

Town of Burke  
Plan Commission Minutes  
October 9, 2013  
5:30 p.m.

Members Present: Chair Mike Vraniak, RJ Hess, Christie Legler, Joan Stoflet, Marv Urban and George Walsh. Others Present: Brenda Ayers, Clerk/Treasurer; Dustin Wolff, Mead and Hunt and Mark Sauer, Mead and Hunt. See attached list for other interested parties in attendance.

1. The meeting was called to order at 5:30 p.m. by Vraniak.
  
2. Discuss/possible action concerning a request submitted by Debra Schweiss (Folz) and Bryan Folz to rezone 1.1 acres of their 32.7 acres from A-1 to C-2 for the purpose of selling specialty and classic cars from an existing building. Property located at 5610 Reiner Rd, Sun Prairie (parcel number 0810-133-9000-5). Prior to the applicant's arrival, Ayers reported that although City Staff recommended denial, the City of Sun Prairie Plan Commission was in favor of working with the applicant to establish Deed Restrictions to address staff concerns. The City Plan Commission tabled action until October 29 to give more time for the applicant to draft the restrictions. Folz explained that he is requesting the rezone of a portion of his property to allow him to obtain a dealers license to sell classic cars as a hobby. He currently has cars in his collection and is unable to sell more than five a year without a dealer's license. Since access to the building is via his personal driveway, he is not requesting an additional drive. He intends to conduct sales by appointment only so he does not anticipate a significant increase in traffic. He does not intend to construct roadside signage. Walsh noted that the City of Sun Prairie plan for this area is residential and this property could be split into several residential lots. Walsh noted his concern about spot zoning this property. Hess also expressed his concerns about spot zoning and inconsistencies with the City plan. Stoflet noted that Folz could still sell up to five cars a year without the license. Motion: Walsh/Hess to deny the request due to the inconsistency with the City of Sun Prairie Land Use Plan and spot zoning. Motion carried.

The applicant was advised that he should come back to the Plan Commission if the City of Sun Prairie approves the rezone.

3. Second 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 they were back before the Commission to ask the Town to consider amending the Land Use Plan so a proposed kennel on this lot would be consistent with the plan (plan currently states this property is in a residential only area). Vraniak asked if the neighboring property owners were consulted about the proposed land use. Ranguette stated that they have not contacted neighboring property owners. Vraniak stated his concerns about the proximity to the wetland and the effect of the noise on the neighborhood. Lynn Wunderli, prospective kennel manager, reviewed her procedure for noise containment. Legler expressed concerns about setting precedence for future Land Use Plan changes. She also noted that the current Land Use Plan was adopted in 1999 which was prior to Clemens's purchase of the property. Hess expressed concerns about the ingress/egress of the property due to WisDOT's plans for

Highway 19. The Commission advised Clemens and Ranguette to consult the City of Sun Prairie since any change in the Land Use Plan for this area would be subject to their approval.

4. Review and discussion of the Comprehensive Plan. Mark Sauer and Dustin Wolff of Mead and Hunt introduced themselves. Wolff explained that the Town originally planned to update the Land and Subdivision Code in 2013 but discovered early in the process they were unable to do so because they did not have a plan that was compliant with Smart Growth. The Land Use Plan adopted in 1999 is missing a few of the required elements. The Comprehensive Plan does not change the Land Use Plan or Boundary Agreement, it merely brings everything together and adds the missing elements. Wolff explained that a steering committee consisting of RJ Hess, Steve Berg and Brenda Ayers was formed to review the drafts of the document prepared by Mead and Hunt. Commission members commented on and asked questions about the draft of the plan. Urban suggested adding the definition of “protected area” to the document. Vraniak thought it would be helpful to include a glossary of terms. He also suggested adding information regarding the actual acreage of the Town in addition to the percentage change in acreage. Vraniak noted grammatical errors on page 118 and 120. He asked the location of the “Hillside Barn” listed under historic sites. Walsh questioned the reference to the Anderson Road bypass and his concern that it put the Town in a position to favor. Wolff responded that the intent is to make people aware of other plans for the area but not to position the Town in favor or against the plans. It was noted that the Town Attorney was in the process of revising Chapter 9 and his revisions will be included in the final draft. Wolff explained the approval process to the Commission.
5. Action on Resolution 10092013 Adopting and Recommending the Comprehensive Plan. Motion: Legler/Stoflet to adopt resolution 10092013. Motion carried.
6. Update on the DeForest ETZ. Urban reported that there was a joint meeting with the Vienna ETZ and DeForest Plan Commission members on September 24 to discuss Village Zoning Ordinance revisions.
7. Approval of minutes from September 11, 2013. Motion: Hess/Walsh to approve the minutes as presented. Motion carried.
8. Adjourn. Motion: Hess/Legler to adjourn. Motion carried. Meeting adjourned at 7:17 p.m.

Brenda Ayers  
Clerk/Treasurer  
11/07/2013