



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

Plan Commission Agenda

March 12, 2026 / 6:30PM

Notice is hereby given that a meeting of the Plan Commission of the Town of Burlington will be held on **Thursday, March 12, 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,
 - a. Roll Call
 - b. Pledge to the flag
 - c. Verification of Posting
2. Approval of the minutes for the Plan Commission meeting held on February 12, 2026
Action: Approve/Deny
3. Conceptual Land Division
 - a. Petitioner/Owner: Kurt Petrie
Parcel: 002-03-19-350-07-000 and 002-03-19-260-09-000 – 29286 Durand Ave
Action: Discussion Only
4. Land Division
 - a. Petitioner/Owner: Eric Lundstrom
Parcel: 002-02-19-08-004-000 – Yahnke Road
Action: Discussion and possible recommendation
5. Adjournment

Jeanne Rennie, Clerk
2026 March 4

-
- 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.



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

Plan Commission Minutes

Call to order

Chairman Neal Czaplewski called to order the meeting of the Plan Commission at 6:30PM. Those in attendance recited the pledge of allegiance.

Roll Call:

Members present: Neal Czaplewski, Larry Lettow, Keith Nielsen, Joe Greeter, Bill Korducki, and Jim Luedeke.

Member Absent: Phil Peterson.

Approval of the minutes for the Planning & Zoning Committee meeting held on January 8, 2026

Luedeke motioned to approve the minutes as presented; Greeter seconded the motion. Motion carried.

Conceptual Land Division: Petitioner/Owner: Kurt Petrie

Parcels: 002-03-19-35-007-000 and 002-03-19-260-09-000 / 29286 Durand Ave

Kurt Petrie reviewed his 2 current parcels and his request to create 7 residential lots.

Bryce Hembrook, SEH, reviewed his report. He found that the proposed lots generally appear to meet Racine County zoning district requirements. The future land use map shows the majority of CSM W as being suitable for Residential-Unsewered. The majority of CSM E is shown as secondary Environmental Corridor in the future land use map. Lot 3 of CSM E has limited development potential. An access easement would likely be required. He also discussed dedicated land for right-of-way.

Robert Wielgos, raSmith, highlighted his report. He advised that the following be addressed before pursuing a land division: access provisions to Lot 3 of CSM E; dedicated right-of-way off existing Town roads should be coordinated with Town DPW and engineering to accommodate fire/EMS vehicles; and access to the existing parcels between Lots 3 and 4 of CSM W should be perpetuated via a cross-access easement.

The commission further discussed the application with Petrie, the engineer and the planner. Discussion included road frontage requirements and driveway access.

Conditional Use: Petitioner/Owner: Cretex Materials Parcel: 002-02-19-04-006-000 / 30561 Bushnell Rd

Cretex submitted a conditional use application to expand the existing on-site mining operation to the southwest corner of the property.

Robert Wielgos, raSmith, highlighted his report. He recommended a positive recommendation subject to the Town receiving written approval from the applicant demonstrating that Racine County approves the proposed work with the regulatory floodway.

Bryce Hembrook, SEH, reviewed his report, which highlighted the approval that has been received from the DNR and the 29 conditions to the original conditional use from Racine County. He recommended a positive recommendation to the town board for the proposed amendment subject

to any additional requirements from the town engineer, county DNR, and any other applicable jurisdictions.

The commission discussed the application with Cretex, Hembrook and Wielgos.

Korducki motioned to approve the conditional use as proposed; Nielsen seconded. Motion carried.

Plan Commission Ordinance Update

Administrator Naber and Chairman Czaplewski discussed the updates to the Town's current ordinance.

Korducki motioned to approve the ordinance update; Luedeke seconded. Motion carried.

Adjournment

Luedeke motioned to adjourn at 7:15 PM; Nielsen seconded the motion.

Motion carried.

Respectfully submitted,
Jeanne Rennie, Clerk

DRAFT



Town of Burlington
32288 Bushnell Road · Burlington, WI 53105
Phone: (262) 763-3070 x102 · Fax: (262) 763-2118
E-Mail: office@townofburlington.com/www.TownofBurlington.com

Application for Conceptual Land Division

Petitioner's Name	Kurt Petric	Owner, if different	
Address	30614 Durand Ave	Address	
Phone	262 716 4003	Phone	
Email	K.Petric@ldv.usg.com	Email	

Address of property	29826 Durand Ave Burlington, WI 53105
Tax key number	
Current zoning	A-2
Current land use designation If proposed use is not conforming also apply for LAND USE VARIANCE	Residential unserved

Reason for Land Division and Future Usage	Create residential lots
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Please provide 16 copies of:

- Certified Survey Map with location of Soil Evaluation and existing buildings
- Soil Evaluation test results (If not in a sewered district)
- Platt Map with property location identified

Fees payable to the Town of Burlington

\$200 Application fee

* \$1,500 Professional fee payment deposit

**\$150 for sign – must be posted 3 weeks prior to meeting date.

Date Paid		Check #	
Meeting		Amount	

*Professional fee deposit will be refunded less any fees incurred to the Petitioner unless otherwise noted.
Engineering and legal review will be billed at amount charged to Town of Burlington

**Sign deposit will be refunded once sign is returned in good condition to the Petitioner unless otherwise noted.

Planning & Zoning Commission Report for March 12, 2026

29286 Durand Avenue

Applicant:	Kurt Petrie
Project:	Residential Lot Creation
Requested Action:	None
Existing Zoning:	A-2
Location:	Parcel # 002-03-19-350-07-000 and Parcel # 002-03-19-260-09-000

Report

Pursuant to the recommendations made at the February 12th Planning & Zoning Commission, additional material has been submitted for the proposed conceptual land division within the subject parcels. The applicant has submitted an exhibit detailing the proposed access points for each of the proposed Lots within both CSM E and CSM W.

For CSM W, Lot 1 would have direct access off an extended Mound Drive dead end. Lots 2 and 3 would share access from the existing access point off Durand Avenue. Lot 4 would have direct access off the existing Front Street dead end cul-de-sac.

For CSM E, Lots 1 and 2 would have direct access off an extended Circle Drive dead end. Lot 3 of CSM E would share access with Lot 3 of CSM W due to the presence of a large wetland prohibiting direct access off Durand Avenue.

The Town Planner, Town Administrator, and I have discussed this layout over the course of multiple meetings. The conclusion to which we have arrived is that, while the proposed layout does not violate the ordinance, the applicant should make every effort to provide direct access to each of the proposed lots from public right-of-way. The two proposed lots within this layout that do not meet that criteria are Lot 3 of CSM E and Lot 2 of CSM W.

As stated above, the presence of a large wetland along the entire Durand Avenue frontage to Lot 3 CSM E would likely prohibit direct access to this lot as currently laid out. Furthermore, a separate driveway between the existing Lot 3 CSM W driveway and the wetland boundary would likely not be permitted by Racine County, as that would place two driveways within close proximity to each other. Therefore, a shared access drive to Lot 3 CSM E through Lot 3 CSM W as presented seems to be the most reasonable means of access for Lot 3 CSM E.

Per our Town staff discussion, we feel that a more reasonable means of access to Lot 2 of CSM W could be a direct access point off a Beach Drive dead end extension. The proposed right-of-way dedication off Mound Drive could then extend south to the dead end of Beach Drive thus providing adequate frontage for Lot 2 of CSM W. While it is understood that this approach would create difficulties with the existing topography, we feel further analysis should be conducted to understand what additional hardships and costs would be incurred if a driveway were to extend off Beach Drive as opposed to a shared access through CSM E as presented.



29286 Durand Ave
Page 2 / March 4, 2026

Staff Recommendation:

N/A. this item is for discussion only.

Robert Wielgos, P.E.
March 4, 2026



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TOWN OF BURLINGTON PLAN COMMISSION

TO: Plan Commission
FROM: Bryce Hembrook, AICP
Town Planner
REPORT DATE: February 5, 2026
PC MEETING DATE: February 12, 2026

RE: **Kurt Petrie (30614 Durand Ave) – Conceptual Land Division**
SEH No. 188914, TASK 2

Applicant: Kurt Petrie

Property Owner: Kurt Petrie

Application Type: Conceptual Land Division

Location: Durand Avenue (PIN 002031926009000, 002031935007000)

Land Use Plan: Residential Unsewered (1.5 to 4.99 acres per dwelling unit) and Secondary Environmental Corridor

Existing Zoning: A-2 General Farming District II and R-4 Urban Residential District I (only 35' strip on far north side)

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

Background

At the previous Plan Commission meeting, the Commission requested additional clarification regarding proposed driveway access and the use of shared driveways within the conceptual land division, particularly within CSM W. Subsequent to that meeting, Town planning and engineering staff have held discussions to evaluate access alternatives that better align with the Town's preference for providing direct public right-of-way access to individual lots where feasible.

As noted in the Town Engineer's report, the applicant's revised concept illustrates shared access arrangements for certain lots. While shared driveway access may be permitted under the ordinance, Town staff generally recommends direct driveway access to each lot from a public right-of-way where feasible. This preference is consistent with the intent of the frontage requirements, which anticipate that lots meeting minimum public frontage standards will typically take access from that frontage.

Based on staff's review and internal discussions, Town staff is requesting that the applicant further explore an alternative access configuration for Lot 2 of CSM W. Specifically, staff recommends evaluating the feasibility of

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providing direct driveway access to Lot 2 from a Beach Drive dead-end extension, rather than relying on shared access from Durand Avenue.

To accommodate this alternative, staff suggests shifting the proposed right-of-way dedication southward so that it aligns adjacent to Beach Drive and Mound Drive, while still maintaining the required 150 feet of public frontage for both Lots 1 and 2 of CSM W. Due to significant elevation changes between Mound Drive and Beach Drive, Town staff is not recommending a through road connection within the proposed right-of-way. Instead, staff supports a continuous right-of-way configuration that would terminate in separate hammerhead-style cul-de-sacs at Mound Drive and Beach Drive. This is simply one alternative that was discussed and staff is open to hearing suggestions from the applicant and/or the applicant's surveyor.

Staff acknowledges that this alternative may introduce challenges related to site topography and construction feasibility. However, further analysis by the applicant would assist the Commission in understanding potential constraints associated with this option compared to the currently proposed shared access configuration.

With respect to Lot 3 of CSM E, Town staff acknowledges that site constraints significantly limit access options. The presence of extensive wetlands along the Durand Avenue frontage and the close proximity of existing driveways make additional direct access unlikely to be permitted by Racine County. As such, a shared driveway arrangement for this specific lot appears to be the most reasonable and, potentially, the only feasible access option.

Plan Commission Options

For discussion only.

Recommendation

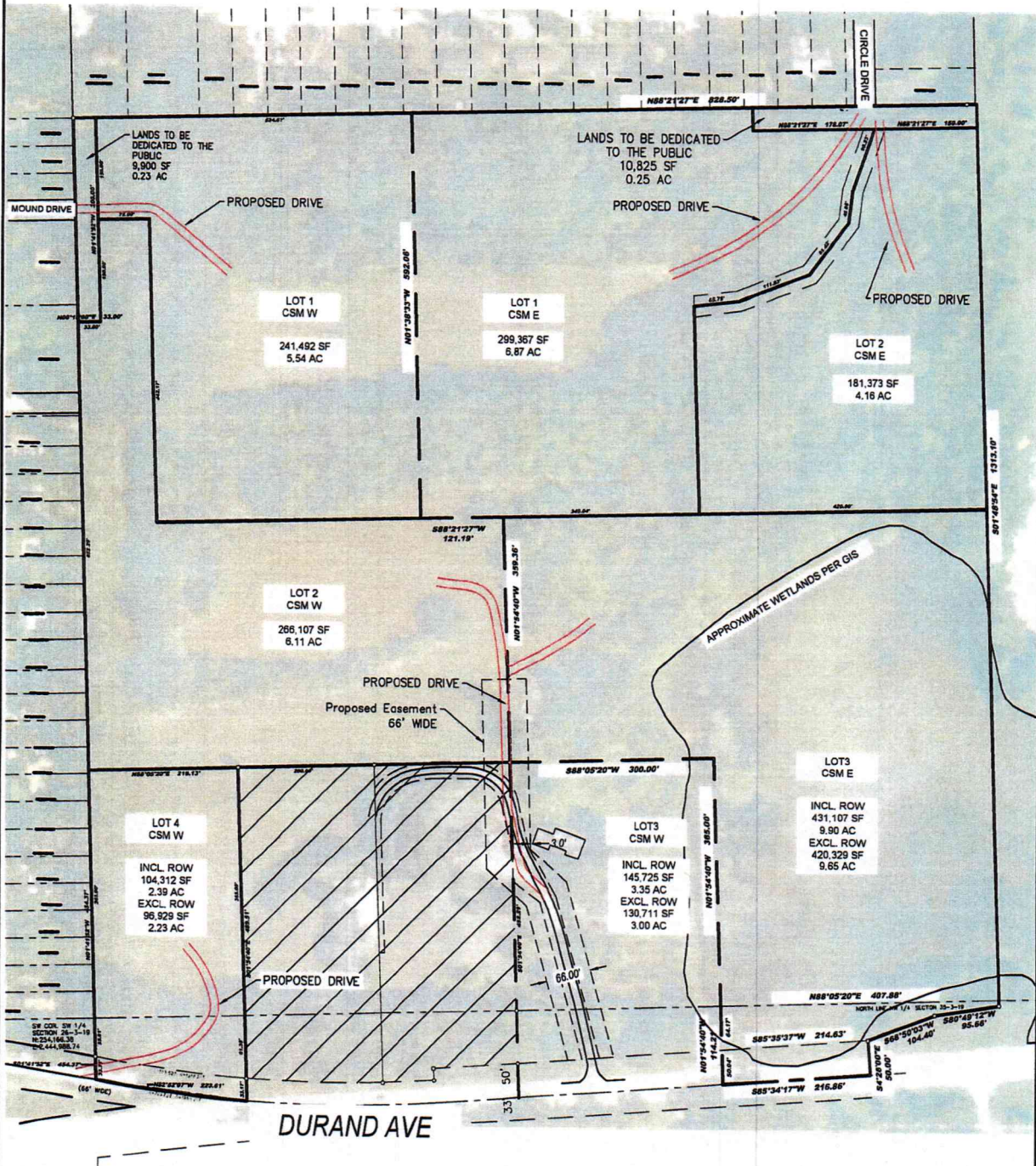
None. This item was for discussion only.

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Revised: March 2, 2026
 Revised: February 25, 2026
 February 19, 2026

CONCEPT MAP

Survey No. 25.5029



P:\Survey\1 - Projects\2551\25.5029 - Mound Park - J parcels - Burlington CAD\Design\25.5029_3.cem - Copy for Kurling

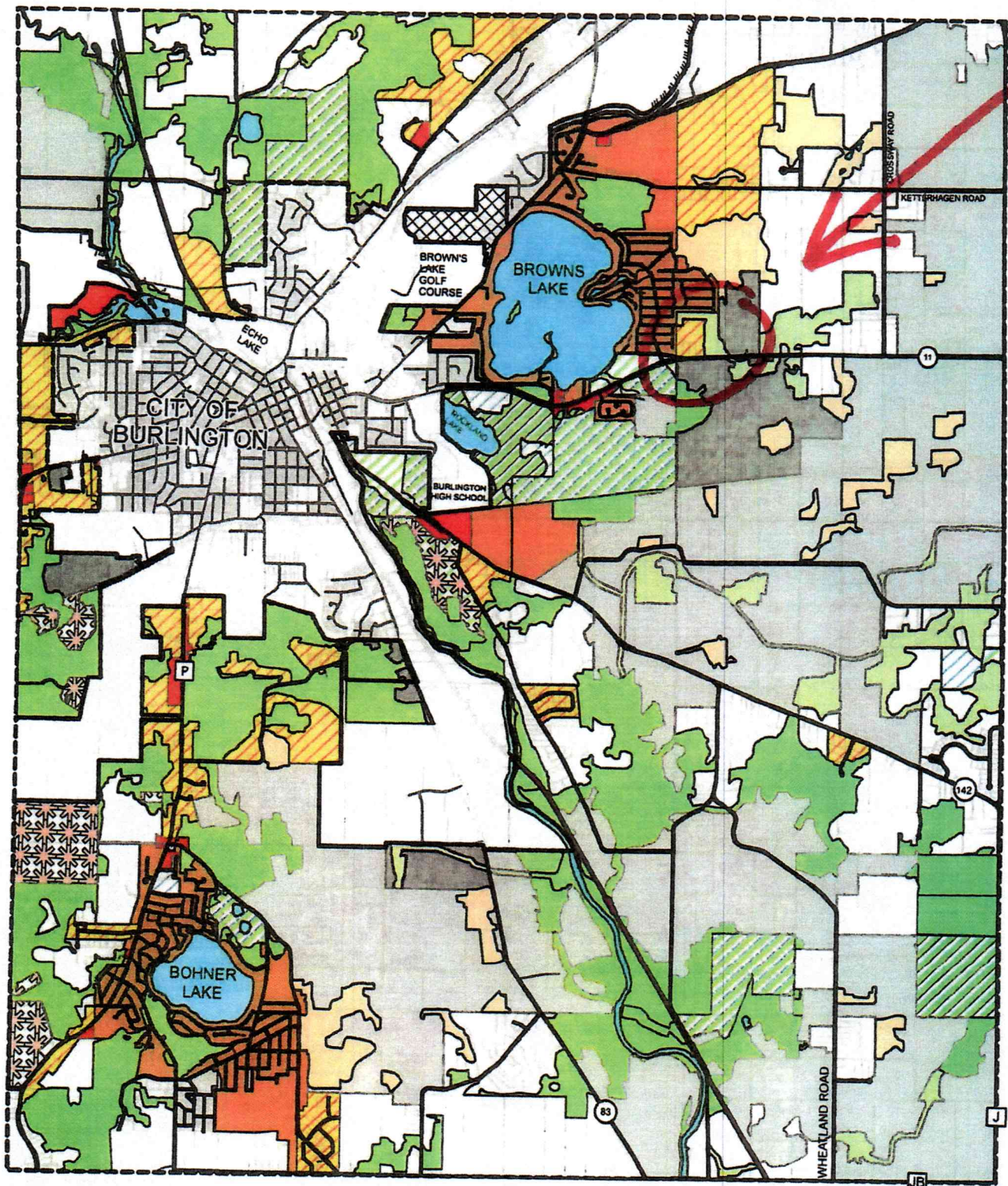


LYNCH & ASSOCIATES
 5000 S. TOWNE DRIVE, SUITE 160
 NEW BERLIN, WI 53151
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53105
 (262) 402-5040

0' 150'
 SCALE: 1" = 150'



TOWN OF BURLINGTON 2050 LAND USE MAP



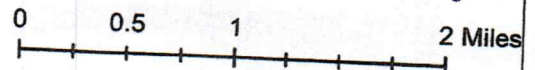
Legend

Municipal Boundaries Parcel Boundaries

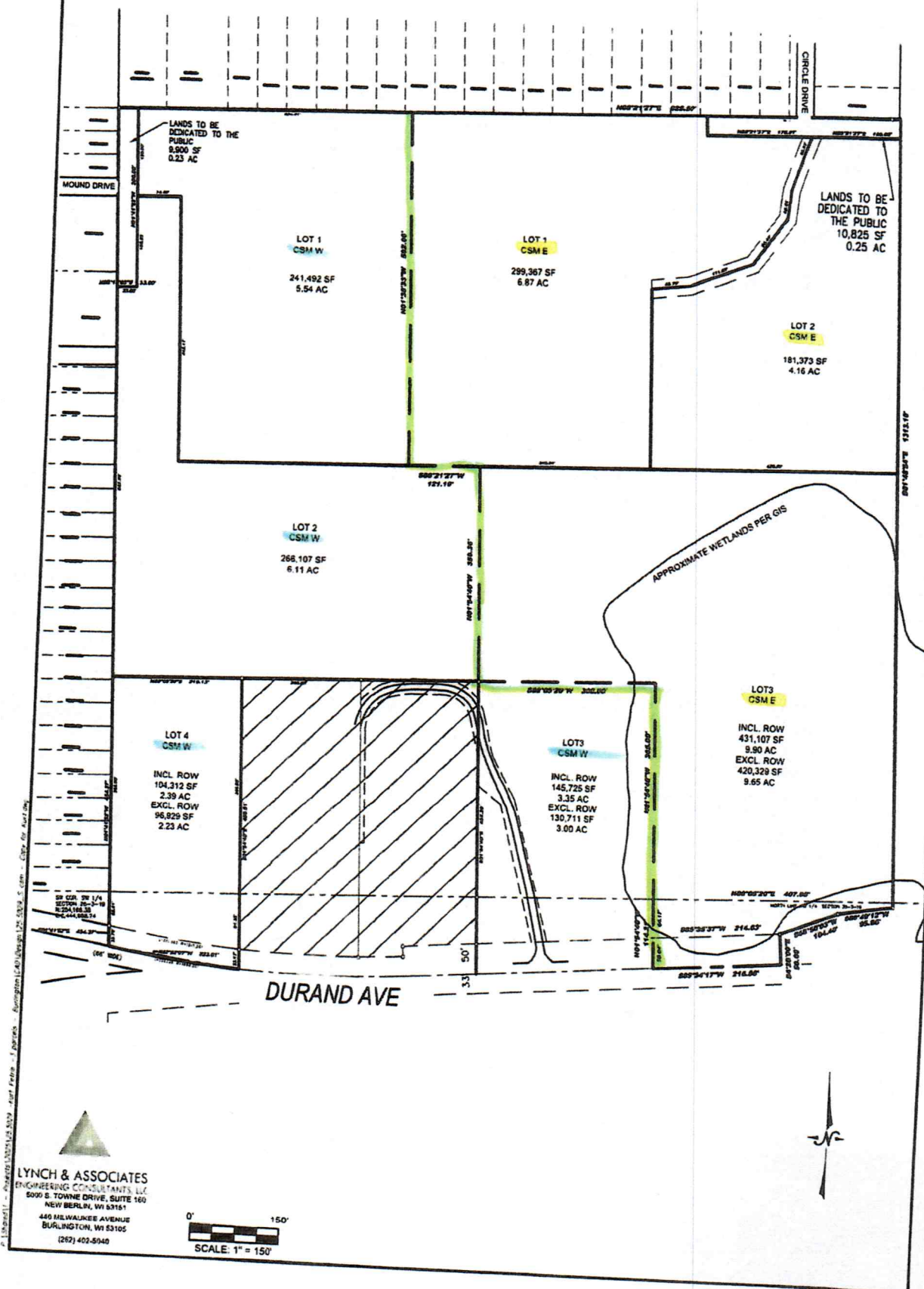
Existing Land Use

- 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

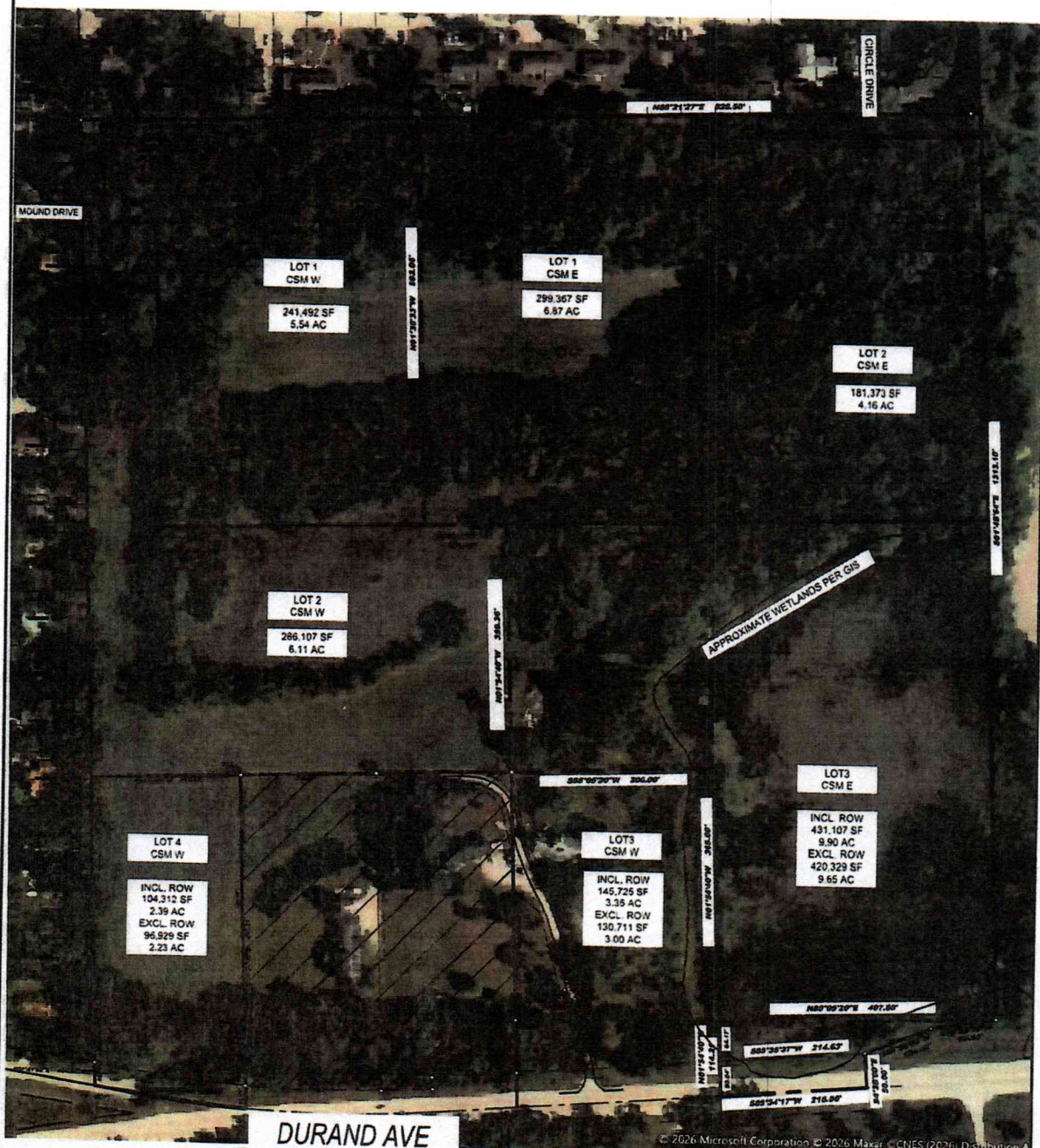
- PRIMARY ENVIRONMENTAL CORRIDOR WITHIN PUBLIC PARK PROPERTY
- PRIMARY ENVIRONMENTAL CORRIDOR WITHIN GOVERNMENT PROPERTY
- SECONDARY ENVIRONMENTAL CORRIDOR
- AGRICULTURAL PRESERVATION
- EXTRACTIVE
- ISOLATED NATURAL RESOURCE AREA
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- SURFACE WATER
- STREETS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



CONCEPT MAP



CONCEPT MAP



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LYNCH & ASSOCIATES

5000 S. TOWNE DRIVE, SUITE 160

440 MILWAUKEE AVENUE

(262) 402-5040



Planning & Zoning Commission Report for February 12, 2026

29286 Durand Avenue

Applicant: Kurt Petrie
Project: Residential Lot Creation
Requested Action: None
Existing Zoning: A-2
Location: Parcel # 002-03-19-350-07-000 and Parcel # 002-03-19-260-09-000

Report

The applicant for the subject parcels has submitted an Application for Conceptual Land Division. The Land Division would divide parcel # 002-03-19-350-07-000 into four lots (CSM W), and it would divide parcel # 002-03-19-260-09-000 into three lots (CSM E). On CSM W, Lots 1 through 4 would be 5.54 acres, 6.11 acres, 3.35 acres, and 2.39 acres, respectively. On CSM E, Lots 1 through 3 would be 6.87 acres, 4.16 acres, and 9.65 acres, respectively.

The submitted conceptual CSM shows a wetland within Lot 3 of CSM E with a boundary that spans the entire Lot's frontage along Durand Avenue. The wetland also appears to consume over two-thirds of the proposed Lot, resulting in only the western leg of the lot being the only practicably developable space. This space appears to be landlocked – the presence of the wetland would make a driveway off Durand Avenue from the south infeasible, while the proposed Lots 1 and 2 within CSM E just north of Lot 3 do not appear to provide access accommodations. Provisions should be made to allow for Lot 3 access. If the property owner intends to provide cross access easements near the wetland boundary, a certified wetland delineation should be prepared in order to define the exact boundary of the wetland with respect to proposed easement boundaries.

Lots 1 and 2 within both CSM's are set adjacent to proposed right-of-way dedications at the dead ends of Mound Drive and Circle Drive. The proposed right-of-way areas are perpendicular to the existing rights-of-way on Mound Drive and Circle Drive, appear to be 33' in width, and appear extend into each of the four lots by at least 150 feet. The applicant should coordinate with the Town DPW and engineering to establish the optimal roadway dead end configuration for the purposes of winter maintenance, fire/EMS vehicles, school buses, garbage trucks, and larger delivery trucks. If the applicant wishes to eventually apply for an official land division with the Town, they should provide engineering plans for the proposed roadway dead ends to be reviewed by Town engineering & DPW. The engineering plans should consist of dimensioned paving plans, grading/drainage plans, and erosion control provisions.

Access to the remaining Lots (Lots 3 and 4 of CSM W) do not appear to be of concern. Lot 3 already has an access point off Durand Avenue, while the dead end cul-de-sac on Front Street could provide access to Lot 4. If not already in place, the CSM should include cross-access provisions for the existing parcels between Lots 3 and 4.



29286 Durand Ave
Page 2 / February 5, 2026

Staff Recommendation:

With this being a Conceptual Land Division Application, there is not a decision to be made by the committee at this time. However, if the applicant wished to pursue an official Land Division application, the following items should be addressed:

- Access provisions to Lot 3 of CSM E. This should include a wetland delineation if cross-access is proposed near the existing wetland boundary.
- Dedicated right-of-way off existing Town Roads should be coordinated with Town DPW and engineering to accommodate fire/EMS vehicles, winter maintenance, school bus pickup & drop-off, garbage pickup, and delivery trucks. Engineering plans should be submitted demonstrating that the dimensions of the dead ends fit this criteria, drainage is managed properly, and erosion control provisions included.
- Access to the existing parcels between Lots 3 and 4 of CSM W should be perpetuated via a cross access easement. This should be accounted for in the CSM.

Robert Wielgos, P.E.
February 5, 2026



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TOWN OF BURLINGTON PLANNING & ZONING COMMITTEE

TO: Planning & Zoning Committee
FROM: Bryce Hembrook, AICP
Town Planner
REPORT DATE: February 5, 2026
P&Z MEETING DATE: February 12, 2026
RE: **Kurt Petrie (30614 Durand Ave) – Conceptual Land Division**
SEH No. 188914, TASK 2

Applicant: Kurt Petrie

Property Owner: Kurt Petrie

Application Type: Conceptual Land Division

Location: Durand Avenue (PIN 002031926009000, 002031935007000)

Land Use Plan: Residential Unsewered (1.5 to 4.99 acres per dwelling unit) and Secondary Environmental Corridor

Existing Zoning: A-2 General Farming District II and R-4 Urban Residential District I (only 35' strip on far north side)

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 requesting to subdivide two existing parcels into 7 total lots. The concept plan shows that the applicant is proposing two separate certified survey maps (CSM). In addition, the concept plan shows two areas proposed for future right-of-way dedication to the Town, most likely intended for a turnaround option for a future street. One connection is shown to the east of Mound Drive and the other connection is shown to the south of Circle Drive. For clarity, I will break down my analysis into two parts: CSM W and CSM E. The concept map shows CSM W 1-4 and CSM E 1-3. I will provide some background information as well as an initial analysis from a planning and zoning perspective. However, the applicant will need to provide some additional information for their future plans for these properties at the meeting.

CSM W Lots 1-4

This potential CSM shows four lots ranging from 2.23 acres to 6.11 acres. According to the concept plan, there are some wetlands located on the east side of Lot 3 (CSM W), but wetlands appear to be minimal. The majority of these proposed lots are zoned A-2 General Farming District II. There is a 35' strip of land along the north side of Lot 1 that is zoned R-4 Urban Residential District. The concept plan shows approximately 9,900 square feet of land proposed to be dedicated to the public.

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CSM E Lots 1-3

This potential CSM shows three lots ranging from 4.16 acres to 9.65 acres. Lot 3 appears to have extensive wetlands on the site which covers approximately 64% of the (proposed) lot. Additionally, the location of the wetlands would essentially not allow for access to the buildable portion of the lot from Durand Avenue. Lot 3 would essentially be landlocked from a development perspective and would most likely require access easements to access the property. The majority of these proposed lots are zoned A-2 General Farming District II. There is a 35' strip of land along the north side of Lot 1 that is zoned R-4 Urban Residential District. The concept plan shows approximately 10,825 square feet of land proposed to be dedicated to the public.

Initial Thoughts/Comments on Concept Plan

- The proposed lots generally appear to meet Racine County zoning district requirements.
- The future land use map shows the majority of CSM W as being suitable Residential-Unsewered (1.5 acres to 4.99 acres). Lots 1 & 2 of the CSM W concept are 5.54 acres and 6.11 acres, respectively. Ideally, the proposed lots would be in the range specified (1.5 acres to 4.99 acres); however, the proposed size meets current zoning district requirements.
- The majority of CSM E is shown as Secondary Environmental Corridor in the future land use map. May want to discuss further with County to ensure there are no issues with this proposed land division.
- Lot 3 of CSM E has limited development potential and the developable area is located in the northwest portion of the property. An access easement would likely be required from a separate parcel to access this portion of the property.
- Is this the final lot layout the applicant is requesting or would there be future potential subdivision of land?
- Would the Town want to require/accept the dedicated land for right-of-way or would the Town recommend splitting the properties down the center of Mound Drive and Circle Drive?

Plan Commission Options

For discussion only.

Recommendation

None. This item was for discussion only.

LAND DIVISION APPLICATION

(4 LOTS OR LESS)

Town of Burlington

32288 Bushnell Road / Burlington, WI 53105

262.763.3070

Petitioner

Name	Eric Lundstrom
Address	33800 Dream St
	Burlington, WI 53105
Phone	262-765-2784

Owner (if different from above)

Name	
Address	
Phone	

Parcel Information

Tax Key	003 021908004000
Present Zoning	C-2
Current Land Use	upland resource conservation district
Address of Property and/or Legal Description	Yahnke Rd, Sec 8, T2N, R19E
Reason for land division and future usage	Residential use
Did you or someone else divide property in the past 5 years?	no

Documentation Required – 16 copies each

- ✓ Certified Survey Map with location of Soil Evaluation and existing buildings
- ✓ Soil Evaluation Test results (if not in a sewered 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 # _____

Planning & Zoning Commission Report for March 12, 2026

Applicant: Eric Lundstrom
Project: Land Division
Requested Action: Approval of Land Division
Existing Zoning: C-2
Location: Parcel # 002-02-19-08-004-000

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 20.57-acre parcel (excl. ROW) into a 16.69-acre lot (Lot 1) and a 3.88-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 February 26, 2026. The applicant subsequently revised the CSM per our comments. The CSM dated March 3, 2026 conforms to State Statute 236 and Town code. There are two locations where the existing right-of-way line and proposed lot lines overlap without a right-of-way dedication: the north half of the Lot 2 west lot line, and near the southwest corner of Lot 1. These overlapping areas should each be given a right-of-way designation and any approval should be contingent on said designations.

The CSM indicates a wetland boundary within Lot 2. This wetland boundary is set near the northeastern corner of the proposed lot and a driveway already exists to this lot location. Access off Yahnke Road is therefore not a concern for the proposed Lot 2.

As shown in the CSM and Racine County GIS mapping, a portion of parcel # 002-02-19-08-017-000 exists between the western lot lines of the subject parcel and the Yahnke Road right-of-way. The resultant frontage of the proposed Lot 1 is therefore near its southwestern corner. The location of this frontage is set at the approximate outside tangent point of a 90-degree horizontal roadway curve of Yahnke Road. Coupled with the fact that mature trees exist inside the roadway curve, sight distance appears to be limited for a potential driveway access point within the frontage of the proposed Lot 1.

The Town's driveway ordinance states that "*The Design Controls for the location of the driveway access point with the public road shall be as determined by the Wisconsin Department of Transportation (WisDOT) Facilities Development Manual (FDM), latest edition.*" The FDM outlines Intersection Sight Distance (ISD) requirements that apply to stop-controlled cross streets as well as driveways. For a driveway to have standard ISD per the FDM, a vehicle exiting the driveway onto the main road must have a clear line of sight in both directions down the main roadway for a specified distance. The specified distance varies based on the design speed of the roadway, which is regarded as 5 MPH greater than the posted speed. Yahnke Road is posted at 45 MPH (design speed = 50 MPH) which translates to a minimum required ISD of 555 feet turning left and 480 feet turning right for a passenger vehicle per FDM 11-10 Table 5.2. A driveway located at the outside of the roadway curve as described above would not provide both of these specified distances and therefore would not meet FDM requirements.

For access provisions to Lot 1, the applicant should explore locations other than the proposed frontage near the southwest corner of the lot. This could consist of a cross-access easement between Lots 1 and 2 or acquiring an access easement through parcel # 002-02-19-08-017-000 to construct a driveway access point with Yahnke Road that conforms to the FDM requirements.

The applicant should submit to the Town the proposed access point to Lot 1. If the desired Lot 1 access point is off Yahnke Road, then it should be demonstrated that the available driveway sight distance meets or exceeds the standards laid out in the FDM.

Staff Recommendation:

Per the discretion of the committee. If a positive recommendation for approval is given, then it should be contingent upon the following:

- Town engineering approval of Lot 1 access.
- Right-of-way designations within the CSM for the overlapping lot boundaries as described above.

Robert Wielgos, P.E.
March 4, 2026



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TOWN OF BURLINGTON PLAN COMMISSION

TO: Plan Commission
FROM: Bryce Hembrook, AICP
Town Planner
REPORT DATE: March 5, 2026
PC MEETING DATE: March 12, 2026

RE: **Lundstrom CSM – Land Division Request**
SEH No. 188914, TASK 3

Applicant: Eric Lundstrom
Property Owner: Eric Lundstrom
Application Type: Land Division
Location: Yahnke Road (PIN 002021908004000)
Land Use Plan: Isolated Natural Resource Area (INRA), Residential-Unsewered (1.5 to 4.99 acres per dwelling unit), Primary Environmental Corridor, and Agricultural Preservation
Existing Zoning: C-2 Upland Resource Conservation District

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

Background and Analysis

In 2023, the Town Board approved a rezoning of the subject property from the A-1 Farmland Preservation District and M-4 Quarrying District to the C-2 Upland Resource Conservation District. At the time of the rezoning, the applicant indicated an intent to divide the property into two parcels in order to provide improved access to higher ground located on the southern portion of the site.

The applicant is now requesting approval of a land division to create a new residential lot. The proposed Certified Survey Map (CSM) would divide the existing parcel into a 3.88-acre lot (Lot 2) located in the northwest corner of the property with frontage along Yahnke Road, intended for construction of a single-family residence, and a 16.69-acre lot (Lot 1), which would retain an existing shed.

The proposed lots appear to meet the minimum area requirements of the C-2 Upland Resource Conservation District. The CSM indicates that Lot 2 would have frontage along Yahnke Road, while Lot 1 has limited frontage along Yahnke Road. While the required lot frontage appears to be met for Lot 1, there are concerns related to driveway access in this area, which are discussed in further detail in the Town Engineer's report.

Driveway access is a key consideration associated with the proposed land division. As noted in the Town Engineer's report, access to Lot 2 from Yahnke Road is not anticipated to be an issue, as an existing driveway

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Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
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location is shown and site conditions appear adequate. Access to Lot 1, however, presents potential concerns related to sight distance and driveway placement due to the configuration of Yahnke Road, nearby curves, existing vegetation, and the presence of intervening unplatted lands between portions of Lot 1 and the public right-of-way. Additional detail regarding these concerns is provided in the Town Engineer's report.

Staff also notes that proposed driveway locations, both existing and proposed, are not clearly shown on the CSM. Given the known access constraints, staff recommends that driveway locations be depicted on the CSM or otherwise clearly identified prior to final approval.

In addition, staff notes that there is an existing, irregularly shaped parcel located between portions of proposed Lot 1 and the Yahnke Road right-of-way that is not included in the proposed CSM and is not owned or controlled by the applicant. This parcel existed prior to the current land division request; however, the proposed lot layout may make the parcel appear more isolated by placing it between separately owned properties. While the proposed CSM does not create this condition, staff raises the issue for the Plan Commission's awareness as it relates to long-term access considerations, coordination between adjacent parcels, and the overall relationship of the proposed lots to surrounding properties.

Finally, staff notes that right-of-way dedication may be required along the northwest portion of proposed Lot 2 consistent with Town and County roadway standards and recommends that this be reviewed and addressed as part of the final CSM approval process.

Plan Commission Options

The Commission can make the following recommendations:

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

Recommendation

APPROVE the land division request contingent on adding existing and proposed driveway and access points to the certified survey map and subject to any conditions required by the Town Engineer or other approving authorities.

CERTIFIED SURVEY MAP NO.

LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 19 EAST OF
THE FOURTH PRINCIPAL MERIDIAN LOCATED IN THE TOWN OF
BURLINGTON, RACINE COUNTY, WISCONSIN.

OWNER/ SUBDIVIDER:
ERIC LUNDSTROM
33800 DREAM STREET,
BURLINGTON, WI, 53105

SURVEYOR:
RITCHIE P. WENZEL
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
Phone: (262) 402-5040
Email: rwenzel@lynch-engineering.com
Project #25.5017

SURVEYOR'S CERTIFICATE:

I RITCHIE P. WENZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND, BEING PART OF THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN LOCATED IN THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 01°42'25" EAST ALONG WEST LINE OF SAID 1/4 SECTION, 1194.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 75°23'24" EAST, 426.10 FEET; THENCE SOUTH 01°42'25" EAST, 426.10 FEET, PARALLEL WITH SAID SECTION LINE; THENCE SOUTH 75°23'24" EAST, 394.23 FEET; THENCE SOUTH 02°51'04" EAST, 798.02 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 88°10'34" WEST, ALONG SAID SOUTH LINE, 803.23 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 SECTION; THENCE NORTH 01°42'25" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 SECTION, 1456.07 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PORTION ALONG THE WESTERLY LINE, LYING IN THE RIGHT OF WAY OF YAHNKE ROAD.

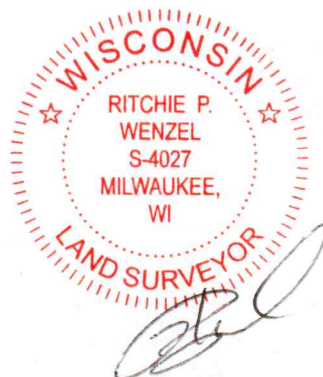
SAID PARCEL CONTAINING 20.67 ACRES OR 900,146 SQUARE FEET OF LAND MORE, OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF ERIC LUNDSTROM, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND LAND DIVISION MADE THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF S. 236.34 OF THE WISCONSIN STATUTES AND THE PLATTING ORDINANCE OF RACINE COUNTY, THE TOWN OF BURLINGTON AND CITY OF BURLINGTON EXTRATERRITORIAL IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 4th DAY OF February, 2026.



RITCHIE P. WENZEL
PROFESSIONAL LAND SURVEYOR, S-4027



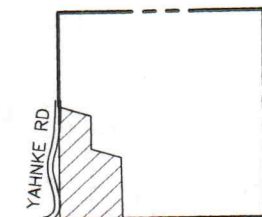
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

(262) 402-5040

LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 19 EAST OF
THE FOURTH PRINCIPAL MERIDIAN LOCATED IN THE TOWN OF
BURLINGTON, RACINE COUNTY, WISCONSIN.



VICINITY MAP
NE 1/4 SEC. 8-T2N-R19E
NOT TO SCALE



Legend:

-  Found Cast Iron Monument w/ Brass Cap
-  Found 3/4" Iron Rod
-  Found 1-5/8" Iron Pipe
-  Set 3/4"x18" Iron Rod Weighing 1.18 lbs/Ft
-  Set 1-5/8"x18" Iron Pipe Weighing No Less Than 1.68 lbs/Ft
-  Soil Boring

APPROXIMATE ORDINARY HIGH WATER MARK - FOR
REFERENCE ONLY PER STATE STATUTE 236.025

"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OF A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."

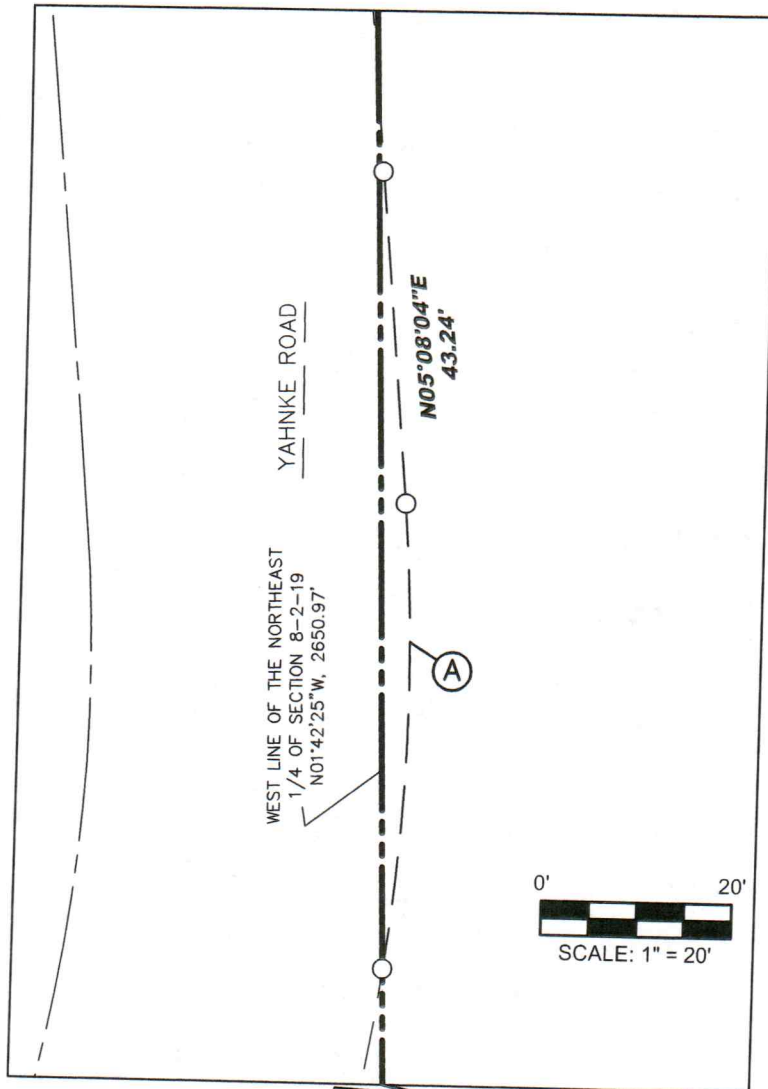
Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-83), with the West Line of Northeast 1/4 of Section 8-2-19, having an assumed bearing of North 01°42'25" West.

2/4/2026
SHEET 2 OF 5

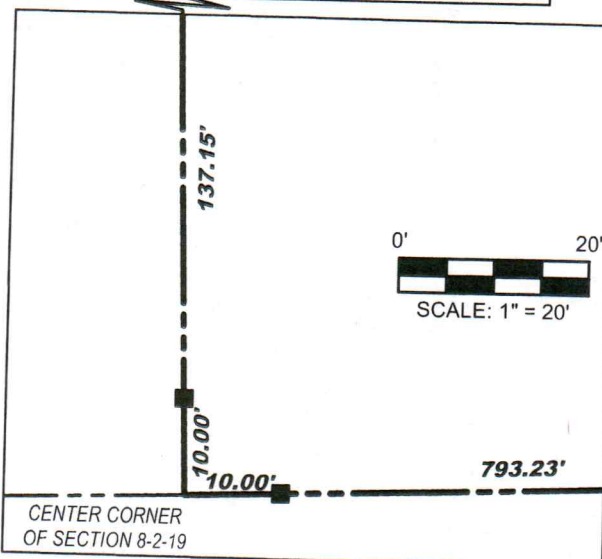
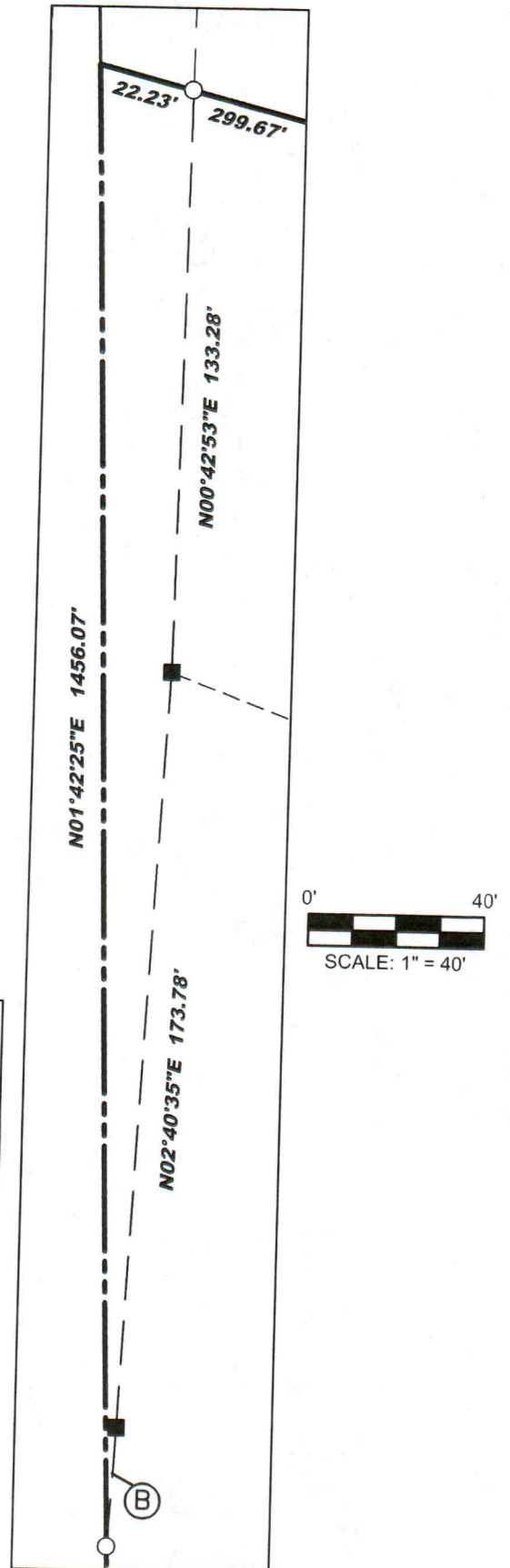
CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 19 EAST OF
THE FOURTH PRINCIPAL MERIDIAN LOCATED IN THE TOWN OF
BURLINGTON, RACINE COUNTY, WISCONSIN.

LOT 1 STREET FRONTAGE DETAIL



LOT 2 STREET FRONTAGE DETAIL



SECTION CORNER FALLS IN ROCK
RETAINING WALL. NO MONUMENT
PRESENT AT THE TIME OF THIS
SURVEY. ESTABLISHED PER CONTROL
SUMMARY, DOSSIER TIES AND PREVIOUS
SURVEYS. SET IRON RODS AT 10.00
FOOT OFFSETS AS SHOWN.



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151

440 MILWAUKEE AVENUE
BURLINGTON, WI 53105

(262) 402-5040



CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 19 EAST OF
THE FOURTH PRINCIPAL MERIDIAN LOCATED IN THE TOWN OF
BURLINGTON, RACINE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Burlington, City of Burlington (ETZ), and Racine County, this _____ day of _____, 2026.

Erick Lundstrom

STATE OF WISCONSIN)
County of _____) SS

Personally came before me this _____ day of _____, 2026, the above named Erik Lundstrom, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public, _____ County, WI.
My Commission Expires: _____

MORTGAGE'S CERTIFICATE:

As mortgage holder of the herein described land, Compeer Financial, ACA, does hereby consent to the surveying, dividing, and mapping of the lands described in this map and to the certificate of Eric Lundstrom, as owner.

WITNESS the hand and seal of Compeer Financial, ACA, has caused this instrument to be executed by (First & Last Name) _____, its (Title) _____, and (First & Last Name) _____, its (Title) _____, in the (Select One (1) City, Village or Town) of (City Name) _____, Wisconsin, this _____ day of _____, 20____.

In the presence of:
Compeer Financial, ACA

(Print - First Name, Last Name and Title)

(Signature)

(Print - First Name, Last Name and Title)

(Signature)

STATE OF WISCONSIN)
County of _____) ss.

Personally came before me this _____ day of _____, 20____, (First & Last Name) _____, its (Title) _____, and (First & Last Name) _____, its (Title) _____, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the (Title) _____ and (Title) _____ respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public, _____ County, WI.
My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 19 EAST OF
THE FOURTH PRINCIPAL MERIDIAN LOCATED IN THE TOWN OF
BURLINGTON, RACINE COUNTY, WISCONSIN.

TOWN OF BURLINGTON APPROVAL:

Approved by the Town of Burlington on this _____ day of _____, 2026.

_____, Chairperson

_____, Clerk

CITY OF BURLINGTON (EXTRATERRITORIAL) APPROVAL:

Approved by the Town of Burlington on this _____ day of _____, 2026.

_____, Chairperson

_____, Clerk

RACINE COUNTY APPROVAL:

Approved by Racine County on this _____ day of _____, 2026.

_____, Chairperson



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code

Page 1 of 3



Billingsley Engineering LLC.

www.billingsleyeng.com

County

RACINE

Parcel I.D. #

002-02-19-08-004-000

Reviewed by:

Date

APPLICANT INFORMATION - Please print

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

Property Owner ERIC LUNDSTROM				Property location Govt. Lot SW 1/4 NE 1/4 S 8 T 2 N.R 19 E			
Property Owner's Mailing Address 33800 DREAM ST				Lot #	Block #	Subd. Name or CSM #	
City BURLINGTON	State WI	Zip Code 53105	Phone Number 262-705-2784	☐ City ☐ Village ☒ Town		Nearest Road BURLINGTON HWY P	

☒ New Construction Use: ☒ Residential / Number of bedrooms 3 Addition to existing building _____
☐ Replacement ☐ Public or commercial - Describe _____

Code derived daily flow 450 gpd

Additional design/site considerations suitable for a mound system

Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
1	1	0-10	10 yr 3/2	none	SI L	2 F ABK	MFR	AS	1 VF	0.6	0.8
	2	10-19	10 YR 4/3	none	C L	2 F ABK	MFI	CW	~	0.4	0.6
	3	19-25	10 YR 4/4	c 2 d 10 yr 6/8	Si C L	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. 99.00 ft.
Depth to limiting factor 19 in.

Remarks:

Boring # 2	1	0-11	10 YR 3/3	NONE	SI L	2 F ABK	MFR	AS	1 VF	0.6	0.8
	2	11-18	10 YR 4/3	NONE	C L	2 F ABK	MFI	CW	~	0.4	0.6
	3	18-26	10 YR 4/4	C 2 D 10 YR 6/8	Si C L	1 F ABK	MFI	GW	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. 99.00 ft.
Depth to limiting factor 18 in.

Remarks:

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

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

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date February 13, 2024	CST Number 682918

SOIL DESCRIPTION REPORT

Page 2 of 3

Property Owner ERIC LUNDSTROM

Parcel I.D. # 002-02-19-08-004-000

Boring #

3

Ground elev.
98.00 ft.

Depth to limiting factor
19 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-10	10 YR 3/3	none	SI L	2 F ABK	MFR	AS	1 VF	0.6	0.8
2	10-19	10 YR 4/6	none	C L	1 F ABK	MFI	CW	~	0.4	0.6
3	19-26	10 YR 4/4	C 2 D 10 YR 6/8	SI C L	1 F ABK	MFI	GW	~	0.2	0.3
4										
5										
6										
7										

Remarks:

Boring #

4

Ground elev.
ft.

Depth to limiting factor

1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

5

Ground elev.
ft.

Depth to limiting factor

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

6

Ground elev.
ft.

Depth to limiting factor

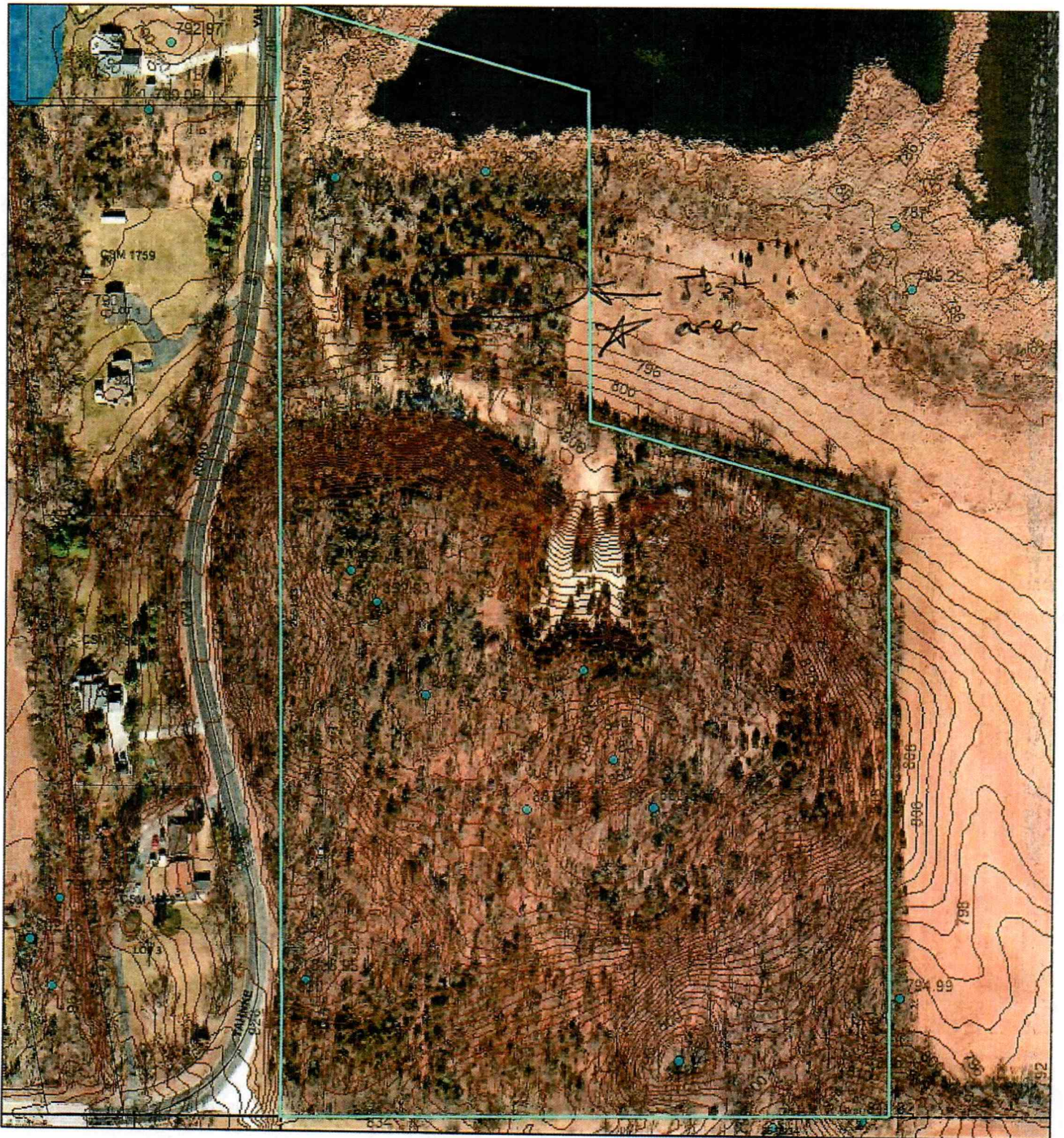
1										
2										
3										
4										
5										
6										
7										

Remarks:

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

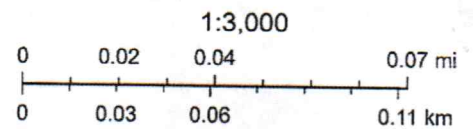
*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

ArcGIS WebMap



July 30, 2025

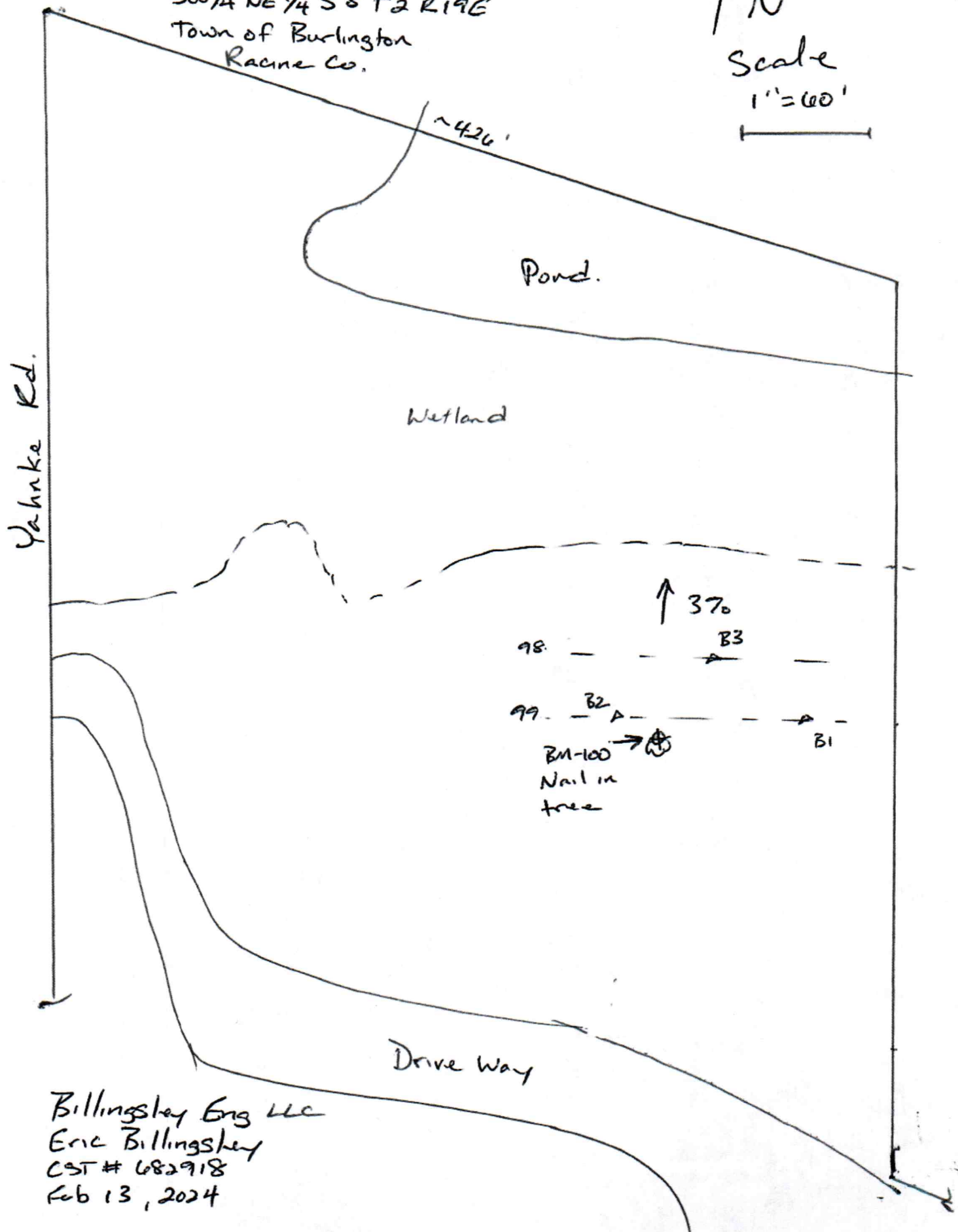
- Quarter Quarter Section
- Quarter Section
- Sections
- Tax Parcels
- Parcel Tie Lines
- Municipal Boundaries
- 2010 LiDAR Spot Elevations
- 2010 LiDAR Two Foot Contours
- Fema FloodPlain
- 2024 Spring Aerial
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Racine County, SEWRPC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, SEWRPC, AeroMetric, FEMA, SEWRPC

Lundstrom
002-02-19-08-004-000
SW 1/4 NE 1/4 S 8 T 2 R 19 E
Town of Burlington
Racine Co.

↑ N
Scale
1" = 60'



Billingsley Eng LLC
Eric Billingsley
CST # 682918
Feb 13, 2024

SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code

Page 1 of 3



Billingsley Engineering LLC.

www.billingsleyeng.com

County	RACINE
Parcel I.D. #	002-02-19-08-004-000
Reviewed by:	Date

APPLICANT INFORMATION - Please print

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

Property Owner ERIC LUNDSTROM				Property location Govt. Lot SW 1/4 NE 1/4, S 8 T 2 , N, R 19 E			
Property Owner's Mailing Address 33800 DREAM ST				Lot #	Block #	Subd. Name or CSM #	
City	State	Zip Code	Phone Number	☐ City ☐ Village ☒ Town		Nearest Road	
BURLINGTON	WI	53105	262-705-2784	BURLINGTON		HWY P	

☒ New Construction	Use:	☒ Residential / Number of bedrooms <u>5</u>	Addition to existing building
☐ Replacement		☐ Public or commercial - Describe	
Code derived daily flow <u>750</u> gpd			
Additional design/site considerations <u>suitable for an inground leach field 94.22 - 95.55 (0.7 SOIL RATING)</u>			
Parent material <u>Glacial Till</u> Flood plain elevation, if applicable <u>N/A</u> ft			

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
1	1	0-5	10 yr 3/2	none	SI L	2 F ABK	MFR	AS	3 VF	0.6	0.8
	2	5-21	10 YR 4/6	none	SI C L	1 F ABK	MFI	CW	2 VF	0.2	0.3
	3	21-32	10 YR 4/4	none	S C L	1 F ABK	MFI	GW	1 VF	0.2	0.3
	4	32-98	10 yr 5/6	none	COB S	0 SG	ML	~	~	0.7	1.6
	5										
	6										
	7										
Remarks:											

2	1	0-5	10 YR 3/3	NONE	SI L	2 F ABK	MFR	AS	3 VF	0.6	0.8
	2	5-28	10 YR 4/6	NONE	SI C L	1 F ABK	MFI	CW	2 VF	0.2	0.3
	3	28-45	10 YR 4/4	NONE	S C L	1 F ABK	MFI	GW	1 VF	0.2	0.3
	4	45-97	10 YR 5/6	NONE	COB S	0 SG	ML	~	~	0.7	1.6
	5										
	6										
	7										
Remarks:											

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

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

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date February 13, 2024	CST Number 682918

SOIL DESCRIPTION REPORT

Page 2 of 3

Property Owner **ERIC LUNDSTROM**

Parcel I.D. # **002-02-19-08-004-000**

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
3	1	0-5	10 YR 3/3	none	SI L	2 F ABK	MFR	AS	3 VF	0.6	0.8
	2	5-22	10 YR 4/6	none	SI C L	1 F ABK	MFI	CW	2 VF	0.2	0.3
	3	22-32	10 YR 4/4	none	S C L	1 F ABK	MFI	GW	1 VF	0.2	0.3
	4	32-96	10 YR 5/6	none	COB S	0 SG	ML	~	~	0.7	1.6
	5										
	6										
	7										

Remarks:

Boring # 4	1										
	2										
	3										
	4										
	5										
	6										
	7										

Remarks:

Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
5	1										
	2										
	3										
	4										
	5										
	6										
	7										

Remarks:

Boring # 6	1										
	2										
	3										
	4										
	5										
	6										
	7										

Remarks:

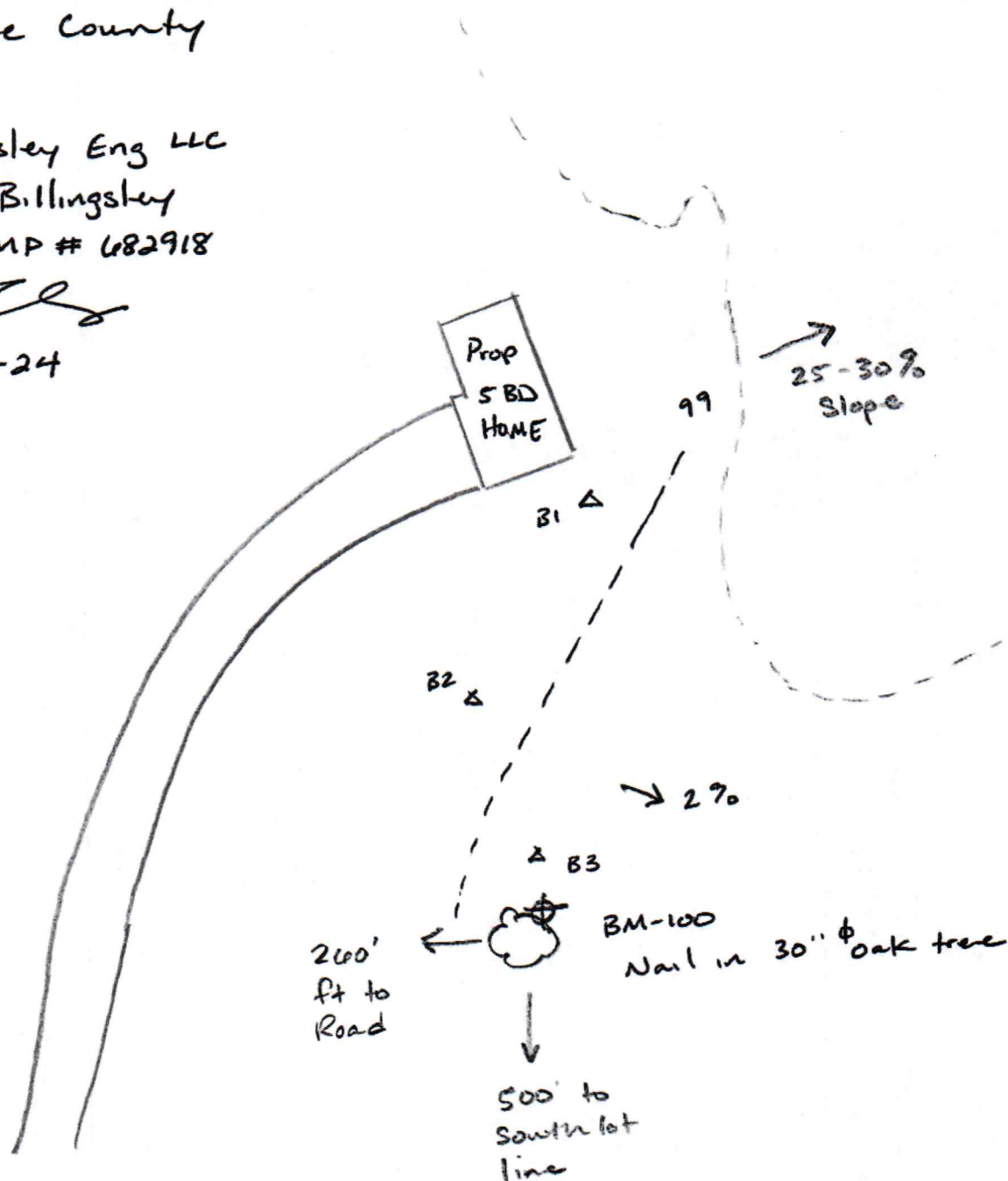
*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

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

Eric Lundstrom
002-02-19-08-004-000
SW 1/4 NE 1/4 S8 T2 N R19E
Town of Burlington
Racine County

↑ N
Scale
1" = 40'

Billingsley Eng LLC
Eric Billingsley
CST, MP # 682918
EB
2-13-24



SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code

Page 1 of 3



Billingsley Engineering LLC.

www.billingsleyeng.com

County

RACINE

Parcel I.D. #

002-02-19-08-004-000

Reviewed by:

Date

APPLICANT INFORMATION - Please print

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Property Owner ERIC LUNDSTROM				Property location Govt. Lot SW 1/4 NE 1/4, S 8 T 2 , N, R 19 E			
Property Owner's Mailing Address 33800 DREAM ST				Lot #	Block #	Subd. Name or CSM #	
City BURLINGTON	State WI	Zip Code 53105	Phone Number 262-705-2784	☐ City ☐ Village ☒ Town		Nearest Road BURLINGTON HWY P	

☒ New Construction	Use: ☒ Residential / Number of bedrooms <u>5</u>	Addition to existing building _____	
☐ Replacement	☐ Public or commercial - Describe _____		
Code derived daily flow <u>750</u> gpd			
Additional design/site considerations <u>suitable for an inground leach field 94.22 - 95.55 (0.7 SOIL RATING)</u>			
Parent material <u>Glacial Till</u>		Flood plain elevation, if applicable <u>N/A</u> ft	

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
1 Ground elev. 99.30 ft. Depth to limiting factor 98+ in.	1	0-5	10 yr 3/2	none	SI L	2 F ABK	MFR	AS	3 VF	0.6	0.8
	2	5-21	10 YR 4/6	none	SI C L	1 F ABK	MFI	CW	2 VF	0.2	0.3
	3	21-32	10 YR 4/4	none	S C L	1 F ABK	MFI	GW	1 VF	0.2	0.3
	4	32-98	10 yr 5/6	none	COB S	0 SG	ML	~	~	0.7	1.6
	5										
	6										
	7										

Remarks:

2 Ground elev. 99.30 ft. Depth to limiting factor 97+ in.	1	0-5	10 YR 3/3	NONE	SI L	2 F ABK	MFR	AS	3 VF	0.6	0.8
	2	5-28	10 YR 4/6	NONE	SI C L	1 F ABK	MFI	CW	2 VF	0.2	0.3
	3	28-45	10 YR 4/4	NONE	S C L	1 F ABK	MFI	GW	1 VF	0.2	0.3
	4	45-97	10 YR 5/6	NONE	COB S	0 SG	ML	~	~	0.7	1.6
	5										
	6										
	7										

Remarks:

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

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

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date February 13, 2024	CST Number 682918

SOIL DESCRIPTION REPORT

Page 2 of 3

Property Owner **ERIC LUNDSTROM**

Parcel I.D. # **002-02-19-08-004-000**

Boring #

3

Ground elev.
98.70 ft.

Depth to limiting factor
96+ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-5	10 YR 3/3	none	SI L	2 F ABK	MFR	AS	3 VF	0.6	0.8
2	5-22	10 YR 4/6	none	SI C L	1 F ABK	MFI	CW	2 VF	0.2	0.3
3	22-32	10 YR 4/4	none	S C L	1 F ABK	MFI	GW	1 VF	0.2	0.3
4	32-96	10 YR 5/6	none	COB S	0 SG	ML	~	~	0.7	1.6
5										
6										
7										

Remarks:

Boring #

4

Ground elev.
ft.

Depth to limiting factor

1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

5

Ground elev.
ft.

Depth to limiting factor

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

6

Ground elev.
ft.

Depth to limiting factor

1										
2										
3										
4										
5										
6										
7										

Remarks:

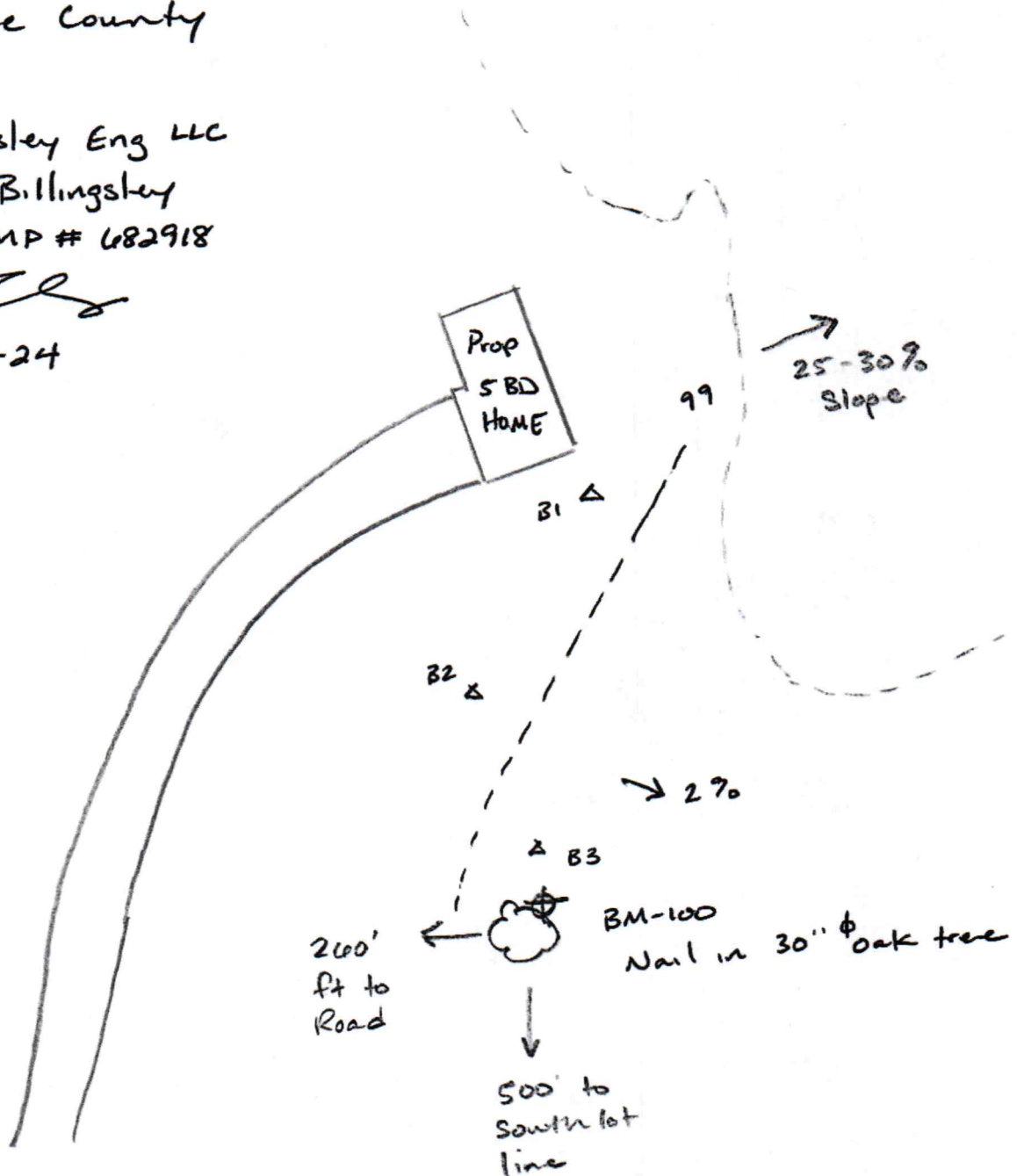
*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

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

Eric Lundstrom
002-02-19-08-004-000
SW 1/4 NE 1/4 S8 T2 N R19E
Town of Burlington
Racine County

↑ N
Scale
1" = 40'

Billingsley Eng LLC
Eric Billingsley
CST, MP # 682918
EB
2-13-24





CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.

16745 W. Bluemound Road

Brookfield, WI 53005-5938

(262) 781-1000 | rasmith.com

February 26, 2026

Ms. Rachel Naber, Administrator
Town of Burlington
32288 Bushnell Rd
Burlington, WI 53105

(Via email)

Re: Eric Lundstrom
Land Division Application
CSM Review

Dear Rachel,

We have reviewed the CSM submitted for the above referenced property, dated 02/04/2026, and offer the following comments:

1. Sheet 2 of 5: Within Lot 2, label the dashed diagonal line as the meander line and add approximate dimensions from meander corner to the OHWM.
2. Sheet 2 of 5: Verify the square footage of Lot 2 (excluding R/W). We compute 168,652 SF
3. Sheet 2 of 5: Recommend adding "and OHWM" to the approximate pond location per Racine county GIS label to match the note at the bottom of this sheet.
4. Sheet 2 of 5: In the curve data summary, add tangent bearings for both curves.
5. Sheet 2 of 5: In the bottom note on the page, revise to "Any land below the ordinary high water mark of a lake OR a navigable stream..."
6. Sheets 2/3 of 5: The first north-south dimension coming off the southwest corner of lot 1 is 137.15' on sheet 2, yet it is 137.14' on sheet 3. Please clarify.
7. Sheet 3 of 5: Verify the bearing that reads *N 05° 08' 04" E*. This bearing should be *N 05° 08' 04" W*.
8. Sheet 3 of 5: Recommend labeling the narrow area west of the curve as part of Yahnke Road R/W.
9. Sheet 3 of 5: Per our computations, the West line of the northeast 1/4 of Section 8-2-19 adds to 2,650.96'. Verify.
10. Sheet 3 of 5: Add the north arrow to this sheet.

Please provide a response letter stating how each of the above comments was addressed on the CSM. If you have any questions, please feel free to contact me at 262-901-2216.

Sincerely,

Robert Wielgos, P.E.



Page 2

Town Engineer

C: John Casucci, raSmith
Austen Volden, raSmith
Bryce Hembrook, SEH



LYNCH & ASSOCIATES

March 2, 2026

Ms. Rachel Naber, Administrator
Town of Burlington
32288 Bushnell Rd
Burlington, WI 53105

(Via email)

Re: Eric Lundstrom
Land Division Application
CSM Review

Dear Rachel,

We have revised the Certified Survey Map per the review comments dated 02/26/2026. Our responses to each comment are provided below.

1. Sheet 2 of 5: Within Lot 2, label the dashed diagonal line as the meander line and add approximate dimensions from meander corner to the OHWM.

Label & Dimensions Added.

2. Sheet 2 of 5: Verify the square footage of Lot 2 (excluding R/W). We compute 168,652 SF. When verified, we found the area to be 168,654 SF. Revised to reflect this.

3. Sheet 2 of 5: Recommend adding "and OHWM" to the approximate pond location per Racine county GIS label to match the note at the bottom of this sheet.

The Racine County GIS layer identifies this feature only as "Water" and does not reference an OHWM. The Public Trust note is included to clarify that, although an acreage is shown, the actual extent is dependent on the Ordinary High Water Mark. Since an OHWM was not field determined as part of this survey, we have avoided adding that label so as not to imply a delineation. Removed approximation note.

4. Sheet 2 of 5: In the curve data summary, add tangent bearings for both curves.

Information added.

5. Sheet 2 of 5: In the bottom note on the page, revise to "Any land below the ordinary high water mark of a lake OR a navigable stream..."

Revised.

6. Sheets 2/3 of 5: The first north-south dimension coming off the southwest corner of lot 1 is 137.15' on sheet 2, yet it is 137.14' on sheet 3. Please clarify.

The distance should be 137.14'. Revised to reflect this.



7. Sheet 3 of 5: Verify the bearing that reads N 05°08' 04" E. This bearing should be N 05°08' 04" W.

Revised.

8. Sheet 3 of 5: Recommend labeling the narrow area west of the curve as part of Yahnke Road R/W.

Label Added.

9. Sheet 3 of 5: Per our computations, the West line of the northeast 1/4 of Section 8-2-19 adds to 2,650.96'. Verify.

The distance should read 2,650.96'. Revised to reflect this.

10. Sheet 3 of 5: Add the north arrow to this sheet.

Revised.

Please contact me at 262-330-0513 if any additional information is required.

Sincerely,



Ritchie Wenzel, PLS
Professional Land Surveyor

