

Town of Burke
Plan Commission Minutes
September 10, 2014
5:30 p.m.

Members Present: Chair Mike Vraniak, RJ Hess, Christie Legler, Joan Stoflet and 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 5:32 p.m. by Vraniak.
2. Discussion/possible action regarding an application for a Conditional Use Permit and site plan review for a multi-tenant building housing a liquor store, small restaurant and apartments submitted by Brad Koning, Shulfer Architects, on behalf of Mark Hoover. Property located at 5291 Felland Road (old Burke Station), parcel numbers 0810-233-7512-9, 0810-233-7545-0 and 0810-233-7534-3. Brad Koning, Shulfer Architects, explained that Mark and Dan Hoover are interested in constructing a 4,000 square foot multi-tenant building for the use of a liquor store, small restaurant-sandwich shop with 3-4 one bedroom efficiency apartments on the upper level. The lot is zoned appropriately for the liquor store/restaurant use but a CUP is needed to allow the apartments. The applicants are also seeking a variance to allow two driveways on the site. A new holding tank will be installed on the property. The holding tank will be restaurant size and will be pumped on a regular basis. Mark Hoover explained that he is looking for someone to operate the liquor store and someone to lease and operate the restaurant space. Hess noted that the Town will require a holding tank agreement to include pumping information. Hoover explained that the exterior of the building will be red stucco and the design will be similar to buildings in Bhutan. He would also like to include a historical marker with information about the "old Burke Station". Hoover also noted that he plans to use the profits from this venture as a funding source for the foundations he supports.
Motion: Hess/Stoflet to approve the Site Plan with the recommendation that the Town Board grant a variance two allow for two driveways and to approve the Conditional Use Permit with the contingent upon the following: 1) signage is in accordance with Dane County Zoning and City of Madison ordinance requirements 2) an executed septic tank maintenance agreement in submitted in a form accepted by the Town. Motion carried.
3. Update on the DeForest ETZ. The September meeting was canceled. Rachel Holloway emailed plans for the addition of a cooler to the existing Kwik Trip store on Pepsi way for comment as part of a staff review. The cooler expansion removes two parking spots from the site.
4. Approval of minutes from July 23, 2014. Motion: Stoflet/Hess to approve the minutes as presented. Motion carried.
5. Adjourn. Motion: Hess/Walsh to adjourn. Motion carried. Meeting adjourned at 6:04 p.m.

Brenda Ayers
Clerk/Treasurer
10/03/2014