

Town of Burke
Plan Commission Minutes
September 11, 2013
5:30 p.m.

Members Present: Chair Mike Vraniak (arrived at 5:37); RJ Hess; Marv Urban and George Walsh. Excused: Christie Legler and Joan Stoflet. Others Present: Brenda Ayers, Clerk/Treasurer. See attached list for other interested parties in attendance.

1. The meeting was called to order at 5:37 p.m. by Vraniak.
2. Discuss/possible action concerning a preliminary CSM submitted by Thomas Lehman for the purpose of dividing the lot into two parcels; one to remain applicant's residence and the other lot for a single family residence for the buyer. Property located at 5237 Thorson Rd, Sun Prairie (parcel number 0810-252-8250-1). Tom Lehman explained that the land is not tillable and he is interested in downsizing and keeping lot 2 (2.19 acres and the house) and selling lot 1 (8.63 acres with the shed). Hess noted that the letter of intent stated that the shed would be removed from the property but the applicant has subsequently requested that the shed remain on the property. Rick Blatter, potential buyer, indicated that he is fine with the removal of the shed.

Motion: Hess/Urban to recommend approval of the CSM with the contingency that the shed is removed after the property is divided and sold and prior to construction of a structure on the lot. Motion carried.

3. Preliminary Consultation with William Clemens and Bill Ranguette regarding a proposed dog kennel on lot 3, Wynbrooke Subdivision. Property located the corner of State Hwy 19 and Heatherstone Ridge (parcel number 0810-022-3303-5). Ranguette explained that he is looking for feedback on his proposal to obtain a conditional use permit to construct and operate a doggy daycare and training center on the lot. The proposed 10,000 square foot facility would be placed on the southern most portion of the lot due to the drainage easement on the lot. The let out portion of the building will be under roof and fenced. Hess noted that the property is critical to the Token Creek watershed and expressed his concerns about waste containment and stormwater runoff. Hess also expressed concerns about the impact on the surrounding residential area. Hess also noted that WisDOT has indicated that they will not allow additional ingress/egress sites on Highway 19. Ranguette was also advised that there may be restrictive covenants on the property that prohibit non-residential use and the Town's Land Use Plan identifies this area as residential.
4. Update from Comprehensive Plan Steering Committee. Hess reported that the committee met on August 26 to complete their final review. The October 9 Plan Commission agenda will include a review of the plan and a recommendation for approval.

5. Update on the DeForest ETZ. Urban reported that the September meeting was cancelled and there will be a joint meeting with the Vienna ETZ and DeForest Plan Commission members on September 24 to discussion Village Zoning Ordinance revisions.
6. Approval of minutes from July 10, 2013. Motion: Hess/Walsh to approve the minutes as presented. Motion carried.
7. Adjourn. Motion: Hess/Urban to adjourn. Motion carried. Meeting adjourned at 6:32 p.m.

Brenda Ayers
Clerk/Treasurer
10/04/2013