

Town of Burke
Plan Commission Minutes
July 10, 2013
5:30 p.m.

Members Present: Chair Mike Vraniak; RJ Hess; Christie Legler; Joan Stoflet; Marv Urban and 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 concerning a preliminary plat and rezone 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). Mrs. Duckart distributed a map showing the requested rezoning of the property. Mrs. Duckart explained that after receiving Town approval of the CSMs originally submitted, the City of Madison requested that she submit the land division as a plat instead of a subdivision. She also noted that Dane County asked that the zoning is changed to depict actual land use. She said the proposed rezone reflects the changes recommended by the County. Motion: Hess/Stoflet to recommend approval of the rezone of lot 1 from C-1 to R-1, lot 2 from C-1 to A-1, Lot 3 from C-1 to R-1A, lot 4 from C-1 to RH-1 and the portion of lot 5 (50' on the west side) from C-1 to A-1 and the rest of lot 5 to remain C-1. Motion carried.
3. Discuss/possible action concerning a site plan review submitted by Cedar Corporation on behalf of Travel Centers of America for a building addition to be used for commercial truck repair. Property located at 5901 US Highway 51, DeForest (parcel number 0810-081-9952-05). Hess inquired why the location of the private sanitary system is "assumed." Cory Scheidler, Cedar Corporation, responded that there are no as builts for the sanitary system and he is hoping to gather more information through a local plumber. He also noted that construction will occur within the construction line limits. He further explained the plan to add two service bays and replace the doors on the two existing bays. Stoflet inquired about the contents of the second floor. Scheidler responded that it contains storage and mechanicals. He further noted that the convenience store is not associated with the repair facility. Scheidler stated that he will work with Dane County to confirm that the site complies with stormwater and erosion control requirements. Urban inquired about oil runoff. Scheidler responded that the facility has trenches and the facility has a spill prevention plan. Walsh asked if the type of service provided by the facility is changing and if trucks will be parked onsite long term. Scheidler responded it will continue to be a minor repair facility with trucks entering and leaving on the same day. Legler inquired about cleaning up the area outside the bay doors. Scheidler stated the area contains cables that will be bundled and screened. Motion: Hess/Walsh to approve the site

plan as presented contingent upon obtaining Dane County Erosion Control and Stormwater permits. Motion carried.

4. Discuss/possible action concerning a preliminary CSM and rezone request submitted by Duncan Campbell for the purpose of expanding two lots and creating a lot for a house to be built for a family member. Properties located at 4908, 4930 and 4934 Felland Rd, Madison (parcel numbers 0810-351-9000-1, 0810-351-9161-7, and 0810-351-9061-8). Duncan Campbell reported that lot 1 of the CSM is the Camp K-9 property and lot 2 is the Campbell's residence. He is interested in creating lot 3 from a portion of the residence property for a residence for his daughter and son-in-law. He is also adding a portion of lot 4 to the east side of lot 1 (97 feet) & 2 (130 feet) to square off the properties and to create a buffer. He is also requesting a rezone from A-1 to A-2 of the 97 feet added to the kennel property to make it consistent with the existing zoning. Since the land added to the kennel property will not be used for kennel purposes, the County has advised that the existing CUP will not need to be amended and Campbell's attorney has advised him not to revise the CUP. Motion: Hess/Stoflet to recommend approval of the four lot CSM and the rezone of the 97 feet added to the kennel lot from A-1 to A-2 to be consistent with the existing zoning of the lot. Motion carried.
5. Update from Comprehensive Plan Steering Committee. Hess reported that the committee has met twice. The Plan Commission will review the proposed plan after the committee's fourth meeting. The process is going well.
6. Update on the DeForest ETZ. Urban reported that the ETZ met on May 30 to consider the Stegmann rezone. DeForest hired Rachel Holloway as the new Village Planner. DeForest would like to condense the steps in the approval process to eliminate Town action and make decisions at the ETZ Committee level.
7. Approval of minutes from April 24, 2013. Motion: Hess/Walsh to approve the minutes as presented. Motion carried.
8. Adjourn. Motion: Legler/Walsh to adjourn. Meeting adjourned at 6:08 p.m. Motion carried.

Brenda Ayers
Clerk/Treasurer
07/30/2013