

Town of Burke
Plan Commission Minutes
May 10, 2017
5:30 p.m.

Members Present: Mike Vraniak (Chair), Steve Berg, Christie Legler, Jodi Nachtwey, 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 5:31 p.m. by Vraniak.
2. Discuss/possible action on a two lot Certified Survey Map (CSM) separating the two houses on the existing lot and a request to rezone lot 1 from A-1 to RH-4 and lot 2 from A-1 to R-1 submitted by Peter Kurt on behalf of the Lucy Kurt-Manhart Estate. Property located at 5899 CTH CV (parcel number 0810-084-8501-1). Peter Kurt, representing the estate, explained that he has tried to sell the property but has not had any interested because there are two houses on one parcel. He is proposing splitting the lot into two lots with one house each. Lot 1 would be 30.41 acres and lot 2 would be .83 acre. Kurt stated his son is interested in purchasing lot 2 but he does not currently have a potential buyer for lot 1. Walsh inquired if each lot has a separate driveway, septic and well. Kurt responded yes. In addition to the CSM, the petition includes a rezone of lot 1 from A-1 to RH-4 and lot two from A-1 to R-1. Nachtwey inquired about the reason for the rezone of lot 1 from A-1 to RH-4. Kurt indicated he did not know the reason for the rezone. Commission members were concerned about the rezone to RH-4 as it appears that the property split would not require a rezone of this lot. There was a concern about what the new zoning would allow on the property.

Motion: Walsh/Legler to recommend approval of the CSM and rezone of lot 2 from A-1 to R-1 and to recommend denial of the rezone of lot 1 from A-1 to RH-4 pending additional information. Motion carried. Kurt will ask his surveyor (Dan Paulson) to contact Ayers regarding the rezone.

3. Discuss/possible action on a two lot Certified Survey Map (CSM) dividing the lot into two equal parcels with the intent for both lots to be used as future single family home sites (one lot to be sold to a family friend and the other going to the owner's son) submitted by Williamson Surveying on behalf Eleanor Moran. Property located off Portage Road (parcel number 0810-033-9300-3).

Melissa Bjerke-Markgraf (broker representing Eleanor Moran) and Eleanor Moran were present. Bjerke-Markgraf explained that the property is part of a family farm that has been divided over the years. The intent of the CSM is to divide the property into two 5.25 acre lots. Moran's son will build a single family house on one lot and a family friend is purchasing the other lot and intends to build a single family house on the site. The property owner is not requesting a

rezone unless the Town requests it. Bjerke noted that Dane County staff was in favor of the zoning remaining the same (A-1). Vraniak inquired if each lot would have a separate driveway. Ayers noted that the driveway siting, etc. would be handled by Town Public Works staff, not the Plan Commission.

Motion: Legler/Stoflet to recommend approval of the CSM as presented. Motion carried.

4. Update on the DeForest ETZ. Nothing to report.
5. Approval of minutes from March 8, 2017. Motion: Stoflet/Legler to approve the minutes as presented. Motion carried.
6. Adjourn. Motion: Legler/Walsh to adjourn. Motion carried. Meeting adjourned at 6:11 p.m.

Brenda Ayers
Administrator/Clerk/Treasurer
06/07/2017