



AGENDA
PLAN COMMISSION
Tuesday, September 8, 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 August 11, 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: None
7. New Business:
 - A. Public Hearing to hear public comments regarding a Conditional Use application from Trevor Olive for property located at 317 W. Market Street, to use the facility for auto body repair and engine repair.

- B. Consideration to approve a Conditional Use application from Trevor Olive for property located at 317 W. Market Street, to allow for auto body and engine repair, subject to Graef's and Burlington Fire Department's memorandums to the Plan Commission.
- C. Consideration to recommend approval to the Common Council of a Rezone Map Amendment application from Jesse Dropik for property located at Falcon Ridge Drive to rezone from Rm-2/C-1, Multiple-Family Residential/Conservancy District to Rm-2/C-1/PUD, Multiple-Family Residential/Conservancy District with a Planned Unit Development, subject to Graef's memorandum to the Plan Commission.
- D. Consideration to approve a Site Plan application from Jesse Dropik for property located at Falcon Ridge Drive, to develop a 30-unit condominium (Falcon Woods), subject to Graef's, Kapur & Associates', and Burlington Fire Department's memorandums to the Plan Commission.

8. Adjournment

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

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



Minutes
City of Burlington Plan Commission
August 11, 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; and Art Gardner were present. Commissioner John Ekes excused. Also in attendance, Megan Watkins, Assistant City Administrator/Zoning Administrator; Tanya Fonseca, Graef, Gregory Guidry, Building inspector; and Wes Miner, Fire Inspector.

APPROVAL OF MINUTES

Commissioner Gardner moved, and Alderman Grandi seconded to approve the minutes of July 14, 2020.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

A. Consideration to approve an extension to a Conditional Use Permit application for property located at 400 S. Pine Street (Weed Man).

- Mayor Hefty opened this item for discussion.
- Megan Watkins, Assistant City Administrator/Zoning Administrator, explained a Conditional Use Permit approved August 13, 2019 had the following conditions: to pave six parking stalls, and add privacy slats to the fence. Ms. Watkins stated the applicant has complied with both conditions, and the City has not received any complaints. Alderman Grandi asked how long of an extension can be given, since the applicant made the improvements. Ms. Watkins answered a Conditional Use can have one year, three years, or no renewal date with staff monitoring it. Ms. Watkins stated any Conditional Use can come back for review at any time if necessary.
- Commissioner Tully questioned if the applicant intends to stay at this location for a long time. Brad Lois, representative, replied the applicant eventually would like to purchase it, and stay long term.
- There were no further comments.

Commissioner Tully moved, and Commissioner Redman seconded to approve an extension to the Conditional Use.

Commissioner Tully amended, and Commissioner Redman seconded to approve the Conditional Use extension with no renewal.

All were in favor and the motion carried.

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).

- Mayor Hefty opened the Public Hearing at 6:35 p.m.
- There were no comments.

Alderman Grandi moved, and Commissioner Gardner seconded to close the Public Hearing at 6:36 p.m.

All were in favor and the motion carried.

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 and Associates', and Burlington Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonseca, Graef, explained the new structure is for a showroom, which requires a Conditional Use for storage, services, and selling of boats, and the existing structure for boat repair. However, the Conditional Use is not for outdoor storage. The lighting plan meets the ordinance, but the landscape plan is in the process of completion and does not require landscape for the parking lot. The boats are to be behind the fenced in area.
- Alderman Grandi inquired about the problem with the current outdoor storage of boats, if they are receiving violations, and where will they be going. Ms. Watkins replied the owner has received a citation and it is going through the court process. Michael Lewandowski, owner, stated the renter has stored excess boats on the property, and the boats will be moved to a Waterford location. Most of the boats have been repaired and waiting for pick up.
- Ms. Watkins explained originally a Conditional Use and Site Plan was requested in 2015 then again in 2017, but has since expired.
- A discussion ensued, requesting the façade of the new building be constructed with aesthetically pleasing materials in the front and both sides of the building; limit the number of new boats on display under the canopy area to three; location of the soil stockpile shall be determined during construction, if not in the fenced in area; fence shall have slats to block the

view from the public road, and provide details of the measurements and style; owner is to correct the Notice of Violation issues currently on site, so the property looks nice; and landscape plans shall be submitted showing landscape around the base of the building. Allowing the owner to come back in one month with revisions and answers, shall give Mr. Lewandowski time to remove the existing excess boats, and see progress before considering a Conditional Use approval.

- There were no further comments.

Commissioner Gardner moved, and Alderman Grandi seconded to table the Conditional Use and Site Plan for one month allowing the owner to resubmit renderings of the elevations using aesthetic looking materials (not a metal finish) for the front and both façade sides, indicate soil stockpile and boat locations, reduce the boat inventory, submit a landscape plan, and to allow the current business to continue operations.

All were in favor and the motion carried.

C. Consideration to approve a Site Plan application from Eric Vorpapel 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.

- Mayor Hefty opened this item for discussion.
- Ms. Fonseca explained the Site Plan meets all code requirements. Eric Vorpapel, applicant, stated the cold storage is for items to sell on site, instead of mixed in with the inventory. Mr. Vorpapel further stated the cold storage building is enclosed, and located on the side of the building.
- There were no further comments.

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

All were in favor and the motion carried.

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.

- Mayor Hefty opened this item for discussion.
- Ms. Fonseca explained this is a simple land division, most likely for selling purposes in the future. Ms. Fonseca stated the lot size and all other requirements for this property met.
- There were no further comments.

Commissioner Tully moved, and Commissioner Gardner seconded to recommend approval of an Extraterritorial Certified Survey Map.

All were in favor and the motion carried.

ADJOURNMENT

Alderman Preusker moved, and Commissioner Redman seconded to adjourn the meeting at 7:29 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant



PLAN COMMISSION

ITEM NUMBER: 7A

DATE: September 8, 2020

SUBJECT: A Public Hearing for a Conditional Use application at 317 W. Market 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 Trevor Olive for property located at 317 W. Market Street. The applicant proposes to use the facility for auto body and engine repair shop.

ZONING:

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

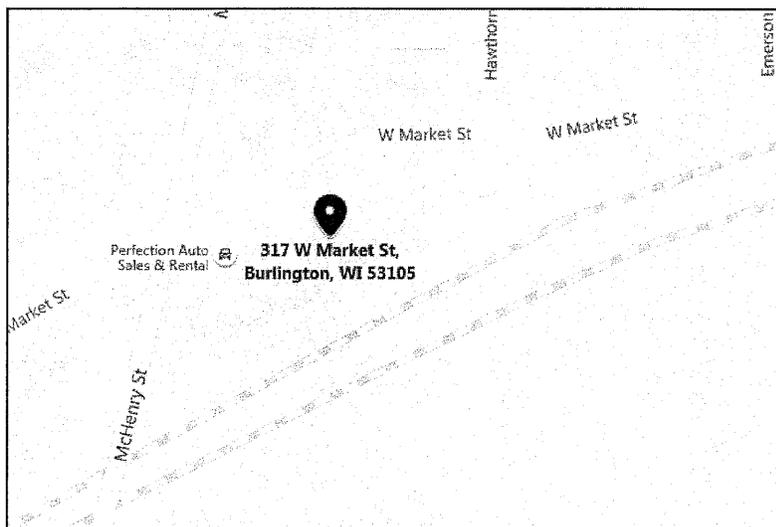
RECOMMENDATION:

N/A

TIMING/IMPLEMENTATION:

This item is for a Public Hearing at the September 8, 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: Ken Kessler
Applicant: Trevor Olive
Location: 317 W. Market Street
Zoning: M-1, Light Manufacturing District
Use: To allow for auto body repair and engine repair

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, SEPTEMBER 8, 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, 17th day of August, 2020.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press
August 20th and August 27th, 2020



PLAN COMMISSION

ITEM NUMBER: 7B

DATE: September 8, 2020

SUBJECT: Consideration to approve a Conditional Use application at 317 W. Market Street.

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

PROJECT/SCOPE:

This item is to consider approving a Conditional Use application from Trevor Olive for property located at 317 W. Market Street. The applicant proposes to use the facility for auto body and engine repair shop. The applicant proposes one employee, operating Monday-Friday, 8 am–5 pm. It is assumed that the existing lighting is sufficient. The conditional approval is subject to:

- A.) Provide additional information in regards to the vehicle storage outdoors.
- B.) Provide information about maintenance and future plans for the property.

ZONING:

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

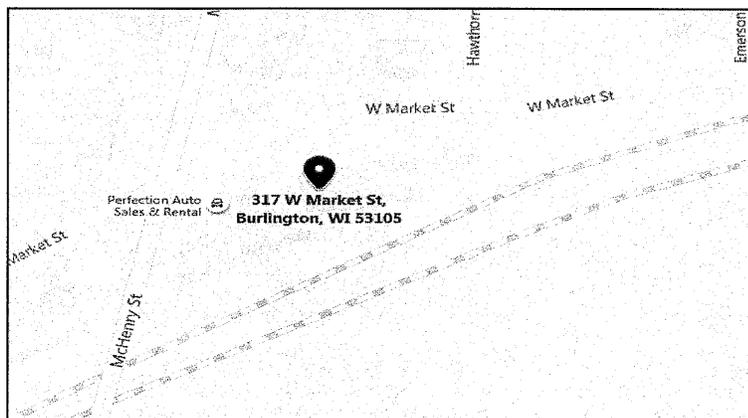
RECOMMENDATION:

Graef and Burlington Fire Department recommend a conditional approval of this Conditional Use, subject to items listed in the August 26, 2020 and September 3, 2020 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the September 8, 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: September 3, 2020

SUBJECT: Review of an Application for a Conditional Use Permit Approval from Trevor Olive for an auto body and engine repair at 317 W. Market Street

A. PURPOSE

Consider for approval an Application for a Conditional Use Permit for an auto body and engine repair from Trevor Olive (Applicant) 317 W. Market Street on parcel 206-02-19-05-062-080.

B. RECOMMENDATION

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

- 1) **CONDITIONALLY APPROVE** the Application for a Conditional Use Permit for “Automobile upholstery, body repair, and engine repair.” in the M-1 Light Manufacturing District at 317 W. Market Street for Trevor Olive (Applicant), subject to the following conditions:
 - a. Applicant is requested to provide additional information in regards to the vehicle storage outdoors.
 - b. Owner to provide information about maintenance and future plans for the property.

C. BACKGROUND

Trevor Olive (Applicant) has submitted an Application for a Conditional Use Permit for use as an auto body and engine repair shop for light auto repair and body work. He proposes one employee, operating Monday-Friday, 8 am - 5 pm. The property is owned by Ken Kessler.



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
Compliance with § 315-137. Site plan.		
Site plan submittal items	Complete	This application meets all requirements as outlined.
Compliance with § 315-30. M-1 General Manufacturing District.		
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 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	(1) Automobile upholstery, body repair, and engine repair.
H. Exterior lighting standards and lighting plan required.	Pending	<p><i>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.</i></p> <p>It is assumed that the existing lighting is sufficient for this application. Applicant to confirm.</p>



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Compliance with § 315-48. Parking requirements.		
A. Adequate access.	Met	<i>(1) Adequate access to a public street shall be provided for each parking space. (2) Driveways shall be a minimum of: (b) Twenty-four feet wide for all other uses. This minimum width for all other uses</i>
B. Minimum parking space size.	Met	<i>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. Met. Parking spaces are already delineated.</i>



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 26, 2020

SUBJECT: Review of a Conditional Use Application for the property located at 317 W. Market Street to use the facility for auto body repair and engine repair.

PURPOSE: Consider for approval the Conditional Use Application for the property located at 317 W. Market Street to use the facility for auto body repair and engine repair.

BACKGROUND: Trevor Olive (Applicant) submitted a Site Plan Application on August 13, 2020 to operate an auto body and engine repair facility at 317 W. Market Street, Burlington.

REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE: Complete code review unavailable due to insufficient information submitted regarding the project. The following codes may be triggered:

- **IBC 903.2.9.1:** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:
 - (4.) A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet.
- **IBC 416.5:** An automatic sprinkler system or fire-extinguishing system shall be provided in all spray, dip and immersing spaces and storage rooms and shall be installed in accordance with Chapter 9.

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 provides documentation from a competent design professional that the intended use of the building is in compliance with local code and state code.



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

**APPLICATION FOR A CONDITIONAL
USE PERMIT**

FOR OFFICIAL USE ONLY

Date Filed 8/13/20
Received by KA

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

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

NAMES AND ADDRESSES

Applicant Trevor Olive

Phone No. 414-418-8550

Applicant's Address 25812 Malchine Rd Waterford WI

Applicant's Email Address turbowrenchhead@yahoo.com

Owner of the site Ken Kessler

Phone No. 262-909-5936

Owner's address Box 34 Powers Lake, WI 53159

DESCRIPTION OF THE SUBJECT SITE

Business name Pro Car Care / Southeast Powersports

Address 317 West Market St Burlington

Or if no address exists: Parcel Identification No. _____

Existing Zoning classification M-1

Description of the proposed use Auto Body Repair + Engen Repair

Number of employees / Hours of operation 1 / M-F 8-5

**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.

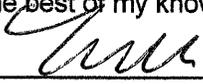
If municipal sewage service or water service is not available, a plan shall be approved by the City Engineer who shall certify in writing that satisfactory, adequate and safe sewage disposal and/or a safe supply of water, is possible on the site as proposed by the plan in accordance with applicable local,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

Additional information

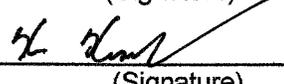
Reason for requesting a Conditional Use:

Light auto repair and body work

Certificate – I hereby certify that all the preceding statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Applicant 
(Signature)

Trevor Olive
(Print)

Owner 
(Signature)

Ken Kessler
(Print)

Date: 8-13-2020

Date application Filed: 8-13-2020

- 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)

Date: 8/14/2020

PLAT OF SURVEY
-OF-

LOTS 2, 3, 4, 5, AND 8, BLOCK 8, SHELDON'S FIRST ADDITION TO BURLINGTON, ACCORDING TO THE RECORDED PLAT THEREOF, SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

ALSO: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE 4TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 9, OF SHELDON'S FIRST ADDITION TO THE CITY OF BURLINGTON, A PLAT OF RECORD, THENCE SOUTH 13°02' WEST, 105.18 FEET ALONG THE EAST LINE OF MCHENRY STREET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND HERENAFTER DESCRIBED; THENCE NORTH 60°23'40" EAST, 228.04 FEET; THENCE NORTH 60°52'08" EAST, 125.58 FEET; THENCE NORTHEASTERLY 50.38 FEET ALONG THE ARC OF A CURVE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1988.14 FEET AND A CHORD OF 50.38 FEET WHICH BEARS NORTH 61°07'55" EAST, THENCE SOUTH 27°39'30" EAST, 35.00 FEET TO A POINT THAT IS 15 FEET FROM THE CENTER LINE OF THE MAIN LINE RAILROAD TRACK; THENCE SOUTHWESTERLY 40.17 FEET ALONG THE ARC OF A CURVE CONVEX NORTHWESTERLY AND PARALLEL WITH SAID RAILROAD TRACK AND HAVING A RADIUS OF 1921.14 FEET AND A CHORD OF 40.17 FEET WHICH BEARS SOUTH 61°07'40" WEST; THENCE SOUTH 60°52'08" WEST, 125.58 FEET PARALLEL WITH SAID RAILROAD TRACK; THENCE SOUTH 60°23'40" WEST, 290.27 FEET PARALLEL WITH SAID RAILROAD TRACK AND TO THE EAST LINE OF MCHENRY STREET; THENCE NORTH 13°02' EAST, 47.58 FEET ALONG MCHENRY STREET TO THE PLACE OF BEGINNING. CONTAINING 0.337 ACRE OF LAND, SAID LAND BEING IN THE CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN.

ALSO PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, OF SHELDON'S FIRST ADDITION TO BURLINGTON, A PLAT OF RECORD, THENCE SOUTH 60°23' WEST, 290.18 FEET (RECORDED AS 270.8 FEET) ALONG THE SOUTHERLY LINE OF SAID BLOCK 8 TO THE EAST LINE OF MCHENRY STREET; THENCE SOUTH 13°02' WEST, 105.18 FEET (RECORDED AS SOUTH 12°56' WEST) ALONG THE EAST LINE OF MCHENRY STREET TO A POINT THAT IS 50 FEET FROM THE CENTERLINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S MAIN TRACK; THENCE NORTH 60°23'40" EAST, 228.04 FEET TO A POINT THAT IS 50 FEET FROM SAID CENTERLINE OF RAILROAD; THENCE NORTH 60°52'08" EAST, 125.58 FEET TO A POINT THAT IS 50 FEET FROM SAID CENTERLINE OF SAID MAIN TRACK; THENCE NORTHEASTERLY 50.38 FEET ALONG THE ARC OF A CURVE CONVEX NORTHERLY AND PARALLEL WITH SAID MAIN TRACK, SAID CURVE HAVING A RADIUS OF 1988.14 FEET AND A CHORD OF 50.38 FEET WHICH BEARS NORTH 61°07'55" EAST; THENCE NORTH 0°06'30" WEST 3.98 FEET ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 2, BLOCK 8 OF SHELDON'S 1ST ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 60°52'08" WEST, 64.50 FEET ALONG THE SOUTH LINE OF LOT 2; THENCE NORTH 29°38' WEST, 75.00 FEET ALONG THE WESTERLY LINE OF LOTS 2 & 3 IN SAID ADDITION TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM LAND CONVEYED IN DEED RECORDED IN VOLUME 1928 OF RECORDS, PAGE 895, DOCUMENT NO. 1265383.

SURVEY FOR: RE/MAX PREMIER PROPERTIES
SURVEY LOCATION: 309 W. MARKET STREET

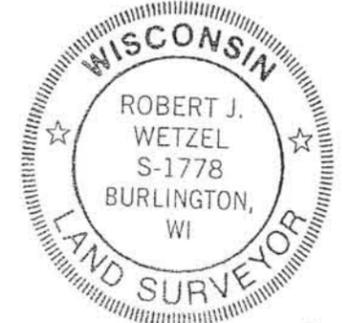
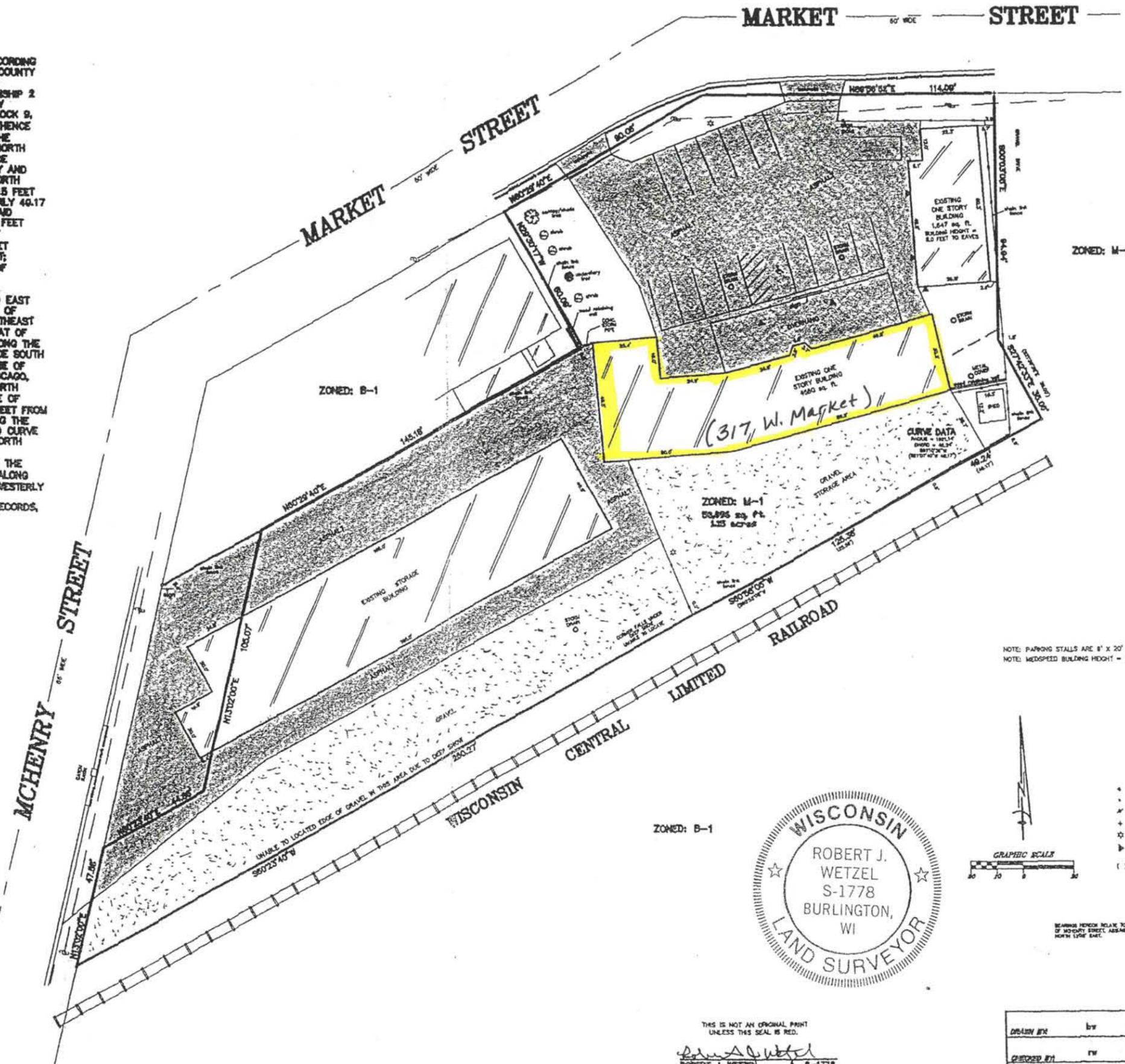
NOTE: TREES AND SHRUBS AS SHOWN TO BE PLANTED WHEN CONDITIONS ALLOW.

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

This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title therein within one year from date hereof.



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



THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED.
Robert J. Wetzel
ROBERT J. WETZEL S-1778

NOTE: PARKING STALLS ARE 8' X 20' TYPICAL
NOTE: MEDSPEED BUILDING HEIGHT = 10'



- LEGEND**
- ⊕ FOUND IRON PIPE
 - ⊖ NOT FOUND IRON PIPE
 - ⊕ FOUND P.V. PIPE
 - ⊖ NOT FOUND P.V. PIPE
 - ⊕ FOUND P.V. MANHOLE
 - ⊖ NOT FOUND P.V. MANHOLE
 - ⊕ LIGHT POLE
 - ⊖ LIGHT
 - () RECORDED AS

BEARINGS HEREON RELATE TO THE EAST LINE OF MCHENRY STREET, ASSUMED BEARING NORTH LYING EAST.

DESIGN #	bw	DATE	DECEMBER 30, 2008
CHECKED BY	rw	BOARD NO.	7084-1
REV. NO.	7084	SHEET	1 OF 1

REVISED: FEBRUARY 11, 2009

REVISED: JANUARY 27, 2008



PLAN COMMISSION

ITEM NUMBER: 7C

DATE: September 8, 2020

SUBJECT: Consideration to recommend approval of a Rezone Map Amendment request at Falcon Ridge Drive from Rm-2/C-1 District to Rm-2/C-1/PUD 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 Jesse Dropik of Millennium Dream Homes, LLC, for property along Falcon Ridge Drive. The applicant is requesting to rezone the property from Rm-2/C-1, Multi-Family Residential/Conservancy District to Rm-2/C-1/PUD, Multi-Family Residential/Conservancy District with a Planned Unit Development. The applicant proposes to maintain these zoning addresses, but also add a PUD Planned Unit Development Overlay District given the application is for a condominium development. The applicant proposes to construct "Falcon Woods" a 30-unit condominium.

ZONING:

The parcel is currently zoned Rm-2/C-1, Multi-Family Residential/Conservancy District. The applicant is requesting to rezone to Rm-2/C-1/PUD, Multi-Family Residential/Conservancy District with a Planned Unit Development.

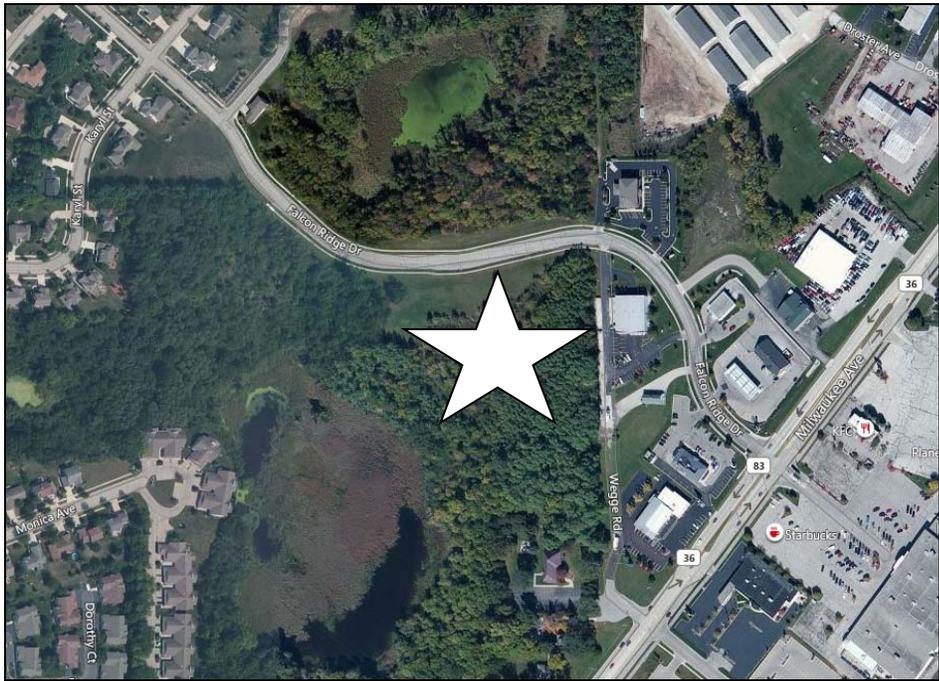
RECOMMENDATION:

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 September 8, 2020 Plan Commission, is scheduled for the September 15, 2020 Committee of the Whole meeting and with a Public Hearing the same night and at the October 6, 2020 Common Council meeting for final consideration.

MAP:





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	<u>8/18/20</u>
Date Received (\$500)	<u>8/18/20</u>
Zoning Administrator	<u>KA</u> (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 Rm-2/C-1 District to Rm-2/C-1/PUD District:

Address of Property: Lot 1 - Falcon Ridge Drive Acres: 25

Legal Description of Property (attach additional sheets if needed): _____

~~See Attached~~ _____

I have requested this rezoning for the purpose of: Develop a 30-unit condominium development (Falcon Woods)

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 Jesse Dropik

Address 105 Lake St

Mukwonago WI 53149

(City) (State) (Zip)

Telephone No. 262-203-3367

Date 8/14/2020

OWNER'S AGENT:

Name _____

Address _____

(City) (State) (Zip)

Telephone No. _____

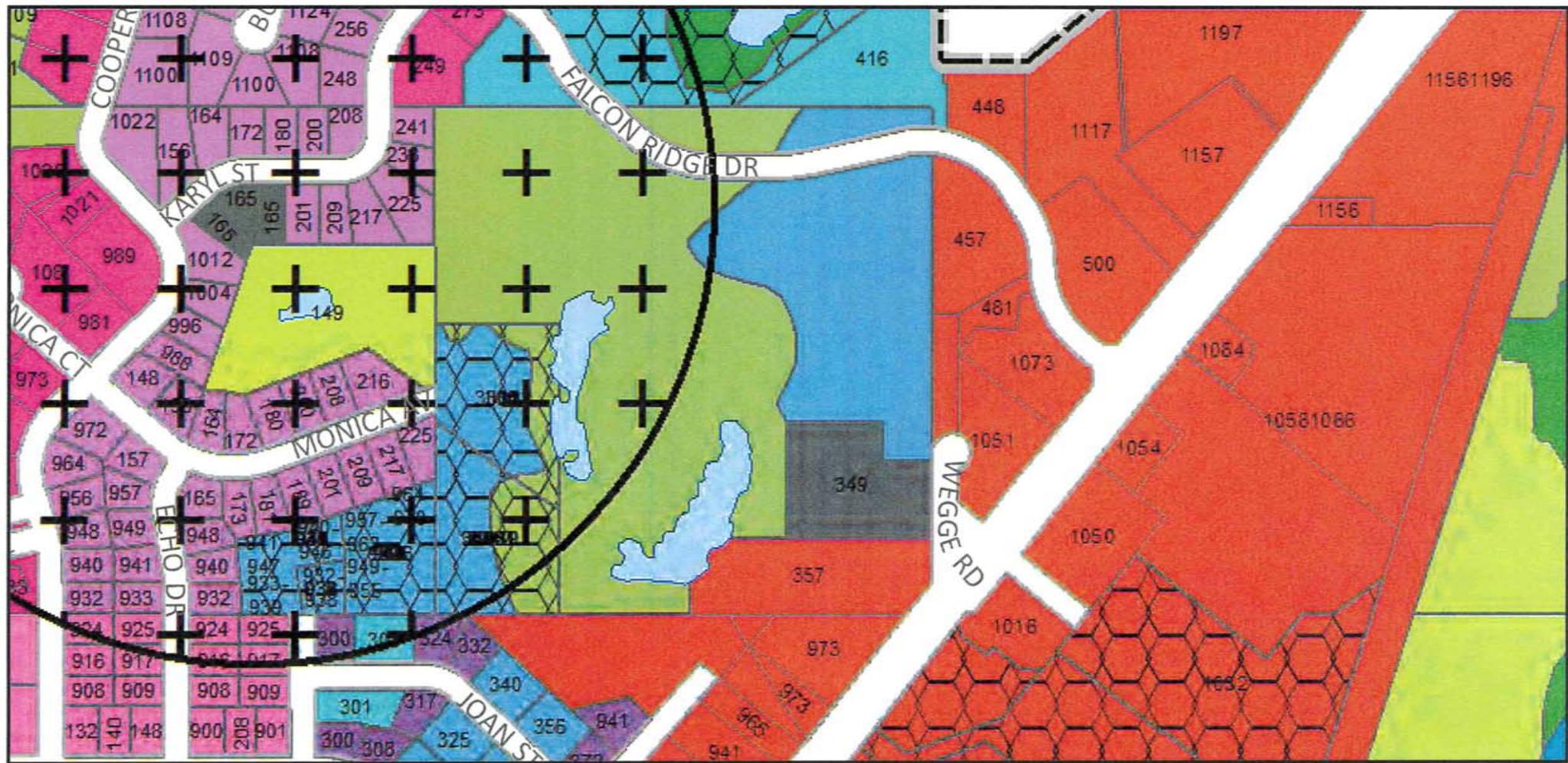
Date _____

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.

FALCON WOODS
CITY OF BURLINGTON
RACINE COUNTY, WISCONSIN

VICINITY MAP





**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: Millennium Dream Homes, LLC
Applicant: Jesse Dropik
Applicant Address: PO Box 511 Elkhorn, WI 53121
Location of Request: **Falcon Ridge Drive**
Existing Zoning: Rm-2/C-1, Multi-Family Residential/Conservancy District
Proposed Zoning: Rm-2/C-1/PUD, Multi-Family Residential/Conservancy District, with a Planned Unit Development
Proposed Use: To develop a 30-unit condominium (Falcon Woods)

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, SEPTEMBER 15, 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 24th day August, 2020.

Diahnn Halbach, City Clerk

Published in the Burlington Standard Press
August 27th and September 3rd, 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BY REZONING FALCON RIDGE DRIVE FROM RM-2 MULTI-FAMILY RESIDENTIAL/CONSERVANCY DISTRICT TO RM-2/C-1/PUD, MULTIPLE-FAMILY RESIDENTIAL/CONSERVANCY DISTRICT WITH A PLANNED UNIT DEVELOPMENT

WHEREAS, Jesse Dropik, applicant, requests property located at Falcon Ridge Drive (Falcon Woods), as described in Attachment "A" to be rezoned to Rm-2/C-1/PUD, Multiple-Family Residential/Conservancy District with a Planned Unit Development, 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 September 8, 2020 meeting; and,

WHEREAS, a public hearing was held regarding this matter at the Common Council's September 15, 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:** Jesse Dropik
- Applicant:** Jesse Dropik
- Location of Request:** Falcon Ridge Drive (Falcon Woods)
- Existing Zoning:** Rm-2/C-1, Multi-Family Residential/Conservancy District
- Proposed Zoning:** RM-2/C-1/PUD, Multiple-Family Residential/Conservancy District with a Planned Unit Development
- Proposed Use:** To develop a 30-unit condominium (Falcon Woods)

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: September 15, 2020
Adopted: October 6, 2020

Jeannie Hefty, Mayor

Attest:

Diahnn Halbach, City Clerk

ATTACHMENT A

Legal Description

206-03-19-29-084-000

Falcon Ridge Drive

Lot 1, Certified Survey Map No. 2174, Volume 6, Page 671, being part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 3 North, Range 19 East. Said land being in the City of Burlington, County of Racine and State of Wisconsin.

The Southeast 1/4 of the Northeast 1/4 of Section 29, Township 3 North, Range 19 East; excepting therefrom a strip 2 rods wide running South from the Northeast corner of said 40 acres along the East line to Burlington and Rochester Road; also excepting a parcel of land 12 rods North and South by 40 rods East and West off the Southeast corner thereof; also excepting therefrom Lot 1 of Certified Survey Map No. 46, Volume 1, Page 99-100; also excepting therefrom lands described in deed recorded in Volume 2329, Page 611; also excepting therefrom Certified Survey Map Number 2174, Volume 6, Page 671, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 3 North, Range 19 East. Said land being in the City of Burlington, County of Racine and State of Wisconsin.



PLAN COMMISSION

ITEM NUMBER: 7D

DATE: September 8, 2020

SUBJECT: Consideration to approve a Site Plan application at Falcon Ridge Drive.

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

PROJECT/SCOPE:

This item is to consider approving a Site Plan application from Jesse Dropik of Millennium Dream Homes, LLC, for property located along Falcon Ridge Drive. The applicant is proposing to construct “Falcon Woods” – 30 dwelling units built as townhomes, in four two-story structures on the 25.1997-acre site. Much of this parcel is part of a primary environmental corridor and will remain as such. The project will include a project limit of 214,501 square feet. Of this, 79,880 will be impervious surface (structures, roadway, driveways) and 134,621 will be green space. There will be four buildings- Building A (Phase 1) with 10 units, Building B with 10 units, Building C with 4 units, and Building D with 6 units. All four buildings will be separated into two separate 2-unit buildings by a fire wall within. Parking for each unit will have a 4-parking stall capacity (2 in a garage, 2 on the driveway). The applicant proposes hard surfacing. Each building will have end cap units on each side with a different layout that is larger in size (1,840 square feet) with the first level master suites and two bedrooms upstairs. Other units have 3 bedrooms on the second floor and will be 1,774 square feet in size. Some units will have full lower level with direct outdoor access.

This Site Plan shall be contingent upon conditions listed in the Graef, Kapur, and Fire Department reviews. It should be noted, a development agreement must be approved by the Common Council prior to construction.

ZONING:

The parcel is currently zoned Rm-2/C-1, Multi-Family Residential/Conservancy District. The applicant is requesting to rezone to Rm-2/C-1/PUD, Multi-Family Residential/Conservancy District with a Planned Unit Development.

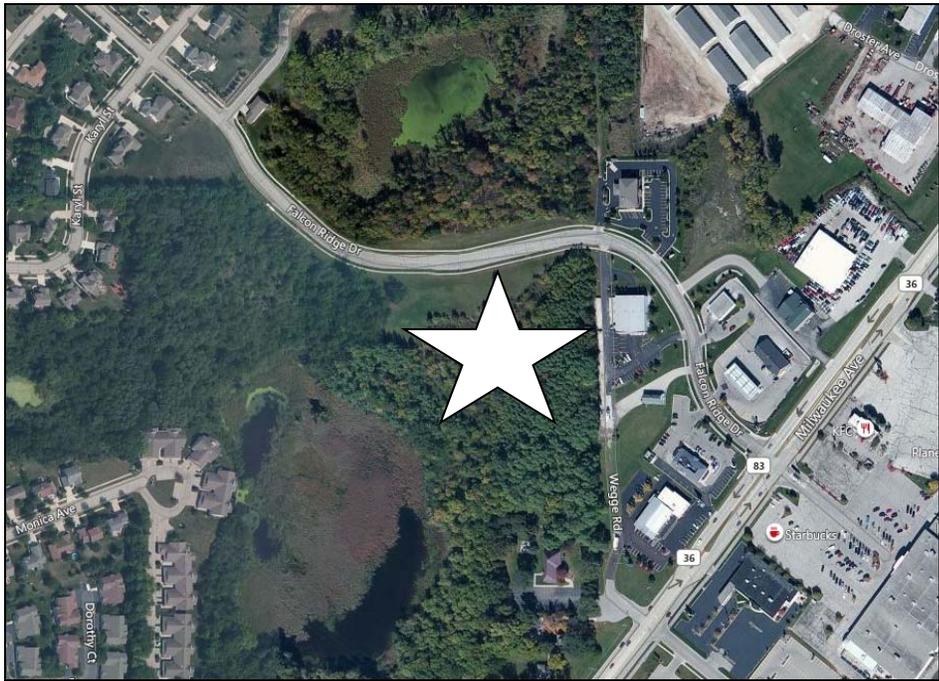
RECOMMENDATION:

Graef, Kapur & Associates, and the Burlington Fire Department recommend a conditional approval of this Site Plan, subject to items listed in the August 26, 2020, September 2, 2020, September 3, 2020 and memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the September 8, 2020 Plan Commission meeting. No further action is necessary.

MAP:





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: 8/17/20
RECEIVED BY: [Signature]
AMT. PAID: 500

SITE PLAN APPROVAL APPLICATION

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

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

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

Applicant Information

Property Address Lot 1 Falcon Ridge Dr. Tax Key #206031929084000
Applicant Name Jesse Dropik
Applicant Address PO Box 511 Elkhorn, WI 53121
Applicant Email jesse@millenniumdreamhomes.com Phone Number 262-203-3367

Owner Name Millennium Dream Homes, LLC
Owner Address PO Box 511 Elkhorn, WI 53121
Owner Email jesse@millenniumdreamhomes.com Phone Number 262-203-3367

Architect/Contractor/Designer Name Joe Galbraith - Galbraith Carnahan Architects LLC
Architect/Contractor/Designer Email jrg@galbraithcarnahan.com Phone Number 414-291-0772

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

Description of the Project: Condominium development

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: RM-2 and C-1
- Permitted Use? YES / NO Conditional Use? YES / NO
- Is a Rezone required? YES / NO If Yes, Proposed Zoning: _____
- Is a Land Division required? YES / NO
- Is property in the Historic District? YES / NO
- Will there be signage? YES / NO What type (mounted, freestanding): _____
- What kind of noise or level of noise will the property have? moderate
- Hours of operation NA

Engineering

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

- Number of units: 30
- Number of bedrooms in each unit: 2 (22) : 3 (8)
- Water service size requirement: 1-1/4"

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? NA
- Are you selling or serving alcohol and/or tobacco products? No

Fire Department

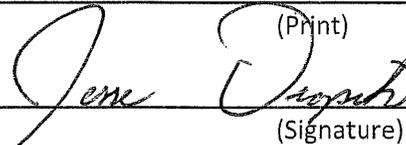
- Square footage of building(s): Buildings "A" = 16,338 sf, "B" = 11,284 sf, "C" = 26,782 sf, "D" = 26,782 sf, TOTAL = 81,186 sf
- Number of Floors: Two
- Occupant Load: _____
- Description of business model and/or process: These units will be sold as condominiums

- Occupancy Type(s): *If mixed use indicate all occupancy type areas. Refer to chart below:*
This project will be under the Wisconsin Uniform Dwelling Code. The building will be separated into separate 2 unit buildings by a fire wall

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

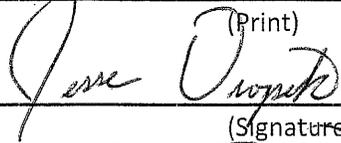
Owner: Jesse Dropik

Date: 8/14/20

Owner: 
(Print) _____
(Signature) _____

Applicant: Jesse Dropik

Date: 8/14/20

Applicant: 
(Print) _____
(Signature) _____

Zoning Administrator: 
(Signature) _____

Date: 8/14/20

City of Burlington Planning & Zoning

Site Plan Approval Application

Chapter 315. Zoning

Article III Zoning Districts

Appendix H Subcategory (a) 1-4

The City of Burlington is a thriving community and sought-after location for young professionals, families and retirees. The proposed development will support these established qualities by offering brand new residential living that provides freedom from property maintenance, thus giving the dwellers more time to explore the historical downtown area, local parks and businesses, and participate in community activities. This will support the connection between downtown and surrounding neighborhoods.

Burlington has a well-balanced age distribution and strong labor force status. The population growth from our development will help to support local businesses, industries and operations, improving upon this already great community.

The City of Burlington has worked hard in preserving local parks and the natural beauty of the White and Fox rivers in order to promote rural charm and enhance the community's quality of life. The architectural design of our proposed development will compliment the existing landscape. We plan to preserve untouched acreage, which will create serenity and privacy for our residents while respecting the atmosphere and ambiance of established nearby communities.

Our proposed development will not only enhance the local atmosphere, but will endorse the city's recognition as being one of the top small towns in Wisconsin.

Millennium Dream Homes, LLC is a successful business that is well established in the real estate development industry. We are excited to have the opportunity to be a part of and contribute to this thriving community.

Total area to be included in the PUD: **1,097,700 sq. ft., 25.1997 acres**

Area of open space: **117,766**

Residential density computations: **Refer to data table on the site plan**

Proposed number of dwelling units: **30**

Population analysis: **Approximately 90 persons**

Availability of or requirements for municipal services: **Municipal services are required and are available**

Estimate value of structures and site improvement costs: **\$7,300,000**

Outline of the organizational structure of owner's association: **Condominium Association with potential subchapters**

Any proposed departures from the standards of development as set forth in the City zoning regulations: **No**

Expected date of commencement of physical development: **Approximately 11/1/2020**



collaborate / formulate / innovate

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Tanya Fonseca, AICP

DATE: September 3, 2020

SUBJECT: Review of Applications for a Rezoning and Site Plan for Lot 1 on Falcon Ridge Drive

A. PURPOSE

- 1) Consider for approval Applications for a Rezoning and Site Plan Review from Jesse Dropik of Millennium Dream Homes, LLC for parcel 206-03-19-29-084-000 located on Falcon Ridge Drive.

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
- 2) **APPROVE** a Site Plan Approval for a 30-unit condominium development located on Lot 1 of Falcon Ridge Drive.

C. BACKGROUND

Jesse Dropik (Applicant) has submitted Applications to Rezone and for a Site Plan Review for parcel 206-03-19-29-084-000 on Falcon Ridge Drive. The property is currently zoned Rm-2 Multiple Family Residential and C-1 Conservancy District. The Applicant proposes to maintain these zoning addresses, but also add a PUD Planned Unit Development Overlay District given the application is for a condominium development.

The Applicant proposes to construct "Falcon Woods" – 30 dwelling units built as townhomes, in four two-story structures on the 25.1997-acre site. Much of this parcel is part of a primary environmental corridor and will remain as such, as negotiated with the Southeastern Wisconsin Regional Planning Commission. The project will include a project limit of 214,501 square feet. Of this, 79,880 will be impervious surface (structures, roadway, driveways) and 134,621 will be green space.

In the approved development zone, there will be four buildings – Building A (Phase 1) with 10 units, Building B with 10 units, Building C with 4 units, and Building D with 6 units. All four buildings will be separated into two separate 2-unit buildings by a fire wall within, per the Wisconsin Uniform Dwelling Code.



Other relevant details include:

- The project is proposed in phases – the first being the 10 units along Falcon Ridge Drive
- For parking, each unit will have a 4-parking stall capacity (2 in a garage, 2 on the driveway)
- Each building will have end cap units on each side with a different layout that is larger in size (1,840 square feet) with first level master suites and two bedrooms upstairs. Other units have 3 bedrooms on the second floor and will be 1,774 square feet in size. Some units will have full lower level with direct outdoor access (but not all depending on the topography)

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
Compliance with § 315-128. Zoning permit.		
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).
Compliance with § 315-137. Site plan.		
Site plan submittal requirements.	Complete	This application meets all requirements as outlined.
Compliance with § 315-23. Rm-2 Multiple Family Residence District.		
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.
(D) Lot area and width.	Met	(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. (2) Lots shall not be less than 120 feet in width
(E) Building height.	Pending	No building or parts of a building shall exceed 35 feet in height. Applicant to confirm the height of the structure.



REVIEW STANDARD	EVALUATION	COMMENTS
(F) Setback and yards.	Met	<ul style="list-style-type: none"> ▪ A minimum street yard of 25 feet from the right-of-way of all public streets shall be required. ▪ 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. ▪ There shall be a rear yard of not less than 25 feet. <p>The Site Plan shows a 20-foot setback; however, it appears that it is likely at least 25 feet to the front face of the garages. Applicant to confirm.</p> <p>If this is the case, this application meets all these dimensional requirements. If this is not the case, a slightly reduced setback along Falcon Ridge Drive could be considered as part of the PUD Overlay that the property is being rezoned to include, in addition to the Rm-2 base zoning. Furthermore, with the garages facing the street, a reduced setback would not cause any issue for future residents, or motorists and pedestrians on Falcon Ridge Drive.</p>
Compliance with § 315-37. C-1 Conservancy District.		
District Intent	Met	<p><i>The C-1 Conservancy District is intended to be used to prevent destruction of valuable natural or man-made resources and to protect woodland and wetland areas and wildlife habitat, where development would result in hazards to health or safety or would deplete or destroy natural resources or be otherwise incompatible with the public welfare.</i></p> <p>The forested land that will not be developed is zoned C-1. This land falls into the permitted uses of forest reserves for wilderness and/or wildlife areas.</p>



Compliance with § 315-43. PUD Planned Unit Development Overlay District.		
District Intent	Met	<i>The unified and planned development of a site in a single, partnership, or corporate ownership or control or in common ownership under the Condominium Ownership Act set forth in Ch. 703, Wis. Stats., may be permitted by the City upon specific petition under this section and after public hearing, with such development encompassing one or more principal uses or structures and related accessory uses or structures, when all regulations and standards as set forth in this section have been met.</i>
(3) In the case of a proposed residential Planned Unit Development Overlay District:	Met	<i>Planned residential developments in the Rm-2 and Rm-3 Districts shall be limited to cluster developments, townhouses, and condominiums</i> This applicant meets all of the listed requirements in this section.
(3) (g)	Pending	<i>Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.</i> Land zoned C-1 is the open space that will be left undisturbed. This land is also regulated by SEWRPC as it is Primary Environmental Corridor. Applicant to confirm maintenance plan or dedication and detail this in the developer's agreement to ensure that it will be incorporated in the condominium bylaws.
Compliance with § 315-48. Parking requirements.		
(E) Off-street parking area surfacing.	Pending	<i>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.</i> Application proposes hard surfacing. Stormwater to be approved by City Engineer.
(I) Minimum number of off-street parking spaces and on-site queuing required for these types. (Table 5)	Met	<i>Table 5 requires 2.5 spaces per dwelling unit for three-bedroom units, plus 0.5 spaces per dwelling unit for guest parking.</i> Each unit is proposed to have 4 parking spaces (2 in the garage and 2 on the driveway)
Compliance with § 315-138. Landscape plans.		
Site plan submittal requirements.	Complete	This application meets all requirements as outlined.

Compliance with § 315-52. Landscaping.		
<p>(C) Bufferyards required to separate different zoning districts.</p>	<p>Met</p>	<p><i>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.</i></p> <p>Based on the neighboring B-1 use, a bufferyard intensity factor of 2 is required between the properties on the eastern edge of the proposed side, on the B-1 property. There is an existing bufferyard there, and this should be maintained.</p> <p>(https://ecode360.com/attachment/BU1954/BU1954-315k%20Table%209.pdf)</p>
Compliance with Article VII. Signs		
<p>§ 315-69. Sign height and clearance determination. § 315-70. Sight lighting and illumination. § 315-71. Permitted signs; dimensional requirements.</p>	<p>Pending</p>	<p>Applicant to apply for a sign permit if a signed is planned.</p>

Memo to the City of Burlington

To: Kristine Anderson, Plan Commission **Date:** September 2, 2020
From: Greg Governatori
CC: Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs, Tanya Fonseca,
Subject: Falcon Woods Amended Review

BACKGROUND AND REQUEST:

A site plan review request was received August 18th, 2020 for the construction of a new Condominium development. The development will consist of 30 condominium units in four buildings. Ten of the units will have direct access from Falcon Ridge drive utilizing five shared driveways. The remaining units will access through a private drive built to City standards. This drive will also connect to Falcon Ridge Drive. Revised plans were received on August 27th, 2020

The following plans were submitted for review:

- Civil Plans sheets C000 through C502, prepared by rasmith, dated August 13, 2020.
- Storm Water Management Plan, prepared by rasmith, dated August 13, 2020
- Landscaping Plans L100 and L200 prepared by rasmith, dated August 13, 2020

General

1. A condominium plat was not included as part of the site plan approval application. A condominium plat is required showing all easements reserved for public sanitary sewer, water main, and storm water facility improvements and access.
2. All regulatory permits will need to be provided prior to the commencement of construction, this will include but may not be limited to a WDNR sanitary sewer extension permit, a WDNR watermain extension permit, a WDNR notice of intent to grade.
3. Storm sewer sizing and flow calculations are required, along with all pipe data included on the plans.
4. The storm water and infiltration basins are required to be certified once excavated to final grade. The city shall be notified at the time of completion for final acceptance and certification. The as-built Data shall be provided to the city in digital format for inclusion in the city-wide system mapping.
5. The public watermain and sanitary sewer mains require plan and profile sheets for review. The sheets shall include all required construction information, including pipe size, materials, stationing, bends locations, slopes, elevations, etc.
6. All storm water basin details, cross sections, and restoration information is required. This includes any pond lining, infiltration basin construction specifications and sequencing.
7. Rip-rap is shown on the legend in multiple sheets, but is not called out in any specific location as being used. It is assumed it will be utilized at the pond inlet, and possibly the curb cut at the entry drive.

C100 Site Demolition Plan





8. The curb and gutter at the proposed tracking pad location shall be replaced after construction, or the pad move to coincide with a future driveway approach and curb cut.
9. The existing light pole is shown as being removed near the middle unit of Building "A" on Falcon Ridge Drive. This pole should be relocated to the east or west.

C200 Site Paving Plan

10. The proposed project defines a "Phase 1" as the 10 units along Falcon Ridge Drive. No additional phases were identified on the plan. It is assumed that all the remaining site work and utilities will be constructed in phase 2.
11. Phase 1 work should be modified to include all the necessary sanitary sewer improvements as well as the inclusion of the item in comment 3 below.
12. Phase 1 includes the wet detention basin portion of the storm water facility only. This is acceptable as it will serve as a sedimentation basin during construction however the development agreement is required to have a completion date for the infiltration portion of the development with 12 months of stabilization of the property, or within 12 months after have active phasing being completed.
13. The approach to the access drive that serves the rear buildings shall be included in Phase 1 of the development. This includes the concrete apron, curb removal, sidewalk along falcon ridge drive and restoration. The work within Falcon Ridge shall be complete under the first phase. The sanitary sewer manhole (unlabeled) is required for phase 1, and the watermain valve within Falcon ridge installed with a stub to the property line. This will allow for shut of the water and continuation when future phase(s) occur.
14. Once the service laterals are complete within Falcon Ridge Drive, the entire length must be milled drive must be milled and resurfaced across the ten individual service connections proposed with the existing roadway.
15. The 30' wide interior entry radii are only 9', the applicant/engineer shall provide a template showing adequate access for emergency and fire vehicles.

C400 Utility Plan

16. See comments in general section of this memo for all required utility information.
17. The watermain easement is listed as 20' but is shown as 24' and 30' in various locations. The easement shall be defined as a Sanitary Sewer, Watermain and Access easement at the 30' feet with appropriate widths (30 feet is preferred). The development agreement shall state appropriate access is granted to municipal staff and vehicles for the service and maintenance of the utilities.
18. Sanitary laterals from a few units are shown with direct entry into manholes. This is generally not allowed, unless on the end of a line. The manholes should be constructed to have the appropriate flow line through them including lateral connections.
19. Is the storm sewer connection the detention basin to the infiltration part of phase 1 or phase 2? With a liner required for the detention basin, it may be preferred to install the pipe with phase one, include an anti-seep collar and plug until the infiltration basin is online.
20. A sanitary lateral was not visible at the end unit of Building "B" – possibly hidden under text.

C500 Site Civil Details

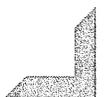
21. The 30" concrete curb detail references a 4" project specific curb relating to the City of Burlington Terrace avenue reconstruction project. This reference should be removed from the plans. A typical 6" curb is required for this project for any curb work on Falcon Ridge Drive.





The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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





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 26, 2020

SUBJECT: Review of Site Plan Application for the property located at Falcon Ridge Drive, Burlington, to construct a new condominium site consisting of 30 units.

PURPOSE: Consider for approval the Site Plan Application for the property located at Falcon Ridge Drive, Burlington, to construct a new condominium site consisting of 30 units.

BACKGROUND: Jesse Dropik (Applicant) submitted a Site Plan Application on August 18, 2020 to construct a new condominium site consisting of 30 units at Falcon Ridge Drive, Burlington.

REVIEW OF COMPLIANCE WITH LOCAL AND STATE FIRE CODE: No concerns at time of review.

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 ensures that all work conforms to local and state codes.

FALCON WOODS

CITY OF BURLINGTON

RACINE COUNTY, WISCONSIN

REVIEWING / PERMITTING AUTHORITIES:

CITY OF BURLINGTON BUILDING INSPECTION DIVISION
 GREGORY GUIDRY
 BUILDING INSPECTOR
 300 N PINE ST
 CITY OF BURLINGTON, WI 53105
 262-342-1164

CITY OF BURLINGTON PLANNING & ZONING DEPARTMENT
 MEGAN E. WATKINS
 ASSISTANT CITY ADMINISTRATOR
 300 N PINE ST
 CITY OF BURLINGTON, WI 53105
 262-342-1161

CITY OF BURLINGTON FIRE DEPARTMENT
 WES MINER
 FIRE INSPECTOR
 165 W WASHINGTON ST
 CITY OF BURLINGTON, WI 53105
 262-763-7842

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 PUBLIC WORKS DIRECTOR
 2200 S PINE ST
 CITY OF BURLINGTON, WI 53105
 262-342-1173

WASTEWATER
 CITY OF BURLINGTON-WASTEWATER DIVISION
 PETER RIGGS
 PUBLIC WORKS DIRECTOR
 2100 S PINE ST
 CITY OF BURLINGTON, WI 53105
 262-359-3646

ELECTRIC
 WE ENERGIES
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 (FAX) 414-944-5552

GAS
 WE ENERGIES
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 PLANNING AND ENGINEERING
 262-636-0767
 jk5386@att.com

CIVIL ENGINEER:

raSmith
 CREATIVITY BEYOND ENGINEERING
 RAS PROJECT: 3180547
 CONTACT: MR. CHRIS HITCH, P.E.

16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

OWNER/DEVELOPER:

MILLENNIUM DREAM HOMES, LLC
 105 LAKE ST #1322
 MUKWONAGO, WI 53149
 CONTACT: MR. JESSE DROPIK

VICINITY MAP



BENCHMARKS

- MAG SPIKE IN EAST FACE OF WOOD LIGHT POLE #01-21167
ELEV = 785.03
- CHISELED TEE IN SIDEWALK 133 FEET EAST OF WOOD LIGHT POLE #01-21167
ELEV = 787.56
- CHISELED TEE IN SIDEWALK 70 FEET WEST OF WOOD LIGHT POLE #01-21167
ELEV = 781.57

PLAN DATE: 08/13/2020

REVISION	ISSUE DATE	ISSUED SHEETS	ISSUED FOR

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	SITE DEMOLITION PLAN
C200	SITE PAVING PLAN
C300	SITE GRADING PLAN
C400	SITE UTILITY PLAN
C500	SITE CIVIL DETAILS
C501	SITE CIVIL DETAILS
C502	SITE CIVIL SPECIFICATIONS
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

FALCON WOODS
 CITY OF BURLINGTON, WI

TITLE SHEET

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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DATE: 08/13/2020
SCALE: N.T.S.
JOB NO. 3180547
PROJECT MANAGER: CHRIS HITCH, PE
DESIGNED BY: CBT
CHECKED BY: CDH
SHEET NUMBER
C000



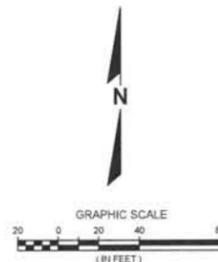
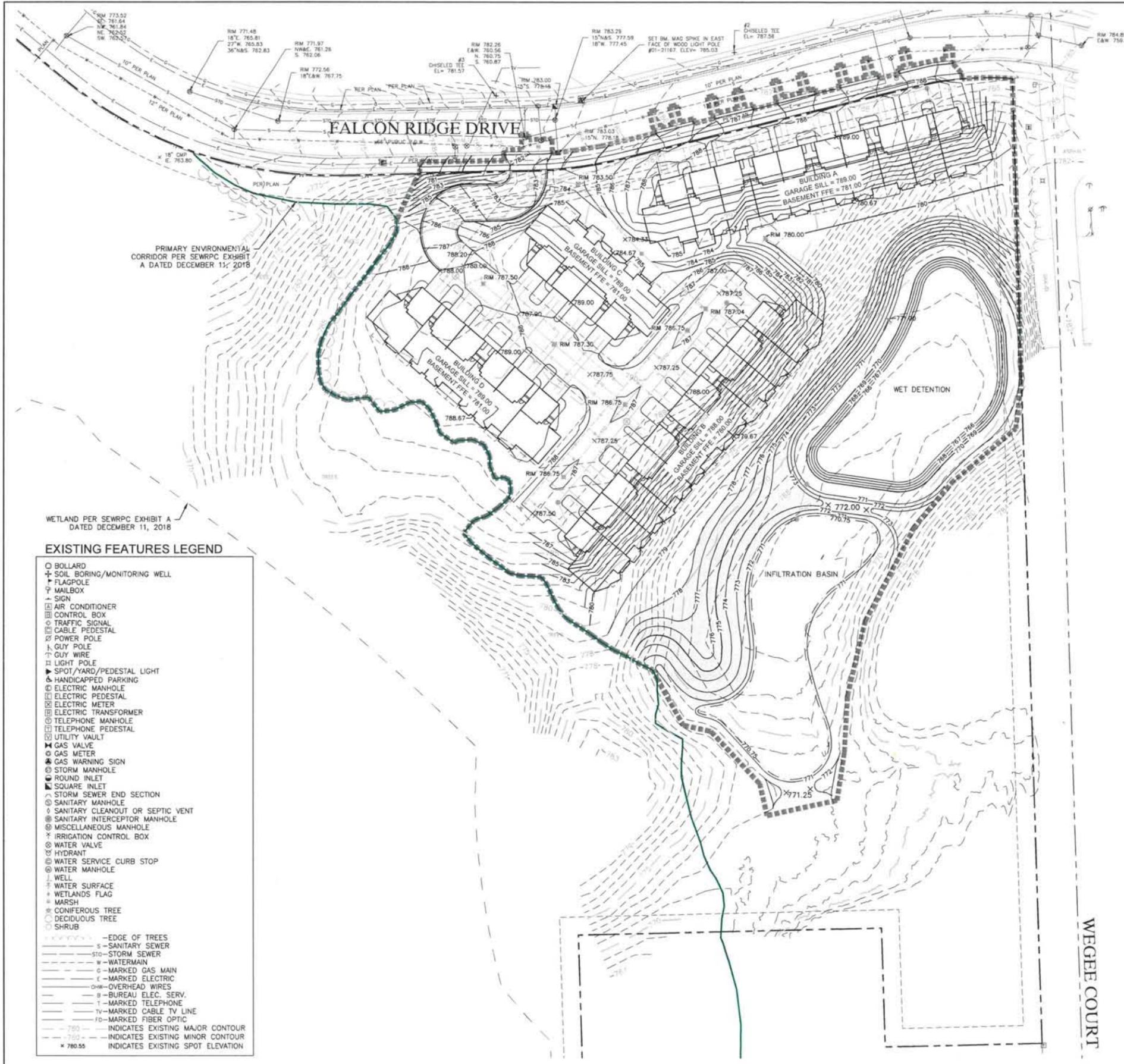
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DATE	DESCRIPTION

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raSmith
 CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Creationsburg, WI
 Mount Pleasant, WI | Naperville, IL | Irvine, CA



PROPOSED FEATURES LEGEND

- PROPERTY LINE
- ▬▬▬▬▬▬ PROJECT LIMITS
- - - - - LIMITS OF DISTURBANCE
- SILT FENCE
- XXXXXXXXXXXXXXXXXXXXXXXXXXXX SAWCUT PAVEMENT
- STRAW WATTLE
- PROPOSED INLET PROTECTION
- TREE PROTECTION
- TEMPORARY DIVERSION SWALE & BERM
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- ▨ PROPOSED TRACKING MAT
- PROPOSED EROSION CONTROL BLANKET
- ▨ PROPOSED RIP RAP
- PROPOSED 18" CURB & GUTTER
- PROPOSED 18" REJECT CURB & GUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 780.70 X FINISHED SURFACE ELEVATION
- (780.70) X FINISHED SURFACE TOP OF CURB ELEVATION
- 780.70TW X FINISHED SURFACE TOP OF WALL ELEVATION
- 780.70BW X FINISHED SURFACE BOTTOM OF WALL ELEVATION
- 780.70TS X FINISHED SURFACE TOP OF STAIRS ELEVATION
- 780.70BS X FINISHED SURFACE BOTTOM OF STAIRS ELEVATION
- S10 PROPOSED STORM SEWER
- PROPOSED STORM TRENCH DRAIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE

EXISTING FEATURES LEGEND

- BOLLARD
- + SOIL BORING/MONITORING WELL
- ▬ FLAGPOLE
- ▬ MAILBOX
- ▬ SIGN
- ▬ AIR CONDITIONER
- ▬ CONTROL BOX
- ▬ TRAFFIC SIGNAL
- ▬ CABLE PEDESTAL
- ▬ POWER POLE
- ▬ GUY POLE
- ▬ GUY WIRE
- ▬ LIGHT POLE
- ▬ SPOT/YARD/PEDESTAL LIGHT
- ▬ HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ▬ ELECTRIC PEDESTAL
- ▬ ELECTRIC METER
- ▬ ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- ▬ TELEPHONE PEDESTAL
- ▬ UTILITY VAULT
- ▬ GAS VALVE
- GAS METER
- ▬ GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- ▬ SQUARE INLET
- ▬ STORM SEWER END SECTION
- SANITARY MANHOLE
- ▬ SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- ▬ IRRIGATION CONTROL BOX
- WATER VALVE
- ▬ HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- ▬ WELL
- ▬ WATER SURFACE
- ▬ WETLANDS FLAG
- ▬ MARSH
- ▬ CONIFEROUS TREE
- ▬ DECIDUOUS TREE
- ▬ SHRUB
- EDGE OF TREES
- S --- SANITARY SEWER
- S10 --- STORM SEWER
- W --- WATERMAIN
- --- MARKED GAS MAIN
- E --- MARKED ELECTRIC
- OH --- OVERHEAD WIRES
- B --- BUREAU ELEC. SERV.
- T --- MARKED TELEPHONE
- TV --- MARKED CABLE TV LINE
- FO --- MARKED FIBER OPTIC
- 780 --- INDICATES EXISTING MAJOR CONTOUR
- 780 --- INDICATES EXISTING MINOR CONTOUR
- x 780.55 --- INDICATES EXISTING SPOT ELEVATION

DATE	DESCRIPTION

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(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

**FALCON WOODS
CITY OF BURLINGTON, WI
SITE GRADING PLAN**



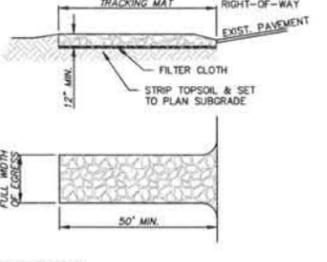
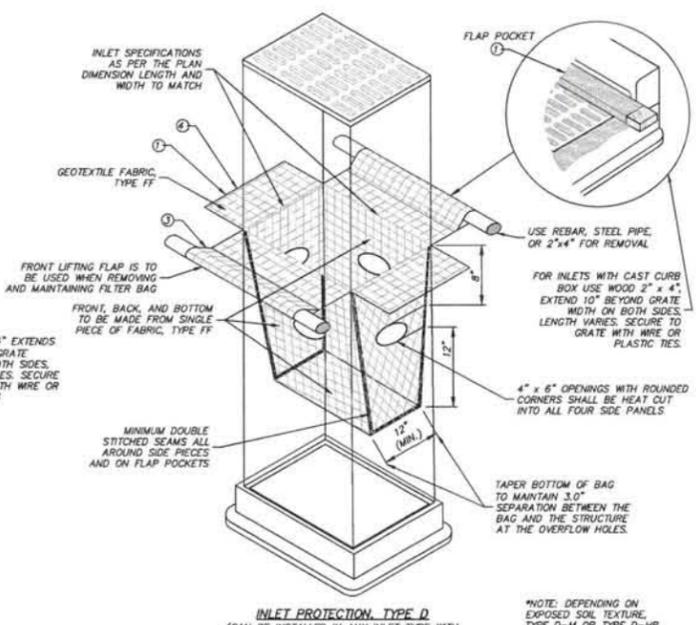
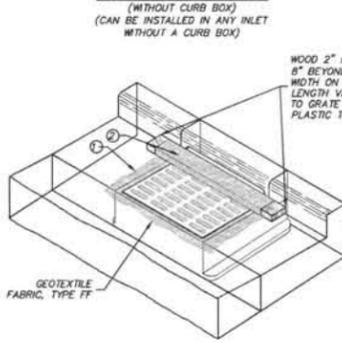
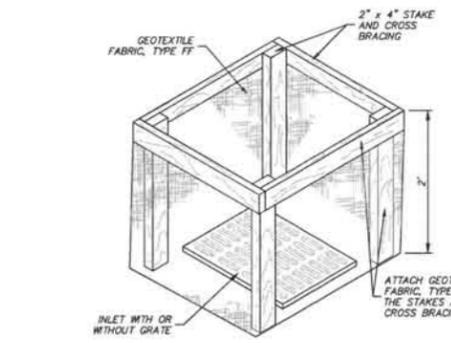
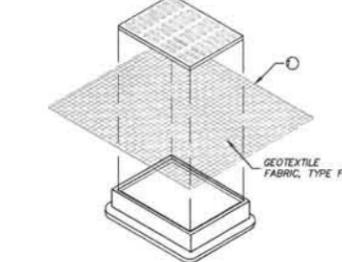
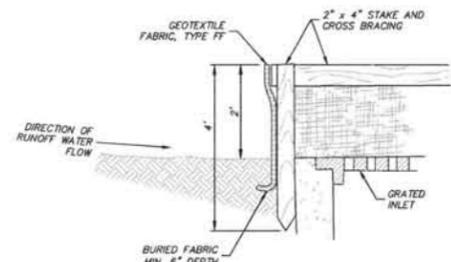
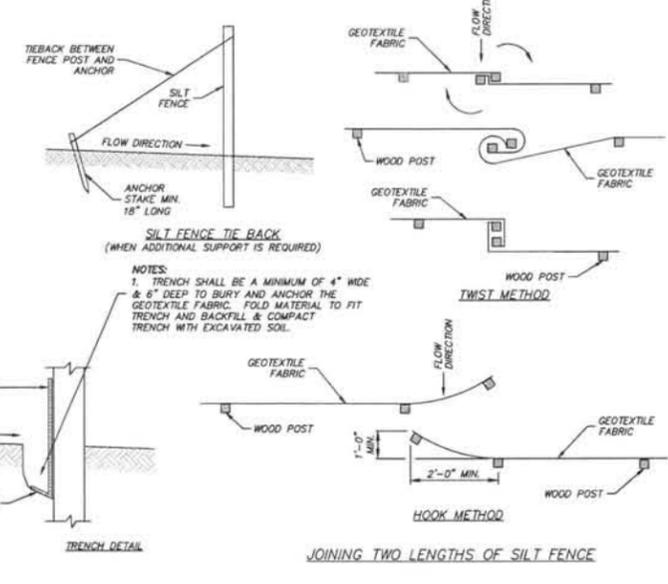
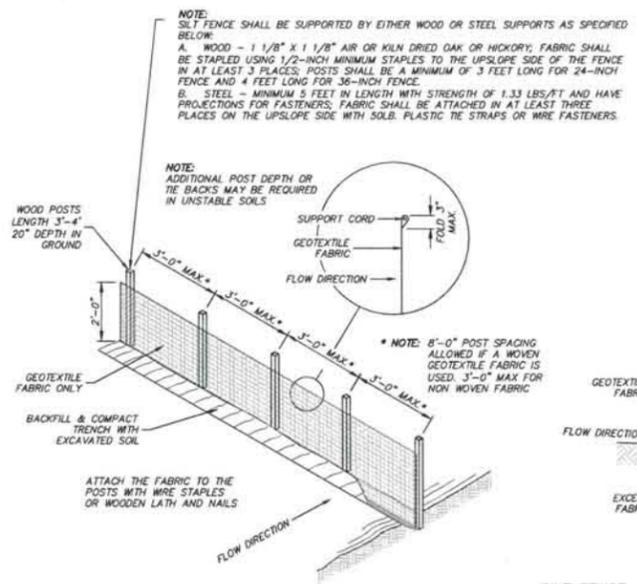
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DATE: 08/13/2020
SCALE: 1" = 40'
JOB NO. 3180547
PROJECT MANAGER: CHRIS HITCH, PE
DESIGNED BY: CBT
CHECKED BY: CDH
SHEET NUMBER C300

- NOTES:**
- SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO MNHR CONSERVATION STANDARD 1056.
 - 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.
 - WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

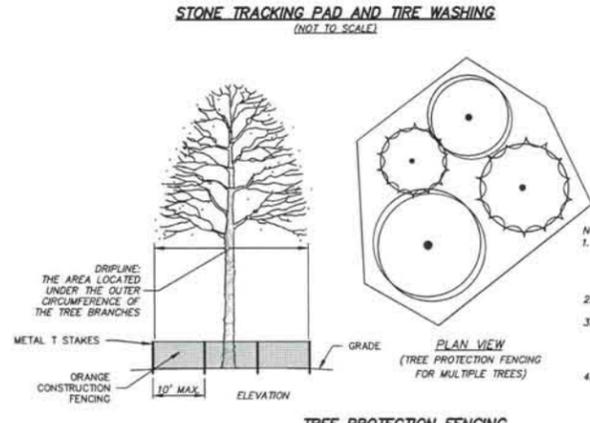
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

- INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
- A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
- 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.
- 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:
 - TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
 - HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
- 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.
- DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
- SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
- SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



- CONSIDERATIONS:**
- TIRE WASHING AND TRACKING PAD TO CONFORM TO MNHR CONSERVATION PRACTICE STANDARD 1057.
 - VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
 - THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
 - IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
 - 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:**
- A. TRACKING PAD:**
- THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
 - THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DRIFT TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
 - 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 II 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 A MINIMUM OF 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.
- B. TIRE WASHING:**
- 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 ON AN AREA THAT IS STABILIZED AND DRAINS INTO A 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.
- C. MAINTENANCE**
- ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
 - 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.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 - A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.



811
Know what's below.
Call before you dig.

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GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO MNHR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE MSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLES OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3" WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPAIR THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)

DESCRIPTION	
DATE	
16745 W. Blenheim Road Brookfield, WI 53005-5938 (262) 781-1000 ra-smith.com	
CREATIVITY. BEYOND ENGINEERING.	
Falcon Woods City of Burlington, WI Site Civil Details	
© COPYRIGHT 2020 R.A. Smith, Inc. DATE: 08/13/2020 SCALE: N.T.S. JOB NO. 3180547 PROJECT MANAGER: CHRIS HITCH, PE DESIGNED BY: CBT CHECKED BY: CDH SHEET NUMBER C500	

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

- 1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ACTIVITIES...
a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNRR) STORM WATER TECHNICAL STANDARDS
b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
c. WISCONSIN SPECIFICATIONS FOR CONSTRUCTION IN WISCONSIN (SSSSWC)
d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
e. WISCONSIN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTUCD)
h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES DEVELOPMENT STANDARDS
j. COUNTY DEVELOPMENT STANDARDS

- 2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES...
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

- 5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL CONTRACT.
a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION...
b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN...
c. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.

- 6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK...
a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS...
b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS...
c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED TO ALL OR ANY PART OF THE PROJECT...
d. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE...
e. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE...
f. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS...
g. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PERMITS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.

- 7. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR HIS REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS...
8. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ON-SITE OR IN THE PUBLIC RIGHT-OF-WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

- 1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY...
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK...
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION...
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES...
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE...
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES...
8. ALL ADJACENT PROPERTIES OF ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR...
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME...
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES...
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER...
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR...
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS...
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

- 1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, FURMS, AND OTHER MAJOR ITEMS INTERFERING WITH NEW CONSTRUCTION...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES...
4. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL...
5. INSTALL PROTECTIVE CURBS, CURBS, AND PROTECT SIDEWALK AND PATIOS...
6. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED...
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED...
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH...
9. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED...
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION...
11. Voids LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT FLOODING OF WATER...
12. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE...
13. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

- 1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT...
4. EXCAVATE TO EXCAVATE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS...
5. EXISTING FOUNDATIONS OR PILING TO ALLEVIATE WATER PONDING SURFACE WATER...
6. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE...
7. IN THE PRESENCE OF EXISTING BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER...
8. SUBGRADE UNDER EXISTING PAVEMENT SHALL BE EXCAVATED IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER...
9. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION...
10. EXCAVATION TEMPORARY OR PERMANENT SHALL BE PREVENTED FROM ENTERING EXCAVATIONS...
11. THE CONTRACTOR SHALL MAINTAIN RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS...
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS...
13. 25 00 – EROSION & SEDIMENTATION CONTROLS

- 1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN TECHNICAL STANDARD...
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION...
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT...
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES...
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES...
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE...
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION...
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE...
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED...
12. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE...
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE...
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN...
15. ALL SEEDING AREAS SHALL BE FERTILIZED, RESEED, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN...

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

- 1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY)...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS...
4. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS...
5. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST...
6. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS...
7. ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE...
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SQ YD...
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING...
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE...
11. AREAS EXCEEDING TOLERANCE...
12. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS...
13. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE...
14. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS...

32 13 00 – CONCRETE PAVING

- 1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY)...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS...
4. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS...
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS...
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS...
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS...
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS...
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS...
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS...
11. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT...
12. CONSTRUCTION AND CONSTRUCTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS...
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS...

DIVISION 32 – EXTERIOR IMPROVEMENTS

- 14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE...
15. FINISH, CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS...
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS...
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS...
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL...
19. INSTALL PROTECTIVE CURBS, CURBS, AND PROTECT SIDEWALK AND PATIOS...
20. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS...
21. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE...
22. ALL HANDICAP ACCESSIBLE DOORWAYS REQUIRE AN EXTERIOR LANDING...
23. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

32 17 00 – PAVEMENT MARKING & SIGNAGE

- 1. WORK SHALL CONSIST OF INSTALLATION OF PARKING LOT STRIPING, DIRECTION ARROWS, HANDICAP ACCESSIBLE SYMBOLS AND SITE SIGNAGE...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH SECTION 646 OF WISDOT STANDARD SPECIFICATIONS...
4. ALL PARKING LOT STRIPING SHALL BE 4-INCH WHITE UNLESS NOTED OTHERWISE...
5. BARRICADE WORK AREA BEFORE INSTALLATION AND UNTIL PAVEMENT MARKING PAINT IS DRIED...
6. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS...
7. NOTIFY OWNER OF ANY UNSOUND CONDITIONS PRIOR TO COMMENCING WORK...
8. 32 30 00 – RETAINING WALLS

- 1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. THE CONTRACTOR SHALL PROVIDE DETAILED DESIGN CALCULATIONS...
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES...
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.

DIVISION 33 – UTILITIES

33 10 00 – WATER DISTRIBUTION

- 1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS...
4. PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE...
5. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900...
6. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151...
7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW...
8. COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW...
9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWCW...
10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWCW...
11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWCW...
12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWCW...
13. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.31.0 OF SSSWCW...
14. FITTINGS SHALL BE CLASS B CONFORMING WITH SECTION 8.22.0 OF SSSWCW...
15. MECHANICAL JOINTS SHALL BE MADE WITH "COR TEN" NUTS AND BOLTS...
16. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW...
17. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.31.0 OF SSSWCW...
18. TRENCH PROTECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW...
19. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW...
20. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL...
21. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTON OF ALL UTILITY TRENCHES...
22. TRACER WIRE SHALL BE GREEN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW...
23. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL...
24. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO FINISHED SURFACE...
25. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING...
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE...

33 30 00 – SANITARY SEWERAGE

- 1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS...
4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE...
5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034...
6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE...
7. TRENCH PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW...
8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW...
9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL...
10. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35...
11. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS...
12. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35...
13. TRACER WIRE SHALL BE GREEN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW...
14. CONSTRUCTION AND CONSTRUCTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 4.15 OF SSSWCW...
15. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS...

DIVISION 33 – UTILITIES

- 13. TRACER WIRE SHALL BE GREEN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW...
14. PROPOSED SANITARY SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL...
15. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE...
16. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM...
17. 43 00 00 – STORMWATER DRAINAGE

- 1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORMWATER DRAINAGE SYSTEM...
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE...
3. ALL PUBLIC STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND MUNICIPALITY DEVELOPMENT STANDARDS...
4. ALL PRIVATE STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE...
5. SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS...
6. CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE...
7. HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12...
8. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35...
9. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE...
10. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE...
11. INLETS SHALL BE PRECAST REINFORCED CONCRETE...
12. AREA DRAINS SHALL BE ADS NYLOPLAST...
13. FRAMES AND GRATES SHALL BE PRECAST STRUCTURES...
14. TRENCH PROTECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW...
15. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW...
16. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL...
17. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTON OF ALL UTILITY TRENCHES...
18. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS...
19. FLEXIBLE COMPRESSION COUPLINGS SHALL BE USED IN THE CONNECTION OF DISSIMILAR PIPE MATERIALS...
20. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35...
21. TRACER WIRE SHALL BE BROWN AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW...
22. FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM...
23. PROPOSED STORM SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL...
24. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS AND INLETS TO FINISHED SURFACE...
25. AFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM...

Table with columns: DESCRIPTION, DATE, and SHEET NUMBER. Includes project name 'FALCON WOODS CITY OF BURLINGTON, WI', sheet number 'C502', and copyright information for R.A. Smith, Inc.



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR NON-METALLIC PUBLIC SANITARY SEWER OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

SITE STATISTICS	TOTAL
PROPOSED IMPERVIOUS AREA (S.F.)	79,880
PROPOSED PROJECT LIMITS AREA (S.F.)	214,501
PROPOSED GREEN SPACE (S.F.)	134,621
PROPOSED LANDSCAPE RATIO	0.63%
PARCEL AREA (AC)	25.1997

SEEDING LEGEND

-  LAWN SEED
-  SEED TYPE 'B' - SHORT STATURE MEADOW SEED MIX SEE SPECIFICATIONS
-  SEED TYPE 'C' - INFILTRATION SWALE MIX SEE SPECIFICATIONS

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABS	3	Autumn Brilliance Serviceberry	<i>Ametanther x grandiflora 'Autumn Brilliance'</i>	2' CAL	B&B	Full, matching heads
SHL	5	Shademaster Locust	<i>Gleditsia triacanthos nemris 'Shademaster' TM</i>	2 1/2' CAL	B&B	Full, matching heads
ELP	5	Exclamation London Plane Tree	<i>Platanus x acerifolia 'Morton Circle'</i>	2 1/2' CAL	B&B	Full, matching heads
SWO	7	Swamp White Oak	<i>Quercus bicolor</i>	2 1/2' CAL	B&B	Full, matching heads
JTL	2	Ivory Silk Japanese Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	2' CAL	B&B	Full, matching heads
NHE	7	New Horizon Elm	<i>Ulmus x 'New Horizon'</i>	2 1/2' CAL	B&B	Full, matching heads

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SPJ	6	Star Power Juniper	<i>Juniperus x 'J.N. Select' Star Power TM</i>	6' HT	B&B	Semi-sheared, fully branched to ground
NS	4	Norway Spruce	<i>Picea abies</i>	7' HT	B&B	Semi-sheared, fully branched to ground
BHS	3	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	7' HT	B&B	Semi-sheared, fully branched to ground
TNA	7	Teddybears Arborvitae	<i>Thuja occidentalis 'Baldwin'</i>	6' HT	B&B	Semi-sheared, fully branched to ground

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
HM	8	Invincible Spirit II Hydrangea	<i>Hydrangea arborescens 'NCHA2' TM</i>	15' HT	CONT.	
HB	23	Bobo Hydrangea	<i>Hydrangea paniculata 'LVOBO' TM</i>	15' HT	CONT.	
QFH	15	Quick Fire Hydrangea	<i>Hydrangea paniculata 'Quick Fire'</i>	24' HT	CONT.	
HY	11	Fire Light Hydrangea	<i>Hydrangea paniculata 'SMHPFL' TM</i>	24' HT	CONT.	
LDN	38	Little Devil Dwarf Ninebark	<i>Physocarpus opulifolius 'Donna May'</i>	18' HT	CONT.	
AJN	11	Amber Jubilee Ninebark	<i>Physocarpus opulifolius 'Jubilee'</i>	24' HT	CONT.	
SF	13	Fitch Spirea	<i>Spiraea 'Fitchiana'</i>	15' HT	CONT.	
GFS	44	Goldflame Spirea	<i>Spiraea x bumalda 'Goldflame'</i>	15' HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BG	36	Green Gem Boxwood	<i>Buxus x 'Green Gem'</i>	12' HT	CONT.	
PJC	9	Kalley Compact Pfitzer Juniper	<i>Juniperus chinensis 'Kalley Compact'</i>	24' SPD	CONT.	
TSY	6	Tautou Yew	<i>Taxus x media 'Tautou'</i>	24' SPD	CONT.	
TC	18	Fire Chief Arborvitae	<i>Thuja occidentalis 'Comptche' TM</i>	18' HT	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	52	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 GAL	POT	24" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC6	22	Magnus Purple Coneflower	<i>Echinacea purpurea 'Magnus'</i>	4 1/2"	POT	18" Spacing
EE	148	Pow Wow Wildberry Coneflower	<i>Echinacea x 'PASTOR17' TM</i>	4 1/2"	POT	18" Spacing
GE4	79	Rozanne Cranebill	<i>Geranium x 'Rozanne' TM</i>	4 1/2"	POT	24" Spacing
HN	67	Passionate Returns Daylily	<i>Hemerocallis x 'Dynamic Returns' TM</i>	4 1/2"	POT	24" Spacing
HG	92	Going Bananas Daylily	<i>Hemerocallis x 'Going Bananas'</i>	4 1/2"	POT	24" Spacing
HO7	16	August Moon Hosta	<i>Hosta x 'August Moon'</i>	4 1/2"	POT	24" Spacing
SE2	63	Autumn Fire Sedum	<i>Sedum spectabile 'Autumn Fire'</i>	4 1/2"	POT	24" Spacing



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

THIS PLAN IS FOR MUNICIPAL REVIEW ONLY. NOT FOR BIDDING OR CONSTRUCTION PURPOSES. ALL DETAILS AND SPECIFICATIONS WILL BE INCLUDED ON FINAL CONSTRUCTION DRAWINGS.



DESCRIPTION	DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



CREATIVITY BEYOND ENGINEERING

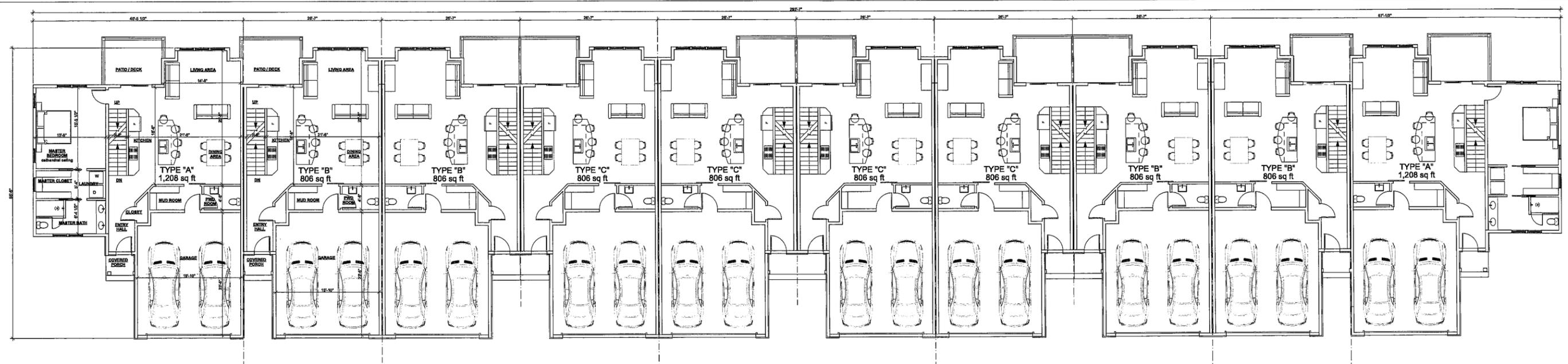
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Mount Pleasant, WI | Naperville, IL | Irvine, CA

FALCON WOODS
CITY OF BURLINGTON, WI

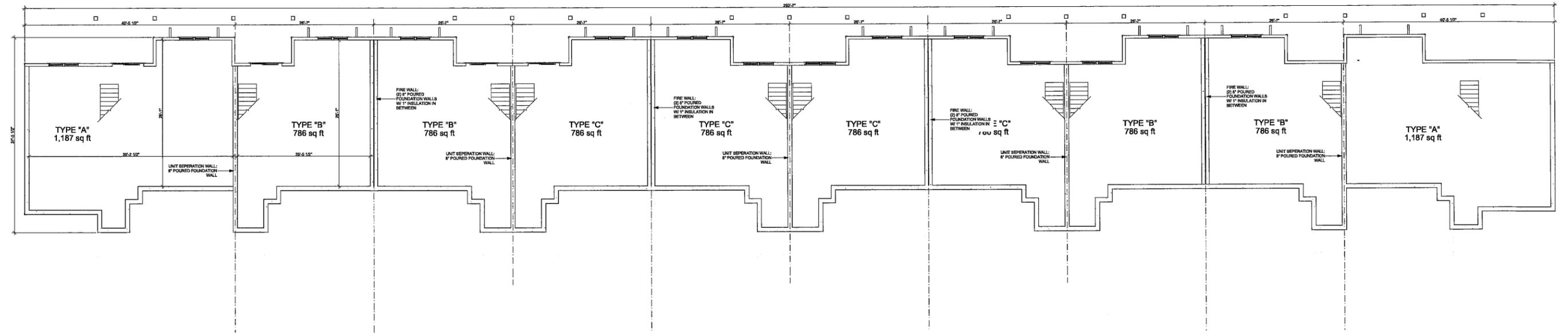
LANDSCAPE PLAN

© COPYRIGHT 2020 R.A. Smith, Inc.
DATE: 08/13/2020
SCALE: 1" = 30'
JOB NO. 3180547
PROJECT MANAGER: CHRIS HITCH, PE
DESIGNED BY: ALS
CHECKED BY: LJM
SHEET NUMBER
L100

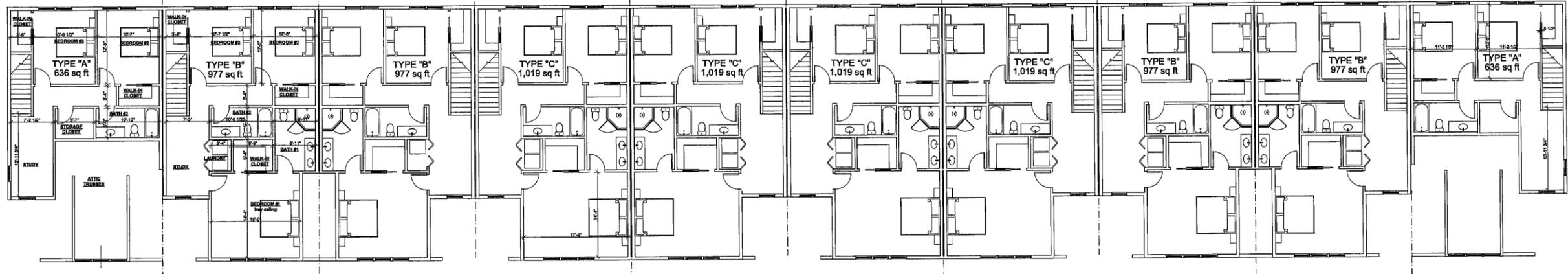
**FALCON WOODS
CONDOMINIUM ASSOCIATION
BURLINGTON, WISCONSIN**



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Milwaukee, Wisconsin 53213
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CONSTRUCTION

FALCON WOODS
CONDOMINIUM ASSOCIATION
BURLINGTON, WISCONSIN

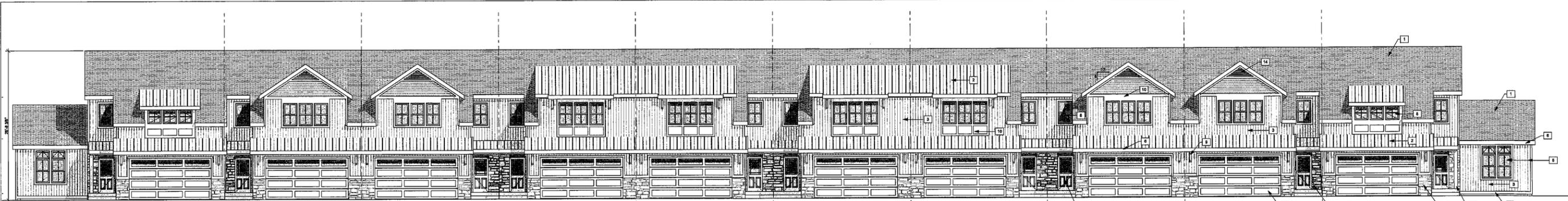
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SITE PLAN APPROVAL 9-14-20

PROJECT # 20.26

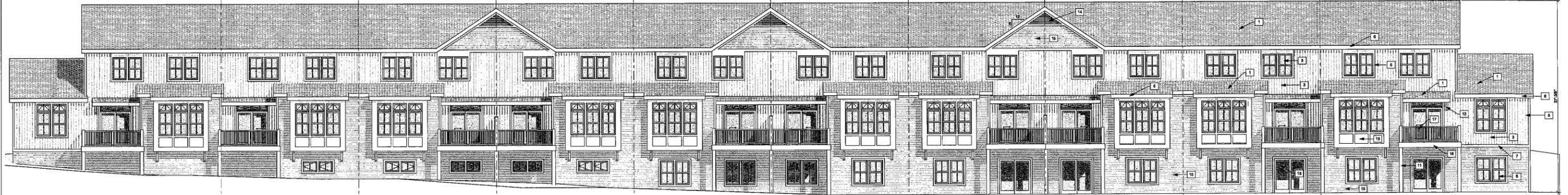
SECOND FLOOR
PLAN

A101

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ARCHITECTS LLC



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



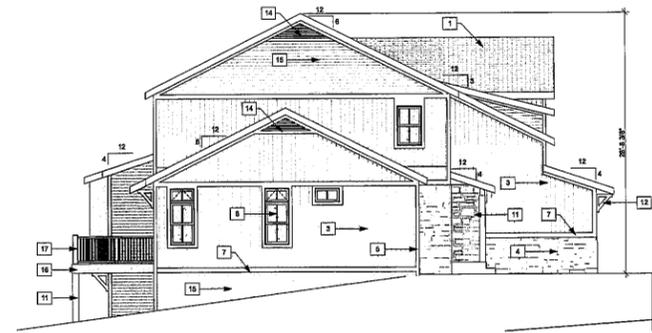
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



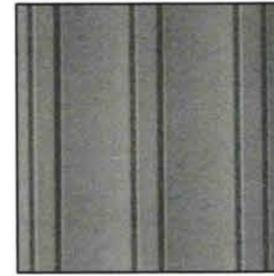
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

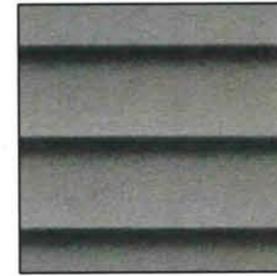
- 1 DIMENSIONAL SHINGLES
- 2 METAL ROOFING PANELS
- 3 VINYL BOARD AND BATTEN SIDING
- 4 THIN CUT STONE VENEER
- 5 64 X 4 PVC TRIM BOARDS
- 6 64 X 8 PVC FASCIA BOARD
- 7 64 X 6 PVC SKIRT BOARD
- 8 INSULATED VINYL WINDOW SYSTEM
- 9 INSULATED OVERHEAD METAL DOOR
- 10 64 PVC TRIM PANELS
- 11 64 PVC TRIM PANELS OVER PY WOOD POST
- 12 4X CEDAR BARKETS - PAINTED
- 13 INSULATED METAL DOOR - STAINED
- 14 PVC TRIM LOUVERS
- 15 4" VINYL LAP SIDING
- 16 64 X 12 PVC SKIRT BOARD
- 17 VINYL POST, GUARD RAIL AND SPINDLES
- 18 INSULATED VINYL SLIDING DOOR



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



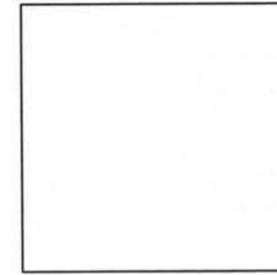
VINYL BOARD & BATTEN SIDING
COLOR: GRAY



VINYL LAP SIDING
COLOR: GRAY



STONE VENEER
COLOR: GRAY



TRIM / ACCENT
COLOR: WHITE





FALCON WOODS

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