

Town of Burke Plan Commission Meeting Minutes
Wednesday, July 10, 2019
5:00 p.m.

Commission members in attendance: Mike Vraniak (arrived 5:27 p.m.), Chair; Steve Berg; Jodi Nachtwey, Joan Stoflet; Marv Urban and George Walsh (left at 5:48 p.m.). 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 5:04 p.m. by Acting Chair Berg.
2. Discussion/possible action regarding a rezone petition from UTR to AT-35 and Conditional Use Permit application submitted by Madison Gas & Electric for solar generation to install solar panels on Dane County owned property located at 5723 US Hwy 51 (parcel numbers 0810-171-9500-4, 0810-171-8190-2 and 0810-174-8070-4). Ayers noted that the only comments received since the public hearing were from the City of Madison (a copy of the initial letter and the letter stating it was resolved from the City of Madison were provided to the Commission in advance of the meeting).

Berg inquired about the life span of the solar panels. Don Peterson, MG&E, responded 30-35 years. He further noted that MG&E has a 25 year lease with the county and it will be up to the county to decide if they wish to renew the lease. He further noted that there is minimal impact to the ground if the panels and stakes are removed.

Nachtwey inquired about reserving space for the City of Madison, future Hanson Road expansion. Peterson noted that an exhibit showing a 100 foot wide corridor between the solar panels and the airport's exterior fence and the City has stated that this corridor satisfies their concern.

Stoflet noted that the property appears to be a farm field. Merritt noted that the county has terminated the lease with the farmer.

Motion: Walsh/Stoflet to recommend approval of the rezone. Motion carried.

Berg read each of the six standards of a conditional use permit from the Dane County Zoning Code, allowed discussion on each and asked for a vote on each to determine if the standard was met or not met.

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.

Comments: None.

Vote: Met: 5 Not Met: 0

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.

Comments: None.

Vote: Met: 5 Not Met: 0

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.

Comments: None.

Vote: Met: 5 Not Met: 0

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Comments: None.

Vote: Met: 5 Not Met: 0

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; and

Comments: Berg noted that these items have been addressed.

Vote: Met: 5 Not Met: 0

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Comments: None.

Vote: Met: 5 Not Met: 0

Motion: Walsh/Stoflet to recommend approval of the Conditional Use Permit. Motion carried.

3. Preliminary consultation with Tom Schultz regarding a proposed rezone from Ham-M and SFR-08 to General Commercial (GC) and Conditional Use Permit for outside storage for lots 138, 141 and 143 of the Burke Assessor's plat #1 located at 6332 Portage Road and adjacent lands (parcel numbers 810-031-2321-4, 810-031-2108-3 and 0810-031-2353-6).

Schultz handed out a drawing and map. He noted that he has been trying to get determination from Dane County Shoreland. He stated that he was originally told he could not have a lot of impervious surface on the property. Recently Jeremy Balousek of Dane County said he could have up to 20,000 square feet of impervious surface so he would like to build two storage buildings on the site (Vraniak arrived at 5:27 p.m.).

Stoflet asked if they would be on one parcel. Schultz responded that there are currently two parcels that would need to be combined prior to construction.

Schultz reported that he has reached out to restaurants and fast food businesses and there isn't any interest mostly due to the small size and lack of visibility.

Ayers inquired if Schultz is proposing any outdoor storage. Schultz responded no. Walsh inquired if there was a well on the property. Schultz responded that the well has been removed.

Schultz noted that he will work with Ron Kurt (Public Works) to move the existing access. Walsh inquired if the units would be accessible 24/7 and if it would be fenced. Schultz responded yes to both questions.

Berg noted his concern about rezoning the property to GC as it allows uses that the Town would not want on the property. Ayers noted that the Town would require a Deed Restriction limiting the use of the property.

Nachtwey noted that Schultz mentioned one neighbor was okay with the proposed use. She recommended that he speak with all neighbors. She also noted that lighting seems to be a popular concern with this type of use (Walsh left at 5:48 p.m.).

4. Update on the DeForest ETZ. Nothing to report.
5. Update on items that previously appeared before the Plan Commission. The Public Hearing and possible action regarding the Sachs CSM and rezone will be on the July 17, 2019 Town Board agenda.
6. Approval of minutes from June 5, 2019. Motion: Stoflet/Nachtwey to approve the minutes as presented. Motion carried.
7. Meeting adjourned at 6:09 p.m.

Brenda Ayers
Administrator/Clerk/Treasurer
07/26/2019