

Town of Burke
Plan Commission Minutes
March 11, 2015
5:30 p.m.

Members Present: Chair Mike Vraniak, Steve Berg, Christie Legler, Joan Stoflet, Marv Urban and George Walsh. Staff 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. Discussion/possible action a site plan submitted by Vierbicher on behalf of Wilde Honda for a new car storage lot. Property located at the intersection of Nelson and Reiner Road. Parcel number 0810-243-8551-8. Tim Schleeper of Vierbicher reported that the site plan has been revised to eliminate the westerly driveway to avoid the need to apply for a variance for two access points off a Town road (keeping the access closest to Maly Road). He also reported that the lot will be used for storage of new and late model car inventory and there will not be any buildings on the site. He also said that there will be no on site sales. Vehicles will be delivered to the main site on High Crossing Boulevard and driven to this site for storage. The area will be fenced and the only lighting on the site will be at the gate. He met with Dane County to discuss storm water management requirements and will apply for a permit once the plan is approved. They plan to use a flat spot on the parcel for the lot to avoid moving a lot of material. There will be storm water basins on the west end of the property. Stoflet inquired about keeping the trees on the site. Schleeper responded that the trees are not of the best quality and they intend to remove those that interfere with the line of site for ingress and egress. Urban asked if the lot will be paved. Jorge Hildago, Wilde Honda, said he intends to pave the site to protect the cars from mud. Legler inquired about traffic to and from the site. Hildago responded that Saturdays are the busiest and they currently use Nelson Road to access the Sun Prairie site so he does not feel traffic will increase due to the new location. Urban asked if there will be any washing of vehicles on the site. Hildago said they have a car wash on their main site and do not intend to wash cars on the storage lot. Walsh inquired about signage. Hildago said there will probably be a sign at the gate indicating that it is a Wilde Honda lot and no trespassing. Walsh noted that signage will need to meet City of Madison ordinances and be approved by the City. Walsh inquired about locating the driveway to meet the road. Schleeper indicated that the driveway location on the site plan is where the elevations are the best. Walsh inquired about erosion control on the "hill" on the site. Schleeper indicated that dense matting will be used. Berg also noted that Dane County will take a close look at the erosion control and stormwater management. Walsh noted that in the winter Nelson Road is slippery and there have been a few accidents between the hill and the stop sign and asked why the driveway isn't located off Reiner Road. Schleeper responded that water currently drains along Reiner and he does not want to disturb the water flow. He also indicated that the gate will sit 75-80 feet from the road so he does not anticipate an issue with traffic being backed up on Nelson. Vraniak inquired if they were keeping the grass on the parcel. Schleeper stated grass will be removed from the lot area only.

Motion: Berg/Stoflet to approve the site plan as modified (only one drive) with the following conditions: 1) meeting all requirements of and obtaining necessary permits from Dane County and the State of Wisconsin; 2) approval of the stormwater management plan by Dane County Land and Water Resources; and 3) the driveway siting is to be approved by the Town of Burke Lead Patrolman. Motion carried.

3. Update on the DeForest ETZ. The March meeting was cancelled.
4. Approval of minutes from February 11, 2015. Motion: Stoflet/Walsh to approve the minutes as presented. Motion carried.
5. Adjourn. Motion: Berg/Stoflet to adjourn. Motion carried. Meeting adjourned at 6:02 p.m.

Brenda Ayers, Administrator/Clerk/Treasurer
04/02/2015