

Town of Burke  
Plan Commission Minutes  
April 9, 2014  
5:30 p.m.

Members Present: Chair Mike Vraniak, RJ Hess, Christie Legler, Joan Stoflet and Marv Urban. Excused: George Walsh. Others Present: Brenda Ayers, Clerk/Treasurer. See attached list for other interested parties in attendance.

1. The meeting was called to order at 5:30 p.m. by Vraniak.
2. Discuss/possible action on reconsideration of one of the conditions (condition number 2) of approval on a CSM submitted by Tom Lehman and approved by the Town on October 16, 2013. Property located at 5237 Thorson Rd, Sun Prairie (parcel number 0810-252-8250-1). Dan Birrenkott, Birrenkott Surveying, explained that the condition to be consistent with the Deed Restriction on the property is creating an issue. The lot width requirements in the Deed Restriction are more restrictive than the County requires. Per the terms in the Deed Restriction, Mr. Lehman has filed to have the restriction removed from his property and is requesting that the Town remove the consistency condition from its approval. Birrenkott further explained that there have not been any changes to the CSM since the Town first approved it in October 2013 and the owner is simply requesting the removal of the condition.

Motion: Hess/Stoflet to recommend that the Town Board remove the conditions of approval of the CSM previously approved October 16, 2013. Motion carried.

Ayers inquired if the intent of the motion was to remove both conditions as the petitioner only requested the removal of condition number 2. The response was that the motion was to remove both conditions because the Commission believes the owner will remove the shed on lot one (condition number one).

3. Discuss/possible action concerning Windswept Preliminary Plat submitted by Deborah Duckart for the purpose of separating the existing buildings and open lands thereby making the sale of the properties easier. Property located at 3311, 3313 and 3315 Nelson Road (parcel numbers 0810-243-8000-4 and 0810-243-8030-8).

The land division was previously submitted to and approved by the Town as a CSM. However, due to the number of lots involved the City of Madison is requiring a plat submittal.

Anne Anderson, Town Engineer, reviewed the preliminary plat and in a letter to the Town Clerk and Board dated April 2, 2014, recommended revisions to the plat and waiver of some of the Town Land Division/Subdivision Ordinance requirements.

Motion: Hess/Stoflet to recommend that the Town Board approve the Windswept Preliminary Plat including the waiver of the Ordinance requirements recommended by the Town Engineer with the following conditions: 1) The comments contained in the letter from Anne Anderson, PE, of Mead & Hunt to the Town Clerk and Board dated April 2, 2014 (copy attached) be addressed to

the satisfaction of Anne Anderson as the Town Engineer 2) Compliance with any conditions to the Plat as required by Dane County and the City of Madison.  
Motion carried.

4. Discuss/possible action on the sale of land adjacent to the water tower (old Token Creek Sanitary District) parcel 0810-093-8561-8 owned by the Town. The Village of DeForest has expressed interest in purchasing this property in order to obtain access to the water tower property for maintenance. Hess explained that the Village currently has access to the water tower through the Peterbuilt property but is unable to use the access after business hours. Hess further explained that the hut on the water tower property containing the telecommunications wiring is full at this time. This might result in interest from telecommunication companies to rent space on the Town owned property. Hess recommended retaining the property due to its potential marketability and granting the Village of DeForest an easement for access for maintenance and temporary storage of equipment during the maintenance.

Motion: Vraniak/Urban to recommend that the Town Board retain the property adjacent to the water tower due to its marketability for potential telecommunications expansion. Motion carried.

5. Update on the DeForest ETZ. Urban reported that the committee met in March to discuss revisions to Chapter 15 of the Village's zoning code. Revisions included reduction in landscaping requirements and changes to sign requirements.
6. Approval of minutes from November 13, 2013. Motion: Hess/Stoflet to approve the minutes as presented. Motion carried.
7. Adjourn. Motion: Hess/Stoflet to adjourn. Motion carried. Meeting adjourned at 6:19 p.m.

Brenda Ayers  
Clerk/Treasurer  
05/23/2014