Town of Burke
Plan Commission Minutes
July 23, 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 5:30 p.m. by Vraniak.

2. Discuss/possible action concerning an application for a two lot Certified Survey
    Map (CSM) submitted by Anthony Kasper of Birrenkott Surveying, agent for
    Ellen Pamperin, for the purpose of separating the two existing residences.
    Property located at 3949 Hoepker Road and 5794 Portage Road, parcel number
    0810-152-8600-8.   Dan Birrenkott, Birrenkott Surveying, explained that Ms.
    Pamperin built the original house in 1956 and subsequently built the second house
    on the property for her parents. She would now like to separate the houses into
    two separate lots. Birrenkott further explained that the extra lot (lot one) meets
    the 20,000 square feet minimum and the 40 foot set back from Hoepker Road
    required by the City of Madison. Urban inquired if the houses are currently
    served by separate wells and if so; where the well is on proposed lot one.
    Birrenkott replied that he will double check but he believes the bull's eye by the
    driveway is the well location. Motion: Hess/Stoflet to recommend approval of the
    CSM to the Town Board contingent upon the satisfaction of any conditions
    recommended by Dane County and City of Madison. Motion carried.

    Motion: Hess/Legler to take the agenda out of order and proceed to items 4 & 5.
    Motion carried. (NOTE: minutes are in agenda order, not meeting order).

3. A preliminary consultation regarding a conceptual plan for a multi-tenant building
    housing a liquor store, small restaurant and apartments. Property located at 5921
    Felland Road (old Burke Station), parcel numbers 0810-233-7512-9 and 0810-
    233-7534-3. Brad Koning, Shulfer Architects, explained that Mark and Dan
    Hoover have an option to purchase the properties and 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. He also explained that the proposed building would have a drive-
    thru parallel to Felland Road which would serve both the liquor store and the
    sandwich shop. There would also be a small inside seating area for the restaurant
    customers as well as outdoor seating. Although the liquor store may at times host
    wine and beer tastings, it will not serve alcoholic beverages as part of its day to
    day operations. Hess inquired about the origin of the name- Snow Leopard
    Spirits. Mark Hoover explained that the name was inspired by a trip to and his
    partnership in Bhutan. Hoover also indicated that he would like to place a marker
    on the property to denote the history of the Burke Station. Hess noted that the
    property would be served by well and sewer however, the City of Madison might
    extend City services in the future. Urban asked about the existing building on the
    property. Hoover indicated that he plans to raze the building and will contact Sun
    Prairie Volunteer Fire Department to see if they would want to use burn it as a
    training exercise. Plan Commission members indicated that they were generally
    in favor of the proposed use and would provide specific comments when a formal

application is submitted. Koning said that they plan to submit an application to the Town and County in time for the County's ZLR meeting in October. Hoover indicated that he would like approval prior to the end of the year.

4. Update on the DeForest ETZ. Urban reported that the ETZ met on July 8 regarding the CUP and site plan for the Kwik Trip CNG/Diesel station on Rostad Circle and the discussion was focused on pedestrian safety.

5. Approval of minutes from June 18, 2014. Motion: Hess/Stoflet to approve the minutes as presented. Motion carried.

6. Adjourn. Motion: Hess/Walsh to adjourn. Motion carried. Meeting adjourned at 6:08 p.m.

Brenda Ayers
Clerk/Treasurer
09/04/2014