CITY OF BURLINGTON

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

AGENDA
PLAN COMMISSION
Tuesday, October 9, 2018 at 6:30 p.m.
Common Council Chambers, 224 East Jefferson Street

Mayor Jeannie Hefty, Chairman
Tom Preusker, Aldermanic Representative
Bob Grandi, Aldermanic Representative
Chad Redman, Commissioner
Andy Tully, Commissioner
John Ekes, Commissioner
Art Gardner, Commissioner

1. Call to Order

2. Roll Call

3. Approval of the minutes of September 11, 2018

4. Letters and Communications: None

5. Citizen Comments

6. Old Business:

   A. Consideration to approve a Conditional Use and Site Plan application from Square One Investments for property located at 616 Droster Avenue to allow for a cold storage building, subject to Graef's, Kapur's, and the Burlington Fire Department's memorandums to the Plan Commission. This item was tabled at the August 14, 2018 meeting.

7. New Business:

   A. Public Hearing to hear public comments regarding a Conditional Use application from Sudrok Properties for property located at 856 Midwood Drive, to allow for commercial warehouse storage, construction services, and general building services.

   B. Consideration to approve a Conditional Use and Site Plan application from Sudrok Properties for property located at 856 Midwood Drive to use for commercial warehouse storage, construction services, general building services, and add a parking lot, subject to Graef's and the Burlington Fire Department's memorandums to the Plan Commission.

C. Consideration to approve a Site Plan application from PSG for property located at 492 N. Pine Street to construct a balcony to The Liar's Club, subject to Graef's and the Burlington Fire Department's 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.*

CITY OF BURLINGTON

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Minutes
City of Burlington Plan Commission
September 11, 2018, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. Roll call: Aldermen Tom Preusker; Bob Grandi; Commissioners Chad Redman; and Andy Tully were present. Commissioners John Ekes and Art Gardner were excused.

APPROVAL OF MINUTES

Alderman Grandi moved, and Alderman Preusker seconded to approve the minutes of August 14, 2018. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINES

A. Consideration to recommend approval to the Common Council for a Rezone Map Amendment application from Lynch Ventures for property located at S. Kane Street (at Industrial Drive), to rezone the property from A-1, Agricultural/Holding District to M-2, General Manufacturing District.

- Mayor Hefty opened this item for discussion.

- Tanya Fonesca, Graef, explained the rezone is a complimentary use for truck storage on a parking lot. The owner proposes to consolidate most of the trucks from other sites in the city onto one parcel. There are no plans to construct any structure on this property in the future.

- Alderman Grandi questioned what responsibilities, if any, the Council has to protect the environmental corridors. Ms. Fonesca responded it is designated by SEWRPC to let us know when there are primary and secondary corridors, and up to the communities to determine what they want to do. Ms. Fonesca stated there are no city ordinances to protect the environmental corridors.

- Alderman Grandi asked what the plan was for landscape. Ms. Fonesca replied the applicant has a landscape plan and was asked to meet the landscape requirements, which they have not. However, with this unique nature of the parcel, there was a lot of discussion to determine if landscape was necessary to be around the perimeter next to the corridors. Ms. Fonesca further replied that the applicant has offered to place additional trees elsewhere in the city that may be

more beneficial. Mayor Hefty reminded Commissioners that curb and gutter was waved for the expansion of Lynch Display Van's production facility, and this is the last section of the old Industrial Park. Kurt Petrie, applicant, stated it does not make any sense to have landscape around the perimeter, and could negotiate with the city to plant trees elsewhere. Commissioner Tully agreed that having landscape would be redundant.

- There were no further comments.

Commissioner Tully moved, and Commissioner Redman seconded to recommend approval for a rezone at S. Kane Street.

All were in favor and the motion carried.

B. Consideration to approve a Site Plan application from Lynch Ventures for property located at S. Kane Street (at Industrial Drive), to add a parking lot on vacant land for storage of vehicles produced by LDV, subject to Graef's September 7, 2018 and Kapur & Associates' September 7, 2018 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Ms. Fonesca explained that Kapur & Associates require curb and gutter to be at the entrance of S. Kane Street and not on the site. Alderman Preusker asked exactly where on the corner the parking lot will go, is it next to ABC Supply Company. Gregory Guidry, Building Inspector, stated when entering on S. Kane Street, it is a hard right. Mr. Petrie responded it is a mix of wooded and brush area, and that 2-3 trees will be moved.

- Alderman Grandi asked what street the construction will be taking place. Mr. Petrie answered on McHenry Street, since the traffic is a little quieter.

- There were no further comments.

Commissioner Redman moved, and Alderman Grandi seconded to approve the Site Plan.

- Ms. Fonesca stated the landscape was a conditional approval, and that if the Commission wanted to override the conditional approval, it would need to be clarified in the motion. Commissioner Tully stated this parcel does not need landscape.

Commissioner Redman amended his motion, and Commissioner Tully seconded to approve the Site Plan excluding the landscape plan as presented.

All were in favor and the motion carried.

ADJOURNMENT

Alderman Grandi moved, and Alderman Preusker seconded to adjourn the meeting at 6:47 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant

PLAN COMMISSION **ITEM NUMBER: 6A**

DATE: October 9, 2018

SUBJECT: Consideration to approve a Conditional Use and Site Plan application at 616 Droster Avenue.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

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PROJECT/SCOPE:

This item is to consider approving a Conditional Use and Site Plan application from Square One Investments, for property located at 616 Droster Avenue. The applicant is proposing to allow for a cold storage building for storage of heating, ventilation, and air conditioning (HVAC) units. The proposed cold storage and warehouse would allow for the expansion of the existing business operations for Square One Heating & Cooling, LLC, and is approximately 4,950 square feet.

These operations include the warehousing and sales of electric apparatus and equipment, namely HVAC supplies; thus, the proposed cold storage and warehouse use is compliant. The Site Plan submitted indicates a proposed addition of a wooden fence with electric gate, which is compliant. The applicant shall provide dimensional details for the wooden fence and detailed plans for the electric gate. The proposed development is compliant with the parking requirements. The applicant has indicated the site will be 45% green space, which will satisfy the landscape surface ratio requirements.

This item was tabled at the August 14, 2018 meeting. The Public Hearing was held the same night.

ZONING:

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

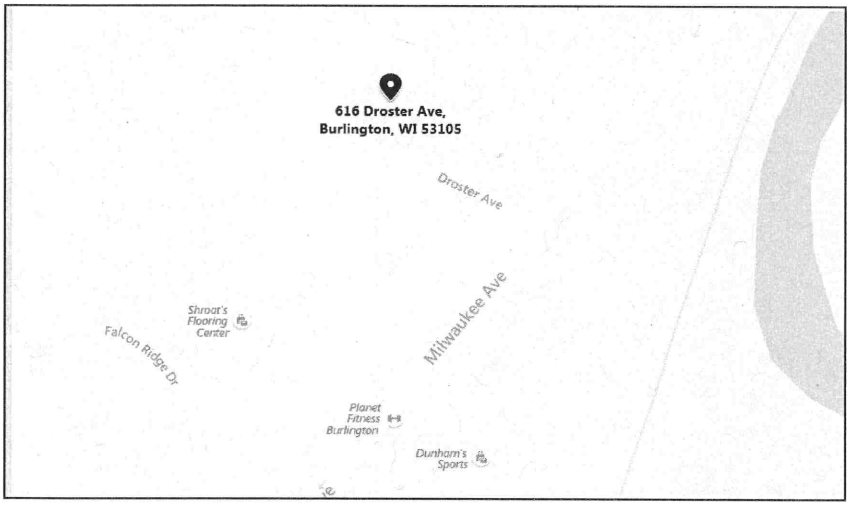
RECOMMENDATION:

Graef recommends approval of this Conditional Use and Site Plan, subject to items listed in Graef's September 27, 2018, Kapur & Associates' September 27, 2018, and Fire Department's September 28, 2018 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the October 9, 2018 Plan Commission meeting. No further action is necessary.

MAP:


616 Droster Ave,
Burlington, WI 53105
Droster Ave
Milwaukee Ave
Shroat's Flooring Center
Falcon Ridge Dr
Planet Fitness Burlington
Dunham's Sports

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

GRāEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: September 27, 2018

SUBJECT: Review of a Site Plan Approval Application and an Application for a Conditional Use Permit for 616 Droster Avenue.

A. PURPOSE

Consider for approval a Site Plan Approval Application and an Application for a Conditional Use Permit for cold storage and a warehouse at 616 Droster Avenue.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1. The Plan Commission recommend to the Common Council the ***APPROVAL*** of the Site Plan Approval Application for 616 Droster Avenue; and,
2. The Plan Commission recommend to the Common Council the ***APPROVAL*** of the Application for a Conditional Use Permit for cold storage and a warehouse at 616 Droster Avenue.

C. BACKGROUND

Steven Hanson of Square One Heating & Cooling, LLC (Applicant) submitted a Site Plan Approval Application and an Application for a Conditional Use Permit for cold storage and a warehouse at 616 Droster Avenue. The property is zoned "B-1 Neighborhood Business District."

The following materials were submitted:

a. Site Plan Approval Application
b. Application for a Conditional Use Permit
c. Plat of Survey, with landscaping notes
d. Shed construction plans
e. Photometric plan and lighting cut sheets

D. COMPLIANCE WITH ZONING CODE §315-26 "B-1 NEIGHBORHOOD BUSINESS DISTRICT"

I. Site Plan

The proposed development is compliant with the dimensional standards and lighting standards outlined in this section of the Zoning Code.

II. Conditional Use

The parcel is zoned "B-1 Neighborhood Business District," which includes the following conditional use:

(28) Warehousing and retail/wholesale sales of electric apparatus and equipment.

The proposed cold storage and warehouse would allow for the expansion of the existing business operations for Square One Heating & Cooling, LLC. These operations include the warehousing and sales of electric apparatus and equipment, namely HVAC supplies; thus, the proposed cold storage and warehouse use is compliant with this section of the Zoning Code.

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

This section of the Zoning Code outlines the rationale for granting conditional uses, such that proposed conditional uses "are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community."

The proposed business operations associated with this conditional use would be conducted between 7am and 5pm Monday through Friday, and would be operated by 16 employees. Considering the adjacent uses, the addition of cold storage and a warehouse would not pose any adverse effects on the neighborhood.

F. COMPLIANCE WITH ZONING CODE §315-51 "FENCES"

The site plan submitted with this Application indicates a proposed addition of a wooden fence. The proposed fence is compliant with this section of the Zoning Code.

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

The proposed development is compliant with the parking requirements outlined in this section of the Zoning Code. 27 spaces will be provided (2 of which are ADA accessible). Square One Heating & Cooling, LLC provides HVAC contracting services, and Table 5 of this section indicates that the parking requirements for contractor shops are the following: 1 space per 1,000 SF + 1 space per company vehicle. The proposed development has a total area of approximately 10,000 SF and 8 company vehicles, which would require 18 spaces. With 27 spaces provided, the proposed development is compliant with this section of the code.

Table 4 of this section indicates the amount of ADA accessible parking spaces that are required based on the total number of spaces. With a requirement of 18 total spaces, the proposed development needs only

1 van-accessible parking space. The proposed development indicates there will be two van-accessible parking spaces, and is thus compliant.

G. COMPLIANCE WITH ZONING CODE §315-138 "LANDSCAPE REQUIREMENTS"

Though no formal landscape plan was submitted, the site plan indicates which portions of the site will have grass, trees, and other landscape features to satisfy the requirements of this section. The Applicant has indicated that the site will be 45% green space, which will satisfy the Landscape Surface Ratio requirements for the "B-1 Neighborhood Business District."

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

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

To: **Kristine Anderson** **Date:** September 27, 2018

From: **Greg Governatori, P.E.**

CC: **Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs, Tanya Fonseca**

Subject: **Engineering review of 616 Droster Avenue – Plans Dated 8-3-2018**

We have completed our review of the construction plans for a proposed building to be constructed at the northwest corner of 616 Droster Avenue. The review was conducted to determine compliance with the City of Burlington Municipal Code and good engineering practices.

BACKGROUND AND REQUEST: The project proposes development of a 4950 SF building to the northwest corner of existing Square One Heating & Cooling property.

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

- Preliminary Site Plans dated 8/3/18, including title sheet, existing site plan, site and grading plan, construction details, and project notes.

REVIEW COMMENTS:

General:

- The drawing scale is incorrect, i.e. not 1" = 40' as indicated in the bar scale.
- The existing site plan does not provide complete contours, they terminate in the middle of the property. The proposed grading ties into contours that are not known.
- Add dimensions to the site plan
- Location of erosion control matting should be shown in the erosion control plan (I.E., north side of the building. In addition, add restoration notes for the disturbed area, topsoil, seed, etc.
- The silt fence on the plan does not match the legend, the legend shows a gravel tracking pad near the south of the building, we are not sure if this is correct or a possible drive to the building. The legend shows gravel, in a different pattern along the entire west side of the property, please verify the legend against the site plan.
- The notes page title is for the "Village of Fontana"

RECOMMENDATION: We recommend approval of the site plan subject to addressing the above-mentioned comments.

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 at (262) 758-6010, ggovernatori@kapurinc.com.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: September 28, 2018

SUBJECT: Review of Site Plan Approval Application and Conditional Use Application for construction of a storage building at 616 Droster Ave, Square One Investments.

A. PURPOSE

Consider for approval the Site Plan Approval Application and Conditional Use Application for construction of a storage building at 616 Droster Ave, Square One Investments.

B. BACKGROUND

Square One Investments (Applicant) submitted a Site Plan Approval Application and Conditional Use Application to propose construction of a 4,950 Square Foot, S-1 Moderate Hazard Storage Occupancy at 616 Droster Ave, Square One Investments.

C. REVIEW OF COMPLIANCE WITH BURLINGTON CODE CHAPTER 155. FIRE PREVENTION, PROTECTION AND CONTROL

No information was submitted regarding the intended use of the storage building. If material or product is stored over 12 feet in height, it will be considered "High Piled Storage" triggering City of Burlington Municipal Code 155-40 "HIGH-PILED COMBUSTIBLE STORAGE".

D. REVIEW OF COMPLIANCE WITH INTERNATIONAL FIRE CODE

City of Burlington Municipal Code 155-40 "HIGH-PILED COMBUSTIBLE STORAGE", adopts the requirements of Chapter 23 of the International Fire Code.

- *2302.1 Definitions:*
  - *HIGH-PILED COMBUSTIBLE STORAGE. Storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet (3658 mm) in height. When required by the fire code official, high-piled combustible storage also includes certain high-hazard commodities, such as rubber tires, Group A plastics, flammable liquids, idle pallets and similar commodities, where the top of storage is greater than 6 feet (1829 mm) in height.*

- *2303.1 Classification of Commodities. Commodities shall be classified as Class I, II, III, IV or high hazard in accordance with this section. Materials listed within each commodity classification are assumed to be unmodified for improved combustibility characteristics. Use of flame-retarding modifiers or the physical form of the material could change the classification. See Section 2303.7 for classification of Group A, B and C plastics.*

- *2303.2 Class I Commodities. Class I commodities are essentially noncombustible products on wooden or nonexpanded polyethylene solid deck pallets, in ordinary corrugated cartons with or without single-thickness dividers, or in ordinary paper wrappings with or without pallets. Class I commodities are allowed to contain a limited amount of Group A plastics in accordance with Section 2303.7.4.*

- *2306.1 General. Fire protection and life safety features for high-piled storage areas shall be in accordance with Sections 2306.2 through 2306.10.*

- *2306.2 Extent and Type of Protection. Where required by Table 2306.2, fire detection systems, smoke and heat removal, draft curtains and automatic sprinkler design densities shall extend the lesser of 15 feet (4572 mm) beyond the high-piled storage area or to a permanent partition. Where portions of high-piled storage areas have different fire protection requirements because of commodity, method of storage or storage height, the fire protection features required by Table 2306.2 within this area shall be based on the most restrictive design requirements.*

HIGH-PILED COMBUSTIBLE STORAGE

TABLE 2306.2
GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS

COMMODITY CLASS	SIZE OF HIGH-PILED STORAGE AREA[a] (square feet) (see Sections 2306.2 and 2306.4)	ALL STORAGE AREAS (See Sections 2306, 2307 and 2308)[b]					SOLID-PILED STORAGE, SHELF STORAGE AND PALLETIZED STORAGE (see Section 2307.3)		
		Automatic fire-extinguishing system (see Section 2306.4)	Fire detection system (see Section 2306.5)	Building access (see Section 2306.6)	Smoke and heat removal (see Section 2306.7)	Draft curtains (see Section 2306.7)	Maximum pile dimension[c] (feet)	Maximum permissible storage height[d] (feet)	Maximum pile volume (cubic feet)
	0-500	Not Required[e]	Not Required	Not Required[f]	Not Required	Not Required	Not Required	Not Required	Not Required
	501-2,500	Not Required[e]	Yes[g]	Not Required[f]	Not Required	Not Required	100	40	100,000
	2,501-12,000 Public accessible	Yes	Not Required	Not Required[f]	Not Required	Not Required	100	40	400,000
	2,501-12,000 Nonpublic accessible (Option 1)	Yes	Not Required	Not Required[f]	Not Required	Not Required	100	40	400,000
I-IV	2,501-12,000 Nonpublic accessible (Option 2)	Not Required[e]	Yes	Yes	Yes[j]	Yes[j]	100	30[f]	200,000
	12,001-20,000	Yes	Not Required	Yes	Yes[j]	Not Required	100	40	400,000
	20,001-500,000	Yes	Not Required	Yes	Yes[j]	Not Required	100	40	400,000
	Greater than 500,000[h]	Yes	Not Required	Yes	Yes[j]	Not Required	100	40	400,000

E. 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 Conditional Use Application to propose construction of a 4,950 Square Foot, S-1 Moderate Hazard Storage Occupancy at 616 Droster Ave, Square One Investments based on the following:

1) The owner provides documentation from a competent design professional that the intended use of the building and commodities being stored, are in compliance with local code and state code.

CITY OF BURLINGTON

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

FOR OFFICIAL USE ONLY
Date Filed 6/15/18
Received by KA

APPLICATION FOR A CONDITIONAL USE PERMIT

☑ **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: Square One Heating + Cooling - Steve Hansen

Phone No.: 763-7000

Applicant's Address: 350 Coyote Tr, Burlington

Applicant's Email Address: Steve@Squareonehvac.com

Owner of the site: Steve Hansen

Phone No.: 262 206 6346

Owner's address: 350 Coyote Tr, Burlington

DESCRIPTION OF THE SUBJECT SITE

Business name: Square One Heating

Address: 616 Droster Ave

Or if no address exists: Parcel Identification No.:

Existing Zoning classification: B-1

Description of the proposed use: Warehouse / Cold Storage

Number of employees / Hours of operation: 14 7-5

ATTACHMENTS –
THE FOLLOWING ITEMS MAY NEED TO BE ATTACHED TO THIS APPLICATION:

PLAT OF SURVEY – prepared by a registered land surveyor showing the location, boundaries, elevations, uses and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed street, side and rear yards. In addition, the plat of survey shall show the location, elevation, and use of any abutting lands and their structures within (40) feet of the subject site.

If municipal sewage service or water service is not available, a plan shall be approved by the City Engineer who shall certify in writing that satisfactory, adequate and safe sewage disposal and/or a safe supply of water, is possible on the site as proposed by the plan in accordance with applicable local, county and state board of health regulations.

Additional information

Reason for requesting a Conditional Use:

Our business has grown to where we require more square footage.

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 _____ (Signature) Steve Hansen (Print)

Owner _____ (Signature) Steve Hansen (Print)

Date: 4/17/18 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:**_____

PLAT OF SURVEY
–OF–

PARCEL A: THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WOOD POST MARKING THE NORTHWEST CORNER OF SECTION 28; RUN THENCE SOUTH 88°14'30" EAST 1078.51 FEET; THENCE SOUTH 05°56' WEST 695.94 FEET; THENCE NORTH 65°33' WEST 7.73 FEET; THENCE SOUTH 30°39' WEST 23.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL; THENCE CONTINUE SOUTH 30°39' WEST 260.00 FEET; THENCE NORTH 59°21' WEST 116.00 FEET; THENCE NORTH 30°39' EAST 260.00 FEET; THENCE SOUTH 59°21' EAST 116.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO A 33 FOOT ROAD RIGHT-OF-WAY ALONG THE SOUTHWESTERLY SIDE OF SAID PARCEL. EXCEPTING THEREFROM LAND RECORDED IN VOLUME 1025 OF RECORDS, PAGE 490. SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PARCEL B: THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WOOD POST MARKING THE NORTHWEST CORNER OF SECTION 28; RUN THENCE SOUTH 88°14'30" EAST 1078.51 FEET; THENCE SOUTH 05°56' WEST 695.94 FEET; THENCE NORTH 65°33' WEST 7.73 FEET; THENCE SOUTH 30°39' WEST 23.00 FEET; THENCE NORTH 59°21' WEST 116.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 30°39' WEST 260.00 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF DROSTER AVENUE; THENCE NORTH 59°21' WEST ALONG SAID CENTERLINE EXTENSION 116.00 FEET; THENCE NORTH 30°39' EAST 260.00 FEET; THENCE SOUTH 59°21' EAST 116.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 33 FOOT ROAD RIGHT-OF-WAY ALONG THE SOUTHWESTERLY SIDE OF SAID PARCEL. SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: SQUARE ONE INVESTMENTS LLC
SURVEY ADDRESS: 616 DROSTER AVENUE

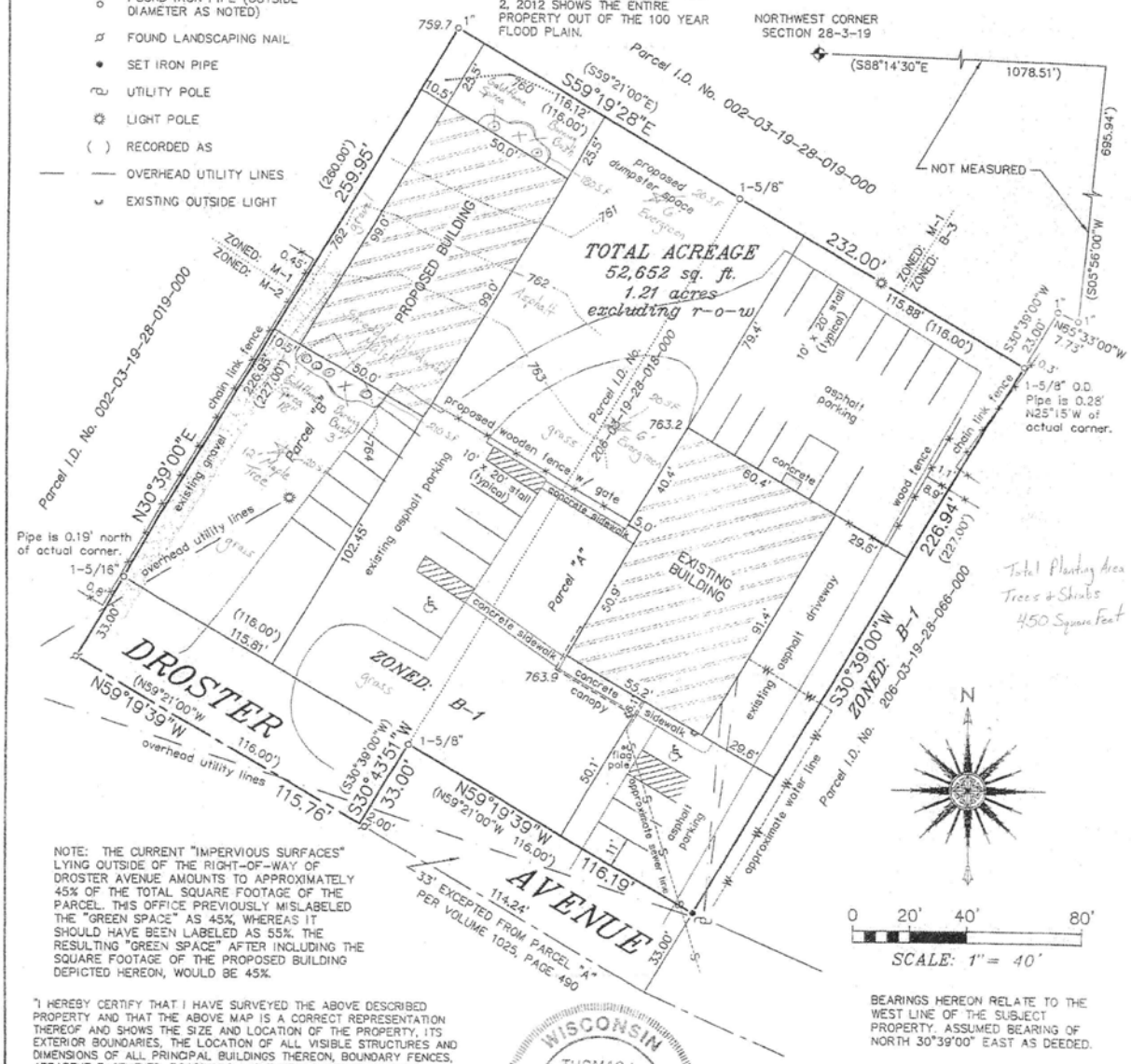
NOTE: PARKING STALLS AS SHOWN ARE EXISTING.

NOTE: FEMA FLOOD INSURANCE RATE MAP NUMBER 55101C0134D WITH AN EFFECTIVE DATE OF MAY 2, 2012 SHOWS THE ENTIRE PROPERTY OUT OF THE 100 YEAR FLOOD PLAIN.

NOTE: EXISTING PROPERTY DETAILS AS DEPICTED HEREON PER PREVIOUS SURVEY BY THIS OFFICE DATED MARCH 12, 2014. THIS SURVEY IS BEING REVISED THIS 3RD DAY OF APRIL, 2018 TO DEPICT THE PROPOSED BUILDING AND SHOW ITS PROXIMITY TO THE PROPERTY LINES.

LEGEND

- FOUND IRON PIPE (OUTSIDE DIAMETER AS NOTED)
- FOUND LANDSCAPING NAIL
- SET IRON PIPE
- UTILITY POLE
- LIGHT POLE
- ( ) RECORDED AS
- OVERHEAD UTILITY LINES
- EXISTING OUTSIDE LIGHT



NOTE: THE CURRENT "IMPERVIOUS SURFACES" LYING OUTSIDE OF THE RIGHT-OF-WAY OF DROSTER AVENUE AMOUNTS TO APPROXIMATELY 45% OF THE TOTAL SQUARE FOOTAGE OF THE PARCEL. THIS OFFICE PREVIOUSLY MISLABELED THE "GREEN SPACE" AS 45%, WHEREAS IT SHOULD HAVE BEEN LABELED AS 55%. THE RESULTING "GREEN SPACE" AFTER INCLUDING THE SQUARE FOOTAGE OF THE PROPOSED BUILDING DEPICTED HEREON, WOULD BE 45%.

BEARINGS HEREON RELATE TO THE WEST LINE OF THE SUBJECT PROPERTY. ASSUMED BEARING OF NORTH 30°39'00" EAST AS DEEDED.

"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 EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter
THOMAS L. SATTER S-2850

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGEN STREET
BURLINGTON, WI 53105
262-661-4239

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

REVISED: 4/3/18
MARCH 12, 2014
DATE

011403
JOB NUMBER

CITY OF BURLINGTON

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

FOR OFFICE USE ONLY
DATE FILED: 4/4/18
RECEIVED BY: KA (Initials)
AMT. PAID: 500

SITE PLAN APPROVAL APPLICATION

REVIEW: $500.00 Deposit +/- Actual Cost

APPLICANT: Square One Investments

ADDRESS: 616 Droster Ave **PHONE NO.** 763-7000

E-MAIL ADDRESS: Steve@squareonehvac.com

OWNER: Steve Hansen

ADDRESS: 350 Coyote trail ; Burlington **PHONE NO.** 262.206.6346

SITE ADDRESS: 616 Droster Ave

PROPOSED USE: Cold Storage/warehouse **PRESENT ZONING:** B-1

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. Will provide once project is approved
- ✓ Property boundaries and dimensions. Survey
- ✓ Abutting property zoning classifications. Survey
- ✓ General description of building materials, façade and roof detail. Floorplan
- ✓ Setback lines indicated. Survey
- ✓ Easements for access, if any. none
- ✓ 100-year floodplain identification. Survey
- ✓ 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. no Signage, Schneider Electric gate

✓ Total number of employees: 16 and Hours of operation M-F 7:00-5:00.

✓ Total no. of parking spaced noted. No. of parking spaces provided: 27. Calculations used to arrive at the no. of spaces: 18 (2 ADA). 1 Space Per 1,000 SF 10,000 SF requires 10 Spaces 1 Space Per Company Vehicle = 8

✓ Type, size and location of all structures with all building dimensions shown. On Survey

✓ Locate existing and general location of proposed sanitary sewers, storm sewers and water-mains. Survey

none Locate any proposed stormwater management facilities, including detention/retention areas. The City of Burlington has a stormwater ordinance in effect. 45% green Space

✓ Note location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening. Closest residential is 100+ Yards away

✓ Note, location of pedestrian sidewalks and walkways. On Survey

___ Graphic outline of any development staging that is planned. none

✓ Driveway locations and sizes. On Survey

✓ Handicap accessibility. On Survey

✓ List environmental concerns, i.e. odor, smoke, noise. none

Owner: Steve Hansen Lee Schroeder (Print) Date: 4/4/18

Owner: [signature] [signature] (Signature)

Applicant: Steve Hansen Lee Schroeder (Print) Date: 4/4/18

Applicant: [signature] [signature] (Signature)

Zoning Administrator: _____ (Signature) Date: _____

MENARDS

Date: Jul 6, 2018 9:40:21 AM
Store: BURLINGTON
2100 MILWAUKEE AVENUE
BURLINGTON, WI 53105-9499
Ph: 262-767-0857

MIDWEST MANUFACTURING

Design #: 321255624628

Estimated price: $38,521.81 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

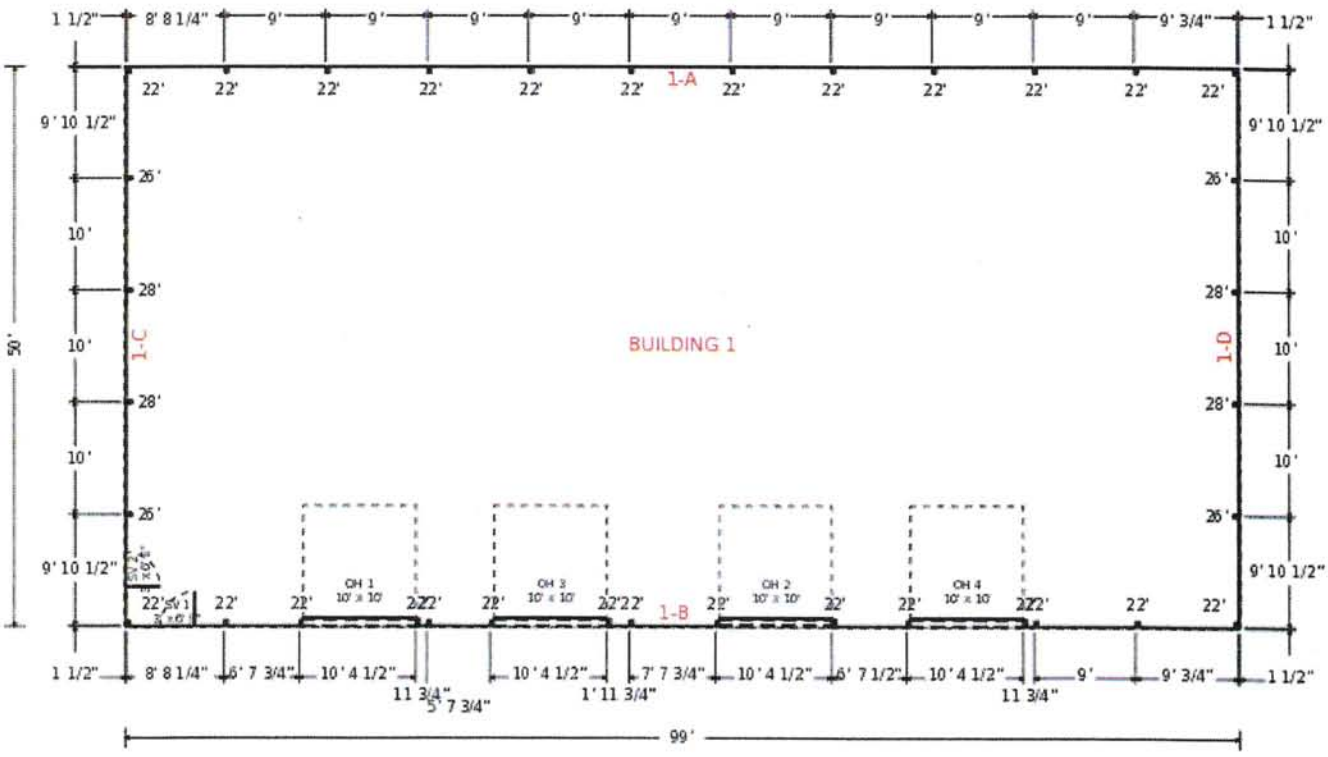
How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into The Post Frame Request Form on the Midwest Manufacturing website.
3. Apply the design to System V to create the material list.
4. Take the SOC to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Log into your account.
3. Go to Saved Designs under the Welcome Login menu.
4. Select the saved design to load back into the estimator.
5. Add your building to the cart and purchase.

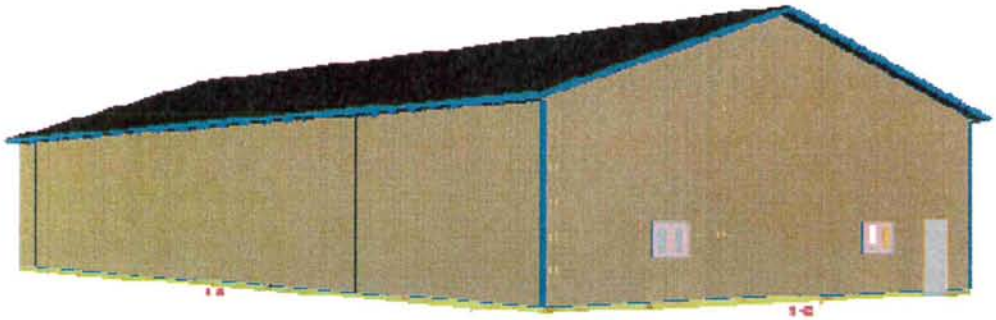
FLOOR PLAN

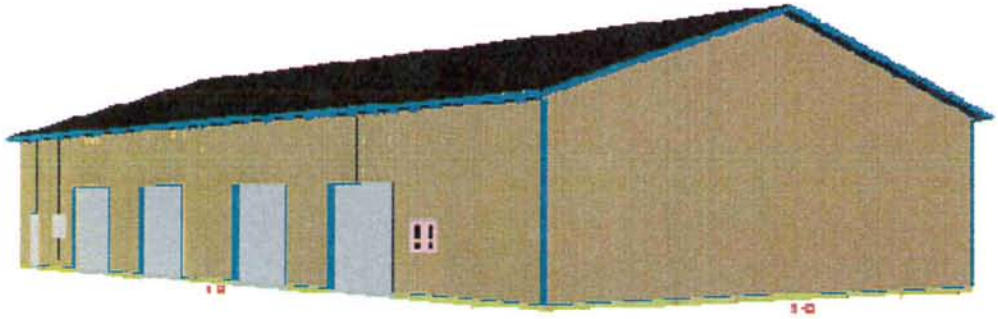


Design #: 321255624628
Store: BURLINGTON

Post Frame Building Estimate
Date: Jul 6, 2018 9:40:21 AM

Elevation Views





PREMIUM PRO-SNAP

POST FRAME BUILDINGS

Commercial Suburban Agricultural

PREMIUM PRO-RIB

BRITE WHITE

WHITE

PRAIRIE WHEAT

LIGHT STONE

PINEWOOD

Wall color

BEIGE

TAN

CHOCOLATE

BRONZE

Roof + Soffit

BURNISHED SLATE

BROWN

BLACK

ASH GRAY

LIGHT GRAY

CHARCOAL GRAY

MIDNIGHT GRAY

BRITE RED

RED

COLONIAL RED

BURGUNDY

SAGE

EMERALD GREEN

SLATE BLUE

Trim -

OCEAN BLUE

MENARDS® offers the **BEST CHOICE** of Steel Building Panels for the post frame industry; plus the largest selection of Soffit, Fascia, Gutter, Vents, Trim, Trim Coil and Custom Bent Trim.

***COPPER COLORED**

**Only Available in Premium Products*

Note: *Color Chips show approximate tone. Color of actual product may vary.*
Final color approval should be made with actual material. Samples are available at www.menards.com

Design #: 321255624628
Store: BURLINGTON

Post Frame Building Estimate
Date: Jul 6, 2018 9:40:21 AM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepaint zinc phosphate coating for superior paint paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

Design #: 321255624628
Store: BURLINGTON

Post Frame Building Estimate
Date: Jul 10, 2018 1:49:24 PM

Building Information

1. Building Use:	Code Exempt
2. Width:	50 ft
3. Length:	99 ft
4. Inside Clear Height:	16 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Type:	Columns
2. Post Spacing:	9 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Beige
6. Trim Color:	Ocean Blue
7. Sidewall A Eave Light:	None
8. Wall Fastener Type:	Screws
9. Sidewall B eave light:	None
10. Wall Fastener Location:	In the Flat
11. Wall Fastener Color:	Use Colored
12. Bottom Trim:	Yes
13. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	Condensation Blanket
2. Wall Liner Type:	None
3. Roof Insulation:	Yes

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	9 ft
3. Heel Height:	10 in
4. Roof Type:	Pro-Rib
5. Roof Color:	Burnished Slate
6. Ridge Options:	Universal Ridge Cap
7. Roof Fastener Type:	Screws
8. Roof Fastener Location:	On the Rib
9. Roof Fastener Color:	Use Colored
10. Endwall Overhangs:	1 ft
11. Sidewall Overhangs:	1 ft
12. Fascia Size:	6 in Fascia
13. Soffit Color:	Burnished Slate
14. Skylight Size:	None
15. Ridge Vent Quantity:	None
16. Ceiling Liner Type:	None
17. Purlin Placement:	On Edge
18. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	Yes
6. Gutters Color:	Ocean Blue
7. End Cap:	No
8. Mini Print:	Email Only

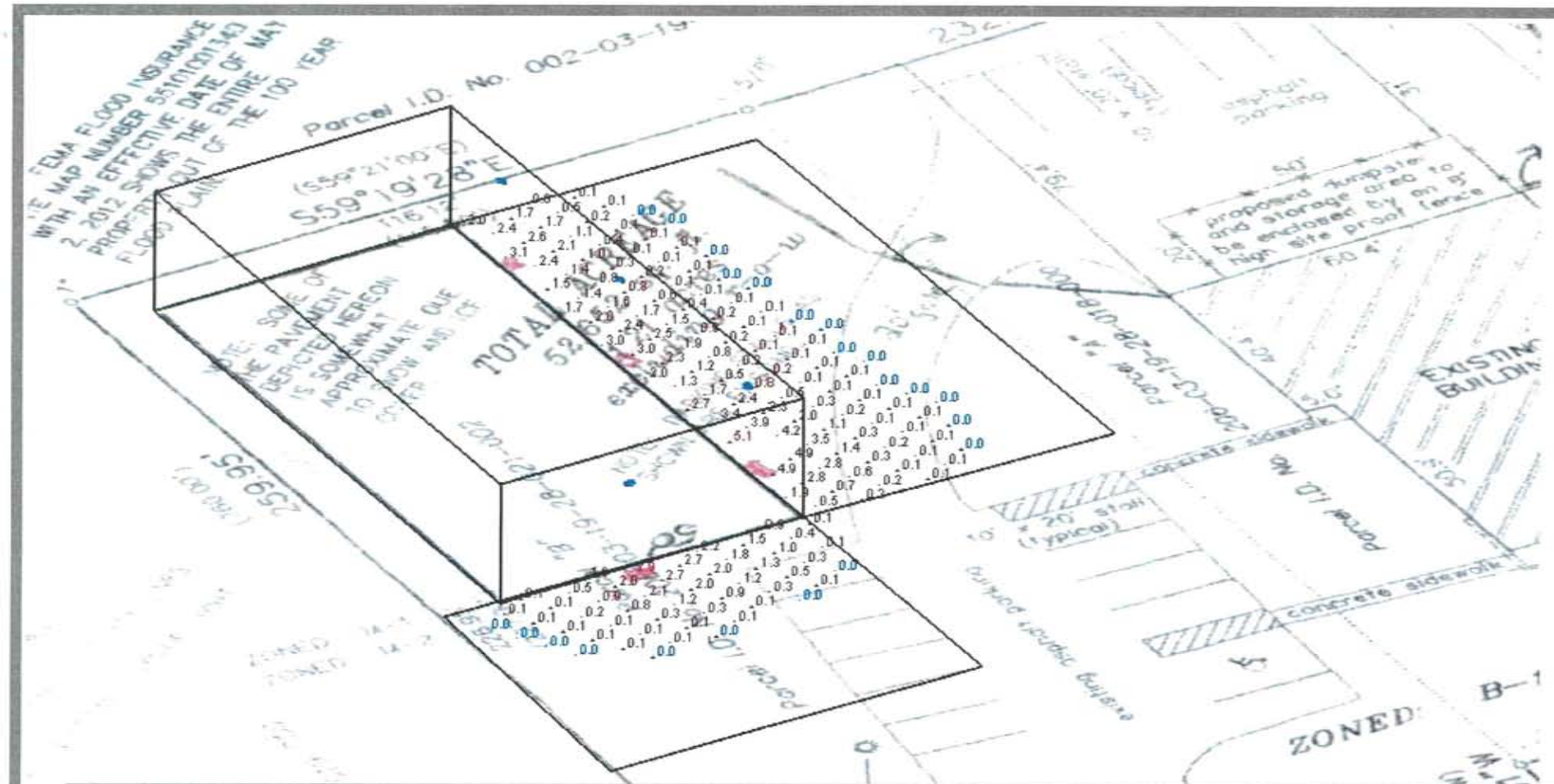
Design #: 321255624628
Store: BURLINGTON

Post Frame Building Estimate
Date: Jul 6, 2018 9:40:21 AM

Doors & Windows

Name	Size	Wall
Window	48"x36"	1-B
Overhead Door	10' x 10'	1-B
Overhead Door	10' x 10'	1-B
Overhead Door	10' x 10'	1-B
Window	48"x36"	1-B
Overhead Door	10' x 10'	1-B
Service Door	36"x80"	1-B
Window	48"x36"	1-C
Window	48"x36"	1-C
Service Door	36"x80"	1-C

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical\l,heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



Statistics

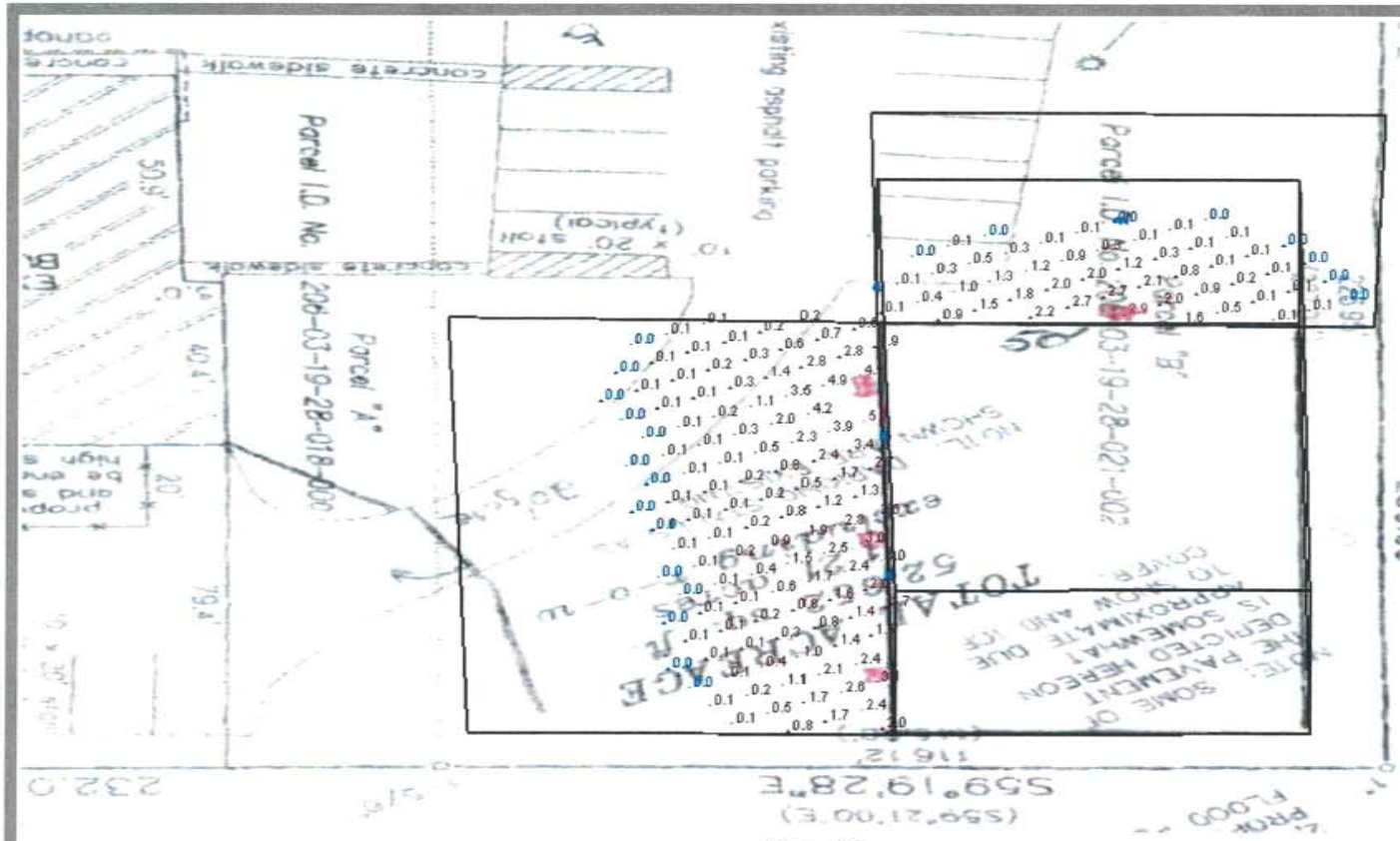
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Long Wall Calc Zone	+	1.0 fc	5.1 fc	0.0 fc	N/A	N/A
Short Wall Calc Zone	+	0.7 fc	2.9 fc	0.0 fc	N/A	N/A

9/25/18

VISUAL

Droster Avenue, Burlington, WI
CES - Lake Geneva
George Klug
Snowball WPT wall-pack

Designer	
Date	7/11/2018
Scale	Not to Scale
Drawing No.	
Summary	



View #2

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	4	Snowball INC		SB-WPT0727--50-D		1	WPT Series LED 70W Wall Pack IES.IES	5177	0.7	44.6

VISUAL

Droster Avenue, Burlington, WI
CES - Lake Geneva
George Klug
Snowball WPT wall-pack

Designer

Date
7/11/2018

Scale
Not to Scale

Drawing No.

Summary

SNOWBALL

SB-WPT LED Half Moon Wall Pack Up/Down light

OVERVIEW.

DESCRIPTION

The SB-WPT Up/Down Lighting series LED Luminaries with die Cast aluminum cooling design and excellent thermal management makes this fixture ideal for outdoor harsh environmental applications. This Half Moon design up/down lighting paired with high lumen output LED chips and efficient LED drivers makes this decorative wall pack perfect for those looking for a more refined look while obtaining LED efficiency.

Utilizing a High Transmittance anti-impact cover, the SB-WPT series delivers over 93% of its output while offering excellent dust protection waterproof and even distribution.

The SB-WPT series wall pack is ideally suited for strip malls, shopping centers, warehouses, banks, parking garages, and other security applications.

- Efficiency: Up to 110 LPW
- Delivered Lumens: Up To 7,725 lumens
- Input Power: 45W, 70W,
- CCT: 3000K, 4000K, and 5000K
- Power factor > 0.95
- UL/cUL, FCC Wet Location Listed, IP65
- CRI: >80
- Input Voltage: 100-277V
- Limited Warranty: 10 Years, 100,000-hour at 25°C
- 0-10Vd dimming and photocell available
- Operating temperature: -30°C to 45°C, -22°F to 113°F
- Beam angle: 45°90°

SPECIFICATION FEATURES

Construction
Constructed of high grade, heavy-duty die cast aluminum. Wet location, IP65 rating achieved utilizing outdoor rated gaskets and sealed driver compartment.
LED modules are protected by a polycarbonate UV protected cover.

Thermal Management
The SB-WPT series provides excellent thermal management using the aluminum housing as a heat sink, drawing heat away from critical components. This enables the Luminaries to withstand higher ambient temperatures without degrading LED life.

Electrical
LED driver and related electrical components are hard wired and mounted to the housing for optimal heat sinking and operating efficiency. 120- 277V, 50/60Hz, 0-10V and photocell available.
Operating temperature range of -30°C to 45°C, -22°F to 113°F

Mounting Options
* Comes standard with surface mounting. Can be mounted facing down or up.

Compliance
cULus listed for Wet location -30°C- 45°C. DLC, Fcc listed. RoHS compliant and LED modules comply with IESNA LM-79 and LM-80 standards.

Finish
Finish is powder-coated to promote maximum protection against fade and wear.
All finishes are available in standard Dark Bronze and custom colors.

Warranty
10-year limited warranty.

Optics
45°90° beam angle is perfect for uniformity.

Available in 3000K, 4000K, or 5000K LED color temperatures (CCT) minimum 80 CRI

1555 Goodyear Dr. Suite A El Paso, TX 79936 E: sales@snowball-inc.com W: www.snowball-inc.com

SNOWBALL

* MODEL SELECTION:

Example: SB-WPT45W27-50-D

Products series	Wattage	Voltage	Kelvin	Finish	Options
SB-WPT	*45W=45w	*27=120-277	30=3000K	B=Black	D=1-10V Dimming
	07w=70W		40=4000K	*D=Dark Bronze (standard)	*Blank=NON-Dimming (standard)
			*50=5000K(standard)	W= White	
				S=Silver	

ACCESSORY ORDERING:

Item Accessory	MODEL NUMBER	DESCRIPTION
Options	SB-PF-W	Factory installed Dusk to dawn Photocell

LUMEN OUTPUT

GENERAL PERFORMANCE		
Wattage	KELVIN	DELIVERED LUMEN
45W	3000K	5000
	4000K	5170
	5000K	5310
70W	3000K	8200
	4000K	8347
	5000K	7725

1555 Goodyear Dr. Suite A El Paso, TX 79936 E: sales@snowball-inc.com W: www.snowball-inc.com

SNOWBALL

VISUAL

Droster Avenue, Burlington, WI
CES - Lake Geneva
George Klug
Snowball WPT wall-pack

Designer	
Date	7/11/2018
Scale	Not to Scale
Drawing No.	
Summary	

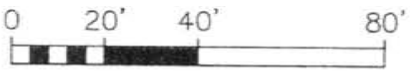
SQUARE ONE
HEATING & COOLING, LLC
262.763.7000
06.13.2018 10:33

PLAT OF SURVEY
–OF–

PARCEL A: THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WOOD POST MARKING THE NORTHWEST CORNER OF SECTION 28; RUN THENCE SOUTH 88°14'30" EAST 1078.51 FEET; THENCE SOUTH 05°56' WEST 695.94 FEET; THENCE NORTH 65°33' WEST 7.73 FEET; THENCE SOUTH 30°39' WEST 23.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL; THENCE CONTINUE SOUTH 30°39' WEST 260.00 FEET; THENCE NORTH 59°21' WEST 116.00 FEET; THENCE NORTH 30°39' EAST 260.00 FEET; THENCE SOUTH 59°21' EAST 116.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO A 33 FOOT ROAD RIGHT-OF-WAY ALONG THE SOUTHWESTERLY SIDE OF SAID PARCEL. EXCEPTING THEREFROM LAND RECORDED IN VOLUME 1025 OF RECORDS, PAGE 490. SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PARCEL B: THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WOOD POST MARKING THE NORTHWEST CORNER OF SECTION 28; RUN THENCE SOUTH 88°14'30" EAST 1078.51 FEET; THENCE SOUTH 05°56' WEST 695.94 FEET; THENCE NORTH 65°33' WEST 7.73 FEET; THENCE SOUTH 30°39' WEST 23.00 FEET; THENCE NORTH 59°21' WEST 116.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 30°39' WEST 260.00 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF DROSTER AVENUE; THENCE NORTH 59°21' WEST ALONG SAID CENTERLINE EXTENSION 116.00 FEET; THENCE NORTH 30°39' EAST 260.00 FEET; THENCE SOUTH 59°21' EAST 116.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 33 FOOT ROAD RIGHT-OF-WAY ALONG THE SOUTHWESTERLY SIDE OF SAID PARCEL. SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

45% OF THE TOTAL SQUARE FOOTAGE OF THE PARCEL. THIS OFFICE PREVIOUSLY MISLABELED THE "GREEN SPACE" AS 45%, WHEREAS IT SHOULD HAVE BEEN LABELED AS 55%. THE RESULTING "GREEN SPACE" AFTER INCLUDING THE SQUARE FOOTAGE OF THE PROPOSED BUILDING DEPICTED HEREON, WOULD BE 45%.



SCALE: 1" = 40'

BEARINGS HEREON RELATE TO THE WEST LINE OF THE SUBJECT PROPERTY. ASSUMED BEARING OF NORTH 30°39'00" EAST AS DEEDED.

"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 EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF."

WISCONSIN
THOMAS L. SATTER
S-2850
BURLINGTON, WI
LAND SURVEYOR

Thomas L. Satter

THOMAS L. SATTER S-2850

SATTER SURVEYING, LLC
LAND SURVEYS, MAPPING AND PLANNING
272 ORIGEN STREET
BURLINGTON, WI 53105
262-661-4239

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

REVISED: 4/3/18
MARCH 12, 2014
DATE

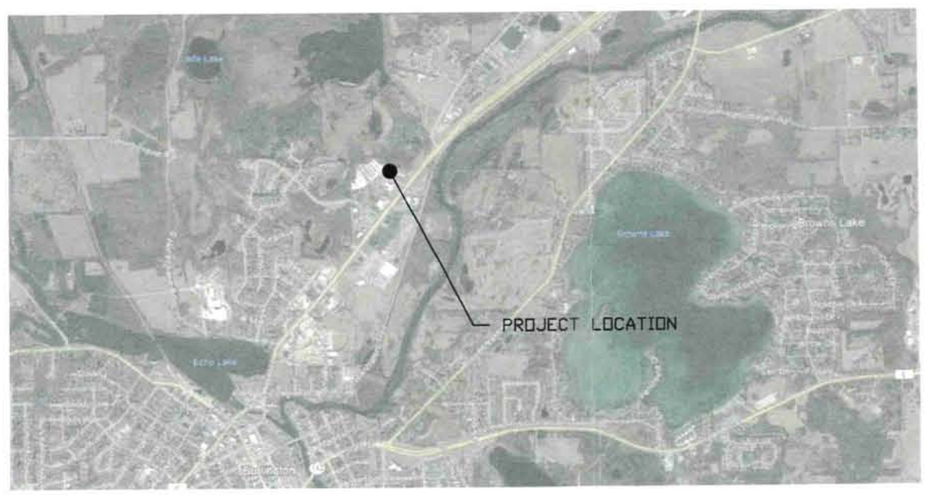
011403
JOB NUMBER

SQUARE ONE HEATING AND COOLING LLC

PRELIMINARY PLANS
AUGUST 3, 2018

CIVIL DRAWING INDEX

T-1	TITLE SHEET
C-1	EXISTING SITE PLAN
C-2	SITE AND GRADING PLAN
D-1	CONSTRUCTION DETAILS
D-2	PROJECT NOTES



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

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

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

SITE SURVEY COMPLETED BY SATTER SURVEYING, LLC
272 ORIGEN STREET BURLINGTON, WI 53105
262-661-4239
DATED 3-12-14 REVISED 4-3-18 JOB NUMBER 011403

CLIENT

SQUARE ONE HEATING & COOLING, LLC

PROJECT

PROPOSED COMMERCIAL BUILDING

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

PROJECT NUMBER	1801343
DATE	8/3/18
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PRELIMINARY

DRAWING TITLE

TITLE SHEET

DRAWING

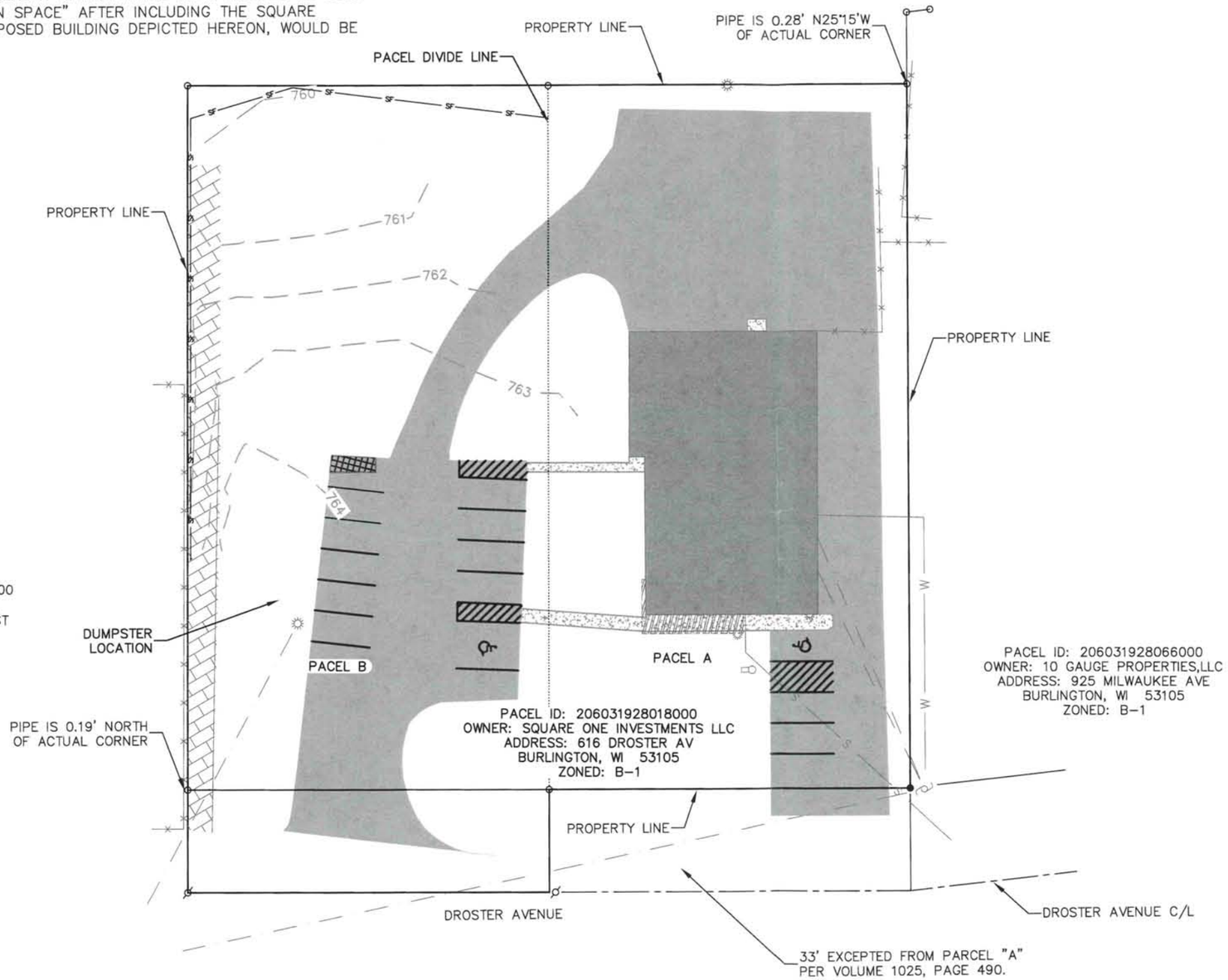
T-1

SHEET NUMBER

1 OF 5

PACEL ID: 002031928023000
OWNER: LAURIE E JEFFERS
ADDRESS: 30921 CAMELBACK MOUNTAIN ROAD
BURLINGTON, WI 53105
ZONED: B-3, M-1

NOTE FORM SURVEYOR: THE CURRENT "IMPERVIOUS SURFACES" LYING OUTSIDE OF THE RIGHT-OF-WAY OF DROSTER AVENUE AMOUNTS TO APPROXIMATELY 45% OF THE TOTAL SQUARE FOOTAGE OF THE PARCEL. THIS OFFICE PREVIOUSLY MISLABELED THE "GREEN SPACE" AS 45%, WHEREAS IT SHOULD HAVE BEEN LABELED AS 55%. THE RESULTING "GREEN SPACE" AFTER INCLUDING THE SQUARE FOOTAGE OF THE PROPOSED BUILDING DEPICTED HEREON, WOULD BE 45%.



LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CANOPY
- DEMO EXISTING PAVEMENT
- EXISTING GRAVEL
- GAS — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- EXISTING LANDSCAPING NAIL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- SF — SILT FENCE
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING OUTSIDE LIGHT
- EXISTING FLAGPOLE

SETBACK	
STREET YARD	25'
SIDE YARD	10'
REAR YARD	EXEMPT

CLIENT

SQUARE ONE HEATING & COOLING,LLC

PROJECT

PROPOSED COMMERCIAL BUILDING

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

SCALE 1" = 40'

PROJECT NUMBER	1801343
DATE	8/9/18
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PRELIMINARY

DRAWING TITLE

EXISTING SITE PLAN

DRAWING

C-1

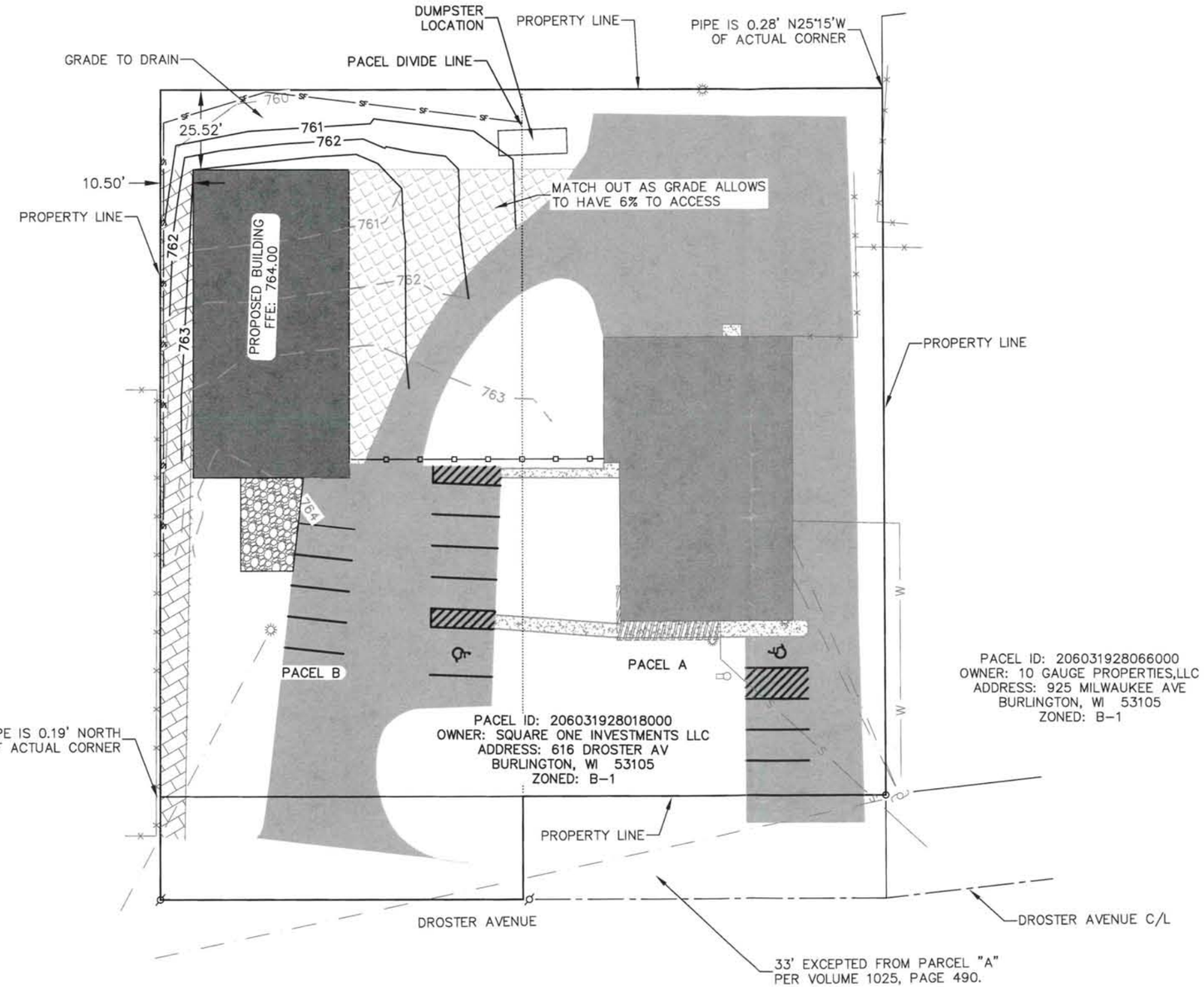
SHEET NUMBER

2 OF 6

FILE:

PLOTTED:

PACEL ID: 002031928023000
OWNER: LAURIE E JEFFERS
ADDRESS: 30921 CAMELBACK MOUNTAIN ROAD
BURLINGTON, WI 53105
ZONED: B-3, M-1



LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT
- EXISTING GRAVEL
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CANOPY
- TRACKING PAD
- PROPOSED FENCE

AREA IN ACRES	EXISTING	PROPOSED
GREENSPACE	0.75	0.57
IMPERVIOUS	0.55	0.73
TOTAL	1.30	1.30

CLIENT

SQUARE ONE HEATING & COOLING,LLC

PROJECT

PROPOSED COMMERCIAL BUILDING

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

SCALE 1" = 40'

PROJECT NUMBER	1801343
DATE	8/9/18
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PRELIMINARY

DRAWING TITLE

SITE AND GRADING PLAN

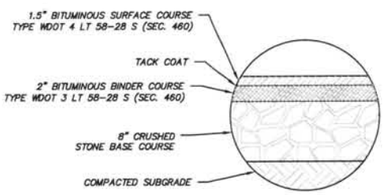
DRAWING

C-2

SHEET NUMBER

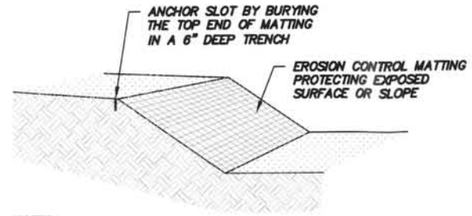
3 OF 5

FILE:
PLOTTED:



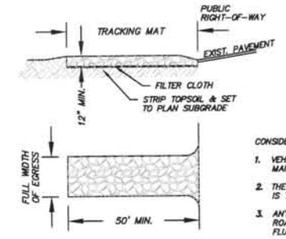
BITUMINOUS PAVEMENT (STANDARD DUTY)

NOTE: PAVEMENT SHALL BE DESIGNED BY GEOTECHNICAL ENGINEER. MISSING INFORMATION ABOVE, SHALL BE FILLED IN PER GEOTECHNICAL REPORT.



NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION MATTING DETAIL
NTS



CONSIDERATIONS:
1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

A. TRACKING PAD:
1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"- 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. MAINTENANCE
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL

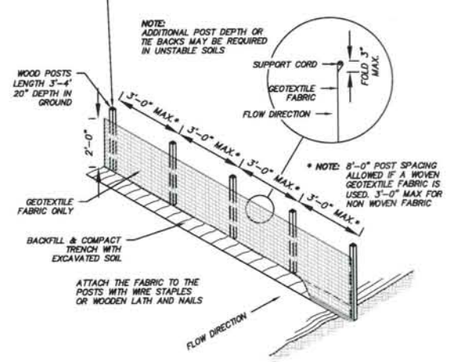
(NOT TO SCALE)

NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

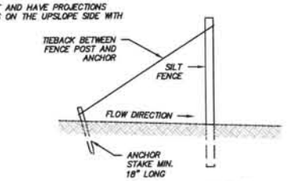
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD---OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD---HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

NOTE:
SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:
A. WOOD – 1 1/8" X 1 1/8" AIR OR KILN DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2-INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH FENCE.
B. STEEL – MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH SOLID PLASTIC TIE STRAPS OR WIRE FASTENERS.

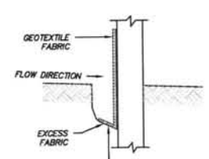


SILT FENCE DETAIL

(NOT TO SCALE)

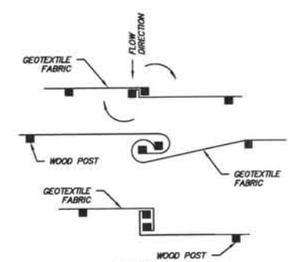


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

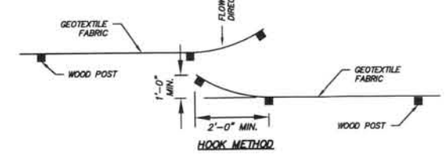


TRENCH DETAIL

NOTES:
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

CLIENT

SQUARE ONE HEATING & COOLING, LLC

PROJECT

PROPOSED COMMERCIAL BUILDING

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

PROJECT NUMBER	1801343
DATE	8/3/18
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PRELIMINARY

DRAWING TITLE

CONSTRUCTION DETAILS

DRAWING

D-1

SHEET NUMBER

4 OF 5

CONSTRUCTION NOTES

1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.

2. CHANGES TO THIS PLAN MUST BE APPROVED BY CITY OF BURLINGTON AND ENGINEER, PRIOR TO IMPLEMENTATION.

3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24-HOUR PERIOD. CONTINUE THROUGH STABILIZATION.

4. MAINTAIN INSPECTION RECORDS WITH FORM 3400-017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.

5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE-CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.

6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.

8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.

11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.

12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.

13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF BURLINGTON. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER OR CITY OF BURLINGTON.

17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF A NEW RESIDENCE.

18. THE FOLLOWING SEQUENCE OF WORK IS EXPECTED:

    SITE GRUBBING:TBD
    EXCAVATION AND ROUGH TBD
    NEW HOME CONSTRUCTION: TBD
    SITE SEEDING AND MATTING: TBD
    FINAL SITE CLEANUP: TBD
    FULL RESTORATION: TBD

19. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:

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

20. THE EXISTING LOT SIZE IS APPROXIMATELY 56,473 SQ FT. EXPECTED AREA OF CONSTRUCTION LAND DISTURBANCE IS APPROXIMATELY: 13,619 SQ FT.

21. PER THE NRCS SOIL SURVEY, THE SITE IS PRIMARILY FoB (FOX LOAM, 2 TO 6 PERCENT SLOPES) AND CeD2 (CASCO LOAM, 12 TO 20 PERCENT SLOPES, ERODED).

EROSION CONTROL NOTES

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

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

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

- 1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.
- 1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
- 1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
- 1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1-1/8" BY 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.
- 1.1.E. THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. THE POSTS SHALL BE A MINIMUM 3 FEET LONG FOR 24-INCH SILT FENCE AND 4 FEET FOR 36-INCH SILT FENCE FABRIC.
- 1.1.F. THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH WIDE BY 6-INCH DEEP TRENCH, OR A S 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
- 1.1.G. THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WISDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.
- 1.1.H. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

1.2. TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE

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

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

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

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

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

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

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

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

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

CLIENT

SQUARE ONE HEATING & COOLING, LLC

PROJECT

PROPOSED COMMERCIAL BUILDING

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

PROJECT NUMBER	1801343
DATE	8/3/18
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PRELIMINARY

DRAWING TITLE

PROJECT NOTES

DRAWING

D-2

SHEET NUMBER

5 OF 5

PLAN COMMISSION **ITEM NUMBER: 7A**

DATE: October 9, 2018

SUBJECT: A Public Hearing for a Conditional Use application at 856 Midwood Drive.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

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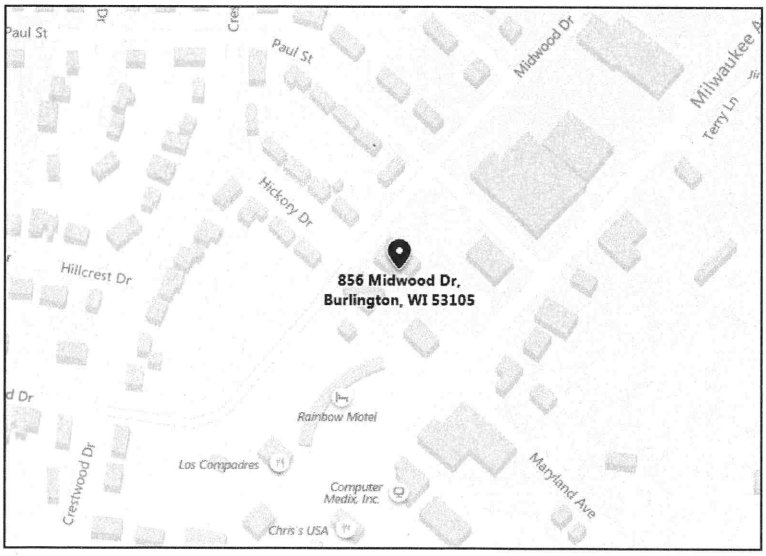
PROJECT/SCOPE:
A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from Robert Kordus of Sudrok Properties, for property located at 856 Midwood Drive. The applicant is proposing to convert an existing building for use as warehouse storage, construction services, and general building services. The exterior of the building will be repainted, the interior public car wash equipment will be removed, the exterior service doors will be replaced, and the landscaping will be trimmed and maintained. The applicant indicates that the proposed operations will involve 1-5 employees working during the hours of 6 am to 6 pm.

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

RECOMMENDATION:
N/A

TIMING/IMPLEMENTATION:
This item is for a Public Hearing at the October 9, 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:	Sudrok Properties
Applicant:	Sudrok Properties
Location:	856 Midwood Drive
Zoning:	B-1, Neighborhood Business District
Use:	To allow for commercial warehouse storage, construction services, and general building services.

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, OCTOBER 9, 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, 17th day of September, 2018.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press
September 20th and September 27th, 2018

PLAN COMMISSION **ITEM NUMBER: 7B**

DATE: October 9, 2018

SUBJECT: Consideration to approve a Conditional Use and Site Plan application at 856 Midwood Drive.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

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PROJECT/SCOPE:

This item is to consider approving a Conditional Use and Site Plan application from Robert Kordus of Sudrok Properties, for property located at 856 Midwood Drive. The applicant is proposing to convert an existing building for use as warehouse storage, construction services, and general building services. The exterior of the building will be repainted, the interior public car wash equipment will be removed, the exterior service doors will be replaced, and the landscaping will be trimmed and maintained. The applicant indicates that the proposed operations will involve 1-5 employees working during the hours of 6 am to 6 pm. The applicant proposes to make improvements to the existing building, create new parking stalls (when needed in the future), and repaint the existing business sign along Midwood Drive.

With respect to receiving approval from the Plan Commission, only the creation of new parking stalls will need approval. The submitted materials indicate the proposed location for the parking stalls, that they will be ADA accessible, and 200 square feet in area. A new site plan should be provided that illustrates the dimensional details for the parking spaces, as well as the drive aisle. Further per the Burlington Fire Department, the owner shall provide documentation from a competent design professional that the intended use of the building and commodities being stored, are in compliance with local and state code.

ZONING:

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

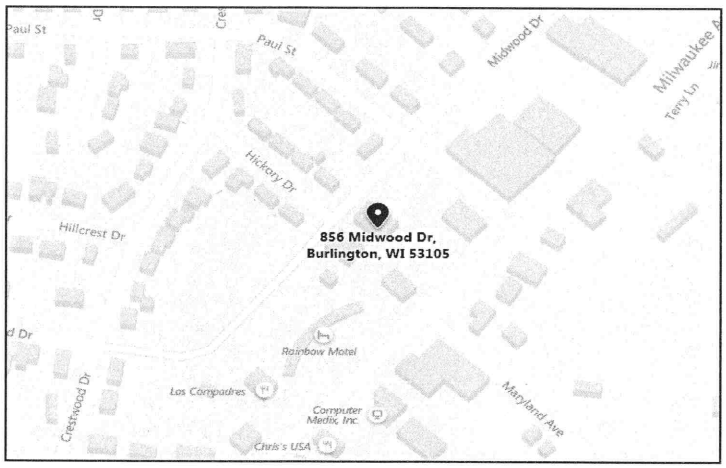
RECOMMENDATION:

Graef and the Fire Department recommend a conditional approval of this Conditional Use and Site Plan, subject to items listed in the September 27, 2018 and October 1, 2018 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the October 9, 2018 Plan Commission meeting. No further action is necessary.

MAP:


Paul St
Paul St
Midwood Dr
Milwaukee
Terry Ln
Hickory Dr
Hillcrest Dr
856 Midwood Dr,
Burlington, WI 53105
Rainbow Motel
Los Compadres
Computer Medix, Inc.
Chris's USA
Maryland Ave
Crestwood Dr

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

GRāEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: September 27, 2018

SUBJECT: Review of an Application for a Conditional Use Permit and a Site Plan Approval Application for Sudrok Properties, located at 856 Midwood Drive Burlington, WI 532105.

A. PURPOSE

Consider for approval an Application for a Conditional Use Permit and a Site Plan Approval Application to convert an existing building for use as warehouse storage, construction services, and general building services.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1. The Application for a Conditional Use Permit from Sudrok Properties be ***APPROVED.***
2. The Site Plan Approval Application from Sudrok Properties be ***CONDITIONALLY APPROVED*** with the following conditions:
    a) The submittal and approval a site plan that illustrates that the dimensional details for the parking spaces and off-street parking drive aisle conform to §315-48 Parking Requirements.

C. BACKGROUND

Robert Kordus of Sudrok Properties (Applicant) submitted an Application for a Conditional Use Permit and a Site Plan Approval Application to convert an existing building for use as warehouse storage, construction services, and general building services. As part of this conversion, the exterior of the building will be repainted, the interior public car wash equipment will be removed, the exterior service doors will be replaced, and the landscaping will be trimmed and maintained. Initial operations will use this building for storage. If and when the property has employees reporting to the building, then employee parking will be added as indicated on the site plan.

The property is zoned B-1 Neighborhood Business District.

D. CONDITIONAL USE

Compliance with §315-26 B-1 Neighborhood Business District
The Applicant proposes to use the building for warehouse storage, construction services, and general building services. Per §315-26(D)(22) and §315-26(D)(28), these proposed uses are acceptable conditional uses for properties in the B-1 Neighborhood Business District.

Compliance with §315-130 Conditional Use Permit
This section of the Burlington Zoning Code outlines the procedures and criteria for receiving a conditional use permit.

The Applicant indicates that the proposed operations will involve 1-5 employees working during the hours of 6am to 6pm. Though the property is across the street from a residential district, the proposed operations do not suggest that any significant disturbance will be experienced by neighboring properties. The character of Midwood Drive exhibits a combination of residential, business, and industrial uses, and the proposed operations are compatible within this context.

The Applicant has provided the necessary materials for evaluation, and the proposed operations are compliant with this section of the Burlington Zoning Code.

E. SITE PLAN

The Applicant proposes to make improvements to the existing building, create new parking stalls (when needed in the future), and repaint the existing business sign along Midwood Drive. With respect to receiving approval from the Plan Commission, only the creation of new parking stalls needs approval – both the building improvements and repainting of the sign can be reviewed at the staff level.

The submitted materials indicate the proposed location for the parking stalls, as well as notate that these stalls will all be ADA accessible and 200 square feet in area. Though the materials suggest that these parking stalls will be compliant with the Burlington Zoning Code, greater detail is needed to fully evaluate the site. A new site plan should be provided that illustrates the dimensional details for the parking spaces as well as the drive aisle. The requirements for the off-street parking area are the following:

- §315-48(A)(2): the driveway must be a minimum of 24 feet wide
- §315-48(B): the parking spaces must be at least 180 square feet and no less than 9 feet wide
- §315-48(M): the minimum width of off-street parking aisles for a single row of parallel parking stalls must be 20 feet; and, the minimum width of off-street parking aisles for a single row of 90° parking stalls must be 45 feet.

Confirmation that the proposed parking layout conforms to the requirements outlined above should be a condition of approval. Review and confirmation of these details can be performed at a staff level.

Per Table 5 of the Burlington Zoning Code, the proposed parking stalls will satisfy the required off-street parking stalls for the proposed operations.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: October 1, 2018

SUBJECT: Review of Site Plan Approval Application and Conditional Use Application to use existing structure as a storage building at 856 Midwood Drive, Sudrock Properties.

A. PURPOSE

Consider for approval the Site Plan Approval Application and Conditional Use Application to use existing structure as a storage building at 856 Midwood Drive, Sudrock Properties.

B. REVIEW OF COMPLIANCE WITH BURLINGTON CODE CHAPTER 155. FIRE PREVENTION, PROTECTION AND CONTROL

No information was submitted regarding the intended use of the storage building. If material or product is stored over 12 feet in height, it will be considered "High Piled Storage" triggering City of Burlington Municipal Code 155-40 "HIGH-PILED COMBUSTIBLE STORAGE".

C. REVIEW OF COMPLIANCE WITH INTERNATIONAL FIRE CODE

City of Burlington Municipal Code 155-40 "HIGH-PILED COMBUSTIBLE STORAGE", adopts the requirements of Chapter 23 of the International Fire Code.

- *2302.1 Definitions:*

- *HIGH-PILED COMBUSTIBLE STORAGE. Storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet (3658 mm) in height. When required by the fire code official, high-piled combustible storage also includes certain high-hazard commodities, such as rubber tires, Group A plastics, flammable liquids, idle pallets and similar commodities, where the top of storage is greater than 6 feet (1829 mm) in height.*

- *2303.1 Classification of Commodities. Commodities shall be classified as Class I, II, III, IV or high hazard in accordance with this section. Materials listed within each commodity classification are assumed to be unmodified for improved combustibility characteristics. Use of flame-retarding modifiers or the physical form of the material could change the classification. See Section 2303.7 for classification of Group A, B and C plastics.*

- *2303.2 Class I Commodities. Class I commodities are essentially noncombustible products on wooden or nonexpanded polyethylene solid deck pallets, in ordinary corrugated cartons with or without single-thickness dividers, or in ordinary paper wrappings with or without pallets. Class I commodities are allowed to contain a limited amount of Group A plastics in accordance with Section 2303.7.4.*

- *2306.1 General. Fire protection and life safety features for high-piled storage areas shall be in accordance with Sections 2306.2 through 2306.10.*

- *2306.2 Extent and Type of Protection. Where required by Table 2306.2, fire detection systems, smoke and heat removal, draft curtains and automatic sprinkler design densities shall extend the lesser of 15 feet (4572 mm) beyond the high-piled storage area or to a permanent partition. Where portions of high-piled storage areas have different fire protection requirements because of commodity, method of storage or storage height, the fire protection features required by Table 2306.2 within this area shall be based on the most restrictive design requirements.*

HIGH-PILED COMBUSTIBLE STORAGE

TABLE 2306.2
GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS

COMMODITY CLASS	SIZE OF HIGH-PILED STORAGE AREA[a] (square feet) (see Sections 2306.2 and 2306.4)	ALL STORAGE AREAS (See Sections 2306, 2307 and 2308)[b]					SOLID-PILED STORAGE, SHELF STORAGE AND PALLETIZED STORAGE (see Section 2307.3)		
		Automatic fire extinguishing system (see Section 2306.4)	Fire detection system (see Section 2306.5)	Building access (see Section 2306.6)	Smoke and heat removal (see Section 2306.7)	Draft curtains (see Section 2306.7)	Maximum pile dimension[c] (feet)	Maximum permissible storage height[d] (feet)	Maximum pile volume (cubic feet)
I-IV	0-500	Not Required[a]	Not Required	Not Required[e]	Not Required	Not Required	Not Required	Not Required	Not Required
	501-2,500	Not Required[a]	Yes[f]	Not Required[e]	Not Required	Not Required	100	40	100,000
	2,501-12,000 Public accessible	Yes	Not Required	Not Required[e]	Not Required	Not Required	100	40	400,000
	2,501-12,000 Nonpublic accessible (Option 1)	Yes	Not Required	Not Required[e]	Not Required	Not Required	100	40	400,000
	2,501-12,000 Nonpublic accessible (Option 2)	Not Required[a]	Yes	Yes	Yes[g]	Yes[h]	100	30[i]	200,000
	12,001-20,000	Yes	Not Required	Yes	Yes[j]	Not Required	100	40	400,000
	20,001-500,000	Yes	Not Required	Yes	Yes[j]	Not Required	100	40	400,000
	Greater than 500,000[k]	Yes	Not Required	Yes	Yes[j]	Not Required	100	40	400,000

D. 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 Conditional Use Application to use the existing structure as a storage building at 856 Midwood Drive, Sudrock Properties based on the following:

1) The owner provides documentation from a competent design professional that the intended use of the building and commodities being stored, are in compliance with local code and state code.

CITY OF BURLINGTON

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

FOR OFFICIAL USE ONLY
Date Filed 9/13/18
Received by KA

APPLICATION FOR A CONDITIONAL USE PERMIT

☒ **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 SUDROK PROPERTIES ROBERT KORDUS

Phone No. 262-770-1378

Applicant's Address 108 MONICA CT. BURLINGTON, WI 53105

Applicant's Email Address KORDUSROBERT@ASPHALTINC.COM

Owner of the site SUDROK PROPERTIES

Phone No. 262-770-1378

Owner's address 108 MONICA CT BURLINGTON, WI

DESCRIPTION OF THE SUBJECT SITE

Business name SUDROK PROPERTIES

Address 856 MIDWOOD DRIVE BURLINGTON, WI 53105

Or if no address exists: Parcel Identification No.

Existing Zoning classification B-1

Description of the proposed use COMMERCIAL PROPERTY / WAREHOUSE 315-26 C.22, C.28

Number of employees / Hours of operation 1-5 EMPLOYEE'S / 6AM-6PM

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:

FOR THE APPROVAL OF THIS BUILDING TO BE USED IN 315-26 C-22 & C-28. (INCLUDING WAREHOUSE STORAGE, CONSTRUCTION SERVICES, GENERAL BUILDING SERVICES, & ETC.

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 R.A. Kc (Signature) ROBERT KORDUS II (Print)

Owner R.A. Kc (Signature) ROBERT KORDUS II (Print)

Date: 9-5-18 Date application Filed: _____

- **Applications will not be processed without the property owner's signature.**
- **Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.**
- **Permit is Null and Void if issued in error. It is understood that any permits issued on this application will not grant any right or privilege to erect any structure or to use any premises for any purpose that is prohibited by the Zoning Ordinance or any other state or local laws.**
- **Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the Zoning Administrator.**

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

982148
982148S1.DWG

DEGEN, FOAT SURVEYING ASSOCIATES

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN
(414)534-5404 (FAX)534-2022

PLAT OF SURVEY

PARCEL 1

LOTS 8 AND 9, BLOCK 1, ECHO HEIGHTS, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWN 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.

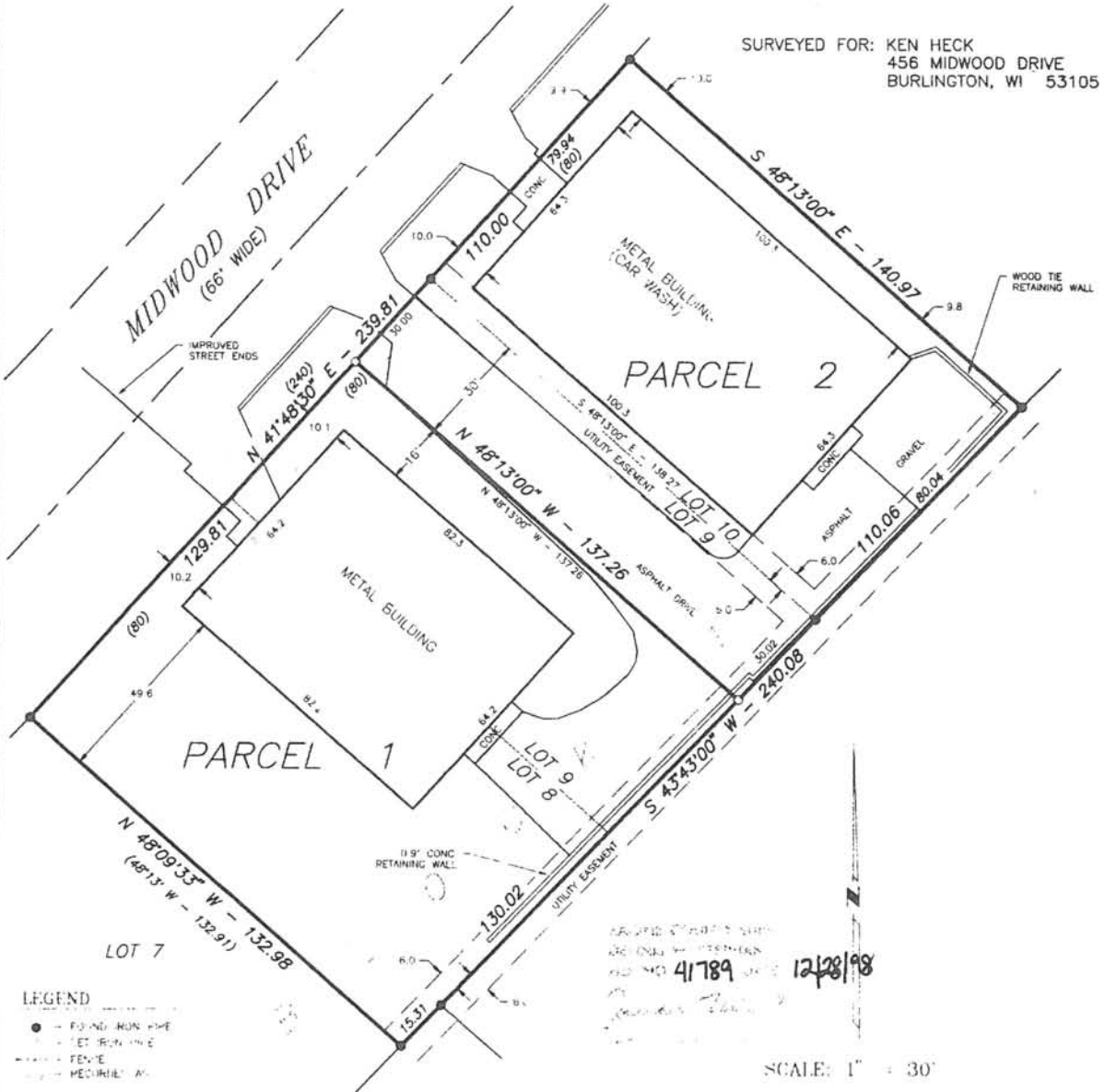
EXCEPTING THE NORTHEASTERLY 30 FEET OF SAID LOT 9, BLOCK 1, ECHO HEIGHTS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERLY MOST CORNER OF LOT 9, BLOCK 1, ECHO HEIGHTS SUBDIVISION THENCES 48°13'00" E 138.27 FEET; THENCE S 43°43'00" W 30.02 FEET; THENCE N 48°13'00" W 137.26 FEET; THENCE N 41°48'30" E 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOT 10, BLOCK 1, ECHO HEIGHTS, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWN 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.

ALSO THE NORTHEASTERLY 30 FEET OF LOT 9, BLOCK 1, ECHO HEIGHTS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERLY MOST CORNER OF LOT 9, BLOCK 1, ECHO HEIGHTS SUBDIVISION THENCE S 48°13'00" E 138.27 FEET; THENCE S 43°43'00" W 30.02 FEET; THENCE N 48°13'00" W 137.26 FEET; THENCE N 41°48'30" E 30.00 FEET TO THE POINT OF BEGINNING.

SURVEYED FOR: KEN HECK
456 MIDWOOD DRIVE
BURLINGTON, WI 53105



206-03-19-29-125-020 #41789
206-03-19-29-125-025 #46763
206-03-19-29-125-030 #46764

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE OR GUARANTEE THE TITLE THERETO WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD THIS 4TH DAY OF MAY 19 98 REVISED AUG 25, 1998

RECERTIFIED

CITY OF BURLINGTON

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

FOR OFFICE USE ONLY
DATE FILED: 9/13/18
RECEIVED BY: KA (Initials)
AMT. PAID: 500-

SITE PLAN APPROVAL APPLICATION

REVIEW: $500.00 Deposit +/- Actual Cost

APPLICANT: SUDROK PROPERTIES

ADDRESS: 108 MONICA CT BURLINGTON, WI **PHONE NO.** 262-770-1378

E-MAIL ADDRESS: KORDUSROBERT@ASPHALTINC.COM

OWNER: ROBERT KORDUS

ADDRESS: 108 MONICA CT BURLINGTON, WI **PHONE NO.** 262-770-1378

SITE ADDRESS: 856 MIDWOOD DRIVE

PROPOSED USE: 315-26 C.22, C.28 **PRESENT ZONING:** B-1

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.

✓ 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: 1-5 and Hours of operation 6am - 6pm.

✓ Total no. of parking spaced noted. No. of parking spaces provided: 5. Calculations used to arrive at the no. of spaces: 200 sq ft/stall

✓ 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.

N/A Graphic outline of any development staging that is planned.

✓ Driveway locations and sizes.

✓ Handicap accessibility.

N/A List environmental concerns, i.e. odor, smoke, noise.

Owner: ROBERT KORDUS II (Print) **Date:** 9-5-18

Owner: R.A. K (Signature)

Applicant: ROBERT KORDUS II (Print) **Date:** 9-5-18

Applicant: R.A. K (Signature)

Zoning Administrator: (Signature) **Date:** 9/14/18

Sudrok Properties LLC

856 Midwood Dr.
Burlington, WI

Description: To purchase this property for the purpose of Commercial Construction Services and/or Storage space as described in Article III Zoning Districts Section 315-26 C.22 & C.28

Site Improvement: To Repaint the exterior of the building to improve the look. Remove all interior public car wash equipment. Replace exterior service doors as they do not function properly. Clean up over grown landscape and remove any outside debris.

On Site Work: Initially property will not have any Sudrok properties employees reporting to this property. Property will be used for storage inside of building. If and when property has employees reporting to property, employee parking will be added as per drawing provided.

982148
982148S1.DWG

DEGEN, FOAT SURVEYING ASSOCIATES

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN
(414)534-5404 (FAX)534-2022

PLAT OF SURVEY

PARCEL 1

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PARCEL 2

LOT 10, BLOCK 1, ECHO HEIGHTS, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWN 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.

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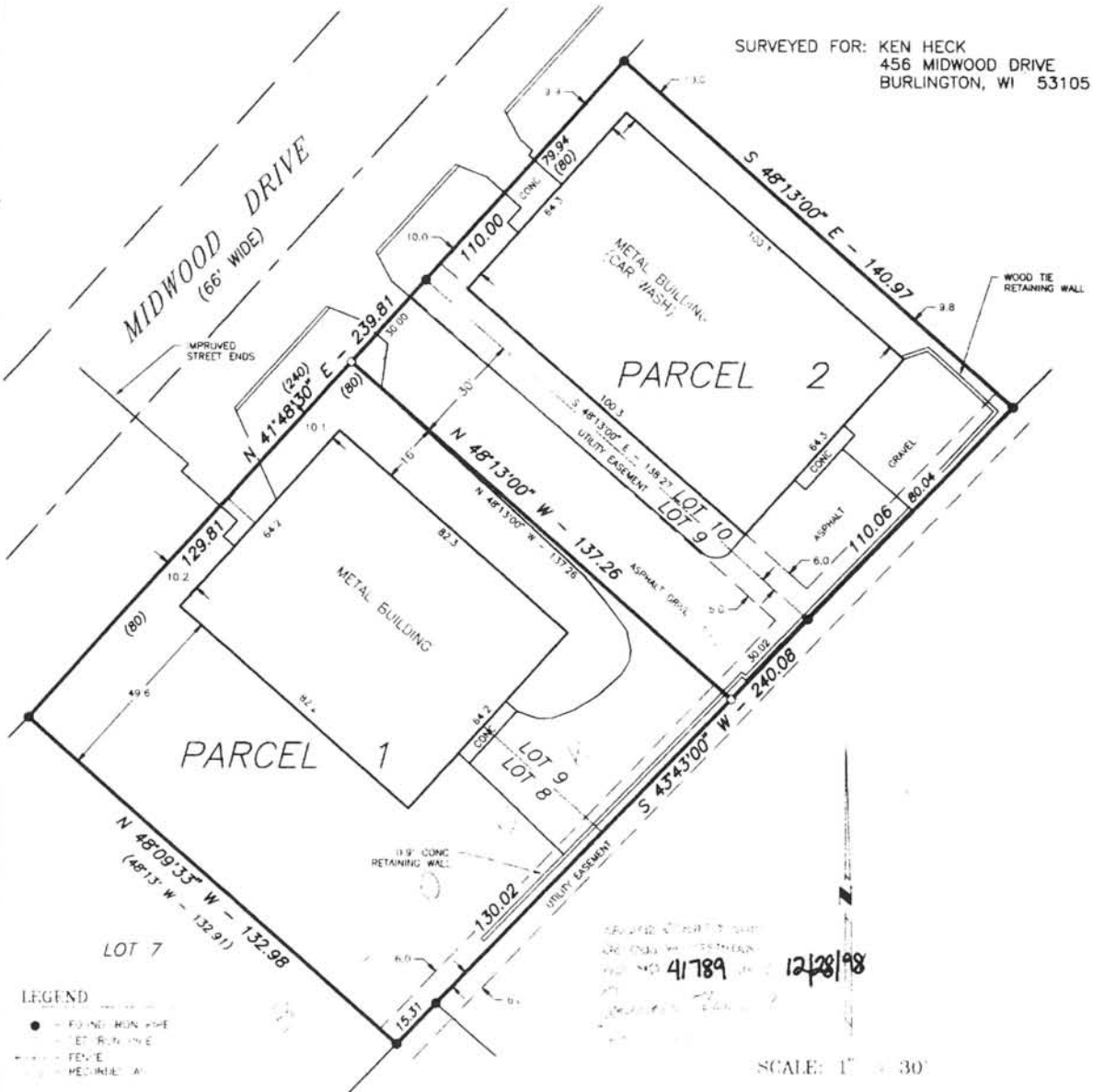
SURVEYED FOR: KEN HECK
456 MIDWOOD DRIVE
BURLINGTON, WI 53105



41789 12/28/98

2010-03-19-29-125-020 #41789
2010-03-19-29-125-025 #46763
2010-03-19-29-125-030 #46764

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD THIS 4TH DAY OF MAY, 98 REVISED AUG 25, 1998

RECERTIFIED

982148
982148S1.DWG

DEGEN, FOAT SURVEYING ASSOCIATES

100 SOUTH SECOND STREET
WATERFORD, WISCONSIN
(414)534-5404 (FAX)534-2022

PLAT OF SURVEY

PARCEL 1

LOTS 8 AND 9, BLOCK 1, ECHO HEIGHTS, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWN 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.

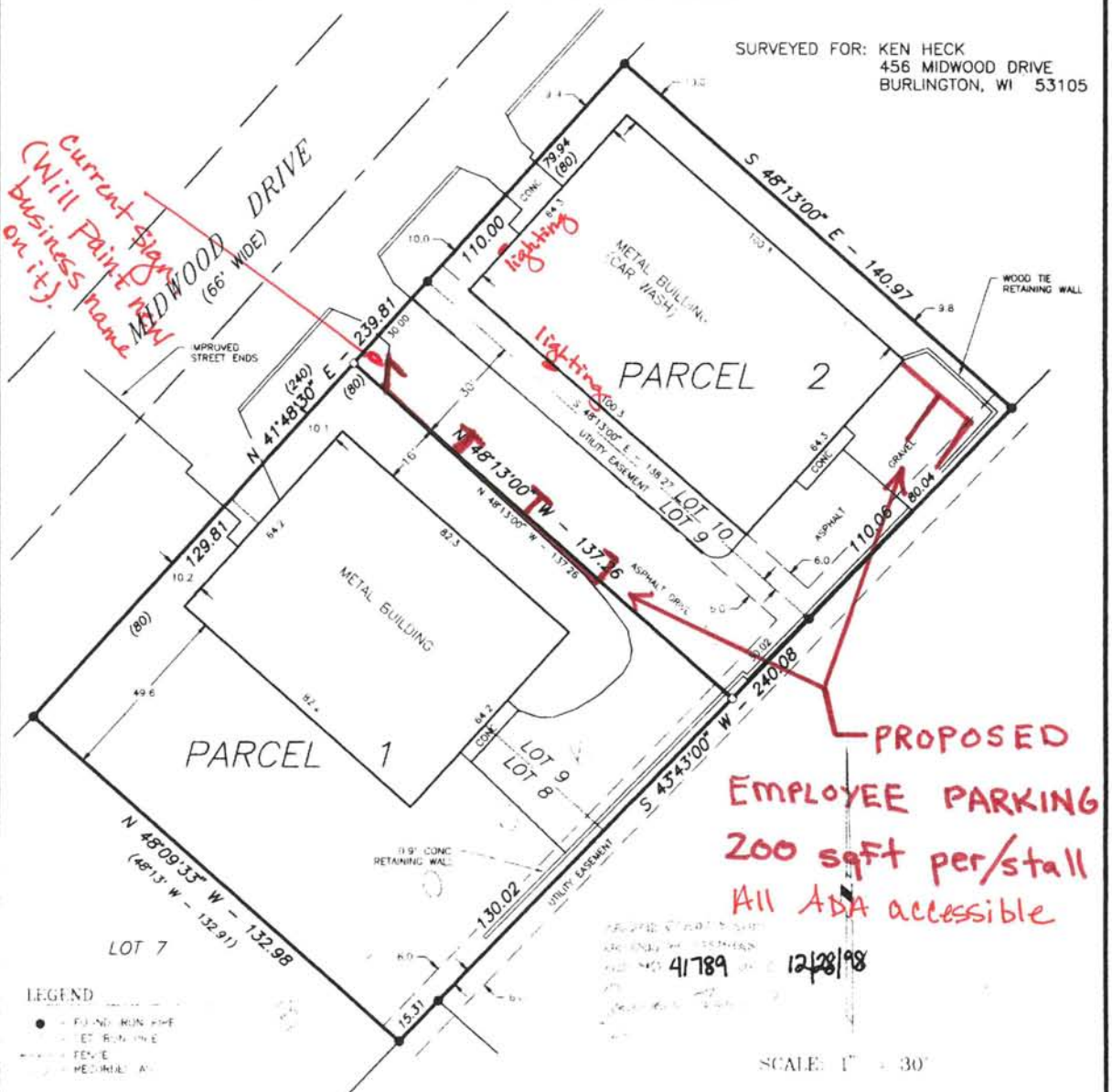
EXCEPTING THE NORTHEASTERLY 30 FEET OF SAID LOT 9, BLOCK 1, ECHO HEIGHTS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERLY MOST CORNER OF LOT 9, BLOCK 1, ECHO HEIGHTS SUBDIVISION THENCES 48°13'00" E 138.27 FEET; THENCE S 43°43'00" W 30.02 FEET; THENCE N 48°13'00" W 137.26 FEET; THENCE N 41°48'30" E 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOT 10, BLOCK 1, ECHO HEIGHTS, A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWN 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.

ALSO THE NORTHEASTERLY 30 FEET OF LOT 9, BLOCK 1, ECHO HEIGHTS, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERLY MOST CORNER OF LOT 9, BLOCK 1, ECHO HEIGHTS SUBDIVISION THENCE S 48°13'00" E 138.27 FEET; THENCE S 43°43'00" W 30.02 FEET; THENCE N 48°13'00" W 137.26 FEET; THENCE N 41°48'30" E 30.00 FEET TO THE POINT OF BEGINNING.

SURVEYED FOR: KEN HECK
456 MIDWOOD DRIVE
BURLINGTON, WI 53105



206-03-19-29-125-020 #41789
206-03-19-29-125-025 #46763
206-03-19-29-125-030 #46764

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

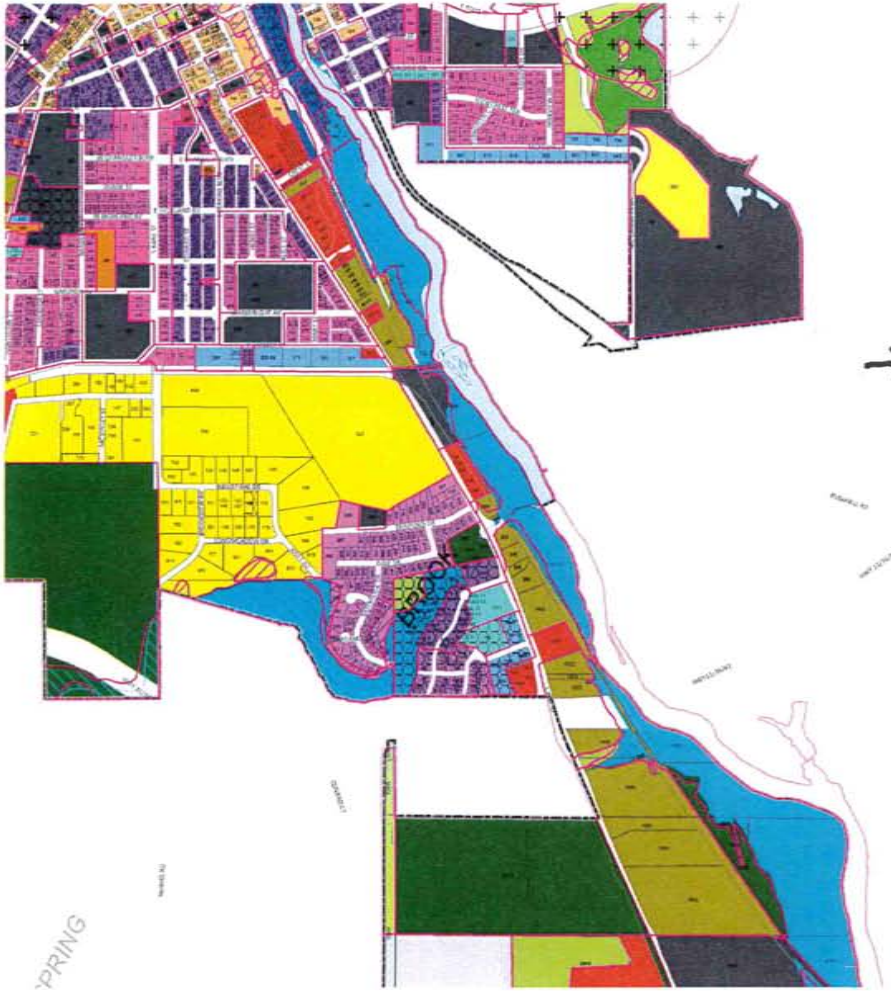
DATED AT WATERFORD THIS 4TH DAY OF MAY 98 REVISED AUG 25, 1998

RECENTIFIED

SELF-SERVICE

CAR WASH

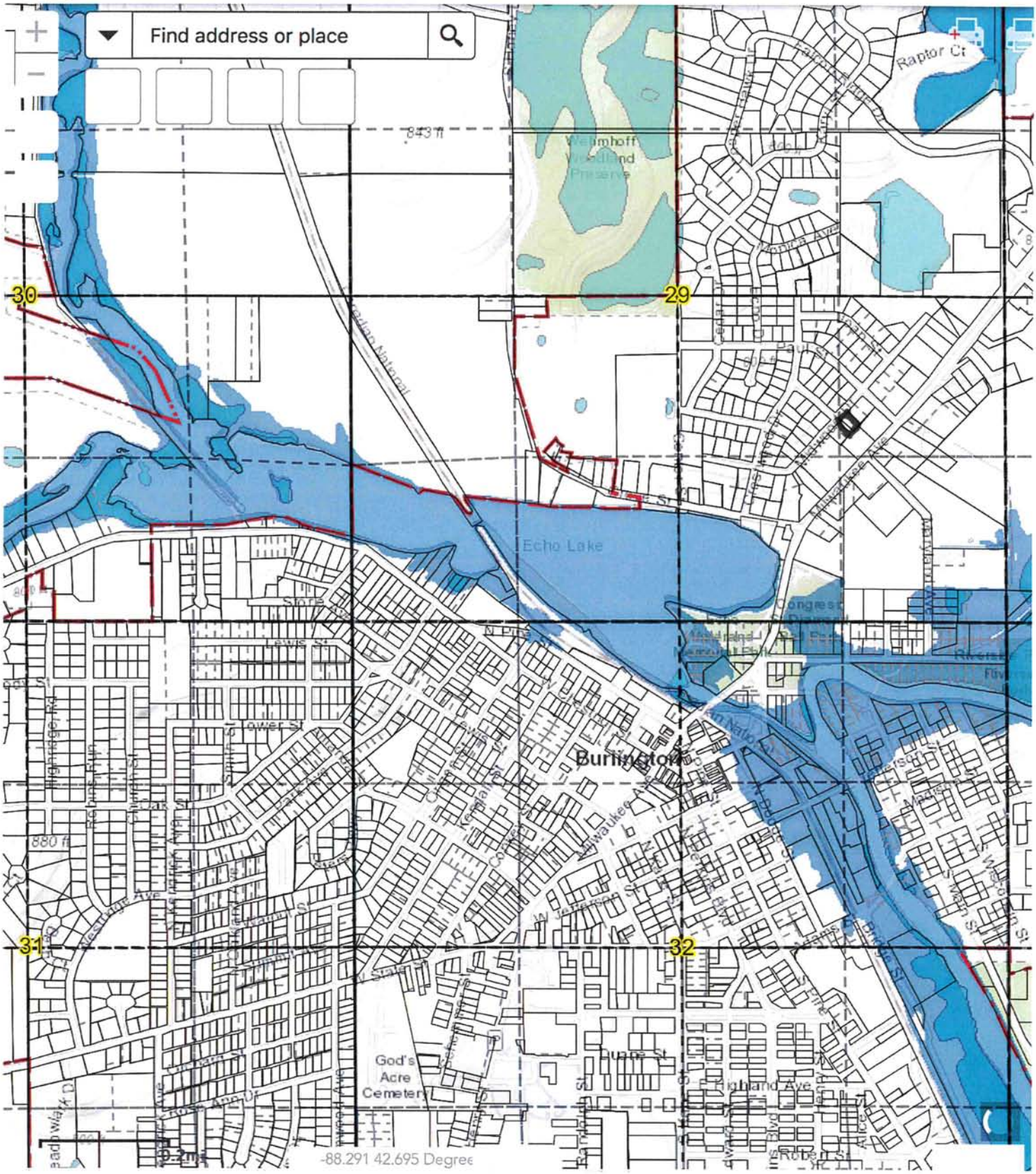
Abutting Property zoning Classifications



A-1	Agricultural/Holding
A-2	Agricultural
Rs-1	Single-Family Residential
Rs-2	Single-Family Residential
Rs-3	Single-Family Residential
Rd-1	Two-Family Residential
Rd-2	Two-Family Residential
Rm-1	Multiple-Family Residential
Rm-2	Multiple-Family Residential
Rm-3	Low Density Multiple-Family Residential
Rm-4	Multiple-Family Residential
B-1	Neighborhood Business
B-2	Central Business
B-2a	Central Business Transition District
B-3	Professional Office
M-1	Light Manufacturing
M-2	General Manufacturing
M-3	Manufacturing and Office Park
M-4	Manufacturing
Q-1	Quarrying/Extractive
I-1	Institutional
P-1	Park
C-1	Conservancy
FW	Floodway
FC	Floodplain Conservancy to be Treated as FW
FFO	Floodfringe Overlay
PUD	Planned Unit Development Overlay
SWO	Shoreland Wetland Overlay
HPO	Historic Preservation Overlay
ETZ	Extra-Territorial District
WPO	Wellhead Protection Overlay District

100 YEAR FLOOD PLAIN

Racine County Mapbook



PLAN COMMISSION **ITEM NUMBER: 7C**

DATE: October 9, 2018

SUBJECT: Consideration to approve a Site Plan application at 492 N. Pine Street.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

---

PROJECT/SCOPE:

This item is to consider approving a Site Plan application from PSG Inc., for property located at 492 N. Pine Street. The applicant proposes to construct a balcony in the alley behind 492 N. Pine Street for The Liar's Club. One of the key considerations when evaluating proposed balconies relates to clearance height and width. From the submitted design plans, it appears that the balcony will have a vertical clearance of 18 feet, which exceeds the typical fire truck height of 13.5 feet. The alley as it presently exists has a horizontal clearance of 24 feet, and the proposed balcony would encroach 5 feet into this alley, leaving a horizontal clearance of 19 feet.

ZONING:

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

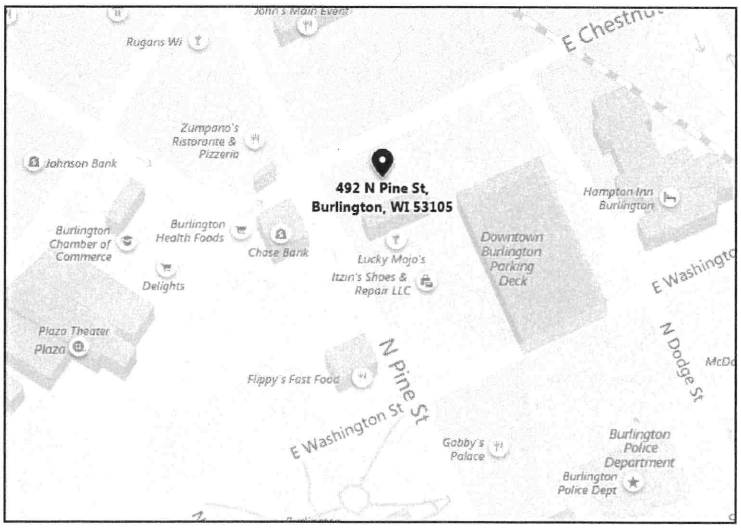
RECOMMENDATION:

Graef and the Fire Department recommend a conditional approval of this Site Plan, subject to items listed in their October 1, 2018 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the October 9, 2018 Plan Commission meeting. No further action is necessary.

MAP:



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

GRāEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: October 1, 2018

SUBJECT: Review of Site Plan Approval Application from PSG, Inc. for improvements to 492 Pine Street, Burlington, WI 53105.

A. PURPOSE

Consider for approval a Site Plan Approval Application to construct a balcony in the alley behind 492 Pine Street, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1. The Site Plan Approval Application from PSG, Inc. for improvements to 492 Pine Street be ***CONDITIONALLY APPROVED,*** pending the following conditions:
   a) The Fire Chief confirms that the balcony will not obstruct the provisions of emergency services;
   b) The Director of Public Works confirms that the balcony will not obstruct the maintenance of the alley; and,
   c) The City Attorney confirms that there is nothing that would legally preempt the construction of the balcony.

C. BACKGROUND

PSG, Inc. submitted a Site Plan Approval Application to construct a balcony in the alley behind 492 Pine Street. A process is currently underway to grant an easement for the portion of the alley in which the balcony would be constructed – *this memo does not include a review of the proposed easement.*

Many communities have provisions to allow components of buildings to extend beyond the façade over land that has other uses. Though this is common place, it does not appear that Burlington has the provisions in place to regulate the development of such features (i.e. balconies). Despite the absence of specific provisions, key elements of the development can be reviewed in line with best practices.

The City Attorney should confirm that there is nothing that would legally preempt the construction of the balcony.

D. BALCONY HEIGHT, CLEARANCE, AND THE PROVISION OF SERVICES

One of the key considerations employed when evaluating proposed balconies relates to clearance height and width. It is important to for emergency vehicles to be able to fully access the alley behind 492 Pine Street, so ensuring that proposed balcony does not obstruct vertical nor horizontal clearance is necessary. From the submitted design plans, it appears that the balcony will have a vertical clearance of 18 feet, which exceeds the typical fire truck height of 13.5 feet. The alley as it presently exists has a horizontal clearance of 24 feet, and the proposed balcony would encroach 5 feet into this alley, leaving a horizontal clearance of 19 feet.

Though these dimensions would appear to allow adequate clearance for emergency vehicles, the Fire Chief should confirm that the balcony does not pose any hindrances to the provision of emergency services.

In addition to providing access for emergency vehicles, it must be ensured that the balcony poses no severe hindrance to the street and alley maintenance operations of the Department of Public Works; to this end, the Director of Public Works should confirm that the balcony will not obstruct maintenance services for the alley.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: October 2, 2018

SUBJECT: Review of Site Plan Application for a building addition at 492 N. Pine Street, Burlington, WI. 53105.

A. PURPOSE

Consider for approval the Site Plan Application for a building addition at 492 N. Pine Street, Burlington, WI. 53105.

B. BACKGROUND

PSG Inc. (Applicant) submitted a Site Plan Application for a proposed balcony addition to the commercial building at 492 N. Pine Street, Burlington, WI. 53105.

C. REVIEW OF COMPLIANCE WITH BURLINGTON CODE CHAPTER 155. FIRE PREVENTION, PROTECTION AND CONTROL

No concerns at time of review.

D. REVIEW OF COMPLIANCE WITH STATE FIRE CODE

No concerns at time of review.

E. 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 at 492 N. Pine Street, Burlington, WI. 53105, based on the following:

1) The owner ensures all work conforms to local and state code.

CITY OF BURLINGTON

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

FOR OFFICE USE ONLY
DATE FILED: 9/14/18
RECEIVED BY: MW (Initials)
AMT. PAID: 500

SITE PLAN APPROVAL APPLICATION

REVIEW: $500.00 Deposit +/- Actual Cost

APPLICANT: PSG, Inc.

ADDRESS: 448 Falcon Ridge Drive, Suite B **PHONE NO.** 262-758-3190

E-MAIL ADDRESS: Peter@PSGwisconsin.com

OWNER: 492 N. Pine Street LLC

ADDRESS: 492 N. Pine Street, Burlington, WI 53105 **PHONE NO.** 262-661-4394

SITE ADDRESS: 492 N. Pine Street, Burlington, WI 53105

PROPOSED USE: Existing - Coffee Shop/Bakery/Bar **PRESENT ZONING:** B-2

LEGAL DESCRIPTION: ORIGINAL PLAT-RESUB LOTS 2 3 6 & 7 BLK 27 LOT 1 & 2 PT FROM 206031932400810 IN 2015 FOR 2016 ROLL
(Attach full legal description if needed)

*Note the following relates to an application to add a balcony to the back of existing buildings. Information is provided related to this proposed addition. All other aspects of the existing building and site plan remain unchanged.

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

X Site plan drawn to a recognized engineering or architectural scale with graphic scale, shown as well as the date of drawing and the north arrow shown.

X Project title and owner's/developer's name and address noted.

X Architect's and/or engineer's name and address noted.

X Property boundaries and dimensions.

X Abutting property zoning classifications.

X General description of building materials, façade and roof detail.

N/A Setback lines indicated.

X 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.

X Signage and outdoor lighting – proposed location and details.

X Total number of employees: Existing Employees and Hours of operation Open seasonally, weather permitting Hours to match the hours of Liar's Club.

N/A Total no. of parking spaced noted. No. of parking spaces provided: Existing Street Parking. Calculations used to arrive at the no. of spaces:_____.

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

N/A Locate existing and general location of proposed sanitary sewers, storm sewers and water-mains.

N/A 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.

N/A Driveway locations and sizes.

N/A Handicap accessibility.

N/A List environmental concerns, i.e. odor, smoke, noise.

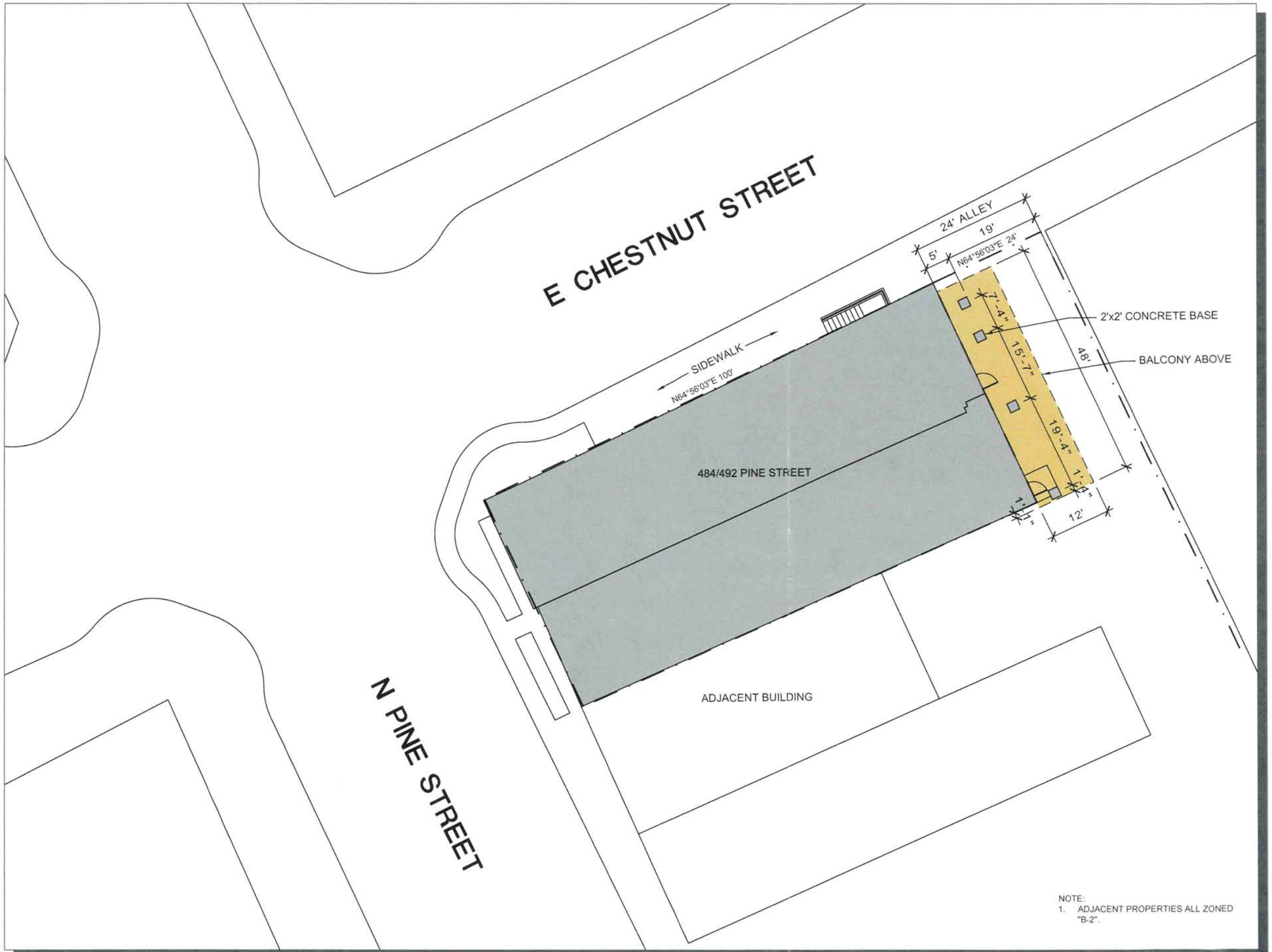
Owner: Rhonda Sullivan, 492 N. Pine St LLC (Print) **Date:** 9/13/18

Owner: Rhonda Sullivan (Signature)

Applicant: Leslie Scherrer Pella, PSG, Inc. (Print) **Date:** 9/13/18

Applicant: Leslie Scherrer Pella (Signature)

Zoning Administrator: _____ (Signature) **Date:** 9/14/18



NOTE:
1. ADJACENT PROPERTIES ALL ZONED "B-2".

SITE PLAN

SCALE: 1"= 20'

N

Stō ARCHITECTURE, LLC

Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROJECT:
LIAR'S CLUB BALCONY ADDITION
BURLINGTON, WI

OWNER:
492 PINE STREET LLC
492 N. PIN STREET
BURLINGTON, WI 53105

CONTRACTOR:
PSG CONSULT DEVELOP CONSTRUCT
Trusted Partners for Real Estate and Construction Solutions
448 FALCON RIDGE DRIVE
SUITE B
BURLINGTON, WI 53105

PROJECT NO. 1825
DATE 09-12-18
SHEET **SP-1**

REAR (EAST) ELEVATION

SCALE: 1/8"= 1'-0"

1	TENANT SIGN - SUBMITTED UNDER SEPARATE REVIEW
2	DECORATIVE LIGHT FIXTURE
3	PAINTED STEEL COLUMN
4	METAL GUARD RAIL w/ METAL MESH RAILING SYSTEM
5	WOOD LOOK COMPOSITE DECKING
6	PRECAST CAP
7	STAMPED AND PAINTED CONCRETE BASE
8	COMPOSITE WOOD DUMPSTER FENCE AND SLIDING GATE
9	NEW FULL LITE DOOR
10	DECORATIVE METAL MESH PANEL

NOTES:
1. ELEVATIONS PRELIMINARY, SUBJECT TO MUNICIPAL APPROVALS. NOT FOR CONSTRUCTION.

NOTES

Stō ARCHITECTURE, LLC

Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROJECT:
LIAR'S CLUB BALCONY ADDITION
BURLINGTON, WI

OWNER:
492 PINE STREET LLC
492 N. PIN STREET
BURLINGTON, WI 53105

CONTRACTOR:
PSG CONSULT DEVELOP CONSTRUCT
Trusted Partners for Real Estate and Construction Solutions
448 FALCON RIDGE DRIVE
SUITE B
BURLINGTON, WI 53105

PROJECT NO. 1825
DATE 09-12-18
SHEET **DE-1**

1. TENANT SIGN - SUBMITTED UNDER SEPARATE REVIEW
2. DECORATIVE LIGHT FIXTURE
3. PAINTED STEEL COLUMN
4. METAL GUARD RAIL w/ METAL MESH RAILING SYSTEM
5. WOOD LOOK COMPOSITE DECKING
6. PRECAST CAP
7. STAMPED AND PAINTED CONCRETE BASE
8. COMPOSITE WOOD DUMPSTER FENCE AND SLIDING GATE
9. NEW FULL LITE DOOR
10. DECORATIVE METAL MESH PANEL

NOTES:
1. ELEVATIONS PRELIMINARY, SUBJECT TO MUNICIPAL APPROVALS. NOT FOR CONSTRUCTION.

NOTES

PARTIAL SIDE (NORTH) ELEVATION

SCALE: 1/8"= 1'-0"

Stō ARCHITECTURE, LLC

Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROJECT:
LIAR'S CLUB BALCONY ADDITION
BURLINGTON, WI

OWNER:
492 PINE STREET LLC
492 N. PIN STREET
BURLINGTON, WI 53105

CONTRACTOR:
PSG CONSULT DEVELOP CONSTRUCT
Trusted Partners for Real Estate and Construction Solutions
448 FALCON RIDGE DRIVE
SUITE B
BURLINGTON, WI 53105

PROJECT NO. 1825
DATE 09-12-18
SHEET **DE-2**

"EXHIBIT A"

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC.
5482 S. WESTRIDGE DR.
NEW BERLIN, WI 53151
(262) 248-3697

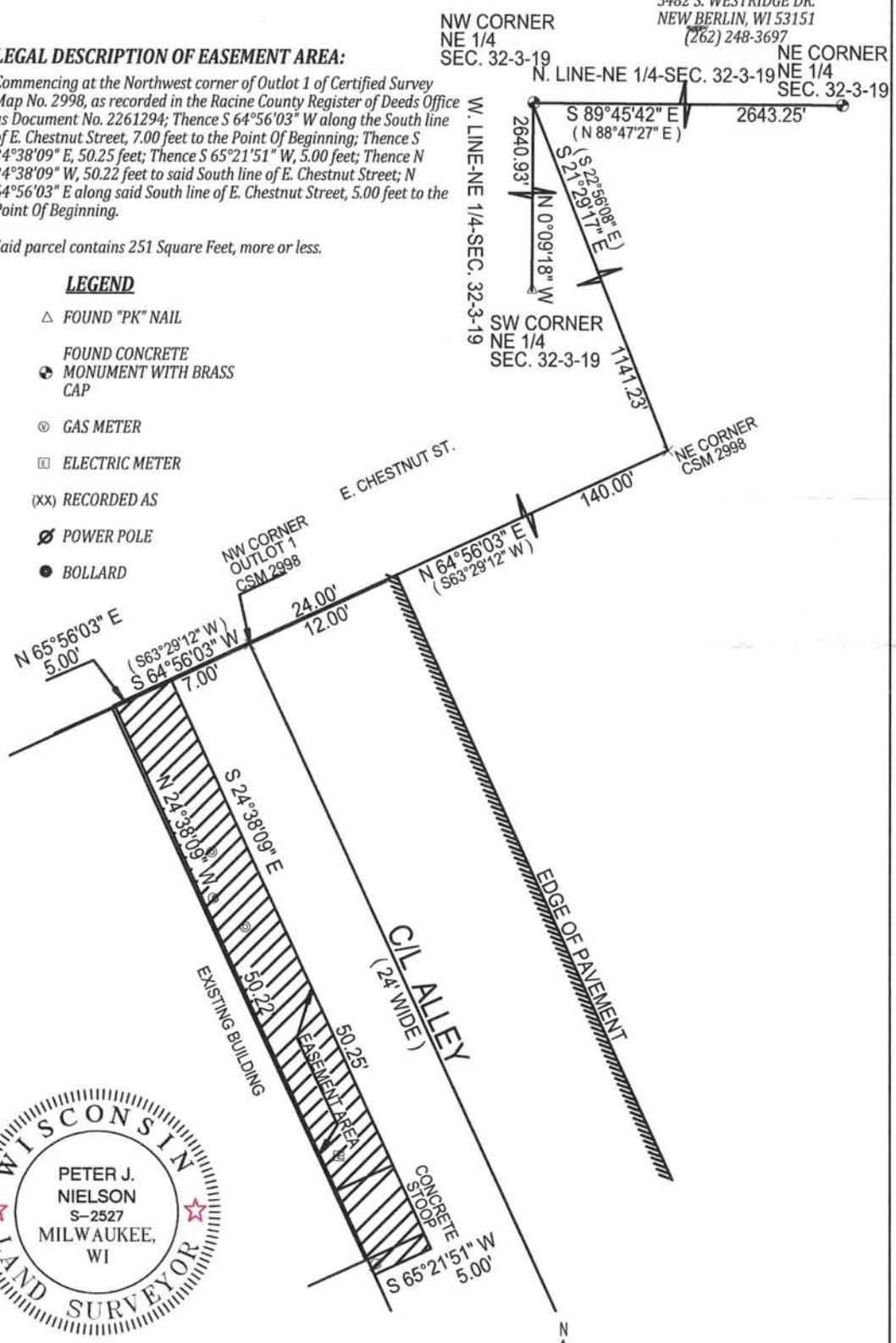
LEGAL DESCRIPTION OF EASEMENT AREA:

Commencing at the Northwest corner of Outlot 1 of Certified Survey Map No. 2998, as recorded in the Racine County Register of Deeds Office as Document No. 2261294; Thence S 64°56'03" W along the South line of E. Chestnut Street, 7.00 feet to the Point Of Beginning; Thence S 24°38'09" E, 50.25 feet; Thence S 65°21'51" W, 5.00 feet; Thence N 24°38'09" W, 50.22 feet to said South line of E. Chestnut Street; N 64°56'03" E along said South line of E. Chestnut Street, 5.00 feet to the Point Of Beginning.

Said parcel contains 251 Square Feet, more or less.

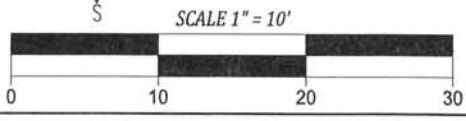
LEGEND

- △ FOUND "PK" NAIL
- FOUND CONCRETE MONUMENT WITH BRASS CAP
- Ⓥ GAS METER
- Ⓔ ELECTRIC METER
- (XX) RECORDED AS
- POWER POLE
- BOLLARD



BEARINGS HEREON REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, RACINE COUNTY ZONE.

SCALE 1" = 10'



PETER J. NIELSON S-2527
Wisconsin Registered Land Surveyor

DATED SEPTEMBER 12, 2018
PROJECT # 18.5116