrial Drive. The applicant is proposing for a driveway and addition to the existing building. The proposed driveway would connect to Industrial Drive on the north of the property, while the existing driveway connects to Krift Avenue on the east. The proposed driveway entrances are 30 and 40 feet in width, which exceeds the 30 foot allowable per city code. The width of the driveway is allowed, since there are many existing driveways within the industrial park that exceed the 30 foot with requirement. The proposed building addition would expand the property's capacity for cold storage for Rojo Popcorn Troy-Star Packaging.

ZONING:

The parcel is zoned M-2, General Manufacturing District.

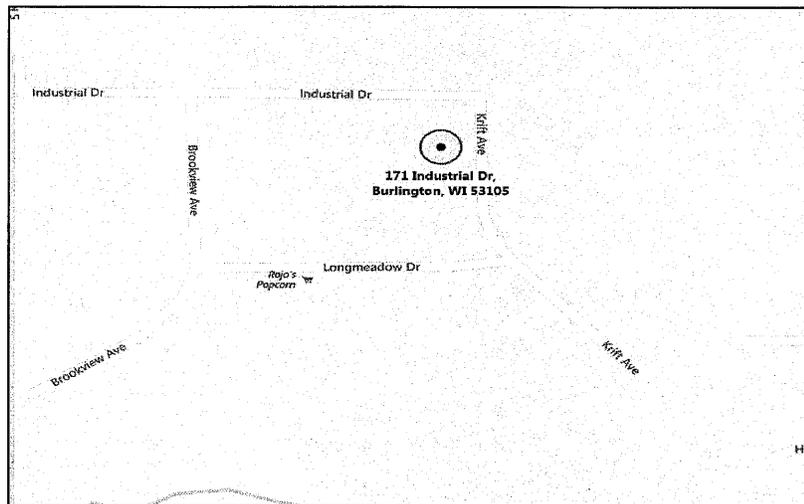
RECOMMENDATION:

Graef, Kapur & Associates and Fire Department recommend a conditional approval of this Site Plan, subject to items listed in their April 3, 2018 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the April 10, 2018 Plan Commission meeting. No further action is necessary.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: April 3, 2018

SUBJECT: Review of Site Plan Approval Application for a proposed driveway and addition to the existing building at 171 Industrial Drive, Burlington, WI 53105.

A. PURPOSE

- 1) Consider for approval the Site Plan Approval Application from PSG, Inc. for a proposed driveway and addition to the existing building at 171 Industrial Drive, Burlington, WI 53105.

B. BACKGROUND

PSG, Inc. submitted a Site Plan Approval Application on March 19, 2018 for a proposed driveway and addition to the existing building at 171 Industrial Drive. The proposed driveway would connect to Industrial Drive on the north of the property, while the existing driveway connects to Krift Avenue on the east. The proposed building addition would expand the property's capacity for cold storage for Rojo Popcorn Troy-Star Packaging. The target property is zoned "M-2 General Manufacturing District," as are all of the properties that surround it.

The following documents were submitted by as part of the Site Plan Approval Application:

- a. Site Plan Approval Application (3 pages, dated 3/19/18)
- b. Construction Documents (6 pages, dated 2/15/18):
 - i. Title sheet and vicinity map
 - ii. General notes
 - iii. Existing conditions
 - iv. Site plan
 - v. Grading & erosion control plan
 - vi. Construction details
- c. Schematic Design Documents (3 pages, dated 3/19/18):
 - i. Exterior elevations (x2)
 - ii. Proposed plan

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

C. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-31 “M-2 GENERAL MANUFACTURING DISTRICT”

- The future use for the proposed building addition is a permitted use under §315-31 (A).
- The design schematics for the proposed building addition are compliant with the dimensional requirements established under §315-31 (D-F).
- The lighting plan and cut-sheets submitted in this application satisfy the exterior lighting standards established under §315-31 (H).

The Application is compliant with this section of the Burlington Zoning Code.

D. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-137 “SITE PLANS”

The Application submittal included all of the relevant elements required by this section of the Burlington Zoning Code, and is compliant with §315-137.

E. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-52 “LANDSCAPING”

According to Table 7 of the Burlington Zoning Code, there are no bufferyard requirements for this property.

F. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-46 “TRAFFIC VISIBILITY”

This section of the Burlington Zoning Code regulates proposed intersections of private drives with public street right-of-way lines in the M-2 “General Manufacturing District.”

We recommend that the City Engineer review the proposed driveway to ensure that it is designed in accordance with the requirements outlined under this section of the Zoning Code.

G. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-49 “DRIVEWAYS”

The proposed driveway is compliant with this section of the Burlington Zoning Code.

H. REVIEW OF COMPLIANCE WITH BURLINGTON ZONING CODE §315-48 “PARKING REQUIREMENTS”

The Application indicates that there will be 10 employees working at this property; the site plan indicates that 12 parking spaces will be provided (1 of which is handicap accessible). The proposed amount of parking is compliant with this section of the Burlington Zoning Code.

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 Application for a proposed driveway and building addition to the existing building at 171 Industrial Drive, Burlington, WI 53105 based on the following:

- 1) The City Engineer review the proposed driveway to ensure that it is designed in accordance with the requirements outlined under Burlington Zoning Code §315-46 "Traffic Visibility."

To: Kristine Anderson **Date:** April 5, 2018
From: Greg Governatori
CC: Carina Walters, Gregory Guidry, Peter Riggs, Tanya Fonseca, Megan Johnson
Subject: Romata Expansion (171 Industrial Drive)

BACKGROUND AND REQUEST: PSG, Inc. has submitted a site plan approval application for 171 Industrial Drive to construct an 8752 Square foot building addition, and alterations to the existing pavement. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review as part of the site plan application:

- Site Plan Approval Application, dated 3/19/18
- Title sheet and vicinity map, dated 2/15/18
- General notes, dated 2/15/18
- Existing conditions Site plan, dated 2/15/18
- Grading & erosion control plan, dated 2/15/18
- Construction details, dated 2/15/18
- Schematic Design Documents, dated 3/19/18

STAFF COMMENTS:

General:

- We have completed a discussion and development review meeting (DRC) with PSG, Inc, owner representatives and city staff, to determine the extent of the proposed improvements. The requirements as requested during the development review have been addressed within the provided submittal.
- The project proposes to increase the impervious area of the property by approximately 10,000 square feet. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites in excess of one acre. *Post construction storm water management will not be required as part of this project.* Onsite storm sewer collection system is proposed as part of the improvements and will collect roof and parking runoff and connect to the current city collection system.
- The proposed driveway, entrances are 30 and 40 feet in width respectively at the right of way line which exceeds the maximum 30 feet allowable per section 315.49 of the municipal code in the manufacturing district. There are many existing driveways within the industrial park that exceed the 30-foot width requirement to meet the need of the industrial nature of the park. We have no objections to the request for a wider driveway on Krift Avenue.
- Clean sawcut joints, slurry backfill, and pavement restoration in kind is required for the new water connection to the existing 16" water Main on Krift Avenue. A permit to complete this work is required from public works prior to open cutting the road.

- The public works director is Peter Riggs – replace the contact on sheet C0002
- The 778 contours on the grading plan do not appear to be accurate, I have provided a sketch of what may be the intent.

RECOMMENDATION: We recommend approval of the submitted engineering plans.

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

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

Anderson, Kristine

Subject: FW: Plan review

From: Alan Babe

Sent: Wednesday, April 04, 2018 2:07 PM

To: Anderson, Kristine <kanderson@burlington-wi.gov>; Gregory Guidry <gguidry@burlington-wi.gov>

Cc: Megan Watkins <Megan@burlington-wi.gov>; Wes Miner <wminer@burlington-wi.gov>

Subject: RE: Plan review

Kristine,

Per the plans as presented for 171 Industrial Dr. the Fire Chief and Fire Inspector reviewed and conditionally approved on 3-20-18. We still are awaiting fire suppression plans for this project.

Regards,

Al



Alan J. Babe | Fire Chief | City of Burlington

165 W. Washington St. | Burlington, WI, 53105

Office: 262-763-7842 | Cell: 262-939-7623 | ababe@burlington-wi.gov

Email, whether received from or sent to, the City of Burlington should be presumed to be a public record, that it will be retained by the City as a public record, and will be subject to public disclosure under Wisconsin's open records law. If you are not the intended recipient of this email, please do not read it or forward it to another person, but notify the sender and then delete it.



CITY OF BURLINGTON

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

SITE PLAN APPROVAL APPLICATION

REVIEW: \$500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY	
DATE FILED:	<u>3/19/18</u>
RECEIVED BY:	<u>KA</u> (Initials)
AMT. PAID:	<u>500</u>

APPLICANT: PSG, Inc.

ADDRESS: 448 Falcon Ridge Drive - Suite B, Burlington, WI 53105 **PHONE NO.** 262.758.6064

E-MAIL ADDRESS: admin@PSGwisconsin.com

OWNER: Romata

ADDRESS: 140 Longmeadow Drive Burlington WI 53105 **PHONE NO.** 262.763.9434

SITE ADDRESS: 171 Industrial Drive Burlington WI 53105

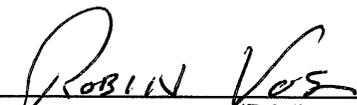
PROPOSED USE: Storage **PRESENT ZONING:** M-2

LEGAL DESCRIPTION: _____
(Attach full legal description if needed)

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

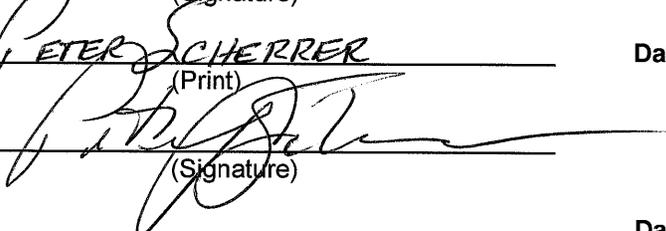
- Site plan drawn to a recognized engineering or architectural scale with graphic scale, shown as well as the date of drawing and the north arrow shown.
- Project title and owner's/developer's name and address noted.
- Architect's and/or engineer's name and address noted.
- Property boundaries and dimensions.
- Abutting property zoning classifications.
- General description of building materials, façade and roof detail.
- Setback lines indicated.
- N/A 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: 10 (this building) and Hours of operation 6AM-4PM & 3PM-11PM.
- X Total no. of parking spaced noted. No. of parking spaces provided: 12. Calculations used to arrive at the no. of spaces: _____.
- 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.
- n/a Note, location of pedestrian sidewalks and walkways.
- n/a Graphic outline of any development staging that is planned.
- X Driveway locations and sizes.
- X Handicap accessibility.
- none List environmental concerns, i.e. odor, smoke, noise.

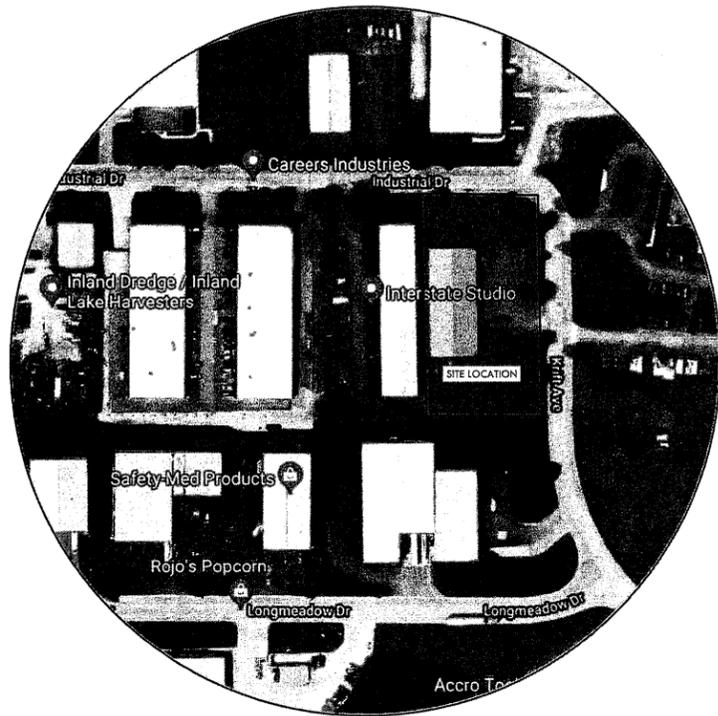
Owner:  Date: 3-19-18
 (Print)

Owner: 
 (Signature)

Applicant: PETER SCHERRER Date: 3-19-18
 (Print)

Applicant: 
 (Signature)

Zoning Administrator: _____ Date: _____
 (Signature)



VICINITY MAP

SHEET INDEX	
C001	TITLE SHEET AND VICINITY MAP
C002	GENERAL NOTES
C101	EXISTING CONDITIONS
C102	SITE PLAN
C103	GRADING & EROSION CONTROL PLAN
C501	CONSTRUCTION DETAILS

SITE IMPROVEMENT PLANS FOR ROMATA 2018 BUILDING EXPANSION CITY OF BURLINGTON, WI

SITE IMPROVEMENT PLANS FOR
ROMATA 2018 BUILDING EXPANSION
CITY OF BURLINGTON, WI

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

BENCHMARKS

FOUND IRON PIPE EL. 776.283 N: 163115.3049 E: 508471.1223

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	5482 S. WESTRIDGE DR. NEW BERLIN, WI 53151	TIM LYNCH, P.E.	262.402.5040	tlynch@lynch-engineering.com

REVISIONS

NO.	REVISION	DATE



ISSUED FOR REVIEW

PLAN DATE 02.15.18

PROJECT NO.
18.0001

SHEET NO.

C001

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE AND MEASURED HORIZONTALLY. THE CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS FOR SLOPES AND STRUCTURES.
3. RECYCLE OR PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS IN A TIMELY MANNER. CONTROL RUNOFF FROM WASTE MATERIALS UNTIL THEY ARE REMOVED OR REUSED.
4. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE PERMITTED SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
7. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.

EROSION CONTROL NOTES:

1. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS.
2. CONSTRUCT SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
3. CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES EVERY SEVEN DAYS OR WITHIN 24 HOURS AFTER EACH 0.5 INCH RAINFALL AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN. CONTRACTOR SHALL MAINTAIN LOG OF INSPECTIONS WHICH SHALL BE KEPT ON-SITE.
4. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED.
5. SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
6. PLACE MULCH AND TACKIFIER ON THE SEEDED AREAS.
7. PLACE MULCH ON ALL SLOPES OF 4:1 OR GREATER IN ACCORDANCE WITH SECTION 627, METHOD A, OF WISDOT STANDARD SPECIFICATIONS.
8. ANY DISTURBED AREAS LEFT OPEN FOR MORE THAN 30 DAYS WILL REQUIRE TEMPORARY STABILIZATION. REFER TO WDNR STANDARD 1059, SECTION 3 "CONDITIONS WHERE PRACTICE APPLIES".
9. TEMPORARY SEEDING: ANNUAL RYE GRASS AT 25 lbs/ACRE
LATE SEASON TEMPORARY SEEDING (SEPT. 15 TO OCT. 15); WINTER WHEAT AT 2 BUSHELS/ACRE
DORMANT SEEDING (AFTER NOV. 1); 10 MIXTURE AT 4 POUNDS PER 1000 S.F.
10. POLYMER MUST BE APPLIED TO ALL DISTURBED AREAS IF SEEDING IS NOT COMPLETED BY OCTOBER 15.
11. TOPSOIL PILES LEFT IN PLACE FOR LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEEDING.
12. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.

CONSTRUCTION SEQUENCE

1. CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3. INSTALL INLET PROTECTION FOR EXISTING INLETS.
4. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
5. ROUGH GRADING MAY TAKE PLACE AFTER TOPSOIL STRIPPING.
6. UTILITY INSTALLATION WILL TAKE PLACE PRIOR TO SUBGRADE STABILIZATION. CATCH BASIN IS TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAIL IN THESE PLANS.
7. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGER'S HOTLINE
TOLL FREE
800-242-8511
(414-259-1181 MILWAUKEE METRO)
(TDD: 800-542-2389)
www.diggershotline.com

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

UTILITY CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
WE ENERGIES	700 S. KANE STREET, BURLINGTON, WI 53105	TRACY ZWIEBEL	262-763-1044	tracy.zwiebel@we-energies.com
CITY OF BURLINGTON	2200 S. PINE STREET, BURLINGTON, WI 53105	JAMES BERGLES	262-342-1182	jbergles@burlington-wi.com

PAVING:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE 1-1/4 INCH DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) BINDER COURSE SHALL BE 3 LT 58-28 S IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
5. HOT MIX ASPHALT PAVEMENT (HMA) SURFACE COURSE SHALL BE 5 LT 58-28 S IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
6. HOT MIX ASPHALT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) SPECIFICATIONS, SECTIONS 450, 455 AND 460. ADDITIONALLY, MATERIALS AND CONSTRUCTION SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE CURRENT WDOT ASP 6, 460.2.1, WHICH INCLUDES THE REGRESSION OF AIR VOIDS FROM 4.0% TO 3.0% WITH ASPHALT CEMENT. OMITTED FROM THE REQUIREMENTS WILL BE RIDE QUALITY REQUIREMENTS AND TESTING (SECTION 440), QMP MIXTURE SAMPLING AND TESTING (SECTION 460.2.8), NUCLEAR DENSITY TESTING (SECTION 460.3.3), PG BINDER AND TACK COAT SAMPLING AND TESTING (SECTION 455.2.2 AND 455.2.3), COLD WEATHER PAVING (SECTION 450.3.2.1) AND SAFETY EDGE (SECTION 450.3.2.11).
7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
8. CONCRETE FOR DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT, SECTION 601 FOR CONCRETE CURB AND GUTTER, AND SECTION 602 FOR CONCRETE SIDEWALKS.
10. CONCRETE FINISHING
AREA PAVING: LIGHT BROOM, TEXTURE PERPENDICULAR TO PAVEMENT DIRECTION.
SIDEWALK PAVING: LIGHT BROOM, TEXTURE PERPENDICULAR TO DIRECTION OF TRAVEL WITH TRAVELED AND RADIUS EDGE 1/2 INCH RADIUS.
CURB & GUTTERS: LIGHT BROOM, TEXTURE PERPENDICULAR TO PAVEMENT DIRECTION.
INCLINED VEHICULAR RAMP: BROOMED PERPENDICULAR TO SLOPE.
11. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
12. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: : WHITE
ADA SYMBOLS : BLUE OR PER LOCAL CODE

LEGEND

EXISTING	PROPOSED

SITE IMPROVEMENT PLANS FOR
ROMATA 2018 BUILDING EXPANSION
CITY OF BURLINGTON, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GENERAL NOTES

NO. REVISIONS BY DATE

ISSUED FOR REVIEW

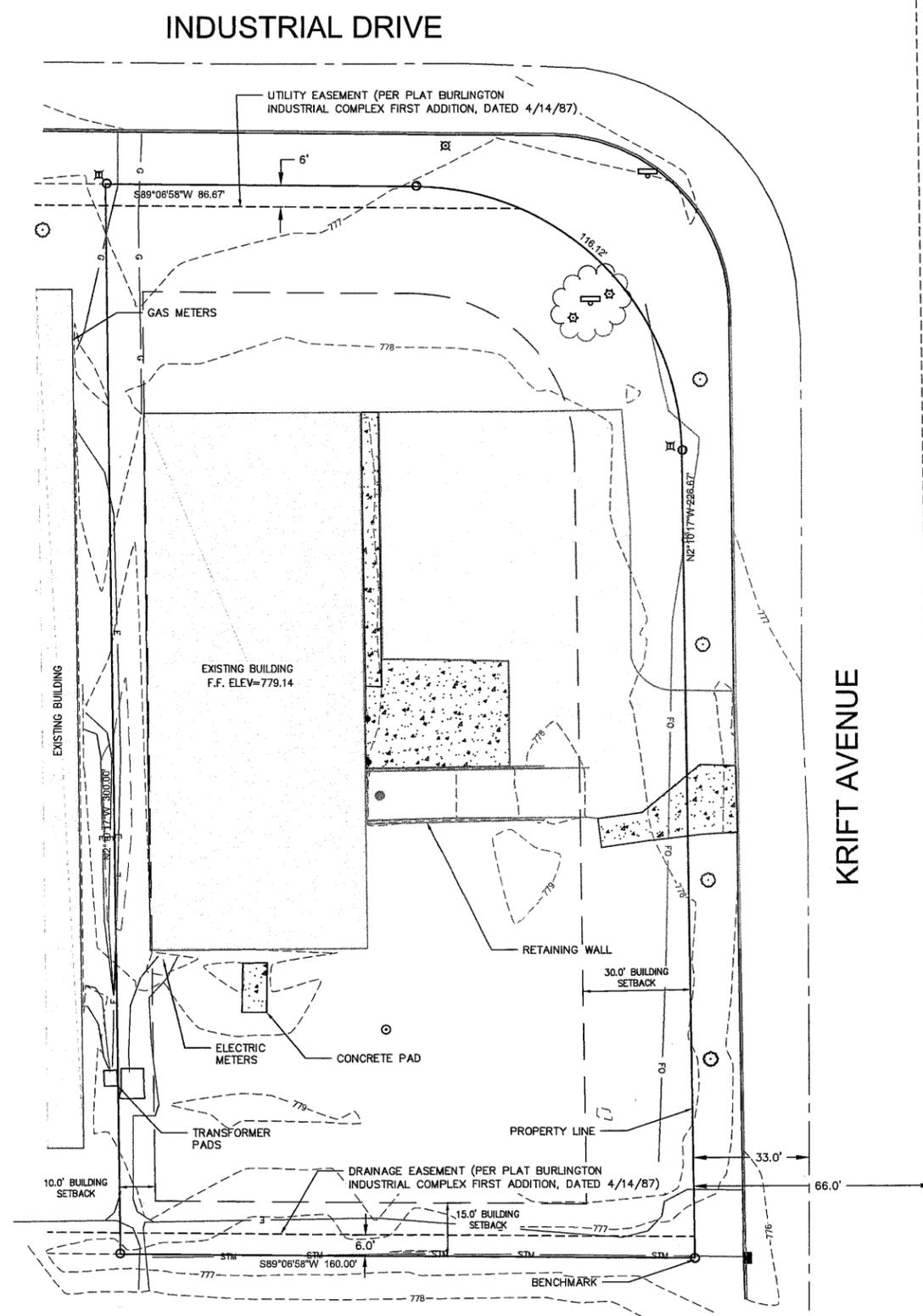
PLAN DATE 03.13.18
DESIGNED BY DKV

SCALE
0' = 1" NTS

PROJECT NO.
18.0001

SHEET NO.

C002



BENCHMARK:
FOUND IRON PIPE: 776.289



ISSUED FOR REVIEW	
PLAN DATE	02.15.18
DESIGNED BY	DKV
SCALE	
PROJECT NO.	18.0001
SHEET NO.	
C101	

EXISTING CONDITIONS	NO.	REVISIONS	BY	DATE

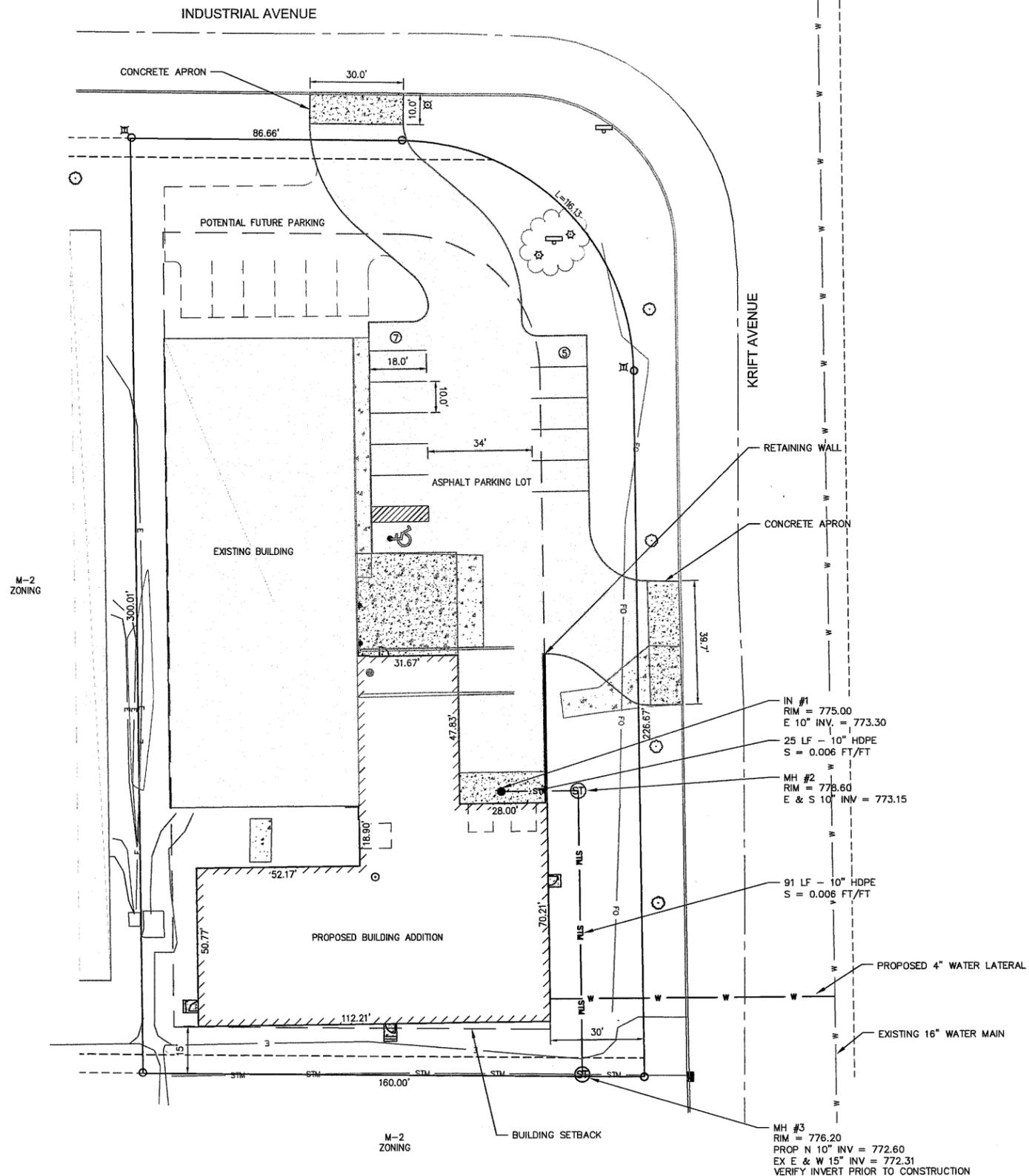
SITE IMPROVEMENT PLANS FOR
ROMATA 2018 BUILDING EXPANSION
CITY OF BURLINGTON, VT
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

NOTE:
TOTAL PARKING SPACES = 12

OWNER:
ROMATA
140 LONGMEADOW DRIVE
BURLINGTON, WI 53105

ARCHITECT:
STRUCRITE
805 CLINTON STREET
WAUKESHA, WI 53186

ENGINEER:
LYNCH & ASSOCIATES
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151



SITE IMPROVEMENT PLANS FOR
ROMATA 2018 BUILDING EXPANSION
CITY OF BURLINGTON, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

NO.	REVISIONS	BY	DATE

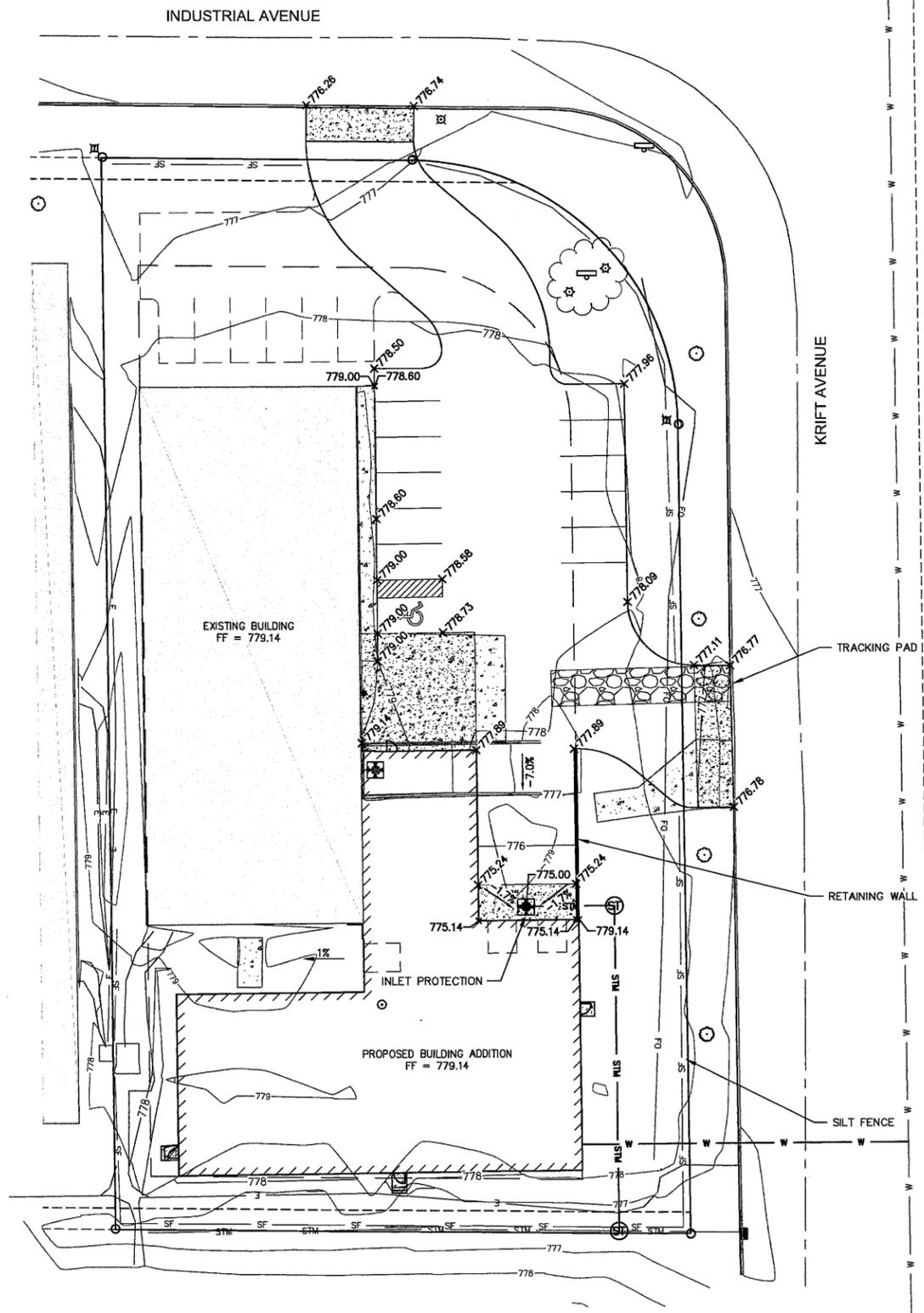
ISSUED FOR REVIEW

PLAN DATE 02.15.18
DESIGNED BY DKV

SCALE
0 20'

PROJECT NO.
18.0001

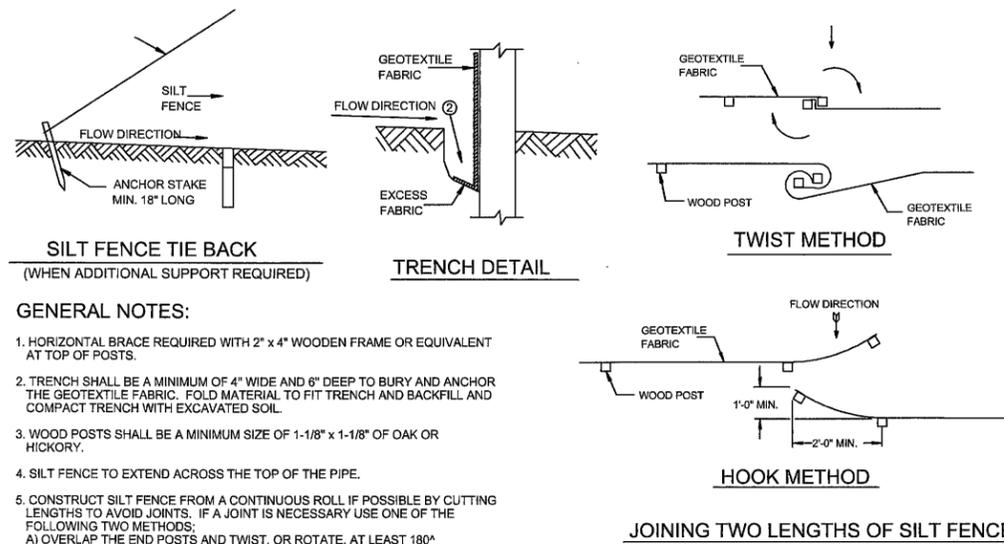
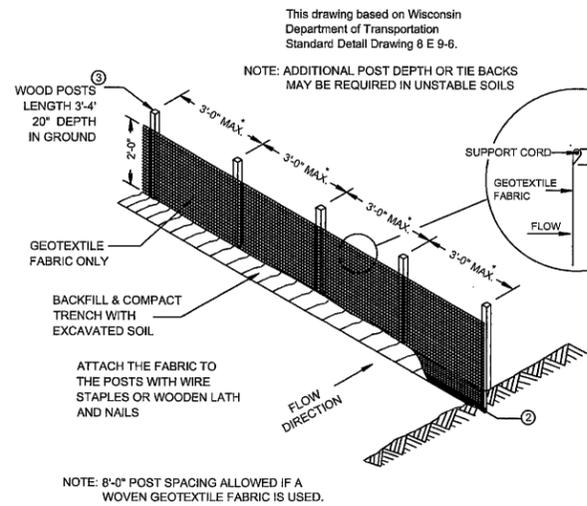
SHEET NO.
C102



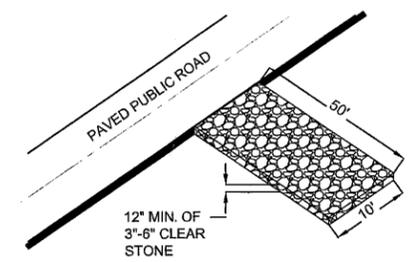
SITE IMPROVEMENT PLANS FOR
ROMATA 2018 BUILDING EXPANSION
CITY OF BURLINGTON, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

GRADING & EROSION CONTROL PLAN	BY	DATE
NO.		
REVISIONS		

ISSUED FOR REVIEW	
PLAN DATE	02.15.18
DESIGNED BY	DKV
 SCALE	
PROJECT NO.	18.0001
SHEET NO.	
C103	

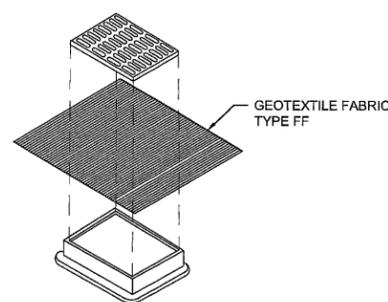


SILT FENCE 1
C501



NOTE: PLACE WISDOT TYPE R GEOTEXTILE FABRIC UNDER STONE IF SATURATED CONDITIONS ARE EXPECTED.

STONE TRACKING PAD 2
C501



INSTALLATION NOTES:

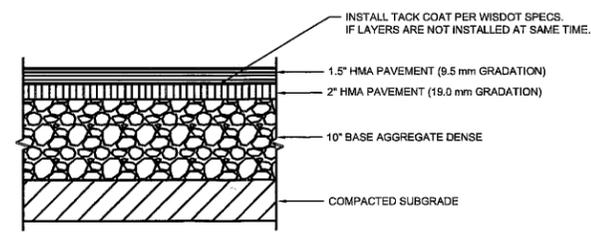
FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN 1/8" AND 1/2" THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.

DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

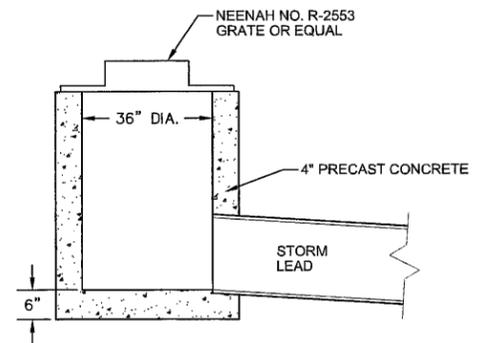
INLET PROTECTION TYPE B 3
C501



PAVING NOTES:

- CONTRACTOR TO THOROUGHLY COMPACT SUBGRADE.
- PROOF ROLL SITE TO IDENTIFY UNSATISFACTORY SOILS.

ASPHALT PAVEMENT SECTION



INLET DETAIL 3
C501

SITE IMPROVEMENT PLANS FOR
ROMATA 2018 BUILDING EXPANSION
CITY OF BURLINGTON, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 02.15.18

DESIGNED BY DKV

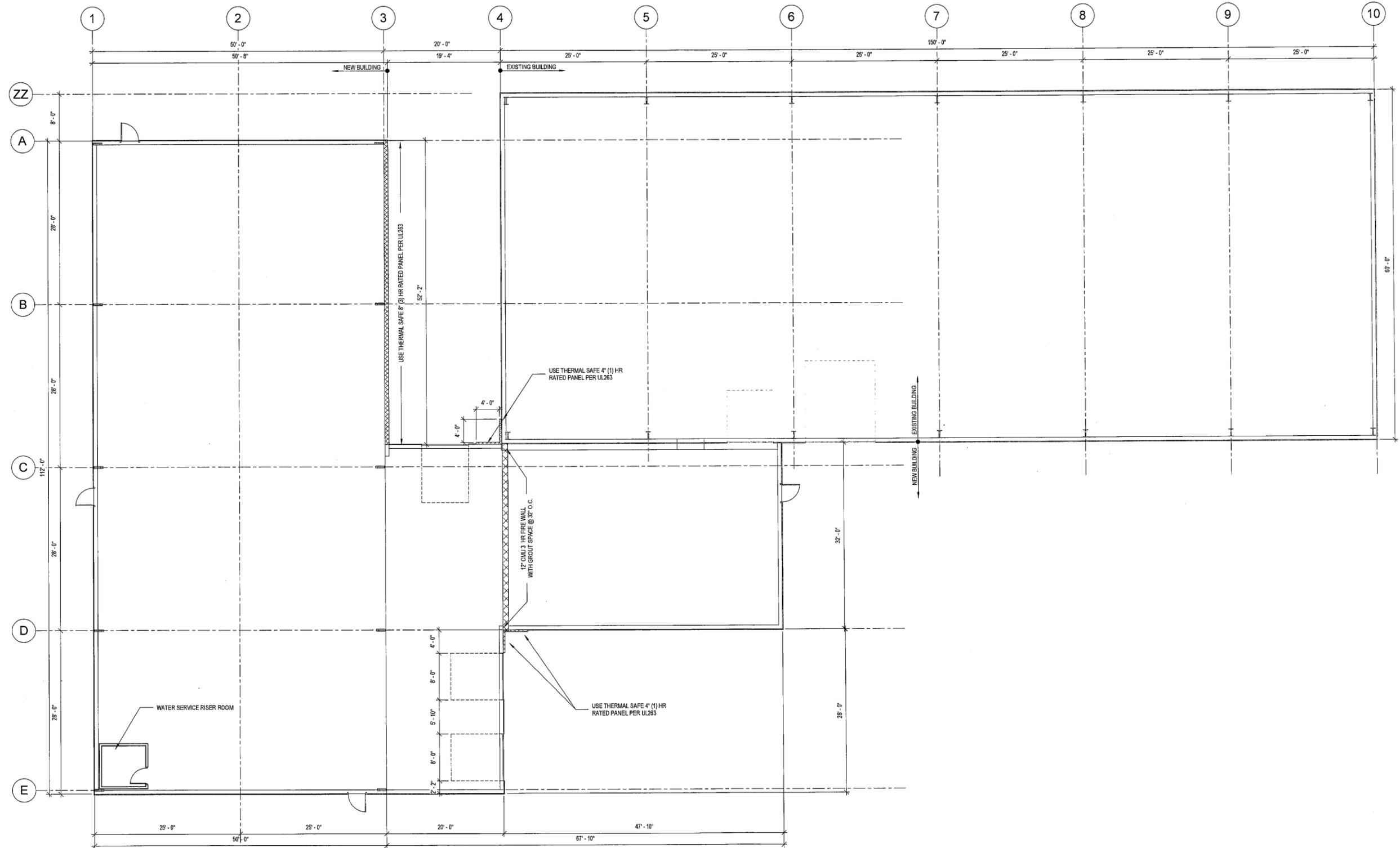
0 NTS
SCALE

PROJECT NO.
18.0001

SHEET NO.

C500

**ROMATA 2018
BUILDING EXPANSION
171 INDUSTRIAL DR.,
BURLINGTON, WI**



SHEET TITLE
PROPOSED PLAN
SCHEMATIC DESIGN

PROJECT DATA
JOB NUMBER: 17181
DRAWN BY: JJR
SHEET NUMBER:

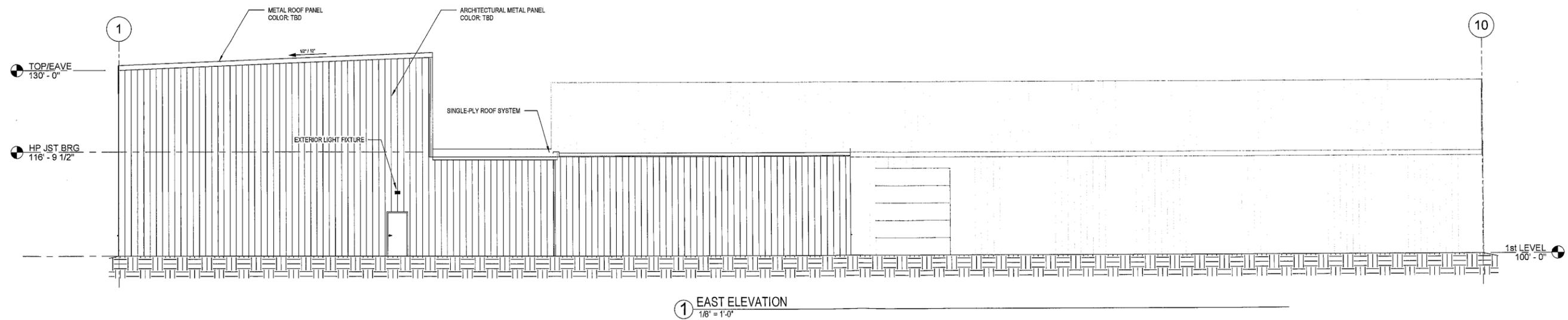
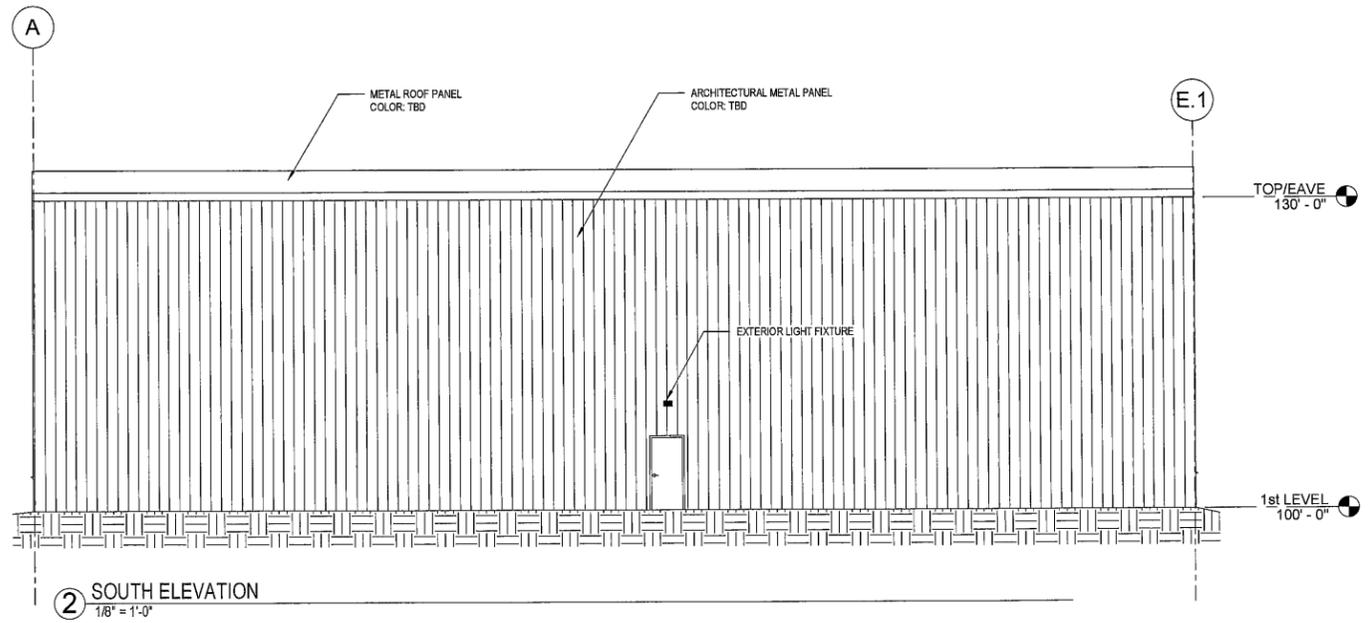
1 PROPOSED PLAN
1/8" = 1'-0"

A1.1

NORTH

3/18/2018 12:48:55 PM

**ROMATA 2018
BUILDING EXPANSION
171 INDUSTRIAL DR.,
BURLINGTON, WI**



SHEET TITLE
EXTERIOR ELEVATIONS
SCHEMATIC DESIGN

PROJECT DATA
JOB NUMBER: 17181
DRAWN BY: JEM
SHEET NUMBER:

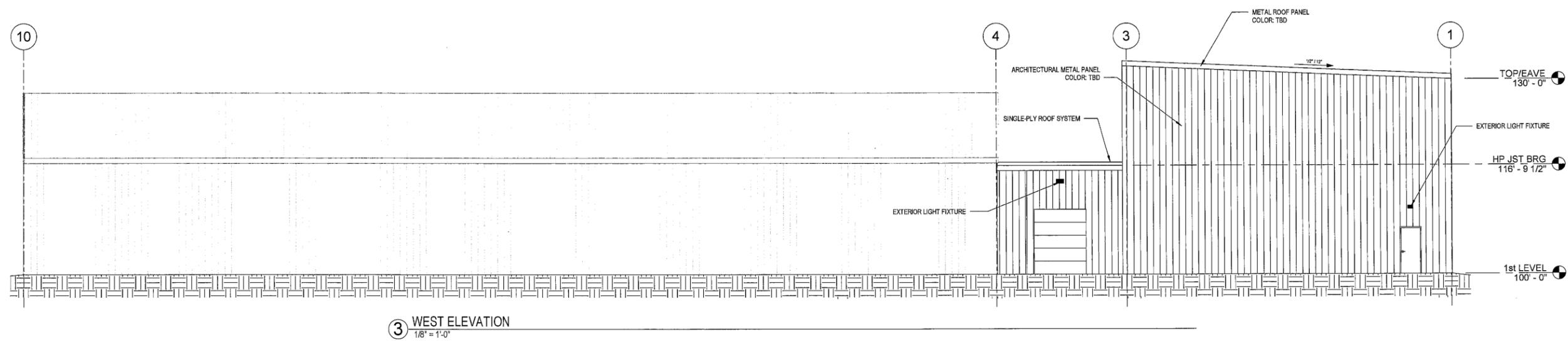
A2.0

**ROMATA 2018
BUILDING EXPANSION
171 INDUSTRIAL DR.,
BURLINGTON, WI**

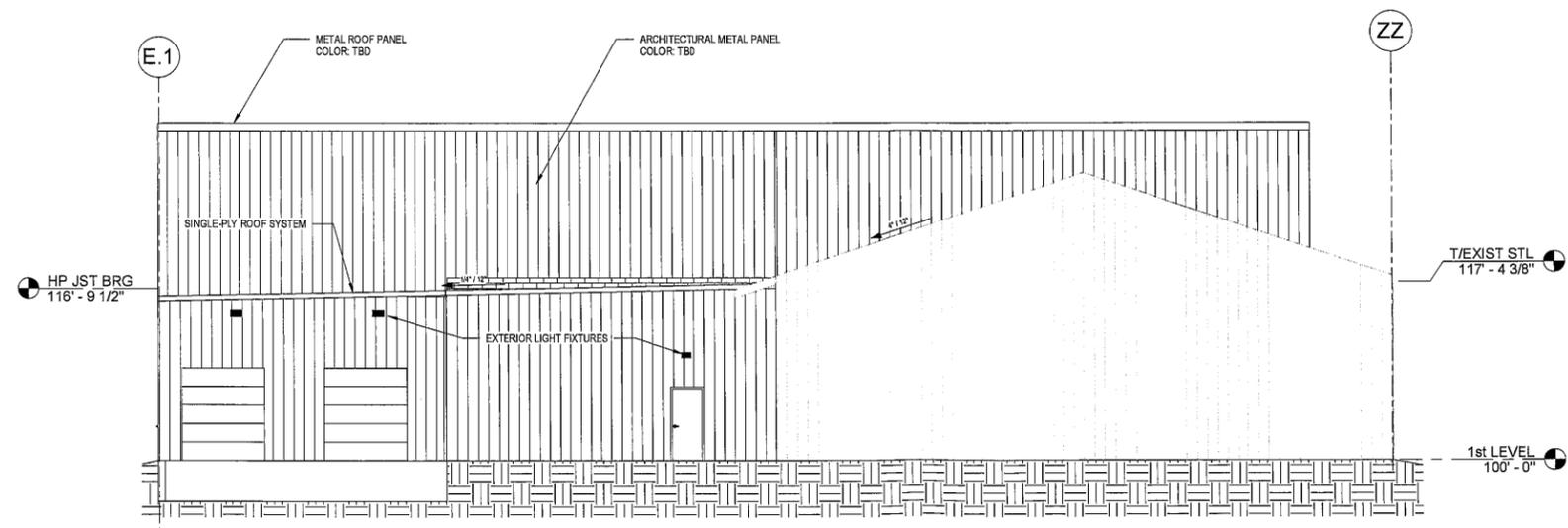
SHEET TITLE
EXTERIOR ELEVATIONS
SCHEMATIC DESIGN

PROJECT DATA
JOB NUMBER: 17181
DRAWN BY: JEM
SHEET NUMBER:

A2.1



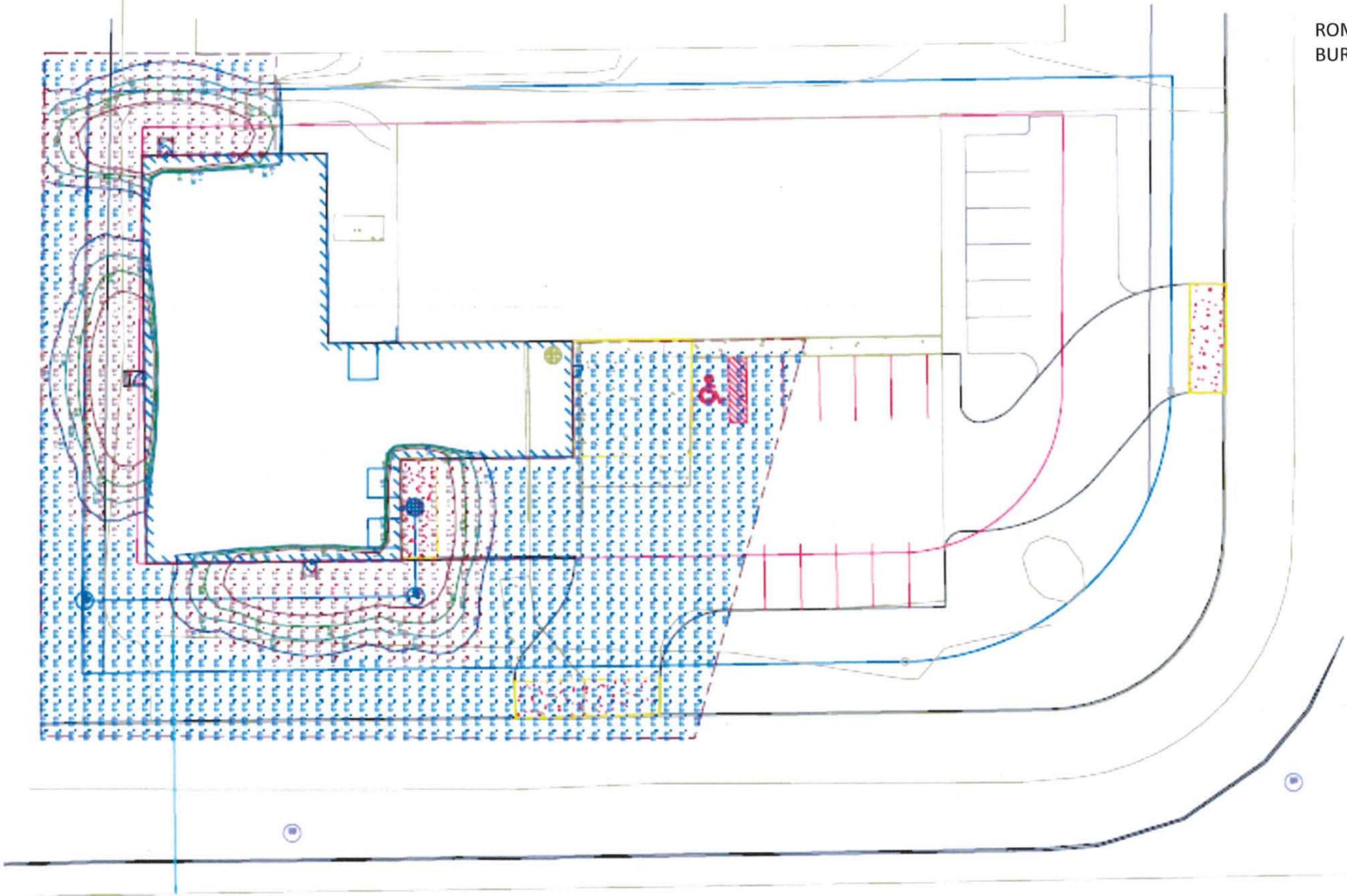
3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

ROMATA 2018 BUILDING EXPANSION
BURLINGTON, WI

PHOTOMETRIC
03.19.18



Schedule											
Symbol	Label	Quantity	Manufacturer	Coloring Remarks	Description	Layer	Number Lamps	Power Watts	Lumens Per Lamp	Light Loss Factor	Footcandle
	A	4	COOPER LIGHTING STRATFORD VT	PARABOLIC BULB	VISION 679 HPS/AM LED LUMINAIRE (1) LUMINAIRE WITH PARABOLIC OPTIC TYPE 2 (W) FULL LIGHT CONTROL ABSOLUTE FACTORS Y OR BASED ON CALIBRATED S FACTOR ORATED USING LAB LUMEN STRATFORD VT CONDUCT CHARTER WITH TEST DISTANCE OF 28.75 FEET		21	PARABOLIC BULB 3 in	150	1	27

Statistics						
Description	Avg	Min	Max	Max/Min	Avg/Min	Symbol
Calc Zone #2	0.3 fc	0.0 fc	3.4 fc	N/A	N/A	+

DESCRIPTION

The classic lines and sophisticated construction of Vision Site LED luminaire makes it an ideal complement to site design. Offering LED technology across the AVS and AVM, the Vision Site luminaire provides true family scaling in both physical form and lumen capability for architectural site lighting applications. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy-wall one-piece, die-cast aluminum housing has precise tolerance control and repeatability in manufacturing. Housing features a partition wall that isolates driver components for cooler operation. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR:** One-piece, die-cast aluminum construction with tool-less release latch. Door swings down and is retained on two catch hinges. **GASKET:** Continuous gasket provided to seal housing to optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Tool-less release door latch is stainless steel/aluminum construction, painted to match housing and allows access to internal housing and electrical components.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K

CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

ARM: One-piece extruded aluminum arm available in standard 5" lengths (AVS) and 6" and 10" (AVM). Internal bolts guides allow easy positioning of fixture during installation to pole or wall surface. **STRUCTURAL MOUNT:** Die-cast aluminum cleat

factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish color or optional natural finish. Product works in conjunction with dedicated accessory arms (order separately). Poles are provided pre-drilled when structural mount option drill pattern is specified. Additional mounting accessories available.

Finish

Housing is finished in five-stage super premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.



AVS/AVM VISION SITE LED

1 - 6 LightBARs
Solid State LED

AREA/SITE LUMINAIRE



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant
1.5 G Vibration Tested
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

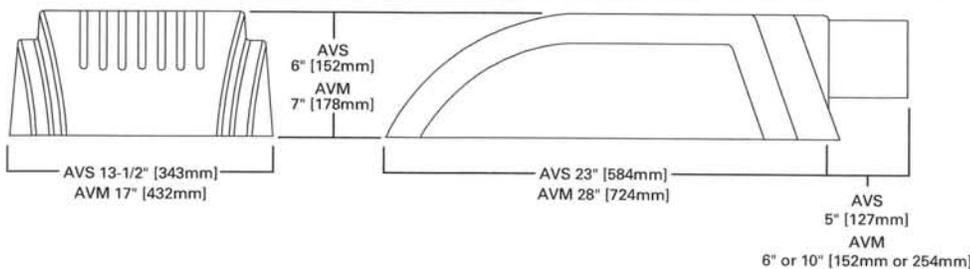
EPA

Effective Projected Area: (Sq. Ft.)
AVS Single: 1.18 w/Arm
AVS Single Structural: 1.27 w/Arm
AVM Single: 1.89 w/Arm
AVM Single Structural: 2.09 w/Arm

SHIPPING DATA

Approximate Net Weight:
AVS: 35 lbs. (15.91 kgs.)
AVM: 51 lbs. (23.18 kgs.)

DIMENSIONS



POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	150W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	3,064	6,128	9,192	12,255	15,319	18,383
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420	18,504
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110	18,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120	19,344
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919	19,103
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903	19,083
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275	18,331
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181	18,217
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771	17,725
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620	18,744
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912	16,695
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4

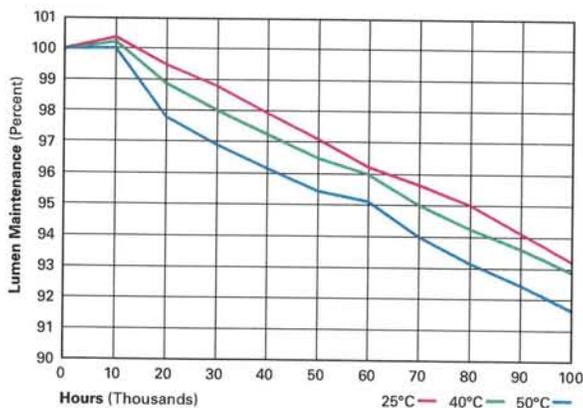
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs		F01	F02	F03	F04	F05	F06
Drive Current		1A Drive Current					
Power (Watts)		26W	55W	78W	102W	133W	157W
Current @ 120V (A)		0.22	0.46	0.66	0.86	1.12	1.31
Current @ 277V (A)		0.10	0.21	0.29	0.37	0.50	0.58
Power (Watts)		32W	60W	85W	105W	137W	164W
Current @ 347V (A)		0.11	0.19	0.28	0.30	0.41	0.49
Current @ 480V (A)		0.09	0.15	0.21	0.22	0.31	0.37
T2	Lumens	2,529	5,059	7,588	10,117	12,646	15,176
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,546	5,092	7,638	10,183	12,729	15,275
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,495	4,990	7,484	9,979	12,474	14,969
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,662	5,323	7,985	10,646	13,308	15,969
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,628	5,257	7,885	10,513	13,142	15,770
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,626	5,251	7,877	10,502	13,128	15,754
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
SL2	Lumens	2,522	5,044	7,566	10,088	12,610	15,132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,506	5,013	7,519	10,026	12,532	15,039
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL4	Lumens	2,439	4,877	7,316	9,755	12,193	14,632
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	2,579	5,158	7,737	10,316	12,894	15,473
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,297	4,594	6,891	9,188	11,485	13,782
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3

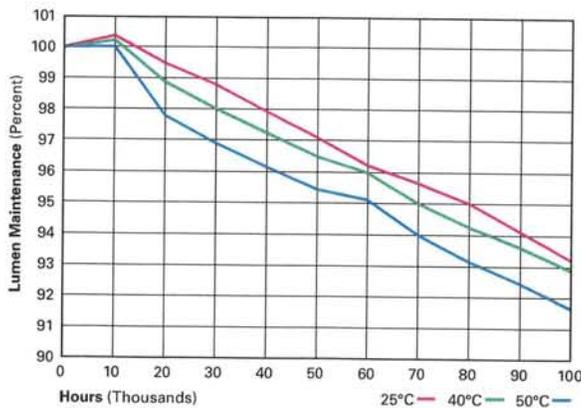
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

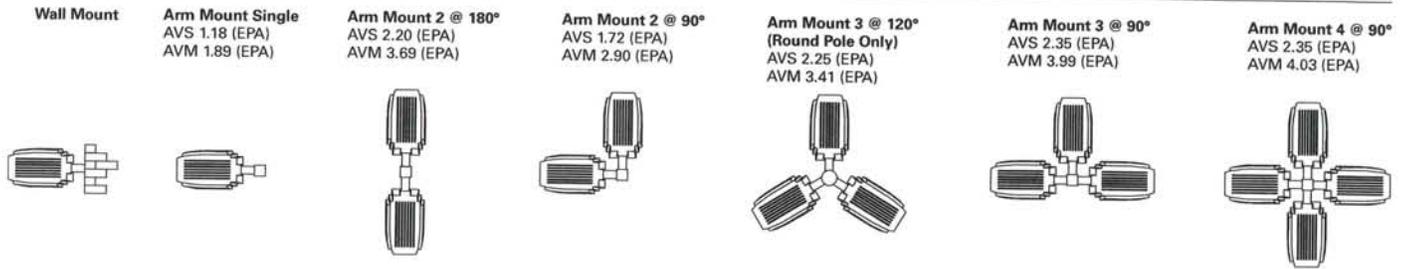
* Per IESNA TM-21 data.

LUMEN MULTIPLIER

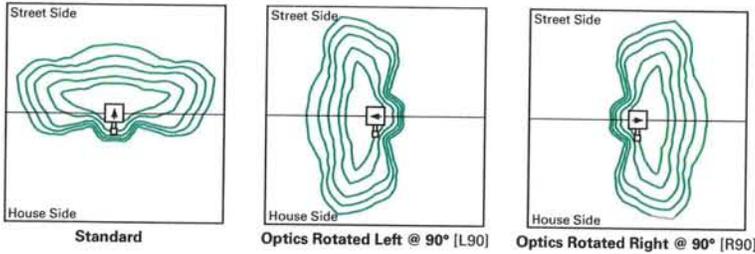
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



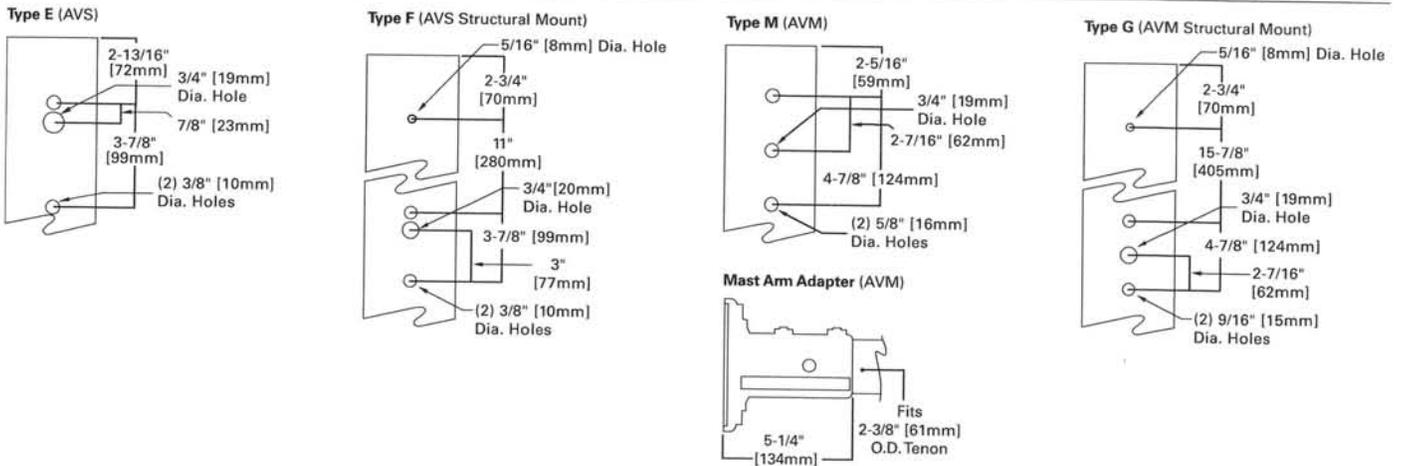
MOUNTING VARIATIONS AND EPAS



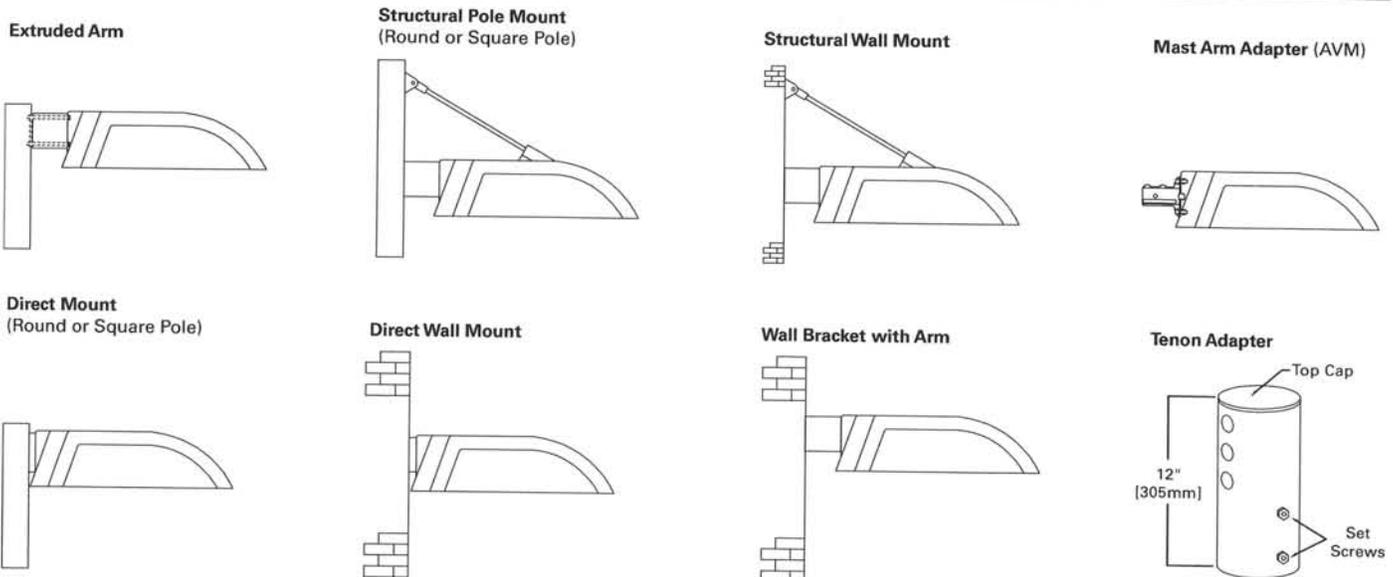
OPTIC ORIENTATION



POLE DRILLING PATTERNS AND MOUNTING OPTIONS



MOUNTING OPTIONS AND ACCESSORIES



ORDERING INFORMATION

Sample Number: AVS-E04-LED-E-U-T3-AP-CPS

Product Family ^{1,2,3}	Number of LightBARs ^{4,5}	Lamp Type	Ballast Type	Voltage	Distribution	Color ⁶
AVS=Vision Site Small AVM=Vision Site Medium	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs	LED=Solid State Light Emitting Diode	E=Electronic	U=Universal (120-277V) 8=480V ⁷ 9=347V	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Structural Options ^{3,9}			Options (Add as Suffix)			
Pole Mount CPS=Strut Rod/Square Pole (Painted to match fixture. Does not include arm) ¹⁰ CSS=Strut Rod/Square Pole Stainless Steel (Clevis painted to match fixture. Does not include arm) ¹⁰ CPR=Strut Rod/Round Pole (Painted to match fixture. Does not include arm) ¹¹ CSR=Strut Rod/Round Pole Stainless Steel (Clevis painted to match fixture. Does not include arm) ¹¹ Wall Mount CPW=Strut Rod/Wall Mount (Painted to match fixture. Does not include arm) ¹² CSW=Strut Rod/Wall Mount Stainless Steel (Clevis painted to match fixture. Does not include arm) ¹²			2L=Two Circuits ¹³ 7030=70 CRI / 3000K CCT 7050=70 CRI / 5000K CCT ¹⁴ 7060=70 CRI / 5700K CCT 8030=80 CRI / 3000K CCT L90=Optics Rotated Left 90° R90=Optics Rotated Right 90° 3=Three-Position Terminal Block 4=NEMA Photocontrol Receptacle U=UL Listed/CSA Certified ICB=Integral Cold Weather Battery Pack (Specify 120 or 277V) ¹⁵ DIM=0-10V Dimming Driver MS-LXX=Motion Sensor for ON/OFF Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Switching ¹⁷ DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ¹⁸ DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ¹⁸ HSS=Field Installed House Side Shield ¹⁹			
Accessories (Order Separately) ²⁰						
OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA1223=10kV Circuit Module Replacement LS/HSS=Factory Installed House Side Shield ²¹ AVS SA1071-XX=5" Arm for Square Pole SA1073-XX=Direct Mount for Square Pole SA1074-XX=5" Arm for Round Pole SA1076-XX=Direct Mount for Round Pole SA1077-XX=Wall Bracket with 5" Arm ²² SA1200-XX=Direct Wall Mount Kit ²² SA1101-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon SA1102-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SA1103-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon SA1104-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon SA1105-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon SA1106-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon SA1107-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon		SA1108-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon SA1109-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon SA1110-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon SA1111-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon SA1112-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon SA1113-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SA1114-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon AVM SA1050-XX=6" Arm for Square Pole SA1051-XX=10" Arm for Square Pole ²³ SA1052-XX=6" Arm for Round Pole SA1053-XX=10" Arm for Round Pole ²³ SA1054-XX=Wall Mount Kit with 6" Arm SA1056-XX=Direct Mount for Square Pole SA1057-XX=Direct Mount for Round Pole SA1058-XX=Wall Bracket with 6" Arm ²² SA1201-XX=Direct Wall Mount Kit ²² SA1207-XX=Mast Arm Adapter		SA1231-XX=Structural Mount Wall Mount Arm ²⁴ SA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon SA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon SA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon SA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon SA1115-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon SA1116-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon SA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon SA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon SA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon SA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon SA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon SA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon SA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Arm not included. Order separately.
- Standard 4000K CCT and greater than 70 CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Available on AVM only.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your customer service representative for more information.
- Add as suffix in the order shown.
- Compatible with 5" SA1071 (AVS) or 10" SA1051 (AVM) arm only.
- Compatible with 5" SA1074 (AVS) or 10" SA1053 (AVM) arm only.
- Wall mount structural options do not include arm assembly (See accessories). Compatible with 5" SA1071 (AVS) or SA1231 (AVM) arm only.
- Low-level output varies by bar count. Consult factory. Requires two or more light bars.
- Extended lead times apply. See website for IES files.
- Available with E01-E02 and F01-F02 configurations only (AVS) or E01-E04 and F01-F04 configurations only (AVM). Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one light bar for 90-minutes. Not available in all configurations, consult factory. Rated for use in 25°C ambient.
- Sensor mounted to the luminaire. Available in E01-E04 and F01-F04 configurations (AVS) or E01-E06 and F01-F06 configurations (AVM). Replace XX with mounting height in feet for proper lens selection (e.g., MS-L25). Consult factory for more information.
- Sensor mounted to the luminaire. Available in E02-E04 and F02-F04 configurations (AVS) or E01-E06 and F01-F06 configurations (AVM). Replace X with number of light bars operating at low output mode and replace XX with mounting height in feet for proper lens selection (e.g., MS/3-L25). Maximum four light bars in low output mode. Consult factory for more information.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
- Replace XX with color designation.
- One required for each light bars. Not available with L90 or R90 options.
- For use in downlighting applications only.
- Use when mounting fixture heads at 90° increments.
- Includes arm only. Must specify CPW or CSW in fixture ordering logic. Downlighting applications only.



Eaton
 1121 Highway 74 South
 Peachtree City, GA 30269
 P: 770-486-4800
www.eaton.com/lighting

Specifications and
 dimensions subject to
 change without notice.