

Town of Burke  
Plan Commission Minutes  
October 14, 2015  
5:30 p.m.

Members Present: Mike Vraniak (Chair), Steve Berg, Christie Legler, Joan Stoflet, Marv Urban and George Walsh. Staff present: Brenda Ayers, Administrator/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 on site plan review submitted by Waylon Kannenberg and Eric Grover for four self-storage facilities on lot 7 of the Wood Ger plat, Wood Drive. Parcel number 0810-243-4567-0. The site plan and letter of intent were provided to the Plan Commission in advance of the meeting. Legler noted that the site plan shows both lot 6 & 7 but the application is for lot 7 only. Eric Grover, co-owner with Waylon Kannenberg, responded that they had the engineer draw up plans for both because they have an option to purchase lot 6 but they only seeking approval for the site plan on lot 7 at this time. Walsh noted that lot 7 had been cleared and graded. Grover responded that they received the permit from the County to clear the lot and the next step is to receive the approved building plans from the State for the first two buildings closest to Reiner Road. They hope to start construction on the first building by the end of the month. Stoflet asked why the buildings varied in size. Grover responded that it was to provide a unit mix to meet the size needs of a variety of tenants. He also noted that they sizes were in accordance with what could fit on the lot after providing the parking spaces required by the State and County. Urban inquired if there would be a caretaker on premise. Grover responded no and further explained that most contact with renters is via phone and email and will be handled by the owners and their spouses. He explained that they will either meet new tenants on site or leave a lock in the unit for the tenants use. They currently have units in Lodi, Brooklyn and Oregon also managed in this manner. They visit the site often to make sure nothing is left by tenants. He also noted that the property will have security cameras and a fence. Vraniak asked if the signage facing Reiner would be illuminated. Grover said there was not a need for an illuminated sign. Ayers advised Grover that all free standing signage is to be approved by the City of Madison. Vraniak inquired about the lighting on the buildings. Grover responded that they will be flat downcast lights enough to provide light for those that access the units in the dark since they will be accessible 24 hours a day. Walsh asked Grover to confirm that there will be no outside storage and no work being performed outside (i.e. car repairs, etc.). Grover confirmed Walsh's statement and also noted that the units will not have electricity (other than the one the owners will use). Legler expressed her concern about "bad actors" and people inhabiting the units. Grover said he has never had an issue with that since there isn't any electricity or utilities in the individual units. Walsh asked if the parking area will be blacktop. Grover responded that the concrete pads for the first two units will be installed this fall and the blacktop will be installed after the two remaining buildings are complete in 2016 (approximately May or June). Motion: Walsh/Legler to approve the site plan for lot 7 of the Wood Ger plat as presented. Motion carried.

3. Update on the DeForest ETZ. Urban reported that the September and October meetings were canceled and there hasn't been any staff approved plans since September. There will be a November meeting on either the 24<sup>th</sup> or 30<sup>th</sup>.
4. Approval of minutes from September 9, 2015. Motion: Stoflet/Legler to approve the minutes as presented. Motion carried.
5. Adjourn. Motion: Legler/Walsh to adjourn. Motion carried. Meeting adjourned at 6:12 p.m.

Brenda Ayers  
Administrator/Clerk/Treasurer  
10/23/2015