



**AGENDA**  
**PLAN COMMISSION**  
**Tuesday, August 11, 2020 at 6:30 p.m.**

Webinar link:

<https://zoom.us/join>

Webinar ID: 821 2784 4977

Password: 441655

Phone: (312) 626-6799, Webinar ID: 821 2784 4977, 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 July 14, 2020
4. Letters and Communications: None
5. Citizen Comments: Telephone Dial: US: (312) 626-6799, Webinar ID: 821-2784-4977, Password: 441655
6. Old Business:
  - A. Consideration to approve an extension to a Conditional Use Permit application for property located at 400 S. Pine Street (Weed Man).

7. New Business:

- A. Public Hearing to hear public comments regarding a Conditional Use application from Michael Lewandowski for property located at 996 S. Pine Street, to allow for Marine Sales (for storage, servicing and selling of boats).
- B. Consideration to approve a Conditional Use and Site Plan application from Michael Lewandowski for property located at 996 S. Pine Street, to allow for Marine Sales (for storage, servicing and selling of boats), subject to Graef's, Kapur & Associates', and Burlington Fire Department's memorandums to the Plan Commission.
- C. Consideration to approve a Site Plan application from Eric Vorpagel for property located at 665 S. Kane Street, to construct a 45 foot by 16 foot single story lean-to addition for cold storage, subject to Graef's and Burlington Fire Department's memorandums to the Plan Commission.
- D. Consideration to recommend approval to the Common Council of an Extraterritorial Certified Survey Map from Anthony and Laure Taylor, for property located at 31319 Bushnell Road in the Town of Burlington to create one lot, subject to Graef's memorandum to the Plan Commission.

8. Adjournment

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

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



**Minutes**  
**City of Burlington Plan Commission**  
**July 14, 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; John Ekes; and Art Gardner were present. Commissioner Andy Tully excused. Also in attendance, Megan Watkins, Assistant City Administrator/Zoning Administrator; Attorney John Bjelajac; and Tanya Fonseca, Graef.

**APPROVAL OF MINUTES**

Alderman Grandi moved, and Alderman Preusker seconded to approve the minutes of June 9, 2020.

**LETTERS & COMMUNICATIONS**

None

**CITIZEN COMMENTS**

None

**OLD BUSINESS**

**A. Consideration to approve an extension to a Conditional Use Permit application for U-Hauls for property located at 501 S. Pine Street.**

- Mayor Hefty opened this item for discussion.
- Megan Watkins, Assistant City Administrator/Zoning Administrator, explained a Conditional Use Permit approved July 9, 2019 to have U-Haul rentals had the following conditions: allowed a maximum of three U-Hauls, install a trash enclosure, and enhance the landscaping. Ms. Watkins stated the applicant has complied with all of the conditions for the past year.
- There were no further comments.

Commissioner Redman moved, and Commissioner Ekes seconded to approve an extension to the Conditional Use for a period of 3 years.

*All were in favor and the motion carried.*

**B. Consideration to review and discuss a Conditional Use Permit application for property located at 667 W. State Street.**

- Mayor Hefty opened this item for discussion.

- Attorney John Bjelajac stated this item is not for discussion, but rather a report regarding the property. Mr. Attorney Bjelajac explained the Conditional Use Permit granted in 2001 exceeds the allowed present use. City Staff recommends an amendment to the existing Conditional Use Permit, which shall reflect the current uses and Site Plan. Mr. Attorney Bjelajac stated there is no discussion or action taken, in case this Commission is a hearing body.

### **NEW BUSINESS**

#### **A. Public Hearing to hear public comments regarding a Conditional Use application from Craig Faust for property located at 520 Bridge Street to allow for a business that powder coats vehicle rims.**

- Mayor Hefty opened the Public Hearing at 6:40 p.m.
- Luke Royce (tenant), 3924 County Road K, Franksville, stated the Fire Department is aware of the chemicals used, and has approved them. Mr. Royce further stated only a few vehicles are on the lot at the same time.
- There were no further comments.

Commissioner Ekes moved, and Alderman Grandi seconded to close the Public Hearing at 6:43 p.m.

*All were in favor and the motion carried.*

#### **B. Consideration to approve a Conditional Use application from Craig Faust for property located at 520 Bridge Street to allow for a business that powder coats vehicle rims, subject to Graef's and Burlington Fire Department's memorandums to the Plan Commission.**

- Mayor Hefty opened this item for discussion.
- Ms. Fonseca explained this unique property has two structures: a commercial block structure and a single family home. The commercial structure will allow for a business that powder coats vehicle wheel rims. Customers will drop-off and pick-up vehicles by appointment only. City Staff evaluated any noise concerns, and the Fire Department found no issues with the chemicals used.
- Commissioner Ekes had a list of questions for the Mr. Royce such as; how is the chemical kept out of the waterways, what happens with chemicals stored on the property, is there ventilation, how close to homes is the exhaust fan, will the oven have an exhaust fan, and are there any floor drains. Mr. Royce answered there will be no more than 50 gallons on-site and stored in overspill drums with three layers of protection. The rinse water will not go down the drain, and a waste disposal company will remove the chemicals off-site. Mr. Royce explained there is ventilation in the ceiling, the oven has an exhaust fan, and there is one floor drain. Mr. Royce stated the exhaust fan is the furthest away from the residential home, and the lids will stay on the containers for minimal odor.

- Alderman Grandi asked about the removal of the rinse water. Mr. Royce replied he was not exactly sure yet, but would most likely be contained in a drum.
- There were no further comments.

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

*All were in favor and the motion carried.*

### **ADJOURNMENT**

Commissioner Redman moved, and Commissioner Gardner seconded to adjourn the meeting at 7:02 p.m.

*All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant



**PLAN COMMISSION**

**ITEM NUMBER: 6A**

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**DATE:** August 11, 2020

**SUBJECT:** Consideration to approve an extension to the Conditional Use Permit 400 S. Pine Street.

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

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**PROJECT/SCOPE:**

This item is to consider approving an extension to a Conditional Use application from WM Kenosha Racine, Inc. (Weed Man) for property located at 400 S. Pine Street.

A Conditional Use Permit (CUP) for Weed Man, located at 400 S. Pine Street, was originally issued on August 13, 2019 for a lawn care franchise, with storage of equipment, fertilizer and chemicals. The conditional approval was based on:

1. Applicant/Owner pave six parking stalls and driveway approach by August 13, 2020.
2. Applicant/Owner provide sight-proofing (e.g. privacy slats) to the existing chain link fence along Bridge Street and Robert Street.
3. This Conditional Use Permit shall be reviewed in one year.

The property owner has complied with the conditions listed above.

**ZONING:**

The parcel is zoned M-1, Light Manufacturing District.

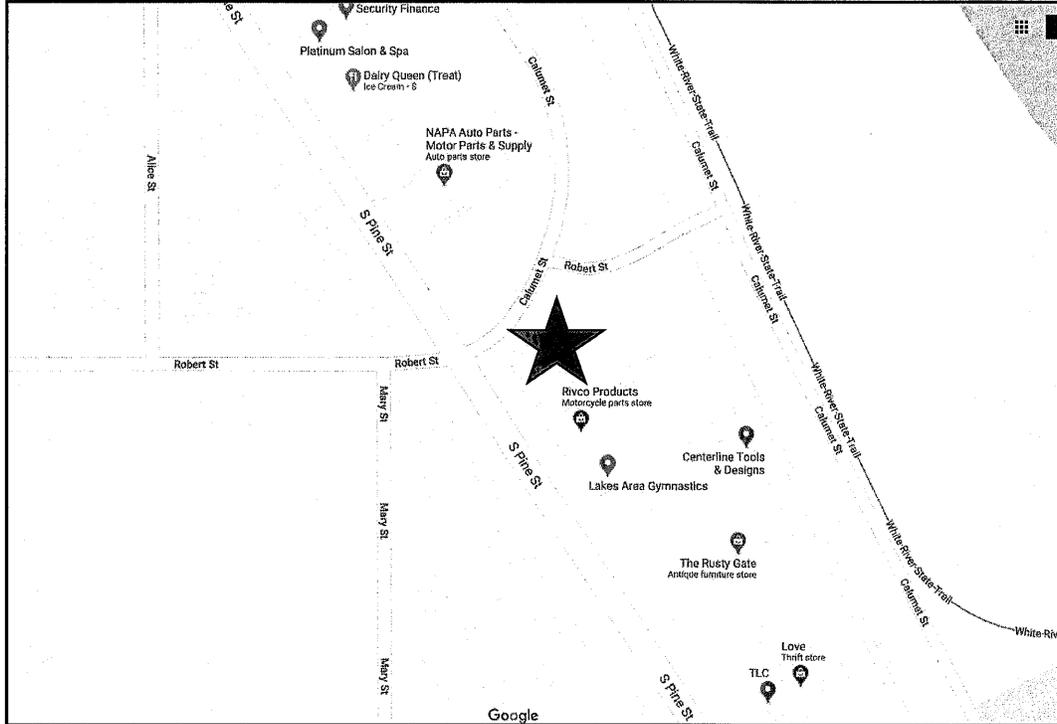
**RECOMMENDATION:**

Staff recommends approval of an extension of the CUP based on the Plan Commission's recommendations.

**TIMING/IMPLEMENTATION:**

This item is for consideration at the August 11, 2020 Plan Commission meeting. No further action is necessary.

**MAP:**





# City of Burlington

## CONDITIONAL USE PERMIT

**C.U.P. Number:** 198151

**Zoning District:** M-1, Light Manufacturing District

**Date:** August 15, 2019

**Property Address:** 400 S. Pine Street

**Owner's Name:** Periklis Psihogios LLC

**Applicant:** WM Kenosha Racine, Inc.

**Tax Key No:** 206-03-19-32-400-910

**Type of Use:** Lawn care franchise with storage of equipment, fertilizer and chemicals.

### CONDITIONS FOR APPROVAL:

1. Applicant/Owner pave six parking stalls and driveway approach by August 13, 2020.
2. Applicant/Owner provide sight-proofing (e.g. privacy slats) to the existing chain link fence along Bridge Street and Robert Street.
3. This Conditional Use Permit shall be reviewed in one year.

*This permit shall be displayed in a conspicuous place and is non-transferable.* It is unlawful to occupy or use this building except in the manner for which this permit is intended.

Approved by the Burlington Planning Commission on: August 13, 2019

Issued By: \_\_\_\_\_, Megan E. Watkins, Zoning Administrator



**PLAN COMMISSION**

**ITEM NUMBER: 7A**

**DATE:** August 11, 2020

**SUBJECT:** A Public Hearing for a Conditional Use application at 996 S. Pine Street.

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

**PROJECT/SCOPE:**

A Public Hearing has been scheduled to hear comments and concerns from the public regarding a Conditional Use application from Michael Lewandowski for property located at 996 S. Pine Street. The applicant proposes to utilize an existing building for storage, servicing and sales of boats.

**ZONING:**

This parcel is zoned M-1, Light Manufacturing District.

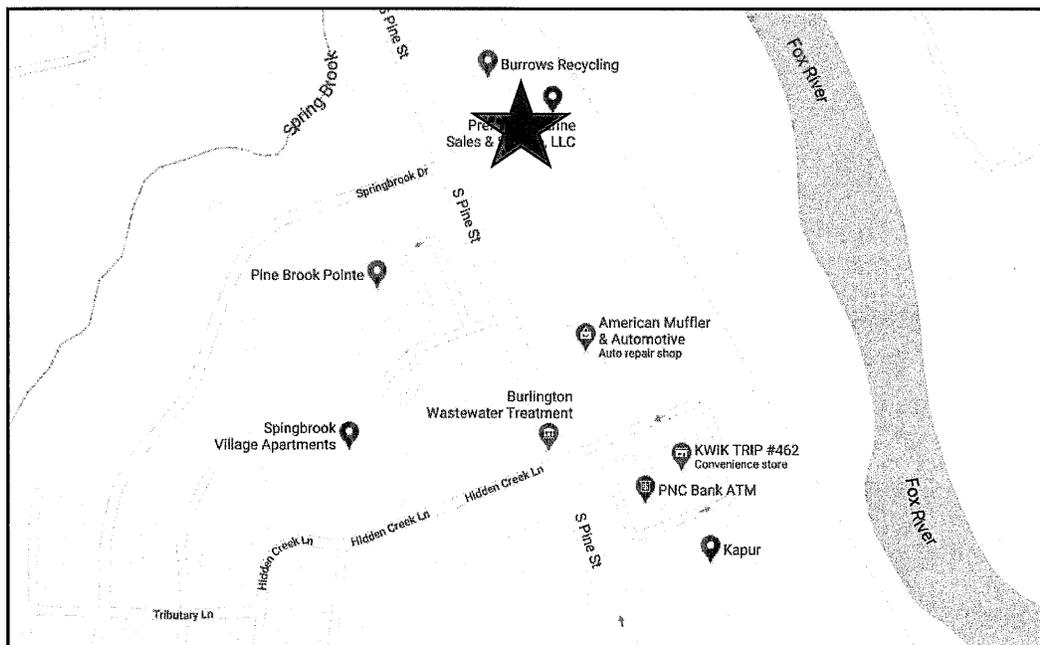
**RECOMMENDATION:**

N/A

**TIMING/IMPLEMENTATION:**

This item is for a Public Hearing at the August 11, 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  
M-1, Light Manufacturing District

TO WHOM IT MAY CONCERN:

**NOTICE** is hereby given that the Plan Commission of the City of Burlington, Racine County, Wisconsin, will conduct a hearing to discuss the proposed Conditional Use Permit for:

**Owner:** Michael Lewandowski  
**Applicant:** Michael Lewandowski  
**Location:** 996 S. Pine Street  
**Zoning:** M-1, Light Manufacturing District  
**Use:** Marine Sales (for storage, servicing and selling of boats)

**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, AUGUST 11, 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, 17<sup>th</sup> day of July 2020.

Diahnn Halbach, City Clerk

*Published in the Burlington Standard Press  
July 23<sup>rd</sup>, 2020 and July 30<sup>th</sup>, 2020*



**PLAN COMMISSION**

**ITEM NUMBER: 7B**

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**DATE:** August 11, 2020

**SUBJECT:** Consideration to approve a Conditional Use and Site Plan application at 996 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 Conditional Use and Site Plan application from Michael Lewandowski for property located at 996 S. Pine Street. The applicant proposes a new showroom and office structure, and expanded outdoor boat storage area. The site plan is a resubmittal and slight update from the 2015 submittal that was previously approved, but not implemented.

The applicant describes that the existing rear building will be used for marine repair and the proposed building will be a showroom and office, with a new parking lot and loading area. The existing fenced in area will be expanded for additional outdoor boat storage. The proposed building is 50 x 64 feet, with an attached covered porch that is 12 x 64 feet. The proposed parking lot includes 9 parking spaces, one of which is ADA. Hours of operation will be 8am-6pm. The existing structure is leased to another business (Preferred Marine Sales and Services, LLC) for boat service and has seasonal employees. Their hours of operation are 8am-5pm. The applicant is to provide the number of employees (at least a range) for both businesses by the Plan Commission to have a firm understanding of parking needs on-site. Applicant should also be prepared to share more information about the dumpster/trash enclosure and whether a less visible area is possible, and how this will be maintained. The submittal and compliance of the following materials are required:

- 1) Lighting and landscaping plans.
- 2) Parking lot will need to be paved with asphalt or concrete.
- 3) Parking needs (employees and customers), and an understanding that all parked vehicles will need to be in the paved parking lot.
- 4) Parking lot dimensions to be confirmed.
- 5) Fencing information and materials.

**Note:**

- This Site Plan and Conditional Use Permit review is not for outdoor storage. Storage of the boats in the yard (as has been done) is not permitted. The applicant must ensure that the proposed expanded enclosed area will meet their needs, as boat storage anywhere else in the property is not permitted, unless it is in the existing structure for repair, or in the show room structure for sale purposes.

- The applicant is not currently permitted to use the existing structure for the current or intended use without a renewed Conditional Use Permit. Any use is in violation of the City's codes and ordinances.

**ZONING:**

This parcel is zoned M-1, Light Manufacturing District.

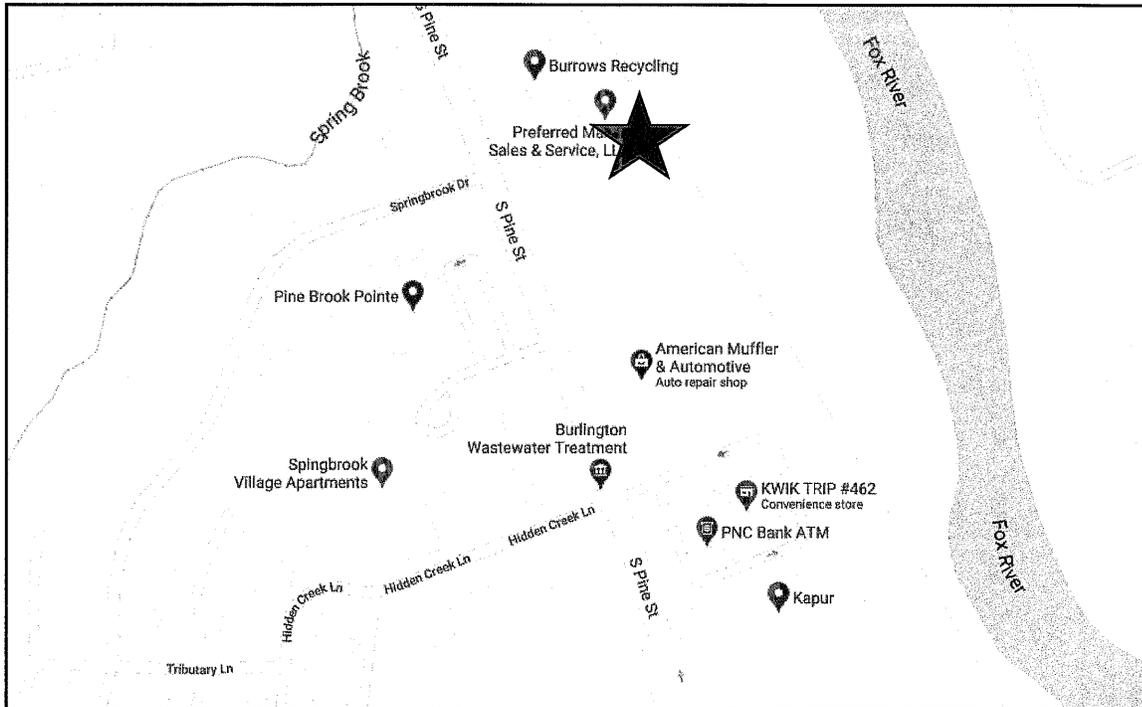
**RECOMMENDATION:**

Graef, Kapur & Associates', and Burlington Fire Department recommends a conditional approval of this Conditional Use, subject to items listed in the July 29, 2020, August 3, 2020, and August 4, 2020 memorandums.

**TIMING/IMPLEMENTATION:**

This item is for consideration at the August 11, 2020 Plan Commission meeting. No further action is necessary.

**MAP:**





The Avenue  
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

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## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** GRAEF  
Tanya Fonseca, AICP

**DATE:** August 3, 2020

**SUBJECT:** Review of an Application for a Site Plan and Conditional Use Permit Approval from Michael Lewandowski of 417 N. State Street, Rochester, WI 53107 for 996 S. Pine Street, Burlington, WI 53105.

### A. PURPOSE

- 1) Consider for approval an Application for a Site Plan Review and Conditional Use Permit for a new showroom and office structure and expanded outdoor boat storage area from Michael Lewandowski (Applicant) of 417 N. State Street, Rochester, WI 53107 for parcel 206-02-19-04-022-040, 996 S. Pine Street, Burlington, WI 53105

### B. RECOMMENDATION

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

- 1) **CONDITIONALLY APPROVE** the Application for a Site Plan Approval for addition to the property at 996 S. Pine Street
- 2) **CONDITIONALLY APPROVE** the Application for a Conditional Use Permit for “retail stores and services” in the M-1 Light Manufacturing District at 996 S. Pine Street for Michael Lewandowski
  - a. Lighting and landscaping plans are required.
  - b. Parking lot will need to be paved with asphalt or concrete.
  - c. Parking needs (employees and customers) and an understanding that all parked vehicles will need to be in the paved parking lot.
  - d. Parking lot dimensions to be confirmed.
  - e. Fencing information and materials are required.

**C. BACKGROUND**

Michael Lewandowski (Applicant) has submitted Applications for a Site Plan Review and Conditional Use Permit for a new showroom and office structure and expanded outdoor boat storage area on parcel 206-02-19-04-022-040, 996 S. Pine Street, Burlington, WI 53105. The site plan is a resubmittal and slight update from the 2015 submittal that was previously approved, but not implemented.

The Applicant describes that the existing rear building will be used for marine repair and the proposed building will be a showroom and office, with a new parking lot and loading area. The existing fenced in area will be expanded for additional outdoor boat storage. The proposed building is 50x64 feet, with an attached covered porch that is 12x64 feet. The proposed parking lot includes 9 parking spaces, one of which is ADA. Hours of operation will be 8am-6pm.

The existing structure is leased to another business (Preferred Marine Sales and Services, LLC) for boat service and has seasonal employees. Their hours of operation are 8am-5pm. Applicant is to provide the number of employees (at least a range) for both businesses by the Plan Commission to have a firm understanding of parking needs on-site. Applicant should also be prepared to share more information about the dumpster/trash enclosure and whether a less visible area is possible, and how this will be maintained.

Other critical details, for the Applicant and Plan Commission to be mindful of:

- This Site Plan and Conditional Use Permit review is not for outdoor storage. Storage of the boats in the yard (as has been done) is not permitted. The Applicant must ensure that the proposed expanded enclosed area will meet their needs, as boat storage anywhere else in the property is not permitted, unless it is in the existing structure for repair, or in the show room structure for sale purposes.
- The Applicant is not currently permitted to use the existing structure for the current or intended use without a renewed Conditional Use Permit. Any use is in violation of the City's codes and ordinances.



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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 § 315-137. Site plan.</b>		
Site plan submittal items	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-30. M-1 General Manufacturing District.</b>		
District intent.	Met	<p>This application and proposed improvements meet the intentions outlined in §315-30. This application and the proposed improvements conform to the underlying M-1 Light Manufacturing District.</p> <p><i>The M-1 Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulation.</i></p>
C. M-2 conditional uses.	Most relevant category that applies to both uses	(13) Retail stores and services
D. Lot area and width	Met	Lot area and width (also see Article VI). Lots shall have a minimum area of 7,200 square feet and shall not be less than 60 feet in width.
E. Building height	Met	<p>No building or part of a building shall exceed 50 feet in height.</p> <p>Proposed height of new structure 23' 8"</p>
F. Setback and yards	Met	<p>(1) There shall be a minimum building setback of 30 feet from the right-of-way line of all streets.</p> <p>(2) There shall be a side yard on each side of all buildings of not less than 10 feet in width.</p> <p>(3) There shall be a rear yard not less than 25 feet.</p> <p>Rear structure already exists and is likely closer than 25 feet from the rear property line.</p>



REVIEW STANDARD	EVALUATION	COMMENTS
H. Exterior lighting standards and lighting plan required.	Unmet	<p>Exterior lighting plans shall be required for new development or redevelopment of existing exterior lighting in the M-1 Light Manufacturing District. At the time any exterior light is installed or substantially modified in the M-1 District, and whenever a zoning permit application is made for new development or redevelopment, an exterior lighting plan shall be submitted to the Plan Commission in order to determine whether the requirements of this subsection have been met and that adjoining property will not be adversely impacted by the proposed lighting.</p> <p>Applicant to submit a lighting plan and associated materials according to §315-30 (H)(1)-(3)</p>
<b>Compliance with § 315-48. Parking requirements.</b>		
A. Adequate access.	Met	<p>(1) Adequate access to a public street shall be provided for each parking space.</p> <p>(2) Driveways shall be a minimum of:            (b) Twenty-four feet wide for all other uses. This minimum width for all other uses</p>
B. Minimum parking space size.	Pending	<p>The size of each parking space shall be not less than 180 square feet nor less than nine feet in width, exclusive of the space required for ingress and egress.</p> <p>Pending. Parking spaces are 18' long. Applicant to confirm that the spaces are 10' wide and therefore meet the 180 square feet requirement.</p>
D. Minimum required parking lot setbacks, landscaping, and plans.	Pending	Landscaping plan is pending. Applicant to bring details to the Plan Commission meeting.
E. Off-street parking area surfacing.	Unmet	<p>(1) All open, off-street parking and loading spaces in all zoning districts except the A-1, Rs-1, Rs-2, Rs-3, Rd-1 and Rd-2 Districts 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>Applicant to pave parking area, instead of using gravel.</p>
G. Permanent marking of off-street parking stall.	Met	All off-street parking areas serving five or more vehicles shall have all parking stalls permanently marked by painted lines or other approved material and said marking shall be maintained so as to be legible at all times.



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REVIEW STANDARD	EVALUATION	COMMENTS
H. Parking spaces for use by persons with disabilities.	Met  Pending	Applicant is supplying 1 ADA space (required of parking lots providing 1-25 spaces)  <i>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.</i>  It appears that the provided ADA space does not meet these dimensional requirements. Applicant to confirm, and revise, as necessary.
I. Minimum number of off-street parking spaces and on-site queuing required for use types.	Pending	To be confirmed with the Applicant as what will be required to limit all vehicle and boat parking on grass or other non-paved areas.
<b>Compliance with § 315-51. Fences.</b>		
C. Fence construction is subject to the following limitations	Pending	Applicant to provide additional information about the fencing, including the height, materials, type of slats, etc.
<b>Compliance with § 315-52. Landscaping.</b>		
A. Applicability.	Unmet	<i>Landscaping is required in the building foundation planting areas (foundation planting areas are those areas located within ten feet of principal and accessory structures).</i>  Applicant to submit a landscaping plan that meets the requirements of §315-52 A-G and §315-138 Landscape Plans.

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## Memo to the City of Burlington

**To:** Kristine Anderson, Plan Commission **Date:** July 29, 2020  
**From:** Greg Governatori  
**CC:** Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs, Tanya Fonseca,  
**Subject:** Plan Review for 996 S. Pine Street – Site Plan Application Review

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Mr. Mike Lewandowski of MD Services has submitted revised site and building plans for 996 S. Pine Street to construct a new showroom for Marine sales. The site plans provided specify creating a new access drive from Pine Street, Two future buildings (unknown time of construction for the second one) and utility improvements. Our review was conducted to determine compliance with City ordinances and good engineering practices.

This application is revision of plans previously submitted in 2016. Slight modifications of the plans have been proposed including removing the preciously public proposed sewer and watermain, that were to enter the property and provide fire protection service as well as water and sewer service to the rear buildings.

The parking area as shown was originally proposed to be paved will asphalt and is now specified as gravel to be maintained and raised. this pavement area is required to be paved with asphalt or concrete per section 315-48 (E.) of the municipal code.

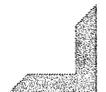
Many of the comments and concerns from the previous submittals and reviews are still outstanding and have not been addressed at this time.

The following additional information was submitted for review:

- Sheet 1 -1 Site Grading, Drainage and Erosion Control Plan Prepared by Farris, Hansen and Associates, Inc. revision Dated, 9/19/2018

Comments:

- The connection to the public 16" water main requires more detail. The connection will occur in the pavement of S. Pine Street at the Intersection of Spring Brook Drive. The connection is assumed to be a live (wet)-tap connection and will require slurry backfill. The anticipated area of disturbance shall be shown on the plan, size of bore pits, area protection, traffic control, pavement markings, etc.
- Service Laterals shall specify the material and specifications of corporation stops, and service boxes meeting the requirements of the City. A sanitary stub was provided with the installation of the Pine Street sewer for connection and is a 6" lateral (the site plans specifies 4" from building). The as built of the Pine Street Sewer plan has been provided for use.
- No detail was provided regarding the accessible access ramp at the curbed sidewalk. An accessible ramp will be required. Please provide ramp type and detail.





- Thickness for concrete flat work was not provided, it is assumed the concrete for the walks will be 4" minimum. The concrete apron shall be 7 Inches minimum thickness.
- All work within the City right-of-way requires a permit, curb, gutter and sidewalk shall be removed to the nearest joint.
- Remove all information not needed or not pertaining to this site from the construction sequence notes. The notes reference a storm water basin, none has been shown but appears to be required based on the submittal.
- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.
- A monument sign and landscaping are noted at the front of the building, but no detail was provided in regards to the height of berm, grading, plantings, etc.

#### Stormwater

1. The project proposes to significantly increase pavement and impervious surface, as well as decrease the amount of green space on the property. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for planned development sites in excess of 1 acre. The plan as submitted shows grading and land disturbance in excess of once acre, and plans for future development. Post construction stormwater management is required as part of this project.

We recommend clarification and modifications to the site plan addressing the comments as listed above. The plan has been reviewed for conformance with generally accepted engineering practices and the 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. Alterations, additions and changes to the site plans as submitted will require additional review. If you have any questions, please contact me direct at 262-758-6010.





**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:** August 4, 2020

**SUBJECT:** Review of Conditional Use Application for the property located at 996 S. Pine Street, Burlington, to utilize an existing building for storage, servicing and sales of boats.

**A. PURPOSE**

Consider for approval the Conditional Use Application for the property located at 996 S. Pine Street, Burlington, to utilize an existing building for storage, servicing and sales of boats.

**B. BACKGROUND**

Michael Lewandowski (Applicant) submitted a Conditional Use Application on July 18, 2020 to utilize an existing building for storage, servicing and sales of boats at 996 S. Pine Street, Burlington.

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

No concerns at time of review.

**E. RECOMMENDATION**

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

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



## 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:** August 4, 2020

**SUBJECT:** Review of Site Plan Application for the property located at 996 S. Pine Street, Burlington, to construct a building for the storage and sales of boats.

### A. PURPOSE

Consider for approval the Site Plan Application for the property located at 996 S. Pine Street, Burlington, to construct a building for the storage and sales of boats.

### B. BACKGROUND

Michael Lewandowski (Applicant) submitted a Site Plan Application on July 10, 2020 to construct a building for the storage and sales of boats at 996 S. Pine Street, Burlington.

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

No concerns at time of review.

### E. RECOMMENDATION

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

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



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

APPLICATION FOR A CONDITIONAL  
USE PERMIT

FOR OFFICIAL USE ONLY	
Date Filed	6/18/2020
Received by	MW [Signature]

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

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

NAMES AND ADDRESSES

Applicant Michael A Lewandowski  
Phone No. 262-206-3045  
Applicant's Address PO Box 404 417 N. State St. ROCHESTER, Wis 53167  
Applicant's Email Address marinediversifiedservices@hotmail.com  
Owner of the site Michael & Dawn M. Lewandowski  
Phone No. Same  
Owner's address same

DESCRIPTION OF THE SUBJECT SITE

Business name Marine Diversified Services LLC  
Address 996 S. PINE ST BURLINGTON WIS. 53105  
Or if no address exists: Parcel Identification No. \_\_\_\_\_  
Existing Zoning classification M-1  
Description of the proposed use NEW USED BOATS, MTRS, TRAILERS SERVICE  
Number of employees / Hours of operation EXISTING BUILDING IS LEASED to another LLC for BOAT SERVICE - seasonal Employees 8am - 5pm

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:

PROPERTY IS ZONED M-1. my previous Conditional Use Permit has expired - Previous Sight Plan submitted is being revamped and slightly down sized & will be resubmitted

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 Michael A Lewandowski  
(Signature)

Michael A Lewandowski  
(Print)

Owner Michael A Lewandowski  
(Signature)

Michael A. Lewandowski  
(Print)

Date: 6-17-2020

Date application Filed: 6-18-2020

- 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: 7/20/2020



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>7/10/2020</u>
RECEIVED BY:	<u>MW</u>
AMT. PAID:	<u>500.00</u>

SITE PLAN APPROVAL APPLICATION

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

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

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

Applicant Information

Property Address 996 S. Pine St Burlington WI 53108  
Applicant Name Michael A Jwardowski  
Applicant Address 417 N. State St PO Box 204 Rochester WI 53187  
Applicant Email marinediversifiedservices@hotmail.com Phone Number 262.706.3078

Owner Name \_\_\_\_\_  
Owner Address SAME  
Owner Email \_\_\_\_\_ Phone Number \_\_\_\_\_

Architect/Contractor/Designer Name Pinn Builders  
Architect/Contractor/Designer Email GREGD@RAPINN.COM Phone Number 262.210.9270

Type of Construction: New  Addition \_\_\_\_\_ Remodel \_\_\_\_\_  
Type of Development: Commercial  Industrial \_\_\_\_\_ Residential \_\_\_\_\_  
Type of Business (if applicable) marine dealer

Description of the Project: Build Showroom 50x65 w/12' overhang  
MOVE REAR FENCE FORWARD IN LOT, install screening on  
highway side

## Detailed Site Plan must include the following information:

Please check each item to ensure you include the required information

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Project title and date                       | <input checked="" type="checkbox"/> Location and purpose of each building               |
| <input checked="" type="checkbox"/> Owner's/developer's name/address             | <input type="checkbox"/> Development staging that is planned                            |
| <input checked="" type="checkbox"/> Architect's name/ address                    | <input checked="" type="checkbox"/> Existing and proposed topography                    |
| <input checked="" type="checkbox"/> Scale and north arrow                        | <input type="checkbox"/> Grading plan and soil data may be requested                    |
| <input checked="" type="checkbox"/> Property boundaries and dimensions           | <input checked="" type="checkbox"/> Building and yard setbacks                          |
| <input type="checkbox"/> Abutting property zoning                                | <input type="checkbox"/> Existing and proposed street names (if applicable) <i>NA</i>   |
| <input checked="" type="checkbox"/> Off-street parking spaces & handicap parking | <input type="checkbox"/> Driveway locations of adjoining properties                     |
| <input type="checkbox"/> Density of residential units <i>NA</i>                  | <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 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 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 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 type="checkbox"/> Fire lanes  | <input type="checkbox"/> Erosion control plan   |

## Please complete the following questions:

### Building & Zoning Department

- Current Zoning District: MI
- Permitted Use? YES  / NO  Conditional Use? YES  / NO
- Is a Rezone required? YES  / NO  If Yes, Proposed Zoning: \_\_\_\_\_
- Is a Land Division required? YES  / NO
- Is property in the Historic District? YES  / NO
- Will there be signage? YES  / NO  What type (mounted, freestanding): \_\_\_\_\_
- What kind of noise or level of noise will the property have? will not add to existing noise
- Hours of operation 8am-6pm

Engineering

- Storm water management provisions provided? YES  / NO
- Estimated Traffic impacts: NONE ABOVE CURRENT
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES  / NO
- Watermain extension required? YES  / NO
- Sanitary sewer extension required? YES  / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES  / NO

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement: minimal
- Estimated daily water usage in gallons per day: \_\_\_\_\_
- Estimated maximum water flow in gallons per minute: \_\_\_\_\_
- Number of bathrooms: 1
- Brief description of process (if Industrial): \_\_\_\_\_

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

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

Police Department

- Will construction affect street usage such as parking or intersections? YES  / NO
- Will additional security and surveillance be required? YES  / NO
- What are the hours of operation? 8am - 6pm
- Are you selling or serving alcohol and/or tobacco products? NO

Fire Department

- Square footage of building(s): 3500 sq. ft plus OVERHANG
- Number of Floors: 1
- Occupant Load: 6?
- Description of business model and/or process: existing Rear Building used for marine repair proposed Building will be showroom/office fenced in area for winter outdoor Boat storage
- Occupancy Type(s): If mixed use indicate all occupancy type areas. Refer to chart below:  
M

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

Owner: Michael A Lewandowski  
(Print)

Date: 7-10-2020

Owner: *Michael Lewandowski*  
(Signature)

Applicant: Same  
(Print)

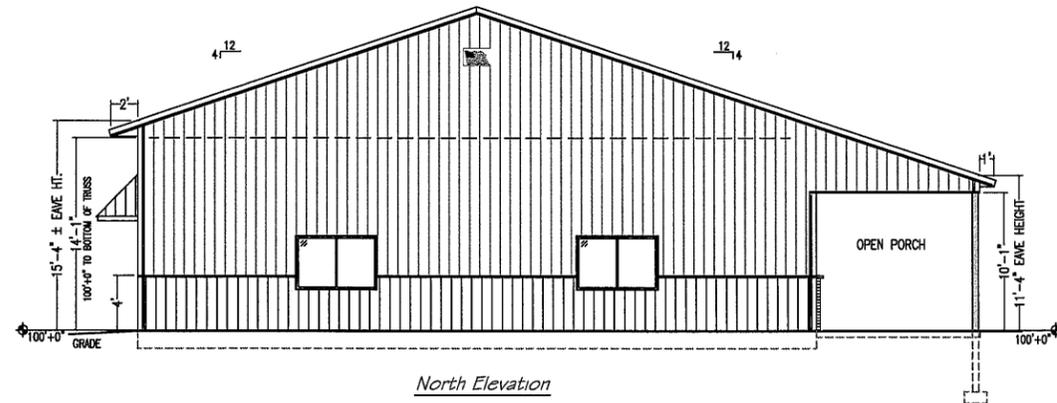
Date: 7-10-2020

Applicant: *Super*  
(Signature)

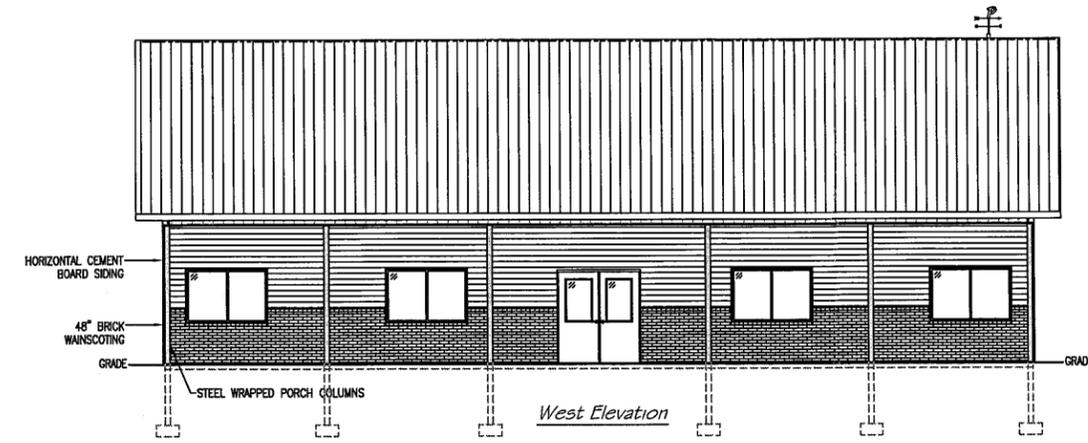
Zoning Administrator: *RGW*  
(Signature)

Date: 7/20/2020

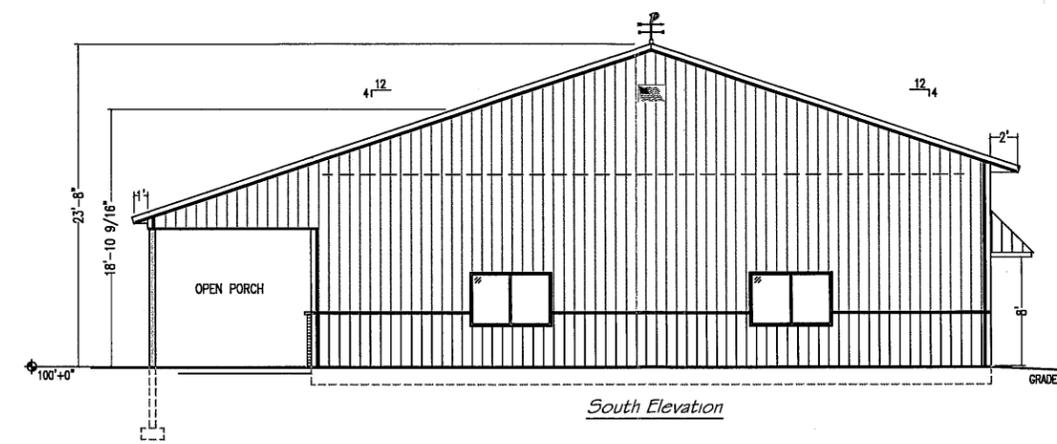




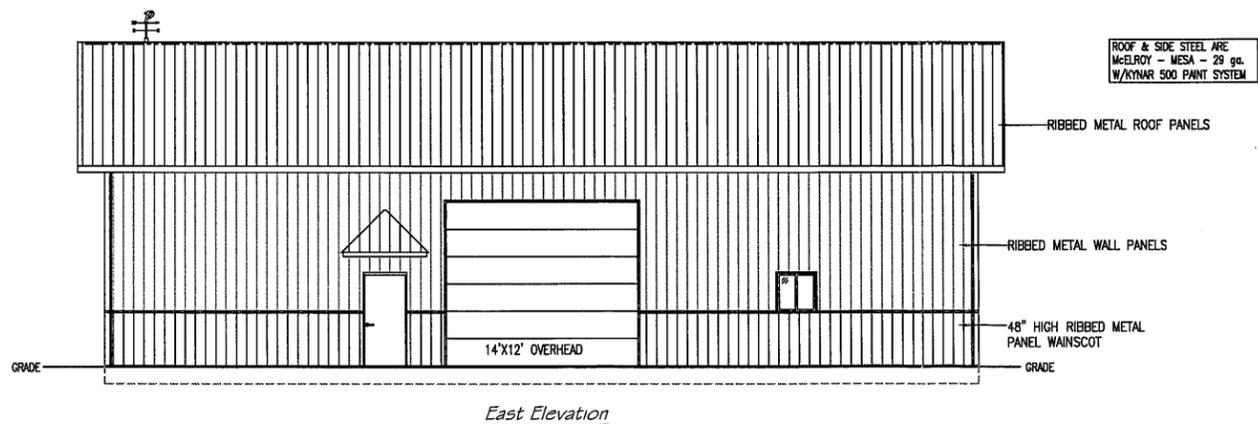
North Elevation



West Elevation



South Elevation



East Elevation

ROOF & SIDE STEEL ARE  
MELROY - MESA - 29 ga.  
W/KYNAR 500 PAINT SYSTEM

RIBBED METAL ROOF PANELS

RIBBED METAL WALL PANELS

48" HIGH RIBBED METAL  
PANEL WAINSCOT

14'X12' OVERHEAD

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JOB # 2015-154

- COPYRIGHT NOTICE -  
UNAUTHORIZED COPYING OF  
OR BUILDING FROM PLAN IS  
VIOLATION OF U.S. COPYRIGHT LAWS,  
CONSTITUTING CRIMINAL THEFT

DRAWING NO.  
15-300

SCALE:  
1/8" = 1'

DATE:  
10/29/2015

REVISIONS:



**PLAN COMMISSION**

**ITEM NUMBER: 7C**

**DATE:** August 11, 2020

**SUBJECT:** Consideration to approve a Site Plan application at 665 S. Kane Street.

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

**PROJECT/SCOPE:**

This item is to consider approving a Site Plan application from Eric Vorpagel for property located at 665 S. Kane Street. The applicant is proposing to construct a cold storage addition to the existing principal structure. The Site Plan includes a diagram of a 45 x 16 foot cold storage addition. (720 square feet) to the existing metal and brick building (6,650 square feet). The applicant did not include additional information in regards to the elevations, and is recommended that they bring materials if available to share virtually during the meeting.

**ZONING:**

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

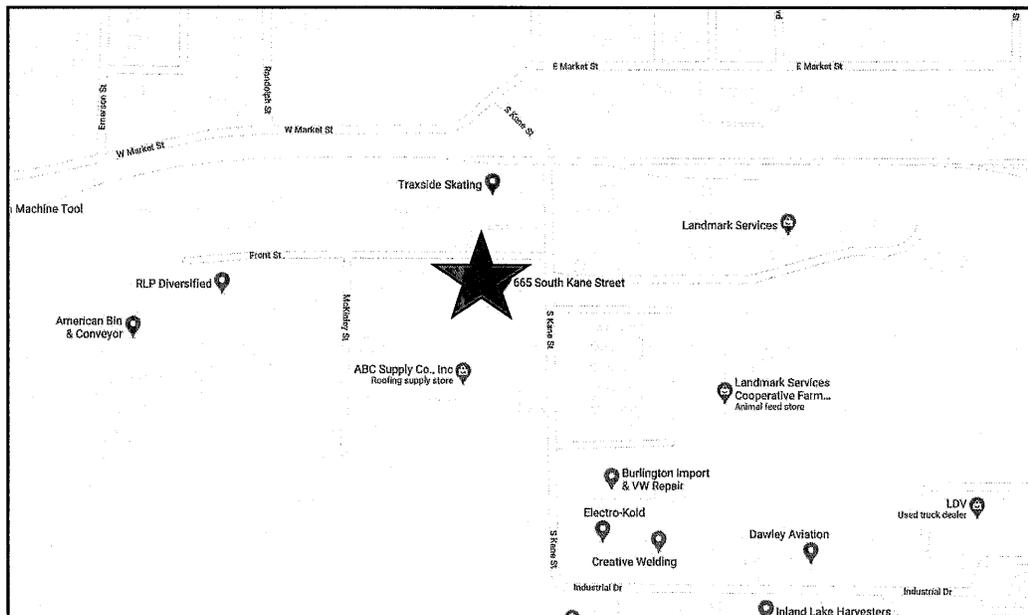
**RECOMMENDATION:**

Graef and the Burlington Fire Department recommends an approval of this Site Plan, subject to items listed in the August 3, 2020 and August 4, 2020 memorandums.

**TIMING/IMPLEMENTATION:**

This item is for consideration at the August 11, 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:** August 3, 2020

**SUBJECT:** Review of an Application for a Site Plan Approval for Vorpapel Service, Inc. at 665 S. Kane Street, Burlington, WI 53105

### A. PURPOSE

- 1) Consider for approval an Application for a Site Plan Approval for a cold storage addition from Eric Vorpapel (Applicant) for parcel 206-02-19-05-020-002, owned by Wes-Car LLC at 5816 256th Avenue, Salem, WI 53168, for property located at 665 S. Kane Street.

### 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 for addition to the property at 665 S. Kane Street.

### C. BACKGROUND

Eric Vorpapel (Applicant) has submitted an Application for a Site Plan Review for 665 S. Kane Street to build a cold storage addition to the existing principal structure. The site plan includes a diagram of a 45x16 foot cold storage addition (720 square feet) to the existing metal and brick building (6,350 square feet).

The Applicant did not include additional information in regards to the elevations of the proposed structure. It is recommended that they bring materials if available to the Plan Commission meeting to share during virtual meeting (share with the City Administrator to be shared on the screen during the virtual Plan Commission meeting).



collaborāte / formulāte / innovāte

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 § 315-137. Site plan.</b>		
Site plan submittal items	Complete	This application meets all requirements as outlined.
<b>Compliance with § 315-31. M-2 General Manufacturing District.</b>		
District intent.	Met	This application and proposed improvements meet the intentions outlined in §315-31. This application and the proposed improvements conform to the underlying M-2 General Manufacturing District.
A. M-2 Permitted Uses. Heating apparatus and plumbing fixtures	Met	
D. Lot area and width	Met	<p><i>Lot area and width (also see Article VI). Lots shall have a minimum area of 7,200 square feet and shall not be less than 60 feet in width.</i></p> <p>The lot is 131x202 feet (26,462 square feet)</p>
E. Building height	Met	<p><i>No building or part of a building shall exceed 50 feet in height.</i></p> <p>Height is unknown but does not exceed 50 feet.</p>



REVIEW STANDARD	EVALUATION	COMMENTS
<p>F. Setback and yards</p>	<p>Met</p>	<p>(1) <i>There shall be a minimum building setback of 30 feet from the right-of-way line of all streets.</i></p> <p>Met – setback is 66.26 feet.</p> <p>(2) <i>There shall be a side yard on each side of all buildings of not less than 10 feet in width.</i></p> <p>Met – side yards are 19.3 feet and 14.71 feet.</p> <p>(3) <i>There shall be a rear yard not less than 25 feet.</i></p> <p>Met – Rear yard is 39.66 feet.</p> <p>(4) <i>There shall be a rear yard not less than 15 feet when a parcel abuts another M-2 General Manufacturing District parcel.</i></p> <p>Met</p>



**MEMORANDUM**

**TO:** Plan Commission  
City of Burlington

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

**DATE:** August 4, 2020

**SUBJECT:** Review of Site Plan Application for the property located at 665 S. Kane Street to construct a single story lean-to addition for cold storage.

**A. PURPOSE**

Consider for approval the Site Plan Application for the property located at 665 S. Kane Street to construct a single story lean-to addition for cold storage.

**B. BACKGROUND**

Eric Vorpapel (Applicant) submitted a Site Plan Application on July 1, 2020 to construct a single story lean-to addition for cold storage at 665 S. Kane Street, Burlington.

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

No concerns at time of review.

**E. RECOMMENDATION**

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

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



## 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>7/1/20</u>
RECEIVED BY:	<u>KA</u>
AMT. PAID:	<u>500-</u>

### SITE PLAN APPROVAL APPLICATION

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

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

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

#### Applicant Information

Property Address 665 South Kane Street  
Applicant Name Eric Vorpagel  
Applicant Address 5815 256th Avenue Salem, WI 53168  
Applicant Email eric@vorpagel.com Phone Number 262-210-2002

Owner Name WESCAR LLC  
Owner Address 5815 256th Avenue Salem, WI 53168  
Owner Email eric@vorpagel.com Phone Number 262-206-2002

Architect/Contractor/Designer Name Star Construction  
Architect/Contractor/Designer Email snega@wi.rr.com Phone Number 262-763-3711

Type of Construction: New \_\_\_\_\_ Addition X Remodel \_\_\_\_\_  
Type of Development: Commercial X Industrial \_\_\_\_\_ Residential \_\_\_\_\_  
Type of Business (if applicable) \_\_\_\_\_

Description of the Project: Construct a lean too 45'x 16' single story attached to  
the existing structure for cold storage

**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**

---

- Current Zoning District: M2
- Permitted Use? YES  / NO  Conditional Use? YES  / NO
- Is a Rezone required? YES  / NO  If Yes, Proposed Zoning: \_\_\_\_\_
- Is a Land Division required? YES  / NO
- Is property in the Historic District? YES  / NO
- Will there be signage? YES  / NO  What type (mounted, freestanding): \_\_\_\_\_
- What kind of noise or level of noise will the property have? No Change
- Hours of operation 7:00 a.m. to 4:30 p.m.

**Engineering**

---

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

**Water/Sewer Utilities**

---

If an existing structure please circle the following:

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

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

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

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

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

**Police Department**

---

- Will construction affect street usage such as parking or intersections? YES  / NO
- Will additional security and surveillance be required? YES  / NO
- What are the hours of operation? 7:00 a.m. to 4:30 p.m.
- Are you selling or serving alcohol and/or tobacco products? No

**Fire Department**

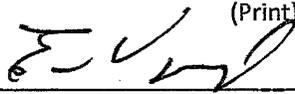
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- Square footage of building(s): 720 SQ. FT.
- Number of Floors: 1
- Occupant Load: 0
- Description of business model and/or process: 45' x 16' Lean To Attached To The Existing Structure For Cold Storage
- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*  
S2

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

Owner: WESCAR LLC - Member Eric Vorpapel

Date: 6-30-2020

Owner:   
(Signature)

Applicant: Eric Vorpapel  
(Print)

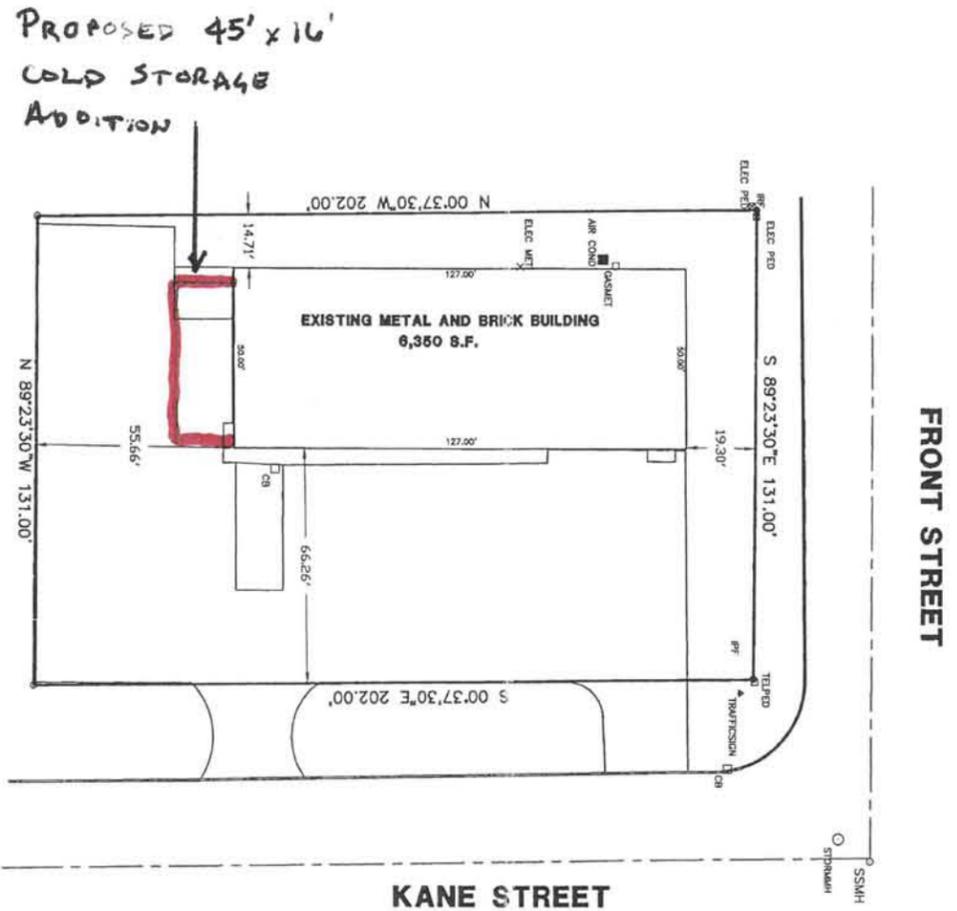
Date: 6-30-2020

Applicant:   
(Signature)

Zoning Administrator: \_\_\_\_\_  
(Signature)

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

LEGAL DESCRIPTION 206-02-19-05-020-002  
 LOT 1 OF CERTIFIED SURVEY MAP NO. 23, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 47 AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 19 EAST, SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.



CERTIFIED SURVEYOR  
 PETE L. BAILEY  
 DATE: 7/11/98  
 RECORDS

STATE OF WISCONSIN  
 COUNTY OF RACINE

MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE SURVEY AND THE ABOVE PROPERTY, ITS EXTENSION, REVISIONS, THE LOCATION OF ALL VISIBLE STRUCTURES, AND EXISTING, PROPOSED AND VISIBLE ENCUMBRANCES, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO MAY HEREINAFTER ACQUIRE THE TITLE THEREIN WITHIN ONE (1) YEAR FROM THE DATE THIS SURVEY IS MADE, OR ANY PART THEREOF.

DATED AT: NORTH CAPE, THIS 24TH DAY OF JUNE, 1998.

PETE L. BAILEY, RLS NO. 1398



LEGEND:  
 O - DIMOTES NO. 6 REBAR W/CAP SET  
 ALL DIMENSIONS ARE REFERENCED TO GROUND SURFACE UNLESS OTHERWISE NOTED  
 COORDINATE SYSTEM  
 ● - DENOTES IRON PIPE FOUND



SCALE  
 0 30 60  
 FEET

Sheet  
 1  
 of  
 1

CITY OF BURLINGTON  
 PROJECT:  
 ALTA/ASCM SURVEY  
 PREPARED FOR POLLAK & HOFFMAN LTD.

DRAWN BY: DCZ	REVISIONS:	DATE
CHECKED BY: PLB		
PLOT SCALE: 1 = 30		
DATE: 06/24/98		
JOB NO.: 98197		
DWG. FILE: JN98238		

AMERICAN SURVEYING COMPANY, INC.  
 12207 C.T.H. "K" FRANKSVILLE, WISCONSIN 53126  
 TEL. (414) 835-4774 FAX: (414) 835-2379



**DATE:** August 11, 2020

**SUBJECT:** Consideration to recommend approval for an ETZ Certified Survey Map application for property located at 31319 Bushnell Road in the Town of Burlington.

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

---

**PROJECT/SCOPE:**

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

This Certified Survey Map has been submitted for review by Anthony and Laure Taylor for property located at 31319 Bushnell Road in the Town of Burlington. The applicant would like to subdivide their property. The intent of the applicants is to create Proposed Lots 1 and 2. Proposed Lot 1 will have 3.32 acres (3.12 acres excluding the right-of-way) and contains three existing structures – a residential house, a second residence, and a pole barn structure. Proposed Lot 2 will have 1.68 acres (1.51 acres excluding the right-of-way). There are currently no structures on proposed Lot 2.

It should be noted that the proposed parcels are directly adjacent to the City of Burlington's current sewer service area. These proposed parcels are not required to hook up to the sewer or water systems until such a time that these parcels are annexed, and sewer and water are made available.

The Town of Burlington Planning and Zoning Committee approved this CSM at their June 11, 2020 meeting.

**ZONING:**

The parcel is located in the Town of Burlington.

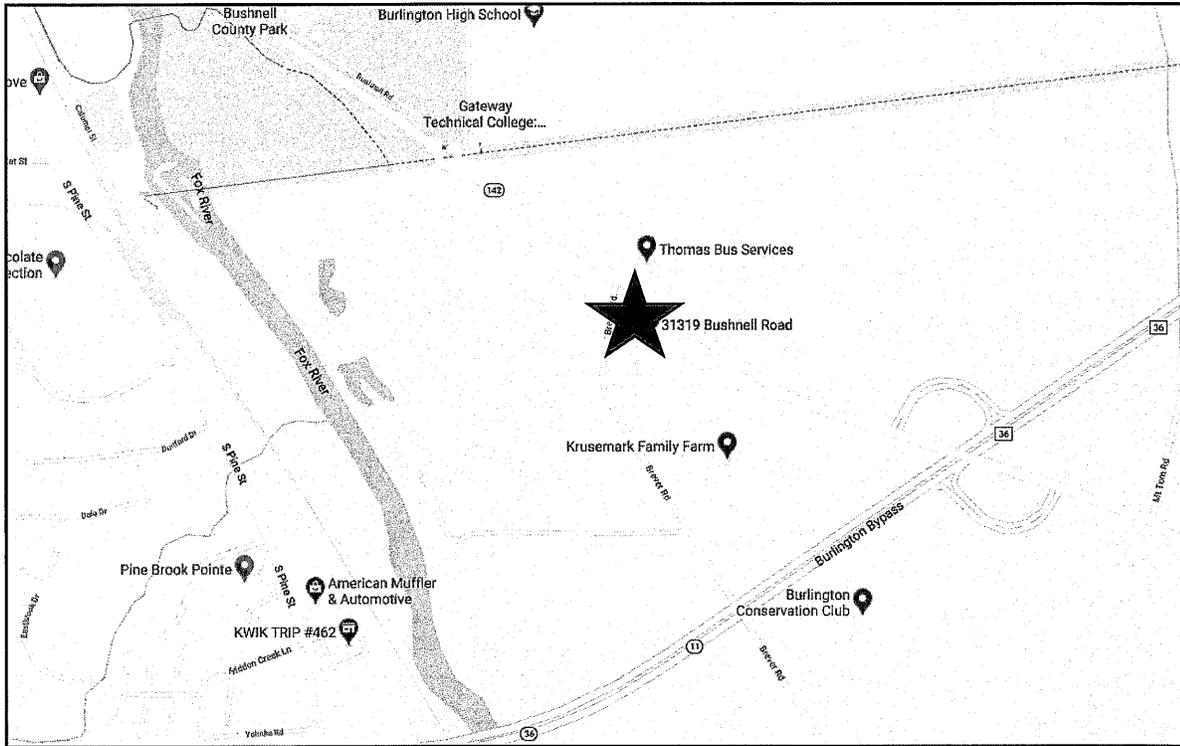
**RECOMMENDATION:**

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

**TIMING/IMPLEMENTATION:**

This item is for consideration at the August 11, 2020 Plan Commission meeting and will be placed on the August 18, 2020 Committee of the Whole and Common Council meeting for final consideration the same night.

**MAP:**





The Avenue  
275 West Wisconsin Avenue, Suite 300  
Milwaukee, WI 53203  
414 / 259 1500  
414 / 259 0037 fax  
[www.graef-usa.com](http://www.graef-usa.com)

collaborate / formulate / innovate

## MEMORANDUM

**TO:** Plan Commission  
City of Burlington

**FROM:** Tanya Fonseca, AICP

**DATE:** August 3, 2020

**SUBJECT:** Review of Certified Survey Map for Land Division at 31319 Bushnell Road, Town of Burlington

### A. PURPOSE

- 1) Consider for approval the Extraterritorial Zoning District Certified Survey Map from Anthony and Laure Taylor for property located at 31319 Bushnell Road in the Town of Burlington.

### B. RECOMMENDATION

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

- a) The Extraterritorial Zoning District Certified Survey Map from Anthony and Laure Taylor for property located at 31319 Bushnell Road in the Town of Burlington.

### C. BACKGROUND

Pursuant to City of Burlington Municipal Code §278-2 and upon referral by the Town of Burlington, we reviewed the certified survey map (CSM) of Anthony and Laure Taylor (Applicant) to subdivide parcel 002-02-19-04-005-010 at 31319 Bushnell Road in the Town of Burlington.

The intent of the Applicant is to subdivide parcel 002-02-19-04-005-010 to create Proposed Lots 1 and 2. Proposed Parcel 1 will have 3.32 acres (3.12 acres excluding the right-of-way) and contains three existing structures – a residential house, a second residence, and a pole barn structure. Proposed Parcel 2 will have 1.68 acres (1.51 acres excluding the right-of-way). There are currently no structures on proposed Parcel 2. The two Proposed Parcels will retain the current zoning classification and land use designation of parcel 002-02-19-04-005-010, which is Racine County zoning classification “A-2 General Farming and Residential District II” and land use designation “Residential-Unsewered (1.5 to 4.99 Acres Per Dwelling).”

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



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

Pursuant to Municipal Code §278-22, a certified survey map is the appropriate tool to subdivide parcel 002-02-19-04-005-010, as the subdivision will create two – but no more than four – parcels and the parcels are greater than 1.5 acres in size. As the Applicant submitted a CSM, the materials are compliant.

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

The Applicant’s CSM currently complies with the provisions in §278-38 “General requirements” and §278-39 “Additional information.”

**F. LAND USE & ZONING CONSIDERATIONS**

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

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

“Map 12 – Recommended Land Use Plan for the Town of Burlington: 2035” (page D-25, *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*) indicates that the land use designation of Proposed Parcels 1 and 2 will be “Residential-Unsewered (1.5 to 4.99 Acres Per Dwelling).” It is assumed that proposed Parcels 1 and 2 will retain the current land use designation of parcel 002-02-19-04-005-010, the parcel subdivision is compliant. This is to be confirmed by the Applicant with the City and the Town of Burlington during their review process.

*II. Compliance with Racine County Zoning Classification*

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

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

**§20-258 Yard Setback Requirements:** The existing structures on Proposed Parcels 1 and 2 conform to the yard setback requirements in the A-2 classification. The requirements are as following:

- Street – 75 feet
- Rear – 25 feet
- Side – 25 feet

It is assumed that the dwelling on the parcel was developed prior to the Racine County Zoning Code where the street setback is now required to be 75 feet. The property meets all other setback requirements. It is assumed that the Town of Burlington is ensuring that the property meets the additional A-2 Zoning Requirements in their Plan Commission review.

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

Proposed Parcels 1 and 2 do not fall within the Planned Sanitary Sewer Service Area, as described in the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) "Amendment to the Regional Water Quality Management Plan – City of Burlington" (adopted September 2014)<sup>1</sup>. However, Proposed Lots 1 and 2 are not currently served by sanitary sewer; and, future land use planning documents indicate that they will remain as unsewered lots.

It should be noted that the proposed parcels are directly adjacent to the City of Burlington's current sewer service area. These proposed parcels are not required to hook up to the sewer or water systems until such a time that these parcels are annexed, and sewer and water are made available. This is medium- or long-term, as this would require multiple property annexations, extension of utilities, a sewer service map amendment, and a Comprehensive Plan Update. There are no indications of this being a desire of the property owner at this time.

### *IV. Environmental Corridors*

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

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<sup>1</sup> Available via SEWRPC: <http://www.sewrpc.org/SEWRPCFiles/Publications/ssa/2014-09-amendment-burlington.pdf>, accessed July 31, 2020.

<sup>2</sup> Available via the Town of Burlington: <https://www.townofburlington.com/wp-content/uploads/2019/10/Land-Use-Plan-2008-Map.pdf>, accessed July 31, 2020.

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

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2248, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 921 AS DOCUMENT NO. 1730881 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN

OWNERS: ANTHONY AND LAURE TAYLOR  
31319 BUSHNELL ROAD  
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
JOB NO. 10036-CSM

**LEGAL DESCRIPTION:**

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2248, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 921 AS DOCUMENT NO. 1730881 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4, THENCE SOUTH 01°28'07" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 SECTION 1964.14 FEET (RECORDED AS 1956.55 FEET); THENCE NORTH 55°49'54" WEST (RECORDED AS NORTH 55°50'42" WEST) 1396.62 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 34°10'55" WEST 431.60 FEET (RECORDED AS SOUTH 34°10'07" WEST 431.58 FEET); THENCE SOUTH 84°30'15" WEST (RECORDED AS SOUTH 84°29'00" WEST) 356.57 FEET; THENCE NORTH 08°09'45" EAST 298.04 FEET; THENCE SOUTH 81°37'20" EAST 32.94 FEET; THENCE SOUTH 80°20'52" EAST 3.28 FEET; THENCE NORTH 09°39'08" EAST 151.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 87.65 FEET ALONG THE ARC OF SAID CURVE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.00 FEET AND WHOSE LONG CHORD BEARS NORTH 21°29'50" EAST 87.03 FEET; THENCE NORTH 33°20'33" EAST 86.20 FEET; THENCE SOUTH 67°08'55" EAST 168.05 FEET; THENCE SOUTH 55°50'32" EAST 90.49 FEET; THENCE NORTH 34°09'12" EAST 33.38 FEET; THENCE SOUTH 55°49'54" EAST (RECORDED AS SOUTH 55°50'42" EAST) 200.72 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.01 ACRES OF LAND, MORE OR LESS. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE NORTHERLY AND WESTERLY SIDES THEREOF FOR ROAD PURPOSES (S.T.H. "142" a.k.a. BUSHNELL ROAD AND BREVER ROAD).

**SURVEYOR'S CERTIFICATE:**

I, ROBERT J. WETZEL, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ANTHONY AND LAURE TAYLOR, AS OWNERS, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF BURLINGTON AND CITY OF BURLINGTON LAND DIVISION ORDINANCES.

DATED THIS 17TH DAY OF MARCH, 2020

  
ROBERT J. WETZEL S-1778



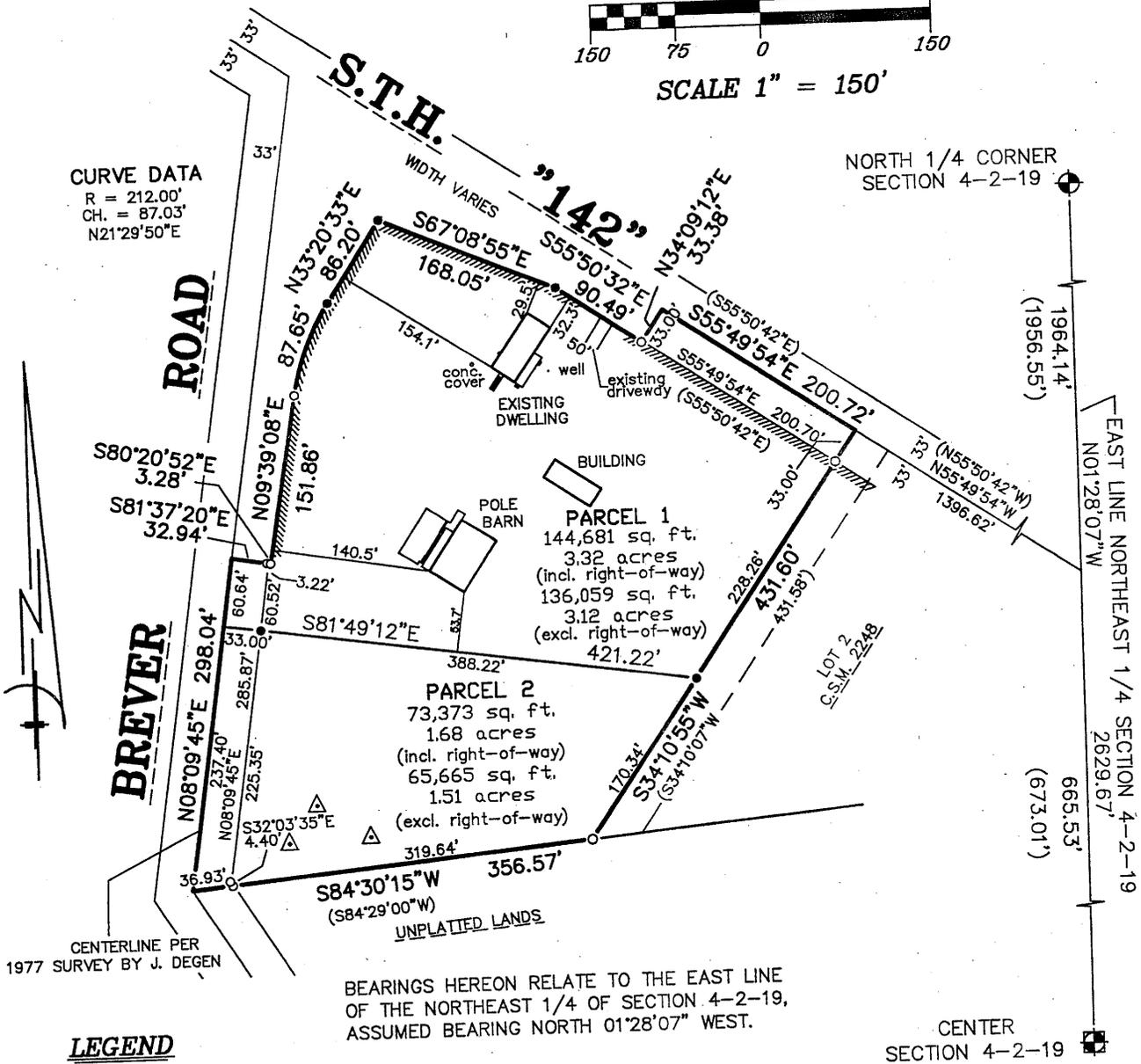
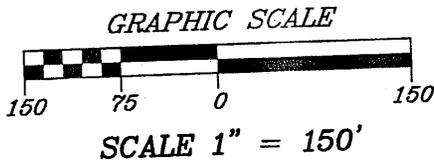
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PREPARED FOR: ANTHONY AND LAURE TAYLOR  
31319 BUSHNELL ROAD  
BURLINGTON, WI 53105

PREPARED BY: B.W. SURVEYING, INC  
412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225  
JOB NO. 10036

ZONED A-2  
TAX PARCEL NO. 002-02-19-04-005-010



*Robert J. Wetzel*  
ROBERT J. WETZEL S-1778  
MARCH 17, 2020

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

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2248, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 921 AS DOCUMENT NO. 1730881 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN

**OWNER'S CERTIFICATE:**

WE, ANTHONY AND LAURE TAYLOR, AS OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED BY s.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWNSHIP OF BURLINGTON, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.

\_\_\_\_\_  
ANTHONY TAYLOR

\_\_\_\_\_  
LAURE TAYLOR

STATE OF WISCONSIN)  
COUNTY OF RACINE) ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED ANTHONY AND LAURE TAYLOR, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

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

**TOWN OF BURLINGTON TOWN BOARD APPROVAL:**

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BURLINGTON TOWN BOARD ON THIS 11<sup>th</sup> DAY OF June, 2020

Ralph Rice  
RALPH RICE TOWN CHAIRMAN

Jeannie Rennie  
~~ADRIEL STREIF~~  
JEANNIE RENNIE TOWN CLERK

**CITY OF BURLINGTON APPROVAL (EXTRATERRITORIAL):**

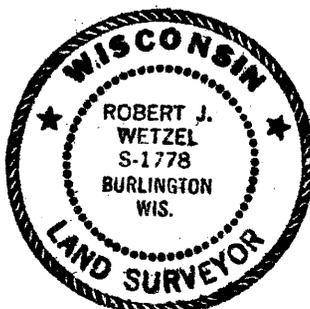
THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF BURLINGTON COMMON COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JEANNIE HEFTY MAYOR

\_\_\_\_\_  
DIAHNN HALBACH CLERK

DATED THIS 17TH DAY OF MARCH, 2020

Robert J. Wetzel  
ROBERT J. WETZEL S-1778



**A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR ANTHONY AND LAUR TAYLOR FOR PROPERTY LOCATED AT 31319 BUSHNELL ROAD IN THE TOWN OF BURLINGTON, WITHIN THE CITY'S EXTRATERRITORIAL PLAT JURISDICTION**

**WHEREAS**, the Plan Commission of the City of Burlington has reviewed a certified survey map shown hereon, proposed and submitted by Anthony and Laure Taylor for property located at 31319 Bushnell Road in the Town of Burlington; for property described as:

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2248, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 921 AS DOCUMENT NO. 1730881 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR RACINE COUNTY, WISCONSIN, BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4, THENCE SOUTH 01°28'07" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 SECTION 1964.14 FEET (RECORDED AS 1956.55 FEET); THENCENORTH 55°49'54" WEST (RECORDED AS NORTH 55°50'42" WEST) 1396.62 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 34°10'55" WEST 431.60 FEET (RECORDED AS SOUTH 34°10'07" WEST 431.58 FEET); THENCE SOUTH 84°30'15" WEST (REOCRDED AS SOUTH 84°29'00" WEST) 356.57 FEET; THENCE NORTH 08°09'45" EAST 298.04 FEET; THENCE SOUTH 81°37'20" EAST 32.94 FEET; THENCE SOUTH 80°20'52" EAST 3.28 FEET; THENCE NORTH 09°39'08" EAST 151.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 87.65 FEET ALONG THE ARC OF SAID CURVATURE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.00 FEET AND WHOSE LONG CHORD BEARS NORTH 21°29'50" EAST 87.03 FEET; THENCE NORTH 33°20'33" EAST 86.20 FEET; THENCE SOUTH 67°08'55" EAST; THENCE SOUTH 55°50'32" EAST 90.49 FEET; THENCE NORTH 34°09'12" EAST 33.38 FEET; THENCE SOUTH 55°49'54" EAST (RECORDED AS SOUTH 55°50'42" EAST) 200.72 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.01 ACRES OF LAND, MORE OR LESS. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE NORTHERLY AND WESTERLY SIDES THEROF FOR ROAD PURPOSES (S.T.H. "142" a.k.a. BUSHNELL ROAD AND BREVER ROAD).

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Burlington, Racine County and Walworth County, State of Wisconsin, that the attached certified survey map prepared on March 17, 2020 by Robert J. Wetzel, WLS, is hereby approved.

**BE IT FURTHER RESOLVED** that the City Clerk shall forward a copy of this resolution to the Town of Burlington Clerk, 32288 Bushnell Road, Burlington, WI 53105; Julie Anderson, Director, Racine County Planning and Development, 14200 Washington Ave., Sturtevant, WI 53177; and Walworth County Land Use and Resource Management, 100 W. Walworth, PO Box 1001, Elkhorn, WI 53121.

Introduced: August 18, 2020  
Adopted: August 18, 2020

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

Attest:

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