

**Town of Burke Plan Commission Meeting Minutes**  
**Wednesday, May 1, 2019**  
**5:00 p.m.**

Commission members in attendance: Mike Vraniak, Chair; Steve Berg; Jodi Nachtwey, Joan Stoflet, Marv Urban and George Walsh. Also in attendance: Brenda Ayers, Administrator/Clerk/Treasurer. See attached list for other interested parties in attendance.

- 1) The meeting was called to order at 5:05 p.m. by Berg.

Discussion/possible action regarding a Conditional Use Permit (CUP) application submitted by Burke Lutheran Church for religious uses to relocate the existing church to neighboring parcels located off Portage Road (parcel numbers 0810-152-9070-8 and 0810-152-9150-1). Berg confirmed that no comments were received after the public hearing. He read each of the six standards of a conditional use permit from the Dane County Zoning Code, allowed discussion on each and asked for a vote on each to determine if the standard was met or not met.

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.

Comments: None.

Vote: Met:   5                        Not Met:   0  

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Comments: None.

Vote: Met:   5                        Not Met:   0  

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Comments: None.

Vote: Met:   5                        Not Met:   0  

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Comments: None.

Vote: Met:   5                        Not Met:   0

5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

Comments: None.

Vote: Met: 5 Not Met: 0

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Comments: None.

Vote: Met: 5 Not Met: 0

Motion: Walsh/Stoflet to recommend approval of the CUP as submitted. Motion carried.

- 2) A preliminary consultation with MG& E and Dane County regarding a proposed solar generating plant consisting of up to 58 acres of solar panels, property located off Hoepker Rd (parcel numbers 0810-174-8070-4, 0810-174-8000-8, 0810-171-9500-4 and 0810-171-8190-2). Dave Merritt, Dane County Director of Policy & Program, introduced Todd Violante, Dane County Director of Planning and Development and Don Peterson, MG&E Vice President of Energy Technology.

Merritt reported that it is the county's goal to reduce non-renewable energy impact. They are proposing the installation of solar panels on 58 acres of airport property. MG&E would lease the property from the county and the county would agree to purchase the energy created by the solar panels for at least 25 years. If approved, the project will generate shared revenue for Dane County and the Town of Burke. MG&E has submitted a rezone petition and CUP application to Dane County Zoning. Peterson introduced Todd Montevideo, MG&E Manager Renewable and Distributable Energy Engineering and Mike Allen, Energy Law Wisconsin Attorney. Peterson shared a map of the site and pictures of the proposed panels. Walsh inquired about the present zoning of the property Violante responded that it is presently zoned UTR and they have applied for AT-35 and a CUP. Peterson indicated the rezone area is 99 acres which includes the exclusion zone. Walsh inquired about the tax impact since utilities are tax exempt. Allen reported that shared revenue equivalent to \$2,000 per megawatt will be paid 1/3 to the Town and 2/3 to the County. Berg inquired if the ground underneath the panel will be paved or graded. Montevideo responded that wild plants and grasses will be planted to control weeds. Urban asked how the power will be distributed. Peterson said they will bore under Highway 51 to connect to an existing substation. Walsh inquired about fencing. Peterson said there will be deer fencing around the panels. Berg inquired about ingress and egress. Peterson responded that they will use the existing access. Stoflet asked if trees will be removed from the site. Peterson noted that the panels will be 100 feet from the tree line so it will not be necessary to remove any. Walsh inquired about the impact on Yahara Materials. Peterson said the solar panels will be far from their property line (Vraniak arrived at 5:29 p.m.) Nachtwey inquired about any challenges similar facilities have in

the area. Peterson replied none. He further explained that there will be no staff on site and the site will be monitored at their downtown office. Walsh inquired about reflection affecting the airport. Peterson noted that they will have to receive FAA approval. He further explained that the panels absorb light and are made with non-glare glass. An engineer conducted a study and found that there is little or no impact on drivers or pilots. Urban inquired about humming noise on radio frequencies. Peterson said that the panels do not generate a noise but the transformer might hum occasionally. Berg asked if the power will stay local. Peterson noted that they have a contract with Dane County for the energy generated by the panels. Walsh inquired about the timeline. Peterson responded they are hoping to start by the end of the year but the FAA is a wild card but it is more likely a project for 2020. No issues or concerns were noted by commission members.

- 3) Update on the DeForest ETZ. Nachtwey reported that Gander Outdoors was previously granted a CUP to display RVs inside the store. They recently expanded the displays inside and outside. In order to be in compliance they submitted a new CUP application. The ETZ determined that all 8 standards had been met and the CUP was granted with seven conditions including the addition of parking spaces and fencing of the outdoor display area. A recent email from Brandi, DeForest Zoning Administrator, indicated that the RVs have been moved to the permitted area and they seem to be in compliance.
- 4) Update on items that previously appeared before the Plan Commission. Vraniak inquired about the status of the Zignego batch plant. Ayers reported that the house has been razed and the driveway permit has been issued for the site.
- 5) Approval of minutes from March 6, 2019. Motion: Stoflet/Walsh to approve the minutes as presented. Motion carried.
- 6) Meeting adjourned at 5:41 p.m.

Brenda Ayers  
Administrator/Clerk/Treasurer  
05/22/2019