



**AGENDA**  
**PLAN COMMISSION**  
**Tuesday, July 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

1. Call to Order
2. Roll Call
3. Approval of the minutes of June 11, 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 application from Janice Flanagan, for property located between 920 and 1316 S. Teut Road in the Town of Burlington to subdivide lots, subject to Graef's memorandum to the Plan Commission.
  - B. Consideration to approve a Site Plan application from Thomas Stelling for property located at 671 W. State Street to construct a new eye clinic facility, subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.
  - C. Public Hearing to hear public comments regarding a Conditional Use application from Ajinder Pal Singh for property located at 501 S. Pine Street, to operate truck rental services (U-Haul trucks).
  - D. Consideration to approve a Conditional Use and Site Plan application from Ajinder Pal Singh for property located at 501 S. Pine Street to provide truck rental services (U-Haul trucks), subject to Graef's memorandum to the Plan Commission.

8. Adjournment

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

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



**Minutes**  
**City of Burlington Plan Commission**  
**June 11, 2019, 6:30 p.m.**

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

**APPROVAL OF MINUTES**

Alderman Grandi moved, and Commissioner Ekes seconded to approve the minutes of May 14, 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 an Ordinance to consider annexing territory located on West State Street in the Town of Burlington to be permanently zoned B-1, Neighborhood Business District.**

- Mayor Hefty opened this item for discussion.
- Megan Watkins, Assistant City Administrator/Zoning Administrator, explained there is no formal address for this vacant site, which is across the street from Gooseberries. The applicant would like this annexation in order to have access to Municipal water and sewer, and Council accepted the petition at the May 21, 2019 meeting.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to recommend approval of an Ordinance for an annexation.

*All were in favor and the motion carried.*

**B. Public Hearing to hear public comments regarding a Conditional Use application from Linda Peterson and Tara Lois for property located at 940 S. Pine Street to operate a small party rental venue.**

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

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

*All were in favor and the motion carried.*

**C. Consideration to approve a Conditional Use application from Linda Peterson and Tara Lois for property located at 940 S. Pine Street to operate a small party rental venue, subject to Graef's memorandum to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained a Conditional Use Permit is required to do this type of business. Ms. Fonseca stated a conditional approval was given on the review because of the parking needs and landscaping requirements not being met. This will be the Commissioners decision.
- Ms. Fonesca asked the applicant for more information regarding parking needs. Tara Lois, stated most people either car pool or drop off, and the business is mainly open on the weekends. Ms. Lois further stated their previous location behind Sugar Bean Café was smaller, and had no parking issues or complaints.
- Ms. Fonesca commented that the parking spaces should be striped, curb stops put in, and landscaping installed. Nancy Schvetz, owner, questioned where exactly should the landscape go. Ms. Fonesca stated the asphalt would be dug up and landscape placed in front of the building, next to the ramp. Commissioner Redman asked if any landscape was there now, and if not, maybe trees could be placed in the parkway instead of next to the building. Ms. Fonesca replied there is no current landscape, however, the Department of Public Works would have to verify if planting trees in the parkway was an option.
- Commissioner Ekes asked what the capacity for the building is. Ms. Lois replied she is waiting to hear from the Fire Department, but guessed 35-40 people. Commissioner Ekes was concerned about 40 people having only 14 parking spaces. Ms. Lois responded there is parking across the street, and will be asking Schneider Electric if their parking lot could be shared since that business is not open on weekends. Commissioner Gardner stated there were previous applicants for projects with parking issues, but they had no problems.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to approve the Conditional Use.

*All were in favor and the motion carried.*

**ADJOURNMENT**

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

*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant



**PLAN COMMISSION**

**ITEM NUMBER: 7A**

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**DATE:** July 9, 2019

**SUBJECT:** Consideration to recommend approval for an ETZ Certified Survey Map application for property located between 920 and 1316 S. Teut Road in the Town of Burlington.

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

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**PROJECT/SCOPE:**

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

This Certified Survey Map has been submitted for review by Janice Flanagan for property located between 920 and 1316 S. Teut Road in the Town of Burlington. The applicant would like to subdivide their property. The intent of the applicants is to create three lots, and leave the northeast corner of the property as un-platted to accommodate the driveway of the property to the northeast, and at 920 S. Teut Road. Proposed Lot 1 will be 2.94 acres, Proposed Lot 2 will be 3.12 acres, and Proposed Lot 3 will be 3.68 acres. The materials submitted by the applicant do not indicate any plans for future buildings or structures.

The Town of Burlington Planning and Zoning Committee approved this CSM at their June 13, 2019 meeting.

**ZONING:**

The parcel is located in the Town of Burlington.

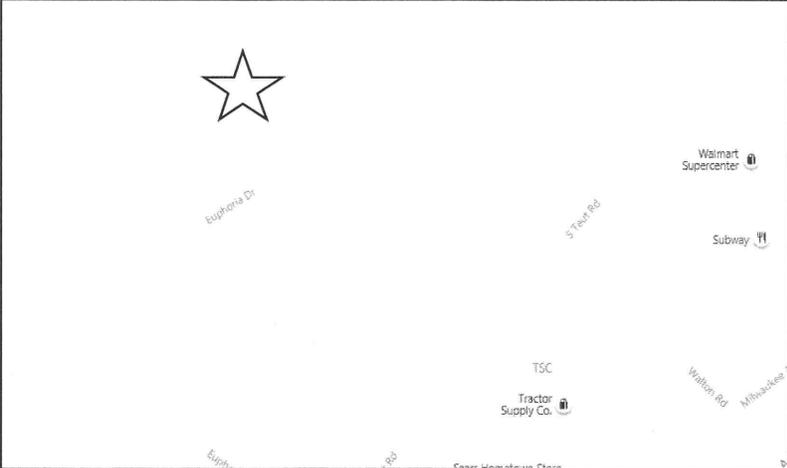
**RECOMMENDATION:**

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 July 9, 2019 Plan Commission meeting and will be placed on the July 16, 2019 Committee of the Whole and Common Council meeting for final consideration the same night.

**MAP:**





## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Tanya Fonseca, AICP

**DATE:** June 27, 2019

**SUBJECT:** Review of Extraterritorial Zoning Certified Survey Map for Land Division for parcel 002031921023000.

### A. PURPOSE

- 1) Consider for approval the Extraterritorial Zoning Certified Survey Map Janice Flanagan for parcel 002031921023000 (located between 1316 S. Teut Road and 920 S. Teut Road) in the Town of Burlington.

### B. RECOMMENDATION

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

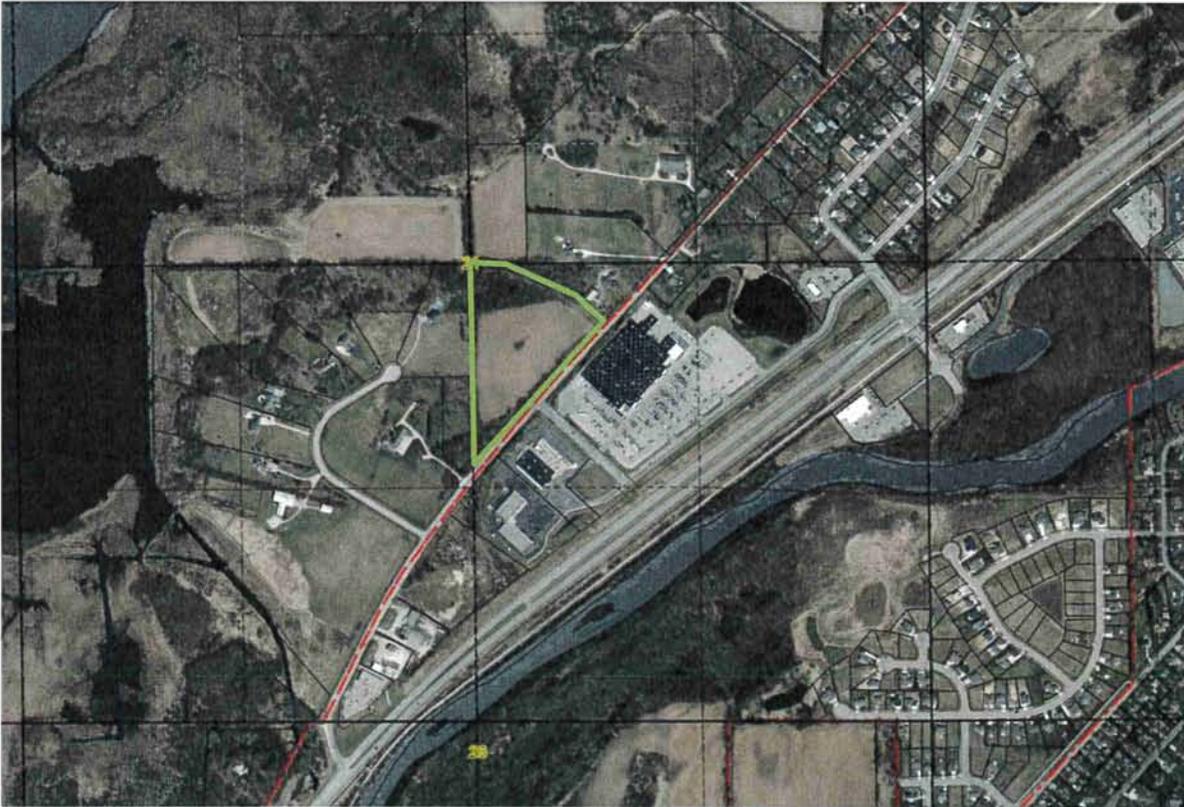
- a. the Extraterritorial Zoning District Certified Survey Map from Janice Flanagan for parcel 002031921023000 in the Town of Burlington.
- b. Applicant considered annexation into the City of Burlington for sanitary sewer and water service and an alternate layout confirmation given that the property falls with the Planned Sanitary Sewer Service Area for Burlington by the Southeastern Wisconsin Regional Planning Commission.

### C. BACKGROUND

Pursuant to City of Burlington Municipal Code §278-2 and upon referral by the Town of Burlington, GRAEF planners reviewed the Certified Survey Map (CSM) of Annette Tapak and Janice Flanagan of 334 Ridgewood Avenue, Glen Ellyn, IL to subdivide their 11.36-acre parcel on S. Teut Road, between 1316 S. Teut Road and 920 S. Teut Road, in the Town of Burlington, WI

The intent of the Applicants is to create three lots from parcel 002031921023000, and leave the northeast corner of the property as unplatted to accommodate the driveway of the property to the northeast, at and 920 S. Teut Road.

- Proposed Lot 1 will 2.94 acres
- Proposed Lot 2 will be 3.12 acres
- Proposed Lot 3 will be 3.68 acres



Parcel 002031921023000 as seen on Racine County GIS: <http://arcgis.racinecounty.com/MapBook/>

It is assumed that the new lot will retain the existing zoning classification and land use designation of parcel 002031921023000, which are Racine County Zoning Classification "A-2 General Farming and Residential District II" and land use designation "Residential - Unsewered."

The materials submitted by the Applicants do not indicate any plans for future buildings or structures. Any future building(s) and/or structure(s) will need to be reviewed for compliance with the Racine County Zoning Code by the Town of Burlington.

*It is the understanding of GRAEF that reviews and comments on all engineering-related aspects of the certified survey map are to be accomplished by the engineer for the Town and/or City of Burlington. Therefore GRAEF defers all engineering-related review and comment to that party.*

## **D. COMPLIANCE WITH MUNICIPAL CODE §278-22 “MINOR LAND DIVISION (CERTIFIED SURVEY MAP)”**

Pursuant to Municipal Code §278-22, a certified survey map is the appropriate tool to subdivide parcel 002031921023000, as the subdivision will create one three lots that will each be greater than 1.5 acres in size. As the Applicants submitted a CSM, the materials are compliant.

## **E. COMPLIANCE WITH ARTICLE VI “CERTIFIED SURVEY MAP” OF MUNICIPAL CODE CHAPTER 278 “SUBDIVISION OF LAND”**

The Applicants’ CSM is compliant with the provisions in §278-38 “General requirements,” as it is a minor land division (as defined by §278-86 “Definitions”).

## **F. LAND USE & ZONING CONSIDERATIONS**

In addition to considering the compliance of the Applicant’s request with the City of Burlington Municipal Code in Sections D and E of this memorandum, compliance with Racine County land use planning documents, the County Zoning Code, proximity to the delineated Planned Sewer Service Area Boundary, and the presence of environmental corridors should be considered.

### *I. Compliance with “A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035”*

“Map 12 – Recommended Land Use Plan for the Town of Burlington: 2035” (page D-25, *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*) indicates that the land use designation of Proposed Lots 1, 2, and 3 will remain as single-family residential, specifically “Residential - Unsewered.” As Proposed Lots 1, 2, and 3 will retain the current land use designation of parcel 002031921023000, the parcel subdivision is compliant.

### *II. Compliance with Racine County Zoning Classification “A-2 General Farming and Residential District”*

Proposed Lots 1, 2, and 3 are compliant with the following provisions enumerated in Racine County Code of Ordinances “A-2 General Farming and Residential District”:

**§20-676 Uses:** Proposed Uses for Lots 1, 2, and 3 must conform to the following use requirements in the A-2 classification:

- 1) Principal uses. All uses permitted in the A-1 farmland preservation district, plus one and two family dwellings, whether or not such dwellings are associated with farm operations. In the A-2 district, the principal structure shall be the residential structure intended to service the parcel on which such residence is located.
- 2) Conditional uses. All conditional uses permitted in the A-1 farmland preservation district.

**§20-677 Area Requirements:** Proposed Lots 1, 2, and 3 conform to the area requirements in the A-2 classification with respect to lot width and area.

**§20-678 Yard Setback Requirements:** Any structures on Proposed Lots 1, 2, and 3 conform to the yard setback requirements in the A-2 classification.

### *III. SEWRPC Delineated Planned Sanitary Sewer Service Area*

Proposed Lots 1, 2, and 3 fall within the Planned Sanitary Sewer Service Area, as described in the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) "Amendment to the Regional Water Quality Management Plan – City of Burlington" (adopted September 2014)<sup>1</sup>. However, Proposed Lots 1, 2, and 3 are not currently served by sanitary sewer and water – however it appears that the entire parcel could be serviced by City of Burlington sewer and water with minimal infrastructure costs – simply crossing Teut Road for the connections. This would mean that wells and private onsite wastewater treatment systems (POWTS) would not be necessary. Furthermore, the property could be developed and configured differently with sewer and water connections.

#### *IV. Environmental Corridors*

The "Town of Burlington 2035 Land Use Plan"<sup>2</sup> map provided in the 2008 Town of Burlington Land Use Plan does not indicate the presence of environmental corridor on or in the immediate vicinity of Proposed Lots 1, 2, and 3.

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<sup>1</sup> Available via SEWRPC: <http://www.sewrpc.org/SEWRPCFiles/Publications/ssa/2014-09-amendment-burlington.pdf>, accessed June 27, 2019.

<sup>2</sup> Available via the Town of Burlington: <http://www.tn.burlington.wi.gov/docview.asp?docid=3560&locid=142>, accessed June 27, 2019.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_.**

BEING PART OF THE NORTHWEST 1/4 OF  
THE SOUTHEAST 1/4 OF SECTION 21, TOWN-  
SHIP 3 NORTH, RANGE 19 EAST OF THE  
FOURTH PRINCIPAL MERIDIAN IN THE  
TOWNSHIP OF BURLINGTON, COUNTY OF  
RACINE AND STATE OF WISCONSIN.

OWNER: JANICE FLANAGAN, et al.  
334 RIDGEWOOD AVENUE  
GLEN ELLYN, IL 60137

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
JOB NO. 9620-CSM

**LEGAL DESCRIPTION:**

BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, RACINE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21, THENCE NORTH 02°01'18" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 SECTION 1480.23 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 02°01'18" WEST ALONG SAID WEST LINE 1116.97 FEET; THENCE NORTH 88°25'15" EAST 179.39 FEET; THENCE SOUTH 66°43'23" EAST 377.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 174.61 FEET ALONG THE ARC OF SAID CURVE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.50 FEET AND WHOSE LONG CHORD BEARS SOUTH 58°39'41" EAST 174.03 FEET; THENCE SOUTH 41°10'47" WEST 249.97 FEET; THENCE SOUTH 49°45'27" EAST 95.01 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TEUT ROAD; THENCE SOUTH 41°10'47" WEST ALONG SAID NORTHWESTERLY LINE 535.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 297.43 ALONG SAID NORTHWESTERLY LINE BEING THE ARC OF SAID CURVE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 5760.49 FEET AND WHOSE LONG CHORD BEARS SOUTH 39°42'02" WEST 297.40 FEET TO THE PLACE OF BEGINNING. CONTAINING 9.74 ACRES OF LAND MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JANICE FLANAGAN, GEORGE PAGURKO, SUSAN GILLAND, ANNETTE TAPAK, STEPHEN J. VASEK, TAYLOR S. VASEK AND STEPHANIE L. LAMBRECHT (FORMERLY STEPHANIE L. VASEK), 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 9TH DAY OF MAY, 2019

ROBERT J. WETZEL

S-1778

BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 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, JANICE FLANAGAN, GEORGE PAGURKO, SUSAN GILLAND, ANNETTE TAPAK, STEPHEN J. VASEK, TAYLOR S. VASEK AND STEPHANIE L. LAMBRECHT (FORMERLY STEPHANIE L. VASEK) AS OWNERS, 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

\_\_\_\_\_  
STEPHEN J. VASEK POWER OF ATTORNEY ANNETTE TAPAK ATTORNEY-IN-FACT

STATE OF \_\_\_\_\_ )  
COUNTY)SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201 , THE ABOVE NAMED STEPHEN J. VASEK AS POWER OF ATTORNEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

STATE OF \_\_\_\_\_ )  
COUNTY)SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201 , THE ABOVE NAMED ANNETTE TAPAK AS ATTORNEY IN FACT, TO ME KNOWN TO BE THE PERSON 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 .

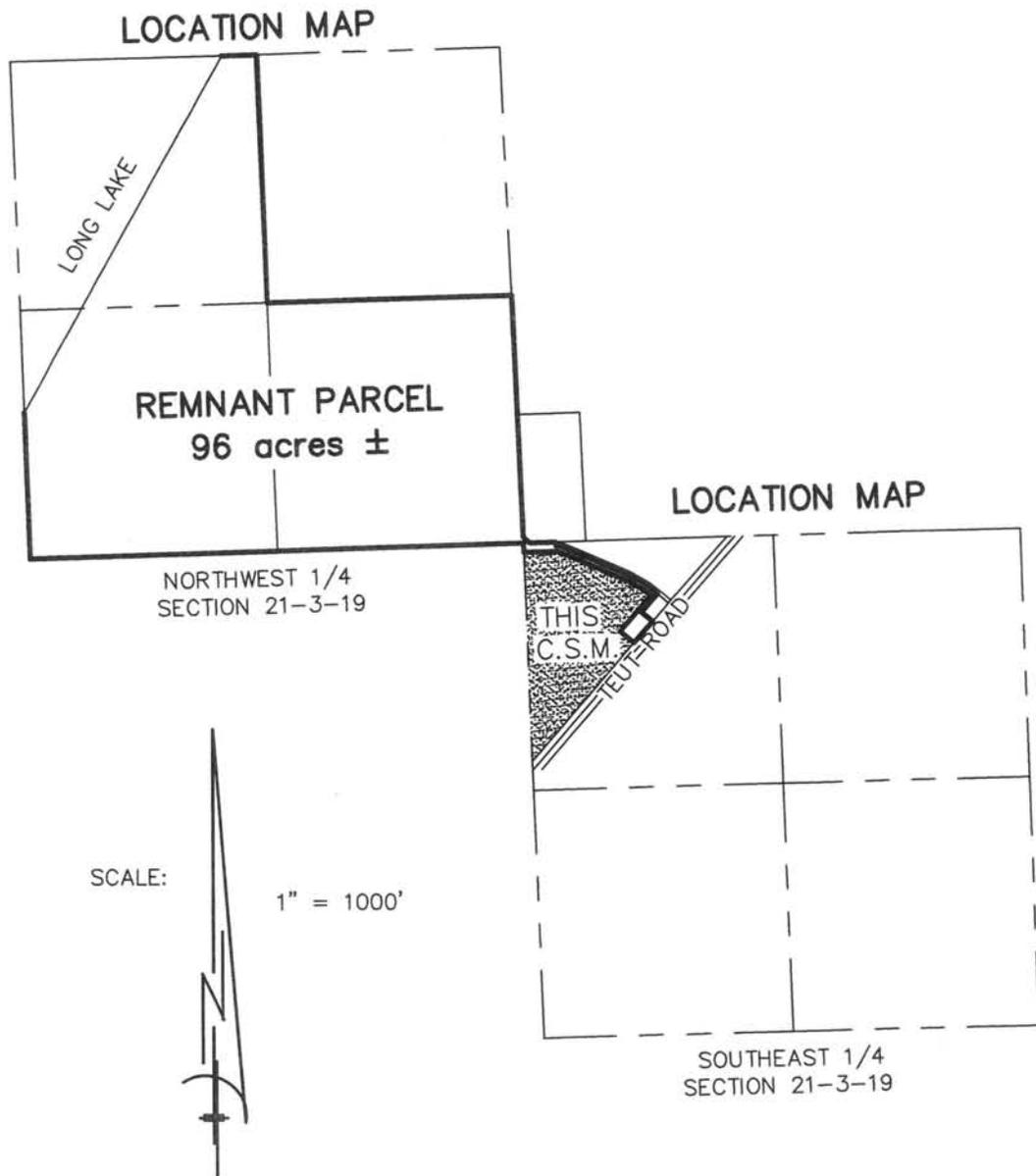
\_\_\_\_\_  
JEANNIE HEFTY MAYOR \_\_\_\_\_ DIAHNN HALBACH CLERK

DATED THIS 9TH DAY OF MAY, 2019

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

PART OF TAX PARCEL NO. 002-03-19-21-023-000





**A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR JANICE FLANAGAN FOR PROPERTY LOCATED AT S. TEUT 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 Janice Flanagan for property located at S. Teut Road in the Town of Burlington; for property described as:

BEING PART OF THE NORHTWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIIP OF BURLINGTON, RACINE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 21, THENCE NORTH 02°01'18" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ¼ SECTION 1480.23 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 02°01'18" WEST ALONG SAID WEST LINE 1116.97 FEET; THENCE NORTH 88°25'15" EAST 179.39 FEET; THENCESOUTH 66°43'23" EAST 377.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 174.61 FEET ALONG THE ARC OF SAID CURVE; BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.50 FEET AND WHOSE LONG CHORD BEARS SOUTH 58°39'41" EAST 174.03 FEET; THENCE SOUTH 41°10'47" WEST 249.97 FEET; THENCE SOUTH49°45'27" EAST 95.01 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TEUT ROAD; THENCE SOUTH 41°10'47" WEST ALONG SAID NORTHWESTERLY LINE 535.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 297.43 ALONG SAID NORTHWESTERLY LINE BEING THE ARC OF SAID CURVE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 5760.49 FEET AND WHOSE LONG CHORD BEARS SOUTH 39°42'02" WEST 297.40 FEET TO THE PLACE OF BEGINNING. CONTAINING 9.74 ACRES OF LAND MORE OF 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 May 9, 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, 100 W. Walworth PO Box 1001, Elkhorn, WI 53121.

Introduced: July 16, 2019  
Adopted:                   , 2019

\_\_\_\_\_  
Jeannie Hefty, Mayor

Attest:

\_\_\_\_\_  
Diahn Halbach, City Clerk



**DATE:** July 9, 2019.

**SUBJECT:** Consideration to approve a Site Plan application at 671 W. State Street.

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

**PROJECT/SCOPE:**

This item is to consider approving a Site Plan application from Thomas Stelling for property located at 671 W. State Street. The applicant is proposing the construction of a new eye clinic with new water and sewer services. The property was within the Town of Burlington, officially annexed in on July 2, 2019, and was formerly used for vehicle storage. The proposed structure will be 7,000 square feet on the 0.84 acre site, with a crawl space and attic in wood frame construction. The site plan indicates 32 parking stalls will be provided, which meet the requirements. The proposed development meets the minimum 25% landscape surface ratio. The applicant proposes a 27% landscape ratio. The site plan indicates the existing area for dumpsters, and is required to provide a trash enclosure. The applicant shall update and resubmit the lighting plan to zero out along the shared property lines with residential uses. Prior to construction, detailed utility connection information, grading information, details for the concrete sidewalk, retaining wall, and other items listed on Kapur & Associates' memorandum will be required.

**ZONING:**

The parcel is zoned I-1, Institutional District.

**RECOMMENDATION:**

Graef, Kapur & Associates, and Burlington Fire Department recommend a conditional approval of this Site Plan, subject to items listed in their June 25, 2019 and June 28, 2019 memorandums.

**TIMING/IMPLEMENTATION:**

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

**MAP:**





## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Tanya Fonseca, AICP

**DATE:** June 28, 2019

**SUBJECT:** Review of Site Plan for Doctor Office of Burlington, LLP at 671 W. State Street, Burlington, WI 53105.

### A. PURPOSE

- 1) Consider for approval a Site Plan Approval Application from Thomas Stelling of Stelling & Associates Architects for 671 W. State Street, Burlington, WI 53105 to construct an eye clinic on parcel 002-03-19-31-032-000.

### B. RECOMMENDATION

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

- 1) **CONDITIONAL APPROVAL** of a Site Plan Approval Application from Thomas Stelling of Stelling & Associates Architects for 671 W. State Street, Burlington, WI 53105, with the following conditions:
  - a. Applicant updates and resubmits the lighting plan to zero out along the shared property lines with residential uses.
  - b. Applicant shares light specification sheets for all proposed lighting on the site.

### C. BACKGROUND

Thomas Stelling of 181 W. Chestnut Street, Burlington, WI 53105 (Applicant) has submitted a Site Plan Approval Application to construct an eye clinic on parcel 002-03-19-31-032-000. The owner of the eye clinic, Dr. Mark Bower, has another location at 1311 S. Lincoln Street, Elkhorn, WI. The proposed structure will be 7,000 square feet on the 0.84-acre site, with a crawl space and attic in wood frame construction. Thirty-two parking stalls are being provided to employees and clients.

Parcel 002-03-19-31-032-000 is zoned B-1 "Neighborhood Business District." Surrounding properties are a mixture of commercial and residential. The property was within the Town of Burlington and was used for vehicle storage until recently. Surrounding uses include the commercial uses to the east and north, and a residential use directly adjacent to the property to the west.

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



Context of 671 W. State Street from Racine County GIS: <http://arcgis.racinecounty.com/MapBook/>

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

The proposed eye clinic is an allowable use per §315-26(B) – clinics, medical clinics, optical stores, professional offices.

The proposed building and parking lot conform to the building height, setback, and yards requirements in §315-26(F, G, & J). The proposed development also meets the minimum 25% landscape surface ratio on parcel 002-03-19-31-032-000 and is compliant with §315-26(l)(1)(a). The Applicant proposes a 27% landscape ratio.

The site plan indicates the existing area for dumpers. A trash enclosure must be provided for the dumpers that is compliant with requirements in §315-26(O).

Lighting fixture specification sheets are required, per §315-26(P). Currently, the light does not fully zero out along the western property line, in addition to the southern property line, and nearly half of the eastern property line. Given that two of the neighboring uses are residential, it is required that the light intensity of the fixtures fully zero out at these property lines. Zeroing out at the shared property line with Accelerated Auto is unlikely to be a concern.

**E. COMPLIANCE WITH BURLINGTON ZONING CODE §315-48 “PARKING REQUIREMENTS” & §315-49 “DRIVEWAYS”**

The proposed parking lot and parking storage area are compliant with the requirements in §315-48. Chapter 315 Table 5 “Off-Street Parking and On-Site Queuing Requirements for Use Types” details that medical uses are typically required 5 spaces per 1,000 square feet, therefore 35 spaces. The requirements for offices is 3.3 spaces per 1,000 square feet, and therefore is required to provide 24 spaces.

The site plan indicates 32 parking stalls are being provided to employees and clients, including an ADA space for a car, and an ADA van-accessible space. The Applicant should ensure that the ADA spaces are provided nearest the primary entrance to the facility for convenience to the clients/customers. Four overflow spaces are included on the southern portion of the parking lot, overlapping with the additional circulation drive. As proposed, the parking provided in the lot and storage area are sufficient to meet demand.

The proposed driveway is compliant with §315-49.

**F. COMPLIANCE WITH BURLINGTON ZONING CODE §315-137 “SITE PLANS”**

The Applicant’s materials are compliant with the requirements in §315-137(A, B, & C).

**G. COMPLIANCE WITH BURLINGTON ZONING CODE §315-138 “LANDSCAPE PLANS”**

The Applicant’s materials are compliant with the requirements in §315-138. The proposed development meets the minimum 25% landscape surface ratio on parcel 002-03-19-31-032-000 and is compliant with §315-26(l)(1)(a). The Applicant proposes a 27% landscape ratio. Off-street parking areas are required to have at least 5% of the surface area (included in the 27%). The Applicant proposes 5% landscaping in the parking areas.

A buffer yard intensity factor of 2 is required between B-1 properties and neighboring residential uses. The Applicant proposes using the existing buffer yards between parcel 002-03-19-31-032-000 and the two neighboring residential properties. While this is acceptable generally, it is requested that where possible, additional landscape be considered within the buffer yards to fill in gaps in vegetation and reduce any potential nuisance to the neighboring properties – particularly along the eastern property line near the multi-family residential. Additional landscaping may be desired to shield the proposed trash enclosure.

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## Memo to the City of Burlington

**To:** Kristine Anderson, Plan Commission **Date:** June 25, 2019  
**From:** Greg Governatori  
**CC:** Carina Walters, Megan Watkins Gregory Guidry, Peter Riggs  
**Subject:** 671 W State Street – Brower Doctor Office of Burlington

---

### BACKGROUND AND REQUEST:

A site plan approval application was submitted June 14, 2019 for the construction of a new medical office facility at 671 State Street. The proposed improvements include new water and sewer services, construction of a new asphalt parking lot, with curb and gutter, sidewalk along state streets, as well as lighting landscaping.

The following plans were submitted for review:

- Doctor Office of Burlington LLP, prepared by Stelling & Associates, LTD. dated 06-14-19 sheets 1-6 of 6.

### Comments:

- The parcel is not currently served by City sewer and water services. Connections are required to City water and sanitary sewer as part of the project. The general location of the proposed utilities has been shown on the plans. Prior to construction and permitting detailed utility connection information will be required, this shall include size, connection details, materials, lengths, etc. The existing watermain is located within the terrace of State Street on the South side and will not impact the street. The sanitary sewer is located within State Street in the North side and will require slurry back fill and asphalt patching to make the connection. The connection of the sewer is to be outside of the Manhole (to the east).
- The scale on Sheet AS101 is incorrect, it both does not scale and list the wrong scale.
- The project proposes a slight increase to the impervious area of the property. Impervious area calculations were not provided as part of the submittal. It appears that the existing property consists of roughly 28,000 square feet of impervious area while the proposed development has about 35,000 square feet. 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.*
- Curb and Gutter has been proposed along the west rear parking area to direct runoff to the south. The building roof and drains are **NOT** allowed to discharge to the west and adjacent property, the elevations drawings once submitted shall show the development plan for addressing roof runoff to the west.
- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.
- The proposed grading in the southwest corner is not correct and appears to be very steep with about 4 feet of drop in 8 feet. This area required additional information on stabilization, erosion control and possible a retaining wall. Slopes steeper than 4:1 are not recommended, and are not allowed greater than 3:1.



- Material details are required for the proposed retaining wall, this wall abuts a residential district. What type of wall is proposed, top and bottom of wall grades, length etc. The grading below the wall is one to two feet above the adjacent property and requires modification.
- Provide details for the concrete sidewalk to meet City specifications, concrete walk is required to be 4" thick on 4" of base course, and 6" thick with 6" of crushed aggregate base course through the driveway apron (This applies to the Apron also)
- Additional spot grades are needed on the plans to verify a minimum 1% slope on asphalt areas, the area to the south and east may need some revision.

We recommend approval of the attached site plan subject to providing detailed final plans addressing items as listed above.

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:** June 25, 2019

**SUBJECT:** Review of Site Plan Application for 671 W. State Street, Burlington, to construct a new eye care facility.

**A. PURPOSE**

1) Consider for approval the Site Plan Application for 671 W. State Street, Burlington, to construct a new eye care facility.

**B. BACKGROUND**

Thomas Stelling (Applicant) submitted a Site Plan Application on June 14, 2019 to propose the construction of a new eye care facility at 671 W. State Street, Burlington.

**C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE**

No concerns at time of review.

**E. RECOMMENDATION**

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of this application based on the following:

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



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>6/14/19</u>
RECEIVED BY:	<u>MW</u>
AMT. PAID:	<u>500</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 671 WEST STATE STREET  
Applicant Name THOMAS STELLING - STELLING & ASSOC. ARCH. LTD.  
Applicant Address 181 WEST CHESTNUT STREET, BURLINGTON, WI 53105  
Applicant Email thomas\_s@stelarchit.com Phone Number 262-763-8725

Owner Name DOCTOR OFFICE OF BURLINGTON, LLP  
Owner Address 1311 SOUTH LINCOLN STREET, ELKHORN, WI 53121  
Owner Email MARKBROWER@GMAIL.COM Phone Number \_\_\_\_\_

Architect/Contractor/Designer Name THOMAS STELLING STELLING & ASSOC. 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) BUSINESS OFFICE "EYE CLINIC"

Description of the Project: NEW BUSINESS FACILITY, 7000 SQ. FT.  
WITH CRAWL SPACE AND ATTIC. CONSTRUCTION  
TYPE V (WOOD FRAME)

**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 <b>N/A</b>                 |
| <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 <u>may be requested</u> <b>N/A</b>  |
| <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 type="checkbox"/> Driveway locations of adjoining properties                     |
| <input type="checkbox"/> Density of residential units <b>N/A</b>                     | <input checked="" 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) <b>N/A</b>                |
| <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 checked="" type="checkbox"/> Elevations of new structures <b>WILL PRESENT</b> | <input type="checkbox"/> Environmental corridors/natural resource features <b>N/A</b>   |
| <input checked="" type="checkbox"/> New building materials <b>WILL PRESENT</b>       | <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 <b>N/A</b>                      |
| <input checked="" type="checkbox"/> Fencing, screening and dumpster locations        | <input type="checkbox"/> Stormwater management plan <b>NOT REQ</b>                      |
| <input type="checkbox"/> Fire lanes <b>T.B.D.</b>                                    | <input checked="" 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): MONUMENT
- What kind of noise or level of noise will the property have? QUIET 20dB-50dB
- Hours of operation MONDAY - FRIDAY 7:30AM - 5:00 P.M.

**Engineering**

- Storm water management provisions provided? YES  / NO
- Estimated Traffic impacts: MINIMAL
- 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: AS REQ FOR FIRE PROTECTION + ~ 1 1/2"  $\phi$
- Estimated daily water usage in gallons per day: MINIMAL
- Estimated maximum water flow in gallons per minute: EST. < 20 GPM
- Number of bathrooms: FOUR
- Brief description of process (if Industrial): N/A

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

- 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? MONDAY - FRIDAY 7:30 AM - 5:00 P.M.
- Are you selling or serving alcohol and/or tobacco products? NO

**Fire Department**

- Square footage of building(s): 7000 SQUARE FEET
- Number of Floors: ONE + CRAWL + STORAGE/ATTIC
- Occupant Load: 70 PERSONS (MAX) IBC (1 PER 100 SQ. FT.) (004.1.1)
- Description of business model and/or process: EYE EXAMINATION AND EYE CARE PRODUCT SALE - GLASSES - CONTACTS - MISC.
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*  
BUSINESS - CLINIC

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: Matthew A. Dahlgren  
(Print)

Date: 6-14-19

Owner: Matthew A. Dahlgren  
(Signature)

Applicant: THOMAS E. STELLING  
(Print)

Date: 6-14-19

Applicant: Thomas E. Stelling  
(Signature)

Zoning Administrator: [Signature]  
(Signature)

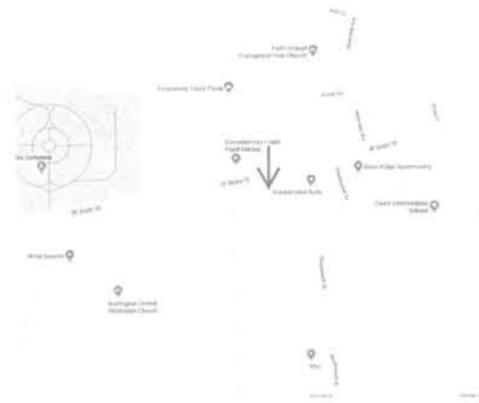
Date: 6-17-19

PROJECT:  
DOCTOR OFFICE OF BURLINGTON, LLP

PROJECT LOCATION:  
671 WEST STATE STREET  
BURLINGTON, WI 53105

PROJECT FOR:  
**DOCTOR OFFICE OF  
BURLINGTON, LLP**

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



SITE LOCATOR MAP  
NORTH

**MATERIAL AND SYMBOL LEGEND**

	EARTH, UNDISTURBED		MATCH LINE
	EARTH, DISTURBED		DETAIL REFERENCE WITH NUMBER AND SHEET
	GRAVEL		INTERIOR ELEVATION MARK, DRAWING NUMBER AND SHEET REFERENCE
	CONCRETE		EXTERIOR ELEVATION MARK, DRAWING NUMBER AND SHEET REFERENCE
	BRICK		DRAWING NAME AND NUMBER
	MASONRY		DRAWING ADDRESS TAG
	RIGID INSULATION		TITLE
	BATT INSULATION		SCALE
	STEEL		SECTION CUT MARK
	DRYWALL		REVISIONS
	WOOD / FINISHED		
	WOOD / CONTINUOUS BLOCKING		
	WOOD / NAILERS		
	PLYWOOD		

**ABBREVIATIONS**

EXISTING DOOR AND WALL OR OTHER CONSTRUCTION TO BE REMOVED	EXISTING DOOR AND WALL TO REMAIN	NEW PARTITION WITH DOOR AND DOOR NUMBER	NEW PARTITION SHOWN ON REMODELING PLANS	ROOM NAME AND NUMBER	WINDOW TAG / KEYED NOTES	DOOR TAG / KEYED NOTES	WALLTAG / KEYED NOTES	KEYED NOTES	DATUM																																																																																																																																											
AFF	AFG	AFS	ACS PNL	AMD	ADD	ADDL	A/C	ALUM	ALT	APT	APPD	A/E	BA	B PL	BLW	BLT	BB	BLDG	CPT	CSVK	CLG	CT	CTB	CIP	CB	CH BD	CO	CLR	COL	CONC	CMU	CM	CJ	COOR	DEMO	DEPT	DIA	DW	DR	DR FR	DH	DWG	DF	E	EL	ELEV	EP	EPB	EXIST	EXT	EFS	EPS	XPS	EWS	FWC	FAX	FM	FT	F	FRP	FC	FA	FP	FPL	FP	FLR	FD	FTG	GA	GALV	GC	GLU LAM	GB	GRAN	GYP BD	HCP	HVAC	HVV	HC	HM	HB	HV	HSKPG	INSUL	INT	JS	LAM	LAV	LL	M	MO	MAX	MECH	MISC	MC	MS	N	NS	OH DR	PT	P2P	PLAM	PLYWD	PSI	PREFAB	PREFIN	CT	QT	QTB	RCP	REBAR	RB	RF	RD	RB	RS	RT	SAN	SAT	SC	SV	SS	S	SF	ST	STRUCT	TV	TEMP	TER	TER B	T&M	T&B	TFF	TOS	TOPO	TYP	UNO	VIF	VB	VCT	VWC	WC	WH	W	WI	W/O	WD	WP

**INDEX OF DRAWINGS**

T1	TITLE SHEET, SITE LOCATOR MAP, INDEX AND GENERAL NOTES
AS100	EXISTING SURVEY
AS101	PROPOSED SITE PLAN
AS102	PROPOSED LIGHTING PLAN
AL100	PRELIMINARY LANDSCAPING PLAN
A200	PROPOSED ELEVATIONS-TO FOLLOW

**STELLING & ASSOCIATES  
ARCHITECTS, LTD.**  
181 W. CHESTNUT STREET P.O. BOX 506  
BURLINGTON, WI 53105  
TELEPHONE: (262) 783-9725 FAX: (262) 783-1971

NEW CONSTRUCTION  
PROJECT FOR  
**DOCTOR OFFICE OF  
BURLINGTON, LLP**  
671 WEST STATE STREET  
BURLINGTON, WI 53105

TITLE SHEET, SITE  
LOCATOR MAP, INDEX, AND  
GENERAL NOTES

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE SOLE PROPERTY OF STELLING & ASSOCIATES ARCHITECTS, LTD. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF STELLING & ASSOCIATES ARCHITECTS, LTD.

**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be utilized for final bidding or construction related purposes.

REVISIONS  
Site Plan Submittal  
6-14-19  
APPROVED  
DRAWN BY:  
CR  
DATE:  
1-15-19  
ARCHITECTS  
PROJECT NUMBER  
18030  
SHEET NUMBER  
**T1**  
1 OF 6

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUDY  
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-

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST, BOUNDED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE CENTER OF SAID SECTION 31, RUN THENCE SOUTH 01'44" EAST 967.52 FEET TO A POINT; SAID POINT MARKS THE PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED; RUN THENCE SOUTH 01'44" EAST 294.44 FEET; THENCE SOUTH 88'21" WEST 127.00 FEET; THENCE NORTH 03'27" WEST 269.37 FEET; THENCE NORTH 77'50" EAST, 137.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.844 ACRES OF LAND MORE OR LESS, SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: MARK BROWER



- LEGEND**
- ◆ FOUND RACINE COUNTY MONUMENT CONCRETE/CAP
  - FOUND IRON PIPE
  - SET IRON PIPE
  - ( ) RECORDED AS

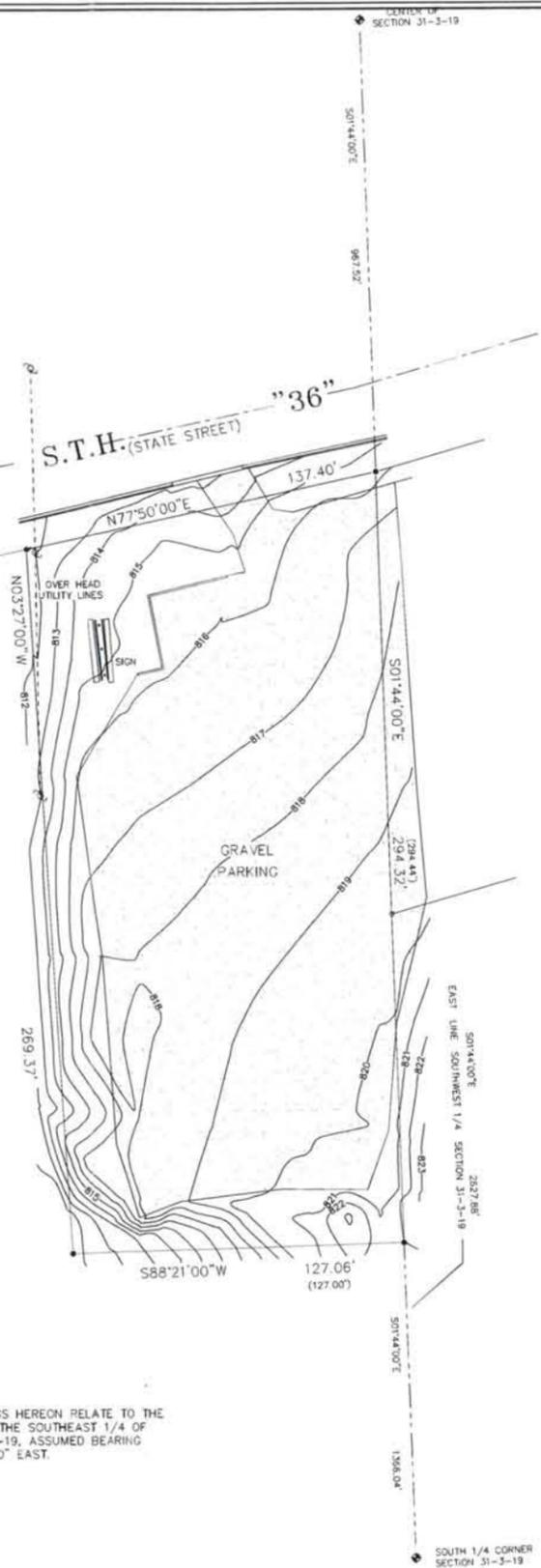
I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary forces,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

NOTE: BEARINGS HEREON RELATE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31-3-19, ASSUMED BEARING SOUTH 01'44"00" EAST.

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

ROBERT J. WETZEL S-1778



**B.W. SURVEYING, INC.**  
412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225

DRAWN BY:	bw	REVISED:	APRIL 18, 2019
CHECKED BY:	rw/dw	DATE:	APRIL 4, 2019
APP NO.:	9827-TOPO	DRAWING NO.:	9827d2
		SHEET:	1 OF 1

1 EXISTING SURVEY  
1"=30'-0"

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

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

**STELLING & ASSOCIATES ARCHITECTS, LTD.**  
181 W. CHESTNUT STREET P.O. BOX 506  
BURLINGTON, WI 53105  
TELEPHONE: (262) 769-8725 FAX: (262) 763-1971

NEW CONSTRUCTION  
PROJECT FOR  
**DOCTOR OFFICE OF BURLINGTON, LLP**  
671 WEST STATE STREET  
BURLINGTON, WI 53105

EXISTING SURVEY

OWNER OF DOCUMENTS:  
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REVISION:  
Site Plan Submittal  
6-14-19

APPROVED:

DRAWN BY:

DATE:  
1-15-19

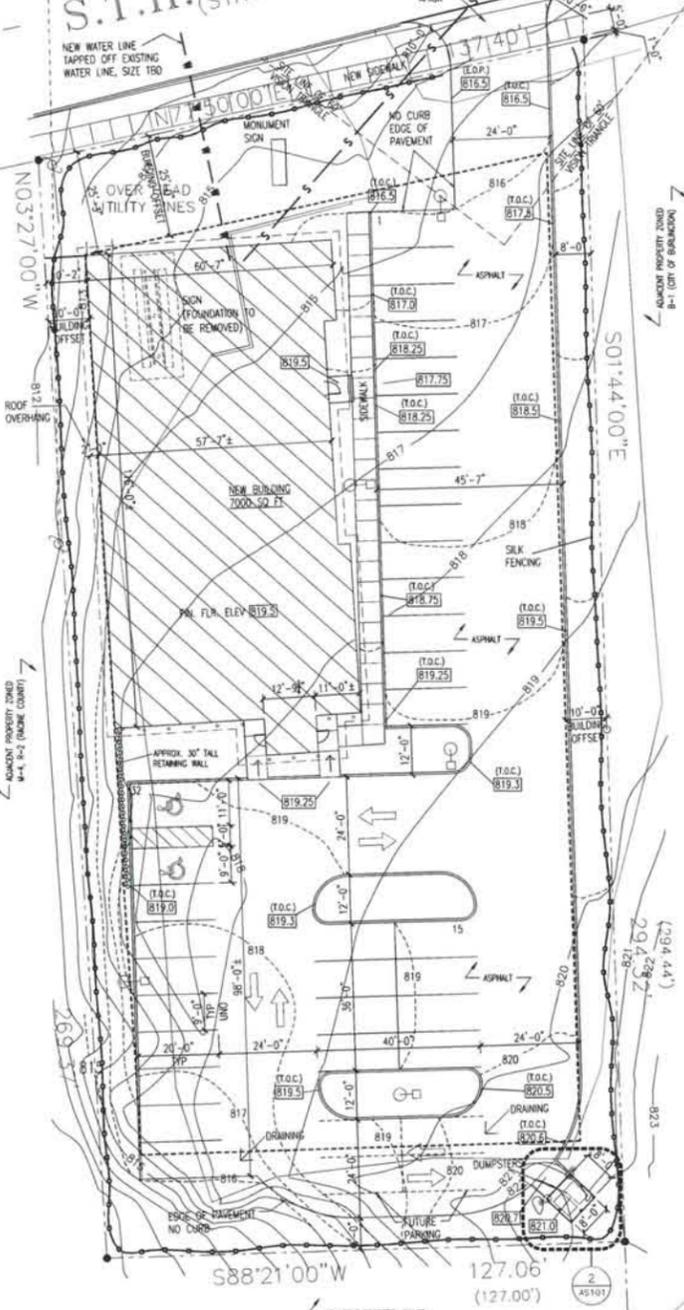
ARCHITECT'S PROJECT NUMBER:  
18030

SHEET NUMBER:  
**AS100**

2 OF 6

**PLAT OF SURVEY**  
 -OF-  
 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 19 EAST, BOUNDED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE CENTER OF SAID SECTION 31, RUN THENCE SOUTH 01°44' EAST 967.52 FEET TO A POINT, SAID POINT MARKS THE PLACE OF BEGINNING OF PARCEL OF LAND HEREINAFTER DESCRIBED; RUN THENCE SOUTH 01°44' EAST 294.44 FEET; THENCE SOUTH 88°21' WEST 127.00 FEET; THENCE NORTH 03°27' WEST 269.37 FEET; THENCE NORTH 77°50' EAST, 137.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.844 ACRES OF LAND MORE OR LESS, SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: MARK BROWER  
 S.T.H. (STATE STREET) "36"



NOTE: BEARINGS HEREON RELATE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31-3-19, ASSUMED BEARING SOUTH 01°44'00" EAST.

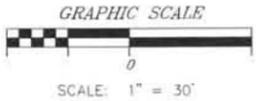
**1 PROPOSED SITE PLAN**  
 1"=30'-0"

SITE BASED OFF SURVEY (DATED APRIL 4, 2019, REVISED APRIL 18, 2019, JOB NO. 9827) BY ROBERT WETZEL (S-1778) OF B.W. SURVEYING INC., 4122 N. PINE ST., BURLINGTON, WI 53105, 262-767-0225

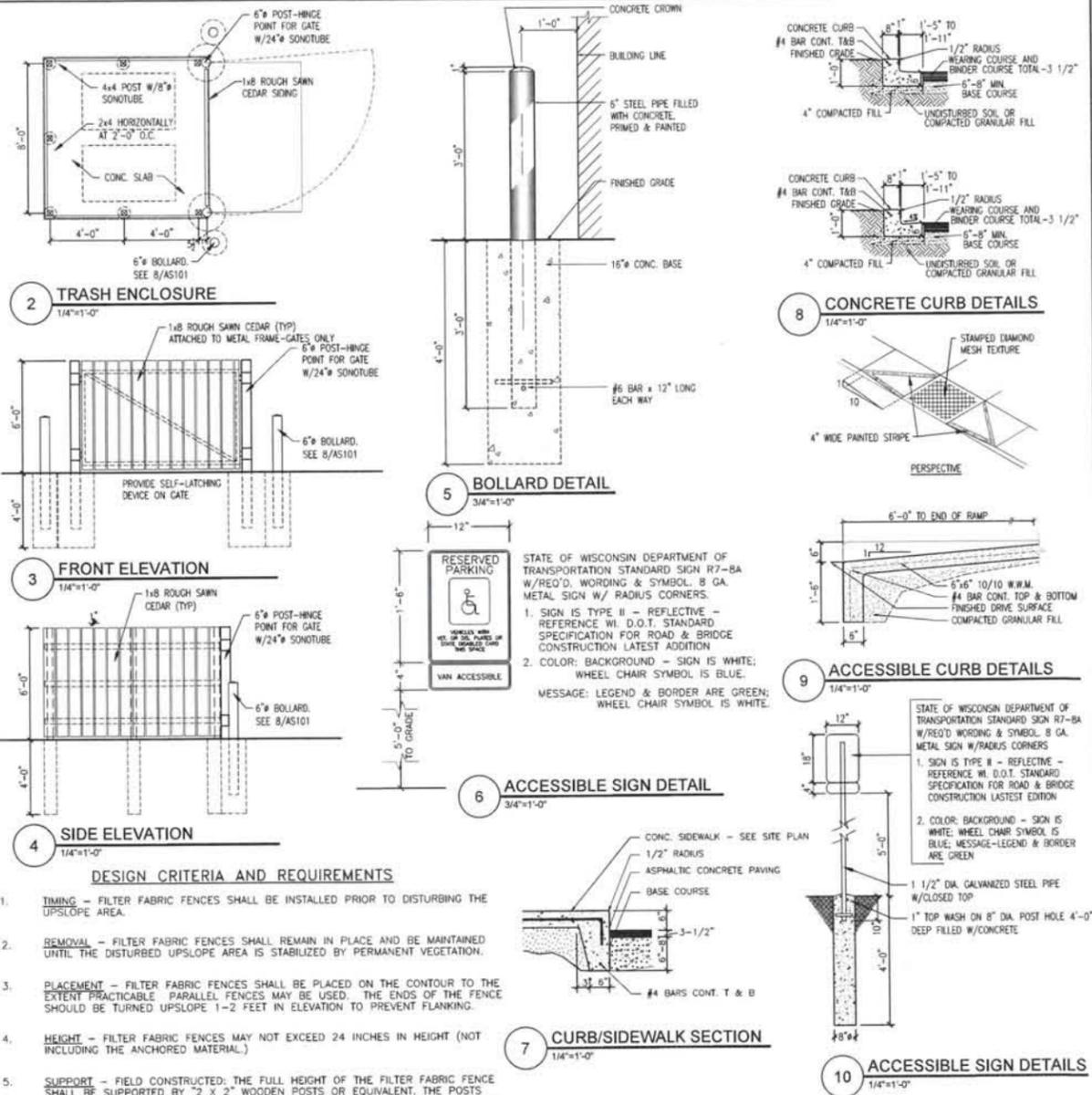
**PARKING SPACE REQUIREMENTS**  
 COMMERCIAL USES/OFFICES  
 3.3 SPACES PER 1000 SQ FT  
 PARKING STALLS REQUIRED=24 STALLS W/  
 1 ADA CAR STALL & 1 ADA VAN STALL  
 PARKING STALLS PROVIDED=32 STALLS W/  
 1 ADA CAR STALL & 1 ADA VAN STALL  
 TOTAL: 32 STALLS  
 30 STALLS 9'x20'  
 1 ADA CAR 9'x20' WITH 5' ACCESS AISLE  
 1 ADA VAN 11'x20' WITH 5' ACCESS AISLE

**SYMBOLS KEY:**

EXISTING STRUCTURE	[Hatched Box]
EXISTING STRUCTURE TO BE REMOVED	[Dotted Box]
NEW STRUCTURE	[Solid Box]
SILT FENCE	[Line with Triangles]
MATERIAL STORAGE	[Grid Pattern]
SOIL STOCKPILE	[Circle with Dots]
LOT LINES	[Dashed Line]
BUILDING SETBACKS	[Dashed Line]
SITE IMPROVEMENT SETBACKS	[Dotted Line]



- LEGEND**
- FOUND RACINE COUNTY MONUMENT CONCRETE/CAP
  - FOUND IRON PIPE
  - SET IRON PIPE
  - ( ) RECORDED AS
  - 800 EXISTING CONTOUR
  - 810- PROPOSED CONTOUR
  - [Square with 0] PROPOSED SPOT ELEVATION
  - PROPOSED POLE LIGHT



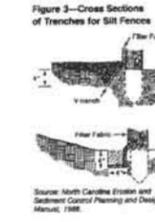
**DESIGN CRITERIA AND REQUIREMENTS**

- TIMING** - FILTER FABRIC FENCES SHALL BE INSTALLED PRIOR TO DISTURBING THE UPSLOPE AREA.
- REMOVAL** - FILTER FABRIC FENCES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED UPSLOPE AREA IS STABILIZED BY PERMANENT VEGETATION.
- PLACEMENT** - FILTER FABRIC FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE. PARALLEL FENCES MAY BE USED. THE ENDS OF THE FENCE SHOULD BE TURNED UPSLOPE 1-2 FEET IN ELEVATION TO PREVENT FLANKING.
- HEIGHT** - FILTER FABRIC FENCES MAY NOT EXCEED 24 INCHES IN HEIGHT (NOT INCLUDING THE ANCHORED MATERIAL).
- SUPPORT** - FIELD CONSTRUCTED: THE FULL HEIGHT OF THE FILTER FABRIC FENCE SHALL BE SUPPORTED BY "2 X 2" WOODEN POSTS OR EQUIVALENT. THE POSTS SHALL BE DRIVEN AT LEAST 8 INCHES INTO THE GROUND. THE MAXIMUM SPACING OF THE POSTS SHALL BE 3 FEET. THE FILTER FABRIC SHALL BE STAPLED USING AT LEAST 0.5 INCH STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
- ANCHORING** - THE FILTER FABRIC FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A "4 X 4" TRENCH OR A 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE AS SHOWN IN FIGURES 1 AND 2. THE TRENCH SHALL BE BACK FILLED AND COMPACTED.
- FABRIC SPECIFICATIONS** - THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:
  - GRAB STRENGTH:** 100 LB. MINIMUM IN ANY PRINCIPLE DIRECTION (ASTM D-1682)
  - MULLEN BURST:** MINIMUM 200 PSI (ASTM D-3786)
  - EQUIVALENT OPENING SIZE:**
    - BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
    - BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
  - AFTER FLOW RATE** OF 10 GAL/MIN/FT AT 50MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN SEC -1 AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74:
  - ULTRAVIOLET RADIATION STABILITY** OF 90 PERCENT.
  - FABRIC WITH SUPPORT NETTING** SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4 INCH SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

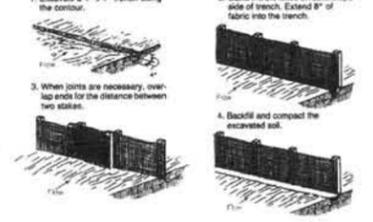
**MAINTENANCE**

- FILTER FABRIC FENCES SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH 0.5 THE HEIGHT OF THE FENCE.

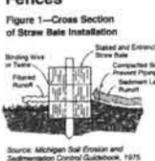
**Silt Fences**



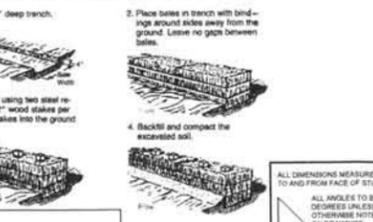
**Figure 4—How to Install a Silt Fence**



**Straw Bale Fences**



**Figure 2—How to Install a Straw Bale Fence**



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

**STELLING & ASSOCIATES ARCHITECTS, LTD.**  
 181 W. CHESTNUT STREET P.O. BOX 506  
 BURLINGTON, WISCONSIN 53105  
 TELEPHONE: (262) 764-9725 FAX: (262) 763-1971

**NEW CONSTRUCTION PROJECT FOR DOCTOR OFFICE OF BURLINGTON, LLP**  
 671 WEST STATE STREET  
 BURLINGTON, WI 53105

**PROPOSED SITE PLAN**

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REVISIONS:  
 Site Plan Submittal 6-14-19  
 APPROVED:  
 DRAWN BY: CR  
 DATE: 1-15-19  
 ARCHITECTS PROJECT NUMBER: 18030  
 SHEET NUMBER

**AS101**  
 3 OF 6

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
■	3	B-5ME	SINGLE	1.030	10232	86	OSQ-A-NM-SME-B-30K-XX-XX w/OSQ-DAXX
■	1	Z-2ME w/BLS	SINGLE	1.010	4980	53	OSQ-A-NM-2ME-Z-30K-XX-XX w/OSQ-DAXX OSQ-BLSMF
■	1	Z-2ME	SINGLE	1.010	6481	53	OSQ-A-NM-2ME-Z-30K-XX-XX w/OSQ-DAXX

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.73	1.9	0.0	N.A.	N.A.
Property Line	Fc	0.38	0.8	0.0	N.A.	N.A.
Paved Parking	Fc	1.10	1.9	0.4	2.75	4.75

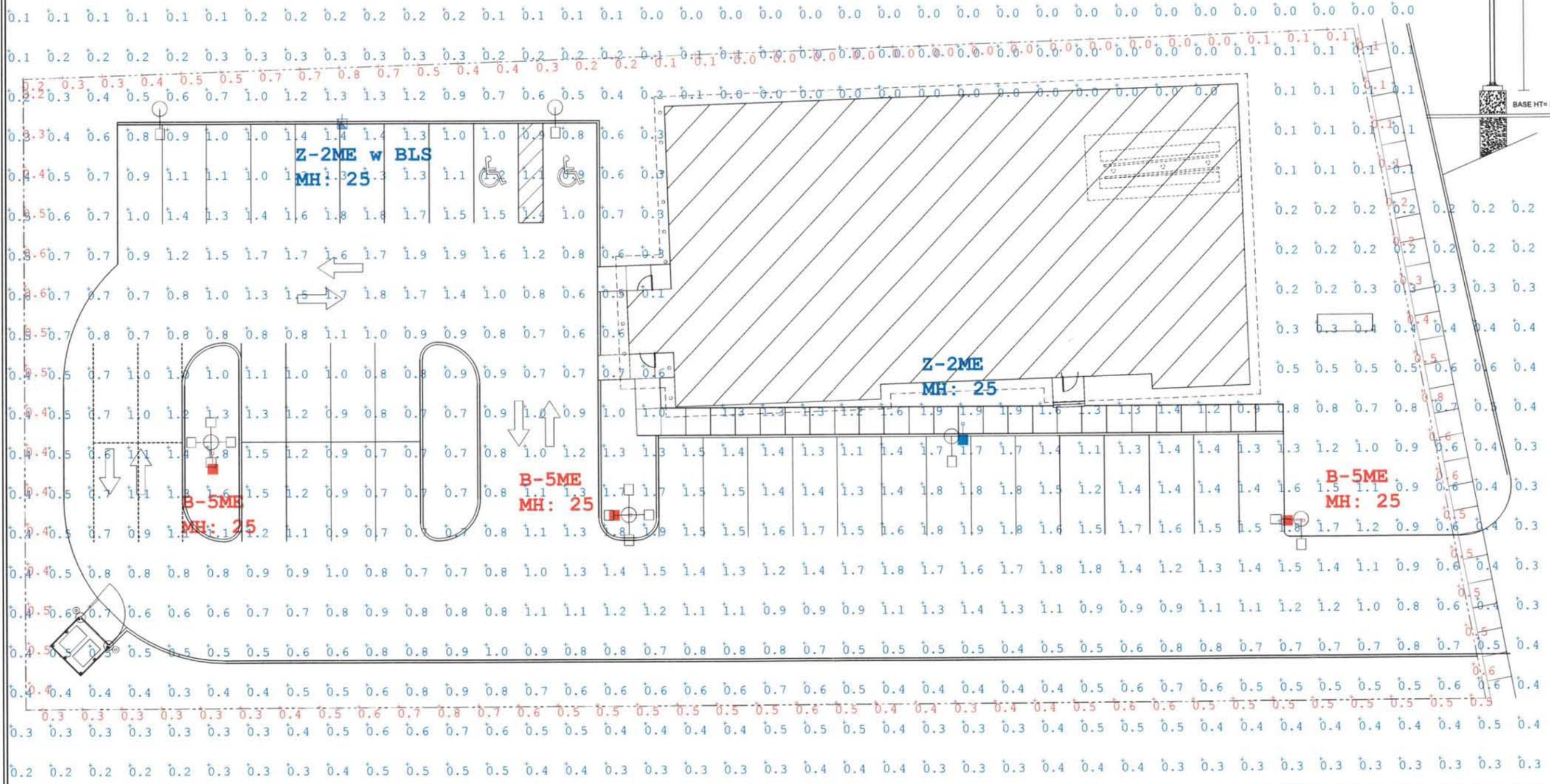
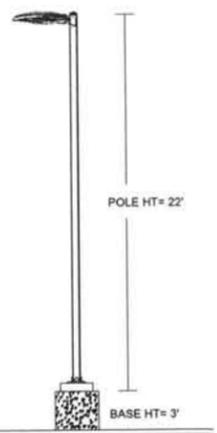
Fixture Mounting Height:  
Pole Mounted: 5, 25' AFG (22' Pole + 3.0' Base)

Proposed Poles Meets 140MPH Sustained Winds.

Additional Required Equipment:  
(5) - PS4S22C1BZ - (22' x 4" x 0.125", Steel Square Pole, 1@90°)  
(5) - OSQ-DAXX - (Direct Arm Mount)  
(1) - OSQ-BLSMF - (Medium Backlight Shield - OSQ)

\*\*\*Customer to verify Color, Mounting, Fixture Location and Voltage prior to ordering.\*\*\*

OSQ Area Luminaire



STELLING & ASSOCIATES  
ARCHITECTS, LTD.  
181 W. CLINTON STREET P.O. BOX 506  
BURLINGTON, WI 53105  
TELEPHONE: (262) 764-8725 FAX: (262) 764-1971

NEW CONSTRUCTION  
PROJECT FOR  
DOCTOR OFFICE OF  
BURLINGTON, LLP  
671 WEST STATE STREET  
BURLINGTON, WI 53105

PRELIMINARY LIGHTING  
PLAN

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REVISIONS:  
Site Plan Submittal  
6-14-19

APPROVED:  
DRAWN BY: JB

DATE: 1-15-19

ARCHITECTS PROJECT NUMBER: 18030

SHEET NUMBER: AS102  
4 OF 6

**CREE LIGHTING**  
A COMPANY OF IDEAL INDUSTRIES, INC.  
10201 Washington Ave. Racine, WI 53406 https://www.cree.com - (800) 236-6900

Illustration results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: Brower Eye Physicians & Surgeons  
SR-37316  
Footcandles calculated at grade  
Filename: 190614EC1CJW.AGI

Layout By: Collin Witherow  
Date: 6/14/2019

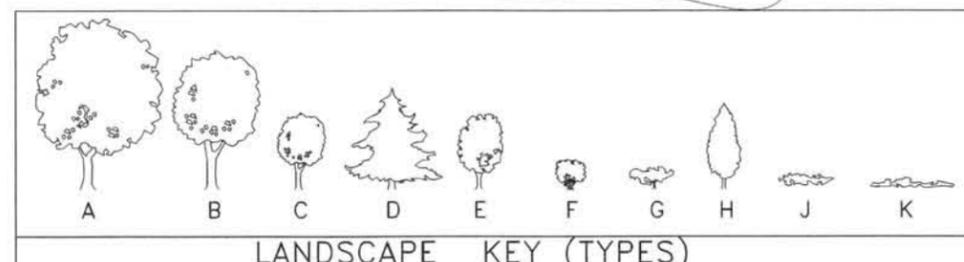
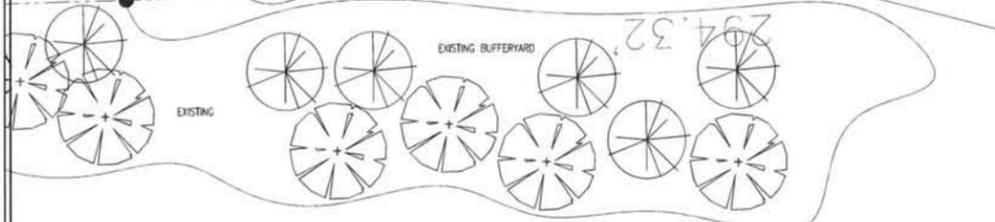
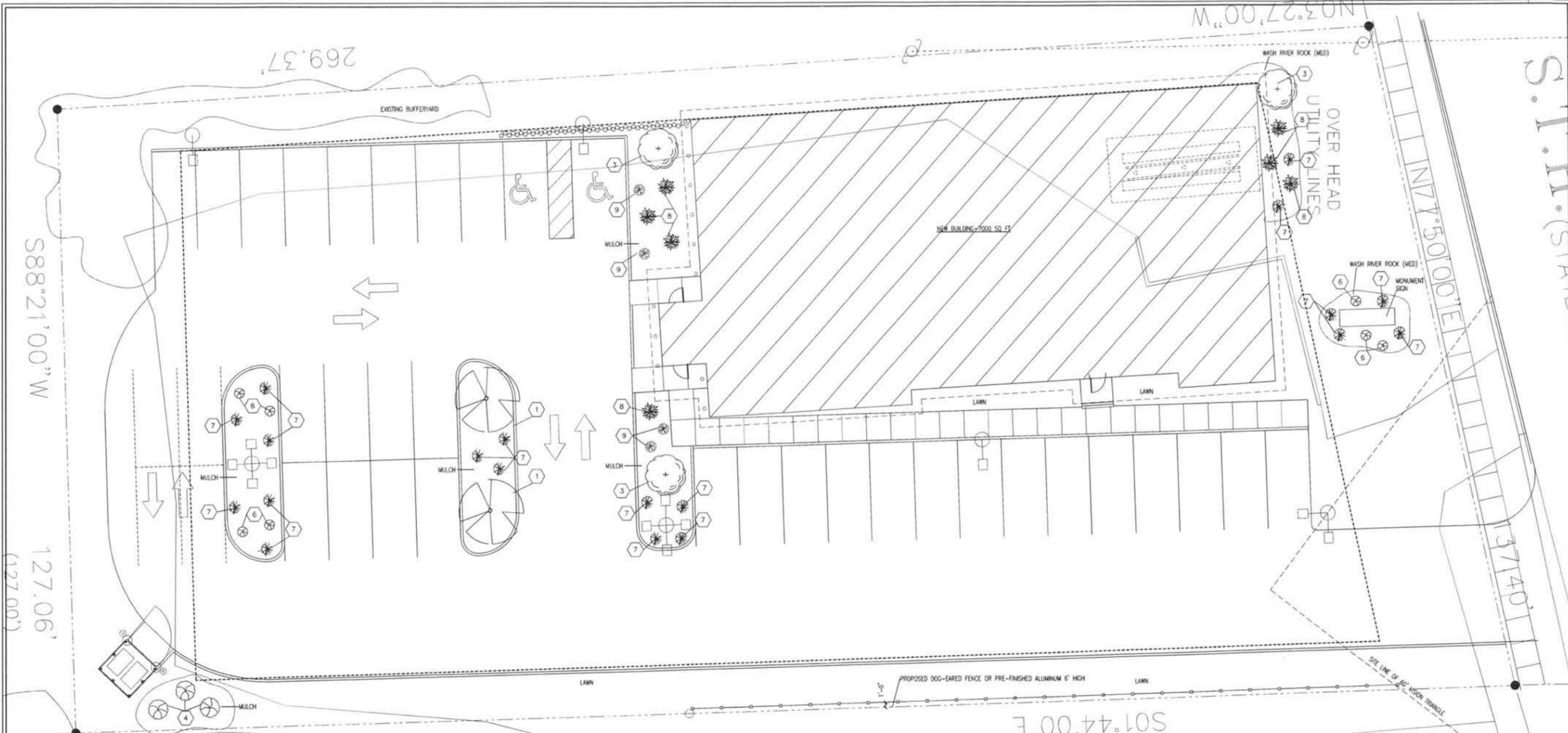
Scale 1" = 10'  
0 20 40

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

ALL DIMENSIONS MEASURED TO FACE UNLESS OTHERWISE NOTED ON DRAWINGS  
DO NOT SCALE FROM DRAWINGS IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY



1 PRELIMINARY LANDSCAPING PLAN  
1"=10'-0"

PARCEL #002031931032000  
ENTIRE SITE 0.84 ACRES OR APPROX. 36,800 SQ FT

EXCAVATE "PLANTING PIT" TWICE THE DIAMETER OF BALL AND 5" GREATER IN DEPTH. LOOSEN SUBSOIL WITH PICK TO ENSURE POROSITY. PLACE 6" PEAT MOSS IN PLANTING PIT AND TAMP. PLACE TREE IN PLANTING PIT AND REMOVE BURLAP FROM HALF OF BALL. WATER EACH LAYER UNTIL SETTLED. WATER TWICE FIRST DAY, EVERY OTHER DAY FOR TWO WEEKS, THEN TWICE A WEEK FOR TWO MONTHS.

\*GROUND LINE SHOULD BE SAME AS AT NURSERY.

EXCAVATE "PLANTING PIT" TWICE THE DIAMETER OF BALL AND 6" GREATER IN DEPTH. LOOSEN SUBSOIL WITH PICK TO ENSURE POROSITY. PLACE 6" PEAT MOSS IN PLANTING PIT AND TAMP. PLACE TREE IN PLANTING PIT AND REMOVE BURLAP FROM HALF OF BALL. BACKFILL WITH MIXTURE OF 1/3 PEAT MOSS 2/3 TOP SOIL IN 9" LAYER. WATER EACH LAYER UNTIL SETTLED. DRIVE STAKE TO HEIGHT OF LOWEST BRANCH AT SIDE OF TREE. WRAP TRUNK WITH PAPER TAPE TO FIRST BRANCH. SECURE TO STACK WITH RUBBER HOSE AND GUY WIRE. FORM 3" DEEP SAUCER TO ENCLOSE STOCK. FILL SAUCER WITH BARK CHIP MULCH. WATER TWICE FIRST DAY, EVERY OTHER DAY FOR TWO WEEKS, THEN TWICE A WEEK FOR TWO MONTHS.

\*GROUND LINE SHOULD BE SAME AS AT NURSERY.

LANDSCAPE REQUIREMENTS

LANDSCAPE SURFACE RATIO:  
25% LANDSCAPING REQUIREMENT

36800 (25%)=9200 NEEDED MIN.

36800-7000 (BUILDING)=29800

29800-19,700 (PARKING & SIDEWALKS)

=10,100 IS WHAT'S LEFT FOR LANDSCAPING

WE PROVIDED 27% (10,100/36,800)

LANDSCAPING WITHIN OFF STREET PARKING SHALL TOTAL NOT LESS THAN 5% OF THE SURFACE AREA.

19,700 TOTAL PAVED AREA (05)=985

WE PROVIDED 5% (1036/19,737)

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

PLANTINGS KEY						
SYMBOL	PLANTING SIZE	BOTANICAL NAME	COMMON NAME	CONIFEROUS DECIDUOUS	QUANTITY	TYPE
1.	3" CALIPER	GLEDITSIA SKYLINER	SKYLINE LOCUST	D	2	A
2.	3" CALIPER	BETULA NIGRA	RIVER BIRCH	D	0	B
3.	3" CALIPER	MALUS X HYBRIDS	FLOWERING CRAB	D	3	C
4.	6"-0"	JUNIPERUS SCOPULORUM	MEDORA JUNIPER	C	3	H
5.	6"-0"	NIGRA AUSTRIACA	AUSTRIAN PINE	C	0	D
6.	MIN. 24"	HORIZONTALIS HUGHES	HUGHES JUNIPER	C	7	K
7.	MIN. 24"	THUJA OCCIDENTALIS	HERTZ MIDCET ARBORVITAE	C	19	J
8.	MIN. 24"	SPIRAEA NIPPUNICA	ANTHONY WATER SPIREA	D	7	G
9.	MIN. 24"	SPIRAEA JAPONICA	GOLDMOUND SPIREA	D	4	G

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD  
ALL ANGLES TO BE 45 DEGREES UNLESS OTHERWISE NOTED ON DRAWING  
DO NOT SCALE FROM DRAWINGS IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY

STELLING & ASSOCIATES ARCHITECTS, LTD.  
181 W. CHESTNUT STREET P.O. BOX 506  
BURLINGTON, WI 53105  
TELEPHONE: (262) 783-7235 FAX: (262) 783-1971

NEW CONSTRUCTION PROJECT FOR  
DOCTOR OFFICE OF BURLINGTON, LLP  
671 WEST STATE STREET  
BURLINGTON, WI 53105

PRELIMINARY LANDSCAPING PLAN

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REVISIONS  
Site Plan Submittal  
6-14-19

APPROVED

DRAWN BY: CR

DATE: 1-15-19

ARCHITECTS PROJECT NUMBER: 18030

SHEET NUMBER: AL100

5 OF 6



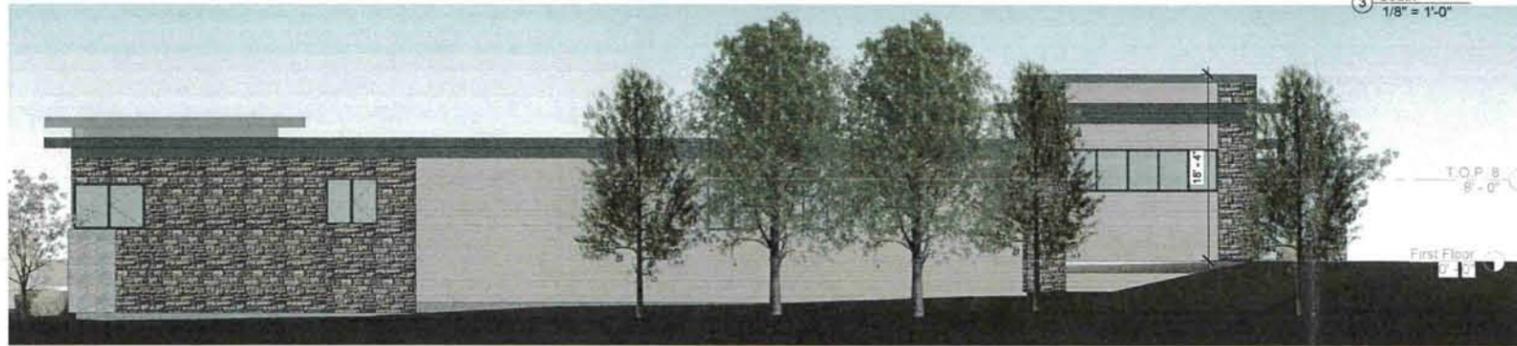
1 East  
1/8" = 1'-0"



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



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



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



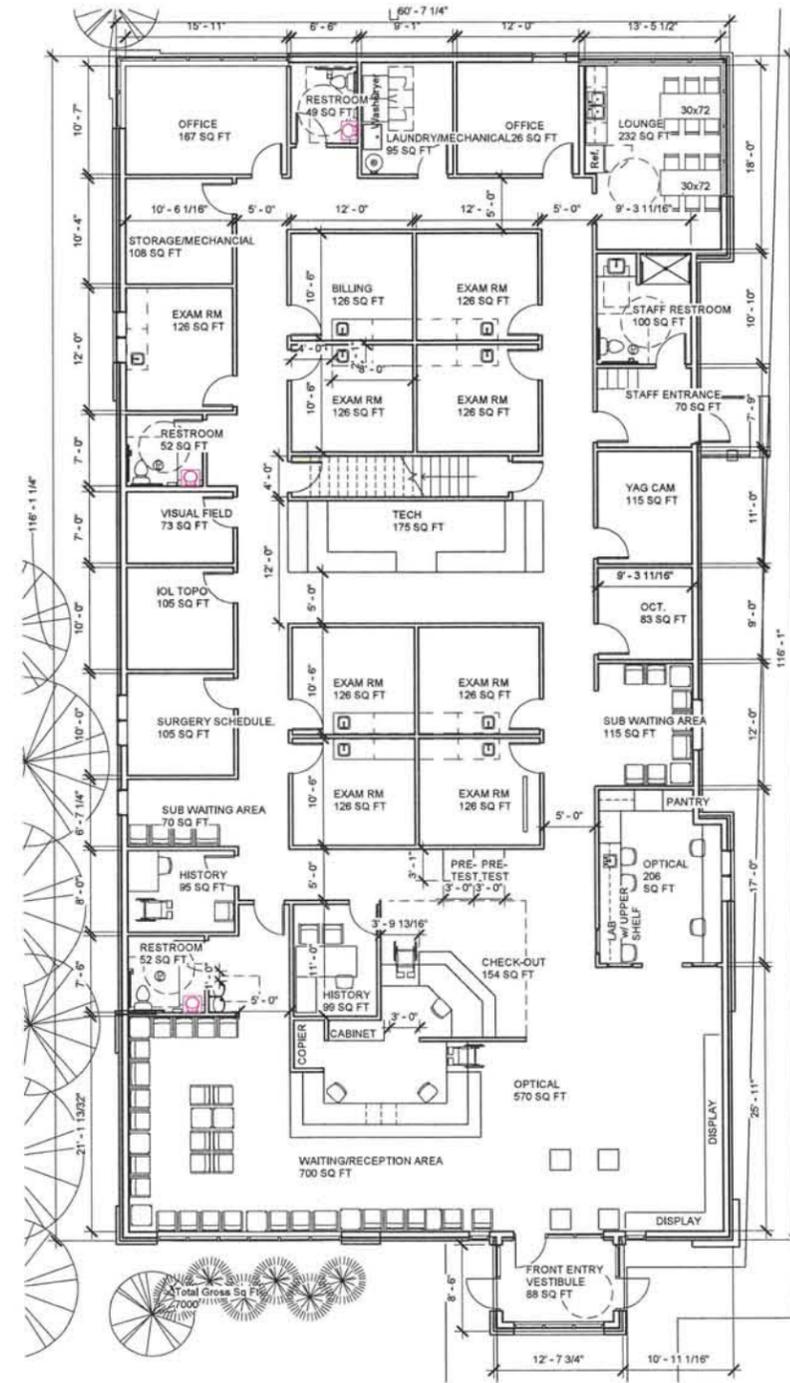
6 From dumpster area



7 Pulling out from Gooseberries



8 From 36 looking Southwest



5 First Floor - Preliminary  
1/8" = 1'-0"

STELLING AND ASSOCIATES  
ARCHITECTS, LTD.  
1111 W. CHESTNUT STREET  
TELEPHONE (312) 784-0726  
FAX (312) 784-1971  
PO BOX 986  
EAST AURORA, ILL. 60127

PROJECT DESCRIPTION  
PROJECT FOR  
**Brower Eye Physicians**  
Enter address here

PRELIMINARY ELEVATIONS

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REVISIONS  
PRELIMINARY  
06-28-19  
APPROVED  
Checker  
DRAWN BY  
Author  
DATE  
04-18-19  
ARCHITECT  
PROJECT NUMBER  
18030  
SHEET NUMBER

PRELIMINARY

A200



**DATE:** July 9, 2019

**SUBJECT:** A Public Hearing for a Conditional Use application at 501 S. Pine 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 Ajinder Pal Singh for property located at 501 S. Pine Street. The applicant is proposing to operate a U-Haul truck rental service on-site. The U-Haul truck rentals are proposed to be available for rent, and parked on the existing asphalt of the site.

**ZONING:**

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

**RECOMMENDATION:**

N/A

**TIMING/IMPLEMENTATION:**

This item is for a Public Hearing at the July 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:** Ajinder Pal Singh  
**Applicant:** Jasleen Mobil Mart  
**Location:** 501 S. Pine Street  
**Zoning:** B-1, Neighborhood Business District  
**Use:** To allow for automobile and truck rental services (U-Haul trucks)

**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, JULY 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, 17<sup>th</sup> day of June, 2019.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press  
June 20<sup>th</sup> and June 27<sup>th</sup>, 2019



**PLAN COMMISSION**

**ITEM NUMBER: 7D**

---

**DATE:** July 9, 2019

**SUBJECT:** Consideration to approve a Conditional Use and Site Plan application at 501 S. Pine 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 Jasleen Mobil Mart for property located at 501 S. Pine Street. The applicant is proposing to operate a U-Haul truck rental service on-site. The U-Haul truck rentals are proposed to be available for rent, and parked on the existing asphalt of the site. The applicant proposes to stripe 9 spaces, including one ADA accessible space, which are compliant. The 3-4 U-Haul trucks would utilize these spaces. It is proposed that the U-Haul rentals would be within the store's open hours (5:30 am – 9 pm), however drop-off of the vehicle can take place any time of day (24-hour drop-offs).

The conditional approval is based on:

- Trucks shall be parked on the west side of the service station
- A code compliant fence be provided along the residential property to screen the U-Hauls trucks from the residential use
- A trash enclosure be provided around the dumpsters
- General landscaping clean-up and maintenance of the site, particularly around the front signage of the property
- Remove the unused phone booth on the east side of the property

**ZONING:**

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

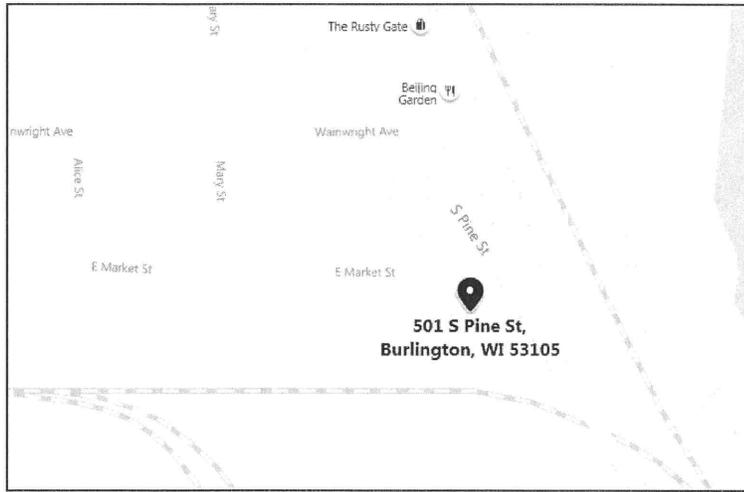
**RECOMMENDATION:**

Graef and Burlington Fire Department recommend a conditional approval of this Conditional Use and Site Plan, subject to items listed in the June 25, 2019 and June 28, 2019 memorandums.

**TIMING/IMPLEMENTATION:**

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

**MAP:**





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

collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Tanya Fonseca, AICP

**DATE:** June 28, 2019

**SUBJECT:** Review of Site Plan and Conditional Use Permit for Jasleen Mobil Mart at 501 S. Pine Street, Burlington, WI 53105.

### A. PURPOSE

- 1) Consider for approval a Site Plan Approval Application from Ajinder Pal Singh for the Jasleen Mobil Mart at 501 S. Pine Street, Burlington, WI 53105 to provide U-Haul truck rental services on-site.
- 2) Consider for approval a Conditional Use Permit Application from Ajinder Pal Singh for the Jasleen Mobil Mart at 501 S. Pine Street, Burlington, WI 53105 to operate U-Haul truck rental services on-site.

### B. RECOMMENDATION

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

- 1) **CONDITIONAL APPROVAL** of a Site Plan Approval Application from Ajinder Pal Singh for the Jasleen Mobil Mart at 501 S. Pine Street, Burlington, WI 53105 to provide U-Haul truck rental services on-site;
- 2) and, **CONDITIONAL APPROVAL** of a Conditional Use Permit Application from Ajinder Pal Singh for the Jasleen Mobil Mart at 501 S. Pine Street, Burlington, WI 53105 to provide U-Haul truck rental services on-site, with the following conditions:
  - a. Trucks be parked on the west side of the service station.
  - b. A code compliant fence be provided between the adjacent residential property and the service station – see §315-26(M). A fence permit will be needed from the City Building Inspector.
  - c. A trash enclosure be provided around the dumpsters – see §315-26(O).
  - d. General landscaping clean-up and maintenance of the site, particularly around the front signage of the property.
  - e. Remove the unused phone booth on the east side of the property.

**C. BACKGROUND**

Ajinder Pal Singh of 7585 S. Barbian Court, Franklin, WI 53132 (Applicant) submitted a Site Plan Approval Application and an Application for a Conditional Use Permit to operate a U-Haul truck rental services at the Jasleen Mobil Mart at 501 S. Pine Street, Burlington, WI 53105. Parcel 206-02-19-05-001-000 is zoned B-1 "Neighborhood Business District" is owned by Eliza Enterprises, LLC of 8033 S. 43rd Street, Franklin, WI 53132.

"Gasoline service stations, automobile and truck rental services, and automobile washing" are a Conditional Use in B-1. There is not a Conditional Use Permit on file for this gas station, as its existence pre-dates the zoning code and it is therefore grandfathered in. As referenced above, truck rentals are a Conditional Use in the B-1 District. The U-Haul truck rentals are proposed to be available for rent, parked on the existing asphalt of the site. The Applicant proposes to stripe 9 spaces, including one ADA accessible space. The gas station employees 4 total employees, and the store operates from 5:30am to 9pm, seven days a week. It is proposed that the U-Haul rentals would be within the store's open hours, however drop-off of the vehicles can take place any time of day (24-hour drop-offs).



Context of 501 S. Pine Street from Racine County GIS: <http://arcgis.racinecounty.com/MapBook/>



Photo taken of the site, June 25, 2019.

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

The proposed U-Haul truck rentals are an allowable conditional use per §315-26(D)(17).

The B-1 "Neighborhood Business District" prohibits long-term truck parking unless screened from view, per §315-26(M)(2). It is recommended for consideration that the U-Haul trucks be stored on the west side of the service station building. This section allows for trucks to be parked for a period of more than 24 continuous hours if said trucks are located within areas screened from view of any public street right-of-way, public park or public open space, and from view from all residential zoning districts. Solid walls or fences are required, and shall be maintained in good condition and kept litter free.

The site plan indicates the existing area for dumpers. A trash enclosure must be provided for the dumpers that is compliant with requirements in §315-26(O).

**E. COMPLIANCE WITH BURLINGTON ZONING CODE §315-48 "PARKING REQUIREMENTS"**

The proposed parking lot and parking storage area are compliant with the requirements in §315-48. The site plan proposes 9 striped parking spaces for customers and employees. Chapter 315 Table 5 "Off-Street Parking and On-Site Queuing Requirements for Use Types" requires 8 spaces for general auto service stations (with the dispensing of gasoline). One ADA space is required. The Applicant's site plan for the site indicates 9 total spaces. The 3-4 U-Haul Trucks would utilize these spaces. Given the short duration of customers, and the additional queuing spaces beneath the gasoline service bays, this is likely sufficient parking at this service station.

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

A fence is being recommended on the west side of the property, along the residential property. This fence will screen the U-Haul trucks from the adjacent residential use. Side and rear yard fences may not exceed six feet in height. This fence should be a higher quality fence – not open chain link or wire mesh. Sufficient screening must be provided. The construction of a fence requires an application and fence permit from the Building Inspector.

**G. COMPLIANCE WITH BURLINGTON ZONING CODE §315-130 "CONDITIONAL USE PERMIT"**

The Applicant's materials comply with the provisions enumerated in §315-130(A) "Application for conditional use permit."

**H. COMPLIANCE WITH BURLINGTON ZONING CODE §315-137 "SITE PLANS"**

The Applicant's materials are compliant with the requirements in §315-137(A, B, & C).



Photo taken of the site, June 25, 2019.



Photo taken of the site, June 25, 2019.



## 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:** June 25, 2019

**SUBJECT:** Review of Conditional Use and Site Plan Application for 501 S. Pine Street, Burlington, to operate a vehicle rental service.

### A. PURPOSE

1) Consider for approval the Conditional Use and Site Plan Application for 501 S. Pine Street, Burlington, to operate a vehicle rental service.

### B. BACKGROUND

Ajinder Pal Singh (Applicant) submitted a Conditional Use and Site Plan Application on June 17, 2019 to propose the use of 501 S. Pine Street, Burlington, to operate a vehicle rental service.

### C. REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE

No concerns at time of review.

### E. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of this application based on the following:

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



CITY OF BURLINGTON

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

APPLICATION FOR A CONDITIONAL  
USE PERMIT

FOR OFFICIAL USE ONLY

Date Filed 6/17/19  
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 AJINDER PAL SINGH

Phone No. 414-750-3627

Applicant's Address 501, S. PINE ST. BURLINGTON, WI 53105

Applicant's Email Address MOBILMART501@GMAIL.COM

Owner of the site AJINDER PAL SINGH

Phone No. 414-750-3627

Owner's address 7585, S. BARBIAN CT. FRANKLIN, WI 53132 (HOME)

**DESCRIPTION OF THE SUBJECT SITE**

Business name JASLEEN MOBIL MART

Address 501, S. PINE ST. BURLINGTON, WI 53105

Or if no address exists: Parcel Identification No. \_\_\_\_\_

Existing Zoning classification B-1

Description of the proposed use U HAUL rentals - 3 to 4 trucks

Number of employees / Hours of operation 4 / 5:30am 9pm - everyday  
24 hour drop off

**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:

Allow for U-haul truck rentals at the existing gas station. The amount of trucks on site will vary per day, but it is anticipated there will be 3 to 4 trucks on site each day.

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 Ajinder Singh  
(Signature)

AJINDER P SINGH  
(Print)

Owner Ajinder Singh  
(Signature)

AJINDER P SINGH  
(Print)

Date: 6/17/19

Date application Filed: 6/17/19

- 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]  
(Signature)

Date: 6/17/19



CITY OF BURLINGTON

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>6/17/19</u>
RECEIVED BY: <u>KA</u>
AMT. PAID: <u>500</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 501, S. PINE ST. BURLINGTON, WI 53105  
Applicant Name AJINDER PAL SINGH  
Applicant Address 501 S. PINE ST. BURLINGTON, WI 53105  
Applicant Email MOBILMART501@GMAIL.COM Phone Number 414-750-3627  
Owner Name AJINDER PAL SINGH  
Owner Address 7585, S. BARBIAN CT FRANKLIN, WI 53132  
Owner Email MOBILMART501@GMAIL.COM Phone Number 414-750-3627

Architect/Contractor/Designer Name \_\_\_\_\_  
Architect/Contractor/Designer Email \_\_\_\_\_ Phone Number \_\_\_\_\_

Type of Construction: New \_\_\_\_\_ Addition \_\_\_\_\_ Remodel \_\_\_\_\_  
Type of Development: Commercial  Industrial \_\_\_\_\_ Residential \_\_\_\_\_  
Type of Business (if applicable) U-Haul rental

Description of the Project: Renting of U-Haul trucks. Anticipating three to four trucks on site.

**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 N/A                       |
| <input type="checkbox"/> Architect's name/ address                                | <input type="checkbox"/> Existing and proposed topography N/A                          |
| <input checked="" type="checkbox"/> Scale and north arrow                         | <input type="checkbox"/> Grading plan and soil data may be requested N/A               |
| <input checked="" type="checkbox"/> Property boundaries and dimensions            | <input checked="" type="checkbox"/> Building and yard setbacks                         |
| <input 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 checked="" 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 <del>N/A</del> | <input checked="" type="checkbox"/> Pedestrian sidewalks and walkways                  |
| <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 checked="" type="checkbox"/> Bufferyards  |
| <input type="checkbox"/> Outdoor lighting plan and photometrics                   | <input type="checkbox"/> Existing/proposed sanitary sewer and water mains N/A          |
| <input checked="" type="checkbox"/> Handicap accessibility                        | <input type="checkbox"/> Existing/proposed storm sewers N/A                            |
| <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 N/A                                      |

**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): \_\_\_\_\_
- What kind of noise or level of noise will the property have? N/A
- Hours of operation 24 hours for rentals - Drop box for keys on site.  
5:30 am to 9pm daily to rent.

**Engineering**

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- Storm water management provisions provided? YES  / NO
- Estimated Traffic impacts: None
- 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**

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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): \_\_\_\_\_

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**

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- 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? \_\_\_\_\_
- Are you selling or serving alcohol and/or tobacco products? yes, but not part of the U-Haul rental business.

**Fire Department**

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- Square footage of building(s): \_\_\_\_\_
- Number of Floors: one
- Occupant Load: \_\_\_\_\_
- Description of business model and/or process: U-Haul truck rental
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:* \_\_\_\_\_

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: AJINDER P SINGH  
(Print)

Date: 6/17/19

Owner: Ajinder Singh  
(Signature)

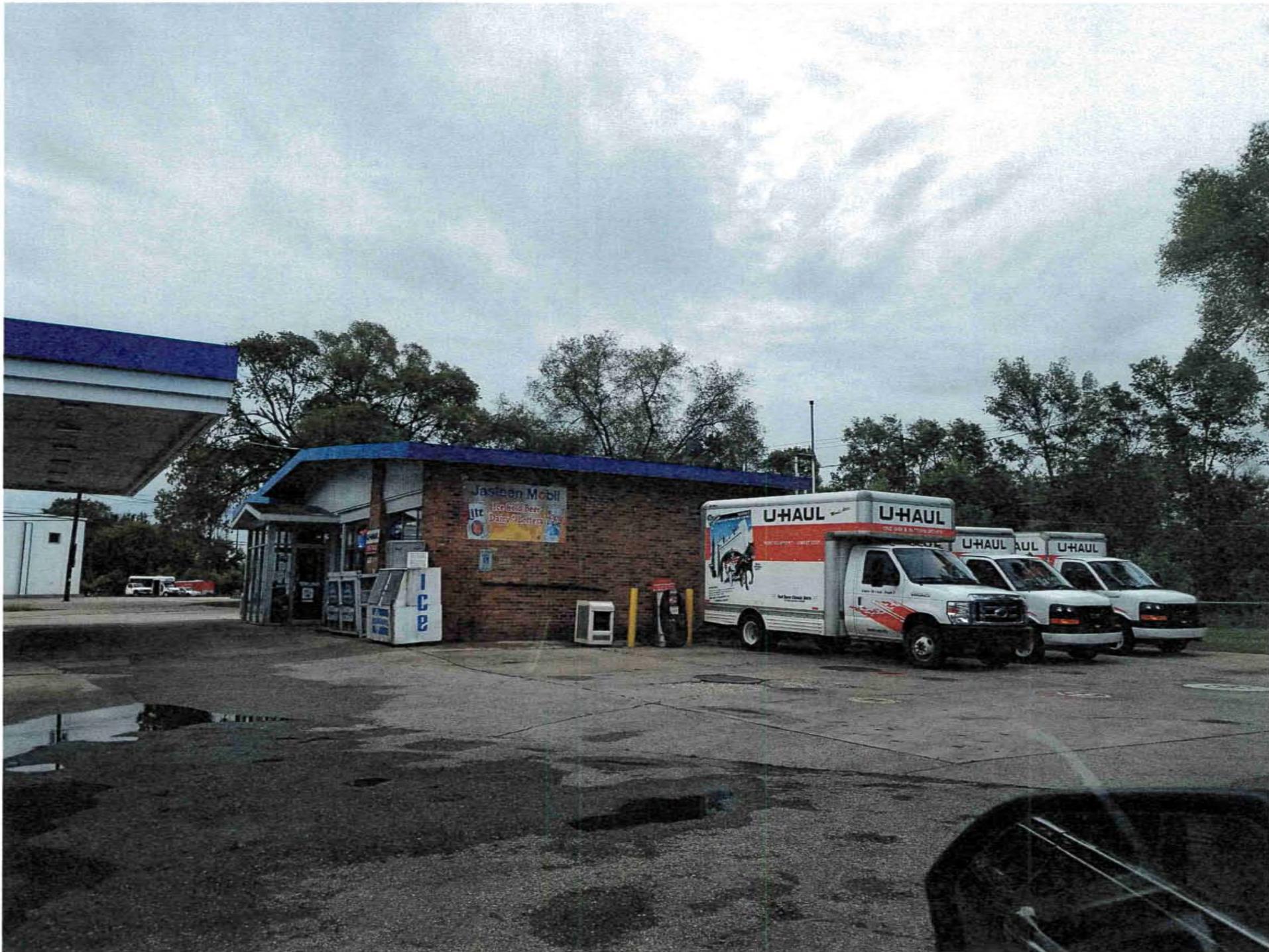
Applicant: AJINDER P SINGH  
(Print)

Date: 6/17/19

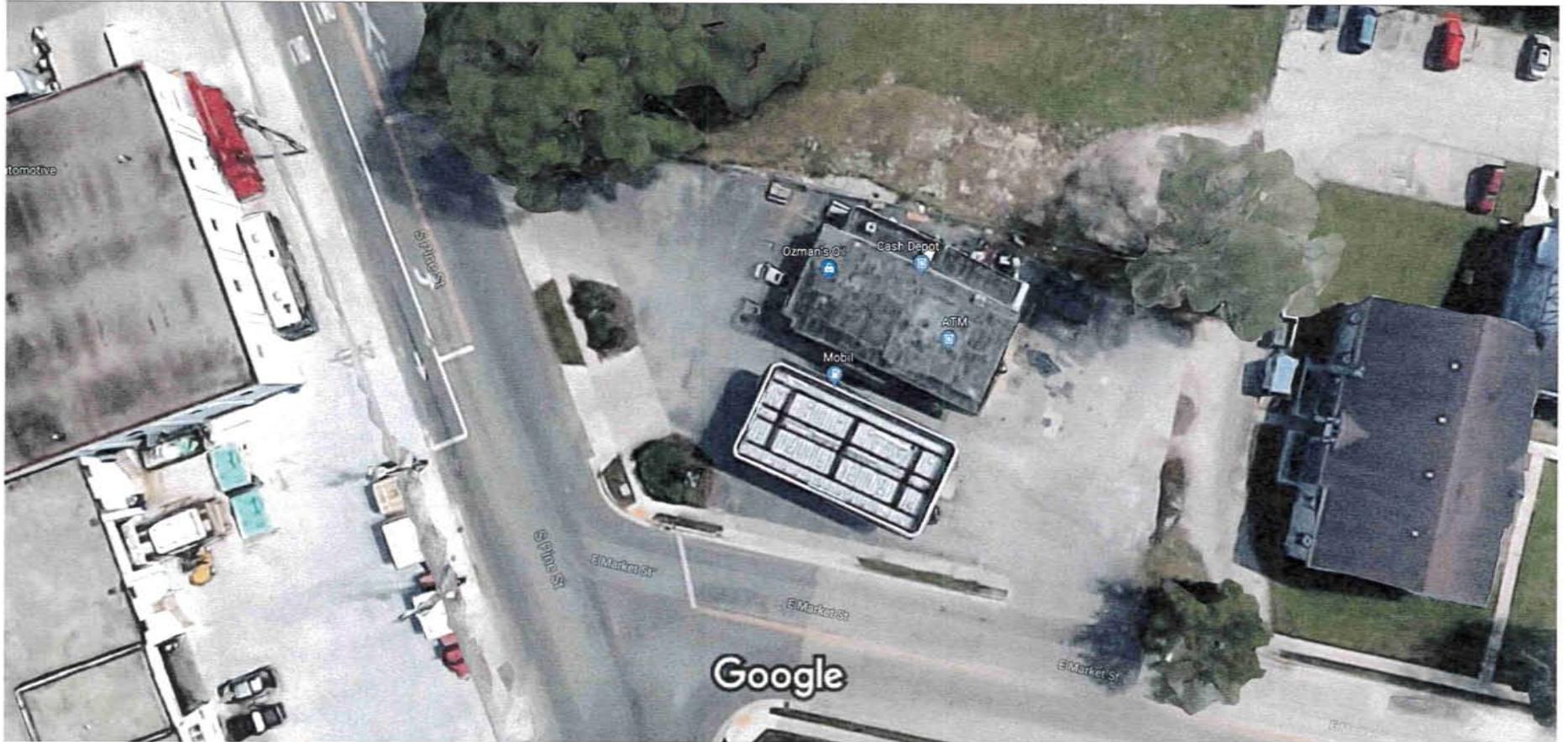
Applicant: Ajinder Singh  
(Signature)

Zoning Administrator: [Signature]  
(Signature)

Date: 6/17/19

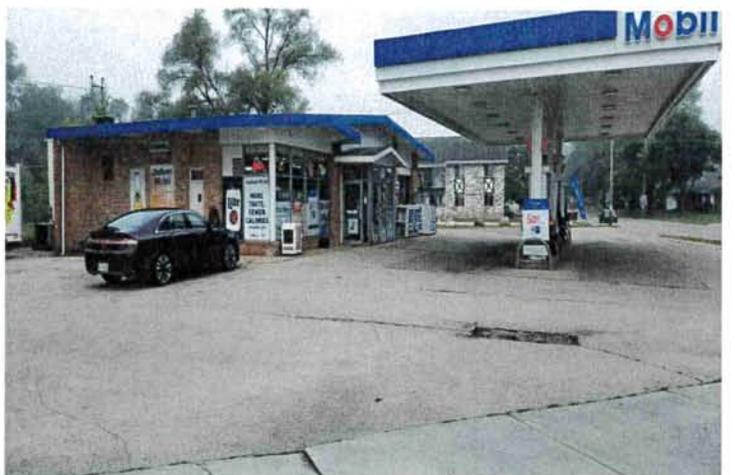


Google Maps



Imagery ©2019 Google, Map data ©2019 20 ft

# Site Photos of 501 N. Pine Street

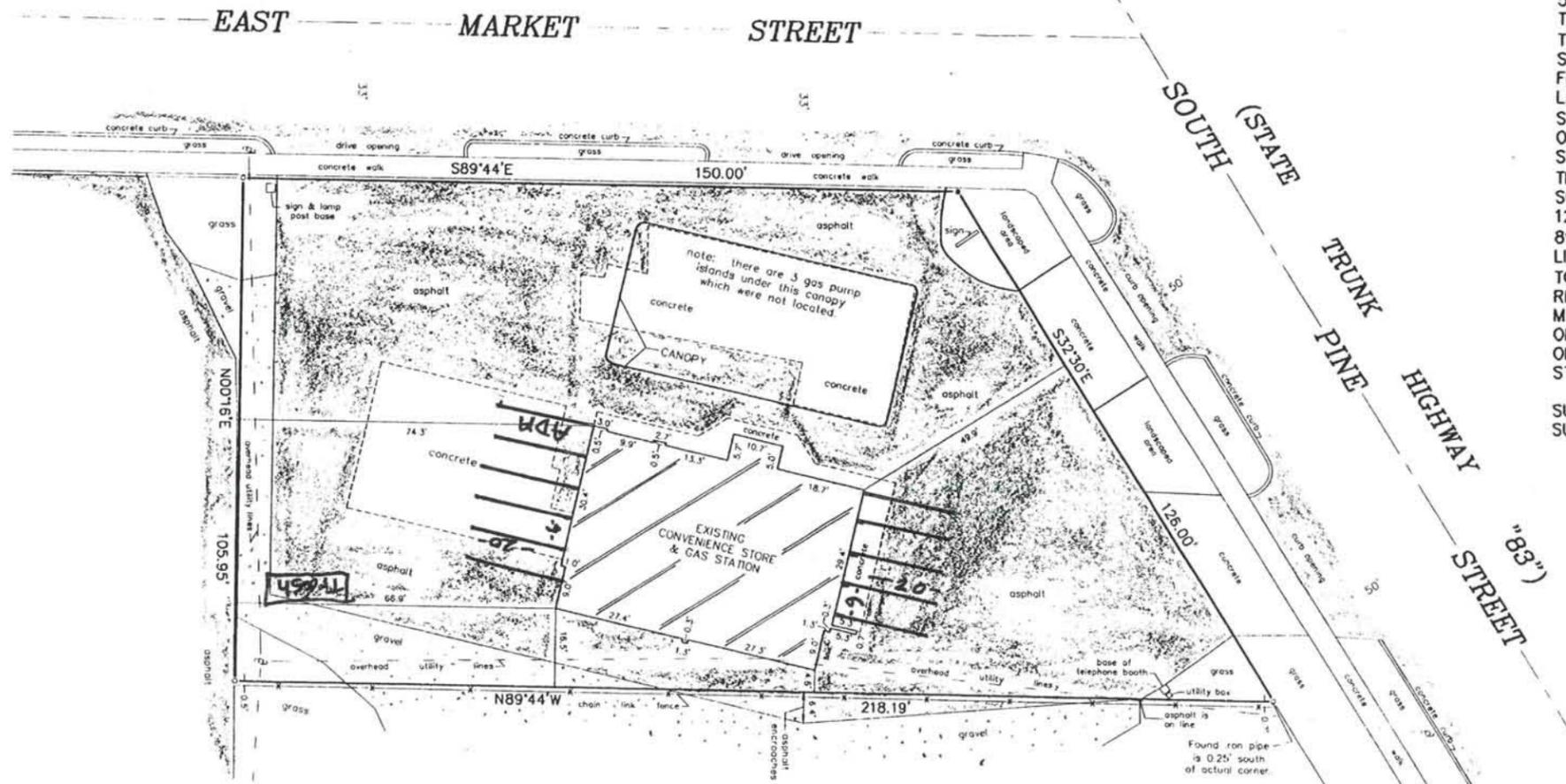


206021905001000

PLAT OF SURVEY  
-OF-

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 19 EAST, BOUNDED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE SOUTH 00°04' WEST 5.15 FEET TO THE SOUTH LINE OF EAST MARKET STREET; THENCE SOUTH 89°44' EAST ALONG THE SOUTH LINE OF EAST MARKET STREET 2286.30 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; CONTINUING THENCE SOUTH 89°44' EAST ALONG THE SOUTH LINE OF EAST MARKET STREET 150.00 FEET TO THE SOUTHWESTERLY LINE OF SOUTH PINE STREET; THENCE SOUTH 32°46' EAST ALONG THE SOUTHWESTERLY LINE OF SOUTH PINE STREET, 126.00 FEET TO A POINT; THENCE NORTH 89°44' WEST AND PARALLEL TO THE SOUTH LINE OF EAST MARKET STREET, 218.19 FEET TO A POINT; THENCE NORTH 00°16' EAST AT RIGHT ANGLES TO THE SOUTH LINE OF EAST MARKET STREET, 105.95 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEY FOR: JOHN HANSEN  
SURVEY ADDRESS: 501 S. PINE STREET

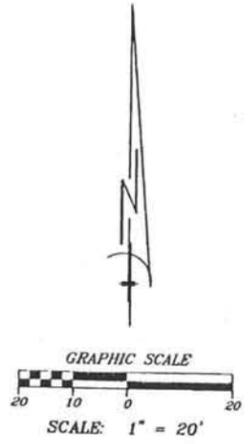


I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences,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

- LEGEND**
- FOUND IRON PIPE
  - SET IRON PIPE
  - ⊕ UTILITY POLE
  - UTILITY BOX



RACINE COUNTY SURVEYOR  
FILE NO. 42164 DATE: 5/22/07  
*Patrick J. Hammann*  
DEPUTY FOR RECORDS



**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*  
ROBERT J. WETZEL S-1778

DRAWN BY:	TLS	DATE:	JANUARY 5, 2007
CHECKED BY:	BJW	DRAWING NO.:	7474d1
JOB NO.:	7474	SHEET	1 OF 1