

Town of Burke
Plan Commission Minutes
December 12, 2012
5:30 p.m.

Members Present: Mike Vraniak; RJ Hess; Christie Legler; Joan Stoflet; Marv Urban and George Walsh. Others Present: Brenda Ayers, Clerk/Treasurer; Chris Hughes, Town Attorney; Anne Anderson, Town Engineer. See attached list for other interested parties in attendance.

1. The meeting was called to order at 5:31 p.m. by Vraniak.

Motion: Hess/Stoflet to rearrange the agenda and move item 4 up to number 3. Motion carried. (Note: minutes are in the order of the original posted agenda.)

1. Discuss /possible action concerning a final plat submitted by Wood Ger Development property located at the corner of Burke Road and Reiner Road (parcel numbers 0810-243-4001-0, 0810-243-4004-0, 0810-234-4007-0, 0810-243-4010-0, 0810-243-4013-0, 0810-243-4016-0, 0810-243-4019-0, 0810-243-4022-0, 0810-243-4025-0, 0810-243-4028-0 and 0810-243-4031-0). Hughes provided Dan Birrenkott (representing Wood Ger) with a copy of Resolution 121212 which the Plan Commission would use to make a recommendation to the Town Board. Hughes also explained if the resolution passes, the Town Board would consider action on the plat at their January 16 meeting.

Birrenkott explained that the changes from the preliminary to the final were that lot 9 is no longer designated for stormwater because the owner has not been able to obtain the release from the USDA. The stormwater retention area has been moved to a portion of lot 1 and all of lot 8.

Hughes noted that the following legal documents need to be prepared prior to the January 16 Board meeting: 1) Developer's Agreement 2) Declaration of Covenants, Restrictions and Conditions (to include a statement that no high water uses will be allowed in the plat. 3) Restrictive Covenant (pursuant to the conditions of the rezone) 4) Stormwater Maintenance Agreement (to include access and maintenance rights to the Town).

Anderson noted that the following items also need to be completed prior to January 16: 1) revise note 7 on the plat to state that lot owners are individually responsible for compliance with Dane County Ordinance, chapter 14 in regard to infiltration and erosion control requirements at the time they develop 2) provide the Town with a copy of the review letter from Dane County Land Conservation 3) retest lots 3-6 to confirm that the soil will perc adequately 4) provide a statement from the DNR stating that wells are feasible on lots 1-7.

Birrenkott noted that Dane County Environmental Health would provide the information regarding the feasibility of wells. Birrenkott also stated that he will submit a revised plat prior to January 16.

Motion: Hess/Legler to adopt Resolution 121212 Recommending Conditional Approval of the Plat of Wood Ger Development as revised. Revision was to add "Dane County" to item 14 regarding well feasibility. Motion carried.

2. Discuss/possible action concerning a 3 lot CSM, CUP and site plan submitted by Welton Enterprises and Camping World for the purpose of creating lots that will conform to municipal ordinances and allow for outdoor storage of inventory, property located at 6175 Metro Drive, DeForest, Lots 7-10,13-15 of East Metro Business Park (parcel numbers 0810-054-0307-8, 0810-054-0359-0, 0810-054-0410-0, 0810-054-0512-0, 0810-054-0614-0, 0810-054-0665-0, 0810-054-0715-5) and adjacent metes and bounds described parcel (parcel number 0810-054-8230-5).

Paul Molinaro of Welton Enterprises explained that they were unable to obtain signatures from all property owners in East Metro Business Park in order to record the replat previously approved by the Town and Village so they decided to submit the CSM to clean up the lot lines on the properties they own. He noted that the lot lines on the CSM follow the replat.

Molinaro noted that Camping World plans to rent the building located at 6175 Metro Drive from Welton Enterprises for expansion of the existing business. Camping World submitted a site plan for the building and is also requesting a CUP for an outdoor showroom. Tom Hamil, Camping World, noted that they plan to install a golf cart path in the future to transport customers to and from the showroom. Hess asked how many units will be stored in the outdoor showroom. Hamil responded approximately 100.

Motion: Hess/Welsh to recommend approval of the CSM with the following contingencies: 1) a notation is put on the CSM that outlot 1 is for stormwater retention 2) the Town Attorney confirms that the lot lines on the proposed CSM match the lot lines on the replat 3) Village of DeForest approval. Motion carried.

Motion: Hess/Urban to recommend approval of the CUP limiting the outdoor storage to 100 units contingent upon Village of DeForest approval. Motion carried.

Motion: Hess/Walsh to approve the site plan contingent upon the Village of DeForest's approval and review of the stormwater facilities and recommendations thereof. Motion carried.

3. Discuss status of Rain Garden Village subdivision. Hughes explained that the Town has received inquiries about purchasing the subdivision which was platted in 2006 but not improved. Some of the interested buyers have inquired about reconfiguring the land into fewer lots. Hughes explained that this can be done in three ways 1) replat of the subdivision 2) vacation of the subdivision through circuit court 3) Town vacation of the rights-of-way and recording of a CSM. Hughes explained that the vacation/CSM option would be the easiest.
4. Update on the DeForest ETZ. December meeting was canceled.
5. Approval of minutes from November 14, 2012. Motion: Walsh/Stoflet to approve the minutes as presented. Motion carried.
2. Adjourn. Motion: Hess/Walsh to adjourn. Meeting adjourned at 6:14 p.m. Motion carried.

Brenda Ayers
Clerk/Treasurer
12/28/2012

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