



**AGENDA**  
**PLAN COMMISSION**  
**Tuesday, June 9, 2020 at 6:30 p.m.**

Webinar link:

<https://us02web.zoom.us/j/418121269?pwd=TIk5UCsxcDB3TGFIUmtRd1pRM3RKZz09>

Password: 441655

Phone: (312) 626-6799, Webinar ID: 418 121 269, Password: 441655

- To attend a meeting, click on the link provided or dial in with the phone number provided on the meeting agenda. You may need to create a Zoom account if you access the meeting online.
- You will participate as an attendee, not a panelist. You will be muted by the meeting moderator.
- To participate/speak during a meeting when allowable, you will need to “raise your hand”. Online you will find a ‘raise hand’ option in the menu bar. Via phone you can press \*9.
- All meetings are recorded and subject to the Wisconsin Open Meetings Law.

**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 May 12, 2020
4. Letters and Communications: None
5. Citizen Comments
6. Old Business: None
7. New Business:
  - A. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Craig Faust for property located at 965 S. Pine Street to rezone the property from Rd-2/PUD, Two-Family Residential District with a Planned Unit Development to Rm-2, Multi-Family Residential District, subject to Graef’s memorandum to the Plan Commission.
  - B. Consideration to approve a Site Plan application from Craig Faust for property located at 965 S. Pine Street to construct a 12-unit apartment building, 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 George Dertis for property located at 940 Milwaukee Avenue, to allow for automobile sales (not a repair shop).
- D. Consideration to approve a Conditional Use and Site Plan application from George Dertis for property located at 940 Milwaukee Avenue, to allow for a used car dealership (not a repair shop), subject to Graef's and Kapur & Associates' memorandums to the Plan Commission.

## 8. Adjournment

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

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



**Minutes**  
**City of Burlington Plan Commission**  
**May 12, 2020, 6:30 p.m.**

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. through Zoom Meetings. Roll call: Aldermen Tom Preusker and Bob Grandi; Commissioners Chad Redman; Andy Tully; John Ekes; and Art Gardner were present. Student Representative Mattea Chamberlin excused. Also in attendance, Carina Walters, City Administrator; Megan Watkins, Assistant City Administrator/Zoning Administrator; and Tanya Fonseca, Graef.

**APPROVAL OF MINUTES**

Alderman Preusker moved, and Commissioner Redman seconded to approve the minutes of April 14, 2020.

**LETTERS & COMMUNICATIONS**

None

**CITIZEN COMMENTS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. Public Hearing to hear public comments regarding a Conditional Use application from Craig Faust for property located at 140 & 148 W. Chestnut Street, to allow for a fenced in outdoor seating.**

- Mayor Hefty opened the Public Hearing at 6:33 p.m.
- There were no comments.

Alderman Grandi moved, and Commissioner Tully seconded to close the Public Hearing at 6:34 p.m.

*All were in favor and the motion carried.*

**B. Consideration to approve a Conditional Use and Site Plan application from Craig Faust for property located at 140 & 148 W. Chestnut Street to allow for a fenced outdoor seating, repair the façade, add landscaping, and parking lot repairs, subject to Graef's and Burlington Fire Department's memorandums to the Plan Commission.**

- Mayor Hefty opened this item for discussion.

- Tanya Fonseca, Graef, explained the owner proposes to construct an outdoor patio seating area, which requires a Conditional Use Permit in the B-2 district. The patio would straddle both parcels, thus a lot consolidation or easement are options. The patio would be where the existing driveway area is. Ms. Fonseca stated the trash enclosure is moving, and asked the owner to confirm the hours of operation.
- Craig Faust, owner, answered the hours are staying the same, which is what is on the website. Mr. Faust stated the outdoor patio is to help expand the seating for the restaurant (Super Tacos Moy). Mr. Faust further stated both parcels are actually one, since the parking lot intertwines. Mr. Faust explained both properties will have fresh paint, a new dumpster location and enclosure, blacktopped parking lot, landscaping cleaned up, and gates will be added for the patio. Property located at 140 W. Chestnut Street will have new windows.
- Alderman Preusker asked Mr. Faust in the long term what he plans on doing with the properties. Mr. Faust replied he was unsure at this time, but would like to start out with the patio and make the properties look nice. Alderman Preusker questioned if the patio was big enough, and if it meets the minimum parking requirements. Mr. Faust responded because of where the entrance is and handicap stalls are, the patio and parking lot needs to be this proposed size. Mr. Faust stated the lighting is going to be on the walls.
- Ms. Fonseca stated this project is going before the Commissioners at the May Historic Preservation Commission meeting to comply with the guidelines. Ms. Fonseca commented it is a possibility to enlarge the patio if the owner seeks to. In the B-2 district, a parking lot is not required since street parking is available. Ms. Fonseca explained a lot consolidation makes more sense if the properties shall function as one. Commissioner Ekes stated he has no problem leaving the properties separated, in case the owner wants to build something else on the corner lot in the future.
- Alderman Grandi asked if the owner would need to apply for a new liquor license since there is outdoor seating. Megan Watkins, Assistant Administrator/Zoning Administrator, replied that Diahnn Halbach, City Clerk, was to look out for the renewal application so that the liquor license can extend to the patio.
- There were no further comments.

Commissioner Ekes moved, and Commissioner Tully seconded to approve the Conditional Use and Site Plan as presented.

*All were in favor and the motion carried.*

**C. Discussion regarding potential development of a 75-foot, mixed-use building at 241 E. Chestnut Street.**

- Mayor Hefty opened this item for discussion.

- Carina Walters, City Administrator, explained this property was located on the corner of Dodge Street and Chestnut Street, adjacent to the City parking garage and across from the Coffee House. The owners have owned this property for about 10 years and are in the early stages of redeveloping the property. City staff and the owners have had many meetings regarding a potential mixed-use building. The owners are looking for feedback on the height being 75 feet tall. In the B-2 district the height limitation is 60 feet, however, there are other buildings slightly higher than 60 feet.
- Tom Stelling, owner, gave an overview and had visuals of the potential development. Mr. Stelling explained the mixed-used building would consist of commercial space on the lower level, and 4 levels of apartments above. After a marketing analysis came back with a pricing for the design of 36 units (9 units per level), an additional 9 units were required to make it a practical rental value. In order to add more apartments, the building had to go higher. They would consist of one and two bedroom apartments, equaling 5 levels of residential. The height would be similar to the Boardwalk Apartments.
- Alderman Preusker stated he would like to see changes in the ordinance to increase the height limits, and reduce the required parking ratio.
- Commissioners had a discussion regarding the amount of parking spaces that would be available for the residents. Mr. Stelling commented the parking garage has roughly 200 parking spaces available. In over a year, the second level is only half-full and the third level is empty. Mr. Stelling stated he would like to have designated parking on the second level for the residents.
- Mr. Stelling explained he had a prior conversation with Fire Chief Al Babe who said their equipment can handle the proposed height. The Commissioners agreed they liked the idea of the higher building, since there are existing higher buildings downtown.
- Commissioner Redman was concerned for the view from the Liars Club balcony, and did not want this building to occupy the entire garage. Mr. Stelling explained the Liars Club owner was aware of the possible development blocking the view, and they understood. Ms. Walters stated negotiations for parking, aesthetics, and other items would be in the developers' agreement.
- Commissioner Ekes was concerned the historic commission would have a hard time with this proposal, even though it is not a historic building. Ms. Fonseca explained there would be historic guidelines for contemporary buildings that would be followed, and need approval from the Historic Preservation Commission. The guideline is that the building would be consistent in historic character, but not falsely create a historic building.
- There were no further comments.
- Ms. Walters stated the consensus from the Commissioners is that the 75-foot height building is good and for the owners to keep designing.

**ADJOURNMENT**

Commissioner Ekes moved, and Alderman Grandi seconded to adjourn the meeting at 8:00 p.m.

*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant



**PLAN COMMISSION**

**ITEM NUMBER: 7A**

**DATE:** June 9, 2020

**SUBJECT:** Consideration to recommend approval of a Rezone Map Amendment request at 965 S. Pine Street from Rd-2/PUD District to Rm-2 District.

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

**PROJECT/SCOPE:**

This item is to consider recommending approval of a Rezone Map Amendment request from Craig Faust for property at 965 S. Pine Street. The applicant is requesting to rezone the property from Rd-2/PUD, Two-Family Residential District with a Planned Unit Development to Rm-2, Multi-Family Residential District, which allows for multi-family housing. The applicant proposes to construct the “Spring Brook Apartments” – one two-story structure containing 12 apartments (all 2-bedroom units).

**ZONING:**

The parcel is currently zoned Rd-2/PUD, Two-Family Residential District with a Planned Unit Development. The applicant is requesting to rezone to Rm-2, Multi-Family Residential.

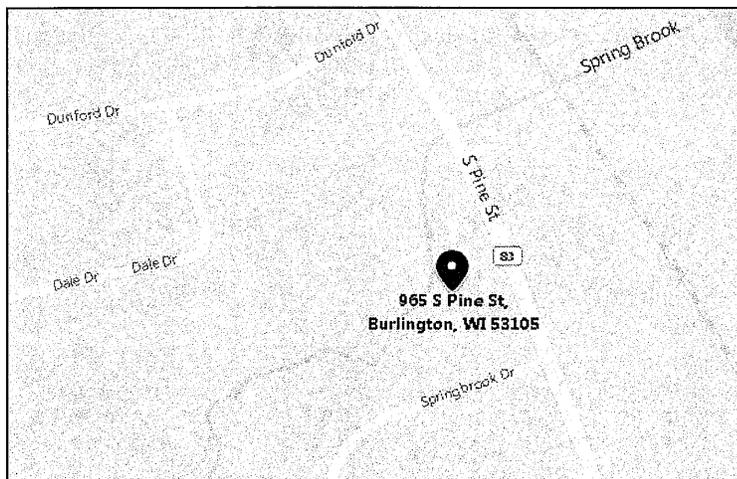
**RECOMMENDATION:**

Graef recommends approval of this Rezone Map Amendment, subject to items listed in the June 1, 2020 memorandum.

**TIMING/IMPLEMENTATION:**

This item is for recommendation to the Council at the June 9, 2020 Plan Commission, is scheduled for the June 16, 2020 Committee of the Whole meeting and with a Public Hearing the same night and at the July 7, 2020 Common Council meeting for final consideration.

**MAP:**





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## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Tanya Fonseca, AICP

**DATE:** June 1, 2020

**SUBJECT:** Review of Applications for a Rezoning and Site Plan for a new 12-unit apartment building at 965 S. Pine Street

### A. PURPOSE

- 1) Consider for approval Applications for a Rezoning and Site Plan Review from Craig Faust of SPRING BROOK TOWNHOMES II, LLC for parcel 206-02-19-04-100-630 located at 140 & 965 S. Pine Street.

### B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends that the Plan Commission:

- 1) Recommend **APPROVAL** of the Application for a Rezoning to the Common Council and **APPROVE** a Site Plan Approval for a 12-unit apartment building located at 965 S. Pine Street.

### C. BACKGROUND

Craig Faust (Applicant) has submitted Applications to Rezone and for a Site Plan Review for parcel 206-02-19-04-100-630 (965 S. Pine Street). The property is currently zoned Rd-2 Two Family Residential with a PUD overlay. The applicant proposes to construct the "Spring Brook Apartments" – one two-story structure containing 12 apartments (all 2-bedroom units). In order to do this, the applicant is requesting that the property be rezoned from Rd-2 to Rm-2, the most appropriate multi-family residential district. The property's northwest corner is divided by Spring Brook. There is a bridge that connects the two separate pieces of the parcel.

Other relevant details include:

- The project is proposed in a single phase.
- For access, the west half of the building is proposed to be accessed from Spring Brook Drive and the east half from S. Pine Street.
- For parking, 18 total surface spaces are proposed with two ADA spaces. 24 garage spaces are proposed – each apartment will have 2 indoor garage spaces.
- The application proposes an accessible pathway on the northside (backside) of the property.



- The project abuts a 100-year floodplain that is also a Primary Environmental Corridor. There will be no encroachments or grading within this area.
- The impervious surfaces are proposed to increase from 7,383 square feet to 27,312 square feet (30% of the site). The total disturbance area is 33,420 square feet. This disturbance is under an acre and is therefore exempt from post-construction stormwater management from the City of Burlington and the WDNR.
- Erosion Control permits for during construction are required.
- The project proposed grading a small portion within 75' of the ordinary highwater mark (OHWM) for parking areas. This area is less than 10,000 square feet and therefore is exempt from WDNR Chapter 30 permit requirements.

The review of relevant codes and ordinances is included below, with an evaluation of whether the standard is complete, met, pending, or unmet.

REVIEW STANDARD	EVALUATION	COMMENTS
<b>Compliance with § 315-128. Zoning permit.</b>		
Rezoning permit submittal requirements.	Complete	This application meets all requirements as outlined.
Comprehensive Plan Recommended Land Use Plan compliance.	Met	The Recommended Land Use Plan has designated this area for medium density residential (6,200 square feet or more per dwelling unit).
<b>Compliance with § 315-137. Site plan.</b>		
Site plan submittal requirements.	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-23. Rm-2 Multiple Family Residence District.</b>		
A. District intent.	Met	This application and proposed improvements meet these intentions. This application and the proposed improvements conform to the underlying Rm-2 Multiple Family Residence District. Multiple-family dwellings are a permitted use.



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REVIEW STANDARD	EVALUATION	COMMENTS
(D) Lot area and width.	Met	<p>(1) Lots shall have the minimum of the larger of 11,000 square feet in area or 2,680 square feet per 2-bedroom unit.</p> <p>(2) Lots shall not be less than 120 feet in width)</p> <p>The parcel is 93,166.13 square feet (2.1388 acres) in total. Spring Brook divides the property slightly. The land area where the apartments will be built is 71,089.92 square feet (1.632 acres). The proposed project includes twelve 2-bedroom units, therefore requiring a minimum of a 32,160 square foot lot area. The lot exceeds this requirement. The parcel also exceeds the minimum 120-foot width requirement.</p>
(E) Building height.	Met	<p>No building or parts of a building shall exceed 35 feet in height.</p> <p>The structure is proposed to be 28' 4 7/8" high.</p>
(F) Setback and yards.	Met	<ul style="list-style-type: none"> <li>▪ A minimum street yard of 25 feet from the right-of-way of all public streets shall be required.</li> <li>▪ There shall be a minimum side yard required for all structures of not less than eight feet on a side nor less than 20 feet total for both side yards.</li> <li>▪ There shall be a rear yard of not less than 25 feet.</li> </ul> <p>This application meets all these dimensional requirements.</p>
<b>Compliance with § 315-48. Parking requirements.</b>		
(E) Off-street parking area surfacing.	Pending	<p>All open, off-street parking and loading spaces shall be improved with pavement of either asphalt or concrete. Stormwater drainage facilities shall be as required and approved by the City Engineer.</p> <p>Application proposes hard surfacing. Stormwater to be approved by City Engineer.</p>



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REVIEW STANDARD	EVALUATION	COMMENTS
(H) Parking spaces for use by persons with disabilities. (Table 4)	Pending	<p>The minimum dimensions for all parking spaces provided for use by persons with disabilities shall be 14 feet wide by 20 feet long for automobiles and 17 feet wide by 20 feet long for vans. The minimum access aisles for such spaces shall be 60 inches for automobile spaces and 96 inches for van spaces.</p> <p>Applicant to confirm this is met. Revisions are likely.</p>
(I) Minimum number of off-street parking spaces and on-site queuing required for these types. (Table 5)	Met	<p>Table 5 requires 2 spaces per dwelling unit for two-bedroom apartments, plus 0.5 spaces per dwelling unit for guest parking.</p> <p>This proposed development requires 30 spaces. The Applicant proposes 12 spaces in garages and 18 spaces in the two surface parking lots on the east and west sides, including two ADA-accessible parking spaces.</p>
<b>Compliance with § 315-138. Landscape plans.</b>		
Site plan submittal requirements.	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-52. Landscaping.</b>		
(C) Bufferyards required to separate different zoning districts.	Met	<p>Bufferyards function to eliminate or minimize potential nuisances, such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.</p> <p>If the rezoning is approved, a bufferyard intensity of 1 (<a href="https://ecode360.com/attachment/BU1954/BU1954-315i%20Table%208.pdf">https://ecode360.com/attachment/BU1954/BU1954-315i%20Table%208.pdf</a>) will be required between this property, zoned Rm-2, and the adjacent property that is zoned Rd-2 on the west side. On the north side, the bufferyard intensity factor of 2 (<a href="https://ecode360.com/attachment/BU1954/BU1954-315k%20Table%209.pdf">https://ecode360.com/attachment/BU1954/BU1954-315k%20Table%209.pdf</a>) will be required between this property and the property to the north, which is zoned A-1 Agricultural/Holding. The Primary Environmental Corridor contributes to buffering these two properties.</p>



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REVIEW STANDARD	EVALUATION	COMMENTS
<b>Compliance with Article VII. Signs</b>		
§ 315-69. Sign height and clearance determination. § 315-70. Sight lighting and illumination. § 315-71. Permitted signs; dimensional requirements.	<i>Pending</i>	Applicant to submit an application to the Building Inspector for a sign permit when appropriate.



CITY OF BURLINGTON

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

For Office Use Only	
Petition No.	_____
Date Filed	_____
Date Received (\$500)	5/15/26
Zoning Administrator	KA (initials)

**ZONING FORM NO. 2**  
**PETITION FOR REZONING MAP AMENDMENT**

TO THE COMMON COUNCIL OF THE CITY OF BURLINGTON, WISCONSIN:

I, the undersigned, being owner/owner's agent of all the area herein described, hereby petition the Common Council of the City of Burlington, Wisconsin, to rezone and make appropriate a zoning map amendment to the following described property from Rd-2/PUD District to Rm-2 District:

Address of Property: 965 Pine Street S. Acres: 2.07

Legal Description of Property (attach additional sheets if needed): See enclosed Survey

Lot 3 CSM 2915 in Volume 9 of CSMs Page 393

Document # 2182792 in Register of Deeds

I have requested this rezoning for the purpose of: Residential Apartment Building  
(multifamily) in existing two-family zone

Please find the following items attached:

Plot Plan drawn to a scale of one inch equals one hundred (100) feet showing the area to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within two hundred (200) feet of the area proposed to be rezoned.

Owners' Names and Addresses of all properties lying within two hundred (200) feet of the area proposed to be rezoned.

Additional Information required by the Plan Commission or Common Council.

I have certified that all the above statements submitted herewith are true and correct to the best of my knowledge and belief.

PROPERTY OWNER:

Name CRAIG C FAUST

Address PO Box 365

Burlington WI 53105  
(City) (State) (Zip)

Telephone No. 262-894-2777

Date 5-15-20

OWNER'S AGENT:

Name Cardinal Engineering LLC

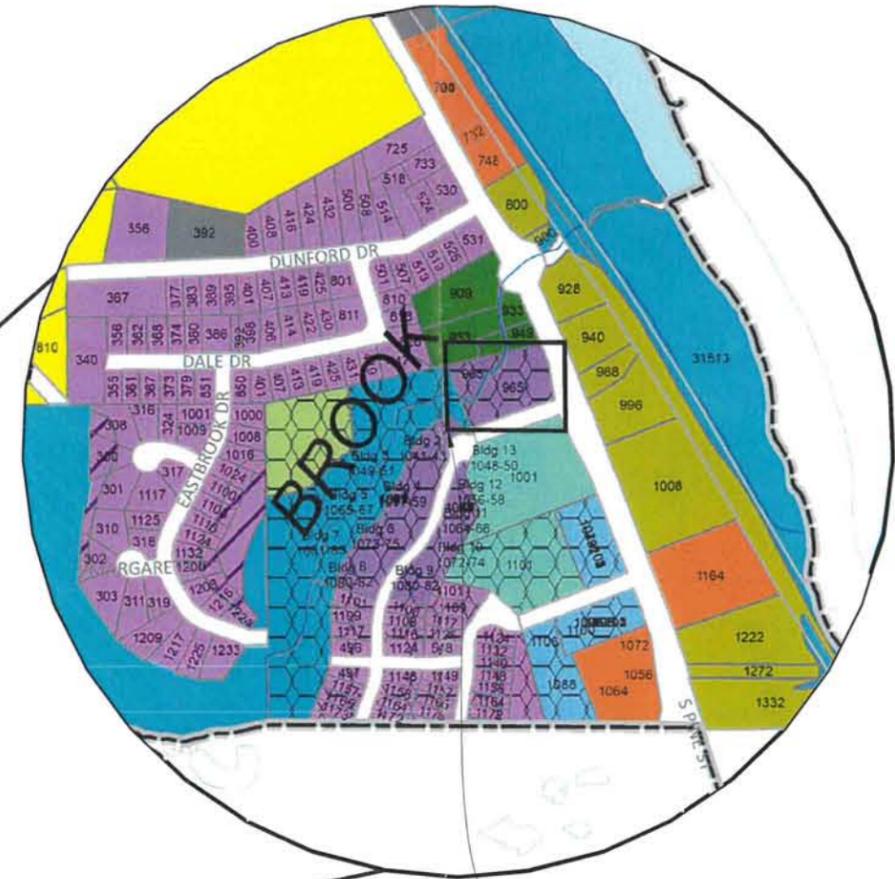
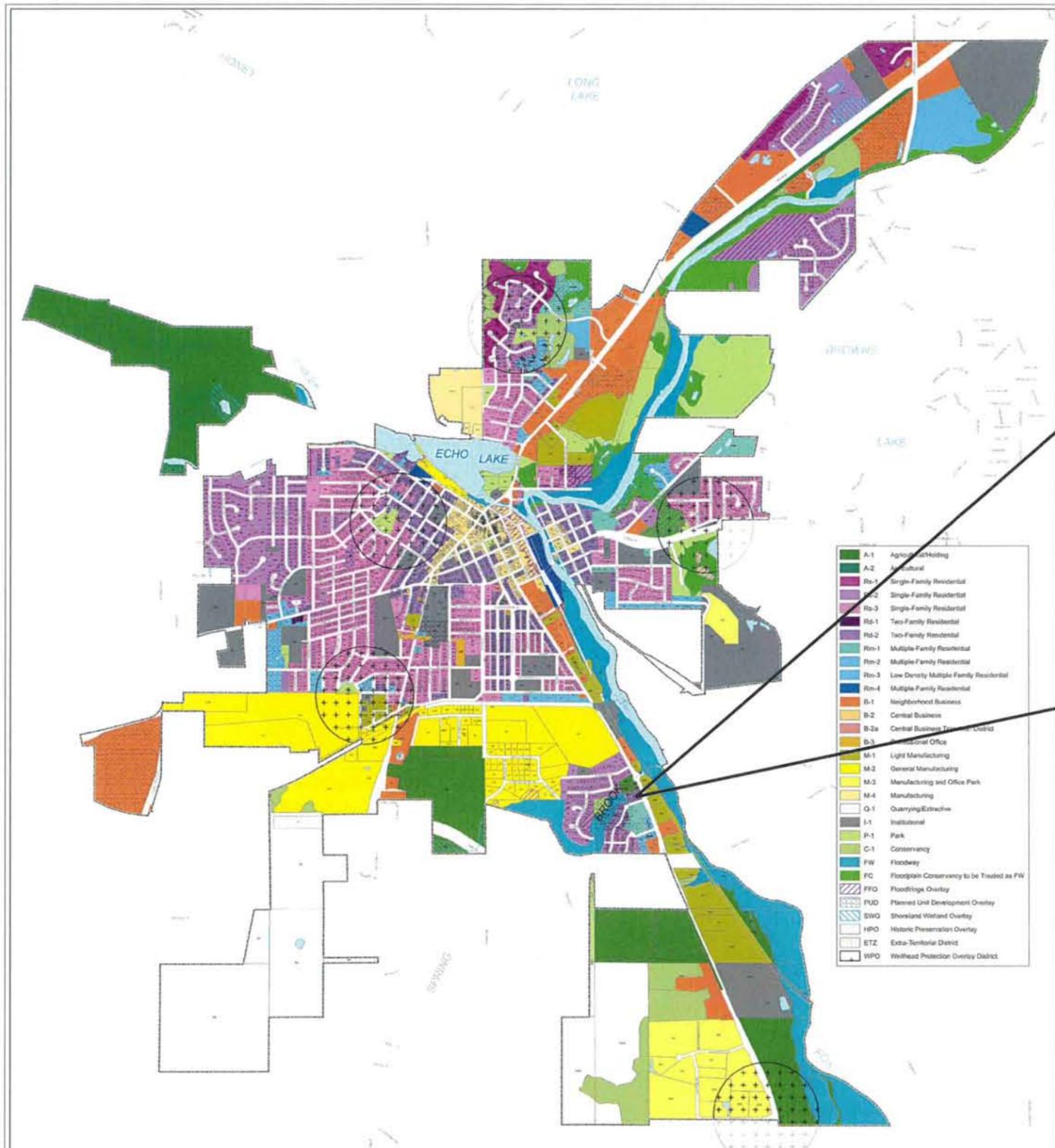
Address P.O. Box 281 - 1200 LaSalle St

Lake Geneva WI 53147  
(City) (State) (Zip)

Telephone No. 262-757-8776

Date 5/15/2020

More information maybe requested by the Plan Commission and/or Common Council if deemed necessary to properly evaluate your request. The lack of information requested by this form may be sufficient cause to deny the petition. If you have any question regarding the procedure, please contact the Zoning Administrator.



SUBJECT PROPERTY

**City of Burlington**  
Zoning Map

Scale: 0 1,000 2,000  
Date: 5/15/2016

**CARDINAL**  
ENGINEERING

DESIGNING IN TRUE DIRECTIONS  
262-757-8776  
www.cardinalengineeringWI.com

965 S PINE ST

**NOTICE OF PUBLIC HEARING  
FOR AMENDING THE ZONING MAP**

TO WHOM IT MAY CONCERN:

**NOTICE** is hereby given that the Common Council of the City of Burlington proposes to amend Chapter 315 of the Municipal Code, Zoning Map, as it pertains to:

**Owner:** Craig Faust  
**Applicant:** Craig Faust  
**Applicant Address:** PO Box 365, Burlington, WI 53105  
**Location of Request:** **965 S. Pine Street**  
**Existing Zoning:** Rd-2/PUD, Two-Family Residential District with a Planned Unit Development  
**Proposed Zoning:** Rm-2, Multi-Family Residential District  
**Proposed Use:** To construct a 12-unit apartment building

**NOTICE IS FURTHER GIVEN** that a Public Hearing on the above matter will be held by the Common Council in the City Council Chambers, in the City of Burlington located at 224 E. Jefferson Street on:

**TUESDAY, JUNE 16, 2020 DURING THE MEETING OF THE COMMON COUNCIL  
SCHEDULED TO BEGIN AT 6:30 P.M. OR SHORTLY THEREAFTER**

To hear any persons objecting to, or in support thereof, on the above mentioned matter.

CITY OF BURLINGTON

Dated at Burlington, Wisconsin, this 26<sup>th</sup> day May, 2020.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press  
May 28<sup>th</sup> and June 4<sup>th</sup>, 2020

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY REZONING 965 S. PINE STREET FROM RD-2/PUD, TWO-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT TO RM-2, MULTIPLE-FAMILY RESIDENTIAL DISTRICT**

**WHEREAS**, Craig Faust, applicant, requests property located at 965 S. Pine Street, as described in Attachment "A" to be rezoned to Rm-2, Multiple-Family Residential, in order to use the property for multi-family; and,

**WHEREAS**, this request was heard at, and recommended for approval by the Plan Commission at their June 9, 2020 meeting; and,

**WHEREAS**, a public hearing was held regarding this matter at the Common Council's June 16, 2020 meeting.

**NOW THEREFORE BE IT ORDAINED** that the Common Council of the City of Burlington, Racine County and Walworth County, State of Wisconsin does as follows:

**Section 1.** The district map of the City of Burlington, as it is incorporated by reference and made part of the City Zoning Ordinance, is hereby amended and changed in relation to the zoning classification of land more particularly described as follows:

- Owner:** Craig Faust
- Applicant:** Craig Faust
- Location of Request:** 965 S. Pine Street
- Existing Zoning:** Rd-2/PUD, Two-Family Residential District with a Planned Unit Development
- Proposed Zoning:** RM-2, Multiple-Family Residential District
- Proposed Use:** To construct a 12-unit apartment building

**Section 2.** The district map in all other respects shall remain the same.

**NOW THEREFORE BE IT FURTHER ORDAINED** that the City Clerk shall provide a copy of this ordinance to Planning and Development Director, Julie Anderson, of Racine County Planning and Development, located at 14200 Washington Ave., Sturtevant, WI 53177.

Introduced: June 16, 2020  
Adopted: \_\_\_\_\_, 2020

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

Attest:

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

## ATTACHMENT A

### **Legal Description**

206-02-19-04-100-630

965 S. Pine Street

The subject property is located as follows: Being part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 2 North, Range 19 East in the City of Burlington, Racine County, Wisconsin.



**PLAN COMMISSION**

**ITEM NUMBER: 7B**

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**DATE:** June 9, 2020

**SUBJECT:** Consideration to approve a Site Plan application at 965 S. Pine Street.

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

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**PROJECT/SCOPE:**

This item is to consider approving a Site Plan application from Craig Faust for property located at 965 S. Pine Street. The applicant proposes to construct the “Spring Brook Apartments” – one two-story structure containing 12 apartments (all 2-bedroom units). The project is proposed in a single phase with the structure measuring approximately 28½ feet high. For access, the west half of the building is proposed to be accessed from Spring Brook Drive and the east half from S. Pine Street. The proposed development requires 30 parking spaces. The applicant proposes 18 total surface parking spaces including 2 ADA-accessible spaces, plus 24 garage spaces – each apartment will have 2 indoor garage spaces. The applicant proposes an accessible pathway on the backside of the property. The landscape requirements are met.

**ZONING:**

This parcel is zoned Rd-2/PUD, Two-Family Residential District with a Planned Unit Development. The applicant is requesting to rezone to Rm-2, Multi-Family Residential.

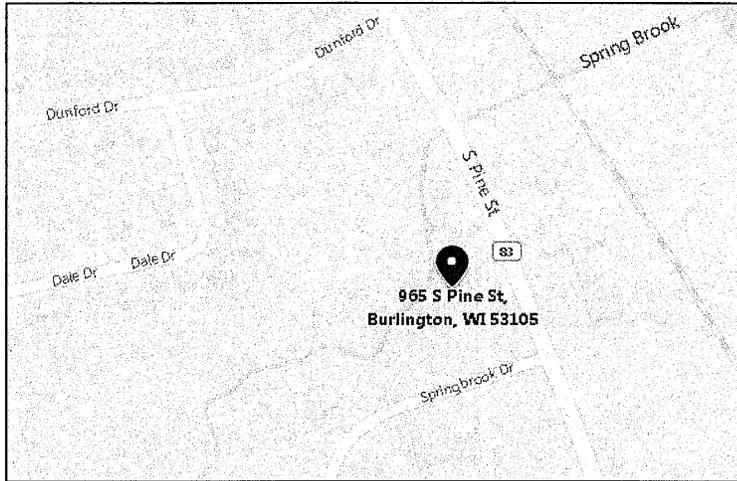
**RECOMMENDATION:**

Graef, Kapur & Associates, and Burlington Fire Department recommends a conditional approval of this Site Plan, subject to items listed in the May 28, 2020 and June 1, 2020, and June 2, 2020 memorandums.

**TIMING/IMPLEMENTATION:**

This item is for consideration at the June 9, 2020 Plan Commission meeting. No further action is necessary.

**MAP:**





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## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Tanya Fonseca, AICP

**DATE:** June 1, 2020

**SUBJECT:** Review of Applications for a Rezoning and Site Plan for a new 12-unit apartment building at 965 S. Pine Street

### A. PURPOSE

- 1) Consider for approval Applications for a Rezoning and Site Plan Review from Craig Faust of SPRING BROOK TOWNHOMES II, LLC for parcel 206-02-19-04-100-630 located at 140 & 965 S. Pine Street.

### B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends that the Plan Commission:

- 1) Recommend **APPROVAL** of the Application for a Rezoning to the Common Council and **APPROVE** a Site Plan Approval for a 12-unit apartment building located at 965 S. Pine Street.

### C. BACKGROUND

Craig Faust (Applicant) has submitted Applications to Rezone and for a Site Plan Review for parcel 206-02-19-04-100-630 (965 S. Pine Street). The property is currently zoned Rd-2 Two Family Residential with a PUD overlay. The applicant proposes to construct the "Spring Brook Apartments" – one two-story structure containing 12 apartments (all 2-bedroom units). In order to do this, the applicant is requesting that the property be rezoned from Rd-2 to Rm-2, the most appropriate multi-family residential district. The property's northwest corner is divided by Spring Brook. There is a bridge that connects the two separate pieces of the parcel.

Other relevant details include:

- The project is proposed in a single phase.
- For access, the west half of the building is proposed to be accessed from Spring Brook Drive and the east half from S. Pine Street.
- For parking, 18 total surface spaces are proposed with two ADA spaces. 24 garage spaces are proposed – each apartment will have 2 indoor garage spaces.
- The application proposes an accessible pathway on the northside (backside) of the property.



- The project abuts a 100-year floodplain that is also a Primary Environmental Corridor. There will be no encroachments or grading within this area.
- The impervious surfaces are proposed to increase from 7,383 square feet to 27,312 square feet (30% of the site). The total disturbance area is 33,420 square feet. This disturbance is under an acre and is therefore exempt from post-construction stormwater management from the City of Burlington and the WDNR.
- Erosion Control permits for during construction are required.
- The project proposed grading a small portion within 75' of the ordinary highwater mark (OHWM) for parking areas. This area is less than 10,000 square feet and therefore is exempt from WDNR Chapter 30 permit requirements.

The review of relevant codes and ordinances is included below, with an evaluation of whether the standard is complete, met, pending, or unmet.

REVIEW STANDARD	EVALUATION	COMMENTS
<b>Compliance with § 315-128. Zoning permit.</b>		
Rezoning permit submittal requirements.	Complete	This application meets all requirements as outlined.
Comprehensive Plan Recommended Land Use Plan compliance.	Met	The Recommended Land Use Plan has designated this area for medium density residential (6,200 square feet or more per dwelling unit).
<b>Compliance with § 315-137. Site plan.</b>		
Site plan submittal requirements.	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-23. Rm-2 Multiple Family Residence District.</b>		
A. District intent.	Met	This application and proposed improvements meet these intentions. This application and the proposed improvements conform to the underlying Rm-2 Multiple Family Residence District. Multiple-family dwellings are a permitted use.



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REVIEW STANDARD	EVALUATION	COMMENTS
(D) Lot area and width.	Met	<p>(1) Lots shall have the minimum of the larger of 11,000 square feet in area or 2,680 square feet per 2-bedroom unit.</p> <p>(2) Lots shall not be less than 120 feet in width</p> <p>The parcel is 93,166.13 square feet (2.1388 acres) in total. Spring Brook divides the property slightly. The land area where the apartments will be built is 71,089.92 square feet (1.632 acres). The proposed project includes twelve 2-bedroom units, therefore requiring a minimum of a 32,160 square foot lot area. The lot exceeds this requirement. The parcel also exceeds the minimum 120-foot width requirement.</p>
(E) Building height.	Met	<p>No building or parts of a building shall exceed 35 feet in height.</p> <p>The structure is proposed to be 28' 4 7/8" high.</p>
(F) Setback and yards.	Met	<ul style="list-style-type: none"> <li>▪ A minimum street yard of 25 feet from the right-of-way of all public streets shall be required.</li> <li>▪ There shall be a minimum side yard required for all structures of not less than eight feet on a side nor less than 20 feet total for both side yards.</li> <li>▪ There shall be a rear yard of not less than 25 feet.</li> </ul> <p>This application meets all these dimensional requirements.</p>
<b>Compliance with § 315-48. Parking requirements.</b>		
(E) Off-street parking area surfacing.	Pending	<p>All open, off-street parking and loading spaces shall be improved with pavement of either asphalt or concrete. Stormwater drainage facilities shall be as required and approved by the City Engineer.</p> <p>Application proposes hard surfacing. Stormwater to be approved by City Engineer.</p>



REVIEW STANDARD	EVALUATION	COMMENTS
(H) Parking spaces for use by persons with disabilities. (Table 4)	Pending	<p>The minimum dimensions for all parking spaces provided for use by persons with disabilities shall be 14 feet wide by 20 feet long for automobiles and 17 feet wide by 20 feet long for vans. The minimum access aisles for such spaces shall be 60 inches for automobile spaces and 96 inches for van spaces.</p> <p>Applicant to confirm this is met. Revisions are likely.</p>
(I) Minimum number of off-street parking spaces and on-site queuing required for these types. (Table 5)	Met	<p>Table 5 requires 2 spaces per dwelling unit for two-bedroom apartments, plus 0.5 spaces per dwelling unit for guest parking.</p> <p>This proposed development requires 30 spaces. The Applicant proposes 12 spaces in garages and 18 spaces in the two surface parking lots on the east and west sides, including two ADA-accessible parking spaces.</p>
<b>Compliance with § 315-138. Landscape plans.</b>		
Site plan submittal requirements.	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-52. Landscaping.</b>		
(C) Bufferyards required to separate different zoning districts.	Met	<p>Bufferyards function to eliminate or minimize potential nuisances, such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.</p> <p>If the rezoning is approved, a bufferyard intensity of 1 (<a href="https://ecode360.com/attachment/BU1954/BU1954-315i%20Table%208.pdf">https://ecode360.com/attachment/BU1954/BU1954-315i%20Table%208.pdf</a>) will be required between this property, zoned Rm-2, and the adjacent property that is zoned Rd-2 on the west side. On the north side, the bufferyard intensity factor of 2 (<a href="https://ecode360.com/attachment/BU1954/BU1954-315k%20Table%209.pdf">https://ecode360.com/attachment/BU1954/BU1954-315k%20Table%209.pdf</a>) will be required between this property and the property to the north, which is zoned A-1 Agricultural/Holding. The Primary Environmental Corridor contributes to buffering these two properties.</p>



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REVIEW STANDARD	EVALUATION	COMMENTS
<b>Compliance with Article VII. Signs</b>		
§ 315-69. Sign height and clearance determination. § 315-70. Sight lighting and illumination. § 315-71. Permitted signs; dimensional requirements.	<i>Pending</i>	Applicant to submit an application to the Building Inspector for a sign permit when appropriate.

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## Memo to the City of Burlington

**To:** Kristine Anderson, Plan Commission **Date:** May 28, 2020  
**From:** Greg Governatori  
**CC:** Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs, Tanya Fonseca,  
**Subject:** Spring Brook Drive – Proposed 12-Unit Building

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### BACKGROUND AND REQUEST:

A site plan review request was submitted May 15, 2020 for the construction of a single 12-unit building at the property located at the northwest corner of Pine Street and Spring Brook Drive. The plan proposes two utilize the existing access points from South Pine Street and Spring Brook Drive, as well as provide new sewer and water connections to public utilities.

The following plans were submitted for review:

- Site Survey sheet 2 (of 9), prepared by B.W. Survey dated January 9<sup>th</sup>, 2020.
- Civil Site Plans sheets 1 Through 9, prepared by Cardinal Engineering, Inc dated May 15<sup>th</sup>, 2020.
- Site Landscaping Plan
- Site Lighting Plan

### Stormwater

1. The project proposes to increase the impervious area of the property by approximately 17,500 square feet. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites in excess of one acre, or at the request of the city engineer shall require storm water. This site was previously considered under the overall storm water management plan for the Spring Brook Crossing development and will not require additional storm water retention. All storm water must be directed to the rear and Spring Brook Creek, or to the culverts on South Pine Street for collection.

### Site Plan Comments –

1. Spring Brook Creek shall be labeled.
2. The sanitary lateral is shown as requiring the removal of a significant amount of sidewalk. The lateral should be modified to cross the existing sidewalk as close to perpendicular as possible. Or the sidewalk replacement shall be included in the civil plans.
3. The sewer lateral shall be 6", and not connect directly to the sanitary Manhole unless approved by the Sanitary Utility operations manager.
4. The sanitary lateral exceeds 100 feet from the cleanout to the manhole and will require a second cleanout. Maximum length for a sewer lateral between cleanouts is 100 feet.
5. A connection from the onsite pedestrian sidewalk to the sidewalk on Spring Brook Drive should be made, possibly near the center of the 12 unit. In addition, a sidewalk is shown terminating into the driveway from Spring Brook Drive, this will require a curb cut.
6. The Watermain lateral has a label at the end "Fire Department connection" if this is correct, please provide additional detail in regards to the connection requirements, as well as the water service to the building.





Confirm with the Burlington Fire Department that the location of the FDC is appropriate.

7. The silt fence is shown incorrectly and must fully encompass the demolition, utility work and all site grading activities.
8. The restoration plan shall consider the appropriate seed mixes for work done within the shoreland area where the existing structures, garage, shed, etc are being removed
9. The water lateral/FDC connection to Spring Brook Drive is the opposite of the street, approximate saw cut limits and removals shall be shown, this will include sidewalk and curb and gutter removals to the nearest joint. All appropriate city right-of-way permits and city notifications shall be noted.
10. There are two proposed flumes at the driveway from Spring Brook Drive but no detail in regard to grades or purpose.
11. There are existing trees on the property it is assumed that based on the provided landscape plan that all existing trees will be removed. The trees were not shown on the site survey or the civil plans. In addition, and specifically areas along Spring Brook Creek (within 75') shall be clearly defined if removal of vegetation is proposed.
12. The site landscaping plan shows activities and plantings outside of the planned erosion control limits. The erosion control must encompass all work completed as part of the project including landscaping. Please coordinate with the Landscape architect and ensure proper erosion control is shown.
13. There are details for curb stops and ADA accessible signage, however reference on the site plans sheets for location and applicability were noted.

We recommend approval of the submitted site plan, subject to applicant providing final engineering drawings for construction addressing the items as outlined 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. If it is determined or discovered through additional future submittals that additional requirements or modifications are needed prior to final approval they will be provided to the applicant.

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





**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 2, 2020

**SUBJECT:** Review of a Site Plan application from for the property located at 965 S. Pine Street to construct a 12-unit apartment building.

**A. PURPOSE**

1) Consider for approval the Site Plan application from for the property located at 965 S. Pine Street to construct a 12-unit apartment building.

**B. BACKGROUND**

Ryan Cardinal (Applicant) submitted a Conditional Use and Site Plan Application on May 13, 2020 to construct a 12-unit apartment building at 965 S. Pine Street.

**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

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: 5/15/20
RECEIVED BY: KA
AMT. PAID: 500

SITE PLAN APPROVAL APPLICATION

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

Per Section §315-137, no person shall commence any use or erect any structure, with the exception of single-family and two-family dwellings, without first obtaining the approval of the Plan Commission of a detailed site plan(s) as set forth in this section.

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

Applicant Information

Property Address 965 Pine Street S
Applicant Name Pine Brook Apartments LLC - Craig Faust
Applicant Address 965 Pine Street
Applicant Email craig@faustinvestments.com Phone Number 262 894 2777

Owner Name Same
Owner Address
Owner Email Phone Number

Architect/Contractor/Designer Name Ryan Cardinal - Cardinal Engineering LLC
Architect/Contractor/Designer Email ryan@cardinalengineeringwi.com Phone Number 262-757-8776

Type of Construction: New [X] Addition [ ] Remodel [ ]
Type of Development: Commercial [ ] Industrial [ ] Residential [X]
Type of Business (if applicable) Apartments

Description of the Project: 12 unit 2-bedroom apartment building

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

**Please complete the following questions:**

**Building & Zoning Department**

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- Current Zoning District: Rd-2/PUD
- Permitted Use? YES  / NO  Conditional Use? YES  / NO
- Is a Rezone required? YES  / NO  If Yes, Proposed Zoning: Rm-2
- Is a Land Division required? YES  / NO
- Is property in the Historic District? YES  / NO
- Will there be signage? YES  / NO  What type (mounted, freestanding): Freestanding
- What kind of noise or level of noise will the property have? Standard Residential
- Hours of operation Residential

**Engineering**

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- Storm water management provisions provided? YES  / NO  Post-Construction Exempt
- Estimated Traffic impacts: 6 units on Spring Brook and 6 units on Pine Street
- 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: \_\_\_\_\_
- Estimated daily water usage in gallons per day: \_\_\_\_\_
- Estimated maximum water flow in gallons per minute: N/A
- Number of bathrooms: \_\_\_\_\_
- Brief description of process (if Industrial): \_\_\_\_\_

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

- Number of units: 12
- Number of bedrooms in each unit: 2
- Water service size requirement: 6"

**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? Residential
- Are you selling or serving alcohol and/or tobacco products? N/A

**Fire Department**

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- Square footage of building(s): 9,710 sf
- Number of Floors: 2
- Occupant Load: 12 units x 2 bedrooms = 24
- Description of business model and/or process: Residential Apartments
- Occupancy Type(s): R-2 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: CRAIG C. FAUST

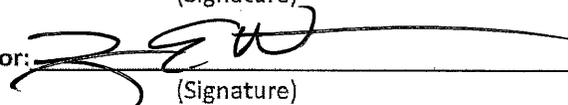
Date: 5-15-20

Owner:   
(Signature)

Applicant: \_\_\_\_\_  
(Print)

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_  
(Signature)

Zoning Administrator:   
(Signature)

Date: 6-1-20



**Spring Brook Apartments LLC  
City of Burlington  
Racine County  
Wisconsin**

**Project Narrative**

Developer:

Craig Faust  
Faust Investments LLC  
965 Pine Street

Engineer:

Ryan Cardinal, PE  
Cardinal Engineering LLC  
PO Box 281  
1200 LaSalle Street  
Lake Geneva, WI 53147

May 15, 2020

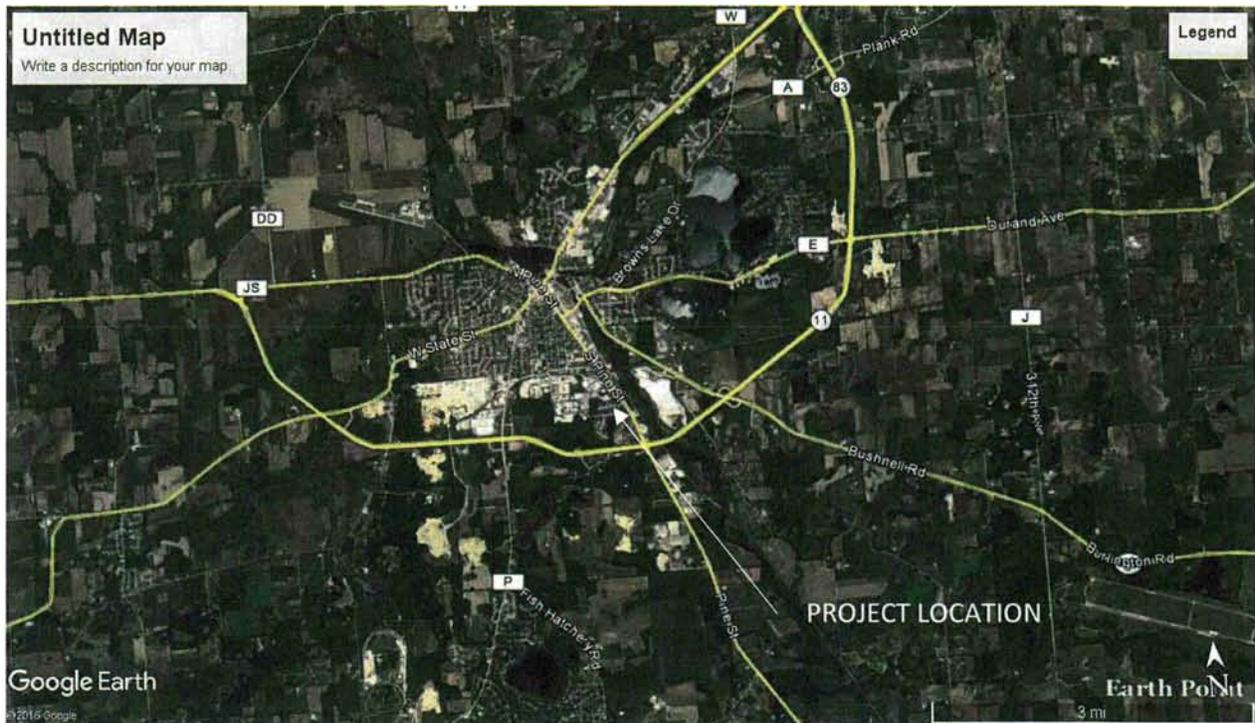
SPRING BROOK APARTMENTS LLC

PROJECT NARRATIVE

Location

The subject property is located as follows: Being part of the Southwest ¼ of the Northwest ¼ and the Northwest ¼ of the Southwest 1/4 of Section 4, Township 2 North, Range 19 East in the City of Burlington, Racine County, Wisconsin. They physical address is 965 Pine Street.

Site Location Maps



Site Area Overview



Zoomed Site Area Overview

**PROJECT NARRATIVE**

The proposed project includes a one building, multifamily, 12-unit, 2-bedroom each apartment. The existing property has scattered structures, a driveway apron on Pine Street that includes an existing residence.

Below is an example of the sign that the project proposes, with the lettering revised to “Spring Brook Apartments”



262-757-8776  
 WALWORTH COUNTY, WISCONSIN  
 WWW.CARDINALENGINEERINGWI.COM

The existing zoning is Rd-2 with PUD overlay. The project proposes to rezone to Rm-2

The 12-Unit provides a density of 7.9 DU/AC

The west half of the building is proposed to be accessed from Spring Brook Drive. The east half from Pine Street.

The project abuts a 100—year floodplain but proposes no encroachments nor grading within that area. The floodplain is also identified as Primary Environmental Corridor, but again, no encroachments.

The existing soils from the NRCS soil map indicate Fox loam within the construction area.

The project is proposed in a single phase.

The impervious surfaces are proposed to increase from 7,383sf to 27,312sf which becomes a total of 30% of the site.

The total disturbance area is 33,420sf, which being under an acre, is exempt from post-construction stormwater management from the City of Burlington and the WDNR.

Erosion Control permits for during construction are required.

The project proposed grading a small portion within 75' of the OHWM for parking areas. It is less than 10,000sf and so exempt from WDNR Chapter 30 permit requirements.

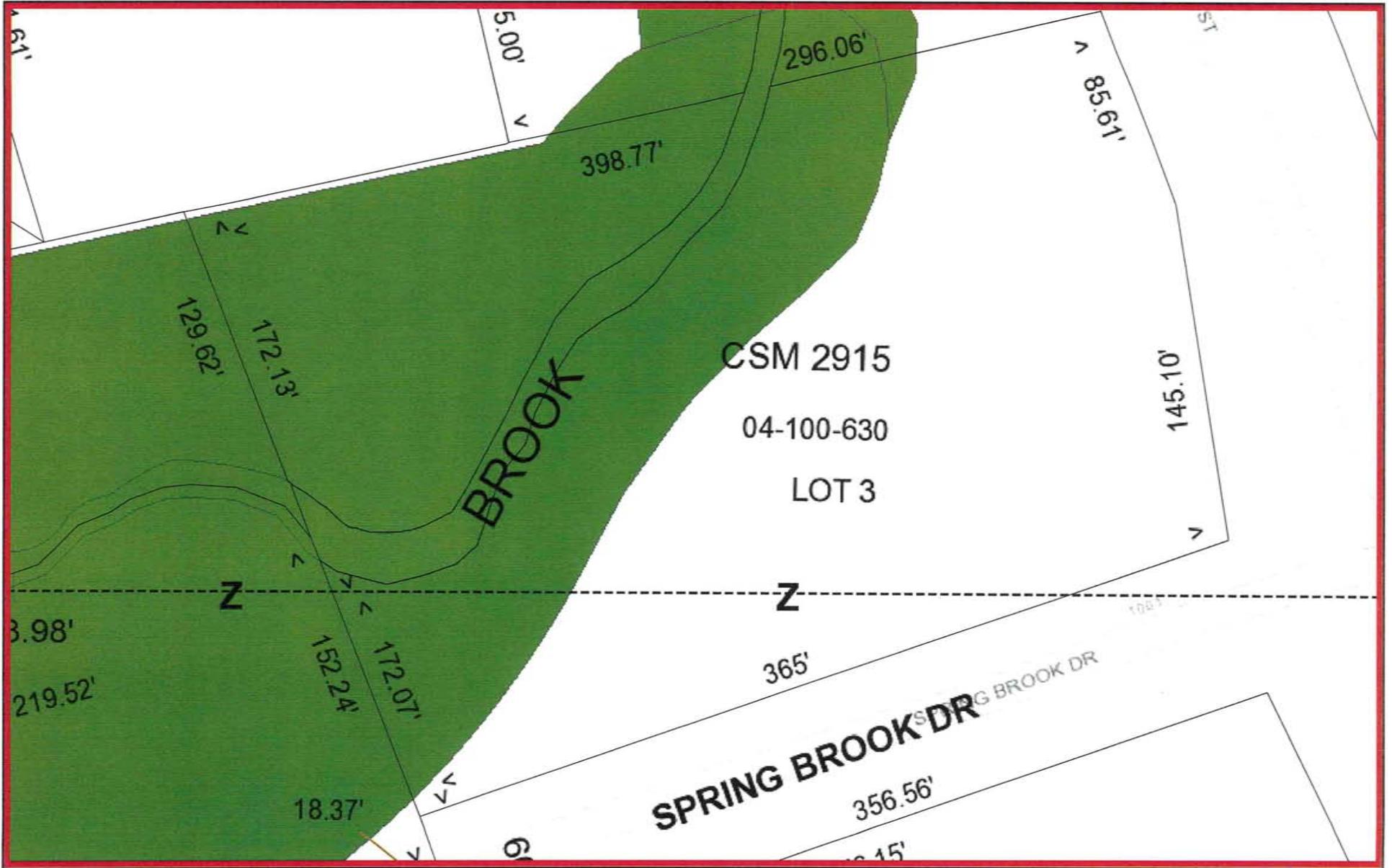
#### Erosion Control Best Management Practices

The site will be contained by perimeter control practices as it discharges to existing features. All runoff will be contained by perimeter silt fence and a construction tracking pad. Site restoration is detailed in the plan. The surrounding roadways will be monitored for tracking and dust control, as necessary. All erosion control measures are to be monitored and maintained per current standards. Restoration will be completed as soon as grading is completed, or ground is vacated from work for 7 days.

262-757-8776

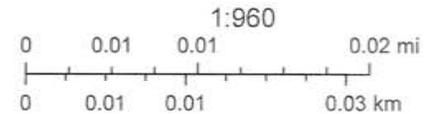
WALWORTH COUNTY, WISCONSIN  
WWW.CARDINALENGINEERINGWI.COM

# ArcGIS WebMap



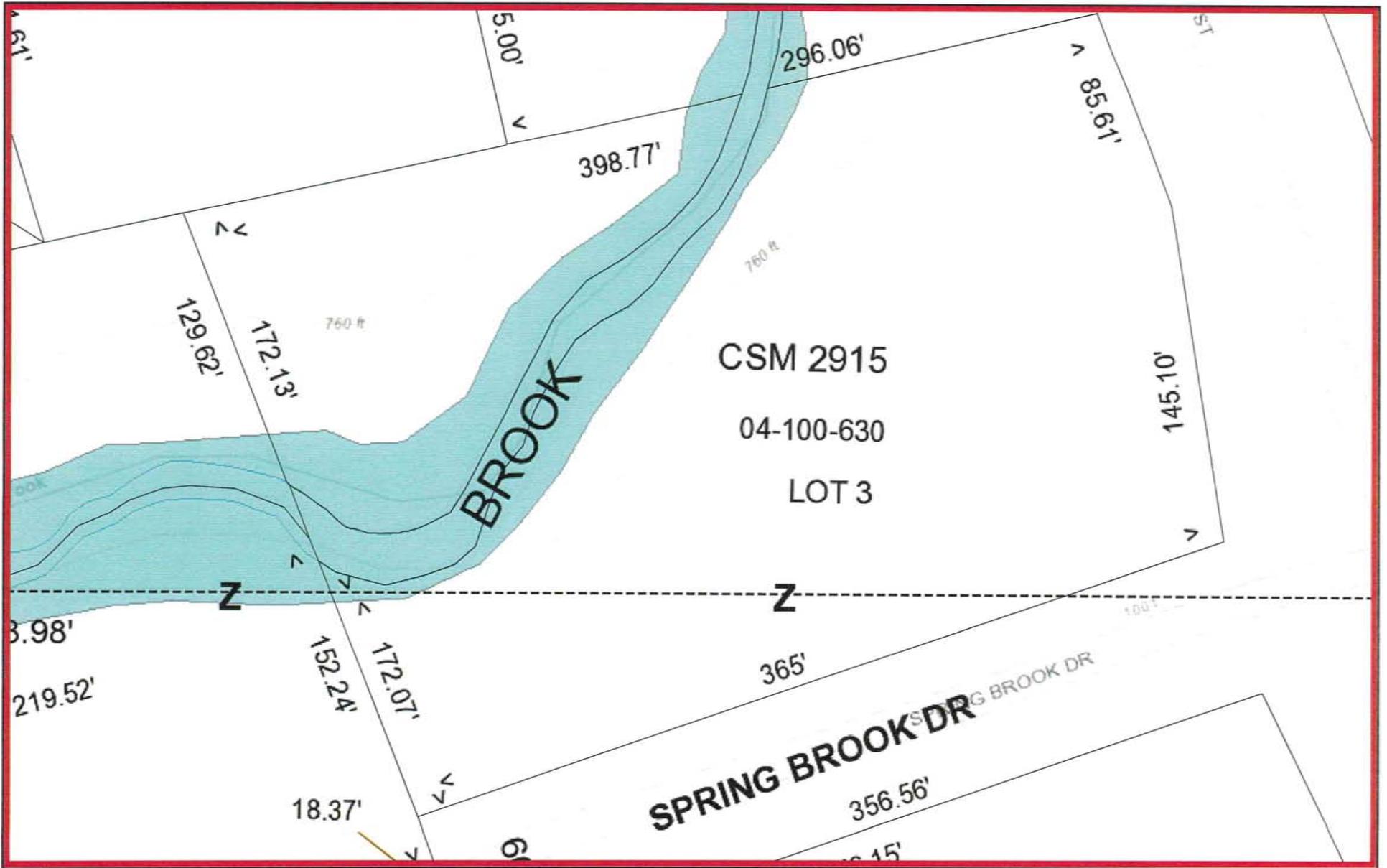
May 1, 2020

- |  |                         |  |                      |  |                              |
|--|-------------------------|--|----------------------|--|------------------------------|
|  | Quarter Quarter Section |  | Tax Parcels          |  | Water lines                  |
|  | Quarter Section         |  | Text Related Lines   |  | Waterbody                    |
|  | Sections                |  | Municipal Boundaries |  | 2010 Environmental Corridors |



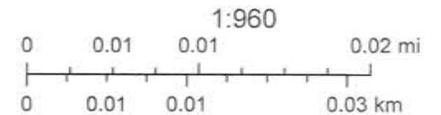
Racine County, SEWRPC, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN,

# ArcGIS WebMap



May 1, 2020

- Quarter Quarter Section
- Quarter Section
- Sections
- Tax Parcels
- Text Related Lines
- Municipal Boundaries
- Water lines
- Waterbody
- 2010 DNR Wetland Survey



Racine County, SEWRPC, Southeastern Wisconsin Regional Planning Commission, Wisconsin DNR, Sources: Esri, HERE, Garmin, Intermap,

Soil Map—Kenosha and Racine Counties, Wisconsin



Map Scale: 1:1,160 if printed on a landscape (11" x 8.5") sheet.

0 15 30 60 90 Meters  
0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

### MAP LEGEND

- |                               |   |                        |   |                       |
|-------------------------------|---|------------------------|---|-----------------------|
| <b>Area of Interest (AOI)</b> |    | Area of Interest (AOI) |  | Spoil Area            |
| <b>Soils</b>                  |    | Soil Map Unit Polygons |  | Stony Spot            |
|                               |    | Soil Map Unit Lines    |  | Very Stony Spot       |
|                               |    | Soil Map Unit Points   |  | Wet Spot              |
| <b>Special Point Features</b> |    | Blowout                |  | Other                 |
|                               |    | Borrow Pit             |  | Special Line Features |
|                               |    | Clay Spot              | <b>Water Features</b>   |                       |
|                               |    | Closed Depression      |  | Streams and Canals    |
|                               |    | Gravel Pit             | <b>Transportation</b>   |                       |
|                               |    | Gravelly Spot          |  | Rails                 |
|                               |    | Landfill               |  | Interstate Highways   |
|                               |    | Lava Flow              |  | US Routes             |
|                               |    | Marsh or swamp         |  | Major Roads           |
|                               |    | Mine or Quarry         |  | Local Roads           |
|                               |   | Miscellaneous Water    | <b>Background</b>   |                       |
|                               |  | Perennial Water        |  | Aerial Photography    |
|                               |  | Rock Outcrop           |   |                       |
|                               |  | Saline Spot            |   |                       |
|                               |  | Sandy Spot             |   |                       |
|                               |  | Severely Eroded Spot   |   |                       |
|                               |  | Sinkhole               |   |                       |
|                               |  | Slide or Slip          |   |                       |
|                               |  | Sodic Spot             |   |                       |

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kenosha and Racine Counties, Wisconsin  
 Survey Area Data: Version 16, Sep 14, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Mar 28, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoB	Fox loam, 2 to 6 percent slopes	2.5	74.9%
So	Sebewa silt loam, clayey substratum	0.8	25.1%
<b>Totals for Area of Interest</b>		<b>3.3</b>	<b>100.0%</b>

## Kenosha and Racine Counties, Wisconsin

### FoB—Fox loam, 2 to 6 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2szgj  
*Elevation:* 740 to 1,140 feet  
*Mean annual precipitation:* 31 to 35 inches  
*Mean annual air temperature:* 45 to 48 degrees F  
*Frost-free period:* 124 to 190 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Fox and similar soils:* 93 percent  
*Minor components:* 7 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Fox

##### Setting

*Landform:* Outwash plains  
*Landform position (two-dimensional):* Shoulder  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Fine-loamy glaciofluvial deposits over sandy and gravelly outwash

##### Typical profile

*Ap - 0 to 7 inches:* loam  
*Bt1 - 7 to 22 inches:* clay loam  
*2Bt2 - 22 to 36 inches:* gravelly loam  
*2C - 36 to 79 inches:* stratified sand to gravel

##### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* 20 to 26 inches to strongly contrasting textural stratification  
*Natural drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 25 percent  
*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 2.0  
*Available water storage in profile:* Low (about 4.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C  
*Forage suitability group:* Mod AWC, adequately drained  
(G095BY005WI)  
*Hydric soil rating:* No

**Minor Components**

**Casco**

*Percent of map unit:* 4 percent  
*Landform:* Outwash plains  
*Landform position (three-dimensional):* Riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

**Fox**

*Percent of map unit:* 3 percent  
*Landform:* Outwash plains  
*Landform position (two-dimensional):* Shoulder  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

**Data Source Information**

Soil Survey Area: Kenosha and Racine Counties, Wisconsin  
Survey Area Data: Version 16, Sep 14, 2019

## Kenosha and Racine Counties, Wisconsin

### So—Sebewa silt loam, clayey substratum

#### Map Unit Setting

*National map unit symbol:* g79x  
*Elevation:* 600 to 1,000 feet  
*Mean annual precipitation:* 30 to 40 inches  
*Mean annual air temperature:* 46 to 50 degrees F  
*Frost-free period:* 130 to 180 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Sebewa, clayey substratum, and similar soils:* 95 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Sebewa, Clayey Substratum

##### Setting

*Landform:* Depressions on stream terraces, drainageways on stream terraces, flats on stream terraces  
*Landform position (two-dimensional):* Toeslope  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Loamy outwash over calcareous sandy and gravelly outwash over calcareous clayey lacustrine deposits

##### Typical profile

*Ap,A1 - 0 to 10 inches:* silt loam  
*B1tg,B2tg - 10 to 30 inches:* loam  
*C1 - 30 to 40 inches:* sand  
*2C2 - 40 to 60 inches:* stratified silt to clay

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Poorly drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low (0.00 in/hr)  
*Depth to water table:* About 0 inches  
*Frequency of flooding:* Frequent  
*Frequency of ponding:* Frequent  
*Calcium carbonate, maximum in profile:* 25 percent  
*Available water storage in profile:* Moderate (about 8.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* B/D

Map Unit Description: Sebewa silt loam, clayey substratum—Kenosha and Racine Counties, Wisconsin

---

*Forage suitability group:* Frequently flooded, organics  
(G095BY010WI)

*Hydric soil rating:* Yes

### **Minor Components**

#### **Sebewa**

*Percent of map unit:* 5 percent

*Landform:* Drainageways

*Hydric soil rating:* Yes

### **Data Source Information**

Soil Survey Area: Kenosha and Racine Counties, Wisconsin

Survey Area Data: Version 16, Sep 14, 2019

# SPRINGBROOK 12-UNIT

PRELIMINARY PLANS  
MAY 15, 2020



CLIENT

SPRINGBROOK 12-UNIT  
CITY OF BURLINGTON, WI

PRELIMINARY TITLE SHEET



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

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.  
DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.  
ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:  
OWNER: FAUST INVESTMENTS LLC  
PO BOX 365  
BURLINGTON, WI 53105  
PHONE: 262-594-2777  
ENGINEER: RYAN CARDINAL, P.E.  
CARDINAL ENGINEERING, LLC  
1200 LA SALLE STREET  
LAKE GENEVA, WI 53147  
PHONE: 262-757-8776

NOT FOR CONSTRUCTION

**DIGGERS HOTLINE**

Dial 811 or (800)242-8511

www.DiggersHotline.com

CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

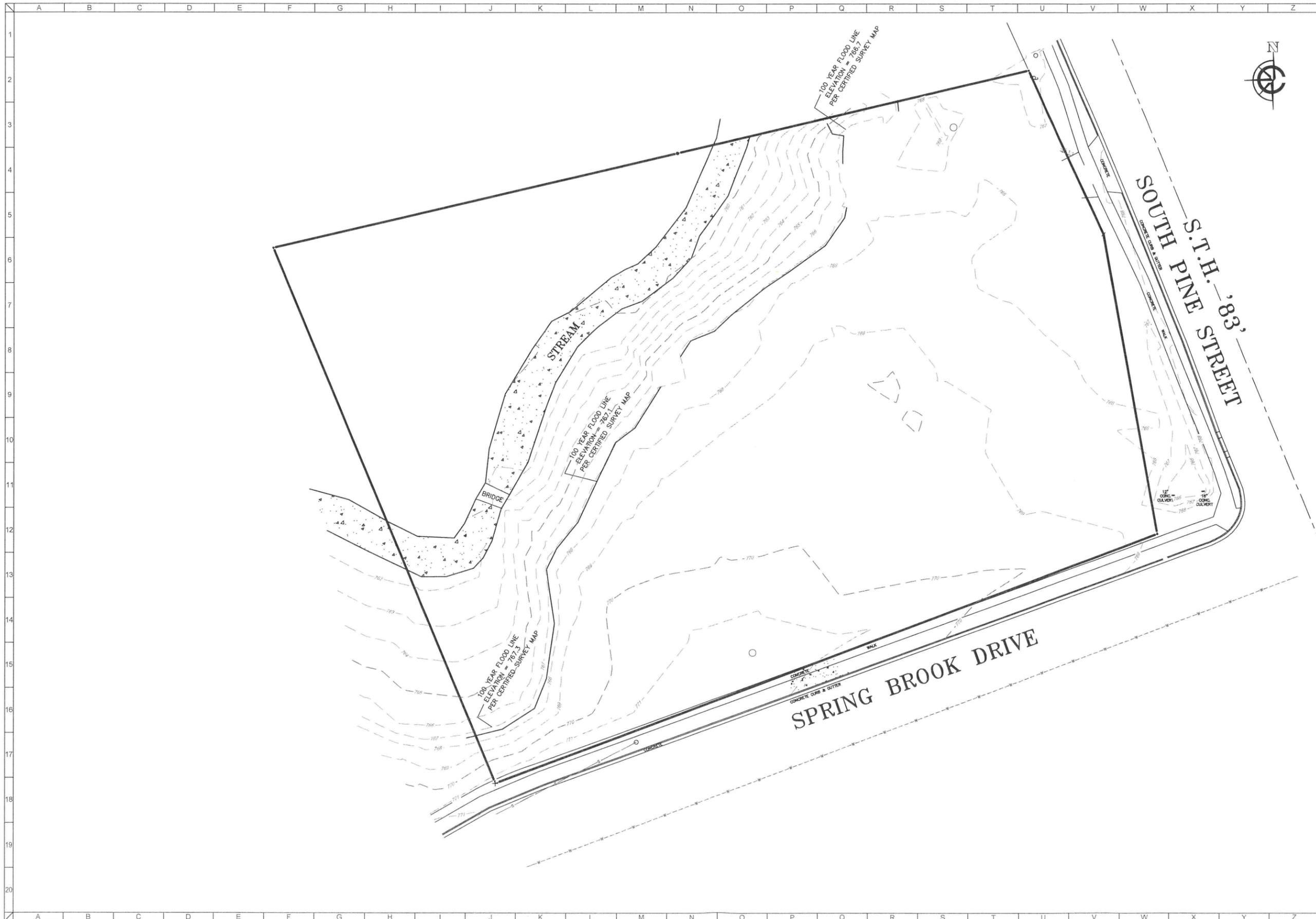
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	20342
DATE	05/15/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER

1 OF 9

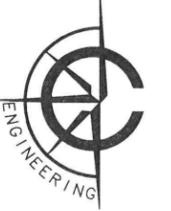
CIVIL DRAWING INDEX	
1 OF 9	TITLE SHEET
2 OF 9	EXISTING CONDITIONS PLAN
3 OF 9	DEMO AND EROSION CONTROL PLAN
4 OF 9	SITE PLAN
5 OF 9	GRADING PLAN
6 OF 9	DETAILED GRADING PLAN
7 OF 9	UTILITY PLAN
8 OF 9	CONSTRUCTION DETAILS
9 OF 9	CONSTRUCTION NOTES



CLIENT

SPRINGBROOK 12-UNIT  
CITY OF BURLINGTON, WI

PRELIMINARY | EXISTING CONDITIONS



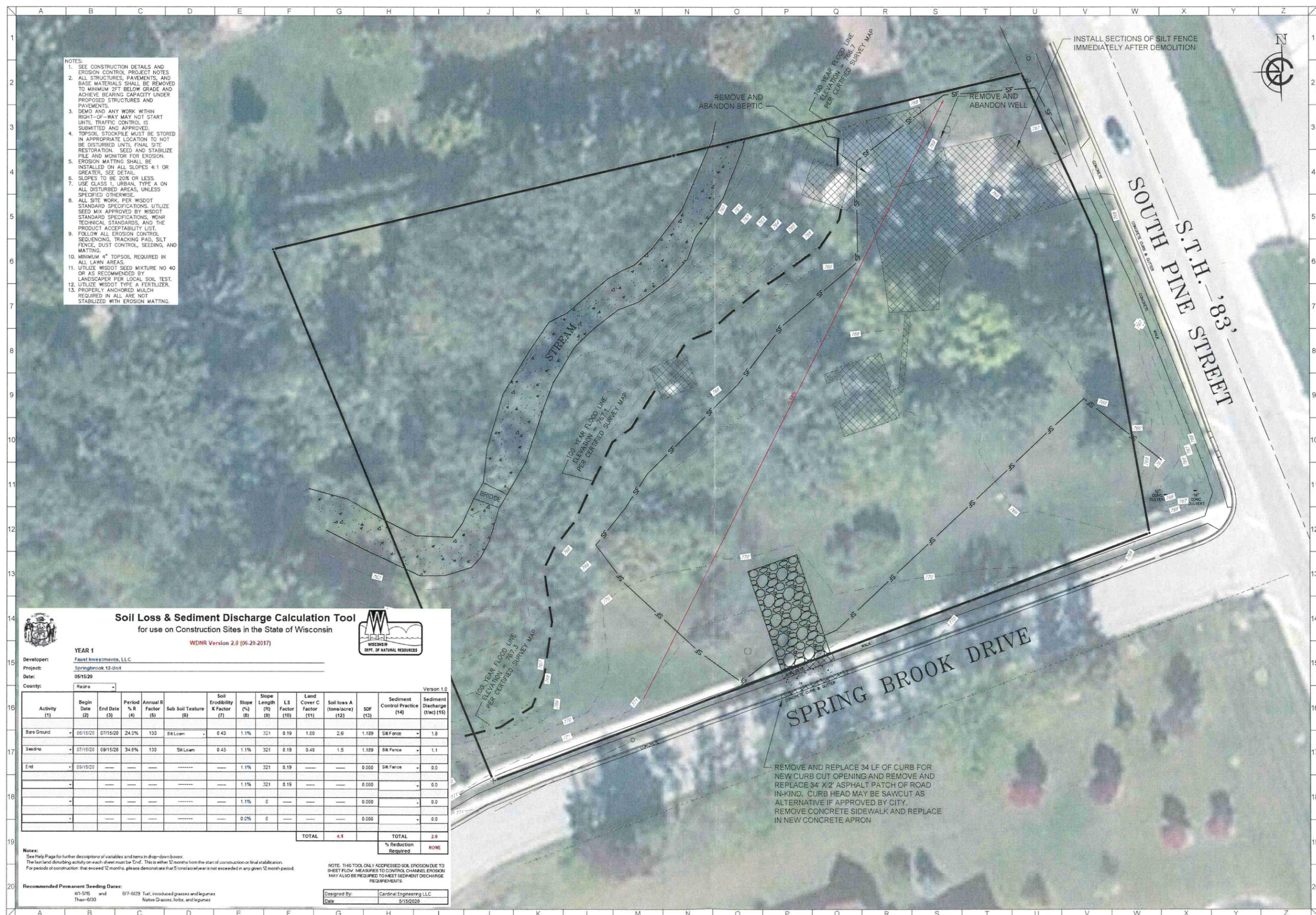
CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN=20 FT  
PROJECT NUMBER 20342  
DATE 05/15/2020  
PROJECT MGR RYAN CARDINAL, PE  
DRAWN BY RWC  
DESIGNED BY RWC

SHEET NUMBER  
2 OF 9



- NOTES:**
1. SEE CONSTRUCTION DETAILS AND EROSION CONTROL PROJECT NOTES
  2. ALL STRUCTURES, PAVEMENTS, AND BASE MATERIALS SHALL BE REMOVED TO MINIMUM 2FT BELOW GRADE AND ACHIEVE BEARING CAPACITY UNDER PROPOSED STRUCTURES AND PAVEMENTS.
  3. DEMO AND ANY WORK WITHIN RIGHT-OF-WAY MAY NOT START UNTIL TRAFFIC CONTROL IS SUBMITTED AND APPROVED.
  4. TOPSOIL STOCKPILE MUST BE STORED IN APPROPRIATE LOCATION TO NOT BE DISTURBED UNTIL FINAL SITE RESTORATION. SEED AND STABILIZE PILE AND MONITOR FOR EROSION.
  5. EROSION MATTING SHALL BE INSTALLED ON ALL SLOPES 4:1 OR GREATER, SEE DETAIL.
  6. SLOPES TO BE 20% OR LESS.
  7. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS, UNLESS SPECIFIED OTHERWISE.
  8. ALL SITE WORK, PER WISDOT STANDARD SPECIFICATIONS. UTILIZE SEED MIX APPROVED BY WISDOT STANDARD SPECIFICATIONS, WDRN TECHNICAL STANDARDS, AND THE PRODUCT ACCEPTABILITY LIST.
  9. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.
  10. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
  11. UTILIZE WISDOT SEED MIXTURE NO 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
  12. UTILIZE WISDOT TYPE A FERTILIZER.
  13. PROPERLY ANCHORED MULCH REQUIRED IN ALL ARE NOT STABILIZED WITH EROSION MATTING.

**Soil Loss & Sediment Discharge Calculation Tool**  
for use on Construction Sites in the State of Wisconsin  
WDNR Version 2.0 (06-29-2017)

**YEAR 1**

Developer: Faust Investments, LLC  
Project: Springbrook 12-Unit  
Date: 05/15/20  
County: Racine

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (ton/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	06/15/20	07/15/20	24.0%	130	Silt Loam	0.43	1.1%	321	0.19	1.00	2.6	1.189	Silt Fence	1.8
Seeds	07/15/20	08/15/20	34.6%	130	Silt Loam	0.43	1.1%	321	0.19	0.40	1.5	1.189	Silt Fence	1.1
End	08/15/20						1.1%	321	0.19			0.000	Silt Fence	0.0
							1.1%	321	0.19			0.000		0.0
							0.2%	0				0.000		0.0
<b>TOTAL</b>											<b>4.4</b>	<b>TOTAL</b>	<b>2.9</b>	
													<b>% Reduction Required</b>	<b>NONE</b>

**Notes:**  
See Help Page for further descriptions of variables and items in drop-down boxes.  
The last land disturbing activity on each row must be "End". This is either 12 months from the start of construction or final stabilization.  
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

**Recommended Permanent Seeding Dates:**  
4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes  
Thru-6/30 Native Grasses, forbs, and legumes

Designed By: Cardinal Engineering LLC  
Date: 5/15/2020

CLIENT

SPRINGBROOK 12-UNIT  
CITY OF BURLINGTON, WI

PRELIMINARY

DEMO AND EROS. CONT.

ENGINEERING

CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGW.COM

NO.	REVISION DESCRIPTION	REV DATE

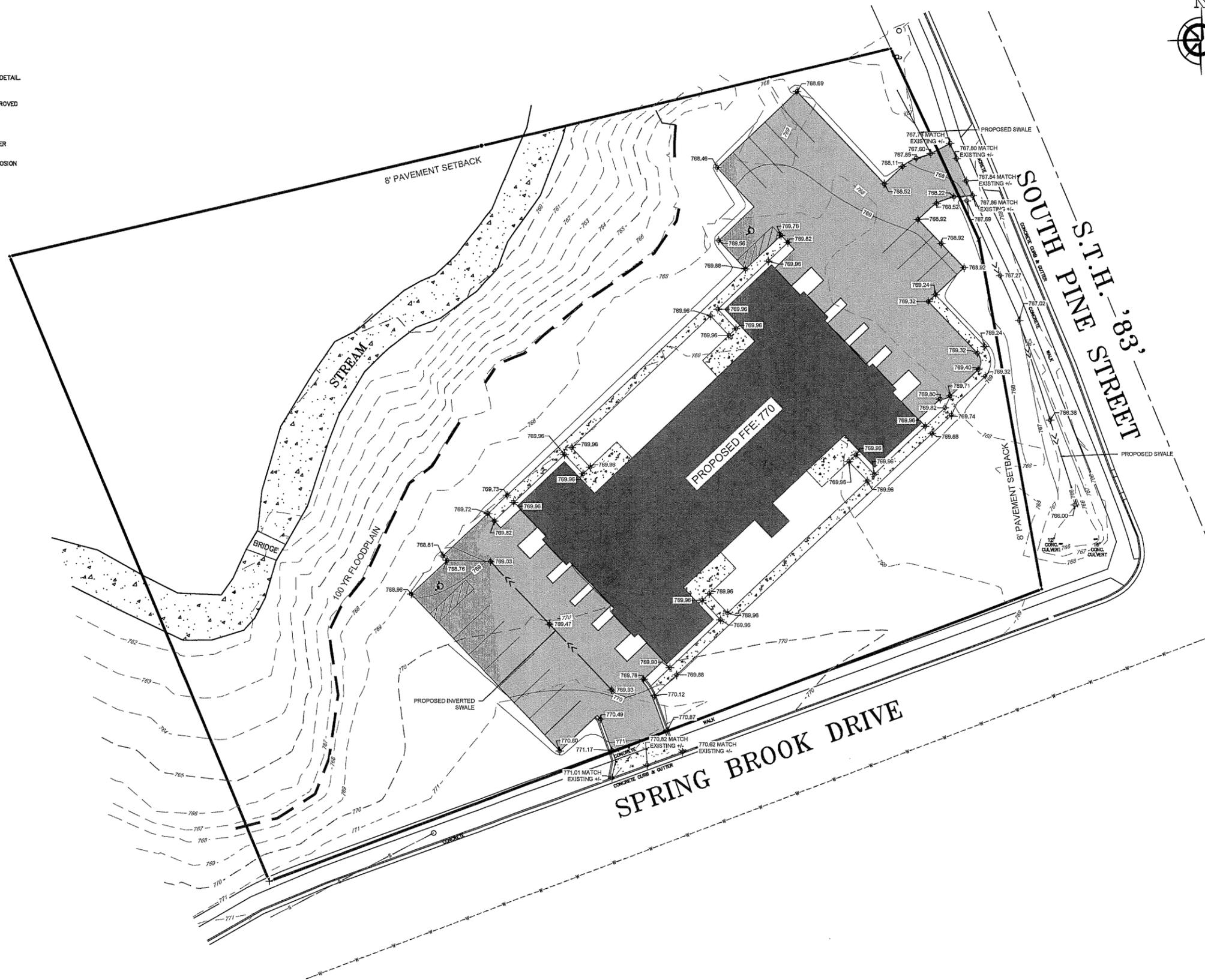
SCALE: 1 IN=20 FT  
PROJECT NUMBER: 20342  
DATE: 05/15/2020  
PROJECT MGR: RYAN CARDINAL, PE  
DRAWN BY: RVC  
DESIGNED BY: RVC

SHEET NUMBER  
**3 OF 9**



- NOTES:
1. SEE CONSTRUCTION DETAILS AND EROSION CONTROL PROJECT NOTES.
  2. EROSION MATTING SHALL BE INSTALLED ON ALL SLOPES 4:1 OR GREATER, SEE DETAIL.
  3. SLOPES TO BE 25% OR LESS.
  4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS, UNLESS SPECIFIED OTHERWISE.
  5. ALL SITE WORK, PER WSDOT STANDARD SPECIFICATIONS. UTILIZE SEED MIX APPROVED BY WSDOT STANDARD SPECIFICATIONS, WDNR TECHNICAL STANDARDS, AND THE PRODUCT ACCEPTABILITY LIST.
  6. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.
  7. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
  8. UTILIZE WSDOT SEED MIXTURE NO 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
  9. UTILIZE WSDOT TYPE A FERTILIZER.
  10. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREAS NOT STABILIZED WITH EROSION MATTING.

AREA IN ACRES	EXISTING	PROPOSED
GREENSPACE	1.90	1.90
IMPERVIOUS	0.17	0.57
TOTAL	2.07	2.07
DISTURBANCE	N/A	0.77



CLIENT

SPRINGBROOK 12-UNIT  
CITY OF BURLINGTON, WI

GRADING PLAN

PRELIMINARY



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-757-5776  
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN:20 FT

PROJECT NUMBER 20342

DATE 05/15/2020

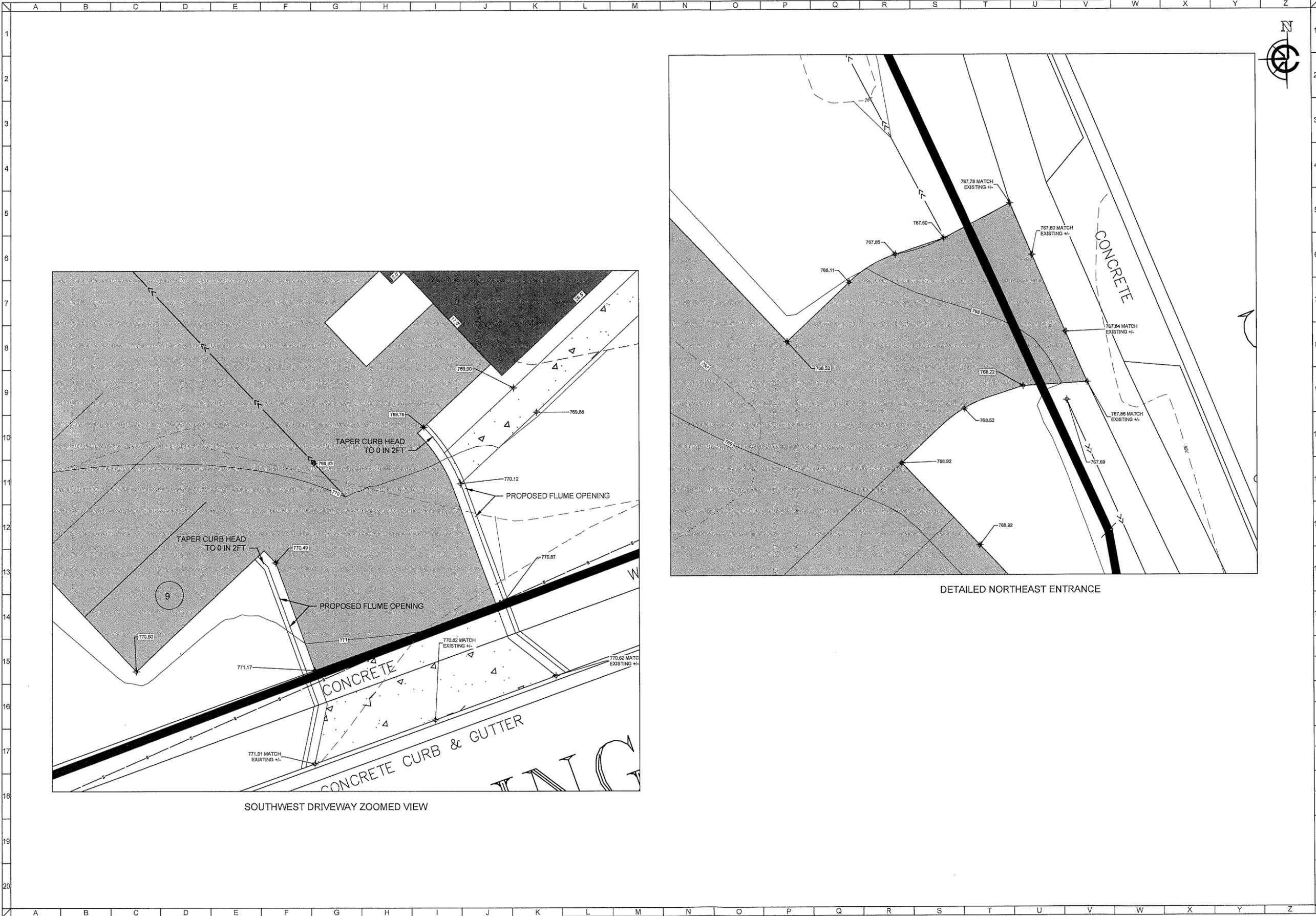
PROJECT MGR RYAN CARDINAL, PE

DRAWN BY RVC

DESIGNED BY RVC

SHEET NUMBER

5 OF 9

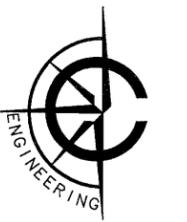


CLIENT

**SPRINGBROOK 12-UNIT**  
CITY OF BURLINGTON, WI

PRELIMINARY

DETAILED GRADING PLAN



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-737-8776  
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 5'

PROJECT NUMBER 20342

DATE 04/30/2020

PROJECT MGR RYAN CARDINAL, PE

DRAWN BY RWC

DESIGNED BY RWC

SHEET NUMBER

**6 OF 9**



CLIENT

SPRINGBROOK 12-UNIT  
CITY OF BURLINGTON, WI  
PRELIMINARY  
SITE PLAN



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

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN=20 FT  
PROJECT NUMBER 20342  
DATE 05/15/2020  
PROJECT MGR RYAN CARDINAL, PE  
DRAWN BY RWC  
DESIGNED BY RWC

SHEET NUMBER  
7 OF 9



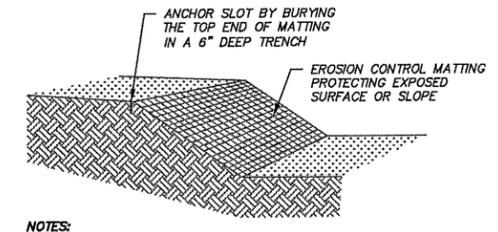
CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-787-8778  
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	
PROJECT NUMBER	20342
DATE	05/15/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	RWC

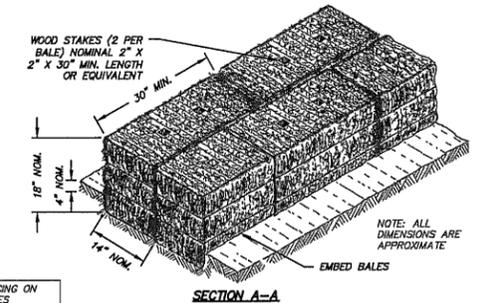
SHEET NUMBER



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

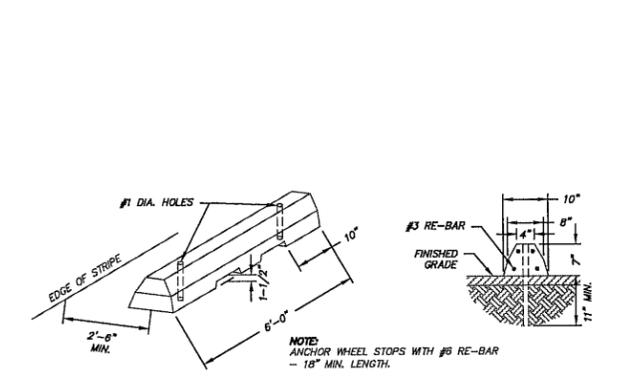
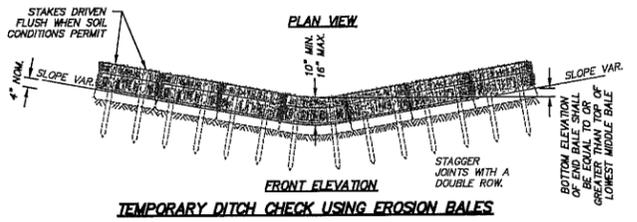
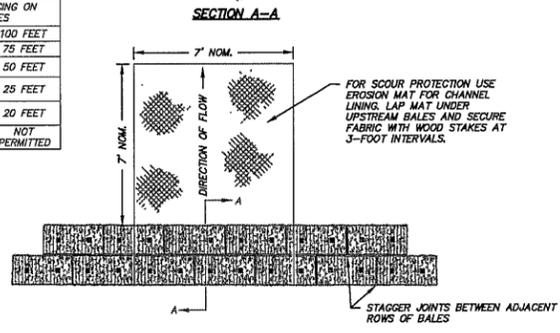
**EROSION CONTROL MATTING DETAIL**  
NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER

- NOTES:**
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDMR TECHNICAL STANDARD 1062.
  2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
  3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
  4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
  5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
  6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
  7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
  8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.

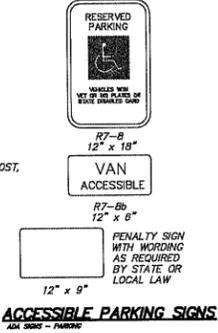
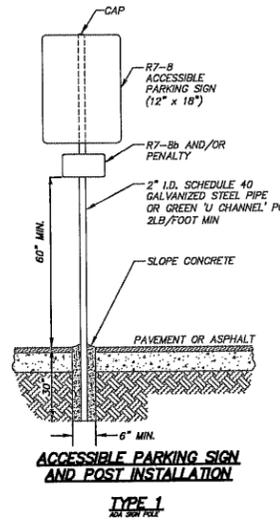


**BALE SPACING ON SLOPES**

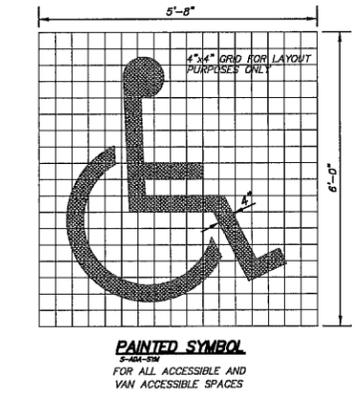
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED



**PRECAST CONG. WHEEL STOP**  
NOTE TO DESIGNER: VERIFY DETAILS WITH AVAILABLE SUPPLIERS



**ACCESSIBLE PARKING SIGN AND POST INSTALLATION**  
TYPE 1  
12\"/>

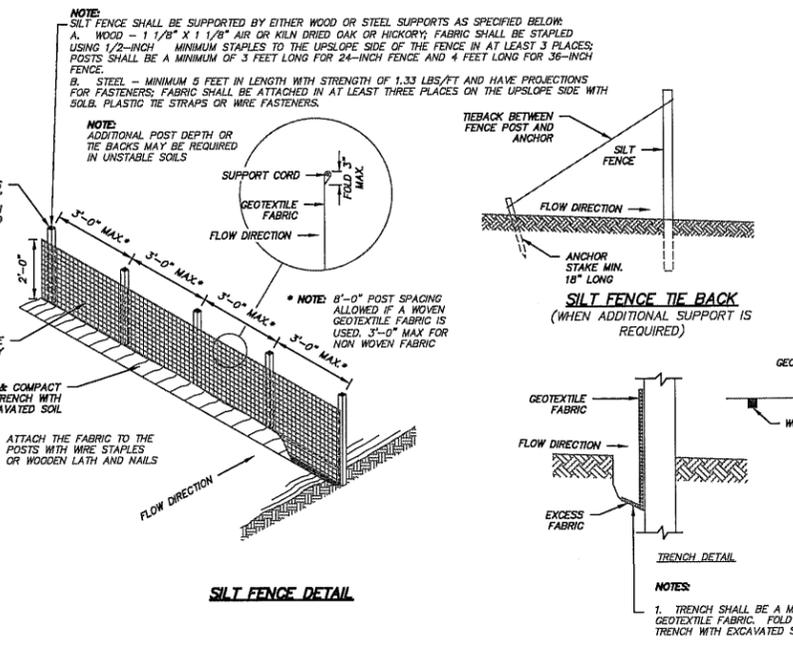


**PAINTED SYMBOL**  
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

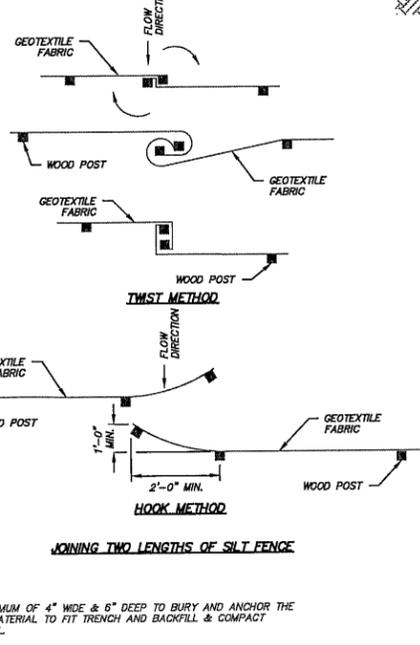
- NOTES:**
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDMR CONSERVATION STANDARD 1055
  2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
  3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW.

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

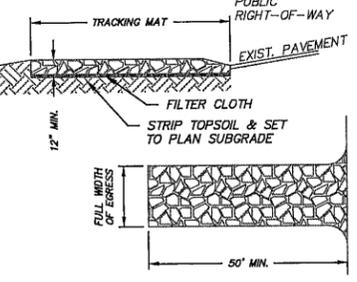
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 26 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
  - A) TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
  - B) HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



**SILT FENCE DETAIL**



**JOINING TWO LENGTHS OF SILT FENCE**



**STONE TRACKING PAD DETAIL**

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

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

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

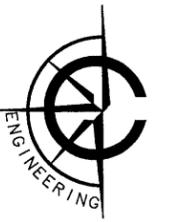
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
1	CONSTRUCTION NOTES																										
2	<p>1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN, PERMIT, AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.</p> <p>2. CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF BURLINGTON, AND OTHER JURISDICTIONAL AUTHORITIES PRIOR TO IMPLEMENTATION.</p> <p>3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24-HOUR PERIOD. CONTINUE THROUGH STABILIZATION.</p> <p>4. MAINTAIN INSPECTION RECORDS WITH FORM 3400-017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.</p> <p>5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE-CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.</p> <p>6. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.</p> <p>7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.</p> <p>8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.</p> <p>9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.</p> <p>10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.</p> <p>11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.</p> <p>12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.</p> <p>13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF BURLINGTON. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.</p> <p>14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.</p> <p>15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.</p> <p>16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER, CITY OF BURLINGTON, OR WDNR.</p> <p>17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF COMMERCIAL PROPERTY DISTURBING MORE THAN 1 ACRE</p> <p>18. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:</p> <p>INSTALL PERIMETER EROSION CONTROL  CONSTRUCTION GRADING STAGED TO MINIMIZE EXPOSED AREA  REPAIR OF BREAKS AND GAPS IN SILT FENCE IMMEDIATELY  ONGOING SITE DUST CONTROL  TEMPORARY AND FINAL STABILIZATION AND EROSION MATTING</p>																										
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20	<p>NOTE: PAVEMENT SHALL BE DESIGNED BY GEOTECHNICAL ENGINEER. MISSING INFORMATION ABOVE, SHALL BE FILLED IN PER GEOTECHNICAL REPORT.</p>																										

EROSION CONTROL NOTES

- THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.
- THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
    - SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.
      - SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.
      - THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
      - INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
      - SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1-1/2" BY 1-1/2" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.
      - THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. THE POSTS SHALL BE A MINIMUM 3 FEET LONG FOR 24-INCH SILT FENCE AND 4 FEET FOR 36-INCH SILT FENCE FABRIC.
      - THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH WIDE BY 6-INCH DEEP TRENCH, OR A 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
      - THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WSDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.
      - SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
    - TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE.
      - THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
      - THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
      - THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
      - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.
      - SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.
      - IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.
      - THE WASHING STATION SHALL BE LOCATED ON-SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
      - THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
      - ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
  - THE FOLLOWING MEASURES SHALL BE FOLLOWED UPON TEMPORARY AND FINAL SITE RESTORATION.
    - SITE SEEDING: SEE TECHNICAL STANDARD 1059 FOR FURTHER GUIDANCE.
      - TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2-INCHES.
      - FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
      - THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
      - TOPSOIL INSTALLATION SHALL BE COMPLETED PRIOR TO PERMANENT SEEDING
      - PERMANENT SEEDING REQUIRES A SEEDBED OF LOOSE TOPSOIL TO A MINIMUM DEPTH OF 4-INCHES WITH THE ABILITY TO SUPPORT A DENSE VEGETATIVE COVER.
      - APPLICATION RATES OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
      - PREPARE A TILLED, FINE BUT FIRM SEEDBED. REMOVE ROCKS, TWIGS, FOREIGN MATERIAL AND CLODS OVER TWO INCHES THAT CANNOT BE BROKEN DOWN.
      - THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
      - SEE MIXTURES THAT WILL PRODUCE DENSE VEGETATION SHALL BE SELECTED BASED ON SOIL AND SITE CONDITIONS AND INTENDED FINAL USE.
      - SEED MIXTURES THAT CONTAIN POTENTIALLY INVASIVE SPECIES OR SPECIES THAT MAY BE HARMFUL TO NATIVE PLANT COMMUNITIES SHALL BE AVOIDED.
      - SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL.
      - SEED RATES, INOCULATION, AND SOWING, SHALL ALL CONFORM TO THE TECHNICAL STANDARD, MANUFACTURERS RECOMMENDATIONS, AND THE WSDOT PAL.
    - NON-CHANNEL EROSION MAT: SEE TECHNICAL STANDARD 1052 FOR FURTHER GUIDANCE.
      - ONLY WSDOT PAL APPROVED MATS WILL BE ACCEPTED FOR THIS PROJECT. SEE THE PAL FOR ACCEPTABLE SLOPE AND SLOPE LENGTH APPLICATIONS. TO DIFFERENTIATE APPLICATIONS, EROSION MATS ARE ORGANIZED INTO THREE CLASSES OF MATS, WHICH ARE FURTHER BROKEN DOWN INTO VARIOUS TYPES. FOLLOW THE INFORMATION CALLED FOR IN THE PLANS AND SPECIFICATIONS PROVIDED HEREIN AND IN THE WSDOT PAL.
        - ECRM'S SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
        - THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
        - TRM SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
        - AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.

CLIENT

SPRINGBROOK 12-UNIT  
 CITY OF BURLINGTON, WI  
 PRELIMINARY  
 CONSTRUCTION DETAILS



CARDINAL ENGINEERING LLC  
 DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
 LAKE GENEVA, WI 53147  
 262-757-8776  
 CARDINALENGINEERING.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	
PROJECT NUMBER	20342
DATE	09/15/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	RWC

SHEET NUMBER  
**9 OF 9**





Date				
Revision/Issue				
No.	1	2	3	4

**PLANT SCHEDULE**

TREES	COMMON NAME	SIZE	CONTAINER	QTY
Acer freemanii 'Franksred'	Franksred Freeman Maple	2" Cal.	P&P	3
Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8"	P&P	3
Cercis canadensis	Eastern Redbud Multi-trunk	6"	P&P	2
Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry	6"	P&P	2
Øleditsia triacanthos	Honey Locust	2" Cal.	P&P	2
Tilia americana	American Linden	2" Cal.	P&P	2
EVERGREEN TREES	COMMON NAME	SIZE	CONTAINER	QTY
Juniperus chinensis 'lowa'	Iowa Juniper	6"	P&P	3
Picea abies	Norway Spruce	6"	P&P	1
Pinus strobus	White Pine	6"	P&P	3
SHRUBS	COMMON NAME	SIZE	CONTAINER	QTY
Cornus sericea 'Bailey's Redtwig'	Red Twig Dogwood	3"	P&P	3
Cotoneaster acutifolius	Peking Cotoneaster	3"	P&P	4
Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	5 gal	P&P	5
Hydrangea macrophylla 'Endless Summer' TM	Palmer Hydrangea	5 gal	P&P	5
Spiraea x bumalda 'Goldflame'	Goldflame Spirea	5 gal	P&P	4
Spiraea x bumalda 'Little Princess'	Little Princess Spirea	5 gal	P&P	3
Syringa palula 'Miss Kim'	Miss Kim Lilac	24"	P&P	10
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	3"	P&P	10
Viburnum x juddii	Judd Viburnum	24"	P&P	4
ANNUALS/PERENNIALS	COMMON NAME	SIZE	CONTAINER	QTY
Euonymus coloratus	Purple Wintercreeper	4" pot	P&P	20
Hosta sieboldiana 'Elegans'	Sieboldiana Elegans Hosta	1 gal	P&P	5
Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	1 gal	P&P	5
Rudbeckia fulgida sultivantii 'Little Goldstar'	Little Goldstar Coneflower	1 gal	P&P	12
GRASSES	COMMON NAME	SIZE	CONTAINER	QTY
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	P&P	16
SHRUB EVERGREENS	COMMON NAME	SIZE	CONTAINER	QTY
Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal	P&P	10
Taxus x media 'Densiformis'	Dense Yew	24"	P&P	3

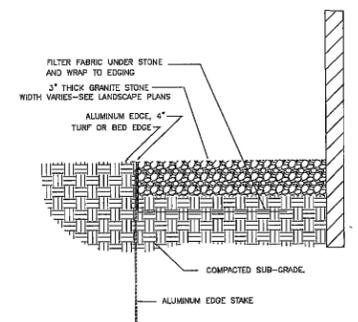
REFERENCE NOTES SCHEDULE

SYMBOL	SOIL STABILIZATION DESCRIPTION	QTY
(31-32)	SILT FENCE	774 lf
SYMBOL	AGGREGATE SURFACE DESCRIPTION	QTY
(32-15-20)	COMPOSTED GRANITE MULCH, 4" THICKNESS OVER WEED FABRIC	1502 sf
SYMBOL	PLANTING DESCRIPTION	QTY
(31-33-20)	TURF-SEED AND DN EROSION BLANKET	23,586 sf
SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
(31-34-04)	EDGE, ALUMINUM EDGING, 16" LENGTH NON PAINTED	103 lf
(31-35-01)	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	480 lf
	SHREDDED BARK MULCH	VERIFY
	TOPSOIL	VERIFY

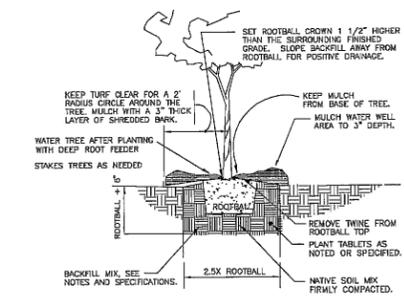
NOTE: PLANT SCHEDULES ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. VERIFY ALL QUANTITIES BEFORE SUBMITTING A PROPOSAL TO THE GENERAL CONTRACTOR.

NOTE:  
 PLANT MATERIAL QUANTITIES FOR LANDSCAPE BUFFER ARE BASED ON TABLE 'D'.  
 BUFFER LINEAL FOOTAGE IS APPROXIMATELY 100 LF. PER TABLE 'D' PLANT REQUIREMENTS ARE AS FOLLOWS:  
 | SHADE TREE/100 LF = 7 TREES  
 | EVERGREEN TREE/100 LF = 7 EVERGREEN TREES  
 | SMALL/CANOPY TREE/100 LF = 7 SMALL/CANOPY TREES  
 | SHRUBS/100 LF = 42 SHRUBS

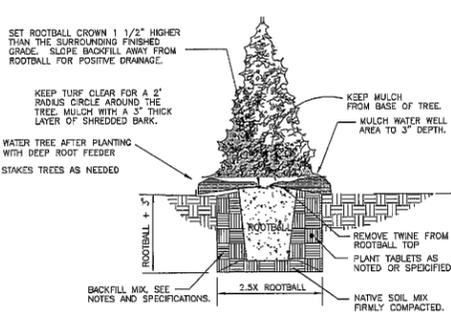
CITY OF BURLINGTON PLANT REPLACEMENT:  
 ANY PLANT MATERIAL INCLUDED IN AN APPROVED LANDSCAPING PLAN THAT DO NOT SURVIVE A PLANT ESTABLISHMENT PERIOD OF TWO YEARS AFTER INSTALLATION SHALL BE REPLACED WITH PLANT MATERIALS OF THE SAME OR LIKE SPECIES OF EQUAL SIZE WITHIN THE NEXT PLANTING SEASON, BUT IN ANY EVENT WITHIN SIX MONTHS OF THE PLANTS DEMISE. SAID REPLACEMENT SHALL BE MADE BY PROPERTY OWNER, OR, IN THE CASE OF LANDSCAPE PLANT MATERIALS LOCATED WITHIN A LANDSCAPE EASEMENT UNDER THE CONTROL OF A HOMEOWNERS ASSOCIATION, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SAID REPLACEMENT.



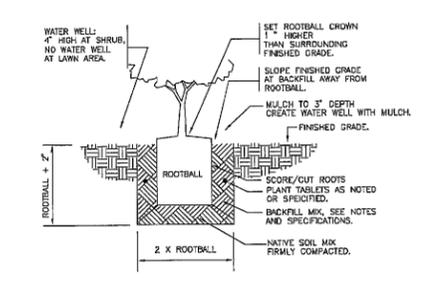
202 MAINTENANCE OR RODENT STRIP  
 3" = 1'-0"



100 TREE PLANTING DETAIL  
 1" = 1'-0"



102 EVERGREEN PLANTING DETAIL  
 1" = 1'-0"



103 SHRUB PLANTING  
 1" = 1'-0"

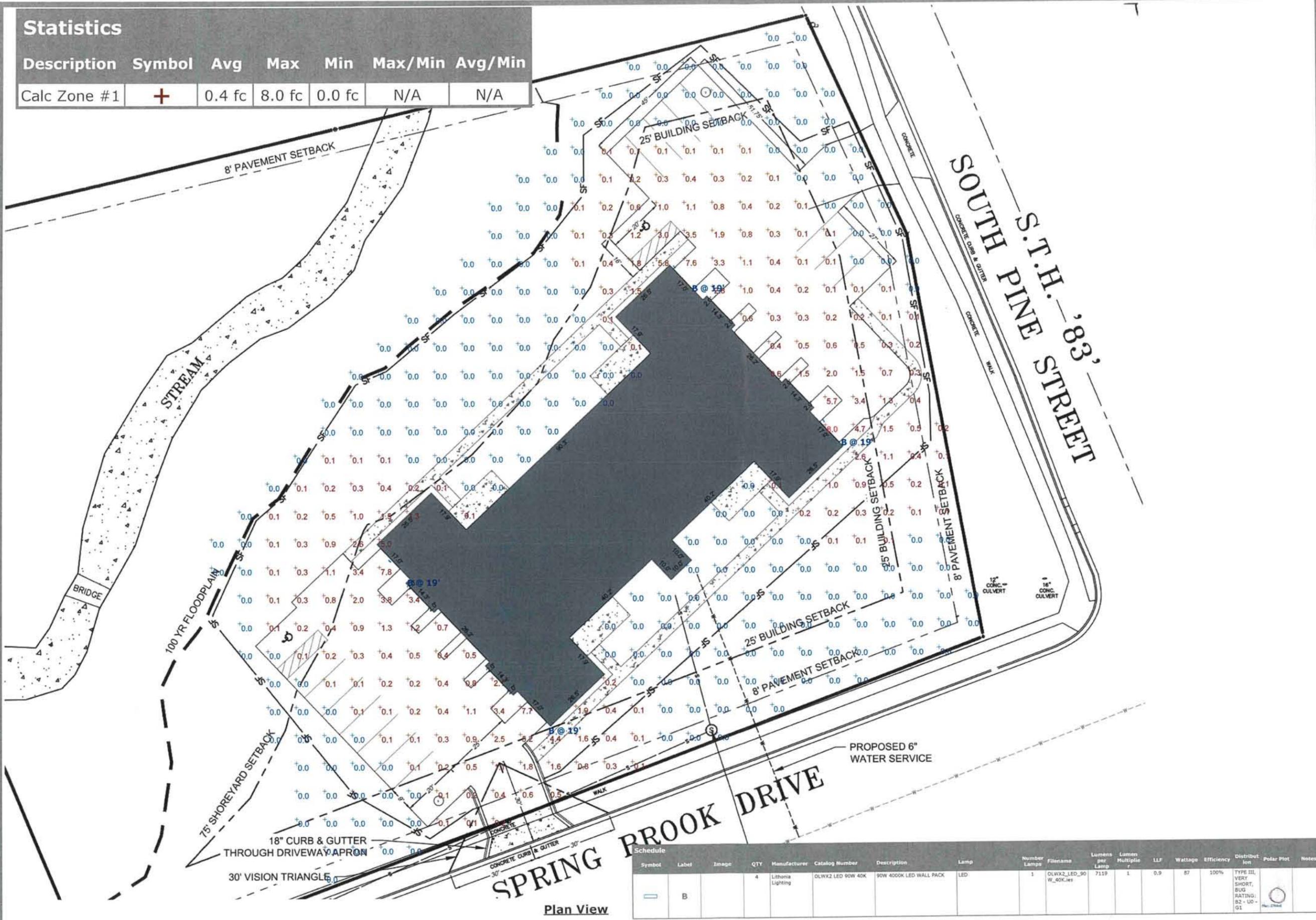
- GENERAL LANDSCAPE NOTES:**
1. Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
  2. Always contact Diggers Hotline (800-242-8511) or JULIE B11 (or 1-800-892-0123) before proceeding with any work.
  3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
  4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities due to changes in the overall phase 1 landscape plan.
  5. Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
  6. Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3" diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
  7. Spade cut plant beds and tree rings with a 4" deep shovel cut.
  8. Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
  9. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
  10. Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
  11. Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
  12. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
  13. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
  14. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

# Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	8.0 fc	0.0 fc	N/A	N/A



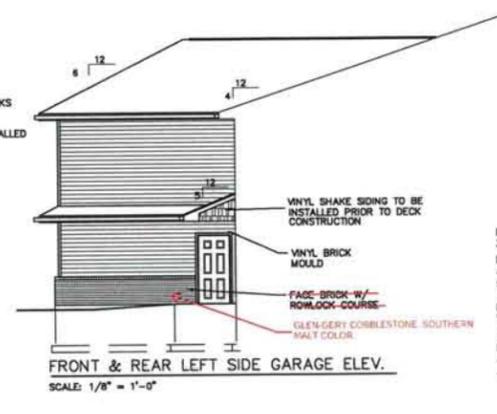
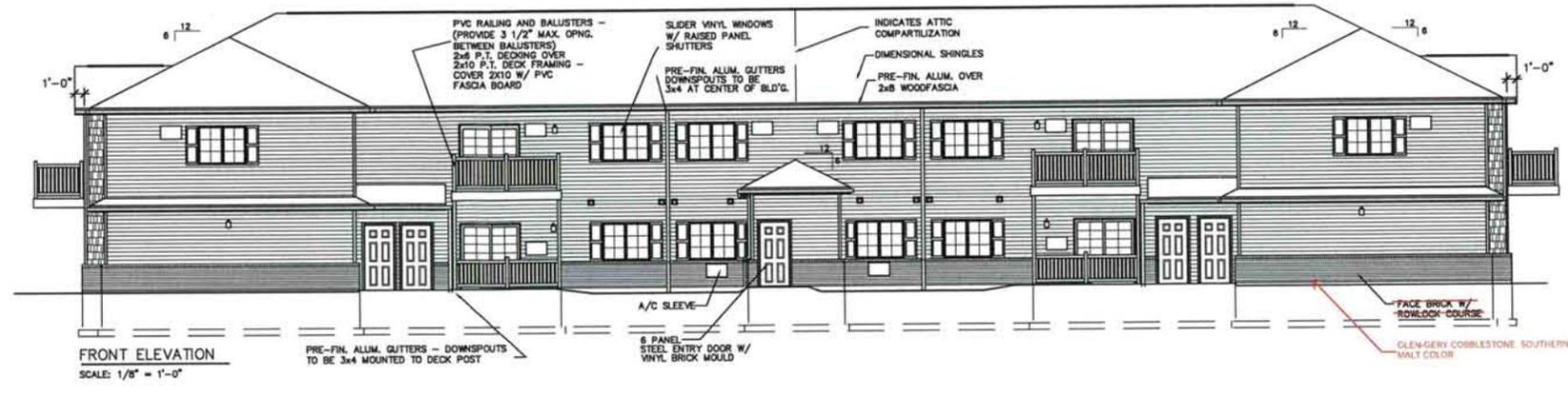
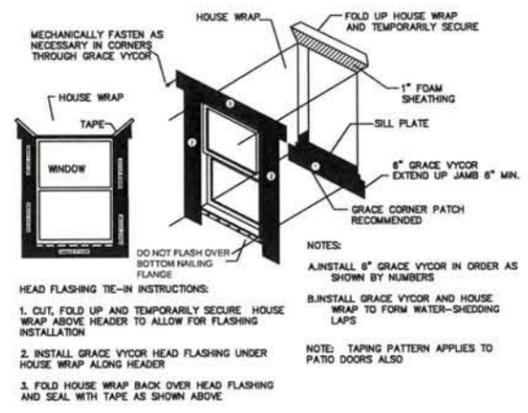
Faust Burlington Apartments



Plan View

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distrib. Int.	Polar Plot	Notes
⊖	B		4	Lithonia Lighting	OLWX2 LED 90W 40K	90W 4000K LED WALL PACK	LED	1	OLWX2_LED_90W_40K.lvs	7119	1	0.9	87	100%	TYPE III, VERY SHORT, BUG RATING: S2 - L0 - G1		

**Designer**  
 S. Schoenberger  
**Date**  
 5/14/2020  
**Scale**  
 Not to Scale  
**Drawing No.**  
 4:10PM  
**Summary**



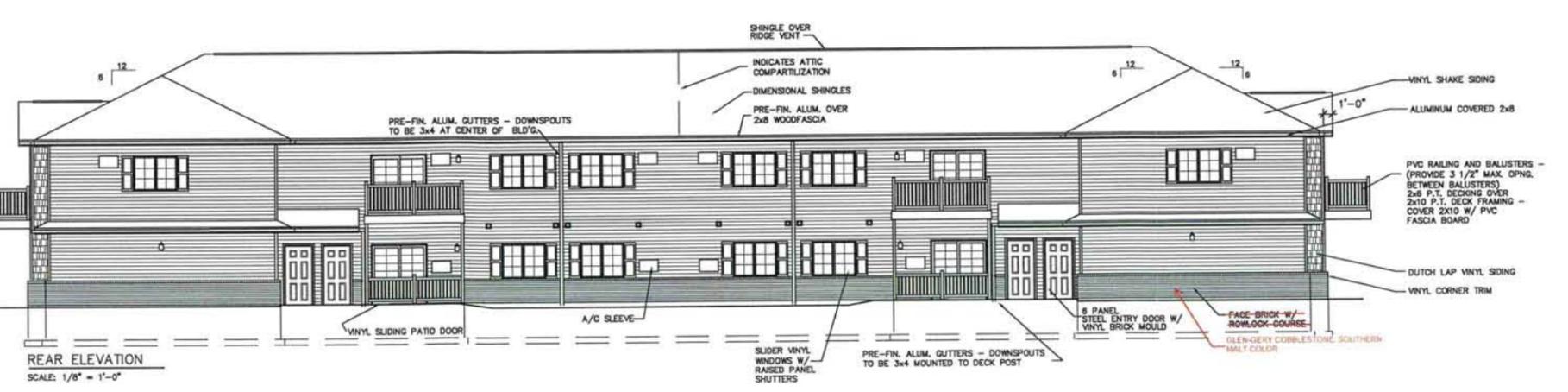
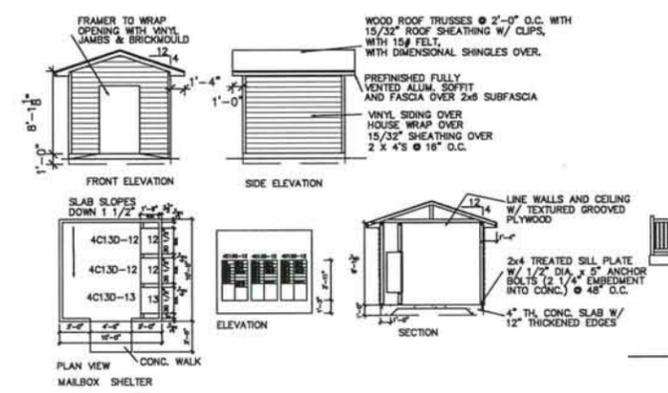
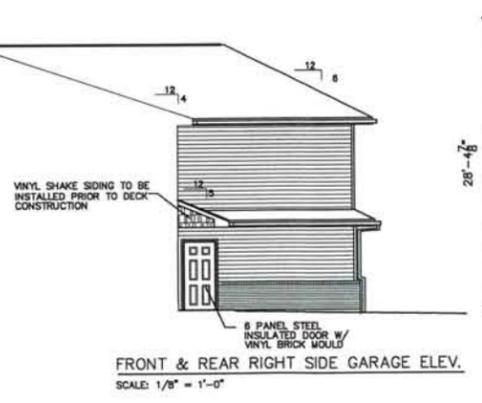
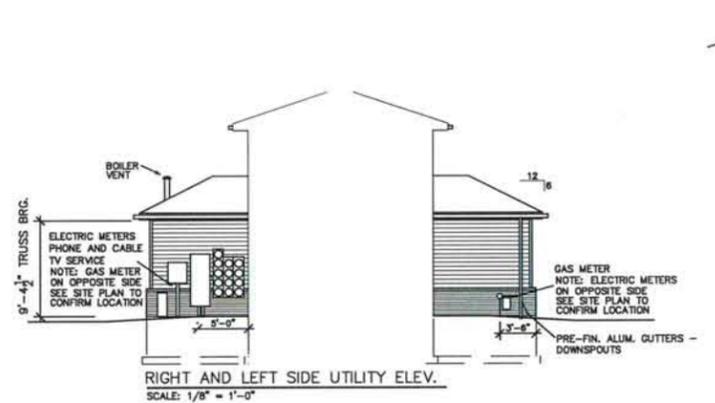
NOTE: SIDING INSTALLER TO PROVIDE JUMBO CENTERED J-BLOCKS (6"x12") FOR 24 LIGHT FIXTURES AROUND BUILDING AND STANDARD (6"x6") J-BLOCK FOR RECEPTACLES (12)

NOTE: SIDING INSTALLER TO PROVIDE HOODED STYLE 4" DRYER DUCT VENTS W/ FLAPPER (6) AND HOODED STYLE 4" BATH EXHAUST VENTS W/ FLAPPER (6) TO MATCH SIDING COLOR AND DEFLECT-O SOFFIT STYLE DRYER EXHAUST VENTS W/ FLAPPER (4) WHITE COLOR TRIM OUT GRILLES PER MANUFACTURER'S INSTRUCTIONS FOR DRYERS

NOTE: SIDING INSTALLER TO CONNECT TO BATH EXHAUST DUCT AND INSTALL SOFFIT GRILLE WITH MEDAMERICA MASTER EXHAUST VENT WHITE COLOR (16)

NOTE: SIDING INSTALLER TO PROVIDE CLEAR EXTERIOR GRADE SEALANT AND CAULK ALONG BRICK ROWLOCK, AC SLEEVES, DOOR BRICKMOULD, DECK JOIST AND RAILING, AND J-TRIM, AS A MINIMUM

TAPE OFF VENTED SOFFIT WITH TYVEK LIKE TAPE 24" EACH SIDE OF SOFFIT EXHAUST VENT



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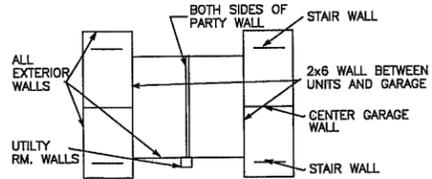
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MULTIFAMILY DEVELOPMENT  
CITY OF BURLINGTON  
RACINE COUNTY, WISCONSIN

EXTERIOR ELEVATIONS

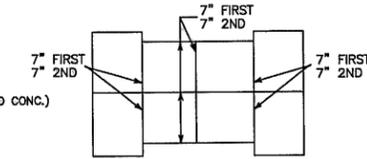
**NOTES:**

1. STAIR HANDRAILS: ALL HANDRAILS TO WITHSTAND 200# (POUNDS) LOAD APPLIED IN ANY DIRECTION BRACKETS TO BE 32" O.C. - SIX TOTAL - PROVIDE 2x12 BLOCKING AT TOP AND BOTTOM STEP
2. BATHROOMS: ALL BATHROOMS ON FIRST FLOOR SHALL BE LAYED OUT AS SHOWN TO PROVIDE FOR HANDICAP ACCESS. PROVIDE A 48" x 30" CLEAR AREA FOR PARALLEL APPROACH TO TUB AND VANITY.
3. PROVIDE BLOCKING IN FIRST FLOOR BATHROOMS FOR FUTURE GRAB BARS. SEE DETAILS SHEET 6.
4. DOORS: ALL FIRST FLOOR DOORS SHALL BE A MIN. OF 3'-0" TO PROVIDE A NOMINAL CLEAR OPENING OF 34".
5. LUMBER FOR JOISTS, HEADERS, RAFTERS, AND OTHER STRUCTURAL FRAMING, SPF #1/#2 OR BETTER. ALL TOP PLATES FOR ROOF TRUSS BEARING TO BE SPF #1/#2 EXCEPT AT LOWER GARAGE ROOF GIRDER BEARING AND SECOND FLOOR BUMP-OUT GIRDER BEARING S. YELLOW PINE ALL OTHER LUMBER - SPF STUD GRADE OR BETTER.
6. ALL WALLS BETWEEN UNITS SHALL BE 1 HOUR FIRE RATED.
7. EXTERIOR SHEATHING TO BE DOW BRAND 1" EXTRUDED POLYSTYRENE TYPE IV PER ASTM C578
8. AT ALL FIRST FLOOR WINDOWS ONLY INSTALL 2x4 PLATE BOTTOM OF HEADERS
9. HEADERS MADE UP OF MULTIPLE PLIES OF LUMBER SHALL BE FULL LENGTH CONTINUOUS BETWEEN POSTS. SPLICES OF PLIES BETWEEN POSTS ARE NOT PERMITTED.
10. PROVIDE MIN. DOUBLE STUD POST AT EACH END OF ALL WINDOW HEADERS UNLESS NOTED OTHERWISE. AT GIRDER TRUSS BEARING PROVIDE MIN THREE STUD POSTS.
11. PROVIDE SOLID BLOCKING IN THE FIRST FLOOR TRUSS SPACE BETWEEN POSTS ON THE SECOND FLOOR AND POSTS ON THE FIRST FLOOR.
12. UNDER TUBS AND SHOWERS AT SECOND FLOOR INSTALL 15/32" APA RATED OSB SHEATHING PER APA SPEC PR-108 PER UL 550 SYSTEM 1
13. AC SLEEVES ARE 26 1/2"W. x 16 1/4" H. R.O. - FIRST FLOOR ARE 42" ABOVE FLOOR TO SILL. SECOND FLOOR TOP OF SLEEVE IS WINDOW HEADER HT.



FOLLOWING IS A SCHEDULE FOR FASTENING OF GYPSUM BOARD AT SUPPORTED PANEL EDGES AND FIELD OF PANELS

FIRST FLOOR CEILINGS 8" O.C. OVER CHANNELS @ 12" O.C.  
2ND FLOOR CEILINGS 10" O.C.  
WALL FASTENER SPACING SHALL BE AS SHOWN BELOW



14. FRAMER TO PROVIDE AND ATTACH EXTERIOR TREATED WALL BASE PLATES WITH DRILLED IN ANCHOR BOLTS LOCATED 48" O.C. AND 12" FROM EACH END W/ SIMPSON TITEN HD 1/2" DIA. x 8" SCREW ANCHORS (2 3/4" MIN. EMBEDMENT INTO CONC.) ATTACH INTERIOR TREATED WALL BASE PLATES AT SHORT PARTY WALLS (SHEAR WALLS) WITH ANCHOR BOLTS LOCATED 48" O.C. W 1/2" DIA. x 6" SIMPSON TITEN HD SCREW ANCHORS (2 3/4" MIN. EMBEDMENT INTO CONC.)

**NOTES: FIRE ALARM SYSTEM**

1. EACH LIVING UNIT SHALL HAVE A FIRE ALARM STATION LOCATED AT THE EXIT OF THE UNIT ON FIRST FLOOR AND AT TOP OF STAIRS AT SECOND FLOOR UNITS AND A HORN LOCATED IN HALL BY BEDROOMS
  2. ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT AND BE PROVIDED W/ A BACKUP POWER SOURCE
  3. A SMOKE DETECTORS SHALL BE LOCATED IN HALL 6'-0" FROM BEDROOM DOOR AND IN EACH BEDROOM
  4. SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UNSWITCHED CIRCUIT W/ EMERGENCY POWER BACKUP
- (S) SMOKE ALARM  
 (H) FIRE ALARM HORN  
 (P) FIRE ALARM PULL STATION  
 (C) COMBO SMOKE CARBON MONOXIDE DETECTOR

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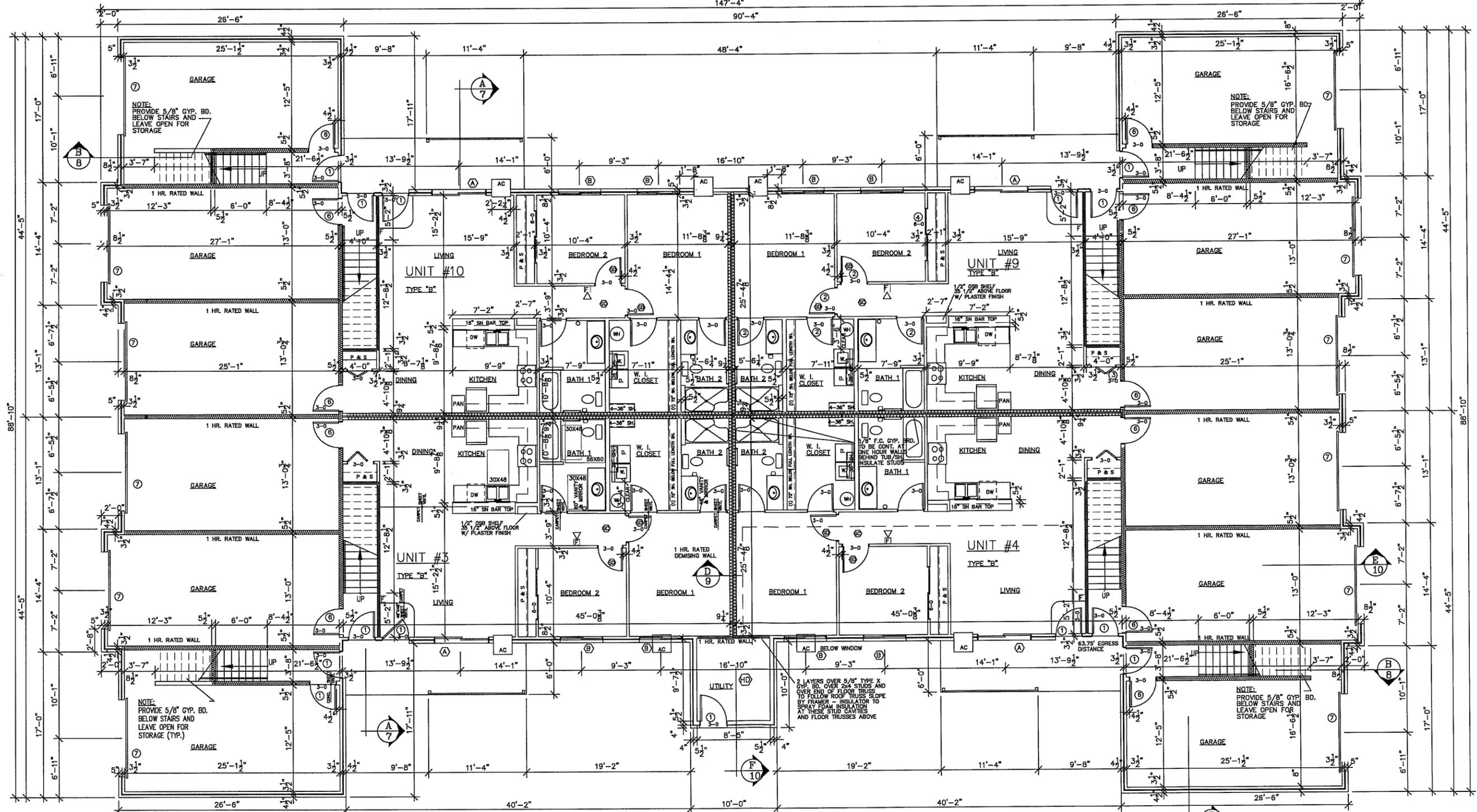
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CITY OF BURLINGTON  
RACINE COUNTY, WISCONSIN

FIRST FLOOR PLAN

2



FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

**NOTES:**

- STAIR HANDRAILS: TO BE DESIGNED TO WITHSTAND 200# (POUNDS) LOAD APPLIED IN ANY DIRECTION. PROVIDE BRACKETS AT 32" O.C. - SIX TOTAL PROVIDE 2X12 BLOCKING AT TOP AND BOTTOM RISER
- ATTIC ACCESS: EACH ATTIC COMPARTMENT FROM ONE SECOND FLOOR APARTMENT UNIT SHALL HAVE AN 20"x30" ATTIC PANEL. LOCATE ON DRIVE SIDE OF BUILDING. SEE DETAIL 1/7
- ALL SECOND FLOOR ELECTRIC WATER HEATERS AND WASHERS SHALL BE PROVIDED WITH AN OVERFLOW PAN WITH DRAIN TO PREVENT DISCHARGE WATER FROM FLOWING INTO LIVING UNIT
- ALL WALLS BETWEEN UNITS SHALL BE 1 HOUR FIRE RATED
- PLUMBER TO INSTALL 5/8" FIRECODE GYP. BD. ON BOTTOM OF FLOOR SHEATHING BELOW ANY HOLE CUT OUT AT TUB/SHOWER BEFORE RUNNING DRAIN LINE THRU FLOOR AND FIRECAULK OPENING
- PORCHES: ALL LUMBER USED IN THE CONSTRUCTION OF THE SECOND FLOOR DECKS SHALL BE TREATED DECAY RESISTANT LUMBER. DECK CONSTRUCTION SHALL HAVE A MINIMUM LIVE LOAD CAPACITY OF 100# P.S.F. ALL PORCH RAILINGS SHALL HAVE A HEIGHT OF 43" HIGH. RAILINGS SHALL BE CONSTRUCTED SO AN OBJECT OF 4" DIAMETER OR LARGER CANNOT PASS THROUGH THE RAILINGS. HANDRAILS AND GUARDRAILS TO BE DESIGNED TO WITHSTAND 200# (POUND) LOAD APPLIED IN ANY DIRECTION
- AC SLEEVES ARE 26 1/2"W. x 16 1/4" H. R.O. - FIRST FLOOR ARE 42" ABOVE FLOOR TO SILL. SECOND FLOOR TOP OF SLEEVE IS WINDOW HEADER HT.
- BEFORE INSTALLING 5/8" GYP. BD. BEHIND TUB SHOWERS, INSTALL 3 1/2" BATT INSULATION. AT SHOWERS AT CORNER UNITS INSTALL R-13 BATTS AND 4 MIL VAPOR BARRIER
- UNDER TUBS AND SHOWERS AT SECOND FLOOR INSTALL 15/32" APA RATED OSB SHEATHING PER APA SPEC PR-108 PER UL L550 SYSTEM 1

**10. FIRE WALL PENETRATIONS:**

NO OPENINGS AROUND PIPE, ELECTRIC BOXES, CONDUITS, DUCTS OR OTHER PENETRATING ITEMS THROUGH A FIRE-PROTECTIVE MEMBRANE (WHICH IS EITHER GYPSUM BOARD OR FLOOR SHEATHING) SHALL BE MORE THAN 1/8". IF MORE THAN 1/8", ALL OPENINGS MUST BE SEALED WITH A FIRE-STOP PRODUCT OR DEVICE THAT IS TESTED AND LISTED BY AN APPROVED TESTING LAB UNDER ASTM E814. IN ALL FIRE WALLS ELECTRICAL BOXES MUST BE CLASSIFIED FOR FIRE RESISTANCE OR "METALLIC OUTLET BOXES" THAT ARE LISTED BY AN APPROVED TESTING LABORATORY. BOXES MUST NOT BE MORE THAN 16 SQUARE INCHES. DO NOT INSTALL ON OPPOSITE SIDES OF WALLS. SPACE BOXES 24" MIN. HORIZONTALLY ON OPPOSITE SIDES OF WALLS. TOTAL AGGREGATE OF ALL SUCH OPENINGS SHALL NOT EXCEED 100 SQUARE INCHES IN 100 SQUARE FEET. DUCT OPENING LARGER THAN 20 SQUARE INCHES SHALL BE PROTECTED WITH EITHER FIRE DAMPER, A LISTED DUCT OUTLET PENETRATION, OR SIX FEET OF CONTINUOUS STEEL DUCTWORK FROM THE MEMBRANE PENETRATION TOWARD THE AIR HANDLING UNIT

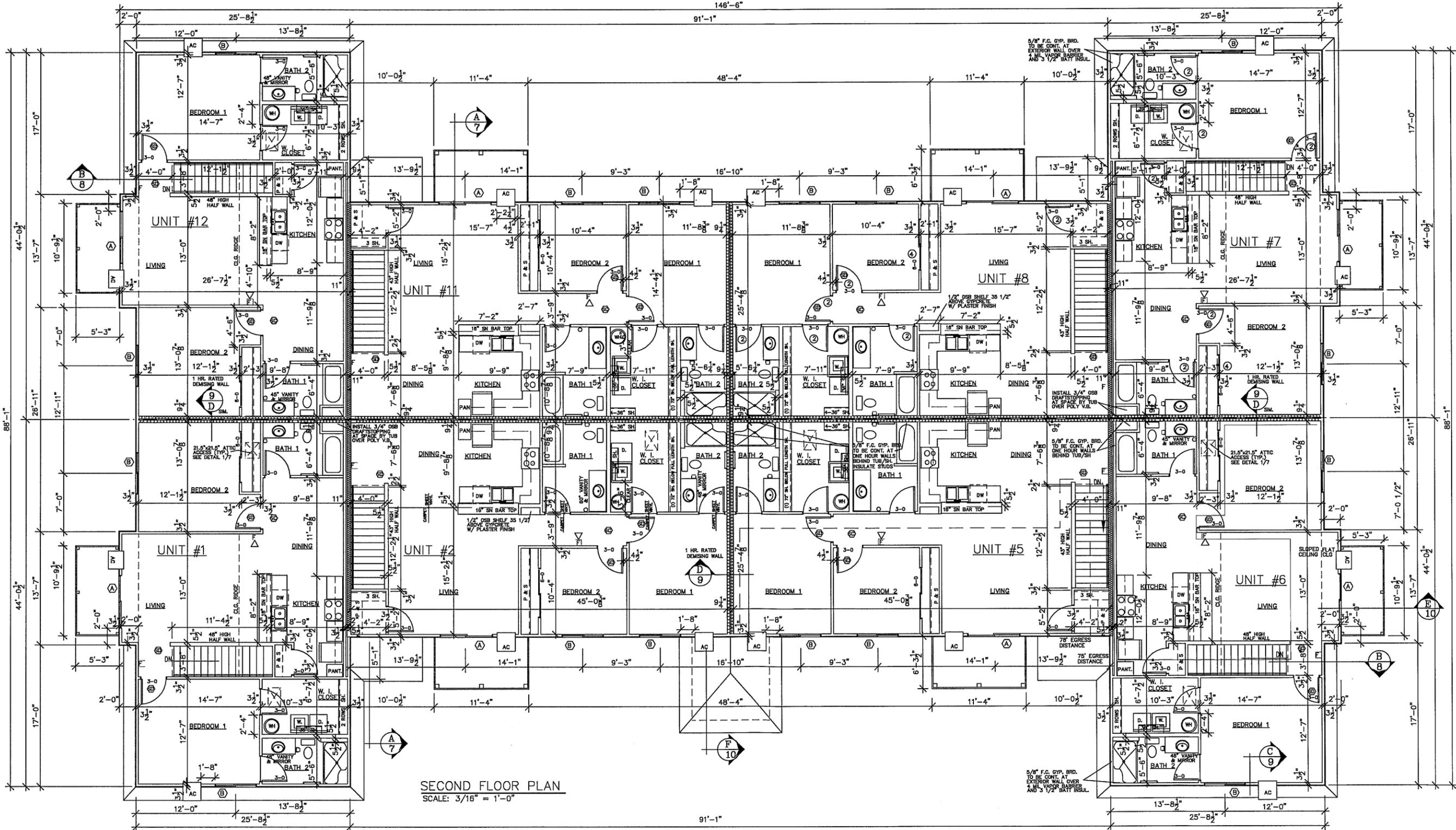
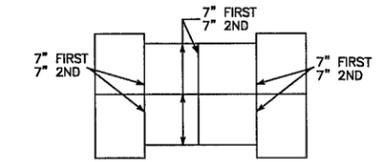
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  - ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT AND BE PROVIDED W/ A BACKUP POWER SOURCE.
  - A SMOKE DETECTOR SHALL BE LOCATED IN HALL 6'-0" FROM BEDROOM DOOR AND IN EACH BEDROOM
  - SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UNSWITCHED CIRCUIT W/ EMERGENCY POWER BACKUP
- ⊙ SMOKE ALARM
  - ⊠ FIRE ALARM HORN
  - ⊡ FIRE ALARM PULL STATION
  - ⊕ COMBO SMOKE ALARM CARBON MONOXIDE DETECTOR

FOLLOWING IS A SCHEDULE FOR FASTENING OF GYPSUM BOARD AT SUPPORTED PANEL EDGES AND FIELD OF PANELS

FIRST FLOOR CEILINGS 8" O.C. OVER CHANNELS @ 12" O.C.  
2ND FLOOR CEILINGS 10" O.C.

WALL FASTENER SPACING SHALL BE AS SHOWN BELOW



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JOB NO.	DATE	REVISED

MULTIFAMILY DEVELOPMENT  
CITY OF BURLINGTON  
RACINE COUNTY, WISCONSIN

SECOND FLOOR PLAN



**PLAN COMMISSION**

**ITEM NUMBER: 7C**

**DATE:** June 9, 2020

**SUBJECT:** A Public Hearing for a Conditional Use application at 940 Milwaukee Avenue.

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

**PROJECT/SCOPE:**

A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from George Dertis for property located at 940 Milwaukee Avenue. The applicant plans to lease the property to allow for automobile sales (not a repair shop), which is a Conditional Use in the B-1, Neighborhood Business District.

**Note: Please see attached correspondence from Rick Guerra**

**ZONING:**

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

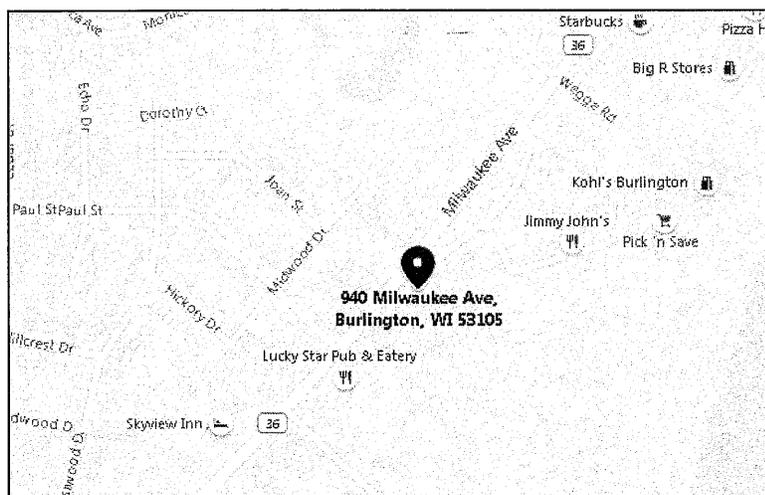
**RECOMMENDATION:**

N/A

**TIMING/IMPLEMENTATION:**

This item is for a Public Hearing at the June 9, 2020 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:** Brian Torgerson  
**Applicant:** George Dertis  
**Location:** 940 Milwaukee Avenue  
**Zoning:** B-1, Neighborhood Business District  
**Use:** To allow for automobile sales (not a repair shop)

**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, JUNE 9, 2020 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, 18<sup>th</sup> day of May, 2020.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press  
May 21<sup>st</sup> and May 28<sup>th</sup>, 2020

## Anderson, Kristine

---

**Subject:** FW: 940 Milwaukee Ave  
**Attachments:** S1stFlrSth20052113330.pdf  
**Importance:** High

**From:** Rick Guerra <[rguerra@shoplynch.com](mailto:rguerra@shoplynch.com)>  
**Sent:** Thursday, May 21, 2020 5:52 PM  
**To:** Anderson, Kristine <[kanderson@burlington-wi.gov](mailto:kanderson@burlington-wi.gov)>  
**Cc:** Carina Walters <[cwalters@burlington-wi.gov](mailto:cwalters@burlington-wi.gov)>  
**Subject:** 940 Milwaukee Ave

Dear Kristine,

Please share this information with the Planning Commission, your planners from Graef and the Council of the Whole.

The proposal for 940 Milwaukee Ave is not an appropriate use for the property. As you know, conditional uses differ from granted uses to allow municipalities to make good planning decisions.

The parcel has very little usable road frontage. See attached easement from WI DOT. Currently, the sign and all parking north of the building is in the street right of way. When the DOT granted this easement it was done to allow the existing business to continue its operation as is with restrictions. Allowing a new business to infringe and use the right away as part of the business operation is not the intent of the easement. With these restrictions in place, and little to no street side display, it is our belief that a used car lot is not the best use for 940 Milwaukee Ave. If for some reason the city wishes to grant a conditional use for a car lot, none of the right away should be used for business operations.

Sincerely,

### **Rick Guerra**

CFO  
*Lynch Ventures, LLC*  
2300 Browns Lake Dr.  
Burlington, WI 53105  
Ph: 262-757-2966  
Cell: 608-322-5503  
Fax: 262-767-0559  
[rguerra@shoplynch.com](mailto:rguerra@shoplynch.com)

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1804567

**Document Number**  
**REVOCABLE OCCUPANCY PERMIT**

Wisconsin Department of Transportation  
Ch. 84 Wis. Stats  
Exempt from fee; s. 77.26(12) Wis. Stats.  
DT1551 98 (Replaces RE6035)

Occupant Name and Address Pizza Hut 940 Milwaukee Avenue Burlington, WI 53105
Agency Name and Address Wisconsin Department of Transportation District 2 Real Estate 141 NW Barstow St PO Box 0798 Waukesha, WI 53187-0798
Highway 36
County Racine
City Burlington

**Encroachment Location**

See attached sketch in the NE ¼ - SE ¼ of Section 29, Township 3 North, Range 19 East, Racine County, State of Wisconsin

**Encroachment Description**

Pizza Hut Business Sign and remaining parking lot stalls

REGISTER'S OFFICE  
RACINE COUNTY, WI

RECORDED \_\_\_\_\_

2001 DEC 12 AM 10:46

MARK A. LADD  
REGISTER OF DEEDS

VOL PAGE  
3318 230-232

15  
This space is reserved for recording data

Return to

Wisconsin Department of Transportation  
District 2 Real Estate  
141 NW Barstow St  
PO Box 0798  
Waukesha, WI 53187-0798

Parcel Identification Number/Tax Key Number  
206-03-19-29-096-000

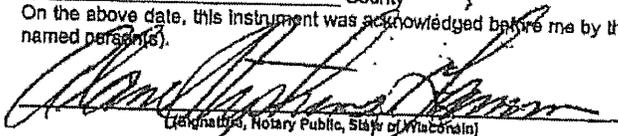
The use and occupancy of Highway right of way under this permit is conditioned upon the Occupant's compliance with these provisions:

1. This permit only authorizes the described encroachment to remain temporarily within the STH, 36 right of way, however, if the described encroachment is damaged from any cause whatsoever, to the extent that repair costs would be equal to or greater than 50% of the assessed or estimated value of the described encroachment at the time of said occurrence, then it cannot be repaired, re-erected and/or replaced anywhere within the existing highway right of way.
2. In the event that the Agency deems it necessary to revoke this permit on the basis of a need to expand capacity or improve safety, the Agency reserves the right to give notice regarding the removal of the described encroachment. The Agency may terminate this permit upon (30) days written notice to the Occupant. The Occupant shall remove the described encroachment maintained under this permit within the time specified in the notice.
3. If the Agency determines that the installation or use of the described encroachment authorized under this permit increases the difficulty of highway maintenance, creates conditions adverse to the best interest of the highway users, the general public, or presents a threat to highway safety, then the occupant, upon notification by the Agency shall promptly remove the encroachment from the highway right of way.

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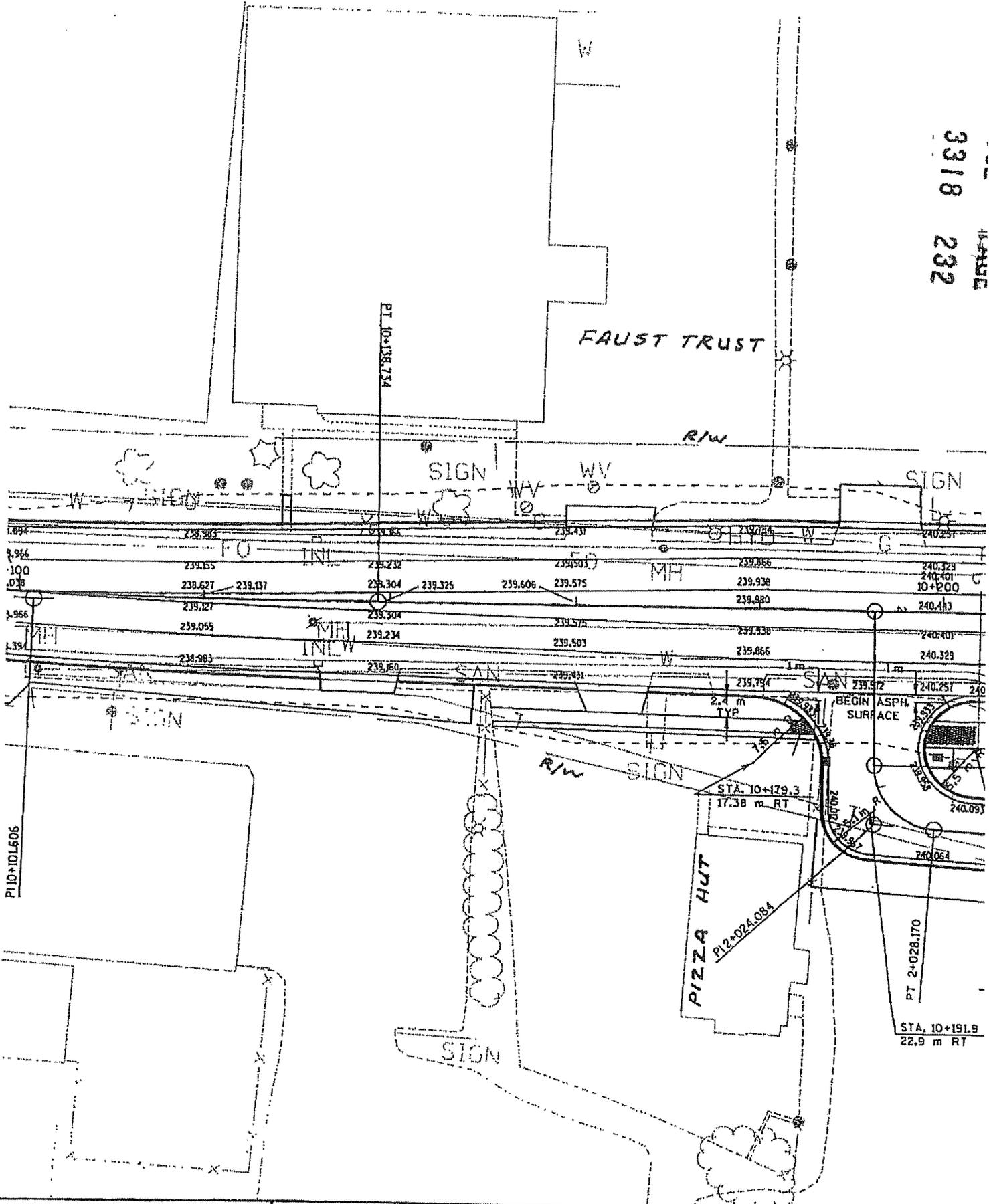
4. Failure by the Occupant to comply with the provisions of this permit is cause for the Agency to terminate this permit and to require the Occupant to take immediate action to clear the right of way to a safe condition.
5. Issuance of this permit shall not be construed as a waiver of the occupant's obligation to comply with any more restrictive requirements imposed by local ordinance.

  
\_\_\_\_\_  
(Signature)  
Craig Andersen  
\_\_\_\_\_  
(Print Name)  
Real Estate Supervisor  
\_\_\_\_\_  
(Title)

December 11, 2001  
\_\_\_\_\_  
(Date)  
State of Wisconsin )  
Waukesha County ) ss.  
On the above date, this instrument was acknowledged before me by the  
named persons.  
  
\_\_\_\_\_  
(Signature, Notary Public, State of Wisconsin)  
Alane Stephens-Gamm  
\_\_\_\_\_  
(Print or Type Name, Notary Public, State of Wisconsin)  
1-16-2005  
\_\_\_\_\_  
(Date Commission Expires)

3318 232

FAUST TRUST



PROJECT NO: 2240-09-70	HWY: STH 36	COUNTY: RACINE	PAVEMENT
<small>\\nwp\projects\02_22400936\PD3A.dgn</small>		<small>ORIGINATOR:</small>	<small>REV. DATE:</small>

PL01



February 21, 2018

	Quarter Quarter Section		Tax Parcels		Municipal Boundaries		Red: Band_1	<p>Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,</p>
	Quarter Section		Parcel Tie Lines		Water lines		Green: Band_2	
	Sections		Text Related Lines		Waterbody		Blue: Band_3	



**PLAN COMMISSION**

**ITEM NUMBER: 7D**

---

**DATE:** June 9, 2020

**SUBJECT:** Consideration to approve a Conditional Use and Site Plan application at 940 Milwaukee Avenue.

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

---

**PROJECT/SCOPE:**

This item is to consider approving a Conditional Use and Site Plan application from George Dertis for property located at 940 Milwaukee Avenue. The applicant plans to lease the property for a used car dealership (not a repair shop), currently located in Kenosha. The business is proposed to operate 10 am – 8 pm, Monday – Saturday with 4-6 employees. The applicant proposes the following improvements:

- Installing overhead door
- Repaving the parking lot
- Reuse of the existing signage
- New exterior lighting, which meets the ordinance

The applicant proposes to improve the existing landscape areas. The Site Plan includes 12 parking spaces for customers and staff members, including 2 ADA-accessible spaces. 23 Spaces are for vehicle display. Per the parking requirements, 12-19 spaces would need to be provided. The application for 12 spaces appears to be sufficient. The project proposes to decrease the impervious area to the property by the creation of additional green space and landscaping. This site will not require additional storm water management practices. A pavement drainage plan shall be provided prior to construction.

**Note:** As part of the jurisdictional transfer of State Highway 36 to the City of Burlington, the former Pizza Hut had an occupancy permit with the state to continue the use of the parking and signage within the State Right-of-way. This activity was to cease in the event alterations or repairs would exceed 50% of the assessed value of the encroachment, which this alteration would be considered. Currently the City of Burlington has jurisdiction and therefore controls the requirements of this section of right-of-way. If the commission chooses, they could consider a similar agreement with the applicant as part of the conditional use. The applicant would lose approximately 12 stalls for the display of vehicles, and the current sign if the Commission denies an agreement for use within the right-of-way.

**ZONING:**

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

**RECOMMENDATION:**

Graef, Kapur & Associates, and Burlington Fire Department recommends a conditional approval of this Conditional Use and Site Plan, subject to items listed in the May 28, 2020, June 1, 2020, and June 2, 2020 memorandums.

**TIMING/IMPLEMENTATION:**

This item is for consideration at the June 9, 2020 Plan Commission meeting. No further action is necessary.

**MAP:**





collaborāte / formulāte / innovāte

## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Tanya Fonseca, AICP

**DATE:** June 1, 2020

**SUBJECT:** Review of an Application for a Site Plan Approval and Conditional Use Permit for a Used Car Dealership at 940 Milwaukee Avenue

### A. PURPOSE

- 1) Consider for approval an Application for a Site Plan Approval and Conditional Use Permit from George Dertis (Applicant) for parcel 206-03-19-29-096-000 owned by Brian Torgerson, located at 940 Milwaukee Avenue.

### B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends that the Plan Commission:

- 1) **APPROVE** the Application for a Site Plan Approval and recommend **APPROVAL** of a Conditional Use Permit to the Common Council for used car dealership at 940 Milwaukee Avenue.

### C. BACKGROUND

George Dertis (Applicant) has submitted an Application for a Site Plan Review and Conditional Use Permit to transition the use of 940 Milwaukee Avenue to a used car dealership (currently located in Kenosha). The Applicant proposes the following improvements:

- Installing overhead door
- Repaving the parking lot
- Reuse of the existing signage
- Paint building
- New exterior lighting

The business is proposed to operate 10am-8pm, Monday-Saturday. There will be 4-6 employees in total.

The review of relevant codes and ordinances is included below, with an evaluation of whether the standard is complete, met, pending, or unmet.



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REVIEW STANDARD	EVALUATION	COMMENTS
<b>Compliance with § 315-130. Conditional use permit.</b>		
Conditional Use Permit submittal items	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-137. Site plan.</b>		
Site plan submittal items	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-27. B-1 Neighborhood Business District.</b>		
A. District intent.	Met	This application and proposed improvements meet these intentions. This application and the proposed improvements conform to the underlying B-1 Neighborhood Business District.
D. Conditional uses. (18) Automotive sales and service.	Met	
I. Minimum required landscape surface ratio.	Pending	(1) <i>The minimum required landscape surface ratio (LSR) shall be 25%, subject to the following:</i> (a) <i>Developed parcels of land, lots, or land consolidations less than 40,000 square feet in area. The landscape surface ratio (LSR) of developed parcels of land, lots, or land consolidations which are less than 40,000 square feet in area shall not be reduced below the existing landscape surface ratio (LSR) at the time of the adoption of this Subsection I (November 19, 2002) or reduced below a landscape surface ratio (LSR) of 25%, whichever is less.</i>



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REVIEW STANDARD	EVALUATION	COMMENTS
J. Required off-street parking setbacks from public street rights-of-way.	Met	<i>Whenever a lawfully existing off-street parking area and/or drive conforms to the regulations of the B-1 District but does not meet the minimum thirty-foot required setback from a public street right-of-way, the existing off-street parking area and/or drive thereof shall have a minimum eight-foot required setback from a public street right-of-way.</i>
P. Exterior lighting standards and lighting plan required.	Met	<p><i>Exterior lighting in the B-1 District shall be limited to total cutoff-type luminaires (with angle greater than 90°). The maximum permitted illumination shall be two footcandles, and the maximum permitted luminaire height shall be 28 feet as measured from surrounding grade to the bottom of the luminaire.</i></p> <p>The proposed lighting upgrades meet these requirements.</p>
<b>Compliance with § 315-48 Parking requirements.</b>		
Table 5 – Commercial uses: Auto sales	Met	<p><i>2 parking spaces per 1,000 square feet of floor area or 2 spaces per salesperson, whichever is greater, plus 1 space per 1,500 square feet of outdoor vehicle display space.</i></p> <p>The Site Plan includes 12 spaces for customers and staff members, including 2 ADA-accessible spaces. 23 spaces are for outdoor vehicle display. Per the parking requirements, 12-19 spaces would need to be provided. The application for 12 spaces appears to be sufficient.</p>
E. Off-street parking area surfacing.	Met	Applicant is proposes resurfacing the existing parking lot.
<b>Compliance with § 315-52 Landscaping.</b>		
Landscaping	Met	Applicant purposes to improve existing landscape areas. No proposed improvements require an expansion of landscaped area, however per § 315-27 D.(31)(f) Plan Commission may request additional consideration.

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## Memo to the City of Burlington

**To:** Kristine Anderson, Plan Commission **Date:** May 28, 2020  
**From:** Greg Governatori  
**CC:** Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs, Tanya Fonseca,  
**Subject:** 940 Milwaukee Avenue – Proposed Used Car Sales

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### **BACKGROUND AND REQUEST:**

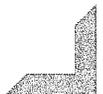
A site plan review request was submitted May 20, 2020 for the remodel and conditional use to sell used cars at 940 Milwaukee avenue. The applicant proposed to repave the existing parking lot, add landscaping and provide new signage on the existing freestanding sign. The existing utilities will remain in place, traffic and access is to remain the same.

#### Stormwater

The project proposes to Decrease the impervious area of the property by the creation of additional green space and landscaping. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites in excess of one acre, or at the request of the city engineer shall require storm water. This site will not require additional storm water management practices.

#### Site Plan Comments

1. The square footage of landscaping and the decrease in impervious area shall be noted on the site plan
2. The dimension of the ADA stalls are shown much larger than what is required, the van accessible stall shall be 17 feet in total, that includes the access aisle, and the vehicle stall shall be 14 feet which also includes the aisle. This modification will allow for a additional parking space.
3. A pavement drainage plan was not included as part of the submittal and shall be provided prior to construction. As part of the resurfacing of the lot existing drainage patterns are not to be altered impacting any adjacent properties, existing flow patterns shall be maintained. If there is a known existing issue with storm water or ponding, it shall be brought to the attention of the city for modification review and approval.
4. The existing parking/paving setbacks are from 0-1 foot from the side lot line. per 315-48: No off-street parking area shall be closer than eight feet to a public street right-of-way line and the area between the parking lot and the adjacent street right-of-way shall consist of landscaping meeting the requirements of that section. No off-street parking area or associated driveway serving more than five vehicles shall be closer than eight feet to a side or rear lot line of an abutting lot or parcel. There is a landscape area on the adjacent property and the current existing pavement width may not allow for the drive aisle and ninety degree parking.
5. As part of the jurisdictional transfer of State Highway "36" to the City of Burlington, the former Pizza Hut (subject property) had a occupancy permit with the state to continue the use of the parking and signage within the State Right-of-way. This activity was to cease in the event alterations or repairs would exceed 50% of the assessed value of the encroachment which this alteration would be considered. The City of Burlington currently has jurisdiction over this right-of-way and the associated use, and therefore controls the requirements of this section of right-of-way. If the commission chooses, they could consider a similar agreement with the applicant as part of the conditional use. The applicant would lose approximately 12 stalls





for the display of vehicles.

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. If it is determined or discovered through additional future submittals that additional requirements or modifications are needed prior to final approval they will be provided to the applicant.

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 1, 2020

**SUBJECT:** Review of a Conditional Use and Site Plan application for the property located at 940 Milwaukee Avenue to use for a used car dealership.

**A. PURPOSE**

1) Consider for approval the Conditional Use and Site Plan application for the property located at 940 Milwaukee Avenue to use for a used car dealership.

**B. BACKGROUND**

George Dertis (Applicant) submitted a Conditional Use and Site Plan Application on May 16, 2020 to renovate the current building at 940 Milwaukee Avenue.

**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

FOR OFFICIAL USE ONLY  
Date Filed 5/18/20  
Received by \_\_\_\_\_

APPLICATION FOR A CONDITIONAL  
USE PERMIT

Conditional Use Permit - \$500 Deposit +/- Actual cost

Instructions: Applications are to be filed with the Zoning Administrator, who shall refuse applications that are not complete or that are not legible.

NAMES AND ADDRESSES

Applicant GEORGE DEZTIS

Phone No. 262 327-4300

Applicant's Address 497 W. Sunnyview Dr #12 OAKCREEK WIS 53114

Applicant's Email Address georgedezitis@yahoo.com

Owner of the site BRIAN J. TORGERSON

Phone No. 262-210-1665

Owner's address ~~230~~ 230 Milwaukee Avenue Burlington, WI 53105

DESCRIPTION OF THE SUBJECT SITE

Business name Z'S AUTO SALES

Address 940 MILWAUKEE AVENUE BURLINGTON WI

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

Existing Zoning classification B1

Description of the proposed use USED CAR LOT

Number of employees / Hours of operation 4-6 10AM-8PM MON-SAT

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:**

REQUIRED BY ZONING CODE.

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Certificate – I hereby certify that all the preceding statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.	
Applicant <u>[Signature]</u> (Signature)	<u>George Dertis.</u> (Print)
Owner <u>[Signature]</u> (Signature)	<u>BRIAN J. TORSELOW</u> (Print)
Date: <u>5/16/20</u>	Date application Filed: <u>5/17/20</u>

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

Zoning Administrator: [Signature]  
(Signature)

Date: 6-1-20



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>5/18/20</u>
RECEIVED BY: _____
AMT. PAID: _____

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 940 Milwaukee Avenue Burlington WI  
Applicant Name George Dertis  
Applicant Address 497 W. Sunnyview Dr. #12 OAK CREEK WI 53154  
Applicant Email georgedertis@yahoo.com Phone Number 262 327-4300

Owner Name BRIAN J. TORGERSON  
Owner Address 235 MILWAUKEE AVENUE BURLINGTON WI 53105  
Owner Email delavanfurniture@yahoo.com Phone Number 262-210-1665

Architect/Contractor/Designer Name Gerald Joseph Holasek  
Architect/Contractor/Designer Email greatrktek@aol.com Phone Number 414 403 8761

Type of Construction: New  Addition  Remodel   
Type of Development: Commercial  Industrial  Residential   
Type of Business (if applicable) USED CARS

Description of the Project: INSTALLING OVERHEAD ~~BRIDGE~~ JOOR, PARKING REPAIR,  
USE OF EXISTING SIGNS. PAINT BUILDING AND ADD  
EXTERIOR LIGHTING. 2 OFFICES INSIDE AND REPAIR HVAC

**Detailed Site Plan must include the following information:**

*Please check each item to ensure you include the required information*

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

**Please complete the following questions:**

**Building & Zoning Department**

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- Current Zoning District: B1
- 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): EXISTING
- What kind of noise or level of noise will the property have? NONE
- Hours of operation 10 AM - 8 PM. MONDAY - SATURDAY

**Engineering**

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- Storm water management provisions provided? YES  / NO
- Estimated Traffic impacts: EXISTING
- 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: EXISTING
- Estimated daily water usage in gallons per day: EXISTING ~~to~~ NIA
- Estimated maximum water flow in gallons per minute: NIA
- Number of bathrooms: 2
- Brief description of process (if Industrial): NIA

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

- Number of units: NIA
- Number of bedrooms in each unit: NIA
- Water service size requirement: NIA

**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? 10 AM - 8 PM M - SATURDAY
- Are you selling or serving alcohol and/or tobacco products? NO

**Fire Department**

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- Square footage of building(s): 1800 sqf
- Number of Floors: 1
- Occupant Load: 4-8
- Description of business model and/or process: USED CAR LOT
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*  
BUSSINESS

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 $\leq$ 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
		R-3	Apartments
		R-4 (5-16 persons)	Board & Care, rehab facilities
Special Structures	Occupancy Type + Special Structure provisions	Group U	Towers, tanks

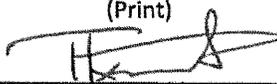
Owner: BRIAN J. TORGERSON  
(Print)

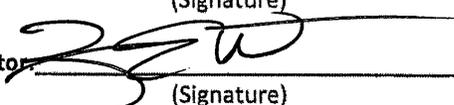
Date: 5/16/20

Owner:   
(Signature)

Applicant: CELOUE DEETS  
(Print)

Date: 5/16/20

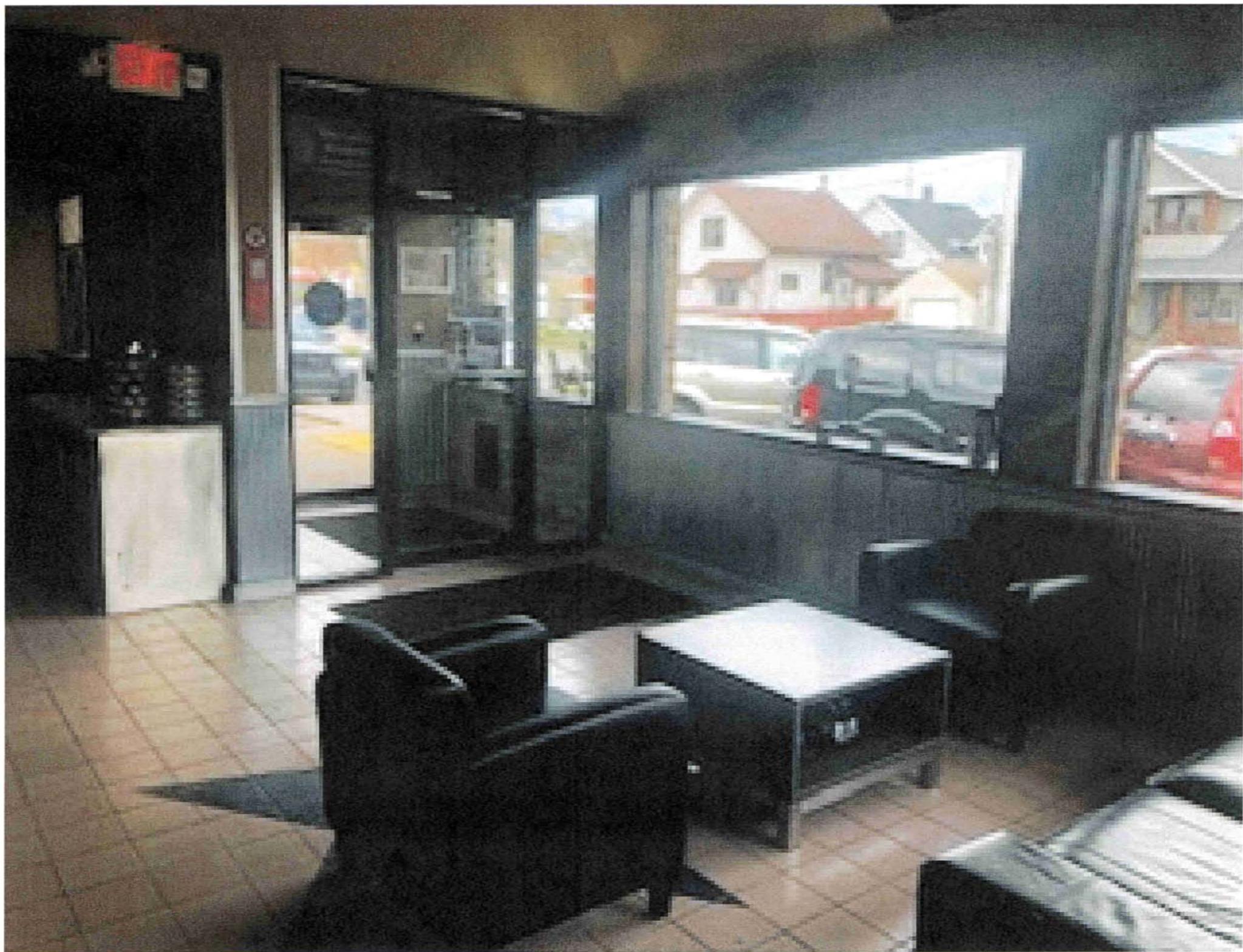
Applicant:   
(Signature)

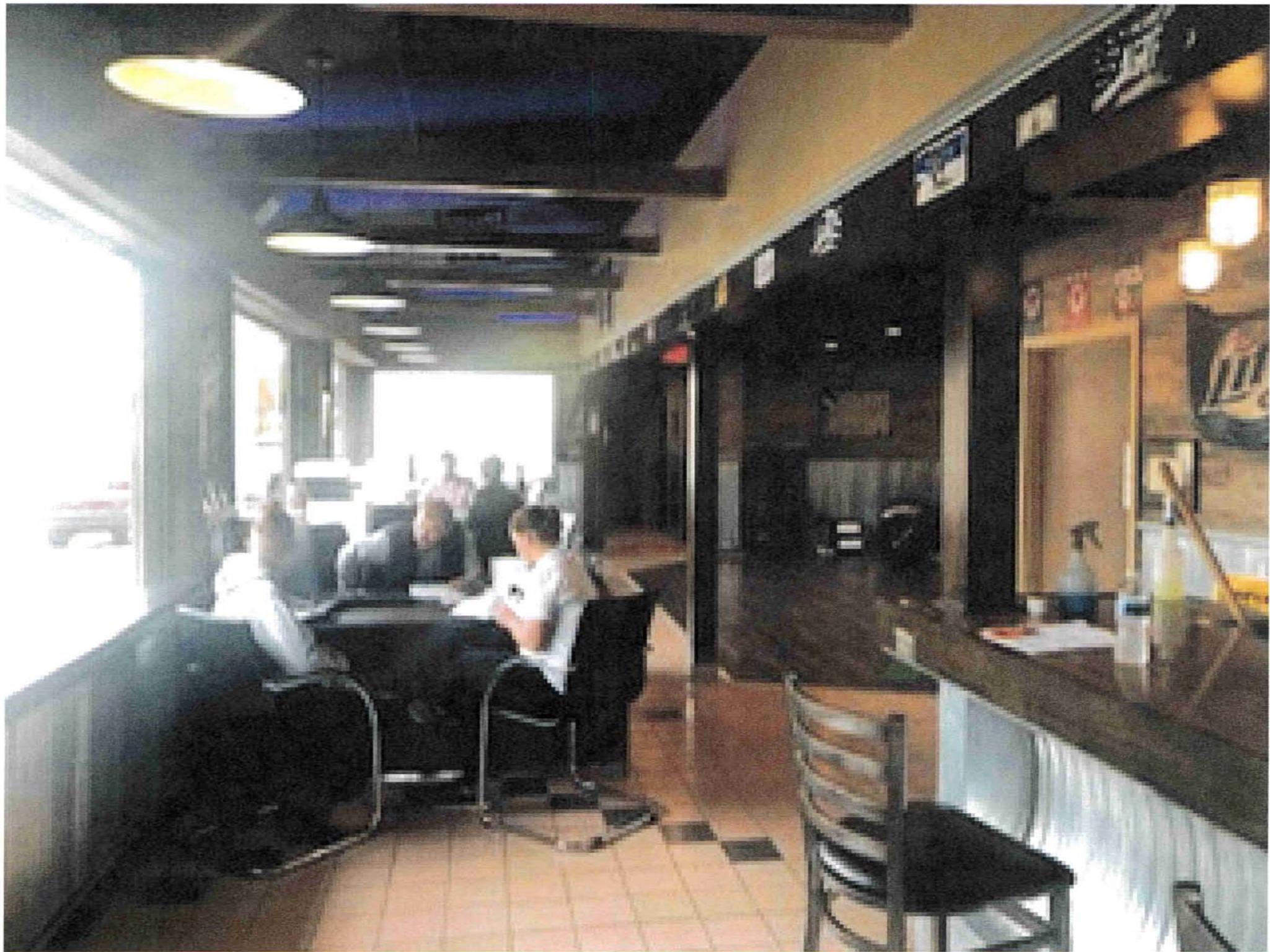
Zoning Administrator:   
(Signature)

Date: 6-1-20



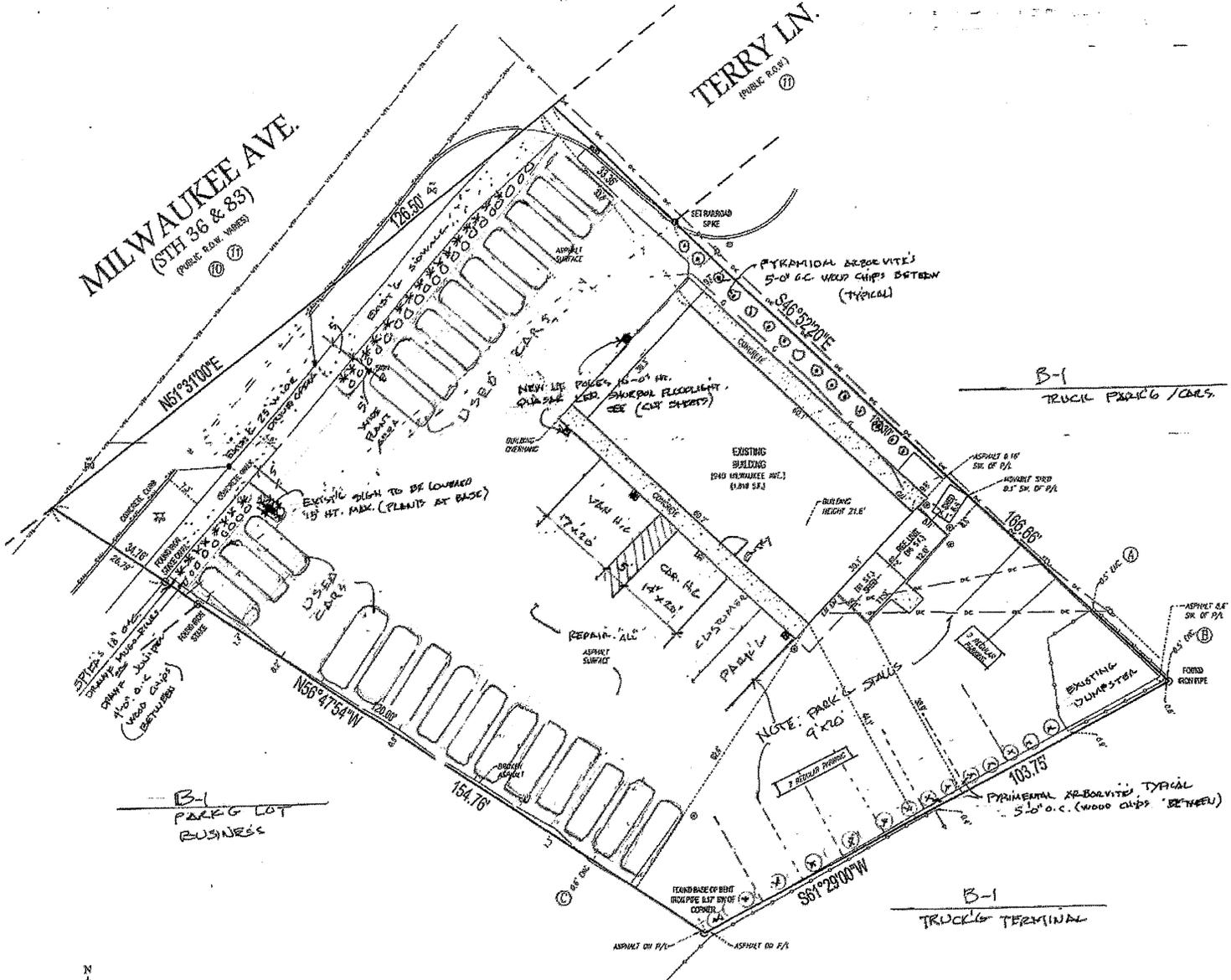






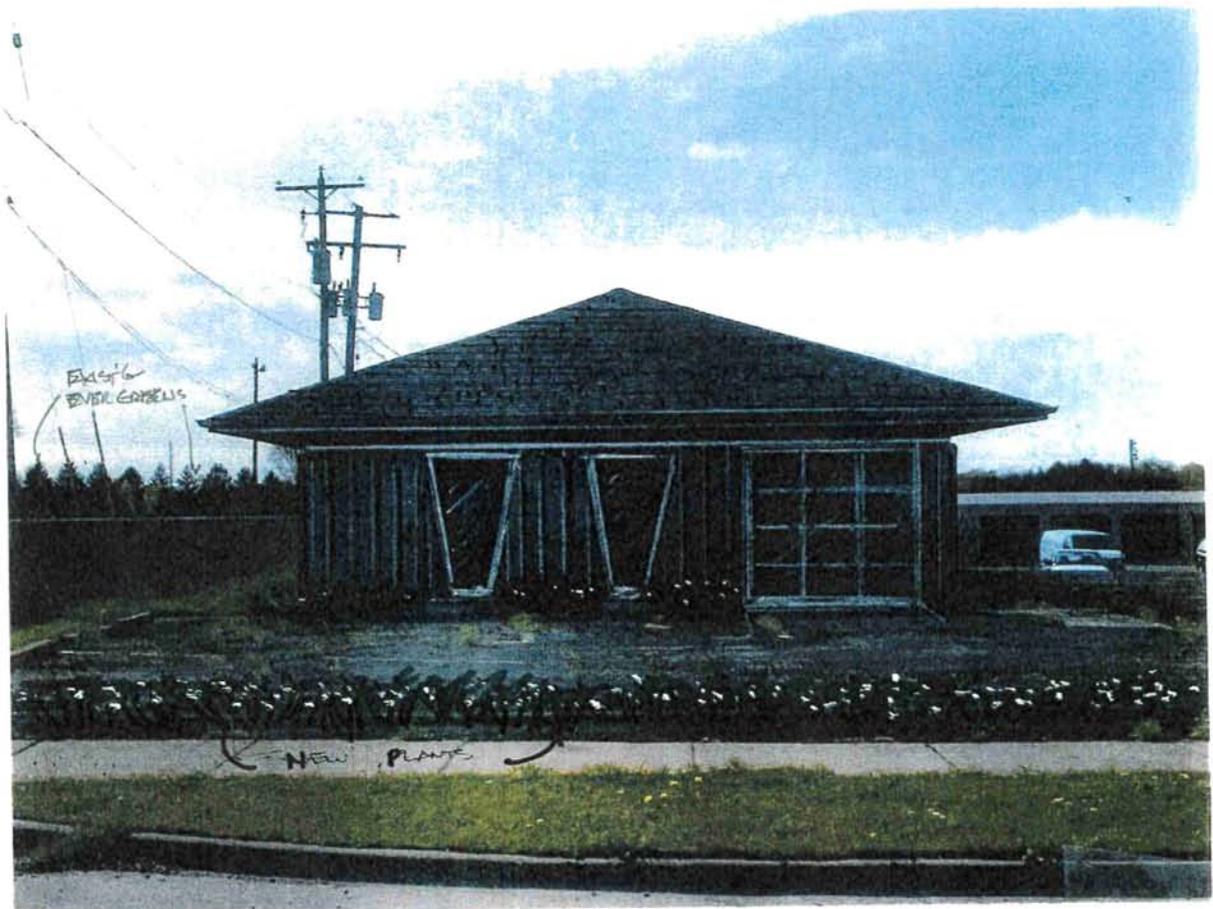
MILWAUKEE AVE.  
(STH 36 & 83)  
(PUBLIC R.O.W. 40'±)

TERRY LN.  
(PUBLIC R.O.W.)



**SITE PLAN - PROPOSED "USED-CAR" LOT**

940 MILWAUKEE AVE., BURLINGTON, WI. SCALE 20'



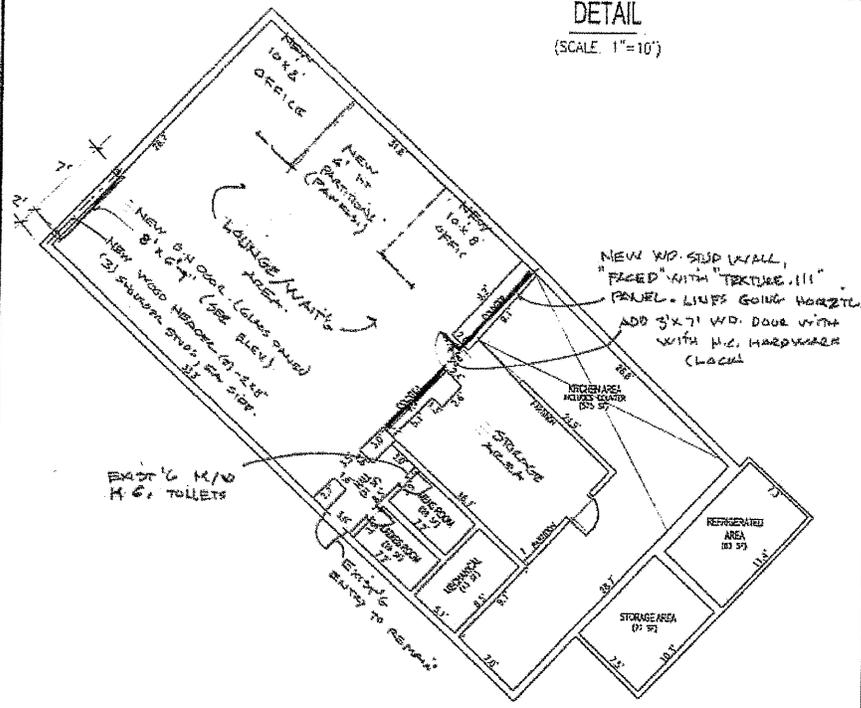
FRONT ELEVATION



# EXISTING • INTERIOR BUILDING • ALTERATIONS

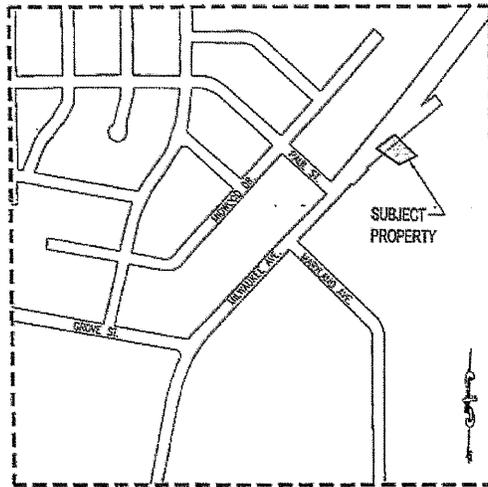
## DETAIL

(SCALE 1"=10')



## VICINITY MAP

(NOT TO SCALE)



SOUTHEAST 1/4 OF SECTION 29-3-19

BURLINGTON, WISCONSIN

### NOTES



PROJECT NAME: \_\_\_\_\_ CATALOG NUMBER: \_\_\_\_\_  
 NOTES: \_\_\_\_\_ FIXTURE SCHEDULE: \_\_\_\_\_

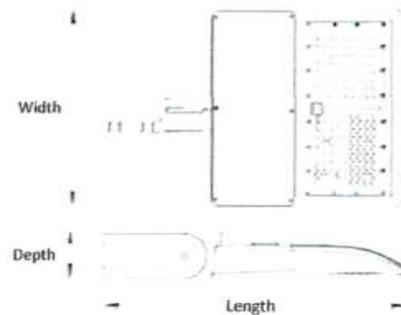


Adjustable Slip Fitter Mount (ASF)    Adjustable Pole Mount (APM)    Adjustable Yoke Mount (AYM)    Adjustable Slip Fitter/Pole Mount (ASFPM - special order)



**DIMENSIONS:**

Bracket	Length	Width	Depth
ASF	20.2"	13.11"	3.5"
APM	20.4"	13.11"	6.3"
AYM	19.0"	13.11"	3.6"



**PRODUCT DESCRIPTION**

The Quasar LED shoebox floodlight lighting fixture is applicable for both commercial and residential illumination at the places where need a large amount light such as parking lots, driveways, outdoor courts (basketball, tennis, volleyball, etc.). With the dusk to dawn function, the light would be on automatically at dusk and off when the dawn comes, which saves the trouble to switch manually for you.

**FEATURES**

- Wattage available: 100W and 150W
- CCT options: 5,000K (3,000K & 4,000K special order)
- CRI: >70
- Lumens: 14,000 and 21,000
- Lifespan: minimum 50,000 hours
- Manufacturer warranty: 5 Years
- Mercury free: no UV
- Aluminum housing
- Standard pole mount compatible
- Dusk to Dawn with photo control
- Ambient operating range: -4°F to 115°F
- Finish: bronze (white or black special order)

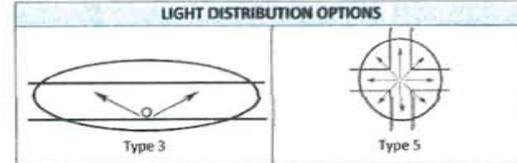


\* NOTE: SITE PLAN SENT TO "WARE LIGHT", ENG. DEPT. FOR ANALYSIS FOR 2-FT. CANOLE REQUIREMENT. PER CITY CODE, AT PERIMETER OF SITE. (COMPUTER PROGRAM)

**THE QUASAR LED SHOEBOX FLOODLIGHT**

Brand	Series	Power	CCT Temperature	Light Distribution	Mounting Options	Voltage	Sensor
WL	PLF	100W-150W	50K = 5000K	T3-B = Type 3 T5-B = Type 5	ASF = Adjustable slip fitter APM = Adjustable square/round pole mount AYM = Adjustable yoke mount	MV = 120-277V	PC = Twist Lock Photocell

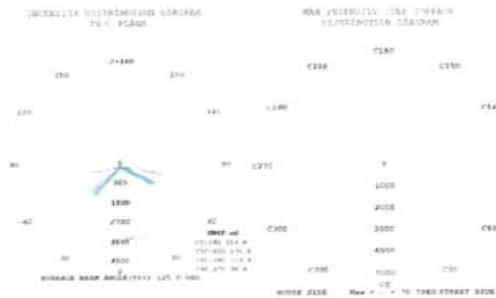
**LIGHT DISTRIBUTION OPTIONS**



WP 15'

LAMP DATA	
Nominal power (W)	100
Rated voltage (V)	120
Nominal flux (lm)	13117.1
Lamp inside	1
Test voltage (V)	120

PHOTOMETRY			
I <sub>max</sub> (cd)	4876	η street up (%)	0.5
LOR (%)	100.0	η street down (%)	60.9
Total flux (lm)	13117	η house up (%)	0.7
Maximum @ (c,y)	155, 70.5	η house down (%)	38.0
η	1.2	76 flasharea (m2)	0.05000
η	98.8	SLI	24.881



Warehouse-Lighting.com  
 2750 South 163<sup>rd</sup> St  
 New Berlin, WI 53151

Warehouse-Lighting.com  
 Phone: 888-454-4480  
 info@warehouse-lighting.com



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PROJECT NAME: \_\_\_\_\_ CATALOG NUMBER: \_\_\_\_\_  
 NOTES: \_\_\_\_\_ FIXTURE SCHEDULE: \_\_\_\_\_



Adjustable Slip Fitter Mount (ASF)



Adjustable Pole Mount (APM)



Adjustable Yoke Mount (AYM)



Adjustable Slip Fitter/Pole Mount (ASFPM - special order)

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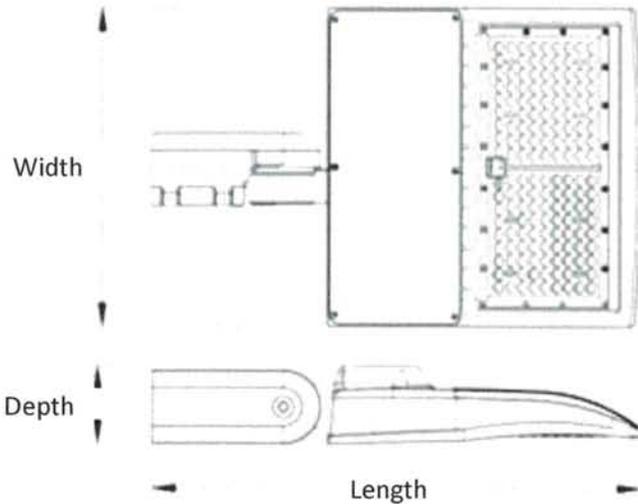


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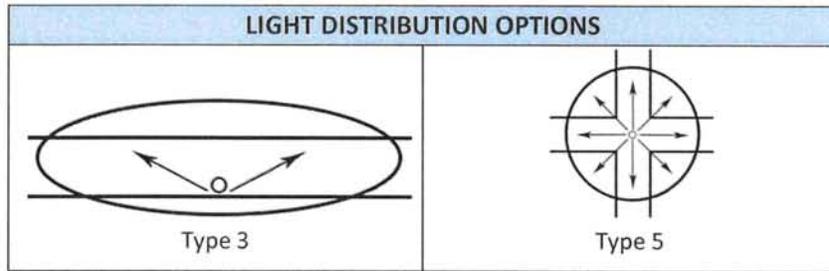
Warehouse-Lighting.com  
 2750 South 163<sup>rd</sup> St  
 New Berlin, WI 53151

[Warehouse-Lighting.com](http://Warehouse-Lighting.com)  
 Phone: 888-454-4480  
[info@warehouse-lighting.com](mailto:info@warehouse-lighting.com)



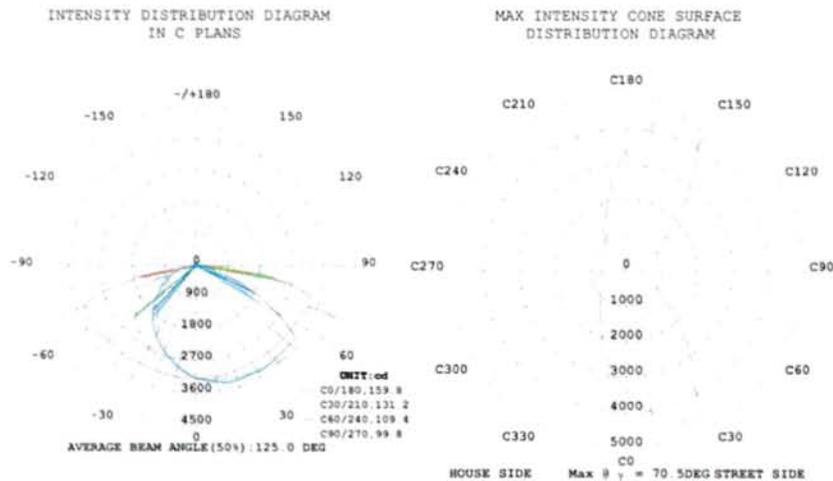
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