



AGENDA
PLAN COMMISSION
Tuesday, January 8, 2019 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
Thomas Martin, Student Representative
Ryan Stankus, Student Representative

1. Call to Order
2. Roll Call
3. Approval of the minutes of December 11, 2018
4. Letters and Communications: None
5. Citizen Comments
6. Old Business: None
7. New Business:
 - A. Consideration to recommend approval to the Common Council of a Certified Survey Map Amendment application from Tom Vos for property located at 301 W. State Street and 109-111, 117 Schemmer Street for two parcels to be reconfigured into three separate properties, subject to Graef's, Kapur & Associates', and Burlington Fire Departments' memorandums to the Plan Commission.
 - B. Consideration to approve a Site Plan application from Al Mackey of KW Precast for property located at 472 W. Market Street for a new entrance and driveway on Spring Valley Road, subject to Graef's, Kapur & Associates', and 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.



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

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

APPROVAL OF MINUTES

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

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Site Plan application from Tom Howald for property located at 2009 Lynch Way for the Aldi store expansion, subject to Graef's December 4, 2018, Kapur & Associates' December 5, 2018, and Fire Department's December 5, 2018 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained this is an expansion to the existing Aldi. Even though, the business is growing that does not mean the parking lot has to expand. Aldi has enough parking spaces based on the market trend and other locations. The landscape will remain the same. The temporary signs going up during construction exceed the required measurements. The applicant should either remove one sign or reduce the size. The applicant is over the maximum 2-foot candles in one area, and will need to make adjustments.
- Matt Carey, Pinnacle Engineering, presented the layout of the plans. Mr. Carey explained the trail connection to the existing Right-of-Way will remain the same. There is a 30-foot wide paved fire lane, which leaves no room to add parking spaces. There will be 87 parking stalls.
- Commissioner Ekes asked where the 2-foot candles were in reference to the location of the Site Plan. Ms. Fonesca stated it has been awhile since she had reviewed the plans, but likes to have the light zero out at the property line. Ms. Fonesca further stated the light fixtures can be adjusted. Commissioner Ekes asked if the lot is being re-lit or staying the same. Mr. Carey

replied the lighting configuration will stay the same, but the light fixtures will be changed, and new poles added to the expansion area. Alderman Grandi questioned if the temporary sign change would be an issue. Mr. Carey responded there should not be an issue for the temporary signage. Ms. Fonesca mentioned that the one sign in the parking lot may not be necessary, since the customer would already be in the lot.

- There were no further comments.

Alderman Grandi moved, and Commissioner Gardner seconded to approve the Site Plan for the expansion.

All were in favor and the motion carried.

B. Consideration to approve a Site Plan application from Scherrer Construction for property located at 2756 Whiting Road for the east expansion to the existing warehouse facility, subject to Graef's December 4, 2018, Kapur & Associates' November 30, 2018, and the Burlington Fire Department's December 5, 2018 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the applicant is proposing to expand the business to the east. The applicant is also proposing some safety lightning around the existing doors. Since the number of employees is remaining the same, it is not necessary to add parking spaces. Jennifer Blair, Scherrer Construction, stated the expansion will match the existing facility and award additional storage for the products and goods. Ms. Blair further stated the storm water run-off and wetland delineation have been taken care of.
- Commissioner Redman recused himself from the discussion and voting.
- Mayor Hefty commented the building was impressive, as well as the lobby.
- Commissioner Ekes asked what will be stored there, and if the Fire Department has reviewed this. Ms. Blair replied paperboard will be stored. Wes Miner, Fire Inspector, answered yes, however, it will require an addition to the sprinkler system and fire alarm, which the applicant will submit additional information.
- There were no further comments.

Commissioner Tully moved, and Commissioner Ekes seconded to approve the Site Plan to expand the building.

Roll Call: Mayor Hefty, aye; Alderman Grandi, aye; Commissioner Tully, aye; Commissioner Ekes, aye; and Commissioner Gardner, aye. Aye-5, Nay-0. Commissioner Redman recused himself. Motion carried.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Redman moved, and Commissioner Ekes 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: 7A

DATE: January 8, 2019

SUBJECT: Consideration to recommend approval of a Certified Survey Map application at 301 W. State Street, 109-111, and 117 Schemmer Street.

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

PROJECT/SCOPE:

This item is to consider recommending approval a Certified Survey Map application from Thomas and Marjorie Vos for property located at 301 W. State Street, 109-111, and 117 Schemmer Street. This CSM, drafted by Robert J. Wetzel, WLS, seeks for two parcels to be reconfigured into three separate properties. 109-111 Schemmer Street currently contains a residential structure and a commercial garage structure. Directly south of the garage structure is another garage and a residential structure on 117 Schemmer Street. The proposed Certified Survey Map organizes the residential property on 109 Schemmer Street to its own lot (Lot 1), known as 301 W. State Street. The adjacent garage structures from 109 Schemmer Street and 117 Schemmer Street are proposed to be on its own lot (Lot 2), and the residential property and an associated garage accessory structure will be on its own lot (Lot 3) on 117 Schemmer Street.

ZONING:

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

RECOMMENDATION:

Graef and Kapur & Associates recommend approval of this CSM, subject to items listed in the memorandums dated December 20, 2018 and January 2, 2019, also attached is Burlington Fire Department's memorandum dated January 2, 2019.

TIMING/IMPLEMENTATION:

This item is for consideration at the January 8, 2019 Plan Commission meeting and will be placed on the January 15, 2019 Committee of the Whole and February 5, 2019 Common Council meeting for consideration.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Tanya Fonseca, AICP

DATE: January 2, 2019

SUBJECT: Review of an Application from Thomas R. and Marjorie C. Vos for a Certified Survey Map Review for 301 State Street, 109 Schemmer Street, and 117 Schemmer Street.

A. PURPOSE

- 1) Consider for approval an Application for a Certified Survey Map Review of the re-division of 109 and 117 Schemmer Street from two lots into three lots.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends that the Plan Commission recommend to the Common Council the **APPROVAL** of the Certified Survey Maps for 301 State Street, 109 Schemmer Street, and 117 Schemmer Street.

C. BACKGROUND

Thomas R. and Margorie C. Vos (Applicant) submitted an Application for Certified Survey Map Review for two parcels, to be reconfigured into three separate properties. The properties are located on parcels 206-03-19-32-650-030 and 206-03-19-32-650-060. The properties are zoned "B-2 Central Business District," and are within close proximity to properties zoned Rd-2 and B-2.

The two properties are currently uniquely developed. The proposed CSM is to reorganize the lots to more appropriately correspond to the structures, uses, and potential future ownership.

109 Schemmer Street currently contains a residential structure and a commercial garage structure. Directly south of the garage structure is another garage and a residential structure on 117 Schemmer Street. The proposed CSM organizes the residential property on 109 Schemmer Street to its own lot (Lot 1), known as 301 State Street. The adjacent garage structures from 109 Schemmer Street and 117 Schemmer Street are proposed to be on their own lot (Lot 2), and the residential property and an associated garage accessory structure will be on its own lot (Lot 3) on 117 Schemmer Street. See the aerial imagery below for the existing conditions.



D. COMPLIANCE WITH ZONING CODE §278-22 "SUBDIVISION OF LAND"

The proposed land revision creates Lots 1, 2, and 3 to more appropriately create lots with associated uses. The Certified Survey Map submitted with this Application is compliant with the requirements of this section.



To: Kristine Anderson **Date:** December 20, 2018
From: Gary R. Splinter
CC: Carina Walters, Megan Watkins, Gregory Guidry, Greg Governatori
Subject: 301 State Street Vos CSM Review

BACKGROUND AND REQUEST: We have completed a review of a Certified Survey Map prepared by Robert Wetzel of BW Surveying Inc.. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 278 of the City of Burlington Municipal Code and good surveying practices. The Certified Survey Map dated July 23, 2018 was reviewed.

All parcels are fully developed and therefore we would recommend waiving City CSM requirements 278-39 subsections 5, and 9 regarding soil boring information and contours.

CSM COMMENTS:

We offer the following comments:

- **As per 236.20 (2h) Please show the centerline of all streets.**
- **As per 236.20 (3d) Appears there is an adjoining subdivision lot to the Northwest, please label underscored. Also, underscore adjoining streets.**

We recommend approval of the Certified Survey Map subject to above surveyor's comments. Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.

Please contact me if you have any questions or comments pertaining to this project at (262) 758-6011 or gsplinter@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: January 2, 2019

SUBJECT: Certified Survey Map Application to combine the (3) lots located at 301 W. State Street, 109-111 Schemmer Street and 117 Schemmer Street.

A. PURPOSE

Review of the Certified Survey Map Application to combine the (3) lots located at 301 W. State Street, 109-111 Schemmer Street and 117 Schemmer Street.

B. RECOMMENDATION

Based upon the review of the submitted materials, the City of Burlington Fire Department has no comments regarding the subject matter.



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

APPLICATION FOR CERTIFIED SURVEY MAP REVIEW

REVIEW: \$500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY
DATE FILED: 12-10-18
RECEIVED BY: [Signature]
AMT. PAID: 500

APPLICANT: Thomas R & Marjorie C Vor
ADDRESS: 124 Kings Ct PHONE NO. 262 763 2213 FAX NO. 262 763 943
OWNER: Same as above
ADDRESS: Same PHONE NO. Same FAX NO. Same
SITE ADDRESS: 301 State 1090 1/11 Schemmer + 117 Schemmer St
PROPOSED USE: Mixed
LEGAL DESCRIPTION: attached
LOCATION 1/4 of section, T, N, R, E,

CERTIFIED SURVEY MAP CHECKLIST
(PLEASE LIST ANY ADDITIONAL INFORMATION WHERE APPLICABLE):

- Subdivider is to submit 11 copies and one original certified survey map (CSM) with this application.
Review fee must be submitted with application.
Survey performed and map prepared by WI Registered Land Surveyor.
(Each Sheet (singled sided) must be signed, sealed and dated by the Surveyor.)

PARCEL LOCATION

- Describe all monuments used for determining the location of the parcel and show by bearing and distance their relationship to the surveyed parcel and indicate whether such monuments were found or placed. (Including monuments from adjoining and section split.)
The location of the certified survey map shall be indicated by bearing and distance from a boundary line of a quarter section, recorded private claim or federal reservation in which the subdivision is located. Include a north arrow on each sheet with details.

PREPARATION

Graphic scale of not more than 500 feet to an inch, which shall be shown on each sheet showing layout features.

When more than one sheet is used for any map, each sheet number shall be labeled as Sheet 1 of 3.

MAP AND ENGINEERING INFORMATION

The exterior boundaries of the land surveyed and divided must be clearly shown.

The Legend for monuments shall indicate the type, the outside diameter, length and weight per lineal foot of the monuments.

The length and bearing of the exterior boundaries, the boundary lines of all blocks, public grounds, streets and alleys, and all lot lines shall be shown. When the lines in any tier of lots are parallel the bearings of the outer lines on each tier may be sufficient.

Easements not parallel to a boundary or lot line shall be shown by centerline bearing and width or by easement boundary bearings and distances.

Abutting street and state highway lines of adjoining plats shall be shown in their proper location by dotted or dashed lines. The width of these streets and highways shall also be given.

All lots and outlots must be consecutively numbered and show the area in square feet for each lot.

The exact width of all easements, streets and alleys and the centerline of all streets shall be shown.

The distances and bearings along all meander lines, and the distance to the ordinary high water mark at each lot line (must be greater than 20 feet) shall be shown.

When a street is on a circular curve, the main chords of the right-of-way lines shall be drawn as dotted or dashed lines in their proper places.

Curves shall show the radius, the central angle, chord bearing, the chord length and the arc length for each segment and the tangent bearing shall be shown for each end of the curve.

Property Owner:

Thomas R Vos
Print

Thomas R Vos
Signature

Date: 12/10/18

Applicant:

Thomas R Vos
Print

Thomas R Vos
Signature

Date: 12/10/18

Zoning Administrator:

[Signature]
Signature

Date: 12/10/18

CERTIFIED SURVEY MAP NO. _____.

BEING A DIVISION OF LOTS B AND D OF SCHEMMER'S ADDITION AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AND BEING LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BURLINGTON, COUNTY OF RACINE, AND STATE OF WISCONSIN.

OWNER: THOMAS R. AND MARJORIE C. VOS
124 KINGS COURT
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
JOB NO. 9646-CSM

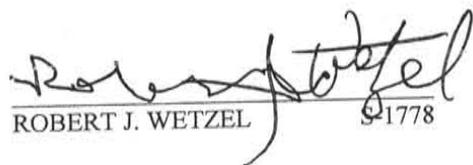
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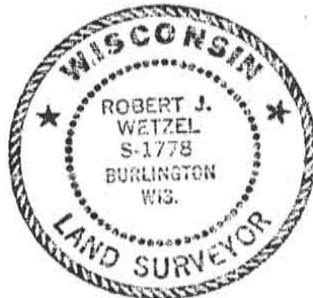
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SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THOMAS R. AND MARJORIE C. VOS, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES.

DATED THIS 23RD DAY OF JULY, 2018.


ROBERT J. WETZEL 9-1778



CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS B AND D OF SCHEMMER'S ADDITION AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AND BEING LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

WEST 1/4 CORNER SECTION 32-3-19
 N. 251,109.23
 E. 2,460,755.09

N88°43'52"E (2642.19')
 2641.63'
 NORTH LINE SOUTHWEST 1/4 SECTION 32-3-19

857.24'

ZONED: B-2
 PRINCIPAL STRUCTURE SETBACKS
 STREET YARD = NO MINIMUM
 REAR YARD = NO MINIMUM
 SIDE YARD = NO MINIMUM

CENTER SECTION 32-3-19
 N. 251,167.74
 E. 2,463,396.56

PREPARED FOR: THOMAS R. AND MARJORIE C. VOS
 124 KINGS COURT
 BURLINGTON, WI 53105

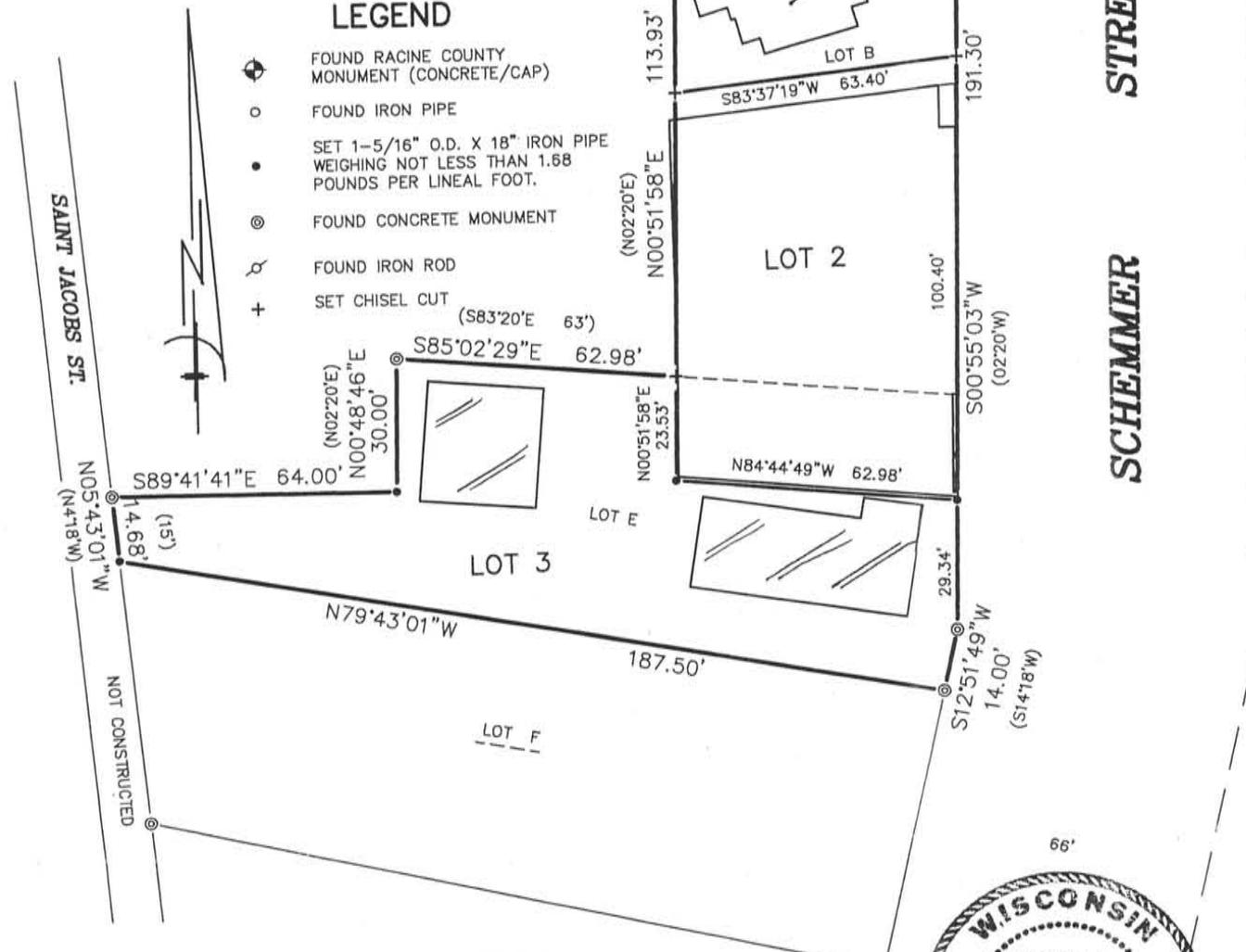
PREPARED BY: B.W. SURVEYING, INC.
 412 N. PINE STREET
 BURLINGTON, WI 53105
 (262)-767-0225
 JOB NO. 9646-CSM

MILWAUKEE AVENUE

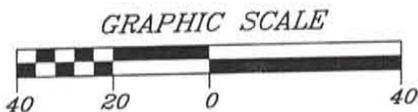
STREET SCHEMMER

LEGEND

- ⊙ FOUND RACINE COUNTY MONUMENT (CONCRETE/CAP)
- FOUND IRON PIPE
- SET 1-5/16" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- ⊙ FOUND CONCRETE MONUMENT
- ⊙ FOUND IRON ROD
- + SET CHISEL CUT



BEARINGS HEREON RELATE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32-3-19, ASSUMED BEARING NORTH 88°43'52" EAST.



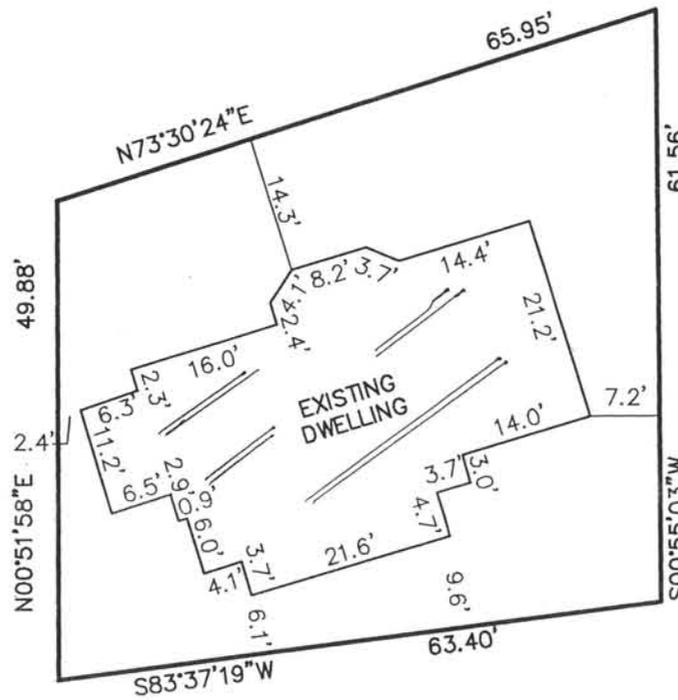
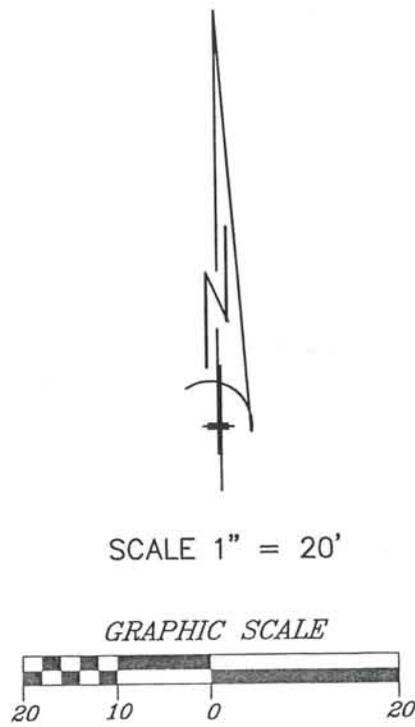
SCALE: 1" = 40'



Robert J. Wetzel
 ROBERT J. WETZEL S-1778
 JULY 23, 2018

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS B AND D OF SCHEMMER'S ADDITION AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AND BEING LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.



LOT 1
DETAIL

AREA
3,505 sq.ft.



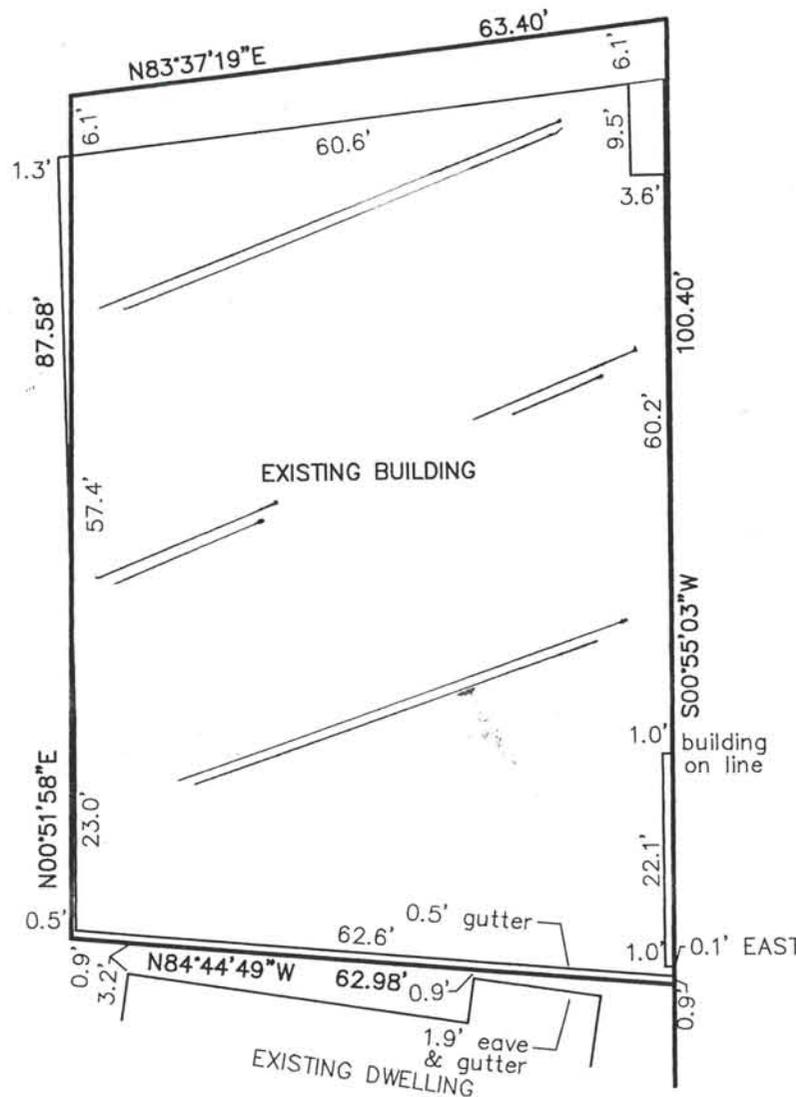
Robert J. Wetzel
ROBERT J. WETZEL S-1778
JULY 23, 2018

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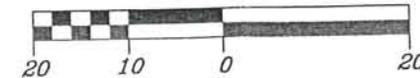
LOT 2
DETAIL

AREA
5,906 sq.ft.



SCALE 1" = 20'

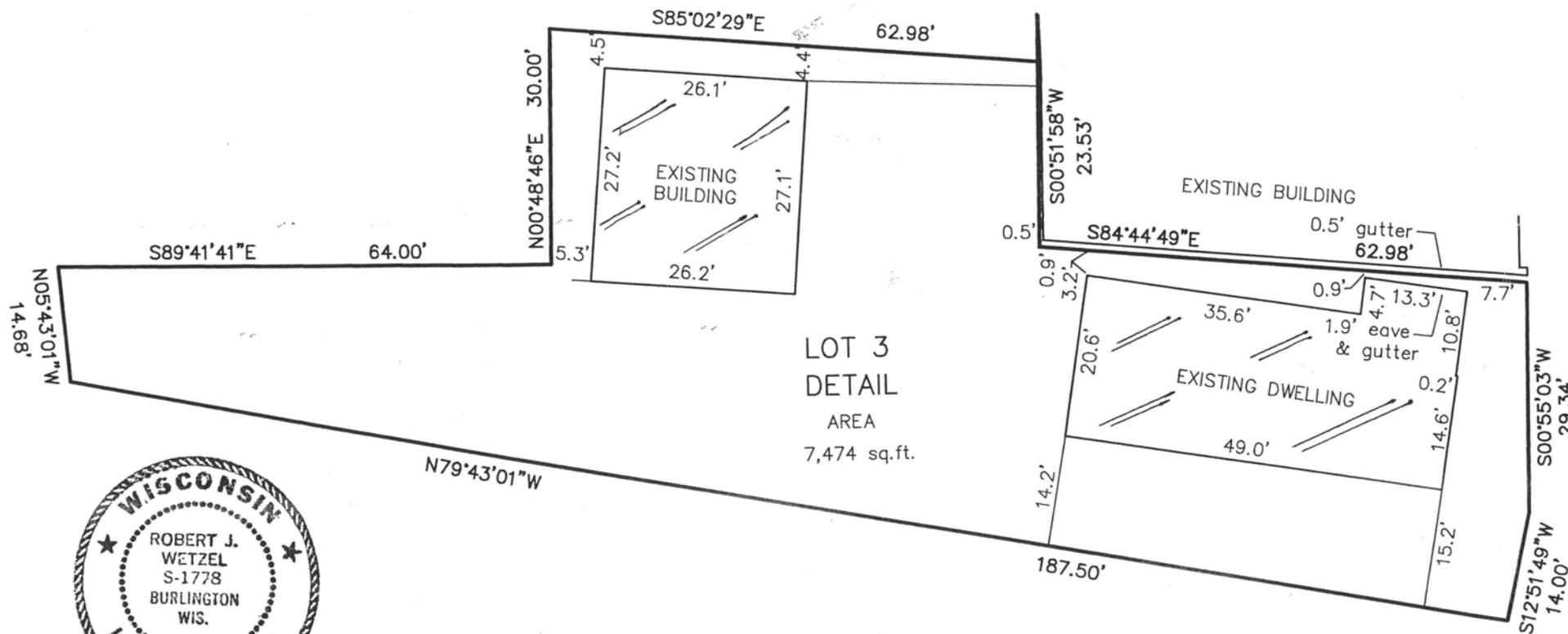
GRAPHIC SCALE



Robert J. Wetzel
ROBERT J. WETZEL
JULY 23, 2018 S-1778

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Robert J. Wetzel
 ROBERT J. WETZEL S-1778
 JULY 23, 2018

SCALE 1" = 20'
 GRAPHIC SCALE



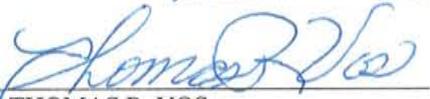
CERTIFIED SURVEY MAP NO. _____.

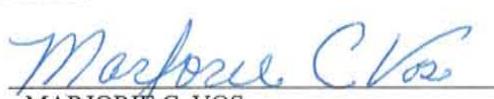
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OWNER'S CERTIFICATE:

WE, THOMAS R. AND MARJORIE C. VOS, AS OWNERS HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS 10 DAY OF Dec, 2018.


THOMAS R. VOS


MARJORIE C. VOS

STATE OF WISCONSIN)
COUNTY OF RACINE) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED THOMAS R. AND MARJORIE C. VOS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

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

CITY OF BURLINGTON COMMON COUNCIL APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF BURLINGTON COMMON COUNCIL ON THIS _____ DAY OF _____, 2018.

JEANNIE HEFTY MAYOR

DIAHNN HALBACH CITY CLERK

DATED THIS 23RD DAY OF JULY, 2018.


ROBERT J. WETZEL S-1778



**A RESOLUTION APPROVING A CERTIFIED SURVEY MAP IN THE CITY OF BURLINGTON
FOR PROPERTY LOCATED AT 301 W. STATE STREET AND 109-111, 117 SCHEMMER
STREET**

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

BEING A DIVISION OF LOTS B AND D OF SCHEMMER'S ADDITION AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AND BEING LOCATED IN PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 32; THENCE NORTH 88°43'52" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ SECTION 857.24 FEET; THENCE SOUTH 00°55'03" WEST (RECORDED AS SOUTH 2°20' WEST) 74.76 FEET TO A POINT OF INTERSECTION OF THE SOUTH LINE OF MILWAUKEE AVENUE AND THE WEST LINE OF SCHEMMER STREET AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°55'03" WEST (RECORDED AS SOUTH 2°20' WEST) ALONG SAID WEST LINE OF SCHEMMER STREET 191.30 FEET; THENCE SOUTH 12°51'49" WEST (RECORDED AS SOUTH 14°18' WEST) ALONG SAID WEST LINE 14.00 FEET; THENCE NORTH 79°43'01" WEST 187.50 FEET; THENCE NORTH 05°43'01" WEST 14.68 FEET (RECORDED AS NORTH 14°18' WEST 15 FEET); THENCE SOUTH 89°41'41" EAST 64.00 FEET; THENCE NORTH 00°48'46" EAST (RECORDED AS NORTH 2°20' EAST) 30.00 FEET; THENCE SOUTH 85°02'29" EAST 62.98 FEET (RECORDED AS SOUTH 83°20' EAST 63 FEET) THENCE NORTH 00°51'58" EAST (RECORDED AS NORTH 2°20' EAST) 113.93 FEET TO A POINT ON THE SOUTH LINE OF MILWAUKEE AVENUE; THENCE NORTH 73°30'24" EAST (RECORDED AS NORTH 75° EAST) ALONG SAID SOUTH LINE 65.95 FEET TO THE PLACE OF BEGINNING. CONTAINS 1.65 ACRES OF LAND MORE OR LESS.

TAX PARCEL ID: 206 03-19-32-650-030 AND 206 03-19-32-650-060
109-111 Schemmer Street and 117 Schemmer Street
CONTAINING 1.65 ACRES

WHEREAS, at their January 8, 2019 meeting, the Plan Commission did recommend approval of the CSM.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington, Racine County, State of Wisconsin, that the attached CSM prepared on July 23, 2018 by Robert J. Wetzel, WLS, is hereby approved.

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

Introduced: January 15, 2019
Adopted: _____, 2019

Jeannie Hefty, Mayor

Attest:

Diahnn Halbach, City Clerk



PLAN COMMISSION

ITEM NUMBER: 7B

DATE: January 8, 2019

SUBJECT: Consideration to approve a Site Plan application at 472 W. Market Street.

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

PROJECT/SCOPE:

This item is to consider approving a Site Plan application from Al Mackey of KW Precast for property located at 472 W. Market Street. The applicant proposes to construct a new entrance and driveway on Spring Valley Road. KW Precast produces concrete components for various structures. Currently, the trucks entering and exiting the property must navigate through the City of Burlington, crossing 10 residential streets before reaching State and Federal highways. The proposed new entrance and driveway connecting to Spring Valley Road would enable trucks to access the SH 36/SH 11 interchange without navigating through the City of Burlington. Please note this will not eliminate navigation through the city, however, reduce traffic on Pine/Market Street. This new entrance would also enable KW Precast to expand into a new market, casting bridge beam and other long length structures that cannot be transported on existing routes.

The applicant discussed this project with the Plan Commission in 2016 and supplied information that was requested at that time. Based on the 2016 discussion KW Precast was asked to review an alternative route, speak with existing neighbors, Aurora, and mitigator of various other commissioner concerns.

In summary, the proposed new entrance and driveway would enable KW Precast to have faster and safer access to State highways, as well as grow their businesses into more markets. The City of Burlington would benefit from reducing/eliminating the KW Precast truck traffic through the City, and the driveway will be constructed with earthen berms and vegetation buffers to minimize the impact to neighboring residential lots.

ZONING:

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

RECOMMENDATION:

Kapur & Associates recommend approval of this Site Plan, subject to items listed in the memorandum dated December 31, 2018, also attached is Graef's and Burlington Fire Department's memorandums dated January 2, 2019.

TIMING/IMPLEMENTATION:

This item is for consideration at the January 8, 2019 Plan Commission meeting. No further action is necessary by another board.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: January 2, 2019

SUBJECT: Review of a Site Plan Approval Application for a new entrance and driveway for KW Precast.

A. PURPOSE

- 1) Consider for approval a Site Plan Approval Application for a new entrance and driveway at 472 W Market Street, Burlington, WI 53105

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends that the Plan Commission **APPROVE** the Site Plan Approval Application from Al Mackey for KW Precast.

C. BACKGROUND

Al Mackey for KW Precast (Applicant) submitted a Site Plan Approval Application for a new entrance and driveway on Spring Valley Road. KW Precast produces precast concrete components for various structures. Currently, the trucks entering and exiting the property must navigate through the City of Burlington, crossing 10 residential streets before reaching State and Federal highways. The proposed new entrance and driveway connecting to Spring Valley Road would enable trucks to access the SH 36 / SH 11 interchange without navigating through the City of Burlington. This new entrance would also enable KW Precast to expand into a new market, casting bridge beam and other long length structures that cannot be transported on existing routes. These special deliveries would be rare, per contract, and would require State Police escort.

The Applicant discussed this project with the Plan Commission in 2016 and has supplied in this Application information that was requested at that time. Among these requests for information included analyses of alternate driveway locations, potential traffic coordination with Aurora, traffic impact analyses, and impact to residential neighbors. Detailed information regarding these topics can be found in the Project Narrative of this Application.

In summary, the proposed new entrance and driveway would enable KW Precast to have faster and safer access to State highways, as well as to grow their businesses into more markets. The City of Burlington would benefit from eliminating the KW Precast truck traffic through the City, and the driveway will be constructed with earthen berms and vegetative buffers to minimize the impact to neighboring residential lots.

D. COMPLIANCE WITH ZONING CODE §315-31 "M-2 GENERAL MANUFACTURING DISTRICT"

The property is zoned M-2 General Manufacturing District. The proposed site plan is compliant with this section of the Zoning Code.

E. COMPLIANCE WITH ZONING CODE §315 ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES, AND LANDSCAPING

The proposed driveway will be 30' in width and meets the dimensional requirements of this section of the Zoning Code.

The proposed landscaping component will consist of a vegetative buffer that will supplement the existing dense woods. The existing bufferyard between this property and its residential neighbors to the south will thus be improved.

The new entrance and driveway will not impact the parking provided on site. The proposed new entrance and driveway is compliant with this section of the Zoning Code.



To: Plan Commission **Date:** December 31, 2018
From: Greg Governatori
CC: Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs, Tanya Fonseca
Subject: KW Precast Driveway Access

BACKGROUND AND REQUEST: Site plans for a proposed driveway to Spring Valley Road have been submitted for review. The plans consist of adding a driveway for a convenient connection from KW Precast to the Burlington Bypass. Our review was conducted to determine compliance with City Ordinances and good engineering practices. This submittal was a resubmittal of the initial plans from August of 2016. The original comments have been included to provide context and history of the submittal.

The following documents were submitted for review:

- Site Permit Plans- dated September 31 ,2017
 - Sheets C-1 to C-10

STAFF COMMENTS:

General:

- We have various concerns with the provided drawings as there was limited detail in regard to the proposed operation plan. The engineering plans show turning movements of a vehicle near 170 feet in length. It does not appear that the vehicle can turn onto Spring Valley road and be fully within the North Bound lane prior to making a left turn onto State Street (STH "36"). We recommend the driveway configuration be review for improved turning movement. Revising the driveway to enter a reduced angle will improve the turning radius and reduce the impact to southbound Spring Valley Traffic. *This comment has been satisfactory addressed, the driveway has been relocated and turning templates provided to demonstrate adequate turning movements.*
- What is the number and frequency of the large vehicle departures, what is the typical time of day of departures? The current primary entrance for the New Aurora Clinic is via Spring Valley Road, as there is currently no Left turn to the entrance from State Street. Our concern is the Vehicles will block south bound traffic on Spring Valley. *A traffic impact analysis has been provided as well as discussions with the adjacent properties and the Aurora Clinic. The applicant has provided typical delivery schedules as well as peak times and schedules.*
- The plans show a significant driveway grade for a vehicle of this size and length and grading beyond one hundred feet from the entrance was not provided. We request that complete grading plans for the entire driveway as it relates to the connection to Spring Valley Road, the pedestrian path and adjacent properties by provided. There are residential properties directly to the north and south which will require landscaping, berming and possibly a combination of both. A final grading and landscaping plan is required for this area. **Grading has been revised however a landscaping plan as shown on the cross section has not been included. A vegetated buffer is shown in top of the screening berm, but no plantings or schedule has been provided.**

- The Grading adjacent to Spring Valley Road shall be directed towards the right of way and KW Precast, runoff is not allowed to run along the seam of asphalt between the driveway and Spring Valley Road. *Addressed*
- A 18" Aluminum culvert is proposed under the driveway, has the loading been confirmed that this is the appropriate material for the vehicle loading proposed? **The culvert is shown as two different sizes and two different materials on sheet C-5. Please clarify the pipe size and material.**
- The material for the proposed driveway is not specified in the plans. It is simply defined as surface. If the material is to be gravel, how is tracking onto Spring Valley to be addressed? **This has not been addressed the plans do not specify driveway materials or provide typical sections.**
- The erosion control proposed for the restoration is not adequate to establish vegetation growth. The engineer proposes a Class A Erosion Mat, which is light duty and for low grade channels and slopes less than 2:5 to 1. The driveway ditch is up to 10% in grade and will require a heavy-duty Class III Type D mat or possibly Light to Medium rip-rap. The side slopes appear to be 2:1 and will require a Class 1 Type B matting or heavier. Refer to the state erosion control matrix for final selection.
- There are areas of the grading plan that are missing contours, or in error. The project will disturb over one acre and require a grading permit from the State. It will also require storm water management based on the land disturbance. Possibly utilizing storage along the side of the driveway in the form of ditch check with overflow weirs will address erosion control as well as storm water management.

RECOMMENDATION: We recommend approval of the driveway subject to final engineering and permit approvals.

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 review.



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: January 2, 2019

SUBJECT: Site Plan Application for a proposed Spring Valley Road entrance for the property located at 472 W. Market Street.

A. PURPOSE

Review of Site Plan Application for a proposed Spring Valley Road entrance for the property located at 472 W. Market Street.

B. RECOMMENDATION

Based upon the review of the submitted materials, the City of Burlington Fire Department has no comments regarding the subject matter.



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

SITE PLAN APPROVAL APPLICATION

REVIEW: \$500.00 Deposit +/- Actual Cost

FOR OFFICE USE ONLY	
DATE FILED:	<u>12/11/18</u>
RECEIVED BY:	<u>KA</u> (Initials)
AMT. PAID:	_____

APPLICANT: Al Mackey for KW Precast

ADDRESS: 472 W Market Street Burlington, WI 53105 **PHONE NO.** 708-562-7700 **FAX NO.** _____

OWNER: KW Development LLC

ADDRESS: 2215 Enterprise Dr. Suite 1510 Westchester, IL 60154 **PHONE NO.** 262-767-8700 **FAX NO.** _____

SITE ADDRESS: Same

PROPOSED USE: New Entrance on Spring Valley Road **PRESENT ZONING:** M-4, R-2

LEGAL DESCRIPTION: PT NW1/4 COM NW COR E500 TO POB E1565 S475 W2065 N225 E500 N250 TO POB DESC REWRITE FOR 2015 ROLL PT TO 002021906018010 IN 93 FOR 94 ROLL PT TO 002021906018010 IN 96 FOR 97 ROLL FROM 002021906018000 IN 2014 FOR 2015 ROLL **TOTAL ACRES** 19.65
(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: No change and Hours of operation No change.

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

N/A Type, size and location of all structures with all building dimensions shown.

N/A Locate existing and general location of proposed sanitary sewers, storm sewers and watermains.

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.

X Note, location of pedestrian sidewalks and walkways.

X Graphic outline of any development staging that is planned.

X Driveway locations and sizes.

N/A Handicap accessibility.

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

Owner: _____
(Print)

Date: _____

Owner: _____
(Signature)

Applicant: Ryan Cardinal, FE
(Print)

Date: 12/14/18

Applicant: _____
(Signature)

Zoning Administrator: _____
(Signature)

Date: _____

*Cardinal Engineering for owner
Same Application Previously Submitted*

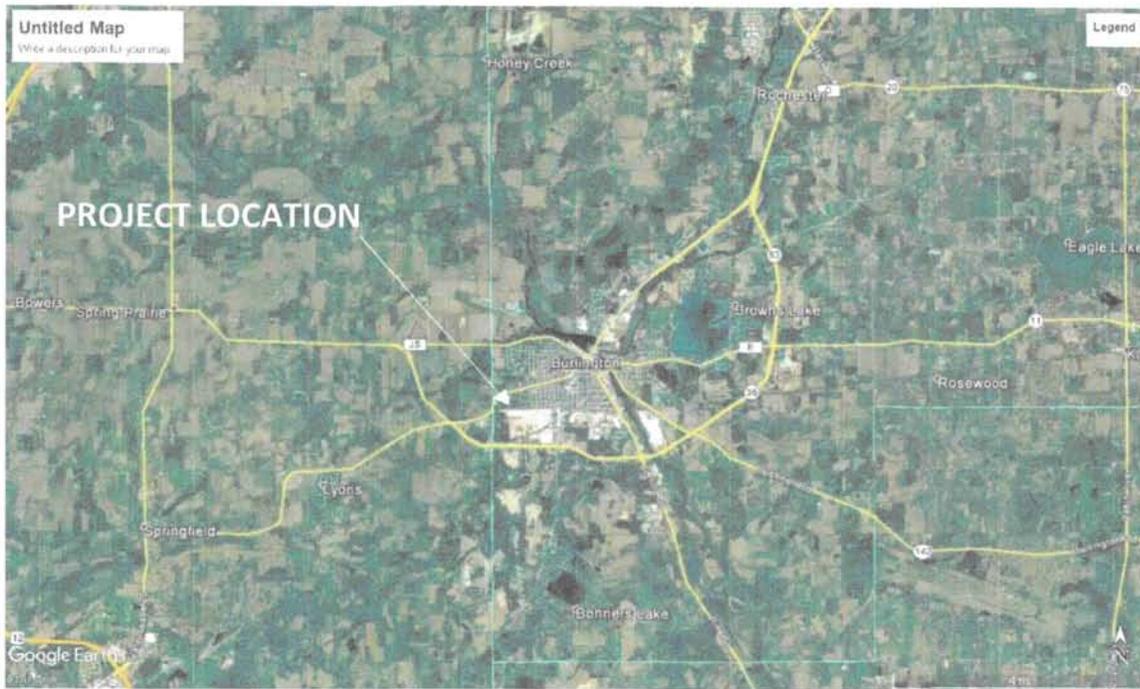
KW PRECAST DRIVEWAY

Revised 12/14/18

Location

The subject property is located as follow; Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 2 North, Range 19 East in the City of Burlington, Walworth County, Wisconsin. The parcel tax ID is 206021906018000.

Site Location Maps



Site Area Overview

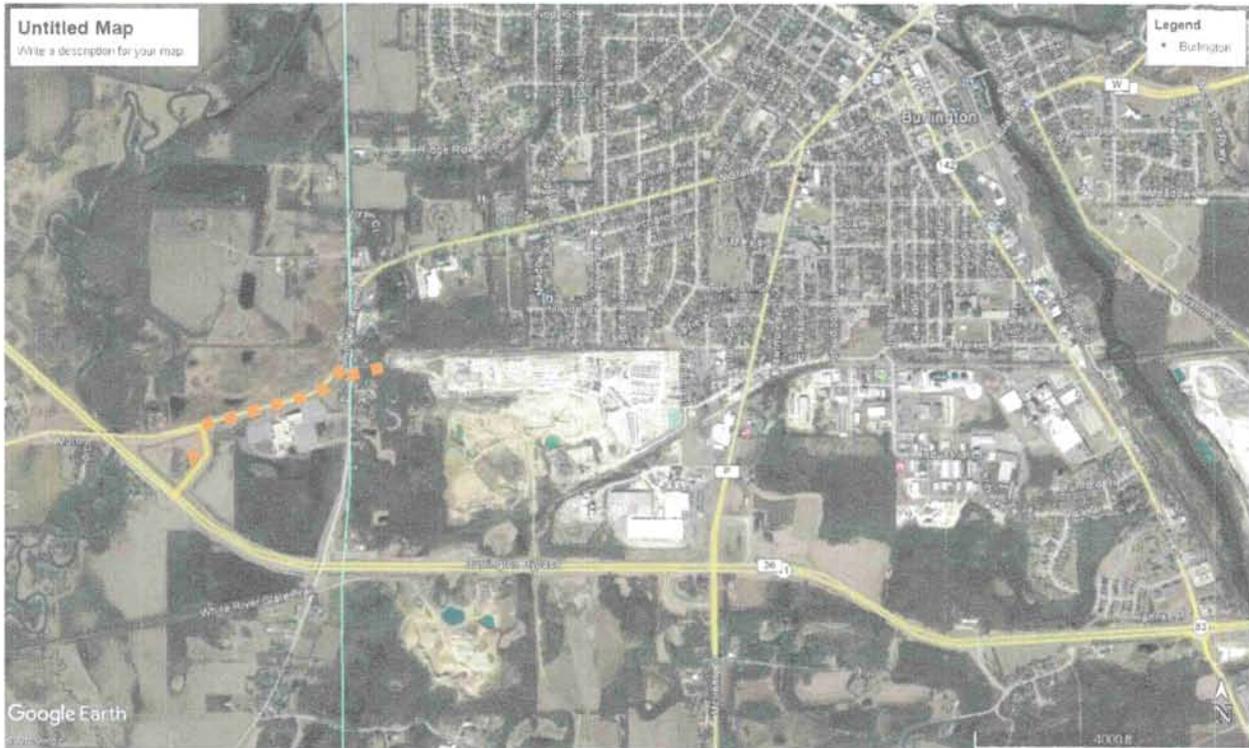


Zoomed Site Area Overview

EXISTING TRUCK ROUTING:



PROPOSED NEW TRUCK ROUTING:



PROJECT NARRATIVE

This project was submitted to City of Burlington plan commission 10-11-16. KW Precast is proposing a new driveway entrance to access their property from Spring Valley Road. At the 2016 meeting, the site owner's request was not for construction approval, but simply to open for discussion on the City's Plan Commission preliminary response and specific requests to further consider the project in the future. Several items were brought to the table for discussion and due diligence, of which are discussed here in this narrative. At this time, the site owner is again not requesting construction approval, but simply approval for the driveway location, and then to be followed up with full engineering plans for the project.

Background of Request

KW Precast produces precast concrete components for various structures. Currently, the facilities productions are limited to the maneuverability of delivery trucks through the City of Burlington. Enclosed in this packet is an exhibit that shows the currently route taken by delivery trucks leaving the production facility to get onto State and Federal Highways. This route is typically directly onto Market Street out of the facility headed East. This crosses 10 residential streets on the way out to S Pine Street (Dutton St., McHenry St., Hawthorne St., Emerson St., Randolph St., S Kane St., Edward St., S Perkins St., Alice St., and May St), that also includes Waller Elementary School and Karcher Middle School. The typical route then continues south along S Pine Street, which include a track crossing, until reaching the Bypass intersection.

Routes typically then stay on State and Federal highways until reaching the local delivery destination.

Delivery locations range on contracts received by the facility, but delivery trucks always need to get to highways as quickly and safely as possible. This also includes the fewest disruptions and safety risks posed to residents within the City of Burlington and surrounding communities.

With this proposed driveway location directly onto Spring Valley Road, delivery trucks would be able to turn North out of the facility on Spring Valley Road, left to head west on State Street which brings the trucks to the 36/11 interchange to continue onto their destination.

The plant operations desire this access primarily for the reasons previously discussed. It will be used for the standard deliveries that the facility has historically had contracts for. These can be delivered with a standard WB-67 vehicle length and size. This access point would also allow the facility to expand into a new market, casting bridge beam and other long length structures. This production and delivery would not be able to pass through the current route, so the access onto Spring Valley is necessary for the business to grow. These deliveries would be rare, per contract, and would require state police escort.

Following are responses to several requests for more information and clarification from the previous submittals.

Alternative Driveway

The following locations were analyzed as alternative routes to the driveway on Spring Valley. Exhibits are enclosed in this submittal to further describe the exhibits discussed below:

McHenry & Market Street Intersection Improvements:

If the trucks were to continue exiting the facility headed East on Market Street, a more direct route is available were the trucks to turn South on McHenry Street (County P). An access point to the bypass is available directly from McHenry Street. This route is currently not being utilized due to the acute angle for turns made headed East to South, the turn these trucks would need to make. An analysis of the extent the intersection would need to be improved for the trucks to make the turn indicated significant costs which makes the project economically unfeasible. Among widening the east side of McHenry, the property on the southwest quadrant that contains a house and a mini-warehouse would need to be acquired, demo, paved, and controlled for traffic. Also, a utility pole that contains a several overhead lines (3x three-phase power lines, cable/tv) is on the point closest to the intersection of the radius. For these reasons, this alternative was eliminated.

Potential Cost Analysis:

Property Acquisition

Lot 2 of CSM 2723 Assessed Value: \$27,400

Lot 1 of CSM 2723 Assessed Value: \$50,200

Portion of Lot 1 CSM 1258 Estimate Value: \$51,850 (1/4 of \$207,400)

(continued next page)

Estimate of Demolition and Intersection Improvements:

Demolition: \$80,000

Overhead Utility Relocation: \$200,000

Intersection Improvements: \$190,000

Total Potential Cost Analysis Estimate: \$599,450

Many unknown costs remain, and this is simply a rough estimate that has high probability to increase with this alternative.

Direct Access onto STH 26/11/83:

If an access were available directly onto the bypass directly south of the facility, trucks could gain access to state highways without ever entering any local streets. For this route to be possible, an access agreement would need to be acquired through 2 properties, Cretex materials, and vacant land owned by Immaculate Conception Parish. This would include ~2,500 foot of driveway construction, railway crossing, and a new onramp. The Bypass is a limited access state highway, with access points controlled by the Wisconsin Department of Transportation (WisDOT). Per the WisDOT Access Management, this type of controlled highway falls under "Freeway" design, which puts highest priority on increasing proportion of through traffic by decreasing access points. Per communication with Kevin Koehnke, the WisDOT permit coordinator, no additional access would be granted by the Department. This is verified by the Warranty Deed acquired by WisDOT on the Immaculate Conception Parish property, which reads, "No right of access shall accrue..." per Document # 2146341 recorded in the Racine County Register of Deeds. For these reasons, this alternative was eliminated.

All Other Potential Routes:

All other potential alternatives required some form of the previous discussed routes. Because of the excessive land acquisition cost, the proposed route directly onto Spring Valley Road, which provides easy access onto State Roads was deemed the most effective solution.

Traffic Coordination with Aurora

A meeting was conducted with KW Precast and Mr. Michael Pabich, Director of Facilities Operations for Aurora Health Care. This meeting produced a cooperative outcome that should facilitate a positive working relationship between the two entities going forward. From this meeting, the Owner was able to understand how and when Aurora utilized Spring Valley Road. There are two times per day that a majority of the traffic utilizes Spring Valley, being 6:30-8:30am and 2:30-4:30pm. In-between these surges, only 15-25 cars per hour utilize the road. There is no emergency requirements to access from Spring Valley, with the largest concern being coming and going caregiver access. This can simply be mitigated through communication of when a heavy delivery from KW may occur.

The Owner was also able to communicate potential impacts to traffic from this new driveway. As previously discussed, under normal operating conditions, standard sized trucks will be exiting onto the road and will be able to make all turns under normal driving situations. Should an order be placed for the larger beams that require State escort, coordination and communication will be provided to Aurora with best attempts made to avoid their shift change hours.

This meeting resulted in one main outcome point, that good-neighbor communication between the two entities will continue for both operations to prosper within their own industries.

Impact to Spring Valley & State Street Intersection

A traffic impact analysis study was completed and included in this submittal. As previously discussed, one major advantage of providing this new access point is the elimination of impacts to the City through the current route. KW produces products that require truck delivery, and so some impact will occur. Under the current operations, delivery through the proposed driveway onto Spring Valley will occur under standard sized trucks. These sizes of trucks can make the turns under normal, live traffic situations as all geometry currently exists. The trucks will be able to make Westbound turns onto State Street the same as any truck of the same size. With larger, beam bridge products, as previously discussed, all deliveries would require State Police Escort. These are likely delivered in down time hours for ease of traffic, and delivery onto jobsites for immediate placement at the start of construction hours. Making the Westbound turn onto State Street would be mitigated by the assistance of police control and hours of operation.

Residential Neighbors

An open house was held on 4/18/18, open to the entire public. An invitation was mailed to all abutting and neighboring residents and property owners to allow for any questions to be answered.

Per previous discussion, impact from deliveries occurs to neighboring properties regardless of route being taken, and KW Precast attempts to mitigate this as best possible. The route proposed is one of the attempts to minimize neighbor impacts. Per the enclosed exhibits, the driveway proposed would be cut down into the existing hillside, with excess material "berm-ed" on each side to create a natural earth buffer between trucks and residential properties. In addition, landscape vegetation will be placed on the top of each berm to further isolate the trucks and any impacts that they make.

(continued)

SUMMARY

KW Precast is requesting this access point to obtain faster, safer access to State Highways for their current truck traffic. This will also allow them to grow their business into more markets, being able to deliver larger products to jobsites. The proposed route is the most economical to allow this easier route and potential business expansion. Existing productions will be able to be delivered on standard truck sizes that can make turns as intersections currently exist. Future product expansions would require escort vehicles and State Patrol escort, which would help mitigate traffic impacts. Such deliveries will need to be communicated with the neighboring Aurora facility to mitigate impacts to other businesses. Finally, the driveway will be constructed in a way to protect as best possible all neighboring residential lots with earthen berms and vegetation buffers.



CLIENT



PROJECT

KW PRECAST SPRING
VALLEY ENTRANCE
CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

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



PROJECT NUMBER 1601315
DATE 11/7/15
DESIGNED BY RLWC

NO.	REVISION	DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

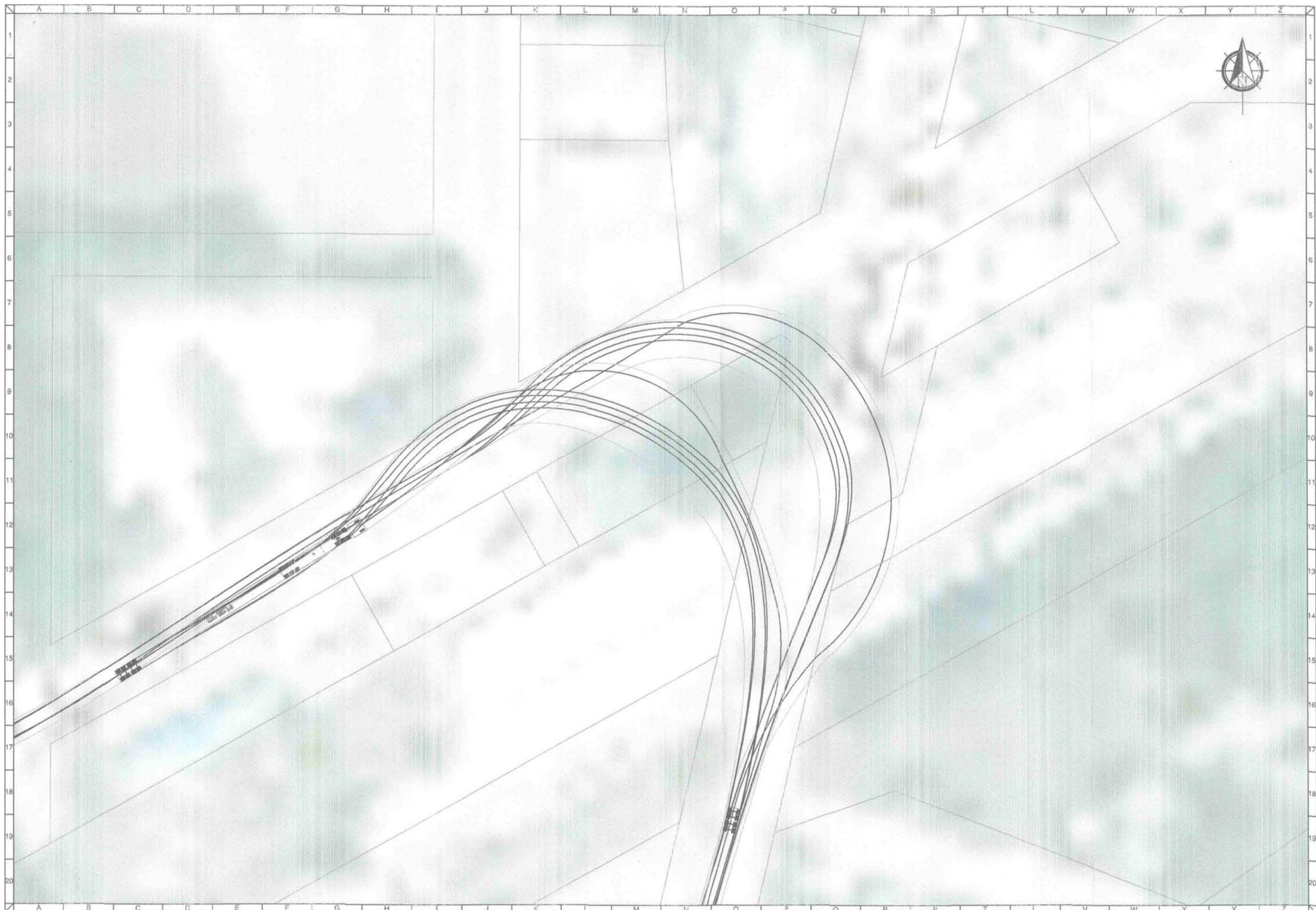
TRUCK TEMPLATE

DRAWING

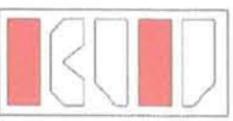
EXHIBIT

SHEET NUMBER

X OF X



CLIENT



PROJECT

KW PRECAST SPRING
VALLEY ENTRANCE
CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

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



SCALE 1" = 60'

PROJECT NUMBER 1601315
DATE 11/7/16
DESIGNED BY RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

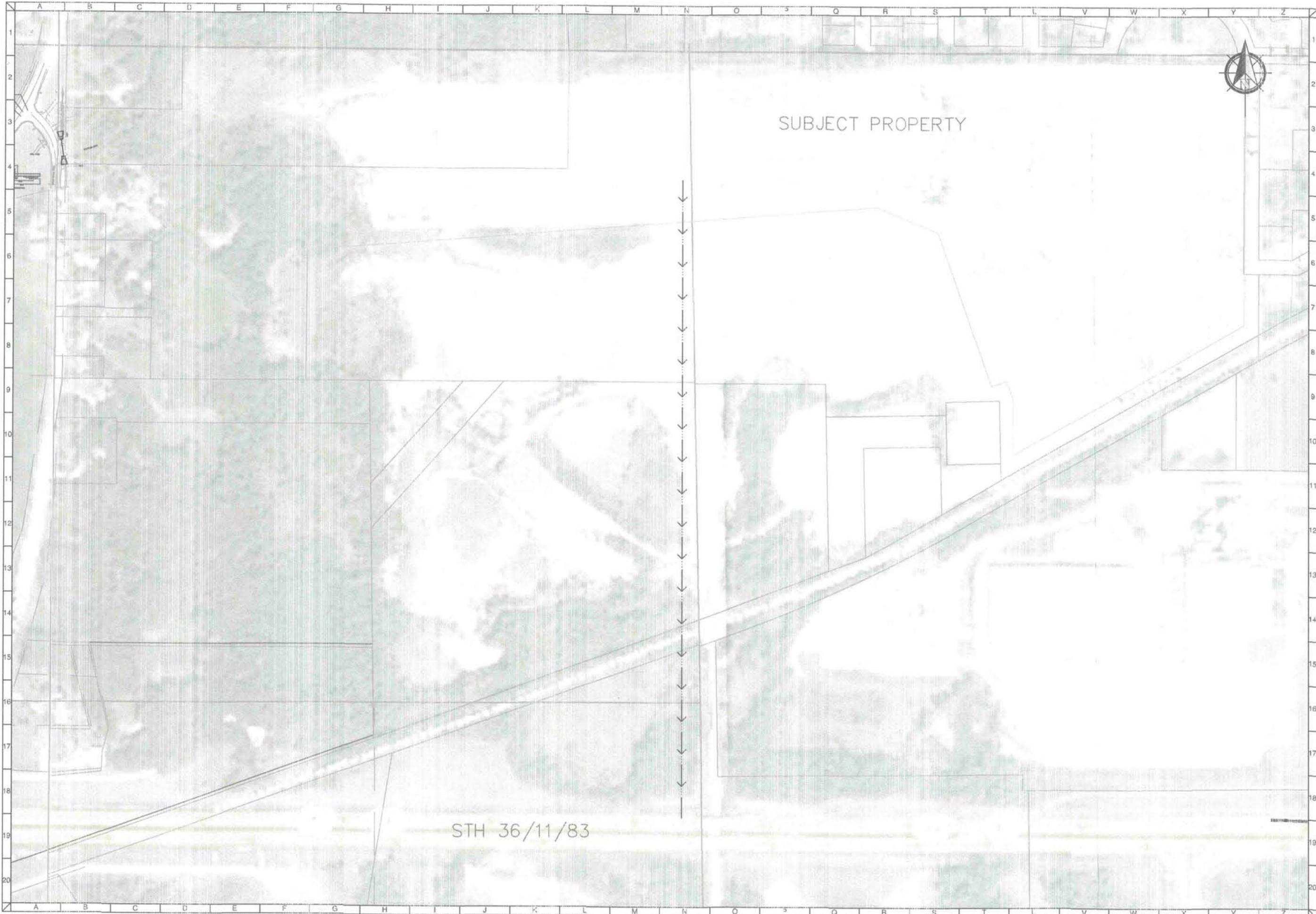
TRUCK TEMPLATE

DRAWING

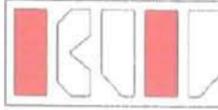
EXHIBIT

SHEET NUMBER

X OF X



CLIENT



PROJECT

KW PRECAST SPRING
VALLEY ENTRANCE
CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

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



SCALE 1" = 500'

PROJECT NUMBER 1601318
DATE 11/7/16
DESIGNED BY RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

TRUCK TEMPLATE

DRAWING

EXHIBIT

SHEET NUMBER

X OF X

Document Number
WARRANTY DEED

Wisconsin Department of Transportation
Exempt from fee: s.77.25(2r) Wis. Stats.
DT1560 98 (Replaces RE3004)

THIS DEED, made by Vivian George, GRANTOR, conveys and warrants the property described below to the State of Wisconsin, Department of Transportation, GRANTEE, for the sum of One Hundred Seventy Five Thousand Seven Hundred Dollars (\$ 175,700.00).

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

B.R. Amons & Sons, Inc.

Legal Description This is not homestead property:

Legal Description is attached.

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$17.00
Fee Exempt 77.25-(2R)



This space is reserved for recording data

Return to

Laura H. Solberg
Ayres Associates
N17 W24222 Riverwood Drive Suite 310
Waukesha, WI 53188

Parcel Identification Number/Tax Key Number
51-002-02-19-06-020-000

(Signature)

Vivian George

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

(Date)

State of Wisconsin

Racine County) ss

On the above date, this instrument was acknowledged before me by the named person(s)

(Signature, Notary Public, State of Wisconsin)

Brian R. Wanaselk

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in the Town of Burlington, Racine County, State of Wisconsin, described as:

That part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 2 North, Range 19 East, described as follows:

Commencing at the Northeast corner of the Southwest 1/4 of said Section 6; thence South 00°44'05" East along the east line of said Southwest 1/4, 384.07 feet to the point of beginning; thence continuing South 00°44'05" East along said east line 300.05 feet; thence North 89°43'59" West 1324.23 feet to the west line of the owner's land; thence North 09°09'31" East along said west line 303.65 feet; thence South 89°43'59" East 1272.05 feet to the point of beginning.

This parcel contains **8.94 acres**, more or less.

No **right of access** shall accrue between the southerly right of way of the highway, currently designated as S.T.H. 11 Bypass, and all of the abutting remaining property of the owner.

Also, all existing, future, or potential common law or statutory easements or **rights of vehicular access** between the northerly right of way of the highway, currently designated as S.T.H. 11 Bypass, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the following described real estate abuts on said highway:

The East 1272.05 feet as measured along the northerly right of way of S.T.H. 11 Bypass as described in the above fee taking in the Northeast 1/4 of the Southwest 1/4 of Section 6, Town 2 North, Range 19 East, Town of Burlington, Racine County, State of Wisconsin.

Also, a **Temporary Limited Easement** for the right to construct a driveway, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in the Town of Burlington, Racine County, State of Wisconsin, described as:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 6 and the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 2 North, Range 19 East, described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 6; thence South 00°30'57" West along the west line of said Southwest 1/4, 723.80 feet to the north line of the owner's land; thence North 70°16'35" East along said north line 49.76 feet; thence South 34°41'29" East along said north line 563.86 feet; thence North 75°21'31" East along said north line 685.02 feet to the point of beginning; thence continuing North 75°21'31" East along said north line 123.51 feet; thence South 57°40'43" East 141.32 feet; thence South 48°05'58" East 301.04 feet; thence South 35°48'16" West 43.01 feet; thence North 61°12'36" West 261.77 feet; thence North 57°34'51" West 206.70 feet; thence North 38°01'24" West 55.07 feet to the point of beginning.

And also, a **Temporary Limited Easement** for the right to cut and or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tracts of land in the Town of Burlington, Racine County, State of Wisconsin, described as:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 6, Town 2 North, Range 19 East, described as follows:

Commencing at the Northeast corner of the Southwest 1/4 of said Section 6; thence South 00°44'05" East along the east line of said Southwest 1/4, 39.02 feet to the point of beginning; thence continuing South 00°44'05" East along said east line 345.05 feet; thence North 89°43'59" West 44.47 feet; thence North 00°16'01" East 345.00 feet; thence South 89°43'59" East 38.44 feet to the point of beginning.

Also, that part of the Northeast 1/4 of the Southwest 1/4 of Section 6, Town 2 North, Range 19 East, described as follows:

Commencing at the Northeast corner of the Southwest 1/4 of said Section 6; thence South 00°44'05" East along the east line of said Southwest 1/4, 684.12 feet to the point of beginning; thence continuing South 00°44'05" East along said east line 370.06 feet; thence North 89°43'59" West 46.19 feet; thence North 00°16'01" East 370.00 feet; thence South 89°43'59" East 39.72 feet to the point of beginning.

And also, that part of the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 2 North, Range 19 East, described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 6; thence South 00°30'57" West along the west line of said Southwest 1/4, 723.80 feet to the north line of the owner's land and the point of beginning; thence North 70°16'35" East along said north line 49.76 feet; thence South 34°41'29" East along said north line 78.22 feet; thence North 89°43'59" West 91.78 feet to the west line of said Southwest 1/4; thence North

00°30'57" East along said west line 47.10 feet to the point of beginning.

These parcels contain 1.77 acres, more or less.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

KW PRECAST

SPRING VALLEY ENTRANCE

PERMIT PLANS

SEPTEMBER 31, 2017

CIVIL DRAWING INDEX

C-1	TITLE SHEET
C-2	GENERAL SITE OVERVIEW
C-3	TRUCK TURNING EXHIBIT
C-5	DEMO AND EROSION CONTROL PLAN
C-6	GRADING PLAN
C-7	CROSS SECTION PLAN VIEW
C-8	CROSS SECTIONS
C-9	CROSS SECTIONS
C-10	CROSS SECTIONS
C-11	DETAILS



ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION AND SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN, LATEST EDITION.

SPECIFICATIONS DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE

CONTRACTOR SHALL SPECIFICALLY CONSIDER SPECIFICATIONS REFERENCE ON PLANS, BUT THE ENTIRE MANUAL APPLIES TO THIS PROJECT.

SUBMIT ALL QUESTIONS AND COMMUNICATION TO

RYAN CARDINAL AT RYAN@CARDINALENGINEERINGWI.COM
262-757-8776

BENCHMARKS PROVIDED UPON REQUEST

CLIENT



PROJECT

KW PRECAST SPRING VALLEY ENTRANCE

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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



PROJECT NUMBER	1601318
DATE	9-31-17
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

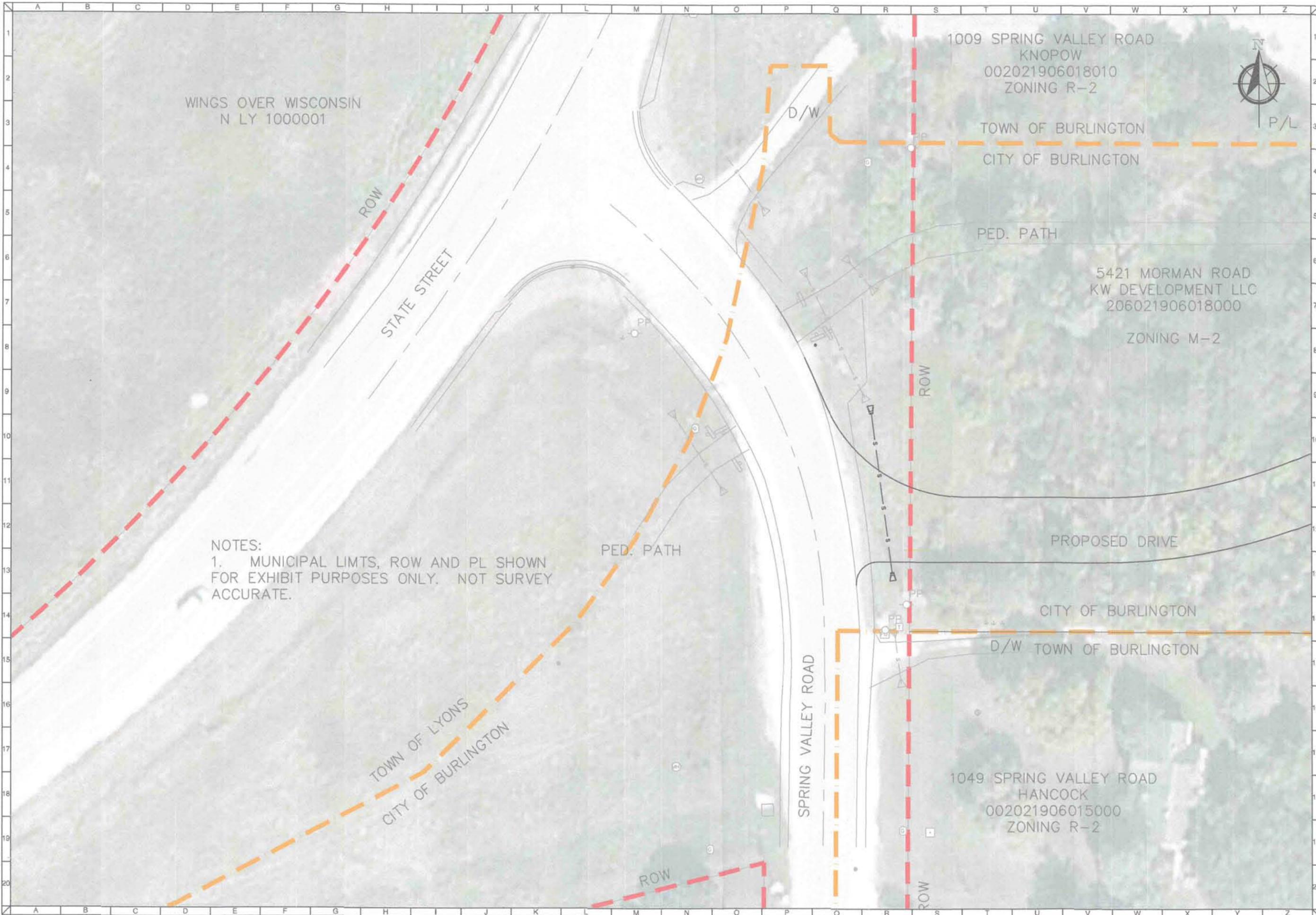
TITLE

DRAWING

C-1

SHEET NUMBER

1 OF 10



CLIENT

PROJECT

KW PRECAST SPRING VALLEY ENTRANCE

CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

N6786 AVATAIA TRAIL
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SCALE 1" = 40'

PROJECT NUMBER 1601318
DATE 9-31-17
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NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

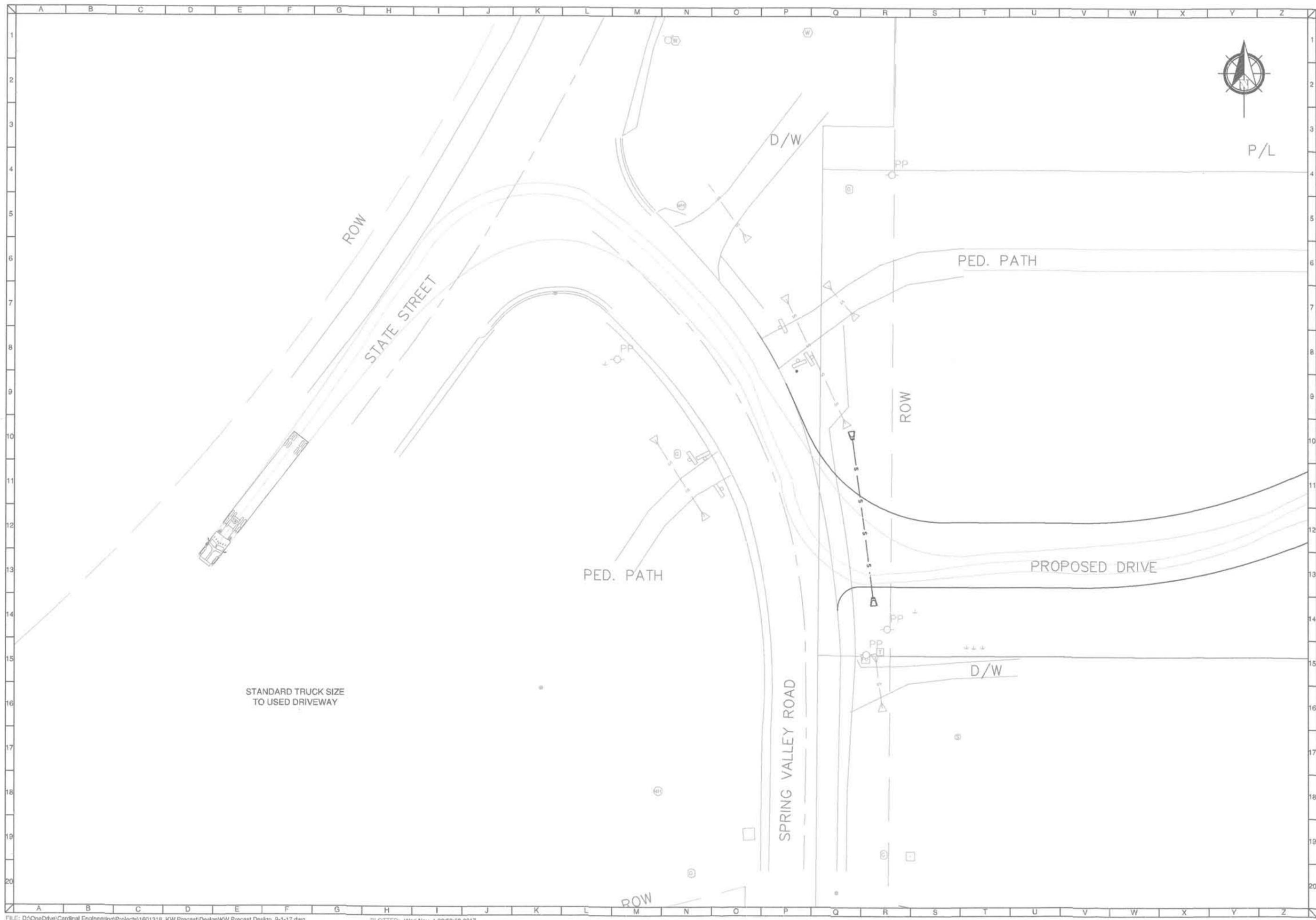
GENERAL SITE OVERVIEW

DRAWING

C-2

SHEET NUMBER

2 OF 10



CLIENT



PROJECT

KW PRECAST SPRING VALLEY ENTRANCE
CITY OF BURLINGTON RACINE COUNTY WISCONSIN

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



SCALE 1" = 40'

PROJECT NUMBER 1601318
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NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

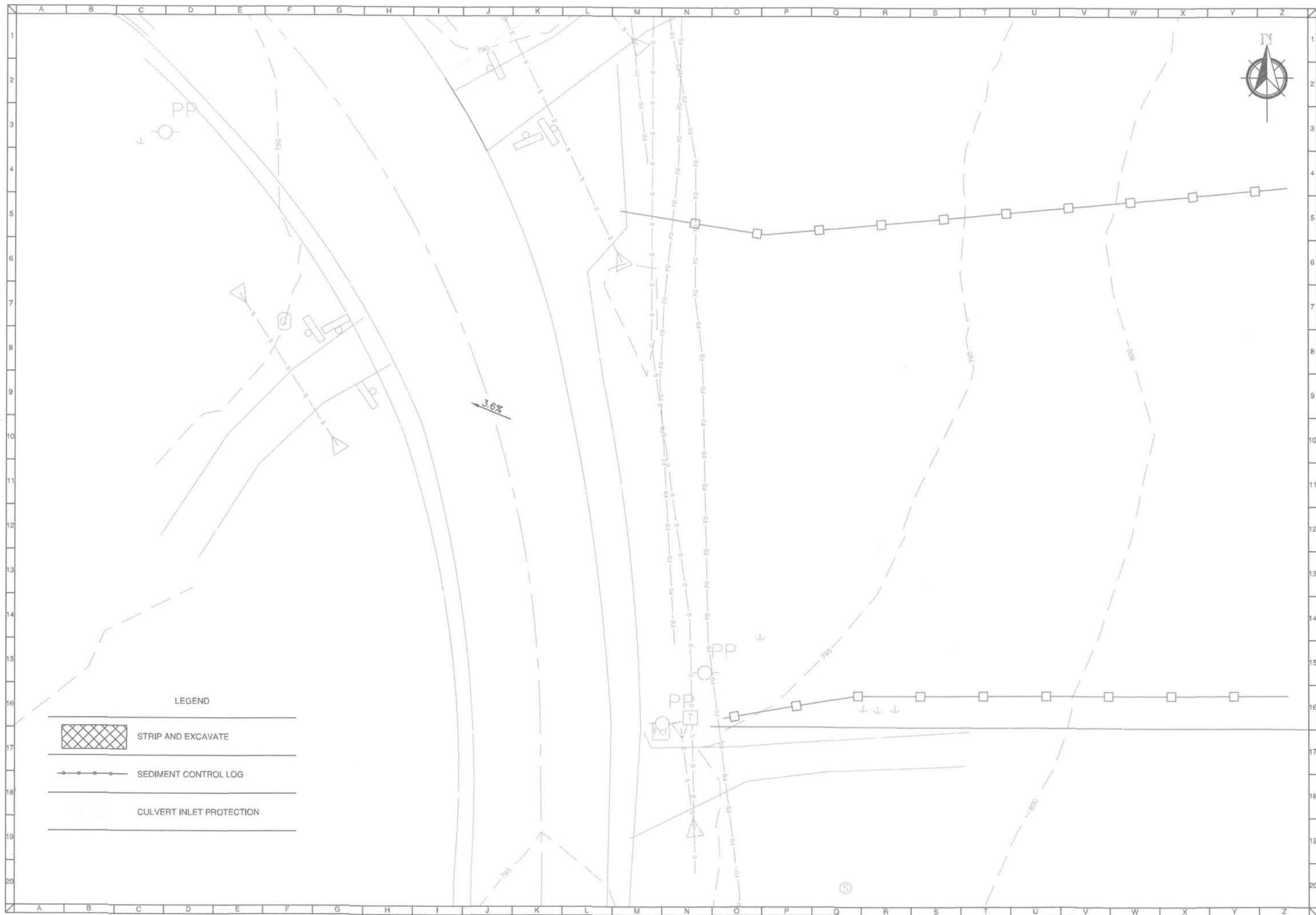
TRUCK TEMPLATE

DRAWING

C-3

SHEET NUMBER

3 OF 10



CLIENT



PROJECT

KW PRECAST SPRING
VALLEY ENTRANCE
CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
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ELKHORN, WI 53121
262-757-8776
CARDINALENGINEERINGWI.COM



SCALE 1" = 20'
0 10 20 Feet

PROJECT NUMBER 1601318
DATE 9-31-17
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NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE
DEMO AND
EROSION
CONTROL

DRAWING

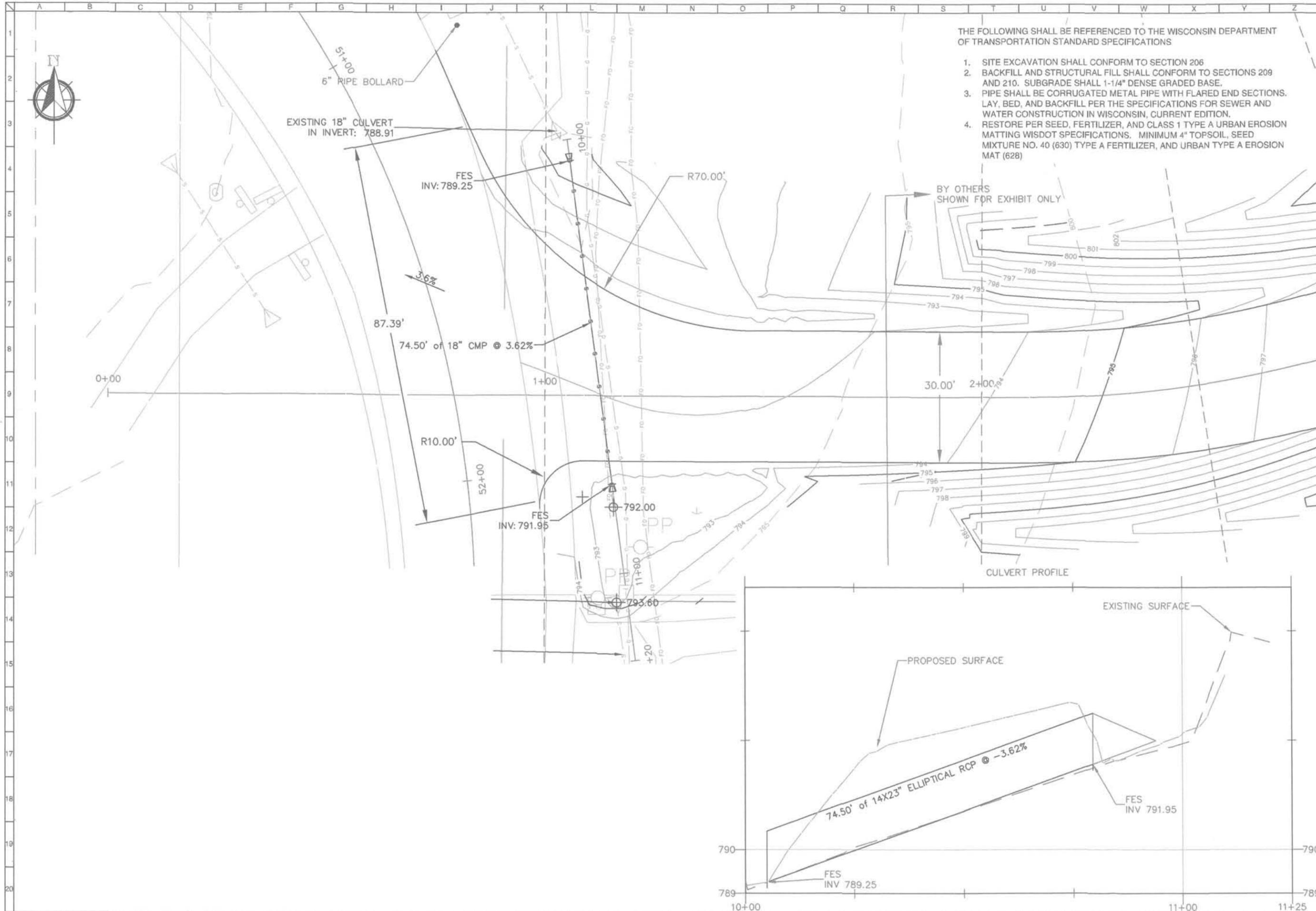
C-4

SHEET NUMBER

4 OF 10

LEGEND

-  STRIP AND EXCAVATE
-  SEDIMENT CONTROL LOG
-  CULVERT INLET PROTECTION

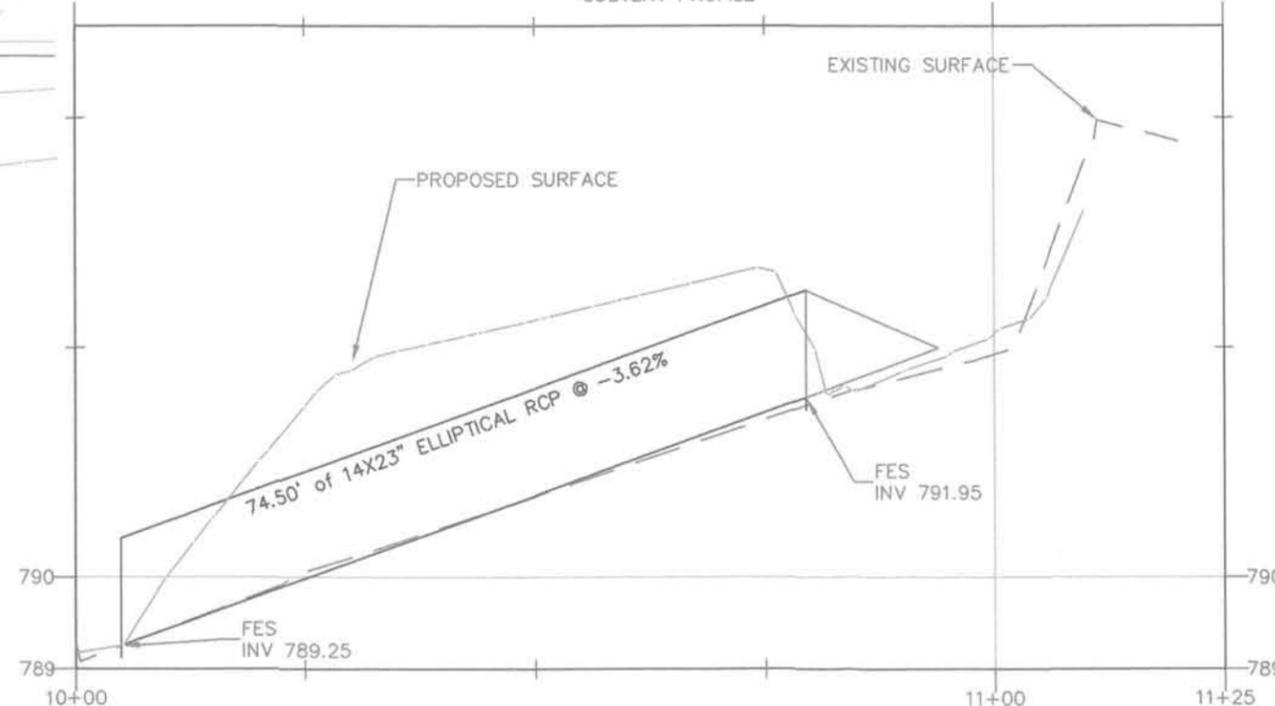


THE FOLLOWING SHALL BE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

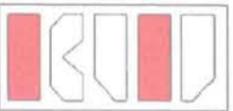
1. SITE EXCAVATION SHALL CONFORM TO SECTION 206
2. BACKFILL AND STRUCTURAL FILL SHALL CONFORM TO SECTIONS 209 AND 210. SUBGRADE SHALL 1-1/4" DENSE GRADED BASE.
3. PIPE SHALL BE CORRUGATED METAL PIPE WITH FLARED END SECTIONS. LAY, BED, AND BACKFILL PER THE SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
4. RESTORE PER SEED, FERTILIZER, AND CLASS 1 TYPE A URBAN EROSION MATTING WISDOT SPECIFICATIONS. MINIMUM 4" TOPSOIL, SEED MIXTURE NO. 40 (630) TYPE A FERTILIZER, AND URBAN TYPE A EROSION MAT (628)

BY OTHERS SHOWN FOR EXHIBIT ONLY

CULVERT PROFILE



CLIENT



PROJECT

KW PRECAST SPRING VALLEY ENTRANCE
TOWN OF BURLINGTON
RACINE COUNTY
WISCONSIN

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



SCALE 1" = 20'

PROJECT NUMBER 1601318
DATE 9-31-17
DESIGNED BY RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

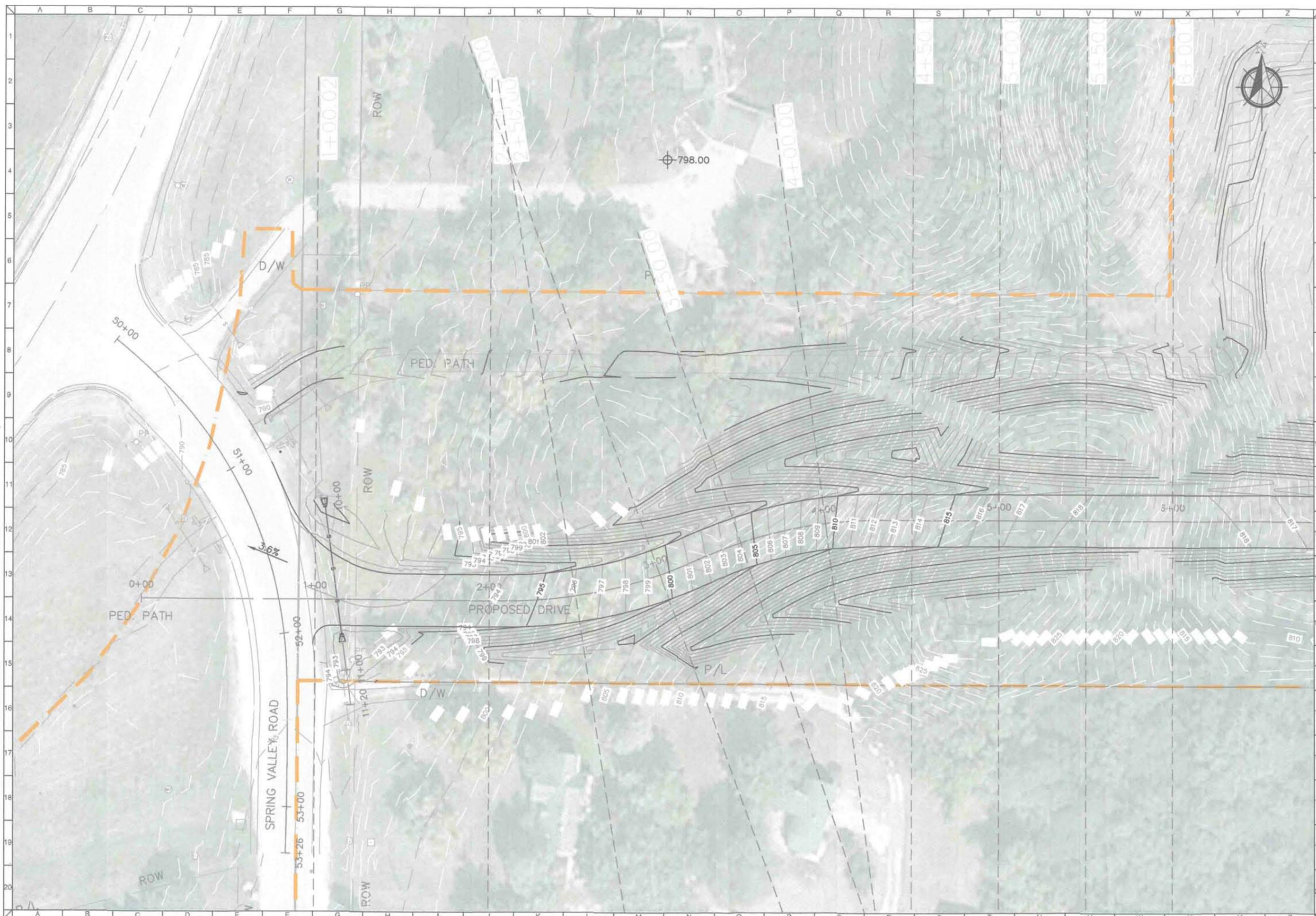
GRADING PLAN

DRAWING

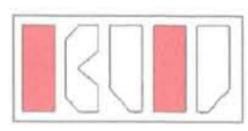
C-5

SHEET NUMBER

5 OF 10



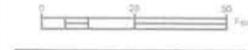
CLIENT



PROJECT

KW PRECAST SPRING VALLEY ENTRANCE
CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
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CARDINALENGINEERINGWI.COM



PROJECT NUMBER 1601319
DATE 9-31-17
DESIGNED BY RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

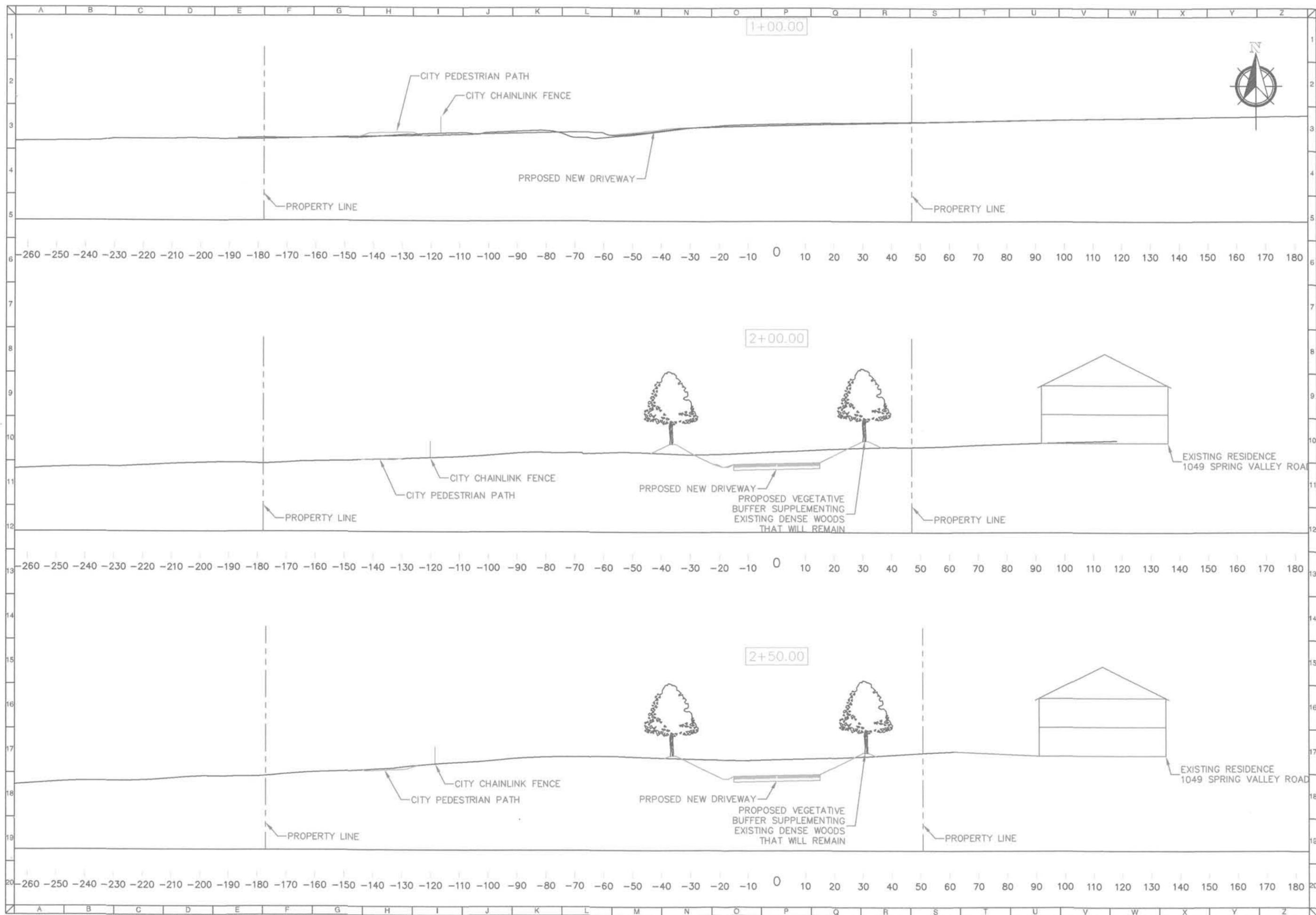
SECTION PLAN VIEW

DRAWING

C-6

SHEET NUMBER

6 OF 10



CLIENT



PROJECT

KW PRECAST SPRING VALLEY ENTRANCE
CITY OF BURLINGTON
RACINE COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
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N6786 AVATAIA TRAIL
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262-757-8776
CARDINALENGINEERINGWI.COM



PROJECT NUMBER	1601318
DATE	9-31-17
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

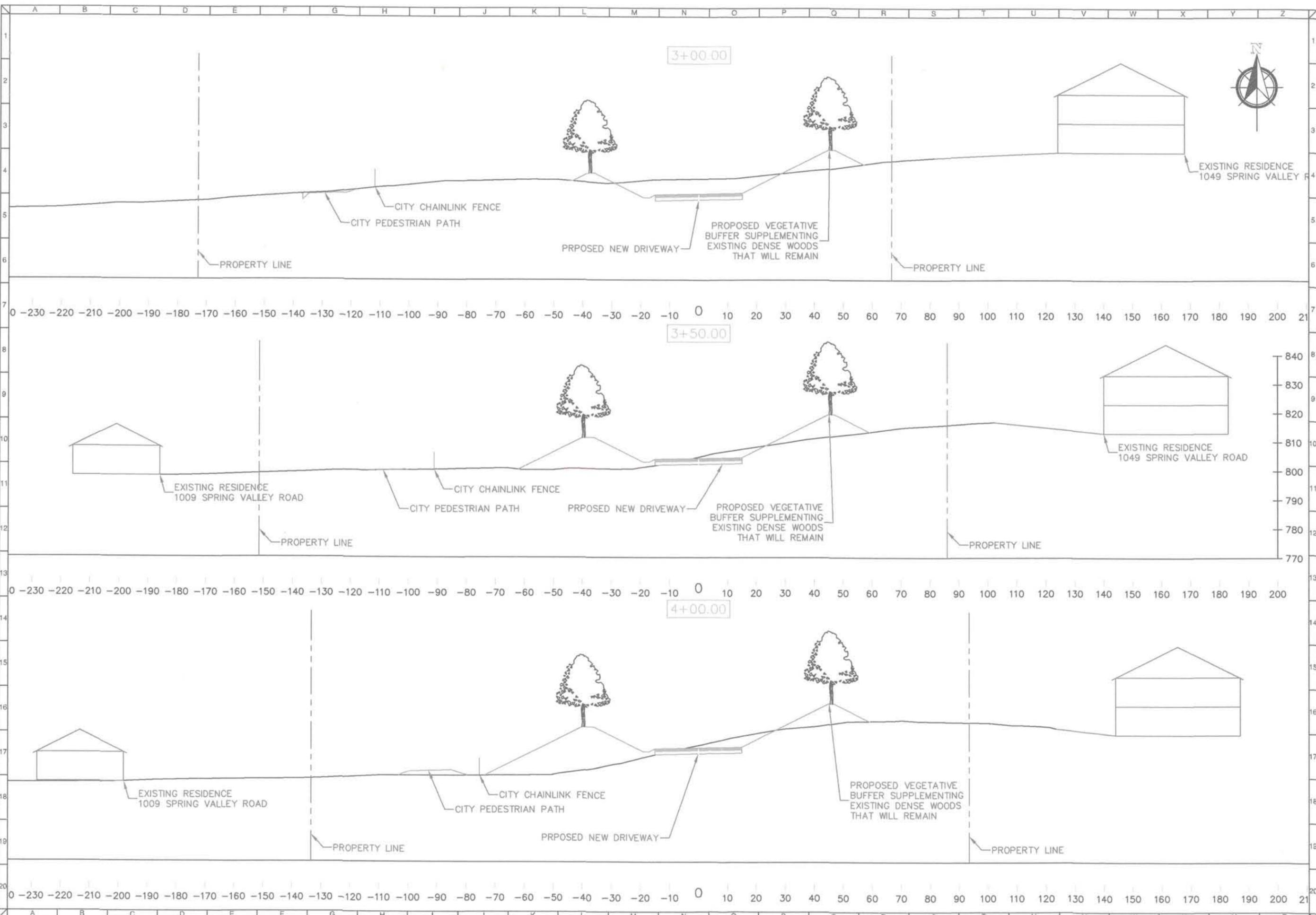
CROSS SECTIONS

DRAWING

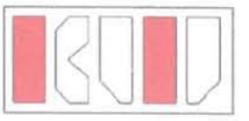
C-7

SHEET NUMBER

7 OF 10



CLIENT



PROJECT

KW PRECAST SPRING VALLEY ENTRANCE
CITY OF BURLINGTON RACINE COUNTY WISCONSIN

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



PROJECT NUMBER	1601318
DATE	9-31-17
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

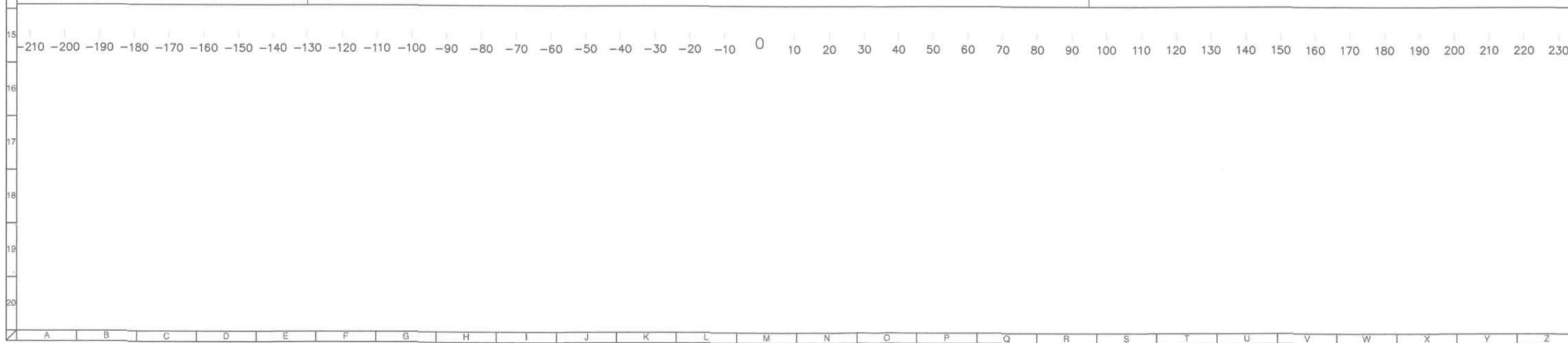
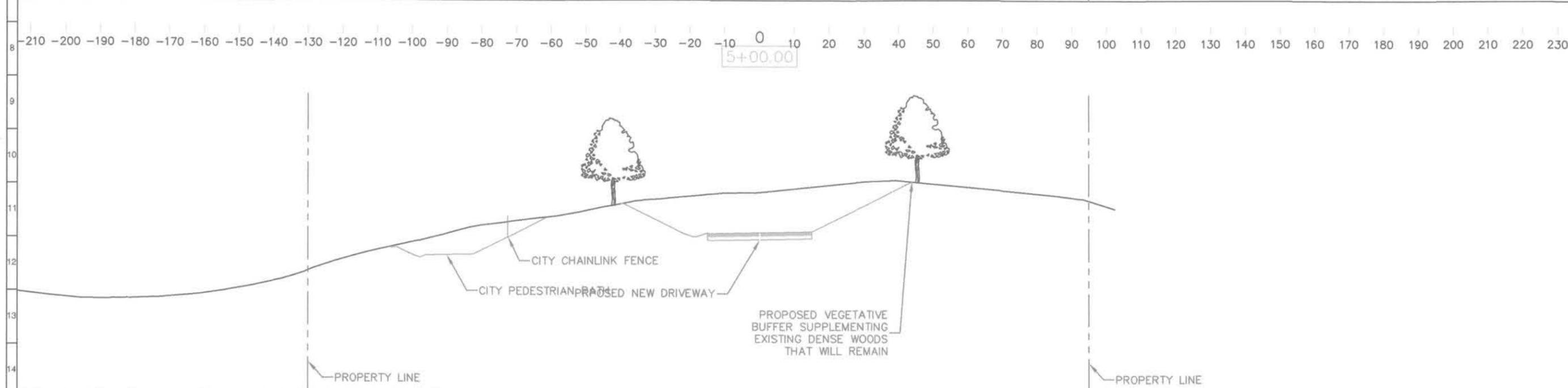
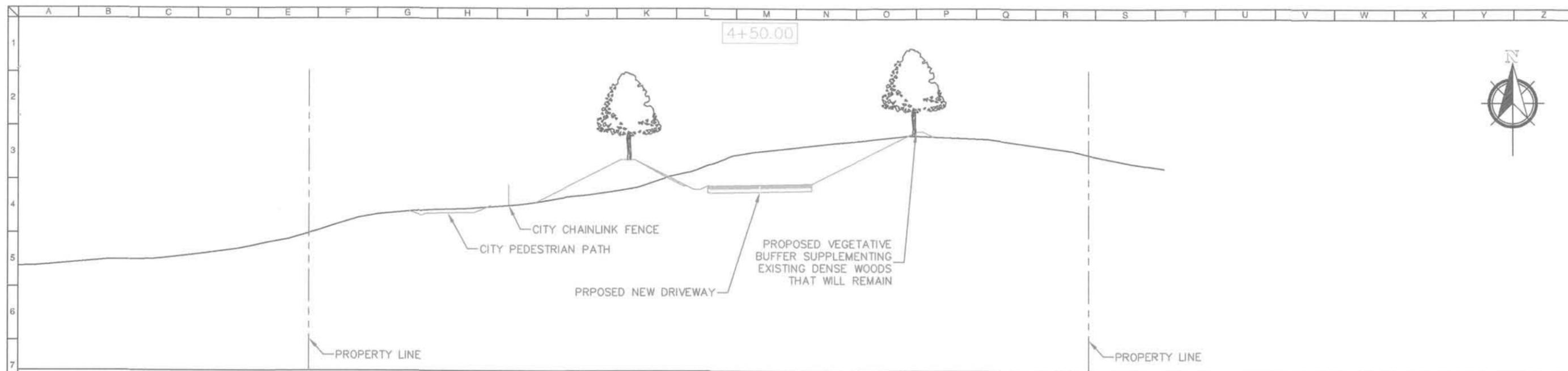
CROSS SECTIONS

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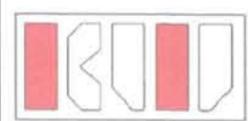
C-8

SHEET NUMBER

8 OF 10



CLIENT



PROJECT

KW PRECAST SPRING VALLEY ENTRANCE
CITY OF BURLINGTON RACINE COUNTY WISCONSIN

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



PROJECT NUMBER	1601318
DATE	9-31-17
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

PERMIT PLANS

DRAWING TITLE

CROSS SECTIONS

DRAWING

C-9

SHEET NUMBER

9 OF 10



KW PRECAST SPRING VALLEY ENTRANCE
CITY OF BURLINGTON RACINE COUNTY WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

N6786 AVATAIA TRAIL
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262-757-8776
CARDINALENGINEERINGWI.COM



PROJECT NUMBER 1601318
DATE 9-31-17
DESIGNED BY RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE

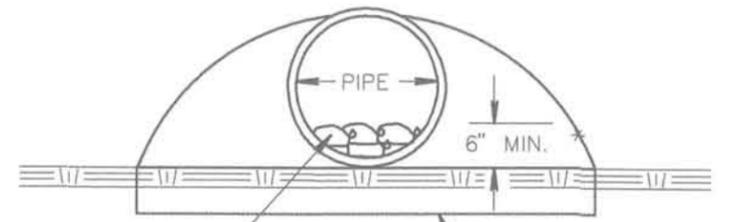
CONSTRUCTION DETAILS

DRAWING

C-10

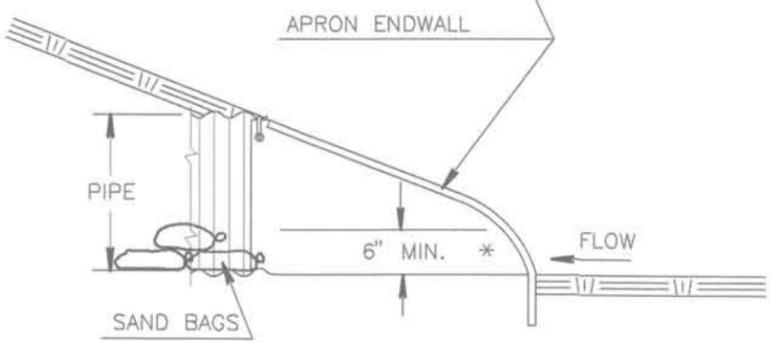
SHEET NUMBER

10 OF 10



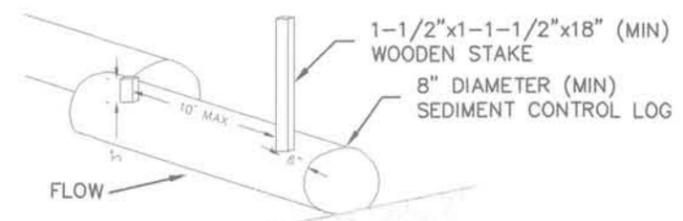
END VIEW

*OR AS DIRECTED BY THE ENGINEER

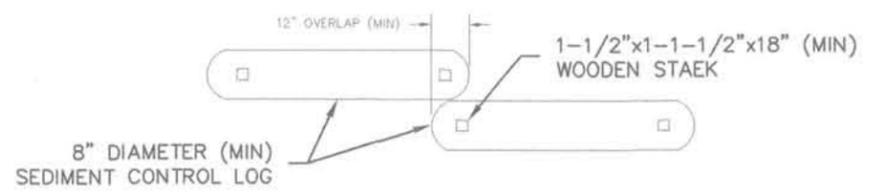


SIDE VIEW

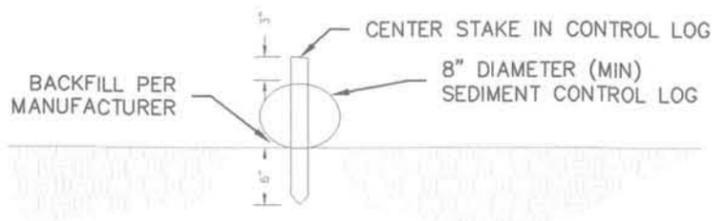
CULVERT PIPE DITCH CHECK



TYPICAL ISOMETRIC



TYPICAL PLAN VIEW



TYPICAL SECTION

SEDIMENT CONTROL LOG

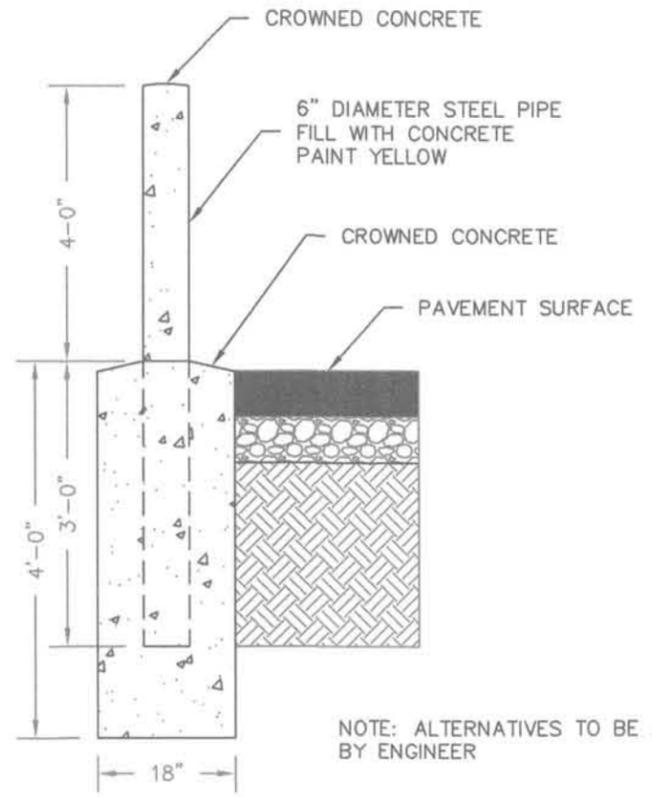
NOTES:

- LOG MUST BE MINIMUM 8LB/FT, OR LOG MUST BE TRENCHED.
- PLACE LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT
- STAKING SPACING MAX IS SHOWN. FOLLOW MANUFACTURER'S RECOMMENDATION.
- IF PLACED ON HARD SURFACE, REPLACE WOODEN STAKES WITH CONCRETE BLOCKS OR SAND BAGS.
- FILL MATERIAL SHALL BE WOOD, MULCH, COMPOST, OR OTHER MANUFACTURER MATERIAL PREVENTING SEDIMENT TRANSPORT



PIPE BOLLARD DETAIL

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



PIPE BOLLARD DETAIL

NOTE: ALTERNATIVES TO BE APPROVED BY ENGINEER