

Town of Burke
Plan Commission Minutes
February 8, 2017
5:30 p.m.

Members Present: Mike Vraniak (Chair), Steve Berg, Joan Stoflet and Marv Urban.
Excused: Christie Legler, Jodi Nachtwey 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. Discuss/possible action on a preliminary two lot Certified Survey Map (CSM) and rezone submitted by Birrenkott Surveying on behalf Eugene Hahn Jr. for the purpose of separating an existing home from a large lot and adding the remainder to a northern lot and to rezone lot 1 from A-1 to RH-2 and lot 2 from A-1 to R-1. Properties located at 6075 and 6081 Portage Rd (parcel numbers 0810-033-9220-0 & 0810-033-9173-8. Gene Hahn explained that his goal is to keep the farm land intact. Vraniak inquired if each lot had road access. Hahn said yes. Urban inquired if Hahn lived on the property. He replied that he lives on lot 2. Motion: Berg/Stoflet to recommend approval of the preliminary CSM and rezones as requested. Motion carried.
3. Discuss/possible action on a preliminary three lot Certified Survey Map (CSM) and rezone submitted by Williamson Surveying on behalf of Dane County Land and Water Resources to reconfigure Outlot 1 Terrace Parklands removing the southern 33 feet and adding it to proposed lot 2 and minor changes to the current boundaries of proposed lot 1 and 2. The rezone is for the 33 foot strip of property from R-1 to A-1 in accordance with the zoning of proposed lot 2 and a possible rezone of proposed lot 3 to A-2 and RH-1. The purpose of creating the 33' strip and the rezone is access off Mary Ida Drive for proposed lot 2. Properties located at 3873 State Highway 19 (parcel numbers 0810-032-8081-2 and 0810-032-8540-6) and 6257 Mary Ida Dr (parcel 0810-032-1421-4). Jan Zimmerman of Dane County Land and Water Resources and Dale Garczyuski of Capital Investment Partners were present to represent the property owners. Garczyuski explained that the trustees are selling the Jahn Estate and they have a signed purchase agreement with Dane County for a portion of the land (proposed lot 2). The Jahns once owned outlot 1 now owned by Paul Tuite and also previously had access to the land on Kathy Lane which has been vacated. Zimmerman explained the estate and county are seeking a 33' strip of land from outlot 1 for a service access to the property. They are requesting the rezone of the property obtained for service access from R-1 to A-1 to coincide with the current zoning of the property it will be attached to (proposed lot 2). They are also proposing a slight lot line changed between proposed lots 2 and 3 to provide the required 4' setback from an existing outbuilding. The rezone of proposed lot 3 is due to the change in size. Zimmerman further explained that the County has no plans to develop the

property and is purchasing it to protect the natural resources. However, it is possible that they might add a parking area and an informational kiosk in the future. Berg inquired about the addition of trails and/or a dog park. Zimmerman stated that trails currently exist on the property and it would not be used for a dog park. Vraniak inquired about the ownership of lot 3. Garczyuski responded that proposed lot 3 has a house on it and is being purchased by a private party. Motion: Stoflet/Urban to recommend approval of the preliminary CSM and rezones as submitted. Motion carried.

4. Update on the DeForest ETZ. Nothing to report.
5. Approval of minutes from January 11, 2017. Motion: Stoflet/Berg to approve the minutes as presented. Motion carried.
6. Adjourn. Motion: Vraniak/Stoflet to adjourn. Motion carried. Meeting adjourned at 6:05 p.m.

Brenda Ayers
Administrator/Clerk/Treasurer
03/01/2017