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# COMMUNITY ASSISTANCE PLANNING REPORT NUMBER 29

# A DEVELOPMENT PLAN FOR THE QUARRY RIDGE NEIGHBORHOOD

# CITY OF BURLINGTON RACINE COUNTY, WISCONSIN

Prepared by the Southeastern Wisconsin Regional Planning Commission P. O. Box 769 Old Courthouse 916 N. East Avenue Waukesha, Wisconsin 53187

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July 1979

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Serving the Counties of: KENOSHA



July 4, 1979

The Honorable John H. Thate Mayor of the City of Burlington City Hall 300 North Pine Street Burlington, Wisconsin 53105

Dear Mr. Thate:

The Southeastern Wisconsin Regional Planning Commission has, since its inception in 1960, recommended and supported the preparation of detailed development plans for neighborhood units in urbanizing communities of the Region. By letter dated March 30, 1971, the City of Burlington requested the Regional Planning Commission staff to assist it in the delineation of neighborhood units in the City of Burlington and environs. This delineation was completed in February 1973, and the results set forth in SEWRPC Community Assistance Planning Report No. 1, <u>Residential</u>, <u>Commercial</u>, and <u>Industrial</u> Neighborhoods—City of Burlington and Environs.

Following the adoption of this report by the City on March 28, 1973, the City, by letter dated April 18, 1974, requested the Regional Planning Commission staff to prepare a neighborhood unit development plan for that area of the City of Burlington and the Town of Burlington known as the "Quarry Ridge Neighborhood." Work on that plan was begun in May 1973 and completed in May 1975, with several revisions made subsequently. The plan is set forth in this report, entitled SEWRPC Community Assistance Planning Report No. 29, A Development Plan for the Quarry Ridge Neighborhood.

This report presents basic information on the present stage of development of the Quarry Ridge Neighborhood, including information on the existing land use pattern; the existing sanitary sewerage, water supply, and storm water drainage facilities; and the topography, drainage patterns, soils, woodlands and wetlands, and other natural features of the neighborhood area, all of which constitute important considerations in any neighborhood planning effort. Based on the findings of these inventories and on recommended neighborhood development standards, the report sets forth an alternative neighborhood development plan and a preferred plan which is consistent with both regional and local development objectives.

Upon its adoption by the City Plan Commission, the plan presented in this report is intended to be used by city officials as a point of departure in the making of development decisions affecting the Quarry Ridge Neighborhood.

The Regional Planning Commission staff is appreciative of the assistance provided by city elected and appointed officials in the preparation of this plan. The Commission staff stands ready, upon request, to assist the City in presenting the preferred plan documented in this report to the public for review and evaluation prior to local adoption and to assist in subsequent implementation of the plan over time.

Sincerely

Kurt W. Bauer Executive Director (This page intentionally left blank)

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#### **Chapter I**

#### INTRODUCTION

The Southeastern Wisconsin Regional Planning Commission, almost since its inception in 1960, has urged local plan commissions to consider the preparation of detailed neighborhood unit development plans as an important means of guiding and shaping urban land use development and redevelopment in the public interest. SEWRPC Planning Guide No. 1, Land Development Guide, published in November 1963, discussed the importance of neighborhood unit planning to the attainment of good residential land subdivision. This guide indicated that effective public regulation of the important process of land subdivisiona process through which much of the form and character of a community are determined-requires the preparation of detailed neighborhood unit development plans. The regional land use plan originally adopted by the Commission in December 1966 more specifically recommended that local plan commissions identify neighborhood units within areas of existing or proposed urban use and prepare detailed plans for the development and redevelopment of these units over time.

The City of Burlington, on March 30, 1971, requested that the Regional Planning Commission staff assist the City in the delineation of neighborhood units for which detailed development plans are to be prepared. The Commission staff, working with the City Plan Commission, initially identified 13 neighborhood units. These 13 neighborhood units were formalized and presented in February 1973 as SEWRPC Community Assistance Planning Report No. 1, Residential, Commercial, and Industrial Neighborhoods-City of Burlington and Environs. The report was adopted by the City on March 28, 1973, and the City by letter dated April 18, 1974, requested that the SEWRPC staff assist in the preparation of the delineated Quarry Ridge Neighborhood. The City of Burlington on April 23, 1974, entered into an agreement with the Regional Planning Commission under the terms of which the Commission agreed to assist the City in the design of neighborhood development plans. Work began on the first of these plans, the plan for the Quarry Ridge Neighborhood as presented herein, in May 1973 and was completed in May 1975, with several revisions made to the plan since

that time. The revised plan for the neighborhood was approved by the City Plan Commission in December 1977.

The purpose of this report is to describe the development plan for the Quarry Ridge Neighborhood. The plan suggests future collector and land access street alignments and attendant block configurations, as well as locations within the neighborhood best suited for institutional, recreational, and commercial uses, and various kinds of residential uses. The plan recommends areas that should be protected from intensive development for environmental reasons and indicates the need to reserve major drainageway and utility easements.

#### GENERAL SETTING

The City of Burlington is located in the southwestern portion of Racine County in U. S. Public Land Survey Township 3 North, Range 19 East and U. S. Public Land Survey Township 2 North, Range 19 East. The City is bordered on all sides by the unincorporated Town of Burlington. Map 1 shows the location of the City of Burlington and the extent of historic urban development in the Southeastern Wisconsin Region.

The City of Burlington has experienced a slow but steady growth since 1950, as shown in Table 1. The population of the City increased from 4,780 persons in 1950 to 5,856 persons in 1960, and to 7,479 persons in 1970. The 1978 population of the City is estimated at 9,072. Population forecasts prepared by the Regional Planning Commission indicate that the population of the City may be expected to reach a level of about 14,200 persons by 1990 and about 16,500 persons by the year 2000. This probable future growth of the City dictates the conduct of a sound local planning program to provide a basis for development decision-making by local officials.

#### THE NEIGHBORHOOD CONCEPT

The Regional Planning Commission's recommendation concerning the preparation of detailed neighborhood unit development plans by local









plan commissions is based upon the concept that an urban area should be formed of, and developed in, a number of individual cellular units rather than as a single, large, formless mass. These cellular units may be categorized by their predominant land use and, as such, may be industrial, commercial, institutional, or residential. The latter type of unit is the concern of this report.

Insofar as possible, each residential neighborhood unit should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of water; or other natural or man-made features that serve to clearly and physically separate each unit from the surrounding units. Each residential neighborhood unit should provide housing for that population for which, by prevailing local standards, one public elementary school of reasonable size is required. The unit should further provide, within established overall density limitations, a broad range of lot sizes and housing types; a full complement of those public and semipublic facilities needed by the family within the immediate vicinity of its dwelling, such as church, neighborhood park, and neighborhood shopping facilities; and ready access to the arterial street system and, thereby, to those urban activities and services which cannot, as a practical matter, be provided in the

#### Table 1

#### HISTORIC AND FORECAST POPULATIONS FOR THE CITY OF BURLINGTON: 1900-2000

Year	Population	Percentage of Population Change from Previous Period
1900	2,526	
1910	3,212	27.2
1920	3,626	12.9
1930	4,114	13.5
1940	4,414	7.3
1950	4,780	8.3
1960	5,856	22.5
1970	7,479	27.7
1978	9,072 <sup>a</sup>	21.3
1990	14,200 <sup>b</sup>	
2000	16,500 <sup>b</sup>	

<sup>a</sup> Wisconsin Department of Administration estimate.

<sup>b</sup> Forecasts based upon sanitary sewer service area.

Source: SEWRPC.

immediate vicinity of all residential developmentnamely, major employment centers, community and regional shopping centers, major recreational facilities, and major cultural and educational centers. The internal street pattern of the residential neighborhood unit should be designed to facilitate vehicular and pedestrian circulation within the unit, but to discourage penetration of the unit by heavy volumes of fast through traffic. Each residential neighborhood unit should have a central feature or focal point around which the unit is developed to promote a sense of physical unity. In this respect, the elementary school should be located adjacent to the neighborhood park so that the school and park together may function as a neighborhood center and thus provide a focal point of the neighborhood design. The school and park should be located within walking distance of all areas of the neighborhood unit.

The residential neighborhood unit is intended to accommodate safe and healthy family life and the activities associated with it. The neighborhood should be designed to promote stability and the preservation of amenities and should be large enough to maintain and protect its own environment. The neighborhood concept is intended to promote convenience in living and traveling within an urban area; to promote harmony and beauty in urban development; and to bring the living area of the urban family into a scale which allows the individual to feel at home and encourages the individual to take an active part in neighborhood and community affairs. The neighborhood unit concept is also intended to facilitate the difficult task of good land subdivision design. The proper relationship of individual subdivisions to areawide natural as well as man-made features, to existing and proposed land uses, and to other subdivisions can best be achieved through a plan for neighborhood unit development.

The neighborhood unit concept also provides a means for involving citizens in local planning programs. A neighborhood is that area most closely associated with the daily activities of family life, such as elementary education and convenience shopping. Residential neighborhoods, however, depend on the larger community for basic employment, comparison shopping, higher education, various cultural activities, and certain personal services. A group of neighborhoods which function as a unit, providing the necessary level of external services and facilities required by the neighborhoods in the group, may be described as a community. By identifying neighborhood units and grouping them into communities, residential areas may be planned to provide a physical environment which is healthy, safe, convenient, and attractive, and public sentiment can be constructively focused on the community of interest so created. Because of the emphasis on the day-to-day needs and concerns of the family, neighborhood planning is particularly "people-oriented."

Unlike the community comprehensive, or master, plan, which is necessarily quite general, the plan developed for a neighborhood is quite precise. The plan depicts explicitly alternative development patterns that are practicable to meet such needs as traffic circulation, storm water drainage, sanitary sewerage, water supply, and a sound arrangement of land uses. Neighborhood planning, therefore, must involve careful consideration of factors as soil suitability, land slopes, such drainage patterns, flood hazards, woodland and wetland cover, existing and proposed land uses in and surrounding the neighborhood unit, and real property boundaries. Although the neighborhood unit concept most readily applies to medium- and high-density residential areas, it can be successfully applied in low-density areas with some modifications of the design standards. Table 2 illustrates a typical land use distribution in a mediumdensity planned neighborhood unit and is intended to provide a basis of comparison for the specific neighborhood unit designs presented herein.

The neighborhood unit development plan, while precise, must, nevertheless, also be flexible. The plan is intended to be used as a standard for evaluating development proposals of private and public agencies. It should not be presumed that private developers cannot present development plans harmonious with sound convenient development standards, nor that any development plans that are privately advanced and at variance in some respect with the adopted neighborhood plan are necessarily unacceptable. Local planning officials should remain receptive to proposed plan changes that can be shown to be better than the adopted plan, yet compatible with the overall objectives for the development of the neighborhood and the community as a whole.

# COMMUNITY PLANNING IN THE CITY OF BURLINGTON

A community should have a comprehensive plan as a basis for the preparation of precise neighborhood unit development plans. The City of Burlington had a master plan prepared for the City by Mead and Hunt, Inc., Consulting Engineers of Madison, Wisconsin, entitled <u>Burlington</u>, <u>Wisconsin Master</u> <u>Plan-1960</u> in September 1960. The plan included the discussion of Burlington history, economic factors, population, a thoroughfare plan, utilities, education, recreation, municipal functions, and a capital improvement program. A master plan for city land use in 1975 was presented in the plan; however, the plan did not extend much beyond the city boundaries and did not show development to the potential extent of the sanitary sewer service area. The delineation of neighborhood units was not included in the plan.

Sound planning practice dictates that, just as neighborhood plans should be prepared within the framework of community plans, community plans should be prepared within the framework of regional plans. The adopted regional land use plan as it applies to the City of Burlington and environs is shown on Map 2, together with the boundary of the Quarry Ridge Neighborhood.

Several of the adopted regional plan elements are particularly important to the preparation of a general plan for the City of Burlington and, therefore, to the development of precise neighborhood development plans within the City. These elements are described in the following SEWRPC reports: SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, Volumes One and Two, which provides information on flooding along the Fox River, White River, and Echo Lake and other hydrologic and hydraulic data on the development of the Quarry Ridge Neighborhood; SEWRPC Planning Report No. 16, A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin, which recommends future sanitary sewer service areas; SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, which recommends lowand moderate-income housing development; SEWRPC Planning Report No. 21, A Regional Airport System Plan for Southeastern Wisconsin, includes recommendations for airport which system development; SEWRPC Planning Report No. 22, A Jurisdictional Highway System Plan for Racine County, which recommends future highway development; SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, which recommends an areawide land use development pattern and provides a particularly important basis for Burlington's detailed neigh-

#### Table 2

	Population and Density Land Use All			
Type of Area	Number	Percent of Total	Total Acres	Percent of Total
Residential Area			454.4	71.0
Single-Family Area			416.0	65.0
Population	5,330	85.2		
Residential Acres Per 1,000 Population	76.0			
Persons Per Residential Acre	12.8			
Number of Dwelling Units	1,615			
Dwelling Units Per Residential Acre	3.9			
Multiple-Family Area			38.4	6.0
Population	925	14.8		
Residential Acres Per 1,000 Population	41.5			
Persons Per Residential Acre	24.1			
Number of Dwelling Units	355			
Dwelling Units Per Residential Acre	9.2			
Public Area			32.0	5.0
Elementary School (K-6) Area			9.6	1.5
Number of Classrooms	20			
Total Number of Pupils	500			
Public Park Area			16.0	2.5
Other Public and Quasipublic Area			6.4	1.0
Neighborhood Commercial Area			6.4	1.0
Street Area			147.2	23.0
Total	6,255	100.0	640.0	100.0

#### LAND USE DISTRIBUTION IN A TYPICAL MEDIUM-DENSITY NEIGHBORHOOD UNIT

Source: SEWRPC.

borhood plans; and SEWRPC Planning Report No. 27, <u>A Regional Park and Open Space Plan for</u> <u>Southeastern Wisconsin: 2000</u>, which inventories existing and proposed park and open space lands and recommends park and open space reservation and development. The findings and recommendations of these adopted regional plan elements are reflected in the neighborhood unit development plan presented herein.

In preparation for its overall planning program, the City of Burlington in May 1973 obtained large-scale—1" = 200', two-foot contour interval topographic and cadastral maps, prepared to Regional Planning Commission specifications, from the Racine County Planning Committee. Cadastral data for the Quarry Ridge Neighborhood, as of 1974, were provided by the City of Burlington Engineering Department. The mapping of the cadastral data was performed by the Southeastern Wisconsin Regional Planning Commission in September 1974. The resulting topographic and cadastral information was essential to the preparation of the precise neighborhood unit development plan documented herein.

# NEIGHBORHOOD DELINEATION

As noted earlier, neighborhood units were initially identified in 1973 and were based upon the

SELECTED ELEMENTS OF THE REGIONAL LAND USE, PARK AND OPEN SPACE, AND TRANSPORTATION PLANS FOR THE CITY OF BURLINGTON PLANNING AREA: 2000



Source: SEWRPC.

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regional land use, sanitary sewerage system, and transportation system plans current at that time. Significant changes have been made on these plans as they pertain to the Burlington area, however, since 1973. For example, the previously proposed urban area bypasses for STH 11 and STH 83, which bypasses would have formed logical boundaries for neighborhood units, are no longer included in the new regional transportation system plan. While none of these changes in areawide systems planning directly affects the Quarry Ridge Neighborhood, such changes do affect most of the other neighborhoods included in the original delineation of neighborhoods for the City of Burlington. Accordingly, subsequent planning efforts will need to redefine and redelineate neighborhood boundaries in the City based upon the new regional land use, sanitary sewerage system, and transportation system plans.

#### NEIGHBORHOOD LOCATION AND BOUNDARIES

The Quarry Ridge Neighborhood is located in the west-central portion of the Burlington area. The neighborhood is bounded on the north by the White River and Echo Lake; on the south by the proposed westerly extension of W. Market Street as a major arterial; on the west by Mormon Road and STH 36; and on the east by McHenry Street and Milwaukee Avenue (STH 36). The area within the delineated boundaries of the Quarry Ridge Neighborhood totals 1,010.5 acres. Of the total area of the neighborhood, 566.0 acres, or 56 percent, lie within the City of Burlington proper, and 444.5 acres, or 44 percent, within the Town of Burlington.

# HISTORY OF THE QUARRY RIDGE NEIGHBORHOOD

Development of the area now known as the Quarry Ridge Neighborhood began as early as 1839 with the platting of the Perkins Addition to the City in the northeast portion of the neighborhood, consisting of eight lots. The Perkins West Addition, a large subdivision comprised of 170 lots, was platted in 1859. Another large subdivision. Weiller's Addition, was platted in 1895 and provided an additional 170 lots to the existing lots in the neighborhood. The following year Briody's Addition was platted, which was comprised of 72 lots. Many smaller plats were filed in the years following Briody's Addition, none of which were as large until Sunset Ridge Third Addition was platted in 1957, creating 73 new lots in the southeastern portion of the neighborhood. Historic subdivision platting in the Quarry Ridge Neighborhood is summarized in Table 3 and shown on Map 3.

#### Table 3

Subdivision Name	Year Recorded	Number of Lots in Neighborhood <sup>a</sup>	Gross Residential Acres
Perkins Addition	1839	8	3.0
P. M. Perkins Addition	1856	56	27.0
Sheldon's First Addition.	1856	12	15.0
Perkins West Addition	1859	170	57.0
Morris Addition	1887	22	9.0
Storle Williams Addition.	1891	16	6.0
Weiller's Addition	1895	170	59.0
Briodv's Addition	1896	72	21.0
Schemmer's Addition.	1900	11	4.0
Assessment Subdivision No. 2	1902	18	5.0
Burlington Heights Subdivision	1907	32	10.0
Assessment Subdivision No. 1	1907	11	3.0
Briody's Second Addition	1907	5	2.0
Kleins Addition.	1909	6	2.0
Benson Hurst Addition	1910	29	10.0
Praschs Subdivision	1911	48	14.0
Richtman Subdivision	1915	53	17.0
Elmhurst Subdivision	1917	30	8.0
Luetten Addition	1954	6	2.0
Sunset Ridge First Addition	1956	24	8.0
Sunset Ridge Second Addition	1956	11	3.7
Sunset Ridge Third Addition	1957	73	29.9
Tower Lawn First Addition	1957	14	5.1
Sunset Ridge Fourth Addition	1959	10	3.6
Sunset Ridge Fifth Addition	1959	42	14.4
Tower Lawn Second Addition	1960	25	12.0
Parklawn Subdivision	1961	15	4.0
West Park Addition	1964	13	4.0
High Rise	1966	18	6.9
First Addition to High Rise	1968	12	3.7
Second Addition to High Rise	1969	39	19.3
King's Subdivision	1971	10	4.2
Total		1.081	392.8

# HISTORIC SUBDIVISION PLATTING IN THE QUARRY RIDGE NEIGHBORHOOD: 1839-1974

<sup>a</sup>Number of Lots in September 1974 for those subdivisions platted earlier than 1974.

Source: SEWRPC.



#### HISTORIC PLATTING WITHIN THE QUARRY RIDGE NEIGHBORHOOD: 1839 to 1974

Source: SEWRPC.

LANDS PLATTED 1970 TO 1974

UNPLATTED LANDS

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#### INVENTORY FINDINGS AND ANALYSIS

#### INTRODUCTION

Reliable basic planning and engineering data are essential to the formulation of workable development plans. Consequently, inventory becomes the first operational step in any planning process. Formulation of a neighborhood plan requires that factual data be developed on the topography and surface drainage of the neighborhood area, the extent of woodlands and wetlands, existing land use, real property ownership, community utilities and facilities, street and highway facilities, and soils.

#### TOPOGRAPHY AND SURFACE DRAINAGE

Map 4 shows the topography, drainage pattern, and wetlands and woodlands of the Quarry Ridge Neighborhood. The area consists of rolling terrain with varying degrees of relief up to approximately 60 feet. Several steep ridges dominate the northwestern portion of the neighborhood, with slopes exceeding 25 percent. A ridge extending in a northeast-southwest direction across the northwestern portion of the neighborhood acts as a potentially strong environmental barrier between two areas of the neighborhood.

The Quarry Ridge Neighborhood is located within the Fox River watershed, for which a comprehensive plan was prepared by the Commission as documented in SEWRPC Planning Report No. 12, <u>A Comprehensive Plan for the Fox River Watershed</u>. Map 4 shows the location of the subwatershed boundaries and subbasin boundaries, together with the directions of storm water flow in the neighborhood. The northern and western portions of the neighborhood drain to the White River and Echo Lake, while the southeastern portion of the neighborhood drains to the south ultimately into the Fox River.

#### SOILS

Table 4 lists all of the soils that occur in the neighborhood area and summarizes the suitability of these soils for a variety of urban land uses. Twenty-four identified types of soils occur within the neighborhood area, with the most prevalent type being the Warsaw silt loams, which cover nearly 24 percent of the total area of the neighborhood. The table lists the potential developmental problems associated with particular land uses on each soil type in the Quarry Ridge Neighborhood.

Soils in the Quarry Ridge Neighborhood area are generally well suited for urban development. Table 5 and Map 5 indicate that 251.5 acres, or 24.9 percent, of the Quarry Ridge Neighborhood are covered by soils that have limitations for residential development and that require particularly careful consideration in the development of the neighborhood. These soils include those on slopes of 12 percent or more and having highly erodible characteristics, which cover 187 acres, or 18.5 percent, of the neighborhood. These soils include Rodman gravelly loam, Casco loam, Parr silt loam-shallow variant, and Casco-Rodman loam. Soils with a slow permeability rate occupy 8.3 acres, or 0.8 percent, of the neighborhood and include primarily areas of Hebron loam. Soils that have a fluctuating or high water table or that are subject to ponding, overflow, runoff, or overwash hazard occupy 46.4 acres of land, or 4.6 percent, of the neighborhood and include areas of Colwood fine sandy loam, Sebewa silt loam, and Kane silt loam. Organic soils subject to flooding or overflow cover 9.8 acres, or 1.0 percent, of the neighborhood area, including the marsh areas along the White River and Echo Lake.

Soils in the neighborhood area that have severe or very severe limitations for residential development on lots served by public sanitary sewerage facilities are included in Table 4 and shown, with respect to location and extent, on Map 6. The marsh soils along White River and Echo Lake pose very severe developmental problems, and the Rodman gravelly loam, Sebewa silt loam, Colwood fine sandy loam, and Casco-Rodman loams pose severe problems primarily because of the erosive nature of these soils on steep slopes.

#### WOODLANDS AND WETLANDS

Three wetland areas are located along the southern shores of Echo Lake and the White River. These wetland areas occupy approximately 12 acres, or

# TOPOGRAPHY, SURFACE DRAINAGE PATTERNS, WETLANDS, AND WOODLANDS OF THE QUARRY RIDGE NEIGHBORHOOD: 1974





#### SELECT CHARACTERISTICS OF SOILS IN THE QUARRY RIDGE NEIGHBORHOOD

NEIGHBORHOOD BOUNDAR
SOIL TYPE DESIGNATION PERCENT SLOPE EROSION FACTOR
MADE LANDS

SWAMPS, MARSHES, ORGANIC MATERIALS, OR SOILS THAT ARE SUBJECT TO FLOODING OR OVERFLOW





OTHER SOILS

SOILS THAT HAVE A SLOW PERMEABILITY RATE

13

#### Table 4

# LIMITATIONS OF SOILS FOR RESIDENTIAL, LIGHT INDUSTRIAL, AND COMMERCIAL DEVELOPMENT FOR THOSE SOIL SERIES FOUND IN THE QUARRY RIDGE NEIGHBORHOOD

					S-0 L is				_
					Soli Lir	Sewage Disposal Systems		1.	
SEV Ni Symb	WRPC Soil umber or ool and Name	а	USDA Soil Symbol nd Name Equivalent	Residential Development With Public Sewer Service	Lots Less Than One Acre	Lots One Acre or More	Light Industrial and Commercial Buildings	Area Covered in Acres	Percent of Neighborhood
4	Marsh	Mf	Marsh	Very severe—high water table	Very severe—high water table; systems will not operate when flooded	Very severe-high water table; systems will not operate when flooded	Very severe-high water table	9.8	1.0
21	Hebron Loam	HeA HeB2 HeC2	Hebron Loam	Moderate on 0-12 percent slopes; severe on steeper slopes; erosive on slopes; low bearing capacity; high shrink-swell potential	Severe—slow permeability restricts use of systems	Moderate—slow permeability restricts the use of systems	Moderate—high shrink-swell potential; high compres- sibility; low shear strength	8.3	0.8
29	Colwood Fine Sandy Loam	Cw Na	Colwood Silt Loam Navan Silt Loam	Severe—high water table; difficult to install utilities; flotation of pipes; wet basements	Very severe—high water table; systems will not operate	Severe—high water table; systems will not operate	Severe—high water table; frost heave	3.6	0.4
72	Fox Sandy Loam	FoA FoB FoC2 CoC2 SrB FrA FrB	Fox Loam Casco Loam Sisson Fine Sandy Loam Fox Loam, Clayey Substratum	Slight on 0-12 percent slopes; moderate on 13-20 percent slopes; severe on steeper slopes; slightly droughty; erosive on slopes	Very slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Very slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes	19.6	1.9
75	Rodman Gravelly Loam	CcB CrC CrD2 CrE	Casco Sandy Loam Casco-Rodman Complex	Moderate on 0-12 percent slopes; severe on steeper slopes; erosive on slopes; droughty; difficult to install utilities; stony in places	Moderate on 0-12 percent slopes; severe on steeper slopes; contamination of groundwater	Moderate on 0-12 percent slopes; severe on steeper slopes; contamination of groundwater	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes; stony in places	37.7	3.7
76	Sebewa Silt Loam	Sm Cw So	Sebewa Silt Loam Colwood Silt Loam Sebewa Silt Loam, Clayey Substratum	Severe—high water table; wet basements; flotation of pipes	Very severe—high water table; systems will not operate	Very severe—high water table; systems will not operate	Severe—high water table	16.0	1.6
84	Ockløy Silt Loam	SeA SeB ZuB FrA	St. Charles Silt Loam Zurich Silt Loam Fox Loam, Clayey Substratum	Very slight on 0-6 percent slopes; slight on 7-12 percent slopes; erosive on slopes; frost heave	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; erosive on slopes; frost heave	7.7	0.8
91	Parr Silt Loam	Rg8 RgC	Ringwood Silt Loam	Very slight on 0-6 percent slopes; slight on 7-12 percent slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; erosive on slopes	120.8	12.0
110	Lorenzo Silt Loam	WhA LyB CeC2 CeD2 CrE WgA	Warsaw Silt Loam Lorenzo Loam Casco Loam Casco-Rodman Complex Warsaw Loam, Clayey Substratum	Slight on 0-12 percent slopes; moderate on 13-20 percent slopes; severe on steeper slopes; erosive on slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; probable contamina- tion of groundwater	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; probable contamina- tion of groundwater	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes; cuts and fills difficult to vegetate	10.3	1.0
119 and 120	Warsaw Silt Loam	WgB WhA WhB ZuB WgA	Warsaw Silt Loam Zurich Silt Loam Warsaw Silt Loam,	Very slight on 0-6 percent slopes; slight on 7-12 percent slopes; severe on steeper slopes; erosive on slopes; frost heave	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes; frost heave	192.5	19.0
		WgB WeA WeB	Warsaw Loam					49.5	4.9
172 and 173	Casco Loam	FoA CeB CeB2 CeC2 CeD2 CrE	Fox Loam Casco Loam Casco-Rodman Complex	Slight on 0-12 percent slopes; moderate on 13-20 percent slopes; severe on steeper slopes; erosive on slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes; cuts difficult to vegetate	175.4	17.4
		MyB CoC CoD KmB SrB FrA FrA	Miami Silt Loam Casco-Miami Loams Knowles Silt Loam Sisson Fine Sandy Loam Fox Loam, Clayey Substratum					11.4	1,1
		FsA	Fox Silt Loam						

#### Table 4 (continued)

			Soil Li	mitations			
SEMIDEC Sell			Onsite Soil Absorption	Sewage Disposal Systems			
Number or Symbol and Name	USDA Soil Symbol and Name Equivalent	Residential Development With Public Sewer Service	Lots Less Than One Acre	Lots One Acre or More	Light Industrial and Commercial Buildings	Area Covered in Acres	Percent of Neighborhood
191 Parr Silt Loam, Shallow Variant	GsB Griswold Loam GsC2 MxD2 Miami Loam, Sandy Substratum	Very slight on 0-6 percent slopes; slight on 7-12 percent slopes; moderate on 13-20 percent slopes; severe on steeper slopes; erosive on slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes	107.3	10.6
226 Keyser Siit Loam	RgB Ringwood Silt Loam RgC	Slight—erosive on slopes; frost heave	Moderate—high water table; systems will not operate	Moderate-high water table; systems will not operate	Slight on 0-6 percent slopes; erosive on slopes; frost heave	27.4	2.7
282 Casco- Rodman Loams	CeB Casco Loam CrC Casco-Rodman Complex CrD2 CrE	Moderate on 0-12 percent slopes; severe on steeper slopes; erosive on slopes; droughty; difficult to install utilities; stony in places	Moderate on 0-12 percent slopes; severe on steeper slopes; contamination of groundwater	Moderate on 0-12 percent slopes; severe on steeper slopes; contamination of groundwater	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes; stony in places	43.4	4.3
332 Kane Silt Loam	KaA Kane Loam MzfA Mundelein Silt Loam KhA Kane Silt Loam, Clay Substratum	Moderatehigh water table	Very severe—high water table; systems will not operate	Severe—high water table; systems will not operate	Moderate—high water table; frost heave	26.8	2.7
333 Eagle Silt Loam	WhA Warsaw Silt Loam WeB Warsaw Loam WgA Warsaw Loam, Clayey Substratum WgB	Slight—erosive on slopes	Moderatehigh water table for short periods restricts use of systems	Moderate-high water table for short periods restricts use of systems	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; high water table for short periods; erosive on slopes	17.5	1.7
343 Theresa Siit Loam	MyB Miami Silt Loam	Very slight on 0-6 percent slopes; slight on 7-12 percent slopes; moderate on 13-20 percent slopes; severe on steeper slopes; erosive on slopes; frost heave	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; savere on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes; frost heave	6.2	0.6
357 Hochheim Loam	HmB Hochheim Loam HmC2 HmD2	Very slight on 0-6 percent slopes; slight on 7-12 percent slopes; moderate on 13-20 percent slopes; severe on steeper slopes; erosive on slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes	Slight on 0-6 percent slopes; moderate on 7-12 percent slopes; severe on steeper slopes; erosive on slopes	60.4	6.0
ML-X Made Land, Sandy and Gravelly	Sf Sandy and Gravelly Land					9.3	0.9
ML-Y Made Land, Loamy	Lu Loamy Land					9.3	0.9
ML Made Land						14.5	1.4
🛠 Quarry	··· ··					26.8	2.6
Total						1,010.5	100.0

Source: SEWRPC.

1.2 percent, of the total neighborhood area. Only minor wetland areas can be found elsewhere in the Quarry Ridge Neighborhood, together totaling about one acre in area and representing areas of internal drainage.

There are only two relatively large woodland areas in the Quarry Ridge Neighborhood. One of these areas is located in the southwestern portion of the neighborhood and occupies approximately 39 acres, or 3.9 percent, of the neighborhood area. The second area is located in the far north-central portion of the neighborhood and occupies approximately 19 acres, or 1.9 percent, of the total neighborhood area. The balance of the woodland areas in the neighborhood consists of small scattered groupings of trees or tree rows along property lines, some of which are landscape plantings for existing development. The existing woodland and wetland areas are shown on Map 4.

#### Table 5

Selected Characteristics	Area Covered in Acres	Percent of Total
Swamps, marshes, organic materials, or soils subject to flooding or overflow	9.8	1.0
Soils that have a fluctuating or high water table or that are subject to a ponding, overflow, runoff, or overwash hazard	46.4	4.6
Soils that have a slow permeability rate	8.3	0.8
Soils that are underlain by shallow bedrock or in which filter fields are subject to siltation or the groundwater table is subject to contamination		
Soils on slopes of 12 percent or greater and having erodible characteristics	187.0	18.5
All other soils	759.0	75.1
Total	1,010.5	100.0

# SELECT CHARACTERISTICS OF SOILS IN THE QUARRY RIDGE NEIGHBORHOOD

Source: SEWRPC.

# EXISTING LAND USE

The existing land uses within the Quarry Ridge Neighborhood, as of 1974, are set forth in summary form in Table 6 and on Map 7. Agricultural lands, woodlands, wetlands, open lands, and unused lands account for about 42 percent of the total neighborhood area, while existing residential land uses account for about 28 percent. The existing urban development in the neighborhood dominates the eastern one-half of the total neighborhood area, and the western one-half is dominated by agricultural land, woodland, wetland, open land, or unused land use types. Outside of the delineated neighborhood boundaries, Echo Lake and the White River serve as a very strong boundary for the north side of the neighborhood.

#### LAND USE CONTROL

Land use development within that part of the neighborhood located in the City of Burlington is regulated by the City of Burlington Zoning Code (Chapter 17 of the Municipal Code). Six of the eight zoning districts provided in the city ordinance have been applied within the neighborhood. Four of the 25 zoning districts in the Racine County Zoning Ordinance have been applied within that portion of the neighborhood lying in the Town of Burlington. The boundaries of these zoning districts, together with the City of Burlington corporate limit lines, are shown on Map 8. Pertinent information concerning the regulations governing each of these zoning districts is set forth in Table 7. Approximately 88 percent of the Quarry Ridge Neighborhood is currently zoned for residential use. The preferred neighborhood unit plan presented herein is intended to provide a basis for rezoning the neighborhood unit into districts that are more suitable to achieving the regional and local development objectives as expressed in the plan.

#### COMMUNITY UTILITIES

In 1974, 506 acres, or about 85 percent, of the existing urban development within the neighbor-

# SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS SERVED BY PUBLIC SANITARY SEWERAGE SYSTEMS IN THE QUARRY RIDGE NEIGHBORHOOD



#### Table 6

# EXISTING LAND USE IN THE QUARRY RIDGE NEIGHBORHOOD: 1974

	Number	Percent of
Land Use Category	of Acres	Neighborhood
Residential	200.0	00.7
	269.0	26.7
Multi Femily	8.9	0.8
	9.0	0.9
Subtotal	286.9	28.4
Commercial		
Neighborhood Betail and Service		0.8
Community Retail and Service	95	0.8
	0.0	0.5
Subtotal	17.2	1.7
Industrial	62.0	61
	02.0	0.1
Governmental/Institutional		
Public	15.5	1.5
Private	48.5	4.8
Other	12.4	1.2
Subtotal	76.4	7.5
Park and Recreational		
Neighborhood Parks.	9.5	0.9
	5.0	0.5
Subtotal	14.5	1.4
Transportation		1
Arterial Streets	32.8	3.2
Collector Streets	52.8	5.2
Minor Land Access Streets	95.6	0.7
	35.0	5.5
Subtotal	135.3	13.4
Agricultural Woodlands Wetlands		
Open Lands, Unused Lands	418.2	415
Total	1,010.5	100.0

Source: SEWRPC.

hood, and 50 percent of the total area of the neighborhood, were served by public sanitary sewer, public water supply facilities, and storm sewer facilities as shown on Maps 9, 10, and 11. Sanitary sewer, municipal water supply, and storm sewer facilities have not been extended into those areas of the neighborhood lying outside the corporate limits of the City of Burlington.

# COMMUNITY FACILITIES

The Quarry Ridge Neighborhood is presently served by four schools that lie within the neighborhood boundaries. Two of these schools are private: St. Charles Catholic Elementary School, located near the intersection of Lewis Street and Corkey Street in the northeast corner of the neighborhood, and St. John's Lutheran Elementary School, located on Westridge Avenue in the central portion of the neighborhood. The St. Charles School occupies a site of approximately three acres, and provides a basketball goal, a playground, and softball diamond in addition to private elementary school services. St. John's School occupies a site of approximately six acres, and provides a playfield. playground, and softball diamond. The other two schools in the neighborhood are public: Cooper Elementary School and Burlington Junior High School. Cooper Elementary School is located in the northeast portion of the neighborhood at the intersection of Amanda and Kendall Streets and occupies a site of approximately 3.5 acres. This site provides a basketball goal, a playfield, and a playground. Burlington Junior High School occupies a site of seven acres and is located along Kendrick Avenue south of W. State Street in the south-central portion of the neighborhood. In addition to serving the Burlington area as a junior high school facility, the site provides a playfield and a softball diamond. The Quarry Ridge Neighborhood is served by the Burlington High School, located approximately three-quarters of a mile away from the neighborhood on the east side of Burlington. The Burlington area is provided public educational facilities through the Burlington Area School District, Joint 1.

The Quarry Ridge Neighborhood has three existing public parks within its boundaries-Devor Park, Sunset Park, and Wagner Park. Devor Park is a 7.0 acre park located at the intersection of Park and Amanda Streets in the northeast quarter of the neighborhood. Devor Park offers a basketball goal, an ice-skating rink, a playground, a swimming pool, and a tennis court. Sunset Park is a 2.0-acre park located along Sunset Drive in the southeastern quarter of the neighborhood and offers a playfield, a playground, and a softball diamond. Wagner Park is an elongated 4.0-acre park located along Echo Lake in the northern portion of the neighborhood and provides an ice-skating rink, a picnic area, and a playground. Another park area which is privately owned, Lincoln Street Field, is located in the



EXISTING LAND USE IN THE QUARRY RIDGE NEIGHBORHOOD: 1974

Source: SEWRPC.

#### Table 7

# SUMMARY OF EXISTING ZONING DISTRICTS IN THE QUARRY RIDGE NEIGHBORHOOD: 1978

									Minimum			Minimum		
				Maximum		Minimum Lot Size		Ya	rd Requirement	\$		Building Site		_
				Residential	Total	Area	181: -1-1				Trad	Area	First	<b>.</b> .
	Permitter	l Ucos		(dwelling	Area	Family	at	Front	Side	Rear	Area	Family	Area	Building
Zoning	Principal	Accessory	Conditional	units per	(square	(square	Setback	Yard	Yard	Yard	(square	(square	(square	Height
		, Accessory	0383	ner acrey	iee()	100()	(TBet)	(Indr)	(reet)	(1001)	teet)	Teet)	Teet)	(1661)
				CITY OF BU	RLINGTON ZON	ING DISTRICTS	ALL CITY	DISTRIC	TS)					•
R-1	Single-family	Garages,	Home	5.4	8,000	8,000	60	20	For buildings	25	800	800		35
Single- Family	dwellings, churches	stables	occupations,						1½ stories-					
Residential	schools,		offices						For buildings					
District	municipal buildings								2 to 2½					
									3101183-0			<u> </u>		
R-2 Modified	Single-family dwellings,	Garages, stables	Home occupations.	7.9	Single-family – 8 000	Single-family-	60	20	For buildings	25	1,200	600		35
Single-	converted two-		professional		Two-family	Two-family-			6					
Family Residential	family residences from single-family		offices		11,000	5,500			For buildings					
District	residences, churches,								stories-8					
	schools, municipal building													
					_									
H-3 Multiple-	Uses of R-1 District, boarding houses.	Garages, stables	Parking lots	12.8	For single- family and	8,000 for first family	60	20	6	25		One- or two- family		35
Family	hospitals, lodges				two-family	and 3,000						structures-		
District					uses, same as R-1 and R-2	for each additional						600 per family : more		
						family						than two		
												families-400 per family		
B-1	Lites of P.2 District	licer austomany	Animal						Berlderster		Destalmenter			
Commercial	commercial uses such	in connection	hospitals,						6	10	800			40
District	as shops, theaters,	with principal	bowling alleys,											
	Testadrants	Gaca	operations,											
			laboratories,											
			indiference											
M-1 Restricted	Residential uses associated with	Uses customary in connection		21.7	Residential- 2.000	Residential- 2 000		15	6 typical; when	10	Residential- 400	Residential – 400		40
Industrial	commercial uses,	with principal			_,				abutting					
District	commercial uses, laboratories.	USØS							residential district-15					
	manufacturing, storage													
M-2	Ammunition			Residential	Residential	Residential	Residential	15	12 if provided;	10		Residential		50
General	manufacturing,			uses not	uses not	uses not	uses not		when abuttin	9		uses not		
District	manufacturing,			permitted	permitted	permitted	permitted	1	residential districts-25			permitted		
	garbage dumping,													
	slaughterhouses, smelting operations													
	Drainana mayamant		Beidane utilisien			1		1		-			-	
Floodplain-	of water, navigation,		navigational							··	••			
Conservancy	overflows, stream		structures,											
District	impoundments,		parking lots											
	fish hatcheries													
			TOWN	F BURLINGTO	N ZONING DIS	RICTS <sup>b</sup> (RACIN	E COUNTY Z	ONING C	RDINANCE)					
R-2	One-family dwellings on		Governmental and	1.08	40,000	40,000	150	50	15	50		·		35
Suburban	lots not served by		cultural uses,											
District	public sanitary sewer		clubs or fraternities,											
(unsewered)			home occupations,											
			professional offices											
P-1	Institutional uses,		Airports, airstrips,		20 acres		••	100	100	100				50
Park District	cemeteries		cultural uses,											
			utilities, colleges,										l	
			facilities							L			<u> </u>	
B-3 Commercial	Retail establishments, home occupations		Governmental and cultural uses		15,000		75	25	10	25				
Service	professional offices,		utilities,transpor-					sewer)						
District	restaurants,		tation terminals											
	churches, radio													
	and television													
	hospitals													
M-4	Mineral extraction	Offices, parking	Extension of existing					200	200	200				45
Quarrying	concrete	stock piles	operations, creation											
District	manutacturing		of new operations, utilities											

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<sup>a</sup>All City of Burlington zoning districts are included.

<sup>b</sup> Only those Town of Burlington zoning districts that are in the delineated Quarry Ridge Neighborhood are included. Source: SEWRPC.



#### **EXISTING ZONING IN THE QUARRY RIDGE NEIGHBORHOOD: 1978**



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EXISTING PUBLIC SANITARY SEWER SERVICE IN THE QUARRY RIDGE NEIGHBORHOOD: 1974

EXISTING SANITARY SEWER SERVICE AREA

SANITARY SEWAGE PUMPING STATION

Source: SEWRPC.

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#### **EXISTING PUBLIC WATER SUPPLY SERVICE IN THE QUARRY RIDGE NEIGHBORHOOD: 1974**



NEIGHBORHOOD BOUNDARY

WATER MAIN (ALL 6" UNLESS OTHERWISE INDICATED)

FIRE HYDRANT

PUBLIC WATER SUPPLY SERVICE AREA







**EXISTING STORM SEWER SERVICE IN THE QUARRY RIDGE NEIGHBORHOOD: 1974** 



Source: SEWRPC.

southeastern portion of the neighborhood along Lincoln Street and has a basketball goal and playfield area.

Library service is provided by the City of Burlington Public Library. Fire and police protection are provided by the City of Burlington, and general commercial facilities are currently provided by the Burlington central business district as well as by scattered commercial sites located throughout the City.

#### STREET AND HIGHWAY FACILITIES

The existing streets and highways within and adjacent to the neighborhood area are shown on Map 8. Certain information concerning the existing rights-of-way of those existing streets and highways is set forth in Table 8. Streets and highways, including one-half of the boundary arterial streets and highways, presently account for about 13.4 percent of the total area of the neighborhood. Existing arterial streets or highways in and adjacent to the Quarry Ridge Neighborhood total 5.14 miles in length; collector streets 0.86 mile; and land access streets 11.95 miles. A total of 17.95 miles of streets and highways currently serve the neighborhood area.

#### REAL PROPERTY OWNERSHIP

There are 1,292 separate parcels of real property existing within the Quarry Ridge Neighborhood, ranging in size from 2,600 square feet to more than 52 acres. The boundaries of these parcels, together with existing structures and public and private utility and access easements, are shown in their correct location and orientation on Map 12. Easements within the neighborhood provide locations for power, communication, and utility facilities.

# DEVELOPMENTAL PROBLEMS IN THE EXISTING NEIGHBORHOOD AREA

Developmental problem areas can be identified in the Quarry Ridge Neighborhood area through a careful analysis of existing land use conditions. These problem areas are noted on Map 12. Long, narrow lots on the western portion of the neighborhood form excessively deep backyard areas that are difficult to further subdivide or to replat. Several lots located in the central portion of the neighborhood are very large and also limit potential subdivision or replatting. These excessively long, narrow, and large lots can impair the eventual creation of a sound and functional neighborhood street pattern and must be carefully dealt within the neighborhood planning process.

Six lots already platted in the developed east portion of the neighborhood are of a size and configuration that severely limit the building of dwellings on these parcels and many have remained vacant and unused because of this factor. Also, eight existing blocks in the already developed eastern portion of the neighborhood are very small in size and represent inefficient divisions of land because of the extra street right-of-way developed to serve these short blocks.

As discussed earlier, soils with very severe limitations for urban development are located in the northern portion of the neighborhood along the White River and Echo Lake. Soils with severe limitations for urban development extend in a generally northeast-southwest direction through the central area of the northern one-half of the neighborhood. Another area of severely limiting soils of approximately 59 acres in size can be found in the southwest corner of the neighborhood occupying an area characteristic of slopes that exceed 12 percent. Other areas with slopes exceeding 12 percent are located in the northern one-half of the neighborhood, primarily in the undeveloped areas. Areas covered by soils that have very severe or severe limitations for urban development and that exhibit steep slopes for urban development have to be carefully dealt with if the creation of developmental and environmental problems is to be avoided.

#### Table 8

# EXISTING STREETS AND HIGHWAYS IN THE QUARRY RIDGE NEIGHBORHOOD: 1974

Street Classification	Name	Direction	Existing Right-of-Way	Length (miles)
Arterial Streets	W. Chestnut Street (STH 11)	Fast-West	66 feet	1.61
or Highways	W. State Street (STH 36)	East-West	66 feet	1.28
<b>3</b> , .	Milwau kee Avenue (STH 36)	Northeast-Southwest	66 feet	0.50
	McHenry Street	North-South	66 feet	0.66
	Mormon Road (and North-	North-South	Varies	1 09
	South portion of STH 36}			1.00
Subtotal				5.14
Collector Streets	N. Kendrick Avenue	North-South	66 feet	0.49
	S. Kendrick Avenue	North-South	66 feet	0.37
Subtotal			·	0.86
Minor Streets	Amanda Street	Northwest-Southeast	66 feet	0.56
	Beloit Street	Fast-West	66 feet	0.30
	Brigdy Street	East-West	66 feet	0.33
	Church Street	North South	66 feet	0.27
	Commerce Street	North-South		0.20
	Conkey Street	Northoast Southwast	66 foot	0.2/
	Dordia Drivo	Northeast-SouthWest	GG feet	0.45
	Darais Drive	North-South	00 1001	0.30
	Dutton Street	North-South	CO feet	0.25
		North-South	bb feet	0.07
	Elmwood Avenue	North-South	66 feet	0.54
	Garfield Street	East-West	66 feet	0.25
	Herman Street	Northeast-Southwest	49.5 feet	0.13
	Highridge Road	North-South	66 feet	0.11
	Hillside Drive	East-West	60 feet	0.18
	James Street	Northeast-Southwest	66 feet	0.11
	Kendall Street	Northeast-Southwest	66 feet	0.58
	Kings Court	North-South	60 feet	0.06
	Lewis Street	East-West	66 feet	0.66
	Lincoln Street	East-West	66 feet	0.27
	Maple Avenue	North-South	60 feet	0.22
	W. Market Street	East-West	66 feet	0.19
	Mill Street	Northeast-Southwest	66 feet	0.04
	Northrop Street	North-South	60 feet	0.07
	N. Oakland Avenue	North-South	60 feet	0.22
	S. Oakland Avenue	North-South	50 feet to	0.23
			100 feet	{
	Oak Street	East-West	66 feet	0.46
	Orchard Street	East-West	60 feet	0.28
	Origen Street	Northeast-Southwest	66 feet	0.49
	Park Avenue	Northeast-Southwest	66 feet	0.45
	Peters Parkway	Northsouth-Eastwest	66 feet	0.17
	Pleasant Avenue	Northeast-Southwest	66 feet	0.09
	Revnolds Avenue	Northwest-Southeast	66 feet	0.19
	Ridae Avenue	North-South	40 feet	0.11
	Bobins Bun	North-South	66 feet	0.28
	Bose App Drive	Fast-West	66 feet	0.20
	Schemmer Street	Northeouth-Facturet	66 feet	0.27
	Sheldon Street	North-South	60 feet	0.27
	Smith Street	North-South	66 feet	0.15
	Storle Avenue	East-Most	66 feet	0.20
	Summit Avenue	East West	50 feet	0.25
	Support Drivo		SU Teet	0.19
			50 feet	0.15
		Last-West	bu reet	0.08
		Northeast-Southwest	bb teet	0.11
	I OWER Street	East-West	66 feet	0.30
	Walnut Street	Last-West	60 feet	0.28
Subtotal	wesu luge Avenue	Northsouth-⊏astwest	1991 00	0.48
Total				11.95
rotar		1	1	17.95

Source: SEWRPC.





AREAS CONTAINING SOILS WITH SEVERE AND VERY SEVERE LIMITATIONS FOR URBAN DEVELOPMENT TO REMAIN AS OPEN SPACE

AREAS CONTAINING SOILS WITH SEVERE AND VERY SEVERE LIMITATIONS FOR URBAN DEVELOPMENT WHICH MAY BE OVERCOME BY CAREFUL STUDY AND PROPER ENGINEERING AREAS CONTAINING STEEP SLOPES WHICH WILL REQUIRE CAREFUL STUDY AND PROPER ENGINEERING TO ACCOMMODATE URBAN PEVELOPMENT AND WHEN OTHER SEVERE SOIL CHARACTERISTICS ARE PRESENT SHOULD BE RETAINED IN OPEN SPACE USE

EXCESSIVELY DEEP LOTS MAKE FUTURE SUBDIVISION DIFFICULT

Source: SEWRPC.

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#### **Chapter III**

#### ALTERNATIVE PLANS FOR THE QUARRY RIDGE NEIGHBORHOOD

#### INTRODUCTION

In accordance with general community development objectives and the neighborhood unit design principles previously outlined herein, a series of neighborhood development plans were prepared for the Quarry Ridge Neighborhood. The initially recommended plan for the neighborhood is shown in graphic form on Map 13. An alternative plan identified as the locally preferred alternative plan is shown on Map 14. The plans were prepared at a scale of 1" = 200' using topographic maps having a vertical contour interval of two feet, to which cadastral data, furnished by the City of Burlington, were added. All of the basic data pertinent to good land subdivision design, including data on soil characteristics, topography and drainage patterns, real property boundaries, existing land uses, and utilities, as outlined in Chapter II, were carefully considered in the preparation of the two designs.

#### DESIGN CRITERIA

The following design criteria were used to guide the design of the two Quarry Ridge Neighborhood plans. These criteria relate to the layout and design of streets, blocks, lots, easements, and storm water drainage facilities.

#### Streets

Limitation of Access to Arterial Streets: Whenever proposed residential land uses abut an arterial street or highway, access from abutting land uses must be limited to adequately protect the character of the residential uses and of the capacity and safety of the arterial facility. This protection can be accomplished through the separation of through and local traffic, where possible, by use of reversed frontage lots. Provision should be made for a planting screen in a nonaccess reservation located along the rear property line of all such reversed frontage lots.

Street Cross Sections: Table 9 outlines the criteria for four-lane arterial streets, collector streets, minor streets, and pedestrian ways used in the design of the Quarry Ridge Neighborhood. Their respective cross sections are shown graphically in Appendix A.

Street Grades: Unless necessitated by exceptional topography, the maximum grade of any street should not exceed the following: arterial streets:

6 percent; collector streets: 8 percent; minor streets, alleys, and frontage streets: 12 percent; and pedestrian ways: 12 percent unless steps of acceptable design are provided. In addition, the grade of any street should in no case exceed 12 percent or be less than five-tenths of 1 percent. And finally, street grades should be established so as to avoid excessive grading, the promiscuous removal of ground cover and tree growth, and unnecessary leveling of the topography.

Storm Water Drainage and Street Location: Wherever practical, streets should follow lines of storm water drainage.

Street Intersections: Streets should intersect each other at as nearly right angles as topography and other limiting factors of good design permit. In addition, the number of streets converging at one intersection should be held to a minimum, preferably not more than two streets at one intersection: the number of intersections along arterial streets and highways should be held to a minimum; and the distance between such intersections should, generally, not be less than 1,200 feet; minor street openings onto arterial streets should be minimized to improve traffic flow and reduce traffic hazard; property lines at street intersections should be rounded with a minimum radius of 15 feet or should be cut off by a straight line through the joints of tangency of an arc having a radius of 15 feet; and minor and collector streets should not necessarily continue across arterial streets. If the distance between the centerline intersection of any street with any other intersecting street is less than 250 feet, measured along the centerline of the intersecting street, then the street location should be adjusted so that the distance is increased or the connection across the intersecting street is continuous in alignment, thus avoiding a jog in the flow of traffic.

Half Streets: The platting of half streets should be avoided. Half streets put an unrealistic reliance on the chance that adjacent property owners will develop their adjustment properties at the same time. If half streets are allowed and then improved, their narrow width may result in street maintenance as well as traffic circulation problems.

#### Blocks

The widths, lengths, and shapes of blocks should be suited to the planned use of the land; zoning

#### INITIALLY RECOMMENDED PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN FOR THE QUARRY RIDGE NEIGHBORHOOD



Source: SEWRPC.

# LOCALLY PREFERRED ALTERNATIVE PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN FOR THE QUARRY RIDGE NEIGHBORHOOD



Source: SEWRPC.

#### Table 9

Street Type	Minimum Right-of-Way to be Dedicated	Minimum Dimensions
Desirable Arterial Streets (four lane)	130 feet	Dual 36-foot pavement (face of curb to face of curb) 26-foot median 10-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks
Minimum Arterial Streets (four lane)	66 feet	48-foot pavement (face of curb to face of curb) 3-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks
Collector Streets	66 feet	48-foot pavement (face of curb to face of curb) 3-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks
Minor Streets	66 feet	36-foot pavement (face of curb to face of curb) 9-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks
Pedestrian Ways	20-foot average	To be determined by the City of Burlington on a site-specific basis

#### STREET DESIGN CRITERIA FOR THE QUARRY RIDGE NEIGHBORHOOD

Source: SEWRPC.

requirements; the need for convenient access, control, and safety of street traffic; and the limitations and opportunities of topography.

Length: Blocks in residential areas should not, as a rule, be less than 600 feet nor more than 1,200 feet in length unless otherwise dictated by exceptional topography or other limiting factors of good design.

Pedestrian Ways: Pedestrian ways of not less than 20 feet in width may be required near the center of and entirely across any block over 900 feet in length to provide adequate pedestrian circulation or access to schools, parks, shopping centers, churches, or transportation facilities. Width: Blocks should be wide enough to provide for two tiers of lots of appropriate depth except where otherwise required to separate residential development from through traffic. The width of lots or parcels reserved or designated for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated and the area zoning restrictions for such use.

<u>Utilities:</u> Telephone and electric power lines should, where practical, be placed on mid-block easements of not less than 20 feet in width centered on the property line and, where possible, along rear lot lines for underground construction.

# Lots

The size, shape, and orientation of lots should be appropriate for the type of development and use contemplated. Lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the building contemplated.

Side Lots: Side lot lines should be at right angles  $\overline{to}$  straight street lines or radial to curved street lines on which the lots face. Lot lines should follow municipal boundary lines rather than cross them.

Double Frontage: Double frontage or "through" lots should be prohibited except where necessary to provide separation of residential development from arterial traffic or to overcome specific disadvantages of topography and orientation. Where double frontage lots prove to be a necessary design feature of the neighborhood plan, the lots should face minor streets for access and be provided with sufficient setbacks from major streets to minimize traffic noise and hazards.

Access: Every lot should front or abut a public street for a distance of at least 40 feet.

Lot Size: Area and dimensions of all lots should  $\overline{\text{conform}}$  to the requirements of the City of Burlington Zoning Code for subdivisions within the neighborhood.

Lot Depth: Excessive depth of lots in relation to width should be avoided and a proportion of two to one should be considered a desirable depth to width ratio under normal conditions. The depth of lots or parcels designated for commercial or industrial use should be adequate to provide for off-street service and parking required by the use contemplated. Residential lots backing onto lands of a greater intensity of land use should have adequate depth to permit plantings or other design elements to serve as a buffer area between the two land uses.

Lot Width: Lots within the interior of a block should have the minimum average width required in the proposed zoning districts for the City of Burlington contained herein as Table 17.

 $\frac{\text{Corner Lots: Corner lots should have an additional}}{\text{width of 10 feet to permit adequate building setbacks from side streets.}}$ 

# Areas of Vegetation

Every effort should be made to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, paths, and trails. Trees should be protected and preserved during construction in accordance with sound conservation practices, including the preservation of trees by use of wells, islands, or retaining walls whenever abutting grades are altered to the extent that an existing tree could be damaged.

Cutting and Clearing: Tree cutting and shrubbery clearing should not exceed 30 percent of the lot or tract and should be conducted so as to prevent erosion and sedimentation and preserve and improve scenic qualities.

Pedestrian Ways: Pedestrian ways in wooded and wetland areas should not exceed 10 feet in width unless otherwise approved by the City of Burlington and should be designed and constructed so as to result in the least removal and disruption of trees and shrubs, in the minimum disturbance of the natural soil, and in the minimum impairment of natural beauty.

#### Easements

Utility easements of widths adequate for the intended purpose but not less than 10 feet on each side of all rear lot lines and on side lot lines or across lots may be required by the City of Burlington where necessary or advisable for electric power and communication wires and conduits; storm and sanitary sewers; and gas, water, and other utility lines.

Where a subdivision is traversed by a watercourse, drainageway, or stream, an easement should be provided for drainage purposes of a width and alignment specified by the City Engineer.

#### Improvements

Street Trees: At least one street tree of an approved species and of at least six feet in height should be planted for each 50 feet of frontage on all proposed dedicated streets.

#### Storm Water Drainage and

# **Erosion/Sedimentation Control**

Storm water drainage facilities should be adequate to serve the subdivision and may include curbs and gutters, catch basins and inlets, and storm sewers and road ditches, as well as culverts, open channels, water retention structures, and settling basins. The facilities should be of adequate size and grade to hydraulically accommodate the maximum potential volumes of flow through and from within the subdivision and should be so designed as to prevent and control soil erosion and sedimentation and to present no hazards to life or property. Where possible, storm water drainage should be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential volumes of flow. These design details are subject to review by the City Engineer.

Earth-moving activities such as topsoil removal, excavation and grading, waterway construction or enlargement, channel clearing, ditching, drain tile laying, dredging, and lagooning should be so conducted as to prevent erosion and sedimentation and to least disturb the natural fauna, flora, water regiment, and topography. Cut and filled lands outside of street right-of-way should be graded to a maximum slope of 25 percent or to the soils' angle of repose. The subdivier should plant grasses, trees, and vines of species and sizes determined by the City and provide such other protective and rehabilitative measures as may be necessary to prevent soil erosion and sedimentation.

Street Signs: The intersections of all streets should have street signs approved by the City of Burlington.

Street Lamps: The City of Burlington may require the installation of street lamps that should be of a design approved by the City of Burlington and installed at each street intersection and at intervals as required by the City.

# THE INITIALLY RECOMMENDED PLAN

The initially recommended Quarry Ridge neighborhood unit development plan is shown on Map 13. The plan proposes that the existing industrial areas in the northeast corner and southeast corner of the neighborhood be retained. The existing commercial area in the northeast corner of the neighborhood is also proposed to be retained and would continue to function as a community retail area rather than as a neighborhood retail area. A neighborhood shopping area is proposed to be located in the southwest corner of the neighborhood the intersection of the existing STH 36 at (W. State Street) and the proposed north-south arterial on the western boundary of the Quarry Ridge Neighborhood.

Contiguous to the neighborhood commercial area, multiple-family land uses are proposed. These multiple-family land uses are to extend along STH 36 in an easterly direction, and in a southerly direction along the proposed collector street south of STH 36 bordering the south industrial area. Two-family land uses are proposed for the northeast corner of the neighborhood, and would act as a buffer area between the intensive community commercial facilities and the lower intensity land use of single-family dwellings. These two-family dwellings would consist primarily of older singlefamily structures converted to two-family dwelling use. Other two-family dwelling land uses are shown for the south-central portion of the neighborhood.

A new elementary school site is proposed in the northwest quarter of the neighborhood to augment the existing school facilities. A neighborhood park is proposed for the southwest corner of the neighborhood, and would occupy a site which is marked by soils poorly suited for urban development. Steep slopes exceeding 12 percent, as noted in Chapter II, occur in a linear pattern through the northern half of the neighborhood extending in a north-south direction and are proposed to be maintained in open space. Also, the wetland area extending in an east-west direction along the White River and Echo Lake in the northern portion of the neighborhood is proposed to be preserved in open space.

The balance of the Quarry Ridge Neighborhood is shown to be developed primarily for single-family dwelling use. The initially recommended Quarry Ridge Neighborhood plan is bounded on the south, east, and west by arterial highways and on the north by the White River and Echo Lake. The proposed minor street pattern in the western half of the neighborhood consists primarily of cul-desacs because of the limiting character of the steeply sloped terrain. Upon review of this recommended plan, the City Plan Commission requested that the cul-de-sac streets be eliminated and that the proposed minor streets be redesigned as loop and through streets.

# INTRODUCTION TO THE LOCALLY PREFERRED PLAN

The locally preferred Quarry Ridge Neighborhood plan incorporates and refines the best features of the initially recommended plan described above while reflecting public opinions gathered in various informational meetings held in the community. The locally preferred neighborhood unit development plan for the Quarry Ridge Neighborhood is shown on Map 14. The locally preferred plan, upon ultimate development, would provide housing for about 2,200 families, or for a total population of about 7,200 persons, in single-family, two-family, and multiple-family dwelling units.

#### Land Use Descriptions

As in the initially recommended plan presented herein on Map 13, the locally preferred plan proposes the retention of the existing industrial areas in the northeast and southeast corners of the neighborhood. The existing industrial area in the southeast corner of the neighborhood is proposed to be extended an additional 300 feet to the west to abut the proposed neighborhood park site.

The existing community commercial area in the northeast corner of the neighborhood is also proposed to be retained and would continue to function as a community retail area rather than as a neighborhood retail area. As in the initially recommended plan, a neighborhood shopping area is proposed to be located in the southwest corner of the neighborhood at the intersection of the existing STH 36 (W. State Street) and the proposed north-south arterial forming the western boundary of the Quarry Ridge Neighborhood.

Multiple-family land uses are shown contiguous to the neighborhood commercial area and would extend along STH 36 in an easterly direction. These multiple-family land uses would also extend in a southerly direction along the proposed collector street south of STH 36 bordering the south industrial area and the proposed neighborhood park. Two-family residential land uses are shown for the northeast corner of the neighborhood, and would act as a buffer area between the intensive community commercial facilities and the lower intensity single-family dwelling land uses to the west. As in the initially recommended plan. these two-family dwellings would consist primarily of older single-family structures converted to two-family dwelling use. Again, other two-family land uses are proposed for the south-central portion of the neighborhood.

A new elementary school site is not proposed in the locally preferred plan. School facilities would be provided by the existing facilities—Burlington Junior High School, Cooper Elementary School, St. Charles Elementary School (private), and St. John's Lutheran Elementary School (private). As proposed in the initially recommended plan, a neighborhood park is proposed for the southwest corner of the neighborhood, and would occupy a site that has poor soils for urban development and steep slopes exceeding 12 percent. Also, three neighborhood park and open space uses are proposed in the northwest quarter of the neighborhood. The first site occupies a wetland area along the south side of the White River and Echo Lake and the other two sites occupy areas characterized by steep slopes and wooded cover worthy of preservation.

The remaining area of the neighborhood is proposed to be developed primarily for singlefamily residential uses. The locally preferred Quarry Ridge Neighborhood plan has eliminated the use of cul-de-sacs in the undeveloped areas, substituting loop and through streets. The locally preferred plan, like the initially recommended plan, is bounded on the south, east, and west by arterial streets and on the north by the environmental barrier formed by the White River and Echo Lake.

The locally preferred plan includes a system of streets and drainageways to facilitate surface water drainage without the construction of large piped storm sewers. The rights-of-way for these drainageways are intended to be of sufficient width to allow for necessary channel deepening and widening while maintaining gentle side slopes and providing ample opportunities for landscape planting.

The existing 1974 land uses shown on Map 7 and the proposed land uses shown on Map 13 are compared in Table 10. The table indicates the number of acres devoted to each land use category and the proportion of the neighborhood comprised of each land use. Residential land use in the Quarry Ridge Neighborhood represents the single largest proposed land use category, comprising about 51 percent of the total area of the neighborhood when fully developed.

#### Circulation

The proposed street system for the neighborhood is organized on a functional basis and consists of arterial, collector, and land access streets. Arterial streets are arranged so as to facilitate ready access from the neighborhood to centers of employment, governmental activity, shopping and services, and recreation both within and beyond the boundaries of the community. They are properly integrated with and related to the existing and proposed regional system of major streets and highways and are continuous in alignment with existing or planned arterial streets and highways with which they are to connect. Eight arterial streets or highways

#### Table 10

#### EXISTING AND PROPOSED LAND USES IN THE QUARRY RIDGE NEIGHBORHOOD, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

	Existir Use-	sting Land Plan Planned se-1974 Increment Land Use		Plan Increment		nned mate d Use
Land Use Category	Acres	Percent of Total	Acres	Percent Increase	Acres	Percent of Total
Residential	· ; ,					·
Single-Family	269.0	26.7	145.0	14.3	413.9	41.0
Two-Family	8.9	0.8	38.9	3.8	47.8	4.7
Multiple-Family	9.0	0.9	39.5	4.2	51.7	5.1
Subtotal	286.9	28.4	223.4	22.3	513.4	50.8
Commercial						
Neighborhood Betail and Service		0.8	127	1.3	20.4	2.0
Community Betail and Service	95	0.0	4.3	0.4	13.8	1.4
		0.0	170	4.7		
Subtotal	17.2	1.7	17.0	1./	34.2	3.4
Industrial	62.1	6.1			62.1	6.1
Governmental and Institutional						
Public	15.5	1.5			15.5	1.5
Private	48.5	4.9			48.5	4.9
Other	12.4	1.2	·	·	12.4	1.2
Subtotal	76.4	7.6	·		76.4	7.6
Park and Recreational						
Neighborhood Parks.	9.5	0.9	6.5	0.6	16.0	1.6
Community Parks			68.0	6.7	68.0	6.7
Other Recreational	5.0	0.5				
Subtotal	14.5	1.4	74.5	7.3	84.0	8.3
Streets and Other Public Ways		5. s.	~			
Arterial Streets.	32.8	3.2	15.9	1.6	48.7	4.8
Collector Streets.	6.9	0.7	2.6	0.3	9.5	0.9
Minor Land Access Streets	95.6	9.5	59.6	5.9	155.2	15.4
Subtotal	135.3	13.4	78.1	7.8	213.4	21.1
Agricultural, Woodlands,		н				
Open Lands, Unused Lands	418.2	41.4	- 391.2	- 38.7	27.0	2.7
Total	1,010.5	100.0			1,010.5	100.0

Source: SEWRPC.

are shown on the locally preferred plan for the Quarry Ridge Neighborhood—the existing STH 11 (W. Chestnut Street) along the northern boundary of the neighborhood; the existing Commerce Street also located along the northern boundary of the neighborhood; the existing Origen Street; the existing STH 36 (W. State Street) running in an east-west direction through the center of the neighborhood; that existing portion of STH 36 known as Milwaukee Avenue forming a portion of the eastern boundary of the neighborhood; the existing McHenry Street, which forms the eastern boundary of the neighborhood; the existing Mormon Road on the western boundary; and Market Street extended on the southern boundary.

In order to promote traffic safety and protect the capacity of the arterial street system, the plan proposes to limit direct access of building sites to arterial streets by backing lots against the arterials. The depth of the lots backed against the arterials has been increased over the generally prevailing lot depth within the neighborhood unit in order to provide room for a planting strip to buffer the residential uses from the arterial streets, as provided for by the design criteria outlined earlier. The arterial streets and highways would total 6.37 miles in length.

Collector streets are arranged so as to provide ready collection and distribution of traffic from residential areas and conveyance of this traffic to and from the arterial street and highway system and are properly related to special traffic generators such as schools, churches, and shopping centers and other proposed concentrations of population or activities and to the major streets to which they connect. A collector street is proposed to service the western portion of the Quarry Ridge Neighborhood generally extending in a north-south direction intersecting Market Street extended, STH 36 (W. State Street), and STH 11 (W. Chestnut Street). This proposed collector street would extend 1.81 miles through the neighborhood.

The preferred Quarry Ridge Neighborhood plan proposes the eventual development of a total of 19.13 miles of land access streets, an increase of 7.18 miles, or 60 percent, over the mileage of existing land access streets in the neighborhood. The proposed land access street network is designed to achieve an efficient use of land; to discourage use by through traffic; to minimize street area; to provide an aesthetic setting for residential development; to facilitate the provision of efficient storm water drainage, sewerage, and public water supply facilities; and to fit the natural terrain, thereby minimizing the need for grading during the development process. The street locations are based upon a number of factors, including soil characteristics, topography, property boundaries, a hierarchy of functions within the total street system, existing and proposed land uses, the principles of good neighborhood planning, and the design criteria presented herein.

Selected data on the proposed street system for the Quarry Ridge Neighborhood are set forth in Table 11, which indicates the classification, existing right-of-way, proposed right-of-way, typical cross section, and length in miles of all streets proposed in the preferred plan.

#### Relationship of Population Growth Trends and Plan

Tables 12 through 15 summarize pertinent data on total population, school age population, and population density within the Quarry Ridge Neighborhood unit for the base year 1974 and for ultimate development in accordance with the preferred plan. The number of existing dwelling units in the Quarry Ridge Neighborhood in 1974 was 1,294, and the resident population totaled about 4,100 persons. Upon ultimate development of the neighborhood in accordance with the plan, the number of dwelling units would be about 2,200, and the resident population would approximate 7,200 persons, of which 2,126 could be expected to be primary and secondary school age children.

Population forecasts prepared by the Regional Planning Commission for the City of Burlington urban area indicate that by the year 2000 the resident population of that area is likely to approximate 16,500 persons, an increase of about 72 percent over the 1970 level of 9,600 persons within the sanitary sewer service area. These forecasts indicate that it is highly unlikely that the Quarry Ridge Neighborhood or any of the 10 other delineated neighborhoods in the City of Burlington urban area will be fully developed by the turn of the century. The neighborhood plan presented herein should thus be considered as an "ultimate end stage" plan, a plan intended simply to be used as a point of departure in making development decisions over the years in order to avoid costly mistakes that could create developmental or environmental problems and to guide actual piecemeal development over time into a coordinated and harmonious whole.

In this respect, it must be recognized that over long periods of time, socioeconomic and related cultural conditions and, therefore, development standards and practices may change, and such change may dictate changes in the adopted neighborhood plan. Officials must accordingly remain flexible in the use and application of the plan, and the plan itself should be updated on a periodic basis. Future changes in the primary means of transportation may alter the concepts embraced in the preparation of the Quarry Ridge Neighborhood plan. Similarly, significant socioeconomic changes could occur that would result in a public desire for housing types and styles different from those now prevalent, thus requiring a change in the plan.

Nevertheless, at present, and for the near-term future, the proposed Quarry Ridge Neighborhood unit plan, as presented herein, offers a sound guide to the physical development of the delineated

#### Table 11

STREETS AND HIGHWAYS IN THE QUARRY RIDGE NEIGHBORHOOD:
1974 AND ULTIMATE DEVELOPMENT

Classification	Name	Existing Right-of-Way (feet)	Proposed Right-of-Way (feet)	Typical Cross Section <sup>a</sup>	Length (miles)
Arterial Streets	W. Chestnut Street (STH 11)	66	66	Minimum 4-Lane	1.61
or Highways	Commerce Street (STH 11)	66	66	Minimum 4-Lane	0.27
	Origen Street (STH 11)	66	66	Minimum 4-Lane	0.05
	W. State Street (STH 36)	66	66	Minimum 4-Lane	1.28
	Milwaukee Avenue (STH 36)	66	66	Minimum 4-Lane	0.50
	McHenry Street	66	66	Minimum 4-Lane	0.66
	Mormon Road	Varies	130	Desirable 4-Lane	1.09
	Unnamed South Arterial				
	(Market Street extended)	66	66 to 130	Minimum 4-Lane and Desirable 4-Lane	0.91
All Arterial					
Highways					6.37
Collector Streets	Unnamed		66	Urban Collector	1.81
All Collector Streets					1.81
Minor Streets	Beloit Street	66	66	Urban Minor	0.59
	Briody Street	66	66	Urban Minor	0.57
	Church Street	66	66	Urban Minor	0.38
	Highridge Road	66	66	Urban Minor	0.35
	Hillside Drive	60	60 and 66	Urban Minor	0.97
	Lewis Street	66	66	Urban Minor	0.85
	Oak Street	66	66	Urban Minor	0.51
	Robins Run	66	66	Urban Minor	0.55
	Tower Lawn Drive	66	66	Urban Minor	0.17
	Other Existing				
	Minor Streets-1974	Varies			9.67
	Unnamed Streets		66	Urban Minor	4.52
All Minor Streets					19.13
Total					27.31

<sup>a</sup> Typical cross sections are graphically shown in Appendix A.

Source: SEWRPC.

neighborhood. Proper utilization of the plan by city officials can provide the following benefits:

1. The plan provides a framework within which proposed land uses can be properly related to other existing and probable future land uses in the area, and to transportation, utility, and storm water drainage needs and facilities. The plan provides for the development of a basic street network able to efficiently and safely move traffic into and out of, as well as within, the neighborhood. The proposed street pattern also provides the basic public rights-of-way necessary to efficiently accommodate utilities and storm water drainage.

- 2. The plan can accommodate a diversity of housing types and styles, as well as a wide range of land subdivision proposals.
- 3. The plan identifies areas containing significant natural resources which should be permanently preserved in essentially open natural uses and which can serve to enhance other land uses in the area.

#### Table 12

#### 1974 AND ULTIMATE POPULATION, DEVELOPED ACREAGES, AND RESIDENTIAL DENSITIES IN THE QUARRY RIDGE NEIGHBORHOOD, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

Category	1974	Development Increment	Ultimate Development
Population	4,141 1,294	2,887 973	7,254 2,267
Average Family Size	3.2		3.2
Developed Residential Acres Residential Density	286.9	226.5	513.4
(persons per net acre)	14.4		14.1

Source: SEWRPC.

#### Table 13

#### ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION BY GRADES, BY SCHOOL TYPE, AND BY AVERAGE DAILY ATTENDANCE

		Priv School E	vate nrollment	Pul School Ei	Public Average	
School Grades	Total Enrollment	Students	Percent of Total	Students	Percent of Total	Daily Attendance
K-5 6 7-8 9-12	936 174 334 682	234 43 67 68	25.0 25.0 20.0 10.0	702 131 267 614	75.0 75.0 80.0 90.0	632 124 267 614
Total	2,126	412	19.4	1,714	80.6	1,637

Source: SEWRPC.

- 4. The plan recognizes soil types and accommodates the associated limitations on development in order to avoid the creation of serious and costly developmental and environmental problems.
- 5. The plan presents staged proposals for zoning district changes together with zoning text changes which can assist in implementing the plan.
- 6. The plan provides for the identification and preservation of sites for such desirable neighborhood facilities as neighborhood parks.

As already noted, the plan should be applied in a thoughtful, flexible manner, and the City Plan Commission must assume the final responsibility of determining when, where, and how future development is to take place in the neighborhood. The plan can, however, provide the Plan Commission with a broad view of how individual development proposals may be fit into the neighborhood as a whole without creating problems.

#### PLAN EVALUATION IN TERMS OF LOT YIELD

One of the factors affecting the cost of improved building sites is the economic efficiency of the land subdivision design; that is, the yield in terms of the number of lots per acre that can be obtained from a particular piece of land. This yield is affected by many factors. Some are direct—lot size, block length, and street width—and some indirect street pattern, topography, the size and shape of the parcel to be subdivided, and the amount and location of common open space. The effect of these factors on lot yield can be determined only through an analysis of individual sites and completed subdivision designs.

#### Subdivision Lot Yield Efficiency Factors

The subdividing of land normally includes the creation of one or a series of blocks composed of lots, the size of both depending in part upon local zoning and land subdivision control regulations. The lot size is primarily determined by zoning regulations in the form of a minimum lot area and

#### Table 14

ESTIMATED POPULATION DISTRIBUTION BY AGE GROUP IN THE QUARRY RIDGE NEIGHBORHOOD, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN 1974 AND ULTIMATE DEVELOPMENT

	19 Popu	174 lation	Ultimate Population				
Age Group	Persons	Percent of Total	Persons	Percent of Total			
Under 5	352	8.5	617	8.5			
5	83	2.0	145	2.0			
6-10	451	10.9	791	10.9			
11	99	2.4	174	2.4			
12-13	190	4.6	334	4.6			
14-17	389	9.4	682	9.4			
18 and older	2,577	62.2	4,511	62.2			
Total	4,141	100.0	7,254	100.0			

Source: SEWRPC.

Table 15

#### DISTRIBUTION OF ULTIMATE RESIDENTIAL DEVELOPMENT IN THE QUARRY RIDGE NEIGHBORHOOD, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

Dwelling Type	Developed Residential Acres	Dwelling Units	Net Density (dwelling unit) (per acre)	School Age Children per Dwelling Unit	Total School Age Children	Population per Dwelling Unit	Total Population
Single-Family Two-Family Multi-Family	413.9 47.8 51.7	1,411 410 446	3.4 8.5 8.6	1.2 0.6 0.4	1,722 234 170	3.4 2.6 1.9	5,186 1,152 916
Total	513.4	2,267	4.4	0.94	2,126	3.2	7,254

Source: SEWRPC.

a minimum lot width along with a corresponding minimum lot depth. As a part of the Southeastern Wisconsin Regional Planning Commission's study of historic land subdivision within the Region from 1920 through 1969, as documented in SEWRPC Technical Report No. 9, <u>Residential Land Subdivision in Southeastern Wisconsin</u>, theoretical maximum lot yields were developed for a full range of urban lot widths and depths.

# Lot Yield Efficiency Analysis

After a subdivision has been designed, the actual yield of lots per gross residential acre can be computed. The lot yield efficiency factor for the design can then be computed by dividing the actual yield by the theoretical maximum yield for the same size lot; the larger this factor the more efficient the design. The theoretical maximum and actual yields were determined for the lot sizes created in the Quarry Ridge Neighborhood design, and the efficiency factor was computed. This factor is compared in Table 16 with historic (1920-1969) design efficiency data.

#### Table 16

# LOT YIELD EFFICIENCY FACTORS FOR THE QUARRY RIDGE NEIGHBORHOOD

Proposed Zoning District	Lot Size (square feet)	Lot Width (feet)	Lot Depth (feet)	Proposed Zoned Area in the Neighborhood (gross acres)	Number of Lots	Actual Yield in Lots per Acre	Theoretical Maximum Yield in Lots per Acre	Theoretical Maximum Number of Lots	Efficiency Factor (percent)
Rs-1	15,000	90	170	86	162	1.88	2.25	193	83.9
Rs-2 Rs-3	12,000	80 70	150 145	1111	241 281	2.17 2.59	2.88	319	75.5
Rs-4	8,000	60	135	215.5	727	3.37	4.19	902	80.6
Rd-1	15,000	90	170	10.5	21	2.00	2.25	23	91.3
Rd-2	10,000	75	135	49.5	184	3.71	3.24	160	115.0 <sup>a</sup>
Total		• -		581.0	1,610	2.78	3.37	1,961	82.4

<sup>a</sup>Many of the lots in the Rd-2 District are existing lots, some of which are less than 10,000 square feet in area.

Source: SEWRPC.

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#### **Chapter IV**

#### IMPLEMENTATION OF THE NEIGHBORHOOD PLAN

#### INTRODUCTION

The design of a neighborhood unit development plan is only the first in a series of public and private actions required for the ultimate development of the neighborhood in accordance with the plan. The major steps necessary for formally adopting and implementing the Quarry Ridge Neighborhood plan include: public informational meetings and hearings, formal adoption by the City Plan Commission, zoning, official mapping, and subdivision plat review.

#### PUBLIC INFORMATIONAL MEETINGS AND HEARING

Although the Wisconsin city planning enabling legislation does not require local plan commissions to hold public hearings on proposed plan elements prior to adoption of those elements, it is nevertheless recommended that in order to provide for and promote active citizen participation in the planning process, the City Plan Commission hold one or more public informational meetings and a formal public hearing to acquaint neighborhood residents and landowners with all details of the proposed plan and to solicit public reaction to the plan proposals. The plan should be modified to incorporate any desirable new ideas that may be advanced at the informational meetings and hearing. A summary of proposed ultimate development in the Quarry Ridge Neighborhood is presented in Appendix B.

# PLAN ADOPTION

An important step in plan implementation is the formal adoption of the plan, and certification of the adopted plan to the Common Council pursuant to state enabling legislation. Upon such adoption, the plan becomes the official guide to the making of development decisions concerning the neighborhood by city officials. A sample resolution of plan adoption and transmission is set forth in Appendix C.

#### ZONING

Following adoption of the plan by the City Plan Commission and certification to the Common Council, the City Plan Commission should initiate amendments to the city zoning district map and zoning ordinance to bring that map and ordinance into conformance with the proposals advanced in the adopted neighborhood plan as presented herein. Map 15 shows the zoning district boundaries required to implement the plan and sets forth a zoning plan to follow in order to attain the necessary ultimate neighborhood plan implementation. Map 16 shows the initial zoning changes recommended in order to achieve the neighborhood plan. Table 17 provides a chart of the recommended zoning districts along with the regulations for each district within the neighborhood. Pursuant to state enabling legislation, the zoning changes recommended by the Plan Commission must be enacted by the Common Council after formal public hearing.

#### **OFFICIAL MAPPING**

Following adoption of the neighborhood plan, existing and proposed streets, highways, parks, parkways, and playgrounds shown on the plan should be incorporated into the Official Map for the City of Burlington. The City Engineer should have an Official Map sheet covering the neighborhood plan showing existing and proposed streets, parks, parkways, and other public ways. The City Plan Commission and Common Council should act to adopt the map sheet after a public hearing. It should be noted that Wisconsin Statutes specifically provide that the approval of a subdivision plat by the Common Council constitutes an amendment to the Official Map, thus providing flexibility in its administration. A suggested Official Map Ordinance is contained in Appendix D of this report. The Ordinance suggests an Official Map index to facilitate adoption of the Official Map sheets for those portions of the City for which precise plans have been prepared.



#### PROPOSED ULTIMATE ZONING MAP FOR THE QUARRY RIDGE NEIGHBORHOOD

# LEGEND

	NEIGHBORHOOD BOUNDARY	Rs-3	SINGLE-FAMILY RESIDENTIAL DISTRICT	B-4	HIGHWAY BUSINESS DISTRICT
	EXISTING PROPERTY BOUNDARY: 1974	Rs-4	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-I	LIMITED MANUFACTURING DISTRICT
	PROPOSED PROPERTY BOUNDARY LINE	Rd-I	TWO-FAMILY RESIDENTIAL DISTRICT	M-2	GENERAL MANUFACTURING DISTRICT
	ZONING DISTRICT BOUNDARY	Rd-2	TWO-FAMILY RESIDENTIAL DISTRICT	1-1	INSTITUTIONAL DISTRICT
	FIRST STAGE DEVELOPMENT	Rm-I	MULTI-FAMILY RESIDENTIAL DISTRICT	P-I	PARK DISTRICT
		Rm-2	MULTI-FAMILY RESIDENTIAL DISTRICT	C-1	LOWLAND RESOURCE CONSERVANCY DISTRIC
-	SECOND STAGE DEVELOPMENT	Rm-3	MULTI-FAMILY RESIDENTIAL DISTRICT	FW	FLOODWAY DISTRICT
A-I	AGRICULTURAL/HOLDING DISTRICT	B-I	NEIGHBORHOOD BUSINESS DISTRICT	FC	FLOODPLAIN CONSERVANCY DISTRICT
Rs-I	SINGLE-FAMILY RESIDENTIAL DISTRICT	8-2	CENTRAL BUSINESS DISTRICT	FFO	FLOODPLAIN FRINGE OVERLAY DISTRICT
Rs-2	SINGLE-FAMILY RESIDENTIAL DISTRICT	B-3	PROFESSIONAL OFFICE DISTRICT		

Source: SEWRPC.



# RECOMMENDED INITIAL ZONING MAP FOR THE QUARRY RIDGE NEIGHBORHOOD

#### LEGEND

	NEIGHBORHOOD BOUNDARY
	EXISTING PROPERTY BOUNDARY: 1974
	ZONING DISTRICT BOUNDARY
A-1	AGRICULTURAL/HOLDING DISTRICT
Ra-I	SINGLE-FAMILY RESIDENTIAL DISTRIC
Rs-2	SINGLE-FAMILY RESIDENTIAL DISTRIC
Rs-3	SINGLE-FAMILY RESIDENTIAL DISTRIC
Rs-4	SINGLE-FAMILY RESIDENTIAL DISTRIC
Rd-I	TWO-FAMILY RESIDENTIAL DISTRICT

Rm-I	MULTI-FAMILY RESIDENTIAL DISTRICT
Rm-2	MULTI-FAMILY RESIDENTIAL DISTRICT
Rm-3	MULTI-FAMILY RESIDENTIAL DISTRICT
B-1	NEIGHBORHOOD BUSINESS DISTRICT
B-2	CENTRAL BUSINESS DISTRICT
8-3	PROFESSIONAL OFFICE DISTRICT

Rd-2 TWO-FAMILY RESIDENTIAL DISTRICT

8-4 HIGHWAY BUSINESS DISTRICT

- M-I LIMITED MANUFACTURING DISTRICT
- M-2 GENERAL MANUFACTURING DISTRICT
- 1-1 INSTITUTIONAL DISTRICT
- P-I PARK DISTRICT
- C-I LOWLAND RESOURCE CONSERVANCY DISTRICT
- FW FLOODWAY DISTRICT
- FC FLOODPLAIN CONSERVANCY DISTRICT
- FFO FLOODPLAIN FRINGE OVERLAY DISTRICT

Source: SEWRPC.

#### SUBDIVISION PLAT REVIEW

Following adoption of the neighborhood unit plan, the plan should serve as a basis for the preparation of preliminary and final land subdivision plats within the neighborhood. In this respect, the neighborhood plan should be regarded as a point of departure against which proposed subdivision plats can be evaluated. Developers should be required to justify any proposed departures from the plan, demonstrating that such departures are an improvement to, or proper refinement of, the adopted plan.

#### Table 17

#### SUMMARY OF PROPOSED ZONING DISTRICTS FOR THE CITY OF BURLINGTON

				Maximum		Minimum Lot Size		Yard	Minimum Requirem	ents		Minimum Building Site		
Zoning District	Permittec Príncipal	I Uses Accessory	Conditional Uses	Residential Density (dwelling units per net acre)	Total Area (square feet)	Area per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Total Area (square feet)	Area per Family (square feet)	First Floor Area (square feet)	Maximum Building Height (feet)
A-1 Agricultural/ Holding District	Crop production, livestock, orchards	Farm dwellings and farm buildings	Fur farms, commercial egg production, airfields, animal clinics	0.2	217,800 (5 acres)	217,800 (5 acres)	300	50	25	50	800	800	800	60
Rs-1 Single-Family Residential District	Single-family dwellings with attached garage	Home occupations	Planned unit developments	2.9	15,000	15,000	90	25	15	25	1,300	1,300	900	35
Rs-2 Single-Family Residential District	Single-family dwellings with attached garage	Home occupations	Planned unit developments	3.5	12,000	12,000	80	25	15	25	1,200	1,200	800	35
Rs-3 Single-Family Residential District	Single-family dwellings	Home occupations, detached garages	Planned unit developments	4.4	10,000	10,000	70	25	10	25	1,000	1,000	800	35
Rs-4 Single-Family Residential District	Single-family dwellings	Home occupations, detached garages	Planned unit developments	5.4	8,000	8,000	60	25	8	25	1,000	1,000	800	35
Rd-1 Two-Family Residential District	Two-family dwellings	Home occupations	Planned unit developments	5.8	15,000	7,500	90	25	15	25	2,000	1,000	1,500	35
Rd-2 Two-Family Residential District	Two-family dwellings	Home occupations	Planned unit developments	8.7	10,000	5,000	75	25	10	25	1,600	800	1,000	35
Rm-1 Multi-Family Residential District	Multi-Family dwellings not to exceed four units per structure	Home occupations	Planned unit developments	12.4	10,000	Efficiency and one bedroom: 3,500 Two bedroom: 4,000 Three bedroom or more: 6,000	120	25	15	25	1,500	Efficiency and one bedroom: 500 Two bedroom: 750 Three bedroom or more: 1,000	1,000	35
Rm-2 Multi-Family Residential District	Multi-Family dwellings not to exceed eight units per structure	Home occupations	Planned unit developments	14.5	12,000	Efficiency and one bedroom: 3,500 Two bedroom: 4,000 Three bedroom or more: 7,500	120	35	20	25	2,000	Efficiency: 400 One bedroom: 500 Two bedroom: 650 Three bedroom or more: 800	1,000	35
Rm-3 Multi-Family Residential District	Multi-Family dwellings	Home occupations	Planned unit developments and elderly housing	17.4	20,000	Efficiency and one bedroom: 2,500 Two bedroom: 3,000	120	35	20	25	3,000	Efficiency: 300 One bedroom: 450 Two bedroom: 550	2,000	35
B-1 Neighborhood Business District	Neighborhood shopping centers	Parking and loading areas	None		10,000		80	25	10	25				35
B-2 Central Business District	Retail establishments, office buildings	Parking and loading areas, residential units on a nonground floor	Automotive sales and service, radio and tv stations		4,800		40			25		Efficiency: 350 One bedroom: 450 Two bedroom: 550		35

# Table 17 (continued)

				Maximum	N	linimum Lot Siz	:0	Yard	Minimum Requirer	nents		Minimum Building Site		
Zoning District	Permitted Principal	Uses Accessory	Conditional Uses	Residential Density (dwelling units per net acre)	Total Area (square feet)	Area per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Total Area (square feet)	Area Per Family (square feet)	First Floor Area (square feet)	Maximum Building Height (feet)
B-3 Professional Office District	Professional offices, financial institutions, real estate offices, clinics, studios	Parking and loading areas	Funeral homes		10,000		80	25	10	25				35
B-4 Highway Business District	Gasoline service stations, motels and hotels, automotive sales and service	Parking and loading areas	Drive-in establishments, warehousing		10,000		80	25	10	25				35
Ñ-1 Limited Manufacturing District	Smail manufacturers and processors, warehousing	Parking and loading areas	Outside storage		4,800		40			25				45
M-2 General Manufacturing District	Heavy manu facturing	Parking and loading areas	Nuisance industries		40,000		150	40	25	25				60
l-1 Institutional District	Public office buildings, schools, churches	Parking, loading and related residential quarters	Airports, utilities, cemeteries, hospitals, rest homes, penal institutions		10,000		80	25	10	25				35
P-1 Park District	Parks, playgrounds, and playfields	Parking and storage	Golf courses, campgrounds, marinas		•-			40	40	40				35
C-1 Lowland Resource Conservancy District	Open space uses, not including structures	Parking	Golf courses, sportsmen's clubs, shooting ranges											
FW Floodway District	Open space uses, not including structures	None	Navigational structures, bridges, utilities, bulkhead lines						•-					
FC Floodplain Conservancy District	Open space uses, not including structures	None	Navigational structures, bridges, utilities, bulkhead lines										••	
FFO Floodplain Fringe Overlay District	Open space uses, not including structures	None	Filling, structures on fill	8	- <del>-</del> -	<sup>a</sup>	a	a	_ a	8	a	a	a	<u>a</u>

'n

<sup>a</sup>As per underlying basic use district requirements.

Source: SEWRPC.

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APPENDICES

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# TYPICAL STREET AND HIGHWAY CROSS SECTIONS RECOMMENDED FOR THE QUARRY RIDGE NEIGHBORHOOD, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN



NOTE: ESTIMATED COSTS ARE IN CONSTANT 1973 DOLLAR AMOUNTS

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# Appendix B

# A SUMMARY OF THE PROPOSED ULTIMATE DEVELOPMENT IN THE QUARRY RIDGE NEIGHBORHOOD, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

Use	Area in Acres	Percent of Primary Use	Percent of Total Area	Residential Lots	Percent of Lots	Number of Dwelling Units	Percent of Total	Estimated Population	Percent of Total	Estim Schoo Popul Public	ated I Age ation Private	Estimated Employment	Percent of Total
Residential	449.0												
Two-Family	413.9 47.8 51.7	9.3 10.1	41.0 4.7 5.1	1,411 205	87.3 12.7	1,411 410 446	62.2 18.1 19.7	5,186 1,152 916	71.5 15.9 12.6	1,550 213 155	172 21 15		
Subtotal	513.4	100.0	50.8	1,616	100.0	2,267	100.0	7,254	100.0	1,918	208		
Commercial Neighborhood Retail and Service	20.4	59.6	2.0									204	59.6
Community Retail and Service	13.8	40.4	1.4									138	40.4
Subtotal	34.2	100.0	3.4		•							342	100.0
Industrial	62.1	100.0	6.1										
Governmental and Institutional													
Public	15.5 48.5 12.4	20.3 63.5 16.2	1.5 4.9 1.2			 							  
Subtotal	76.4	100.0	7.6										
Park and Recreational Neighborhood Parks Community Parks Subtotal	16.0 68.0 84.0	19.0 81.0 100.0	1.6 6.7 8.3	  	  	  	  	  			 		
Streets and Other	1	1							1				
Public Ways Arterial Streets Collector Streets Minor Land	48.7 9.5	22.8 4.5	4.8 0.9				 		··· ··				
Access Streets	155.2	72.7	15.4										
Subtotal	213.4	100.0	21,1										
Agricultural, Open Lands, and Unused Lands	27.0	100.0	2.7										
	27.0	100.0	2.7						400.0		000	242	100.0
	1,010.5		100,0	1,616	100.0	2,267	100.0	7,254	100.0	1,918	208	342	100.0

Gross Neighborhood Density: 7.17 Persons per Acre

2.24 Dwelling Units per Acre

Net Neighborhood Density: 14.12 Persons per Acre

4.41 Dwelling Units per Acre

Source: SEWRPC.

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# Appendix C

# CITY OF BURLINGTON PLAN COMMISSION RESOLUTION ADOPTING THE QUARRY RIDGE PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN

WHEREAS, the City of Burlington Plan Commission, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has the function and duty of making and adopting a master plan for the physical development of the City; and

WHEREAS, the City of Burlington Plan Commission has:

1. Adopted the regional land use and transportation plans for southeastern Wisconsin as prepared by the Southeastern Wisconsin Regional Planning Commission.

2. Prepared and adopted a detailed master plan for land use in the City of Burlington.

3. Prepared and adopted a zoning district map for the City of Burlington.

4. Prepared and adopted an official map ordinance for the City of Burlington.

5. Adopted a plan for the delineation of 10 residential neighborhoods for the City of Burlington; and

WHEREAS, the City of Burlington Plan Commission, with the assistance of the staff of the Southeastern Wisconsin Regional Planning Commission, has proceeded to prepare precise plans to guide the future development of one of the 10 delineated neighborhoods within the City known as the Quarry Ridge Neighborhood, a neighborhood generally bounded by the White River and Echo Lake on the north; a line on the south of the neighborhood varying in distance approximately 850 feet to 500 feet south of and parallel to the north line of Section 6, Township 2 North, Range 19 East; McHenry Street and Milwaukee Avenue on the east; and Mormon Road and a portion of STH 36 on the west; and

WHEREAS, the City of Burlington Plan Commission has held a public informational meeting to acquaint residents and owners within the Quarry Ridge Neighborhood with the recommendations contained in the plan as described in SEWRPC Community Assistance Planning Report No. 29; and

WHEREAS, the City of Burlington Plan Commission has considered the plan, together with the statements and requests of individual landowners within the neighborhood, and has proceeded to incorporate, where deemed advisable, their requests in the plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

Pursuant to Section 62.23 of the Wisconsin Statutes, the City Plan Commission on the day of , 197, hereby adopts the precise neighborhood unit development plan described in SEWRPC Community Assistance Planning Report No. 29 as a guide for future development of the Quarry Ridge Neighborhood; this plan shall be further deemed to be a part of the master plan of the City of Burlington.

#### BE IT FURTHER RESOLVED THAT:

The Secretary of the Plan Commission transmit a certified copy of this Resolution to the Common Council of the City of Burlington and to the Southeastern Wisconsin Regional Planning Commission.

ATTESTATION:

Chairman, City of Burlington Plan Commission

Secretary, City of Burlington Plan Commission

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#### Appendix D

# SUGGESTED OFFICIAL MAP ORDINANCE<sup>1</sup> FOR THE CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

#### SECTION 1. Introduction

WHEREAS, the Common Council of the City of Burlington, after recommendation by the City Plan Commission, has heretofore adopted on \_\_\_\_\_\_, 19\_\_\_, SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, as a guide for community development in the City of Burlington; and

WHEREAS, the City of Burlington and the Southeastern Wisconsin Regional Planning Commission has cooperatively prepared and is preparing precise neighborhood plans for certain areas of the City, such neighborhoods known as the Browns Lake-West Neighborhood, Browns Lake-North Neighborhood, Browns Lake-East Neighborhood, Echo Lake Neighborhood, White River Neighborhood, Village Center Neighborhood, Burlington Industrial Park Neighborhood, Hoosier Creek Neighborhood, Spring Brook Neighborhood, and Quarry Ridge Neighborhood; and

WHEREAS, the City Plan Commission has recommended to the Common Council that an Official Map Ordinance be established for the City of Burlington; and

WHEREAS, a public hearing was held on \_\_\_\_\_\_, 19\_\_\_, on the question of the adoption of an Official Map Ordinance; and

WHEREAS, the Common Council of the City of Burlington has determined that it is necessary for the proper physical development of the City to establish an Official Map Ordinance for the City of Burlington.

NOW, THEREFORE, the Common Council of the City of Burlington, Wisconsin, do ordain as follows:

# SECTION 2. Intent

It is the intent of the Common Council to establish an Official Map for the City of Burlington, Racine County, Wisconsin, for the purpose of conserving and promoting the public health, safety, convenience, economy, orderliness, and general welfare of the City to further the orderly layout and use of land; to stabilize the location of real property boundary lines; to ensure proper legal descriptions and proper monumenting of land; to facilitate adequate provision for transportation, parks, playgrounds, and storm water drainage; and to facilitate the further subdivision of larger tracts into smaller parcels of land.

# SECTION 3. Authority

This Ordinance is enacted under the authority granted by Section 62.23(6) of the Wisconsin Statutes.

<sup>&</sup>lt;sup>1</sup>Please note that this model Official Map ordinance is intended only as a guide to the City of Burlington in the formulation of a local ordinance. Competent legal, planning, and engineering assistance should be sought in conjunction with the use of this suggested ordinance in adopting an official map ordinance for the City.

#### SECTION 4. Jurisdiction

This jurisdictional area of this Ordinance shall include lands in U. S. Public Land Survey Township 2 North, Range 18 East, Racine County, Wisconsin, specifically all of Section 36; Township 2 North, Range 19 East, Racine County, Wisconsin, specifically Sections 3, 4, 5, 6, 8, and 9; and Township 3 North, Range 19 East, Racine County, Wisconsin, specifically Sections 14, 15, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35.

#### SECTION 5. Official Map

There is hereby established, as the Official Map for the City of Burlington, the maps which accompany this Ordinance. All notations, references, and other information shown thereon shall be as much a part of this Ordinance as though the matters and information thereon were fully described herein. These maps shall bear the title "Official Map of the City of Burlington, Wisconsin," their date of adoption or amendment, and their sheet number as recorded in Section 5.3 of this Ordinance. No other map prepared by the City or by private parties shall bear the words "Official Map" upon its face, except as authorized by this Ordinance.

- 5.1 The Official Map shall consist of \_\_\_\_ map sheets at a scale of  $1^{"} = 100^{"}$ . The City Engineer is authorized to prepare a composite map of all of the Official Map sheets at a smaller scale for the purpose of convenient distribution to the public.
- 5.2 The Official Map shall show the following information:
  - 5.21 The location and width of all platted and existing streets, highways, drainageways, and parkways, and the location and extent of parks and playgrounds within the corporate limits of the City of Burlington as heretofore laid out, adopted, and established by law.
  - 5.22 The location and width of all proposed streets, highways, drainageways, and parkways, and the location and extent of proposed parks and playgrounds as shown in precise neighborhood plans adopted by the City Plan Commission.
  - 5.23 In areas of the City where precise neighborhood plans have not been adopted, the proposed location of all arterial streets shall be as shown on the regional transportation plan for southeastern Wisconsin for the year 2000 and all arterial streets shall show an ultimate width of 130 feet.
  - 5.24 Changes and additions as authorized by Section 6 of this Ordinance.
- 5.3 The following map sheets have been adopted by the Common Council of the City of Burlington, Wisconsin, and are on file with the City of Burlington Clerk and the Racine County Register of Deeds as required by Sections 10 and 11 of this Ordinance.

#### SECTION 6. Changes and Additions

The Common Council may change or add to the Official Map so as to establish the exterior lines of or to widen, narrow, extend, or close any platted, existing, proposed, or planned streets, highways, parkways, parks, or playgrounds.

- 6.1 The Common Council shall refer any change or addition to the Official Map to the City Plan Commission for review and report thereon prior to adoption. The City Plan Commission shall report its recommendation to the Common Council within sixty (60) days.
- 6.2 Changes and additions for the locating, widening, or closing, or the approval of the locating, widening, or closing, of streets, highways, parkways, parks, or playgrounds by

the City under provisions of law other than this section shall be deemed to be changes or additions to the Official Map.

- 6.3 A public hearing of parties in interest and citizens before the Common Council shall be required before any changes or additions to the Official Map are effective. Parties in interest are those persons owning land that is to be placed on or removed from the Official Map, abutting property owners, and all property owners within one hundred (100) feet. Notice of the public hearing shall be published as a Class 2 notice pursuant to the requirements of Chapter 985 of the Wisconsin Statutes.
- 6.4 Changes and additions made by duly approved subdivision plats shall not require a public hearing if the changes or additions do not affect any land outside the area being platted.

#### SECTION 7. Building Permits

For the purpose of preserving the integrity of the Official Map, a building permit shall be required for any structure or part thereof that shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered. No permit shall hereafter be issued for any building in the bed of any existing or proposed street, highway, or parkway shown on the Official Map. No permit for the erection of any building shall be issued unless a street, highway, or parkway giving access to such proposed structure has been duly placed on the Map.

The Building Inspector may require each applicant for a building permit to submit a plan, prepared and certified by a registered land surveyor, showing accurately the location of any proposed building with reference to any street, highway, or parkway shown on the Official Map.

#### SECTION 8. Municipal Improvements

No public sewer or other municipal street utility or improvement shall be constructed in any street, highway, or parkway of the City of Burlington until such street, highway, or parkway is duly placed on the Official Map.

# SECTION 9. Appeals

The Board of Zoning Appeals shall have the power to review any administrative decision of the City Building Inspector to deny a permit for the erection of a structure under this Ordinance and to grant relief from the requirements of this Ordinance under the provisions of Section 62.23(6)(d), (f), and (g) of the Wisconsin Statutes.

#### SECTION 10. Certified Copy of Map

There shall be a certified copy of the Official Map described in Section 5. The certified copy shall be kept in the office of the City Clerk and shall be available for inspection by any interested person during regular office hours. The certified copy shall bear on its face a certification that it is a true copy of the Official Map described in and accompanying this Ordinance and shall show the date of adoption of this Ordinance and shall be signed by the City Mayor and countersigned by the City Clerk. Thereafter, no change or addition to such Official Map shall become effective until it shall have been indicated by the appropriate convention on the aforesaid certified copy of the Official Map and a certificate placed thereon or attached thereto bearing the number and date of adoption of the amending ordinance. The certificate shall be signed by the City Mayor and countersigned by the City Clerk.

#### SECTION 11. Map to be Filed With Register of Deeds

The City Clerk shall be responsible immediately upon adoption of the Official Map or any amendment thereto for recording a true copy of the amended Official Map with the Register of Deeds of the County of Racine, Wisconsin.

#### SECTION 12. Enforcement

It shall be the duty of the City Building Inspector and the Chief of Police to enforce the provisions of this Ordinance.

#### **SECTION 13.** Penalties

Any person, firm, or corporation who fails to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit not more than two hundred dollars (\$200) and not less than fifty dollars (\$50) and cost of prosecution for each violation, and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment thereof but not exceeding thirty (30) days.

No damages shall be allowed for the taking by any governmental agency, for street, highway, and parkway purposes, any building erected in violation of this Ordinance.

#### SECTION 14. Severability and Conflict

If any section or part of this Ordinance is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. All other ordinances or parts of ordinances of the City inconsistent with this Ordinance to the extent of the inconsistency only are hereby repealed.

#### SECTION 15. Effective Date

This Ordinance shall be effective after adoption by the Common Council and publication or posting as provided by law.

Adopted\_\_\_\_\_

Published\_\_\_\_\_

Effective\_\_\_\_\_

Mayor

Countersigned:

City Clerk