

**Town of Burke Plan Commission Meeting Minutes**  
**Wednesday, February 7, 2018**  
**5:30 p.m.**

Commission members in attendance: Chair Mike Vraniak, Steve Berg, Jodi Nachtwey, Joan Stoflet, Marv Urban. Excused: George Walsh. Also in attendance 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 Chair Vraniak.
- 2) Preliminary consultation with Zignego Ready Mix regarding a possible Conditional Use Permit (CUP) for a ready mix plant on the property located at 5356 Felland Road (parcel number 0810-234-8500-0). Tim, Scott and Paul Zignego and their attorney Chuck Delorey were present for the applicant. Vraniak inquired about the access on Felland Rd. The applicant responded that there is an error in the materials provided and access is contemplated off Nelson Rd. Vraniak inquired about the existing residence on a separate parcel on the west end of the property and asked if the applicant had spoken with the owner. Zignego stated that they will speak with the owner should they decide to go forward with a formal application but they did not want to cause concern in the neighborhood prior to making that decision. Nachtwey inquired if the CUP application would be for the entire parcel or just the triangular portion in the NW corner of the property shown on the map. Zignego said the CUP would be for only the triangular portion the remainder of the site would be reserved for future commercial use. Berg noted that this parcels is slated as medium density residential in Madison's future plan for this area. Zignego responded that they have had conversations with both the City of Madison and Dane County and both mentioned that the City intends to update the neighborhood plan in the next two years. He also stated that the county did not think the proposed use is inappropriate since there are other commercial businesses nearby. Berg noted that the Town has experienced issues with similar residential/commercial mixed uses in the past.

Vraniak suggested that the commission go through the six standards of a Conditional Use Permit as outlined in county zoning code and discuss each with the applicant.

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.  
Vraniak noted that there was large screening proposed along Felland Road and inquired about screening along the railroad tracks to provide a barrier from the Town park. Zignego noted that they would leave as much vegetation as possible and they could add a row of pines or arbor vitae.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.  
Vraniak noted that he was concerned about the effect on park enjoyment. He also expressed concern about operating until 10 p.m. Zignego noted that the plant building is insulated. He also stated that on average they end operations between 5 and 6 p.m. in

the summer and that 95% of the work is done during the day.

Vraniak inquired about truck volume. Zignego said there are 10-20 trucks that haul 3-6 loads per day depending on the distance of the project. Urban inquired about the weight of the trucks. Zignego stated the trucks weigh 73,000 pounds or less.

Nachtwey inquired about dust control. Zignego said the site will be paved and the yard will be swept to control dust. Nachtwey also inquired about noise from trucks. Zignego responded that there will be noise from trucks, back up alarms and a front end loader. He also noted that there will also be dump trucks delivering gravel to the site.

Urban inquired if there will be any digging or blasting on the site. Zignego responded, no.

Nachtwey expressed her concern about the impact of the high capacity well on the neighbors. Zignego said they use about 250 gallons of water per load. He also stated that they don't need a lot of water but they need it fast.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Vraniak noted that this property is labeled as residential in the future land use plan. Zignego responded that the property is currently zoned A-1 which allows for a ready mix plant with a conditional use permit.

Berg stated that he thinks the business would be a great addition to the Town but is concerned that the proposed use is inconsistent with the City of Madison's future plan as well. Zignego stated that he spoke with Tim Parks with the City of Madison and Parks was not concerned about the use due to the other businesses in the area i.e. the Waste Management landfill and Wolf Paving. Parks further stated that the City will be updating the future land use plans for this area soon. Zignego stated that Dane County thought the use would be consistent with the plan.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made. Vraniak inquired about the intermittent stream on the property. Zignego stated that they have a firm lined up to delineate the wetlands. Berg inquired about stormwater management and reducing suspended solids. Zignego stated they would apply for a stormwater permit.

Nachtwey asked if fuel would be stored on the site. Zignego stated that an above ground 10,000 gallon tank with an alarm system would be on site.

5. That adequate measures have been or will be being taken to provide ingress and egress So designed as to minimize traffic congestion in the public streets. Vraniak indicated that Nelson Road has a lot of traffic and inquired if the entrance would affect the

ability to see trains on the nearby railroad track. Zignego stated that the proposed drive is aligned with the one across the road. He also stated there is an existing turn lane that they plan to incorporate with their drive.

Berg noted that there are existing trees that block the view of the road. Zignego said the trees would be removed. Berg noted that he would like some trees for screening.

Vraniak inquired about lighting. Zignego said there would be some security lighting on the property.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. Berg noted that concerns pertaining to this standard were discussed previously (i.e. stormwater management).

Vraniak asked for any additional comments or concerns from commission members. Vraniak asked if aggregate would be purchased locally. Zignego replied that they prefer to deal with local vendors which is most economical. Urban asked if materials would be delivered by train. Zignego said he would love to see that happen but it isn't feasible at this time. Urban inquired about signage. Ayers reported that any signage would have to meet City of Madison and Dane County ordinances. Vraniak expressed his concern about the impact the proposed use would have on visitors to the Town Hall Park.

- 3) Update on the DeForest ETZ. Has not met.
- 4) Update on items that previously appeared before the Plan Commission. The PDQ (Kwik Trip) CSM was approved by the Town Board on January 17.
- 5) Approval of minutes from December 6, 2017. Motion: Stoflet/Berg to approve the minutes as presented. Motion carried.
- 6) ADJOURNMENT. Motion: Urban/Stoflet to adjourn. Motion carried. Meeting adjourned at 6:59 p.m.

Brenda Ayers  
Administrator/Clerk/Treasurer  
Town of Burke  
04/3/2018