



Planning & Zoning Committee Meeting

Neal Czaplewski, Chairman
Larry Lettow
Keith Nielsen
Philip Peterson
Joseph Greeter
William Korducki
James Luedeke

32288 Bushnell Road / Burlington WI 53105

January 8, 2026 / 6:30PM

Notice is hereby given that a meeting of the Planning and Zoning Committee of the Town of Burlington will be held on **Thursday, January 8, 2026 at 6:30 PM** at the Burlington Town Hall, 32288 Bushnell Road, Burlington, Racine County, Wisconsin.

If you would like to join via conference call, **please call 701.802.5429** and use **Access Code #6330779**.

1. Call to order, pledge to the flag and roll call
2. Verify posting of meeting
3. Approval of the minutes for the Planning & Zoning Committee meeting held on
 - a. November 6, 2025
 - b. November 13, 2025
4. Land Division
 - a. Petitioner/Owner: Keri Brinkman
Parcel: 002-03-19-20-002-020
Maple Lane
5. Rezone
 - a. Petitioner/Owner: Keri Brinkman
Parcel: 002-03-19-20-002-020
Maple Lane
6. Plan Commission Ordinance Update
7. Adjourn

Rachel Naber, Deputy Clerk
02 January 2026

-
- Agenda is subject to change
 - Discussion and action may occur on any agenda item
 - All meetings are subject to the Open Meetings law and will be recorded
 - If you are disabled and have accessibility needs or need information interpreted for you, please call Town Office at 262.763.3070 at least 24 hours to the meeting
 - Limited citizen comments on agenda items will be allowed at the discretion of the chairman/acting chairman as they are announced before board discussion.



Planning & Zoning Committee

November 6, 2025

Neal Czaplewski, Chairman

Larry Lettow

Keith Nielsen

Philip Peterson

Joseph Greeter

William Korducki

James Luedeke

1. **Call to order, pledge to the flag and roll call**

Chairman Czaplewski called the meeting to order at 6:00PM. The meeting was held in the auditorium on the Town Hall, 32288 Bushnell Road, Burlington, WI.

All attendees stood and recited the pledge of allegiance.

Present were Chairman Neal Czaplewski, Larry Lettow, Joe Greeter, James Luedeke, Keith Nielsen and Administrator Rachel Naber.

2. **Verify posting of meeting**

The affidavit of posting was supplied.

3. **Discussion on committee's future roles and responsibilities**

Czaplewski discussed led a discussion regarding the Town's current ordinance, relevant state statutes and the potential future direction of the committee.

Naber will review the ordinance and propose changes.

4. **Adjournment**

Luedeke motioned to adjourn at 6:43PM; Greeter seconded the motion. Motion carried.

Respectfully submitted,
Jeanne Rennie, Clerk



Planning & Zoning Committee

November 13, 2025

Neal Czaplewski, Chairman

Larry Lettow

Keith Nielsen

Philip Peterson

Joseph Greeter

William Korducki

James Luedeke

Call to order, pledge to the flag and roll call

At 6:31PM Chairman Neal Czaplewski called to order the meeting of the Town of Burlington Planning & Zoning Committee. The meeting was held in the auditorium of the Town Hall located at 32288 Bushnell Road.

Members present: Neal Czaplewski (chairperson), Bill Korducki, Jim Luedeke, Larry Lettow, Keith Nielsen, Phil Peterson, and Joe Greeter were in attendance.

Verify posting of meeting

The chairman received attestation of proper posting of the meeting.

Approval of the minutes from the meeting held on August 14, 2025

Luedeke motioned to approve the minutes with a minor change; Peterson seconded the motion. Motion carried.

Land Division

Petitioner/Owner: Terry Weis / Parcel: 002-03-19-36-005-000 / 28503 Durand Ave

Terry Weis applied to divide his parcel into 2 leaving a 1.07-acre parcel and a 174.01 acre parcel.

Bryce Hembrook, SEH, reviewed his report. His recommendation was to approve the land division.

Robert Wielgos, raSmith, reviewed his report. He also recommended approval.

The committee considered the application and discussion followed with the Wielgos and Hembrook.

Korducki motioned to approve the land division subject to the following conditions:

- 1. All signatures are required on the final document, including the surveyor's stamp, date and signature on all sheets**
- 2. Sheet 1: within the location map, provide an outline of the 175.1-acre parcel being subdivided and label the parcel "Lands subject to deed restriction. See Sheet 2. 175.1 acres."**
- 3. Sheet 2: Clarify whether any drain tiles were discovered during the survey and show locations as applicable. If no drain tiles were discovered, indicate as such in the note pertaining to the farm field drain tiles.**
- 4. Sheet 2: Clarify how cross access to the adjacent remnant parcel will be handled at both the proposed east and west parcel lines. If the existing gravel driveway is to remain, either a cross-access easement shall be shown or a note shall be added indicating the intent to maintain cross access.**

Luedeke seconded the motion. Motion carried.

Petitioner/Owner: Terry Weis / Parcel: 002-03-19-25-006-001 / 2813 Crossway Rd

Terry Weis applied to divide a parcel into 2 leaving a 2.66-acre parcel and a 32.36 acre parcel.

Robert Wielgos, raSmith, reviewed his report, which raised concerns over the wetland boundary. He recommended to table the petition until a certified wetland delineation was performed.

Bryce Hembrook, SEH, reviewed his report. His recommendation was to approve the land division.

The committee discussed the application with the petitioner, engineer and planner.

Korducki motioned to approve the land division subject to the following condition:

The completion and reporting of a certified wetland-delineation to be shown on the Certified Survey Map that shows adequate space for a driveway per Town of Burlington ordinance 12.14.

Peterson seconded the motion. Motion carried.

Adjourn

Peterson motioned to adjourn at 6:59PM; Greeter seconded the motion. Motion carried.

Respectfully submitted,
Jeanne Rennie, Clerk

LAND DIVISION APPLICATION

(4 LOTS OR LESS)

Town of Burlington

32288 Bushnell Road / Burlington, WI 53105

262.763.3070

Petitioner

Name	Jonathan P Schattner
Address	10802 Seven Mile Road
	Caledonia, Wi. 53108
Phone	*262) 902-2782

Owner (if different from above)

Name	Kerri Brinkman
Address	235 S Maple Lane
	Burlington, WI 53108
Phone	(262) 210-2227

Parcel Information

Tax Key	002031920002020
Present Zoning	A-1 Farmland Preservation District
Current Land Use	Agricultural Estate (5.0 acres or more per dwelling)
Address of Property and/or Legal Description	See attached legal discription on certified survey map prepared by
Reason for land division and future usage	Create two (2) lots in the A-2 zoing district that are greater than five (5) acre in size.
Did you or someone else divide property in the past 5 years?	Yes

Documentation Required – 16 copies each

- ✓ Certified Survey Map with location of Soil Evaluation and existing buildings
- ✓ Soil Evaluation Test results (if not in a sewerred district)
- ✓ Plat Map with property location identified

Fees – make check payable to the Town of Burlington - \$1,850.00

\$200.00 for Land Division application

\$1,500.00 Professional Fee payment Deposit (refunded upon payment of fees)

\$150.00 for Sign (refunded upon return of sign)

Paid _____ Check # _____

APPLICATION FOR REZONING

Submission Date 12/15/25

P&Z Meeting Date 01/08/2026

Town of Burlington

32288 Bushnell Road / Burlington, WI 53105
262.763.3070

Petitioner/Agent

Name	Jonathan P Schattner
Address	10802 Seven Mile Road,
	Caledonia, WI. 53108
Phone	(262) 902-2782

Owner (if different from above)

Name	Kerri Brinkman
Address	235 S. Maple Lane
	Burlington, WI 53105
Phone	(262) 210-2227

Parcel Information

Tax Key	002031920002020
Present Zoning	A-1, Farmland Preservation District
Requested Zoning	A-2, General Farming & Residential District II
Address of Property and/or legal description	See attached legal description
Present Land Use designation: (If proposed use is not conforming also apply for Land Use Plan Variance)	Agricultural Estate (5.0 Acres or more per dwelling)
Reason for Rezone Request	Create two (2) lots greater than five acres in size

Documentation Required - 16 copies

✓ Plat map with property location identified

Fees - make check payable to the Town of Burlington - \$1,850.00

\$200.00 for the Rezone Permit application

\$1,500.00 Professional Fee Payment Deposit (refunded upon payment of fees)

\$150.00 for Sign (refunded upon return of sign)

Paid _____ Check # _____

RACINE COUNTY CERTIFIED SURVEY MAP NO.

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20; THENCE SOUTH 01°32'51" EAST, ALONG THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 SECTION, 528.00 FEET; THENCE NORTH 88°34'55" EAST 24.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 88°34'55" EAST 1273.74 FEET TO THE CENTERLINE OF MAPLE LANE; THENCE SOUTHWESTERLY 453.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4140.53 FEET, CENTRAL ANGLE OF 06°16'48" AND WHOSE LONG CHORD BEARS SOUTH 44°24'18" WEST 453.60 FEET; THENCE SOUTH 41°15'54" WEST, ALONG SAID CENTERLINE, 482.37 FEET; THENCE SOUTH 88°41'21" WEST 619.88 FEET TO A POINT 24.75 FEET EAST OF THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 SECTION; THENCE NORTH 01°32'51" WEST, PARALLEL WITH SAID WEST LINE, 669.54 FEET TO THE POINT OF BEGINNING. CONTAINING 14.39 ACRES OF LAND. DEDICATING THE EASTERLY 33 FEET THEREOF FOR PUBLIC ROAD PURPOSES (MAPLE LANE).

SURVEYOR'S CERTIFICATE

I, THOMAS L. SATTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT, AT THE DIRECTION OF KERRI BRINKMAN, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THE DIVISION THEREOF, AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE TOWN OF BURLINGTON LAND DIVISION ORDINANCE.

OWNER'S CERTIFICATE

AS OWNER, KERRI BRINKMAN, DOES HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF BURLINGTON FOR APPROVAL AND CITY OF BURLINGTON AND VILLAGE OF ROCHESTER FOR EXTRATERRITORIAL APPROVAL.

KERRI BRINKMAN

STATE OF WISCONSIN)
COUNTY OF RACINE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED KERRI BRINKMAN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

THOMAS L. SATTER S-2850
APRIL 9, 2025 JOB NO. 102408
REVISED: JANUARY 2, 2026
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

NORTH 1/4 CORNER
SECTION 20-3-19
N. = 264,353.69
E. = 2,462,991.14

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 2 IN THE
NORTHEAST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 3 NORTH,
RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN
OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

NOTE: FARM FIELD DRAIN TILES MAY EXIST ON THIS PARCEL. IF SAID TILES
ARE ENCOUNTERED OR DAMAGED DURING ANY CONSTRUCTION ACTIVITY, SAID
TILES MUST BE REPAIRED AND/OR RE-ROUTED. ALSO, FARM FIELD DRAIN
TILES THAT EXIST WITHIN THE LIMITS OF THIS MAP AND SERVE ABUTTING
PARCELS, THE OWNERS OF THE ABUTTING PARCELS HAVE THE RIGHT OF ENTRY
AND ACCESS TO REPAIR AND MAINTAIN THE EXISTING FARM FIELD DRAIN TILES
IF THE PROPERTY OWNER DOES NOT.

PREPARED BY: SATTER SURVEYING LLC
272 ORIGIN STREET
BURLINGTON, WI 53105

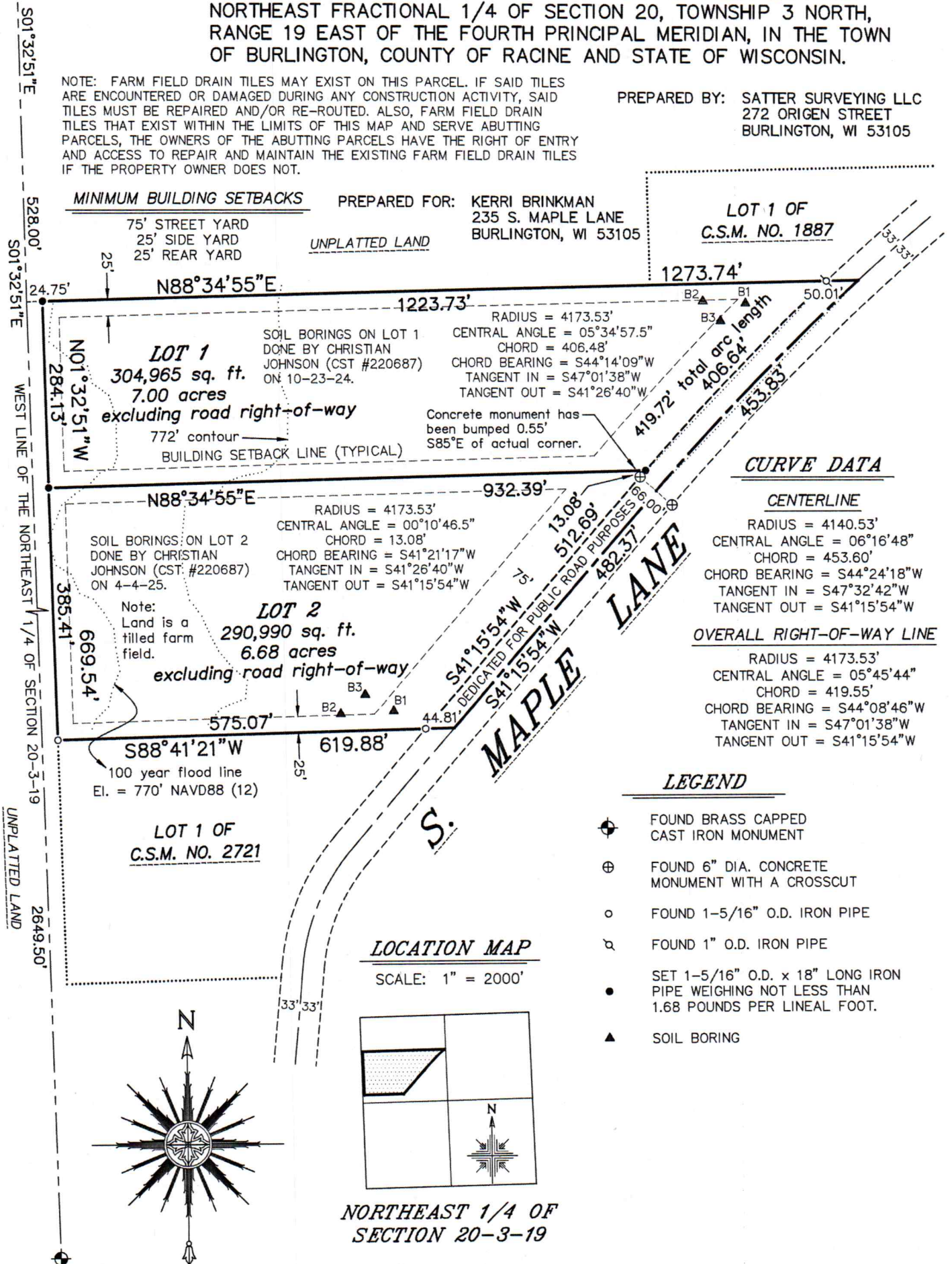
MINIMUM BUILDING SETBACKS

75' STREET YARD
25' SIDE YARD
25' REAR YARD

PREPARED FOR: KERRI BRINKMAN
235 S. MAPLE LANE
BURLINGTON, WI 53105

UNPLATTED LAND

LOT 1 OF
C.S.M. NO. 1887



CENTER OF
SECTION 20-3-19
N. = 261,705.25
E. = 2,463,062.69

BEARINGS HEREON RELATE TO GRID NORTH OF THE
WISCONSIN STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (NAD-1927). ASSUMED BEARING OF
SOUTH 01°32'51" EAST ON THE WEST LINE OF THE
NORTHEAST 1/4 OF SECTION 20-3-19.

0 100' 200' 400'
SCALE: 1" = 200'

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

ASSOCIATED BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE HEREIN DESCRIBED LANDS, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING AS DESCRIBED AND REPRESENTED ON THIS MAP, AND DOES CONSENT TO THE CERTIFICATE OF KERRI BRINKMAN, OWNER OF SAID LAND.

IN WITNESS WHEREOF, THE SAID ASSOCIATED BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AN AUTHORIZED REPRESENTATIVE, AND COUNTERSIGNED BY _____, AN AUTHORIZED REPRESENTATIVE, AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS _____ DAY OF _____, 2025.

AUTHORIZED REPRESENTATIVE DATED THIS _____ DAY OF _____, 2026.

AUTHORIZED REPRESENTATIVE DATED THIS _____ DAY OF _____, 2026.

STATE OF WISCONSIN)
COUNTY OF RACINE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED

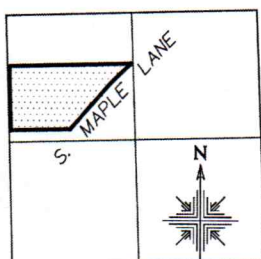
_____, AND _____, AUTHORIZED REPRESENTATIVES OF ASSOCIATED BANK, TO ME KNOWN TO BE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

LOCATION MAP

SCALE: 1" = 2000'



***NORTHEAST 1/4 OF
SECTION 20-3-19***

THOMAS L. SATTER S-2850
APRIL 9, 2025 JOB NO. 102408
REVISED: JANUARY 2, 2026
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 2 IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

VILLAGE OF ROCHESTER EXTRATERRITORIAL APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF ROCHESTER ON THIS _____ DAY OF _____, 2026.

NICK AHLERS, VILLAGE PRESIDENT

DANIEL COLWELL, VILLAGE CLERK

TOWN OF BURLINGTON TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF BURLINGTON TOWN BOARD ON THIS _____ DAY OF _____, 2026.

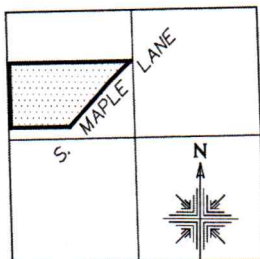
THIS APPROVAL INCLUDES THE ACCEPTANCE OF THE LANDS LABELED "DEDICATED FOR PUBLIC ROAD PURPOSES" DEPICTED ON SHEET 2.

NEIL CZAPLEWSKI TOWN CHAIRMAN

JEANNE RENNIE TOWN CLERK

LOCATION MAP

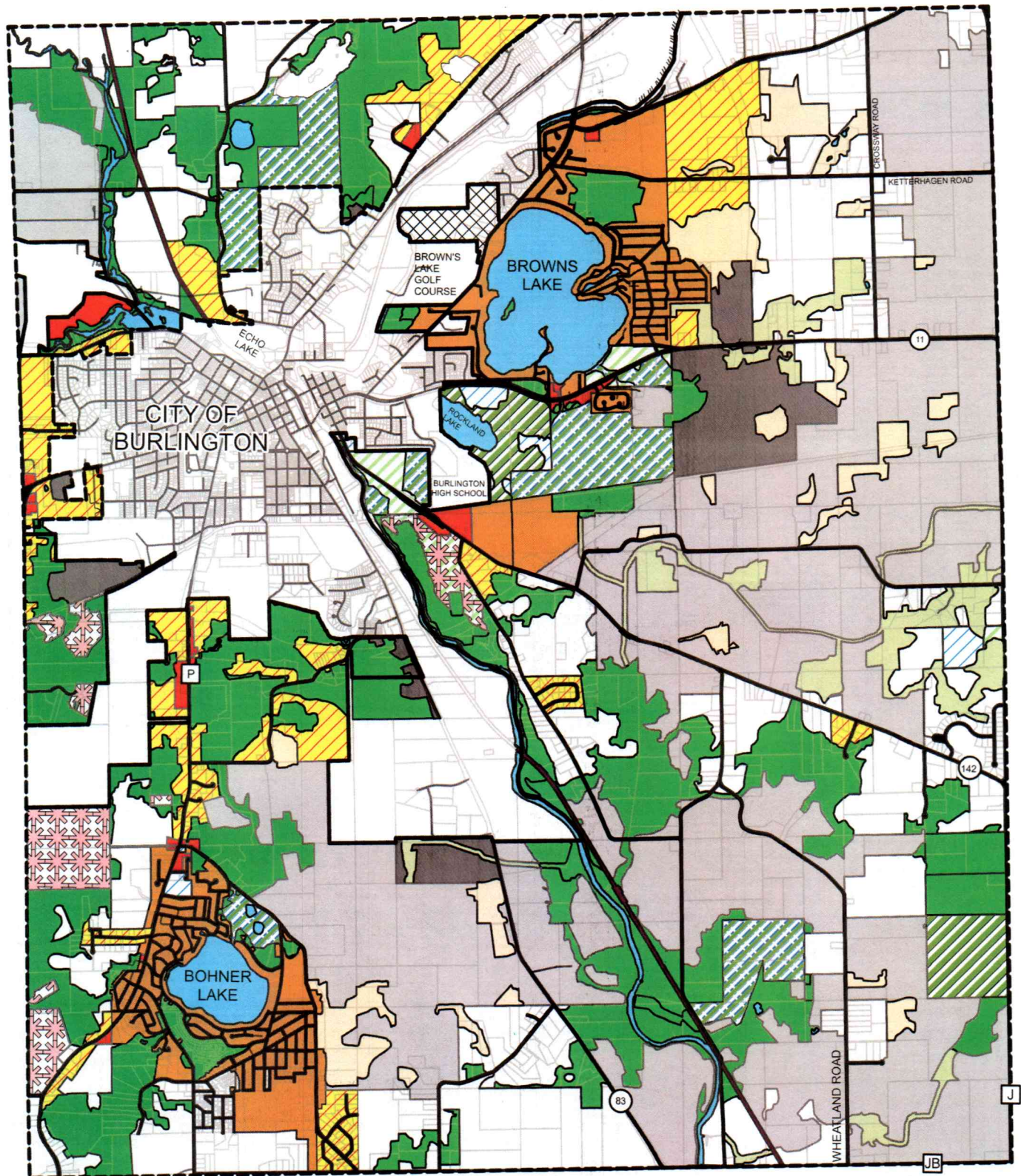
SCALE: 1" = 2000'



**NORTHEAST 1/4 OF
SECTION 20-3-19**

THOMAS L. SATTER S-2850
APRIL 9, 2025 JOB NO. 102408
REVISED: JANUARY 2, 2026
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

TOWN OF BURLINGTON 2050 LAND USE MAP



Legend

Municipal Boundaries Parcel Boundaries

Existing Land Use

- RESIDENTIAL-SEWERED (25,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- RESIDENTIAL-UNSEWERED (1.5 TO 4.99 ACRES PER DWELLING UNIT)
- AGRICULTURAL ESTATE (5.0 ACRES OR MORE PER DWELLING)
- COMMERCIAL
- INDUSTRIAL
- STIPULATION AREA (TO BE ANNEXED TO THE CITY OF BURLINGTON IN THE FUTURE)
- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND RECREATION
- PRIMARY ENVIRONMENTAL CORRIDOR

- PRIMARY ENVIRONMENTAL CORRIDOR WITHIN PUBLIC PARK PROPERTY
- PRIMARY ENVIRONMENTAL CORRIDOR WITHIN GOVERNMENT PROPERTY
- SECONDARY ENVIRONMENTAL CORRIDOR
- AGRICULTURAL PRESERVATION
- EXTRACTIVE
- ISOLATED NATURAL RESOURCE AREA
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- SURFACE WATER
- STREETS AND HIGHWAYS



0 0.5 1 2 Miles

NORTH 1/4 CORNER
SECTION 20-3-19
N = 251,733.65
E = 2,452,022.14

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 2 IN THE
NORTHEAST FRACTIONAL 1/4 OF SECTION 20, TOWNSHIP 3 NORTH,
RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN
OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

NOTE: FARM FIELD DRAIN TILES MAY EXIST ON THIS PARCEL. IF SAID TILES
ARE UNDISCOVERED OR DAMAGED DURING ANY CONSTRUCTION ACTIVITY, SAID
TILES MUST BE REPAIRED AND/OR REPLACED. ALSO, FARM FIELD DRAIN
TILES THAT EXIST WITHIN THE LIMITS OF THIS MAP AND ADJACENT
PARCELS, THE OWNERS OF THE ADJACENT PARCELS HAVE THE RIGHT OF ENTRY
AND ACCESS TO REPAIR AND MAINTAIN THE EXISTING FARM FIELD DRAIN TILES
IF THE PROPERTY OWNER DOES NOT.

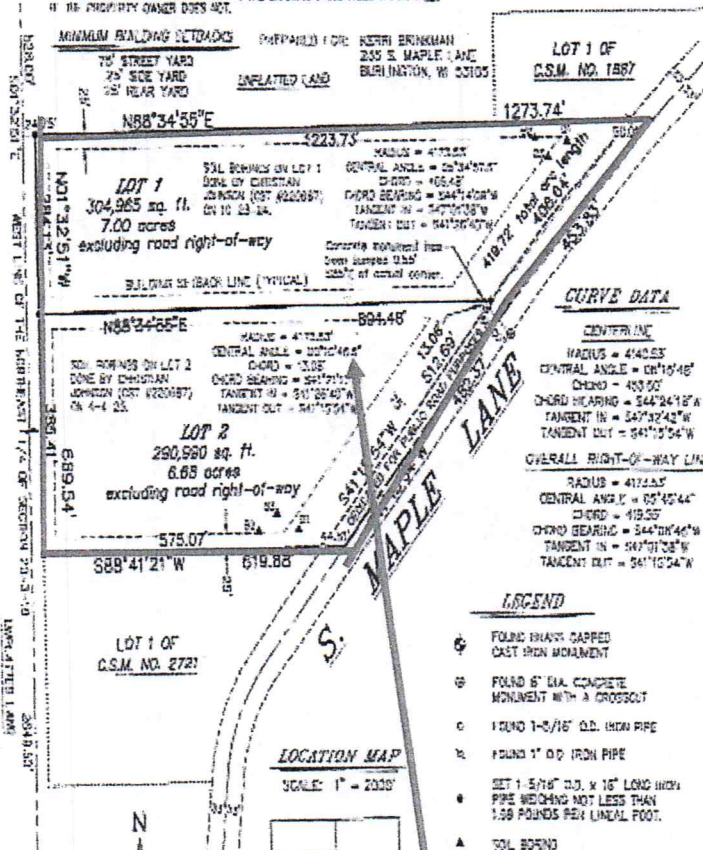
PREPARED BY: SALTER SURVEYING LLC
272 OGDEN STREET
BURLINGTON, WI 53105

MINIMUM BUILDING SETBACKS

75' STREET YARD
25' SIDE YARD
25' REAR YARD

PREPARED FOR: KERRI BRINKMAN
205 S. MAPLE LANE
BURLINGTON, WI 53105

LOT 1 OF
C.S.M. NO. 1587



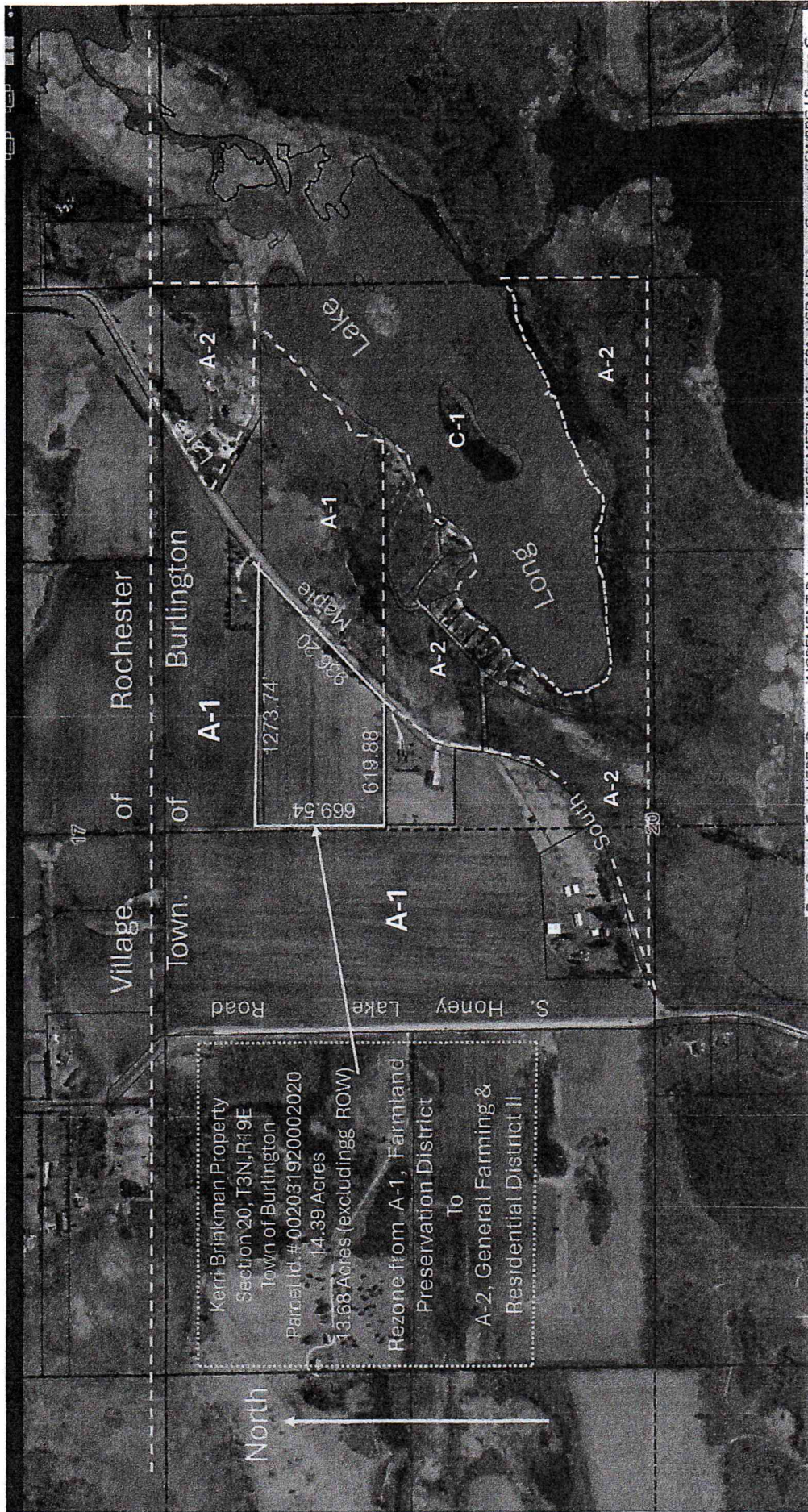
**Rezone from A-1
Farmland Preservation District
To
A-2, General Farming &
Residential District II**

CENTER OF
SECTION 20-3-19
N = 251,733.65
E = 2,452,022.09

BEARINGS HEREON RELATE TO GRID NORTH OF THE
WISCONSIN STATE PLANE COORDINATE SYSTEM,
NORTH ZONE (NAD-83). ASSUMED BEARING OF
SECTION 20-3-19 EAST ON THE WEST LINE IS THE
NORTHWEST 1/4 OF SECTION 20-3-19.

0 100' 200' 400'
SCALE: 1" = 200'

THOMAS L. SALTER S 2885
APRIL 9, 2025 JCR NO 102408
THIS INSTRUMENT DRAFTED BY THOMAS L. SALTER





SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

Property Owner Kerri Brinkman				Property Location Govt. Lot NW 1/4 NE 1/4 S 20 T 3 N R 19 E (or) W ☒ ☐			
Property Owner's Mailing Address 316 S. Maple Lane				Site Address or CSM and Lot #: Proposed Lot 1 Propose land split.			
City Burlington	State WI.	Zip Code 53105	Phone Number ()	☐ City ☒ Village ☐ Town	Nearest Road S. Maple Lane		

☒ New Construction Use: ☒ Residential/Number of bedrooms <u>4</u>	Code derived designflow rate <u>600</u> GPD
☐ Replacement ☐ Public or commercial - Describe: --	Flood Plan elevation if applicable <u>NA</u> ft.
Parent material <u>Glacial till</u>	
General comments and recommendations: <u>Suitable for Mound septic system. Proposed land division ID 002031920002020</u>	

<u>1</u> Boring #	☐ Boring ☒ Pit	Ground surface elev. <u>98.84</u> ft.	Depth to limiting factor <u>26</u> in. / elev. <u>-</u> ft.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-10	10yr3/2	--	sil	2fsbk	mvfr	as	2f	.6	.8
2	10-26	10yr4/6	--	cl	2msbk	mfr	cs	1f	.4	.6
3	26-33	10yr5/4	f1f10yr5/6	fsl	1fgr	mvfr	cs	--	.2	.6
4	33-44	10yr5/4	c2d10yr5/5/8	fsl	1fgr	mvfr	--	-	.2	.6
				pockets of sil						

<u>2</u> Boring #	☐ Boring ☒ Pit	Ground surface elev. <u>98.44</u> ft.	Depth to limiting factor <u>20</u> in. / elev. <u>-</u> ft.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-12	10yr3/2	--	sil	2fsbk	mvfr	as	2f	.6	.8
2	12-20	10yr4/6	--	cl	2msbk	mfr	cs	1f	.4	.6
3	20-24	10yr4/6	f1f10yr5/6	cl	2msbk	mfr	cs	--	.4	.6
4	24-30	10yr5/4	c2d10yr5/6 5/8	sicl	1-2msbk	mfr	--	--	.2	.3

CST Name (Please Print) Christian Johnson	Signature 	CST Number 220687
Address 2733 Maple Rd. Burlington, WI. 53105	Date Evaluation Conducted 10-23-2024	Telephone Number 262-534-2008

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

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

SBD-8330 (R04/21)

3

Boring #

☐ Boring
☒ Pit

Ground surface elev. 98.44 ft.

Depth to limiting factor 20 in. / elev. -- ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-10	10yr3/2	----	sil	2fsbk	mvfr	as	2f	.6	.8
2	10-18	10yr4/6	--	cl	2msbk	mvfr	cs	1f	.4	.6
3	18-20	10yr5/4	---	sicl	2msbk	mfr	cs	--	.4	.6
4	20-25	10yr5/4	f1f10yr5/6	fsl	1fgr	mvfr	cs	--	.2	.6
5	25-31	10yr5/4	c2d10yr5/65/8	sicl	1-2msbk	mfr	--	--	.2	.3

☐ Boring #

☐ Boring
☐ Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in. / elev. ____ ft.

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

☐ Boring #

☐ Boring
☐ Pit

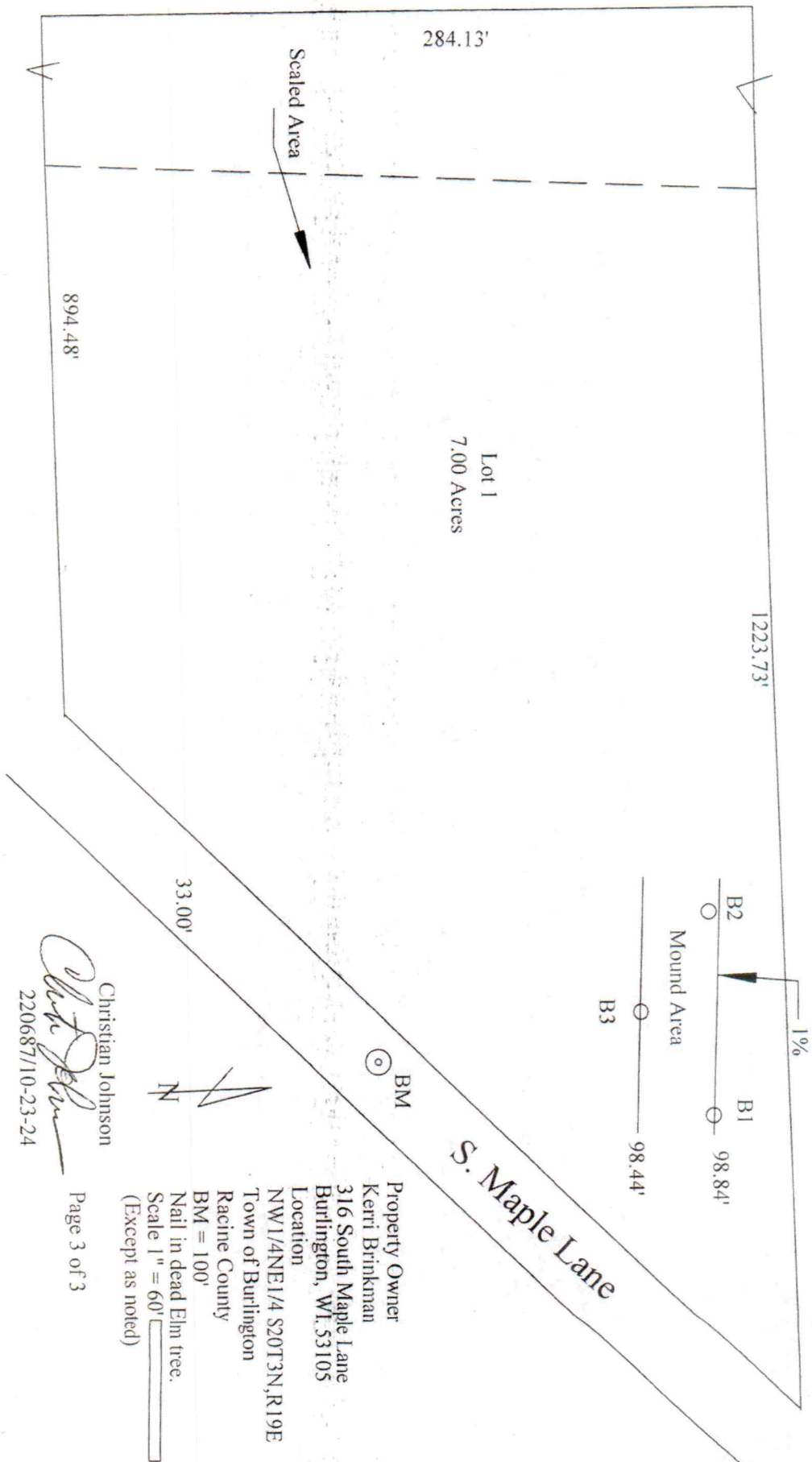
Ground surface elev. ____ ft.

Depth to limiting factor ____ in. / elev. ____ ft.

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

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

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



Property Owner
Kerri Brinkman
316 South Maple Lane
Burlington, WI 53105
Location
NW 1/4 NE 1/4 S20T3N, R19E
Town of Burlington
Racine County
BM = 100'
Nail in dead Elm tree.
Scale 1" = 60' (Except as noted)



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

Property Owner Kerri Brinkman				Property Location Govt. Lot NW 1/4 NE 1/4 S 20 T 3 N R 19 ☒ E (or) W ☐			
Property Owner's Mailing Address 316 S. Maple Lane				Site Address or CSM and Lot #: Proposed Lot 2 Propose land split.			
City Burlington	State WI.	Zip Code 53105	Phone Number ()	☐ City	☒ Village	☐ Town	Nearest Road S. Maple Lane

☒ New Construction	Use: ☒ Residential / Number of bedrooms <u>4</u>	Code derived design flow rate <u>600</u> GPD
☐ Replacement	☐ Public or commercial - Describe: --	Flood Plan elevation if applicable <u>NA</u> ft.
Parent material <u>Glacial till</u>		
General comments and recommendations: <u>Suitable for Mound septic system. Proposed land division ID 002031920002020</u>		

<u>1</u> Boring #	☐ Boring	Ground surface elev. <u>103.6</u> ft.	Depth to limiting factor <u>34</u> in. / elev. <u>-</u> ft.
	☒ Pit		

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-14	10yr3/2	--	sil	2fsbk	mvfr	as	2f	.6	.8
2	14-30	10yr4/6	--	cl	2msbk	mfr	cs	1f	.4	.6
3	30-34	10yr5/4	--	sicl	2msbk	mvfr	cs	--	.4	.6
4	34-45	10yr5/4	f1f10yr5/6	sicl	1-2msbk	mvfr	cs	-	.2	.3
5	45-55	7.5yr5/4	c2d10yr5/65/8	fsl	1fgr	mvfr	--	-	.2	.6

<u>2</u> Boring #	☐ Boring	Ground surface elev. <u>103.7</u> ft.	Depth to limiting factor <u>29</u> in. / elev. <u>-</u> ft.
	☒ Pit		

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-12	10yr3/2	--	sil	2fsbk	mvfr	as	2f	.6	.8
2	12-29	10yr4/6	--	cl	2msbk	mfr	cs	1f	.4	.6
3	29-32	10yr4/6	f1f10yr5/6	cl	2msbk	mfr	cs	--	.4	.6
4	32-45	7.5yr5/4	c2d10yr5/6 5/8	fsl	1fgr	mvfr	--	--	.2	.6

CST Name (Please Print) Christian Johnson	Signature 	CST Number 220687
Address 2733 Maple Rd. Burlington, WI. 53105	Date Evaluation Conducted 4-4-2025	Telephone Number 262-534-2008

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

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

SBD-8330 (R04/21)

3 Boring #

☐ Boring
☒ Pit

Ground surface elev. 104.1 ft.

Depth to limiting factor 29 in. / elev. -- ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-12	10yr3/2	----	sil	2fsbk	mvfr	as	2f	.6	.8
2	12-29	10yr4/6	--	cl	2msbk	mvfr	cs	1f	.4	.6
3	29-35	10yr5/4	f1f10yr5/6	sicl	2msbk	mfr	cs	--	.4	.6
4	35-72	7.5yr5/4	c2d10yr5/65/8	fsl	1fgr	mvfr	cs	--	.2	.6
			obs 60"	Mixed/pockets						

Boring #

☐ Boring
☐ Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in. / elev. ____ ft.

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

Boring #

☐ Boring
☐ Pit

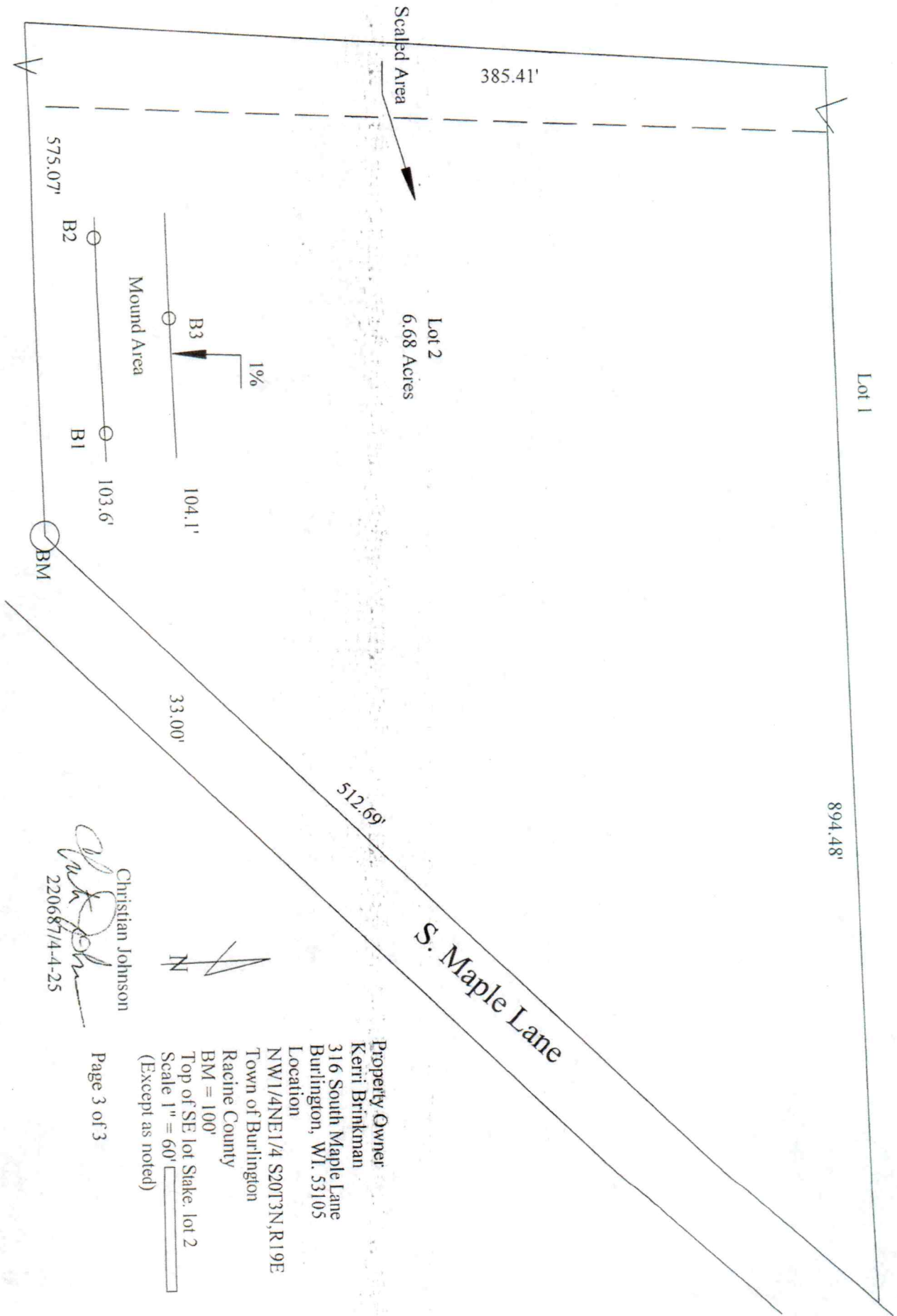
Ground surface elev. ____ ft.

Depth to limiting factor ____ in. / elev. ____ ft.

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

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

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



Christian Johnson
Christian Johnson
 220687/4-4-25

Property Owner
 Kerri Brinkman
 316 South Maple Lane
 Burlington, WI. 53105
 Location
 NW1/4NE1/4 S20T3N,R19E
 Town of Burlington
 Racine County
 BM = 100'
 Top of SE lot Stake, lot 2
 Scale 1" = 60' 
 (Except as noted)

Agent Letter

I, Kerri Brinkman, who resides at 235 S. Maple Lane, give permission to Jonathan P. Schattner to speak on my behalf, regarding the rezoning and certified survey map request for Parcel Id.# 002031920002020, to be presented at the Town of Burlington Planning Commission and Town Board on January 8, 2026. Said property is located in section 20, Township 3 North Range 19 East, Town of Burlington, Racine County Wisconsin.

Name: KERRI BRINKMAN

Address: 316 S. Maple LN

Burlington, WI 53105

Signature: Kerri Brinkman

Date: 12/5/25

Planning & Zoning Commission Report for January 8, 2026

235 South Maple Lane

Applicant: Jonathan P Schattner on behalf of Kerri Brinkman

Project: Land Division

Requested Action: Approval of Land Division

Existing Zoning: A-1 requesting re-zoning to A-2 via separate application

Location: Parcel # 002-03-19-20-002-020

Report

The applicant for the subject property has submitted an application for Land Division (4 lots or less). The application package includes a Certified Survey Map (CSM) and soil evaluation reports for each of the proposed lots. The applicant wishes to divide the existing 13.68-acre lot into a 7.00-acre lot (Lot 1) and a 6.68-acre lot (Lot 2).

John Casucci, P.L.S., from my office, reviewed the submitted CSM and technical comments were sent to the applicant on December 29, 2025. The comment letter provided to the applicant is also included in the committee's packet for review. While the CSM conforms to meet the requirements of §236.34 & Admin Code A-E 7, there are a few more site-specific factors that should be addressed on the CSM as detailed within the review letter that is included in the committee's packet.

Staff Recommendation:

I recommend that the Planning & Zoning Committee provide a positive recommendation for approval to the Town Board.

Robert Wielgos, P.E.
December 30, 2025



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for All of Us®

TOWN OF BURLINGTON PLANNING & ZONING COMMITTEE

TO: Planning & Zoning Committee
FROM: Bryce Hembrook, AICP
Town Planner
REPORT DATE: January 2, 2026
PC MEETING DATE: January 8, 2026

RE: Kerri Brinkman – Rezoning & Land Division Request
SEH No. 182642, TASK 08

Applicant: Kerri Brinkman
Application Type: Rezoning & Land Division
Location: 235 South Maple Lane (PIN 002031920002020)
Land Use Plan: Agricultural Estate (5 acres or more per dwelling unit)
Existing Zoning: A-1 General Farming District
Requested Zoning: A-2 General Farming & Residential District II

The following report is provided to the Planning & Zoning Committee for cursory review prior to action. Specifics relating to the submitted documents of this application may be referenced in the Committee's Packet.

Background

The applicant is proposing to rezone the subject parcel from A-1 General Farming District to A-2 General Farming & Residential District. The applicant is also requesting to subdivide the subject property into two lots. In order to split the lot, the property needs to be rezoned. The subject property is approximately 13.68 acres. Lot 1 is proposed to be 7 acres and Lot 2 is proposed to be 5.68 acres.

Analysis

The A-2 zoning district allows single-family and two-family dwellings, as well as all used permitted in the A-1 zoning district, which allows for a variety of agricultural uses. The main difference between the two zoning districts is the A-2 zoning district has lower minimum lot width (150 feet) and lot size (40,000 square feet) requirements than the A-1 district. The proposed land division meets both requirements. The surrounding area is generally zoned A-1 to the west of Maple Lane and east of Honey Lake Road. The land to the southeast of the subject property is predominantly zoned A-2.

The future land use map shows this property as Agricultural Estate (5 acres or more per dwelling unit). The purpose of this future land use district is to allow for low density residential uses in the areas of the Town of Burlington which are not prime farmland, and which are not planned for urban expansion. This area was specifically changed from Agricultural Preservation to Agricultural Estate future land use district during the recent land use update project. The proposed zoning district, A-2 General Farming & Residential District II, is

Engineers | Architects | Planners | Scientists

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SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

generally considered an appropriate zoning district for lands classified as Agricultural Estate in the land use plan. The recommended maximum density in the Agricultural Estate classification is 1 unit per 5 acres. The proposed land division meets this recommended density.

Planning staff does not anticipate any adverse impacts as a result of this zoning change and land division. The Racine County Economic Development and Land Use Planning Committee (EDLUPC) will review this request at an upcoming meeting. The Village of Rochester may need to review the proposed land division because the subject property is located within their extraterritorial plat jurisdiction. The applicant and/or applicant's surveyor should determine approval requirements with the Village.

Planning & Zoning Committee Options

The Committee can make the following recommendations:

1. Approval of the request.
2. Denial of the request with justification stated by the Plan Commission.
3. Table the request for further study.

Recommendations

APPROVE the rezoning request as presented.

APPROVE the land division request as presented, contingent on conditions placed by the Town Engineer and any other applicable jurisdictions with approval authority.

Chapter 2.12

PLANNING AND ZONING BOARD/PLAN COMMISSION

Sections:

2.12.010 Purpose.

2.12.020 Establishment.

2.12.030 Membership.

2.12.040 Organization.

2.12.050 Powers.

2.12.060 Duties.

2.12.070 Referrals.

2.12.080 Additional powers and duties.

2.12.090 Sign posting required when.

2.12.010 Purpose

The purpose of this ordinance is to establish a Town of Burlington Plan Commission and set forth its organization, powers and duties, to further the health, safety, welfare and wise use of resources for the benefit of current and future residents of the Town and affected neighboring jurisdictions, through the adoption and implementation of comprehensive planning with significant citizen involvement.

2.12.020 Establishment.

The Town Board of the Town of Burlington, having been authorized by the Town meeting under sec. 60.10(2)(c), Wis. Stats., to exercise village powers, hereby exercises village powers under sec. 60.22(3), Wis. Stats., and establishes a seven (7) member Plan Commission under secs. 61.35 and 62.23, Wis. Stats. The Plan Commission shall be considered the "Town Planning Agency" under secs. 236.02(13) and 236.45, Wis. Stats., which authorize, but do not require, Town adoption of a subdivision or other land division ordinance. There is established a town planning and zoning

board. (Editorially amended during 2001 codification; prior code § 1.20(1))

2.12.030 Membership.

The town planning and zoning board/plan commission shall consist of seven members, all members shall be residents of the town with one member being the town chairman. In addition, a representative from the City of Burlington may be included as a non-voting representative (they shall not be considered a member). Other than the chairman, the other members shall be of recognized experience and qualifications appointed by the town chairman subject to the confirmation of the town board. The resident members shall serve with compensation. The non-resident representative shall serve without compensation. Non-attendance to meetings and training, as well as failure to follow guidelines, could be grounds for termination. Each year when appointments are made, all planning and zoning members/plan commission and town board members are required to attend training to be held at the town hall presented by a professional planner. Members are also encouraged to attend additional training sessions. The town will reimburse members for classes attended which are approved by the town board. (Ord. dated 1/14/10)

A. Presiding Officer. The town chairman.

B. Secretary. The town clerk.

C. Official Oaths. Official oaths shall be taken by all members in accordance with Section 19.01, Wis. Stats., within ten (10) days of receiving notice of their appointments.

D. Terms. The citizen members shall all serve staggered three year terms. (Ord. dated 5/11/06). (Ord. dated 8/22/02; editorially amended during 2001 codification; § 1.20(2))

2.12.040 Organization.

The town ~~planning and zoning board~~plan commission shall organize and adopt rules for its own government in accordance with the provisions of this chapter.

A. Meetings. Meetings shall be held monthly or at the call of the presiding officer or a majority of the full board and shall be open to the public.

B. Standing and Special Committees. Standing and special committees may be appointed by the chairman.

C. Quorum. The quorum shall be represented by a majority (four members) of the board. If there is not a quorum of appointed members at a particular meeting, a substitute, who may be a town board member or town employee, may be appointed for the limited purpose of serving on the P&Z board, by the town chairman. This limited appointment is to establish a quorum only. (Ord. dated 5/11/06)

D. Written Record. Written records shall be kept showing all actions taken, resolutions, findings, determinations, transactions and recommendations made; and a copy shall be filed with the town clerk as a public record. (Ord. dated 9/9/04; editorially amended during 2001 codification; prior code § 1.20(3))

2.12.040050 Powers.

The town ~~planning and zoning board~~plan commission shall have such powers as may be necessary to enable it to perform its functions ~~and duties and promote municipal planning under state statues 60.61 and 62.23~~. Such powers shall include the following:

A. Employment of Experts and Staff. Employ and pay experts and staff for their services, supplies and such other expenses as may be necessary and proper, not to exceed the appropriations and regulations made by the town board, and the initial annual budget of the ~~planning and zoning board~~plan commission shall be as

established by the town board and amended from time to time.

B. Make Reports and Recommendations. Make reports and recommendations relating to the plan and development of the municipality to public officials, agencies, utilities and other organizations and citizens.

C. Recommend Public Improvement Programs. Recommendations of and financing public improvement programs to the town board or town chairman.

D. Request Available Information. Request available information from any public official to be furnished within a reasonable time.

E. Enter Upon Any Land. The ~~planning and zoning board~~plan commission, its members and employees, may enter upon any land in the performance of its functions, make examinations and surveys and place and maintain necessary monuments and marks thereon, except that in such event, the ~~planning and zoning board~~plan commission, its members and employees shall be responsible and make restitution for any damages sustained by a property owner or occupant by virtue of such entry and shall forthwith pay the same. (Editorially amended during 2001 codification; prior code § 1.20(4))

2.12.050060 Duties.

The town ~~planning and zoning board~~plan commission shall have the following functions and duties:

A. To Make and Recommend a Comprehensive Plan and amendments thereto to the Town Board for the physical development of the Town in accordance with Section 66.1001 of the Wisconsin Statutes. The Plan Commission's recommendation shall be in the form of a resolution approved by a majority of the full

~~membership of the Commission. Make and Adopt Master Plan. A master plan may be adopted for the physical development of the town including any areas outside of its boundaries in accordance with Section 62.23(2) and (3), Wis. Stats.~~

B. Make and Recommend an Official Map. An official map shall be recommended to the town board in accordance with Section 62.23(6), Wis. Stats.

~~C. To Propose or Review and Recommend Text and Map Amendments to the Racine County Zoning Ordinance for consideration by the Town Board and County Board. Prepare and Recommend a Zoning District Plan. Preparation and recommendation of a zoning district plan, and regulations, shall be presented to the town board in accordance with Section 62.23(7), Wis. Stats.~~

D. Prepare and Recommend Land Division Regulations. Preparation and recommendation of land division regulations shall be presented to the town board in accordance with Section 236.45, Wis. Stats.

E. Make Any Changes to ~~Master Comprehensive~~ Plan. Any changes deemed necessary or desirable to the ~~master comprehensive~~ plan shall be made by the ~~planning and zoning boardplan commission~~ and it shall recommend any changes or amendments to the town board that it deems necessary or desirable concerning the official map, ~~zoning~~, land division and fire prevention ordinances.

F. Consider and Report or Make Recommendations. All matters referred to the ~~planning and zoning boardplan commission~~ shall be considered and reports or recommendations shall be made to the town board. (Editorially amended during 2001 codification; prior code § 1.20(5))

2.12.060070 Referrals.

The town board or other public body or officer of the town having final authority thereon shall refer to the town ~~planning and zoning boardplan commission~~ for its consideration and report before final action is taken, the following matters:

A. Location and Architectural Design. The location and architectural design of any public building.

B. Location of Any Statue or Other Memorial.

~~C.~~ The location, acceptance, extension, alteration, vacation, abandonment, change of use sale, acquisition or lease of land for any street, alley or other public way, park, playground, airport, parking area or other memorial or public grounds.

~~ED.~~ Location, Extension, Abandonment. The location, extension, abandonment or authorization for any public utility, whether publicly or privately owned.

~~DE.~~ Location, Character and Extent. The location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion or vacation camps for children.

~~EF.~~ Proposed Fire Prevention Regulations.

~~FG.~~ All Annexations. All annexations, incorporations or consolidations affecting the town.

~~GH.~~ All Divisions of Lands. All divisions of lands within the town's platting jurisdiction.

~~HI.~~ All Proposed or Requested Changes and Amendments. All proposed or requested changes and amendments to the town's ~~master comprehensive~~ plan, official map, ~~zoning~~, land division and fire prevention ordinances. (Editorially amended during 2001 codification; prior code § 1.20(6))

2.12.070080 Additional powers and duties.

The ~~town planning and zoning boardplan commission~~ shall have all additional powers

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and duties granted or signed by the town board or town, provided they do not conflict with §§ 60.61-62.23, Wis. Stats. (Editorially amended during 2001 codification; prior code § 1.20(7))

2.12.080090 Sign posting required when.

Any person who shall appear before the ~~town planning and zoning committee~~plan commission with a request for a conditional use, land division, rezone, land use plan variance, oversize garage, or any other purpose, shall be required to pay all appropriate fees and deposits, and to post a sign on the property affected at least three weeks prior to the date of the hearing before the ~~planning and zoning committee~~plan commission. The sign shall be picked up at the town hall and posted in a conspicuous place on the property adjacent to the street, which is visible to the public, on the property affected by the request. Failure to properly post the sign may result in adjournment of the hearing or denial of the application or request. The person required to post such sign shall pay the town the sum of one hundred fifty dollars (\$150.00) as a deposit to guarantee return of the sign by that person to the town after final board action. Failure to return the sign by Wednesday of the week following final board action, shall result in the applicant forfeiting the \$150.00 deposit and the Town retrieving the sign from the property. (Ord. dated 7/12/07)