



AGENDA
PLAN COMMISSION
Tuesday, April 9, 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 March 12, 2019
4. Letters and Communications: None
5. Citizen Comments
6. Old Business: None
7. New Business:
 - A. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Bernard and Tamara Brever, for property located at 6621 Brever Road in the Town of Burlington to create one lot, subject to Graef's memorandum to the Plan Commission.
 - B. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Arthur and Eileen Naber, for property located at 1225 Browns Lake Drive in the Town of Burlington to create two lots, subject to Graef's memorandum to the Plan Commission.
 - C. Public Hearing to hear public comments regarding a Conditional Use application from Michael Simonsen for property located at 732 S. Kane Street, to add a new use to the western portion of the building for millwork, lumberyards, sawmills, and planning mills, retail stores and services.

- D. Consideration to approve a Conditional Use and Site Plan application from Michael Simonsen for property located at 732 S. Kane Street to proposes to add a new use to the western portion of the building for millwork, lumberyards, sawmills, and planning mills, retail stores and services, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.
- E. Public Hearing to hear public comments regarding a Conditional Use application from Miller Motors for property located at 1157 Milwaukee Avenue, to repurpose the existing building for use as an automotive body shop, repair center, car rental office, and vehicle storage.
- F. Consideration to approve a Conditional Use and Site Plan application from Miller Motors for property located at 1157 Milwaukee Avenue to repurpose the existing building for use as an automotive body shop, repair center, car rental office, and vehicle storage, subject to Graef's, Kapur & Associates', and 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
March 12, 2019, 6:30 p.m.

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

APPROVAL OF MINUTES

Commissioner Erickson moved, and Commissioner Redman seconded to approve the minutes of February 12, 2019. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Debra Tupy for property located at 157 S. Pine Street to rezone the property from B-2, Central Business District to Rd-2, Two-Family Residential District, subject to Graef's memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, stated the applicants are requesting a few different processes; Rezone, Conditional Use, and Site Plan in order to use the bottom floor for residential. Ms. Fonesca explained it had previously been a business and a rezone is required to have multi-family housing.
- Commissioner Gardner stated he would like to discuss all the topics together before deciding on the approval of a rezone. Commissioner Gardner questioned if there was a plan to accommodate the parking lot and square footage. Ms. Fonesca answered the only parking not available is for the visitors, however, there is sufficient parking on the street, and not much can be done with the lot dimensions. Alderman Preusker stated he would like to see the lot size requirement be met, but understands this needs to be rezoned in order to use their property for residential. Debra Tupy, owner, responded the garage would be demolished to make eight extra parking spaces. Commissioner Ekes asked if a driveway was needed off of

N. Pine Street. Ms. Fonesca replied since there is access to the parking lot by the alley, a driveway is not necessary.

- There were no further comments.

Alderman Preusker moved, and Commissioner Ekes seconded to recommend approval of a Rezone Map Amendment.

All were in favor and the motion carried.

B. Public Hearing to hear public comments regarding a Conditional Use application from Debra Tupy for property located at 157 S. Pine Street in order to use the property for multi-family housing.

- Mayor Hefty opened the Public Hearing at 6:40 p.m.
- There were no comments.

Commissioner Redman moved, and Commissioner Ekes seconded to close the Public Hearing at 6:41 p.m.

All were in favor and the motion carried.

C. Consideration to approve a Conditional Use and Site Plan application from Debra Tupy for property located at 157 S. Pine Street to allow for a four-unit residence, subject to Graef's and Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- There were no comments.

Alderman Preusker moved, and Commissioner Gardner seconded to approve the Conditional Use and Site Plan.

All were in favor and the motion carried.

D. Consideration to recommend approval to the Common Council of an annexation from Gary and Heather Kellermeier for property located at 1063 Spring Valley Road in the Town of Burlington, to have access to municipal water and sewer for their residence.

- Mayor Hefty opened this item for discussion.
- Megan Watkins, Assistant City Administrator/Zoning Administrator, explained this property is across from the Aurora facility on Spring Valley Road which is zoned R-2, Single-Family Residential, and would like to gain access to municipal water and sewer. Commissioner

Redman asked if the square footage for the barn and house were appropriate. Ms. Fonesca, replied this the barn and house are grandfathered in, so there are no restrictions for the square footage.

- There were no further comments.

Commissioner Redman moved, and Commissioner Ekes seconded to recommend approval for an annexation.

All were in favor and the motion carried.

E. Consideration to approve a Site Plan application from Jason Riehle for property located at 1456 S. Pine Street for new storage units, Phase II, subject to Graef's, Kapur & Associates', and Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained Phase I had been approved, but the plans for Phase II had a slight change from the original submittal. Ms. Fonesca also stated changes were the reduction of the square footage, thus causing the storm-water to be reduced.
- There were no further comments.

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

All were in favor and the motion carried.

F. Consideration to approve a Site Plan application from Cross Lutheran Church for property located at 126 Chapel Terrace for a parking lot expansion, subject to Graef's, Kapur & Associates', and Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the parking lot will need to be reconfigured to accommodate for ADA accessible parking, and an upgrade of landscaping will be provided around the parking lot.
- Joshua Kuehn, representative, explained the church is seeking eleven additional parking spaces, but had to meet the land disturbance requirements in order to plant grass where the parking lot is being removed. However, the church is in a financial situation. Mr. Kuehn asked if the City would allow them remove some parking spaces in the back of the church, since that location is hidden and plant grass. The intention is to move the parking spaces to the front and east of the church instead of the back.
- The Commissioners clarified that the applicant was seeking to revise the Site Plan, such as proposing less parking stalls. The Commissioners further discussed that by removing the existing pavement it would create a land disturbance, which would require approval for storm-water management through the DNR.

- Carina Walters, City Administrator, commented that an option would be to table this topic, which would allow time to contact the DNR to see legally what the City can or cannot do. Brent Whiteside, representative, stated they would like to have approval for the submitted Site Plan and if things are approved through the DNR then they will reapply for the change.
- There were no further comments.

Alderman Preusker moved, and Commissioner Gardner seconded to approve the Site Plan as presented on the submitted plans.

All were in favor and the motion carried.

ADJOURNMENT

Alderman Preusker moved, and Commissioner Redman seconded to adjourn the meeting at 7:17 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant



PLAN COMMISSION

ITEM NUMBER: 7A

DATE: April 9, 2019

SUBJECT: Consideration to recommend approval for an ETZ Certified Survey Map application at 6621 Brever Road.

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

PROJECT/SCOPE:

As part of the City's Extraterritorial Plat Approval Jurisdiction Area, which includes any area within 1.5 miles of the City of Burlington, all divisions and subdivisions of land shall be reviewed by the Plan Commission and Common Council. The purpose of this is to enable the City to extend regulations to adjacent land that could affect quality of life within the city. The Extraterritorial Zoning District (ETZ) represents a city's potential growth boundary, both with respect to its future tax base and municipal service area.

This Certified Survey Map has been submitted for review by Bernard and Tamara Brever for property located at the 6621 Brever Road in the Town of Burlington. The applicant would like to create one lot, which is compliant with the Design Standards for Blocks and Lots as established by Chapter 16.32 of the Town of Burlington. The proposed lot would retain the A-2 zoning classification, and the lot is compliant with the dimensional requirements for properties within the A-2 zoning district.

The Town of Burlington Planning and Zoning Committee will consider approving this CSM at their April 11, 2019 meeting.

ZONING:

The parcel is located in the Town of Burlington.

RECOMMENDATION:

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

TIMING/IMPLEMENTATION:

This item is for consideration at the April 9, 2019 Plan Commission meeting and will be placed on the May 7, 2019 Committee of the Whole and Common Council meeting for final consideration the same night.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: April 2, 2019

SUBJECT: Review of Certified Survey Map in the Extraterritorial Zoning District of the City of Burlington.

A. PURPOSE

- 1) Consider for approval the Extraterritorial Zoning District Certified Survey Map for property located at 6621 Brever Road, Burlington WI 53105.

B. BACKGROUND

B.W. Surveying, Inc., on behalf of the Bernard C. and Tamara L. Brever Trust, submitted an Extraterritorial Zoning District Certified Survey Map to subdivided property located at 6221 Brever Road in the Town of Burlington (parcel IDs 002021904033000 & 002021903010000).

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

The proposed land division is compliant with this section of the Code.

D. COMPLIANCE WITH ARTICLE VI "CERTIFIED SURVEY MAP"

The proposed land division is compliant with this section of the Code.

E. COMPLIANCE WITH TOWN OF BURLINGTON ZONING DESIGN STANDARDS

The proposed land division will create one lots, which is compliant with the Design Standards for Blocks and Lots as established by Chapter 16.32 of the Town of Burlington Code of Ordinances. The proposed lot would retain the A-2 zoning classification, and the lot is compliant with the dimensional requirements for properties within the A-2 zoning district.

F. LAND USE AND ZONING CONSIDERATIONS

The proposed land division represents a quality land division in that the property is being divided along a 90-degree angle as it meets the right-of-way. With the exception of the southwestern boundary that has an irregular shape to reflect the Fox River boundary, the proposed land division creates lots that exhibit desirable characteristics (no strange angles, no balloons-on-a-string, etc.).

It is our opinion that the proposed land division represents good practices.



MEMORANDUM

TO: Plan Commission
City of Burlington

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

DATE: April 3, 2019

SUBJECT: An Extraterritorial Zoning District Certified Survey Map for property located at 6136 Brever Road in the Town of Burlington.

A. PURPOSE

Review of the Extraterritorial Zoning District Certified Survey Map for property located at 6136 Brever Road in the Town of Burlington.

B. RECOMMENDATION

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

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

OWNERS: BERNARD C. AND TAMARA L. BREVER TRUST
6136 BREVER ROAD
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
JOB NO. 9671-CSM

LEGAL DESCRIPTION:

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE NORTH 88°28'57" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION 280.04 FEET TO A POINT IN THE CENTER LINE OF BREVER ROAD; THENCE NORTH 21°16'55" WEST ALONG SAID CENTER LINE 335.26 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88°25'17" WEST 608.03 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE FOX RIVER; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A POINT; THENCE NORTH 84°57'17" EAST 1074.11 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF BREVER ROAD; THENCE SOUTH 20°45'17" EAST ALONG SAID CENTER LINE 299.69 FEET; THENCE SOUTH 21°16'55" EAST ALONG SAID CENTER LINE 0.29 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.0 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF BERNARD C. AND TAMARA L. BREVER AS TRUSTEES OF THE BERNARD C. AND TAMARA L. BREVER TRUST, 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, TOWN OF BURLINGTON LAND DIVISION ORDINANCE AND THE CITY OF BURLINGTON SUBDIVISION OF LAND ORDINANCE.

DATED THIS 28TH DAY OF NOVEMBER, 2018


ROBERT J. WETZEL S-1778



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, AND A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

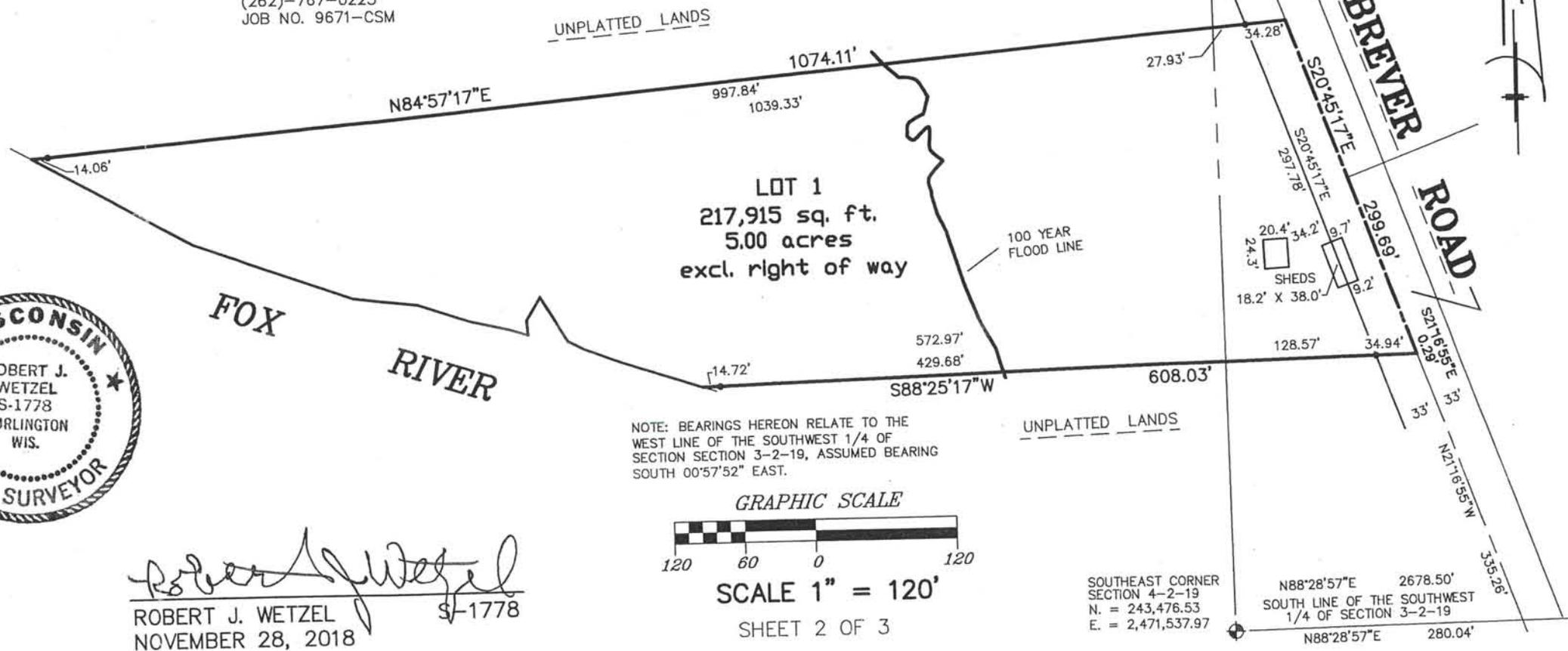
PREPARED FOR: BERNARD C. AND TAMARA L. BREVER TRUST
6136 BREVER ROAD
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 9671-CSM

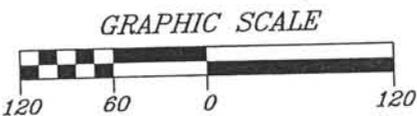
EAST 1/4 CORNER
SECTION 4-2-19
N. = 246,103.81
E. = 2,471,493.74

LEGEND

- ◆ FOUND CAST IRON MONUMENT WITH BRASS CAP
- FOUND 1.32" O.D. IRON PIPE
- SET 1.375" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- △ SOIL BORING
- () RECORDED AS
- ⊗ UTILITY POLE



NOTE: BEARINGS HEREON RELATE TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 3-2-19, ASSUMED BEARING SOUTH 00°57'52" EAST.



SCALE 1" = 120'

SHEET 2 OF 3

SOUTHEAST CORNER
SECTION 4-2-19
N. = 243,476.53
E. = 2,471,537.97

N88°28'57"E 2678.50'
SOUTH LINE OF THE SOUTHWEST
1/4 OF SECTION 3-2-19
N88°28'57"E 280.04'



Robert J. Wetzel
ROBERT J. WETZEL S-1778
NOVEMBER 28, 2018

CERTIFIED SURVEY MAP NO. _____.

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE COUNTY AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE:

WE, BERNARD C. AND TAMARA L. BREVER AS TRUSTEES OF THE BERNARD C. AND TAMARA L. BREVER TRUST, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS 13 DAY OF MARCH, 2019.

Bernard C. Brever Tamara L. Brever
BERNARD C. BREVER TRUSTEE TAMARA L. BREVER TRUSTEE

STATE OF WISCONSIN)
RACINE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201 , THE ABOVE NAMED BERNARD C. AND TAMARA L. BREVER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

TOWN OF BURLINGTON TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BURLINGTON TOWN BOARD ON THIS _____ DAY OF _____, 201 .

RALPH RICE TOWN CHAIRMAN ADELHEID STREIF TOWN CLERK

CITY OF BURLINGTON APPROVAL (EXTRATERRITORIAL):

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF BURLINGTON COMMON COUNCIL ON THIS _____ DAY OF _____, 201 .

JEANNIE HEFTY MAYOR DIAHNN HALBACH CLERK

DATED THIS 28TH DAY OF NOVEMBER, 2018

Robert J. Wetzel
ROBERT J. WETZEL S-1778



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

| | |
|---|------|
| County Kenosha | |
| Parcel I.D. <i>Part of</i> 002021904033000 | |
| Reviewed by | Date |

| | | | | | | | |
|---|-------------|-------------------|---------------------|---|----------------------------------|--|----------------------------|
| Property Owner Bernard C. & Tamara L. Brever Trust | | | | Property Location Govt. Lot SW 1/4 SW 1/4 S 3 T 1 N R 19 E (or) W <input checked="" type="checkbox"/> <input type="checkbox"/> | | | |
| Property Owner's Mailing Address 6136 Brever Rd. | | | | Lot # | Block # | Subd. Name or CSM# | |
| City Burlington | State WI | Zip Code 53105 | Phone Number () | <input type="checkbox"/> City | <input type="checkbox"/> Village | <input checked="" type="checkbox"/> Town Burlington | Nearest Road Brever Rd. |

New Construction Use: Residential / Number of bedrooms 3 Code derived design flow rate 450 GPD
 Replacement Public or commercial – Describe: _____
 Parent material _____ Flood Plan elevation if applicable 3 ft.
 General comments and recommendations:

1 Boring # Boring
 Pit Ground surface elev. 98.09 ft. Depth to limiting factor 110 in.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate | |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
| | | | | | | | | | GPD/Ft ² | |
| | | | | | | | | | *Eff#1 | *Eff#2 |
| 1 | 0-12 | 10YR3/2 | none | sl | 3fcr | mvfr | cs | 2vf | .6 | 1.0 |
| 2 | 12-19 | 10YR5/4 | none | sl | 2fsbk | mvfr | gs | 1vf | .6 | 1.0 |
| 3 | 19-48 | 10YR4/4 | none | scl | 2msbk | mfr | aw | 1vf | .4 | .6 |
| 4 | 48-110 | 10YR6/4 | none | grs | sg | ml | -- | none | .7 | 1.6 |
| | | | | | | | | | | |
| | | | | | | | | | | |

2 Boring # Boring
 Pit Ground surface elev. 97.05 ft. Depth to limiting factor 96 in.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate | |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
| | | | | | | | | | GPD/Ft ² | |
| | | | | | | | | | *Eff#1 | *Eff#2 |
| 1 | 0-9 | 10YR3/2 | none | sil | 2fsbk | mvfr | cs | 1f2vf | .6 | .8 |
| 2 | 9-22 | 10YR4/4 | none | scl | 2fsbk | mfr | aw | 1f1vf | .4 | .6 |
| 3 | 22-96 | 10YR6/4 | none | grs | sg | ml | -- | 1vf | .7 | 1.6 |
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| | | | | | | | | | | |

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

| | | |
|--|---|----------------------------------|
| CST Name (Please Print) Kenneth P. Kretschmer | Signature <i>Kenneth P. Kretschmer</i> | CST Number 224140 |
| Address PO Box 923 New Munster WI 53152 | Date Evaluation Conducted 2/27/19 | Telephone Number 262-537-4448 |

3 Boring #

Boring
 Pit

Ground surface elev. 98.89 ft.

Depth to limiting factor 108 in.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate | |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
| | | | | | | | | | GPD/Ft ² | |
| | | | | | | | | | *Eff#1 | *Eff#2 |
| 1 | 0-12 | 10YR3/2 | none | sil | 2fsbk | mvfr | cs | 2vf | .6 | .8 |
| 2 | 12-30 | 10YR4/4 | none | scl | 2msbk | mfr | aw | 1vf | .4 | .6 |
| 3 | 30-108 | 10YR6/4 | none | grs | sg | ml | -- | 1vf | .7 | 1.6 |
| | | | | | | | | | | |
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Boring #

Boring
 Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate | |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
| | | | | | | | | | GPD/Ft ² | |
| | | | | | | | | | *Eff#1 | *Eff#2 |
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Boring #

Boring
 Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

| Horizon | Depth In. | Dominant Color Munsell | Redox Description Qu. Az. Cont. Color | Texture | Structure Gr. Sz. Sh. | Consistence | Boundary | Roots | Soil Application Rate | |
|---------|-----------|------------------------|---------------------------------------|---------|-----------------------|-------------|----------|-------|-----------------------|--------|
| | | | | | | | | | GPD/Ft ² | |
| | | | | | | | | | *Eff#1 | *Eff#2 |
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* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, AND A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PREPARED FOR: BERNARD C. AND TAMARA L. BREVER TRUST
6136 BREVER ROAD
BURLINGTON, WI 53105

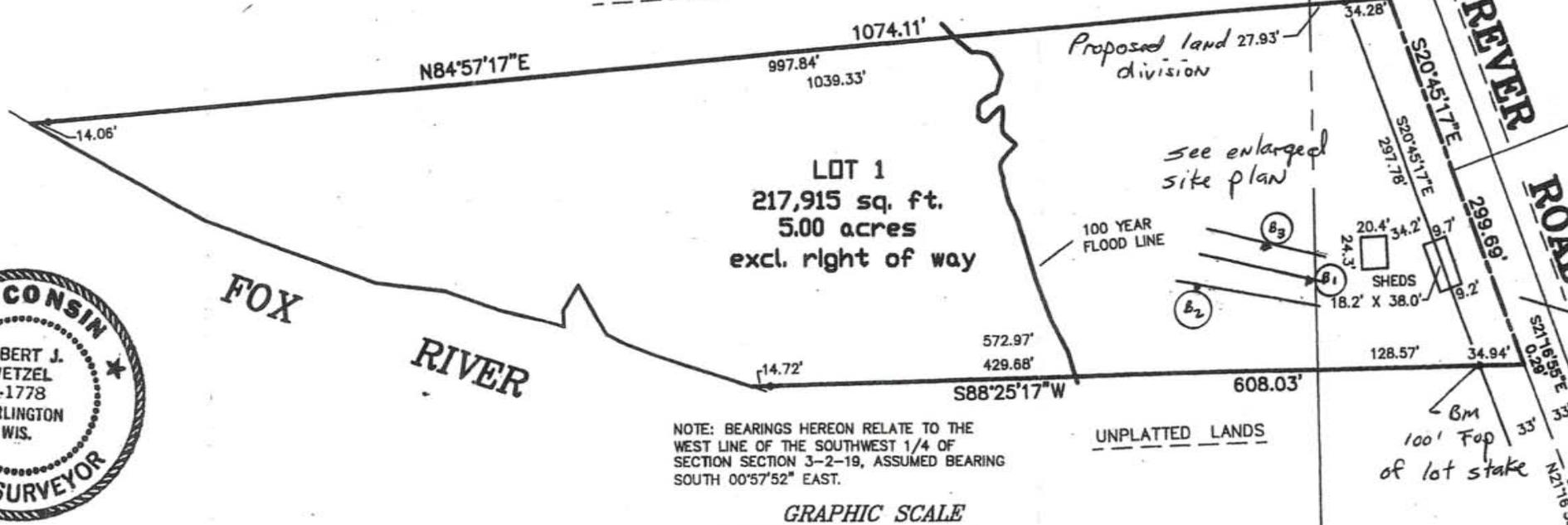
PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 9671-CSM

EAST 1/4 CORNER
SECTION 4-2-19
N. = 246,103.81
E. = 2,471,493.74

LEGEND

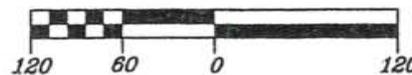
- ◆ FOUND CAST IRON MONUMENT WITH BRASS CAP
- FOUND 1.32" O.D. IRON PIPE
- SET 1.375" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- △ SOIL BORING
- () RECORDED AS
- ⊗ UTILITY POLE

UNPLATTED LANDS



NOTE: BEARINGS HEREON RELATE TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION SECTION 3-2-19, ASSUMED BEARING SOUTH 00°57'52" EAST.

GRAPHIC SCALE



SCALE 1" = 120'

SHEET 2 OF 3



Robert J. Wetzel
ROBERT J. WETZEL S-1778
NOVEMBER 28, 2018

SOUTHEAST CORNER
SECTION 4-2-19
N. = 243,476.53
E. = 2,471,537.97

N88°28'57"E 2678.50'
SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 3-2-19
N88°28'57"E 280.0'

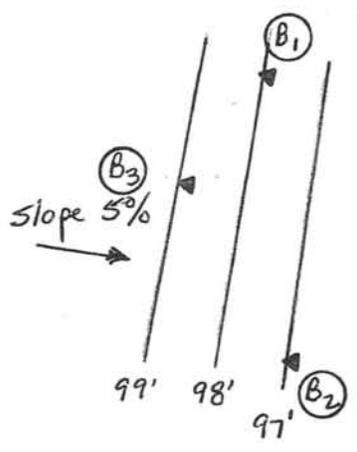
Bernard C. & Tamara L. Brever Trust
6136 Brever Rd.
Burlington WI 53105
SW 1/4 SW 1/4 S3 T1N R19E
Town of Burlington
Racine County
2/27/19

BM 100'
Top of corner
lot stake

297.78'

shed


scale 1" = 60'



ID # 224140
Kenneth P. Kitchel

100 year flood line

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR BERNARD AND TAMARA BREVER FOR PROPERTY LOCATED AT 6136 BREVER ROAD IN THE TOWN OF BURLINGTON, WITHIN THE CITY'S EXTRATERRITORIAL PLAT JURISDICTION

WHEREAS, the Plan Commission of the City of Burlington has reviewed a certified survey map shown hereon, proposed and submitted by Timothy and Joan Warren for property located at 6136 Brever Road in the Town of Burlington; for property described as:

BEING PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, AND PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE NORTH 88°28'57" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ SECTION 280.04 FEET TO A POINT IN THE CENTER LINE OF BREVER ROAD; THENCE NORTH 21°16'55" WEST ALONG SAID CENTER LINE 335.26 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88°25'17" WEST 608.03 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THE FOX RIVER; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO A POINT: THENCE NORTH 84°57'17" EAST 1074.11 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF BREVER ROAD; THENCE SOUTH 20°45'17" EAST ALONG SAID CENTER LINE 299.69 FEET; THENCE SOUTH 21°16'55" EAST ALONG SAID CENTER LINE 0.29 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.0 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington, Racine County and Walworth County, State of Wisconsin, that the attached certified survey map prepared on November 28, 2018 by Robert J. Wetzel, WLS, is hereby approved.

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

Introduced: May 7, 2019
Adopted: , 2019

Jeannie Hefty, Mayor

Attest:

Diahnn Halbach, City Clerk



PLAN COMMISSION

ITEM NUMBER: 7B

DATE: April 9, 2019

SUBJECT: Consideration to recommend approval for an ETZ Certified Survey Map application at 1225 Browns Lake Drive.

SUBMITTED BY: Gregory Guidry, Building Inspector and Zoning Administrator

PROJECT/SCOPE:

As part of the City's Extraterritorial Plat Approval Jurisdiction Area, which includes any area within 1.5 miles of the City of Burlington, all divisions and subdivisions of land shall be reviewed by the Plan Commission and Common Council. The purpose of this is to enable the City to extend regulations to adjacent land that could affect quality of life within the city. The Extraterritorial Zoning District (ETZ) represents a city's potential growth boundary, both with respect to its future tax base and municipal service area.

This Certified Survey Map has been submitted for review by Arthur and Eileen Naber for property located at the 1225 Browns Lake Drive in the Town of Burlington. The applicant would like to create two lots, each which is compliant with the Design Standards for Blocks and Lots as established by Chapter 16.32 of the Town of Burlington Code of Ordinances. Both of the proposed lots would retain their R-3 zoning classification, and both lots are compliant with the dimensional requirements for properties within the R-3 zoning district.

The Town of Burlington Planning and Zoning Committee approved this CSM at their March 14, 2019 meeting.

ZONING:

The parcel is located in the Town of Burlington.

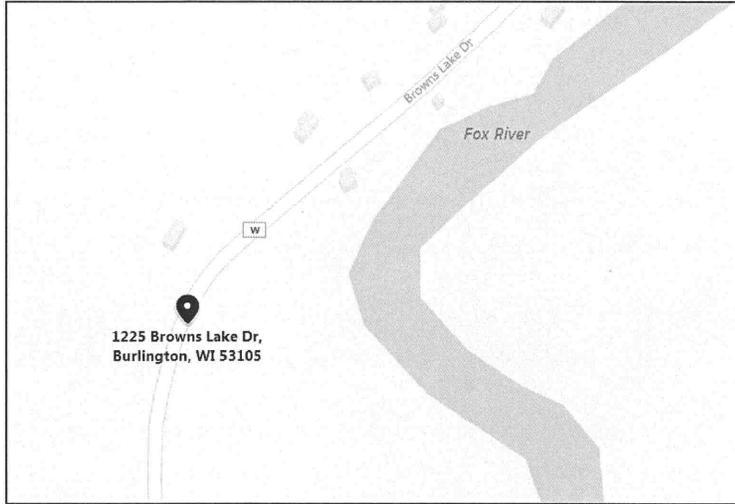
RECOMMENDATION:

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

TIMING/IMPLEMENTATION:

This item is for consideration at the April 9, 2019 Plan Commission meeting and will be placed on the May 7, 2019 Committee of the Whole and Common Council meeting for final consideration the same night.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: April 2, 2019

SUBJECT: Review of Certified Survey Map in the Extraterritorial Zoning District of the City of Burlington.

A. PURPOSE

- 1) Consider for approval the Extraterritorial Zoning District Certified Survey Map for property located at 1225 Browns Lake Drive, Burlington, WI 53105.

B. BACKGROUND

B.W. Surveying, Inc., on behalf of Arthur and Eileen Naber, submitted an Extraterritorial Zoning District Certified Survey Map to subdivided property located at 1225 Browns Lake Drive in the Town of Burlington (parcel ID 002031922020020).

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

The proposed land division is compliant with this section of the Code.

D. COMPLIANCE WITH ARTICLE VI "CERTIFIED SURVEY MAP"

The proposed land division is compliant with this section of the Code.

E. COMPLIANCE WITH TOWN OF BURLINGTON ZONING DESIGN STANDARDS

The proposed land division will create two lots, each of which is compliant with the Design Standards for Blocks and Lots as established by Chapter 16.32 of the Town of Burlington Code of Ordinances. Both of the proposed lots would retain their R-3 zoning classification, and both lots are compliant with the dimensional requirements for properties within the R-3 zoning district.

F. LAND USE AND ZONING CONSIDERATIONS

The proposed land division represents a quality land division in that the property is being divided along a 90-degree angle as it meets the right-of-way. The proposed land division creates lots that exhibit desirable characteristics (no strange angles, no balloons-on-a-string, etc.).

It is our opinion that the proposed land division represents good practices.



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: April 3, 2019

SUBJECT: An Extraterritorial Zoning District Certified Survey Map for property located at 29929 Plank Road in the Town of Burlington.

A. PURPOSE

Review of the Extraterritorial Zoning District Certified Survey Map for property located at 29929 Plank Road in the Town of Burlington.

B. RECOMMENDATION

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

CERTIFIED SURVEY MAP NO. _____.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2769 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AS DOCUMENT NO. 2076005 ON MARCH 13, 2006 AND BEING LOCATED IN PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN.

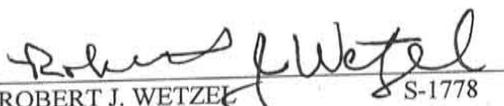
OWNERS: ARTHUR A. AND EILEEN C. NABER
29929 PLANK RD.
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
JOB NO. 9781-CSM

LEGAL DESCRIPTION:

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2769 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AS DOCUMENT NO. 2076005 ON MARCH 13, 2006 AND BEING LOCATED IN PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE NORTH 02°03'39" WEST ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 850.35 FEET (RECORDED AS 849.91 FEET) TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 53°22'31" WEST 696.77 FEET (RECORDED AS NORTH 53°21'14" WEST 697.40 FEET) TO A POINT ON THE EASTERLY LINE OF C.T.H "W"; THENCE NORTHEASTERLY 318.33 FEET ALONG SAID EASTERLY LINE, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2934.79 FEET, A CENTRAL ANGLE OF 06°12'53" AND WHOSE LONG CHORD BEARS NORTH 21°36'08" EAST 318.17 FEET; THENCE NORTH 17°04'05" EAST ALONG SAID EASTERLY LINE 152.16 FEET TO A POINT ON THE SOUTHERLY LINE OF C.T.H "A"; THENCE SOUTH 75°22'44" EAST ALONG SAID SOUTHERLY LINE 200.02 FEET; THENCE SOUTHEASTERLY 245.27 FEET ALONG SAID SOUTHERLY LINE, BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 868.51 FEET, A CENTRAL ANGLE OF 16°10'51" AND WHOSE LONG CHORD BEARS SOUTH 83°28'10" EAST 244.46 FEET; THENCE SOUTH 01°33'36" EAST 10.00 FEET; THENCE NORTHEASTERLY 288.91 FEET ALONG SAID SOUTHERLY LINE, BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 878.51 FEET, A CENTRAL ANGLE OF 24°05'56" AND WHOSE LONG CHORD BEARS NORTH 79°01'08" EAST 287.61 FEET; THENCE NORTH 69°35'51" EAST ALONG SAID SOUTHERLY LINE 80.82 FEET; THENCE NORTH 20°24'09" WEST ALONG SAID SOUTHERLY LINE 10.00 FEET; THENCE NORTH 69°35'51" EAST ALONG SAID SOUTHERLY LINE 36.48 FEET; THENCE SOUTH 01°52'21" EAST 387.26 FEET; THENCE SOUTH 88°06'16" WEST 457.63 FEET TO A POINT ON THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 22; THENCE SOUTH 02°03'39" EAST 471.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 10.15 ACRES OF LAND MORE OR LESS.

DATED THIS 15TH DAY OF MARCH, 2019


ROBERT J. WETZEL S-1778



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT NO. 2 OF CERTIFIED SURVEY MAP NO. 2769 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AS DOCUMENT NO. 2076005 ON MARCH 13, 2006 AND BEING LOCATED IN PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PREPARED FOR: ARTHUR A. AND EILEEN C. NABER
29929 PLANK ROAD
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
(262)-767-0225
JOB NO. 9781-CSM

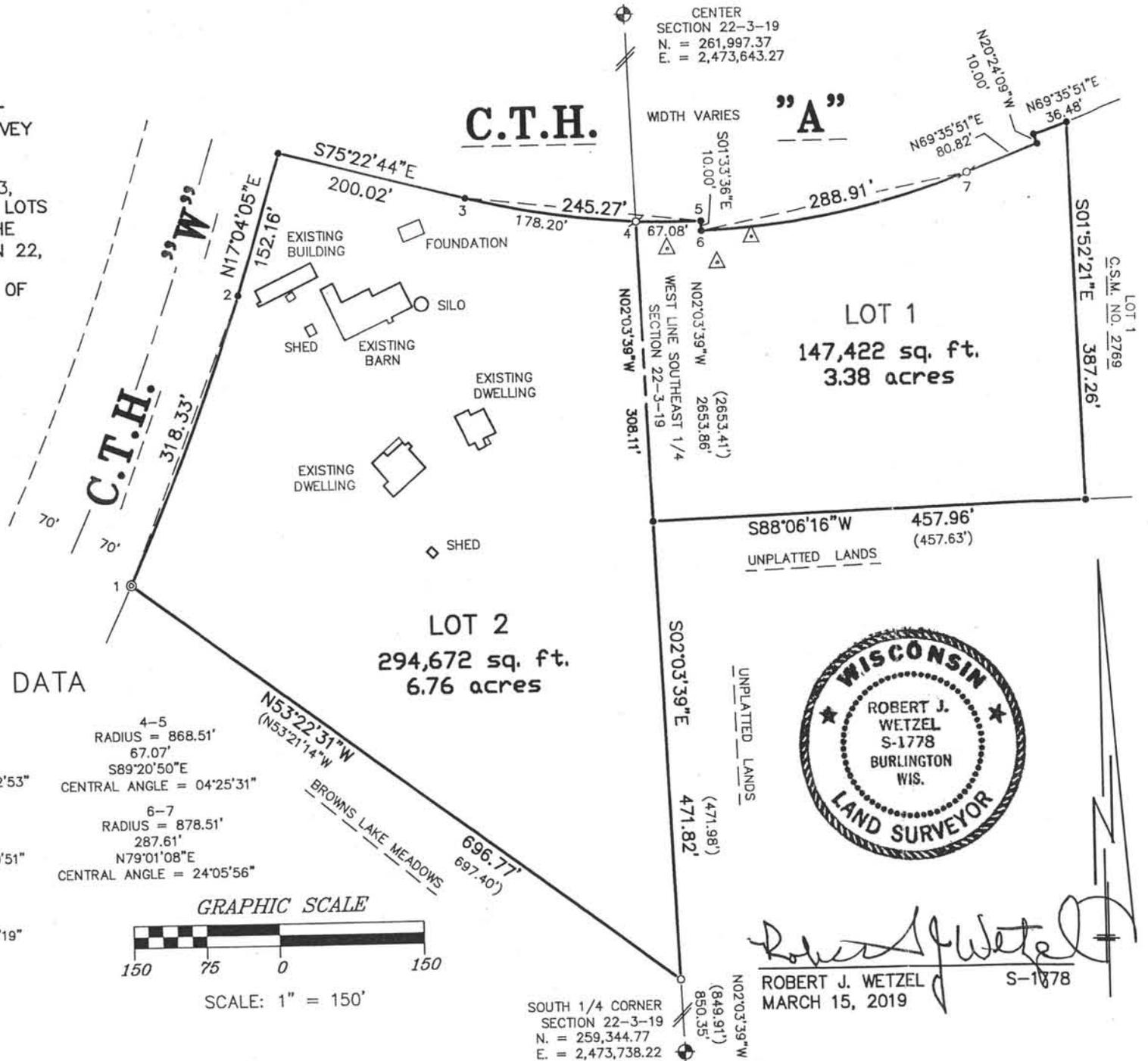
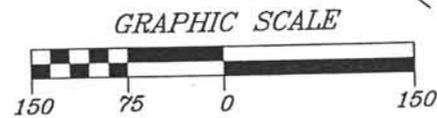
NOTE: BEARINGS HEREON RELATE TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22-3-19, ASSUMED BEARING NORTH 02°03'39" WEST.

LEGEND

- ⊕ FOUND CAST IRON MONUMENT WITH BRASS CAP
- ⊙ FOUND 2" IRON PIPE
- FOUND 3/4" IRON ROD
- FOUND 1" IRON PIPE
- ⊘ SET 1.375" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
- △ SOIL BORING
- () RECORDED AS

CURVE DATA

| | |
|---|--|
| 1-2 RADIUS = 2934.79' 318.17' N21°36'08"E CENTRAL ANGLE = 06°12'53" | 4-5 RADIUS = 868.51' 67.07' S89°20'50"E CENTRAL ANGLE = 04°25'31" |
| 3-5 RADIUS = 868.51' 244.46' S83°28'10"E CENTRAL ANGLE = 16°10'51" | 6-7 RADIUS = 878.51' 287.61' N79°01'08"E CENTRAL ANGLE = 24°05'56" |
| 3-4 RADIUS = 868.51' 177.88' S81°15'24"E CENTRAL ANGLE = 11°45'19" | |



SOUTH 1/4 CORNER SECTION 22-3-19
N. = 259,344.77
E. = 2,473,738.22

Robert J. Wetzel
ROBERT J. WETZEL S-1778
MARCH 15, 2019

CERTIFIED SURVEY MAP NO. _____.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2769 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AS DOCUMENT NO. 2076005 ON MARCH 13, 2006 AND BEING LOCATED IN PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ARTHUR A. NABER AND EILEEN C. NABER AS OWNERS, 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, TOWN OF BURLINGTON LAND DIVISION ORDINANCE AND THE CITY OF BURLINGTON SUBDIVISION OF LAND ORDINANCE.

DATED THIS 15TH DAY OF MARCH, 2019

ROBERT J. WETZEL S-1778

OWNER'S CERTIFICATE:

WE, ARTHUR A. NABER AND EILEEN C. NABER HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS _____ DAY OF _____, 201 .

ARTHUR A. NABER EILEEN C. NABER

STATE OF WISCONSIN)
RACINE COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201 , THE ABOVE NAMED ARTHUR A. AND EILEEN C. NABER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DATED THIS 15TH DAY OF MARCH, 2019

Robert J. Wetzel

ROBERT J. WETZEL S-1778



CERTIFIED SURVEY MAP NO. _____.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2769 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AS DOCUMENT NO. 2076005 ON MARCH 13, 2006 AND BEING LOCATED IN PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN.

TOWN OF BURLINGTON TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BURLINGTON TOWN BOARD ON THIS _____ DAY OF _____, 201 .

RALPH RICE TOWN CHAIRMAN

ADELHEID STREIF TOWN CLERK

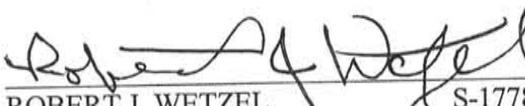
CITY OF BURLINGTON APPROVAL (EXTRATERRITORIAL):

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF BURLINGTON COMMON COUNCIL ON THIS _____ DAY OF _____, 201 .

JEANNIE HEFTY MAYOR

DIAHNN HALBACH CLERK

DATED THIS 15TH DAY OF MARCH, 2019


ROBERT J. WETZEL S-1778



A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR ARTHUR AND EILEEN NABER FOR PROPERTY LOCATED AT 29929 PLANK ROAD IN THE TOWN OF BURLINGTON, WITHIN THE CITY'S EXTRATERRITORIAL PLAT JURISDICTION

WHEREAS, the Plan Commission of the City of Burlington has reviewed a certified survey map shown hereon, proposed and submitted by Arthur and Eileen Naber for property located at 29929 Plank Road Road in the Town of Burlington; for property described as:

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2769 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN AS DOCUMENT NO. 2076005 ON MARCH 13, 2006 AND BEING LOCATED IN PART OF GOVERNMENT LOTS 6 AND 7 AND PART OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF SECTION OR THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUT ¼ CORNER OF SAID SECTION 22; THENCE NORTH 02°03'39" WEST ALONG THE NORTH-SOUTH ¼ SECTION LINE OF SAID SECTION 850.35 FEET (RECORDED AS 849.91 FEET) TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 53°22'31" WEST 696.77 FEET (RECORDED AS NORTH 53°21'14" WEST 697.40 FEET) TO A POINT ON THE EASTERLY LINE OF C.T.H "W", THENCE NORTHEASTERLY 318.33 FEET ALONG SAID EASTERLY LINE, BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2934.79 FEET, A CENTRAL ANGLE OF 06°12'53" AND WHOSE LONG CHORD BEARS NORTH 21°36'08" EAST 318.17 FEET; THENCE NORTH 17°04'05" EAST ALONG SAID EASTERLY LINE 152.16 FEET TO A POINT ON THE SOUTHERLY LINE OF C.T.H. "A", THENCE SOUTH 75°22'44" EAST ALONG SAID SOUTHERLY LINE 200.02 FEET; THENCE SOUTHEASTERLY 245.27 FEET ALONG SAID SOUTHERLY LINE, BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 868.51 FEET, A CENTRAL ANGLE OF 16°10'51" AND WHOSE LONG CHORD BEARS SOUTH 83°28'20" EAST 244.46 FEET; THENCE SOUTH 01°33'36" EAST 10.00 FEET; THENCE NORTHEASTERLY 288.91 FEET ALONG SAID SOUTHERLY LINE, BEING THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 878.51 FEET, A CENTRAL ANGLE OF 24°05'56" AND WHOSE LONG CHORD BEARS NORTH 79°01'08" EAST 287.61 FEET; THENCE NORTH 69°35'51" EAST ALONG SAID SOUTHERLY LINE 80.82 FEET; THENCE NORTH 20°24'09" WEST ALONG SAID SOUTHERLY LINE 10.00 FEET; THENCE NORTH 69°35'51" EAST ALONG SAID SOUTHERLY LINE 36.48 FEET; THENCE SOUTH 01°52'21" EAST 387.26 FEET; THENCE SOUTH 88°06'16" WEST 457.63 FEET TO A POINT ON THE NORTH-SOUTH ¼ SECTION LINE OF SECTION 22; THENCE SOUTH 02°03'39" EAST 471.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 10.15 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Burlington, Racine County and Walworth County, State of Wisconsin, that the attached certified survey map prepared on March 15, 2019 by Robert J. Wetzel, WLS, is hereby approved.

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

Introduced: May 7, 2019
Adopted: , 2019

Jeannie Hefty, Mayor

Attest:

Diahnn Halbach, City Clerk



PLAN COMMISSION

ITEM NUMBER: 7C

DATE: April 9, 2019

SUBJECT: A Public Hearing for a Conditional Use application at 732 S. Kane Street.

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

PROJECT/SCOPE:

A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from Michael Simonsen for property located at 732 S. Kane Street. The applicant proposes to add a new use to the western portion of the building for millwork, lumberyards, sawmills, and planing mills, retail stores and services.

ZONING:

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

RECOMMENDATION:

N/A

TIMING/IMPLEMENTATION:

This item is for a Public Hearing at the April 9, 2019 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
M-2, General Manufacturing 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: NW Real Estate Holdings, LLC
Applicant: Michael Simonsen
Location: 732 S. Kane Street
Zoning: M-2, General Manufacturing District
Use: To facilitate sales of forestry and wood processing equipment, retail stores and 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, APRIL 9, 2019 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, 19th day of March, 2019.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press
March 21st and March 28th, 2019



PLAN COMMISSION

ITEM NUMBER: 7D

DATE: April 9, 2019

SUBJECT: Consideration to approve a Conditional Use and Site Plan application at 732 S. Kane Street.

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

PROJECT/SCOPE:

This item is to consider approving a Conditional Use and Site Plan application from Michael Simonsen, for property located at 732 S. Kane Street. The applicant proposes to make minor modifications to the parking lot and to add a new use to the western portion of the building for millwork, lumberyards, sawmills, and planing mills, retail stores and services. The application indicates that the proposed retail services will include outdoor equipment demonstrations, which include involve wood processing, that will be conducted during daylight hours. Equipment will be stored inside the building or within the fenced yard area at the rear of the property.

This application also indicated that a portion of the pavement will be repaved, and an existing fence will be relocated. These changes are not significant enough to warrant a Site Plan review.

ZONING:

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

RECOMMENDATION:

Graef and Kapur & Associates, and the Burlington Fire Department recommends approval of this Conditional Use and Site Plan, subject to items listed in the March 25, 2019, April 2, 2019, and April 3, 2019 memorandums. Contingencies for approval include:

- Proposed fence location must meet provisions of Chapter 315-51
- The van accessible parking space is widened to 17 feet and all other spaces marked a minimum of 9 feet wide.

TIMING/IMPLEMENTATION:

This item is for consideration at the April 9, 2019 Plan Commission meeting. No further action is necessary.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: April 2, 2019

SUBJECT: Review of the Application for a Conditional Use Permit for 732 S. Kane Street, Burlington, WI 53105.

A. PURPOSE

- 1) Consider for approval an Application for Conditional Use Permit for the proposed use of millwork, lumberyards, sawmills, and planning mills, retail stores and services for 732 South Kane Street, Burlington, WI 53105.

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 Application for a Conditional Use Permit for property located at 732 South Kane Street, Burlington, WI 53105.

C. BACKGROUND

Michael Simonsen of Northern Woodsman, LLC (Applicant) submitted an Application for a Conditional Use Permit for the property located at 732 South Kane Street, Burlington, WI 532105. The Application proposes to make minor modifications to the parking lot and to add a new use to the western portion of the building for millwork, lumberyards, sawmills, planning mills, retail stores and service. The Application indicates that the proposed retail services will include outdoor equipment demonstrations that will be conducted during daylight hours. Equipment will be stored inside the building or within the fenced yard area at the rear of the property.

This Application also indicates that a portion of the pavement will be repaved, and an existing fence will be relocated. These changes are not significant enough to warrant a Site Plan review.

***Note: Burlington Import, LLC was granted a Conditional Use Permit on January 17, 2000 to allow for auto repair services at this property – this Conditional Use Permit does not appear to be impacted by this Application.*

D. COMPLIANCE WITH §315-31 M-2 GENERAL MANUFACTURING

The proposed use for this millwork, lumberyards, sawmills and planning mills are acceptable conditional uses within the M-2 General Manufacturing District.



collaborāte / formulāte / innovāte

The proposed use for retail stores and service is not listed as an acceptable conditional use within the M-2 General Manufacturing District. Considering the nature of the proposed retail use, however, it is our opinion that the M-2 General Manufacturing District is a preferable location for these types of activities.

The Applicant indicates that the retail services include outdoor product demonstrations that involve wood processing, which typically tend to produce significant amounts of noise and debris. It is our opinion that these demonstrations fit better within the General Manufacturing District than within one of the commercial districts that would typically be used for retail stores and services.

E. COMPLIANCE WITH §315-130 CONDITIONAL USE PERMIT

The Application for a Conditional Use Permit is compliant with this section of the Code.

F. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES AND LANDSCAPING

The Site Plan submitted with this Application indicates there are 23 parking spaces located west of the relocated fence line.

Per table 5, the propose new uses for Northern Woodsman, LLC will require 20 parking spaces.

- Building materials: 3 spaces / 1,000 SF + 1 space / 1,500 SF of storage
[6,000 SF (building): 18 spaces]
[2,880 SF (storage): 2 spaces]

Based on the available information, it appears that the proposed parking configuration will not impact the existing parking for Burlington Imports, LLC, who will continue to lease 10 parking spaces east of the relocated fence line.

To: Kristine Anderson, Plan Commission **Date:** March 25, 2019
From: Greg Governatori
CC: Carina Walters, Megan Watkins Gregory Guidry, Peter Riggs
Subject: 732 S. Kane Street

BACKGROUND AND REQUEST:

A site plan approval application was submitted on March 18, 2019 for repaving the existing parking lot and relocating an existing fence.

The following plans were submitted for review:

- 732 S. Kane Street site location map with aerial photograph, 2-ft contours and utility locations.
- Marked up sketch from Burlington Zoning Office showing proposed fence relocation
- Plat of Survey, prepared by Satter Surveying, LLC dated June 12, 2018.

Comments:

- No change to the pavement footprint or increases in impervious area are proposed as part of the project plans. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for re-development sites in excess of one acre. *Post construction storm water management will not be required for the project.*

We recommend approval of conditional use permit and site plan for 732 S. Kane Street with the following conditions:

- The proposed fence location meets the provisions of the City of Burlington Municipal Code 315-51.
- The van accessible parking space meets is widened to 17-ft per ordinance. (9-foot-wide parking stall with a foot access Aisle). The existing parking stalls are not marked and listed at 8 feet wide on the application. Parking stall created for use by the public shall be a minimum 9' wide.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the applicant 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.



MEMORANDUM

TO: Plan Commission
City of Burlington

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

DATE: April 3, 2019

SUBJECT: Review of Conditional Use and Site Plan Application for the property located at 732 S. Kane Street to facilitate forestry and wood processing equipment retail stores.

A. PURPOSE

Consider for approval the Conditional Use and Site Plan Application for the property located at 732 S. Kane Street to facilitate forestry and wood processing equipment retail stores.

B. BACKGROUND

Michael Simonsen submitted a Conditional Use and Site Plan Application for the property located at 732 S. Kane Street to facilitate forestry and wood processing equipment retail stores.

C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

No concerns at time of review.

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 Conditional Use and Site Plan Application for the property located at 732 S. Kane Street to facilitate forestry and wood processing equipment retail stores, based on the following:

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



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 | <u>3/15/19</u> |
| Received by | <u>LSA</u> |

**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 Michael Simonsen, Northern Woodsmen LLC

Phone No. (262)210-0927

Applicant's Address 732 S Kane Street, Burlington, WI 53105

Applicant's Email Address msimonsen@northern-woodsmen.com

Owner of the site Michael Simonsen, NW Real Estate Holdings LLC (closing 2019-03-18)

Phone No. (262)210-0927

Owner's address 732 S Kane Street, Burlington, WI 53105

DESCRIPTION OF THE SUBJECT SITE

Business name Northern Woodsmen LLC

Address 732 Kane Street, Burlington, WI 53105

Or if no address exists: Parcel Identification No. _____

Existing Zoning classification M-2 w/ conditional use as auto repair (CUP to remain)

Description of the proposed use millwork, lumberyards, sawmills, and planing mills, retail stores and services

Number of employees / Hours of operation currently 0 employees, 1 owner, eventually +/-3 employees

M-F 5pm-10pm Sat 8am - 4 pm

**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:

1. Compliance w/ existing zoning regulations.
- ~~2. Purchase and use of business is to facilitate sales of forestry and wood processing equipment. Current product lines serve consumer and business markets and include sawmills, winches, conveyors, firewood processors, and forestry trailers/ grapple cranes~~
3. Sawmill demos produce significant amounts of lumber as a byproduct. The goal is to process this ~~secondary product in to higher value material through vacuum drying, planing, processing, and~~ retail/commercial sales.
4. Current equipment sales mix is 50% in-person, 30% drop ship, 20% online sales.
5. All equipment demos occurring outside will be during daylight hours.
6. All engine driven demos will occur outside.
7. All equipment will be stored inside building or within fenced yard area.

| | |
|--|---|
| 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 <u></u> (Signature) | <u>Michael Simonsen</u> (Print) |
| Owner <u></u> (Signature) | <u>Michael Simonsen</u> (Print) |
| Date: <u>2019-03-13</u> | Date application Filed: <u>2019-03-15</u> |

- 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: 3/18/19



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

| | |
|------------------------|----------------|
| OFFICE USE ONLY | |
| DATE FILED: | <u>3/18/19</u> |
| RECEIVED BY: | <u>MW</u> |
| AMT. PAID: | <u>00</u> |

SITE PLAN APPROVAL APPLICATION

APPLICATION FEE: \$500 Deposit +/- Actual Cost

Per Section §315-137, no person shall commence any use or erect any structure, with the exception of single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of a detailed site plan(s) as set forth in this section. The Plan Commission shall review the site, natural resource features of the site, site intensity of use, building location, density of dwelling units, floor area, impervious surface area, existing and proposed structures, architectural plans, neighboring uses, potential impacts upon neighboring uses, utilization of landscaping and open space, off-street parking and loading areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

View specific Site Plan requirements online at <https://ecode360.com/9753926>

Applicant Information

Property Address 732 S. Kane St, Burlington, WI 53105
Applicant Name Michael Simonsen / NW Real Estate Holdings LLC
Applicant Address 732 S. Kane St, Burlington, WI 53105
Applicant Email msimonsen@northern-woodsmen.com Phone Number (262)210-0927
Owner Name Michael Simonsen / NW Real Estate Holdings LLC
Owner Address 732 S. Kane St, Burlington, WI 53105
Owner Email msimonsen@northern-woodsmen.com Phone Number (262)210-0927

Architect/Contractor/Designer Name tbd
Architect/Contractor/Designer Email tbd Phone Number tbd

Type of Construction: New Addition Remodel
Type of Development: Commercial Industrial Residential
Type of Business (if applicable) Retail sales and services / millwork, lumberyards, sawmills, and planing mills / (tenant) auto repair

Description of the Project: Re-pavement of existing parking lot and relocation of existing fence to provide dock access.
Concrete curbing at street to remain. Existing pavement footprint may require minor revisions to allow better truck access.
Final plans to be submitted and approved prior to any construction.

Detailed Site Plan must include the following information:

Please check each item to ensure you include the required information ~~Plans to follow once developed~~

- | | |
|--|--|
| <input checked="" type="checkbox"/> Project title and date | <input checked="" type="checkbox"/> Location and purpose of each building |
| <input checked="" type="checkbox"/> Owner's/developer's name/address | <input type="checkbox"/> Development staging that is planned N/A |
| <input type="checkbox"/> Architect's name/ address (self) | <input checked="" type="checkbox"/> Existing and proposed topography |
| <input checked="" type="checkbox"/> Scale and north arrow | <input type="checkbox"/> Grading plan and soil data may be requested |
| <input checked="" type="checkbox"/> Property boundaries and dimensions | <input checked="" type="checkbox"/> Building and yard setbacks |
| <input checked="" type="checkbox"/> Abutting property zoning | <input checked="" type="checkbox"/> Existing and proposed street names (if applicable) |
| <input checked="" type="checkbox"/> Off-street parking spaces & handicap parking | <input checked="" type="checkbox"/> Driveway locations of adjoining properties |
| <input type="checkbox"/> Density of residential units N/A | <input type="checkbox"/> Existing/proposed right-of-way or reservations |
| <input checked="" type="checkbox"/> Landscape plan and greenspace | <input type="checkbox"/> Easements for access (if applicable) |
| <input checked="" type="checkbox"/> Signs – type, size and locations | <input type="checkbox"/> Ingress/egress and highway access (with dimensions) |
| <input checked="" type="checkbox"/> Building height and dimensions | <input type="checkbox"/> Pedestrian sidewalks and walkways N/A |
| <input type="checkbox"/> Elevations of new structures N/A | <input type="checkbox"/> Environmental corridors/natural resource features N/A |
| <input type="checkbox"/> New building materials N/A | <input type="checkbox"/> Bufferyards N/A |
| <input type="checkbox"/> Outdoor lighting plan and photometrics | <input checked="" type="checkbox"/> Existing/proposed sanitary sewer and water mains |
| <input checked="" type="checkbox"/> Handicap accessibility | <input type="checkbox"/> Existing/proposed storm sewers |
| <input checked="" type="checkbox"/> Fencing, screening and dumpster locations | <input type="checkbox"/> Stormwater management plan N/A |
| <input type="checkbox"/> Fire lanes | <input type="checkbox"/> Erosion control plan |

Please complete the following questions:

Building & Zoning Department

- Current Zoning District: M-2
- Permitted Use? YES / NO Conditional Use? YES / NO
- Is a Rezone required? YES / NO If Yes, Proposed Zoning: _____
- Is a Land Division required? YES / NO
- Is property in the Historic District? YES / NO
- Will there be signage? YES / NO What type (mounted, freestanding): Free standing
- What kind of noise or level of noise will the property have? gas/ diesel operated equipment
- Hours of operation M-F 5pm-10pm (daylight hours only for exterior use) Sat 8am - 4 pm

Engineering

- Storm water management provisions provided? YES / NO
- Estimated Traffic impacts: Occasional freight deliveries, low volume retail sales
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement: n/a
- Estimated daily water usage in gallons per day: n/a
- Estimated maximum water flow in gallons per minute: n/a
- Number of bathrooms: n/a
- Brief description of process (if Industrial): n/a

If the development is a multi-family dwelling, please provide the following:

- Number of units: n/a
- Number of bedrooms in each unit: n/a
- Water service size requirement: n/a

Police Department

- Will construction affect street usage such as parking or intersections? YES / NO
- Will additional security and surveillance be required? YES / NO
- What are the hours of operation? M-F 5pm-10pm (daylight hours only for exterior use) Sat 8am - 4 pm
- Are you selling or serving alcohol and/or tobacco products? No

Fire Department

- Square footage of building(s): 10,000
- Number of Floors: 1
- Occupant Load: tdb
- Description of business model and/or process: Retail sales and services / millwork, lumberyards, sawmills, and planing mills
Lumber drying - in DEHUMIDIFICATION or VACUUM kiln (NOT GAS or BIOMASS FIRED)
Tenant - auto repair under current conditional use permit
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*
B - retail sales, S-1 - equipment storage, S-2 - lumber storage, F-1 - sawmill/ planing/ millwork operations, H-2 - str auto repair shop

| Occupancy Category | NFPA 101/5000 (Occupancy Type) | IBC (Group) | Examples |
|-------------------------------|--|--------------------|---|
| Assembly | Assembly | A-1 | Fixed seating, production/viewing |
| | | A-2 | Restaurants, Nightclubs |
| | | A-3 | Other assembly (gyms, museums) |
| | | A-4 | Arenas, pools |
| | | A-5 | Bleachers, grandstands |
| Business | Business | B | Offices, dentists' offices, city halls |
| Educational | Educational | E | Schools < grade 12 |
| Industrial | Industrial | F-1 | Factories with moderate hazards |
| | | F-2 | Factories with low hazard (bricks, glass) |
| Storage | Storage | S-1 | Storage with moderate hazards (furniture) |
| | | S-2 | Storage with low hazards (canned goods) |
| High Hazard | Occupancy Type + hazardous contents requirements | H-1 | Detonation hazard (explosives) |
| | | H-2 | Accelerated burning hazard (flamm. Gasses) |
| | | H-3 | Supported combustion hazard (flamm. Solids) |
| | | H-4 | Health hazards |
| | | H-5 | Semiconductor fabrications |
| Medical Care/Institutional | Healthcare (4+ patients) | I-2 (>5 patients) | Inpatient (24 hr) care, nursing homes |
| Board & Care | Residential Board & Care (4+ persons) | I-1 (>16 persons) | Personal care services and lodging |
| Day-Care | Day-Care (4+ clients) | I-4 (>5 persons) | Care and supervision (>24 hr) |
| Detention & Correctional | Detention & Correctional (1+ persons) | I-3 (>5 persons) | Occupants under restraint or security |
| Mercantile | Mercantile | M | Display, sale of goods (retail) |
| Residential | Hotel & Dormitories | R-1 | Hotels, Motels (transient use) |
| | | R-2 | Dormitories |
| | | | Apartments |
| | | R-3 | Boarding |
| | | R-4 (5-16 persons) | Board & Care, rehab facilities |
| Special Structures | Occupancy Type + Special Structure provisions | Group U | Towers, tanks |

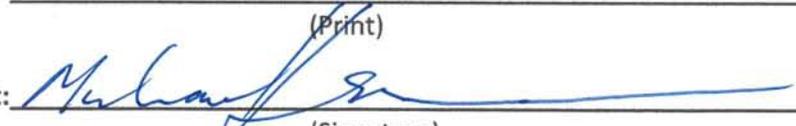
Owner: NW Real Estate Holdings LLC

Date: 2019-03-15

Owner: 
(Signature)

Applicant: NW Real Estate Holdings LLC

Date: 2019-03-15

Applicant: 
(Signature)

Zoning Administrator: 
(Signature)

Date: 3/18/19

APPENDIX I

It is recommended applicants review the following sections of the Burlington Municipal Code to assist in the development planning process.

Burlington Business Toolbox

The Burlington Business Toolbox is a comprehensive guide to help business and property owners navigate City policies, procedures and financial incentives to assist with starting and/or expanding a business. The Toolbox provides current and perspective property owners access to local, regional, and state resources to assist with jump-starting a new business, expanding an existing company, and supporting business relocation to ensure a business owner is on the right path to success: <http://www.burlington-wi.gov/DocumentCenter/View/1931>

Site Plan Review, Conditional Use Permits, Zoning Appeals

City of Burlington's Zoning Code (Chapter 315): <https://ecode360.com/9751535>

Fulfill the following requirements, as applicable to the project:

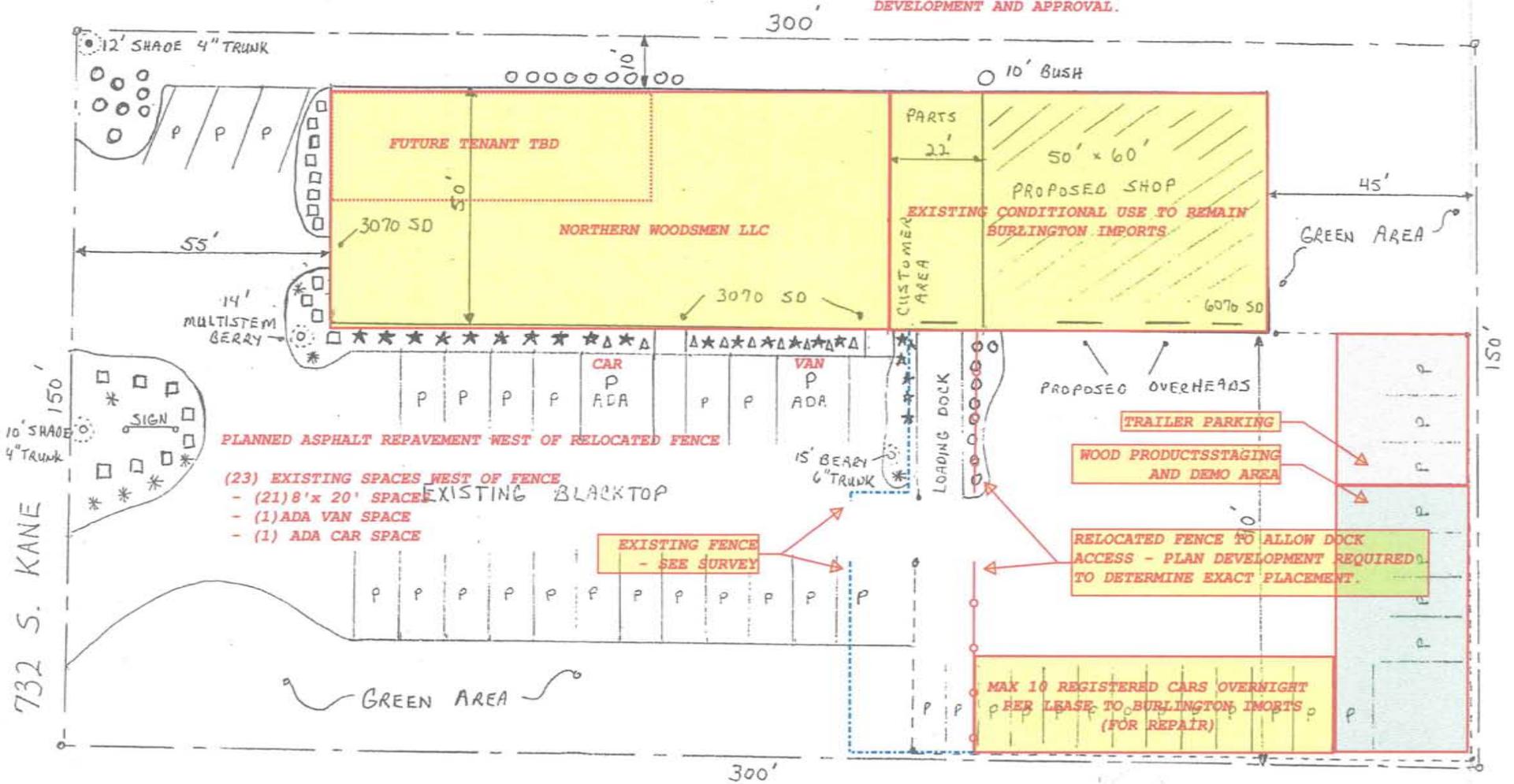
- Article I "Introduction" - <https://ecode360.com/9751536>
- Article II "General Provisions" - <https://ecode360.com/9751572>
- Article III "Zoning Districts" - <https://ecode360.com/9751726>
 - Zoning Map: <https://www.burlington-wi.gov/DocumentCenter/View/1891>
- Article XIII "Site Plans" - <https://ecode360.com/9753926>
- Article IV "Temporary Uses" - <https://ecode360.com/9753032>
- Article V "Traffic, Loading, Parking, Access, Fences and Landscaping" - <https://ecode360.com/9753130>
- Article VI "Modifications" - <https://ecode360.com/9753245>
- Article VII "Signs" - <https://ecode360.com/9753296>
- Article VIII "Nonconforming Uses, Structures and Lots" - <https://ecode360.com/9753476>
- Article IX "Performance Standards" - <https://ecode360.com/9753533>
- Article XII "Changes and Amendments" - <https://ecode360.com/9753711>
- Article XIII "Administration" - <https://ecode360.com/9753743>
- Article XIV "Definitions" - <https://ecode360.com/9753997>
- "Fire Prevention, Protection and Control" - <https://ecode360.com/9748797>
- "Subdivision of Land" - <https://ecode360.com/9750654>

732 S. KANE ST.

2019-03-18

SHEET NOTES:

1. MARKUPS BASED ON SKETCH ON FILE IN BURLINGTON ZONING OFFICE.
2. BASE SKETCH MATCHES EXISTING CONDITIONS.
3. PAVEMENT REPLACEMENT WEST OF RELOCACTED FENCE SUBJECT TO SITE PLAN DEVELOPMENT AND APPROVAL.



732 S. KANE

M-2 Zoning

50' x 200' STEEL

SCALE 1" = 30'-0"

- LEGEND
- PROPOSED FENCE - - - - -
 - ARBORVITAE (10') *
 - YEW □
 - MUGO PINE △
 - SHRUBS ○
 - LOW JUNIPER *



NW REAL ESTATE HOLDINGS
 732 S. KANE ST.
 BURLINGTON, WI 53105

206-02-19-05-034-001

PLAT OF SURVEY
-OF-

LOT 1 OF CERTIFIED SURVEY MAP NO. 1043 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON DECEMBER 16, 1983 IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGES 110-112 AS DOCUMENT NO. 1138830, AND BEING PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

Racine County Surveyor

File #: 827874 Date: 7-18-18

Deputy For Records

BEARINGS HEREON RELATE TO THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1043. ASSUMED BEARING OF SOUTH 89°06'58" WEST AS PLATTED.



0 20' 40' 80'
SCALE: 1" = 40'

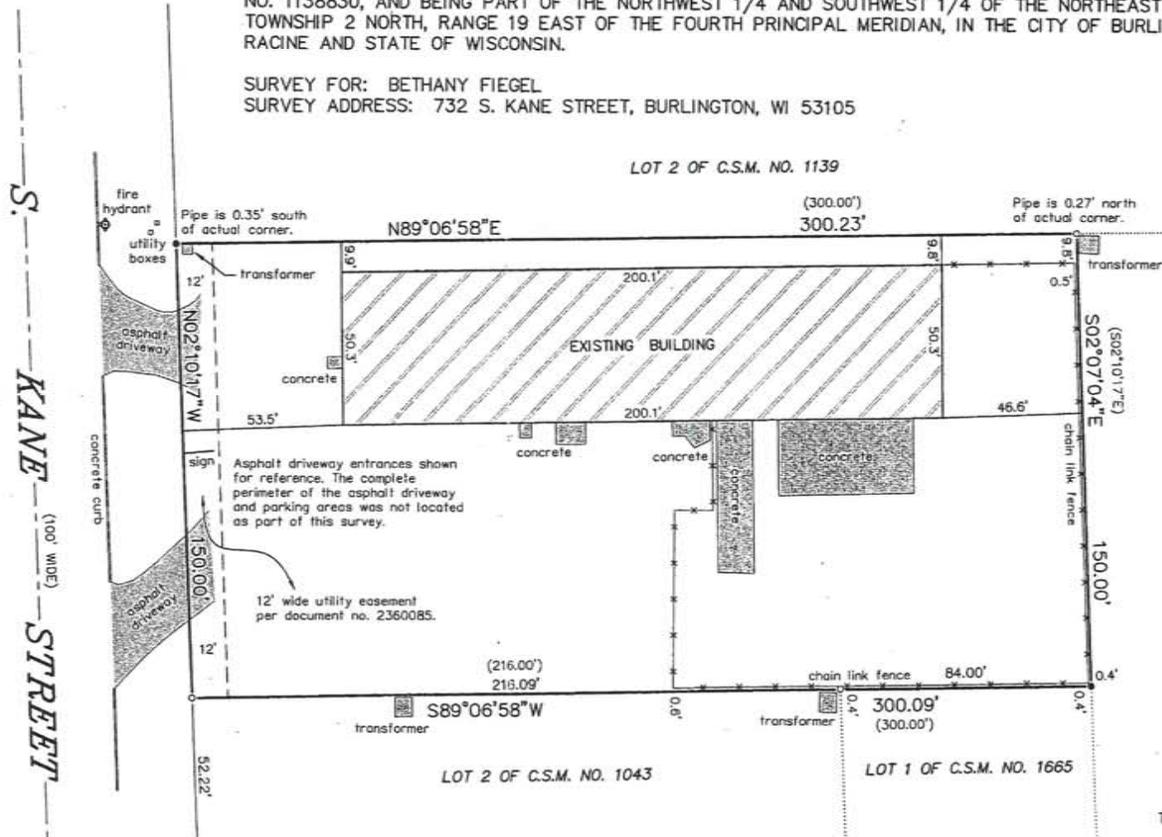
"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, 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."

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

SURVEY FOR: BETHANY FIEGEL
SURVEY ADDRESS: 732 S. KANE STREET, BURLINGTON, WI 53105

LOT 2 OF C.S.M. NO. 1139



LOT 2 OF C.S.M. NO. 1043

LOT 1 OF C.S.M. NO. 1665

LEGEND

- FOUND 1-5/16" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- () RECORDED AS



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

Thomas L. Satter
THOMAS L. SATTER S-2850

JUNE 12, 2018
DATE

051816
JOB NUMBER



732 S. Kane Street

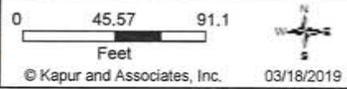


Legend

- Burlington City Limits
- Spot Elevation Points
- Spot Elevation Points Walworth
- Contours
 - Index Contour
 - Index Depression
 - Intermediate Contour
 - Intermediate Depression
- Contours Walworth
 - Index Contour
 - Index Depression
 - Intermediate Contour
 - Intermediate Depression
- Clipped Contour
- Water Point Features
 - <all other values>
 - Bend
 - Cap
 - Cross
 - Curbstop
 - Gate Valve
 - Hydrant Valve
 - Plug End
 - Reducer
 - Tee
 - Tee & Valve
 - Valve Manhole
 - Water Valve

Notes

Data on this map may or may not be accurate, current, or otherwise reliable. For reference only.





PLAN COMMISSION

ITEM NUMBER: 7E

DATE: April 9, 2019

SUBJECT: A Public Hearing for a Conditional Use application at 1157 Milwaukee Avenue.

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

PROJECT/SCOPE:

A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from Miller Motors, for property located at 1157 Milwaukee Avenue. The applicant is proposing to repurpose the existing building for use as an automotive body shop, repair center, car rental office, and vehicle storage.

ZONING:

This property is zoned as B-1, Neighborhood Business District.

RECOMMENDATION:

N/A

TIMING/IMPLEMENTATION:

This item is for a Public Hearing at the April 9, 2019 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: JHWAY LLC
Applicant: Christopher Miller
Location: 1157 Milwaukee Avenue
Zoning: B-1, Neighborhood Business District
Use: To use the property for an automotive body shop, repair center, car rental office and vehicle storage

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, APRIL 9, 2019 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, 19th day of March, 2019.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press
March 21st and March 28th, 2019



PLAN COMMISSION

ITEM NUMBER: 7F

DATE: April 9, 2019

SUBJECT: Consideration to approve a Conditional Use and Site Plan application at 1157 Milwaukee Avenue.

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

PROJECT/SCOPE:

This item is to consider approving a Conditional Use and Site Plan application from Miller Motors, for property located at 1157 Milwaukee Avenue. The applicant is proposing to repurpose the existing building for use as an automotive body shop, repair center, car rental office, and vehicle storage. The applicant also proposes improvements to the exterior of the building, including new overhead doors, windows, and siding, as well as minor adjustments to the parking lot, including adding a new dumpster location and removing some of the existing fencing and a loading dock. The new location screen dumpsters are at the rear of the property. As a part of these renovations, the existing light poles will be updated with new fixtures and the existing sign will be updated with a new face wrap. These proposed changes will not impact the existing site configuration including building location, setbacks, and landscaping.

The applicant shall submit a revised site plan that delineates which portions of the lot will be used for outdoor storage. The applicant shall also submit a revised site plan that provides an additional ADA-access aisle.

ZONING:

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

RECOMMENDATION:

Graef, Kapur & Associates, and the Burlington Fire Department recommend a conditional approval of this Conditional Use and Site Plan, subject to items listed in the March 25, 2019, April 2, 2019 and April 3, 2019 memorandums. Contingencies include for approval:

- Connecting to municipal sewer and water
- Provide detailed utility connection information
- Revise Site Plan to provide an additional ADA-access aisle
- Provide an automatic fire-extinguishing system in all spray, dip, immersing spaces, storage rooms and drying rooms

TIMING/IMPLEMENTATION:

This item is for consideration at the April 9, 2019 Plan Commission meeting. No further action is necessary.

MAP:





collaborāte / formulāte / innovāte

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: April 2, 2019

SUBJECT: Review of an Application for a Conditional Use Permit and a Site Plan Approval Application for property located at 1157 Milwaukee Avenue, Burlington, WI 53105.

A. PURPOSE

- 1) Consider for approval an Application for Conditional Use Permit and a Site Plan Approval Application for a proposed automotive body shop, repair center, car rental office, and vehicle storage to be located at 1157 Milwaukee Avenue, Burlington WI 53105.

B. RECOMMENDATION

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

1. The Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Application for a Conditional Use Permit for property located at 1157 Milwaukee Avenue, Burlington, WI 53105 pending the following:
 - a. The Applicant submits a revised site plan that delineates which portions of the lot will be used for outdoor storage in accordance with §315-26(D)(34).
2. The Plan Commission **CONDITIONALLY APPROVE** the Site Plan Approval Application for property located at 1157 Milwaukee Avenue, Burlington, WI 53105 pending the following:
 - a. The Applicant submits a revised site plan that provides an additional ADA-access aisle in accordance with §315-48(H).

C. BACKGROUND

1157 Milwaukee Avenue, LLC (Applicant) submitted an Application for a Conditional Use Permit and a Site Plan Approval Application for property located at 1157 Milwaukee Avenue, Burlington, WI 53105. These Applications propose to repurpose the existing building for use as an automotive body shop, repair center, car rental office, and vehicle storage. These Applications also propose improvements to the exterior of the building, including new overhead doors, windows, and siding, as well as minor adjustments to the parking lot, including adding a new dumpster location and removing some of the existing fencing and an existing loading dock. As a part of these renovations, the existing light poles will be updated with new fixtures and the existing sign will be updated with a new face wrap. These proposed changes will not impact the existing site configuration including building location, setbacks, and landscaping.

***Note: The Application included two site plans, one dated 3/15/19 and the other dated 2/28/19. This review considers the site plan dated 3/15/19.*



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

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

Use:

The proposed use for the property as an automotive body shop, repair center, car rental office, and vehicle storage is an acceptable conditional use within the B-1 Neighborhood District.

Building Height, Setbacks, & Yards:

The Site Plan Application does not propose any changes that will impact the building height, setbacks and yards. The existing site configuration is compliant with this section of the code.

Minimum Required Landscape Surface Ratio:

The Site Plan Application does not propose any changes that will impact the existing landscape surface ratio. The existing landscape surface ratio is 17% - the Code requires a landscape surface ratio of 25%.

Trash Dumpster and Garbage Receptacles:

The Site Plan Application proposes a new location for screen dumpsters at the rear of the property. The Applicant should provide details regarding these dumpster enclosures in compliance with §315-26(O).

Exterior Lighting Standards:

The Site Plan Application proposes to update the existing light poles with new lighting fixtures. The Applicant should provide details regarding these light fixtures, including a catalog page and details regarding their mounting method.

The lighting plan submitted with the Site Plan Application indicates that at the northern portion of the property there is a location on the property line that is 2.1 foot-candles, which is in excess of the limit of 2 foot-candles. Considering the level of excess and the neighboring uses to this property, and that the Applicant is proposing to reuse the existing lighting poles in their present location, it is our opinion that the 2-foot-candle limit should be waived.

Signage Requirements:

The Site Plan Application proposes to update the existing monument sign with a new face wrap to reflect the new building use. The location of this monument sign will remain in its existing location. The Site Plan Application also propose to add wall signage to the building façade, using the "Miller Motors Body Shop" sign as seen on their existing property. The Applicant should provide details for both of these signs in accordance with Article VII: Signs.

Outdoor Display of Merchandise:

These Applications propose to allow for outdoor vehicle storage adjacent to the building at this property. Outdoor display of merchandise is an allowable conditional use within the B-1 District. The submitted Site Plan does delineate which portions of the lot will be used for outdoor storage. A revised Site Plan should be submitted that shows the portions that will be used for outdoor storage in accordance with §315-26(D)(34).



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E. COMPLIANCE WITH §315-130 CONDITIONAL USE PERMIT

The Application for a Conditional Use Permit is compliant with this section of the Code.

F. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES, & LANDSCAPING

The Site Plan Application proposes to repave the existing parking lot and to repaint the parking spaces. No changes to the location of paved surfaces are proposed, and the existing landscaping will remain as-is.

ADA-Accessible Parking Spaces:

The Site Plan indicates that 104 parking spaces will be provided. Per Table 4, this requires the parking lot to include four accessible parking spaces with 60-inch access aisles and one accessible parking space with a 96-inch access aisle. The Site Plan shows five ADA-accessible parking spaces are provided, though only four of these spaces have the associated access aisles. The Applicant should revise the Site Plan to address this issue.

Parking Spaces Provided:

The Site Plan indicates that 104 parking spaces will be provided. The proposed uses for this property involve vehicle repair shop, auto sales, car rental office, vehicle storage, and repair center. Though the portions of the property that will be used for each of these uses is not immediately evident, it is clear this property will have ample parking for the proposed uses.

A strict interpretation of Table 5 indicates that 85 total parking stalls are required for the proposed uses:

- Vehicle Repair Shop: 4 spaces / service bay
[8 bays are proposed: 32 spaces required]
- Auto Sales: 2 spaces / 1,000 SF of floor area + 1 space / 1,500 SF of outdoor vehicle display
[13,820 SF of floor area: 28 spaces; 38,000 is proposed: 25 spaces required]

Driveway Access:

The Site Plan shows an existing driveway that is 33'-6" wide. This section of the Code requires driveways to not exceed 30' at the street line. The Site Plan application proposes no changes to the location or dimensions of this driveway.

Landscaping:

The Site Plan proposes no changes to the existing landscaping. Per Table 7, no bufferyard is required for this property.

G. COMPLIANCE WITH ARTICLE VII: SIGNS

The Site Plan Application indicates that the property will have two signs: the existing monument sign, which will be refaced, and a wall sign to be located on the front of the building. Though the location of the existing monument sign will not change, if any changes to the design, logo, or wording of the sign are proposed then a full sign review will be required for this sign and the Applicant should provide details regarding the dimensions, materials, and design of this sign. Though a picture of the wall sign is included in the Site Plan Application, no details regarding the dimensions of this wall sign are provided – the Applicant should provide details regarding the dimensions in accordance with Article VII: signs.

To: Kristine Anderson, Plan Commission **Date:** March 25, 2019
From: Greg Governatori
CC: Carina Walters, Megan Watkins Gregory Guidry, Peter Riggs
Subject: 1157 Milwaukee Avenue

BACKGROUND AND REQUEST:

A conditional use and site plan approval application was submitted on March 15, 2019 for relocation of Miller Motors body shop to the proposed location. The proposed improvements include new water and sewer services, repairs to and seal coating of existing asphalt areas, and improvements to the existing structure.

The following plans were submitted for review:

- Miller Motors-Body Shop Relocation prepared by Stelling & Associates, LTD. for JHWAY LLC dated 03-15-19 sheets 1-7 of 7.

Comments:

- The parcel in question is currently on well and septic. The proposed project is required to connect to City water and sanitary sewer systems. Please provide details of the proposed connections. Existing utilities must be located and shown on the plans. Detailed utility connection information is required.
- The proposed improvements specify repair and seal-coating of the existing asphalt. Please note that if improvements to the parking lot ultimately include redesign or rebuilding then Section 315-48 of the Zoning Ordinance will apply. This provision includes specific landscape requirements for off-street parking lots.
- The project proposes no change to the impervious area of the property. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for re-development sites in excess of one acre. *Post construction storm water management will not be required for this project. If redesigning or reconstruction of the parking lot is proposed storm water provisions will required. (Seal coating and restriping is not considered reconstruction)*

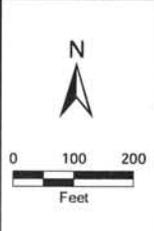
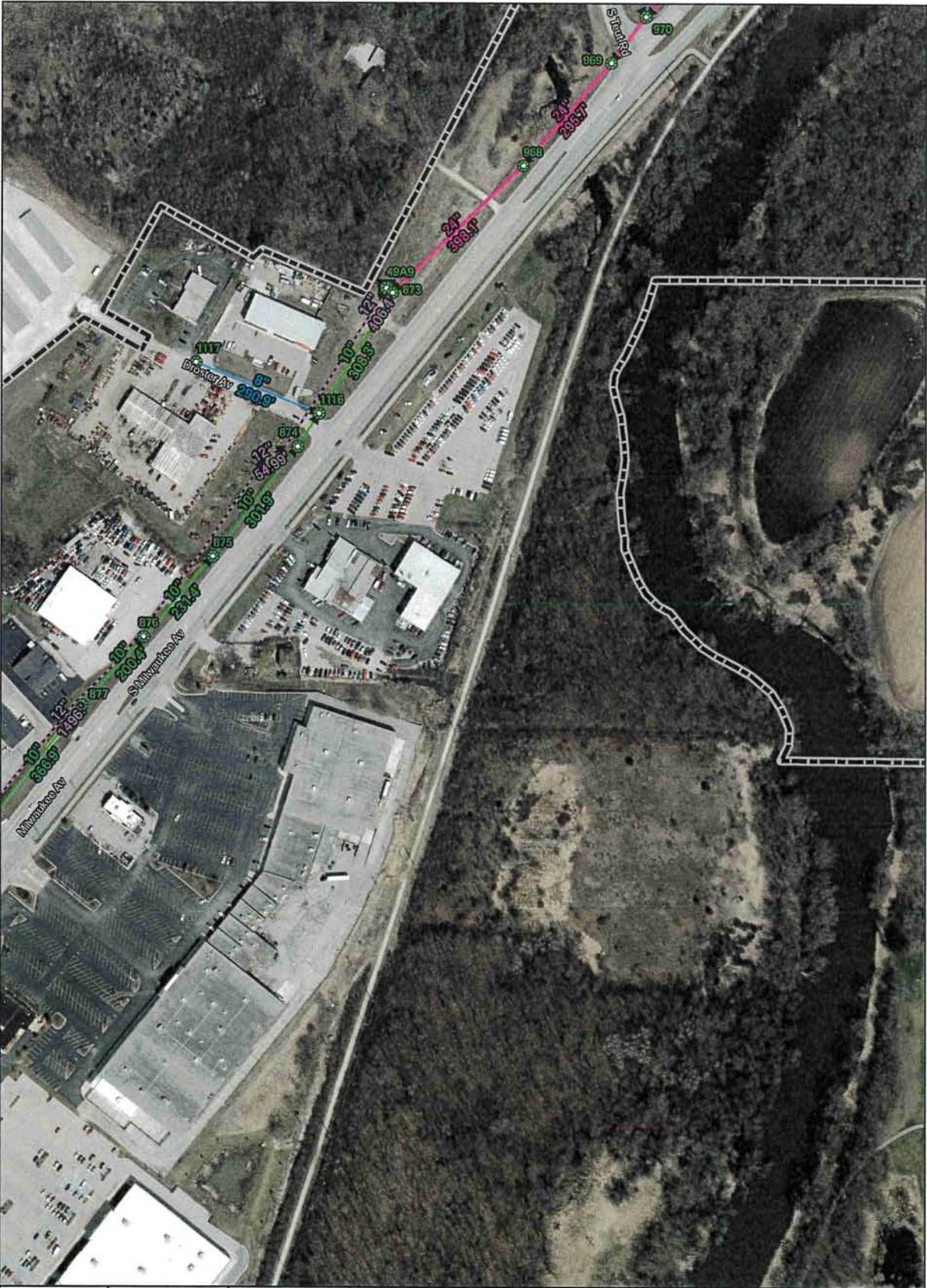
We recommend the above comments be addressed prior to approval of the site plan for Miller Motors-Body Shop Relocation at 1157 Milwaukee Avenue.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the applicant 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.

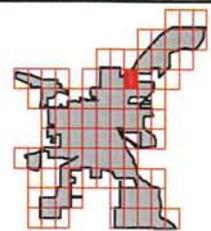
Kapur & Associates, Inc. ~ 1124 S. Pine Street ~ Burlington, WI 53105 ~ www.kapurengineers.com

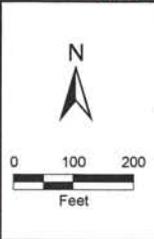
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City of Burlington Sanitary Sewer System

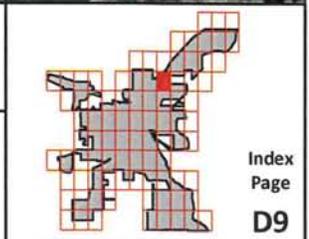
- | | | | |
|--|-----------------|--|------------------|
| | Lift Station | | 10" Gravity Main |
| | Manhole | | 12" Force Main |
| | 8" Gravity Main | | 24" Gravity Main |





City of Burlington Water System

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Hydrants Valves Wells | <ul style="list-style-type: none"> Towers Water Main Main - Private | <ul style="list-style-type: none"> Hydrant Lead Service Lateral |
|--|---|---|



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MEMORANDUM

TO: Plan Commission
City of Burlington

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

DATE: April 3, 2019

SUBJECT: Review of Conditional Use and Site Plan Application for the property located at 1157 Milwaukee Ave to use for an automotive body shop, repair center, car rental office and vehicle storage.

A. PURPOSE

Consider for approval the Conditional Use and Site Plan Application for the property located at 1157 Milwaukee Ave to use for an automotive body shop, repair center, car rental office and vehicle storage.

B. BACKGROUND

Miller Motors submitted a Conditional Use and Site Plan Application for the property located at 1157 Milwaukee Ave to use for an automotive body shop, repair center, car rental office and vehicle storage.

C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

Potential code requirements are as follows:

1. IBC 903.2.9.1 Repair Garages: An automatic sprinkler systems hall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown: (2) Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet.
2. IBC 903.2.9.1 Repair Garages: An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown: (4) A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet.

3. IBC 416.5 Application of Flammable Finishes Fire Protection: An automatic fire-extinguishing system shall be provided in all spray, dip and immersing spaces and storage rooms and shall be installed in accordance with Chapter 9.
4. IBC 417.4 Drying Rooms Fire Protection: Drying rooms designed for high-hazard materials and processes, including special occupancies as provided for in Chapter 4, shall be protected by an approved automatic fire-extinguishing system complying with the provisions of Chapter 9.

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 Conditional Use and Site Plan Application for the property located at 1157 Milwaukee Ave to use for an automotive body shop, repair center, car rental office and vehicle storage, based on the following:

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



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

APPLICATION FOR A CONDITIONAL
USE PERMIT

| | |
|-----------------------|---------|
| FOR OFFICIAL USE ONLY | |
| Date Filed | 3/15/19 |
| Received by | KA |

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 1157 Milwaukee Avenue, LLC
Phone No. 888-449-0974

Applicant's Address 1196 Milwaukee Avenue, Burlington, WI 53105
Applicant's Email Address chrism@millermotorsales.com
Owner of the site JHWAY LLC
Phone No. 262-993-6801
Owner's address N7119 Honey Creek Road, Burlington, WI 53105

DESCRIPTION OF THE SUBJECT SITE

Business name JHWAY LLC
Address 1157 Milwaukee Avenue, Burlington, WI 53105
Or if no address exists: Parcel Identification No. _____
Existing Zoning classification B-1
Description of the proposed use automotive body shop, repair center, car rental office and vehicle storage
Number of employees / Hours of operation 10 / M-Th 7:00 a.m. to 8:00 p.m.; F 7:00 a.m. to 6:00 p.m.; Sat. 7:00 a.m. to 4:00 p.m.

**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.

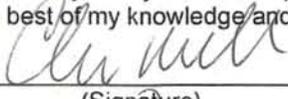
If municipal sewage service or water service is not available, a plan shall be approved by the City Engineer who shall certify in writing that satisfactory, adequate and safe sewage disposal and/or a safe supply of water, is possible on the site as proposed by the plan in accordance with applicable local,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

Additional information

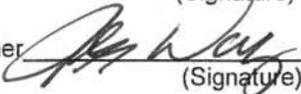
Reason for requesting a Conditional Use:

Due diligence in effort to purchase Subject Property. Miller Motors Inc. will move its body shop, portion of repair shop and vehicle rental portion of business to Subject Property. The Applicant only requires the conditional use to be issued if the Applicant successfully closes on acquisition of the Subject Property. In the event that the Applicant does not close on the Subject Property, would request that the conditional use permit not be issued. Requiring conditional approval at this point subject to acquiring the Subject Property.

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)

1157 Milwaukee Avenue, LLC by Christopher N. Miller
(Print)

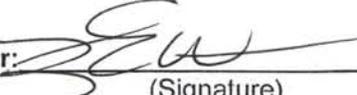
Owner 
(Signature)

JHWAY LLC by Jeffrey H. Way
(Print)

Date: 3-15-2019

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: 3/18/19



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

OFFICE USE ONLY
DATE FILED: 3/15/19
RECEIVED BY: KA
AMT. PAID: 500-

SITE PLAN APPROVAL APPLICATION

APPLICATION FEE: \$500 Deposit +/- Actual Cost

Per Section §315-137, no person shall commence any use or erect any structure, with the exception of single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of a detailed site plan(s) as set forth in this section. The Plan Commission shall review the site, natural resource features of the site, site intensity of use, building location, density of dwelling units, floor area, impervious surface area, existing and proposed structures, architectural plans, neighboring uses, potential impacts upon neighboring uses, utilization of landscaping and open space, off-street parking and loading areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

View specific Site Plan requirements online at <https://ecode360.com/9753926>

Applicant Information

Property Address 1157 Milwaukee Avenue, Burlington, WI 53105
Applicant Name 1157 Milwaukee Avenue, LLC
Applicant Address 1196 Milwaukee Avenue, Burlington, WI 53105
Applicant Email chrism@millermotorsales.com Phone Number 262-210-0922

Owner Name JHWAY LLC
Owner Address 1196 Milwaukee Avenue, Burlington, WI 53105
Owner Email chrism@millermotorsales.com Phone Number 262-210-0922

Architect/Contractor/Designer Name Tom Stelling - Stelling & Associates Architects, Ltd.
Architect/Contractor/Designer Email thomas_s@stelarchit.com; Phone Number 262-763-8725

Type of Construction: New Addition Remodel
Type of Development: Commercial Industrial Residential
Type of Business (if applicable) Auto Body/Auto Repair/Auto Rental

Description of the Project: Conditional Use application has been filed for this site, based on its approval Miller Motors will relocate their existing Body Shop /Auto Repair / Auto - Vehicle Rental facility to this location.

The site and facility will then be remodeled to meet the needs of Miller Motors. Repairs to the paved areas, seal coating and re-striping. The existing exterior East / Hwy 36 side elevation will be reworked/ repaired and minor reconfiguration. Interior layout of space will also be

completed, adding additional overhead doors, air compressor, restroom facilities, Office with waiting area, Break Room and Estimating Bay. New sewer and water services will be added. A request has been made to reuse the existing sign system.

Detailed Site Plan must include the following information:

Please check each item to ensure you include the required information

- | | |
|--|---|
| <input checked="" type="checkbox"/> Project title and date | <input checked="" type="checkbox"/> Location and purpose of each building |
| <input checked="" type="checkbox"/> Owner's/developer's name/address | <input type="checkbox"/> Development staging that is planned |
| <input checked="" type="checkbox"/> Architect's name/ address | <input checked="" type="checkbox"/> Existing and proposed topography |
| <input checked="" type="checkbox"/> Scale and north arrow | <input type="checkbox"/> Grading plan and soil data may be requested |
| <input checked="" type="checkbox"/> Property boundaries and dimensions | <input checked="" type="checkbox"/> Building and yard setbacks |
| <input checked="" type="checkbox"/> Abutting property zoning | <input checked="" type="checkbox"/> Existing and proposed street names (if applicable) |
| <input checked="" type="checkbox"/> Off-street parking spaces & handicap parking | <input checked="" type="checkbox"/> Driveway locations of adjoining properties |
| <input type="checkbox"/> Density of residential units | <input checked="" type="checkbox"/> Existing/proposed right-of-way or reservations |
| <input checked="" type="checkbox"/> Landscape plan and greenspace | <input checked="" type="checkbox"/> Easements for access (if applicable) |
| <input checked="" type="checkbox"/> Signs – type, size and locations | <input checked="" type="checkbox"/> Ingress/egress and highway access (with dimensions) |
| <input checked="" type="checkbox"/> Building height and dimensions | <input checked="" type="checkbox"/> Pedestrian sidewalks and walkways |
| <input type="checkbox"/> Elevations of new structures | <input type="checkbox"/> Environmental corridors/natural resource features |
| <input checked="" type="checkbox"/> New building materials | <input checked="" type="checkbox"/> Bufferyards |
| <input checked="" type="checkbox"/> Outdoor lighting plan and photometrics | <input checked="" type="checkbox"/> Existing/proposed sanitary sewer and water mains |
| <input checked="" type="checkbox"/> Handicap accessibility | <input type="checkbox"/> Existing/proposed storm sewers |
| <input checked="" type="checkbox"/> Fencing, screening and dumpster locations | <input type="checkbox"/> Stormwater management plan |
| <input type="checkbox"/> Fire lanes | <input type="checkbox"/> Erosion control plan |

Please complete the following questions:

Building & Zoning Department

- Current Zoning District: B-1
- Permitted Use? YES / NO Conditional Use? YES / NO
- Is a Rezone required? YES / NO If Yes, Proposed Zoning: _____
- Is a Land Division required? YES / NO
- Is property in the Historic District? YES / NO
- Will there be signage? YES / NO What type (mounted, freestanding): Freestanding and wall mounted
- What kind of noise or level of noise will the property have? As associated with Use approx. 90 dB max
- Hours of operation 7:30am - 8:00pm M-Th, 7:30am - 6:00pm F, 7:30am - 4:00pm Sat, Closed Sunday

Engineering

- Storm water management provisions provided? YES / NO
- Estimated Traffic impacts: This use matches existing use
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement: TBD based on Fire Protection Requirements
- Estimated daily water usage in gallons per day: Minimal
- Estimated maximum water flow in gallons per minute: TBD
- Number of bathrooms: TWO
- Brief description of process (if Industrial): Body Repair work associated detailing Auto Repair as it relates. Rental Office

If the development is a multi-family dwelling, please provide the following:

- Number of units: N/A
- Number of bedrooms in each unit: N/A
- Water service size requirement: N/A

Police Department

- Will construction affect street usage such as parking or intersections? YES / NO
- Will additional security and surveillance be required? YES / NO
- What are the hours of operation? 7:30 am - 8:00pm M-TH, 7:30 am - 6:00pm F, 7:30am - 4:00pm Sat, closed Sunday
- Are you selling or serving alcohol and/or tobacco products? no

Fire Department

- Square footage of building(s): 15,590 Under Roof of which 1,770 square feet is open Canopy
- Number of Floors: 1
- Occupant Load: Based on Square Footage and Use: Office Area @ 100 sq. ft. per person and Automotive Body Shop @ 300 sq. ft. per person Total = 63 persons
- Description of business model and/or process: Automobile body shop, automobile repair and vehicle rentals

- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*
No Mixed Use

| Occupancy Category | NFPA 101/5000 (Occupancy Type) | IBC (Group) | Examples |
|-------------------------------|--|--------------------|---|
| Assembly | Assembly | A-1 | Fixed seating, production/viewing |
| | | A-2 | Restaurants, Nightclubs |
| | | A-3 | Other assembly (gyms, museums) |
| | | A-4 | Arenas, pools |
| | | A-5 | Bleachers, grandstands |
| Business | Business | B | Offices, dentists' offices, city halls |
| Educational | Educational | E | Schools ≤ grade 12 |
| Industrial | Industrial | F-1 | Factories with moderate hazards |
| | | F-2 | Factories with low hazard (bricks, glass) |
| Storage | Storage | S-1 | Storage with moderate hazards (furniture) |
| | | S-2 | Storage with low hazards (canned goods) |
| High Hazard | Occupancy Type + hazardous contents requirements | H-1 | Detonation hazard (explosives) |
| | | H-2 | Accelerated burning hazard (flamm. Gasses) |
| | | H-3 | Supported combustion hazard (flamm. Solids) |
| | | H-4 | Health hazards |
| | | H-5 | Semiconductor fabrications |
| Medical Care/Institutional | Healthcare (4+ patients) | I-2 (>5 patients) | Inpatient (24 hr) care, nursing homes |
| Board & Care | Residential Board & Care (4+ persons) | I-1 (>16 persons) | Personal care services and lodging |
| Day-Care | Day-Care (4+ clients) | I-4 (>5 persons) | Care and supervision (>24 hr) |
| Detention & Correctional | Detention & Correctional (1+ persons) | I-3 (>5 persons) | Occupants under restraint or security |
| Mercantile | Mercantile | M | Display, sale of goods (retail) |
| Residential | Hotel & Dormitories | R-1 | Hotels, Motels (transient use) |
| | | R-2 | Dormitories |
| | | | Apartments |
| | | R-3 | Boarding |
| | | R-4 (5-16 persons) | Board & Care, rehab facilities |
| Special Structures | Occupancy Type + Special Structure provisions | Group U | Towers, tanks |

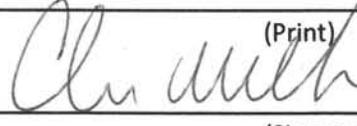
Owner: JHWAY LLC. - Jeff Way
(Print)

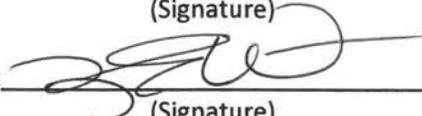
Date: 3-15-2019

Owner: 
(Signature)

Applicant: 1157 Milwaukee Avenue, LLC - Chris Miller
(Print)

Date: 3/15/2019

Applicant: 
(Signature)

Zoning Administrator: 
(Signature)

Date: 3/18/19



**STELLING & ASSOCIATES
ARCHITECTS, LTD.**

March 15, 2019

Plan Commission
City of Burlington
300 North Pine Street
Burlington, Wisconsin 53105

RE: 1157 Milwaukee Avenue
Burlington, Wisconsin
New Conditional Use Application
Site Plan Approval Application

Commissioners,

Today on behalf of a potential buyer (1157 Milwaukee Avenue, LLC) of the aforementioned facility, we submit to you for your consideration a Conditional Use and Site Plan Applications.

One of the conditions of the purchase of this property is to determine the acceptability of the sale and proposed use for the JHWAY LLC property at; 1157 Milwaukee Ave., Burlington to allow for the relocation of the Miller Motors Body Shop/Auto Repair/Rental facility by: 1157 Milwaukee Avenue, LLC. This Body Shop/Repair/Rental operation is part of the existing Miller Motors Facility at 1197 Milwaukee Avenue. The move would provide Miller Motors with additional Body Shop/Auto Repair/Rental Space. This site offers both additional building space for our needs and additional site space for expanding the current business.

If acceptable and if conditions are limited to the following, we believe this to be an improvement to Miller Motors Body Shop's visibility and customer services. This site offers many positives as far as location, but challenges in the rehabilitation of the aging facility located on the 1157 Milwaukee Ave site. If the transformation costs become too limiting we will need to reconsider.

The following is our understanding of what will need to be addressed by the Planning Commission:

1. Conditional Use Permit:
 - a. As is site greenspace (17% in lieu of required 25%)
 - b. Existing Pole Sign Location – this is addressed in the notes on Site Plan AS103 submittal
 - c. Building Condition
 - d. Access to Site
 - e. Existing Stormwater Management
 - f. Proposed Upgrades and Building modification for the continuing use by new user Miller Motors

2. Site Plan Approval:

a. The Site Plan package outlines existing conditions and proposed changes. They include these items:

- i. Repair, seal coating and striping of all existing paved surfaces. Code Conforming* add ADA stalls as defined.
- ii. Maintaining existing cross access driveway to the Carpet Store to the west
- iii. Providing for new security Lighting Plan for the site (in process at time of this letter)
 1. Use of existing foundations is desirable – dusk to dawn lighting
 2. New building wall mounted security and open hours service lighting to be replaced - Astronomical Time Clock may be used to control building lighting
- iv. Removal of a portion of the existing fencing and repair to the balance
- v. New dumpster location indicated on site plan
- vi. Additional overhead door will be added for the operational needs and replacement of existing doors as required
- vii. No Erosion Control or Stormwater Management is anticipated (this has been discussed with Kapur)*
- viii. Existing signage pole to remain with updates and new faces. The conditions of this pole sign will need to be reviewed and addressed; however, location is essential for maximum visibility to this site which is significantly below Hwy 36.
- ix. Existing on-site vehicles and scrap components will be removed and site will be cleaned up.
- x. Existing loading dock on northeast corner. Once opened up may need to be improved or eliminated (1157 Milwaukee Avenue, LLC – Choice)
- xi. Building will require new sewer and water service. Currently it is on well and septic (somewhere on site). It is currently turned off.
 1. Sanitary sewer available on the property side of Hwy 36, we will connect
 2. Water main (unfortunately) on opposite side of Hwy 36 and Hwy will need to be bored. The size of line has yet to be determined. This is pending on buildings needs and fire protection determination.

b. Building Updates:

- i. This is NOT a Change-in-Use as seen by building codes (IBC and IEBC). At this time we will be repairing renovating and remodeling under the current building code IEBC and IBC as determined by the extent of the required and desired work on the building. The following is a preliminary outline of work anticipated at this time. Due to the extent of storage in the building a total assessment may not be made until it has been cleared of current assets.
 1. Façade Repair and/or Replace
 - a. Replace with new insulated panels (Hwy 36 side)
 - b. Repair and replaced damage skin (metal sheathing)
 - c. Paint as needed
 - d. Structural repairs as determined
 - e. Add additional overhead door as indicated on the preliminary plans

- f. Repair and replace the front window/door, storefront assemble.
2. Roof evaluation and Repair/Restore/Replace as needed
3. Interior remodeling and repairs
 - a. New sewer and water service
 - b. General remodeling of existing spaces
 - c. New toilet rooms
 - d. New office/waiting area (for estimating and rental)
 - e. Break room
 - f. Compressor room
 - g. Parts and tool storage rooms and defined storage areas
 - h. Spray booths relocation
 - i. Frame alignment rack relocation
 - j. Interior damage estimating stall
 - k. New building access points for product and flow
 - l. Updated electrical
 - m. Updated mechanicals

*After discussions with City Staff and its consultants on Tuesday, March 12, 2019 it became clear that if we modify the existing site configuration the design change would by Ordinance require a complete compliance to the current ordinance. This is not our intent; complete ordinance compliance as if new development may cause more expense than our current budget projections will accommodate.

- Parking capacity exceeds building needs at this time and once the paved area is re-stripped which will define and limit normal vehicle parking; however, there may be times when the amount and configuration of the parking will be changed and exceeded the capacity that is defined. This will be only for a temporary period of time; this can be explained in greater detail in the site plan review presentation.

After your initial review, please call with questions.

Respectfully submitted,

Thomas E. Stelling

Thomas E. Stelling
Architect

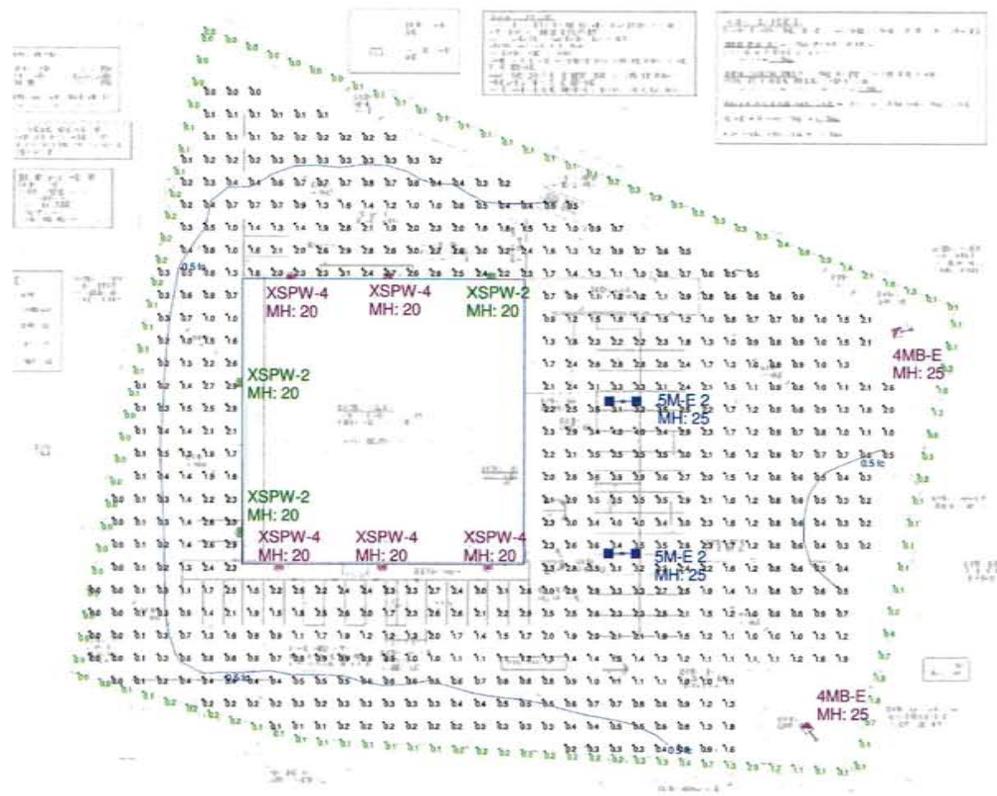
| Symbol | Qty | Label | Arrangement | LMF | Lum. Lumens | Lum. Watts | Part Number |
|--------|-----|--------|-------------|-------|-------------|------------|--------------------------------|
| 4MB-E | 2 | 4MB-E | SINGLE | 0.990 | 3359 | 134 | ARE-EDG-4MB-04-06-E...-700-40K |
| 5M-E-2 | 2 | 5M-E-2 | D180° | 0.990 | 13070 | 134 | ARE-EDG-5M-04-06-E...-700-40K |
| XSPW-2 | 3 | XSPW-2 | SINGLE | 0.980 | 6100 | 47 | XSPW-S-WM-2ME-6L-40K... |
| XSPW-4 | 5 | XSPW-4 | SINGLE | 0.980 | 6100 | 47 | XSPW-S-WM-4ME-6L-40K... |

| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---------------|-------|------|-----|-----|---------|---------|
| Calc/Pts | Fc | 1.34 | 4.0 | 0.0 | N.A. | N.A. |
| Property Line | Fc | 0.29 | 2.1 | 0.0 | N.A. | N.A. |

Fixtures to be mounted on existing poles.

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

NOTE
GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS



STELLING & ASSOCIATES ARCHITECTS, LTD.
1000 MILWAUKEE AVENUE
BURLINGTON, WI 53105
TEL: 608.441.1111
FAX: 608.441.1111

COMMERCIAL REMODEL
1157 MILWAUKEE AVENUE, LLC
MILLER MOTORS-BODY SHOP RELOCATION
1157 MILWAUKEE AVENUE
MILWAUKEE, WI 53105

PRELIMINARY LIGHTING PLAN

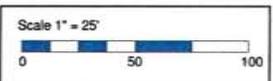
CONDITIONAL USE AND SITE PLAN APPROVAL 3-15-19



Simulation results shown on this lighting layout are based on predicted performance of CREE fixtures. Actual performance may vary due to site conditions, fixture placement, and other factors. The customer is responsible for verifying the accuracy of the lighting layout and for ensuring that all applicable electrical and safety codes are followed.

Project Name: Miller Motors - 1157 Milwaukee Ave., Burlington, WI 53105
SR-36153 | Footcandles calculated at grade | Filename: 190325JB1CIS.AGI

Layout By: Chris Schiltz
Date: 3/25/2019



DATE: 03-15-19
PROJECT NUMBER: 19005
SHEET NUMBER: A101

PROJECT:
MILLER MOTORS-BODY SHOP RELOCATION

PROJECT LOCATION:
**1157 MILWAUKEE AVE
 BURLINGTON, WI 53105**

PROJECT FOR:
1157 MILWAUKEE AVENUE, LLC.

ARCHITECT:
STELLING & ASSOCIATES ARCHITECTS, LTD.
 181 WEST CHESTNUT STREET
 BURLINGTON, WI 53105

PROPERTY OWNER:
JHWAY LLC
 N7119 HONEY CREEK ROAD
 BURLINGTON, WI 53105



CONDITIONAL USE AND SITE PLAN APPROVAL

INDEX OF DRAWINGS

- T1 TITLE SHEET, SITE LOCATOR MAP AND CODE DATA
- AS100 EXISTING SITE PLAN
- AS103 PROPOSED SITE PLAN
- A100 PRELIMINARY REMODELING PLAN
- A101 PRELIMINARY LIGHTING PLAN
- A400 ELEVATIONS - PRELIMINARY AFTER REMODELING
- R100 ISOMETRICS

STELLING & ASSOCIATES ARCHITECTS, LTD.
 181 W. CHESTNUT STREET P.O. BOX 506
 BURLINGTON, WI 53105
 TELEPHONE (262) 763-9728 FAX (262) 763-1971

PROJECT DESCRIPTION:
COMMERCIAL REMODEL
 PROJECT FOR:
**1157 MILWAUKEE AVENUE, LLC
 MILLER MOTORS-BODY SHOP RELOCATION**
 1157 MILWAUKEE AVENUE
 BURLINGTON, WI 53105

DRAWING DESCRIPTION:
TITLE SHEET, SITE LOCATOR MAP AND CODE DATA

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CONDITIONAL USE AND SITE PLAN APPROVAL
 3-15-19

REVISIONS:
 APPROVED:
 DRAWN BY: **CR**
 DATE: **03-15-19**
 ARCHITECTS PROJECT NUMBER: **19005**

SHEET NUMBER:
T1
 1 OF 7

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD
 ALL ANGLES TO BE AS SHOWN UNLESS OTHERWISE NOTED ON DRAWINGS
 DO NOT SCALE FROM DRAWINGS
 IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY

**PLAT OF SURVEY
-OF-**

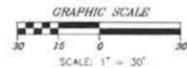
PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 19 EAST, TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 28, RUN THENCE NORTH 01'04" EAST ALONG THE WEST LINE OF SAID SECTION 895.25 FEET, THENCE NORTH 57'00" EAST 536.58 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 57'00" EAST 353.64 FEET TO AN IRON PIPE, THENCE SOUTH 41'15" EAST 200.00 FEET TO AN IRON PIPE ON THE WESTERLY LINE OF S.T.H. 36, THENCE SOUTH 37'15" WEST ALONG SAID RIGHT-OF-WAY LINE 241.59 FEET TO AN IRON PIPE; THENCE SOUTH 58'45" WEST ALONG SAID RIGHT-OF-WAY LINE 113.62 FEET TO AN IRON PIPE, THENCE NORTH 41'15" WEST 290.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.056 ACRES MORE OR LESS.

SURVEY FOR: ATTORNEY TODD TERRY
SURVEY LOCATION: 1157 MILWAUKEE AVENUE

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

NOTE: PAVEMENT SHOWN PER PREVIOUS SURVEY BY THIS OFFICE (DATED APRIL 12, 2007, UNABLE TO RELOCATE DUE TO ADVERSE SNOW AND ICE CONDITIONS).

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE USE OF THIS SITE.



LEGEND

- FOUND IRON PIPE
- SET IRON PIPE
- ⊕ FOUND IRON ROD
- () RECORDED AS
- ⊕ UTILITY POLE
- LIGHT POLE
- ⊕ SIGN POST
- LIGHT
- STREET LAMP

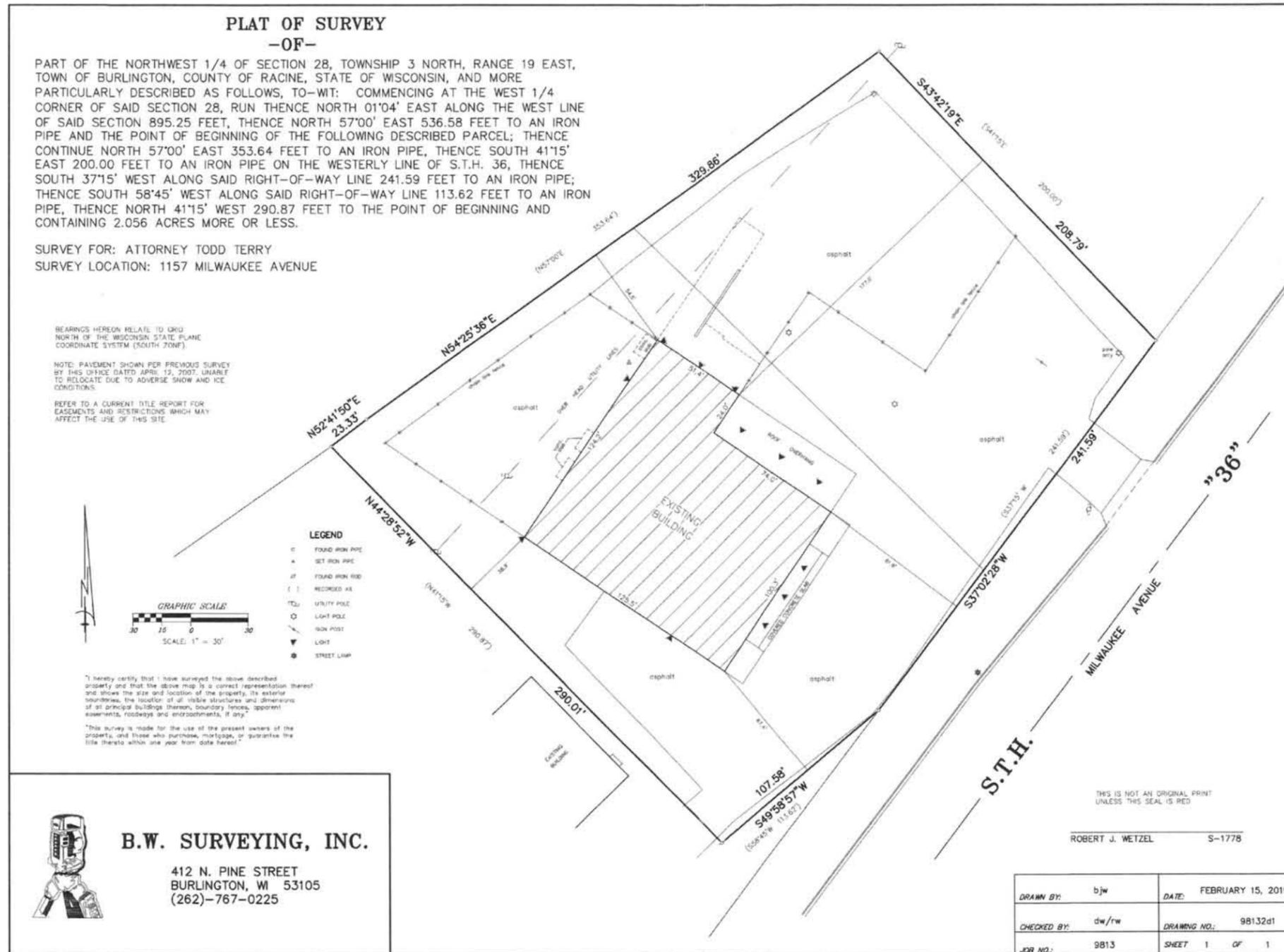
"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and show the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary lines, 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."



B.W. SURVEYING, INC.

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



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED

ROBERT J. WETZEL S-1778

| | | | |
|-------------|-------|--------------|-------------------|
| DRAWN BY: | bjw | DATE: | FEBRUARY 15, 2019 |
| CHECKED BY: | dw/rw | DRAWING NO.: | 98132d1 |
| JOB NO.: | 9813 | SHEET | 1 OF 1 |

1 EXISTING SITE PLAN
1"=30'-0"

NOTE
GENERAL CONTRACTOR TO CONFIRM ALL EXISTING CONDITIONS AND REVIEW RESIDENCE. IF QUESTIONS ARISE, CONTACT ARCHITECT/OWNER PRIOR TO CONSTRUCTION

NOTE
CONTRACTOR TO VERIFY WINDOW SIZES WITH OWNER AND UDC EGRESS AND LIGHT REQUIREMENTS

NOTE
GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS

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ALL ANGLES TO BE IN DEGREES UNLESS OTHERWISE NOTED ON DRAWINGS
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181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9728 FAX: (262) 763-1971

PROJECT DESCRIPTION:
COMMERCIAL REMODEL
PROJECT FOR:
MILLER MOTORS-BODY SHOP RELOCATION
1157 MILWAUKEE AVENUE
BURLINGTON, WI 53105

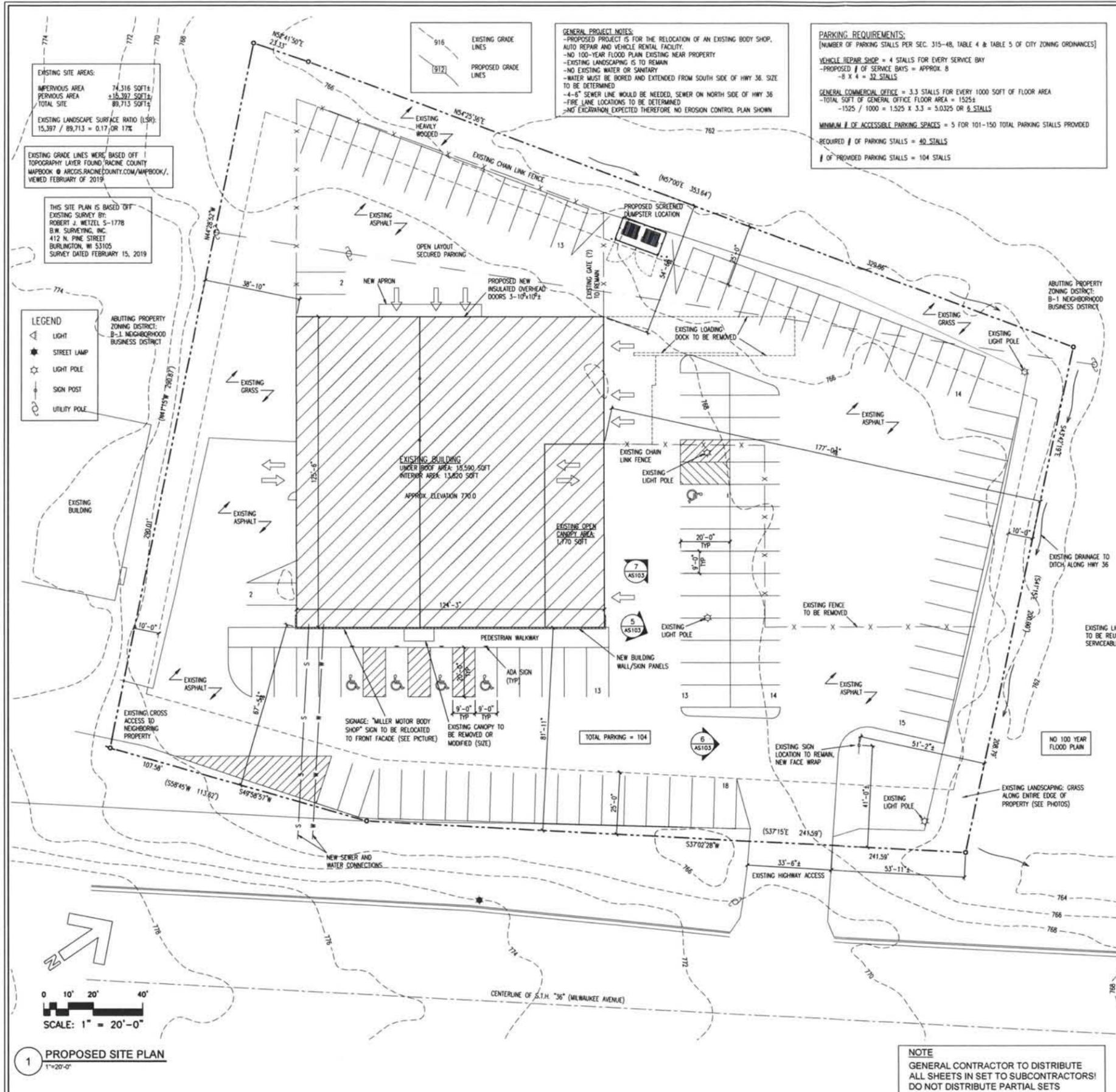
DRAWING DESCRIPTION:
EXISTING SITE PLAN

OWNER'S USE OF DOCUMENTS:
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CONDITIONAL USE AND SITE PLAN APPROVAL
3-15-19

REVISIONS:
APPROVED:
DRAWN BY:
CR
DATE:
03-15-19
ARCHITECT:
PROJECT NUMBER:
19005
SHEET NUMBER:

AS100
2 OF 7



EXISTING SITE AREAS:
 IMPERVIOUS AREA 74,316 SQFT
 PERVIOUS AREA 15,397 SQFT
 TOTAL SITE 89,713 SQFT
 EXISTING LANDSCAPE SURFACE RATIO (LSR) 15,397 / 89,713 = 0.17, OR 17%

EXISTING GRADE LINES WERE BASED OFF TOPOGRAPHY LAYER FOUND RACINE COUNTY MAPBOOK @ ARCS.RACINECOUNTY.COM/MAPBOOK/, VIEWED FEBRUARY OF 2019

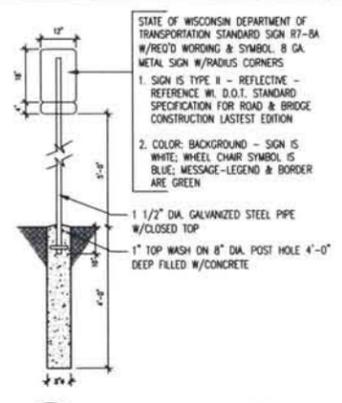
THIS SITE PLAN IS BASED OFF EXISTING SURVEY BY: ROBERT J. WETZEL S-1778 B.W. SURVEYING, INC. 412 N. PINE STREET BURLINGTON, WI 53105 SURVEY DATED FEBRUARY 15, 2019

- LEGEND**
- ▲ LIGHT
 - STREET LAMP
 - ☆ LIGHT POLE
 - SIGN POST
 - UTILITY POLE

ABUTTING PROPERTY ZONING DISTRICT: B-1 NEIGHBORHOOD BUSINESS DISTRICT

GENERAL PROJECT NOTES:
 -PROPOSED PROJECT IS FOR THE RELOCATION OF AN EXISTING BODY SHOP, AUTO REPAIR AND VEHICLE RENTAL FACILITY.
 -NO 100-YEAR FLOOD PLAN EXISTING NEAR PROPERTY
 -EXISTING LANDSCAPING IS TO REMAIN
 -NO EXISTING WATER OR SANITARY
 -WATER MUST BE BORED AND EXTENDED FROM SOUTH SIDE OF HWY 36. SIZE TO BE DETERMINED
 -4'-6" SEWER LINE WOULD BE NEEDED, SEWER ON NORTH SIDE OF HWY 36
 -FIRE LINE LOCATIONS TO BE DETERMINED
 -NO EXCAVATION EXPECTED THEREFORE NO EROSION CONTROL PLAN SHOWN

PARKING REQUIREMENTS:
 [NUMBER OF PARKING STALLS PER SEC. 315-48, TABLE 4 & TABLE 5 OF CITY ZONING ORDINANCES]
 VEHICLE REPAIR SHOP = 4 STALLS FOR EVERY SERVICE BAY
 -PROPOSED # OF SERVICE BAYS = APPROX. 8
 -8 X 4 = 32 STALLS
 GENERAL COMMERCIAL OFFICE = 3.3 STALLS FOR EVERY 1000 SQFT OF FLOOR AREA
 -TOTAL SQFT OF GENERAL OFFICE FLOOR AREA = 1525±
 -1525 / 1000 = 1.525 X 3.3 = 5.0325 OR 6 STALLS
 MINIMUM # OF ACCESSIBLE PARKING SPACES = 5 FOR 101-150 TOTAL PARKING STALLS PROVIDED
 REQUIRED # OF PARKING STALLS = 40 STALLS
 # OF PROVIDED PARKING STALLS = 104 STALLS



2 ACCESSIBLE SIGN DETAILS
 1/4"=1'-0"



3 ACCESSIBLE SIGN DETAILS
 3/4"=1'-0"

STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SIGN R7-8A W/RED'D WORKING & SYMBOL, 8 GA METAL SIGN W/RADIUS CORNERS
 1. SIGN IS TYPE II - REFLECTIVE - REFERENCE W. D.O.T. STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION LATEST EDITION
 2. COLOR: BACKGROUND - SIGN IS WHITE; WHEEL CHAIR SYMBOL IS BLUE; MESSAGE-LEGEND & BORDER ARE GREEN

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 2. COLOR: BACKGROUND - SIGN IS WHITE; WHEEL CHAIR SYMBOL IS BLUE; MESSAGE-LEGEND & BORDER ARE GREEN; WHEEL CHAIR SYMBOL IS WHITE.

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"MILLER MOTORS BODY SHOP" SIGN AS SEEN HERE CURRENTLY MOUNTED TO EXISTING BODY SHOP FACILITY IS PROPOSED TO BE RELOCATED TO NEW FACILITY

4 EXISTING SIGNAGE
 N.T.S.



5 EXISTING LIGHT POLE
 N.T.S.



6 EXISTING SIGN POLE
 N.T.S.



7 SITE CONDITIONS
 N.T.S.

NOTE
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1 PROPOSED SITE PLAN
 1"=20'-0"

STELLING & ASSOCIATES ARCHITECTS, LTD.
 181 W. CHESTNUT STREET P.O. BOX 506
 BURLINGTON, WI 53105
 TELEPHONE: (262) 764-9725 FAX: (262) 764-9771

PROJECT DESCRIPTION
COMMERCIAL REMODEL
 1157 MILWAUKEE AVENUE, LLC
MILLER MOTORS-BODY SHOP RELOCATION
 1157 MILWAUKEE AVENUE
 BURLINGTON, WI 53105

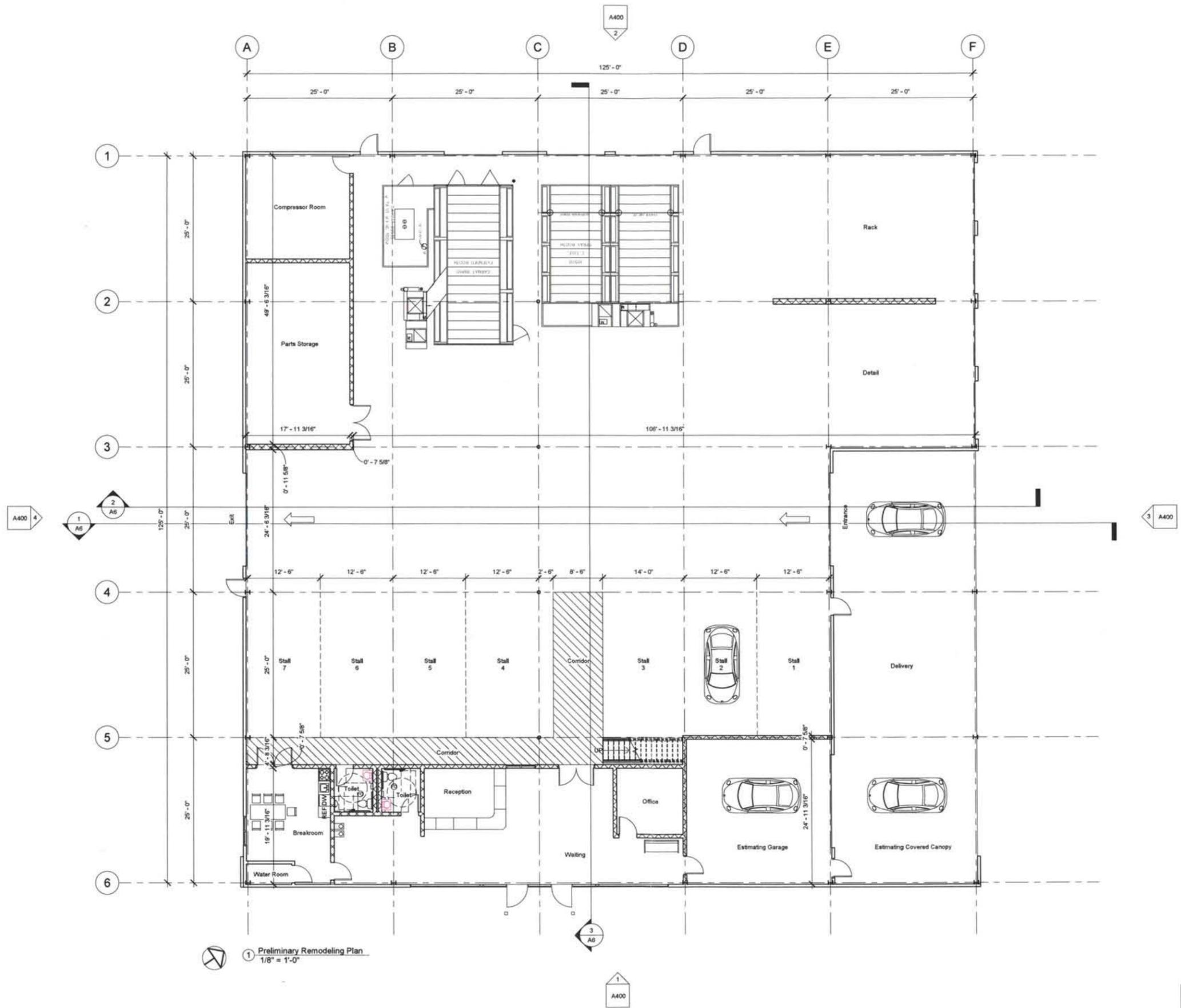
PROPOSED SITE PLAN

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CONDITIONAL USE AND SITE PLAN APPROVAL
 3-15-19

REVISIONS:
 APPROVED:
 DRAWN BY: JB
 DATE: 03-15-19
 ARCHITECTS PROJECT NUMBER: 19005
 SHEET NUMBER

AS103
 3 OF 7



1 Preliminary Remodeling Plan
1/8" = 1'-0"

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PROJECT DESCRIPTION
COMMERCIAL REMODEL
PROJECT FOR
1157 MILWAUKEE AVENUE, LLC
MILLER MOTORS - BODY SHOP RELOCATION
1157 MILWAUKEE AVENUE
BURLINGTON, WI 53105

Preliminary Remodeling
Plan

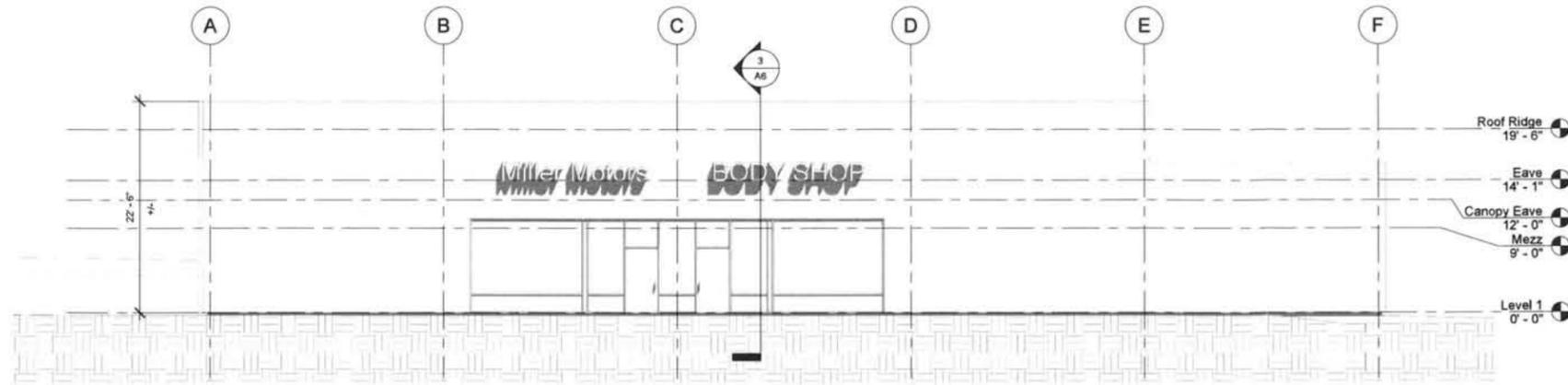
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CONDITIONAL USE AND
SITE PLAN APPROVAL
3-15-19

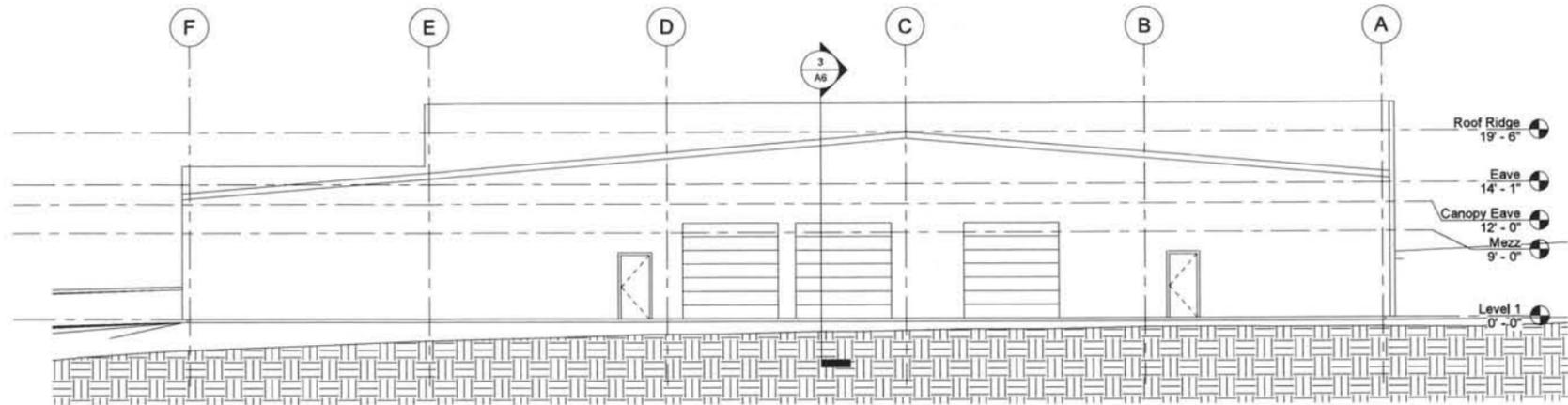
| |
|--------------------------------------|
| REVISIONS |
| APPROVED |
| DRAWN BY JB |
| DATE 03-15-19 |
| ARCHITECT PROJECT NUMBER 19005 |
| SHEET NUMBER |

PRELIMINARY

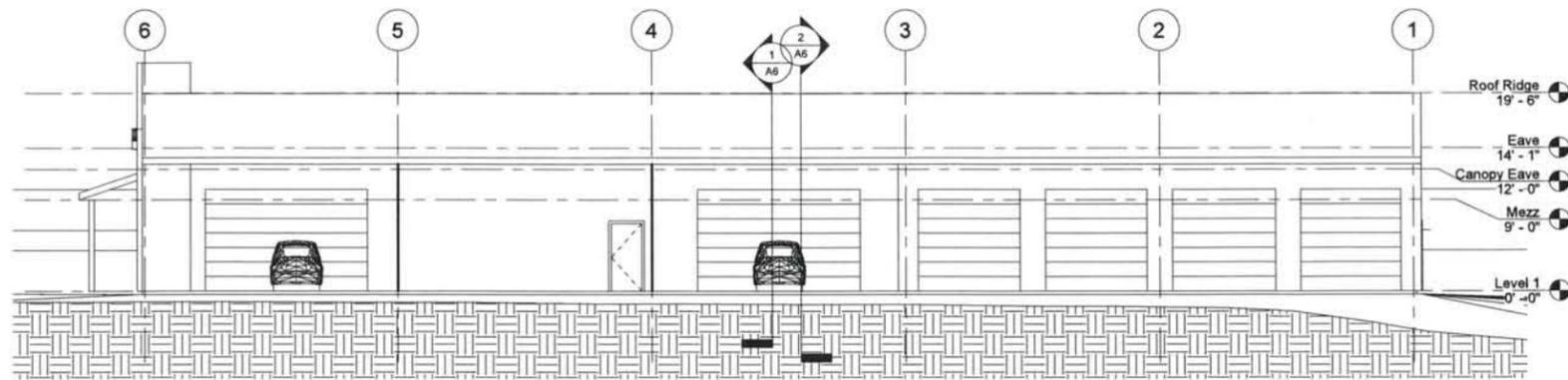
A100
4 OF 7



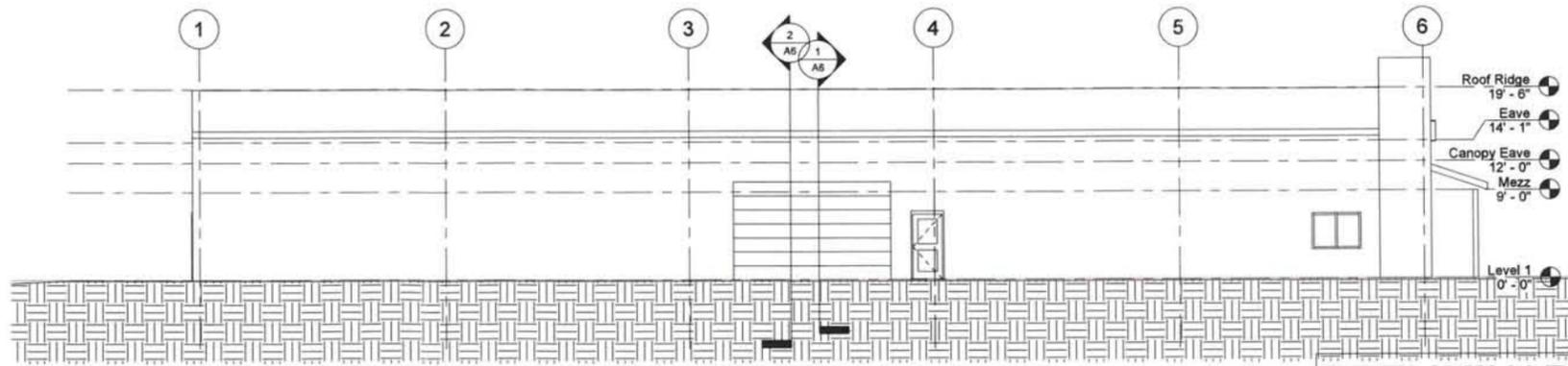
1 South
1/8" = 1'-0"



2 North
1/8" = 1'-0"



3 East
1/8" = 1'-0"



4 West
1/8" = 1'-0"

PRELIMINARY

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COMMERCIAL REMODEL
PROJECT FOR
1157 MILWAUKEE AVENUE, LLC
MILLER MOTORS - BODY SHOP RELOCATION
1157 MILWAUKEE AVENUE
BURLINGTON, WI 53105

Elevations-Preliminary After
Remodeling

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CONDITIONAL USE AND
SITE PLAN APPROVAL
3-15-19

REVISIONS

APPROVED

DRAWN BY
JB

DATE
03-15-19

ARCHITECT
PROJECT
NUMBER
19005

SHEET NUMBER

A400
6 OF 7

3/15/2019 2:55:20 PM

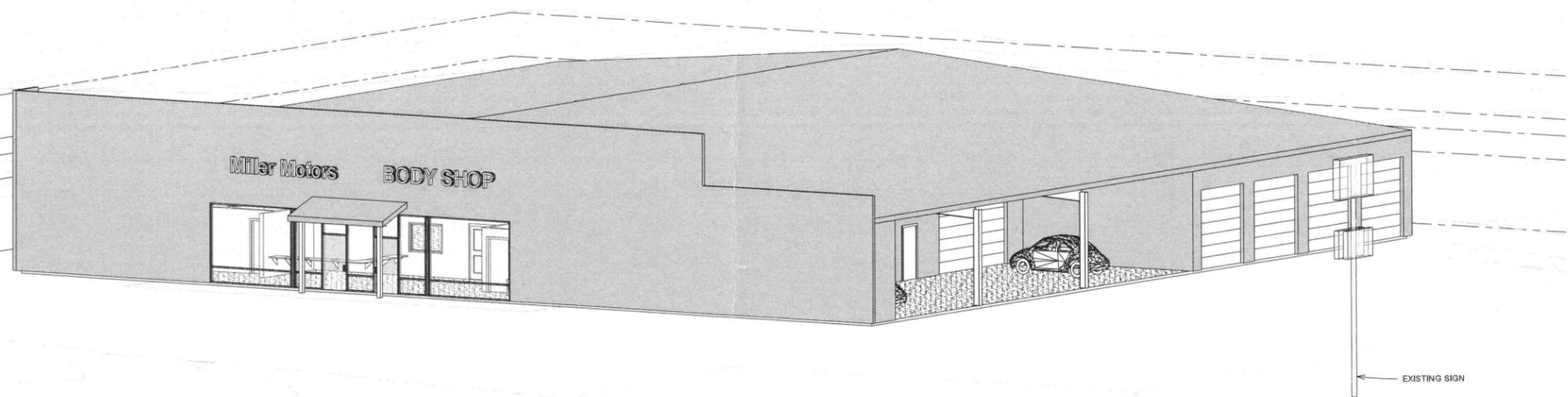
Roof Ridge
15'-0"

Eave
12'-0"

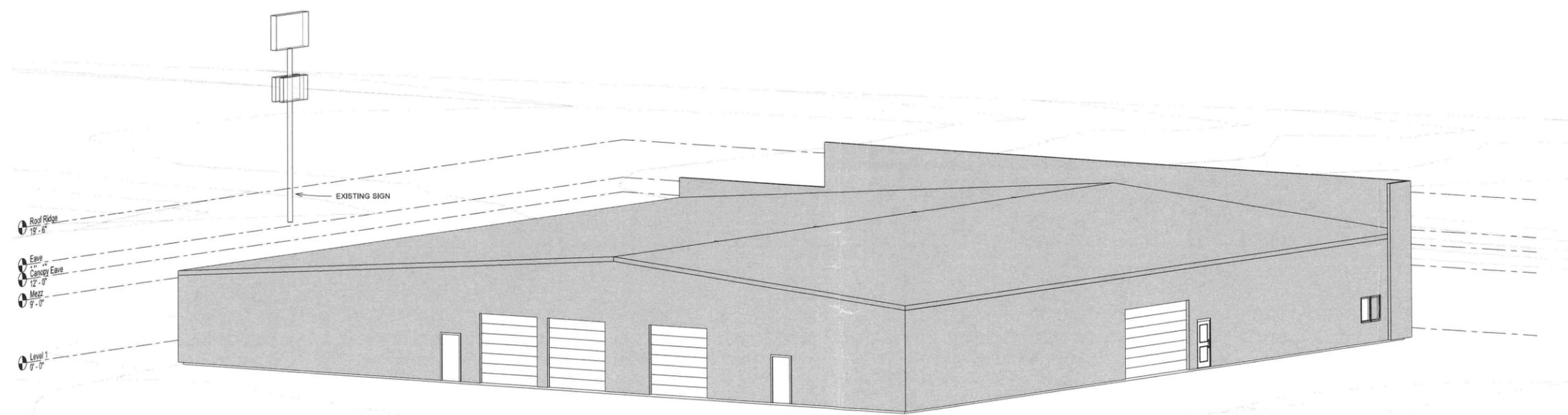
Canopy Eave
12'-0"

Mezz
9'-0"

Level 1
0'-0"



① Front Iso



Roof Ridge
19'-6"

Eave
12'-0"

Canopy Eave
12'-0"

Mezz
9'-0"

Level 1
0'-0"

② Rear Iso

STELLING AND ASSOCIATES
ARCHITECTS, LTD.

111 W. CHESTNUT STREET
MILWAUKEE, WI 53102
TELEPHONE (414) 224-4225
FAX (414) 224-1171

COMMERCIAL REMODEL
PROJECT FOR
1157 MILWAUKEE AVENUE, LLC
MILLER MOTORS - BODY SHOP RELOCATION
1157 MILWAUKEE AVENUE
BURLINGTON, WI 53105

PROJECT DESCRIPTION
Isometrics

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CONDITIONAL USE AND
SITE PLAN APPROVAL
3-15-19

REVISIONS

APPROVED

DRAWN BY
JB

DATE
03-15-19

ARCHITECT
PROJECT
NUMBER 19005

SHEET NUMBER

R100
7 OF 7

PRELIMINARY